



MINUTES

Monday, August 19, 2013

**FORT MYERS BEACH TOWN COUNCIL
WORK SESSION
TOWN HALL – COUNCIL CHAMBERS
2523 ESTERO BOULEVARD
FORT MYERS BEACH, FLORIDA 33931**

I. CALL TO ORDER

Mayor Mandel called to order the August 19, 2013 Work Session of the Town Council at 10:01 a.m. Present along with Mayor Mandel were: Vice Mayor Kosinski, Council Members Andre, List, and Raymond. Also Present: Town Manager Stewart, Town Attorney Miller, Public Works Director Lewis, Community Development Director Fluegel, Acting Parks and Recreation Director Norton and Town Clerk Mayher.

II. PLEDGE OF ALLEGIANCE

Mayor Mandel requested that Item IV, Parks and Recreation Departmental Report, be the next item to be heard, since it was his opinion that Item III, Estero Boulevard Rehabilitation Project, would take a considerable amount of time.

Consensus agreed to the change in the order of Agenda items.

III. PARKS & RECREATION DEPARTMENTAL

Mayor Mandel reported he had an opportunity to speak with two corporate members in the greater community area who voiced an interest in fireworks sponsorship through a sales promotion effort.

Acting Parks and Recreation Director Norton reviewed the monthly Parks & Recreation Departmental Report which included activities, participation, and donations which included Cultural Resources, Parks, Recreation, and Aquatics:

- BORC New Membership Report as of 8/1/13

- As of 8/1 there were 1,095 new members since the ‘Every Resident a Member’ started on 1/1/13; 380 new members signed up from May 1st through August 1st (an increase of 219% from 2012); and currently there was a total of 1,340 members.
- Marketing plan for the ‘Every Resident a Member’.
- Corporate Membership advertising campaign.
- BORCAB Program Report
 - Youth & Teen Program Report – successful traditional summer camp program; first time specialty camp program was offered (9 programs; 5 succeeded; 4 were cancelled due to lack of registration; no revenues were lost); Town Manager Stewart noted staff would perform an analysis of hourly salary rates for counselor positions for next year – report on the findings was forthcoming;
 - After-School Program registration
 - Athletic & Fitness Program Report – athletic leagues (basketball, softball and wiffleball); fitness (spinning, body pump, yoga pilates, and pickleball)
 - BOSS Program Report – Town lost the Senior Program Coordinator last month and staff has been advertising the position and hoped interviews would take place in mid-August. He reviewed the BOSS Program Report which included events, activities, and trips.
 - Aquatics Program Report – swimming lessons; completed projects; upcoming projects; and upcoming programs (CPR certification courses, Senior Swim Sunday, etc.).

Discussion was held regarding membership statistics pre- and post- the ‘Every Resident a Member’ Program; the membership increase after the ‘Every Resident a Member’ Program was implemented and the anticipated increase during the upcoming ‘season’; the need for better directional signs for BORC; and an upcoming rental of the BORC facility for a body building event.

Acting Parks and Recreation Director Norton reviewed the Cultural Resources Report for August 2013:

- Educational Programming - participation for June (volunteer hours, visitors, donations, programming, etc.)
- Viva Florida 500! – staff was working with CELCAB on an event for a 1-day event in May 2014; draft of the event forthcoming in the next report to Council.

Discussion ensued regarding the Town event for Viva Florida 500!

Town Manager Stewart pointed out that staff would give the update on the Mound House at the Council’s Regular Meeting later in the day.

Mayor Mandel noted that there might be funding available through the TDC for a Viva Florida 500! event. He explained how he hoped that the event next year would become an annual educational event to help draw tourists to the Town in non-season.

Council Member Andre recalled a previous discussion to determine if there were TDC funds for Newton House.

Town Manager Stewart explained there was an on-going project at the Newton House, which had not been completed because the Town was awaiting a permit from the DEP for the repair/replacement of the

seawall. He stated he would provide Council with a report to identify if there were any other outstanding projects and whether or not the funds had been fully expended.

IV. REPORT ESTERO BOULEVARD REHABILITATION PROJECT

Dave Loveland, Lee County Department of Transportation, offered an outline of the detailed PowerPoint presentation entitled “Estero Boulevard Improvement Project”:

- Project recap – used a timeline format for reconstruction of Estero Boulevard (i.e. Analysis and Design Phase 1 in 2008, ROW Survey in 2010, Preliminary Plan, etc.); search for funding options. He reported currently the County had \$16.5 million dollars in their Capital Improvement Program for the project beyond the preliminary design work currently underway.
- Comparison of approved Streetscape Master Plan to plans shown at the 2/28/13 public workshop.
- Summation of key comments from the workshop.
- Presentation of segments requiring design guidance.

