



Fort Myers Beach Town Council Joint Session with Bay Oaks Recreational Campus Advisory Board (BORCAB)

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

Agenda

Monday, January 11, 2021

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. ITEMS FOR DISCUSSION

A. Discussion about Bay Oaks Campus Redevelopment

1. Budget: Currently \$5.5 million (includes permitting, planning, design, construction and construction inspection)

2. Priorities

- a. Lee County School Board (LCSB) Improvements
- b. National Fitness Campaign Improvements
- c. Other Improvements and Amenities
 - i. Access control
 - ii. Amphitheater
 - iii. Ball Fields (large and small)
 - iv. Ball Field lighting
 - v. Multiuse space
 - vi. Floor exercise space
 - vii. Improved ingress and egress (pedestrians and vehicles)
 - viii. New gym and weight room
 - ix. Outdoor Basketball
 - x. Passive Recreation
 - xi. Pickleball courts
 - xii. Senior space
 - xiii. Tennis courts
 - xiv. Youth space
 - xv. Welcome center

III. 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.

1. **Requested Motion:**

Meeting Date: January 11, 2021

Discussion regarding the Bay Oaks Campus Redevelopment

Why the action is necessary:

To provide the staff direction on how to proceed with the consultant on the redesign of Bay Oaks Recreational Campus.

What the action accomplishes:

Provides staff direction.

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

Other

5. **Background:**

Item A: Budget

Currently \$5.5 million (includes permitting, planning, design, construction and construction inspection)

Item B: Priorities:

1. Lee County School Board (LCSB) improvements
2. National Fitness Campaign improvements
3. Other Improvements and Amenities
 - Access control
 - Amphitheater
 - Ball Fields (large and small)
 - Ball Field lighting
 - Multiuse space
 - Floor exercise space
 - Improved ingress and egress (pedestrians and vehicles)
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Attachments:

1. Bay Oaks Project Progression landscape 2021-01-04 (1)
2. Bay Oaks Amphitheater 1
3. Bay Oaks Amphitheater 2

Financial Impact:

6. Alternative Action

7. Staff Recommendations:

8. Recommended Approval:

Date: January 04,
2021

Chelsea O'Riley, Public Works
Director

Date: January 04,
2021

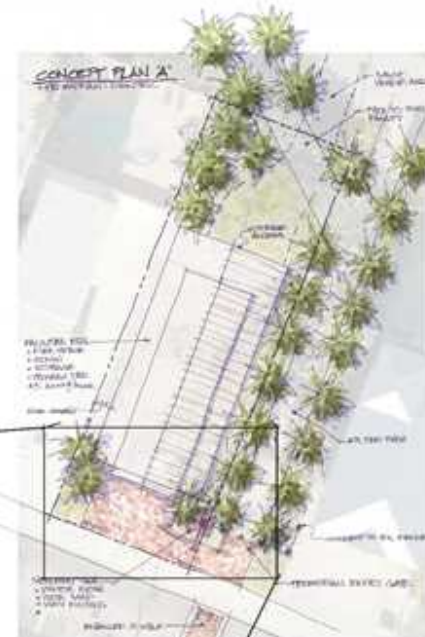
John R Herin Jr, Town Attorney

Date: January 04,
2021

Amy Baker, Deputy Town Clerk

Date: January 04,
2021

Roger Hernstadt, Town Manager

