



TOWN HALL

TOWN OF  
FORT MYERS BEACH

TOWN OF

# FORT MYERS BEACH

FLORIDA

FY2025  
ANNUAL  
REPORT

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# A MESSAGE FROM THE TOWN MANAGER

The Honorable Mayor and members of the Town Council,

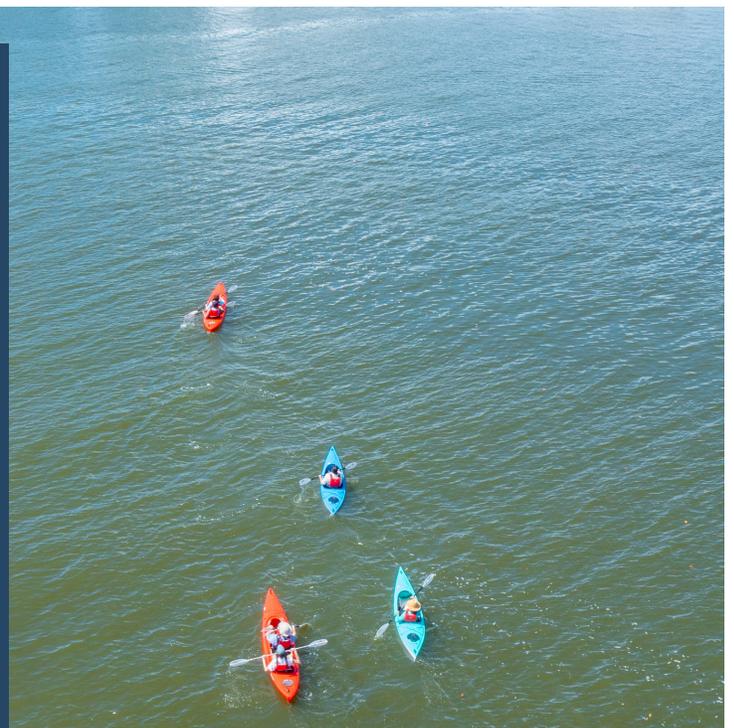
In the following pages, you will see the results of the hard work of our Town staff in the last fiscal year. I want to highlight some of the things that the Town Council and staff accomplished:

- The new Town Hall held its Grand Opening on September 10, 2025, at 6231 Estero Blvd.
  - The celebration highlighted how far the Town has come since Hurricane Ian, including a Ribbon Cutting Ceremony with guest speakers, light refreshments, and a guided tour of the building.
- \$26 million Tier One Stormwater Project began on March 11, 2024, and is ongoing.
- The \$7.6 million town-wide streetlight project began on August 8, 2024. This project is ongoing.
- \$11 million offshore Beach Renourishment Project began in June 2024 and is now complete. Dune Planting is ongoing and planned for completion in October 2025.
- The Bay Oaks Redevelopment Project commenced in August 2025 and is planned for completion by October 2025.
- Property values increased 12.3% on Fort Myers Beach over the last year.
- The Town was removed from probation under FEMA's CRS and is working with FEMA to regain status in the NFIP.
- Important Re-openings following Hurricanes Debby, Helene, and Milton:
  - Bay Oaks Park
    - Grand Re-opening October 15, 2025
  - Mound House
  - Bayside Park
  - Beach Accesses

We are looking forward to seeing these projects completed in fiscal year 2026. We continue to seek additional funding for other projects Town-wide, as we recover from the recent storms' devastation.



**Will McKannay**  
Town Manager



# TOWN OF FORT MYERS BEACH COUNCIL



**Dan Allers**  
*Mayor*



**Jim Atterholt**  
*Vice Mayor*



**John King**  
*Council Member*



**Karen Woodson**  
*Council Member*



**Scott Safford**  
*Council Member*

# TOWN OF FORT MYERS BEACH

# OUR GOVERNANCE

Town staff strives to serve the residents of Fort Myers Beach by following the mission and vision set forth by the Town Council, to protect and enhance our Island community and its vibrant quality of life.

