



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Minutes - Draft City Council

Tuesday, January 13, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. CALL TO ORDER

The meeting convened at 9:00 a.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE (Vice Mayor Smith)

Vice Mayor Smith expressed condolences to Representative Adam Botana and his family in the loss of his father. Ms. Smith gave the Invocation and led the Pledge of Allegiance.

3. ROLL CALL

Present: 5 - Mayor Mike Miller, Vice Mayor Holly Smith, Councilmember Laura DeBruce, Councilmember John Henshaw, and Councilmember Richard Johnson

4. SET THE AGENDA

The agenda was set as published.

5. PLANNING COMMISSION REPORT (Commissioner Schopp)

Commissioner Schopp provided the following report:

Since the last report the Planning Commission and Permitting Process Review Subcommittee each met once.

At the December 9th Planning Commission meeting:

- Discussion regarding potential transfer of density rights (TDR) program. Planning Commission directed staff to return to Planning Commission for further discussion. Staff expressed their intent to coordinate with John Lai, Chamber of Commerce, to obtain any additional information related to redevelopment of vacant properties in the Resort Housing District.
- Proposed 2026 LDC Amendment Priorities. Planning Commission accepted staff recommendations with one addition, to review of legislative text that address aesthetic and property maintenance concerns, such as overgrown lawns, junk in the yard, and inoperable vehicles.

At the December 9th Permitting Process Review Subcommittee meeting:

- Presentation of the City View Permitting and Licensing System

The next Commission meeting will be Tuesday, January 27, 2026.

Discussion ensued regarding the scope of the "transfer of density rights" consideration.

6. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Public Comments:

- Chet Sadler - Sanibel Resident - expressed appreciation for the extended 50th Anniversary celebrations and events.
- James Kilchenman - Kings Crown Drive - spoke to finding documentation in the code regarding boats mooring off shore

7. PRESENTATION(S)

a. Arbor Day Proclamation

Mayor Miller read into record and presented the Arbor Day proclamation. Natural Resources Director Holly Milbrandt introduced Vegetation Committee Chair Pam Miller and expressed appreciation for the annual recognition. Ms. Milbrandt further spoke to events coming up celebrating Arbor Day.

8. 9:05 A.M. - PUBLIC HEARING

a. Rescheduled Assessment Against 4560 Waters Edge - Case 2025-1640

**RESOLUTION 25-069 OF THE CITY COUNCIL OF THE CITY OF SANIBEL,
FLORIDA, LEVYING AN ASSESSMENT AGAINST 4560 WATERS EDGE LANE,
STRAP NO.: 20-46-22-T4-00008.0150, TO RECOVER THE COST OF
DEMOLITION OF A DANGEROUS STRUCTURE LOCATED ON THE SUBJECT
PROPERTY; AND PROVIDING AN EFFECTIVE DATE**

Mayor Miller introduced the item. Attorney Agnew read into record the title of Resolution 25-069.

City Clerk Scotty Lynn Kelly swore in Glenn Nixon, City of Sanibel Code Enforcement Manager

Clerk Kelly polled Council for Site Visits, Ex-parte Communications, and Conflict:
Vice Mayor Smith - Site Visit, No Ex-parte, No Conflict
Mayor Miller - Site Visit, No Ex-parte, No Conflict
Councilmember Johnson - No Site Visit, No Ex-parte, No Conflict
Councilmember DeBruce - No Site Visit, No Ex-parte, No Conflict
Councilmember Henshaw - No Site Visit, No Ex-parte, No Conflict

Code Enforcement Manager Glenn Nixon provided a summary of the case and background for the assessment.

Council inquired as to the fines levied against the property. Attorney Agnew spoke to the fines being assessed and accruing until the property was demolished, advising the amount of the lien. Further discussion ensued regarding this being the second lien on the property and could lead to foreclosure.

Vice Mayor Smith moved, seconded by Councilmember Johnson, to adopt Resolution 25-069. The motion carried.

