



Fort Myers Beach Town Council

**Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Monday, November 17, 2025**

Agenda

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ACCEPTANCE OF CERTIFIED ELECTION RESULTS

- A. Resolution 25-322; Certification of Results of the November 4, 2025 Recall Election

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING THE CERTIFIED RESULTS OF THE NOVEMBER 4, 2025 RECALL ELECTION FROM THE LEE COUNTY CANVASSING BOARD; STAYING THE PUBLIC RESULTS OF THE RECALL ELECTION AS TO COUNCIL MEMBER JOHN KING AND RECALLING COUNCIL MEMBER KAREN WOODSON; AND PROVIDING FOR AN EFFECTIVE DATE.

- B. Resolution 25-323; Certification of Results of Election to Fill Vacant Seats

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, ACCEPTING THE CERTIFIED RESULTS OF THE NOVEMBER 4, 2025 ELECTION OF REBECCA LINK TO FILL THE VACANT SEAT RESULTING FROM THE RECALL ELECTION OF COUNCIL MEMBER KAREN WOODSON; AND PROVIDING AN EFFECTIVE DATE.

V. INAUGURATION

- A. Oath of Office

Swearing in of Rebecca Link as a Town of Fort Myers Beach Council Member

VI. REORGANIZATION OF COUNCIL OF NEWLY ELECTED OFFICIALS

- A. Council Members; Elections

Selection of Mayor and Vice-Mayor Pursuant to Sections 4.02 and 4.03 of the Town of Fort Myers Beach Charter

VII. APPROVAL OF FINAL AGENDA**VIII. PUBLIC COMMENT****IX. PRESENTATIONS****A. Strategic Planning**

An update on the Strategic Plan

X. LOCAL ACHIEVEMENTS AND RECOGNITIONS**XI. ADVISORY COMMITTEES ITEMS / REPORTS / APPOINTMENTS****A. Public Safety Committee (PSC)**

Discussion on current projects, prospective topics for consideration, and guidance on future priorities.

B. Anchorage Advisory Committee (AAC)

Discussion on current projects, prospective topics for consideration, and guidance on future priorities.

XII. APPROVAL OF MINUTES

A. Town Council - October 20, 2025

B. Town Council - November 3, 2025

XIII. CONSENT AGENDA**XIV. ITEMS REMOVED FROM CONSENT AGENDA****XV. PUBLIC HEARINGS****A. Ordinance 25-21: CPD20250188, 1668 I Street, Additional Signage (Beach Bar)**

This quasi-judicial agenda item is a 1st Reading and Public Hearing on proposed Ordinance 25-21. If approved at First Reading, a Second Reading and final adoption hearing will be scheduled for December 15, 2025 at 9:00 AM or at another time identified by Town Council.

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA, APPROVING/APPROVING WITH CONDITIONS/ DENYING AN AMENDMENT TO THE COMMERCIAL PLANNED DEVELOPMENT (CPD) APPROVED BY ORDINANCE 24-18 FOR THE PROPERTY LOCATED AT 1668 I STREET, FORT MYERS BEACH, GENERALLY IDENTIFIED AS STRAP NUMBER 19-46-24-W4-0070B.0110 IN FORT MYERS BEACH; PROVIDING FOR AMENDMENT TO THE DEVIATIONS TO INCLUDE A DEVIATION TO ALLOW THREE SIGNS OF TOTAL 108 SQUARE FEET WHERE A MAXIMUM ONE SIGN OF 32 SQUARE FEET IS PERMITTED; PROVIDING FOR CONFLICT OF LAW, SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

B. Ordinance 25-22; CPD 20250201- Cottages at Myerside

This quasi-judicial agenda item is a 1st Reading and Public Hearing on proposed Ordinance 25-22. If approved at First Reading, a Second Reading and final adoption hearing will be scheduled for December 15, 2025 at 9:00 AM or at another time identified by Town Council.

