



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final City Council

Tuesday, October 21, 2025

9:00 AM

MacKenzie Hall - 800 Dunlop Road

PLEASE NOTE THAT THE CITY COUNCIL AGENDA IS SUBJECT TO CHANGE.

**A COPY OF THE AGENDA PACKET IS AVAILABLE ON THE CITY'S WEBSITE AT
WWW.MYSANIBEL.COM**

"The Rules of Civility for Public Participation" as adopted by City Council can be found on the last page of this agenda. Reminder: Please turn all cell phones on to vibrate while in BIG ARTS.

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE (Mayor Miller)**
- 3. ROLL CALL**
- 4. SET THE AGENDA**
- 5. PUBLIC COMMENTS FOR NON-AGENDA ITEMS**

(Maximum time allotted, 20 minutes, with a limitation of 3 minutes per speaker.)

6. PRESENTATION(S)

- a. Placenta Accreta Spectrum Awareness Month Proclamation**

Attachments: [Proclamation](#)

7. 9:10 AM - PUBLIC HEARING

- a. Assessment Against 2495 Coconut Drive - Case 25-001467
RESOLUTION 25-063 OF THE CITY COUNCIL OF THE CITY OF SANIBEL,
FLORIDA, LEVYING AN ASSESSMENT AGAINST 2495 COCONUT DRIVE, STRAP
NO.: 11-46-21-T1-0010C.0060, TO RECOVER THE COST OF DEMOLITION OF A
DANGEROUS STRUCTURE LOCATED ON THE SUBJECT PROPERTY; AND
PROVIDING AN EFFECTIVE DATE**

Attachments: [Agenda Memorandum](#)
 [Resolution 25-063](#)
 [Exhibit A - NOV Certified](#)
 [Exhibit B - NOV Affidavit](#)
 [Exhibit C - Service of demo docs](#)
 [Exhibit D - Notice of Payment Due \(NPD\)](#)
 [Exhibit E - Code officer affidavit NPD](#)
 [Exhibit F - Notice to Appear](#)
 [Exhibit G - Code officer affidavit PNTA](#)

8. DISCUSSIONS OF DRAFT LEGISLATION

Electrical & Mechanical Equipment

DISCUSSION ONLY - ORDINANCE 25-019 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 30, ENVIRONMENT, ARTICLE III, NOISE, SECTION 30-65, EXCEPTIONS; SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 78, GENERAL PROVISIONS, SECTION 78-1, RULES OF CONSTRUCTION AND DEFINITIONS; CHAPTER 82, ADMINISTRATION, ARTICLE IV, DEVELOPMENT PERMITS, DIVISION 2, PROCEDURE, SUBDIVISION II, SHORT-FORM, SECTION 82-401, APPLICATION; AND CHAPTER 126 ZONING. ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, RENAMING DIVISION 16, ELECTRICAL POWER GENERATORS AND HVAC TO ELECTRICAL AND MECHANICAL EQUIPMENT; TO CREATE AN ADMINISTRATIVE WAIVER PROCESS TO PROVIDE AN EXEMPTION TO DEVELOPED AREA AND IMPERMEABLE COVERAGE LIMITATIONS AS IT RELATES TO SOLAR EQUIPMENT INSTALLATIONS; FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Revisions for discussion](#)
 [Agenda Memorandum 9-8-2025](#)
 [Ordinance 25-019 DISCUSSION ONLY](#)
 [PC Resolution 25-17](#)

9. OLD BUSINESS

- a. Planning Memo on Sun-setting Resolutions and Ordinances

Attachments: [Agenda Memorandum](#)

b. Stormwater Assessment Fee Discussion

Attachments: [Agenda Memorandum](#)
[Florida Stormwater Association 2024 Utility Report \(Informational\)](#)

c. Legislative Priorities

Attachments: [Agenda Memorandum](#)
[2026 Sanibel Legislative Priorities](#)
[Senate Bill 180 Legislative Brief](#)

d. East Periwinkle Way Bridge Replacement Project Update (Presentation to be provided in a supplemental agenda)

Attachments: [Agenda Memorandum](#)

10. NEW BUSINESS

- a. Community Housing & Resources Temporary Waiver Request
RESOLUTION 25-062 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING A TEMPORARY WAIVER, REQUESTED BY COMMUNITY HOUSING & RESOURCES (CHR), FROM THE BELOW MARKET RATE HOUSING REQUIREMENTS OF THE 2009 GROUND LEASE BETWEEN THE CITY OF SANIBEL AND CHR, TO ALLOW ON-DUTY LEE COUNTY EMERGENCY MEDICAL SERVICES (EMS) PERSONNEL TO TEMPORARILY OPERATE IN A BELOW MARKET RATE HOUSING UNIT; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Letter of Request](#)
[Resolution 25-062](#)
[Resolution 09-016 - Multiple Properties](#)

11. CONSENT AGENDA

ANY PERSON MAY REQUEST THAT COUNCIL REMOVE AN ITEM FROM THE CONSENT AGENDA FOR DISCUSSION BY NOTIFYING THE CITY MANAGER, CITY CLERK, OR A COUNCIL MEMBER PRIOR TO OR AT THE MEETING.

