

ORDINANCE No. 08-XX

AN ORDINANCE AMENDING CHAPTER 34 OF THE TOWN OF FORT MYERS BEACH LAND DEVELOPMENT CODE; PROVIDING AUTHORITY; REPEAL OF TOWN ORDINANCE 07-04 IN ITS ENTIRETY; ADOPTING AMENDMENTS TO CHAPTER 34 OF THE LAND DEVELOPMENT CODE WHICH IS TITLED “ZONING DISTRICTS, DESIGN STANDARDS, AND NONCONFORMITIES”; AMENDING SECTION 34-2 “DEFINITIONS”; AMENDING SECTION 34-621 “ALLOWABLE USES OF LAND DESCRIBED” INCLUDING AMENDMENTS TO TABLE 1 “LAND USES ASSIGNED TO USE GROUPS AND SUB-GROUPS”; AMENDING SECTION 34-636 “PARCELIZATION OR SUBDIVISION OF EXISTING BUILDINGS”; AMENDING SECTION 34-1801 “DEFINITIONS”; AMENDING SECTION 34-1806 “REPLACING A NONCONFORMING HOTEL/MOTEL”; AMENDING SECTION 34-1807 “CONVERSIONS”; PROVIDING SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**IT IS HEREBY ORDAINED BY THE TOWN OF FORT MYERS BEACH AS FOLLOWS:**

**SECTION 1. AUTHORITY.** This Ordinance is enacted pursuant to the provisions of Chapter 95-494, Laws of Florida, Chapters 163 and 166, Florida Statutes, and other applicable provisions of law.

**SECTION 2. REPEAL OF TOWN ORDINANCE 07-04.** Town Ordinance 07-04, approved by the Town Council of the Town of Fort Myers Beach on February 11, 2008, is hereby repealed in its entirety and is of no force and effect as of the date of the passage hereof.

**SECTION 3. ADOPTION OF AMENDMENTS TO CHAPTER 34 OF THE LAND DEVELOPMENT CODE.** Chapter 34 of the Town of Fort Myers Beach land development code is titled “ZONING DISTRICTS, DESIGN STANDARDS, AND NONCONFORMITIES.” Chapter 34 is hereby amended as shown in Exhibit A. Entirely new language is indicated with underlining. Language being repealed from the existing code is indicated with ~~strike-throughs~~. Existing language being retained is either omitted entirely or is shown without underlining or strike-throughs. This ordinance amends the following sections of Chapter 34:

- Sec. 34-2. Definitions.
- Sec. 34-621. Allowable uses of land described.
- Sec. 34-636. Parcelization or subdivision of existing buildings.
- Sec. 34-1801. Definitions and general requirements.
- Sec. 34-1806. Replacing a nonconforming hotel/motel.
- Sec. 34-1807. Conversions of existing buildings.

**SECTION 4. SEVERABILITY.** If any one of the provisions of this ordinance should be held contrary to any express provision of law, or contrary to the policy of express law although not expressly prohibited, or against public policy, or for any reason whatsoever be held invalid, then such provision shall be null and void and shall be deemed separate from the remaining provisions of this ordinance, and in no way shall affect the validity of all other provisions of this ordinance.

**SECTION 5. EFFECTIVE DATE.** This ordinance shall take effect immediately upon its adoption.

The foregoing ordinance was enacted by the Town Council upon a motion by Council Member \_\_\_\_\_ and seconded by \_\_\_\_\_ and, upon being put to a vote, the result was as follows:

Larry Kiker, Mayor	_____	Herb Acken, Vice Mayor	_____
Tom Babcock	_____	Jo List	_____
Bob Raymond	_____		

DULY PASSED AND ENACTED by the Council of the Town of Fort Myers Beach, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST: \_\_\_\_\_ TOWN OF FORT MYERS BEACH

\_\_\_\_\_  
Michelle D. Mayher, Town Clerk

BY: \_\_\_\_\_  
Larry Kiker, Mayor

Approved as to legal sufficiency by:

\_\_\_\_\_  
Anne Dalton, Esquire  
Town Attorney

# EXHIBIT A

## FORT MYERS BEACH LAND DEVELOPMENT CODE

### CHAPTER 34 — ZONING DISTRICTS, DESIGN STANDARDS, AND NONCONFORMITIES

#### ARTICLE I. IN GENERAL

##### Sec. 34-2. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the following meanings, unless the context clearly indicates a different meaning:

***Bed-and-breakfast inn*** means a public lodging establishment with nine or fewer guest units that serves breakfast to overnight guests. A bed-and-breakfast inn may be located in a single building or in a cluster of separate buildings. See division 19 of article IV of this chapter.

***Dwelling unit*** means a room or rooms connected together, which could constitute a separate, independent housekeeping establishment for a family, for owner occupancy, or for rental or lease on a weekly, monthly, or longer basis as specified in this code for various zoning districts, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing sleeping and sanitary facilities ~~and a kitchen~~. The term “dwelling unit” shall not include rooms in certain assisted living or continuing care facilities (see § 34-1415) or in lawful accessory apartments in owner-occupied homes (see § 34-1178(d)). See also Guest unit and Living unit.

***Guest unit*** means a room or group of rooms in a hotel/motel or bed-and-breakfast inn that are designed to be used as temporary accommodations for one or more people traveling together. All guest units provide for sleeping and sanitation, although sanitation may be provided through shared bathrooms. Guest units may be equipped with a partial or full kitchen. See division 19 of article IV of this chapter.

***Hotel/motel*** means a building, or group of buildings on the same premises and under single control, which are kept, used, maintained or advertised as, or held out to the public to be, a place where sleeping accommodations are supplied for pay to transient guests for periods of one day or longer. See division 19 of article IV of this chapter.

***Living unit*** means any temporary or permanent unit used for human habitation. See Dwelling unit and Guest unit.

***Parcelization*** means dividing a given unit of real property into multiple parcels, units, or fractions. Examples of parcelization include, but are not limited to, divisions of land, fractional or timeshare units for specific periods of time, condominiums, and cooperatives.

***Resort*** means a mixed-use facility that accommodates transient guests or vacationers as well as longer-term residents. Resorts contain at least one hotel/motel and at least 50 total units, which may include a combination of dwelling units; and guest units and may also include timeshare units, and provide food service, outdoor recreational activities, and/or conference facilities for their guests.

***Timeshare unit*** means any dwelling unit, guest unit, or living unit for which a timesharing plan, as defined in F.S. ch. 721, has been established and documented. See § 34-632 for determining density of timeshare units that include “lock-off accommodations.”

***Transient guest*** means any guest registered as provided for in F.S. § 513.01(7), for six months or less.

*[no other changes to this section]*

**ARTICLE III, DIVISION 2.  
ALLOWABLE LAND USES  
IN EACH ZONING DISTRICT**

**Sec. 34-621. Allowable uses of land described.**

(a) *Applicability.* [no changes to this subsection]

(b) *Use tables.* Table 34-1 of this article lists specific uses followed by a symbol indicating whether the use is permitted by right (P), special exception (SE), administrative approval (AA), existing only (EO), or temporary use permit (TP). In all instances, unless specifically noted to the contrary, the symbols used in the use regulations tables shall have the following meaning:

*There are no changes to the text of this section; see the following underlined changes to Table 34-1:*

- “RESIDENTIAL OPEN” category: add immediately below “Timeshare units”:  
“(provided these units qualify as dwelling units and meet residential density levels in § 34-632)”
- “LODGING OPEN” category:
  - delete “or guest unit” from “Rental of any permitted dwelling unit ~~or guest unit~~ for periods of one day or longer”
  - add “Timeshare units” as a permitted principal use