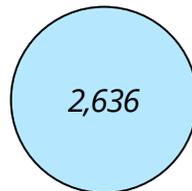
## SUCCESS AT THE TOWN OF FORT MYERS BEACH MEANS:

- We are recognized and respected for our community's quality of life.
- We provide service levels to meet our community needs in a fiscally responsible manner.
- Our financial, environmental, cultural, and community assets are protected and enhanced.
- We obtain and effectively use feedback to be proactive and responsive.
- We responsibly manager change to sustain our vibrant community.

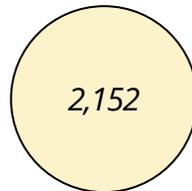
Success is accomplished through the various departments that make up the Town of Fort Myers Beach!

## COMMUNITY DEVELOPMENT

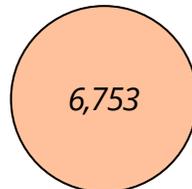
The Community Development Department has continued to progress over the last year. One major accomplishment is pushing permits out quickly and assisting residents quickly with inquiries. The department has continued to receive an increasing number of permit applications. Major accomplishments throughout the year are listed adjacent:



Total Permits Approved



Floodplain Reviews



In-person Assistance

# COMMUNICATION

## YEAR HIGHLIGHTS

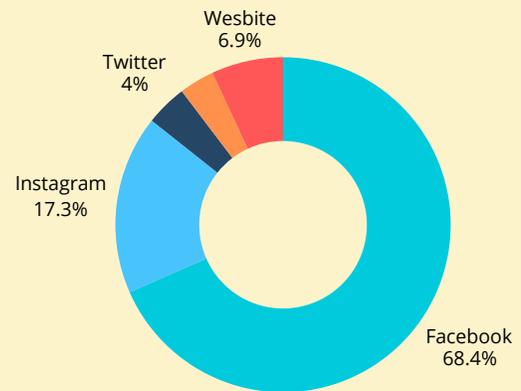
- Continued to gain and maintain good relationships with local and national news outlets, including WGPU for pre, during, and post storm updates during Hurricane Season.
- Steady increase in social media and website (Newsflash) subscription followers throughout the year.
- Utilized the Towns platforms to showcase different departments through videos highlighting projects around Town - Beach Renourishment, Dingy Dock, and Bay Oaks Park.
- 47 Press Releases sent out with a total of 117 contacts on our Media Contact Sheet.
- Redesign of the Town of Fort Myers Beach website - coming soon!



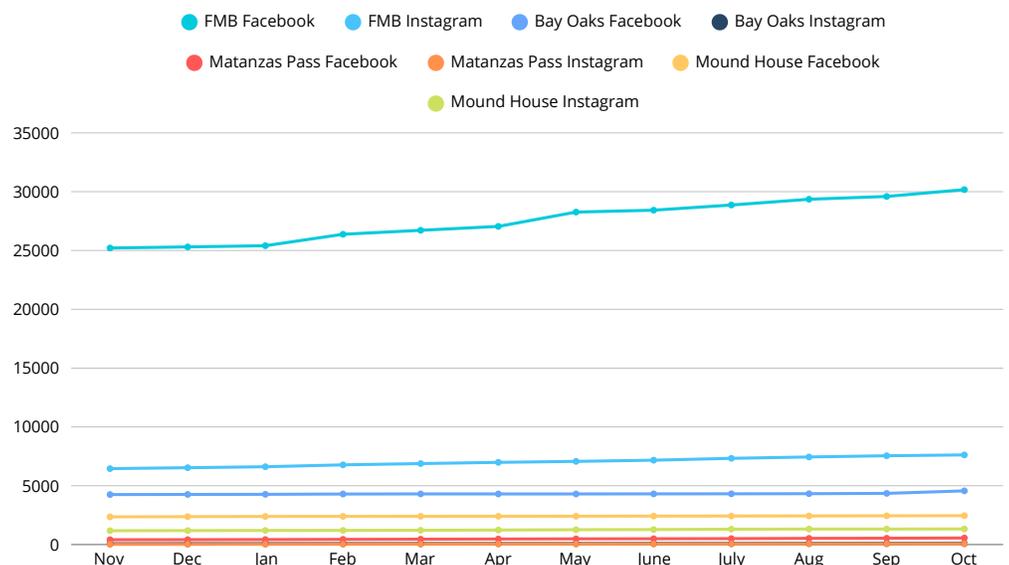
With a steady increase in numbers, the Town is proud to be reaching more residents and visitors than ever before!

