



## AGENDA MEMORANDUM

### *Planning Department*

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**City Council Special Meeting Date July 30, 2024**

**To:** City Council  
**From:** Paula McMichael, AICP, Planning Director  
**Date:** July 24, 2024

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### **SUBJECT: TEMPORARY USE PERMIT FOR BEACH CLUB DAY PASSES**

#### **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. Please see the definition, below, from Section 78-1, and the prohibition included in Section 126-35, Recreation facilities.

*Beach club* means a membership establishment, that provides for private recreational and social activities on a beach in the City of Sanibel or in close proximity to Sanibel beaches to individuals that are not residing overnight at the beachfront property on the day of or the day after the overnight stay. Memberships of any time period, including a day membership or fee for daily use, are included within this definition. The use of lawfully existing and specifically approved common areas of residential developments, which extend into the Gulf Beach Zone, by the residents of that residential development is not a beach club. The use of lawfully existing private beach access easements by the residents of properties with existing rights to use that easement is not a beach club.

Recreation facilities are limited to country clubs, private swim clubs, racquetball courts, tennis courts or golf courses, or any combination thereof. Beach clubs are not permitted as a principal land use. Beach clubs are not permitted as an accessory or associated use with residential developments, including hotels, motels, inns, timeshare developments and other resort housing developments. However, lawfully existing and specifically approved common areas of residential developments, which extend into the Gulf Beach Zone, that serve only the residents of that development are not beach clubs. Lawfully existing private beach access easements that serve the residents of properties with existing rights to use that easement are not beach clubs.

The definition and specific prohibition against the use were adopted by Ordinance 06-023, which is included as background material for this item. The whereas clauses identify that the use was never permitted by the City of Sanibel and cite the carrying capacity of the beach, the

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preservation of the residential character of neighborhoods, and control of the intensity of use in residential developments, including short-term occupancy developments (the Resort Housing District), as reasons for the prohibition. These concerns relate back to the Vision Statement adopted into both the city charter and the Sanibel Plan, which states “This three-part statement of the community’s vision of its future is a hierarchy, one in which the dominant principle is Sanibel’s sanctuary quality. Sanibel shall be developed as a community only to the extent to which it retains and embraces this quality of sanctuary. Sanibel will serve as attraction only to the extent to which it retains its desired qualities as sanctuary and community.” Increasing utilization of Sanibel’s beaches would place attraction above the desired qualities of sanctuary and community.

The Sundial request as described by the general manager, Becky Miller, is to utilize the day passes as a replacement for resort housing dwelling units that cannot currently be occupied due to hurricane damage and to discontinue the program once these dwelling units are able to be rented. The estimated date for the opening of Sundial for overnight rentals is November 1, 2024. Ms. Miller provided a business plan and FAQ document to the planning department, also included as background information for consideration of this resolution. The operations plan states that ticket sales will be monitored to ensure adequate parking on-site. The program would run Wednesday-Sunday and include access to on-site amenities (pools, beach, dining at Turtles Tiki Bar).

A resolution to establish a temporary use permit for beach club day passes has been drafted for council’s consideration. Several conditions are included, including 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. Limiting the temporary use permit in this way would address concerns that while the use of “beach club” is not, as a permanent use, consistent with the Sanibel Plan due to the concerns stated above, the intensity of use of Sanibel’s beaches is currently reduced due to the impacts of Hurricane Ian on the Resort Housing District. A temporary use permit issued under this allowance would expire in six months (January 30, 2025). Staff has identified 19 hotel/motel license holders on Sanibel. The list was generated from the DBPR website, searching for hotel or motel license holders located on Sanibel. 14 of the properties are within the resort housing district. The other 5 are not within the resort housing district and would not be eligible for the allowance. A table with this information is included as background information for this item in a separate attachment. The italicized addresses are those ineligible for the temporary use permit.

