



## **Fort Myers Beach Management & Planning Session**

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

**Agenda**

**Wednesday, June 9, 2021**

**9:00 AM**

### **ORDER OF BUSINESS**

#### **I. CALL TO ORDER**

#### **II. PLEDGE OF ALLEGIANCE**

#### **III. ITEMS FOR DISCUSSION**

- A. Discussion of the CEMP for the 2021-2022 Hurricane Season  
**Discussion of the Town's hurricane preparedness policies for the 2021-2022 hurricane season.**
- B. Permit Requirements  
**A discussion of permit requirements as requested by Town Council.**
- C. Workforce Housing  
**A discussion of work force housing as requested by Town Council.**
- D. Community Policing / LCSO Outreach Center  
**A discussion of Community Policing and Lee County Sheriff Office Outreach Center, as requested by Town Council.**
- E. Little Free Library / Toy Exchange  
**A discussion of Little Free Libraries / Toy Exchange boxes as requested by Town Council**

#### **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.**

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: June 9, 2021**

Discussion of the Town's hurricane preparedness policies for the 2021-2022 hurricane season.

**Why the action is necessary:**

This is an opportunity for Town Council to provide any new or additional direction on the Town's preparedness and emergency response.

**What the action accomplishes:**

Provides Town Council the opportunity to discuss the Town's Comprehensive Emergency Management Plan for 2021-2022 hurricane season and make modifications as needed.

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

Other

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5. **Background:**

This is an opportunity for Town Council to provide input and direction on the Town's preparedness and emergency policies response for the 2021-2022 hurricane season and make recommendations as needed.

Links to Town's website for:

**Comprehensive Emergency Management Plan 2019 (CEMP)**

<https://www.fortmyersbeachfl.gov/DocumentCenter/View/15015/Emergency-Preparedness-Plan-2019>

**Town of Fort Myers Beach Code of Ordinances, Chapter 12 - Emergency and Disaster Planning**

[https://library.municode.com/fl/fort\\_myers\\_beach/codes/code\\_of\\_ordinances?nodeId=PTIICOR\\_CH12EMMASE](https://library.municode.com/fl/fort_myers_beach/codes/code_of_ordinances?nodeId=PTIICOR_CH12EMMASE)

**Attachments:**

**Financial Impact:**

6. **Alternative Action**

Do not discuss.

7. **Staff Recommendations:**

Discuss

8. **Recommended Approval:**



Date: May 11, 2021

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Chelsea O'Riley, Public Works  
Director

Date: May 11, 2021

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John R Herin Jr, Town Attorney

Date: May 28, 2021

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Amy Baker, Town Clerk

Date: June 02, 2021

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Roger Hernstadt, Town Manager

1. **Requested Motion:**

**Meeting Date: June 9, 2021**

A discussion of permit requirements as requested by Town Council.

**Why the action is necessary:**

**What the action accomplishes:**

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

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5. **Background:**

**Attachments:**

**Financial Impact:**

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**

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John R Herin Jr, Town Attorney

Date: June 01, 2021

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Roger Hernstadt, Town  
Manager

Date: June 01, 2021

1. **Requested Motion:**

**Meeting Date: June 9, 2021**

A discussion of work force housing as requested by Town Council.

**Why the action is necessary:**

**What the action accomplishes:**

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

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5. **Background:**

Intent: The intent of this proposal is to create an organization that will provide limited housing for long term, full time employees in the Town.

Housing for employees will reduce traffic and encourage a decreasing demographic to be part of our community. Sanibel has had a similar program from the 1970s and has acquired over a hundred properties. This proposal is a modified version of Sanibel's Trust.

There are three structures for managing the operation, directly by Town as a separate budget category, a land trust, or creating a housing authority. The land trust operates like a business, the housing authority is a bureaucracy. Housing authorities are usually appropriate for large operations. Even a trust would be hard to justify until some properties have been acquired. A hybrid idea would be to have the Town directly manage the launch, then create a trust when justified. Then the trust would acquire, manage and maintain a set of rental properties for the benefit of long term, full time employees within the Town's borders.

