



Fort Myers Beach Management & Planning Session

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

Minutes**Thursday, June 9, 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. Corner Lot Setback Discussion

Provide input and direction to staff regarding corner lot setback options.

Community Development Planner Sarah Propst discussed front and side street setbacks, two fronts and two sides and the minimum buildable width. The PowerPoint presentation began with Front and Side Street Setbacks - Pros and Cons; Examples; Two Fronts and Two Sides - Pros and Cons; Examples; Minimum Buildable Width - Pros and Cons; Examples and What Matters More?

Planner Propst liked the concept of the minimum buildable width, but it would end up cutting off view corridors. She added that she liked working with the two fronts and two sides because it was simple; however, that option could also affect waterbody views.

Council Member Allers referred to a scenario in an email and questioned whether the house could be angled so only one corner would encroach on the setback, leaving the view corridor open for the neighbor. Town Manager Hernstadt replied affirmatively. A discussion was held regarding a pre-design completion sign-off option and granting administrative approvals. Council Member Allers mentioned providing stick and carrot options to give staff administrative leeway and supply layout examples for staff.

Vice Mayor Hosafros noted she did not care for the two fronts and two sides because of the elimination of the rear setback and encroaching on neighbors. Council Member Veach preferred the front and side as long as the egress was separate from the primary to discourage egress on Estero Blvd. Planner Propst brought up setting a minimum side street setback and questioned whether a 20% and not less than 12.5 feet side street setback was acceptable. Council Member Veach felt that a 15-foot side street setback made sense.

Planner Propst questioned whether they wanted to include the flexibility. Council Member Allers felt they had to in order to create different designs.

Planner Propst summarized that they wanted flexibility for small, odd-shaped lots with a way to provide administrative relief if the designs were a certain size. Designs would be looked at more favorably if they met specific criteria and anything outside of the parameters would be sent to the LPA and Town Council for review. Council Members agreed. Planner Propst will bring back ideas and contact builders for their opinions. Council Member Allers suggested including designs for smaller lot sizes.

B. Lee County Commissioners / Fort Myers Beach Town Council Joint Meeting

Lee County Joint meeting topics of discussion

Mayor Murphy stated that he wanted to discuss lighting, the future of Estero Blvd. and the foot of the bridge with Lee County. Town Manager Hernstadt commented that once the foot of the bridge project was complete, the state would turn over their part of Estero Blvd. to Lee County. Lee County would be responsible for maintaining the landscaping. Lee County wants to turn the responsibility over to the town. He recommended that the town not accept responsibility due to the high liability risk. He revealed that the TPI-Margaritaville team stated they would take over maintaining the landscape. Town Manager Hernstadt noted that the state already had a landscape plan that would encourage people to use crosswalks. He remarked that if Lee County refused to accept the transfer from the state, nothing would be planted.

Vice Mayor Hosafros questioned whether the town could offer TPI's offer to the County. Town Manager Hernstadt replied that he had already and the county wanted a contract with the town and TPI. He stated that Lee County wanted to turn over liability to the town.

Council Member Veach brought up lighting, the traffic pattern coming onto the island and suggested a lane shift for trolleys and shuttles. He would encourage Lee County to provide ADA wheelchairs at their parks and discuss cooperation with workforce housing. Vice Mayor Hosafros noted that Lee County was obligated to provide wheelchairs in their parks. She suggested that they decide on three topics to discuss with Lee County and Mayor Murphy agreed. Her top three are street lighting, foot of the bridge maintenance and workforce housing.

Council Member Allers agreed with discussing the traffic pattern, workforce housing and the foot of the bridge maintenance, but he did not support continuing to discuss lighting. He was not sure that Lee County would accept having a joint meeting.

Town Manager Hernstadt discussed a give-and-take approach with the county and noted the town might have to give a little more to achieve a greater good. He commented that lighting was a money issue, not technical, depending on who was willing to pay what. He indicated that maintaining landscaping at the base of the bridge and liability issues were in a different category.

Town Manager Hernstadt noted that Town Council could ask the county to administer the lighting and pursue the FP&L solution, if possible, which would be the cheapest option for the town. Council Member Allers agreed. Council Member Atterholt stated that Lee County agreed to spend \$1.4 million on 48 crosswalks and that was their position. He felt it was logical for Lee County to install the lighting for consistency on Estero Blvd. and would encourage Lee County to expedite the installation of crosswalks. He felt the lighting plan put forth by Council Member Allers was a good step and supported discussing it at a joint meeting.

Mayor Murphy suggested delaying a request to meet until after FP&L gave them an answer regarding the amber light. Town Manager Hernstadt discussed allocating funds for lighting every year for X number of years.