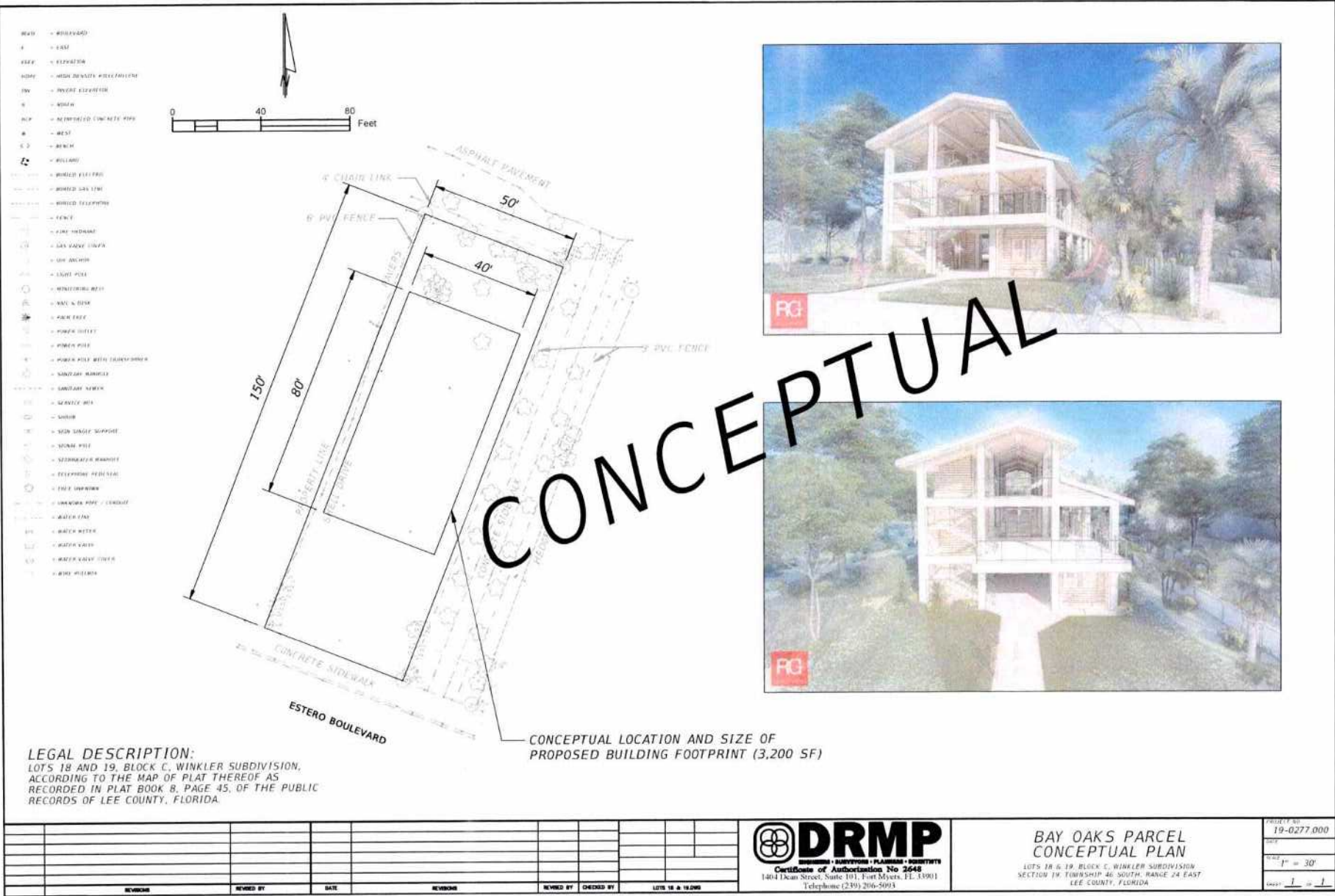


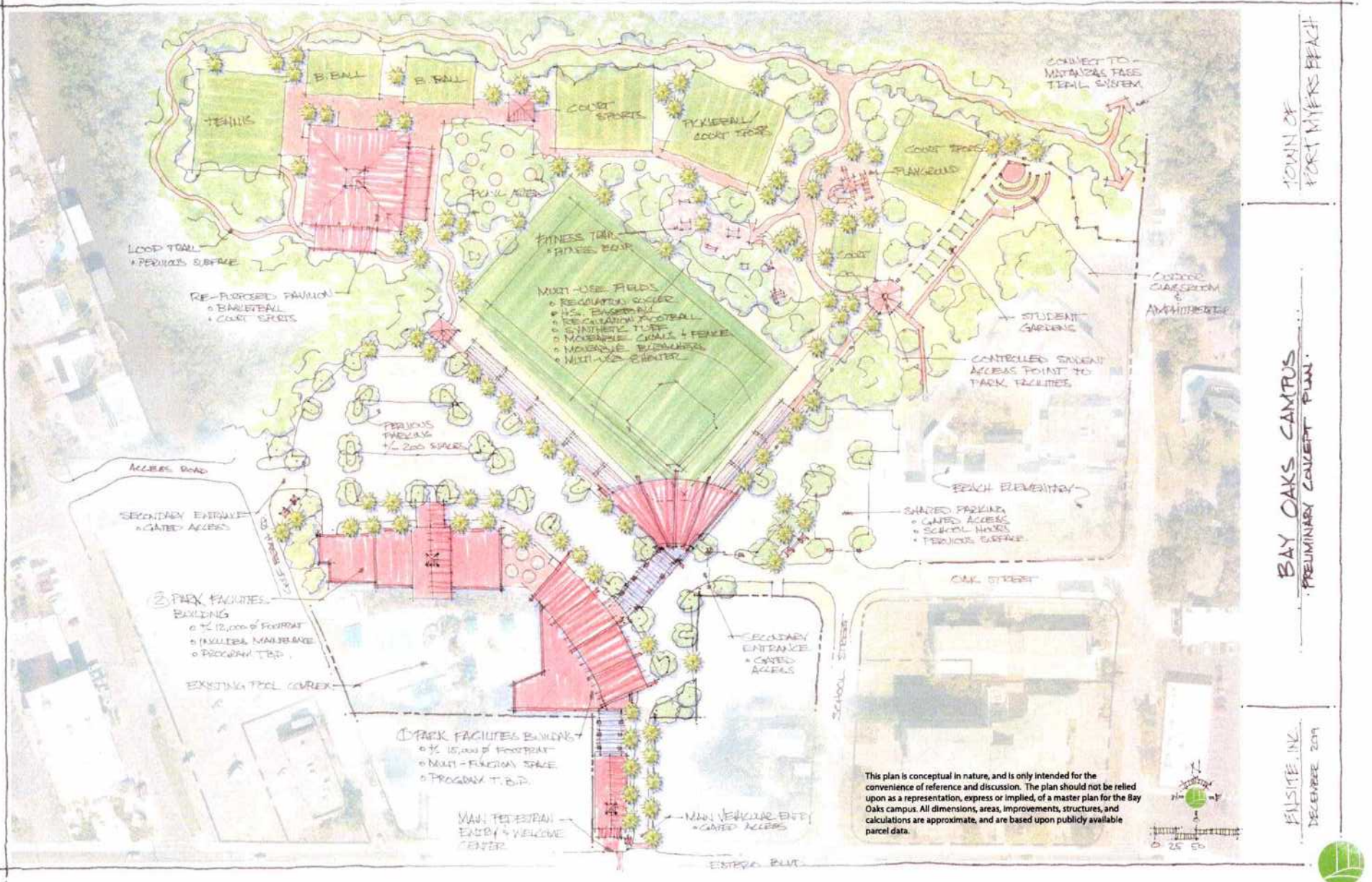
Port Nyeve Beach
to Ntmat

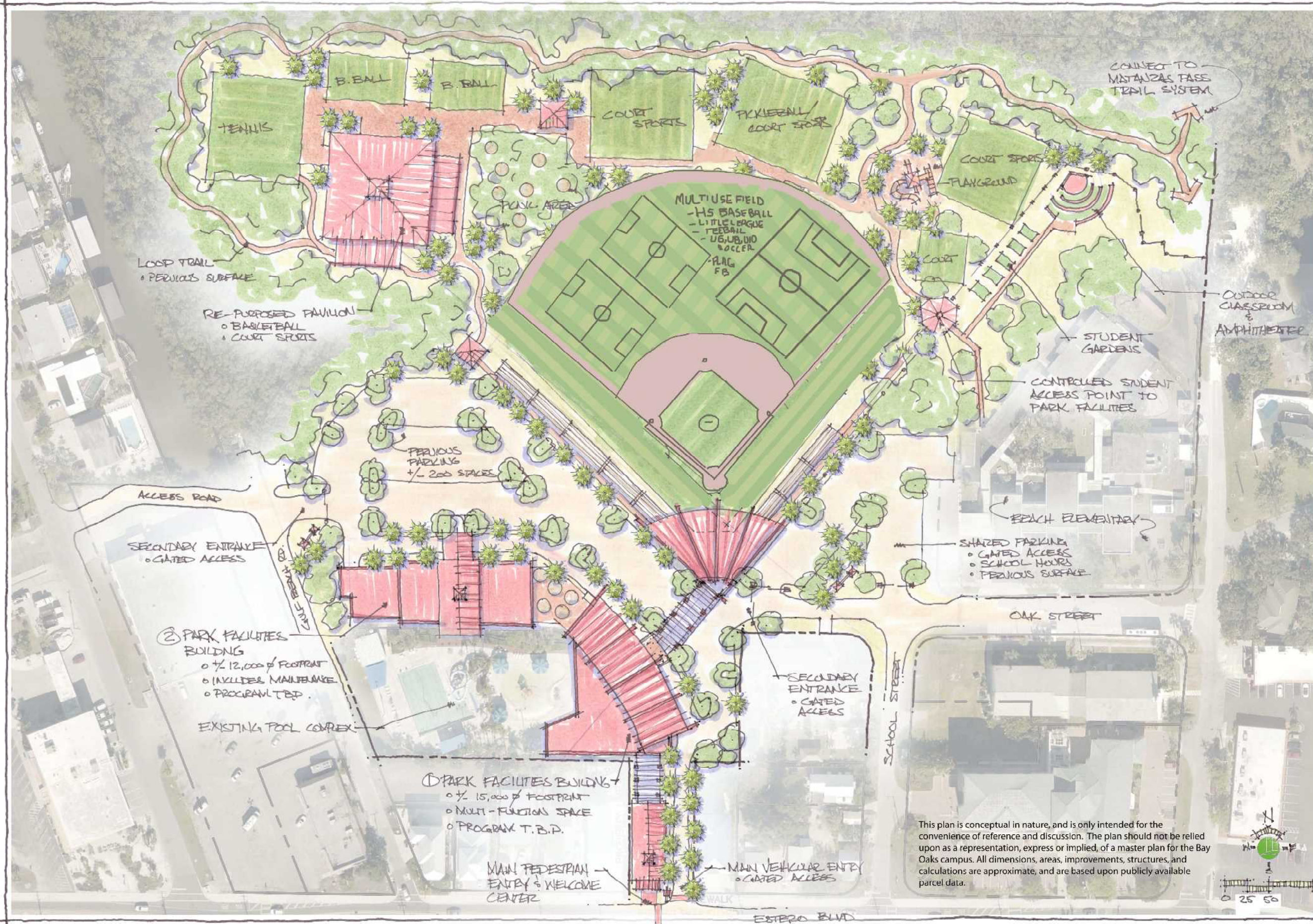
BAY OAKS

FLSITE, INC.
OCT. 2019

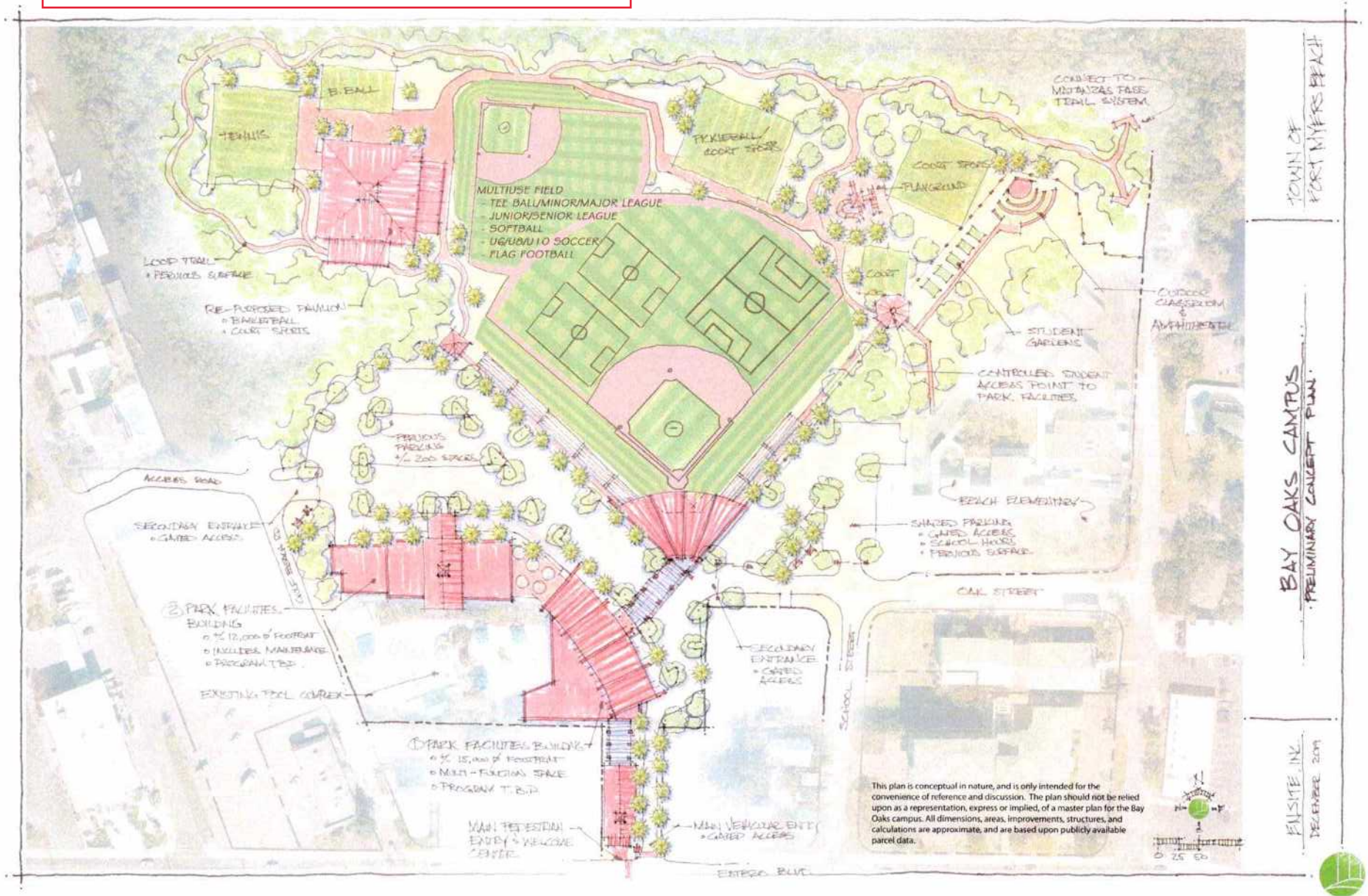
Meeting with Staff on 12/11/2019

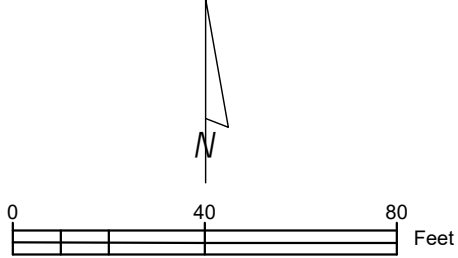






Option Shown at LCSD Zoom Meeting on 4/30/2020