**Table 34-1, Land Uses Assigned to Use Groups and Sub-Groups (p.1 of 2)**

	<i><b>Residential</b></i>	<i><b>Lodging</b></i>	<i><b>Office</b></i>		
<b>Restricted</b> <b>(R)</b>	Community residential home	P	Rental of any permitted dwelling unit to a single family during any one-month period, with a minimum stay of one week (see §§ 34-2391–2410 for rules and exceptions)	P	<b>Restricted</b> <b>(R)</b>
	Dwelling unit, single-family	P			
	Home care facility	P			
	AS ACCESSORY USES:		AS ACCESSORY USES:		
	Accessory apartment (1) (see § 34-1177)	SE		Home occupation (no outside help) P	
	Accessory apartment (see § 34-1178)	EO		Home occupation (with outside help) A	
	Residential accessory uses	P			
Temporary mobile home (§ 34-3046)	TP				
<b>Limited</b> <i>(plus R)</i> <b>(L)</b>	Dwelling unit: two-family (1) live/work (see § 34-1773)	P SE	Rental of any permitted dwelling unit to a single family for periods of one week or longer (see §§ 34-2391–2410 for rules)	P	<b>Limited</b> <i>(plus R)</i> <b>(L)</b>
	Mobile home or RV park (VILLAGE district only, as restricted in § 34-694)	EO	Bed-and-breakfast inn (see § 34-1801)	SE	
	AS ACCESSORY USES:		AS ACCESSORY USES:		
	Accessory apartment (1) (see § 34-1177)	P	On-premises consumption of alcoholic beverages (see division 5 of article IV)	AA/ SE	
<b>Open</b> <i>(plus R &amp; L uses)</i> <b>(O)</b>	Assisted living facility (see § 34-1411)	P	Bed-and-breakfast inn (see § 34-1801)	P	Automobile rental SE
	Dwelling unit: multiple-family live/work (see § 34-1773)	P P	Hotel/motel (see § 34-1801)	P	Health care facility P
	Rooming house	P	Rental of any permitted dwelling unit or guest unit for periods of one day or longer	P	Offices, general or medical P
	Timeshare units (provided these units qualify as dwelling units and meet residential density levels in § 34-632)	P	Resorts	P	Personal services P
	AS ACCESSORY USES:		Timeshare units	P	Wholesale establishment SE
	Golf course	EO	AS ACCESSORY USES:		AS ACCESSORY USES:
	Recreation facility: private on-site private off-site	P SE	Resort accessory uses	P	Commercial accessory uses P
	Subordinate commercial uses	P	Personal services	P	Drive-through, Type 1 (2) P
			Subordinate commercial uses (see § 34-3021)	P	Subordinate commercial uses (see § 34-3021) P

(1) Provided density complies with the Fort Myers Beach Comprehensive Plan (see § 34-632).

(2) Automobile fuel pumps and all drive-throughs (whether Type 1 or Type 2) cannot be constructed within the outer perimeter of the DOWNTOWN zoning district except as provided in § 34-676(f), whether the subject property is classified in the DOWNTOWN zone or in a Commercial Planned Development zone. See also § 34-620(g)(1) regarding the prohibition on restaurant drive-throughs.

