



# City of Sanibel

800 Dunlop Road  
Sanibel, FL 33957

## Meeting Agenda - Final Planning Commission

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Tuesday, June 9, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

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### 1. Call To Order

### 2. Pledge of Allegiance (Commissioner Burns)

### 3. Roll Call

- a. Motion to excuse absent member(s):

### 4. Public Comments on Items Not Appearing on the Agenda

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

### 5. City Council Liaison Report

### 6. Consent Agenda

- a. Adoption of Minutes: May 26, 2026

Attachments:      [May 26, 2026 Minutes](#)

### 7. 9:05 - Public Hearings:

- a. Consideration of an application nominating the Sanibel Lighthouse located at 110-153 Periwinkle Way (tax parcel no. 21-46-23-T2-00038.0000) for placement on the Sanibel Register of Historic Landmarks filed pursuant to Land Development Code Section 98-33 - Procedure for placement on the local register, Section 98-34 - Criteria for listing on the local register, and Section 98-35 - Criteria for evaluation of historically significant structures as historic landmark for a structure. The application is submitted by the City of Sanibel, fee title owner. **Application No. PL20260022**

Attachments:      [7.a. 1 - Agenda Memorandum](#)  
[7.a. 2 - Attachment A](#)  
[7.a. 3 - Attachment B](#)  
[7.a. 4 - Attachment C](#)  
[7.a. 5 - PowerPoint Presentation](#)  
[7.a. 6 - Resolution 26-15](#)

- b. Consideration of an application nominating the Sanibel Cemetery located at 2001 Algiers Lane (tax parcel no. 36-46-22-T1-00007.0000) for placement on the Sanibel Register of Historic Landmarks filed pursuant to Land Development Code Section 98-33 - Procedure for placement on the local

register, Section 98-34 - Criteria for listing on the local register, and Section 98-35 - Criteria for evaluation of historically significant structures as historic landmark for a structure. The application is submitted by the City of Sanibel, fee title owner. **Application No. PL20260023**

Attachments:            [7.b. 1 - Agenda Memorandum](#)  
[7.b. 2 - Attachment A](#)  
[7.b. 3 - Attachment B](#)  
[7.b. 4 - Attachment C](#)  
[7.b. 5 - PowerPoint Presentation](#)  
[7.b. 6 - Resolution 26-16](#)

- c. Consideration of an application nominating the Wulfert Cemetery located at located adjacent to Baltusrol Court within The Sanctuary (tax parcel no. 12-46-21-T1-00005.0000) for placement on the Sanibel Register of Historic Landmarks filed pursuant to Land Development Code Section 98-33 - Procedure for placement on the local register, Section 98-34 - Criteria for listing on the local register, and Section 98-35 - Criteria for evaluation of historically significant structures as historic landmark for a structure. The application is submitted by the City of Sanibel, fee title owner. **Application No. PL20260024**

Attachments:            [7.c. 1 - Agenda Memorandum](#)  
[7.c. 2 - Attachment A](#)  
[7.c. 3 - Attachment B](#)  
[7.c. 4 - Attachment C](#)  
[7.c. 5 - PowerPoint Presentation](#)  
[7.c. 6 - Resolution 26-17](#)

## 8. Report from Planning Department

- a. Upcoming meeting dates:  
i. Planning Commission - Tuesday, June 23, 2026  
ii. Report to City Council - Tuesday, July 21, 2026 - Commissioner Sergeant

Attachments:            [2026 Planning Commission Dates](#)  
[2026 CC Liaison Schedule](#)

- b. Planning Reports  
i. Planning Permit Review Report

Attachments:            [Permits applied 05.01.26-05.31.26](#)  
[2024-2026 Permit Review Totals by month](#)

- ii. Planning Projects

Attachments:            [Planning Projects 2026](#)

- iii. Plan Application Status Report

Attachments:            [Plan Application Status Report](#)

**9. Report from Commission Members**

**10. Public Comment**

**11. Adjournment**

**“RULES OF CIVILITY FOR PUBLIC PARTICIPATION”**

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. 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.
5. 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.
6. 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.
7. We seek to understand one another's points of view.
8. 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.
9. 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.

As modified on January 18, 2019

**ALL IN THE CITY OF SANIBEL, LEE COUNTY, FLORIDA**

If a person decides to appeal a decision made by the Planning Commission 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](http://www.mysanibel.com). Additionally, citizens may register to receive City announcements such as press releases.



Meeting Minutes - Draft  
Planning Commission

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Tuesday, May 26, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

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**1. Call To Order**

The meeting convened at 9:00 a.m.

**2. Pledge of Allegiance (Chair Nichols)**

Chair Nichols led the Pledge of Allegiance.

**3. Roll Call**

**Present:** 7 - Chair Paul Nichols, Vice Chair Erika Steiner, Commissioner Tiffany Burns, Commissioner Larry Schopp, Commissioner Kate Sergeant, Commissioner Ken Colter, and Commissioner Lyman Welch

**a. Motion to excuse absent member(s):**

All members were in attendance.

**4. Public Comments on Items Not Appearing on the Agenda**

There were no public comments from the audience.

**5. Consent Agenda**

**a. Adoption of Minutes**

Vice Chair Steiner noted a correction to the May 12, 2026 minutes, identifying a misspelling of a name ("Heidrick").

**Commissioner Schopp moved, seconded by Commissioner Colter, to adopt the May 12, 2026 minutes, with the scrivener's error corrected. The motion carried by unanimous vote.**

**6. Old Business**

**a. Transfer of Development Rights (TDR) Discussion**

Planning Director Paula McMichael provided a recap of the TDR discussion that had begun at the December 2025 Planning Commission meeting. The Commission had previously considered three potential public purposes for a TDR program: (1) support for below market rate housing (BMRH), (2) conservation of environmentally sensitive lands, and (3) redevelopment support in the resort housing district. Director

McMichael noted that any TDR program would need to be consistent with the City Charter, the Sanibel Plan, and the Land Development Code, and that the existing process to transfer density on a site-specific basis already requires a voter referendum.

**Below Market Rate Housing:** Staff concluded that a TDR program is not necessary for BMRH purposes, as the Charter and existing code already provide a simpler pathway through conditional use permits. Two such permits have been approved in the past two years.

**Conservation:** The Sanibel Plan contains language supporting conservation-based TDR incentives. A preliminary analysis estimated that approximately 176 dwelling units, likely an overestimate, could be eligible for transfer from lands adjacent to conservation areas. Staff noted that a TDR program is not strictly necessary to achieve conservation goals, as the City has pursued land acquisition without one, but found strong policy support for conservation as a public purpose.

**Resort Housing:** Director McMichael reported that 91 of 93 properties in the resort housing district are developed in excess of the densities established by the Development Intensity Map. The existing Charter provision already allows these properties to redevelop up to their May 4, 2004 unit counts without a voter referendum. An updated analysis identified 11 properties comprising 263 units that have not yet submitted permits to rebuild, with West Wind Inn accounting for 104 of those units. Staff concluded that a TDR program for the resort housing district is not supported by the available evidence.

Director McMichael also explained the current process for density transfers: a map amendment to the Sanibel Plan would require applications for both the sending and receiving properties, a Planning Commission recommendation, a City Council supermajority vote, and a voter referendum at the applicant's expense. Establishing a formal TDR program would additionally require a Charter amendment, itself subject to voter referendum, to create a new exception in Charter Section 3.10.2. She cautioned that any amendment to the Charter's voter-referendum provision could risk jeopardizing the City's grandfathered status under state preemption law that has, since June 1, 2011, generally prohibited localities from requiring voter referenda on comprehensive plan map amendments.

Commissioner Schopp questioned whether a Charter amendment was truly necessary, suggesting that the existing Charter mechanism, requiring an ordinance approved by voters, was itself sufficient to transfer density on a site-specific basis without creating a new program. City Attorney John Agnew acknowledged this could be workable for individually identified properties but expressed uncertainty about whether it would support a general programmatic framework applicable to future

transfers. The debate remained unresolved as a matter of legal interpretation.

Presentation by John Lai, CEO, Sanibel & Captiva Islands Chamber of Commerce: John Lai, representing the Chamber of Commerce, addressed the Commission regarding the resort housing situation. He stated that the island is currently at approximately 74 percent of its pre-Hurricane Ian hotel inventory and that reaching 80 percent within five years may represent the new baseline, given that properties outside the resort housing district that were previously used for nightly rentals, such as Mitchell Sandcastles and Blue Dolphin, have been or are being converted to private residential use. He noted the Chamber has been unable to formally survey the 11 remaining undeveloped resort properties about their interest in a TDR program because there is no concrete program to present.

Mr. Lai stated that the Chamber would support a TDR program in principle, expressing the view that the harder-to-rebuild properties will remain stalled without some financial mechanism to improve project feasibility. He noted that several resort property owners who participate in Chamber governance have indicated they would have used a TDR program had it been available when they applied for rebuild permits, specifically citing the ability to transfer unused density from environmentally sensitive inland parcels to the beachfront as a potentially viable model.

Commissioner Burns emphasized that resort housing is not about creating new density, but about enabling the transfer of density that already exists, noting that the 2004 Charter amendment was itself a deliberate policy decision to preserve the resort housing stock. She argued that the same proactive approach may now be warranted in response to post-Ian realities. Commissioner Sergeant remained skeptical, questioning whether a TDR program would be practical given that many properties have already rebuilt successfully under existing density allowances and that no property owner had come forward requesting additional density. Commissioner Schopp reiterated that no compelling specific case had been presented and expressed reluctance to undertake a complex program absent demonstrated hardship.

Commissioner Welch asked whether a TDR program incorporating the conservation purpose, allowing transfer of density from flood-prone or sensitive interior lands to the resort district, would be feasible and beneficial. Director McMichael confirmed that conservation could be incorporated as a sending-land criterion, but noted that lands already designated within the Environmentally Sensitive Lands District are not eligible to transfer density, and that the approximately 160-unit estimate for eligible adjacent lands was a rough figure subject to site-specific verification.

Public Comment:

- Mitch Koppelman, Sanibel Resident, expressed his support for evaluating a program that takes unused dwelling units and potentially banks them for future use

in the resort district, especially for rebuilding after disasters. He challenged the Commission to frame the conversation around how they can enable a 'yes' decision that aligns with Sanibel's standards, such as ensuring projects are consistent with community expectations.

The Commission discussed a specific example involving a church property with 24 permitted units adjacent to conservation lands, which could theoretically be a sending site. Commissioner Colter expressed concern that if the Sanibel-Captiva Conservation Foundation (SCCF) acquired that property, the density would likely be extinguished rather than transferred, underscoring the value of a program that would allow density to be sold and redirected.

City Attorney Agnew facilitated a straw poll of Commission members on whether staff should proceed with developing framework language for a TDR program for (a) resort housing and (b) conservation. The Commission agreed by consensus that BMRH does not require a TDR program. The results of the informal poll on the remaining purposes were as follows:

- Resort Housing TDR Program: Five members expressed support for further staff development (Vice Chair Steiner, Commissioners Burns, Colter, Welch, and Chair Nichols indicated conditional or full support), while Commissioner Schopp and Commissioner Sergeant expressed opposition or significant skepticism.
- Conservation TDR Program: Three members expressed support; a majority did not support pursuing it as a standalone purpose, though it was acknowledged as a potential ancillary benefit of a resort housing program.

Director McMichael noted that a March 2027 referendum timeline is not feasible given the work required to develop plan amendments, code language, and voter education materials. Staff was directed to develop draft framework language specifically for a resort housing TDR program for future Planning Commission review.

**Commissioner Colter moved, seconded by Vice Chair Steiner, to move item 8a next in the agenda. The motion carried by unanimous voice vote.**

The meeting recessed at 10:51 a.m. and reconvened at 11:00 a.m.

## 8. New Business

- a. Discussion of "miniature golf" as a conditional use

Planning Director McMichael introduced the item, clarifying that the discussion concerns a potential amendment to the Land Development Code (LDC) to add miniature golf as a conditional use in the General Commercial (GC) district-not approval of any site-specific project. She noted that nothing in the Charter, Sanibel Plan, or existing code prohibits such a use. Staff agreed that a conditional use, rather

than a permitted use, would be the appropriate mechanism, given the need for site-specific compatibility review by the Planning Commission.

Director McMichael provided an overview of relevant provisions, including the Sanibel Vision Statement's emphasis on the island as a sanctuary and its guidance to resist visitor attractions that compromise that character. She noted that the transportation element defines an "attraction" as a land use that generates a significant number of automobile trips from off-island locations. She reviewed applicable GC district development standards, including the 10 percent maximum floor area ratio (FAR), a 45 percent impermeable coverage limit, environmental performance standards, open body of water setbacks, and noise regulations.

