



Fort Myers Beach Local Planning Agency

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

Agenda

Thursday, June 3, 2021

9:00 AM

ORDER OF BUSINESS

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF MINUTES**
 - A. Local Planning Agency minutes - May 11, 2021
- 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.
- VI. ADJOURN AS LPA AND RECONVENE AS THE HISTORIC PRESERVATION BOARD**
- VII. HISTORIC PRESERVATION BOARD**
 - 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.
- VIII. ADJOURN AS THE HISTORIC PRESERVATION BOARD AND RECONVENE AS LPA**
- IX. ADMINISTRATIVE AGENDA**
- X. LPA MEMBERS ITEMS/REPORTS**
- XI. LPA ATTORNEY ITEMS/REPORTS**
- XII. COMMUNITY DEVELOPMENT ITEMS/REPORTS**

XIII. ITEMS FOR NEXT MONTHS AGENDA**XIV. PUBLIC COMMENT****XV. ADJOURNMENT**

NOTE: THIS MEETING IS TELEVISED LIVE ON COMCAST CHANNEL 98.

IF A PERSON DECIDES TO APPEAL A DECISION MADE BY THE COUNCIL IN ANY MATTER CONSIDERED AT THIS MEETING/HEARING, SUCH PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.

	For special accommodations, please notify the Town Clerk's Office at least 72 hours in advance. (239) 765-0202		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the Town Clerk's Office.
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In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Board's proceedings should contact the Town Clerk's Office not later than three days prior to the proceedings.



Fort Myers Beach Local Planning Agency

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

Minutes

Tuesday, May 11, 2021

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

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

Excused: Chair Megan Heil.

II. INVOCATION

Vice Chair Plummer.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A.

LPA Member Hughes made a positive comment regarding editing the minutes.

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

Motion approved; 6-0 with Chair Heil excused.

V. PUBLIC HEARINGS

A. VAC 20210035, Vacation of a portion of School Street Right-of-Way

Adopt Approve/Approve with conditions/Deny: Vacation of a portion of Town right-of-way on School Street.

Town Attorney Herin, Jr. swore in those providing testimony. Public Works Director Chelsea O'Riley provided details of the property to be vacated.

No public comment.

LPA Member Vanasse moved to approve as presented; second by LPA Member Hughes.

Motion approved; 6-0 with Chair Heil excused.

VI. ADMINISTRATIVE AGENDA

A. Resolution 18-37-Historic Preservation Advisory Committee (HPAC)

Discussion and Direction about Resolution 18-37, Designating and Establishing Historic Preservation Advisory Committee

Director of Community Development Services Jason Green noted that two members were still active. LPA Member Critser submitted his application, which left two openings for a total of five members. He revealed that the remaining members' terms expired in September of 2021 and he was not sure whether they were interested in another term. LPA Member Vanasse suggested holding meetings during season only so more people could participate. LPA Member Safford described what the HPAC was working on before they became inactive. LPA Members Vanasse and Safford did not see a reason to change the number of members. LPA Member Vanasse suggested creating a list of priorities for the HPAC. Director Green stated he would contact the current members regarding their plans for the future. LPA Member Safford suggested changing the date for meetings to prevent conflicts with holidays. Consensus was reached to conduct meetings during season only.

VII. LPA MEMBERS ITEMS/REPORTS

LPA Member Safford recognized the Chamber of Commerce and Shucker's for hosting successful events.

Vice Chair Plummer verified that they were using the same hurricane pass this year. She lamented the loss of the Mermaid restaurant. She noted that contractors were expressing frustration regarding permit delays. Director Green responded that he would not comment on individual permits. LPA Member Vanasse commented that third-party inspections were an option. Director Green stated that it was not appropriate to discuss Building Services during the LPA meetings. He indicated that people with questions surrounding permits should contact Building Services directly and talk to a supervisor if necessary. LPA Member Vanasse suggested that Town Council workshop permitting to address policy and educate the community. A discussion was held regarding limiting electronic access to permit histories. Town Attorney Herin, Jr. reiterated that the information was not available because of past hacking problems and people had to come into Town Hall for access. Director Green stated that some information was available and was affiliated with the property address. He commented that a computer was available at Town Hall for the community to use.

