



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Revised City Council

Tuesday, June 3, 2025

9:00 AM

BIG ARTS - 900 Dunlop Road

AS OF 6/2/25 SUPPLEMENT 2: ADDED PUBLIC COMMENTS TO OLD BUSINESS ITEM 14(a); AS OF 6/1/25 SUPPLEMENT 1: ADDED INFORMATION TO COUNCIL CONSIDERATIONS ITEM 9(b), OLD BUSINESS ITEMS 14(a) AND 14(f)

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 (Vice Mayor Smith)

3. ROLL CALL

4. SET THE AGENDA

5. PLANNING COMMISSION REPORT (Commissioner Colter)

6. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

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

7. PRESENTATION(S)

- a.** Presentation of the City of Sanibel's Judith Ann Zimomra Scholarship Awards:
 - i. Analise Gingerich - daughter of Chad Gingerich, Computer Support Specialist, Information Technology, Police Department
 - ii. Mackenzie Jackson - daughter of Eric Jackson, Public Information Officer & Grant Manager, City Manager's Office
 - iii. Rebecca Kelly - daughter of Scotty Lynn Kelly, City Clerk, Legislative Department
- b.** Hurricane Recovery Update
 - i. Discussion of Dashboard Data

Attachments: [Link to Dashboard](#)

8. CITY COUNCIL COMMENTS

9. CITY COUNCIL CONSIDERATIONS FOR FUTURE AGENDAS

- a. City Council Agenda Discussion

Attachments: [Agenda Memorandum](#)

- b. Review of List for Future City Council Items (Supplement 1)

Attachments: [Agenda Memorandum](#)
 [City Council Future Agenda Items - Summary - Supplement 1](#)

10. DISCUSSIONS OF DRAFT LEGISLATION

- a. Solar Energy & EV Charging Infrastructure

DISCUSSION ONLY - ORDINANCE 25-011 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO CONSIDER SOLAR ENERGY SYSTEMS AND ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE; AMENDING SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 126, ZONING; ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2, ACCESSORY STRUCTURES, ADDING A NEW SUBDIVISION IV, ALTERNATIVE CLEAN ENERGY TECHNOLOGIES, A NEW SECTION 126-913, APPLICABILITY, AND A NEW SECTION 126-914 DEVELOPMENT STANDARDS, 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 25-011](#)
 [PC Resolution 25-11 - Solar and EV](#)

- b. Front Porches

DISCUSSION ONLY - ORDINANCE 25-012 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO CONSIDER FRONT PORCH ADDITIONS WITHIN THE TOWN CENTER COMMERCIAL DISTRICTS; AMENDING SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 122, VEGETATION, ARTICLE II, LANDSCAPING, DIVISION 2, COMMERCIAL AND INSTITUTIONAL USES, SECTION 122-48, LOCATION AND SIZE OF VEGETATION BUFFERS; AND CHAPTER 126, ZONING, ARTICLE VIII, COMMERCIAL DISTRICTS, DIVISION 3, TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT, SECTION 126-514, REQUIRED CONDITIONS, AND DIVISION 4, TCL TOWN CENTER LIMITED COMMERCIAL DISTRICT, SECTION

126-534, REQUIRED CONDITIONS, AND ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 3, BUILDING AND AREA REQUIREMENTS, SUBDIVISION II, SPECIAL SETBACKS, AMENDING SECTION 126-961, OUTDOOR SEATING SETBACKS, AND ADDING A NEW SECTION 126-962, FRONT YARD SETBACKS FOR FRONT PORCHES IN THE TCL AND TCG DISTRICTS; 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 25-012](#)

[Design Concepts by Coastal Vista Design](#)

[PC Resolution 25-12 - Town Center Front Porches](#)

11. 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. Solar Energy & EV Charging Infrastructure