Dana Dettmar, Environmental Biologist with the Natural Resources Department, presented a memo addressing considerations specific to open bodies of water in the context of miniature golf. She distinguished between natural open water bodies (which should be allowed to expand and contract seasonally and maintain wildlife habitat access), constructed bodies intended to function naturally, and highly maintained man-made water features for aesthetic purposes. She recommended that any man-made water features not connected to the natural groundwater system be lined to prevent algae blooms and chemical contamination. She also noted that while alligator exclusion fencing is referenced in the code as a deterrent, it cannot truly exclude alligators, and that the existing setback framework was not designed with this type of use in mind.

#### Applicant Presentation - Island Cow of Sanibel LLC:

Attorney Raychel Thomas, Pavese Law Firm, and Benjamin Hofland, Civil Engineer with Haley Ward, presented on behalf of Island Cow of Sanibel LLC (owners Bryan and Elke Podlasek). They described the Island Cow's history of damage from hurricanes and fire and the owners' desire to rebuild in a different configuration incorporating a miniature golf component alongside the restaurant. They emphasized that their concept is not a traditional themed miniature golf attraction with pirate ships or fog machines, but rather a "botanical golf" experience—a small-scale, naturalistic course meandering through native vegetation, consistent with Sanibel's sanctuary character.

The applicant proposed a draft definition and a set of conditions for the proposed LDC amendment. Key elements of the proposed language included:

- Definition describing miniature golf as an outdoor commercial recreation facility using putting greens, natural terrain features, and pathways, without the theatrical or themed elements typically associated with roadside attractions.
- Acreage cap of 5 acres for the course footprint, intended to distinguish miniature golf from a regulation golf course (10 percent of a typical 50-acre minimum course).

- Commercial Floor Area: The applicant proposed a flat allocation of 150 square feet per hole toward the 10 percent FAR limit, analogous to how residential units are counted in mixed-use developments, to avoid ambiguity about where the "floor area" of an outdoor course begins and ends.
- Open Body of Water Setbacks: The applicant proposed modified conditions allowing integration of the course with water bodies, including alligator exclusion fencing as a condition for reduced setbacks, arguing that the current administrative deviation process is not functional for a use that by its nature requires water integration.
- Parking: The applicant argued that recent LDC amendments have made parking a case-by-case determination and that standard parking requirements from comparable jurisdictions would be infeasible for mixed-use projects. They requested that parking be evaluated during the conditional use permit process.
- Residential Setbacks: The applicant noted that a 100-foot setback from residential uses-cited by staff from comparable jurisdictions-would render the course physically impossible on the Island Cow property (approximately 170 feet wide at the commercial portion), and advocated for buffering as an alternative means of achieving compatibility.
- Sound: The applicant indicated willingness to comply with existing code sound regulations and questioned the need for additional restrictions.

Commission Discussion:

Commissioner Sergeant suggested that framing the use as a recreational facility (golf course) rather than an attraction could provide a more appropriate analytical framework and potentially avoid the more politically charged attraction analysis. Director McMichael confirmed it could be added under the existing recreational facilities section (§126-35), though the substantive analysis under the Sanibel Plan would remain the same regardless of placement.

Commissioner Schopp expressed general support for the specific Island Cow concept but raised concerns about the possibility of multiple miniature golf courses proliferating throughout the GC district, effectively transforming commercial areas into entertainment zones. He suggested the course should be required to be a secondary use ancillary to a primary commercial use, and that the City might consider capping the number of such uses, as it has done with formula retail.

Vice Chair Steiner shared this concern about proliferation but preferred a numerical cap over an accessory-use requirement. She also cautioned against substituting LDC language with site-specific variance conditions, advocating for the use of existing administrative waiver and variance mechanisms where possible rather than encoding every site-specific consideration into the use definition.

Commissioner Welch expressed general support for miniature golf as a community

amenity, particularly for families with children. He asked for more specificity on how open bodies of water and wildlife interactions would be addressed, and suggested that any course structures should be subject to a height limitation to prevent large themed elements. He also requested that outdoor lighting be required to be extinguished when the business is not in operation, and that bicycle parking be incorporated. Commissioner Welch additionally suggested that the prohibition on themed components could be worded to permit elements that reflect Sanibel's own character, such as the lighthouse or local landmarks, while excluding generic themes.

Commissioner Burns advocated for extending the potential TDR program discussion to commercial properties, noting that economic viability has been a persistent challenge for rebuild in the commercial district, and that a mixed-use model with transferable residential density could provide a meaningful incentive. She also noted the precedent established in the 2004 policy decisions and supported the miniature golf concept for both resort and commercial contexts.

Comments by Property/Business Owner Brian Podlasek:

- Operational Flexibility: Mr. Podlasek explained that the potential miniature golf course would allow customers flexibility regarding participation. Individuals can choose to either dine at the restaurant or play the golf course without the requirement to participate in both activities. That setup offers guests the freedom to only play golf or solely dine at the establishment.
- Traffic and Capacity: Responding to questions regarding traffic concerns, Mr. Podlasek indicated an inherent understanding that any traffic generated by the miniature golf use would likely not exceed the historical capacity of visitors to Island Cow. He expressed preference for regaining the former customer numbers rather than desiring an increase in traffic that would surpass those previous levels.

Commissioner Colter raised the practical concern that the open body of water setback, as currently applied, may be overly broad for a use of this nature, questioning why a permeable-surface pathway alongside a man-made water feature should trigger the same setback as a structural encroachment. Engineer Hofland confirmed that under the current code, any structure including pathways must meet the 20-foot setback from open bodies of water, and that on the Island Cow property specifically, maintaining those setbacks on the two existing ponds would render access to the rear of the property impossible.

Commissioner Colter stepped out of the meeting at 12:45 p.m. and returned at 12:48 p.m.

City Engineer Oisin Dolley confirmed that a permeable artificial turf system with appropriate sub-base engineering could potentially be approved as permeable

coverage, subject to an engineering report, consistent with how pervious pavers are currently handled.

Director McMichael summarized the key areas of agreement and direction from the discussion: the proposed definition was generally acceptable; themed components should be prohibited; the acreage cap should be reconsidered (with the Commission suggesting a lower number); buffers should be addressed at the conditional use permit stage rather than in the use definition; no amplified sound should be permitted; lighting should be addressed with both operational and height considerations; parking should be handled case-by-case; and the open body of water setback issue requires further work before the ordinance is finalized.

Staff and the applicant were directed to collaborate on revised draft ordinance language for the Commission to consider and vote on at a future meeting.

## 7. 9:05 - Public Hearings:

- a. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to allow accessory structures in front yards, except for accessory storage structures, subject to front setback requirements with limited exceptions, Subpart B Land Development Code, Chapter 126, Zoning, Article XIV - Supplementary District Regulations, Division 2 - Accessory Structures, Subdivision I - in General, Section 126-852 - Requirements, Section 126-853 - Front Yards, and Division 3 - Building and area requirements, Subdivision I - in General, Section 126-933 - Multiple-frontage lots, for the purpose of updating the Land Development Code regulations.

Director McMichael presented the revised draft resolution, noting that a new code section (§126-933 on multiple-frontage lots) had been added since the prior version, necessitating re-advertisement. She also noted several minor adjustments, including changing "accessory structures" to "accessory buildings" in the front yards section to reflect that the provision addresses storage sheds.

Chair Nichols proposed an amendment to the "little free library" provision, suggesting that the dimensions and mounting language be modeled after the existing mailbox regulations in §100-631, rather than simply prescribing a maximum height. The Commission discussed appropriate dimensions, ultimately settling on a maximum total height of 72 inches on a post, with the library box itself not to exceed 25 inches in height, 36 inches in width, and 18 inches in depth.

Commissioner Burns left the meeting at 1:15 p.m.

No public comment was received on this item.

**Commissioner Welch moved, seconded by Commissioner Sergeant, to adopt Resolution 26-12, as amended to incorporate the revised little free library dimensions and mounting language, and to simultaneously rescind the predecessor Resolution 26-06. The motion carried by a vote of 6-0 with Commissioner Burns absent.**

**Absent:** 1 - Commissioner Tiffany Burns

## 9. Report from Planning Department

- a. Upcoming meeting dates:
  - i. Planning Commission - Tuesday, June 9, 2026
  - ii. Report to City Council - Tuesday, June 2, 2026 - Commissioner Welch

Director McMichael reported that the next Planning Commission meeting is scheduled for Tuesday, June 9, 2026, with items advertised including consideration of three properties for addition to the local historical register. The report to City Council on Tuesday, June 2, 2026 will be delivered by Commissioner Welch.

## 10. Report from Commission Members

- a. Sanibel Plan Update Steering Committee Report

Commissioner Schopp reported on the Sanibel Plan Update Steering Committee meeting held on May 20, 2026. No new plan sections were reviewed. The committee focused on upcoming public engagement activities, including two duplicate public sessions planned for June 3 (afternoon and early evening), covering the topics of resilience, land use, and transportation. The sessions are designed as small-group, in-person participatory workshops. A questionnaire targeting young families is being developed. Consultants anticipate presenting draft plan amendments to the Planning Commission in January 2027 and to City Council the following month. The next steering committee meeting is scheduled for June 17, 2026.

Commissioner Welch requested that two separate Planning Commission sessions be scheduled for review of the draft plan amendments, to allow for adequate deliberation and reflection between sessions.

- b. Transportation Master Plan Steering Committee Report

Vice Chair Steiner reported on the Transportation Master Plan Steering Committee meeting held on May 20, 2026. The committee reviewed outcomes from a March 26 public workshop that drew approximately 100 participants in person and online. Emerging project concepts include smart traffic management, reversible lanes, enhanced shared-use path regulation, an island circulator, on-demand transit, and pull-offs for lower-speed vehicles. Despite the stated focus away from roundabouts, that topic generated substantial public comment both in support and opposition. All concepts remain subject to feasibility vetting and further public input. The next public workshop is scheduled for June 25, 2026, 6-8 PM, at the Community House, and will be broadcast via Facebook livestream.

## **11. Public Comment**

There were no public comments from the audience.

## **12. Adjournment**

There being no further business, the meeting adjourned at 1:36 p.m.



# City of Sanibel Planning Commission

## Planning Department Agenda Memorandum

**Planning Commission Meeting Date: June 9, 2026**

**To:** Planning Commission

**From:** Kim Ruiz, AICP, Principal Planner

**Date:** May 28, 2026

**TITLE: Consideration of an application nominating the Sanibel Lighthouse for placement on the Local Register of Historic Sites and Structures. Application No. PL20260022**

### REVIEW TIMELINE

Date	Meeting Type	Summary
05/07/2026	Historical Preservation Committee	HPC recommends adding the Sanibel Lighthouse added to the Local Register of Historic Sites and Structures
06/09/2026	Planning Commission	Planning Commission to make a recommendation to the City Council on whether to add the Sanibel Lighthouse to the Local Register of Historic Sites and Structures.

### PROPOSAL SUMMARY

The *Sanibel Plan* Historic Preservation Element (Sec. 3.2.4) includes the Local Register of Historic Sites and Structures. The Sanibel Lighthouse is currently listed on a table entitled Historic Sites and Structures identified in the 1976 Sanibel Plan. The nomination application under consideration is to place the Sanibel Lighthouse on the Local Register of Historic Sites and Structures.

**FUNDING SOURCE:** N/A

### RECOMMENDATION

Staff recommends Planning Commission recommend to the City Council that the Sanibel Lighthouse be added to the Local Register of Historic Sites and Structures.