9. 9:05 A.M. - SECOND READING AND PUBLIC HEARING

a. Electrical and Mechanical Equipment

Second Reading - ORDINANCE 25-019 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 78, GENERAL PROVISIONS, SECTION 78-1, RULES OF CONSTRUCTION AND DEFINITIONS; AND CHAPTER 126 ZONING, ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2, ACCESSORY STRUCTURES, ADDING A NEW SUBDIVISION V, ACCESSORY STAIRS AND PLATFORMS TO ELEVATE ELECTRICAL AND MECHANICAL EQUIPMENT, A NEW SECTION 126-921, ACCESSORY STAIRS AND PLATFORMS TO ELEVATE ELECTRICAL AND MECHANICAL EQUIPMENT; RENAMING DIVISION 16, ELECTRICAL POWER GENERATORS AND HVAC TO ELECTRICAL AND MECHANICAL EQUIPMENT; AND AMENDING SECTION 126-1307, 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

Attorney Agnew read into record the title of Ordinance 25-019. Senior Planner Savannah White provided a summary background for the ordinance. There were no discussions or public comments on this item.

Councilmember Henshaw moved, seconded by Councilmember DeBruce, to adopt Ordinance 25-019 as written. The motion carried.

b. Expediting Review of Waiver Applications

Second Reading - ORDINANCE 25-022 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 XIII, WAIVERS TO LAWFULLY EXISTING NONCONFORMING STRUCTURES AND PROPERTIES LOCATED IN THE GENERAL, TOWN CENTER GENERAL, AND TOWN CENTER LIMITED COMMERCIAL DISTRICTS, SECTION 82-351, AUTHORIZATION, SUBSECTION (b), EXTENDING THE EXPIRATION DATE AS STATED IN ORDINANCE 24-018 TO DECEMBER 31, 2026, FOR THE PURPOSE

**OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS;
PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING
FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE**

Attorney Agnew read into record the title of Ordinance 25-022. Planning Director Paula McMichael provided a summary background for the ordinance.

Discussion ensued regarding the purpose and process of the waivers and this action being an extension of the deadline. There were no public comments from the audience.

Vice Mayor Smith moved, seconded by Councilmember DeBruce, to adopt Ordinance 25-022 as written. The motion carried.

c. Conditional Uses - Aid Hurricane Recovery

Second Reading - ORDINANCE 25-023 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, FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attorney Agnew read into record the title of Ordinance 25-023. Planning Director Paula McMichael provided a summary background for the ordinance.

Discussion ensued regarding these amendments being to assist with recovery efforts and recommendation to make part of permanent code in the future. There were no public comments from the audience.

Vice Mayor Smith moved, seconded by Councilmember DeBruce, to adopt Ordinance 25-023 as written. The motion carried.

d. Waive Long-form Development Permit for Certain Applications

Second Reading - ORDINANCE 25-024 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 82, ADMINISTRATION, ARTICLE IV, DEVELOPMENT PERMITS, DIVISION 2, PROCEDURE, SUBDIVISION III, LONG-FORM, SECTION 82-421, SUBSECTION (b), EXTEIDNG THE EXPIRATION DATE AS STATED IN ORDINANCE 24-017 TO DECEMBER 31, 2026, FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attorney Agnew read into record the title of Ordinance 25-024. Planning Director Paula McMichael provided a summary background for the ordinance. There were no discussions or public comments on this item.

Councilmember Henshaw moved, seconded by Vice Mayor Smith, to adopt Ordinance 25-024 as written. The motion carried.

e. Clarification of Optional Police Pension Contribution and Benefit

Second Reading - ORDINANCE 25-025 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATING TO CHAPTER 50, PERSONNEL, ARTICLE III, POLICE OFFICERS' RETIREMENT, DIVISION 2, PENSION PLAN, SUBDIVISION XV, FUNDING, SECTION 50-441, PARTICIPANT CONTRIBUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attorney Agnew read into record the title of Ordinance 25-025. Deputy City Manager/CFO Steve Chaipel provided a summary background for the ordinance. There were no discussions or public comments on this item.

Vice Mayor Smith moved, seconded by Councilmember Johnson, to adopt Ordinance 25-025 as written. The motion carried.

