

From: Matt Skok <mwskok@icloud.com>

Sent: Saturday, March 21, 2026 11:42 AM

To: Mike Miller <Mike.Miller@mysanibel.com>

Cc: Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce

<laura.debruce@mysanibel.com>; Richard Johnson <richard.johnson@mysanibel.com>; John

Henshaw <John.Henshaw@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>

Subject: Planning Meeting March 24, 2026

Mike, The purpose of this email is to request a “No” vote to resolution 26-07. This resolution is inconsistent with the Sanibel Plan as noted in the email below and repeated here (assuming I have accessed the current version of the Plan).

"Sanibel's BMRH program deliberately breaks with many of the patterns established by public housing programs elsewhere. To underscore the fundamental equality of all citizens, **BMRH units are constructed and landscaped to be virtually indistinguishable from the rest of the community.** That eliminates the stigma that is usually attached to being in public housing, ensures that such housing conforms to the aesthetic standards of the community, and thereby fosters a well-earned sense of civic pride. It is the City's goal to maintain that emphasis, as expressed in the Goal Statement for Housing and Policy 3.1 in this section."

Based on the replies I received to my earlier emails, I expect the Commission's approval appears a foregone conclusion, but nevertheless stand in opposition to the deterioration of our Island's environment, which those who wrote and codified our Plan sought to protect into the future. A “Yes” vote to grant the exception is a clear statement that our current elected officials no longer share the “goal to maintain that emphasis” to protect our island. When you open this door, (in the interest of achieving the magic 3% target?), how do you close it in the future, unless, of course, your vision of the future will include more of the same.

Matt Skok

From: Richard Johnson <richard.johnson@mysanibel.com>
Sent: Friday, March 13, 2026 3:03 PM
To: Matt Skok <mwskok@icloud.com>
Cc: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: Re: City Council Special Meeting Agenda - 9 a.m. Tuesday, March 17, 2026

Matt,

I understand that your email was directed to our Mayor. Since I have a long standing association with Community Housing and Resources I thought I would reach back out to you. Shortly after coming to Sanibel to help with recovery from Hurricane Charlie I was recruited to join the BOD of CHR. Since that time I have watched this organization grow and develop into an asset for our community.

Over the past three decades I have been fortunate to meet many of the CHR Residents. These are people who work, volunteer, and contribute to our community. You may have been served by one of them in our restaurants, interacted with a City of Sanibel staff member, or been helped by one of them in our local grocery stores.

I too monitor the Sanibel Police Blotter and have noticed an increase in the number of off island visitors and workers that show up in the report. I am not aware of any of CHR's Resident showing up in that report. The organization has regulations that address this concern to maintain their positive image in the community.

Since its inception almost 50 years ago, CHR has not accepted funding that requires Section 8 Housing in the program. CHR is focused on providing Below Market Rate Work Force Housing in our community so that businesses are able to attract and retain staff that are part of our community.

Our Sanibel Plan includes a requirement for Below Market Rate Housing with a goal of 3% of our housing stock fall into an affordable category on our island. I am proud to say that with the recent successful fund raising activities the project under consideration will finally achieve this plan goal. As a side note, the State of Florida required Sanibel to have this component in the plan to be considered for incorporation. I am very proud that a community supported Not for Profit like CHR stepped up to satisfy this requirement.

Sincerely,
Richard Johnson
Council Member
City of Sanibel
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From: Matt Skok <mwskok@icloud.com>
Sent: Friday, March 13, 2026 2:54 PM
To: Mike Miller <Mike.Miller@mysanibel.com>
Cc: Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce

<laura.debruce@mysanibel.com>; Richard Johnson <richard.johnson@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; William F. Dalton <William.Dalton@mysanibel.com>

Subject: Re: City Council Special Meeting Agenda - 9 a.m. Tuesday, March 17, 2026

Mike, As always, thanks for the rapid response. The reason I asked about Section 8 funding is because of the concerns I related. I had raised this with Mayor Johnson regarding the Spoonbill Project in January of 2025. Here's his response of January 6, 2025:

Matt,

Thanks for you email and interest in Community Housing and Resources Spoonbill Attainable Housing Project.

Historically, CHR has not taken advantage of the funding opportunities tied to Section 8. This has been possible by the hard work of CHR working to provide affordable housing opportunities to individuals and their families that work in our community. This has been possible through the generosity of our residents and businesses so that CHR is able to secure the funding necessary to build and maintain attainable housing in our community without Section 8 funding.

I confirmed this morning that CHR is continuing this funding plan for Spoonbill WITHOUT the use of Section 8 funds.

Sincerely,

Richard Johnson
Mayor
City of Sanibel

As I understand it the decision to accept Section 8 housing rests primarily with the landlord, and given appropriate inspection of facilities and contract structure, approval can be granted by the housing authority. I also understand that funding is by the federal government through HUD and passed to local housing authorities. As such Sanibel does not have authority to "approve or prevent" Section 8 housing. I'm a retired engineer, not a lawyer, so I may have this all wrong.