No items from other members.

VIII. LPA ATTORNEY ITEMS/REPORTS

No items.

IX. COMMUNITY DEVELOPMENT ITEMS/REPORTS

No items.

X. ITEMS FOR NEXT MONTHS AGENDA

Director Green noted there should be four or five items on the agenda.

A. June LPA Potential Agenda Items

LPA Member Vanasse requested more detail regarding CIP recommendations. Director Green replied that they were trying to get to that point.

XI. PUBLIC COMMENT

No public comment.

XII. ADJOURNMENT

LPA Member Vanasse moved to adjourn; second by LPA Member Safford.
Motion approved; 6-0 with Chair Heil excused.

**Town of Fort Myers Beach
Agenda Item Summary**

Yellow Sheet Number: **2021-305**

1. Requested Motion:

Meeting Date: June 3, 2021

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.

Why the action is necessary:

Section 34-120 of the Land Development Code identifies annual review of the capital improvement plan as a responsibility of the LPA. The LPA's recommendation of consistency with the Comprehensive Plan assists the Town Council with developing their annual capital budget.

What the action accomplishes:

Provides the Town Council with a recommendation that assists with the preparation of the next fiscal year budget and future budgets. Annual review is required by the Land Development Code.

2. Agenda:

PUBLIC HEARINGS

3. Requirement/Purpose:

Required by Section 34-120 of the Land Development Code.

5. Background:

Section 34-120 of the Land Development Code outlines the powers, duties, and responsibilities of the LPA. One of the LPA responsibilities is to recommend annually to the Town Council whether the proposed capital improvement program is consistent with the Comprehensive Plan. The Town Staff prepares a 5-year CIP that identifies year 1 projects that are proposed for the next fiscal year budget, with future years identifying any projected level of service or infrastructure needs.

Attachments:

1. FY22-26 5-year CIP

Financial Impact:

Identifies capital projects that are funded by a variety of sources, including impact fees, grants, loans, special taxes, and general revenue.

6. Alternative Action

7. Staff Recommendations:

Approve

8. Recommended Approval:

Jason Green, Community Development
Services

Date: May 27,
2021

John R Herin Jr, Town Attorney

Date: May 28,
2021

Date: May 28,
2021

Amy Baker, Town Clerk

PROJECT DESCRIPTION		FUNDING SOURCE					
Intersection Improvements		2022	2023	2024	2025	2026	5-YR TOTAL
Old San Carlos / Estero		Construct.					
	Impact Fees						\$ -
	Gas Taxes	\$ 5,600					\$ 5,600
	Grants - LAP	\$ 564,173					\$ 564,173
	General Revenue						\$ -
Stormwater Improvements		2022	2023	2024	2025	2026	5-YR TOTAL
Swale Reclamation		Construct.	Construct.	Construct.	Construct.	Construct.	
	Impact Fees						\$ -
	Gas Taxes						\$ -
	Grants						\$ -
	General Revenue						\$ -
	Stormwater Utility	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 750,000
Multi-Purpose Infrastructure		2022	2023	2024	2025	2026	5-YR TOTAL
North Estero Phase II, Part I		Construct.					
	Impact Fees	\$910,300					\$ 910,300
	Gas Taxes						\$ -
	Grants						\$ -
	General Revenue						\$ -
	Water Utility	\$ 3,836,518					\$ 3,836,518
	Stormwater Utility	\$ 1,644,222					\$ 1,644,222
Tier Streets		Construct.	Construct.				
	Impact Fees						\$ -
	Gas Taxes						\$ -
	Grants						\$ -
	General Revenue						\$ -
	Water Utility	\$ 1,000,000	\$ 5,391,200				\$ 6,391,200
	Stormwater Utility	\$ 1,000,000	\$ 2,310,514				\$ 3,310,514
Bayside Park		Construct.					
	Impact Fees						\$ -
	Gas Taxes						\$ -
	Grants						\$ -
	General Revenue						\$ -
	Water Utility						\$ -
	Stormwater Utility						\$ -
Bay Oaks Redevelopment	Bank Loan	\$550,000					\$ 550,000
		Design	Construct.	Construct.			
	Impact Fees						\$ -
	Gas Taxes						\$ -
	Grants						\$ -
	General Revenue						\$ -
	Water Utility						\$ -
Times Square Redevelopment	Stormwater Utility						\$ -
	Bank Loan	\$479,960	\$1,500,000	\$3,500,000			\$ 5,479,960
		Construct.					
	Impact Fees						\$ -
	Gas Taxes						\$ -
	Grants	\$1,000,000					\$ 1,000,000
	General Revenue	\$1,000,000					\$ 1,000,000
	Water Utility						\$ -
	Stormwater Utility						\$ -
	Bank Loan	\$3,500,000					\$ 3,500,000