### ATTACHMENTS

A	Analysis of Nomination Criteria
B	Background Information and Photographs
C	Historical Preservation Committee Resolution

## Nominated Structure or Location: Sanibel Lighthouse

<b>Sec. 98-34. Criteria for listing on the local historic register</b>	
Any site, improvement, or structure may be listed on the local register, as historic, according to the provisions of this chapter, if it meets one or more of the following criteria:	
(1) <i>Historical importance.</i> The site, improvement, structure, has character, interest or value as a part of the development, heritage or cultural characteristics of the community; is associated with the events that have made a significant contribution to the broad pattern of local history; is associated with the lives of persons significant to our past; it exemplifies the cultural, political, economic, social, historic and prehistoric heritage of the community; or may have yielded or may be likely to yield information on recorded history.	Constructed in 1884. The third-order lens was first lit on August 20, 1884, a fixed white light with a white flash, standing 98 feet above the ground, powered by kerosene oil. It could be seen in good visibility 15 ¾ miles away. The lighthouse continues to be operated by the US Coast Guard with updated lens light installed after Hurricane Ian (2022). It is a notable landmark of Sanibel Island so much so that it is incorporated into the City logo.
(2) <i>Architectural importance.</i> The improvement or structure portrays the environment of a group of people in an area of history characterized by a distinctive architectural style; it embodies those distinguishing characteristics of an architectural type, period or method; it is the work of an architect or master building whose individual work has influenced the development of the area; or it contains elements of architectural design, detail, materials or work of outstanding quality which represents a significant innovation.	An example of late 19 <sup>th</sup> century iron skeletal lighthouses and the “Sanibel class” of square iron skeletal lighthouses.
(3) <i>Geographic importance.</i> The site, improvement or structure, because of its location or other distinctive area, should be developed or preserved according to a plan based on historic, cultural or architectural motif; or due to its unique location or singular physical characteristics represents an established and familiar visual feature of the area, community, or state.	The Sanibel Lighthouse remains in its original location at the eastern tip of Sanibel Island.
(4) <i>Archaeological importance.</i> The site, because of its content or presumed content, should be preserved because it exemplifies the cultural, political, economic, social, historic or prehistoric heritage of the community or area, or it may have yielded or may be likely to yield information on recorded history.	N/A

**Nominated Structure or Location: Sanibel Lighthouse**

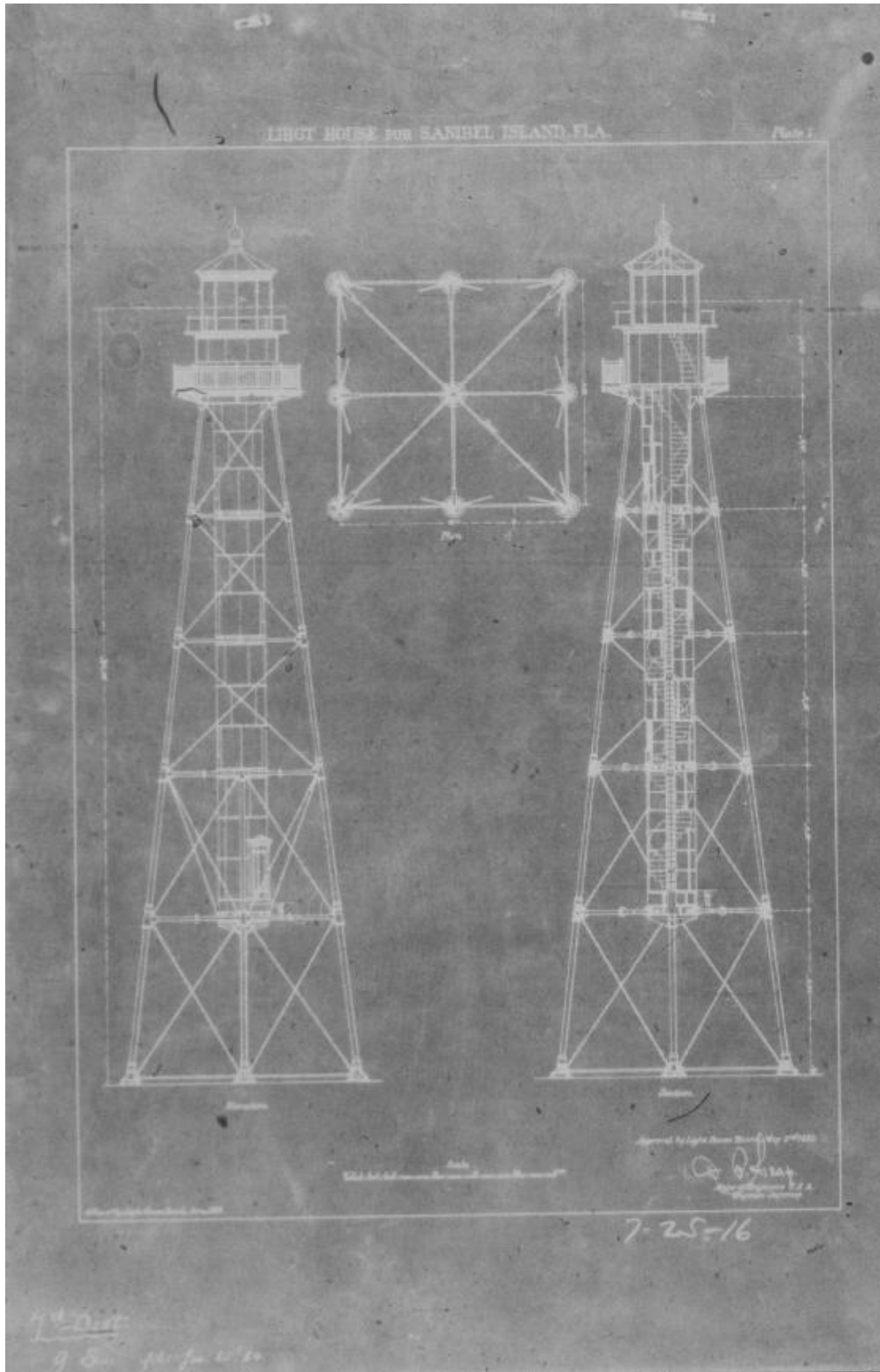
<b>Sec. 98-35. Criteria for evaluation of historically significant structures as historic landmark.</b>	
An improvement or structure may be listed as an historic landmark if it meets three or more of the following criteria:	
(1) The improvement or structure has retained its integrity either in original execution, materials, design, setting, or association.	Yes, the lighthouse is predominantly composed of original construction materials.
(2) The improvement or structure is at least 50 years old.	Yes, constructed in 1884.
(3) The improvement or structure has outstanding historical, cultural or architectural significance to the community.	Yes, the lighthouse has become known as representing the island and city.
(4) The improvement or structure exemplifies the broad cultural, economic, and social history of southwest Florida.	Yes, the lighthouse was in part installed to aid in the navigation of boats that shipped cattle from Punta Rassa.
(5) The improvement or structure has distinguishing characteristics of an architectural style representative of an historic or unique period or method of construction.	Yes, the Sanibel Lighthouse is the first lighthouse built in the "Sanibel class" of square iron skeletal lighthouses.



★ = Location of Sanibel Lighthouse

110-153 Periwinkle Way

Parcel STRAP# 21-46-23-T2-00038.0000



Official blueprints approved by the Light House Board on May 2, 1883



1941 Aerial View



1949 Lighthouse & Submarine Tower



Post Hurricane Ian 2022



2025

CITY OF SANIBEL  
HISTORIC PRESERVATION COMMITTEE RESOLUTION 26-001

A RESOLUTION OF THE HISTORIC PRESERVATION COMMITTEE OF THE CITY OF SANIBEL; RELATING TO APPLICATION NO. PL20260022 FILED PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 98 – HISTORIC PRESERVATION, ARTICLE II – REGISTRATION, PROVIDING A RECOMMENDATION TO THE PLANNING COMMISSION FOR PLACEMENT OF THE SANIBEL LIGHTHOUSE ON THE SANIBEL REGISTER OF HISTORIC LANDMARKS LOCATED AT 110-153 PERIWINKLE WAY (TAX PARCEL NO. 21-46-23-T2-00038.0000) WITH FEE TITLE OWNERSHIP BY CITY OF SANIBEL.

**WHEREAS**, a nomination of a structure known as the Sanibel Lighthouse to the City Register of Historic Landmarks was initiated by the Historical Preservation Committee; and

**WHEREAS**, the Sanibel Comprehensive Land Use Plan Section 3.2.4 Historic Preservation, pursuant to Florida Statutes, Chapter 163, establishes policies toward preservation of historic resources; and

**WHEREAS**, the Land Development Code Section 98-33.-Procedure for placement on the local register, sets for a procedure for historic register nomination and hearings by the Historic Preservation Committee, Planning Commission and City Council; and

**WHEREAS**, pursuant to Land Development Code Section 98-33, subsection (a)(3), the Historic Preservation Committee is obliged to review the nomination and write a recommendation thereon within 90 days from May 7, 2026, and;

**WHEREAS**, the matter was considered by the Historic Preservation Committee pursuant to procedure criteria established by Land Development Code Section 98-34.-Criteria for listing on the local register and Section 98-35.-Criteria for evaluation of historically significant structures as historic landmark; and

**WHEREAS**, Historic Preservation Committee made a finding that the structure meets the following criteria set forth by Land Development Code Section 98-34:

- (1) *Historical Importance.* The Sanibel Lighthouse, has character, interest and value as a part of the heritage and cultural characteristics of the community; and it represents the cultural, economic, social and historic heritage of the community so much so that it is incorporated into the City logo; and
- (2) *Architectural Importance.* The Sanibel Lighthouse, originally constructed in 1884, is an excellent example of late 19<sup>th</sup> century iron skeletal lighthouses and the namesake of the "Sanibel class" of iron skeletal lighthouses designed by the U.S. Lighthouse Board; and
- (3) *Geographic Importance.* The Sanibel Lighthouse remains in its original location at the eastern tip of Sanibel Island is an established and familiar visual feature of the area and community; and

**WHEREAS**, the Historic Preservation Committee made a finding that the Sanibel Lighthouse meets the following criteria set forth by Land Development Code Section 98-35:

- (1) The Sanibel Lighthouse has retained its integrity in original execution, materials, design and setting; and

- (2) The Sanibel Lighthouse is more than 50 years old having been constructed in 1884; and
- (3) The Sanibel Lighthouse has outstanding historical, cultural or architectural significance to the community; and
- (4) The Sanibel Lighthouse exemplifies the broad cultural, economic, and social history of southwest Florida; and
- (5) The Sanibel Lighthouse has distinguishing characteristics of the architectural style representative of the 19<sup>th</sup> century "Sanibel class" of square iron skeletal lighthouses designed by the U.S. Lighthouse Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE SANIBEL HISTORIC PRESERVATION COMMITTEE** that it hereby recommends the Sanibel Lighthouse located at 110-153 Periwinkle Way should be included on the Local Register of Historic Landmarks because it is historically significant and meets the criteria of Land Development Code Section 98-34 and Section 98-35

**DULY PASSED AND ENACTED BY THE HISTORIC PRESERVATION COMMITTEE OF THE CITY OF SANIBEL THIS 7th DAY OF MAY 2026.**

Attest:

  
 \_\_\_\_\_  
 Scotty Lynn Kelly, City Clerk

  
 \_\_\_\_\_  
 Deborah Gleason, Chair

Approved as to form and legality:

  
 \_\_\_\_\_  
 John D. Agnew, City Attorney

Date filed with City Clerk: 5/18/26

Vote of Members:

Alfino	<u>Yea</u>
Bondurant	<u>Yea</u>
Gleason	<u>Yea</u>
Jurgens	<u>Yea</u>
Norton	<u>Yea</u>

# Planning Commission Meeting

June 9, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7A**
- **APPLICATION NUMBER: PL20260022**
- **PROPERTY ADDRESS: 110-153 PERIWINKLE WAY**

---

**APPLICANT**

**CITY OF SANIBEL**

INCORPORATED

1974

# Sanibel Plan

## Section 3.2.4 Historic Preservation Element

### Local Register of Historic Sites and Structures

Landmark	Date of Inclusion
Indian Mound "A"	March 19, 1991
O. Bowen Grave	May 21, 1991
Bailey House	May 21, 1991
Cooper Homestead	May 21, 1991
Black School	May 21, 1991
White School	May 21, 1991
Nutt Homestead	May 21, 1991
1910 Post Office	May 21, 1991
Community House	May 19, 1992
Sanibel Community Church	May 19, 1992
Rutland Graves	May 19, 1992
The Beach House	May 19, 1992
Shore Haven	May 19, 1992
Bailey Store	May 19, 1992
Miss Charlotta's Tea Room	May 19, 1992
White Heron House	September 7, 1993
Morning Glories Cottage	March 4, 2003
Rutland Home	March 4, 2003
The Burnap Cottage	March 4, 2003

Source: Local Register of Historic Landmarks

### Historic Sites and Structures identified in the 1976 Sanibel Plan

**Sanibel Lighthouse** Brick Hut and Keeper's Quarters:  
Point Ybel.

**Wulfert Cemetery:** Wulfert Peninsula.

**Sanibel Cemetery:** off Casa Ybel Road.

Clarence Rutland House: Moved to City Hall Site  
(Settler's Museum) in 1982.

The Lighthouse Keeper's Quarters and some Indian  
Mounds on federal property receive protection.

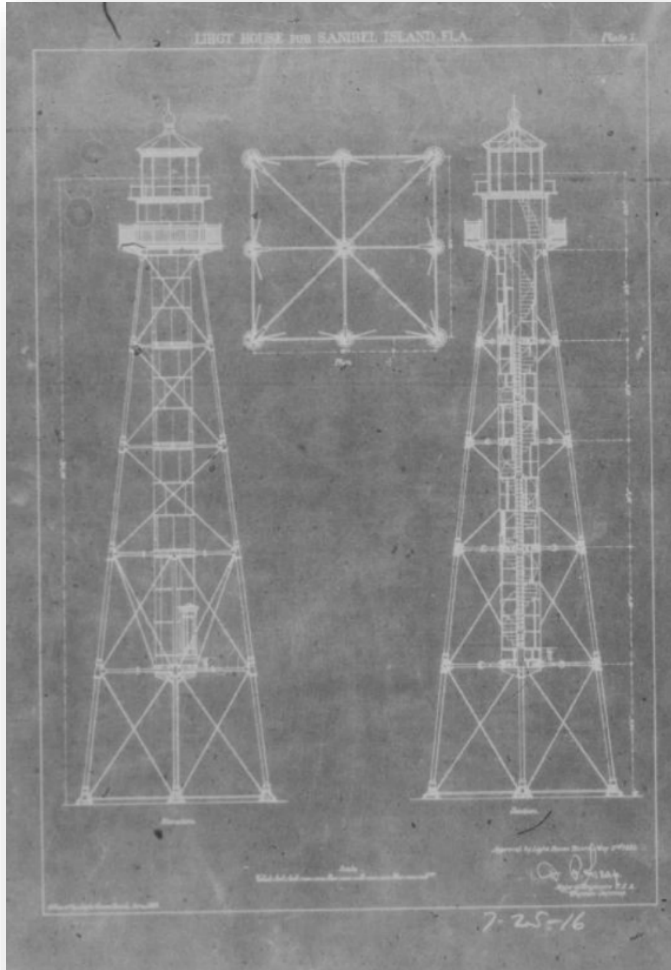
The Lighthouse and Keeper's Quarters are also listed on  
the National Register of Historic Places.