However, as I understand it, such housing must conform to local housing standards. In our plan we state:

"Sanibel's BMRH program deliberately breaks with many of the patterns established by public housing programs elsewhere. To underscore the fundamental equality of all citizens, **BMRH units are constructed and landscaped to be virtually indistinguishable from the rest of the community.** That eliminates the stigma that is usually attached to being in public housing, ensures that such housing conforms to the aesthetic standards of the community, and thereby

fosters a well-earned sense of civic pride. It is the City's goal to maintain that emphasis, as expressed in the Goal Statement for Housing and Policy 3.1 in this section."

In our plan we also show the current inventory of BMRH housing to include single family and duplex units. Am I correct in assuming this will be the first BMRH project to violate our plan? Understanding the number of units is solely based on an expected financial return for the owner, I ask you to consider Sanibel's need (other than meeting an arbitrarily chosen target) for such an exception, especially when one considers other nearby projects such as Helms Bay at Grand Calusa (200+ units) on the old outlet mall. Beyond that, I understand we once quashed a proposed medical walk-in clinic on the property across from Baileys (where the new Doc Fords now stands) due to traffic concerns...presumably users of the clinic would have been on-Sanibel residents so local traffic was the issue.

You asked about my reference to the police blotter. Until a few weeks ago the arrest reports included a link to the county records for each specific arrest. Most of the arrests were the result of traffic violations with resulting arrest for DUI, invalid/suspended/no driver's licenses, or both. Few were cases of assault or causing disturbances. The county link provided the basic name rank and serial numbers of the arrested parties. The majority of the persons arrested had off-island addresses, but of those who were residents, most live at addresses where property values are lower, and alcohol and drugs were typically involved in the bad behavior. Just the facts.

By the way, a few weeks ago the blotter stopped providing links for individual offenses, and instead provide a general link to all Lee County records, eliminating the ability to collect the kind of information I'm relaying to you above (there are some 30 or so bookings per day for Lee County). I've sent two emails querying why this had been done but have not received a reply. I'll ask Bill next time I see him. And I'll repeat, we're lucky to have him here on Sanibel.

No need to reply as I know you're busy, and I suspect the Counsel has tied a ribbon on this with high-fives all around. I also know I'm a candle in the wind on this issue, have read the plan and understand the high-minded thinking that went into it. I just don't happen to agree. Nevertheless, I appreciate the hard work by you, the Council and our City Manager.

Thanks,
Matt

On Mar 13, 2026, at 11:48 AM, Mike Miller <Mike.Miller@mysanibel.com> wrote:

Matt,
Thanks for your input.

I think the purpose, more than just a naked embrace of diversity, is fulfilling the commitment in the Sanibel Plan that we have affordable housing, for our workforce, consisting of at least 3 percent of the total amount of non-resort housing. This development will just get us to that goal.

An applicant has to either be an employee of a Sanibel entity or be retired/disabled having either worked or lived on the island for ten years.

I'd be interested in hearing more from you about your thoughts about population shifts and your concerns. I don't think I've noticed that aspect in the police blotter reports.

And, yes, I believe that this housing qualifies under section 8 of the Fair Housing Act.

Again, Matt, thoughts are always welcome.

Mike

239/810-1077

On Mar 13, 2026, at 10:06 AM, Matt Skok <mwskok@icloud.com> wrote:

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Mike, Greetings and I hope all's well with you. A question regarding next week's council meeting agenda item regarding the below market value housing density exception for 1523 Periwinkle. First, I ask that you approach all projects that will negatively impact the economic demography of our resident population with caution. While a failure to enthusiastically embrace diversity would, no doubt, cause some to clutch their pearls, each week's Sanibel police blotter provides a snapshot of what such population shifts portend for us. And given the proximity of low income housing just across the causeway, the drive for Sanibel resident diversity appears more about virtue signaling for some and profit for others, than based on pragmatic arguments.

My question about 1523 Periwinkle is this...are these units going to be Section 8 housing?

Please let me know.

Thanks,

Matt Skok

Begin forwarded message:

From: City of Sanibel - City Clerk's Office <email-list-mysanibel.com@shared1.ccsend.com>

Subject: City Council Special Meeting Agenda - 9 a.m. Tuesday, March 17, 2026

Date: March 12, 2026 at 3:25:51 PM EDT

To: mwskok@icloud.com

Reply-To: email-list@mysanibel.com

News Release – For Immediate Release

March 12, 2026

City of Sanibel, FL

Contact: City of Sanibel - City Clerk's Office

(239) 472-3700

**The Sanibel City Council will convene a special meeting
at 9:00 A.M., Tuesday, March 17, 2026**

Items on the agenda include:

- Discussion and First Reading of ordinances pertaining to Community Housing & Resources conditional use permits and variances
- Second Reading and Public Hearing for Ordinance 26-002 pertaining to Milestone Inspections

[View Complete Agenda Here](#)

MacKenzie Hall (Council Chambers)

Sanibel City Hall - 800 Dunlop Road, Sanibel, Florida

The meeting may be viewed livestream via
the [City of Sanibel Facebook Live](#) or [Vimeo](#).

Public is welcome.

Complete agendas are available on the City Web site at www.mysanibel.com the Friday before a regular Council meeting. A copy of the agenda is also posted on the bulletin board outside City Hall. Agendas are subject to amendment.

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 SHOULD CONTACT SCOTTY LYNN KELLY, CITY CLERK, NO LATER THAN ONE DAY PRIOR TO THE PROCEEDINGS. TELEPHONE 239-472-3700 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE AT 711.

-30-



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