FIRST READING - ORDINANCE 25-011 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO CONSIDER SOLAR ENERGY SYSTEMS AND ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE; AMENDING SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 126, ZONING; ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2, ACCESSORY STRUCTURES, ADDING A NEW SUBDIVISION IV, ALTERNATIVE CLEAN ENERGY TECHNOLOGIES, A NEW SECTION 126-913, APPLICABILITY, AND A NEW SECTION 126-914 DEVELOPMENT STANDARDS, 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 25-011](#)

[Resolution 25-11 - Solar and EV](#)

b. Front Porches

FIRST READING - ORDINANCE 25-012 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO CONSIDER FRONT PORCH ADDITIONS WITHIN THE TOWN CENTER COMMERCIAL DISTRICTS; AMENDING SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 122, VEGETATION, ARTICLE II, LANDSCAPING, DIVISION 2, COMMERCIAL AND INSTITUTIONAL USES, SECTION 122-48, LOCATION AND SIZE OF VEGETATION BUFFERS; AND CHAPTER 126, ZONING, ARTICLE VIII,

COMMERCIAL DISTRICTS, DIVISION 3, TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT, SECTION 126-514, REQUIRED CONDITIONS, AND DIVISION 4, TCL TOWN CENTER LIMITED COMMERCIAL DISTRICT, SECTION 126-534, REQUIRED CONDITIONS, AND ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 3, BUILDING AND AREA REQUIREMENTS, SUBDIVISION II, SPECIAL SETBACKS, AMENDING SECTION 126-961, OUTDOOR SEATING SETBACKS, AND ADDING A NEW SECTION 126-962, FRONT YARD SETBACKS FOR FRONT PORCHES IN THE TCL AND TCG DISTRICTS; 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 25-012](#)

[Design Concepts by Coastal Vista Design](#)

[PC Resolution 25-12 - Town Center Front Porches](#)

c. Use of Gas Powered Leaf Blowers

FIRST READING - ORDINANCE 25-010 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 30, ENVIRONMENT, ARTICLE III, NOISE, SECTION 30-70, GAS POWERED LEAF BLOWERS, SUBSECTION (2), TO ALLOW FOR A WAIVER FROM THIS SUBSECTION DURING A STATE OF LOCAL EMERGENCY DUE TO A WEATHER EVENT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments:

[Agenda Memorandum](#)

[Ordinance 25-010](#)

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.

CONSENT ITEMS PULLED FOR DISCUSSION

a. ADOPTION OF RESOLUTIONS

i. Periwinkle Bridge Grant

RESOLUTION 25-025 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING A GRANT AGREEMENT BETWEEN THE CITY OF SANIBEL AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$2,500,000 FOR THE CONSTRUCTION OF A RESILIENT BRIDGE CAPABLE OF WITHSTANDING FUTURE STORM SURGE AND FLOODING ON EAST PERIWINKLE WAY; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT;

AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Resolution 25-025](#)
 [FDOT Grant Agreement](#)

b. BUSINESS ITEMS

- i. Adoption of Minutes: April 17, 2025 Capital Improvement Project (CIP) Budget Workshop

Attachments: [April 17, 2025 Minutes](#)

- ii. Award of contract to Thompson Consulting Services, LLC, and DebrisTech, LLC, for disaster debris monitoring services with a 5 year initial term of services and a 2 year option for renewal, and authorize the City Manager to execute the agreements

Attachments: [Agenda Memorandum](#)
 [Contract STATE FORMAT Thompson](#)
 [Contract STATE FORMAT DebrisTech](#)
 [FINAL RANKING- Debris Monitor 2025](#)
 [Sanibel RFP Disaster Debris Monitor Services](#)
 [Addendum No. 1](#)
 [Thompson Proposal](#)
 [DebrisTech Proposal - Sanibel, FL](#)

- iii. Award of contract to Seahawk Florida Investments, LLC, dba Tree West, in the amount of \$94,500 for the 2025 Sanibel River Clearing Project (Drainage/Wildlife Habitat Maintenance Trimming) project and authorize the City Manager to execute the contract.

