



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Revised City Council

Tuesday, April 1, 2025

9:00 AM

BIG ARTS - 900 Dunlop Road

AS OF 3/31/25 SUPPLEMENT 2: ADDED NEW PRESENTATIONS ITEM 7(d) AND CITY MANAGER'S REPORT ITEM 16(b); ADDED INFORMATION TO PRESENTATION ITEM 7(g)(i); CONSENT AGENDA ITEM 12(a)(iii); OLD BUSINESS ITEM 13(a); AND CORRECTED NUMBERING THROUGHOUT. AS OF 3/28/25 SUPPLEMENT 1: UPDATED AGENDA ATTACHMENTS UNDER PRESENTATIONS ITEM 7(e) AND 7(f); ADDED AGENDA ATTACHMENTS UNDER DISCUSSION OF DRAFT LEGISLATION ITEM 11(b); UNDER CONSENT AGENDA ITEMS ADDED ITEM 12(a)(iv); ADDED AGENDA ATTACHMENTS UNDER OLD BUSINESS ITEMS 13(a), 13(b) AND 13(f); RENUMBERED OLD BUSINESS ADDING ITEM 13(h); AND ADDED AGENDA ATTACHMENTS UNDER INFORMATIONAL ITEMS 15(b)

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. PLANNING COMMISSION REPORT (Commissioner Burns)**
- 6. PUBLIC COMMENTS FOR NON-AGENDA ITEMS**

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

7. PRESENTATION(S)

- a. Employee Service Awards**
 - i. Thomas Wierda, Wastewater Plant Operator III, 10 Year Service Award (Date of Hire:**

3/19/2015) (Postponed from March 18th)

- ii. ~~Anthony Thompson, Deputy Chief of Police, 30 Year Service Award (Date of Hire: 09/12/1994)~~ (Postponed to July 15th)

- b. Recognition of the Employee of the 2nd Quarter
- c. Proclamation declaring April 10, 2025 as Gopher Tortoise Day on Sanibel Island

Attachments: [Gopher Tortoise 2025](#)

- d. Spirit of Sanibel Proclamation (Supplement 2)

Attachments: [Proclamation - Supplement 2](#)

- e. Presentation of the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR) Prepared by the Finance Department and Audited by CliftonLarsonAllen LLP. Presentation by Steve C. Chaipel, Deputy City Manager/CFO with Chris Kessler and Rob Willems of CliftonLarsonAllen LLP.

Attachments: [CliftonLarsonAllen Presentation - SUPPLEMENT 1](#)

[Link to Annual Comprehensive Financial Reports - SUPPLEMENT 1](#)

- f. City Hall Landscaping - Leigh Gevelinger, ASLA - Coastal Vista Design

Attachments: [PowerPoint Presentation - SUPPLEMENT 1](#)

- g. Hurricane Recovery (Ian, Helen & Milton)

- i. Presentation on Recovery Performance Measures - Doug Congress & Eric Pfeifer

Attachments: [Implementation Plan - Supplement 2](#)

[Recovery Dashboard - Supplement 2](#)

- ii. Public Comment

8. CITY COUNCIL COMMENTS

9. CITY COUNCIL CONSIDERATIONS FOR FUTURE AGENDAS

10. 9:10 - SECOND READING AND PUBLIC HEARING

- a. **Distressed Properties**

ORDINANCE 25-004 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING CHAPTER 126, ZONING, ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 17, DISTRESSED PROPERTIES, SECTION 126-1314, MAINTENANCE AND SECURITY STANDARDS, SECTION 126-1317, ABATEMENT PLAN, AND SECTION 126-1319, ENFORCEMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [Agenda Memorandum](#)
[Ordinance 25-004](#)
[Chapter 14, Article VI, Dangerous Buildings and Hazardous Lands](#)
[Chapter 126, Article XIV, Division 17, Distressed Properties](#)
[Public Comment 3.18.25](#)
[Business Impact Statement](#)

