



**Agenda Item Summary Sheet  
CITY COUNCIL REGULAR**

**MEETING DATE:** December 2, 2024  
**WARD:** 1

**AGENDA ITEM NO.** 3.2  
**QUASI-JUDICIAL:** No

**CONSENT AGENDA**

<b>TITLE:</b> Palm Beach Re-Plat, a subdivision lying in section 8, Township 44 South, Range 25 East, City of Fort Myers, Lee County, consisting of 0.86 acres, more or less. (Ward 1) (Steven Belden, Community Development)	<b>STRATEGIC PRIORITY:</b> N/A
<b>MOTION / MANAGEMENT RECOMMENDATION:</b>	Approve
<b>FUNDING SOURCE:</b>	N/A
<b>FISCAL IMPACT (\$):</b>	N/A
<b>ONE-TIME COST</b>	No
<b>BUDGET YEAR:</b>	N/A
<b>BUDGETED ITEM:</b>	N/A

**Person Initiating Request:** Steven Belden, AICP, Community Development Director

**Department:**Community Development - Planning

**STAFF REPORT:** Taylor Tropf, of American Surveying & Mapping, Inc., representing Investments S & O, LLC, and M& O Enterprises, LLC , the property owner, requests approval of the Palm Beach Subdivision Plat, consisting of 0.86 acres more or less. The property is located north of Seminole Gulf Railway., and east of Van Buren St. The property is currently vacant, is zoned Multi-Family (RM-12) and has an approved Conditional Use for a residential multi-family development with a maximum density of 22 dwelling units per acre. This new plat creates one new RM-12 parcel from portions of the existing Plat of Guava Cove Subdivision.

An outside engineering firm reviewed the plat for the City. Elizabeth F. Gaines, PSM, of EF Gaines Surveying Services, Inc., found the plat to be consistent with the Land Development Code, Chapter 130 Subdivisions, and Florida Statutes Chapter 177.

Staff finds the Palm Beach Subdivision Plat to be consistent with the Comprehensive Plan and Land Development Code.

**ATTACHMENTS:**

[PALM BEACH REPLAT.pdf](#)

[Application.pdf](#)  
[Plat Review Certificate.pdf](#)