



**FORT MYERS BEACH
LOCAL PLANNING AGENCY (LPA)
MINUTES**

Town Hall – Council Chambers
2523 Estero Boulevard
Fort Myers Beach, Florida 33931
Tuesday, March 10, 2015

I. CALL TO ORDER

Meeting was called to order at 9:00 a.m. by Chair Zuba. Members present: Chuck Bodenhafer, Al Durrett, John Kakatsch, Jane Plummer, Joanne Shamp, James Steele, and Hank Zuba.

LPA Attorney: Derek Rooney

Staff: Matt Noble

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

IV. MINUTES - February 10, 2015

MOTION: Chair Zuba moved to approve the minutes; second by Mr. Durrett.

VOTE: Motion approved; 7-0.

V. DISCUSSION

A. Evaluation and Appraisal Report

Mr. Noble presented a draft schedule for discussion. He questioned whether the committee would be willing to meet a couple of times of month for a couple of months. One of the meetings would be a work session with the public invited. He brought up branding efforts to identify major issues. Mr. Steele commented on the stormwater utility and he suggested that the topic be moved closer to the top of the list for discussion before the Town takes action. Chair Zuba replied it would fit with the utilities element in July. Chair Zuba questioned how other issues would impact the schedule. Mr. Noble replied that it was going to be a busy year with full agendas. Chair Zuba suggested dividing up the areas and writing summaries. Historical

preservation will be Ms. Shamp's section, Chair Zuba will examine downtown issues, Mr. Steele will review utilities and stormwater, and Mr. Durrett will summarize the coastal management element. Town Attorney Rooney reminded members to start looking at not only what could be added, but what could be taken away. Mr. Noble noted that since the state eliminated 9J5, the power was with the local jurisdiction. Mr. Noble stated that the entire document needed to be reformatted. Ms. Plummer expressed interest in reviewing the housing section and Chair Zuba will assist Ms. Plummer with the transportation element in that section. Mr. Bodenhafer indicated that he will review the vision statement. Mr. Steele pointed out that Town Council may be voting on the stormwater utility in April. July utilities will be moved to April and the schedule will be adjusted. Mr. Kakatsch agreed to work with Chair Zuba and Ms. Plummer on the housing element and the future land use section.

Discussion was held concerning incentives for decreasing right-of-way encroachment, FEMA regulations, special exceptions for certain properties, improving the view corridor, setbacks, and allowing extra height for a pass-through view corridor. Mr. Noble indicated he would look into the condominium multi-family standards in the code.

B. Post-Disaster Recovery and Reconstruction

Ms. Shamp commented that broader concerns and goals be discussed before going back to the details of the plan. She identified concepts including coordinating with the emergency management ordinance, to allow the Town the right to debris removal, allow resident entry for inspection, allow mitigation, ensure 50% or greater levels, pre- and post-disaster build back incentives, speed the recovery process, ease the stress of staff in permitting, coordinate common ground with Lee County ordinances, guidelines for water and wastewater, and a damage assessment mechanism to provide broader leeway with regulations.

Mr. Kakatsch questioned tax records, appraisals, replacement value, market price, assessments, taxable value, and market evaluation of property in relation to the 50% rule. He revealed that 87% of the properties have a low situation. Town Attorney Rooney recommended that greater reconstruction allowance be given to properties selected by the historical preservation ordinance. Mr. Durrett questioned researching comparable plans from other Towns. Town Attorney Rooney will look into other plans. Discussion was held concerning, insurance rates, replacement costs, changes in improvement value, and to incentivize the right types of development. Mr. Kakatsch recommended inviting the tax assessor to answer questions regarding determining values. He recommended that an additional allowance for repairs be given in addition to the 50% or 130% rule.

Town Attorney Rooney pointed out that the Town had the option of elevating the entire area or retreating. Discussion was held concerning height in feet and stories, view corridors, envisioning of the comprehensive plan, commercial property appraisals and income potential, and set back areas. Chair Shamp suggested presenting a committee report to Town Council to determine how to proceed and she offered to summarize points made in the discussion.

Mr. Noble indicated the Historical Advisory Committee will meet on March 24, 2015 at 2:00 p.m.

VI. LPA MEMBER ITEMS AND REPORTS

Ms. Plummer revealed that she received calls concerning wave runners and flags on wet sand at Lani Kai. She noted the Crescent Beach sign was in wet sand. She commented on the amount of equipment at beach accesses and the elimination of access at the Beacon Manor.

Ms. Shamp noted that paragliders were flying low on the sandy beach.

Mr. Steele questioned why the Lani Kai sign had not been changed. Mr. Noble responded that they filed another application to replace all their signs.

Chair Zuba thanked Mr. Steele for his efforts on the water service at Red Coconut.

VII. LPA ATTORNEY ITEMS

VIII. COMMUNITY DEVELOPMENT ITEMS

IX. LPA ACTION ITEM LIST REVIEW

X. ITEMS FOR NEXT MONTH'S AGENDA

XI. PUBLIC COMMENT

No public comment.

XII. ADJOURNMENT

MOTION: Mr. Durrett moved to adjourn the meeting; second by Mr. Bodenhafer.

VOTE: Motion approved; 7-0.

Meeting adjourned at 10:50 p.m. *u*

Adopted *u z* With/Without changes. Motion by John Kakatsch

Vote: 7-0

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