CONSENT ITEMS PULLED FOR DISCUSSION

ADOPTION OF RESOLUTIONS

- a. Amendment #1 of the Fiscal Year 2026 Classification Plan - Correcting Pay Grade 127 for Police Lieutenant (This amends City Council Resolution 25-057)
RESOLUTION 25-059 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING RESOLUTION 25-057 THAT APPROVED THE CITY OF SANIBEL FISCAL YEAR 2025-2026 COMPENSATION AND CLASSIFICATION PLAN; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Resolution 25-059](#)

BUSINESS ITEMS

b. Adoption of Minutes

Attachments: [September 8, 2025 Regular Meeting](#)
 [September 25, 2025 Final Budget Hearing](#)
 [September 25, 2025 Regular Meeting](#)

c. Friends of Randy of Sanibel Special Event Permit 25-136 for Annual Christmas Tree Sale at Jerry's
 - November 29 through December 24, 2025

Attachments: [Agenda Memorandum](#)
 [Friends of Randy Christmas Tree Sale Jerrys 11.29.25 thru 12.26.25](#)

12. GENERAL COUNCIL DISCUSSION

(Including comments, future agenda items, and general discussion)

13. CITY MANAGER'S REPORT

14. CITY ATTORNEY'S REPORT

15. PUBLIC COMMENT

16. ADJOURNMENT

IF A PERSON DECIDES, TO APPEAL A DECISION MADE BY THE COUNCIL ON ANY MATTER CONSIDERED AT THIS MEETING/HEARING, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING, TO INCLUDE HEARING IMPAIRMENT, SHOULD CONTACT SCOTTY LYNN KELLY, CITY CLERK, NO LATER THAN ONE DAY PRIOR TO THE PROCEEDINGS AT (239) 472-3700. FOR ADDITIONAL ASSISTANCE IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE AT 711.

Citizens may request to receive Sanibel City Council and Planning Commission meeting agenda directly via e-mail. Citizens wishing to receive a copy of the agenda via e-mail may do so by visiting the City's website at www.mysanibel.com. Additionally, citizens may register to receive City announcements such as press releases.

Prior to requesting the agendas, the website reminds citizens that all e-mail addresses and requests submitted to the City are public information and governed by the applicable Florida Statute.

HORIZON – UPCOMING IMPORTANT DATES

Upcoming Important Dates

[Attachments:](#)

[Horizon Schedule](#)

“RULES OF CIVILITY FOR PUBLIC PARTICIPATION”

In recognition that public discourse is essential to the democratic system of government on April 16, 2002, Sanibel City Council adopted a Proclamation embracing civility in public deliberations. These rules were updated February 22, 2007.

Therefore, Sanibel City Council sanctioned these rules for public participation while conducting meetings and workshops:

- 1. Speakers are permitted to deliver his or her comments without interruption.**
- 2. Speakers and debates should focus on issues, not on persons or personalities.**
- 3. Persons are encouraged to participate in the governmental process.**
- 4. To allow time to hear all points of view, speakers are allotted 3 minutes each time they are recognized.**
- 5. Sidebar discussions while others are speaking are not permitted in Council Chambers. These discussions are to be removed from the chamber so as not to be disruptive to those conducting and following Council business.**
- 6. Only the speaker recognized by the Chairperson has the floor. Speakers should raise their hand to be recognized. Speakers should identify themselves for the record. Speakers should utilize the microphone so that their comments can be recorded.**
- 7. Anyone wishing to speak on an issue is given an opportunity to speak before speakers are recognized for an opportunity to speak a second time on an issue.**
- 8. We seek to understand one another's points of view.**
- 9. Anger, rudeness, ridicule, impatience and lack of respect for others are not acceptable behavior. Demonstrations in support or opposition to a speaker or idea such as clapping, cheering, booing or hissing or intimidating body language are not permitted in Council Chambers or workshop facilities.**
- 10. We should all take initiative to make things better. Our goal is to foster an environment, which encourages a fair discussion and exchange of ideas without fear of personal attacks.**