10. 9:10 A.M. - PUBLIC HEARING

a. Sanibel Harbours Dredge Assessment - Uniform Method of Collection

RESOLUTION 26-001 OF THE CITY COUNCIL OF THE CITY OF SANIBEL DECLARING ITS INTENT TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE SANIBEL HARBOURS INLET DREDGING ASSESSMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; STATING THE NEED FOR THE LEVY; PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE LEVY; PROVIDING FOR A PUBLIC HEARING AND NOTICE THEREOF; PROVIDING FOR TRANSMITTAL OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

Attorney Agnew read into record the title of Resolution 26-001. City Manager Dana Souza provided a summary background for the assessment.

Discussion ensued regarding the assessment being at the request of the residents. There were no public comments on this item.

Vice Mayor Smith moved, seconded by Councilmember Henshaw, to adopt Resolution 26-001 as written. The motion carried.

b. Intent to Establish Stormwater Assessment

RESOLUTION 26-004 OF THE CITY COUNCIL OF THE CITY OF SANIBEL DECLARING ITS INTENT TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS IN ACCORDANCE WITH SECTION 197.3632(3)(a), FLORIDA STATUTES; STATING THE NEED FOR THE LEVY; PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE LEVY; PROVIDING FOR A PUBLIC HEARING AND NOTICE THEREOF;

PROVIDING FOR TRANSMITTAL OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

Attorney Agnew read into record the title of Resolution 26-004. Deputy City Manager Steve Chaipel provided a summary background for the assessment.

Discussion ensued regarding the timeline for discussions, advertising, determining the amount, and reporting to the Tax Collector. Mr. Chaipel advised much of the discussions would be included in the budget process. City Manager Souza spoke to the process for establishing the assessment district.

Further discussion ensued regarding the study taking a few months, where the expenditures are recorded in the online budget, and the purpose for starting the process for the stormwater assessment.

Councilmember Johnson moved, seconded by Vice Mayor Smith, to adopt Resolution 26-004 as written. The motion carried.

11. COMMITTEES BOARDS COMMISSION**a. Appointing Members to Planning Commission****RESOLUTION 26-002 APPOINTING THREE MEMBERS TO THE CITY OF SANIBEL PLANNING COMMISSION TO THREE-YEAR TERMS BEGINNING JANUARY 13, 2026, THROUGH MIDNIGHT, JANUARY 15, 2029; AND PROVIDING AN EFFECTIVE DATE** (Applicants listed alphabetically by last name)

Attorney Agnew read into record the title of Resolution 26-002. City Manager Souza passed out ballots to Council.

Council expressed appreciation for the quality of the applicants and encouraged residents to continue to apply as positions open. Attorney Agnew tallied the votes and advised the results as Kate Sergeant (5 votes), Ken Colter (4 votes), and Lyman Welch (4 votes) being appointed, noting David Muench received two votes. Mr. Agnew read the ballots into record and advised they will be added to the record.

Vice Mayor Smith moved, seconded by Councilmember Henshaw, to adopt Resolution 26-002 appointing Kate Sergeant, Ken Colter, and Lyman Welch to the Planning Commission. The motion carried.

12. OLD BUSINESS**a. East Periwinkle Bridge (Supplement 1, Supplement 2)**

City Manager Souza provided a summary background and status update for the East Periwinkle Way Bridge project. Farzin Zafaranian, TY Lin Consultant and Project Manager, introduced his team members as Boon Chong, Structures Technical Advisor, and Michael Harter, Roadway Engineer of Record. Mr. Zafaranian

provided a brief PowerPoint presentation regarding the proposed improvements to the bridge.

Discussion ensued regarding the impacts to line of sight, adjacent streets, and properties from the different proposed heights, the need for further study for the retaining walls. Council inquired if access to side streets would need to be closed off. Mr. Boon advised that was not the case.

Discussion ensued regarding the maximum slope being 5% due to sidewalk safety. Mr. Harter spoke to the regulations for road and sidewalk construction. Continued discussion ensued regarding the project being to bring the bridge and paths into compliance while improving resilience, the proposal being based on a 25 mile per hour speed limit for a specific area of roadway, and the impact to adjacent properties (excepting side streets) decreasing if the retaining walls are implemented.

