



Fort Myers Beach Historic Preservation Board

Town Hall Council Chambers
2731 Oak Street
Fort Myers Beach, FL 33931

AMENDED Agenda

Wednesday, October 22, 2024

9:00 AM

*(Rescheduled from 10/8/2024, then 10/16/2024 due to
Hurricane Milton)*

ORDER OF BUSINESS

I. CALL TO ORDER

II. NOMINATION OF OFFICERS

A. Nomination of Officers

The LPA also functions as the Historic Preservation Board (HPB) for the Town of Fort Myers Beach. The Historic Preservation Board has the power, authority, and jurisdiction to designate, regulate, and administer historical, cultural, archaeological, and architectural resources in the Town as set forth in LDC section 22-74.

III. APPROVAL OF FINAL AGENDA

IV. PUBLIC COMMENT

V. ADMINISTRATIVE AGENDA

A. Community Development Block Grant – Disaster Recovery Program: Review of Lee County's Infrastructure Projects for impact on Town's Historical Resources

Review of proposed Lee County infrastructure projects for impact on the Town's historic resources

VI. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

IF THE LOCAL PLANNING AGENCY UNANIMOUSLY APPROVES A REQUEST FOR A VARIANCE, EXTENSION OR SATISFACTION OF CONDITIONS, A REQUEST FOR AN ADDITIONAL HEARING BEFORE THE TOWN COUNCIL MAY BE MADE BY ANYONE IF THE REQUEST IS RECEIVED BY THE TOWN CLERK WITHIN 10 BUSINESS DAYS OF THE LOCAL PLANNING AGENCY DECISION PURSUANT TO SEC. 34-232 OF THE LAND DEVELOPMENT CODE.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE LOCAL PLANNING AGENCY WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED IN ACCORDANCE WITH FLORIDA STATUTE 286.0105.



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. 239-765-0202

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

Yellow Sheet Number: **2025-6**

1. Request:

Meeting Date: October 22, 2024

The LPA also functions as the Historic Preservation Board (HPB) for the Town of Fort Myers Beach. The Historic Preservation Board has the power, authority, and jurisdiction to designate, regulate, and administer historical, cultural, archaeological, and architectural resources in the Town as set forth in LDC section 22-74.

Why the action is necessary:

What the action accomplishes:

2. Agenda:

NOMINATION OF OFFICERS

3. Requirement/Purpose:

5. Background:

Annually, at the first meeting of the Local Planning Agency, after expired member positions have been filled by the Town Council, a meeting of the HPB will be convened and a chair and vice chair will be chosen using the same methodology as LPA chair and vice chair election.

Per the LPA policies and Procedures manual: Annually, at the first meeting of the Local Planning Agency, after expired member positions have been filled by the Town Council, a chair and vice chair will be chosen. Each LPA member may nominate a person for each of these positions. A second is not required. A vote is taken in the order that a candidate was nominated. The positions are filled by a majority vote. If a majority is not received on the first ballot, a second ballot is taken for the two candidates receiving the most votes from the first ballot.

Attachments:

Financial Impact:

6. Alternative Action

7. Staff Recommendations:

8. Recommended Approval:

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

Yellow Sheet Number: **2025-2**

1. Request:

Meeting Date: October 22, 2024

Review of proposed Lee County infrastructure projects for impact on the Town's historic resources

Why the action is necessary:

Lee County has asked the Historic Preservation Board to review the projects and to notify the County if any historic resources are to be impacted.

What the action accomplishes:

The HPB provides the appropriate oversight for historic resources.

2. Agenda:

ADMINISTRATIVE AGENDA

3. Requirement/Purpose:

5. Background:

Lee County has received a direct allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds from the U.S. Department of Housing and Urban Development to assist Hurricane Ian recovery efforts. Under the CDBG-DR funding umbrella, Lee County has established a Critical Infrastructure Program that will fund infrastructure improvements to address community needs exacerbated in storm-damaged areas throughout Lee County.

These projects are responsible for compliance with the HUD Environmental Review Procedures of 24 CFR Part 58 and pertinent to the requirements of Section 106 of the National Historic Preservation Act. Lee County has reviewed the undertaking and determined there are no historic properties in the area and recommended the project has no effect on historic properties. The HPB is asked to review the attached letters from Lee County and should determine if there is any conflict with the proposed projects regarding the existing identified historical resources on Fort Myers Beach.

Attachments:

1. Staff Report
2. Exhibit A: Lee County Letter regarding North Island Water Tower and Facility
3. Exhibit B : Lee County Letter Bay Oaks Pool Complex, Newton Beach Park and Old San Carlos Lighting
4. Exhibit C: Town Council Blue Sheet 9-23-24 CDBG-DR Projects
5. Exhibit D: Draft of Letter to the County

Financial Impact:

none

6. Alternative Action

Disagree

7. Staff Recommendations:

Staff recommend that the HPB determine that there is no conflict between the proposed projects at Town historic resources.