**Town of Fort Myers Beach
Agenda Item Summary**

Yellow Sheet Number: **2021-307**

1. Requested Motion:

Meeting Date: June 3, 2021

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.

Why the action is necessary:

Chapter 22 of the Land Development Code identifies four categories by which historical resources can be designated. The LDC also requires the Historic Preservation Board to consider applications and to determine which of the four categories is applicable.

What the action accomplishes:

Recognition of resources which may offer historical importance or significance.

2. Agenda:

HISTORIC PRESERVATION
BOARD

3. Requirement/Purpose:

LDC requires the Historic
Preservation Board to give
consideration to applications.

5. Background:

Ruth Baltzer, owner of 3562 Estero Boulevard, has requested the Historic Preservation Board to determine that the structure, known as "Shangri-La" and built in 1921, meets the criteria of Chapter 22, Historic Preservation. The applicant did not request a specific CHI category.

Staff has reviewed the materials submitted and public records where available. The applicant stated that the home was restored in 1994. Typically homes of this nature fall under the CHI2 or CHI3 category.

Attachments:

1. 8739975-HDD 3562 Estero

Financial Impact:

6. Alternative Action

7. Staff Recommendations:

8. Recommended Approval:

Jason Green, Community Development
Services

Date: May 27,
2021

John R Herin Jr, Town Attorney

Date: May 28,
2021

Date: May 28,

Amy Baker, Town Clerk

PETITION FOR DETERMINATION OF CH1 CATEGORY OF HISTORIC DESIGNATION
TOWN OF FORT MYERS BEACH, FLORIDA

APR 8 2021

Received by: _____

The historic resources of the Town of Fort Myers Beach are preserved in accordance with its Comprehensive Plan and Land Development Code. Upon application, the Historic Preservation Board will evaluate the importance of structures/sites within the town's heritage and issue a determination of Category of Historic Importance (CHI) as follows:

CHI1 - Historic Designation: Assigned to historic and/or archaeological resources that meet the requirement standards for county, state and/or national registration. Subject to LDC Chapter 22.

CHI2 - Historic Recognition: Assigned to resources that meet the highest criteria of importance to the cultural, religious, educational, commercial, and tourism historical development and/or archaeological resources of the town.

CHI3 - Historic Significance: Assigned to resources that on an individual basis do not constitute a significant site, but do contribute to the overall significance of a district.

CHI4 - Historic Interest: assigned to areas and vistas that offer insight into understanding the history of the town, the lifestyle of its inhabitants, the historic use of its natural resources and trends in its development.