**FUNDING SOURCE: N/A**

**RECOMMENDED ACTION:** City Council discussion of Resolution 24-043.

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**CITY OF SANIBEL  
RESOLUTION 24-043**

**A RESOLUTION ESTABLISHING A TEMPORARY USE PERMIT FOR BEACH CLUB DAY PASSES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on September 26, 2022, the City Council of the City of Sanibel passed Resolution No. 22-054, declaring a State of Local Emergency, based upon the severe threat to the health, safety, and welfare of the City posed by Hurricane Ian; and

**WHEREAS**, on September 28, 2022, Hurricane Ian made landfall in Lee County as a Category 4 hurricane, causing catastrophic property damage; and

**WHEREAS**, damages directly impacting the City of Sanibel include widespread damage and destruction of infrastructure, public property, and private property; and

**WHEREAS**, the City Council has authorized numerous Ordinances and Resolutions since Hurricane Ian's landfall to specifically assist residents and businesses recover from the impacts of the storm; and

**WHEREAS**, "beach club," as that term is defined in the Sanibel Land Development Code, Section 78-1, includes day membership or fee for daily use of the beach, has been a prohibited use on Sanibel, pursuant to Section 126-35 of the land development code since 1985; and

**WHEREAS**, a "beach club" as a permanent use is inconsistent with the Sanibel Plan, both in the overarching Vision Statement and in specific goals, objectives, and policies of the plan, and specifically with Objective 7 of the Coastal Zone Protection Element and its implementing policies, which state:

"The carrying capacity and environmental quality of the Island's natural coastal areas cannot be sustained if both off-Island and on-Island physical growth and visitation pressures are not addressed. ...

Objective 7 - Ensure that preservation of the natural beaches and beach carrying capacity for wildlife is maintained for environmental, social, economic and historic reasons, all of which are essential to the community's quality of life and economy.

Policy 7.1. Development, redevelopment and commercial activities shall not measurably degrade the use of the beach habitat by indigenous and migratory species of wildlife.

Policy 7.2. Development and human activities shall be limited to a level of use that can be accommodated and continued without irreversible impairment of the beach's natural resource productivity."; and

**WHEREAS**, at its July 16, 2024, meeting, the City Council discussed authorizing legislation that would temporarily allow Sanibel resort properties to issue beach club day passes, directing staff to bring forward a Resolution for consideration that would establish minimum standards for the temporary issuance of beach club day passes at qualifying resort properties as

a means to assist resort properties generate business while structures are under repair or reconstructed; and

**WHEREAS**, the City Council wishes to acknowledge that much of the resort housing district is still recovering from Hurricane Ian, which has resulted in reduced access to the beach for human activities, and therefore wishes to temporarily allow day membership or a fee for daily use of the beach for a limited time period through the issuance of a temporary use permit.

**NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA:**

**SECTION 1.** The recitals above are true and correct and made a part hereof.

**SECTION 2.** A temporary use permit allowing a day membership or fee for daily use of the beach is hereby established, subject to the following conditions:

1. The Temporary Use Permit for Beach Club Day Passes is available only to businesses operating lawfully within the resort housing district and licensed by the Florida Department of Business & Professional Regulation (DBPR) as a hotel or motel.
2. For purposes of this resolution, a “pass” signifies one pass sold to one individual.
3. The beach club day passes are intended to replace resort housing dwelling units unavailable to rent due to reconstruction or repairs post storm.
4. A temporary use permit must be obtained through the Planning Department.
5. No fee shall be required for such permit.
6. A site plan and narrative explanation must be provided demonstrating that the resort has permanent staffing, parking, and permanent restroom facilities available for use by patrons and adequate to meet anticipated demands. The site narrative must also demonstrate that the property is expected to have resort housing dwelling units available for rent within six months of the date of application for a temporary use permit.
7. 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).
8. Each permit holder must report monthly to the Planning Department the number of day passes sold.
9. No new uses are approved by issuance of the temporary use permit, such as beach equipment rentals, restaurants, gift shops, etc. Uses on the resort are limited to those approved prior to Hurricane Ian.
10. A temporary use permit issued through this allowance will be subject to all other applicable provisions of the Sanibel Plan and Sanibel Code, including marine turtle lighting, signage, and special event permitting requirements.
11. No new permanent structures nor any portable use toilets will be permitted in support of the temporary use.