8. **Recommended Approval:**

nancy stuparich, Town Attorney

Amy Baker, Town Clerk

Date: October 02, 2024

Date: October 02, 2024



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

REVIEW: Determination of impact, if any, of Critical Infrastructure Program on Town historic resources

HPB

HEARING DATE: October 8th, 2024, at 10:00 AM

STAFF

RECOMMENDATION: NO CONFLICT

**PREPARED/
SUBMITTED BY:** Judith Frankel, AICP, Principal Planner

Background:

On September 23rd, 2024 the Town Council voted to accept CDBG-DR funding for the below named projects. Funding awards in the amounts of up to \$8,336,753.00 and \$4,681,844.90 for the projects submitted to the Public Facilities and Critical Infrastructure CDBG-DR programs. Director Kropacek stated that this was to accept the awards, and he described the projects. Vice Mayor Atterholt moved to accept the funding, seconded by Council Member Woodson. The motion carried unanimously.

Projects:

- Bay Oaks Pool Complex:
 - 2600 Oak St, Fort Myers Beach, FL 33931
- Newton Beach Park:
 - 4650 Estero Blvd, Fort Myers Beach, FL 33931
- Old San Carlos & Times Square Lighting:
 - Lighting improvements will be implemented beginning at Times Square (1035 Estero Blvd and will continue along the Old San Carlos corridor to Bayside Park.
- North Island Water Tower and Facility Project
 - 815 Lagoon St, Fort Myers Beach, FL 33931

Program Requirements

The projects listed above will receive Community Development Block Grant funding through the Disaster Recovery Program. This program is responsible for compliance

with Section 106 of the National Historic Preservation Act (NHPA). Section 106 of the NHPA requires that each federal agency identify and assess the effects its actions may have on historic buildings. Under Section 106, each federal agency must consider public views and concerns about historic preservation issues when making final project decisions.

Fort Myers Beach School, a National Register of Historic Places site, is located approximately 0.13 miles to the east of the Bay Oaks Pool project. This is the only historic resource identified by Lee County in close proximity to the listed projects. Lee County staff and Town staff have reviewed the projects and determined that the projects have no effect on this historic site. The projects will provide necessary infrastructure upgrades for Fort Myers Beach.

The Historic Preservation Board should review the projects and determine whether they agree with the County and Town staff assesment.

Staff Report Exhibits:

Exhibit A-Lee County Letter regarding North Island Water Tower and Facility

Exhibit B – Lee County Letter Bay Oaks Pool Complex, Newton Beach Park and Old San Carlos Lighting

Exhibit C – Town Council Agenda Summary form 9/23/24 accepting funds

Exhibit D- Draft of Letter to Lee County confirming no conflict



Board of County Commissioners

Kevin Ruane
District One

September 19, 2024

Cecil L. Pendergrass
District Two

Via Electronic Mail: arodriguez4@leegov.com

Ray Sandelli
District Three

Anthony Rodriguez

Brian Hamman
District Four

Lee County

P.O. Box 398

Mike Greenwell
District Five

Fort Myers, FL, 33902

Dave Harner, II
County Manager

Re: North Island Water Tower and Facility Project

815 Lagoon St, Fort Myers Beach, FL 33931

26° 27' 19.1" N, 81° 57' 29.6" W

Richard Wm. Wesch
County Attorney

Critical Infrastructure Program

Donna Marie Collins
County Hearing
Examiner

Community Development Block Grant – Disaster Recovery Program

Dear Mr. Rodriguez,

Lee County in the State of Florida has received a direct allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds from the U.S. Department of Housing and Urban Development to assist Hurricane Ian recovery efforts. Under the CDBG-DR funding umbrella, Lee County has established a Critical Infrastructure Program that will fund infrastructure improvements to address community needs exacerbated in storm-damaged areas throughout Lee County.

Lee County Government is the lead and responsible agency for facilitating the federally required environmental reviews for the CDBG-DR Critical Infrastructure Program in accordance with 24 CFR Part 58. To expedite environmental assessments while complying with Part 58 and other applicable laws and regulations, Lee County invites your office to comment on the scope of the environmental review record and the potential for impacts associated with the following action and location:

The project will be constructed in accordance with all current building codes and the control building will be hardened. All improvements will be built in compliance with current FEMA flood elevations, such that components of the facility and structures themselves are elevated above base flood elevation. The scope of work also includes all design, permitting, and construction-phase oversight services that may be necessary to ensure that the project is implemented successfully. Procurement activities will be conducted in accordance with 2 CFR 200.320 and with applicable Florida Statutes. The scope of this critical infrastructure project includes removal of the existing, unusable tank; replacement of the current tank with a new concrete poly-lined tank for water storage; construction of the control building and ancillary structures which house necessary equipment, valves, pumps, and piping; elevation of pumps and valves; replacement of storage areas necessary for maintenance equipment; major security upgrades, such as fencing and around-the-clock monitoring systems; and other improvements that, through pre-construction due diligence, are determined to be necessary