**Table 34-1, Land Uses Assigned to Use Groups and Sub-Groups (p. 2 of 2)**

	<i>Retail</i>	<i>Marine</i>	<i>Civic</i>	
<b>Restricted</b> (R)	AS ACCESSORY USES:	AS ACCESSORY USES:	AS ACCESSORY USES:	<b>Restricted</b> (R)
	ATM P	Dock (for sole use by occupants of principal use) P	Beach or bay access P Essential services (see § 34-1612(a)) P Hidden path P Park, neighborhood P Family day care home P	
<b>Limited</b> (plus R) (L)	Dwelling unit: work/live (see § 34-1774) SE	Dock (for use by water taxi or water shuttle) P	Communication tower (see § 34-1441-1550) SE	<b>Limited</b> (plus R uses) (L)
	Membership organization SE	Marina EO/SE	Day care center, adult or child SE	
	Recreation facilities, commercial SE	Parasailing operations office SE	Essential service building (see § 34-1612(b)) SE	
	Parking lot, seasonal (see § 34-2022) TP	Personal watercraft operations office SE	Essential service equipment P	
	Temporary uses (see §§ 34-3041-3050) SE	Rental of beach furniture P	Recreation facility: private off-site public SE public P	
	AS ACCESSORY USES:	AS ACCESSORY USES:	AS ACCESSORY USES:	
On-premises consumption of alcoholic beverages (see §§ 34-1261-1290) AA/SE	Dwelling unit, caretaker P Dock (may be leased to non-occupants of principal use) P	Dwelling unit, caretaker P Restaurant, accessory to private rec. facilities only SE		
<b>Open</b> (plus R & L uses) (O)	Automobile repair SE	Boat dealer P	Cultural facility SE	<b>Open</b> (plus R & L uses) (O)
	Bar or cocktail lounge AA/SE	Marina P	Day care center, adult or child P	
	Car wash SE		Park, community or regional P	
	Dwelling unit: work/live (see § 34-1774) P		Parking lot, shared permanent SE	
	Laundromat P		Place of worship P	
	Mini-warehouse SE		Religious facility SE	
	Parking lot, shared permanent (34-2015(2)b.) SE		School (see § 34-2381-2383) P	
	Personal services P		Theater SE	
	Restaurant (2) P			
	Retail store, small P			
	Retail store, large SE			
	AS ACCESSORY USES:	AS ACCESSORY USES:	AS ACCESSORY USES:	
	Commercial accessory uses P	Marina accessory uses P	Helistop SE Restaurant, accessory only to public recreation facilities P Subordinate commercial uses (see § 34-3021) P	

(2) Automobile fuel pumps and all drive-throughs (whether Type 1 or Type 2) cannot be constructed within the outer perimeter of the DOWNTOWN zoning district except as provided in § 34-676(f), whether the subject property is classified in the DOWNTOWN zone or in a Commercial Planned Development zone. See also § 34-620(g)(1) regarding the prohibition on restaurant drive-throughs.

**ARTICLE III, DIVISION 3.  
EXPLANATION OF PROPERTY  
DEVELOPMENT REGULATIONS**

**Sec. 34-636. Parcelization or subdivision of existing buildings.**

(a) **Two-family building.** All of the following requirements must be satisfied before the required limited review development order can be issued for ~~When a building owner proposes further parcelization or subdivision of land in the RC zoning district into separate lots and/or separating two lawfully existing dwelling units into individual parcels, all of the following requirements must be satisfied before the required limited review development order can be issued:~~

- (1) The building cannot exceed the density limits of the Fort Myers Beach Comprehensive Plan as they would apply to vacant land and the lots resulting from the subdivision must each conform to the dimensional regulations for lot size in the RC zoning district (see Table 34-3).
- (2) ~~The~~ Existing buildings must be brought into compliance with all floodplain requirements for new development, as provided in article IV of ch. 6 of this code.
- (3) The entire building must meet the coastal construction requirements that apply to new development structures, as provided in article III of ch. 6 and in state regulations. Due to these requirements, habitable major structures and most minor structures must be located landward of the 1978 coastal construction control line (see §6-366).
- (4) The individual dwelling units must be separated by walls with not less than 1-hour fire resistance.
- (5) The development must meet all other requirements of this code, including Table 34-2.

(b) **Multiple-family building.** All of the following requirements must be satisfied before the required limited review development order can be issued for ~~When a building owner proposes further parcelization or subdivision of lawfully existing dwelling units, all of the following requirements must be satisfied before the required development order can be issued:~~

- (1) The number of dwelling units in the existing building may exceed the density limits of the

Fort Myers Beach Comprehensive Plan as they would apply to vacant land, but may not exceed the number of lawfully permitted units. The burden to demonstrate the lawful nature of the units is on the applicant. If the number of dwelling units exceeds the density limitations of the Fort Myers Beach Comprehensive Plan as they would apply to vacant land, the interior square footage of the building, as defined in §34-3238(2)d.1., may not be increased, but may be exchanged on a square-foot for square-foot basis to provide larger but fewer dwelling units within the same interior area.

