



Fort Myers Beach Town Council

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931

Minutes

Tuesday, January 20, 2026

9:00 AM

ORDER OF BUSINESS

FINAL

I. CALL TO ORDER

Members present: Mayor Dan Allers, Vice Mayor Scott Safford, Council Members John King and Rebecca Link.

II. INVOCATION

Town Clerk Baker.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF FINAL AGENDA

Council Member King moved to approve the final agenda, seconded by Vice Mayor Safford.

The motion carried unanimously.

V. PUBLIC COMMENT

Tom Brady, resident, stated that he had no idea that Mr. Veach was going to say what he did at the last meeting. The offer was not his to make, but he felt Mr. Veach made it in good faith. Mr. Brady did not offer, request or agree to anything. He was committed to the voters on the island and hoped he would be considered for the position.

VI. LOCAL ACHIEVEMENTS AND RECOGNITIONS

Council Member Link recognized the Fort Myers Beach Woman's Club. Vice Mayor Safford agreed and thanked Mary and her team for a fantastic event. Council Member King thanked the Marine and Environmental Resources Task Force (MERTF) for planting the Gumbo Limbo tree for Florida's Arbor Day. He thanked everyone who was involved. He sent sympathies to State Representative Adam Botana's family and noted the service was on Friday afternoon.

Mayor Allers echoed the above comments.

VII. ADVISORY COMMITTEES ITEMS / REPORTS / APPOINTMENTS

Dave Nusbaum, Chair of MERTF, reported that Mr. Steve Overy, President of Fly Heli Tours and Charters, spoke at their last meeting. MERTF unanimously voted to advise the Town Council to direct town staff to work with Steve to help mitigate the impact and location of the barge and his business of providing helicopter rides. He noted MERTF was tasked with investigating a water taxi/ferry and MERTF will be taking public comments. The information will be provided to the Town Council. MERTF will also research the development of an ecotourism base for the town.

Chair Nusbaum reported that the Florida Arbor Day event was successful and well attended. The MERTF award was given to the Estero Island Garden Club for their tree donations. Mayor Allers noted that MERTF did a great job at their meeting with Fly Heli.

VIII. APPROVAL OF MINUTES

A. Town Council - January 5, 2026

Council Member King moved to approve the minutes, seconded by Vice Mayor Safford.

The motion carried unanimously.

IX. CONSENT AGENDA**X. ITEMS REMOVED FROM CONSENT AGENDA****XI. PUBLIC HEARINGS**

Town Attorney Stuparich explained the quasi-judicial procedures. Town Clerk Baker confirmed that all agenda items were properly noticed. She swore in those providing testimony.

- A. Ordinance 25-20, DCI20250203, 175 Sterling Ave. (FMB Women's Club)
This quasi-judicial agenda item is a 1st Reading and Public Hearing on proposed Ordinance 25-20. If approved at First Reading, a Second Reading and final adoption hearing will be scheduled for February 17, 2026 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 A REZONING TO A COMMERCIAL PLANNED DEVELOPMENT (CPD) FOR THE PROPERTY LOCATED AT 175 STERLING AVENUE, A PARCEL GENERALLY IDENTIFIED AS STRAP NUMBER 33-46-24-W2-00004.0000 TOWN OF FORT MYERS BEACH FROM INSTITUTIONAL TO ALLOW FOR THE REDEVELOPMENT OF THE PROPERTY FOR THE FORT MYERS BEACH WOMEN'S CLUB; PROVIDING FOR CONFLICT OF LAW, SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Allers read the title of the ordinance. Ex parte Communications: Council Member Link watched the LPA meeting and she received an email from Patrick Vanasse. Vice Mayor Safford disclosed the same. Council Member King received an email from Mr. Vanasse and Mayor Allers watched the LPA meeting, received an email from Mr. Vanasse, had many communications with board members and visited the site many times. Mr. Link Ink has been certified as an expert in his field. The property owner confirmed receipt of the agenda materials.

Community Development Senior Planner Jason Smalley reviewed the background of the request as stated on the blue sheet. He noted the applicant requested a COP (Consumption on Premises) for the hatched areas on the master plan. The applicant requested that the architectural renderings in Exhibit C be used for permitting if approved. Staff recommended approval with conditions.

Jim Ink represented the applicant. His presentation started with Team Members, What this Request Would do, Why Grant the Request, Request Statement, Presentation Outline, 2025 Aerial, Pre-lan Site, Post-lan Site, Proposed Property Regulations and Land Use.

Mayor Allers asked whether the applicant would oppose adding the phrase "nonprofit organizations only." Mr. Ink will address that with the owner before the second reading.

