



**FORT MYERS BEACH
LOCAL PLANNING AGENCY (LPA)
MINUTES
Town Hall
2525 Estero Boulevard
Fort Myers Beach, Florida 33931
Tuesday, June 14, 2016**

I. CALL TO ORDER

Meeting was called to order at 9:00 a.m. by Vice Chair Shamp. Members present: Bruce Butcher, Al Durrett, Suzanne Katt, Jane Plummer and Joanne Shamp.

Excused: Hank Zuba

Town Attorney: Dawn Lehnert

Staff: Matt Noble and Megan Will.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

IV. MINUTES - May 10, 2016

MOTION: Mr. Butcher moved to approve the minutes as amended, second by Ms. Plummer.

VOTE: Motion approved; 4-0 with Ms. Katt abstaining and Chair Zuba absent.

Add to this sentence on Page 3: She could not support the application without doing additional research as to how many other sites would be eligible for boat parking.

V. MCP2015-0001 - Lighthouse Island Resort

A proposed minor amendment to the approved Lighthouse Island Resort CPD Master Concept Plan (MCP). The amendment proposes to provide an architectural decorative wall under the building closest to Fifth Street. The purpose of the wall includes: aesthetics; noise reduction; wind control; and boundary definition for the Tiki bar.

Mr. Noble stated the item will not be heard today. It will be brought back, readvertised and public notice sent out at the appropriate time.

MOTION: Ms. Plummer moved to adjourn as LPA and reconvene as Historic Preservation Board; second by Mr. Butcher.

VOTE: Motion approved; 5-0 with Chair Zuba absent.

Chair Shamp noted that an application will be coming forward for a Category 1 for the Woman's Club at 175 Sterling. She reviewed the designation process and consensus was reached to begin the process at the next meeting due to notification requirements. She stated they were ready to order plaques and she expected a quote from a third vendor, Sable Signs. She indicated they had one sign left in inventory. Consensus was reached to work with Sable Signs and to hold the ceremony during the fall.

MOTION: Ms. Katt moved to adjourn as Historic Preservation Board and reconvene as LPA; second by Ms. Plummer.

VOTE: Motion approved; 5-0 with Mr. Zuba absent.

VI. LPA MEMBER ITEMS AND REPORTS

Ms. Plummer questioned whether they were meeting in July. Consensus was reached to change the meeting to July 19, 2016 at 9:00 a.m.

VII. LPA ATTORNEY ITEMS - no items.

VIII. COMMUNITY DEVELOPMENT ITEMS

Ms. Will indicated that the flood amendments were being reviewed by the state. One of the changes included clarification regarding appraisals.

Ms. Will addressed emergency management planning. She will be working on developing a more user-friendly, streamlined plan. Adjustments to Chapter 12 of the Code and Chapter 34 of the actual LDC will follow. She will meet with Fire Chief Love next week to discuss how they will coordinate procedures.

Discussion was held concerning the 50% rule. Vice Chair Shamp questioned whether the LPA should pursue the concept of moratoria on permits for mitigation. Kara Stewart, Program Developer, stated that they were reviewing Lee County's post disaster plan. Ms. Plummer offered to get an appraisal for her residence so they could go through the whole process. Ms. Stewart offered to conduct a tutorial regarding appraisals.

Mr. Noble brought up the EAR (Evaluation Appraisal Report). He noted they would create a summary letter to be sent to the Department of Economic Opportunity to catalog what they did over the last year. Among topics highlighted were creating a new vision for the Town, natural environment, beach, tourism aspect, transportation issues, quality of life, themes of downtown Times Square versus the residential neighborhoods, emphasis on recreation, hidden paths, boardwalks, housing needs, historic preservation, redevelopment categories, maintaining intergovernmental coordination efforts and streamlining the plan. Mr. Noble will provide the summary letter at the next meeting.

Ms. Stewart described the law as it applied to the EAR. The intent was to evaluate the comp plan every seven years to be consistent with any changes that had been made at the state level.

Mr. Noble discussed the creation of additional administrative codes regarding single and multi-family development. Ms. Stewart explained that she was interested in starting with a single family duplex administrative code. She would like to investigate requiring a survey for work seaward of the 91 line and look at drainage and setbacks. Ms. Plummer questioned the fate of foundation surveys and as-built surveys. Mr. Noble noted they would address surveys as an administrative code.

Mr. Butcher brought up the survey in the Junkanoo situation. Town Attorney Lehnert was not sure if it would end up in litigation. Mr. Butcher stated that people complained about the amount of time it took to obtain a permit. He described Bonita Springs' measurements for their permit process and he questioned whether the Town had similar measurements and whether an administrative code would shorten the timeline. Ms. Stewart noted that they were working in conjunction with Lee County Plan Review and turnaround for a single family building was approximately seven days, which was standard. She stated they tried to turn their zoning part around within two days and she reviewed turnaround times for various permits. Ms. Stewart welcomed feedback.

Ms. Plummer questioned whether an old survey was acceptable for simple renovations. Ms. Stewart replied that replacing windows, garage doors or fences did not require a survey. A survey would be required if work was seaward of the 91 line.

Ms. Plummer asked that staff nudge Council to direct the LPA to work on educating residents regarding the value of improvements within FEMA requirements. Ms. Will replied that she saw several flood ordinances at 130%. She indicated they could look at putting it into the current package of revisions and have FEMA review it. She did not know if 130% was the panacea they were looking for and she recommended that anyone making major renovations should get an appraisal. Ms. Will indicated that she answers questions regarding the 50% rule daily. Mr. Durrett questioned whether they could conduct a program like Sanibel and go for the 50% rule every year instead of every five years. Ms. Will responded that they would lose points toward the community rating system, which would affect the cost of the flood insurance policy. She will provide information regarding the points for one year versus every five years. Discussion was held regarding older structures on the beach.

Consensus was reached to discuss a joint meeting with Town Council in a couple of months. Vice Chair Champ reviewed the action list.

IX. ITEMS FOR NEXT MONTH'S AGENDA

X. PUBLIC COMMENT - no public comment.

XI. ADJOURNMENT

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

VOTE: Motion approved; 5-0 with Chair Zuba absent.

Meeting adjourned at 10:22 a.m.

Adopted ✓ With/Without changes. Motion by Champ 2nd: Plummer

Vote: 6-0

Town of Fort Myers Beach - Local Planning Agency

June 14, 2016

Page 3 of 4

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