Source: 1976 Sanibel Plan

# Property Location



# Nomination to add the Sanibel Lighthouse to the Local Register of Historic Landmarks



## Sec. 98-34. Criteria for listing on the local historic register

Sanibel Lighthouse meets historical, architectural, and geographic importance criteria

## Sec. 98-35. Criteria for evaluation of historically significant structures as historic landmark

Sanibel Lighthouse meets all 5 criteria



## **Recommendation:**

Planning Commission should recommend to the City Council that the Sanibel Lighthouse be added to the Local Register of Historic Sites and Structures

CITY OF SANIBEL  
**DRAFT** PLANNING COMMISSION RESOLUTION 26-15

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANIBEL; RELATING TO APPLICATION NO. PL20260022 FILED PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 98, HISTORIC PRESERVATION, ARTICLE II, REGISTRATION, PROVIDING A RECOMMENDATION TO THE CITY COUNCIL FOR PLACEMENT OF THE SANIBEL LIGHTHOUSE ON THE SANIBEL REGISTER OF HISTORIC LANDMARKS LOCATED AT 110-153 PERIWINKLE WAY (TAX PARCEL NO. 21-46-22-T2-00038.0000) WITH FEE TITLE OWNERSHIP BY THE CITY OF SANIBEL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the nomination of a structure known as the Sanibel Lighthouse to the City Register of Historic Landmarks was initiated by the Historical Preservation Committee and considered at its May 7, 2026, meeting; and

**WHEREAS**, the Sanibel Comprehensive Land Use Plan, Section 3.2.4, Historic Preservation, pursuant to Chapter 163, Florida Statutes, establishes policies toward preservation of historic resources; and

**WHEREAS**, the Land Development Code, Section 98-33, Procedure for placement on the local register, sets forth a procedure for historic register nomination and hearings by the Historical Preservation Committee, Planning Commission, and City Council; and

**WHEREAS**, pursuant to Land Development Code, Section 98-33, subsection (a)(3), the Historical Preservation Committee is obliged to review the nomination and write a recommendation thereon within 90 days from May 7, 2026; and

**WHEREAS**, the matter was considered by the Historical Preservation Committee pursuant to procedure criteria established by Land Development Code, Section 98-34, Criteria for listing on the local register, and Section 98-35, Criteria for evaluation of historically significant structures as historic landmark; and

**WHEREAS**, the Planning Commission concurred with the finding by the Historical Preservation Committee that the structure meets the following criteria set forth by the Land Development Code, Section 98-34:

- (1) *Historical Importance*. The Sanibel Lighthouse has character, interest, and value as a part of the heritage and cultural characteristics of the community; and it represents the cultural, economic, social, and historic heritage of the community so much so that it is incorporated into the City logo; and
- (2) *Architectural Importance*. The Sanibel Lighthouse, originally constructed in 1884, is an excellent example of late 19<sup>th</sup> century iron skeletal lighthouses and the namesake of the "Sanibel class" of iron skeletal lighthouses designed by the U.S. Lighthouse Board; and
- (3) *Geographic Importance*. The Sanibel Lighthouse remains in its original location at the eastern tip of Sanibel Island and is an established and familiar visual feature of the area and community; and

**WHEREAS**, the Planning Commission concurred with the finding by the Historical Preservation Committee that the Sanibel Lighthouse meets the following criteria set forth by Land Development Code Section 98-35:

- (1) The Sanibel Lighthouse has retained its integrity in original execution, materials, design, and setting;

- (2) The Sanibel Lighthouse is more than 50 years old having been constructed in 1884;
- (3) The Sanibel Lighthouse has outstanding historical, cultural or architectural significance to the community;
- (4) The Sanibel Lighthouse exemplifies the broad cultural, economic, and social history of southwest Florida; and
- (5) The Sanibel Lighthouse has distinguishing characteristics of the architectural style representative of the 19<sup>th</sup> century "Sanibel class" of square iron skeletal lighthouses designed by the U.S. Lighthouse Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE SANIBEL PLANNING COMMISSION** that it hereby recommends the Sanibel Lighthouse located at 110-153 Periwinkle Way should be included on the Local Register of Historic Landmarks because it is historically significant and meets the criteria of Land Development Code Section 98-34 and Section 98-35.

**EXPIRATION OF PLANNING COMMISSION ACTION:** In accordance with Land Development Code Section 82-424(f) Action on Application. When a development order is approved with conditions imposed thereon, such conditions shall be satisfied within the time limit specified in the development order issued by the Planning Commission. When such conditions specify requirements to be completed before a development permit is issued, and no particular time limit is specified for satisfaction of the conditions, such conditions must be satisfied within six months after issuance of the development order. Failure to satisfy a condition imposed upon the approval of a development permit, within the time limit specified therefor, or such extended time period as the Planning Commission may approve upon timely application of the permittee, shall cause the development order approving the development permit to be null and void and of no further force or effect.

**EFFECTIVE DATE OF PLANNING COMMISSION ACTION: Development Permit:** In accordance with Land Development Code Section 82-97. All actions of the Planning Commission, including those which constitute final decisions, shall be effective upon the date of filing of the adopted Resolution with the City Manager, or at a later date if provided in the Resolution. However, permits authorized by final decisions shall not be issued until one of the following has occurred: 1) The time for filing an appeal to City Council has elapsed; 2) The applicant and all other persons having appeal rights have filed a written waiver of appeal rights; or 3) If an appeal has been timely filed, the City Council has finally disposed of the matter.

**RIGHT TO APPEAL PLANNING COMMISSION ACTION:** In accordance with Land Development Code Section 82-98. Appeals. The applicant is hereby advised that the following persons have the right to appeal a final decision of the Planning Commission adverse to their interests: 1) The applicant; 2) The owner of the property proposed for development; 3) The developer of the property proposed for development; and 4) Any other person residing upon, or owning property within the City, or owning or operating a business within the City, who participated by written comment before or at the Planning Commission hearing or who participated in person or through an authorized agent at the Planning Commission hearing. The appeal shall be filed within 15 days after the date that the Planning Commission decision was filed. The appeal shall be filed with the City manager, and the filing fee shall be paid as a prerequisite to filing.

**DISCLAIMER & PERMIT CONDITION (APPLICABLE ONLY IF FEDERAL OR STATE PERMITS ARE REQUIRED):** Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project.

**PASSED IN OPEN AND REGULAR SESSION OF THE PLANNING COMMISSION OF THE CITY OF SANIBEL, FLORIDA, THIS 9<sup>TH</sup> DAY OF JUNE 2026.**

Attest:

\_\_\_\_\_  
Scotty Lynn Kelly, City Clerk

\_\_\_\_\_  
Paul Nichols, Chair

Approved as to form and legality:

\_\_\_\_\_  
John D. Agnew, City Attorney

Date filed with City Clerk: \_\_\_\_\_

Vote of Commission Members:

Nichols	_____
Steiner	_____
Burns	_____
Colter	_____
Schopp	_____
Sergeant	_____
Welch	_____



# City of Sanibel Planning Commission

## Planning Department Agenda Memorandum

**Planning Commission Meeting Date: June 9, 2026**

**To:** Planning Commission

**From:** Kim Ruiz, AICP, Principal Planner

**Date:** May 28, 2026

**TITLE: Consideration of an application nominating the Sanibel Cemetery for placement on the Local Register of Historic Sites and Structures. Application No. PL20260023**

### REVIEW TIMELINE

Date	Meeting Type	Summary
05/07/2026	Historical Preservation Committee	HPC recommends adding the Sanibel Cemetery added to the Local Register of Historic Sites and Structures
06/09/2026	Planning Commission	Planning Commission to make a recommendation to the City Council on whether to add the Sanibel Cemetery the Local Register of Historic Sites and Structures.

### PROPOSAL SUMMARY

The *Sanibel Plan* Historic Preservation Element (Sec. 3.2.4) includes the Local Register of Historic Sites and Structures. The Sanibel Cemetery is currently listed on a table entitled Historic Sites and Structures identified in the 1976 Sanibel Plan. The nomination application under consideration is to place the Sanibel Cemetery on the Local Register of Historic Sites and Structures.

**FUNDING SOURCE:** N/A

### RECOMMENDATION

Staff recommends Planning Commission recommend to the City Council that the Sanibel Cemetery be added to the Local Register of Historic Sites and Structures.

### ATTACHMENTS

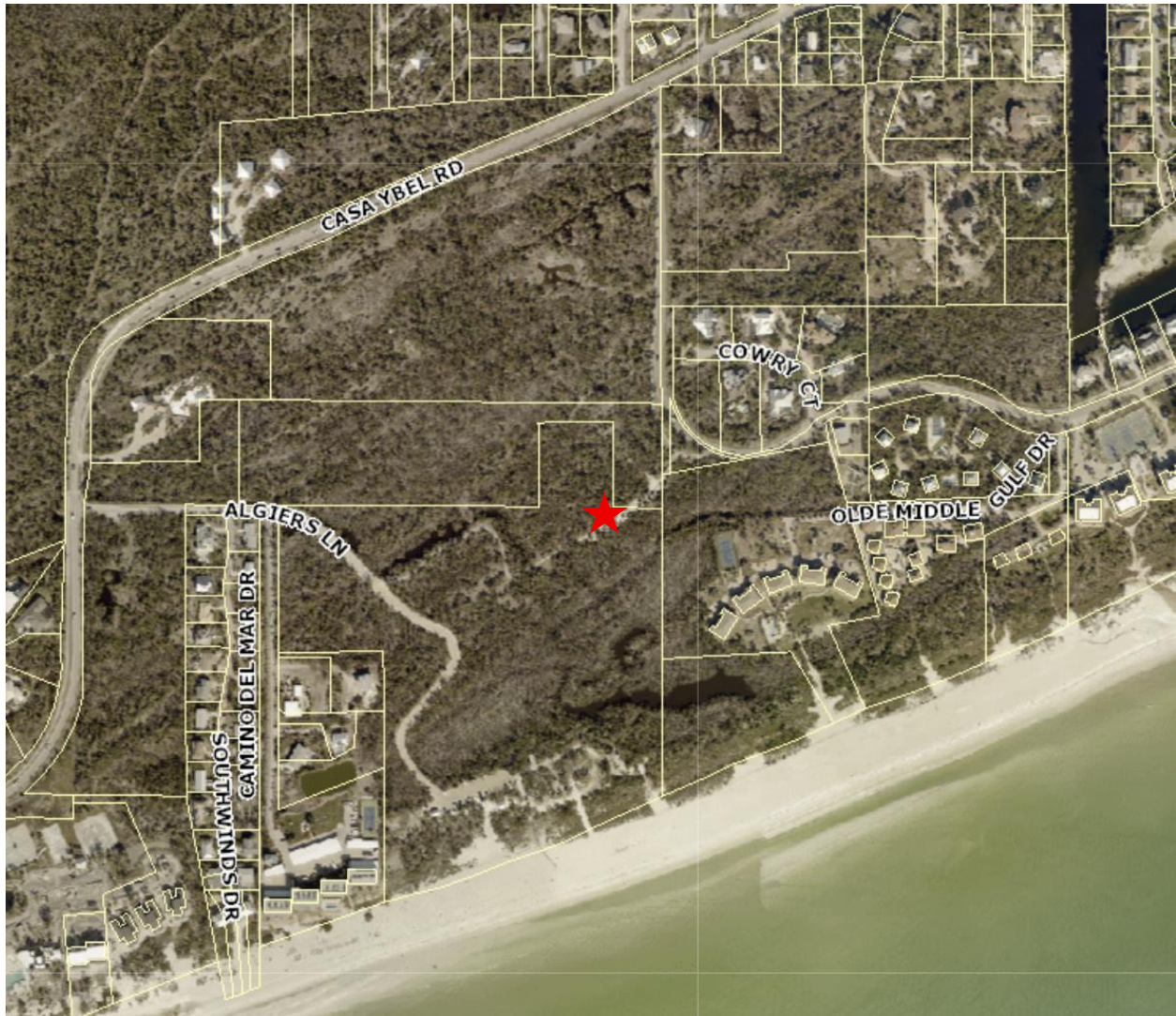
A	Analysis of Nomination Criteria
B	Background Information and Photographs
C	Historical Preservation Committee Resolution