Lee County
Southwest Florida

Board of County Commissioners

to ensuring and monitoring a secure potable water supply for the Town of Fort Myers Beach. The project will be constructed in accordance with all current building codes and the control building will be hardened. All improvements will be built in compliance with current FEMA flood elevations, such that components of the facility and structures themselves are elevated above base flood elevation. The scope of work also includes all design, permitting, and construction-phase oversight services that may be necessary to ensure that the project is implemented successfully. The proposed project location is 815 Lagoon St, Fort Myers Beach, FL 33931.

This project is responsible for compliance with the HUD Environmental Review Procedures of 24 CFR Part 58 and pertinent to the requirements of Section 106 of the National Historic Preservation Act. We have reviewed the undertaking and determined there are no historic properties in the area and recommend the project has no effect on historic properties.

The project will provide necessary infrastructure upgrades around Lee County, and we would appreciate your comments or concurrence to this request.

Lee County is dedicated to providing disaster assistance to areas in need of infrastructure improvements as a result of the impacts of Hurricane Ian as quickly as possible. Due to the urgency of this matter, we ask that you please respond no later than 30 days from receipt of this letter. If you have any questions, please contact Jennifer Posey at jposey@leegov.com.

Sincerely,

Glen V. Salyer, Assistant County Manager
(239) 533-2204
gsalyer@leegov.com

Enclosures:

- 1) Project Location Map

Cc: Burke Brooks, Ramboll
Dustin Brantley, Ramboll

NORTH ISLAND WATER TOWER AND FACILITY PROJECT



- Approximate Site Location
- Lee County Approximate Boundary
- Municipal Boundary - City Limits
- Zoning Boundary

SITE LOCATION MAP

FIGURE 01

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY



Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

September 19, 2024

Cecil L. Pendergrass
District Two

Via Electronic Mail: arodriguez4@leegov.com

Ray Sandelli
District Three

Anthony Rodriguez

Brian Hamman
District Four

Lee County
P.O. Box 398
Fort Myers, FL, 33902

Mike Greenwell
District Five

Dave Harner, II
County Manager

Re: Parks & Recreation Revitalization
Critical Infrastructure Program
Community Development Block Grant – Disaster Recovery Program

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Bay Oaks Pool Complex:
2600 Oak St, Fort Myers Beach, FL 33931
26° 26' 55.60" N, 81° 56' 27.45" W

Newton Beach Park:
4650 Estero Blvd, Fort Myers Beach, FL 33931
26° 26' 12.10" N, 81° 55' 19.54" W

Old San Carlos & Times Square Lighting:
General Project Area: 26° 27' 17.32" N, 81° 57' 19.52" W
Note that this project is not limited to a single location – lighting improvements will be implemented beginning at Times Square (1035 Estero Blvd, Fort Myers Beach, FL 33931, 26° 27' 11.9" N, 81° 57' 22.2" W) and will continue along the Old San Carlos corridor to Bayside Park (26° 27' 23.58" N, 81° 57' 16.51" W).

Dear Ms. Lotane,

Lee County in the State of Florida has received a direct allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds from the U.S. Department of Housing and Urban Development to assist Hurricane Ian recovery efforts. Under the CDBG-DR funding umbrella, Lee County has established a Critical Infrastructure Program that will fund infrastructure improvements to address community needs exacerbated in storm-damaged areas throughout Lee County.

Lee County Government is the lead and responsible agency for facilitating the federally required environmental reviews for the CDBG-DR Critical Infrastructure Program in accordance with 24 CFR Part 58. To expedite environmental assessments while complying with Part 58 and other applicable laws and regulations, Lee County invites your office to comment on the scope of the environmental review record and the potential for impacts associated with the following action and location:



Lee County
Southwest Florida

Board of County Commissioners

1. Bay Oaks Community Pool Rehabilitation (2600 Oak St, Fort Myers Beach, FL 33931; 26° 26' 55.60" N, 81° 56' 27.45" W). This component of the project involves a comprehensive rebuild of the existing pool facilities, which suffered extensive damage during Hurricane Ian. The project's scope includes repairing the pool basins that withstood the storm and completely reconstructing the pool deck, water slide, mechanical systems, restrooms, offices, and other facilities that were devastated. The design strategy focuses on leveraging the intact parts of the pool infrastructure while updating and enhancing areas that require complete renovation. The reconstruction will not only restore the pool to its former glory, but also introduce improvements in the design to enhance user experience and operational efficiency. This includes modernizing the pool deck layout to accommodate more visitors comfortably and safely, upgrading the water slide to meet the latest safety standards, and overhauling the mechanical systems to ensure more efficient and reliable operation. The technical aspects of reconstruction will be carefully planned to ensure both durability and functionality. The pool deck will be rebuilt using advanced, weather-resistant materials that offer both aesthetic appeal and long-lasting performance. The mechanical systems—including pumps, filters, and heating systems—will be state-of-the-art, optimized for energy efficiency and ease of maintenance. This technical overhaul extends to the water management systems, with plans to implement cutting-edge solutions for water filtration and circulation, ensuring the pool water remains clean and safe for public use. Furthermore, the redesign includes enhanced accessibility features, making the pool complex fully compliant with ADA standards and more welcoming for all community members.