Attachments: [Agenda Memorandum](#)
 [Contract](#)
 [Bid Tab - 2025 Sanibel River Clearing Project](#)
 [Tree West Proposal](#)
 [River Clearing 2025 Bid-PLANS](#)
 [River Clearing 2025 Bid-SPECIFICATIONS](#)
 [Meeting Minutes 5-20-25](#)

- iv. Award of Contract to Calvin, Giordano & Associates, Inc. for the Update of the Sanibel Plan (Grant received from the U.S. Department of Housing and Urban Development Community Development Block Grant Disaster Recovery Program (CDBG-DR))

Attachments: [Agenda Memorandum](#)
 [Supporting Documentation](#)
 [City of Sanibel Request for Proposal](#)

- v. Award of Contract to Volkert, Inc. for Consulting Services Related to the City's Master Transportation Plan (Grant received from the U.S. Department of Housing and Urban Development Community Development Block Grant Disaster Recovery Program (CDBG-DR))

Attachments: [Agenda Memorandum](#)
 [Supporting Documentation](#)
 [City of Sanibel Request for Proposal](#)

- vi. Award of Contract to Tectonic Engineering Consultants, Geologists & Land Surveyors to Complete a City-wide Broadband Feasibility Study (Grant received from the U.S. Department of Housing and Urban Development Community Development Block Grant Disaster Recovery Program (CDBG-DR))

Attachments: [Agenda Memorandum](#)
 [Supporting Documentation](#)
 [City of Sanibel Request for Proposal](#)

13. COMMITTEES BOARDS COMMISSION

- a. **MPO Bicycle Pedestrian Coordinating Committee Appointment**
RESOLUTION 25-026 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPOINTING A MEMBER TO THE LEE COUNTY METROPOLITAN PLANNING ORGANIZATION (MPO) BICYCLE PEDESTRIAN COORDINATING COMMITTEE (BPCC); AND PROVIDING AN EFFECTIVE DATE (Applicants listed in alphabetical order by last name)

Attachments: [Agenda Memorandum](#)
 [Resolution 25-026](#)
 [Neal Conner](#)
 [David Gurney](#)
 [Daniel Wilhelm](#)

14. OLD BUSINESS

- a. **Wulfert Channel - Dinkins Bayou Special Assessment**
RESOLUTION 25-024 EXPRESSING THE INTENT OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, TO DECLARE A SPECIAL ASSESSMENT TO FINANCE A PUBLIC IMPROVEMENT AS AUTHORIZED BY THE HOME RULE PROVISION OF THE FLORIDA CONSTITUTION, GENERAL LAW, AND THE SANIBEL CHARTER; ESTABLISHING A SPECIAL ASSESSMENT FOR THE PURPOSE OF DREDGING IN THE WULFERT CHANNEL, SUNSET BAY, AND DINKINS BAYOU AREA, DISPOSAL OF DREDGE MATERIALS, AND RELATED FUTURE DREDGING SURVEYS WITHIN AN AREA TO BE REFERRED TO AS THE "WULFERT CHANNEL AND DINKINS BAYOU AREA DREDGING ASSESSMENT DISTRICT"; ADOPTING THE PROCEDURES SET FORTH IN CHAPTER 170,

FLORIDA STATUTES; PROVIDING FOR A DESCRIPTION OF THE NATURE AND LOCATION OF THE IMPROVEMENT, THE MANNER OF LEVYING AND COLLECTING ASSESSMENTS, SPECIFYING THE PORTION OF THE ASSESSMENT TO BE PAID BY THE CITY TO ACCOUNT FOR GENERAL PUBLIC BENEFIT ACCRUING FROM THE PROJECT, THE ESTIMATED COST, AND THE DESCRIPTION OF THE LANDS UPON WHICH THE ASSESSMENT SHALL BE LEVIED; AND PROVIDING AN EFFECTIVE DATE