- (2) Existing buildings must be brought into compliance with all floodplain requirements for new development, as provided in article IV of ch. 6 of this code. Owners of an existing buildings that cannot comply with these requirements may seek to replace their building by obtaining approval for pre-disaster buildback in accordance with § 34-3237.
- (3) The entire building must meet the coastal construction requirements that apply to new development structures, as provided in article III of ch. 6 and in state regulations. Due to these requirements, habitable major structures and most minor structures must be located landward of the 1978 coastal construction control line (see §6-366).
- (4) The individual dwelling units must be separated by walls with not less than at least 1-hour fire resistance rating as defined by the Florida Building Code.
- (5) The development must meet all other requirements of this code, including Table 34-2.

(c) **Hotels/motels.** All of the following requirements must be satisfied before the required limited review development order can be issued for further parcelization or subdivision of a lawfully existing hotel/motel to convert all or a portion of its guest units to timeshared guest units or to a hotel condominium:

- (1) The number of guest units in the existing building may exceed the density limits of the Fort Myers Beach Comprehensive Plan as they would apply to vacant land, but may not exceed the number of lawfully permitted guest units. The burden to demonstrate the lawful number of guest units is on the owner. Each guest unit may be converted to no more than one parcelized guest unit. If the number of guest units exceeds the density limitations in the Fort

- Myers Beach comprehensive plans as they would apply to vacant land, the interior square footage of the building, as defined in § 34-3228(2)d.1., may not be increased, but may be exchanged on a square-foot by square-foot basis to provide larger but fewer guest units within the same interior area.
- (2) Existing buildings must be brought into compliance with all floodplain requirements for new development, as provided in article IV of ch. 6 of this code. Existing buildings that cannot comply with these requirements may seek to replace their building by obtaining approval for pre-disaster buildback in accordance with § 34-3237.
  - (3) The entire building must meet the coastal construction requirements that apply to new development, as provided in article III of ch. 6 and in state regulations. Due to these requirements, habitable major structures and most minor structures must be located landward of the 1978 coastal construction control line (see §6-366).
  - (4) The applicant must provide evidence that the proposed parcelized guest units will meet the standards of this code for hotels/motels. All sales agreements for guest units and the legal documents creating the parcelized arrangement must expressly incorporate each of the following requirements of this code:
    - a. Individual guest units are not residential dwelling units and are limited to transient usage only.
    - b. Individual guest units may be occupied in the same manner as hotel/motel units. The owner or owner’s family may occupy the guest unit no more than 60 days in any year. “Owner or the owner’s family” means the owner(s) of record, their children, and parents. “Year” means the period beginning October 1 and ending September 30 of each successive year.
    - c. All guest units in the building, including the parcelized units, must continue to meet all requirements for a hotel/motel as provided in §§ 34-1801–1830.
  - (5) Prior to execution, the legal documents creating the parcelized arrangement, and all amendments to those documents, must be submitted to the Town Attorney for review for consistency with these requirements and other requirements of this code.

*Alternate:  
60 days  
could be changed  
to 120 days*

- (6) The individual guest units must be separated by walls with at least 1-hour fire resistance rating as defined by the Florida Building Code.
- (7) The development must meet all other requirements of this code, including Table 34-2, except as to building height and except as otherwise provided by subsection (c) of this section.