2. Newton Park Beach Facility Project (4650 Estero Blvd, Fort Myers Beach, FL 33931; 26° 26' 12.10" N, 81° 55' 19.54"W): This component of the project will rebuild and enhance park facilities, which were severely damaged by Hurricane Ian's 17-foot storm surge. This surge single-handedly erased a hundred years of history, including the historical 'Seven Seas' cottage. Given that the property was gifted to the town by the state to remain an educational center in perpetuity, the project focuses on constructing a new elevated educational and environmental center designed to meet current building codes and withstand future storm surges. Importantly, all new buildings will be constructed above base flood elevations to mitigate the risk of future flood losses. The center will serve as an educational hub, providing information on local history, environmental conservation, and marine life. The design will focus on modern architectural elements that are both functional and aesthetically pleasing, with an emphasis on sustainability. Additionally, all buildings, including restrooms, will be fully ADA-compliant, ensuring accessibility for all visitors. Recognizing the ecological importance of native flora, the project will include extensive landscaping with indigenous plants to stabilize the beachfront and provide a habitat for local wildlife. Landscaping designs will promote ecological balance and resilience against future storms. A redesigned parking lot using eco-friendly materials will be installed to minimize environmental impact while accommodating visitors, including spaces for buses and bicycles to promote greener transportation options. To honor the historical significance of the site, the project will incorporate elements that pay homage to the original 'Seven Seas' cottage. The new center will feature exhibits and displays educating visitors about the site's history and the impact of Hurricane Ian. Infrastructure and utility upgrades, including water, electricity, and sewage systems, will be implemented to support the new facilities and ensure reliability, with a focus on energy-efficient systems and sustainable technologies. Investment in this project will restore a valuable community asset.



Lee County
Southwest Florida

Board of County Commissioners

and enhance its resilience and sustainability, ensuring it remains a vital part of Fort Myers Beach for generations to come.

3. Old San Carlos & Time Square Lighting Restoration: The general project area is at 26° 27' 17.32" N, 81° 57' 19.52" W; note that this project is not limited to a single location – lighting improvements will be implemented beginning at Times Square (1035 Estero Blvd, Fort Myers Beach, FL 33931, 26° 27' 11.9" N, 81° 57' 22.2" W) and will continue along the Old San Carlos corridor to Bayside Park (26° 27' 23.58" N, 81° 57' 16.51" W). This component of the project involves the complete replacement and modernization of the lighting system in the downtown area of the Town of Fort Myers Beach, which was severely damaged by Hurricane Ian. This project will install 46 new streetlights and light poles to replace those destroyed by the storm surge and debris, ensuring the new lights meet modern standards for energy efficiency and turtle compliance. Additionally, all damaged wiring and conduit throughout the area will be replaced to restore full functionality to the lighting grid. Two new panel/switch boxes will be installed to support the new lighting infrastructure and ensure reliable power distribution. The business district has remained largely dark since Hurricane Ian, and this project focuses on improving public safety by providing adequate lighting, enhancing safety for both residents and visitors, supporting local businesses, and reducing the risk, accidents, and crime. Aesthetic improvements will also be considered, with the new lighting fixtures designed to enhance the overall appearance of the downtown area, making it more inviting and attractive for tourists and locals alike. The town is anchored by two community gathering spaces — Bayside to the north and Time Square to the south—connected by Old San Carlos Boulevard. The town's long-term plan is for Old San Carlos Boulevard to evolve into a "park corridor." This lighting project will be the first step toward realizing that vision. Since Hurricane Ian, the Town has spent over \$200,000 on inadequate patchwork repairs, resulting in only three functioning streetlights out of the original 46. These temporary fixes have proven insufficient, highlighting the urgent need for a comprehensive overhaul. The new lighting system will prioritize sustainability and resiliency. Energy-efficient fixtures will reduce operational costs and environmental impact, while the infrastructure will be designed to withstand future storms and minimize damage. The total cost for the Old San Carlos and Time Square Lighting Project represents a crucial investment in revitalizing the downtown area, ensuring public safety, supporting the economic recovery of local businesses, and enhancing the town's resilience and sustainability for the future.