## Nominated Structure or Location: Sanibel Cemetery

<b>Sec. 98-34. Criteria for listing on the local historic register</b>	
Any site, improvement, or structure may be listed on the local register, as historic, according to the provisions of this chapter, if it meets one or more of the following criteria:	
(1) <i>Historical importance.</i> The site, improvement, structure, has character, interest or value as a part of the development, heritage or cultural characteristics of the community; is associated with the events that have made a significant contribution to the broad pattern of local history; is associated with the lives of persons significant to our past; it exemplifies the cultural, political, economic, social, historic and prehistoric heritage of the community; or may have yielded or may be likely to yield information on recorded history.	The Sanibel Cemetery contains graves of pioneer settlers and homesteaders. The land was donated as a public burial cemetery in 1888 by Reverend George Barnes, a traveling evangelist. The Sanibel Cemetery was part of Barnes' homestead. It contains at least 31 graves, many unmarked.
(2) <i>Architectural importance.</i> The improvement or structure portrays the environment of a group of people in an area of history characterized by a distinctive architectural style; it embodies those distinguishing characteristics of an architectural type, period or method; it is the work of an architect or master building whose individual work has influenced the development of the area; or it contains elements of architectural design, detail, materials or work of outstanding quality which represents a significant innovation.	N/A
(3) <i>Geographic importance.</i> The site, improvement or structure, because of its location or other distinctive area, should be developed or preserved according to a plan based on historic, cultural or architectural motif; or due to its unique location or singular physical characteristics represents an established and familiar visual feature of the area, community, or state.	This is the original location of the Sanibel Cemetery.
(4) <i>Archaeological importance.</i> The site, because of its content or presumed content, should be preserved because it exemplifies the cultural, political, economic, social, historic or prehistoric heritage of the community or area, or it may have yielded or may be likely to yield information on recorded history.	N/A

**Nominated Structure or Location: Sanibel Cemetery**

<b>Sec. 98-35. Criteria for evaluation of historically significant structures as historic landmark.</b>	
An improvement or structure may be listed as an historic landmark if it meets three or more of the following criteria:	
(1) The improvement or structure has retained its integrity either in original execution, materials, design, setting, or association.	Yes, this is the original location of the Sanibel Cemetery.
(2) The improvement or structure is at least 50 years old.	Yes, established in 1888. The last burial was in 1967.
(3) The improvement or structure has outstanding historical, cultural or architectural significance to the community.	Yes, the Sanibel cemetery represents the early settlers and homesteaders.
(4) The improvement or structure exemplifies the broad cultural, economic, and social history of southwest Florida.	Yes, the Sanibel cemetery represents the early settlers and homesteaders.
(5) The improvement or structure has distinguishing characteristics of an architectural style representative of an historic or unique period or method of construction.	N/A



★ = Location of Sanibel Cemetery

Parcel STRAP #36-46-22-T1-00007.0000

2001 Algiers Lane



SANIBEL CEMETERY

public  
history
 {Sanibel Cemetery, off Casa Ybel Road, was never dedicated as such but in 1975, Howard Dayton of H.D. Enterprises donated the 11 acre tract to the city. It was on the George O. Barnes homestead land and was donated by the family at about the turn of the century as a public burial ground.} The Rev. Barnes was once a Presbyterian missionary in India and later became an independent evangelist then late in life joined the Episcopal Church. He brought his family to Sanibel in 1889 where he and his wife, Jane, and their children, Marie, Will and Georgia each claimed homestead land. They opened a cottage type hotel on the gulf beach which they named The Sisters, now Casa Ybel.

{Although many graves in Sanibel Cemetery are marked <sup>un</sup> the earliest seems to have been in ~~1904~~ <sup>1889</sup>.} It is doubtful that any member of the Barnes family is buried there for the Rev. Barnes had built The Church of the Four Gospels close enough to the beach for its huge cross to be seen from ships at sea. When Georgia married Edward Duncan a home for them, Thistle Lodge, was built adjacent to it. There was a churchyard cemetery and it is believed that when Jane Barnes died she was buried there in 1901 and that when her husband died in 1908 he was also. The 1910 hurricane all but demolished the church and eventually it was torn down. The 8½ acre church lot was sold to Graham Lacey in 1913 and probably it was then that the young ladies playing cards on the porch at Thistle Lodge saw coffins and headstones dug from the church burial ground carried past them and loaded on a truck for reburial. The Rev. and Mrs. Barnes were reburied in the family plot in Danville, Kentucky. {Today, Sanibel Cemetery contains at least 31 graves, many unmarked. It no longer is used as a cemetery.}

Submitted by Elinore Dormer. Documentation is attached.

List of known graves: South ridge

Newton Rutland, 1892-1915

William H. Reed, 1880-1921

Lucy Elizabeth Reed, 1835-1894

Eugene Reed, 1868-1889

Yvette (Cookie) Redinger, D.1961 -

Edmund D. Taylor, 1904-1967

Joseph Redinger, D.1974

Wiles infant, d. 1967

Rebecca L. Turner, 1882-1914

Henriette Riddle, infant d.1913

North Ridge

Georgeana Johnson (Belton Johnson's grandmother) d.?

James Johnson, 1869-1935

Anna M. Johnson, d.1912

Johnson infant, d.1904

Jenkins infant, d.?

Marie Jenny, infant, d.?

John Daniels, d.1907

William Pearde, d. 1911

Pearde children d.?

Mrs. William Pearde, d.?

Four Harrison children, d.?

Gus Sheheq d. 1906

Helen Woodring, age 5, daughter of Sam and Aurora, d. before 1920

Roxie Shanahan, d?

Joe Agulard, d.1917

Mrs Lotz, d.?

1 Cuban fisherman, name unknown, d

CITY OF SANIBEL  
HISTORIC PRESERVATION COMMITTEE RESOLUTION 26-002

A RESOLUTION OF THE HISTORIC PRESERVATION COMMITTEE OF THE CITY OF SANIBEL; RELATING TO APPLICATION NO. PL20260023 FILED PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 98 – HISTORIC PRESERVATION, ARTICLE II – REGISTRATION, PROVIDING A RECOMMENDATION TO THE PLANNING COMMISSION FOR PLACEMENT OF THE SANIBEL CEMETERY ON THE SANIBEL REGISTER OF HISTORIC LANDMARKS LOCATED AT 2001 ALGIERS LANE (TAX PARCEL NO. 36-46-22-T1-00007.0000) WITH FEE TITLE OWNERSHIP BY CITY OF SANIBEL.

**WHEREAS**, a nomination of a structure known as the Sanibel Cemetery to the City Register of Historic Landmarks was initiated by the Historical Preservation Committee; and

**WHEREAS**, the Sanibel Comprehensive Land Use Plan Section 3.2.4 Historic Preservation, pursuant to Florida Statutes, Chapter 163, establishes policies toward preservation of historic resources; and

**WHEREAS**, the Land Development Code Section 98-33.-Procedure for placement on the local register, sets for a procedure for historic register nomination and hearings by the Historic Preservation Committee, Planning Commission and City Council; and

**WHEREAS**, pursuant to Land Development Code Section 98-33, subsection (a)(3), the Historic Preservation Committee is obliged to review the nomination and write a recommendation thereon within 90 days from May 7, 2026, and;

**WHEREAS**, the matter was considered by the Historic Preservation Committee pursuant to procedure criteria established by Land Development Code Section 98-34.-Criteria for listing on the local register and Section 98-35.-Criteria for evaluation of historically significant structures as historic landmark; and

**WHEREAS**, Historic Preservation Committee made a finding that the site meets the following criteria set forth by Land Development Code Section 98-34:

- (1) *Historical Importance.* The Sanibel Cemetery, has character, interest and value as a part of the heritage and cultural characteristics of the community; and it represents the cultural, economic, social and historic heritage of the pioneer settlers and homesteaders; and
- (2) *Geographic Importance.* The Sanibel Cemetery is in its original location; and

**WHEREAS**, the Historic Preservation Committee made a finding that the Sanibel Lighthouse meets the following criteria set forth by Land Development Code Section 98-35:

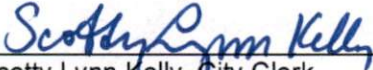
- (1) The Sanibel Cemetery has retained its integrity in original setting; and

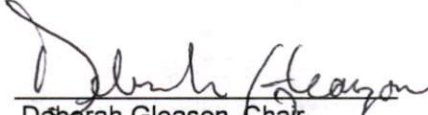
- (2) The Sanibel Cemetery is more than 50 years old having been established in 1888 with the last burial in 1967; and
- (3) The Sanibel Cemetery has outstanding historical significance to the community representing early settlers and homesteaders; and
- (4) The Sanibel Cemetery exemplifies the broad cultural, economic, and social history of southwest Florida representing early settlers and homestead.

**NOW, THEREFORE, BE IT RESOLVED BY THE SANIBEL HISTORIC PRESERVATION COMMITTEE** that it hereby recommends the Sanibel Cemetery located at 2001 Algiers Lane should be included on the Local Register of Historic Landmarks because it is historically significant and meets the criteria of Land Development Code Section 98-34 and Section 98-35

**DULY PASSED AND ENACTED BY THE HISTORIC PRESERVATION COMMITTEE OF THE CITY OF SANIBEL THIS 7th DAY OF MAY 2026.**

Attest:

  
 \_\_\_\_\_  
 Scotty Lynn Kelly, City Clerk

  
 \_\_\_\_\_  
 Deborah Gleason, Chair

Approved as to form and legality:

  
 \_\_\_\_\_  
 John D. Agnew, City Attorney

Date filed with City Clerk: 5/18/26

Vote of Members:

Alfino	<u>Yea</u>
Bondurant	<u>Yea</u>
Gleason	<u>Yea</u>
Jurgens	<u>Yea</u>
Norton	<u>Yea</u>

# Planning Commission Meeting

June 9, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7B**
- **APPLICATION NUMBER: PL20260023**
- **PROPERTY ADDRESS: 2001 ALGIERS LANE**

---

**APPLICANT**

**CITY OF SANIBEL**

INCORPORATED

1974

# Property Location



# Nomination to add the Sanibel Cemetery to the Local Register of Historic Landmarks

**Sec. 98-34. Criteria for listing on the local historic register**

Sanibel Cemetery meets historical and geographic importance criteria

**Sec. 98-35. Criteria for evaluation of historically significant structures as historic landmark**

Sanibel Cemetery meets 4 of the 5 criteria



List of known graves: South ridge

- Newton Rutland, 1892-1915
- William H. Reed, 1880-1921
- Lucy Elizabeth Reed, 1835-1894
- Eugene Reed, 1868-1889
- Yvette (Cookie) Redinger, D.1961 -
- Edmund D. Taylor, 1904-1967
- Joseph Redinger, D.1974
- Wiles infant, d. 1967
- Rebecca L. Turner, 1882-1914
- Henriette Riddle, infant d.1913

North Ridge

- Georgeana Johnson (Belton Johnson's grandmother) d.?
- James Johnson, 1869-1935
- Anna M. Johnson, d.1912
- Johnson infant, d.1904
- Jenkins infant, d.?
- Marie Jenny, infant, d.?
- John Daniels, d.1907
- William Pearde, d. 1911
- Pearde children d.?
- Mrs. William Pearde, d.?
- Four Harrison children, d.?
- Gus Shehe d. 1906
- Helen Woodring, age 5, daughter of Sam and Aurora, d. before 1920
- Roxie Shanahan, d?
- Mrs Lotz, d.?
- Joe Agulard, d.1917
- 1 Cuban fisherman, name unknown, d

## **Recommendation:**

Planning Commission should recommend to the City Council that the Sanibel Cemetery be added to the Local Register of Historic Sites and Structures

CITY OF SANIBEL  
**DRAFT** PLANNING COMMISSION RESOLUTION 26-16

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANIBEL; RELATING TO APPLICATION NO. PL20260023 FILED PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 98, HISTORIC PRESERVATION, ARTICLE II, REGISTRATION, PROVIDING A RECOMMENDATION TO THE CITY COUNCIL FOR PLACEMENT OF THE SANIBEL CEMETERY ON THE SANIBEL REGISTER OF HISTORIC LANDMARKS LOCATED AT 2001 ALGIERS LANE (TAX PARCEL NO. 36-46-22-T1-00007.0000) WITH FEE TITLE OWNERSHIP BY THE CITY OF SANIBEL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the nomination of a structure known as the Sanibel Cemetery to the City Register of Historic Landmarks was initiated by the Historical Preservation Committee and considered at its May 7, 2026 meeting; and

**WHEREAS**, the Sanibel Comprehensive Land Use Plan Section 3.2.4, Historic Preservation, pursuant to Chapter 163, Florida Statutes, establishes policies toward preservation of historic resources; and

**WHEREAS**, the Land Development Code Section 98-33, Procedure for placement on the local register, sets for a procedure for historic register nomination and hearings by the Historical Preservation Committee, Planning Commission, and City Council; and

**WHEREAS**, pursuant to Land Development Code Section 98-33, subsection (a)(3), the Historical Preservation Committee is obliged to review the nomination and write a recommendation thereon within 90 days from May 7, 2026; and

**WHEREAS**, the matter was considered by the Historical Preservation Committee pursuant to procedure criteria established by Land Development Code, Section 98-34, Criteria for listing on the local register, and Section 98-35, Criteria for evaluation of historically significant structures as historic landmark; and

**WHEREAS**, the Planning Commission concurred with the finding by the Historical Preservation Committee that the structure meets the following criteria set forth by Land Development Code Section 98-34:

- (1) *Historical Importance.* The Sanibel Cemetery has character, interest, and value as a part of the heritage and cultural characteristics of the community; and it represents the cultural, economic, social, and historic heritage of the pioneer settlers and homesteaders; and
- (3) *Geographic Importance.* The Sanibel Cemetery is in its original location; and

**WHEREAS**, the Planning Commission concurred with the finding by the Historical Preservation Committee that the Sanibel Cemetery meets the following criteria set forth by Land Development Code, Section 98-35:

- (1) The Sanibel Cemetery has retained its integrity in original setting;
- (2) The Sanibel Cemetery is more than 50 years old having been established in 1888 with the last burial in 1967;
- (3) The Sanibel Cemetery has outstanding historical significance to the community representing early settlers and homesteaders; and
- (4) The Sanibel Cemetery exemplifies the broad cultural, economic, and social history of southwest Florida representing early settlers and homesteaders.