12. A temporary use permit issued through this allowance will be subject to any other conditions deemed necessary by the city manager or designee to protect the carrying capacity of the beach.
13. All temporary use permits issued through this allowance will expire six months from the date of issuance, or upon the issuance of a certificate of completion or occupancy for the resort housing dwelling units, whichever comes first. For good cause shown, including unforeseen circumstances delaying post storm reconstruction or repairs to a resort housing district property operating a “beach club” with a temporary use permit, that property may request a 3-month extension from the Planning Department.
14. Any violations of the conditions of the temporary use permit may result in immediate suspension or revocation of the permit by the Planning Department.
15. Any operation of a ‘beach club’ without first obtaining a temporary use permit can provide a basis for determining ineligibility of the temporary use permit and will be referred to code enforcement and may be enforced by bringing the case to a special master or by citation under Section 162.21, Florida Statutes (as may be amended), and 76-435 Laws of Florida (as may be amended), or by any other means allowable by law.

**SECTION 3.** This resolution shall be effective immediately upon adoption and shall continue for a period of one year, though and until July 30, 2025, unless earlier terminated, extended, or otherwise modified by the City Council.

**PASSED IN OPEN AND SPECIAL SESSION OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, THIS 30<sup>TH</sup> DAY OF JULY 2024.**

Attest:

\_\_\_\_\_  
Scotty Lynn Kelly, City Clerk

\_\_\_\_\_  
Richard Johnson, Mayor

Approved as to form and legality:

\_\_\_\_\_  
John D. Agnew, City Attorney

Date filed with City Clerk: \_\_\_\_\_

Vote of Council Members:

Johnson	_____
Miller	_____
DeBruce	_____
Henshaw	_____
Smith	_____

**CITY OF SANIBEL**

**ORDINANCE NO. 06- 023**

**AN ORDINANCE AMENDING THE SANIBEL CODE, PART II, SUBPART B LAND DEVELOPMENT CODE BY AMENDING CHAPTER 78 GENERAL PROVISIONS, SECTION 78-1 RULES OF CONSTRUCTION AND DEFINITIONS, TO ADD A DEFINITION FOR BEACH CLUB; AMENDING CHAPTER 126 ZONING, ARTICLE II CONDITIONAL USE PERMITS, SECTION 126-35 RECREATION FACILITIES, TO CLARIFY THAT BEACH CLUBS ARE NOT PERMITTED RECREATION FACILITIES AND TO UPDATE THE CONDITIONS FOR RECREATION FACILITIES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERANCE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, maintaining the carrying capacity of Sanibel beaches is a major issue facing the City and a priority goal for the City Council; and

**WHEREAS**, the City's land use regulations are intended, in part, to preserve the residential character of neighborhoods and control the intensity of use in residential developments, including short-term occupancy developments in the Resort Housing District; and

**WHEREAS**, recreation facilities listed in Land Development Code Section 126-35 does not include beach clubs; and

**WHEREAS**, beach clubs, as defined in this ordinance, have not been expressly permitted by the City of Sanibel since the adoption of the Land Development Code in 1985; and

**WHEREAS**, the City Council deems it important to clarify that beach clubs are not a permitted use; and

**WHEREAS**, a procedure has been established to revise and amend the Land Development Code in a manner consistent with the *Sanibel Plan*; and

**WHEREAS**, such revisions have been referred to the Planning Commission for a recommendation as to the consistency of that Amendment with the *Sanibel Plan*; and

**WHEREAS**, the City Council deems it necessary to make such revisions to the Land Development Code, as contained in this ordinance; and

**WHEREAS**, all required public notices and public hearings for such amendment have been properly given and held.

**NOW, THEREFORE, BE IT ORDAINED** by the Council for the City of Sanibel, Lee County, Florida:

**SECTION 1.** The Code of Ordinances of the City of Sanibel, Chapter 78 General Provisions, Section 78-1 Rules of Construction and Definitions, is hereby amended, with underlining indicating additions, as follows:

**Section 78-1. Rule of Construction and Definitions.**

...

(c) Throughout this Land Development Code, the following words and phrases shall have the meanings indicated unless the text of the article or section in which it is used clearly indicates otherwise:

...

Beach Club means a membership establishment, that provides for private recreational and social activities on a beach in the City of Sanibel or in close proximity to Sanibel beaches to individuals that are not residing overnight at the beachfront property on the day of or the day after the overnight stay. Memberships of any time period, including a day membership or fee for daily use, are included within this definition. The use of lawfully existing and specifically approved common areas of residential developments, which extend into the Gulf Beach Zone, by the residents of that residential development is not a Beach Club. The use of lawfully existing private beach access easements by the residents of properties with existing rights to use that easement is not a Beach Club.

