



**FORT MYERS BEACH
LOCAL PLANNING AGENCY (LPA)
MINUTES
Town Hall
2525 Estero Boulevard
Fort Myers Beach, Florida 33931
Tuesday, February 14, 2017**

I. CALL TO ORDER

Meeting was called to order at 9:00 a.m. by Chair Zuba. Members present: Bruce Butcher, Dan Hendrickson, Megan Heil, Suzanne Katt, Jane Plummer, Scott Safford and Hank Zuba.
Town Attorney: Dawn Lehnert

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

IV. MINUTES - January 10, 2017

MOTION: Mr. Butcher moved to approve the minutes, second by Ms. Katt.

VOTE: Motion approved; 7-0.

(Clerk's note: Chair Zuba indicated that the word "solely" was spelled incorrectly in this sentence on Page 2: John Gucciardo stated that the five-year requirement was originally based solely on obtaining points for insurance purposes. "Solely" is correct.)

V. RESOLUTION-SURPLUS PARKING LDC AMENDMENT-CHAPTER 34, DIVISION 26

Ms. Plummer clarified delineating parking places under other uses of parking lots.

MOTION: Ms. Katt moved to pass Exhibit A with regard to supplemental parking regulations;
second by Mr. Butcher.

VOTE: Motion approved; 7-0.

VI. DISCUSSION: CONSTRUCTION OF HABITABLE AREAS BELOW ELEVATED HOMES

Chair Zuba reported there were approximately 1,500 homes that may have created non-conforming or illegal spaces.

Ms. Plummer indicated that it was a safety issue and one rental agency brought their 97 units up to code. The fire department stated that a hard wire smoke detector system, emergency lighting and fire extinguishers had to be installed in every unit. She noted that the rental agency's biggest expense was installing hand rails.

Molly Jacobs, Code Enforcement Officer, noted she received many phone calls and it was difficult to obtain access to units.

Ms. Plummer discussed selling homes built prior to 1989.

Ms. Heil suggested updating the website to provide information to people buying property.

Chair Zuba stated that the issue came to light due to a fire in an illegal unit. Ms. Heil questioned enforcing the law.

Ms. Plummer discussed posting occupant loads in rentals and no enforcement of penalties.

Ms. Katt questioned requiring that certain information be disclosed at the time of sale. Town Attorney Lehnert replied that a third party transaction was impossible to enforce, but they could post information on the website.

Ms. Katt discussed updating the affordable housing summary under the Comprehensive Plan.

Mr. Hendrickson questioned why access was a problem in Florida, while Michigan required code compliance inspections for rental properties every four years. Town Attorney Lehnert was not familiar with Michigan law.

Ms. Katt noted that Sanibel received money from Lee County to help subsidize rental units for employees. Chair Zuba indicated that they gave land in order to develop the housing.

VII. HISTORIC PRESERVATION BOARD MEETING

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

VOTE: Motion approved; 7-0.

REORGANIZATION-COMMITTEE MEMBERS

MOTION: Ms. Plummer moved to approve Meagan Heil as the third member of the LPA for the Historic Advisory Committee; second by Mr. Safford.

VOTE: Motion approved; 7-0.

Chair Katt requested a meeting at the end of the month. Mr. Noble will contact members.

MOTION: Ms. Plummer moved to appoint A.J. Bassett, Fran Santini and Linda Meeder to the Historic Advisory Committee; second by Mr. Hendrickson.

VOTE: Motion approved; 7-0.

MOTION: Ms. Plummer moved to adjourn as Historic Preservation Board and reconvene as the LPA

VOTE: Motion approved; 7-0.

VIII. LPA MEMBER ITEMS AND REPORTS

Ms. Heil commented on creating a bike-friendly community. Chair Zuba questioned whether Ms. Heil would jot her ideas down and present them at the next meeting. Mr. Hendrickson remarked that the bike-pedestrian master plan public meeting would take place the following day.

Mr. Hendrickson suggested having a member of the LPA attend every Council meeting. Chair Zuba agreed.

Ms. Katt thanked Mr. Noble for delivering their packets early. She thanked Town Attorney Lehnert for all her help and thanked Ms. Heil for her volunteering spirit.

Mr. Safford questioned whether the LPA should discuss the bathroom issue at the Palm beach access. Mr. Safford will research the issue and report back.

Ms. Plummer commented on the bathroom issue and the danger of riding bikes and walking on Estero Blvd.

IX. LPA ATTORNEY ITEMS - no items

X. COMMUNITY DEVELOPMENT ITEMS

Mr. Noble indicated that two LPA items were upcoming at Town Council. Mr. Hendrickson will attend on behalf of the LPA.

XI. ITEMS FOR NEXT MONTH'S AGENDA

XII. PUBLIC COMMENT

Leon Moyer commented that habitable areas below elevated homes needed to be done by the state legislature. He described how the LPA could take a leading edge on the issue instead of duplicating efforts statewide.

XIII. ADJOURNMENT

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

VOTE: Motion approved; 7-0.

Meeting adjourned at 9:57 a.m.

Adopted _____ With/Without changes. Motion by _____

Vote: _____

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3/14/17