



Local Planning Agency

**Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Tuesday, August 11, 2026**

Agenda

9:00 AM

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 — June 16, 2026

VI. PUBLIC COMMENT

VII. PUBLIC HEARINGS

A. VAR20260094 , 720 Estero Boulevard

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING/APPROVING WITH CONDITIONS/DENYING VARIANCE 20260094 REQUESTING FOUR VARIANCES FROM LAND DEVELOPMENT CODE TABLE 34-3 FOR THE PROPERTY LOCATED AT 720 ESTERO BOULEVARD, GENERALLY IDENTIFIED BY STRAP NUMBER 24-46-23-W3-00400.007D, TO: 1) REDUCE THE REQUIRED 25-FOOT FRONT STREET SETBACK BY 6.6 FEET TO ALLOW AN 18.4-FOOT FRONT STREET SETBACK; 2) REDUCE THE REQUIRED 7.5-FOOT SIDE SETBACK ALONG THE WEST PROPERTY LINE BY 1 FOOT TO ALLOW A 6.5-FOOT SIDE SETBACK; 3) REDUCE THE REQUIRED 20-FOOT REAR SETBACK BY 12.5 FEET TO ALLOW A 7.5-FOOT REAR SETBACK, FOR THE CONSTRUCTION OF A PROPOSED SINGLE-FAMILY RESIDENCE WITHIN THE RESIDENTIAL MULTIFAMILY (RM) ZONING DISTRICT; DETERMINING THAT NO VARIANCE FROM THE MAXIMUM PERMITTED BUILDING COVERAGE IS REQUIRED BECAUSE THE SUBMITTED SITE PLAN DEMONSTRATES THAT THE PROPOSED DEVELOPMENT COMPLIES WITH THE 40-PERCENT MAXIMUM; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, AND SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

B. SEZ20260109, 6400 Estero Boulevard (Sunset Condominium)

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING/APPROVING WITH CONDITIONS/DENYING SPECIAL EXCEPTION SEZ20260109 REQUESTING A SPECIAL EXCEPTION FOR THE PROPERTY LOCATED AT 6400 ESTERO BOULEVARD, GENERALLY IDENTIFIED BY STRAP NUMBER 33-46-24-W3-02100.00CE, TO: REDEVELOP TWO (2) CHICKEE HUTS, ASSOCIATED PAVER PATHWAYS AND A FOOT-WASH STATION SEAWARD OF THE 1978 COASTAL CONSTRUCTION CONTROL LINE WITHIN THE ENVIRONMENTALLY CRITICAL (EC) ZONING DISTRICT; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, AND SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

C. Ordinance 26-13, RPD20260529, 584/582 Estero Blvd Residential Planned Development

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING, APPROVING WITH CONDITIONS, OR DENYING AN APPLICATION TO REZONE PROPERTY LOCATED AT 584/582 ESTERO BLVD, GENERALLY IDENTIFIED AS STRAP NUMBERS 24-46-23-W4-0060D.017A AND 24-46-23-W4-0060D.017H, FORT MYERS BEACH, FROM RESIDENTIAL MULTIFAMILY (RM) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO ALLOW RECONSTRUCTION OF TWO SINGLE-FAMILY HOMES ABOVE FLOOD ELEVATION AND SEVEN DEVIATIONS FROM THE LAND DEVELOPMENT CODE; PROVIDING FOR CLARIFICATION AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY, AND PROVIDING FOR 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 MONTH'S 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