



## Fort Myers Beach Management & Planning Session

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

Agenda

Thursday, January 21, 2021

10:30 AM

### ORDER OF BUSINESS

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ITEMS FOR DISCUSSION**

A. Lee County Update

**An update of Lee County projects on Fort Myers Beach - Written report only**

B. Mooring Field / Upland Services

**Mooring Field Upland Services Discussion**

C. Structures at Beach Accesses

**IV. AGENDA MANAGEMENT**

A. Agenda Management

**V. 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 21, 2021**

An update of Lee County projects on Fort Myers Beach - **Written report only**

**Why the action is necessary:**

**What the action accomplishes:**

Facilitates communications between the Town and County

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

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5. **Background:**

**Attachments:**

1. Estero Blvd Update for MP 1-21-2021

**Financial Impact:**

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**

Date: January 13,  
2021

\_\_\_\_\_  
John R Herin Jr, Town Attorney

Date: January 13,  
2021

\_\_\_\_\_  
Roger Hernstadt, Town  
Manager

## Estero Boulevard Update to Town of Fort Myers Beach Management & Planning 01/21/2021 Meeting Estero Boulevard Segments 3 & 4 and 5 & 6

### Estero Boulevard Segments 3 and 4 Current Status:

- Work is concentrated to the northbound lane between Lazy Way and Flamingo Street. Crews are installing concrete curb lines, roadway base, sidewalks and driveways.
- Paving of the northbound lane between Lazy Way and Flamingo Street is scheduled for Monday, January 18.
- Crews will address restoration and permanent signage in Segments 3 & 4 between Lazy Way and Albatross Street.
- Final lift of paving will be placed the first week of February along with final pavement markings.
- Punch list and close out activities to follow.
- Final completion of the remainder of Segment 3 and Segment 4 from is scheduled for mid-March 2021.

### Estero Blvd Segments 5 and 6 Current Status:

- Construction activities in Segments 5 and 6 are taking place in 4 locations:
  - Southbound lane from Albatross Street to the end of the island is being cleared and widened to move traffic to the beach side of Estero Boulevard while crews construct the northbound lane.
  - Work is ongoing in the northbound lane between Albatross Street and Buccaneer Drive.
  - Crews are clearing and beginning work in the northbound lane starting at Estrellita Drive and to the north toward Buccaneer Drive.
  - Crews are installing new outfalls on the Bella Lago and Santa Maria properties.
- Northbound lane Albatross Street to Lenell Road
  - CenturyLink has moved facilities and installed the new fiber optic line.
  - Storm drain pipes have been installed.
  - New concrete curb lines have been installed.
  - Crews are placing base rock for roadway.
  - Sidewalks and driveways will be placed during January and February.
  - Paving of the northbound lane in this area is scheduled for Wednesday, January 20.
- Northbound lane Lenell Road to Buccaneer Drive
  - CenturyLink has installed new conduits. Crews will install new fiber lines and make connections.
  - Once new fiber line is connected, the old duct bank will be removed.
  - Storm drain crews will follow.
  - After storm drain, concrete curb lines, sidewalks, driveways and roadway will be installed.
- Northbound lane from Estrellita Drive to Buccaneer Drive
  - Right-of-way is being cleared.
  - CenturyLink to relocate existing copper lines.
  - Storm drain installation will follow CenturyLink.
  - Roadway construction will progress from south to north in this location.
- Santa Maria / Bella Lago Outfall
  - Design revision were necessary and revised design is now complete.
  - New storm drain structures are being installed.
  - Pipelines for the outfall are being installed.
  - Crews estimate two weeks to complete and restore this area.

1. **Requested Motion:**

**Meeting Date: January 21, 2021**

Mooring Field Upland Services Discussion

**Why the action is necessary:**

In accordance with the Anchorage Advisory Committee's report to Town Council on November 2, 2020, as you may recall, staff has begun the process of reviewing the viability of the Harbor House units for in-house upland services. The AAC recommended that Town Council consider purchasing the two units at Harbor House and culminating with an in-house service methodology. The last renewal option with the current upland services provided, Matanzas Inn, expires on November 30, 2021.