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA, APPROVING/APPROVING WITH CONDITIONS/ DENYING AN AMENDMENT TO THE COMMERCIAL PLANNED DEVELOPMENT (CPD) APPROVED BY ORDINANCE 24-15 FOR THE PROPERTY LOCATED AT 125, 131-151 SCHOOL STREET AND 2661-2681 ESTERO BLVD., FORT MYERS BEACH, GENERALLY IDENTIFIED AS STRAP NUMBERS 19-46-24-W3-0020C.0230; 19-46-24-W3-0020C.0270; 19-46-24-W3-0020C.0290 IN FORT MYERS BEACH; PROVIDING FOR REVISIONS TO THE SCHEDULE OF PERMITTED USES TO INCLUDE OUTDOOR CONSUMPTION OF ALCOHOLIC BEVERAGES ON THE PROPERTY AS A USE ASSOCIATED WITH THE APPROVED HOTEL AND RESTAURANT USES; PROVIDING FOR CONFLICT OF LAW, SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

C. Ordinance 25-19; DA20250186, 50 Old San Carlos

This quasi-judicial agenda item is a 1st Reading and Public Hearing on proposed Ordinance 25-19. If approved at First Reading, a Second Reading and final adoption hearing will be scheduled for December 15, 2025 at 9:00 AM or at another time identified by Town Council.

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING OR DENYING A HOME RULE DEVELOPMENT AGREEMENT FOR PROPERTY LOCATED AT 50 OLD SAN CARLOS BOULEVARD, FORT MYERS BEACH, FL, STRAP NOS. 24-46-23-W3-00208.002A OWNED BY CARLOS L. CHAVEZ AS TRUSTEE FOR THE CARLOS L. CHAVEZ TRUST, AS AUTHORIZED BY SECTION 2-100 OF THE TOWN'S LAND DEVELOPMENT CODE AND IN COMPLIANCE WITH THE PROCEDURES FOR APPLICATION AND APPROVAL OF DEVELOPMENT AGREEMENTS WITH DEVIATIONS SET FORTH IN RESOLUTION NUMBER 24-247 FOR THE PURPOSE OF REDEVELOPMENT OF THE PROPERTY TO ALLOW A MIXED USE DEVELOPMENT WITH COMMERCIAL AT THE OPEN GROUND LEVEL AND SINGLE FAMILY RESIDENTIAL ABOVE.; PROVIDING FOR TERMS AND CONDITIONS INCLUDING BUT NOT LIMITED TO THE IDENTIFICATION OF THE PROPOSED USE OF THE PROPERTY, A FINDING OF CONSISTENCY WITH THE TOWN OF FORT MYERS BEACH COMPREHENSIVE PLAN, COMMITMENTS AND DEVELOPMENT OBLIGATIONS, DEVIATIONS NEEDED FOR DEVELOPMENT; PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY;

PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

- D. Resolution 25-320; SEZ20250228, 1741 Estero Blvd (The Goodz)
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH FLORIDA APPROVING/ APPROVING WITH CONDITIONS/ DENYING SPECIAL EXCEPTION SEZ20250228 TO ALLOW CONSUMPTION ON PREMISES (COP) IN THE OUTDOOR PATIO AT THIRD FLOOR WITHIN 500 FEET OF DWELLING UNITS FOR THE PROPERTY LOCATED AT 1741 ESTERO BLVD. GENERALLY IDENTIFIED AS STRAP NUMBER 19-46-24-W4-0080B.0010; AND PROVIDING FOR AN EFFECTIVE DATE.
- E. Ordinance 25-24, Impact Fee Study and Land Development Code Text Amendment to Article IV Impact Fees
This legislative agenda item is a Second Reading and Public Hearing on proposed Ordinance 25-24

AN ORDINANCE OF THE TOWN COUNCIL OF FORT MYERS BEACH, FLORIDA ADOPTING AN IMPACT FEE STUDY DATED AUGUST 25, 2025 AND PREPARED BY AXIS INFRASTRUCTURE AND DP GUTHRIE LLC; AMENDING ARTICLE IV ENTITLED "IMPACT FEES" IN CHAPTER 2 ENTITLED ADMINISTRATION OF THE TOWN OF FORT MYERS BEACH CODE OF ORDINANCES TO 1) INCORPORATE UPDATED INFORMATION CONTAINED IN THE REFERENCED IMPACT FEE STUDY, 2) REDUCE THE NUMBER OF IMPACT FEE CATEGORIES AND SPECIFIC USES, 3) CHANGE THE METHOD OF CALCULATION OF FEES FOR SINGLE FAMILY HOMES FROM PER DWELLING TO SQUARE FOOTAGE RANGE TO REFLECT THE TYPICAL IMPACT OF LARGER HOMES, 4) REDUCE THE AMOUNT OF FEES BASED ON UPDATED POPULATION AND PROJECT EXPECTATIONS, AND 5) PROVIDING FOR AN UPDATE EVERY FOUR (4) YEARS PAYABLE FROM COLLECTED IMPACT FEES; PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

