



Fort Myers Beach Local Planning Agency

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931

Minutes

Tuesday, January 13, 2026

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Members present: Chair Anita Cereceda, James Boan, James Dunlap, Doug Eckmann, John McLean, Jane Plummer and Don Sudduth.

II. INVOCATION

Chair Cereceda.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF FINAL AGENDA

LPA Member Dunlap moved to approve the final agenda, seconded by LPA Member Boan.

The motion carried unanimously.

V. APPROVAL OF MINUTES

A. Local Planning Agency - December 16, 2026

LPA Member Sudduth moved to approve the minutes, seconded by LPA Member McLean.

The motion carried unanimously.

VI. PUBLIC COMMENT

No comments.

VII. PUBLIC HEARINGS

Town Attorney Stuparich explained the quasi-judicial procedures and the expedited variance process. Town Clerk Baker confirmed that all agenda items were properly noticed. She swore in those providing testimony.

A. Resolution 26-015, SEZ20250271, 166/168 Coconut Drive

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING/ APPROVING WITH CONDITIONS/DENYING SPECIAL EXCEPTION SEZ20250271, A REQUEST TO INCREASE THE NUMBER OF BEDROOMS IN A TWO-

FAMILY RESIDENCE WHILE UTILIZING THE POST-DISASTER BUILDBACK CODE OF THE LDC SECTION 34-3238(2)(E)(4)(A), FOR THE PROPERTY LOCATED AT 166/168 COCONUT DRIVE, GENERALLY REFERRED TO AS STRAP NUMBER: 29-46-24-W2-0070A.0160 IN FORT MYERS BEACH; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

Chair Cereceda read the title of the ordinance. No ex parte communications were disclosed.

Community Development Senior Planner Jason Smalley reviewed the background of the request as stated on the yellow sheet. Staff recommended approval of the request with conditions.

Owner Mike Martell explained that the existing structure was a 5/3 and provided documentation. His family would use the third floor and the second floor would be rented out to a quiet tenant. He noted there was plenty of space to add parking.

No public comment.

LPA Member Boan moved to approve the resolution with the conditions, seconded by LPA Member Dunlap.

The motion carried unanimously by roll call vote.

B. VAR20250220, 173 Gulf Island Drive

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING / APPROVING WITH CONDITIONS / DENYING VARIANCE 20250220, REQUESTING A VARIANCE FROM LDC SECTION 34-638(d)(6)b.3., TO REDUCE THE REQUIRED 20-FOOT SIDE STREET SETBACK BY 11.9 FEET TO ALLOW A 232-SQUARE-FOOT DECK FOR THE EXISTING SINGLE-FAMILY RESIDENCE IN THE SINGLE FAMILY RESIDENTIAL (RS) ZONING DISTRICT, FOR THE PROPERTY LOCATED AT 173 GULF ISLAND DRIVE, GENERALLY REFERRED TO AS STRAP NUMBER: 29-46-24-W2-0050C.0120 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.

Chair Cereceda read the title of the resolution. Ex parte communications: LPA Members Dunlap and Plummer spoke to the neighbors. No disclosures from other members.

Senior Planner Smalley reviewed the background of the request as stated on the yellow sheet. Staff recommended denial because it was a choice.

However, they recognized that 252 square feet was a small ask. Owner John Prinz stated that he wanted to add a deck. The home is registered as a monthly rental. LPA Member Dunlap indicated that the neighbors were concerned about weekly renters and the deck would allow more people to create outdoor noise with no buffer. LPA Member Plummer asked whether he had considered moving the deck from the front to the pool area. Mr. Prinz intended to move into the house in a couple of years and the

deck's position provides a view of the sunrise and the water. He will contact the property owner regarding the registration.

Senior Planner Smalley clarified that any reference to Bayshore Road should be Bayside Road. He noted that members could add a condition specifying that the house was registered as a monthly rental. Town Attorney Stuparich stated that whether it was registered correctly was not a criterion the LPA should consider.

Public comment:

Lisa Sumbly, resident, wanted to make sure that the property could not be turned into a duplex in the future.

Susan Crawford, resident, indicated that many people rented the house over the summer and they were noisy. She felt the larger deck would be an eyesore, stretching out nine feet from the road.

Public comment closed.

Senior Planner Smalley indicated that the property was zoned residential single-family and could not be turned into a multifamily structure.

LPA Member Eckmann moved to deny the request based on the staff's recommendation, noting there was no justification or hardship, seconded by LPA Member Sudduth.

The motion carried unanimously by roll call vote.

C. VAR20250279, 225 Egret Street

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING / APPROVING WITH CONDITIONS/ DENYING VARIANCE 20250279, REQUESTING A VARIANCE FROM LDC SECTION 26-74(3)A. TO ALLOW A 597-SQUARE-FOOT BOATHOUSE WHERE A MAXIMUM 500-SQUARE-FOOT BOATHOUSE IS PERMITTED FOR THE EXISTING SINGLE-FAMILY RESIDENCE IN THE RS ZONING DISTRICT, FOR THE PROPERTY LOCATED AT 225 EGRET STREET, GENERALLY REFERRED TO AS STRAP NUMBER: 34-46-24-W4-00055.0010 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.

Chair Cereceda read the title of the resolution. Ex parte communications: LPA Member McLean noted he was very familiar with the property and LPA Member Plummer visited the property. No disclosures from other members. Senior Planner Smalley reviewed the background of the request as stated on the yellow sheet. The proposed protrusion was allowed and would be less intense than a normal boathouse. LPA Member Plummer asked whether the boathouse would impede the boater next door. Senior Planner Smalley replied that it would not interfere with the five-foot setback. He was not aware of any negative comments from the neighbors. LPA Member McLean commented that he received notification on Sunday.

Kara Stewart represented the owner and stated that she had sent the notifications to the neighbors. She commented that they would meet all the boathouse design criteria and that it was a de minimis request.

LPA Member McLean asked whether they would consider a condition that restricts the boathouse canopy as described. Ms. Stewart did not object. Ms. Stewart confirmed that the existing pilings would be used. Owner Steve Desancic indicated that the neighbor would not have any problem navigating, as they had tested it. No public comment.

LPA Member McLean moved to approve the resolution with conditions, adding a condition that the structure be the same as the proposed drawing, seconded by LPA Member Sudduth. The motion carried unanimously by roll call vote.

VIII. ADMINISTRATIVE AGENDA

No items.

IX. LPA MEMBERS ITEMS/REPORTS

LPA Member Plummer requested an absence for the March meeting. LPA Member McLean noted he will apply for the vacant town council position. Chair Cereceda asked to review the development agreement process and the development agreement ordinance in March. She felt they should review the ex parte ordinance. LPA members agreed. No items from other members.

X. LPA ATTORNEY ITEMS/REPORTS

No items.

XI. COMMUNITY DEVELOPMENT ITEMS/REPORTS

See Item XII.

XII. ITEMS FOR NEXT MONTHS AGENDA

Senior Planner Smalley indicated that the next meeting would be dedicated to one large project and one variance. He will check with Planner Green regarding the existing projects report.

XIII. ADJOURNMENT

LPA Member Dunlap moved to adjourn, seconded by LPA Member Plummer. The motion carried unanimously.

The meeting was adjourned at 10:17 a.m.

Minutes adopted as presented on February 10, 2026, by LPA Member Dunlap and seconded by LPA Member Boan. Passed 7-0



Amy Baker, Town Clerk