### Follower count by platform:

Facebook:	30,174
Instagram:	7,620
Youtube:	1,763
Twitter:	1,501
Website:	3,052



### Follower count by month per platform:



# CULTURE, PARKS AND RECREATION

The Culture, Parks and Recreation Department is comprised of full time, part-time, and seasonal employees that serve more than ten thousand permanent and seasonal residents.

The department provides various programs and activities for a spectrum of age ranges including BOSS (Bay Oaks Social Seniors) and Club Rec, part of our Youth program.

The Department manages and operates the Fort Myers Beach Community Pool and Bay Oaks Recreational Center which includes four tennis courts, two baseball/softball fields, a disc golf course, three outdoor pickle ball courts, a basketball court, a playground, and a natural area. It also operates Mound House Cultural Learning Center and Newton Beach Park.

Mound House was designated a top attraction by Trip Adviser in 2020 and was placed on the National Registry of Historic Places in 2018.



# BAY OAKS PARK

Due to impacts from Hurricanes Debby, Helene, and Milton, Bay Oaks did not re-open until August 2025. The numbers below are reflective of that.

Membership	Number of Memberships
Corporate Membership Add On (1-10 Participants)	7
Corporate Membership Add On (11-50 Participants)	25
Family (6 Months)	14
Family (Annual)	260
Individual (6 Months)	14
Individual (Annual)	146
Pickleball Punch Card	18
Town Employee Membership	21
Average Summer Camp Sign - ups	40
Club Rec Sign - ups	41
Total Check-ins	756

### Improvements to Bay Oaks Facilities:

- Epoxy flooring for easy cleanup
- Raised outlets throughout the building
- New Weight Room Equipment
- Redevelopment Project is underway



# MOUND HOUSE

Mound House has made tremendous strides this year when it comes to events and promotions - bringing in more visitors than ever before!

A spinoff of First Friday, Mound House Began Second Saturdays this year! This program allowed visitors to come the Mound House on the second Saturday of the month for FREE! Visitors could explore the Mound House, the grounds, and participate in activities!

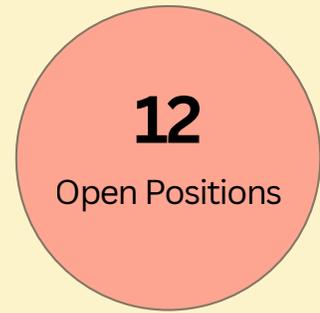
Visitor Attendance	<b>8,024</b>
Program Attendance	<b>1,752</b>
Kayak Tour Attendees	<b>301</b>
K-12 Field Trip Attendees	<b>582</b>
Onsite Group Tour Attendees	<b>113</b>
Other Program Attendees	<b>1,206</b>
Event Attendance	<b>254</b>
Second Saturday Attendance	<b>148</b>
Outreach Numbers	<b>2,613</b>
Marketing Impressions	<b>687,933</b>
Membership Sold/Renewed	<b>60</b>
Rentals	<b>334</b>
Social Media Net Followers	<b>3,783</b>
Social Media Reach	<b>97,416</b>



# HUMAN RESOURCES

## YEAR HIGHLIGHTS

- Implemented Key Programs and Initiatives:
  - Performance-Base Pay Initiative
  - Insurance Plan Renewal
- Employee Development
  - Leadership training
  - Training and Development
- Employee Engagement and Recognition
  - Employee Events
  - Semi-Monthly Birthday and Anniversary Celebrations
  - Town Hall Grand Opening internal celebration
- Process Improvements and Technological Advancements
  - Continuing to streamline HR Processes
- Strategic Planning and Organization Development
  - Budget Planning - Staffing
  - Organizational Chart
  - Strategic Plan initiatives with staff



# FINANCE

## YEAR HIGHLIGHTS

- Continuing to work with Tidal Basin to provide and review documentation for FEMA reimbursement of emergency expenditures.
- Closed Fiscal Year 2024.
- Once again completed a “clean” Audit Opinion with no findings for 2024.
- Working toward shifting to a new financial software - Tyler ERP Pro.
- Budget for Fiscal Year 2026 was approved, including a millage increase to 1.0294.