**ARTICLE IV, DIVISION 19.  
HOTELS, MOTELS, AND  
BED-AND-BREAKFAST INNS**

**Sec. 34-1801. Definitions and general requirements.**

- (a) The following definitions from § 34-2 are repeated here for convenience:
  - (1) ~~(a)~~ ***Bed-and-breakfast inn*** means a public lodging establishment with nine or fewer guest units that serves breakfast to overnight guests. A bed-and-breakfast inn may be located in a single building or in a cluster of separate buildings.;
  - (2) ~~(b)~~ ***Guest unit*** means a room or group of rooms in a hotel/motel or bed-and-breakfast inn that are designed to be used as temporary accommodations for one or more people traveling together. All guest units provide for sleeping and sanitation, although sanitation may be provided through shared bathrooms. Guest units may be equipped with partial or full kitchens.
  - (3) ~~(c)~~ ***Hotel/motel*** means a building, or group of buildings on the same premises and under single control, which are kept, used, maintained, or advertised as, or held out to the public to be, a place where sleeping accommodations are supplied for pay to transient guests for periods of one day or longer.
  - (4) ~~(d)~~ ***Lock-off accommodations*** means a single guest unit or living unit designed in such a manner that at least one room and a bathroom can be physically locked off from the main unit and occupied as a separate unit. Each portion may have a separate outside entry or share a common foyer with separate lockable interior doors, or may share a lockable door or doors separating the two units.

(be) Hotels/motels and bed-and-breakfast inns must:

- (1) Be licensed as transient public lodging establishments registered accordingly with the Florida department of business and professional regulation; and are required to
- (2) Pay the levied tourist development tax promulgated by the county; and the state sales tax; and
- (3) Provide and staff a front desk during regular business hours to arrange for the rental of guest units; and
- (4) Guest units may not be occupied by the same guest for more than 60 days in any year. "Guest" includes the guest's children and parents." "Year" means the period beginning October 1 and ending September 30 of each successive year.

*Alternate:  
60 days  
could be  
changed  
to 120 days*

Hotels/motels and bed-and-breakfast inns which do not meet these requirements will be subject to enforcement action (see § 34-266). are not registered with the department or do not pay the tourist tax. Proposed developments that will not meet these requirements will not be approved as hotels/motels or bed-and-breakfast inns; if approved instead as multiple-family buildings, they will be subject to the density limitations and property development regulations for multiple-family buildings.

(c) Guest units in new hotels/motels and bed-and-breakfast inns may be sold as timeshare units or as hotel condominiums provided that they meet all requirements of this code for hotels/motels or bed-and-breakfast inns.

(d) Guest units in existing hotels/motels and bed-and-breakfast inns may be parcelized to timeshare units or hotel condominiums provided they meet all requirements of this code for hotels/motels or bed-and-breakfast inns and comply with the parcelization requirements of § 34-636(c).

**Sec. 34-1806. Replacing a nonconforming hotel/motel.**

(a) A nonconforming hotel/motel can be replaced with a new building in one of the following manners:

- (1) In full conformance with all current provisions of this code as they apply to a new hotel/motel on vacant land; or
- (2) In the same manner as provided for enlargements to the various types of

nonconforming buildings as provided in § 34-3234; or

- (3) As provided in the pre-disaster buildback regulations found in § 34-3237 or the post-disaster buildback regulations found in § 34-3238.

(b) If a nonconforming hotel/motel is being replaced by a multiple-family building, the existing number of guest units cannot be used as the basis for rebuilding more dwelling units than are permitted on undeveloped land by the Fort Myers Beach Comprehensive Plan. The equivalency factors in § 34-1803 are not applicable to replacement of an existing hotel/motel with a new multiple-family building.

**Sec. 34-1807. Conversions of existing buildings.**

(a) Any hotel or motel proposing to parcelize its guest units to timeshare units or to a hotel condominium must comply with § 34-636(c).

(b) Any hotel or motel proposing to convert its guest units to timeshare or dwelling units, or any residential building proposing to convert its dwelling units to timeshare or hotel/motel guest units, will be required to comply with density limitations of the Fort Myers Beach Comprehensive Plan, all applicable parking regulations, and all other regulations of this code including equivalency factors that affect the allowable number of hotel/motel guest units. proposed use. If the existing hotel/motel, timeshare, or residential building being converted exceeds the density or intensity limits of the comprehensive plan or this code, the conversion must use the pre-disaster buildback regulations found in § 34-3237 or the post-disaster buildback regulations found in § 34-3238 in order to rebuild at up to the existing density or intensity. Interior square footage, as defined in § 34-3238(2)d. for residential and in § 34-3238(2)e for hotel/motel and timeshare, may be exchanged during this process on square-foot for square-foot basis.