...

**SECTION 2.** The Code of Ordinances of the City of Sanibel, Chapter 126 Zoning, Article II Conditional Use Permits, Section 126-35 Recreation Facilities, is hereby

amended, with underlining indicating additions and ~~striethrough~~ indicating deletions, as follows:

**Section 126-35. Recreation Facilities.**

Recreation facilities, are limited to country clubs, private swim clubs, racquetball courts, tennis courts or golf courses, or any combination thereof, ~~shall be permitted as a conditional use subject to the following conditions:~~ Beach Clubs are not permitted as a principal land use. Beach Clubs are not permitted as an accessory or associated use with residential developments, including hotels, motels, inns, timeshare developments and other resort housing developments. However, lawfully existing and specifically approved common areas of residential developments, which extend into the Gulf Beach Zone, that serve only the residents of that development are not Beach Clubs. Lawfully existing private beach access easements that serve the residents of properties with existing rights to use that easement are not Beach Clubs.

Recreation facilities shall be permitted as a conditional use, subject to the following conditions:

- (1) No minimum lot area is required. The lot area shall be sufficient to provide for the necessary use or structure and to comply with the required conditions of this land development code set forth and as determined by the planning commission.
- (2) The setback requirements set forth for the zone in which the parcel is located shall apply except as specifically modified. ~~(5) No building or swimming pool shall be located within 50 feet of any outside parcel line.~~
- ~~(3)~~ 8) No public address system shall be permitted which is audible at any outside parcel line.
- ~~(4)~~ 9) All outdoor lighting proposed shall comply with requirements for outdoor lighting, including requirements for beach front lighting ~~be of a type which directs the light to the ground, and no ambient light shall extend beyond the outside parcel lines.~~



~~(5 40)~~ Access to the parcel in ~~question~~ shall be located so as to minimize the effect of vehicular traffic, during ingress and egress to the facility, so as to minimize the impact on adjoining residential uses and traffic patterns on adjacent streets.

~~(6 7)~~ Where practical and necessary, the planning commission may require vegetative buffering along outside parcel boundaries adjoining residential uses.

(7) Swimming pools specifically.

~~(6)~~ Swimming pools shall be located on the site so that the normal noise generated in their utilization shall have the least impact on adjoining property owners, and shall be effectively buffered by vegetation, so as to limit the transmission of such noise generated to the maximum practical extent.

(8) Golf courses specifically.

a. ~~(11)~~ ~~For golf courses, u~~ Up to 50 percent of the parcel may be cleared of vegetation and used as developed area. The developed area shall include all areas used for structures, putting greens, driving ranges, tees, greens, cart paths, walkways, other areas designed for use for specific activities, sandtraps, new bodies of water, areas of fairways and rough which are actually cleared of vegetation and replanted with grasses, and all similar use areas.

b. ~~(3)~~ In the case of golf courses, care and consideration shall be given to the placement of tees and fairways in order to reduce to a minimum the likelihood of golf balls leaving the subject parcel and posing a danger or creating a nuisance to adjoining land owners, as well as pedestrian and motor vehicle traffic adjacent to the parcel.

(10) Tennis courts specifically

a. ~~(4)~~ Fencing, in connection with the placing of tennis courts, shall be located at least ten feet from any outside parcel line, and

- b. ~~f~~ Fences shall be so placed that they do not restrict or unduly impair the site distance of pedestrian and motor traffic adjacent to the parcel or unreasonably or unduly restrict the view ~~or vista~~ of any adjoining owner with respect to the enjoyment of his property.

**SECTION 3. Codification.**

This ordinance shall be an amendment to the Code of Ordinances of the City of Sanibel. Sections 78-1 and 126-35 of the Sanibel Code of Ordinances are hereby amended.

**SECTION 4. Conflict.**

All ordinances and parts of ordinances in conflict herewith shall be and the same are hereby repealed. If any part of this ordinance conflicts with any other part, it shall be severed and the remainder shall have full force and effect and be liberally construed.