11. DISCUSSIONS OF DRAFT LEGISLATION

a. Placement of Fill

DISCUSSION ONLY - DRAFT ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO PROMOTE COMMUNITY RESILIENCY THROUGH AMENDMENTS RELATED TO THE PLACEMENT OF FILL; AMENDING 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 I, GENERALLY, SUBSECTION 82-382(e) AND (k), FILING PROCEDURE; CHAPTER 86, DEVELOPMENT STANDARDS, ARTICLE II, SITE PREPARATION, ADDING A NEW SECTION 86-45, USE OF FILL IN DETERMINATION OF DEVELOPED AREA; CHAPTER 94, FLOODS, ARTICLE II, DEFINITIONS, DIVISION 1, GENERAL, SECTION 94-124, DEFINITIONS, AND ARTICLE III, FLOOD-RESISTANT DEVELOPMENT, DIVISION 3, SITE IMPROVEMENTS, UTILITIES, AND LIMITATIONS, SECTION 94-154, LIMITATIONS ON PLACEMENT OF FILL, FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS

Attachments: [Agenda Memorandum](#)
[DRAFT Ordinance 25-007](#)
[Planning Commission Resolution 25-04](#)

b. Height Limitation Exception

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 126, ZONING, ARTICLE V, NONCONFORMANCES, DIVISION 5, STANDARDS FOR BUILDING-BACK (RECONSTRUCTION) OF STRUCTURES SUBSTANTIALLY DAMAGED BY A NATURAL DISASTER, SECTION 126-212, NONCONFORMING STRUCTURES, TO ALLOW AN EXCEPTION TO HEIGHT LIMITATION FOR RESILIENCY SPECIFIC TO THE BUILD-BACK (RECONSTRUCTION) OF NONCONFORMING STRUCTURES, FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS

Attachments: [Agenda Memorandum](#)
[DRAFT Ordinance 25-005](#)
[Planning Commission Resolution 25-02](#)
[DRAFT Ordinance 25-005 - SUPPLEMENT 1](#)

c. Conditional Uses

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 82, ADMINISTRATION, ARTICLE III, PLANNING COMMISSION, DIVISION 3, SPECIFIC AUTHORITY, SUBDIVISION V, CONDITIONAL USES, SECTION 82-201, AUTHORIZATION, TO AID HURRICANE RECOVERY, FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS

Attachments: [Agenda Memorandum](#)
[DRAFT Ordinance 25-006](#)
[Planning Commission Resolution 25-03](#)

12. 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.

a. BUSINESS ITEMS

- i. Adoption of Minutes: February 18, 2025, Joint City Council/Planning Commission Workshop

Attachments: [February 18, 2025 Joint Workshop Minutes](#)

- ii. Friends of Don, Inc. Request for City of Sanibel co-sponsorship of the annual Independence Day Parade and to waive the Special Event fees

Attachments: [Agenda Memorandum](#)
[SE Permit 25-067 Independence Day Parade 07.04.25](#)

- iii. Approval of a proposal from Earth Tech Enterprises, Inc to recover over washed beach sand from the Clam Bayou area to restore a sand berm between the bayou and the Gulf. **(Supplement 2)**

Attachments: [Agenda Memorandum - Supplement 2](#)
[Earth Tech Enterprises Inc. Proposal - Supplement 2](#)
[Clam Bayou Project Plans - Supplement 2](#)
[Previous Agreement - Supplement 2](#)

- iv. Sanibel School Fund temporary fundraising sign requests at Bank of the Islands and Recreation Center - SUPPLEMENT 1

Attachments: [Agenda Memorandum - SUPPLEMENT 1](#)
[Email Request & Sign Mock up](#)

CONSENT ITEMS PULLED FOR DISCUSSION

13. OLD BUSINESS

a. **11:00 a.m. TIME CERTAIN**

Request from The Sanctuary at Wulfert Point Community Association to reduce the speed limit on Wulfert Road from 30mph to 20 mph (Postponed from March 18th meeting)