# TOWN CLERK

**12**

Special Magistrate  
Hearings

**600**

Public Records  
Requests

**11,125**

Phone Calls through  
reception

**4,435**

Front desk  
reception visitors

## Year Highlights:

- 20 new Ordinances adopted as of September 1, 2024.
- 316 new Resolutions adopted as of September 1, 2024.
- \$585,00 for Road Infrastructure Improvements
- \$350,000 for South Water Tower Renovations and Mitigation
- \$292,500 for Stormwater Downtown Mitigation (Phase 1)

# PUBLIC WORKS AND UTILITIES

**1,000+**

Completed work  
orders

**5,000+**

Customer  
correspondences

**500+**

Locates received

## Year Highlights:

- Tier One Stormwater Project - ongoing.
- Assisted with the Beach Renourishment Project.
- Re-opened Beach Accesses and are continuing to add Mobi-Mats to them.
- Beach Wheelchair is now available to residents and visitors
- Public Works successfully cleaned up Times Square and the beach following Hurricanes Helene and Milton.
- Public Works assisted with construction at new Town Hall, 6231 Estero Blvd
- Overall assistance with Town-wide projects.



# EMERGENCY SERVICES AND MATANZAS PASS MOORING FIELD

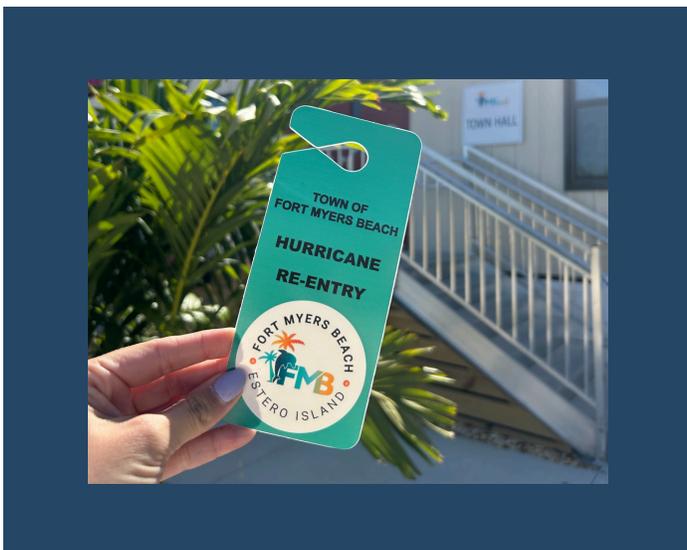
## Year Highlights:

### *Neighborhood Services:*

- Received \$1,493,138.35 in revenue from parking.
- Worked with LCSO to continue positive and effective public safety during season and high trafficked events
- Assisted with Hurricane re-entry following Hurricane Debby, Helene, and Milton
- Completed three DOAH Hearings
- Continued to work with FEMA on non-compliant structures

### *Matanzas Pass Mooring Field:*

- Brought in roughly \$223,672.45 from visitors of the Mooring Field.
- Worked with Kelly Brothers Construction to make a new "Dingy Dock"
- Completed Canal Cleanout Project



# BOARDS AND COMMITTEES

*As of September 30, 2025*

## ANCHORAGE ADVISORY COMMITTEE

**The Anchorage Advisory Committee was established to advise staff and the Town Council on all issues pertaining to the Town's public mooring field.**

John Wesley Nash  
Jennifer Rusk  
Chris Riedel King  
Ronald Flemming  
Ted Lawwill  
Sam Lurie  
Edward Schoonover

## AUDIT COMMITTEE

**The purpose of the Audit Committee is to serve in an advisory capacity to the Town Council in the selection of an auditor to conduct the Town's annual financial audit and for other purposes as directed by Town Council.**

Deborah Dutton  
Marianne Sheely  
Jack Leson  
Michael Hauser  
David Sandbag  
Barbara Puffer  
Bryan Thomas

## MARINE & ENVIRONMENTAL TASK FORCE

**The Marine and Environmental Resources Task Force exists to promote stewardship of marine resources.**

Sharon Hegstrom  
Jennifer Rusk  
William Howell  
Robert Howell  
Edward Rood  
Leo Sand  
David Nusbaum

