



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final City Council

Tuesday, April 21, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

Organizational Meeting

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 MacKenzie Hall.

- 1. CALL TO ORDER BY JOHN AGNEW, CITY ATTORNEY**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE (Councilmember Smith)**
- 3. ROLL CALL**
- 4. ELECTION OF MAYOR AND OATH OF OFFICE**
(Meeting Temporarily chaired by Attorney Agnew)
- 5. ELECTION OF VICE MAYOR AND OATH OF OFFICE**
(Meeting chaired by Mayor)
- RECESS FOR PHOTO OF COUNCIL**
- 6. SET THE AGENDA**
- 7. PLANNING COMMISSION REPORT (Chair Nichols)**
- 8. PUBLIC COMMENTS FOR NON-AGENDA ITEMS**
(Maximum time allotted, 20 minutes, with a limitation of 3 minutes per speaker.)
- 9. PRESENTATION(S)**

- a.** Recognition of the Employee of the 2nd Quarter, Fiscal Year 2026 - Linda Garcia, Senior Administrative Assistant (Sanibel Police Department)

Attachments: [PowerPoint Slide](#)

10. 9:30 AM PUBLIC HEARING

- a. Appeal of Planning Commission's Decision of Resolution 26-10
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, [UPHOLDING/REVERSING/MODIFYING/REMANDING] THE PLANNING COMMISSION'S DECISION DETAILED IN SANIBEL PLANNING COMMISSION RESOLUTION 26-10, REGARDING PERMIT SUBDIVISION PLAT APPLICATION NO. SPLT-2022-000074 DATED MARCH 24, 2026, TO ALLOW REVISION OF AN APPROVED PRELIMINARY PLAT, TO AMEND ALLOCATED IMPERMEABLE COVERAGE FOR LOTS 1 THROUGH 6 AT A UNIFIED RESIDENTIAL HOUSING (CLUSTER HOUSING) DEVELOPMENT KNOWN AS "COASTAL CREEK" SUBDIVISION, ON PROPERTY OWNED BY BUCKINGHAM 225 DEVELOPMENT, INC. (DANIEL W. DODRILL), LOCATED AT 5325 AND 5301 SANIBEL CAPTIVA ROAD, PARCEL NOS. 13-46-21-T2-00002.4000 AND 13-46-21-T2-00002.2000, RESPECTIVELY; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
[Resolution 26-016](#)
[Section 82-98, Code of Ordinances](#)
[PC Resolution 26-10](#)
[Notice of Appeal Cover Letter](#)
[Administrative Appeal Resolution 26-10 Coastal Creek](#)
[V1CoastalCreek](#)
[V2CoastalCreek](#)
[V3CoastalCreek](#)
[V4 Coastal Creek](#)
[V5 Coastal Creek](#)
[Staff PowerPoint 3-24-2026](#)

11. DISCUSSIONS OF DRAFT LEGISLATION

- a. Vegetation - Chapter 122
DISCUSSION ONLY - DRAFT ORDINANCE 26-006 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES SUBPART B LAND DEVELOPMENT CODE, 122, VEGETATION, ARTICLE II, LANDSCAPING, DIVISION 2, COMMERCIAL AND INSTITUTIONAL USES, SECTION 122-49, TYPES, VARIETIES AND NUMBERS OF PLANTS REQUIRED, SECTION 122-50, INSTALLATION STANDARDS, AND SECTION 122-51, MAINTENANCE STANDARDS, TO REVISE THE VEGETATION BUFFER STANDARDS FOR COMMERCIAL AND INSTITUTIONAL USES, 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](#)
 [DRAFT Ordinance 26-006](#)
 [PC Resolution 26-09](#)
 [PowerPoint](#)

- b. Remove Obsolete Prohibition of Flat Roofs for Multifamily Buildings (PC Res 26-07)
DISCUSSION ONLY - DRAFT ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES SUBPART B LAND DEVELOPMENT CODE, CHAPTER 86, DEVELOPMENT STANDARDS, ARTICLE III, RESIDENTIAL, DIVISION 3, UNIFIED RESIDENTIAL HOUSING (CLUSTER HOUSING) AND MULTIFAMILY HOUSING, SUBDIVISION III, MULTIFAMILY HOUSING, SECTION 86-164, LIMITATIONS ON PRINCIPAL BUILDINGS, 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](#)
 [DRAFT Ordinance 26-008](#)
 [PC Resolution 26-07](#)

- c. Speed Limits
DISCUSSION ONLY - DRAFT ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 66, TRAFFIC, ARTICLE III, SPEED LIMITS, DIVISION 1, GENERALLY, SECTION 66-121, THIRTY-FIVE MILE PER HOUR SPEED LIMIT, AND DELETING SECTION 66-122, BRIDGE AT BUELL CREEK; SPEED LIMIT; TO ALLOW CITY COUNCIL TO ESTABLISH SPEED LIMITS WITHIN THE CITY VIA RESOLUTION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [DRAFT Ordinance 26-011](#)

12. FIRST READING OF AN ORDINANCE AND SCHEDULING OF PUBLIC HEARING

Note: The First Reading is not a public hearing and no discussion or testimony will be taken unless the ordinance changes permitted conditional or prohibited uses as required by State Statute

- a. Vegetation - Chapter 122
ORDINANCE 26-006 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES SUBPART B LAND DEVELOPMENT CODE, 122, VEGETATION, ARTICLE II, LANDSCAPING, DIVISION 2, COMMERCIAL AND INSTITUTIONAL USES, SECTION 122-49, TYPES, VARIETIES AND NUMBERS OF PLANTS REQUIRED, SECTION 122-50,

