



Fort Myers Beach Local Planning Agency

**Town Hall Council Chambers
6231 Estero Blvd.
Fort Myers Beach, FL 33931
Tuesday, December 16, 2025**

Agenda

1:00 PM

ORDER OF BUSINESS

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF FINAL AGENDA

V. APPROVAL OF MINUTES

A. Local Planning Agency - November 11, 2025

VI. PUBLIC COMMENT

VII. PUBLIC HEARINGS

A. VAR20250287, 138 Hibiscus Drive

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING/ APPROVING WITH CONDITIONS/ DENYING VARIANCE 20250287, REQUESTING 1) A VARIANCE OF 1.6 FEET TO THE REQUIRED 20-FOOT REAR SETBACK IN LDC SECTION 34-638(D)(1)G. TO ALLOW A 4.6-FOOT ENCROACHMENT FOR ELEVATED MECHANICAL EQUIPMENT; AND 2) A VARIANCE OF 3.3 TO THE REQUIRED 20-FOOT REAR SETBACK FOR PROPERTIES IN THE RS ZONING DISTRICT IN TABLE 34-3 TO ALLOW A STAIRCASE WITH A 16.7 FOOT REAR SETBACK IN ORDER TO ACCESS THE ELEVATED MECHANICAL EQUIPMENT, FOR THE PROPERTY LOCATED AT 138 HIBISCUS DRIVE, GENERALLY REFERRED TO AS STRAP NUMBER: 29-46-24-W2-01431.0000 IN FORT MYERS BEACH; AND PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

B. Ordinance 25-20; DCI20250203, 175 Sterling Avenue (FMB Women's Club)

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA, APPROVING/APPROVING WITH CONDITIONS/ DENYING A REZONING TO A COMMERCIAL PLANNED DEVELOPMENT (CPD) FOR THE PROPERTY LOCATED AT 175 STERLING AVENUE, A PARCEL

GENERALLY IDENTIFIED AS STRAP NUMBER 33-46-24-W2-00004.0000
TOWN OF FORT MYERS BEACH; FROM INSTITUTIONAL FOR A
REDEVELOPMENT OF THE FORT MYERS BEACH WOMEN'S CLUB;
PROVIDING FOR CONFLICT OF LAW, SCRIVENER'S ERRORS AND
PROVIDING FOR AN EFFECTIVE DATE.

C. SEZ20250081, 2812 Estero Blvd (Caper Beach Club)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT
MYERS BEACH, FLORIDA APPROVING/ APPROVING WITH
CONDITIONS/DENYING SPECIAL EXCEPTION SEZ20250081 TO ALLOW
LIKE-FOR-LIKE REPLACEMENT OF EXISTING TWO 12-FOOT BY 12-
FOOT TIKI HUTS AND 4-FOOT-HIGH POSTS AND ROPE BARRIERS IN
ENVIRONMENTALLY CRITICAL ZONING DISTRICT SEAWARD OF THE
1978 CCCL, FOR THE REAL PROPERTY LOCATED AT 2812 ESTERO
BOULEVARD; PROVIDING FOR SCRIVENER'S ERRORS,
SEVERABILITY, AND AN EFFECTIVE DATE.

VIII. ADMINISTRATIVE AGENDA

IX. LPA MEMBERS ITEMS/REPORTS

X. LPA ATTORNEY ITEMS/REPORTS

XI. COMMUNITY DEVELOPMENT ITEMS/REPORTS

XII. ITEMS FOR NEXT MONTHS AGENDA

XIII. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

IF THE LOCAL PLANNING AGENCY UNANIMOUSLY APPROVES A REQUEST FOR A
VARIANCE, EXTENSION OR SATISFACTION OF CONDITIONS, A REQUEST FOR AN
ADDITIONAL HEARING BEFORE THE TOWN COUNCIL MAY BE MADE BY ANYONE IF
THE REQUEST IS RECEIVED BY THE TOWN CLERK WITHIN 10 BUSINESS DAYS OF THE
LOCAL PLANNING AGENCY DECISION PURSUANT TO SEC. 34-232 OF THE LAND
DEVELOPMENT CODE.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE LOCAL PLANNING
AGENCY WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR
HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR
SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF
THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND
EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED IN ACCORDANCE WITH
FLORIDA STATUTE 286.0105.



In accordance with the Americans with Disabilities Act (ADA), persons needing a
special accommodation to participate in the Board's proceedings should contact
the Town Clerk's Office not later than three days prior to the proceedings. 239-
765-0202