CONTACT INFORMATION FOR APPLICANT

NAME OF APPLICANT: Ruth C Baltzer
 APPLICANT MAILING ADDRESS: 3562 Estero Blvd. Ft Myers Beach FL
 APPLICANT PHONE NUMBER: 239-919-4242 33931
 APPLICANT EMAIL ADDRESS: Robbie.Baltzer@gmail.com
 SIGNATURE: Ruth C. Baltzer DATE SUBMITTED: 4-1-21

HISTORIC STRUCTURE, SITE OR RESOURCE

STREET ADDRESS OF SITE: 3562 Estero Blvd. Ft Myers Beach FL
 STRAP NUMBER: PB 1 PB 59 33931
 SUBDIVISION: Cases Subd BLOCK NO: _____ LOT NO: 2
 OWNERSHIP TYPE: ☒ Residential () Commercial () Church () School () Other (specify): _____
 HISTORIC NAMES FOR SITE (if applicable): NA name of cottage "Shangri-La"
 FMB HISTORIC DISTRICT (if applicable): NA
 LEE COUNTY HISTORIC SURVEY NUMBER (if applicable): NA
 PHOTO OF STRUCTURE OR SITE: Attach 4 x 6 photo of structure in the box below.



AGE:

- a. YEAR STRUCTURE WAS BUILT: 1921 ARCHITECT: _____ BUILDER: _____
- b. CURRENT CONDITION (check one): () EXCELLENT ☒ GOOD () FAIR () DETERIORATED
- c. INTEGRITY OF STRUCTURE (check one or more): () UNALTERED/ORIGINAL ☒ REMODELED in year(s) 1994-95
☒ RESTORED in year(s) 1994-95 by Paul Davis Systems

LOCATION/SETTING:

- a. INTEGRITY OF SITE: ☒ STRUCTURE IS ON ORIGINAL SITE () STRUCTURE MOVED in year _____ from _____
- b. SETTING: () CANALFRONT ☒ BEACHFRONT () OTHER (describe) _____

FUNCTION:

- a. ORIGINAL USE: Beach House residential PRESENT USE: residential rental

ARCHITECTURAL STYLE/DESIGN:

- a. () FRAME VERNACULAR ☒ POST/PILING HOME ☒ BUNGALOW (circle type number) type 1 type 2 type 3 type 4
 () MISSION () MEDITERRANEAN REVIVAL () COMMERCIAL VERNACULAR () OTHER _____
- b. NO. OF STORIES: 1-2 NO. OF PORCHES: 1

MATERIALS/WORKMANSHIP:

- a. STRUCTURE: ☒ WOOD FRAME () BLOCK () COMBINATION WOOD FRAME/BLOCK () OTHER _____
- b. FOUNDATION: ☒ PINE PILINGS () TREATED POSTS ☒ SLAB () OTHER (describe) _____
- c. EXTERIOR SIDING () VERTICAL/BOARD AND BATTEN ☒ ASBESTOS SHINGLE () WOOD SHINGLE () HORIZONTAL SIDING
 () STUCCO () OTHER _____
- d. ROOF SHAPE: () FLAT ☒ PITCH (state type) _____ MATERIAL: _____
OF DORMERS: _____ () WIDOW'S WALK () CUPOLA
- e. WINDOW TYPES (check all that apply): ☒ JALOUSIE () GROUPED WINDOWS ☒ DOUBLE HUNG () SLIDING DOORS () OTHER
 ORIGINAL EXTERIOR DETAILS: _____ () RAIN BARREL/CISTERN
- f. ORIGINAL INTERIOR DETAILS: ☒ SLASH PINE FLOORS () PINE PANELING () HISTORIC FIXTURES () OTHER _____
 CHIMNEY: NUMBER: _____ MATERIALS: _____ FIREPLACE LOCATIONS IN STRUCTURE: _____
- g. ASSOCIATED WITH IMPORTANT PEOPLE OR EVENTS? ☒ NO () YES (describe) _____