Rental allocation. A point system would be established with points going for length of employment on the island, with points being allocated to encourage the target demographic. The Trust would be independent from the Town, but it's founding would include provisions to encourage a consistent operation and progression of its mission. The charter might include things like include a member of town council on its board in exchange for the Town providing some seed funding.

Funding options. Real estate is expensive on the beach, and this will be a long-term project.

1. Town funds, for seeding the project.
2. Fund raising events by the trust and other island charities.
3. Rental income
4. "affordability fee" charged when a smaller, older property is redeveloped into larger less affordable housing.
5. Grants.

Rental allocations. The purpose and reason for embarking on such a program is to maintain a demographic mix and, when people live and work on the island, they are not part of the traffic rush. I would distinguish this from an affordable housing program in that we are not looking to spend taxpayer money to allow someone who afford to live on off island to be able to live on island. Point system weighting could have the following criteria.

1. Must be employed full time on the island to be eligible.
2. Points awarded for number of years employed full-time on island
3. Points awarded for Sheriffs, firemen, paramedics, and Town Staff. It is beneficial to have

these critical service providers live locally and gain more ownership for the Town.

4. Points awarded for those with elementary school age children. The school is a highly valued part of our town and this helps have more children in the school and shows the school board that we value the school.

Rental rates. Sanibel uses a common measure of affordability of 30% of the income as rent. That is used for affordable housing, but our objectives are a bit different. I would suggest that we set the rents to average off island rents, or 30% of income, whichever is greater. The objective is to get people who have off island housing but work on the island and be able to live on the island. This higher level of rental income will allow the Trust to have more funds for property acquisition and maintenance.

**Attachments:**

**Financial Impact:**

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**

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John R Herin Jr, Town Attorney

Date: June 02, 2021

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Roger Hernstadt, Town  
Manager

Date: June 02, 2021

1. **Requested Motion:**

**Meeting Date: June 9, 2021**

A discussion of Community Policing and Lee County Sheriff Office Outreach Center, as requested by Town Council.

**Why the action is necessary:**

**What the action accomplishes:**

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

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5. **Background:**

**Attachments:**

**Financial Impact:**

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**

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John R Herin Jr, Town Attorney

Date: June 02, 2021

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Roger Hernstadt, Town  
Manager

Date: June 02, 2021

1. **Requested Motion:**

**Meeting Date: June 9, 2021**

A discussion of Little Free Libraries / Toy Exchange boxes as requested by Town Council

**Why the action is necessary:**

**What the action accomplishes:**

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

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5. **Background:**

The program would allow neighborhood groups to adopt their favorite beach access and add some personalization, some character to the beach access. An example is the Little Free Library and Beach Toy Exchange that has been installed at the Connecticut Street beach access.

The community would plan, construct and pay for whatever they wish to have installed (this is not an expensive proposition). The Town Public Works department would do any installation.

The project must not reduce the beach access function – not reduce access, remove parking, be passive (no plumbing or electricity required), not create a hazard, and be landward of the beach dunes (not on the sandy beach). The construction should be positive, with a beachy or environmental theme.

Any interested neighborhood groups would start their request by reaching out to one of the Town Councilors, choose a beach access, discuss ideas and submit a proposal. Staff would review the proposal to make sure it conforms with the criteria and discuss the exact location.

If approved, the neighborhood group will construct the object per their proposal and Town staff would install it.

**Attachments:**

1. Little Library

**Financial Impact:**

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**

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John R Herin Jr, Town Attorney

Date: June 02, 2021

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Roger Hernstadt, Town  
Manager

Date: June 02, 2021



| AGENDA MANAGEMENT |                                                         |    |                  |            |
|-------------------|---------------------------------------------------------|----|------------------|------------|
| <b>198</b>        | Town Manager Evaluation                                 | TC | added 5.17.2021  | 08.02.2021 |
| <b>199</b>        | Town Attorney Evaluation                                | TC | added 5.17.2021  | 08.02.2021 |
|                   |                                                         |    |                  |            |
| <b>187</b>        | Town Council PnP: Texting / Emails during meetings (RH) | TC | added 04.07.2021 | TBD TC Mtg |
| <b>123</b>        | Veteran Tribute @ Bayside Park (BV)                     | TC | added 12.03.2020 | TBD M&P    |

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