

# FORT MYERS BEACH COMPREHENSIVE PLAN

## TOWN COUNCIL:

Mayor Anita Cereceda  
Vice-Mayor Ray Murphy  
Councilman Daniel L. Hughes  
Councilman John Mulholland  
Councilman Garr Reynolds  
Former Vice-Mayor Ted FitzSimons  
Former Councilman Rusty Isler

## LOCAL PLANNING AGENCY:

Co-Chair Betty Davis Simpson  
Co-Chair Roxie Smith  
Former Chair John Mulholland  
Linda Beasley  
Johanna Campbell  
Lena Heyman  
Daniel L. Hughes  
Ron Kidder  
David Smith  
Bill Van Duzer

<b>AMENDMENTS TO THIS PLAN – PART 1</b>			
<b>Application Number</b>	<b>Adopting Ordinance</b>	<b>Pages Changed</b>	<b>Effective Date</b>
2000-1-TEXT	00-15	11-22	11/21/2000
2000-2-TEXT	00-15	15-4	11/21/2000
2000-3-MAP	<i>[rejected]</i>	—	—
2001-1-TEXT	01-07	11-22	11/21/2001
2001-2-TEXT	01-07	4-49–50	11/21/2001
2001-3-TEXT	<i>[withdrawn]</i>	—	—
2002-1-TEXT	02-07	11-22	11/15/2002
2002-2-TEXT	<i>[rejected]</i>	—	—
2002-3-TEXT	02-07	10-17, 18, 25–27	11/15/2002
2003-1-TEXT	03-13	11-22	3/8/2004
SSA-04-01	<i>[rejected]</i>	—	—
SSA-04-02	<i>[rejected]</i>	—	—
SSA-04-03	04-10	future land use map	7/22/2004
SSA-04-04	04-10	future land use map	7/22/2004
2004-1-TEXT	04-13	11-22	5/3/2005

PREPARED BY:  
Spikowski Planning Associates, Fort Myers, Florida

WITH:  
Carol Cunningham & Associates  
Dover, Kohl & Partners  
Mohsen Salehi Consulting Services  
Smith•Osborne Associates  
Camp Dresser & McKee Inc.

EFFECTIVE DATE: JANUARY 1, 1999

<b>AMENDMENTS TO THIS PLAN – PART 2</b>			
<b>Application Number</b>	<b>Adopting Ordinance</b>	<b>Pages Changed</b>	<b>Effective Date</b>
2008-01-TEXT	09-03	11-1–36 <i>[all pages]</i>	11/25/2009
2008-02-TEXT	09-03	16-1–25 <i>[all pages]</i>	11/25/2009
2008-03-TEXT	09-03	4-12, 4-51, 5-14, 5-28	11/25/2009
2008-04-TEXT	09-03	4-18–18a, 4-52	11/25/2009
2008-05-TEXT	09-03	4-23, 4-49–50	11/25/2009
2008-06-TEXT	09-03	4-23, 4-44	11/25/2009
2008-07-TEXT	09-03	7-27–33	11/25/2009
2008-08-TEXT	09-03	7-23, 7-32	11/25/2009
2008-09-TEXT	09-03	7-15, 7-33	11/25/2009
2008-10-TEXT	09-03	9-13	11/25/2009
2008-11/12-TXT	09-03	6-35, 6-47, 8-1–8, 8-15–18, 11-31, 14-24–26	11/25/2009
2008-13-TEXT	09-03	5-1–2, 5-25	11/25/2009
2008-14-MAP	09-03	1-2, 4-41–42, 4-44	11/25/2009
2010-01-MAP	10-02	future land use map	4/19/2010
2010-02-TEXT	10-07	11-28	4/19/2010

**Town of Fort Myers Beach**  
2523 Estero Boulevard  
Fort Myers Beach, FL 33931

239-765-0202

Preparation of this comprehensive plan was aided through financial assistance received from the state of Florida under the Local Government Comprehensive Planning and Land Development Regulation Assistance Program, administered by the Florida Department of Community Affairs.