- F. Ordinance 24-10: Adoption Hearing Comprehensive Plan
This legislative agenda item is a Second Reading and Public Hearing on proposed Ordinance 24-10

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA, AMENDING THE TOWN OF FORT MYERS BEACH COMPREHENSIVE PLAN IN ITS ENTIRETY, PURSUANT TO 163.3184 (3), FLORIDA STATUTES; PROVIDING FOR ADOPTION OF THE TOWN OF FORT MYERS BEACH COMPREHENSIVE PLAN 2045, INCLUDING AMENDMENTS TO THE FUTURE LAND USE ELEMENT AND THE FUTURE LAND USE MAP, THE COMMUNITY DESIGN ELEMENT, THE TRANSPORTATION ELEMENT, THE HOUSING ELEMENT, THE

HISTORIC PRESERVATION ELEMENT, THE UTILITIES ELEMENT, THE CONSERVATION ELEMENT, THE COASTAL MANAGEMENT ELEMENT, THE RECREATION, & OPEN SPACE ELEMENT, THE INTERGOVERNMENTAL COORDINATION ELEMENT, THE CAPITAL IMPROVEMENTS ELEMENT, AND THE PROPERTY RIGHTS ELEMENT; INCLUSIVE OF ALL ASSOCIATED TABLES, EXHIBITS AND MAPS; AUTHORIZING FINDINGS AND ADMINISTRATIVE ACTIONS; PROVIDING FOR TRANSMITTAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING FOR EFFECTIVE DATE.

G. Ordinance 25-27; Certified Recovery Residences

This legislative agenda item is a 1st Reading and Public Hearing on proposed Ordinance 25-27. If approved at First Reading, a Second Reading and final adoption hearing will be scheduled for December 1, 2025 at 9:00 AM or at another time identified by Town Council.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA: 1) ESTABLISHING PROCEDURES FOR THE REVIEW AND APPROVAL OF APPLICATIONS FOR REASONABLE ACCOMMODATIONS NEEDED TO OPERATE CERTIFIED RECOVERY RESIDENCES FROM EXISTING LAND USE REGULATIONS IN NEW SECTION 34-204 IN DIVISION 4 "APPLICATIONS AND PROCEDURES" OF ARTICLE II "ZONING DISTRICTS STANDARDS AND NONCONFORMITIES" OF CHAPTER 34, AS MANDATED BY SECTION 397.487(15)(A), FLORIDA STATUTES; AND 2) AMENDING SECTION 34-232 "REQUIRED HEARINGS" OF DIVISION 5 "PUBLIC HEARINGS AND REVIEW" OF ARTICLE II "ZONING PROCEDURES" OF CHAPTER 34 "ZONING DISTRICTS, DESIGN STANDARDS AND NONCONFORMITIES" TO REQUIRE ONLY ONE PUBLIC HEARING BEFORE THE LOCAL PLANNING AGENCY ("LPA") FOR APPROVAL OF APPLICATIONS FOR REASONABLE ACCOMMODATIONS TO OPERATE A CERTIFIED RECOVERY RESIDENCE AS PROVIDED IN SECTION 34-204, IF THE DECISION BY ELIGIBLE MEMBERS OF THE LPA IS UNANIMOUS AND THE TOWN CLERK DOES NOT RECEIVE A REQUEST FOR AN ADDITIONAL PUBLIC HEARING BEFORE THE TOWN COUNCIL FROM ANYONE, INCLUDING TOWN STAFF, WITHIN 10 DAYS AFTER THE LPA DECISION; PROVIDING FOR CODIFICATION, SEVERABILITY, SCRIVENER ERRORS, CONFLICTS OF LAW AND AN EFFECTIVE DATE.