Discussion turned to what the retaining walls would look like if the bridge height were increased to 3 feet, including guard rails above the retaining walls, bridge width increasing an additional 20 feet, and the navigation clearance beneath the bridge doubling. Continued discussion ensued regarding the proposed impacts for retaining walls required with increased height would run down Periwinkle and onto Limpet.

Public Comments:

- Kevin McLellan - Sanibel Resident - spoke to recommendations for increasing height without increasing the width of the bridge, and requested additional information.
- Daniel Keller - 927 Limpet Drive - spoke in opposition to additional increased height beyond the one foot in the current proposal.
- Jerry Muench - Anchor Drive Resident - spoke to concerns with increasing the height beyond one foot and support of the current proposed improvements.
- George Baumgardner - Kings Crown Resident - recommended delaying the project to explore additional options.
- James Kilchenman - Sanibel Resident - spoke to the desire for a higher bridge, noted a higher bridge would be safer and the need to address resilience.
- Joel Osborn - 791 Pen Shell - spoke in support of the one-foot proposed increase.
- Charlotte Bashforth - 915 Limpet - spoke in support of the proposed one-foot increase.
- Tim Haas - 885 Limpet - spoke in support of the proposed project, opposing the recommendation for additional increased height.
- James Flaherty - 877 Limpet - spoke in support of the proposed project, recommended lower speed limit, and proposed rumble strips to protect pedestrians and bikers.
- Chris Peterson - 738 Anchor Drive - recommended delaying 90 days to review

other options.

- James Kilchenman - Sanibel Resident - spoke to the resilience component of the project.

The meeting recessed at 11:19 a.m. and reconvened at 11:31 a.m.

Council expressed appreciation for the hard work of the Consultants and participation from the Community.

Discussion ensued regarding the extent of time this project has been under consideration, taking into account the affects to all residents in the project area, not delaying the process any further, and possibility of an assessment to affected homes in the areas to cover the costs of any additional height improvements. Further discussion ensued regarding safety being the main priority, importance of resilience, and how the area residences are affected. Additional discussion ensued regarding maximizing the benefits, improving safety and resilience, and not supporting the increased costs for changing or delaying the project.

Public Comments:

- Kevin McLellan - Anchor Drive - concurred with looking for solutions for the greater good and thanked Council for hearing the public.
- James Kilchenman - thanked Council for allowing public participation and recommended a camera system to assist with pedestrian/bicycle safety.

Vice Mayor Smith moved, seconded by Councilmember DeBruce, to move forward to complete design as proposed without delay. The motion carried by unanimous vote.

b. Sanibel Island Roadway Speed Study (Supplement 1)

Public Works Director Fred Mittl introduces Leah Holmes of Johnson Engineering who provided a brief PowerPoint presentation relating to the roadway speed study results. City Manager Souza spoke to the desired outcome of today's discussion being direction from Council to bring the item back for further consideration allowing for advertising and public participation and discussion regarding passing zones.

Discussion ensued regarding this not being the full draft report, including all passing zones in the full report, making the full length of East Periwinkle Way (Lindgren to the Lighthouse) 25 miles per hour, the inclusion of crash data in the draft report, and the final report coming back at an upcoming meeting. Further discussion ensued regarding looking at 25 miles per hour on East Periwinkle, concerns with additional signs, and recommending additional consideration relating to passing zones.

Council inquired how the proposed three-way stop was being incorporated in the report. Ms. Holmes advised that traffic modeling could be done.

City Manager Souza spoke to requesting the item be brought in for preliminary direction, noting bringing back in March with draft report. Discussion ensued regarding expanding the scope of the study and consider addressing slower moving vehicles. Attorney Agnew spoke to the state statute relating to slow (low speed) vehicles being allowed on roads with 35 miles per hour or less.

c. Sanibel Fishing Pier ([Supplement 2](#))

City Manager Souza provided a brief background for the discussion item.

Discussion ensued regarding the Army Corps of Engineers process for permitting. Council inquired if a decision on option 1 or 2 needed to be addressed today. Discussion continued regarding funding opportunities. City Manager Souza advised he was looking for approval to move forward with the design phase of option 1.

Public Comment:

- Richard Birney - East End Resident - spoke to being cautious, looking to raise \$600,000 to repair/replace the pier, and desire not to postpone the project any further.