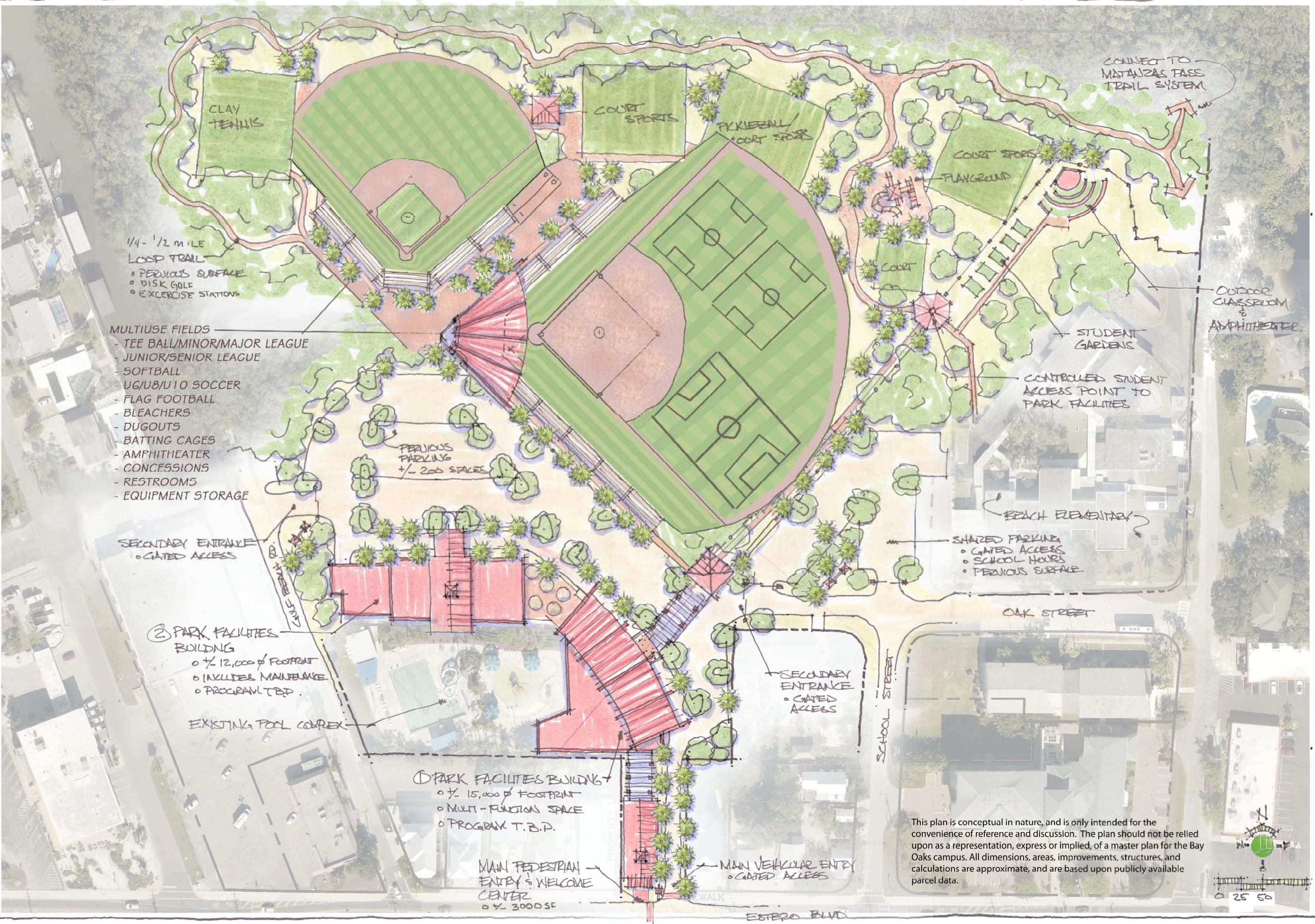


[illegible]

BAY OAKS CONCEPTUAL
SITE PLAN - AERIAL

LOTS 18 & 19, BLOCK C, WINKLER SUBDIVISION
SECTION 19, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PROJECT NO.	19-0277.000
DATE	
SCALE	1" = 200'
SHEET	1 OF 2



TOWN OF
FORT MYERS BEACH

BAY OAKS CAMPUS
PRELIMINARY CONCEPT PLAN

DRMP, INC
ENSITE, INC.
June 2020

This plan is conceptual in nature, and is only intended for the convenience of reference and discussion. The plan should not be relied upon as a representation, express or implied, of a master plan for the Bay Oaks campus. All dimensions, areas, improvements, structures, and calculations are approximate, and are based upon publicly available parcel data.



[illegible]