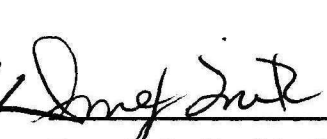
**SECTION 5. Severance.**

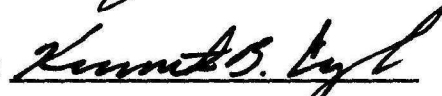
If any section, subsection, sentence, clause, phrase or portion of this ordinance, or application hereof, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion of application hereof.

**SECTION 6. Effective date.**

This ordinance shall take effect immediately upon adoption.

**DULY PASSED AND ENACTED** by the Council of the City of Sanibel, Lee County, Florida, this 2<sup>nd</sup> day of January, 2007.

AUTHENTICATION:    
Carla Brooks Johnston, Mayor Pamela Smith, City Clerk

APPROVED AS TO FORM:  12/7/06  
Kenneth B. Cuyler, City Attorney Date

Publication and Hearing Dates

Chpt 166, F.S. Publication Date: December 08, 2006  
Date of First Public Hearing: December 19, 2006  
Chpt. 166, F.S. Publication Date: December 27, 2006  
Date of Second Public Hearing: January 02, 2007

Vote of Council Members:

Johnston	yea
Denham	yea
Brown	yea
Jennings	yea
Rothman	yea

Date filed with the City Clerk: January 02, 2007

**From:** [Becky Miller](#)  
**To:** [Paula N. McMichael](#)  
**Subject:** RE: Follow up on Sundial daycation  
**Date:** Monday, July 22, 2024 10:05:52 AM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)  
[DayCation Business Plan.docx](#)  
[faq .docx](#)

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[Report Suspicious](#)

Good Morning Paula

Attached is a brief business plan and also a Q&A that we have prepared for guest that are purchasing day passes. I hope this helps for all to understand what our thoughts are. Please let me know what other questions that you may have. We are very excited about this opportunity.

**BECKY MILLER | GENERAL MANAGER | 239.395.6006**



[sundialresort.com](http://sundialresort.com)

**1451 MIDDLE GULF DRIVE  
SANIBEL ISLAND, FL 33957**

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**From:** Paula N. McMichael <Paula.McMichael@mysanibel.com>  
**Sent:** Sunday, July 21, 2024 12:50 PM

**To:** Becky Miller <Becky.Miller@sundialresort.com>

**Cc:** Craig J. Chandler <Craig.Chandler@mysanibel.com>

**Subject:** Follow up on Sundial daycation

Hi Becky,

Thank you again for connecting with us last week. Could you send me something in writing that explains how you intend to run the program? I would like to attach it to our proposal to city council.

Thank you,

Paula N. C. McMichael, AICP

Planning Director

City of Sanibel



**Q. How do I purchase a Sundial Daycation?**

A. Guests may phone 866-565-5093 to reserve their daycation. Credit card payment will be taken when the reservation is made.

**Q. Do I need to purchase my Daycation in advance?**

A. We strongly encourage advance reservations. Same-day passes will be offered based upon availability and are not guaranteed. Same-day passes will be priced at an additional \$5.

**Q. Are Sundial Daycation day passes available every day of the week?**

A. Daycations are being offered seven days per week for a limited time through November 1, 2024 based upon availability. Please note that a limited number of passes are available each day so reservations should be made in advance to guarantee your access.

**Q. When is my Sundial Daycation pass valid?**

A. Day Pass hours are 10:00 AM to 7:00PM. Passes are valid for the date of your reserved visit only.

**Q. What activities and amenities are included in a Sundial Daycation visit?**

A. Your Sundial Daycation includes access to our pool and pool slide, hot tub, beach and shelling, beach chairs and umbrellas, beach volleyball, corn hole, foosball, ping pong and poolside bingo. (Chairs and umbrellas are available on a first-come, first-served basis.) A dining voucher for Turtle's Tiki Bar is also included with your daycation pass.

**Q. What other activities are available during my Daycation?**

A. Bicycle, paddleboard, kayak and cabana rentals are offered through the Rec Shack for an additional fee, based upon availability. Tennis and pickleball court time and programming are also available for a fee. (Please note that proper footwear and equipment are required on the courts.) Rentals/purchases at the Rec Shack may be made with credit card or debit card; cash is not accepted at the Rec Shack.

**Q. Should I bring my own beach towel?**

A. Yes, guests are encouraged to bring their own beach towels. A limited supply of beach towels will be available for rental at an additional cost should you forget to bring your own. (Rentals may be made using debit or credit card only.)