Council Member Veach stated the three courses were that Lee County pays the town and the town does the lighting, the town pays Lee County a share and Lee County does the lighting, or each entity does its own thing. Council Member Allers noted that Lee County was designing the crosswalks whether the town worked with them or not. He questioned having Town Manager Hernstadt contact Lee County to find out if the commissioners were willing to meet.

Mayor Murphy questioned the town's level of liability if they installed the lights. Town Attorney Herin, Jr. replied that the primary responsibility and liability would fall on the town. Town Manager Hernstadt described the process if FP&L approved the fixture and the town decided not to partner with the county. He indicated he would hold off on requesting a joint meeting.

Mayor Murphy stated that the Commissioners had resolved nothing regarding lighting for several years and it was time to put two bodies in a room to discuss the issue. Council Member Allers disagreed and proposed a start to a resolution. Mayor Murphy wanted to hear from the Commissioners to work out a deal. Town Attorney Herin, Jr. suggested submitting a proposed agenda to the county for their comment before moving forward. Vice Mayor Hosafros supported delaying a meeting with the county. Council Member Allers agreed to postpone the meeting and Council Member Atterholt supported him. Council Member Allers stated that the county told him they would work with FP&L if FP&L had a fixture that met the county's criteria and FP&L would allow them on the poles. He questioned whether Council Members were willing to give up something to budget for lighting. Town Manager Hernstadt stated that \$2 million would not cover the current list of initiatives without a tax increase.

Council Member Allers noted that the fixture used on the crosswalks would be the same as the fixture currently on Old San Carlos unless FP&L approved the fixture under testing. If FP&L approves the tariff-program fixture, those fixtures would be used and installed on FP&L poles, which would cost less. Consensus was reached to delay the meeting until testing was complete on the FP&L fixture. Council Member Allers supported presenting the town's worst-case scenario to the Commissioners to help the county design the crosswalks and Estero Blvd. Vice Mayor Hosafros stated she wanted to allocate money towards lighting; however, it did not necessarily mean that she would not be in favor of a tax increase because other initiatives were also important. Council Member Veach indicated he was willing to cost-share with the county on an FP&L solution. Council Member Atterholt supported partnering with the county to find and implement a solution to the Estero Blvd. lighting.

C. Traffic Pattern on San Carlos Blvd.

A discussion of lane shift plans on San Carlos Blvd for mass transit vehicles as requested by Town Council.

Council Member Veach described opening a turn lane to allow trolleys and employee shuttles to get on and off the island. Mayor Murphy supported the idea and partnering with the county. Council Member Allers suggested checking with the fire department first. Council Member Veach received support to contact the fire department.

D. Road Naming Suggestions

1) Suggestions for Beach Access #36

2) Suggestions for circle road around Mound House

1). Council Member Allers noted his favorite was Wastin Away. Council Member Veach questioned promoting businesses and mentioned names to memorialize the Mermaid. Mayor Murphy indicated the Surf Club was there for years before the Mermaid. He questioned whether they wanted to name beach accesses after bars. Vice Mayor Hosafros did not think it was appropriate to name anything after a business. Mayor Murphy agreed and suggested a geographical-related name. Vice Mayor Hosafros suggested naming it after the closest street, which was Primo Dr. Council Member Atterholt liked some of the fun names with an island vibe. Vice Mayor Hosafros noted that most names were from Jimmy Buffett songs. She brought up Funky Way and Council Member Atterholt supported the name. He also supported Waistina Way, which received support from Council Member Veach and Mayor Murphy.

Town Manager Hernstadt brought up the turnover ceremony on July 1, 2022 and questioned whether he should have a sign made up with Waistina Way. He received consensus. Town Attorney Herin, Jr. suggested waiting until he researched trademark issues. He received support.

2). Mayor Murphy suggested naming the road circling the Mound House after Ann and Dan Hughes. Vice Mayor Hosafros stated that CELCAB was not in favor of naming the road after various people because feelings would be hurt

since so many people contributed to the Mound House. Mayor Murphy felt that CELCAB did not have an opportunity to discuss the name and he did not think there would be much opposition. Council Member Atterholt supported Mayor Murphy's recommendation and presenting it to CELCAB for their review. Consensus was reached to send it to CELCAB for discussion.

IV. AGENDA MANAGEMENT

A. June 2022

Add a sea-level rise discussion.

Add a resiliency discussion.

Remove walking bicycles on the sidewalk.

V. ADJOURNMENT

Council Member Veach moved to adjourn; second by Council Member Allers. Motion carried unanimously.

The meeting was adjourned at 12:08 p.m.

Minutes adopted August 1, 2022; Motion by Council Member Atterholt, seconded by Vice Mayor Hosafros. Adopted 5-0.



Amy Baker, Town Clerk