



Fort Myers Beach Town Council

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

AMENDED Agenda

Tuesday, February 17, 2026

9:00 AM

ORDER OF BUSINESS

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. APPOINTMENT TO FILL VACANT TOWN COUNCIL SEAT #4 (TERM ENDING NOVEMBER 2026)

A. Interview and Appointment of One Applicant to Town Council Seat #4
Town Council members will interview and appoint one of three applicants to the Town Council vacant seat #4

B. Public Comment Related to the Appointment of Town Council Seat #4

C. Candidate Interviews

1. James S. Boan

1. Opening Statement (5 minutes)
2. Town Council Question Period
3. Response/Clarifying Question Period

2. Thomas Brady

UPDATED

1. Opening Statement (5 minutes)
2. Town Council Question Period
3. Response/Clarifying Question Period

3. John McLean

1. Opening Statement (5 minutes)
2. Town Council Question Period
3. Response/Clarifying Question Period

D. Town Council Deliberation and Announcement of Vote

V. OATH OF OFFICEA. Oath of Office

Administration of Oath of Office to Appointee for Town Council Seat #4

VI. RECESS (15 MINUTES)**VII. APPROVAL OF FINAL AGENDA****VIII. PUBLIC COMMENT****IX. LOCAL ACHIEVEMENTS AND RECOGNITIONS****X. ADVISORY COMMITTEES ITEMS / REPORTS / APPOINTMENTS****XI. APPROVAL OF MINUTES**

A. Town Council - February 2, 2026

XII. CONSENT AGENDA**XIII. ITEMS REMOVED FROM CONSENT AGENDA****XIV. PUBLIC HEARINGS**A. Resolution 26-020, VAR20250220- 173 Gulf Island Drive

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH APPROVING/ APPROVING WITH CONDITIONS/ DENYING VARIANCE 20250220, REQUESTING A VARIANCE FROM SECTION 34-638(d)(6)b.3 OF THE LAND DEVELOPMENT CODE TO REDUCE THE REQUIRED 20-FOOT SIDE STREET SETBACK BY 11.9 FEET TO ALLOW A 232-SQUARE-FOOT DECK FOR THE EXISTING SINGLE-FAMILY RESIDENCE IN THE RS ZONING DISTRICT, FOR THE PROPERTY LOCATED AT 173 GULF ISLAND DRIVE, GENERALLY REFERRED TO AS STRAP NUMBER: 29-46-24-W2-0050C.0120 IN FORT MYERS BEACH; AND PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

B. Resolution 26-015, SEZ20250271, 166/168 Coconut Drive

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING/ APPROVING WITH CONDITIONS/DENYING SPECIAL EXCEPTION SEZ20250271, A REQUEST TO INCREASE THE NUMBER OF BEDROOMS IN A TWO-FAMILY RESIDENCE WHILE UTILIZING THE POST-DISASTER BUILDBACK CODE OF THE LDC SECTION 34-3238(2)(E)(4)(A), FOR THE PROPERTY LOCATED AT 166/168 COCONUT DRIVE, GENERALLY REFERRED TO AS STRAP NUMBER: 29-46-24-W2-0070A.0160 IN FORT MYERS BEACH; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

C. Ordinance 25-20; CPD2025-0203, 175 Sterling Ave. (FMB Woman's Club)

This quasi-judicial agenda item is a Second Reading and Final Public Hearing on proposed Ordinance 25-20.

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 WOMAN'S CLUB; PROVIDING FOR CONFLICT OF LAW, SCRIVENER'S ERRORS AND PROVIDING FOR AN EFFECTIVE DATE.

- D. Ordinance 26-01; Town Council Compensation Salary Waiver Clarification
This legislative agenda item is a Second Reading and Final Public Hearing on proposed Ordinance 26-01.

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.

XV. ADMINISTRATIVE AGENDA

- A. Resolution 26-040, 2026 TDC Grant Applications Authorization
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA AUTHORIZING THE TOWN MANAGER OR DESIGNEE TO APPLY FOR GRANT FUNDING THROUGH THE LEE COUNTY'S VISITOR AND CONVENTION BUREAU'S TOURIST DEVELOPMENT COUNCIL FOR BEACH AND SHORELINE FUNDING IN THE AMOUNTS OF \$1,151,416 FOR BEACH AND SHORELINE MAINTENANCE, \$26,267.00 FOR AN ACCESSIBILITY CAPITAL PROJECT AT ALBATROSS STREET, AND \$150,000 FOR A CAPITAL PROJECT TO REPAIR THREE KAYAK LAUNCHES; AUTHORIZING THE TOWN MANAGER OR DESIGNEE TO EXECUTE ALL RELATED AND NECESSARY DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.
- B. Resolution 26-039; Authorizing Contract with Mauldin and Jenkins for Auditing Services

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, AUTHORIZING THE TOWN MANAGER TO EXECUTE A THREE-YEAR CONTRACT WITH MAULDIN AND JENKINS FOR FINANCIAL AUDITING SERVICES IN THE AMOUNTS OF \$59,300 FOR THE FIRST YEAR, \$60,950 FOR THE SECOND YEAR AND \$62,600 FOR THE THIRD YEAR, PLUS \$5,500 FOR EACH ADDITIONAL MAJOR PROGRAM TO BE AUDITED; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE AUDIT AND EXAMINATION ENGAGEMENT LETTERS FOR FISCAL YEAR 2025 ATTACHED TO THE CONTRACT AS EXHIBITS; PROVIDING FOR AN EFFECTIVE DATE.

C. Resolution 26-018, Tidal Basin First Amendment for 1-Year Renewal

A RESOLUTION OF THE TOWN OF FORT MYERS BEACH, APPROVING A FIRST AMENDMENT TO AN AGREEMENT BETWEEN THE TOWN OF FORT MYERS BEACH AND TIDAL BASIN GOVERNMENT CONSULTING LLC, TO EXTEND THE TERM OF THE SERVICE PROVIDER AGREEMENT FOR DISASTER RECOVERY AND MITIGATION CONSULTING SERVICES TO FEBRUARY 23, 2027 BY THE EXERCISE OF THE FIRST OF THREE ONE-YEAR RENEWAL OPTIONS; INCORPORATING THE TOWN'S UPDATED STANDARD CONTRACT ADDENDUM PROVISIONS INTO THE AGREEMENT; INCREASING THE TOTAL NOT TO EXCEED BY \$700,000; AUTHORIZING THE MAYOR TO SIGN THE AMENDMENT AND THE TOWN MANAGER TO EXPEND BUDGETED FUNDS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

D. Special Event: 4th Annual Red Grouper Bash

Off Duty Fishing Series is requesting to hold the 4th Annual Red Grouper Bash.

E. Special Event: St. Patrick's Day Parade

The Fort Myers Beach Woman's Club is requesting to hold a St. Patrick's Day Parade, contingent on approval from FMB Fire and LCSO including a requests for Estero Blvd to be shut down from 7:30 am until 11:30 am during the parade, and to waive the noise and open container ordinances.

XVI. FINAL PUBLIC COMMENT

XVII. TOWN MANAGER'S ITEMS

XVIII. TOWN ATTORNEY'S ITEMS

XIX. COUNCILMEMBERS ITEMS AND REPORTS

XX. 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.