



Fort Myers Beach Local Planning Agency

**Council Chambers
2525 Estero Blvd.
Fort Myers Beach, FL 33931**

Minutes

Thursday, June 3, 2021

9:00 AM

ORDER OF BUSINESS

DRAFT

I. CALL TO ORDER

Members present: Chair Megan Heil, Forrest Critser, Dan Hughes, Jane Plummer, Scott Safford, Karen Swanbeck and Patrick Vanasse.

II. INVOCATION

Chair Heil.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. Local Planning Agency minutes - May 11, 2021

LPA Member Critser moved to approve the minutes; second by LPA Member Swanbeck.

Motion approved 7-0.

V. PUBLIC HEARINGS

A. 5-Year CIP (FY22-26)

Recommend approval/denial of the 5-year Capital Improvement Plan (FY22-26) to the Town Council and inclusion with the proposed Fort Myers Beach Fiscal Year 2022 budget.

Community Development Director Jason Green reviewed the proposed plan. LPA Member Safford questioned whether the LPA could receive the past year's numbers next year. Director Green replied affirmatively. LPA Member Safford questioned what they spent on the swales this fiscal year. Director Green thought it was budgeted for the same amount and indicated he could provide an overview of whether they were on track. LPA Member Safford responded that it would be helpful to have the number. He questioned

whether grants were written in-house or contracted out. Director Green thought it was a mixture of both.

LPA Member Hughes expressed concern regarding approving something for Bayside Park, Times Square and Bay Oaks when the finished products were in question. He questioned how to decide what the numbers should be when everything was so tentative. Director Green suggested they should not get bogged down by the details and think about the level of services. He indicated the numbers came from Town staff.

Town Attorney Herin, Jr. stated that the projects were reflected in the CIP because the Town received a loan for the three projects and they were moving forward. He indicated the projects would be recurring items on the CIP until they were completed.

Chair Heil confirmed that all projects were in progress and they were keeping them going by approving the proposed plan. She questioned whether any other committee reviewed the numbers. Director Green replied that each project had its own process. Town Attorney Herin, Jr. explained that most of the money was coming from a secured loan and was accounted for. Chair Heil questioned what they asked for in loans last year. Director Green replied that they were trying to get to the point where they could provide more details.

LPA Member Vanasse described the dashboards created by Lee and Collier Counties that provided details in their budget. Director Green replied that they were working on processes to get to that point. He encouraged members to focus on years 2, 3, 4 and 5.

LPA Member Swanbeck questioned whether the LPA reviewed the TDC (Tourist Development Council) grant list. Director Green replied negatively. Town Attorney Herin, Jr. discussed planning ahead and used the playground at Lynn Hall Park as an example of a limitation since the Town did not own the property. He added that the TDC process was complete for the fiscal year.

LPA Member Vanasse questioned the level of service criteria and where the Town stood. He indicated it would help them to make constructive recommendations. Director Green agreed and felt that process should be started earlier in the year. Town Attorney Herin, Jr. thought their level of service was good and they should continue to think about how to maintain and improve it. Director Green stated he would provide a brief summary in August.

LPA Member Plummer moved to recommend approval of the 5-year Capital Improvement Plan (FY22-26) to the Town Council and inclusion with the proposed Fort Myers Beach Fiscal Year 2022 budget; second by LPA Member Vanasse.

Motion approved 7-0.

VI. ADJOURN AS LPA AND RECONVENE AS THE HISTORIC PRESERVATION BOARD

Chair Heil adjourned as the LPA and reconvened as the HPB.

VII. HISTORIC PRESERVATION BOARD

Director Green stated that Town Council would vote on adding three members to the Historic Preservation Advisory Committee on June 7, 2021, for a total of five members.

A. Category of Historic Importance (CHI) - CHI2 Historic Recognition 3562 Estero Boulevard

Recognize 3562 Estero Boulevard "Shangri-La" Cottage, built in 1921, as a structure of importance within the Town's heritage and determine the Category of Historic Importance (CHI) as CHI2-Historic Recognition.

Director Green read the definitions of CHI1, CHI2 and CHI3.

LPA Member Critser questioned the purpose of CHI2 and CHI3 if the cottages were not protected. Director Green replied that it was generally a promotion. LPA Member Safford stated that their Sea Gypsy property was designated as CHI2 because it was the first public library and they wanted the recognition. He felt that Shangri-La had an interesting story. He questioned the strap number. Director Green will correct it.

Chair Heil stated that a public hearing was not needed since the applicant was not in attendance and there was no audience.

LPA Member Critser moved to grant the designation of CHI2; second by LPA Member Swanbeck.

Motion approved 7-0.

VIII. ADJOURN AS THE HISTORIC PRESERVATION BOARD AND RECONVENE AS LPA

Chair Heil adjourned as the HPB and reconvened as the LPA.

IX. ADMINISTRATIVE AGENDA

Director Green requested direction regarding the restrictiveness of the commercial boulevard zoning district and the boulevard category in the future land use category. He explained how the uses were limited and what the intent was. He questioned whether they should do a text amendment.

X. LPA MEMBERS ITEMS/REPORTS

LPA Member Safford discussed the lack of a police presence on Memorial Day. He revealed that he had to close his store and issue refunds to two guests because they did not feel safe. He felt it was going to happen again and the Town needed to come up with a plan. LPA Member Plummer suggested more of a police presence on the weekends. She discussed questionable activities on a family island and felt the Town should demand that more police be on the beach. LPA Member Critser noted it was a budget concern and suggested that the Town integrate its own police force. LPA Member Safford stated that 42 officers showed up after the disturbance and the Town could not afford 42 officers.

He agreed with adding police on the weekends. LPA Member Hughes agreed with the comments. He noted that the County Sheriff was responsible for maintaining law and order and the Town needed to assist. He brought up the lack of landscaping on the Mango St. parking lot and questioned who followed up on compliance with conditions. Director Green will follow up. LPA Member Hughes brought up the Dullard case and urged LPA Members to visit the site. He stated that the building was an example of what a pre-disaster build-back should not be. He questioned the rationalization of Town Council. Chair Heil agreed the building was a monster and you could not see through to the water; there was no public benefit. Director Green replied that it could have been bigger and building mass should be addressed on multi-family structures. He will follow up on the site.

No items from other members.

XI. LPA ATTORNEY ITEMS/REPORTS

No items.

XII. COMMUNITY DEVELOPMENT ITEMS/REPORTS

Consensus was reached to take July off.

XIII. ITEMS FOR NEXT MONTHS AGENDA

No items.

XIV. PUBLIC COMMENT

No public comment.

XV. ADJOURNMENT

LPA Member Vanasse moved to adjourn; second by Chair Heil.

Motion approved 7-0.

The meeting adjourned at 10:21 a.m.

Minutes adopted as presented, August 10, 2021. Motion by LPA Member Critser and seconded by LPA Member Vanasse. Passed 6-0.



Amy Baker, Town Clerk