

**1. Requested Motion:**

**Meeting Date: January 3, 2011**

Authorize staff to proceed with an Invitation to Bid for construction of the Mound House observation pier as designed.

**Why the action is necessary:**

Accomplishes provision of water access and wildlife observation found within the Town's Management Plan with Florida Communities Trust (FCT). This project fulfills responsibilities of executed grant agreements with the Lee County Tourist Development Council to design and construct an observation/fishing pier at Mound House.

**What the action accomplishes:**

Directs staff to prepare a Supplemental Task Authorization to AECOM to complete construction documents and technical specifications for the observation pier and proceed with an Invitation to Bid.

**2. Agenda:**

Consent  
 Administrative

**3. Requirement/Purpose:**

Resolution  
 Ordinance  
 Other

**4. Submitter of Information:**

Council  
 Town Staff  
 Town Attorney

**5. Background:**

At the work session on December 20<sup>th</sup>, Town Council directed staff to bring the Mound House proposed observation pier forward for determination at the next Town Council meeting.

Town Council discussion at the work session included alternatives of building the proposed pier as currently designed and permitted by the Florida Department of Environmental Protection (FDEP) and Army Corps of Engineers (ACOE), not building an observation pier at the Mound House, or building a pier of reduced size and/or location. Town Manager Stewart recommended against consideration of a revised pier location due to the length of the FDEP, ACOE, and submerged land lease process. The current submerged land lease was granted after a 22-month permitting process and approximately 6-month design process.

The submerged land lease for the proposed pier includes all submerged area landward of this feature, such that a reduced scale pier in the same location would require modification to the existing lease and permits but not a new application.

Additional detail on pier alternatives and timeline considerations are provided in the attached memoranda:

- Memorandum regarding alternative timelines for construction from Cultural Resources Director to Town Manager dated December 27, 2010
- Memorandum on design considerations for current pier from AECOM to Cultural Resources Director dated April 26, 2010

**6. Alternative Action:**

Determine an observation pier is not desired at Mound House and direct staff to assess alternative means of providing safe wildlife observation areas at the site.

**7. Management Recommendations:**

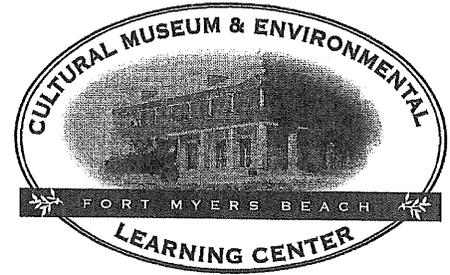
Authorize staff to proceed with the construction of the observation pier as permitted within the submerged land lease boundary.

**8. Recommended Approval:**

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Cultural Resources Director	Town Clerk
						

**9. Council Action:**

Approved     Denied     Deferred     Other



# Memo

**To:** Terry Stewart, Town Manager  
**From:** Theresa Schober, Director of Cultural Resources  
**Date:** 12/27/10  
**Re:** Timelines for Construction of Mound House Pier Alternatives

The following chart provides tentative construction timelines with key tasks involved in alternative pier determinations for Town Council consideration.

Tasks	Current Design	Reduced Scale Pier	Different Pier Location
Redesign & Town Council approval	n/a	60 days	120 days <sup>1</sup>
Revise construction documents	n/a	45 days	45 days
Permit/submerged land lease modification	n/a	6+ months	n/a
New permit/submerged land lease application	n/a	n/a	12+ months
Supplemental Task Authorization (AECOM)	January 21, 2011	1 month	1 month
Finalize plans and specifications (AECOM/Town)	January 31, 2011	45 days	45 days
Advertise Invitation to Bid	February 7, 2011		
Pre-bid meeting	February 28, 2011		
Sealed bids due at Town Hall	March 16, 2011		
Present to Town Council	April 4, 2011		
Contracting	April 30, 2011	30 days	30 days
Construction	May 1, 2011	120 days	120 days
<b>Completion</b>	<b>August 31, 2011</b>	<b>March 2012 or later</b>	<b>December 2012 or later</b>

<sup>1</sup> Change in pier location would involve review by the Division of Historical Resources/Florida Communities Trust and the Fort Myers Beach Historic Preservation Board.

For additional information on design considerations that resulted in the permitted pier configuration, please see the attached memorandum by AECOM. In summary, considerations included:

- Impact to archaeological resources
- Impacts to existing mangroves
- Views to and from the historic house
- View corridors from neighboring properties
- Visitor experience & safety
- ADA compliance and fishing access
- Management Plan objectives

## Memorandum

To	Theresa Schober, Director of Cultural Resources	Page	1 of 3
CC	David Sacks, RLA		
Subject	Pier Design		
From	Gustavo Santana		
Date	April 26, 2010		

The existing design for the educational pier was developed by generating three alternatives to fulfill the FCT agreement objective of providing an over-water observation area, and evaluating them with the CELCAB board in the December 2006 public meetings. As you know, the original Management Plan concept of re-creating the historic pier to serve this purpose was one of the alternatives and was not selected by the board, in part due to the following considerations:

- Location of historic pier at the terminus of Connecticut Street was objectionable to some residents as it was thought that this location, being visible from up the street, might attract excess numbers of users unrelated to the Mound House's educational purpose (e.g., for fishing).
- Location outside of the property, in the public right-of-way, would make control and management more difficult.

The option preferred by the board, further developed during the preparation of construction documents, was informed by the following considerations (see also attached diagram):

- It was located just beyond existing mangroves in the northeast corner of the site, to minimize visibility from the Mound House and enhance educational usage of that part of the site.
- Its design (alignment as well as siting) strives to keep it out of two key viewsheds, as much as possible: from the Mound House historic (front) landscape, and from neighboring property (across the canal, to the north). It is partially screened by the mangroves but in addition is aligned parallel, not perpendicular, to lines of sight from the neighbors' as well as the Mound House's key standpoints.
- It provides a quiet experience for the visitor, focused on the water and on bay views: buffered from the rest of the site by the mangroves, it will feel separated, "away" from everything else. Allowing the alignment to extend a little ways out from shore – approximately 50 feet in this case – enhances this effect and also provides for a greater variety of water depths and habitats viewed.

- Width is kept to a functional minimum for the type of use (8' typical width,) to minimize visual impact and make the experience feel closer to nature; it also provides discreet, modestly larger gathering/viewing spots for small groups. (A basic principle by which such sites are designed is to accommodate groups, for educational purposes, while at the same time maintaining a comfortable scale and feel so that individuals / smaller groups, who may be visiting when the site is quiet and empty, can enjoy the intimate experience of a natural setting.)
- In this case three gathering/viewing spots were provided. They each focus in different directions and are separated as much as possible (approximately 35 to 40 feet), given the limited space available between the viewsheds.
- The curved alignment was derived from the above functional considerations but is also intended to make the experience more memorable for the visitor, by creating an unusual and graceful aesthetic.
- The points of connection to the upland (originally three, now reduced to two) were reduced and located in response to mangroves located by the surveyor at the beginning of the construction documents phase; avoiding impacts to these mangroves was an important consideration in securing approval from the Florida Department of Environmental Protection and other agencies for the Environmental Resource Permit.

The attached diagram illustrates these points and gives the basic data of the current design's dimensions and layout.

Please do not hesitate to contact me if you need further information.

