



Town of Fort Myers Beach

Memorandum

To: Local Planning Agency Members
Through: Walter Fluegel, Community Development Director
From: Tina Ekblad, Planning Coordinator
Date: 04/06/2011
Re: Request for Stakeholders Contact Information

As introduced at last month's LPA meeting, the Town of Fort Myers Beach is beginning the Evaluation and Appraisal Report (EAR) process to update the Comprehensive Plan. A description of the EAR, a timeline, and draft survey are attached for your review in anticipation of the discussion at the April 12, 2011 LPA meeting. While reviewing these documents, please consider what items you believe to be the major issues for the Town and need to be updated in the Comprehensive Plan during this process.

In addition, the Community Development Department will be implementing a public input process that incorporates the public at large during community visioning sessions as well as stakeholder groups at smaller meetings to gather input and assist with identification of major issues. The Department requests that you consider stakeholders that should be invited to participate in this process and have their contact information on hand during the April 12th meeting. This information will be utilized to organize and schedule stakeholder meetings during the end of April and beginning of May.

The Community Development Department appreciates your assistance and input!

Evaluation and Appraisal Reports

Communities change through time. Local comprehensive plans are kept current through revisions based on the recommendations identified and outlined in the Evaluation and Appraisal Report (EAR). The evaluation and appraisal report is the principle process for updating local comprehensive plans to reflect changes in local conditions and state policy on planning and growth management. Pursuant to Section 163.3191, Florida Statutes, "each local government shall adopt an evaluation and appraisal report (EAR) once every seven years assessing the progress in implementing the local government's comprehensive plan." The report evaluates how successful a community has been in addressing major community land use planning issues through implementation of its comprehensive plan. Major issues are narrowly defined concerns relating to existing and future development of the local community. Only major issues in the context of the Comprehensive Plan should be addressed. Issues that are related to the land development code are not considered as part of the EAR. Based on this evaluation, the report suggests how the plan should be revised to better address community objectives, changing conditions and trends affecting the community, and changes in state requirements.

The development of the EAR should involve elected officials, appointed officials, staff, residents, school board, chamber of commerce, homeowners associations, builder's associations, civic groups, environmental organizations and representatives from adjacent municipalities and regional agencies. These groups should provide input regarding the community's issues to the staff preparing the EAR to ensure the report reflects the existing conditions of the community. Once input is gathered the report can be drafted. The draft is presented to the LPA, interested members of the public, the Florida Department of Community Affairs, and other regional agencies for review and comment. Revisions are often made based on these comments and another version of the report is presented to the LPA at a public hearing for recommendation of approval or denial. The report is then presented to Council at a public hearing with the LPA's recommendations for consideration of adoption. Once the local government has adopted the report, it is transmitted to the Department of Community Affairs for a finding of sufficiency. If the report is not adopted and submitted to the Department of Community Affairs for review by the due date (April 1, 2012) the local comprehensive plan may not be amended until the Ear is adopted.

Town of Fort Myers Beach Evaluation and Appraisal Report Survey

Fort Myers Beach is very interested in what you think about growth and development in the Town through the Year 2035. The Town's Comprehensive Plan is currently being updated through the Evaluation and Appraisal Report (EAR) process. This survey should take 10 to 15 minutes to complete.

1. What is your status in Fort Myers Beach?

- Resident and/or Landowner
- Seasonal Resident
- Employed Here
- Visitor
- None of the Above

2. How many years/months have you lived in or visited Fort Myers Beach?

Fort Myers Beach Natural Resources

3. What aspect of Fort Myers Beach's environment and natural resources concerns you the most?

- Wildlife Habitat and Protected Species
- Water Quality of Estuaries and Bays
- Wetlands
- Dunes and Beaches
- Small Watercraft usage along the beach
- None
- Other

Fort Myers Beach Urban Form

4. The following are list of elements related to Urban Form.

How important are the following elements to the overall liveability of Fort Myers Beach?

	Very Important	Important	Neutral	Unimportant	Very Unimportant
Compact walkable urban form with live, work, shop, and play opportunities	<input type="radio"/>				
Vibrant Downtown	<input type="radio"/>				
Development of a Sustainable or "green" Community	<input type="radio"/>				
Mixed-Use Development	<input type="radio"/>				
Public Spaces (plazas and outdoor entertainment)	<input type="radio"/>				

4. How important are the following elements to the overall liveability of Fort Myers Beach?

	Very Important	Important	Neutral	Unimportant	Very Unimportant
Plentiful and diverse retail shopping	<input type="radio"/>				
Incentives for small business owners to improve their properties	<input type="radio"/>				
Sidewalks	<input type="radio"/>				
Bicycle Paths	<input type="radio"/>				
Mass Transit (such as the Trolley)	<input type="radio"/>				
Bus Shelters (for the Trolley)	<input type="radio"/>				
Outdoor Amphitheatre	<input type="radio"/>				
Access to beaches and the bay	<input type="radio"/>				
Availability of Boat Rentals	<input type="radio"/>				

Fort Myers Beach Infrastructure

5. What modes of transportation do you envision using on the island in the next 10 -25 years?

Assume they are conveniently available. Select at least 1 and no more than 4.

