



Town Council

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Wednesday, August 5, 2026

Agenda

9:00 AM

ORDER OF BUSINESS

- I. CALL TO ORDER
- II. INVOCATION
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF FINAL AGENDA
- V. PUBLIC COMMENT
- VI. PUBLIC HEARINGS

- A. Ordinance 26-04; CPA20240067, 6200 Estero Blvd., Outrigger Resort Mixed-Use: CPA-Text

COMPREHENSIVE PLAN TEXT AMENDMENT (LEGISLATIVE)

This quasi-judicial agenda item is a First Reading and Public Hearing on proposed Ordinance 26-04. If approved at First Reading, a Second Reading and final adoption hearing will be scheduled for September 15, 2026 or at another time identified by Town Council.

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA AMENDING THE TEXT IN THE FUTURE LAND USE ELEMENT, IN THE TOWN OF FORT MYERS BEACH COMPREHENSIVE PLAN-2045 ADOPTED DECEMBER 1, 2025, TO INCLUDE OUTRIGGER RESORT MIXED-USE LAND USE CATEGORY; PROVIDING FOR CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

TOWN COUNCIL MUST DETERMINE IF THE FOLLOWING PARTIES WILL BE ALLOWED TO PARTICIPATE IN THE PUBLIC HEARING AS AN INTERVENOR, AND THE EXTENT OF THEIR PARTICIPATION.

- **BILL AND BETH BURWINKEL, REPRESENTING THEMSELVES**

- **ROBERT AND LAURA D'ANGELO, REPRESENTING THEMSELVES,**
- **DAVID AND MARCIA O'BRIEN, REPRESENTING THEMSELVES, AND**
- **RICK AND CINDI PUTRAH, REPRESENTING THEMSELVES**

PUBLIC COMMENT

- B. Ordinance 26-03; CPA20240067, 6200 Estero Blvd, Outrigger Resort Mixed-Use; CPA- Map

FUTURE LAND USE MAP AMENDMENT (LEGISLATIVE)

This quasi-judicial agenda item is a First Reading and Public Hearing on proposed Ordinance 26-03. If approved at First Reading, a Second Reading and final adoption hearing will be scheduled for September 15, 2026 or at another time identified by Town Council.

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA AMENDING TOWN OF FORT MYERS BEACH FUTURE LAND USE MAP-2045, ADOPTED DECEMBER 1, 2025, FOR THE PORTION OF PROPERTY LOCATED AT 6200 ESTERO BLVD, IDENTIFIED AS STRAP # 33-46-24-W3-00012.0000 THAT IS LANDWARD OF THE 1978 COASTAL CONSTRUCTION CONTROL LINE, IN FORT MYERS BEACH; PROVIDING FOR CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

TOWN COUNCIL MUST DETERMINE IF THE FOLLOWING PARTIES WILL BE ALLOWED TO PARTICIPATE IN THE PUBLIC HEARING AS AN INTERVENOR, AND THE EXTENT OF THEIR PARTICIPATION.

- **BILL AND BETH BURWINKEL, REPRESENTING THEMSELVES**
- **ROBERT AND LAURA D'ANGELO, REPRESENTING THEMSELVES,**
- **DAVID AND MARCIA O'BRIEN, REPRESENTING THEMSELVES, AND**
- **RICK AND CINDI PUTRAH, REPRESENTING THEMSELVES**

PUBLIC COMMENT

- C. Ordinance 26-05, CPD20240061, 6200 Estero Blvd., Outrigger Resort Mixed-Use

REZONING REQUEST (QUASI-JUDICIAL)

This is a quasi-judicial agenda item and is a First Reading and Public

Hearing on proposed Ordinance 26-05. If approved at First Reading, a Second Reading and final adoption hearing will be scheduled for September 15, 2026 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 OF PROPERTY LOCATED AT 6200 ESTERO BLVD, FORT MYERS BEACH, GENERALLY IDENTIFIED AS STRAP NUMBER 33-46-24-W3-00012.0000 FROM A PREVIOUSLY APPROVED COMMERCIAL PLANNED DEVELOPMENT (OUTRIGGER BEACH RESORT) TO A COMMERCIAL PLANNED DEVELOPMENT WITH 12 DEVIATIONS TO ALLOW FOR A 46 DWELLING UNITS; 150 HOTEL ROOM AND 46000 SQUARE FEET OF COMMERCIAL USE AND 340 PARKING SPACES; PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

TOWN COUNCIL MUST DETERMINE IF THE FOLLOWING PARTIES WILL BE ALLOWED TO PARTICIPATE IN THE PUBLIC HEARING AS AN INTERVENOR, AND THE EXTENT OF THEIR PARTICIPATION.