Attachments: [Agenda Memorandum](#)
[Agenda Memorandum Revised - Supplement 1 from 3.18.25](#)
[Agenda Memorandum from 3.18.25](#)
[The Sanctuary at Wulfert Point Community Association Petition](#)
[Sanctuary Neighborhood Speed Limit Study Proposal - Johnson Engineering](#)
[The Dunes Analysis December 2014](#)
[Letter to Residents - City Council Meeting Notification](#)
[Public Comments Against Reduction as of 3.28.25 at 12 pm - Supplement 1](#)
[Public Comments In Favor of Reduction as of 3.28.25 at 12 pm - Supplement 1](#)
[Public Comments Against Reduction as of 3.31.25 at 12 pm - Supplement 2](#)
[Public Comments In Favor of Reduction as of 3.31.25 at 12 pm - Supplement 2](#)

b. MacKenzie Hall Improvements

Attachments: [Agenda Memorandum - SUPPLEMENT 1](#)

c. Recommendation of Award - ITB-UT-0-2025/SK

Post Hurricane Ian Sanitary Sewer Cleaning and CCTV Inspection - Phase 1

Attachments: [Agenda Memorandum](#)
[CCTV Phase 1 Tetra Tech Award Recommendation Memo](#)
[CCTV CONTRACT](#)
[National Water Main Cleaning Company Bid](#)
[Bid Results & Sign In Sheet](#)
[CCTV Addendum 1 Feb 25th 2025](#)
[Sanibel Phase I Sewer Cleaning & CCTV Project Manual](#)
[Sanibel Phase 1 Sewer Cleaning & CCTV Plans](#)
[Sanibel Phase 1 Sewer Cleaning & CCTV GIS Asset List](#)
[Tetra Tech Proposal - CCTV Assistance 080824](#)

d. **RESOLUTION 25-018 APPROVING BUDGET AMENDMENT 2025-007 TO APPROPRIATE \$400,188 FOR REPAIRS TO THE CITY'S BOAT RAMP AND PROVIDING AN EFFECTIVE DATE**

Attachments: [Agenda Memorandum](#)
 [Resolution 25-018](#)

- e. Sanibel Boat Ramp Dock Replacement Project - Recommendation to award repair contract.

Attachments: [Agenda Memorandum](#)
 [Bid Tabulation - Boat Ramp Dock Replacement Project](#)
 [Bid Opening Sign In & Tabulation](#)
 [Boat Ramp Repair Contract](#)

- f. City 50th Anniversary Workgroup Recommendations for Community Record Setting Attempt

Attachments: [Agenda Memorandum - SUPPLEMENT 1](#)
 [Contract Details - SUPPLEMENT 1](#)

- g. **RESOLUTION 25-013 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING BUDGET AMENDMENT 2025-006 TO APPROPRIATE \$50,000 IN THE GENERAL FUND FOR A MARKETING CAMPAIGN AND PROVIDING AN EFFECTIVE DATE**

Attachments: [Agenda Memorandum](#)
 [Resolution 25-013](#)

- h. **RESOLUTION 25-017 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING BUDGET AMENDMENT 2025-005 TO ADJUST THE ADOPTED BEGINNING AND ENDING FUND BALANCES IN THE GOVERNMENTAL FUNDS AND PROVIDING AN EFFECTIVE DATE.**

Attachments: [Agenda Memorandum](#)
 [Resolution 25-017](#)

14. NEW BUSINESS

- a. Fiscal Year 2026 City of Sanibel Strategic Goals

Attachments: [Agenda Memorandum](#)

15. INFORMATIONAL ITEMS

- a. Hazard Mitigation Grant Projects Update (Tradewinds and East Rocks)

Attachments: [Agenda Memorandum - East Rocks](#)
 [Agenda Memorandum - Tradewinds](#)

- b. Water Quality Report from Natural Resources Department

Attachments: [Report - SUPPLEMENT 1](#)

c. Finance Department Reports

- Attachments: [Agenda Memorandum - Causeway Traffic Counts](#)
 [Grant Reporting](#)
 [Agenda Memorandum - Actuary Reports](#)

16. CITY MANAGER'S REPORT

- a. Discussion regarding Donation of Painting
- b. Consideration of scheduling a special meeting on April 17, 2025 (Supplement 2)

17. CITY ATTORNEY'S REPORT

18. COUNCIL MEMBERS' REPORTS

19. PUBLIC COMMENT

20. 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.**