SPIKOWSKI PLANNING ASSOCIATES

1617 Hendry Street, Suite 416
Fort Myers, Florida 33901-2947

telephone: (941) 334-8866
fax: (941) 334-8878

e-mail: bill@spikowski.com
web site: www.spikowski.com

MEMORANDUM

TO: Fort Myers Beach Town Council
FROM: Bill Spikowski
DATE: September 9, 2001
SUBJECT: ORDINANCE ADOPTING COMPREHENSIVE PLAN AMENDMENT
2001-2-TEXT: HOTEL ROOMS ALONG OLD SAN CARLOS

Public hearings will be held on September 10 and 24 to amend the town's comprehensive plan. One amendment, 2001-2-TEXT, would allow more hotel rooms along Old San Carlos Boulevard than are permitted today. This change is closely related to the upcoming adoption of the town's new land development code.

To put this plan amendment and the new code into historical context, I have prepared the attached chart that shows the evolution of development regulations along Old San Carlos. The first column summarizes Lee County's regulations at the time of incorporation; the second shows the current regulations; and the third shows the combined effects of changes that are currently proposed. This chart is a simplification of very complex regulations but should be useful in clarifying the direction that the town has been taking.

Plan amendment 2001-2-TEXT would allow Old San Carlos property owners to substitute hotel rooms for upstairs office space that already can be built. Other pending regulations will actually be *limiting* the size of buildings that can be built along Old San Carlos (from four stories now, to a new limit of three stories, with the ground level counted as the first story). New architectural design standards would also imposed, and they will no longer be optional.

The total effect will be to guide development into the pedestrian-friendly "Main Street" pattern called for the by the Old San Carlos/Crescent Master Plan, while not forbidding property owners from proposing a different vision for their property through the planned development process.

cc: Town Manager
Town Attorney

	PRE-INCORPORATION LEE COUNTY RULES	EXISTING RULES OF FORT MYERS BEACH (as adopted)	PROPOSED RULES FOR FORT MYERS BEACH (proposed in new LDC)
BUILDING HEIGHT	• Limited to 35' above flood elevation plus 1' extra for each ½' increase in side and rear setbacks	• Limited to 40' feet above flood elevation • No specific limitation on number of floors; 4 stories is the practical limit (except for parking garages, which have low ceilings)	• Limited to 40' feet above flood elevation • Limited to 3 stories (including ground level)
BUILDING PLACEMENT	• Minimum building setbacks: 25' in front, 15' on sides, 25' in rear • Maximum lot coverage: 40%	• Buildings must be built to the sidewalk • No side setback required • Buildings may be up to 50' deep along OSC • Maximum lot coverage: 60% (100% in Times Square)	• Building must be built to the sidewalk • Maximum building depth is limited by the dimensions of two potential garages identified in OSC Master Plan (which effectively requires shallow buildings along OSC, with a maximum depth of about 48')
ARCHITECTURE	• No restrictions on architecture • The following new buildings were built: Winds, Pizza Hut, Seafarer's Village, Diamondhead	• Design guidelines have been adopted, but they are optional • The following new buildings have been built: Mango Bay; Waffle House; Smokin' Oyster Brewery; Barking Shark	• Newly written commercial building design guidelines will be mandatory for all new and substantially rebuilt commercial and mixed-use buildings
FLOOR-AREA RATIO (F.A.R.)	• No specific limitation (the practical limitation was usually caused by setbacks and required parking)	• No specific limitation (the practical limitation is usually the required parking)	• Total area of all floors would be limited to 180% of lot size (140% along Estero, 100% elsewhere in overlay)
HOTEL ROOMS	• No limitation for convention hotels (the practical limitation was the parcel size, because large parcels can provide large setbacks, thus allowing tall bulky buildings like Diamondhead) • Three regular hotel room could be built for each allowable dwelling unit if under 350 square feet each; or two hotel rooms if 350 to 550 SF each (DUs limited to 6 per acre)	• One hotel room may be built for each allowable dwelling unit (DUs still limited to 6 per acre) • This equivalency factor may be increased to three hotel rooms per DU during the rezoning process	• Property owners on Old San Carlos could substitute hotel rooms for allowable office space (the practical limitations would be the three-story height limit and the required parking) • Each of these hotel rooms must > 250 SF
PARKING LOT SIZE	• Standard suburban-size parking lots were required on each lot	• Parking lots may be 1/3 smaller than before • Some CPDs have obtained further reductions through deviations: Rusty's, Dockside, Seafarer's Plaza (pending)	• Parking lots may be ½ smaller along Old San Carlos • Today's 1/3 reduction would remain everywhere else in the overlay district
USE OF SURPLUS PARKING SPACES	• Unneeded parking spaces could not be rented to the public	• Unneeded parking spaces cannot be rented to the public without zoning approval	• Unneeded parking spaces may be rented to the public