Councilmember DeBruce moved, seconded by Councilmember Henshaw, to support the initiative and engineering design phase for option 1 as presented and authorize that private funds be donated to the City to cover the expense of the engineering design. The motion carried.

d. Request from Community Housing & Resources (CHR) for Support of a Community Development Block Grant Disaster Relief (CDBG-DR) Project

Nicole McHale, Executive Director of Community Housing & Resources (CHR), provided a brief background for the request.

Discussion ensued regarding housing requirements, the County meeting being on Tuesday, January 20, 2026, and how the project supports the City goal for below market rate housing. City Manager Souza advised this request is for a specific property.

Public Comments:

- Lyman Welch - Sanibel Resident - spoke in support of the request and support from Council

Vice Mayor Smith moved, seconded by Councilmember Johnson, to support the letter as written. The motion carried.

e. Request from Community Housing and Resources (CHR) to hold 'Full Moon' Fundraiser Event with beach campfire at Sundial Beach Resort, 1451 Middle Gulf Drive on February 1, 2026 ([Supplement 1](#), [Supplement 2](#))

Discussion ensued regarding the Council's authority regarding approval of the

campfire, the campfire being on private property. Attorney Agnew spoke to the language in the code relating to campfires. Recreation Director Andrea Miller spoke to the history of permits for campfires. Ms. Miller further spoke to the Sanibel Fire & Rescue District not approving campfires more than 10 days in advance of the event and noted the request was also for a waiver of the late fee.

Discussion ensued regarding concerns for the possibility of setting precedence regarding recreational fires, consideration for approving as it is on private property, and following the guidance of the Fire Marshall relating to the fire. Nicole McHale, Executive Director of CHR, advised the event is a new event, noting the size of the proposed fire and that the Fire Marshall will come out to inspect when it is set up.

Discussion returned to the code verbiage and exceptions specific to camp fires and recreational fires. Mr. Agnew spoke to Code Sections 34-81 (open fires prohibited) and Section 34-83 (exceptions).

Councilmember Johnson moved, seconded by Councilmember DeBruce, to approve the special event permit for the Community Housing and Resources (CHR) event to be held on the Sundial Beach Resort property and including the recreational fire. The motion carried.

Discussion ensued regarding the waiver of the late fee and by consensus, the waiver of the late fee was denied.

The meeting recessed at 1:33 p.m. and reconvened at 2:08 p.m.

f. Code Enforcement: Short-Term Rental Enforcement

Building Official Craig Mole provided a brief PowerPoint presentation regarding enforcement of short-term rentals.

Discussion ensued regarding educating Rental Management companies on the short-term rental program and regulations. Glen Nixon, Code Enforcement Manager, advised the hesitation from the Rental Managers being to keep their client lists private. Continued discussion ensued regarding the process for addressing rental discrepancies, the software for monitoring licensing, rentals of homesteaded properties, difficulties with the application/renewal process for dwelling rental licenses.

Further discussion ensued regarding the small number of complaints, the cost of the Business Tax Receipts (BTR) being \$34.50 per year and the Dwelling Rental License (DRL) being \$100 for condos and \$300 for homes. Discussion turned to the reporting and research process, staff time to determine compliance or violation being approximately 45 minutes per case, complaints being addressed first, and complaints cannot be made anonymously.

Council inquired how the revenue from the program correlates with the cost of the

software, the level of the Host Compliance module implemented, and if there were funds available to hire a dedicated staff member. Deputy City Manager Steve Chaipel spoke to the modules implemented and the financing. City Manager Souza spoke to the implementing modules as needed to make the system run accurately. Attorney Agnew spoke to Florida Statutes relating to rental periods in relation to homestead exemptions on properties.

g. Water Quality Report from Natural Resources Department

Natural Resources Director Holly Milbrandt summarized the report included in the agenda packet and spoke to dry season conditions, recommending Council reach out to the Army Corps of Engineers regarding water releases. Ms. Milbrandt advised an updated rainfall report would be added to the record.

