



Fort Myers Beach Management & Planning Session

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

Minutes

Thursday, August 7, 2025

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ITEMS FOR DISCUSSION

A. Discuss FY2026 Budget

A discussion of the FY2026 Budget

Finance Director Joe Onzick reviewed the PowerPoint presentation, which is included in the agenda packet. He explained why there was a deficit of almost \$1.2 million and described the decrease in full-time equivalent positions. The town has employed 18 fewer people over the last two years, which is a decrease of 20.6%.

Human Resources Director Talissa Oliveira described the establishment of a performance-based pay program.

Council Member King hoped that the town would look at a hiring freeze before increasing the millage rate. Director Onzick replied that it could be reassessed depending on the direction of the council. Council Member Woodson noted the need for caution with a freeze, given that they had already cut 18 positions. Director Oliveira will provide an assessment of which positions will be funded by the general fund. Director Onzick highlighted major expense changes in the budget. Community Services Director Jeff Hauge described the special events expenses, which included law enforcement.

Director Onzick reviewed revenues versus expenditures by departments. Community Development Director Frankie Kropacek explained the Mooring Field expenses and Director Hauge explained the Bay Oaks budget. The presentation continued with the repayment of the bridge loan and how lost revenue was calculated. Director Onzick paused the presentation to discuss

the General Fund Forecast through FY30, also included in the agenda packet. He noted that FY27 should be the last year that the town has lost revenue in comparison to Hurricane Ian. A discussion on the emergency fund was held and Director Onzick will provide details at the budget hearing. The presentation continued with the bridge loan and Director Onzick clarified that the 10% interest rate did not kick in on the unpaid principal balance until the loan was due in 2033. Impacts of a potential millage rate increase were explained. Mayor Allers would like a discussion on options for how to offset some costs to tourists. Director Onzick encouraged the council to share suggestions so that he could research.

B. Emergency Temporary Placement Permits

Discussion re: Emergency Temporary Placement Permits

Town Manager Will McKannay indicated that staff drafted a proposed resolution for an emergency temporary placement permit concerning a path beyond the September 23rd date that was compliant with FEMA and floodplain regulations. Details are identified on the green sheet, which is included in the agenda packet. This would consist of a continuation of the standards everyone was familiar with for the temporary structures, trailers and recreational vehicles to either self-deploy or be moved by a light-duty truck with quick disconnects, highway-ready and registered. Although he felt good about the proposed resolution, he could not say that FEMA would approve it. He shared the draft proposal with them and received feedback that made him feel comfortable going forward.

The region four team has provided feedback on the 252 items. The town has fewer than 30 that need to be entered into the FEMA system. Residents were also giving feedback. FEMA has provided responses to 15 of the list sent to them and 13 have been removed from the list. He told FEMA to judge the town based on its policies, procedures and practices that were in compliance with its standards. He summarized the proposed resolution. He indicated that he advised FEMA that many residents were still in a position of hardship, which was a valid reason to extend the permits. Town Manager McKannay listed some of the hardship categories on the green sheet that will be identified and factored into the permit application. He noted that the draft resolution was not yet prepared, but he wanted to bring it forward to the next council meeting.

Mayor Allers suggested adding the definition of a licensed trailer. Town Manager McKannay agreed. He noted that he needed to discuss an appropriate timeline to allow people to reapply with staff and legal counsel. He would continue discussions with FEMA. Council Member Woodson asked whether people who had not done anything would have to provide proof of activity. Town Manager McKannay will add that information.

Town Attorney Stuparich reviewed the current ordinance and questioned the property owner's legal authority to be on their property in an RV or temporary structure after the state of emergency declaration expires. An ordinance was amended to give the town the legal authority to have an RV on a piece of property in an emergency. Council could draft a resolution to authorize

extension of the permits in six-month increments, consistent with the floodplain regulations provided by the town manager. She explained that the resolution would be consistent with the current ordinance and added that an extension of a permit would include possible conditions.

Mayor Allers stated that FEMA changed the definition of non-compliant structures, which was part of the frustration. Town Attorney Stuparich responded that FEMA told them what was compliant. Council Member Safford wanted to remove the approval of a waiver from the council and give it to the town manager. Town Attorney Stuparich was not sure if it was consistent with the ordinance. Town Manager McKannay commented that it was a draft proposal. Temporary use permits allowed right after the hurricane were discussed.

Council Member Safford asked whether they could differentiate between commercial and residential lots. Town Manager McKannay will take a look at it. Mayor Allers asked whether they could extend the temporary use permits to coincide with Milton. Town Attorney Stuparich replied affirmatively and Town Manager McKannay will get clarification. He appreciated the feedback and noted that it would come down to whether the structures were compliant. He advised those with temporary use permits to monitor the website regarding the application process.

IV. AGENDA MANAGEMENT

A. August 2025

Vice Mayor Atterholt suggested adding a floodplain presentation on new systems to mitigate flooding, including permitting questions, common mistakes when filing for permits and basic information to educate people. Mayor Allers read an announcement regarding vacancies on the advisory committee and noted the town was accepting applications. Details can be found on the town's website.

V. ADJOURNMENT

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

The meeting was adjourned at 11:40 a.m.

Minutes adopted as presented, September 11, 2025. Motion by Council Member King and seconded by Council Member Woodson.

Passed 5-0.



Amy Baker (Sep 23, 2025 13:02:37 EDT)
Amy Baker, Town Clerk