This project is responsible for compliance with the HUD Environmental Review Procedures of 24 CFR Part 58 and pertinent to the requirements of Section 106 of the National Historic Preservation Act. Fort Myers Beach School, a National Register of Historic Places site, is located approximately 0.13 miles to the east of the Bay Oaks Pool project. We have reviewed the undertaking and determined there are no additional historic properties in the area and recommend the project has no effect on historic properties.

The project will provide necessary infrastructure upgrades around Lee County, and we would appreciate your comments or concurrence to this request.

Lee County is dedicated to providing disaster assistance to areas in need of infrastructure improvements as a result of the impacts of Hurricane Ian as quickly as possible. Due to the



Lee County
Southwest Florida

Board of County Commissioners

urgency of this matter, we ask that you please respond no later than 30 days from receipt of this letter. If you have any questions, please contact Jennifer Posey at jposey@leegov.com.

Sincerely,

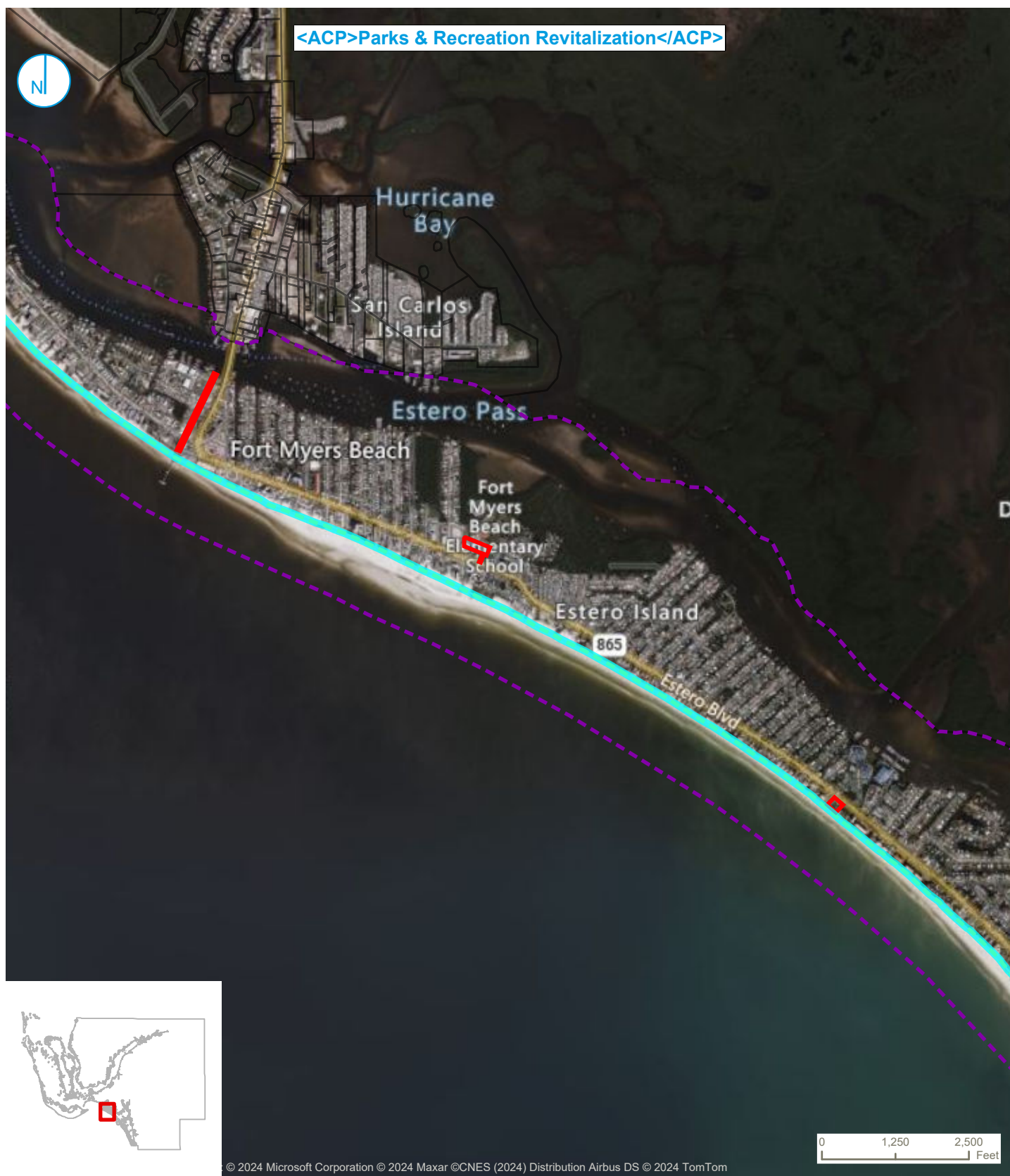
Glen V. Salyer, Assistant County Manager
(239) 533-2204
gsalyer@leegov.com