**Q. Where do I park for my Daycation?**

A. Your Daycation purchase includes complimentary parking in our main resort lot located at 1451 Middle Gulf Drive, Sanibel. (Please note that your parking pass must be displayed on your dashboard.)

**Q. Where do I check in for my Daycation?**

A. From the parking lot, use the walkway on the right side (west) of the resort building and continue down the walkway to the Rec Shack to check-in for your Daycation. Here you will receive a parking pass, wristband and dining voucher. Your email confirmation is required for entry.

**Q. How do I use my dining voucher?**

A. Your dining voucher may be used at Turtle's Tiki Bar (open 11 am-7 pm) for food, soft drinks and alcoholic beverages. (Please note that all guests purchasing alcohol must present ID; there will be no exceptions.) Your voucher is valid only during your Daycation visit. Additional dining purchases may also be made at Turtle's using cash as well as debit and credit cards. To view the menu, click [here](#).

**Q. May I cancel if the weather is poor?**

Guests are urged to monitor the weather. You may cancel prior to 6 pm the day before your visit by phoning 866 565 5093. Same day cancellations/refunds are not available. (Many summer rain showers are brief and a covered deck area is available to guests wanting to wait out the rain.)

**Q. What is your cancellation policy?**

A. Unless otherwise stated on your booking confirmation, Sundial Daycation passes may be cancelled up until 6:00 PM the day prior to your reservation for a full refund. Bookings are non-refundable and non-transferable after the cancellation window has closed. This includes same-day and no-show bookings. No refund will be made for cancellations on same day purchases.

Sanibel hotels or motels as registered with DBPR 7-24-2024

<b>TYPE OF BUILDING</b>	<b>ADDRESS</b>	<b>STREET</b>	<b>NAME OF DEVELOPMENT</b>	<b>NUMBER OF UNITS</b>
Hotel, motel, inn, cottage	541	East Gulf Dr.	Seaside Inn	31
Hotel, motel, inn, cottage	863	East Gulf Dr.	Song of the Sea Motel	30
Hotel, motel, inn, cottage	937	East Gulf Dr.	Sanibel Inn	92
Hotel, motel, inn, cottage	1231	Middle Gulf Dr.	Holidav Inn	98
Hotel, motel, inn, cottage	1231	Middle Gulf Dr.	Holidav Inn	98
Resort Condo or Apt	1451	Middle Gulf Dr.	Sundial Condominium Phase 1	85
Resort Condo or Apt	1451	Middle Gulf Dr.	Sundial Condominium Phase 2	96
Resort Condo or Apt	1451	Middle Gulf Dr.	Sundial Condominium Phase 3	68
Hotel, motel, inn, cottage	2823	West Gulf Dr.	Shalimar Resort Hotel	33
Hotel, motel, inn, cottage	3111	West Gulf Drive	Island Inn (Kimball Lodge)	31
Hotel, motel, inn, cottage	3111	West Gulf Dr.	Island Inn	10
Hotel, motel, inn, cottage	3287	West Gulf Dr.	Sanibel Sunset Beach Resort	45
Hotel, motel, inn, cottage	3325	West Gulf Dr.	Beachview Cottages	22
Hotel, motel, inn, cottage	3345	West Gulf Dr.	West Wind Inn	104
			<b>TOTAL UNITS</b>	<b>843</b>
<b><i>Properties licensed with DBPR as hotels/motels but not located in the Resort Housing District (i.e. nonconforming uses) are ineligible for the temporary use permit for day beach passes and are shown in italicized font, below.</i></b>				
<b><i>TYPE OF BUILDING</i></b>	<b><i>ADDRESS</i></b>	<b><i>STREET</i></b>	<b><i>NAME OF DEVELOPMENT</i></b>	<b><i>NUMBER OF UNITS</i></b>
<i>Hotel, motel, inn, cottage</i>	<i>642</i>	<i>E. Gulf Dr.</i>	<i>Sunshine Island Inn</i>	<i>4</i>
<i>Hotel, motel, inn, cottage</i>	<i>706</i>	<i>Donax St.</i>	<i>Palm View</i>	<i>5</i>
<i>Hotel, motel, inn, cottage</i>	<i>1237</i>	<i>Anhinga Dr.</i>	<i>The Parrot Nest</i>	<i>6</i>
<i>Hotel, motel, inn, cottage</i>	<i>1539</i>	<i>Periwinkle Way</i>	<i>Kona Kai</i>	<i>12</i>
<i>Hotel, motel, inn, cottage</i>	<i>4227</i>	<i>West Gulf Dr.</i>	<i>Blue Dolphin</i>	<i>9</i>



