MINUTES

Monday, October 15, 2012

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

I. CALL TO ORDER

Mayor Raymond called to order the October 15, 2012 Work Session of the Town Council 9:00 a.m. Present along with Mayor Raymond: Vice Mayor Mandel, Council Members Kosinski and List. Also Present: Town Manager Stewart, Community Development Director Fluegel, Town Attorney Miller, and Town Clerk Mayher.

II. PLEDGE OF ALLEGIANCE

Mayor Raymond reviewed some of his 'ground rules' he intended to keep as it pertained to Council meetings.

III. DISCUSSION REGARDING EBTIDE REZONING ON SAN CARLOS ISLAND

Town Manager Stewart noted that the Town had a cooperative agreement with Lee County regarding matters such as the proposed Ebtide rezoning which would impact Fort Myers Beach. He reported the Town was asked to provide comments for the project which was under consideration for San Carlos Island; and explained how the Town obtained the services of a traffic consultant to review the applicant's Traffic Impact Statement (TIS).

Community Development Director Fluegel announced that Mr. Bob Mitchell of Weston & Sampson (traffic consultant) was present. He briefly reviewed the background of Ebtide which in 2009, the Lee County Board of Commissioners had approved a Comprehensive Land Use Map amendment to a new specific category called Destination Resort Mixed-Use Water-Dependent. He noted that the development program proposed was consistent with the land use category. He reported staff reviewed the project on a technical basis and one of the primary areas focused on was traffic. He announced that the next step for the project would be on November 14th when it was scheduled to go to the Lee County

Hearing Examiner; and he discussed the difference between the Town's process and the Hearing Examiner's process. He stated that staff would like to present the Town's position on the matter when it comes before the Hearing Examiner that would request the developer to mitigate all of their traffic impacts on Estero Boulevard through a traffic impact mitigation plan.

Mr. Mitchell, Weston & Sampson, reviewed his findings of the developer's impact statement:

- Goals of the review – to determine if there would be additional traffic impacts to the Town if the project was permitted; to what extent would these impacts affect traffic movement within the Town limits
- Location of the proposed project in relation to the Matanzas Pass Bridge
- Current conditions – 270 recreational homes; general office use; high turnover restaurants; and a marina with 545 slips
- Proposed use – 271 high-rise condo/townhouses, general offices; high turnover restaurants, quality restaurants, specialty retail, 850 slip marina, 450 room hotel, and a convention center
- Traffic Impact Statement noted that Ebtide's position was that they would add far fewer trips to the roadway network – 1) there are existing residential, office, retail, restaurant, and marina uses on the property that currently generate traffic that would be removed once the site was redeveloped; 2) no pass-by reduction of trips are being assumed to the retail and restaurant uses; 3) a water taxi service would be provided between the subject site and Fort Myers Beach; 4) a trolley stop is being provided on-site for the existing Fort Myers Beach trolley service; 5) a bus service is being provided between the subject site and the Southwest Regional Airport.
- Existing counts – the existing traffic split to Fort Myers Beach from Main Street is 16% of total Main Street traffic in the AM and 21% of the total Main Street traffic in the PM
- Split to Fort Myers Beach in future analysis should probably be closer to 20% of the 90% Main Street split versus the offered 15% to match current traffic trends, or 22% of this total approach volume to Fort Myers Beach
- Majority of site-related traffic will likely occur during off-peak hours
- Development will add additional trips to San Carlos Boulevard from Main Street left turning vehicles and will add to the already exacerbated link condition on the southbound San Carlos Boulevard; estimated additional number of left-turning trips to San Carlos Boulevard would be +53 vehicles for AM Peak Hour and +67 vehicles for PM Peak Hour
- In 2010 the estimated peak hour link Level of Service for San Carlos Boulevard southbound was "F"; and the number of estimated additional left-turning trips would be added thereby making it "F-"

He reviewed how, if the Ebtide Development was approved by the County, new improvements would be required to the Town's traffic corridor to mitigate the increase in traffic volume. He recommended the proponent should estimate the anticipated number of vehicle trips removed from the peak hour traffic flow due to the mitigation measures and show that the additional vehicle trips to Fort Myers Beach are inconsequential to the existing Level of Service; and to re-evaluate the Level of Service impact on San Carlos Boulevard with the new volumes and percent splits to give a true picture of the results of the mitigation measures.

Mayor Raymond noted that public comment regarding this matter would be heard at the Regular Meeting later today.

Discussion was held concerning right-turning trips versus left-turning trips onto San Carlos Boulevard.

Vice Mayor Mandel questioned if the current Matanzas Pass Bridge was structurally sound to hand three lanes of traffic. He discussed 'food sustainability' as it related to the local shrimp fleet and fishing industry, and how the proposed project might affect the local economy and these industries.

Council Member Kosinski discussed his concerns regarding the intensity of the proposed development and how it would impact negatively impact traffic on Fort Myers Beach.

Council Member List reviewed her concerns regarding the traffic impact to the Beach and the impact to water quality due to run-off.

Mayor Raymond discussed his concerns regarding the proposed project which included but was not limited to the additional slips that might hurt the bay, the 450 room hotel, the 75,000 square foot convention space, impact to the traffic coming to the Beach, the water taxi parking and schedule, and the buses and who would pay for the shuttle bus to the airport.

Discussion was held concerning the structural soundness of the Matanzas Pass Bridge.

Town Manager Stewart recapped how staff reviewed the proposed project from a 'technical' standpoint and discussed his concern regarding the impact of Ebtide to the local fishing industry. He explained that staff's recommendation to Council would be that they challenge the traffic study portion through the Hearing Officer.

IV. DISCUSSION REGARIDNG FILLING COUNCIL VACANCY

Mayor Raymond thanked all of the residents who had expressed their interest for the Council vacancy. He reviewed the interview procedure to follow and the voting process that would occur tonight at the Regular Meeting.

<u>Interview of Applicants</u>
Dan Andre
Tom Babcock
Bruce Butcher (Absent)
Karen Haengel
Elizabeth D'Onofrio Halladay
Rexann Hosafros
Daniel L. Hughes
Jane B. Plummer
Joanne K. Shamp
James H. Steele (Absent)
Thomas M. Van Oyen Jr.

Vice Mayor Mandel questioned if the person who would be appointed to the Council seat still be eligible for two full terms.

Town Attorney Miller stated she would research the matter and report back to Council at tonight's meeting.

Discussion ensued regarding the quantity and fine quality of the applicants; Council expressed their appreciation to the applicants for applying; and the voting process which would occur at tonight's meeting.

Town Manager Stewart commented that he and his staff were ready to work diligently with the person selected for the Council vacancy.

Town Attorney Miller discussed that filling the vacancy would probably not count toward the 'consecutive term' provision in the Charter.

V. ADJOURNMENT

Meeting adjourned at 10:30 a.m.

Adopted 11/19/12 With/Without changes. Motion by Kosinski, Second by List

Vote: 5-0

Michelle D. Mayher, Town Clerk

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