FORT MYERS BEACH
LOCAL PLANNING AGENCY (LPA)
MINUTES
Town Hall
2525 Estero Boulevard
Fort Myers Beach, Florida 33931
Tuesday, October 13, 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, Joanne Shamp, James Steele and Hank Zuba.
Excused: Jane Plummer
Town Attorney: Dawn Lehnert
Staff: Matt Noble

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

IV. MINUTES - September 15, 2015

Tabled until next meeting.

V. EAR DISCUSSION - Review of Elements
Historic Preservation Element

Mr. Noble stated that the historic working group was the Historic Advisory Committee (HAC) and one of the goals was to broaden the membership. Ms. Shamp noted that she and Mr. Noble worked through the HAC and received their approval for substantive changes.
Mr. Noble indicated that the policy concerning providing copies to the public library should be deleted.
Policy 13-A-3 - there was value in periodically updating the historic survey, but Mr. Noble felt it should be reworded. Ms. Shamp provided a handout which described the Certified Local Governments Program under the Division of Historical Resources. She encouraged participation in the program. Mr. Noble stated that it was their intent to enter historic and eligible structures in a database for cross referencing.

Policies 13-A-5 and 13-A-6 - clean up text.
Make 13-A-7 more proactive that the Town will work with these entities to continue identifying appropriate buildings and sites.
Continue the program in 13-A-8.
Minor changes to Policies 13-A-9, 13-A-10 and 13-B-3.
Mr. Noble felt there needed to be a policy discussion with Council regarding their desire to incentivize retention of historical property structures through a TDR program.
Discussion was held concerning revolving loan funds and grants.
Rewrite Policies 13-C-1 and 13-C-2 to recognize the Mound House, Newton House and other properties eligible for the National Register.
Minor modifications to 13-C-4. Update verbiage in 13-C-5 and renumber Policies.
Mr. Noble discussed a grant program that the Town used to have that assisted owners in rehabbing historic structures.

Intergovernmental Coordination Element (ICE)

Update or reword several Policies.

Capital Improvements Element (CIE)

Objective 11-A - the debt management policy should be acknowledged and the capital financing policy in 11-C should be changed to the debt management policy. Mr. Steele reported that the Audit Committee worked on a debt management policy, which included a five-year capital improvement plan that must be completed each year in conjunction with the passage of the budget. He noted the plan would show what capital improvement projects were ongoing, what had started, what was planned, what was anticipated and it would include a debt service coverage policy.
Delete a sentence in 11-A-6. Delete references to emergency shelters. Discussion was held concerning traffic studies. Mr. Bodenhafer stated that he was not aware of the process that Council should determine, after a public hearing, whether there was cause to withhold or condition building permits. Mr. Noble replied that he wasn't aware of it and they would add it to the list to discuss with Town Council.
Mr. Steele stated that the Audit Committee discussed not permitting any conduit financing. He described an example of conduit financing. Ms. Shamp felt that they should pursue Policy 11-C-3.
Mr. Noble indicated that they will review the future land use map at the next meeting.

VI. LPA MEMBER ITEMS AND REPORTS

Ms. Shamp requested that HPB be on the agenda for the next meeting and the Woman's Club applied for designated status. Ms. Shamp revealed that the August 11, 2015 minutes posted online did not include changes. She discussed the CIP.
Ms. Shamp moved to inform Town Council that the LPA did not approve the CIP based on new information; second by Mr. Bodenhafer. Motion approved; 6-0 (Ms. Plummer excused). Ms. Shamp indicated that she would inform Council at their next meeting.
Chair Zuba commented on the delay with reorganizing LPA. Discussion was held regarding possible changes.

Ms. Shamp reviewed the policies and issues to be discussed with Council at the next joint meeting.

VII. LPA ATTORNEY ITEMS - none

VIII. COMMUNITY DEVELOPMENT ITEMS - none

IX. ITEMS FOR NEXT MONTH'S AGENDA

X. PUBLIC COMMENT - none

XI. ADJOURNMENT

MOTION: Mr. Kakatsch moved to adjourn the meeting; second by Mr. Durrett.
VOTE: Motion approved; 6-0 (Ms. Plummer excused).

Meeting adjourned at 10:08 a.m.

Adopted _____________ With/Without changes. Motion by _____________________

Vote: ________________________

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