- Trolley
 Bicycle Paths
 Sidewalks
 Expanded roads

6. How should limited transportation dollars available to the Town and/or County be used over the next 10 to 25 years?

	High Priority	Moderate Priority	Low Priority	No Opinion
Expand Estero to add more vehicle lanes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expanded Trolley Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rail based Trolley Service	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Widen Sky Bridge	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Additional Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. How should infrastructure (roads, utilities, parks, etc.) be funded over the next 25 years in Fort Myers Beach?

	High Priority	Moderate Priority	Low Priority	No Opinion
Land Developers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lee County	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local Property Taxes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Special tax assessments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sales Tax	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas Tax	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
User Fees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Loans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Tax Increment Financing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Developer Incentives	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Fort Myers Beach Land Use

8. What is your opinion on the appropriate amount of the land uses listed below?

Based on your observations of existing development on the ground in Fort Myers Beach.

	Too Much	About Right	Need More	No Opinion
Single-Family	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condominiums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail Commercial (shopping, food, services, offices)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-Use (residential, shopping, food, services, offices)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotel/Motel Units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserve, open space, and wildlife habitat	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Civic Space (parks, open space, pedestrian plazas, outdoor entertainment)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Compact multi-modal activity center (e.g. Times Square, Old San Carlos)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Rank the following issues consecutively regarding Fort Myers Beach over the coming 25 years. Number 1 is the highest concern and number 6 is the lowest concern.

Cost of Infrastructure
(Roads, utilities, fire/police, etc)

Commercial intrusion in
residential neighborhoods

Traffic Congestion

FEMA Restrictions on
development and redevelopment

Loss of Community Character

Impact on the natural environment

Other

10. Name three things you would do to improve the quality of life in Fort Myers Beach.

Enter at least 1 response but no more than 3.

1.

2.

3.

11. Should Fort Myers Beach have a uniform type of architecture? Please describe below.

12. If you would like to receive further information about the Fort Myers Beach EAR, please provide your e-mail.

E-mail

Agency Scoping Meeting

Held March 11, 2011 at Newton Park, Town of Fort Myers Beach

Agencies in attendance: Lee County Community Development, Lee County Metropolitan Planning Organization, LeeTran, Department of Community Development

Department of Community Affairs: determined the current comprehensive plan is acceptable and informative. They do not consider a complete “overhaul” necessary. An update of major issues and areas where the plan is outdated will suffice. The department would like any new/updated regional hurricane/evacuation studies incorporated.

Outdated Items (identified to date): Expansion of the V-Zone as a result of new Flood Insurance Rate Map approved in 2008.

Major Issues:

1. Update data and analysis for statute requirements (i.e: population, building permits, water quality, etc)
2. Development/Redevelopment/Buildback – restrictions and difficulties due to expansion of the V-Zone. Establish options to address V-Zone issues
3. Estero Boulevard – widening is not an option. Establish options to reduce vehicle congestion on and off the island.

Options and Alternatives Discussed:

1. Comprehensive/ holistic approach to V-Zone
 - a. Times Square/Downtown
 - i. Utilize Downtown Redevelopment Agency
 - ii. Allow increased height via bonus density program
 - iii. Encourage and incentivize increased mixture of uses as one approach to traffic issues
 - iv. Develop incentive for utilizing area below flood elevation for required parking rather than storage
 - v. Incorporate/incentivize bicycle pathways and pedestrian walkways/boardwalks into redevelopment
 - vi. Develop an approved concept plan for properties to enable an optional administrative approval process. (Compact Communities Example)
 - b. Remainder of the Island
 - i. Incentives to establish bicycle pathways and pedestrian walkways
 - ii. Incentives to transfer density/redevelopment toward Times Square/Downtown
2. Estero Boulevard
 - a. Dense Urban Land Area (DULA)/Transportation Concurrency Exception Area (TCEA)

- i. Continue to monitor Senate Bill 360 revision to determine if Estero Boulevard would be eligible after this years Legislative Session
 - ii. If eligible - develop incentives, redevelopment options, and concept plans utilizing TCEA priorities/solutions
 - b. San Carlos
 - i. Consider improved off-site parking
 - ii. Consider improved pedestrian options for Matanzas Bridge
 - c. Off-site parking/ transportation
 - i. Consider developing/improving offsite parking locations; San Carlos, Summerlin Square, identify other options
 - ii. Improve bicycle and pedestrian access on Matanzas Bridge
 - d. Develop a dedicated transit lanes and improve pedestrian/bicycle paths either adjacent to Estero or incorporated into V-zone/ buildback components
 - e. Develop incentives for property owners to provide easements to supplement Right-of-Way for the entire length of Estero not just Times Square/downtown
- 3. Review of previous studies completed by LeeTran to identify other feasible solutions to current conditions