XVI. ADMINISTRATIVE AGENDA

A. Resolution 25-300; Charter Review Commission (Unexcused absences)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, AMENDING AND RESTATING RESOLUTION 25-300 TO INCLUDE GUIDANCE REGARDING UNEXCUSED ABSENCES OF ANY INDIVIDUAL SERVING ON THE TOWN OF FORT MYERS BEACH CHARTER REVIEW COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

- B. Resolution 25-321, RFQ-24-06-AD Misc. Ongoing Professional Services (Additional 5 Firms)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, APPROVING 5 INDIVIDUAL PROFESSIONAL SERVICE AGREEMENT WITH THE FOLLOWING FIRMS, WHICH WERE NEGOTIATED BY TOWN STAFF AS DIRECTED BY THE TOWN COUNCIL ON AUGUST 18, 2025 IN RESPONSE TO RFQ-24-06-AD ENTITLED “ONGOING MISCELLANEOUS PROFESSIONAL SERVICES”: 1) BLOT ENGINEERING, INC. 2) FOREFRONT ARCHITECTURE AND ENGINEERING, LLC 3) PROFESSIONAL SERVICES INDUSTRIES, INC. 4) RG ARCHITECTS, P.A, 5) RWA ENGINEERING; AUTHORIZING THE TOWN MANAGER TO EXECUTE AN AGREEMENT WITH EACH OF THE TOP RANKED FIRMS FOR EACH CATEGORY OF WORK WITHIN THE REQUEST FOR QUALIFICATIONS AND WHICH WERE SUCCESSFULLY NEGOTIATED; AND PROVIDING FOR AN EFFECTIVE DATE.

- C. Resolution 25-325, FY25 Year-End Budget Adj & Ratification of \$403 NTE For Scully's Alum Boat

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, LEE COUNTY, FLORIDA, APPROVING A YEAR-END BUDGET ADJUSTMENT FOR FISCAL YEAR 2025; RATIFYING A \$403.00 INCREASE IN THE NOT-TO-EXCEED AMOUNT FROM \$120,778.00 to \$121,181.00 FOR THE PURCHASE OF AN ALUMINUM BOAT FROM SCULLY’S ALUMINUM BOATS, INC; AND PROVIDING FOR AN EFFECTIVE DATE

- D. Resolution 25-327, Special Event: 35th Annual American Sand Sculpting Championships

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, APPROVING DURING THE AMERICAN SAND SCULPTING CHAMPIONSHIPS FROM 10:00 AM THURSDAY, NOVEMBER 20, 2025 TO 5 PM MONDAY, NOVEMBER 24, 2025: 1) OPEN CONTAINERS OF ALCOHOL IN PUBLIC AREAS AS PROVIDED IN ORDINANCE 16-03 SECTION 22-(G); 2) WAIVING THE STANDARD VEHICLE PERMIT FEE FOR VEHICLES ON THE SAND; 3) DIRECTING NON-ENFORCEMENT OF THE NOISE ORDINANCE; 4) WAIVING PARKING FEES AT PALM AVENUE BEACH ACCESS PARKING LOT FOR A STAGING AREA (APPROXIMATELY 15 SPACES) PENDING ALL REQUIRED SAFETY APPROVALS; AND PROVIDING AN EFFECTIVE DATE.

XVII. FINAL PUBLIC COMMENT

XVIII. TOWN MANAGER'S ITEMS

- A. Fort Myers Beach Elementary
Update on Conflict Resolution Discussion with the Lee County School District on November 5, 2025

XIX. TOWN ATTORNEY'S ITEMS

- A. Resolution 25-324; First Amendment to Lee County School Board ILA
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA, APPROVING A FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT DATED MAY 15, 2023 BY AND BETWEEN THE TOWN OF FORT MYERS BEACH AND THE SCHOOL BOARD OF LEE COUNTY, FLORIDA TO SUSPEND ACTIVITIES OF THE AD HOC COMMITTEE DURING CHAPTER 164 MEETINGS BETWEEN THE TOWN AND THE SCHOOL BOARD OF LEE COUNTY, FLORIDA; AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

XX. COUNCILMEMBERS ITEMS AND REPORTS

- A. Advisory Committees
Selection of Town Council Members to Serve as Representatives to the Town's six Advisory Boards/Committees
- B. Outside Committees
Designation of a Council representative and alternate to the seven outside committees on which Council members have previously served.

XXI. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON [YOUTUBE](#).

IF A PERSON DECIDES TO APPEAL A DECISION MADE BY THE COUNCIL IN ANY MATTER CONSIDERED AT THIS MEETING/HEARING, SUCH PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.



For special accommodation, please notify the Town Clerk's Office at least 72 hours in advance. (239) 765-0202

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Board's proceedings should contact the Town Clerk's Office not later than three days prior to the proceedings.