DRMP
1404 Dean Street
Suite 101
Fort Myers, FL 33901

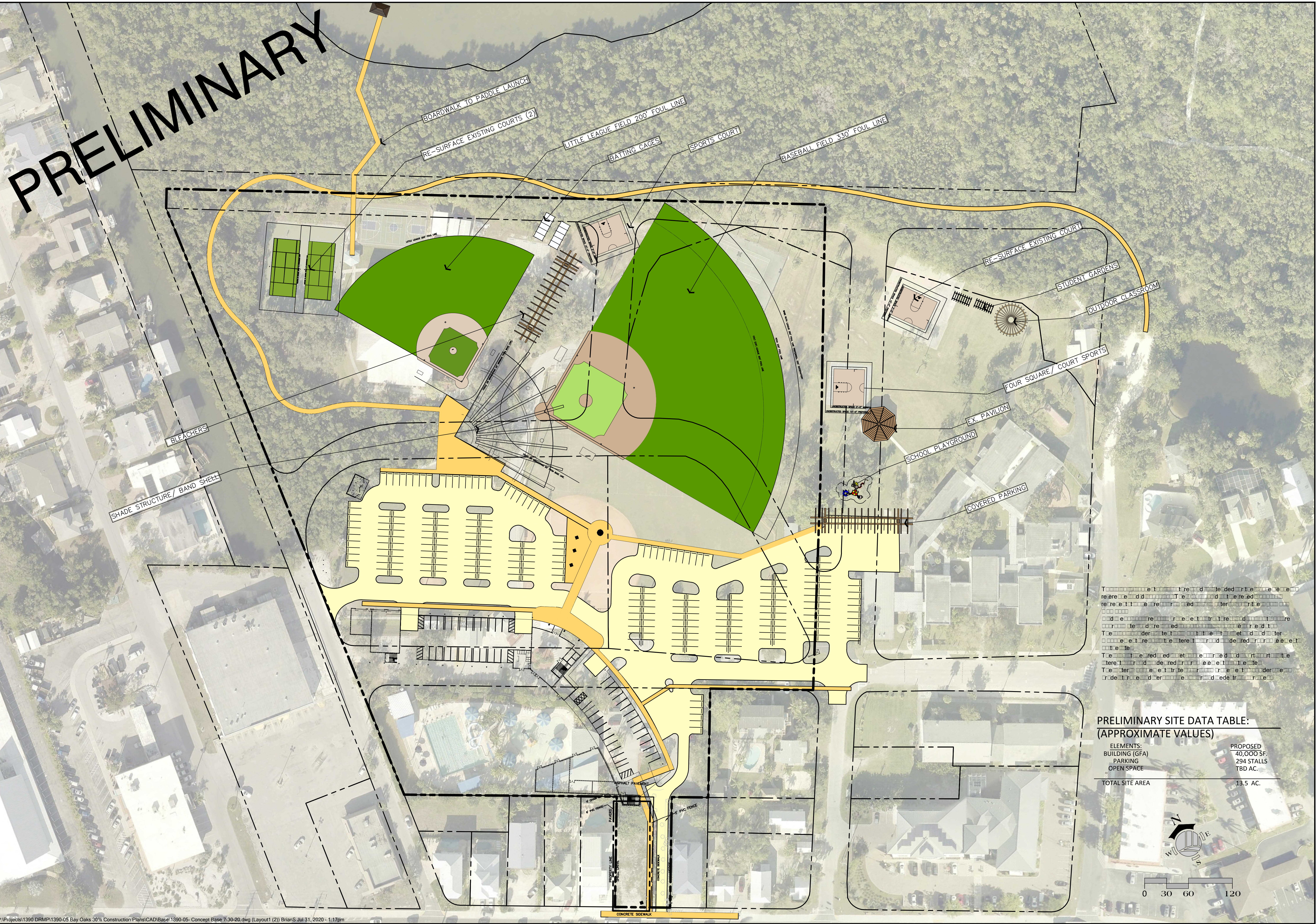
BAY OAKS CAMPUS
TOWN OF FORT MYERS BEACH, FLORIDA

NO.	REVISIONS	DATE
01		
02		
03		
04		
05		
06		

DATE	7.20.20
PROJECT NO.	1390-05
FILE NO.	
SCALE	AS SHOWN

CONCEPT PLAN
ALTERNATIVE

C-01



REVISIONS		DATE
NO.	DESCRIPTION	
R1		
R2		
R3		
R4		
R5		
R6		

DATE:	7.20.20
PROJECT NO.	1390-05
FILE NO.	
SCALE:	AS SHOWN

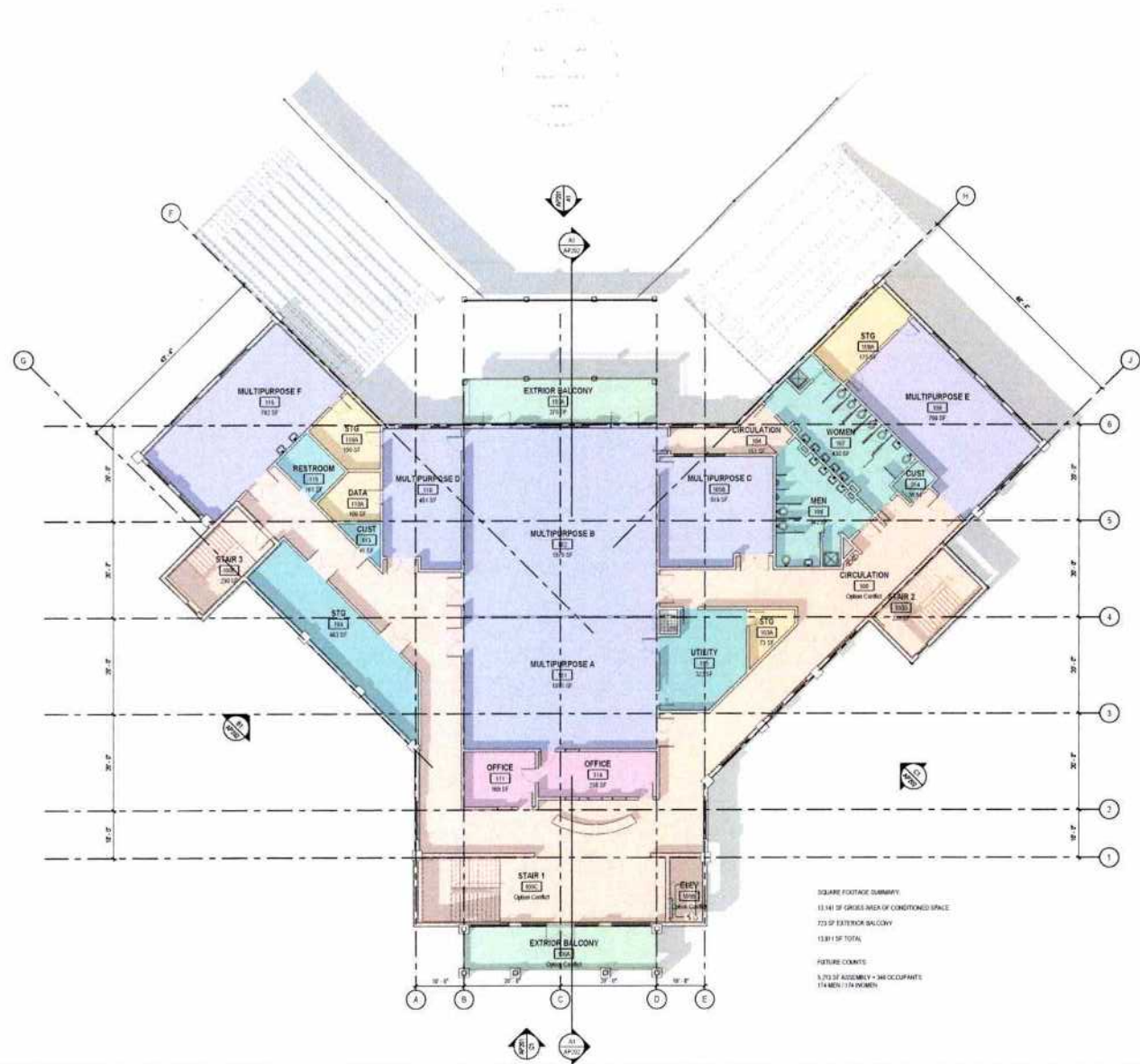
30% submittal 9/30/2020
Presented to Town Council 10/19/2020



Architectural floor plan of the first floor of a building. The plan shows a central area with a yellow background, surrounded by various rooms and corridors. The central area includes a 'STAIR' (200 SF) and a 'RECEPTION' (100 SF) area. A 'STORAGE/CONCESSIONS' area (100 SF) is located in the center. The plan also shows several 'STAIR' and 'TOILET' areas. The plan is color-coded: yellow for the main circulation area, blue for restrooms, and pink for storage/concessions. The plan is labeled with 'A' through 'H' and '1' through '6' along the perimeter. The plan also shows 'FUTURE SEATING BY OWNER' and 'DISCOUNT' areas.

