



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

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

**Minutes****Thursday, March 10, 2022****9:00 AM**

### **ORDER OF BUSINESS**

#### **FINAL**

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

Members present: Mayor Murphy, Vice Mayor Hosafros, Council Member Allers, Council Member Atterholt and Council Member Veach.

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

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

###### **A. Conceptual Upland Building Location**

###### **Conceptual Plan for Mooring Field Upland Services building location behind Town Hall.**

Town Manager Hernstadt noted the conceptual plan was presented now due to the grant deadline of April 1. If the Council decided not to make a decision soon, they would have to wait a year for the next grant cycle. He added that the grant opportunity was for maritime activities only and required a match.

Town Manager Hernstadt indicated the purchase price of the property could be used as part of the match and he estimated a building would cost around \$3 million.

Council Member Atterholt questioned whether boaters would check in at Town Hall or at the new facility. Vice Mayor Hosafros, Anchorage Advisory Committee (AAC) Liaison, replied that check-in was done electronically unless there was an issue. Mayor Murphy wondered about the amount of traffic generated by boaters using the facilities. It was estimated that the traffic would consist of 10 vessels per day.

Town Manager Hernstadt stated that the building would be two stories. Council Member Allers questioned whether the current facility could handle an expanded field. Town Manager Hernstadt replied that it would not be adequate. Council Member Allers felt they were rushing into deciding without knowing the consequences. He supported waiting until next year.

Council Member Veach questioned whether the facility would be staffed. Town Manager Hernstadt thought staffing needs would be minimal due to the proximity of Town Hall. He indicated that Council would determine the hours of operation and access would be electronic. Council Member Veach questioned the location of the dinghy dock and Town Manager Hernstadt responded that he could check with the coastal engineer. He noted there was flexibility with the location of the building after the site plan was submitted. He stated the purpose of the discussion was to receive feedback and answer questions.

B. Comp Plan / LDC Updates

**The Corradino Group will provide a project status of the Comprehensive Plan updates**

The consultant utilized PowerPoint for his presentation. Slides included: Agenda; FMB Population; Population Projections; Housing Data; Town SWOT Analysis; Tools; Inclusionary Zoning, Workforce Housing Bonus; Future Land Use; Comprehensive Plan & Land Development Regulations; Current Comprehensive Plan Policies; Considerations - Comprehensive Plan Policies; Future Land Use Map; Proposed Districts; Times Square Mixed-Use District; Civic Center & Coconut Village RV Park; Publix Commercial Parcel; Neighborhood Center; Theatre & Arts District; Santini Village; Town-Wide Recommendations and Discussion.

Council Member Atterholt questioned whether Santini Plaza could add stories to their building. Community Development Planner Sara Propst replied that she would check. She discussed creating a community land trust to set criteria for workforce housing. The consultant noted he would present the information to the Local Planning Agency (LPA) for their input and re-draft the plan before bringing it back to Town Council.

C. Electric Charging Stations

**Presentation: MBS - Electric Charging Stations**

Richard Meek, President of MBS of Naples, utilized PowerPoint for his presentation. Slides included: Zevtron Product Life Cycle Stages; US Plug-In Vehicle Fleet Size; Illustration of PEV Charging Infrastructure; Who is Zevtron?; How Does Zevtron Differentiate?; How Do You Want to Charge?; Rate Table; Dashboard; Fast-Charging Unit; Level 2 Charger; Other Applications; and Zevtron Advantage.

Mr. Meek stated he was working with Collier, Broward and Miami-Dade Counties.

D. EV Charging Stations

**The discussion of EV charging options**

Town Manager Hernstadt questioned how they wanted to move forward. Mayor Murphy supported a hybrid approach, while Council Member Veach leaned toward a level 2 charging system. Town Manager Hernstadt noted they might want to evaluate a fast-charging system based on the turnover of vehicles. Vice Mayor Hosafros brought up constraints with the FPL contract. Town Manager Hernstadt responded that they would negotiate an agreement they were comfortable with. Council Member Atterholt agreed with a hybrid system. Town Attorney Herin, Jr. revealed that past negotiations with FPL regarding the contract were unsuccessful. Town Manager Hernstadt added that they could work with other firms and customize what they needed.

**IV. AGENDA MANAGEMENT**

A. March 2022

Add the MRTF name change to a future agenda.

Add the FPL document received yesterday to an M&P and invite FPL representatives.

Town Attorney Herin, Jr. stated he was unavailable for the meeting on March 21, 2022, and Mr. Sanabria would attend.

Town Manager Hernstadt questioned addressing people who enclosed lower levels for habitation without authorization.

**V. ADJOURNMENT**

Mayor Murphy adjourned the meeting at 12:06 p.m.

Minutes adopted, March 21, 2022; Motion by Council Member Veach and seconded by Vice Mayor Hosafros. Adopted 5-0.



Amy Baker, Town Clerk