Rob Phelan, Lee County Department of Transportation – Estero Boulevard Project Manager, continued with the detailed PowerPoint presentation entitled “Estero Boulevard Improvement Project”:

- Streetscape Master Plan divided the project into six segments (North End, Core Area, Civic Complex, Quiet Center, High Rise Resort and South End); cross-sections tailored to each segment (approved by Town Council in 2000).
- Estero Boulevard Analysis & Design, Phase I
 - 2007 Joint BOCC/Council Meeting Fort Myers Beach (FMB) requested improvements to Estero Boulevard at a rate of 1 to 1.5 miles per year; Lee County and FMB jointly funded Estero Boulevard Project, \$1.6 million dollars; re-evaluated cross-sections and recommended first section to begin design of one mile pilot project for reconstruction.
 - Cross-sections were re-evaluated; presented to public for comment in 2008; Town Council reaffirmed cross-sections established in Streetscape Master Plan and approved first section (Andre Mar Drive to Lani Kai) pending ROW mapping.
 - October 2008 Analysis & Design suspended and remaining funds (\$750,000) used for ROW survey of entire Estero Boulevard; survey completed in 2010; Town requested interim improvements (Newton Park Trolley stop, sidewalk Lani Kai to School Street, and sidewalk Driftwood to Lennel).
- Estero Boulevard Improvement Project, Preliminary Design
 - Implement recommendations from 2008 analysis and design project; develop preliminary (30%) design plans (from Crescent Street to Big Carlos Pass); identify design issues to be addressed in final design; and assist Lee County and the FMB in prioritizing segments for construction, and coordinate project with the Town’s water and sewer line improvements.
- Public Outreach – used ‘Lee County Town Hall’ site; over 5,000 views of topics and comments, 275 interactions with people; 125 comments; and 80 responses to the survey. Public workshop held on 2/28/13 (177 people signed in at the registration table and 99 comments received to date). Technical Memorandum was prepared and submitted to Lee County BOCC and Town Council in July 2013.

He reviewed the ‘*Comparison of Approved Streetscape Master Plan and Typical Sections*’ shown at the 2/28/13 Public Workshop:

- Core/Civic Area – Approved Streetscape Master Plan Cross-Section – 50’ right-of-way and all improvements need to be within that ROW (10’ travel lane in each direction, center turn lane, sidewalks (street lighting and landscaping), and no accommodations for bikes, .
- Core Area/Civic Complex from 2/28/13 Public Workshop – travel lane, center turn lane, sidewalks, street lighting, and landscaping.
- Core Area/Civic Complex from 2/28/13 Public Workshop (alternative) – travel lane, sidewalks, street lighting, and landscaping.
- Quiet Center – Approved Streetscape Master Plan Cross-Section – three lane section (ROW 65’); one 10’ travel lane in each direction, center turn lane, 5’ bike lanes, 6’ sidewalks, and 6.5’ street lighting and landscaping.
- Quiet Center 1 – one 10’ travel lane in each direction with center turn lane, bike lanes, sidewalks, street lighting, and landscaping. (*Community Consensus*)
- Quiet Center 2 – one 11’ travel lane in each direction with no center turn lane, bike lanes, sidewalks, street lighting, and landscaping. (*Community Consensus*)
- High Rise Resort – Approved Streetscape Master Plan Cross-Section – ROW 80’ with one 12’ travel lane in each direction, 20’ raised median, no center turn lane, 7’ bike lanes, 6’ sidewalks, and 5’ street lighting and landscaping.
- High Rise Resort – one 12’ travel lane in each direction with a raised median (no center turn lane), bike lanes, sidewalks, street lighting and landscaping.
- South End – Approved Streetscape Master Plan Cross-Section – ROW 80’ with one 11’ travel lane in each direction, no center turn lane, 6’ bike lanes, 6’ sidewalks, 17’ street lighting and landscaping, and 5’ utility strip. (*Community Consensus*)
- South End – one 11’ travel lane in each direction, no center turn lane, bike lanes, sidewalks, street lighting and landscaping. (*Community Consensus*)

He noted the ‘Key Public Comments’ received:

- Bike lanes – desirable except when center turn lane eliminated.
- Sidewalks – prefer on both sides of the roadway.
- Traffic/Travel patterns – three lanes preferred.
- Turn lanes – prefer turn lanes.
- Prefer no median.
- Landscaping only if ROW allows.
- Drainage.
- Center median (High Rise Resort) – in favor of median, split among people who prefer landscaping in median and not in favor of median, prefer three lanes, bike lanes, sidewalks, etc., landscaping only if ROW allows, and medians are not favored in general.
- Trolleys – need trolley pull-offs, prefer dedicated trolley lane, and would help reduce congestion if increased ridership.

