

**MINUTES REPORT  
LAND DEVELOPMENT CODE ADVISORY COMMITTEE  
(LDCAC)  
Friday, March 14, 2025  
8:30 a.m.**

**Committee Members Present:**

Jem Frantz	Amy Thibaut, Chair
Jay Johnson	Patrick Vanasse
Christopher Scott	

**Excused / Absent:**

Randy Krise, Vice Chair	Jarod Prentice
Tom Lehnert	Bill Prys
Veronica Martin	Al Quattrone
Jack Morris	Jennifer Sopen

**Lee County Government Staff Present:**

Joe Adams, Asst, County Atty.	Janet Miller, DCD Admin.
Katie Burgess, Planning	Anthony Rodriguez, Zoning Manager
Billie Jacoby, Floodplain Administrator	

**AGENDA ITEM 1 - CALL TO ORDER/REVIEW OF AFFIDAVIT OF POSTING**

Ms. Thibaut, Chair, called the meeting to order at 8:35 a.m. in the Large First Floor CR 1B, Community Development/Public Works Building, 1500 Monroe Street, Fort Myers, Florida.

Mr. Joe Adams, Assistant County Attorney, reviewed the Affidavit of Publication and found it legally sufficient as to form and content.

**AGENDA ITEM 2 - APPROVAL OF MINUTES – January 10, 2025**

**Mr. Scott made a motion to approve the January 10, 2025 minutes, seconded by Mr. Johnson. The motion was called and passed 6-0.**

**AGENDA ITEM 3 – LAND DEVELOPMENT CODE AMENDMENTS**

**A. Historic District Parking Requirements**

Mr. Rodriguez stated there were two separate Land Development Code amendments being presented today. Katie Burgess will be handling Item A. Historic District Parking Requirements. Billie Jacoby will address Item B. Amendments to County Flood Ordinance Definitions. He also noted that a member of the public, Ben Smith from Morris-Depew Associates, wanted to provide public comment on Item A.

Ms. Burgess, Principal Planner, Planning, provided an overview of the revisions for this item.

Mr. Vanasse referred to the staff note on Page 1 of 2. The staff note explains that the 20% is in addition to what someone can obtain. Since staff notes are not included in the Land Development Code, he felt it would cause confusion. He stated if it was not for the note, he would not have understood that the 20% was “*in addition to.*” He felt there would need to be some clarification if this staff note is not to be included in the Land Development Code.

Ms. Burgess stated staff would review the language further to see if they can add some clarification.

Ms. Thibaut concurred with Mr. Vanasse that she liked the idea of the staff note.

Mr. Vanasse referred to (e) on Page 2 of 2 and felt this was another area that would need some clarification. He noted that in (e) there is mention of "*historic districts*," yet staff clearly specifies Boca Grande and Matlacha. It causes confusion because it is unclear whether staff is talking about all historic districts or specifically Boca Grande and Matlacha. He also referred to the footnote on Page 2 of 2 in (1). It refers to "*In Historic Districts*" but then it says, "*where golf cart travel has been approved.*" It is not clear which ones have been approved for golf cart travel. He pulled up information from the website to see how many historic districts there were. It showed approximately 12, but it is not known as to which ones have the golf cart travel approved by Lee County.

Ms. Burgess stated the note would only apply to the areas within the Historic District Overlays. She noted that not all of Boca Grande and Matlacha fall within the historic district. It is what the two resolutions describe. Therefore, this would only apply to the historic district overlay within Boca Grande and Matlacha.

Mr. Vanasse stated it would be less confusing if staff just identified those two areas instead of "*historic districts*" broadly. He referred to the last sentence of the footnote on the bottom of Page 2 of 2 and felt part of the last sentence was not necessary. He proposed it be modified to read, "(1) *In Historic Districts where golf cart travel has been approved by Lee County, a maximum of 50 percent of the minimum required off-street parking for a use may be designated as golf cart spaces at a 1:1 parking space ratio by right.*" He felt the sentence should end with that line and the rest of the verbiage be removed as follows: "~~*provided golf carts will be used as a means of travel to the proposed use and the use is accessed by a street.*~~" To him, if people are using golf carts, he assumes it is as a means of travel.

Ms. Burgess stated she would look into that further to see if it can be modified.

Mr. Adams asked for further clarification on the recommendation to the staff note on the bottom Page 1 of 2.

Mr. Vanasse responded. He also stated that 20% in itself did not seem to be a significant increase for those areas, but it would be if it was combined with 40% or 50%.

Ms. Thibaut opened this item to public comment.

Mr. Ben Smith from Morris-Depew and Associates stated he was in attendance today on behalf of the Boca Grande Health Clinic who are currently working on a redevelopment project in Boca Grande. The way these amendments are written, it will allow his client's development order to get approved. His client would like to move forward with the construction of their project so that it can be completed before season starts in 2025. He noted that they are currently utilizing the 50% reduction that is being added here. They are allowed to have a 2 to 1 golf cart replacement, which means 2 golf cart spaces can replace 1 parking space. The changes today will allow them to do a 1 to 1 replacement. He noted that in Boca Grande, golf carts are the primary mode of transportation for most of the residents in the area. Because of this, providing more golf cart parking spaces rather than standard parking spaces makes more sense, and it is a space saver in a parking lot. Mr. Smith stated that the location of the Boca

Grande Health Clinic has a downtown district feel and is very walkable. His client does not want or need a lot of extra pavement. He noted that his client's redevelopment project is geared at providing more services and more diagnostic equipment. The area already has a set population, so his client is not trying to attract more people to their clinic, and they do not accept insurance, so they do not require a massive parking area. They are merely trying to redevelop their site in order to provide better services to the community. Mr. Smith hoped this item could be moved forward to the LPA along with this Committee's recommendation.

**Mr. Vanasse made a motion to approve these amendments with the changes discussed today. The motion was seconded by Ms. Frantz. The Chair called the motion, and it passed 6-0.**

#### **B. Amendments to County Flood Ordinance Definitions**

Ms. Jacoby, Floodplain Administrator for Unincorporated Lee County, gave an overview of this item.

Mr. Vanasse referred to Item (1) on the bottom of the page and noted that everywhere else the word "*building*" has been replaced with "*structure*" except for this paragraph. He felt it should be changed in paragraph (1) as well so that there is consistency.

**Mr. Scott made a motion to approve these amendments, but to change "building" to "structure" in paragraph (1) at the bottom of the page. The motion was seconded by Mr. Vanasse. The Chair called the motion, and it passed 6-0.**

#### **AGENDA ITEM 4 – ADJOURNMENT/NEXT MEETING DATE**

There was no further discussion. Ms. Thibaut noted the next meeting is tentatively scheduled for April 11, 2025, and she adjourned the meeting at 8:49 a.m.