**NOW, THEREFORE, BE IT RESOLVED BY THE SANIBEL PLANNING COMMISSION** that it hereby recommends the Sanibel Cemetery located at 2001 Algiers Lane should be included on the Local Register of Historic Landmarks because it is historically significant and meets the criteria of Land Development Code Section 98-34 and Section 98-35.

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**EFFECTIVE DATE OF PLANNING COMMISSION ACTION: Development Permit:** In accordance with Land Development Code Section 82-97. All actions of the Planning Commission, including those which constitute final decisions, shall be effective upon the date of filing of the adopted Resolution with the City Manager, or at a later date if provided in the Resolution. However, permits authorized by final decisions shall not be issued until one of the following has occurred: 1) The time for filing an appeal to City Council has elapsed; 2) The applicant and all other persons having appeal rights have filed a written waiver of appeal rights; or 3) If an appeal has been timely filed, the City Council has finally disposed of the matter.

**RIGHT TO APPEAL PLANNING COMMISSION ACTION:** In accordance with Land Development Code Section 82-98. Appeals. The applicant is hereby advised that the following persons have the right to appeal a final decision of the Planning Commission adverse to their interests: 1) The applicant; 2) The owner of the property proposed for development; 3) The developer of the property proposed for development; and 4) Any other person residing upon, or owning property within the City, or owning or operating a business within the City, who participated by written comment before or at the Planning Commission hearing or who participated in person or through an authorized agent at the Planning Commission hearing. The appeal shall be filed within 15 days after the date that the Planning Commission decision was filed. The appeal shall be filed with the City manager, and the filing fee shall be paid as a prerequisite to filing.

**DISCLAIMER & PERMIT CONDITION (APPLICABLE ONLY IF FEDERAL OR STATE PERMITS ARE REQUIRED):** Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project.

**PASSED IN OPEN AND REGULAR SESSION OF THE PLANNING COMMISSION OF THE CITY OF SANIBEL, FLORIDA, THIS 9<sup>TH</sup> DAY OF JUNE 2026.**

Attest:

\_\_\_\_\_  
Scotty Lynn Kelly, City Clerk

\_\_\_\_\_  
Paul Nichols, Chair

Approved as to form and legality:

\_\_\_\_\_  
John D. Agnew, City Attorney

Date filed with City Clerk: \_\_\_\_\_

Vote of Commission Members:

Nichols	_____
Steiner	_____
Burns	_____
Colter	_____
Schopp	_____
Sergeant	_____
Welch	_____



# City of Sanibel Planning Commission

## Planning Department Agenda Memorandum

**Planning Commission Meeting Date: June 9, 2026**

**To:** Planning Commission

**From:** Kim Ruiz, AICP, Principal Planner

**Date:** May 28, 2026

**TITLE: Consideration of an application nominating the Wulfert Cemetery for placement on the Local Register of Historic Sites and Structures. Application No. PL20260024**

### REVIEW TIMELINE

Date	Meeting Type	Summary
05/07/2026	Historical Preservation Committee	HPC recommends adding the Wulfert Cemetery added to the Local Register of Historic Sites and Structures.
06/09/2026	Planning Commission	Planning Commission to make a recommendation to the City Council on whether to add the Wulfert Cemetery the Local Register of Historic Sites and Structures.

### PROPOSAL SUMMARY

The *Sanibel Plan* Historic Preservation Element (Sec. 3.2.4) includes the Local Register of Historic Sites and Structures. The Wulfert Cemetery is currently listed on a table entitled Historic Sites and Structures identified in the 1976 Sanibel Plan. The nomination application under consideration is to place the Wulfert Cemetery on the Local Register of Historic Sites and Structures.

**FUNDING SOURCE:** N/A

### RECOMMENDATION

Staff recommends Planning Commission recommend to the City Council that the Wulfert Cemetery be added to the Local Register of Historic Sites and Structures.

### ATTACHMENTS

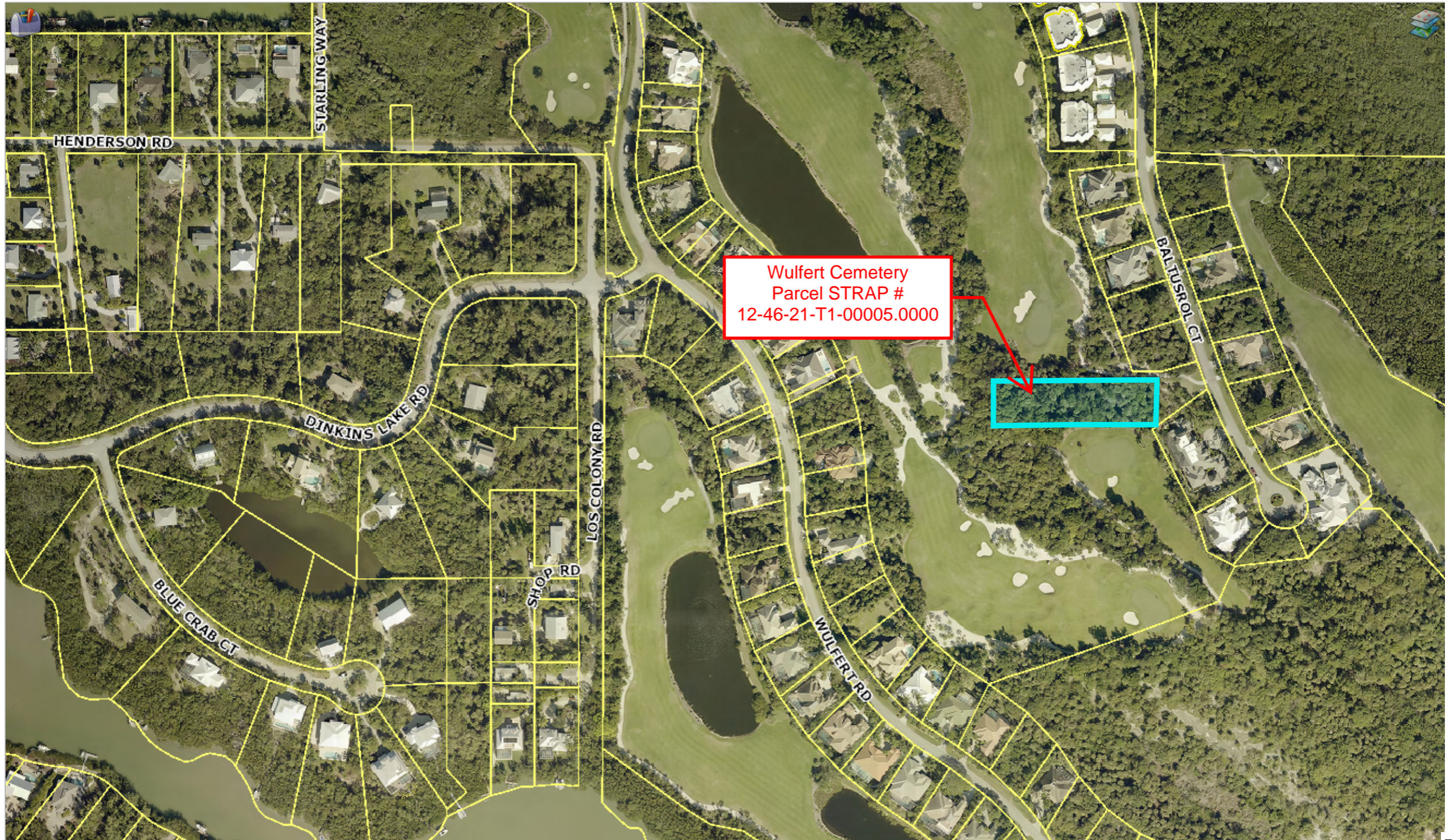
A	Analysis of Nomination Criteria
B	Background Information
C	Historical Preservation Committee Resolution

**Nominated Structure or Location: Wulfert Cemetery**

<b>Sec. 98-34. Criteria for listing on the local historic register</b>	
Any site, improvement, or structure may be listed on the local register, as historic, according to the provisions of this chapter, if it meets one or more of the following criteria:	
(1) <i>Historical importance.</i> The site, improvement, structure, has character, interest or value as a part of the development, heritage or cultural characteristics of the community; is associated with the events that have made a significant contribution to the broad pattern of local history; is associated with the lives of persons significant to our past; it exemplifies the cultural, political, economic, social, historic and prehistoric heritage of the community; or may have yielded or may be likely to yield information on recorded history.	The Wulfert Cemetery represents the settlement of Wulfert which had close to 100 residents as an “up and coming” community in the early 1900s, with its own school, post office, store, dock and bulkhead for shipment of crops. It was noted that 10,000 crates of vegetables were shipped from the Wulfert bulkhead each season. By 1939, the population of Wulfert had dropped to 10 residents. Once WWII began, Wulfert was a ghost town. (Information from <i>Sanibel’s Story – Voices and Images from Calusa to Incorporation</i> , by Betty Anholt)
(2) <i>Architectural importance.</i> The improvement or structure portrays the environment of a group of people in an area of history characterized by a distinctive architectural style; it embodies those distinguishing characteristics of an architectural type, period or method; it is the work of an architect or master building whose individual work has influenced the development of the area; or it contains elements of architectural design, detail, materials or work of outstanding quality which represents a significant innovation.	N/A
(3) <i>Geographic importance.</i> The site, improvement or structure, because of its location or other distinctive area, should be developed or preserved according to a plan based on historic, cultural or architectural motif; or due to its unique location or singular physical characteristics represents an established and familiar visual feature of the area, community, or state.	The Wulfert Cemetery is in its original location.
(4) <i>Archaeological importance.</i> The site, because of its content or presumed content, should be preserved because it exemplifies the cultural, political, economic, social, historic or prehistoric heritage of the community or area, or it may have yielded or may be likely to yield information on recorded history.	N/A

**Nominated Structure or Location: Wulfert Cemetery**

<b>Sec. 98-35. Criteria for evaluation of historically significant structures as historic landmark.</b>	
An improvement or structure may be listed as an historic landmark if it meets three or more of the following criteria:	
(1) The improvement or structure has retained its integrity either in original execution, materials, design, setting, or association.	The Wulfert Cemetery has retained its integrity in original setting.
(2) The improvement or structure is at least 50 years old.	Yes, the cemetery dates to the early 1900s.
(3) The improvement or structure has outstanding historical, cultural or architectural significance to the community.	Yes, the Wulfert Cemetery is all that remains of the early 1900s settlement of Wulfert.
(4) The improvement or structure exemplifies the broad cultural, economic, and social history of southwest Florida.	Yes, the Wulfert Cemetery is all that remains of the early 1900s settlement of Wulfert.
(5) The improvement or structure has distinguishing characteristics of an architectural style representative of an historic or unique period or method of construction.	N/A



## WULFERT CEMETERY

Wulfert Cemetery is the only dedicated cemetery on Sanibel. It consists of about one acre of land off old Wulfert Road on land homesteaded by Josiah Dinkins in 1898. He had been a steamboat engineer before coming to Sanibel where he raised citrus fruit which he shipped from Wulfert dock to northern markets. He lived in Wulfert with his wife to whom he was devoted. It is not known when she died but he donated land for the cemetery and erected a monument in her memory although she and he, too, were buried in Fort Myers. The first burial in the cemetery was that of Stephen <sup>Decatur</sup> Hall who died in 1904. He was oldtimer Arthur Gibson's grandfather who had arrived in Wulfert in 1900. Other graves were those of Callie Carroway, who died in 1907 with her baby during childbirth, her father in law, Mr. Carroway, Sr., Willie Brady, a boy who died in 1906, Mr. Dewey, a farmhand, Mason C. Dwight and Mrs. Dwight, John Henderson and Mrs. Henderson who died after 1959. That same year or earlier, a county commissioner came to Wulfert to inspect this cemetery. Recently, efforts by Dick Noon and others from the City of Sanibel to find the cemetery were unsuccessful.