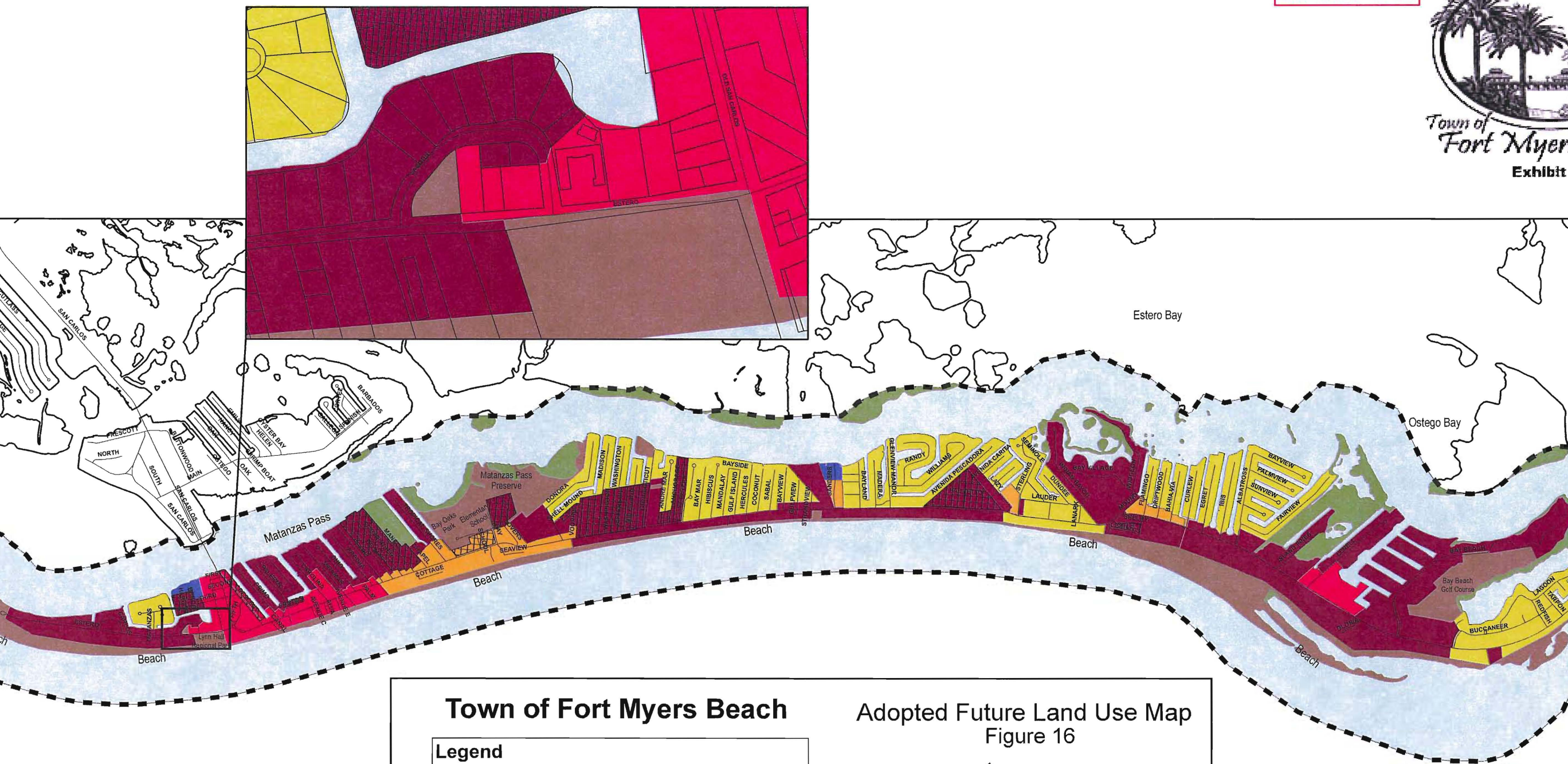
## ***FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS***

Table 11-7 shows the most recent five-year schedule of capital improvements, as amended through FY 2008/09 to 2012/13. Because this schedule must be balanced (expenditures cannot exceed revenues), the number of projects to be implemented is limited to existing revenue sources. If future grants are obtained for capital projects, they will also be added. Because the town's charter currently prohibits most borrowing, no forecast of the town's debt capacity is provided.

Additional projects can be added as additional revenue sources are put in place, or if listed projects are modified or deleted. As a practical matter, these updates to the Capital Improvements Program this will be evaluated during the annual budget cycle which is completed in late September of each year. Table 11-7 of this Element will be revised annually by the town council to reflect such decisions. Based on recent state legislation, the annual update to this plan can now be adopted by ordinance during the final budget hearing; the old rules, which required advance transmittal of the proposed update, have been repealed.