INSTALLATION STANDARDS, AND SECTION 122-51, MAINTENANCE STANDARDS, TO REVISE THE VEGETATION BUFFER STANDARDS FOR COMMERCIAL AND INSTITUTIONAL USES, 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](#)
 [Ordinance 26-006](#)
 [PC Resolution 26-09](#)

- b. Remove Obsolete Prohibition of Flat Roofs for Multifamily Buildings (PC Res 26-07)
FIRST READING - ORDINANCE 26-008 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES SUBPART B LAND DEVELOPMENT CODE, CHAPTER 86, DEVELOPMENT STANDARDS, ARTICLE III, RESIDENTIAL, DIVISION 3, UNIFIED RESIDENTIAL HOUSING (CLUSTER HOUSING) AND MULTIFAMILY HOUSING, SUBDIVISION III, MULTIFAMILY HOUSING, SECTION 86-164, LIMITATIONS ON PRINCIPAL BUILDINGS, 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](#)
 [Ordinance 26-008](#)
 [PC Resolution 26-07](#)

- c. Gasoline-Powered Leaf Blowers
ORDINANCE 26-010 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, BY DELETING IN ITS ENTIRETY CHAPTER 30, ENVIRONMENT, ARTICLE III, NOISE, SECTION 30-70, GAS POWERED LEAF BLOWERS, TO COMPLY WITH CHAPTER 2026-3, LAWS OF FLORIDA; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Ordinance 26-010](#)
 [SB 290 - see page 13](#)
 [Chapter 2026-3 Laws of Florida](#)
 [Public Comments as of 1 pm 4/15/26](#)

- d. Speed Limits
ORDINANCE 26-011 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 66, TRAFFIC, ARTICLE III, SPEED LIMITS, DIVISION 1, GENERALLY, SECTION 66-121, THIRTY-FIVE MILE PER HOUR SPEED LIMIT, AND DELETING SECTION 66-122,

BRIDGE AT BUELL CREEK; SPEED LIMIT; TO ALLOW CITY COUNCIL TO ESTABLISH SPEED LIMITS WITHIN THE CITY VIA RESOLUTION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Ordinance 26-011](#)

13. COUNCIL COMMENTS

14. OLD BUSINESS

- a. 2025 On-island Water Quality Program Update

Attachments: [Agenda Memorandum](#)
 [Presentation](#)
 [2025 Sanibel Community Lakes Report](#)
 [2025 Sanibel Clean Canals Report](#)

- b. Annual Shared Use Path (SUP) Count Report

Attachments: [Shared Use Path Study Results FINAL 2026](#)

- c. Discussion of reducing speed limits on Periwinkle Way, Rabbit Road, and a segment of Sanibel-Captiva Rd. between Rabbit Road and the western limit of the Sanibel School Speed Zone

Attachments: [Agenda Memorandum](#)
 [DRAFT Resolution 26-012](#)
 [PowerPoint](#)
 [Sanibel Speed Study Passing Zone Analysis](#)
 [Wildlife Mortality Monitoring and Reporting - 11-4-2026](#)

- d. Council Liaison Discussion and Appointments

Attachments: [Agenda Memorandum](#)
 [Liaison List](#)

15. NEW BUSINESS

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

Attachments: [Agenda Memorandum](#)
 [Outline Mini Golf](#)
 [PowerPoint Presentation](#)

16. 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

BUSINESS ITEMS

a. Adoption of Minutes

Attachments: [March 3, 2026 Minutes](#)
 [March 17, 2026 Minutes](#)

b. Annual Independence Day Parade Special Event Application and request for City co-sponsorship

Attachments: [Agenda Memorandum](#)
 [SE Permit 26-090 Independence Day Parade 07.04.26](#)

c. Approval of an agreement between Zambelli Fireworks Manufacturing Company and the City of Sanibel for the Independence Day fireworks display in the amount of \$33,000 and authorize the City Manager to execute same

Attachments: [Agenda Memorandum](#)
 [Zambelli Fireworks Agreement - 2026](#)
 [Exhibit A Zambelli Proposal 2026](#)
 [Exhibit B Zambelli Site Plan 2026](#)

d. Fishing Pier Temporary Repairs Pending Full Replacement

Attachments: [Agenda Memorandum](#)
 [Sanibel Fishing Pier Fund Agreement Signed 2026-04-08](#)
 [Sanibel Fishing Pier Plans R1](#)

17. INFORMATIONAL ITEMS

a. Tradewinds Update

Attachments: [Agenda Memorandum](#)

b. Water Quality Report from Natural Resources Department

Attachments: [Agenda Memorandum](#)
 [SCCF/NGO Letter to SFWMD/USACE](#)

c. Advisory Committee Annual Reports

- i. Historical Preservation Committee
- ii. Parks & Recreation Advisory Committee

iii. Vegetation Committee

- Attachments: [Parks and Recreation Advisory Committee Annual Report 2025](#)
[Historical Preservation 2025 Annual Report](#)
[Vegetation Committee 2025 Annual Report](#)

18. GENERAL COUNCIL DISCUSSION

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

a. Future Agenda Items Matrix

- Attachments: [Future Agenda Items Matrix](#)

19. CITY MANAGER'S REPORT

20. CITY ATTORNEY'S REPORT

21. PUBLIC COMMENT

22. 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.**