Enclosures:

- 1) Project Location Map

Cc: Burke Brooks, Ramboll
Rivers Berryhill, Ramboll

C:\Users\CWILLIAMS\FREIER\Lee County FL - CDBG-DR - General\GIS\Figure Creation\aprx\Infrastructure Map Series



- Approximate Site Location
- Lee County Approximate Boundary
- Municipal Boundary - City Limits
- Zoning Boundary

SITE LOCATION MAP

FIGURE 01

RAMBOLL AMERICAS
ENGINEERING SOLUTIONS, INC.
A RAMBOLL COMPANY

1. **Request:**

Meeting Date: September 23, 2024

Accept CDBG-DR Funding awards in the amounts of up to \$8,336,753.00 and \$4,681,844.90 for the projects submitted to the Public Facilities and Critical Infrastructure CDBG-DR programs.

Why the action is necessary:

Acknowledges and accepts the funding obligation and subrecipient agreement associated with the Lee County CDBG-DR Public Facilities and Critical Infrastructure programs.

What the action accomplishes:

Acknowledges and accepts the funding obligation and subrecipient agreement associated with the Lee County CDBG-DR Public Facilities and Critical Infrastructure programs.

2. **Agenda:**

ADMINISTRATIVE AGENDA

3. **Requirement/Purpose:**

Other

4. **Submitter of Information:**

Jason Freeman, Deputy Town Clerk / Legislative Liaison, Joe Onzick, Finance Director

5. **Background:**

In May 2024, the Town Council authorized the application and administration of projects under the Critical Infrastructure and Public Facilities through Resolution 24-76.

The Planning and Infrastructure Evaluation Committee met on August 12, 2024, to evaluate the applicants' proposals. The committee recommended funding both of the qualifying proposals and were ranked within the top 10 of all the proposals submitted. These projects were then brought before the Lee County Board of County Commissioners for approval on September 3, 2024, in which they were approved.

The Town is being awarded up to \$13,018,597.90 to utilize for tasks related to these projects:

- CDBG-DR Public Facilities Program: \$8,336,753.00 Parks & Recreation Revitalization Projects

(This includes funding for Old San Carlos Lighting, Newton Beach Park, and the Fort Myers Beach Community Pool.

- CDBG-DR Critical Infrastructure Program: \$4,681,844.90 North (West) Tower Project

Attachments:

1. North Island Water Tower Conditional Award Letter
2. Parks and Recreation Revitalization Conditional Award Letter

Financial Impact:

CDBG-DR Public Facilities Program: \$8,336,753.00 Parks & Recreation Revitalization Projects
CDBG-DR Critical Infrastructure Program: \$4,681,844.90 North (West) Tower Project
Total Town Obligation for both Programs: \$13,018,597.90

6. **Alternative Action**

7. **Management Recommendations:**

8. **Recommended Approval:**

Jason Freeman, Deputy Town Clerk / Legislative Liaison
Frankie Kropacek, Operations & Compliance Director
nancy stuparich, Town Attorney
Amy Baker, Town Clerk
Andy Hyatt, Town Manager

Created/Initiated - 9/9/2024
Approved - 9/9/2024
Approved - 9/12/2024
Approved - 9/13/2024
Final Approval - 9/13/2024

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Date: September 4, 2024

Andrew Hyatt, Town Manager
Town of Fort Myers Beach
2781 Oak Street
Fort Myers Beach, FL 33931

Re: CDBG-DR Conditional Award Notice

Good afternoon,

On September 3, 2024, the Lee County Board of County Commissioner's voted to award Community Development Block Grant – Disaster Recovery (CDBG-DR) funds to Public Facilities and Infrastructure projects. I am pleased to inform you that the BoCC has conditionally awarded funding for the Town of Fort Myers Beach North Island Water Tower Complex.

The awarded amount for your project is up to \$4,681,844.90. The anticipated start date for the project is January 1, 2025. This start date is subject to the completion of necessary requirements and final signature of the written agreement. Costs to be reimbursed by the grant cannot be incurred until the effective date of the written agreement. No choice limiting actions may be taken prior to the completion of the required environmental review requirements.

During your onboarding meeting we will review the requirements of the funding award, but as a reminder, CDBG-DR funds were provided to Lee County from the U.S. Department of Housing and Urban Development and are subject to all federal requirements outlined in 24 CFR 570, 2 CFR 200, and others. The required procurement procedures are outlined in 2 CFR 200 Subpart D, and in Lee County's Subrecipient Manual.