He pointed out that dedicated trolley lanes were not presented in the Streetscape Master Plan. He added that there were approximately 72 trolley stops on FMB; with the proposed project they would coordinate new trolley locations with Lee Tran; and that alternative trolley stop designs were being developed. He reviewed:

- Conventional trolley stops.
- Conceptual trolley stops.
- Conceptual trolley stops via lane shift.

Rob Phelan, Lee County Department of Transportation – Estero Boulevard Project Manager, continued with the detailed PowerPoint presentation entitled “Estero Boulevard Improvement Project” and reviewed the slides regarding:

- Proceeding with the design –
 - North End – designed & completed by FMB in 2011
 - Core Area/Civic Complex – *requesting FMB Town Council preference*
 - Quiet Center – community consensus
 - High Rise Resort - *requesting FMB Town Council preference*
 - South End - community consensus

He reviewed the options and details available for the project segments (North End, Core Area, Civic Complex, Quiet Center, High Rise Resort and South End):

- Core/Civic Area – Option 1, Three Lane Typical Section: Option 1 Plan View Base Case, and Option 1 Plan View Trolley Bays.
- Core/Civic Area – Option 2, Two Lane Typical Section: Option 2 Plan View.
- Core/Civic Area – Option 3, One Way Trolley Lane Typical Section: Option 3 Plan View.
- High Rise Resort Option 1, from 2/28/13 Public Meeting
- High Rise Resort Option 2, with Two Lanes
- High Rise Resort Option 2, with Turn Lane
- High Rise Resort Option 2, with Trolley Stops
- High Rise Resort Option 3, with Three Lanes
- High Rise Resort Option 3

He requested Council consider their preferences and offer guidance for the Core/Civic Area for 3-lanes, 2-lanes, or 1-way trolley lane, and the High Rise Resort for raised median, wider raised median or 3-lane section.

Recessed at 11:10 a.m. – Reconvened at 11:26 a.m.

Mayor Mandel recapped how the process for the subject project had evolved over many years; requested the Council look at an ‘end vision’; and suggested discussion of issues that appeared to be of the most concern for the residents:

- Widening the ROW
- Sidewalks and bike paths on both sides of the roadway
- Width of the sidewalks in every area
- Maintaining center lane turn lanes
- Maintain a common safe vehicle speed
- Minimize interference with tourism
- Trolley pull-offs

Discussion ensued regarding the varied width of rights-of-way along Estero Boulevard; losing a middle lane in the downtown area and how it would slow traffic; losing a turning lane to gain a bike path in the downtown area; dimensions for travel lanes, bike paths, sidewalks, and ADA width requirements for bus stops within the downtown area; cars and bicycles using the same lane in the downtown area; the importance of bike paths and sidewalks on both sides of the roadway; trolley pull-offs and the width necessary for deployment of their ramp; making bicycle riding in the town safe; sidewalk and bicycle

path widths in the downtown area or 'core area'; spaces for street lights and opportunities for landscaping; and bicycles and pedestrians possibly sharing the sidewalks in the Core/Civic Area.

Mayor Mandel recapped Council's consensus for project preferences in order to offer guidance to the Lee County DOT staff:

- At least 65-70' of ROW across all portions of Estero Boulevard
- Sidewalks on both sides of the roadway
- Bike paths on both sides of the roadway; except possibly in Core/Civic Area
- Lee Tran to purchase extra property for strategically necessary trolley stops

Discussion ensued regarding trolley stops; traffic issues associated with trolleys; property necessary for trolley pull-offs; the trolley stop at Newton Park; trolley stops at condominiums; trolley shelters; and the use of chicanes where appropriate along the roadway.

Mayor Mandel continued to recap Council's consensus for project preferences in order to offer guidance to the Lee County DOT staff:

- Minimize interference with tourism

Rob Phelan, Lee County Department of Transportation – Estero Boulevard Project Manager, pointed out that the Core/Civic Area, Option 1, with enhancements where the County could, was consistent with the Town's Master Plan.