ARCHAEOLOGICAL RESOURCE:

- h. HAVE ARTIFACTS OR OTHER REMAINS BEEN FOUND ON THE SITE? ☒ NO () YES (attach list/photos)
 DO YOU HAVE REASON TO BELIEVE THERE ARE ARTIFACTS ON THE SITE? ☒ NO () YES (explain) _____

FMSF ARCHAEOLOGICAL FORM COMPLETED? ☒ NO () YES (please attach)

PHOTOGRAPHS, MAPS AND DESCRIPTIVE NARRATIVE:

Please attach pages to explain the history of the structure/site as you know it, including copies of photographs, maps or articles that relate to its importance in the history of our town. Originals will NOT be returned to the applicant.

NUMBER OF PAGES ATTACHED BY APPLICANT: 0 pages.

Applicant: Do not write below this line

HPB DETERMINATION OF CATEGORY OF HISTORIC IMPORTANCE

DETERMINATION OF CATEGORY OF HISTORIC IMPORTANCE LEVEL: () CHI1 () CHI2 () CHI3 () CHI4

DATE OF DETERMINATION: ____/____/____

FMB HISTORIC DISTRICT (if applicable): () FMBHD1 () FMBHD2 () FMBHD3 () FMBHD4

IMPORTANT AT COUNTY LEVEL? () YES () NO () LIKELY () INSUFFICIENT INFO

ELIGIBLE FOR NATIONAL REGISTRY? () YES () NO () LIKELY () INSUFFICIENT INFO

SUMMARY OF IMPORTANCE: (limit to six lines)

ARE DETERMINATION HEARING MINUTES ATTACHED? () YES () NO (State reason): _____

SIGNATURE OF HPB/TOWN REP: _____ TITLE: _____

TOWN OF FORT MYERS BEACH HISTORIC PRESERVATION BOARD
HISTORIC PLAQUE AGREEMENT AND RELEASE

The undersigned person represents that he/she is the owner of the property with the following street address: 3562 Estero Blvd., Fort Myers Beach, Florida 33931, with a strap number of PB1 PG 59 (hereafter "Owner").

By signing below, Owner agrees to affix an historic plaque provided by the Town of Fort Myers Beach, a municipal corporation, on the structure located on the subject property, as follows: On the street side, as recommended by town or (location and method of affixing). The Owner shall own the plaque. In the event of damage, loss or other casualty involving the sign, the Town may replace it, but shall not be obligated to do so. contractor

The plaque shall contain the following language: Please see below
If it is too long please delete the
last sentence

This permission is non-transferable to another structure or property. The owner, or any subsequent owner shall have the ability to terminate this Agreement without cause. In the event of such termination, the owner will remove the plaque and return it to the Town.

The undersigned waives any claim against the Town of Fort Myers Beach, its officers, agents representatives and employees arising from loss, injury or damage resulting from the subject matter of this Release and covenants not to bring any claim against the Town of Fort Myers Beach and its officers, agents representatives and/or employees related to the subject matter of this Release.

The undersigned has fully read, understood and agrees to every term in this Agreement.

4-1-21
DATE

Ruth C. Baltzer
OWNER

Ruth C. Baltzer
PRINT NAME

3562 Estero Blvd
ADDRESS

Ft Myers Beach, FL 33931
CITY, STATE, ZIP

(239) 919-4242
TELEPHONE

Jennifer HB Simson
WITNESS PRINT NAME

Jennifer HB Simson

Michael D. Simson
WITNESS PRINT NAME

Michael D. Simson

One of the earliest cottages ~~built~~ on what was then known as Crescent Beach, Shangri-La was built in 1921, the same year that the first bridge to Estero Island opened. The shell road did not yet come this far down the island, but cars could drive on the beach. Shangri-La was part of Case's subdivision, the first development on Crescent Beach. The Case family lived at the Mound House until the late 1940's.