## BAY OAKS RECREATIONAL CAMPUS ADVISORY BOARD

**The purpose of BORCAB is to facilitate the accomplishment of the Bay Oaks Recreational Campus' mission statement and thereby to further the welfare of the citizens of the town and others utilizing the Bay Oaks Recreational Campus and its facilities, as well as to provide advice to the town council upon request with regard to matters concerning the Bay Oaks Recreational Campus and perform such other duties as the town council may, from time to time, assign to it.**

Barbara Hill  
John Dussliere  
Edward Schoonover  
Becky Guirdy  
Joy Sullivan  
Michele Cherney

## LOCAL PLANNING AGENCY

**The objectives of the Local Planning Agency (LPA) are to further the welfare of the citizens of town by helping to promote a better, more positive community environment and to ensure that the unique, natural characteristics of the island are preserved.**

Douglas Eckmann  
Jane Plummer  
Don Sudduth  
Anita Cereceda  
John McLean  
James "Jim" Dunlap  
James Boan

## CULTURAL AND ENVIRONMENTAL LEARNING CENTER ADVISORY BOARD

**The Cultural and Environmental Learning Center Advisory Board (CELCAB) was formed in 1999 to oversee the Mound House. In 2006, the Town Council incorporated the development of Newton Park into the CELCAB mission.**

Barbara Hill  
Cherie Smith  
Kerrie Henderson  
Ellen Vaughan  
Becky Werner  
Carolyn McKeown

## PUBLIC SAFETY COMMITTEE

**The Public Safety Committee shall address any safety and transportation issues specifically assigned to the Committee by the Town Council for the purpose of the health, safety and welfare of the citizens of and visitors to the Town of Fort Myers Beach.**

Dawn Thomas  
Todd Capela  
James Bougoulas  
Ron Benak  
Keran Farrell  
James Knickle

