



AGENDA MEMORANDUM

City Manager

City Council Regular Meeting Date: April 21, 2026

To: City Council
From: Dana A. Souza, City Manager
Date: April 10, 2026

SUBJECT: Consideration of adding “miniature golf” to the Land Development Code as an allowable conditional use.

BACKGROUND: At the March 31, 2026, City Council meeting, Vice Mayor Smith requested and received the City Council’s consensus to add a discussion item to the April 21, 2026, City Council meeting agenda regarding the addition of “miniature golf” as an allowable conditional use within the Land Development Code.

This request was made on behalf of the owners of the Island Cow, who are interested in developing a miniature golf course to serve both Sanibel residents and visitors. The property owners view this concept as a community amenity that would provide a recreational activity for both residents and island vacationers.

Currently, Chapter 126 (Zoning), Article II (Conditional Use Permits), Section 126-35 (Recreation Facilities) of the Land Development Code limits conditional uses for recreation facilities to the following: “country clubs, private swim clubs, racquetball courts, tennis courts, or golf courses, or any combination thereof.”

The owner of the Island Cow, Brian Polasek, through his attorney, Raychel Thomas, has submitted a project outline, conceptual renderings of the proposed miniature golf course and restaurant enhancements, and a draft site plan. These materials are included in the agenda packet for this item. The owner is proposing to add a new conditional use within the General Commercial zoning district specific to miniature golf. The site plan has not been formally reviewed by the City Planning Department, Public Works, or Natural Resources, and is provided for illustrative purposes only.

The Island Cow property includes both residential and commercial zoning. The proposed miniature golf development would be located entirely within the commercially zoned portion of the parcel.

The City Council is asked to discuss this request and consider whether to direct the Planning Commission to evaluate the proposed amendment.

Sanibel is and shall remain a barrier island sanctuary

FUNDING SOURCE: N/A

RECOMMENDED ACTION:

1. Discussion and direction.
2. Consider directing the Planning Commission to evaluate the property owner's request to add "miniature golf" as an allowable conditional use in the Land Development Code.