



**FORT MYERS BEACH
LOCAL PLANNING AGENCY (LPA)
MINUTES
Town Hall
2525 Estero Boulevard
Fort Myers Beach, Florida 33931
Tuesday, October 11, 2016**

I. CALL TO ORDER

Meeting was called to order at 9:01 a.m. by Chair Zuba. Members present: Dan Hendrickson, Suzanne Katt, Jane Plummer, Joanne Shamp and Hank Zuba.

Excused: Bruce Butcher and Scott Safford.

Town Attorney: Dawn Lehnert

Staff: Matt Noble and Kara Stewart.

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

IV. REORGANIZATION

MOTION: Ms. Shamp moved to nominate Hank Zuba for Chair; second by Ms. Katt.

MOTION: Ms. Plummer moved to nominate Joanne Shamp for Vice Chair; second by Ms. Katt.

VOTE: Motions approved; 5-0 with Mr. Butcher and Mr. Safford excused.

V. MINUTES - September 6, 2016

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

VOTE: Motion approved; 5-0 with Mr. Butcher and Mr. Safford excused.

Change the following sentences: Ms. Katt addressed errors possible inaccurate citations to the comprehensive plan in the resolution.

Ms. ~~Shamp~~ Plummer moved to approve surplus parking on any commercial parking that has over their required parking for their business use; second by Chair Zuba.

VI. LPA RESOLUTION NUMBER 2016-02

Chair Zuba read the resolution honoring Al Durrett.

MOTION: Mr. Hendrickson moved to duly pass and adopt the resolution; second by Ms. Plummer.

VOTE: Motion approved; 5-0 with Mr. Butcher and Mr. Safford excused.

VII. VAR16-0008

Variance from 32 square feet sign area limitation in LDC Section 30-153(b)(1) to permit a wall sign that contains 55 square feet of sign area.

Chair Zuba requested ex parte communication. Ms. Katt - site visit and conversation with Noel Davies from Roetzel & Andress; Ms. Shamp - site visit and conversation with Sharon Faircloth; Mr. Hendrickson - site visit; Ms. Plummer - site visit; Chair Zuba - site visit and conversation with Tim Malbon from the Best Western.

Mr. Davies described the property and surrounding zoning districts. He pointed out that all Best Westerns were undergoing a branding campaign and Mr. Malbon was obligated to make the change under the franchise agreement.

Mr. Davies utilized a PowerPoint presentation, which was included in the packet. Slides included: aerial of the property, site plan, current sign and landscaping, proposed sign and five variance guidelines. Mr. Malbon described recent awards.

Chair Zuba questioned whether the existing sign could be altered. Mr. Malbon replied that everything about the sign had to be changed.

Mr. Noble mentioned the right-of-way and the visibility triangle as they related to the monument sign. Bill Shenko, resident, stated that the Best Western was a great neighbor and he wholeheartedly supported their request.

Ms. Shamp thanked staff for the report. She agreed with their request.

Ms. Plummer questioned whether the new sign would be visible.

Mr. Hendrickson thanked Mr. Malbon for being a good neighbor and a good steward of the island. He appreciated his presentation.

MOTION: Ms. Shamp moved to approve sign variance VAR16-0008 with the findings and conclusions that there are exceptional or extraordinary conditions or circumstances, the request is for de minimus, that the conditions justifying the variance are not the result of the actions of the applicant, the variance granted is the minimum variance that will relieve the applicant of unreasonable burden, the granting of the variance will not be injurious to the neighborhood and that the conditions or circumstances on the specific piece of property for which the variance is sought are not so general or recurrent in nature as to make it a precedent, reasonable or practical to amend the regulation in question. We would include all three conditions of approval as listed 1, 2 and 3 and include the conclusion that the requested variance will relieve the burden caused by the application of LDC Section 30-153(b)(1); second by Mr. Hendrickson.

VOTE: Motion approved; 5-0 with Mr. Butcher and Mr. Safford excused.

VIII. HISTORIC PRESERVATION BOARD MEETING

MOTION: Ms. Plummer moved to adjourn as LPA and convene as Historic Preservation Board; second by Chair Zuba.

VOTE: Motion approved; 5-0 with Mr. Butcher and Mr. Safford excused.

1. HDD16-0006 - 226 Ohio Avenue - Plaque Program

Mr. Noble noted the address was 226/232 Ohio Ave. Chair Shamp noted the property was listed in the Comprehensive Plan. Chair Shamp reviewed the application and recommended the structure for Category 2 of the Historic Recognition Plaque Program. She will add the Lee County file to the record.

MOTION: Ms. Plummer moved to accept 226/232 Ohio Avenue as applicable for the Plaque Program, Category 2 recognition by the Historic Preservation Board; second by Mr. Hendrickson.

VOTE: Motion approved; 5-0 with Mr. Butcher and Mr. Safford excused.

2. HDD16-0007 - 6500 Estero Boulevard - Plaque Program

Chair Shamp reviewed the application and described the property. She commended Susan Dzyacky for the documentation included with the application. Ms. Plummer noted that the property did not contain elevators. Ms. Katt and Mr. Zuba complimented Ms. Dzyacky on the application.

MOTION: Mr. Zuba moved to approve HDD16-0007 for Category 2 of historic recognition for the Plaque Program; second by Ms. Plummer.

VOTE: Motion approved; 5-0 with Mr. Butcher and Mr. Safford excused.

Chair Shamp indicated that they received four plaques and would order three more. She suggested that Category 2 recipients be recognized and awarded plaques at Town Council meetings. She would like to review the Women's Club for Category 1 at the November meeting.

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

VOTE: Motion approved; 5-0 with Mr. Butcher and Mr. Safford excused.

IX. LPA MEMBER ITEMS AND REPORTS

Ms. Shamp commented on disappointing feedback from east coast people seeking shelter from the storm concerning parking tickets and hotel price gouging. Ms. Plummer commented that it was great to see the Town active last week. She questioned changes to survey requirements. Town Attorney Lehnert explained potential code changes and as-built surveys. Kara Stewart, Director of Community Development, stated that she brought back the resolution passed by the LPA two years ago. Chair Shamp requested a copy of the minutes and the agenda packet from the meeting. Mr. Noble will distribute the information.

Ms. Plummer clarified their request regarding surveys, the 50% rule and appraisals to prepare for the meeting. Mrs. Shamp stated that she would send Mrs. Stewart documents concerning post-disaster reconstruction and moratoriums.

Ms. Katt stated that she was scheduled to be out of town during the joint session and she questioned whether she needed to be there. Ms. Plummer explained the background and purpose of the meeting. Ms. Shamp will send a list of questions to Mr. Noble for distribution.

Ms. Shamp updated the Action List. Mr. Hendrickson offered to be Ms. Shamp's backup for presenting updates to Council.

X. LPA ATTORNEY ITEMS - no items.

XI. COMMUNITY DEVELOPMENT ITEMS - no items.

XII. ITEMS FOR NEXT MONTH'S AGENDA - November 8, 2016

XIII. PUBLIC COMMENT - no public comment.

XIV. ADJOURNMENT

MOTION: Ms. Shamp moved to adjourn the meeting; second by Ms. Katt.

VOTE: Motion approved; 5-0 with Mr. Butcher and Mr. Safford excused.

Meeting adjourned at 10:22 a.m.

Adopted _____ With/Without changes. Motion by _____

Vote: _____

- End of document

Handwritten signature
Chair LPA
 12 / 13 / 16