



Fort Myers Beach Management & Planning Session

Diamondhead Beach Resort
2000 Estero Blvd.
Fort Myers Beach, FL 33931

Minutes

Thursday, April 6, 2023

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Members present: Mayor Allers, Vice Mayor Atterholt, Council Member King, Council Member Veatch and Council Member Woodson.

II. PLEDGE OF ALLEGIANCE

III. ITEMS FOR DISCUSSION

A. Parking Fines

Provide clear direction regarding parking fines

Accounting Manager Cheri Russ clarified that fines for parking violations started at \$77.00 if paid within 30 days and \$100.00 after 30 days. Fines for violating an accessible parking space resulted in a \$250.00 fee. Consensus was reached to include credit card convenience fees in the fines.

Vice Mayor Atterholt requested a five-minute grace period before citations were issued. Interim Town Manager Wilkins stated that the system was automated and provided a ten-minute grace period. Mayor Allers noted that some people could not extend the time via the app past two hours. Interim Town Manager Wilkins will look into the issue.

B. Short Term Rental Fees

Clarification of Short Term Rental Fees

Accounting Manager Russ confirmed that a \$100.00 fee per bedroom was added to the short-term rental fees with the FY23 budget process. Council Member Woodson felt the charge was excessive. Council Member Veatch supported the charge and noted the town's rates with the increase were in the middle of the field compared to other beach communities in the area. He cited statistics concerning how short-term vacation rentals harmed communities and subsidized a special interest.

He added that short-term rentals would not bring children to the town's school. Mayor Allers did not support the charge and stated it was not intended to be a revenue-generating stream. Manager Russ responded that the original \$50.00 fee was to cover administrative costs, but when the fee was increased to \$300.00, the difference was to be allocated to workforce housing. Council Member Veach commented that the short-term rentals affected affordability, schools and the number of residents in the town.

Town Attorney Herin, Jr. stated that according to the State, zoning regulations could be lessened but not more restrictive. Council Member Veach supported debating the issue during the budget cycle. Mayor Allers suggested adding a 3% increase annually to the flat fee instead of the \$100.00 per bedroom fee.

Vice Mayor Atterholt felt they needed a broader discussion with the community and the Mayor's compromise was a good one. Interim Town Manager Wilkins suggested holding budget workshops in June or July. Accounting Manager Russ stated that increasing the fees would not affect the budget. She noted that last year's increase resulted in \$788,000.00 for workforce housing.

Council Member Veach questioned whether the town could survey residents who were not on the island. Interim Town Manager Wilkins replied that they could create an online survey.

Council Member Woodson questioned how the town would be involved with workforce housing. Council Member Veach responded that he would like to invite a representative from Sanibel to discuss how they implemented their program. Vice Mayor Atterholt discussed potentially building workforce housing above the Town Hall and Council Member Veach discussed submitting proposals for hazard mitigation grants and workforce housing.

Mayor Allers suggested that the topic be added to a future M&P. Consensus was held to eliminate the \$100.00 fee and impose a 3% annual fee to the current \$300.00 registration fee.

C. Beach Vendor Fees

Clarification of PWVL/Beach Furniture Vendor Fees

Accounting Manager Russ clarified that the Beach Vendor fee was \$120.00 and the PWVL fee was \$375.00 with a 3% annual increase. Council Member Veach brought up the lack of enforcement and Council Member Woodson felt that violations should be dealt with individually instead of raising license fees.

IV. AGENDA MANAGEMENT

A. April 2023

Add an overview regarding how special exceptions, variances, CPDs and amendments to the comp plan worked to the M&P agenda on May 4, 2023. Invite Melissa Rice to the May 15, 2023, meeting to discuss how Sanibel manages its workforce housing program.

Add a discussion to a future M&P regarding pedestrian overpasses.

Add workforce housing discussion date TBD.

Add a discussion regarding BORCAB's responsibilities to a regular meeting agenda.

Add a discussion concerning reallocating funds for capitol projects to a future M&P.

V. ADJOURNMENT

Council Member King moved to adjourn the meeting; second by Council Member Woodson.

Motion carried unanimously.

The meeting was adjourned at 10:39 a.m.

Minutes adopted, April 17, 2023; Motion by Council Member King and seconded by Council Member Woodson. Passed 5-0.



Amy Baker, Town Clerk