**Table 11-7 — Revised Five-Year Schedule of Capital Improvements, FY 09/10 to 13/14**

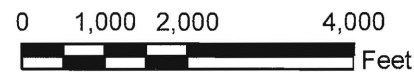
	Reduce level-of-service deficiency	Maintain adopted LOS?	Meet future LOS after growth?	Replace facility to maintain LOS?	Desirable but not related to LOS	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14
<b>TRANSPORTATION CAPITAL IMPROVEMENTS:</b>						<b>(Capital budget)</b>	<b>(Projected in CIP)</b>	<b>(Projected in CIP)</b>	<b>(Projected in CIP)</b>	<b>(Projected in CIP)</b>
<b>Stormwater improvements</b> (HMPG 1609, Carolina to Tropical Shores)	-	-	-	-	✓	\$650,000	\$0	\$0	\$0	\$0
<b>Stormwater improvements</b> (small high-priority improvements)	-	-	-	-	✓	\$125,000	\$0	\$0	\$0	\$0
<b>North Estero Blvd. improvements</b> (Times Square to Bowditch Point)	-	-	-	-	✓	\$4,159,556	\$0	\$0	\$0	\$0
<b>Solid waste transfer station</b> (end of Oak Street)	-	-	-	-	✓	\$42,900	\$0	\$0	\$0	\$0
<b>Total of proposed annual expenditures:</b>						<b>\$4,977,456</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<i>Transportation reserves carried forward from prior year:</i>						<i>\$2,767,870</i>	<i>\$0</i>	<i>\$125,000</i>	<i>\$245,000</i>	<i>\$360,000</i>
<i>Anticipated annual transportation/related revenue for capital improvements:</i>						<i>\$2,209,586</i>	<i>\$125,000</i>	<i>\$120,000</i>	<i>\$115,000</i>	<i>\$110,000</i>
<i>Anticipated year-end transportation reserves after proposed expenditures:</i>						<i>\$0</i>	<i>\$125,000</i>	<i>\$245,000</i>	<i>\$360,000</i>	<i>\$470,000</i>
<b>NON-TRANSPORTATION CAPITAL IMPROVEMENTS:</b>										
<b>Beach nourishment</b>	-	-	-	-	✓	\$1,000,000	\$0	\$0	\$0	\$0
<b>Newton Park</b>	-	-	-	-	✓	\$500,297	\$0	\$0	\$0	\$0
<b>Mound House improvements</b>	-	-	-	-	✓	\$1,163,398	\$0	\$0	\$0	\$0
<b>Neighborhood landscaping</b> (matching funds for street trees)	-	-	-	-	✓	\$12,500	\$0	\$0	\$0	\$0
<b>Beach access improvements</b> (restrooms)	-	-	-	-	✓	\$128,475	\$0	\$0	\$0	\$0
<b>Capital repairs to potable water system</b>	-	-	-	-	✓	\$0	\$0	\$3,000,000	\$3,000,000	\$0
<b>Total of proposed annual expenditures:</b>						<b>\$2,804,670</b>	<b>\$0</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$0</b>
<i>Non-transportation reserves carried forward from prior year:</i>						<i>\$1,000,000</i>	<i>\$0</i>	<i>\$1,114,660</i>	<i>(\$770,680)</i>	<i>(\$2,656,020)</i>
<i>Anticipated annual revenue for non-transportation capital improvements:</i>						<i>\$1,804,670</i>	<i>\$1,114,660</i>	<i>\$1,114,660</i>	<i>\$1,114,660</i>	<i>\$1,114,660</i>
<i>Anticipated year-end non-transportation reserves after proposed expenditures:</i>						<i>\$0</i>	<i>\$1,114,660</i>	<i>(\$770,680)</i>	<i>(\$2,656,020)</i>	<i>(\$1,541,360)</i>



### Town of Fort Myers Beach

### Adopted Future Land Use Map Figure 16

Legend			
	City Limits		Mixed Residential
	Platted Overlay		Pedestrian Commercial
	Boulevard		Recreation
	Low Density		Tidal Water
	Marina		Wetlands



January 1, 1999

As Amended Through May 20, 2010

Originally Prepared by Spikowski Planning Associates  
and Lee County Property Appraiser's Office  
Updated and Maintained by Fort Myers Beach  
Community Development Department