PROJECT STATUS

MAIN FLOOR ROOM SCHEDULE			
Number	Name	Area	Comments
100	CIRCULATOR	3405 SF	
100A	EXTERIOR BALCONY	363 SF	
100B	ELEV	40 SF	
100C	STAIR 1	Pendant Room	
100D	STAIR 2	738 SF	
100E	STAIR 3	230 SF	
101	MULTIPURPOSE A	930 SF	28 x 40
102	MULTIPURPOSE B	1575 SF	40 x 40
102A	EXTERIOR BALCONY	328 SF	
103A	STG	73 SF	
104	CIRCULATOR	151 SF	
105	UTILITY	222 SF	
105A	PREP ROOM	Info Passed	
105B	MULTIPURPOSE C	216 SF	22 x 28
106	MEH	343 SF	
107	WOMEN	430 SF	
108	MULTIPURPOSE E	788 SF	35 x 40
108A	STG	175 SF	
109	STG	483 SF	
110	MULTIPURPOSE D	461 SF	16 x 38
110A	DATA	106 SF	
111	OFFICE	169 SF	
113	CLUST	41 SF	
114	OFFICE	280 SF	
115	RESTROOM	121 SF	
116	MULTIPURPOSE F	762 SF	40 x 40
116A	STG	160 SF	



(A1) SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

SQUARE FOOTAGE SUMMARY:
13,141 SF GROSS AREA OF CONDITIONED SPACE
773 SF EXTERIOR BALCONY
13,914 SF TOTAL

FURNITURE COUNTS:
8,793 SF ASSEMBLY = 346 OCCUPANTS
174 MEN / 174 WOMEN



RG ARCHITECTS P.A.
2010 McGraw-Hill Building, Suite 1
Fort Myers, FL 33901
P (239) 332-3540
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Causes, Treat

CIVIL ENGINEER
DRMP

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

SUN

PROJECT TITLE
FORT MYERS BEACH
BAY CAYS PARK

PRODUCT ADDRESS

NAME

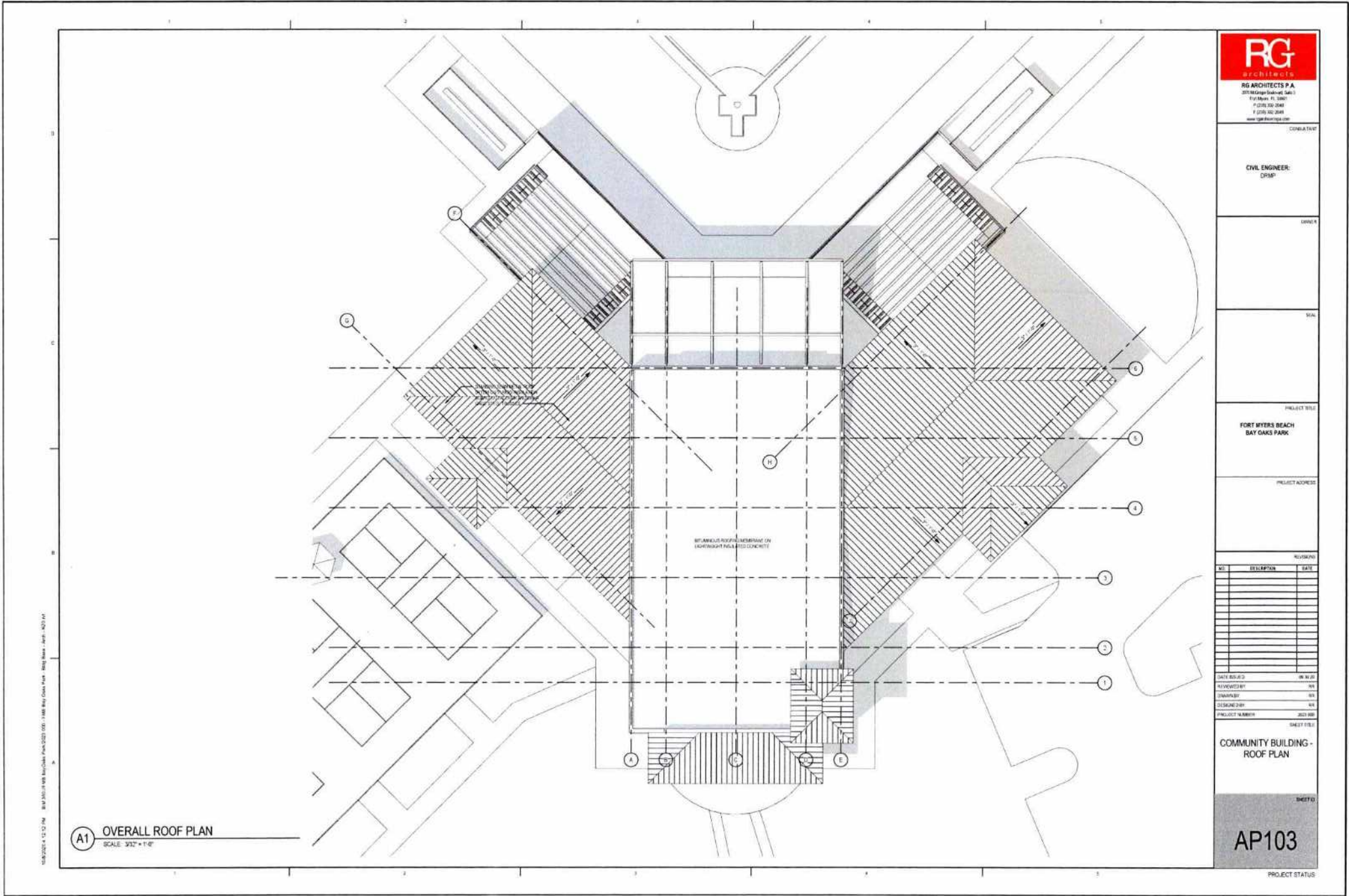
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COMMUNITY BUILDING -
MAIN FLOOR PLAN