This award is conditional on completion and submission of the following:

- Completed Initial Risk Assessment that includes:
 - o Grant Management Plan
 - o Procurement Policy to include 2 CFR 200.318-327 OR Resolution Adopting Lee County's Procurement Policy
 - o Recipient A-133 Audit (Single Audit)
 - o List of Key Stakeholders/Org Chart
 - o Financial Policies and Procedures
 - o Section 504 Compliance (Property Conditions Report)
 - o Indirect Cost Rate Plan (if applicable)
 - o Non-Discrimination Policy
 - o Affirmatively Furthering Fair Housing Compliance
 - o Excessive Force Policy Compliance
- Completion of an Environmental Review Record and Authorization to Use Grant Funds from HUD (*Lee County SRGA will coordinate this effort*)
- Review of the Draft Subrecipient Agreement
- Final Budget

- Copy of ICE and any procurement packages that have been assembled and/or advertised.
 - o Applicants should not have an executed contract with any vendors. If you have an executed contract, please contact your grant manager to receive guidance regarding obtaining concurrence on your procurement of this vendor.

The jurisdiction must have an active and unexpired Unique Entity ID (UEI) in the System for Award Management (SAM) to avoid delays in the disbursement of funds. Grantees are required to maintain an active SAM registration for the duration of their contract by re-activating their UEI annually at the following website: <https://www.sam.gov/SAM>.

Should you have any additional questions, regarding the conditional award or attached documents, please do not hesitate to contact your grant manager.

Congratulations once again on this award, and we look forward to working with you.

Contacts:

Grant Manager
Carla Platter
cplatter@hga-llc.com
239-533-8716

CC: Lee County
Strategic Resources and Government Affairs (SRGA)
<https://cdbgdr.leegov.com>
Recovery@leegov.com
(239) 533-2315

Enclosures:
CDBG-DR Subrecipient Award Summary Page

CDBG-DR SUBRECIPIENT AWARD SUMMARY

The following information is provided pursuant to 2 CFR 200.332(a)(1)

Federal Award Identification Number (FAIN)/ HUD CDBG-DR Grant No.:	B-23-UN-12-0002
Assistance Listing Number (formerly CFDA #):	14.218 Community Development Block Grants/Entitlement Grants
Federal Register Notice & Public Law:	FR-6393-N-01: PL-117-328
Federal Award (HUD Grant Agreement) Date:	11/20/2023
Agreement No.:	To be determined.
Responsible Entity (RE):	Lee County
Lead and Responsible Department:	Office of Strategic Resources and Government Affairs
CDBG-DR Funding Source/Program:	US Department of Housing and Urban Development
Subrecipient Name:	Town of Fort Myers Beach
Subrecipient ID (Unique Entity Identifier via SAM.gov):	J87EFSEEQ884
Subrecipient Period of Performance (Start Date):	1/1/2025
Subrecipient Period of Performance (End Date):	12/31/2027
Total Amount Obligated via Agreement:	\$4,681,844.90
Project/Activity ID(s):	To be determined.
Federal Award Program/Project/Activity Description:	CDBG-DR/Critical Infrastructure/Town of Fort Myers Beach North Island Water Tower Complex
Does the Federal award include an Indirect Cost Rate for Subrecipient?	Yes ☐ No ☒
	☐ Negotiated Rate Click or tap here to enter text. %
If Yes, is the Indirect Cost Rate a:	☐ De Minimis Rate

Official County Contact for Award: Jeannie Sutton, Director, Strategic Resources and Government Affairs; 2115 Second St., Fort Myers, FL 33901; Phone: (239) 822-8438; Email: JSutton@leegov.com

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner, II
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Date: September 4, 2024

Andrew Hyatt, Town Manager
Town of Fort Myers Beach
2781 Oak Street
Fort Myers Beach, FL 33931

Re: CDBG-DR Conditional Award Notice

Good afternoon,

On September 3, 2024, the Lee County Board of County Commissioner's voted to award Community Development Block Grant – Disaster Recovery (CDBG-DR) funds to Public Facilities and Infrastructure projects. I am pleased to inform you that the BoCC has conditionally awarded funding for the Town of Fort Myers Beach Parks and Recreation Revitalization.

The awarded amount for your project is up to \$8,336,753. The anticipated start date for the project is January 1, 2025. This start date is subject to the completion of necessary requirements and final signature of the written agreement. Costs to be reimbursed by the grant cannot be incurred until the effective date of the written agreement. No choice limiting actions may be taken prior to the completion of the required environmental review requirements.

During your onboarding meeting we will review the requirements of the funding award, but as a reminder, CDBG-DR funds were provided to Lee County from the U.S. Department of Housing and Urban Development and are subject to all federal requirements outlined in 24 CFR 570, 2 CFR 200, and others. The required procurement procedures are outlined in 2 CFR 200 Subpart D, and in Lee County's Subrecipient Manual.