Discussion ensued regarding the Corps and South Florida Water Management District (SWFMD) operating the flows, currently receiving minimal flows, conversations in the weekly stakeholder calls, and which species are being affected. Discussions continued regarding adopted year round watering restrictions, huge variations in the watering schedules across the state, each entity coming up with their own rules, the C-43 timeline and why its taking so long. Ms. Milbrandt responded it is the largest reservoir in the country, a huge undertaking having significant challenges with the contractor, and the SWFMD litigating with the contractor. Ms. Milbrandt noted that despite challenges the project was still moving forward, issues with the reservoir on the east coast, learning lessons on seepage, and rainy season not forecasted to fill the reservoir, and will not achieve full benefit until at least a full year of storage.

Discussion turned to red-drift algae.

Vice Mayor Smith moved, seconded by Councilmember Johnson, for the Mayor to work with staff to draft and send a letter to the Army Corps of Engineers and South Florida Water Management District requesting an increase in flows to the estuary. The motion carried.

h. Subrecipient Agreement with Lee County and the City of Sanibel for CDBG-DR Funding for Police Building Construction

Deputy City Manager Steve Chaipel spoke to the background and process for the subrecipient agreement. Council expressed appreciation to the Board of County Commissioners and Commissioner Ruane for the funding and recommended a thank you letter from Council.

Discussion ensued regarding the next phase of the project and options for modifying the scope for administration services.

Vice Mayor Smith moved, seconded by Councilmember Henshaw, to approve the subrecipient agreement and letters of thanks to the Lee County Board of County Commissioners. The motion carried.

i. Florida Legislative Session 2026 ([Supplement 3](#))

City Manager Souza summarized the memorandum included in the agenda packet. Vice Mayor Smith spoke to monitoring SB1444.

Discussion ensued regarding property tax reform and understanding impacts to the budget due to exemptions. Mr. Souza recommended Council take a position. Discussion continued regarding the need for preliminary data to work towards taking a position. Further discussion ensued regarding revenue replacement options.

Discussions turned to recommended support of SB240 (single use containers) and SB840.

j. Acceptance of a grant from Lee County Metropolitan Planning Organization (MPO) for the Periwinkle Way/Causeway Boulevard Intersection Study

City Manager Souza provided the background for the grant.

Discussion ensued regarding the possibility of a round-about working at that location, recommending changes to the causeway in addition a round-about, taking the project to referendum and asking the County if the funds could be authorized for other projects than a round-about. Further discussion ensued regarding the need for more information to take the project to referendum and what other projects the funds could be used for.

Discussion turned to the 30% design. City Manager Souza spoke to the benefits of the 30% design and the data that would be provided helping direct any referendum to take to the citizenry. Mr. Souza also spoke to the funds being available for other projects if moving forward with the roundabout was declined. Council inquired if the study was specific to a round-about or other intersection improvements. Mr. Souza advised that a round-about and signalized intersection could both be included in the scope for evaluation.

Discussion ensued regarding single or double lane round-about, limitations following 30% design, no grant agreement being included, the scope of the study, and the deadlines for filing a referendum with the Supervisor of Elections. Further discussion ensued regarding the need to improve the causeway before a round-about would be effective, exhausting all avenues of data prior to making a decision, coming up with minimum information to go forward with a referendum, a survey being a necessary component, cost of survey only, have enough information to remove the emotion, and whether providing a design would be tangible for residents to consider the pros/cons.

Public Comments:

- Mitch Koppelman - Sanibel Resident - recommended ensuring the "what if" analysis covers the round-about and traffic off the bridge.
- Arlene Dillon - Citizen of Sanibel - recommended using the funds available to provide all of the information for the public.

k. Approval of Letter from City Council to Federal Delegation Opposing Expanding Offshore Drilling and Letter to Lee County Board of County Commissioners Regarding Results of Sanibel Causeway Feasibility Study (Supplement 1, Supplement 3)

Eric Jackson, Public Information Officer, provided a background for the proposed letters.

Discussion ensued regarding public comments received relating to the use of "Gulf of America" in the letters and changing the verbiage to "Gulf". Attorney Agnew recommended using the technical references as used in the proposals.

Vice Mayor Smith moved, seconded by Councilmember DeBruce, to approve the letters as drafted with correction to the referenced locations of the drilling. The motion carried.

