
SPIKOWSKI PLANNING ASSOCIATES

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

telephone: (239) 334-8866
fax: (239) 334-8878

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

MEMORANDUM

TO: Fort Myers Beach Town Council and Local Planning Agency
FROM: Bill Spikowski
DATE: February 25, 2004
SUBJECT: COMPREHENSIVE PLAN AMENDMENTS

For your printed copy of the Fort Myers Beach Comprehensive Plan, please find attached a replacement for page 11-22 plus a new title page that displays a running tabulation of all replacement pages. These pages update the plan to include the December 2003 amendment to the capital improvements element.

Please keep these pages with your copy of the comprehensive plan. Additional copies of these pages, or replacement pages for the 2000, 2001, or 2002 amendments to the plan, can be obtained from Town Hall or downloaded from http://www.fmbeach.org/comp_plan/index.html or from <http://www.spikowski.com/beach.htm>

The Fort Myers Beach Comprehensive Plan became effective at the beginning of 1999. Since then there have been four cycles of plan amendments. Two amendments were adopted in 2000, 2001, and 2002. A single amendment was adopted on December 15, 2003, by Ordinance 03-13. The Florida Department of Community Affairs has issued its notice of intent to find the 2003 amendment "in compliance" with state law; this amendment will become effective on March 8, 2004.

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

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

AMENDMENTS TO THIS PLAN

<i>Application Number:</i>	<i>Adopting Ordinance:</i>	<i>Pages Changed:</i>	<i>Effective Date:</i>
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[withdrawn]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

Table 11-7 — Revised Five-Year Schedule of Capital Improvements, FY 02/03 to 06/07

	<i>FY 02/03 (Budgeted)</i>	<i>FY 03/04 (Projected)</i>	<i>FY 04/05 (Projected)</i>	<i>FY 05/06 (Projected)</i>	<i>FY 06/07 (Projected)</i>
TRANSPORTATION CAPITAL IMPROVEMENTS:					
Transportation/drainage maintenance, etc. ¹	\$600,000	\$1,500,000	\$300,000	\$50,000	\$150,000
Transportation/canals	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Traffic calming (side streets)	\$0	\$0	\$50,000	\$0	\$0
Estero Boulevard streetscaping	\$0	\$300,000	\$1,250,000	\$0	\$0
Estero Boulevard safety project	\$0	\$0	\$0	\$0	\$0
North Estero Paving	\$100,000	\$0	\$0	\$0	\$100,000
Variable pricing congestion traffic project	\$660,000	\$0	\$0	\$0	\$0
“Hidden Pathways” (walking and biking system)	\$50,000	\$100,000	\$0	\$0	\$0
Total of proposed annual expenditures:	\$1,510,000	\$2,000,000	\$1,700,000	\$150,000	\$350,000
Anticipated annual transportation revenue:	\$1,271,923	\$600,000	\$600,000	\$600,000	\$600,000
Anticipated year-end transportation reserves: ²	\$2,657,431	\$1,257,431	\$157,431	\$607,431	\$857,431
NON-TRANSPORTATION CAPITAL IMPROVEMENTS:					
Office remodeling	\$35,000	\$5,000	\$5,000	\$5,000	\$5,000
Truck	\$16,000	\$0	\$0	\$0	\$0
Generator project	\$50,000	\$0	\$0	\$0	\$0
Land acquisition (Newton property)	\$2,700,000	\$0	\$0	\$0	\$0
Land acquisition (other)	\$250,000	\$200,000	\$200,000	\$200,000	\$200,000
Mound House (house)	\$50,000	\$0	\$0	\$0	\$0
Mound House (dock)	\$30,000	\$0	\$0	\$0	\$0
Matanzas Harbor plan	\$300,000	\$0	\$0	\$10,000	\$0
Beach restoration	\$910,000	\$10,000	\$10,000	\$10,000	\$10,000
Sheriff substation	\$0	\$0	\$0	\$0	\$0
Community pool improvements	\$20,000	\$10,000	\$0	\$10,000	\$0
Neighborhood landscaping (matching funds)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Bay Oaks park improvements	\$0	\$0	\$10,000	\$0	\$10,000
Total of proposed annual expenditures:	\$4,371,000	\$235,000	\$235,000	\$245,000	\$235,000
Anticipated annual non-transportation revenue:	\$3,343,000	\$250,000	\$250,000	\$250,000	\$250,000
Anticipated year-end non-transportation reserves: ³	\$12,049	\$27,049	\$42,049	\$47,049	\$62,049
DOWNTOWN REDEVELOPMENT AGENCY (DRA):					
Phase II Times Square streetscape	\$25,000	\$0	\$0	\$0	\$0
Old San Carlos/Crescent streetscape	\$1,531,107	\$0	\$0	\$0	\$0
Transit improvements (tram service)	\$0	\$0	\$0	\$0	\$0
Activities (recommended by Alliance/Times Sq. Comm) ..	\$45,000	\$0	\$0	\$0	\$0
Pedestrian refuge/sidewalk at Seafarer’s	\$275,000	\$0	\$0	\$0	\$0
Outside legal/planning services	\$5,000	\$0	\$0	\$0	\$0
Total of proposed annual expenditures:	\$1,881,107	\$0	\$0	\$0	\$0
Anticipated year-end DRA reserves: ⁴	\$136,321	\$0	\$0	\$0	\$0

¹ These items are routine recurring maintenance, including periodic road resurfacing (tentatively scheduled for FY 03/04).

² Initial transportation reserves were \$2,895,508.

³ Initial non-transportation reserves were \$1,040,049.

⁴ Initial DRA reserves were \$1,838,857, plus \$47,171 Town obligation 02/03, plus \$131,400 from property owner assessments