**What the action accomplishes:**

The discussion will address the merits of acquiring the two units at Harbor House (a condominium), and incorporate Town Council's concerns with financial business plans.

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

Other

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5. **Background:**

**Attachments:**

1. Harbor House proposed layout
2. Harbor House proposed Original Finance Plan (AAC)
3. Updated Proposed Harbor House Finance Plan (TC)
4. 10-36 mooring operations FY 2020-2021

**Financial Impact:**

6. **Alternative Action**

No discussion.

7. **Staff Recommendations:**

Discuss.

8. **Recommended Approval:**

_____	Date: December 14, 2020
Chelsea O'Riley, Public Works Director	
_____	Date: December 14, 2020
John R Herin Jr, Town Attorney	
_____	Date: January 12, 2021
Amy Baker, Town Clerk	
_____	Date: January 13, 2021
Roger Hernstadt, Town Manager	



Mooring Field (Harbor House Option)

Avg. Revenue past 3 years		\$165,000
(a) Field Staff Cost	\$	29,000
	subtotal	\$136,000
(b) Office Staff Cost	\$	70,200
	subtotal	\$65,800
(d) Build Out Cost	\$	223,500
	subtotal	(\$157,700)
(f) Harbor House Acquisition	\$	13,047
	subtotal	(\$170,747)
Yearly HOA Fee	\$	7,329
	subtotal	(\$178,076)
(g) Operations	\$	105,665
	GRAND TOTAL	(\$283,741)

(a) - 2 FTE @ 25%

(b) - 3 PTE @ \$15/hour

(d) - EOPC of \$150/sq.ft.

(f) - Buyout is \$390,000, \$13,047 is based on 30 year mortgage with 3% interest rate

(g) - existing 20/21 FY Mooring Field Budget

Mooring Field (Harbor House Option)		
Avg. Revenue past 3 years	\$	165,000
Profits from Shipstore Sales	\$	26,000
	subtotal \$	191,000
(a) Operations	\$	73,633
	subtotal \$	117,367
(b) Field Staff Cost	\$	32,032
	subtotal \$	85,335
(d) Harbor House Acquisition/Build Out	\$	31,044
	subtotal \$	54,291
Yearly HOA Fee (2 units)	\$	7,329
	subtotal \$	46,962
(e) Office Staff Cost	\$	46,800
	GRAND TOTAL \$	162

(a) - existing 20/21 FY Mooring Field Budget

(b) - 2 FTE @ 25%

(d) - Buyout is \$390,000, Build out is \$223,500 (\$150/sq.ft.); total of \$613,500  
 \$31,038 Annually is based on 30 year mortgage with 3% interest rate

(e) - 2 PTE @ \$15/hour

Town of Fort Myers Beach  
Annual Budget  
10 - General  
36 - Mooring operations  
From 10/1/2019 Through 6/30/2020

		FY 2018 Actual	FY 2019 Actual	Current Year Actual	YTD 2020 Budget - Original	FY 2021 Budget
Expenses						
Regular Wages	51200	0	0	11,525	17,940	26,000
Overtime	51400	0	0	347	0	0
Benefit Allowance	51700	0	0	0	360	520
FICA	52100	0	0	910	1,403	1,990
Retirement	52200	0	0	0	1,830	2,600
Life and Health	52300	0	0	0	0	6,475
Other Services	53400	0	0	574	0	7,150
Contracted Services	53401	0	0	80,104	66,750	89,000
Publication Advertisement	53408	0	0	1,680	1,950	3,600
Travel and Per Diem	54000	0	0	329	0	1,500
Communications Services	54100	0	0	0	375	7,000
Cell Phone & Electronic Devices	54102	0	0	289	450	850
Freight and Postage Services	54200	0	0	26	0	0
Electricity	54301	0	0	76	0	0
Insurance	54500	0	0	2,612	8,325	5,380
Repairs and Maintenance Services	54600	0	0	5,931	7,500	12,000
Repairs & Maintenance Equipment	54603	0	0	2,816	2,250	10,600
Operating Supplies	55200	0	0	1,851	10,500	14,000
Uniforms	55201	0	0	410	0	1,000
Small Tools & Equipment	55204	0	0	0	750	1,000
Fuel	55206	0	0	448	1,875	2,000
Training	55500	0	0	0	1,500	2,000
Total Expenses		<u>0</u>	<u>0</u>	<u>109,928</u>	<u>123,758</u>	<u>194,665</u>

