

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

**Committee Members Present:**

Jay Johnson	Jennifer Sopen
Veronica Martin	Christopher Scott
Jack Morris	Amy Thibaut, Chair
Jarod Prentice	Patrick Vanasse
Bill Prys	

**Excused / Absent:**

Allie Beecher	Tom Lehnert
Jem Frantz	Al Quattrone
Randy Krise, Vice Chair	

**Lee County Government Staff Present:**

Joe Adams, Asst. County Atty.	Janet Miller, DCD Admin.
Adam Mendez, Principal Planner, Zoning	Anthony Rodriguez, Zoning Manager

**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 Posting and found it legally sufficient as to form and content.

**AGENDA ITEM 2 - APPROVAL OF MINUTES – March 14, 2025**

**Mr. Scott made a motion to approve the March 14, 2025 minutes, seconded by Mr. Johnson. The motion was called and passed 8-0.** Mr. Prentice was not in attendance at this juncture.

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

**A. Dock and Shoreline Regulations (Boathouses and Dock Pavilions)**

Mr. Prentice arrived at this portion of the meeting.

Mr. Rodriguez provided an overview of the amendments and was available for questions.

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Ms. Sopen referred to the definition for a “*single-family dock*.” Although the term is “*single-family dock*,” the strike-through language removes “*single-family residence*” and replaces it with “*on property which permits residential uses*.”

Mr. Rodriguez explained that the term “*single-family dock*” is kind of a misnomer because it is permitted in conjunction with both a single-family or a two-family residence. He stated that the term in the code currently is “*single-family dock*.” However, rather than going through the entire code and changing the term to reflect what it means, staff opted to leave the term as is and only modify the definition to clarify what a “*single-family dock*” is.

Ms. Sopen asked for clarification that it addresses single-family and two-family residences, but not a townhome, fee simple, or multi-family.

Mr. Rodriguez stated that is correct. He explained that typically townhomes, fee simple multi-family, or rental multi-family, fall under a multi-slip docking facility because there are more than two slips and they are concentrated in a certain location.

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Ms. Martin referred to item number (1) at the top of the page where it says, “*Single-family docks containing more than two slips must comply with the Manatee Protection Plan boat facility siting criteria.*” She asked if only single-family are exempt from having to comply with the Manatee Protection Plan.

Mr. Rodriguez stated that was correct and noted that the methodology used essentially makes an assumption that every single-family residence is entitled to a dock with two slips. This is a similar analogy as single-family residences being exempt from the development order requirements. Mr. Rodriguez stated that anything more than two slips on a single-family residence has to demonstrate compliance with the Manatee Protection Plan, which requires that they undergo the Manatee Protection Plan evaluation with Natural Resources in order to determine the number of slips that they would be entitled to. The applicant would then go through the permitting process based on that number of slips.

The Committee had no questions on Pages 3 through 5.

Mr. Prysi thanked staff for these updates and felt it was a job well done.

**Mr. Vanasse made a motion to approve these amendments. The motion was seconded by Mr. Prysi. The Chair called the motion, and it passed 9-0.**

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

There was no further discussion. Ms. Thibaut noted the next meeting is tentatively scheduled for September 12, 2025, and she adjourned the meeting at 8:42 a.m.