



## Fort Myers Beach Management & Planning Session

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

Minutes

Thursday, May 5, 2022

9:00 AM

### ORDER OF BUSINESS

#### DRAFT

##### 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

Brandon Prince, Project Manager with DeAngelis Diamond, provided an update regarding construction at Margaritaville. He invited Council Members to tour the construction site over the next month. He confirmed an opening date of September 2023, weather permitting.

###### A. Workforce Housing

###### **Discuss on-island workforce housing options**

Community Development Planner Sarah Propst presented several strategies. She described a Community Land Trust (CLT) and noted it would be a non-profit run by a board and manage workforce housing units, land, sales, leasing and eligibility requirements. She explained how it could be encouraged by changes to the Land Development Code (LDC) and Comprehensive Plan (Comp. Plan). Planner Propst indicated that the Lee County Housing Authority had different options and it made more sense for them to develop off the island due to costs, but the town and the Lee County Housing Authority could work together.

Vice Mayor Hosafros questioned whether an interlocal could be created with Lee County to get them to agree to a tax reduction on the property. Town Attorney Herin, Jr. replied that provisions in the state law were in place to petition the property appraiser to reduce the tax assessment. Vice Mayor Hosafros supported pursuing everything in Planner Propst's document.

Council Member described Sanibel's land trust. He noted that a land trust was unnecessary if the town wanted the property owned by an entity that

~~Council Member Veach described Sanibel's land trust. He noted that a land trust was unnecessary if the town wanted the property owned by an entity that~~<sup>\*\*double entry, removed at May 16, 2022 Town Council meeting.</sup> rented the units exclusively.

Planner Propst discussed how they could build on the property behind Town Hall by addressing density and height issues and providing initial building layouts for developers. Marcus Goodson, Executive Director of Lee County Housing Authority, stated they could craft a relationship with the town to help with management and determine an ownership structure. He indicated that the town could pursue funds through Lee County. He noted that he was unaware of local businesses helping with housing needs, but national organizations have.

Council Member Veach explained why he preferred to condominimize the units. Vice Mayor Hosafros mentioned that the Esterra building had been for sale for years and could be turned into one-bedroom efficiencies. Mayor Murphy noted the owner did not seem to be motivated to sell. Mr. Goodson agreed the building was beautiful and there was an opportunity for a joint venture with Lee County. Council Member Veach brought up local businesses adopting units for their employees. Town Manager Hernstadt discussed funding options. Mr. Goodson felt that Lee County would try to help and he explained how tax credits worked.

Planner Propst stated the next step was to work on the Comprehensive Plan. She questioned whether they wanted to include minimum and maximum unit sizes. There was no consensus on setting a minimum size. Town Manager Hernstadt encouraged developers to contact the town regarding workforce housing opportunities.

Town Council supported moving forward.

## B. Tree Protection Code

### **Discussion of MRTF suggested changes to Tree Protection Code**

Vice Mayor Hosafros stated they needed to do something about clear-cutting on the island. Town Manager Hernstadt indicated that language could be added that would require property owners to schedule a free tree inspection by the town before any tree was removed. Council Member Allers questioned whether they could require owners to contribute to a tree fund if they were not interested in having any trees on their property. Town Manager Hernstadt replied it was up to Town Council. Vice Mayor Hosafros did not want to allow property owners to remove all the trees on their property. Mayor Murphy did not want to encourage people to cut down their trees either. Town Council Members agreed to incorporate three major points from the cover page.

Council Member Allers felt the tree fund needed to be clarified. Vice Mayor Hosafros commented that one of the previous samples included more detail. Environmental Project Manager Chadd Chustz pointed out a reference for determining the mitigation value of roadside vegetation.

Town Manager Hernstadt remarked that he would incorporate their input and bring it back for a first reading.

C. FY23 Budget Discussion

**FY22 budget and preliminary discussion for planning of FY23 budget including service priorities.**

Town Manager Hernstadt reviewed the overall budget and indicated the town was in good financial shape. He noted the job market was challenging and staff was looking at ways to help employees.

Vice Mayor Hosafros suggested adding more money toward landscaping on Estero Blvd. and a line item for Estero Blvd. streetlights. She mentioned adding parking on the land behind Town Hall.

Council Member Veach wanted to change the short-term rental fee structure and add a per bedroom charge to help fund workforce housing. He requested a budget for the combined advisory committees if the merger was approved. He brought up removing the drive-through at Town Hall to add more parking. Mayor Murphy suggested adding a story or two above it to increase the size of Town Hall. Council Member Allers supported building it out to store and protect expensive equipment.

Council Member Allers suggested putting money aside for lighting the rest of the island and adding community policing.

Council Member Atterholt suggested adding two swingsets at Newton Beach Park. Town Manager Hernstadt commented that it would be an item on the add-on list.

**IV. AGENDA MANAGEMENT**

A. May 2022

Add protection from sea-level rise study.

Add discussion of the property behind Town Hall.

Add discussion requiring bicyclists to get off their bikes when passing pedestrians.

Add parking garage discussion.

Add discussion for a plan regarding the blocked off turn lane on San Carlos Blvd.

Town Attorney Herin, Jr. stated that Attorney Sanabria would attend the May 16, 2022 meeting in his absence.

**V. ADJOURNMENT**

Mayor Murphy adjourned the meeting at 10:42 a.m.

Minutes adopted as amended, May 16, 2022; Motion by Vice Mayor Hosafros seconded by Council Member Allers. Adopted 5-0.



Amy Baker, Town Clerk