Documentation is attached

Submitted by Elinore Dormer, Jan. 8, 1991

People buried in Wulfert Cemetery:

1. Stephen Decatur Hall, great grandfather of Pearl Stokes. Died 1904
  2. Mr. Carroway, Sr., father of Rufus Carroway. Died before 1907.
  3. Callie Carroway, his daughter, d. 1907
  4. Her unnamed baby.
  5. Willie Brady, 1905/06
  6. Mr. Dewey, farmhand
  7. A monument for Mrs. Dinkins.
  8. Mason C. Dwight
  9. Mrs. Dwight
- Capt. Josiah Dinkins gave the land.
- 

THE OLIVER F. BOWEN LAND IS NOT IN THIS CEMETERY BUT ON HIS FORMER HOMESTEAD PROPERTY. THIS, ALSO, MUST BE PROTECTED.

I BELIEVE THAT THE STRAP # IS 12-46-21, PARCEL 7.

*Elinor Warren*

CITY OF SANIBEL  
HISTORIC PRESERVATION COMMITTEE RESOLUTION 26-003

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMITTEE OF THE CITY OF SANIBEL; RELATING TO APPLICATION NO. PL20260024 FILED PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 98 – HISTORIC PRESERVATION, ARTICLE II – REGISTRATION, PROVIDING A RECOMMENDATION TO THE PLANNING COMMISSION FOR PLACEMENT OF THE WULFERT CEMETERY ON THE SANIBEL REGISTER OF HISTORIC LANDMARKS LOCATED ADJACENT TO BALTUSROL COURT WITHIN THE SANCTUARY (TAX PARCEL NO. 12-46-21-T1-00005.0000) WITH FEE TITLE OWNERSHIP BY CITY OF SANIBEL.**

**WHEREAS**, a nomination of a structure known as the Wulfert Cemetery to the City Register of Historic Landmarks was initiated by the Historical Preservation Committee; and

**WHEREAS**, the Sanibel Comprehensive Land Use Plan Section 3.2.4 Historic Preservation, pursuant to Florida Statutes, Chapter 163, establishes policies toward preservation of historic resources; and

**WHEREAS**, the Land Development Code Section 98-33.-Procedure for placement on the local register, sets for a procedure for historic register nomination and hearings by the Historic Preservation Committee, Planning Commission and City Council; and

**WHEREAS**, pursuant to Land Development Code Section 98-33, subsection (a)(3), the Historic Preservation Committee is obliged to review the nomination and write a recommendation thereon within 90 days from May 7, 2026, and;

**WHEREAS**, the matter was considered by the Historic Preservation Committee pursuant to procedure criteria established by Land Development Code Section 98-34.-Criteria for listing on the local register and Section 98-35.-Criteria for evaluation of historically significant structures as historic landmark; and

**WHEREAS**, Historic Preservation Committee made a finding that the site meets the following criteria set forth by Land Development Code Section 98-34:

- (1) *Historical Importance.* The Wulfert Cemetery, has character, interest and value as a part of the heritage and cultural characteristics of the community; and it represents the cultural, economic, social and historic heritage of the settlement of Wulfert in the early 1900s; and
- (2) *Geographic Importance.* The Wulfert Cemetery is in its original location; and

**WHEREAS**, the Historic Preservation Committee made a finding that the Wulfert Cemetery meets the following criteria set forth by Land Development Code Section 98-35:

- (1) The Wulfert Cemetery has retained its integrity in original setting; and

- (2) The Wulfert Cemetery is more than 50 years old having been established in the early 1900s; and
- (3) The Wulfert Cemetery has outstanding historical significance to the community representing the Wulfert settlement; and
- (4) The Wulfert Cemetery exemplifies the broad cultural, economic, and social history of southwest Florida representing the Wulfert settlement farming community.

**NOW, THEREFORE, BE IT RESOLVED BY THE SANIBEL HISTORIC PRESERVATION COMMITTEE** that it hereby recommends the Wulfert Cemetery located adjacent to Baltusrol Court within The Sanctuary should be included on the Local Register of Historic Landmarks because it is historically significant and meets the criteria of Land Development Code Section 98-34 and Section 98-35


**DULY PASSED AND ENACTED BY THE HISTORIC PRESERVATION COMMITTEE OF THE CITY OF SANIBEL THIS 7th DAY OF MAY 2026.**

Attest:

  
 \_\_\_\_\_  
 Scotty Lynn Kelly, City Clerk

  
 \_\_\_\_\_  
 Deborah Gleason, Chair

Approved as to form and legality:

  
 \_\_\_\_\_  
 John D. Agnew, City Attorney

Date filed with City Clerk: 5/18/26

Vote of Members:

Alfino	<u>Yea</u>
Bondurant	<u>Yea</u>
Gleason	<u>Yea</u>
Jurgens	<u>Yea</u>
Norton	<u>Yea</u>

# Planning Commission Meeting

June 9, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7C**
- **APPLICATION NUMBER: PL20260024**
- **PROPERTY ADDRESS: OFF BALTUSROL COURT WITHIN THE SANCTUARY DEVELOPMENT**

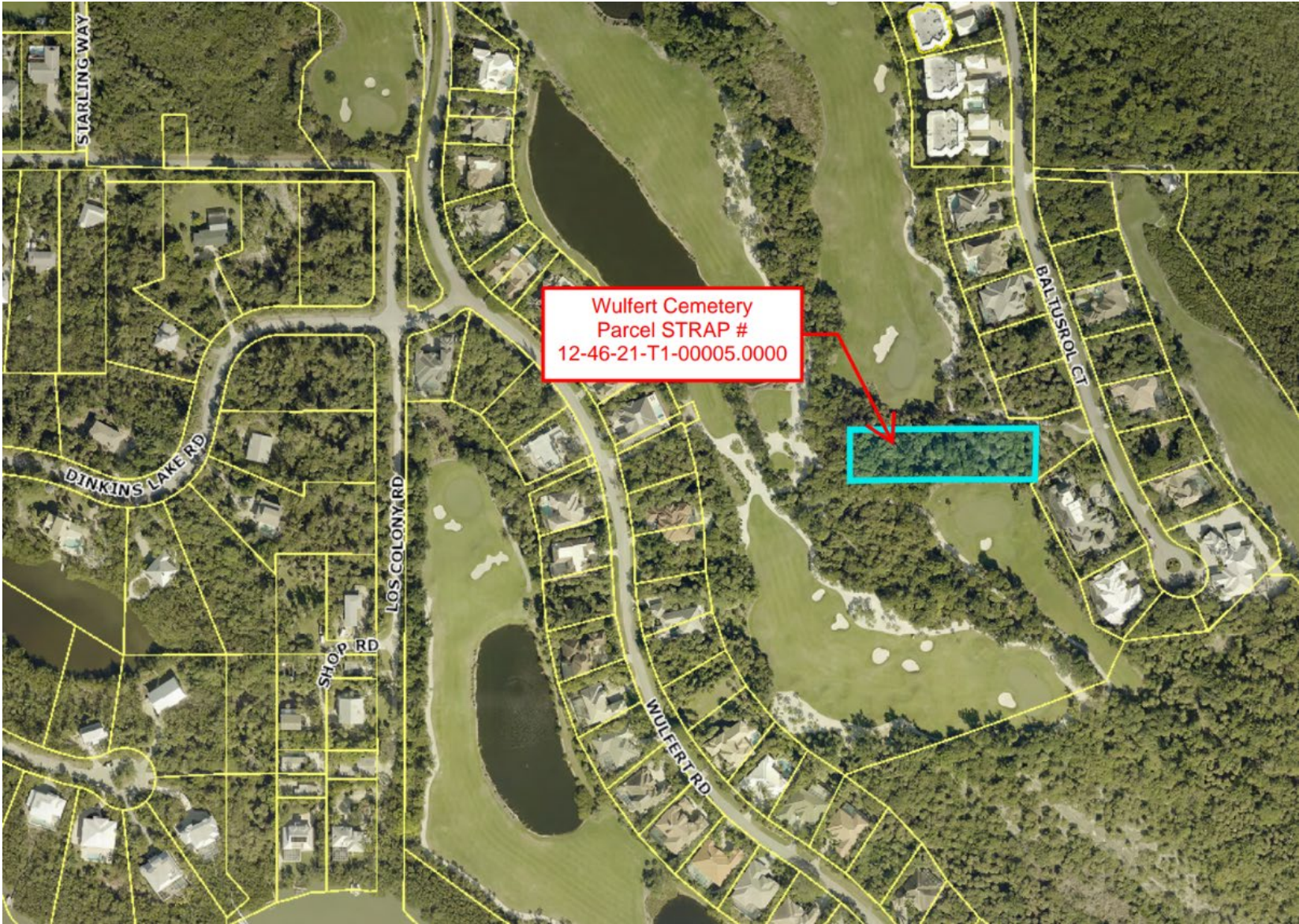
**APPLICANT**

CITY OF SANIBEL

INCORPORATED

1974

# Property Location



# Nomination to add the Wulfert Cemetery to the Local Register of Historic Landmarks

## Sec. 98-34. Criteria for listing on the local historic register

Wulfert Cemetery meets historical and geographic importance criteria

## Sec. 98-35. Criteria for evaluation of historically significant structures as historic landmark

Wulfert Cemetery meets 4 of the 5 criteria

People buried in Wulfert Cemetery:

1. Stephen Decatur Hall, great grandfather of Pearl Stokes. Died 1904

2. Mr. Carroway, Sr., father of Rufus Carroway. Died before 1907.

3. Callie Carroway, his daughter, d. 1907

4. Her unnamed baby.

5. Willie Brady, 1905/06

6. Mr. Dewey, farmhand

7. A monument for Mrs. Dinkins.

8. Mason C. Dwight

9. Mrs. Dwight

Capt. Josiah Dinkins gave the land.

## **Recommendation:**

Planning Commission should recommend to the City Council that the Wulfert Cemetery be added to the Local Register of Historic Sites and Structures

**CITY OF SANIBEL  
DRAFT PLANNING COMMISSION RESOLUTION 26-17**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANIBEL; RELATING TO APPLICATION NO. PL20260024 FILED PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 98, HISTORIC PRESERVATION, ARTICLE II, REGISTRATION, PROVIDING A RECOMMENDATION TO THE CITY COUNCIL FOR PLACEMENT OF THE WULFERT CEMETERY ON THE SANIBEL REGISTER OF HISTORIC LANDMARKS LOCATED ADJACENT TO BALTUSROL COURT WITHIN THE SANCTUARY (TAX PARCEL NO. 12-46-21-T1-00005.0000) WITH FEE TITLE OWNERSHIP BY THE CITY OF SANIBEL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the nomination of a structure known as the Wulfert Cemetery to the City Register of Historic Landmarks was initiated by the Historical Preservation Committee and considered at its May 7, 2026 meeting; and

**WHEREAS**, the Sanibel Comprehensive Land Use Plan, Section 3.2.4, Historic Preservation, pursuant to Chapter 163, Florida Statutes, establishes policies toward preservation of historic resources; and

**WHEREAS**, the Land Development Code, Section 98-33.-Procedure for placement on the local register, sets for a procedure for historic register nomination and hearings by the Historical Preservation Committee, Planning Commission, and City Council; and

**WHEREAS**, pursuant to the Land Development Code, Section 98-33, subsection (a)(3), the Historical Preservation Committee is obliged to review the nomination and write a recommendation thereon within 90 days from May 7, 2026; and

**WHEREAS**, the matter was considered by the Historical Preservation Committee pursuant to procedure criteria established by the Land Development Code, Section 98-34, Criteria for listing on the local register, and Section 98-35, Criteria for evaluation of historically significant structures as historic landmark; and

**WHEREAS**, the Planning Commission concurred with the finding by the Historical Preservation Committee that the structure meets the following criteria set forth by the Land Development Code, Section 98-34:

- (1) *Historical Importance.* The Wulfert Cemetery has character, interest, and value as a part of the heritage and cultural characteristics of the community; and it represents the cultural, economic, social, and historic heritage of the settlement of Wulfert in the early 1900s; and
- (3) *Geographic Importance.* The Wulfert Cemetery is in its original location; and

**WHEREAS**, the Planning Commission concurred with the finding by the Historical Preservation Committee that the Wulfert Cemetery meets the following criteria set forth by the Land Development Code, Section 98-35:

- (1) The Wulfert Cemetery has retained its integrity in original setting;
- (2) The Wulfert Cemetery is more than 50 years old, established in the early 1900s;
- (3) The Wulfert Cemetery has outstanding historical significance to the community representing the Wulfert settlement; and
- (4) The Wulfert Cemetery exemplifies the broad cultural, economic, and social history of southwest Florida, representing the Wulfert settlement farming community; and

**NOW, THEREFORE, BE IT RESOLVED BY THE SANIBEL PLANNING COMMISSION** that it hereby recommends the Wulfert Cemetery located adjacent to Baltusrol Court within The Sanctuary should be included on the Local Register of Historic Landmarks because it is historically significant and meets the criteria of Land Development Code Section 98-34 and Section 98-35.