**From:** [trish@keystonepointmarina.com](mailto:trish@keystonepointmarina.com) <[trish@keystonepointmarina.com](mailto:trish@keystonepointmarina.com)>  
**Sent:** Friday, July 26, 2024 10:58 AM  
**To:** Holly Smith <[Holly.Smith@mysanibel.com](mailto:Holly.Smith@mysanibel.com)>  
**Subject:** beach club day pass

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Councilwoman Smith,

Good morning and thank you for your service.

I understand that businesses are struggling since the hurricane.

But, please do not allow this beach club day pass to move forward.

There are many reasons this is not allowed on Sanibel Island!

Here is a link to the website that promotes this kind of activity. <https://www.resortpass.com/>

It will change the character, dynamic and possibly the fragile ecosystem of our Island.

The Impact could be substantial and unexpected.

Please vote NO.

Sincerely,

Trish Hamilton  
3837 Coquina Drive  
Sanibel, Florida 33957  
(305) 798-2875

**From:** Linda Pearson <lindapearson2@comcast.net>  
**Sent:** Friday, July 26, 2024 4:27:44 PM  
**To:** Holly Smith <Holly.Smith@mysanibel.com>  
**Subject:** Day passes

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I don't think it's a good idea to allow day passes to our beaches. I know it's been a very difficult time for our hotels, but I think it would set precedent that would change the atmosphere of our beaches. Linda Pearson.

Sent from my iPhone

## RE: beach club day pass

trish@keystonepointmarina.com <trish@keystonepointmarina.com>

Sat 7/27/2024 9:40 PM

To: Richard Johnson <richard.johnson@mysanibel.com>

Cc: Dana A. Souza <Dana.Souza@mysanibel.com>; Scotty L. Kelly <Scotty.Kelly@mysanibel.com>

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Report Suspicious

Dear Mayor Johnson,

Thank you for the quick response.

Since I first sent the email to you, I have gained a better understanding that this is just temporary.

And it does make sense to help the hotels however we can.

Thanks for all your hard work and dedication.

Sincerely,

Trish

---

**From:** Richard Johnson <richard.johnson@mysanibel.com>

**Sent:** Saturday, July 27, 2024 11:36 AM

**To:** trish@keystonepointmarina.com

**Cc:** Dana A. Souza <Dana.Souza@mysanibel.com>; Scotty L. Kelly <Scotty.Kelly@mysanibel.com>

**Subject:** Re: beach club day pass

Trish,

Thank you for reaching out to me concerning Day Passes on Sanibel. I viewed the link and agree what you shared is not a long-term fit for our community. On a short-term basis, I believe it is worth consideration. I have confidence your council will take all input seriously to make a good decision in the best interest of all.

I have shared this email with City Manager Souza so that your concerns will be part of the public record.

Sincerely,

Richard Johnson

Mayor

City of Sanibel

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**From:** [trish@keystonepointmarina.com](mailto:trish@keystonepointmarina.com) <[trish@keystonepointmarina.com](mailto:trish@keystonepointmarina.com)>

**Sent:** Friday, July 26, 2024 10:56 AM

**To:** Richard Johnson <[richard.johnson@mysanibel.com](mailto:richard.johnson@mysanibel.com)>

**Subject:** beach club day pass

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Dear Mayor Johnson,

Good morning and thank you for your service.

I understand that businesses are struggling since the hurricane.

But, please do not allow this beach club day pass to move forward.

There are many reasons this is not allowed on Sanibel Island!

Here is a link to the website that promotes this kind of activity. <https://www.resortpass.com/>

It will change the character, dynamic and possibly the fragile ecosystem of our Island.

The Impact could be substantial and unexpected.

Please vote NO.

Sincerely,

*Trish Hamilton*  
*3837 Coquina Drive*  
*Sanibel, Florida 33957*  
*(305) 798-2875*