Attachments:

[Agenda Memorandum](#)

[Resolution 25-024](#)

[Wulfert-Dinkins Dredging - Resident Letter - Intent to Assess 4](#)

[Wulfert Channel Estimate](#)

[Wulfert Channel Dredging Plan](#)

[Dinkins Bayou Estimate](#)

[Dinkins Bayou Dredging Plan](#)

[Chapter 170, Florida Statutes](#)

[Public Comments as of June 1, 2025 - Supplement 1](#)

[Additional Public Comments - Supplement 2](#)

[Added to the Record - PowerPoint Presentation](#)

- b. **RESOLUTION 25-027 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA APPROVING BUDGET AMENDMENT 2025-008 TO APPROPRIATE \$3,190,650 FOR A DREDGING PROJECT IN THE WULFERT CHANNEL AND DINKINS BAYOU AREA; AND PROVIDING AN EFFECTIVE DATE** (To appropriate \$3,190,650 in funding for a dredging project in the Wulfert Channel and Dinkins Bayou area. The funding for this project is being appropriated from the General Fund budgeted ending fund balance and transferred to the dredging project fund. This amendment increases the fiscal year 2025 budget by \$3,190,650.)

Attachments:

[Agenda Memorandum](#)

[Resolution 25-027](#)

- c. Award of contract to Bayside Dredging, LLC, to complete the Wulfert Channel and Dinkins Bayou Dredging Project (including Sunset Bay channel and Pine Tree Drive canal) in the amount of \$3,154,650 and authorize the City Manager to execute the agreement.

Attachments:

[Agenda Memorandum](#)

[Contract for Execution](#)

[Contract Attachments](#)

- d. Award of contract to Villa-Fuerte Construction, LLC, in the amount of \$242,730 for the 2025 Bridge, Box Culvert, and Water Control Structure Repairs project and authorizing the City Manager to execute the contract.

Attachments: [Agenda Memorandum](#)
[Bid Tabulation](#)
[Contract](#)
[Villa Fuente Proposal](#)
[2025 Bridge & Box Culvert Repairs - SPECIFICATIONS](#)
[2025 Bridge & Box Culvert Repairs - PLANS](#)

- e. Award of Contracts for Post Hurricane Ian Sanitary Sewer Cleaning and Closed Circuit TV (CCTV) Inspection

Attachments: [Agenda Memorandum](#)
[Phase 2 Packet](#)
[Phase 3 Packet](#)
[Sanibel Phase 2 Sewer Cleaning CCTV Addendum 1 Asset List](#)
[Sanibel Phase 3 Sewer Cleaning CCTV Addendum 1 Asset List](#)
[Tetra Tech Service Agreement](#)

- f. Letter of Support for Lee County Conservation 20/20 Acquisition of Community Church Parcel on Bailey Road

Attachments: [Request from Sanibel Community Church](#)
[Letter of Support](#)
[Conservation 20/20 Nomination Form - Supplement 1](#)

- g. Sanibel Speed Limit Study

Attachments: [Agenda Memorandum](#)
[City of Sanibel - Speed Limit Study - Johnson Engineering Proposal](#)

- h. Sanibel Causeway Evaluation & Feasibility Study - 3 Travel Lanes

Attachments: [Agenda Memorandum](#)
[Sanibel Causeway Feasibility Study 20250129 BWld](#)

15. INFORMATIONAL ITEMS

- a. Hazard Mitigation Grant Project Update (East Rocks, Tradewinds)

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

- b. Water Quality Report from Natural Resources Department

Attachments: [Agenda Memorandum](#)

- c. Finance Department Reports
i. Causeway Traffic Memorandum

- ii. Grants Report
- iii. Hurricane Recovery Financial Report

Attachments: [Agenda Memorandum - Causeway Traffic](#)
 [Grant Report](#)
 [Hurricane Recovery Financial Report](#)

16. CITY MANAGER'S REPORT

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.**