This award is conditional on completion and submission of the following:

- Completed Initial Risk Assessment that includes:
 - o Grant Management Plan
 - o Procurement Policy to include 2 CFR 200.318-327 OR Resolution Adopting Lee County's Procurement Policy
 - o Recipient A-133 Audit (Single Audit)
 - o List of Key Stakeholders/Org Chart
 - o Financial Policies and Procedures
 - o Section 504 Compliance (Property Conditions Report)
 - o Indirect Cost Rate Plan (if applicable)
 - o Non-Discrimination Policy
 - o Affirmatively Furthering Fair Housing Compliance
 - o Excessive Force Policy Compliance
- Completion of an Environmental Review Record and Authorization to Use Grant Funds from HUD (*Lee County SRGA will coordinate this effort*)
- Review of the Draft Subrecipient Agreement
- Final Budget

- Copy of ICE and any procurement packages that have been assembled and/or advertised.
 - o Applicants should not have an executed contract with any vendors. If you have an executed contract, please contact your grant manager to receive guidance regarding obtaining concurrence on your procurement of this vendor.

The jurisdiction must have an active and unexpired Unique Entity ID (UEI) in the System for Award Management (SAM) to avoid delays in the disbursement of funds. Grantees are required to maintain an active SAM registration for the duration of their contract by re-activating their UEI annually at the following website: <https://www.sam.gov/SAM>.

Should you have any additional questions, regarding the conditional award or attached documents, please do not hesitate to contact your grant manager.

Congratulations once again on this award, and we look forward to working with you.

Contacts:

Grant Manager

Carla Platter
cplatter@hga-llc.com
239-533-8716

CC: Lee County

Strategic Resources and Government Affairs (SRGA)
<https://cdbgdr.leegov.com>
Recovery@leegov.com
(239) 533-2315

Enclosures:

CDBG-DR Subrecipient Award Summary Page

CDBG-DR SUBRECIPIENT AWARD SUMMARY

The following information is provided pursuant to 2 CFR 200.332(a)(1)

Federal Award Identification Number (FAIN)/ HUD CDBG-DR Grant No.:	B-23-UN-12-0002
Assistance Listing Number (formerly CFDA #):	14.218 Community Development Block Grants/Entitlement Grants
Federal Register Notice & Public Law:	FR-6393-N-01: PL-117-328
Federal Award (HUD Grant Agreement) Date:	11/20/2023
Agreement No.:	To be determined.
Responsible Entity (RE):	Lee County
Lead and Responsible Department:	Office of Strategic Resources and Government Affairs
CDBG-DR Funding Source/Program:	US Department of Housing and Urban Development
Subrecipient Name:	Town of Fort Myers Beach
Subrecipient ID (Unique Entity Identifier via SAM.gov):	J87EFSEEQ884
Subrecipient Period of Performance (Start Date):	1/1/2025
Subrecipient Period of Performance (End Date):	12/31/2027
Total Amount Obligated via Agreement:	\$8,336,753.00
Project/Activity ID(s):	To be determined.
Federal Award Program/Project/Activity Description:	CDBG-DR/Public Facilities/Town of Fort Myers Beach Parks and Recreation Revitalization
Does the Federal award include an Indirect Cost Rate for Subrecipient?	Yes ☐ No ☒
If Yes, is the Indirect Cost Rate a:	☐ Negotiated Rate Click or tap here to enter text.% ☐ De Minimis Rate

Official County Contact for Award: Jeannie Sutton, Director, Strategic Resources and Government Affairs; 2115 Second St., Fort Myers, FL 33901; Phone: (239) 822-8438; Email: JSutton@leegov.com



Town of Fort Myers Beach
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

October 8th, 2024

Glen V. Salyer
Assistant County Manager
(239) 533-2204
gsalyer@leegov.com

Dear Mr. Salyer,

The Historic Preservation Board of Fort Myers Beach met on October 8th, 2024 and discussed the impact of the below listed projects on the historic resources of our Town.

- Bay Oaks Pool Complex:
 - 2600 Oak St, Fort Myers Beach, FL 33931
- Newton Beach Park:
 - 4650 Estero Blvd, Fort Myers Beach, FL 33931
- Old San Carlos & Times Square Lighting:
 - Lighting improvements will be implemented beginning at Times Square (1035 Estero Blvd and will continue along the Old San Carlos corridor to Bayside Park.
- North Island Water Tower and Facility Project
 - 815 Lagoon St, Fort Myers Beach, FL 33931

Fort Myers Beach School, a National Register of Historic Places site, is located approximately 0.13 miles to the east of the Bay Oaks Pool project. This is the only historic resource identified by Lee County in close proximity to the listed projects. Lee County staff and Town staff have reviewed the projects and determined that the projects have no effect on this historic site. The projects will provide necessary infrastructure upgrades for Fort Myers Beach.

The Historic Preservation Board has reviewed the projects and determined that we are in agreement with the County and Town staff assessment. The HPB voted __ to __ agreeing there is no conflict with these projects and Town historic resources.

Sincerely,

Historic Preservation Board Chairperson_____

October 8th, 2024