## NUSIANCE ABATEMENT BOARD

**The board's purpose is to promote, protect, and improve the health, safety and welfare of residents.**

Jan Fleming  
Tre Gillette  
Dawn Thomas

# STAFF DIRECTORY

## MAYOR & TOWN COUNCIL

### **Dan Allers**

Mayor  
AllersD@fmbgov.com  
(239) 284 - 5224

### **Jim Atterholt**

Vice Mayor  
Atterholtj@fmbgov.com  
(239) 738 - 6404

### **John R. King**

Councilor  
JohnKing@fmbgov.com  
(239) 955 - 3455

### **Karen Woodson**

Councilor  
KarenWoodson@fmbgov.com  
(239) 955 - 3450

### **Scott Safford**

Councilor  
ScottSafford@fmbgov.com  
(239) 460 - 6487

## TOWN MANAGER

### **Will McKannay, MPP, Col (Ret)**

Town Manager  
Will.McKannay@fmbgov.com  
(239) 313 - 0895

### **Dr. Traci Kohler**

Deputy Town Manager  
Traci.Kohler@fmbgov.com  
(239) 457 - 7403

## TOWN ATTORNEY

### **Becky Vose**

Town Attorney  
BVose@voselaw.com  
(407) 448 - 0111

### **Nancy Stuparich**

Town Attorney  
NStuparich@voselaw.com  
(407) 448 - 0111

## TOWN CLERK

### **Amy Baker**

Town Clerk  
Amy@fmbgov.com  
(239) 284 - 0014

### **Jason Freeman**

Deputy Clerk & Legislative Liaison  
JasonF@fmbgov.com  
(239) 266 - 4673

## HUMAN RESOURCES

### **Talissa Oliveira**

Human Resources Director  
TOliveira@fmbgov.com  
(239) 896 - 4284

### **Shelby Arment**

Human Resources Generalist  
SArment@fmbgov.com  
(239) 940 - 0744

## COMMUNICATIONS

### **Nicole Berzin**

Communications Director  
Nicole.Berzin@fmbgov.com  
(239) 313 - 1542

## COMMUNITY DEVELOPMENT

### **Frankie Kropacek**

Community Development Director  
FKropacek@fmbgov.com  
(239) 955 - 3612

### **Jason Smalley**

Senior Planner  
JSmalley@fmbgov.com  
(239) 671 - 6380

### **Misty Alexander**

Permit Technician  
Misty.Alexander@fmbgov.com  
(239) 955 - 3712

### **Shanette Thomas**

Permit Technician  
SThomas@fmbgov.com  
(239) 460 - 7991

### **Marilyn Silva**

Permit Technician  
MSilva@fmbgov.com  
(239) 413 - 1020

### **Joe Specht**

Building Official  
JSpecht@fmbgov.com  
(239) 390 - 6056

### **Chadd Chustz**

Environmental Projects Manager  
Chadd@fmbgov.com  
(239) 462 - 8127

## EMERGENCY SERVICES

### **Thomas Yozzo**

Operations and Compliance Manager  
TYozzo@fmbgov.com  
(239) 292-3568

### **Raleigh Baker**

Neighborhood Services Coordinator  
RBaker@fmbgov.com  
(239) 463 - 5888

### **Tracie Raski**

Magistrate Coordinator  
TRaski@fmbgov.com  
(239) 922-4049

## MATANZAS PASS MOORING FIELD

### **Curtis Ludwig**

Harbormaster  
CLudwig@fmbgov.com  
(239) 413 - 9626

### **Patty Prevost**

Community Services Coordinator  
Patty@fmbgov.com  
(239) 308 - 5062

## COMMUNITY SERVICES

### Jeff Hauge

Community Services Director -  
Public Works, Utilities, Culture, & Parks  
and Recreation  
JHauge@fmbgov.com  
(239) 788 - 7766

### Deborah Hite

Community Services Coordinator  
Deborah.Hite@fmbgov.com  
(239) 258 - 1637

## PUBLIC WORKS

### Gregg Bencic

Assistant Public Works Director  
Greg.Bencic@fmbgov.com  
(239) 671 - 4950

### Danny Pilibosian

Beach Maintenance Leader  
Danny.Pilibosian@fmbgov.com  
(239) 240-9342

### Jim DeMilia Jr.

Grounds Team Leader  
Jim@fmbgov.com  
(239) 834 - 9261

### Seth Jacobs

Maintenance Worker II - Historical  
Seth.Jacobs@fmbgov.com  
(239) 788 - 7767

### Martin Pitts

Maintenance Team Leader - Street  
Martin@fmbgov.com  
(239) 292 - 8439

## UTILITIES

### Mark Ashton

Utilities Manager  
MAshton@fmbgov.com  
(239) 560 - 2081

### Vanessa Kraft

Utilities Compliance Coordinator  
VKraft@fmbgov.com  
(239) 478 - 8192

## PARKS & RECREATION

### Neill Mathes

Parks and Recreation Manager  
NMathes@fmbgov.com  
(239) 980 - 6587

### Jimmy DeMilia III

Youth and Teen Coordinator  
JimmyDeMilia@fmbgov.com  
(239) 292 - 0140

### Barbara MacDonald

Senior Programs Coordinator  
BMacDonald@fmbgov.com  
(239) 922 - 5429

## CULTURE

### Karina Britez

Cultural Resources Coordinator  
Karina@fmbgov.com  
(239) 339 - 7726

### Sandra Britez

Visitor Services Representative  
SBritez@fmbgov.com  
(239) 413 - 8670

### Breanna Vaccaro

Museum Registrar  
BVaccaro@fmbgov.com  
(239) 744 - 6016

### Emily Tonn

Education Program Coordinator  
Emily.Tonn@fmbgov.com  
(239) 413 - 7381

## FINANCE

### Joe Onzick

Finance Director  
JOnzick@fmbgov.com  
(239) 406 - 1088

### Kassandra Penner

Budget Manager  
Kassandra.Penner@fmbgov.com  
(239) 955 - 3206

### Donna Estes

Accounts Receivable Specialist  
Donna.Estes@fmbgov.com

### Roxanne Frank

Utilities Customer Service/Billing  
Supervisor  
Roxanne.Frank@fmbgov.com  
(239) 286 - 2115

### Flor Lemmer

Grants Coordinator  
Flor.Lemmer@fmbgov.com  
(239) 270 - 2403



# 2024 – 2025 ANNUAL REPORT



**PHONE :**

(239) 765 - 0202

**ADDRESS :**

6231 Estero Blvd,  
Fort Myers Beach, FL 33931

**WEBSITE :**

[www.fmbgov.com](http://www.fmbgov.com)