Discussion ensued regarding High Rise Area options.

Council consensus agreed upon Option 3 for the High Rise Area.

Town Manager Stewart requested clarification that in any redevelopment that staff should encourage the provision of property for trolley pull-offs and sidewalks. He asked if that would need to be included in a change to the Town's Comprehensive Plan or would it be a policy matter.

Community Development Director Fluegel's response was inaudible, as he was not speaking into a microphone.

Rob Phelan, Lee County Department of Transportation – Estero Boulevard Project Manager, reported the County was working with Lee Tran to help develop a uniform spacing of the trolley stops.

Mayor Mandel noted that residents voiced a preference to have one common safe vehicle speed throughout the Island.

Rob Phelan, Lee County Department of Transportation – Estero Boulevard Project Manager, reviewed their understanding of Council's direction:

- Core/Civic Area (50' constrained ROW) – use the Streetscape Master Plan Typical Section which was the 3-lanes, wide sidewalks, and shared bike lane markings.

Mayor Mandel corrected the preference to be 3-lanes, sidewalks, bike paths, and extra square footage for bus stops purchased.

Discussion ensued regarding Core/Civic Area Option 1.

Mayor Mandel reiterated the preference was for 3-lanes, sidewalks, bike paths, and extra square footage for bus stops to be purchased.

Public Works Director Lewis noted her agreement with the idea to see if there were areas within the Core Area, or any place on Estero Boulevard where people would be willing to add a fee or a donation of an easement for a trolley. However, she added that in the Core Area they were not talking about 8', rather they would need the entire width of the trolley bay (13' by 150') in order to maintain the three lanes, bike path, and sidewalk.

Discussion ensued regarding trolley pull-offs in the Core Area; dimensions of a trolley pull-off; ADA pull-off dimensions for ramp deployment; bicyclists sharing the sidewalk with pedestrians in the Core Area; project delays associated with seeking ROW; potential for adding trolley pull-offs during redevelopment in the future (i.e. similar to Newton Park); and the concept of shared bike paths with vehicles.

Mayor Mandel reiterated Council's consensus was Option 3 for the High Rise Area.

Rob Phelan, Lee County Department of Transportation – Estero Boulevard Project Manager, pointed out that Option 3 was a deviation from the Town's Master Plan. He noted there were some opportunities on Estero Boulevard for a few median refuges similar to the ones installed at the south end.

Vice Mayor Kosinski suggested the installation of 'safe islands' to be incorporated in the area from Tops to Hooters.

Discussion ensued regarding the project's commencement location.

Town Manager Stewart restated consensus was for a center turn lane for the length of the Island.

Discussion was held concerning a center turn lane for the length of the Island.

Council agreed that was correct.

Town Manager Stewart noted the next item Council agreed on was for sidewalks the length of the Island on both sides; dedicated bicycle lanes wherever possible; shared bicycle lanes where the ROW was restrictive and cannot be accomplished; and donating or acquiring additional ROW for the trolley stops where the width of the sidewalk was not sufficient to allow the trolley to stop.

Discussion was held concerning the 'Estero Boulevard Rehabilitation Project' item on the Council's Regular Meeting Agenda tonight.

Town Attorney Miller noted that since the High Rise Area Option 3 deviated from the Master Plan that the Council may want to consider some type of formal action tonight.

Rob Phelan, Lee County Department of Transportation – Estero Boulevard Project Manager, pointed out that Council may want to discuss the Quiet Center.

V. COUNCIL MEMBERS ITEMS

Mayor Mandel – no items.

Council Member Andre – no items.

Council Member Raymond – no items.

Council Member List – no items.

Vice Mayor Kosinski – gave a brief update on the parking garage and noted it had generated a lot of enthusiasm with some of the property owners in the Seafarer’s area. He mentioned that he had not contacted all of the surrounding property owners; and requested to be able to use some of the Town Manager and Public Works Director’s time on the matter.

Consensus approved Vice Mayor Kosinski’s request.

Council Member Andre suggested Vice Mayor Kosinski contact the Southwest Florida Department of Transportation regarding opening up Center Street.

VI. ADJOURNMENT

Meeting adjourned at 12:30 PM

Adopted _____ With/Without changes. Motion by _____

Vote: _____

Michelle D. Mayher, Town Clerk

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