10

AP102

PROJECT STATUS



RG ARCHITECTS P.A.
3075 McGregor Boulevard, Suite 101
Fort Myers, FL 33907
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www.rgarchitects.com

CONSULTANT

CIVIL ENGINEER:
CRMP

OWNER

SITE

PROJECT TITLE
FORT MYERS BEACH
BAY OAKS PARK

PROJECT ADDRESS

REVISIONS

NO.	DESCRIPTION	DATE

DATE REVISIONED: 08/01/20
APPROVED BY: [Signature]
DRAWN BY: [Signature]
DESIGNED BY: [Signature]
PROJECT NUMBER: 2020-003

SHEET TITLE

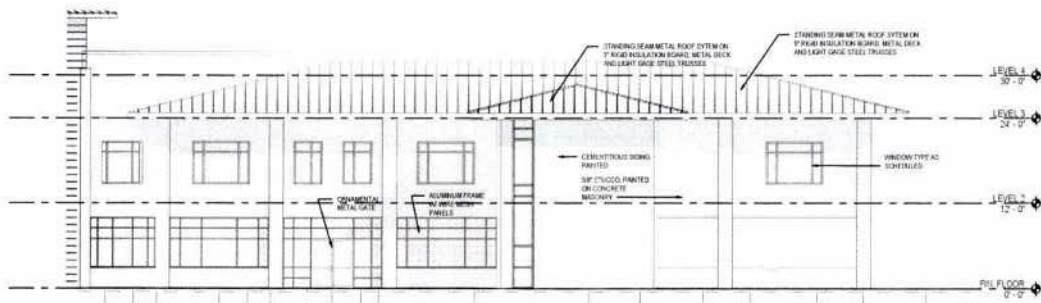
COMMUNITY BUILDING -
ROOF PLAN

SHEET NO.

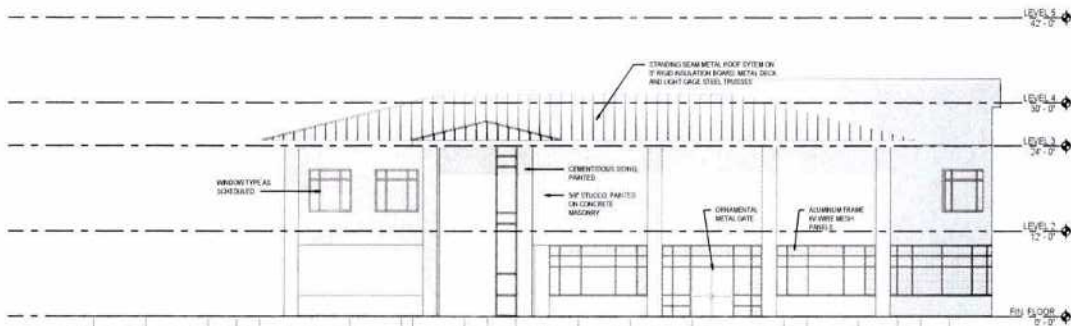
AP103

PROJECT STATUS

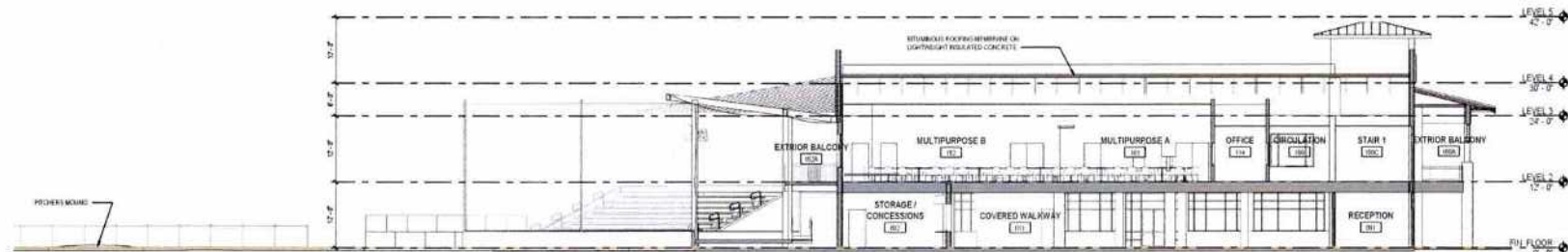




C1 PARTIAL SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



B1 PARTIAL SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"



A1 BUILDING SECTION - NS
SCALE: 1" = 10'-0"



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20140 Cypress Boulevard, Suite 1
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CONSULTANT

CIVIL ENGINEER
CRMP

OWNER

SEAL

PROJECT TITLE

FORT MYERS BEACH
BAY OAKS PARK

PROJECT ADDRESS

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 08/30/20
REVIEWED BY: BBS
DESIGNED BY: BBS
CHECKED BY: BBS
PROJECT NUMBER: 3023-BBS

SHEET TITLE

COMMUNITY BUILDING -
ELEVATIONS AND
SECTION

SHEET NO.

AP202

PROJECT STATUS



Amphitheater



Amphitheater

