



Fort Myers Beach Management & Planning Session

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

Minutes

Thursday, November 9, 2023

9:00 AM

ORDER OF BUSINESS

FINAL

I. CALL TO ORDER

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

Excused: Mayor Allers

II. PLEDGE OF ALLEGIANCE

III. ITEMS FOR DISCUSSION

John Dulmer from Jacobs Engineering in Bonita Springs introduced himself and noted inspectors were hired temporarily and building inspectors and permit techs would be added. He explained that the Community Development department in Bonita Springs was contracted out by Jacobs Engineering since 2008. He stated that additional resources would be added to the current full-time staff. Operations and Compliance Director Frankie Kropocek encouraged people to contact him with questions.

A. Presentation: Urban Land Institute (ULI)

ULI Advisory Services Program presented by Jackie Davis, Executive Director or ULI Southwest Florida and Lauren McKim Callaghan, Senior Director, Advisory Services.

Ms. Davis introduced herself and Lauren Callaghan. She utilized PowerPoint for her presentation and the first slide was Global Connections with Local Impact; The ULI Missions; Connect; Inspire; Lead; Members Make This Meaningful Network; Local Impact - ULI SW Florida; ULI Executive Committee; Signature Collier County Program Focus on the Bayshore Gateway Triangle; View from the Top Dinner; Hurricane Ian Recovery & Response Panel Nov. 4, 2022; Emerging Trends; Behind the Scenes Tours and A Day in the Life Panel at FGCU.

Ms. Callaghan continued the presentation with a description of the Advisory

Services Program; ASP Panels over 75 years; The ASP Difference; Your Community's Need Drives the Process; Elements of a Tested Process; Advisory Services Panels and Highlighted ASP Recommendations.

She confirmed that ULI did not submit applications or engage in lobbying efforts; however, they did provide a set of recommendations. She stated she would provide reports for Council members to review regarding ULI's recommendations and the value they provided.

Council Member Woodson stated that they needed a planner at this point.

Council Member Veach agreed and noted they already had commercial zones and they needed a plan for Old San Carlos. Ms. Callaghan replied that a set of professionals would focus on the questions and look at the questions that had not been addressed.

B. Prioritizing Public Benefits

What is a public benefit?

Council Member Veach felt it was essential to define community benefits. He brought up affordable housing, more beach access's in the south end, open spaces, and transportation issues. Vice Mayor Atterholt read a list of items he considered a public benefit and explained his D.R.A.C. (Don't Rent A Car) idea. Items included traffic congestion mitigation, pedestrian walkovers, how developers enter and exit Estero Blvd., granting public right-of-way for bike lanes, water ferry, bike rentals or free, value of early development, space for small businesses, resident discounts, view corridors, move developments off Estero Blvd., unique architectural designs, attracting businesses that the community needs, attract elementary school children, pocket parks, public restrooms, easement for a bike path, unique landscape plans, hosting a public service, and willingness to pay impact fees. Council Member Woodson suggested that water taxi entities contribute to the cost of dredging canals. Community Development Planner Sarah Propst cautioned that any cost-sharing program would have to be very specific and formal. Council Member Veach discussed water taxi entities having a long-term commitment. Vice Mayor Atterholt responded that it appeared that the water taxi would be its own business and they made money in other Florida locations. Council Member Woodson mentioned cars parking on San Carlos Island and taking a water taxi. Vice Mayor Atterholt preferred the term water ferry since the boats carried up to 49 people. He described how water ferries positively affected the quality of life. Council Member Veach brought up the possibility of relaxing parking requirements for hotels that subsidized transportation packages for their guests. Planner Propst noted that some developers would be doing CPDs (Commercial Planned Developments) and asking for less parking, so options would probably help developers. Attorney Nancy Stuparich indicated that public benefits (such as public restrooms) had to be on the property being developed.

Council Member Veach was concerned about hotel guests without cars evacuating the island before a storm and hotels evacuating guests prematurely. Mayor Allers texted during the meeting and suggested that the town offer a free shuttle service to the airport.

Council Member Veach mentioned working with LeeTran.

Vice Mayor Atterholt stated that a list of public benefits could be used as a guide for developers and encouraged people to add ideas. Planner Propst suggested creating a list and maintaining it as a separate document to be referred to in the Comprehensive Plan and Land Development Code (LDC).

C. Form 6 - Full and Public Disclosure of Financial Interests

Form 6; information only

Attorney Stuparich stated that Form 6 was much more detailed than Form 1 and had to be filed electronically by January 1, 2024. The Florida League of Cities presentation was in their packet of information. She recommended that Council members become familiar with the information before January. She offered to conduct a four-hour presentation and suggested that advisory committees be invited.

IV. AGENDA MANAGEMENT

A. November 2023

Council Strategic Planning will be TBD M&P.

Move Downtown District Analysis to the Corradino Presentation.

Remove Resilient Lee hub and sewer inspection with home rebuilds.

Add discussion of policies and procedures to the 12-07-23 M&P.

Add Development with Deviations to the 11-20-23 TC.

V. ADJOURNMENT

Council Member King moved to adjourn; second by Council Member Woodson. Motion carried unanimously.

The meeting was adjourned at 11:05 a.m.

Minutes adopted, November 6, 2023; Motion by Council Member King and seconded by Council Member Veach. Passed 5-0.



Amy Baker, Town Clerk