



SPIKOWSKI PLANNING ASSOCIATES

MEMORANDUM

TO: Fort Myers Beach Local Planning Agency
FROM: Bill Spikowski
DATE: March 6, 2006
SUBJECT: Public hearing on Tuesday, March 14, 2006, 2:00 PM

Your formal public hearing on the evaluation of the Comprehensive Plan will be held on Tuesday, March 14. Attached is a complete draft of the evaluation/appraisal report.

Following public input on March 14, the LPA can either continue the public hearing for further discussion or can take formal action to forward it to Town Council as the result of your obligations under 163.3191, *Florida Statutes*.

Once the LPA has taken that formal step, my intention is to recommend that the Town Council send the draft to the Florida Department of Community Affairs (DCA) for informal state review of its compliance with state law. The Town Council would then hold a workshop to carefully review the policy matters in this draft prior to scheduling a formal public hearing. (Informal state review is strongly encouraged by DCA and would be completed 30 days after DCA receives the draft.)

Sections 6 through 11 are new since your most recent workshop. Please review those sections carefully to prepare for this public hearing. Page 79 of the report describes your prior workshops on this report and which sections were reviewed at each workshop.

In addition to the new sections, there have been some minor changes to other sections. At prior workshops there had been extensive discussion about alternatives to the pre-disaster buildback provisions (Sections 3.B and 3.C). The original recommendation at the top of page 14 was to maintain the status quo for pre-disaster buildback. At workshops in September and October, LPA members discussed possible incentives beyond those already in the Comprehensive Plan. Based on those discussions, the incentives have been refined into the two "additional incentives" now listed on page 14. Please review this language so that you can decide on March 14 whether it should be included in the final report.

Section 4.C contains an analysis of transportation options for Estero Boulevard near Times Square. Since you last reviewed this analysis on September 13, some refinements have been made and a tenth option has been added, along with an analysis of existing conditions to compare with the ten alternatives.

Section 5.B.ii on underground power lines describes recent policy announcements from Florida Power & Light about their new willingness to share the costs of placing power lines underground.