13. CONSENT AGENDA

CONSENT ITEMS PULLED FOR DISCUSSION

No items were pulled for discussion.

ADOPTION OF RESOLUTIONS

a. Beach Club Day Passes

RESOLUTION 26-005 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING RESOLUTION 25-014, WHICH AMENDED RESOLUTION 24-043, WHICH ESTABLISHED A TEMPORARY USE PERMIT FOR BEACH CLUB DAY PASSES, BY EXTENDING THE AUTHORIZATION TO JULY 31, 2026, AND AMENDING SECTION 2, CONDITION 6, REGARDING THE LIMITATION ON THE NUMBER OF BEACH CLUB DAY PASSES OFFERED FOR SALE; AND PROVIDING AN EFFECTIVE DATE

Attorney Agnew read into record the title of Resolution 26-005. Councilmember DeBruce noted having a conflict of interest due to business ownership, Form 8B was submitted with the City Clerk to be added to the record.

Vice Mayor Smith moved, seconded by Councilmember Henshaw, to adopt Resolution 26-005. The motion carried by a vote of 4-0 with Councilmember DeBruce recused.

Recused: 1 - Councilmember Laura DeBruce

BUSINESS ITEMS

b. Adoption of Minutes

- c. Adoption of the corrected October 21, 2025 Minutes
- d. Replacement of City Hall Finance & IT Wing Heating, Ventilation and Air Conditioning System (HVAC): Consider awarding a contract for replacement of City Hall Finance & IT Wing HVAC system to Jacaranda Air Const, Inc. in the amount of \$200,104.30 and authorize the City Manager to execute the contract
- e. Request from Community Housing & Resources (CHR) for an audit extension

Approval of Consent Agenda Business Items 13(b), (c), (d), and (e).

Vice Mayor Smith moved, seconded by Councilmember Johnson, to approve Consent Agenda Business Items 13(b), (c), (d), and (e). The motion carried.

14. INFORMATIONAL ITEMS

- a. Hazard Mitigation Grant Program - Tradewinds
- b. Finance Department Reports
 - i. Causeway Counts
 - ii. Grants Report

Discussion ensued regarding item 14a relating to Tradewinds. City Manager Souza spoke to background of the grant program and the disappointment at the project not being funded. City Engineer Oisin Dolley spoke to the 2018 bid results, noting using that as reference documents and looking at mid range bid, advised looking at other funding options. Council inquired if the project needed to be rebid to get a more accurate price point.

Public Comments:

- Arlene Dillon - Vice President of Tradewinds Home Owners Association - spoke to a news paper article from 10 years ago and provided a copy for Council to take to Tallahassee.
- Rich McDonald - President of Tradewinds Home Owners Association - inquired if there were a loan option as referenced by Council last year, requesting a response to a letter sent last year.

15. GENERAL COUNCIL DISCUSSION

- a. Future Agenda Items

Vice Mayor Smith expressed appreciation for the time capsule reinstallation event.

Councilmember Johnson expressed appreciation for the Anniversary celebrations all year, especially to Andrea Miller and her team.

Councilmember DeBruce concurred.

Councilmember Henshaw also expressed appreciation for the 50th anniversary, recommending carrying the enthusiasm into 2026.

Mayor Miller also concurred with the anniversary celebration accolades and congratulated the Finance Department upon being awarded the Certificate of Excellence in Financial Reporting by the Government Finance Officers Association (GFOA) of the United States and Canada.

16. CITY MANAGER'S REPORT

City Manager Souza spoke to the project at the Lee County Electric Cooperative (LCEC) station, noting the mitigation plan provided by the Natural Resources Department. Council recommended LCEC reach out to the community with plans for mitigation of the site.

17. CITY ATTORNEY'S REPORT

Attorney Agnew corrected a comment made earlier in the meeting regarding the Florida Statutes relating to low speed vehicles. Mr. Agnew spoke to the code enforcement hearings for speed zone citation appeals held on January 12.

18. PUBLIC COMMENT

Public Comment:

- Arlene Dillon - spoke to prior discussions regarding a loan option for Tradewinds

19. ADJOURNMENT

There being no further business, the meeting adjourned at 5:35 p.m.