



## Fort Myers Beach Management & Planning Session

Town Hall Council Chambers  
2731 Oak Street  
Fort Myers Beach, FL 33931

Minutes

Thursday, June 5, 2025

9:00 AM

### ORDER OF BUSINESS

#### I. CALL TO ORDER

Members present: Mayor Allers, Council Member King, Council Member Safford and Council Member Woodson.

Excused: Vice Mayor Atterholt

#### II. PLEDGE OF ALLEGIANCE

#### III. ITEMS FOR DISCUSSION

##### A. Presentation: Lumen Solution Services

##### **Update of fiber internet installation on the island**

David Zegman, Director of Governmental Affairs in Florida for Lumen Technology, indicated that the fiber optic cables were buried underground and the project was completed in 2024. His presentation started with Future Ready, Fast and Easy and what Quantum Fiber can provide for the Municipality, One Company, Three Brands, The Quantum Fiber Story, The Quantum Fiber Edge, Fiber Internet Adds Value to Real Estate Properties, Lumen's Preparation and Response to Hurricanes, How to Tell if Your Home has Quantum Fiber and Quantum Fiber Plans.

He explained how they connect the fiber to the home and noted that the customer was not charged for installation. Jason, Area Manager, described how the system worked. He indicated that they were working on a static IP, but it was not yet an offered service. He explained how glass was superior and encouraged them to contact him if they needed anything.

##### B. Discussion: Annexation of San Carlos Island

##### **Discussion: Annexation of San Carlos Island**

Council Member King indicated that he was not interested in moving forward with a study, but would like to discuss with the county how to make that area more presentable. Council Member Wodson asked about hypothetical boundaries if the topic were to come up again. Mayor Allers stated that if San Carlos wanted to be a part of Fort Myers Beach, it should be up to them

to approach the town. He did not think they should pursue the issue. He added that their jurisdiction ended at the base of the bridge and it was more important to resolve that issue instead of pursuing annexation. He requested consensus for staff to collaborate with the county on a strategy to distinguish between San Carlos Island and Fort Myers Beach, ensuring the correct area is analyzed in the event of another state of emergency.

Town Manager McKannay indicated that he would be meeting with Lee County next week and would bring up the topic. He will also remind FEMA of the boundaries when he meets with them.

C. Parking

**A discussion regarding parking on Fort Myers Beach**

Mayor Allers asked whether it would make sense to offer a year-round resident pass for parking. He questioned how much revenue a parking spot garners in a year. Emergency Services & Compliance Director Thomas Yozzo replied that one spot generated about \$4,000.00 per year.

Enforcement was from 9:00 a.m. to 9:00 p.m. He noted that it made a lot of sense outside the season, but it would be harder during the season. He asked that the time be limited, since there were other places they could park without restrictions. He noted that Lee County offered park passes for Bowditch, but not for Lynn Hall.

Mayor Allers asked whether they could research a unified app or signage so people can be alerted to which parking spots are under whose jurisdiction. He indicated that the town received complaints about tickets from lots outside the town's jurisdiction. Director Yozzo responded that complaints were limited. He noted that Lee County is testing a new camera parking program. He explained that the only time staff pursued violations to the Special Magistrate level was when people constantly violated the rules. His approach was to prioritize safety over generating revenue through violations. He noted that 40-45% of tickets were voided. Mayor Allers revealed that the number of tickets was down, but the revenue was up.

Community Development Director Frankie Kropacek described a program Sanibel had before Ian, allowing anyone to purchase a pass to park off-season. Council Member Safford was interested in investigating the option because small businesses would benefit.

Director Yozzo suggested approaching Lee County about honoring their county pass in specific areas during the off-season for a certain period of time. Mayor Allers suggested not involving the county and was interested in researching some sort of program. Director Kropacek described the app setup before Ian hit to locate available parking from a phone. Mayor Allers brought up Collier County, where you could see where parking was available. Director Yozzo will research options.

Council Member King will explore funding options through the MPO (Metropolitan Planning Organization).

#### IV. AGENDA MANAGEMENT

##### A. June 2025

Director Kropacek discussed a situation in which the town owns land adjacent to some property owners' seawalls. The land in question varied from two inches to twenty-two feet on different properties. He described homeowners being prevented from making needed repairs to their seawalls. He noted that the town had no use for the property and Cape Coral approved quick claims for property owners with verified surveys.

Council Member Safford stated that the LPA has been aware of the issue for 20 years and has discussed vacating the Shell Mound neighborhood, where 90% of the problems were located.

Kathy Turner, resident, explained that before Ian, the town attempted to settle the problem with properties on Donora and Shell Mound, but not her street.

An offer was made to the owners on the canal that for \$2,500.00, they would transfer the property if 100% of the owners accepted. She described the former town manager's attitude. She did not want to spend \$100,000.00 on something that did not belong to her. She stated that her seawall, dock and lift had to be replaced. Council Member Safford added that this affects property values. Town Attorney Stuparich stated that the seawalls were a town asset and she was asked to prepare a quick claim deed for Ms. Turner on one small damaged piece, with the rest owned by the town. That did not make sense to her. She noted that the damaged portion of her seawall may result in additional damage. She needed direction from the council if they wanted to get rid of the entire seawall. Mayor Allers suggested they vacate all the issues that arose from that. Town Attorney Stuparich was not opposed to providing a quick claim deed, but noted that if they did it for one property owner, the town would still own the rest of the seawall. She confirmed they could do that for the entire seawall. Mayor Allers asked about vacating the right-of-way for Ms. Turner's entire street. Town Attorney Stuparich replied that they would do a quick claim deed for each property owner and the town would be out of the picture for liability and maintenance responsibility. She stated that Ms. Turner had an urgent need that required attention. She addressed an easement so she could make the repair and said that the town should pay for some of it because the town should probably be repairing it due to potential liability issues. Ms. Turner revealed that her pool was about one foot from the rear property line and if the seawall goes, so does her pool.

Town Attorney Stuparich recommended that they take action to address Mr. Turner's issue, specifically an easement or giving her a license to make the repair. Ms. Turner said that she would make the repairs if the property were hers. If it's not and the pool goes, the town has a problem. Mayor Allers stated that Ms. Turner's situation was immediate, but he thought they would do the same for the entire length of the seawall. Town Attorney Stuparich indicated they could have a quick claim deed to convey the property to her at the June 16, 2025, meeting. Ms. Turner agreed and noted that it would work for her contractor.

Mayor Allers stated that the direction was to identify all the properties with similar situations.

Mayor Allers received support to add the wave mitigation wall to the M&P Session on August 7, 2025.

A discussion was held about an amendment for Ahtna to dredge canals and it will be added to the M&P Session on August 4, 2025.

**V. ADJOURNMENT**

Council Member King moved to adjourn, seconded by Council Member Safford. The motion carried unanimously.

Meeting adjourned at 10:29 AM.

Minutes adopted as presented, August 4, 2025. Motion by Council Member King and seconded by Council Member Safford. Passed 5-0.



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Amy Baker (Aug 21, 2025 09:07:49 EDT)  
Amy Baker, Town Clerk