



AGENDA MEMORANDUM

Planning Department

City Council Meeting Date January 13, 2026

To: City Council
From: Paula McMichael, AICP, Planning Director
Date: December 22, 2025

SUBJECT: RESOLUTION 26-005 - EXTENSION OF TEMPORARY USE PERMIT FOR BEACH CLUB DAY PASSES THROUGH JULY 31, 2026, AND AMENDING SECTION 2, CONDITION 6

BACKGROUND: At the July 16, 2024, City Council meeting, council discussed a proposal from Sundial resort to sell day passes to the beach. The Sanibel Code classifies this type of use as a "beach club" and specifically prohibits the use.

At the July 30, 2024, special meeting of City Council, a resolution to establish a temporary use permit for beach club day passes was considered by council. The agenda memorandum and backup material from city council's meeting of July 30, 2024 are included as attachments to the agenda item and explain the prohibition of beach clubs on Sanibel. The resolution was passed and is effective through April 30, 2025. The resolution included several conditions, such as making the temporary use permit available only to those resort housing properties licensed as a hotel or motel by the Florida Department of Business and Professional Regulation (DBPR) and only to replace resort housing dwelling units unavailable for short-term rental due to storm-related damage.

On March 18, 2025, City Council considered a request from Sundial to extend the temporary program and approved Resolution 25-014, extending the temporary use permits for beach club day passes to those resort housing properties within the resort housing district that are licensed as a hotel or motel by the Florida Department of Business and Professional Regulation (DBPR) to March 31, 2026, and only to replace resort housing dwelling units unavailable for short-term rental due to storm-related damage.

The Sundial resort continues to be the only business that has applied for the temporary use permit for beach club day passes.

On December 16, 2025, City Council discussed a request from Sundial to remove the limitation on the sale of beach club day passes that states:

Sales of day passes per resort shall be limited to the lesser of the following: (a) two passes per available on-site parking space; or (b) two and a half times the number of resort housing dwelling units currently unavailable to be rented due to storm related damage (the latter being used as an estimated typical occupancy of 2.5 persons/unit).

After discussion, City Council directed that the condition be revised to:

Sales of day passes per resort shall be limited to the lesser of the following: (a) two passes per available on-site parking space; or (b) ~~two~~ three and a half times the number of resort housing dwelling units currently unavailable to be rented due to storm related damage (the latter being used as an estimated typical occupancy of ~~2.5~~ 3.5 persons/unit).

Council also directed to extend the date for allowing temporary use permits for beach club day passes to July 31, 2026.

As of today, the Sundial reports that 25 units remain under repair. Based on the revised allowance, they could sell up to 88 (87.5 rounded up) beach club day passes per day through July 31, 2026. As a condition of the temporary use permit, Sundial will continue to report daily totals of passes sold to the Planning Department on a monthly basis.

FUNDING SOURCE: N/A

RECOMMENDED ACTION: City Council discussion of draft resolution to extend the temporary use permit allowing beach club day passes and amend the calculation limiting the number of beach club day passes that can be sold daily.



AGENDA MEMORANDUM
Planning Department

Sanibel is and shall remain a barrier island sanctuary