- ***BILL AND BETH BURWINKEL, REPRESENTING THEMSELVES***
- ***ROBERT AND LAURA D'ANGELO, REPRESENTING THEMSELVES,***
- ***DAVID AND MARCIA O'BRIEN, REPRESENTING THEMSELVES, AND***
- ***RICK AND CINDI PUTRAH, REPRESENTING THEMSELVES***

PUBLIC COMMENT

- D. Resolution 26-161; SEZ20240112, 6200 Estero Blvd., Outrigger Resort Mixed-Use: Special Exception

SPECIAL EXCEPTION — CONSTRUCTION IN EC (QUASI-JUDICIAL)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING/APPROVING WITH CONDITIONS/DENYING SPECIAL EXCEPTION SEZ20240112 TO ALLOW CONSTRUCTION OF A MAJOR ACCESSORY STRUCTURE IN THE ENVIRONMENTALLY CRITICAL (EC) ZONING DISTRICT AS AUTHORIZED BY SECTION 6-366 OF THE TOWN OF FORT MYERS LAND DEVELOPMENT CODE FOR PROPERTY LOCATED AT 6200 ESTERO BOULEVARD; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

TOWN COUNCIL MUST DETERMINE IF THE FOLLOWING PARTIES

WILL BE ALLOWED TO PARTICIPATE IN THE PUBLIC HEARING AS AN INTERVENOR, AND THE EXTENT OF THEIR PARTICIPATION.

- **BILL AND BETH BURWINKEL, REPRESENTING THEMSELVES**
- **ROBERT AND LAURA D'ANGELO, REPRESENTING THEMSELVES,**
- **DAVID AND MARCIA O'BRIEN, REPRESENTING THEMSELVES, AND**
- **RICK AND CINDI PUTRAH, REPRESENTING THEMSELVES**

PUBLIC COMMENT

- E. Resolution 26-162; SEZ20240112, 6200 Estero Boulevard, COP
SPECIAL EXCEPTION - COP (QUASI-JUDICIAL)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING/ APPROVING WITH CONDITIONS/DENYING SPECIAL EXCEPTION SEZ20240112 TO ALLOW EXPANSION OF CONSUMPTION ON PREMISES IN THE ENVIRONMENTALLY CRITICAL (EC) ZONING DISTRICT AS PER LDC SECTION 34-1264. (G)(1). FOR PROPERTY LOCATED AT 6200 ESTERO BOULEVARD; PROVIDING SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

TOWN COUNCIL MUST DETERMINE IF THE FOLLOWING PARTIES WILL BE ALLOWED TO PARTICIPATE IN THE PUBLIC HEARING AS AN INTERVENOR, AND THE EXTENT OF THEIR PARTICIPATION.

- **BILL AND BETH BURWINKEL, REPRESENTING THEMSELVES**
- **ROBERT AND LAURA D'ANGELO, REPRESENTING THEMSELVES,**
- **DAVID AND MARCIA O'BRIEN, REPRESENTING THEMSELVES, AND**
- **RICK AND CINDI PUTRAH, REPRESENTING THEMSELVES**

PUBLIC COMMENT

- F. Resolution 26-163; VAR20250299, 6200 Estero Blvd. (Outrigger Redevelopment)
VARIANCE (QUASI-JUDICIAL)

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING/ APPROVING WITH CONDITIONS/ DENYING VAR 20250299, REQUESTING A VARIANCE OF 15 FEET REDUCTION TO THE REQUIRED 25-FOOT SIDE YARD SETBACK FOR AN ACCESSORY

STRUCTURE TO THE OUTRIGGER RESORT IN THE EC ZONING DISTRICT TO ALLOW A 10 FOOT SIDE YARD SETBACK IN ORDER TO ACCOMMODATE HISTORICAL LOCATION OF THE TIKI HUT, FOR THE PROPERTY LOCATED AT 6200 ESTERO BLVD, GENERALLY REFERRED TO AS STRAP NUMBER: 33-46-24-W3-00012.0000 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.

TOWN COUNCIL MUST DETERMINE IF THE FOLLOWING PARTIES WILL BE ALLOWED TO PARTICIPATE IN THE PUBLIC HEARING AS AN INTERVENOR, AND THE EXTENT OF THEIR PARTICIPATION.

- ***BILL AND BETH BURWINKEL, REPRESENTING THEMSELVES***
- ***ROBERT AND LAURA D'ANGELO, REPRESENTING THEMSELVES,***
- ***DAVID AND MARCIA O'BRIEN, REPRESENTING THEMSELVES, AND***
- ***RICK AND CINDI PUTRAH, REPRESENTING THEMSELVES***

PUBLIC COMMENT

VII. FINAL PUBLIC COMMENT

VIII. TOWN MANAGER'S ITEMS

IX. TOWN ATTORNEY'S ITEMS

X. COUNCILMEMBERS ITEMS AND REPORTS

XI. 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.