The presentation continued with the Design. Mr. Ink will discuss requesting a COP for the entire property with the owner. The following slide was Elevations – Lazy Way View, Elevations – Sterling View, and Request Analysis. He clarified that the rendering on page 66 was correct, not the one on page 50.

The presentation continued with Request Statement, Findings and Conclusions per 34-85 FMBLDC and Suggested Motion.

Public Comment:

Lee Harkins, resident, read a statement from Ron Bennett. He requested that the property revert to institutional status if resold and then he would support the project. Mr. Harkins described how Mr. and Mrs. Bennett and Mr. and Mrs. Diabasi contributed to the neighborhood. Mr. Harkins supported the project.

Public comment closed.

Mayor Allers moved to approve the ordinance for a second reading on February 17, 2026, seconded by Council Member King.

The motion carried unanimously by roll call vote.

B. Ordinance 26 - 01, Town Council Compensation Salary Waiver Clarification Ordinance

This legislative agenda item is a First Reading and Public Hearing on proposed Ordinance 26-01. If approved at First Reading, a Second Reading and final adoption hearing will be scheduled for February 17, 2026 at 9:00 AM or at another time identified by Town Council.

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA, AMENDING SECTION 2-19 "COMPENSATION," OF CHAPTER 2, "ADMINISTRATION," OF THE CODE OF ORDINANCES OF FORT MYERS BEACH, FLORIDA TO: 1) ALLOW TOWN COUNCIL MEMBERS AND THE MAYOR TO BE PAID AS PROVIDED IN THE TOWN CHARTER AND TO VOLUNTARILY WAIVE RECEIPT OF A SALARY AS AUTHORIZED BY THE CHARTER OR BENEFITS ASSOCIATED WITH THEIR SERVICE ON THE TOWN COUNCIL; AND 2) REAFFIRM THAT TOWN COUNCIL MEMBERS AND THE MAYOR MAY BE REIMBURSED FOR REASONABLE AND NECESSARY EXPENSES INCURRED IN THE PERFORMANCE OF OFFICIAL TOWN DUTIES, SUBJECT TO APPLICABLE LAW, THE TOWN CHARTER, AND ADOPTED TOWN AND TOWN COUNCIL POLICIES AND PROCEDURES; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS OF LAW, AND AN EFFECTIVE DATE.

Mayor Allers read the title of the ordinance. Town Attorney Stuparich indicated this ordinance was a result of the town council's discussion at their last meeting.

No public comment.

Council Member King moved to send the ordinance to a second hearing, seconded by Vice Mayor Safford.

The motion carried unanimously by roll call vote.

XII. ADMINISTRATIVE AGENDA

No Items

XIII. FINAL PUBLIC COMMENT

None

XIV. TOWN MANAGER'S ITEMS

Town Manager McKannay requested direction on appointing a council member as the contact person for the Fort Myers Beach Elementary School ILA. Mayor Allers volunteered to be the contact person. Town Manager McKannay walked through the school with contractors for a structural assessment. The report will be submitted to the town, along with the costs. They were working on a celebration event for the Town's 30th Anniversary. The strategic plan will be discussed at the March M&P session. He thanked MERTF and Environmental Project Manager Chadd Chustz for the Woman's Club celebration. He added that the Estero Island Garden Club donated \$950.00 to continue these efforts in the future. Council members unanimously consented to accept the donation.

XV. TOWN ATTORNEY'S ITEMS

Town Attorney Stuparich will present an update to the donation policy at a future M&P session. In her opinion, Council Member King would have a voting conflict if he voted in favor of Mr. Brady for the vacancy due to a financial benefit. Council Member King cannot vote for Mr. Brady, but he could vote for other candidates.

XVI. COUNCILMEMBERS ITEMS AND REPORTS

Council Member King's last day to chair the Lee County Metropolitan Planning Organization will be on Friday. The agenda will include an increase in the sales tax for county road improvements. If it passes, it will go to the Board of County Commissioners then to a public vote if it passes. He will be in Tallahassee next week for a board meeting of the Florida League of Cities.

Vice Mayor Safford noted that the SAC (Selection Advisory Committee) voted to choose one, two and three out of five. The Charter Review Commission was going great. He recognized the groundbreaking for the Cottages of Paradise Point by Pink Shell. The cottages were fantastic and encouraged members to see them. No items from other members.

XVII. ADJOURNMENT

Council Member King moved to adjourn the meeting.
The meeting was adjourned at 10:21 a.m.

Minutes adopted as amended, February 2, 2026. Motion by Council Member King and seconded by Vice Mayor Safford. Passed 4-0.



Amy Baker, Town Clerk