1. **Requested Motion:**

**Meeting Date: January 21, 2021**

Structures at Beach Accesses

**Why the action is necessary:**

Requested by Town Council

**What the action accomplishes:**

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

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5. **Background:**

Comfort Station was located at Palm Ave Beach Access for approximately 4 years (2011 - 2015).

Per the review by the Town Certified Flood Plain Manager, the proposed restroom trailers are not "buildings" as defined by FEMA and would be permitted in a V zone per CFR 60.3 as follows:

1. Be on the site fewer than 180 consecutive days.
2. Be fully licensed and ready for highway use.
3. Have a self-contained storage system or be attached to site utilities via a quick disconnect system.

All Beach Access Rights-of Way are not necessarily the same as to what is permissible therefore and would be considered individually.

**Attachments:**

**Financial Impact:**

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**

Date: January 13,  
2021

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John R Herin Jr, Town Attorney

Date: January 13,  
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Roger Hernstadt, Town  
Manager

	<b>AGENDA MANAGEMENT</b>			Meeting
<b>105</b>	Approval of Bids: Lighting Consultant	Public Works	added 11.03.2020	01.19.2021
<b>131</b>	Presentation: SWFL Regional Resiliency Compact			01.19.2021
<b>108</b>	Lee School Board Shared Use Agreement	Public Works	added 10.27.2020	01.19.2021
<b>113</b>	Mooring Field Upland Services Discussion	Public Works	added 11.03.2020	01.19.2021
<b>128</b>	Land and Water Conservation Fund Program	Public Works	added 01.04.2021	01.19.2021
<b>129</b>	2nd reading: Ordinance 20-17 Special Events	PL&Z	added 01.07.2021	01.19.2021
<b>130</b>	2nd reading: Ordinance 20-19 Height & Setbacks	PL&Z	added 01.07.2021	01.19.2021
<b>102</b>	Joint Session: Committee Chairs and Town Council	TC	added 10.15.2020	01.21.2021 before M&P
<b>134</b>	Restrooms at Beach Accesses	TC	added 01.11.2021	01.21.2021 M&P
<b>113/125</b>	Upland Services / Financial feasibility of Harbor House	Public Works	added 12.07.2020	01.21.2021 M&P
<b>131</b>	FPL Representative	TC	added 01.11.2021	02.01.2021
<b>133</b>	Resolution: FBIP Grant	Public Works	added 01.12.2021	02.01.2021
<b>132</b>	Resolution: Harbor Management Plan	Public Works	added 01.12.2021	02.01.2021
<b>134</b>	Approval of Contract: CEI Services w/AECOM	Public Works	added 01.12.2021	02.01.2021
<b>135</b>	Approval of Contract: Ajax Paving	Public Works	added 01.12.2021	02.01.2021
<b>137</b>	Presentation: FDOT SR865 Project	Public Works	added 01.13.2021	03.01.2021
<b>121</b>	2nd Reading/Adoption: Water Supply Facilities Work Plan (pending DEO)	Utilities	added 12.7.2020	03.01.2021
<b>95</b>	Continued Discussion of NAB implementation	Admin	added 10.15.2020	TBD M&P
<b>122</b>	Kiwanis bench advertising	TC	added 12.03.2020	TBD M&P
<b>123</b>	Veteran Tribute @ Bayside Park	TC	added 12.03.2020	TBD M&P
<b>136</b>	Mechanical Noise	TC	added 01.11.2021	TBD M&P

*County Estero Blvd. Update at the first M&P of each month*