



**FORT MYERS BEACH  
LOCAL PLANNING AGENCY (LPA)  
MINUTES  
Town Hall  
2525 Estero Boulevard  
Fort Myers Beach, Florida 33931  
Tuesday, May 9, 2017**

**I. CALL TO ORDER**

Meeting was called to order at 9:00 a.m. by Vice Chair Katt. Members present: Megan Heil, Dan Hendrickson, Suzanne Katt, Jane Plummer, Scott Safford and Lorrie Wolf.

Excused: Hank Zuba

Town Attorney: Town Attorney Peterson

Staff: Matt Noble

**II. PLEDGE OF ALLEGIANCE**

**III. INVOCATION**

**IV. MINUTES - April 18, 2017**

**MOTION:** Ms. Plummer moved to approve the minutes, second by Ms. Wolf.

**VOTE:** Motion approved; 6-0 with Chair Zuba excused.

**MOTION:** Ms. Plummer moved to approve the resolution for James Steele for his contributions to the Town; second by Ms. Heil.

**VOTE:** Motion approved; 6-0 with Chair Zuba excused.

**V. HISTORIC PRESERVATION BOARD MEETING - Moving Historical Homes to Matanzas Pass**

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

**VOTE:** Motion approved; 6-0 with Chair Zuba excused.

Jesse Lavender, Director of Lee County Parks and Recreation, distributed photos of the Boca Grande cottage donated to the Town. Chair Katt explained that during the Historic Advisory Committee (HAC) meeting, Mr. Noble indicated that Boca Grande was interested in moving a cottage to Fort Myers Beach. After the meeting, moving the cottages at 3360 and 3370 Estero Blvd. were also discussed.

Russell Carter, past President of the Historic Society, was tasked with overseeing cottage acquisition. He explained that the Friends of Matanzas Pass wanted to put a visitor's welcome center/classroom at the entrance of Matanzas Pass. Mr. Noble brought up the possible donation of two cottages on Estero. Mr. Carter provided possible site locations and the lease with Lee County.

Mr. Noble approached Joe Orlandini with the idea of moving the Estero cottages. Mr. Orlandini stated that the little white house with the red brick chimney was the only one worth saving out of the three. He noted he would have to salvage pieces from two of the structures to make one house. He indicated that extra material from the structures would be repurposed. Mr. Orlandini stated that they had the ability to put two structures on the (Historic Society) property. He noted that he would have to move the house to a temporary location at 1510 Estero Blvd. He discussed keeping the house at its original elevation due to cost issues. Mr. Noble indicated that he had not fully explored the height issue regarding historic structures.

Mr. Lavender proposed keeping the Boca Grande cottage at its original elevation for the same reasons. Mr. Orlandini asked that Mike Huffman be recognized for his willingness to save and move the cottage. He indicated that Mr. Huffman had a buyer for one interior wall but Mr. Orlandini mitigated the issue. He recognized that there will probably be a dollar issue factored into the project. Mr. Orlandini notified the press of the upcoming move.

Mr. Lavender distributed copies of the concept plan and he indicated they could entertain amending the current lease (with the Historic Society) to include more property if needed. He questioned whether the Town would designate the Boca Grande cottage as historic. Vice Chair Katt questioned acquiring additional land for cottages in the future. Mr. Lavender replied that there would be a cap due to space limitations. Ms. Plummer questioned whether they could create a village with no setbacks to fit in as many cottages as possible. Mr. Noble replied that there would be minimum setbacks. Mr. Orlandini thought five structures could fit in the proposed location.

Mr. Hendrickson questioned space for parking and where the closest residential area was located. Mr. Noble replied that residents were on the other side of the parking lot and they would have to discuss parking. Vice Chair Katt questioned whether they could designate the cottages as an historic district to protect them. Mr. Noble responded in the affirmative. Mr. Lavender revealed that the Boca Grande cottage was Audrey Hepburn's winter residence. He cautioned that an amendment to the current lease would go before the County Commissioners for final approval. Mr. Noble noted that moving the cottages in the Town required Council approval. Mr. Lavender revealed that the Boca Grande cottage would be moved to a temporary location as well.

Ms. Wolf clarified that the Boca Grande cottage was donated to Lee County and the lease would not have to be rewritten for that cottage.

Mr. Carter stated that the ~~Friends of Matanzas Pass~~ Historic Society were dedicated to saving historic structures on Fort Myers Beach, but they were not against acquiring historic assets from other areas. He supported keeping the current deck elevation due to ADA access.

Ms. Plummer requested the square footage of the Boca Grande cottage. Mr. Lavender distributed a drawing of the L-shaped cottage. He stated it was just over 25 feet at the longest part of the L and 35 feet long.

Chair Katt thanked Mr. Lavender for his presentation.

**MOTION:** Ms. Plummer moved that they support moving one or two of the houses located at 3360 and 3370 Estero Blvd. to be temporarily moved to 1510 Estero Blvd. until such time that the permits and the property were prepared for the delivery of the historical homes to the historic area at the Matanzas Pass behind the school; second by Ms. Heil.

Mr. Hendrickson questioned who would finance the project. Mr. Noble stated that they would have to have several discussions with various entities. Mr. Hendrickson questioned what would happen in the event that the project fell through and Mr. Orlandini was stuck with the cottage on his property. Chair Katt indicated that their motion was only a recommendation to make the move, not a commitment from the Town. Ms. Heil questioned whether they could provide the necessary variances for Mr. Orlandini. Chair Katt replied that they could not approve variances in advance.

**VOTE:** Motion approved; 6-0 with Mr. Zuba excused.

Ms. Heil thanked Mr. Orlandini for bringing the opportunity to their attention. Chair Katt included Mr. Noble and Mr. Carter.

Ms. Plummer questioned whether they should make a motion supporting moving the Boca Grande cottage. Chair Katt replied that Mr. Noble suggested waiting until they had more information. Mr. Lavender explained his timeline.

Discussion was held regarding framing a motion for Mr. Lavender. Mr. Safford suggested creating a fast-track process to move historic cottages. Ms. Wolf supported the contingent approval.

**MOTION:** Mr. Hendrickson moved that they let the County know that they were open to accept the Boca Grande property contingent upon purchase of the land by Matanzas Pass; second by Mr. Safford.

**VOTE:** Motion approved; 6-0 with Mr. Zuba excused.

Chair Katt reported that the Women's Club completed the application process for the historic designation of their building, but some members were afraid to proceed. Mr. Noble will attend the next board meeting to allay their fears. Mr. Noble will work on creating a letter to owners of historic properties. Chair Katt invited Mr. Orlandini and Mr. Lavender to attend the next HAC meeting on May 30, 2017. She requested that anyone interested in joining the HAC submit a letter of interest to Mr. Noble. Ms. Plummer questioned whether they should amend the motion regarding the Boca Grande cottage. Chair Katt determined the original motion was sufficient.

**MOTION:** Mr. Hendrickson moved to adjourn as Historic Preservation Board and reconvene as the LPA; second by Mr. Safford.

**VOTE:** Motion approved; 6-0 with Mr. Zuba excused.

## **VI. LPA MEMBER ITEMS AND REPORTS**

Ms. Heil reported that the Bike/Ped Master plan was moving along.

Mr. Hendrickson stated that he did not know that residential rentals had to be registered. He described the registration process. He described a recent case in Widgeon Terrace that went before the LPA. After the LPA made recommendations, changes were made to the project, but it did not go back to the LPA.

Mr. Hendrickson felt that the changes should have gone back to the LPA for their review. He would like to revisit development on the island if Town Council planned to give advisory committees leeway to be proactive.

Ms. Plummer questioned the status of the 50% rule. Mr. Noble replied that resolutions were signed and the blue sheets were being worked on. He thought it should be ready by the next Council meeting.

Mr. Safford supported Mr. Hendrickson regarding changes made after LPA recommendations. He would like to see a process to save historic homes in the future.

Ms. Wolf agreed with Mr. Hendrickson and Mr. Safford regarding changes and she thought the 50% rule would help prevent cottages from being demolished.

Vice Chair Katt questioned when TPI would be submitting an application. Mr. Noble responded that it was reviewed and found to be insufficient. The applicant had 60 days to address the insufficiency letter and a meeting was scheduled with their development team. He thought it would be a couple of months before it came to the LPA. Vice Chair Katt questioned whether they could establish a historic district on the Island. Mr. Noble replied that there were concentrations of historic cottages on Pearl St. but there has not been a movement to move forward. She asked whether he could provide a tutorial on requirements of a historic district. Mr. Noble agreed. Vice Chair Katt questioned when the financial declarations were due. Town Attorney Peterson responded before the end of July.

Town Manager Hernstadt introduced himself to the LPA. He summarized Town Council's conversation regarding allowing advisory committees more leeway. He agreed that changes after LPA recommendations should come back to the LPA.

## VII. LPA ATTORNEY ITEMS

Town Attorney Peterson stated that the financial declarations should be filed as close to July 1, 2017 as possible.

## VIII. COMMUNITY DEVELOPMENT ITEMS

Mr. Noble will include the ordinance laying out duties and responsibilities of the LPA in the next packet. Council asked that all committees review their ordinance and make recommendations for changes or modifications. Mr. Noble will include a schedule in the next packet.

## IX. ITEMS FOR NEXT MONTH'S AGENDA

X. PUBLIC COMMENT - no public comment

## XI. ADJOURNMENT

**MOTION:** Mr. Hendrickson moved to adjourn the meeting; second by Mr. Safford.

**VOTE:** Motion approved; 6-0 with Chair Zuba excused.

Meeting adjourned at 10:38 a.m.

Adopted \_\_\_\_\_ With/Without changes. Motion by \_\_\_\_\_

  
8/8/17

Vote: \_\_\_\_\_

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