**EXPIRATION OF PLANNING COMMISSION ACTION:** In accordance with Land Development Code Section 82-424(f) Action on Application. When a development order is approved with conditions imposed thereon, such conditions shall be satisfied within the time limit specified in the development order issued by the Planning Commission. When such conditions specify requirements to be completed before a development permit is issued, and no particular time limit is specified for satisfaction of the conditions, such conditions must be satisfied within six months after issuance of the development order. Failure to satisfy a condition imposed upon the approval of a development permit, within the time limit specified therefor, or such extended time period as the Planning Commission may approve upon timely application of the permittee, shall cause the development order approving the development permit to be null and void and of no further force or effect.

**EFFECTIVE DATE OF PLANNING COMMISSION ACTION: Development Permit:** In accordance with Land Development Code Section 82-97. All actions of the Planning Commission, including those which constitute final decisions, shall be effective upon the date of filing of the adopted Resolution with the City Manager, or at a later date if provided in the Resolution. However, permits authorized by final decisions shall not be issued until one of the following has occurred: 1) The time for filing an appeal to City Council has elapsed; 2) The applicant and all other persons having appeal rights have filed a written waiver of appeal rights; or 3) If an appeal has been timely filed, the City Council has finally disposed of the matter.

**RIGHT TO APPEAL PLANNING COMMISSION ACTION:** In accordance with Land Development Code Section 82-98. Appeals. The applicant is hereby advised that the following persons have the right to appeal a final decision of the Planning Commission adverse to their interests: 1) The applicant; 2) The owner of the property proposed for development; 3) The developer of the property proposed for development; and 4) Any other person residing upon, or owning property within the City, or owning or operating a business within the City, who participated by written comment before or at the Planning Commission hearing or who participated in person or through an authorized agent at the Planning Commission hearing. The appeal shall be filed within 15 days after the date that the Planning Commission decision was filed. The appeal shall be filed with the City manager, and the filing fee shall be paid as a prerequisite to filing.

**DISCLAIMER & PERMIT CONDITION (APPLICABLE ONLY IF FEDERAL OR STATE PERMITS ARE REQUIRED):** Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project.

**PASSED IN OPEN AND REGULAR SESSION OF THE PLANNING COMMISSION OF THE CITY OF SANIBEL, FLORIDA, THIS 9<sup>TH</sup> DAY OF JUNE 2026.**

Attest:

\_\_\_\_\_  
 Scotty Lynn Kelly, City Clerk

\_\_\_\_\_  
 Paul Nichols, Chair

Approved as to form and legality:

\_\_\_\_\_  
 John D. Agnew, City Attorney

Date filed with City Clerk: \_\_\_\_\_

Vote of Commission Members:

Nichols	_____
Steiner	_____
Burns	_____
Colter	_____
Schopp	_____
Sergeant	_____
Welch	_____

**Planning Commission**  
**2026 MEETING SCHEDULE**  
**MacKenzie Hall - 800 Dunlop Road**  
(2nd and 4th Tuesday of the month at 9:00 a.m.)

9:00 AM (Only one meeting in Jan)	Tuesday, January 27, 2026
9:00 AM Tuesday, February 10, 2026	Tuesday, February 24, 2026
9:00 AM Tuesday, March 10, 2026	Tuesday, March 24, 2026
9:00 AM Tuesday, April 14, 2026	Tuesday, April 28, 2026
9:00 AM Tuesday, May 12, 2026	Tuesday, May 26, 2026
9:00 AM Tuesday, June 9, 2026	Tuesday, June 23, 2026
9:00 AM Tuesday, July 14, 2026	Tuesday, July 28, 2026
9:00 AM Tuesday, August 11, 2026	Tuesday, August 25, 2026
9:00 AM Tuesday, September 8, 2026	Tuesday, September 22, 2026
9:00 AM Tuesday, October 13, 2026	Tuesday, October 27, 2026
9:00 AM Tuesday, November 10, 2026	(Only one meeting in Nov)
9:00 AM *Tuesday, December 15, 2026 (3rd Tuesday due to Chanukah)	(Only one meeting in Dec)

**PLANNING COMMISSION  
2026 LIAISON TO COUNCIL  
REPORT SCHEDULE**

9:00 am	<b>Tuesday, January 13, 2026</b>	Commissioner Schopp
9:00 am	<b>Tuesday, February 3, 2026</b>	Commissioner Steiner
9:00 am	<b>Tuesday, March 3, 2026</b>	Commissioner Burns
9:00 am	<b>Tuesday, April 21, 2026</b>	Commissioner Nichols
9:00 am	<b>Tuesday, May 5, 2026</b>	Commissioner Colter
9:00 am	<b>Tuesday, June 2, 2026</b>	Commissioner Welch
9:00 am	<b>Tuesday, July 21, 2026</b>	Commissioner Sergeant
9:00 am	<b>Tuesday, August 18, 2026</b>	Commissioner Schopp
9:00 am	<b>Monday, September 14, 2026</b>	Commissioner Steiner
9:00 am	<b>Tuesday, October 6, 2026</b>	Commissioner Burns
9:00 am	<b>Tuesday, November 3, 2026</b>	Commissioner Nichols
9:00 am	<b>Tuesday, December 1, 2026</b>	Commissioner Colter

Approved 1/27/26

**PERMITS APPLIED BY TYPE (05/01/2026-05/31/2026)**

**FENCE/WALL**

Status	Permit Number	Work Class	Date Entered	Location
<b>Submittals Incomplete</b>				
	PRFN202600959	Addition/Alteration	05/20/2026	4172 WEST GULF DR, SANIBEL, FL 33957
	PRFN202600988	New	05/27/2026	3615 WEST GULF DR, SANIBEL, FL 33957
	PRFN202600870	Addition/Alteration	05/05/2026	9040 MOCKINGBIRD DR, SANIBEL, FL 33957
	PRFN202600903	Replacement	05/13/2026	749 CARDIUM ST, SANIBEL, FL 33957
<b>Permit(s) Issued</b>				
	PRFN202600879	New	05/07/2026	2629 WEST GULF DR, SANIBEL, FL 33957
	PRFN202600891	Addition/Alteration	05/11/2026	4739 RUE BELLE MER, SANIBEL, FL 33957
<b>In Plan Check</b>				
	PRFN202600976	Addition/Alteration	05/26/2026	1677 SABAL SANDS RD, SANIBEL, FL 33957
	PRFN202600929	New	05/15/2026	3344 TWIN LAKES LN, SANIBEL, FL 33957
	PRFN202600999	New	05/29/2026	1006 LINDGREN BLVD, SANIBEL, FL 33957
<b>Returned for Correction</b>				
	PRFN202600944	Addition/Alteration	05/19/2026	1434 CAUSEY CT, SANIBEL, FL 33957
	PRFN202600878	Addition/Alteration	05/06/2026	566 BOULDER DR, SANIBEL, FL 33957

<b>SITE WORK</b>				
<b>Status</b>	<b>Permit Number</b>	<b>Work Class</b>	<b>Date Entered</b>	<b>Location</b>
<b>Permit(s) Issued</b>				
	PRSW202600882	Other	05/08/2026	1313 PAR VIEW DR, SANIBEL, FL 33957
	PRSW202600895	Other	05/12/2026	3615 WEST GULF DR, SANIBEL, FL 33957
<b>In Plan Check</b>				
	PRSW202600971	Other	05/22/2026	2265 WEST GULF DR, Building:POOL, SANIBEL, FL 33957
<b>Submittals Incomplete</b>				
	PRSW202600946	Other	05/19/2026	1010 FISH CROW RD, SANIBEL, FL 33957
	PRSW202600933	Other	05/18/2026	2629 WEST GULF DR, SANIBEL, FL 33957

ADDITION/ALTERATION				
Status	Permit Number	Work Class	Date Entered	Location
<b>Permit(s) Issued</b>				
	PRAD202600917	Alteration	05/14/2026	760 SEXTANT DR, Unit:413, Building:4, SANIBEL, FL 33957
	PRAD202600874	Alteration	05/06/2026	5898 DINKINS LAKE RD, SANIBEL, FL 33957
	PRAD202600938	Alteration	05/18/2026	1605 MIDDLE GULF DR, Unit:214, SANIBEL, FL 33957
	PRAD202600864	Alteration	05/05/2026	<No Location Available>
	PRAD202600872	Alteration	05/05/2026	204623T1007055110
	PRAD202600904	Alteration	05/13/2026	4585 BOWEN BAYOU RD, SANIBEL, FL 33957
	PRAD202600920	Addition/Alteration	05/14/2026	760 SEXTANT DR, Unit:1031, Building:10, SANIBEL, FL 33957
<b>In Plan Check</b>				
	PRAD202600979	Addition	05/26/2026	1401 MIDDLE GULF DR, Unit:206, Building:Q, SANIBEL, FL 33957
	PRAD202600995	Alteration	05/29/2026	<No Location Available>
	PRAD202600881	Alteration	05/07/2026	514 KINZIE ISLAND CT, SANIBEL, FL 33957
	PRAD202600928	Addition	05/15/2026	2451 BLIND PASS CT, SANIBEL, FL 33957
	PRAD202600980	Alteration	05/26/2026	1401 MIDDLE GULF DR, Unit:303, Building:N, SANIBEL, FL 33957
	PRAD202600886	Alteration	05/11/2026	1319 TAHITI DR, SANIBEL, FL 33957
	PRAD202600930	Alteration	05/15/2026	497 EAST GULF DR, Unit:1, SANIBEL, FL 33957
	PRAD202600958	Addition	05/20/2026	1234 SEAGRAPE LN, SANIBEL, FL 33957
	PRAD202600949	Alteration	05/19/2026	3302 TWIN LAKES LN, SANIBEL, FL 33957
	PRAD202600981	Addition	05/26/2026	3850 COQUINA DR, SANIBEL, FL 33957
<b>Returned for Correction</b>				
	PRAD202600935	Alteration	05/18/2026	303 PERIWINKLE WAY, Unit:111, SANIBEL, FL 33957
	PRAD202600859	Addition	05/04/2026	1700 PERIWINKLE WAY 7
	PRAD202600890	Alteration	05/11/2026	2739 WEST GULF DR, SANIBEL, FL 33957
	PRAD202600906	Alteration	05/13/2026	517 LAKE MUREX CIR, SANIBEL, FL 33957
<b>Ready for Issuance</b>				
	PRAD202600926	Alteration	05/15/2026	<No Location Available>
	PRAD202600985	Alteration	05/27/2026	1349 EAGLE RUN DR, SANIBEL, FL 33957
	PRAD202600989	Alteration	05/27/2026	1293 PAR VIEW DR, SANIBEL, FL 33957
<b>Submittals Incomplete</b>				
	PRAD202601000	Alteration	05/31/2026	9494 BEVERLY LN, SANIBEL, FL 33957

**PERMITS APPLIED**

**BY TYPE**

**(05/01/2026-05/31/2026)**

	PRAD202600969	Addition	05/21/2026	1076 WHITE IBIS DR, SANIBEL, FL 33957
	PRAD202600973	Alteration	05/24/2026	3627 WEST GULF DR, SANIBEL, FL 33957

<b>ACCESSORY BUILDING</b>				
<b>Status</b>	<b>Permit Number</b>	<b>Work Class</b>	<b>Date Entered</b>	<b>Location</b>
<b>Permit(s) Issued</b>				
	PRAB202600954	Addition	05/19/2026	1700 DIXIE BEACH BLVD, SANIBEL, FL 33957
<b>Returned for Correction</b>				
	PRAB202600932	New	05/18/2026	3181 TWIN LAKES LN, SANIBEL, FL 33957
	PRAB202600880	New	05/07/2026	<No Location Available>
<b>In Plan Check</b>				
	PRAB202600968	Addition	05/21/2026	304623T20160000CE
	PRAB202600942	Addition	05/19/2026	1495 ANGEL DR, SANIBEL, FL 33957
<b>Submittals Incomplete</b>				
	PRAB202600924	Addition/Alteration	05/15/2026	2723 WEST GULF DR, SANIBEL, FL 33957
	PRAB202600925	Addition/Alteration	05/15/2026	<No Location Available>
<b>NEW COMMERCIAL</b>				
<b>Status</b>	<b>Permit Number</b>	<b>Work Class</b>	<b>Date Entered</b>	<b>Location</b>
<b>Returned for Correction</b>				
	PRNC202600915	New	05/14/2026	527 EAST GULF DR, SANIBEL, FL 33957

SINGLE FAMILY NEW				
Status	Permit Number	Work Class	Date Entered	Location
In Plan Check				
	PRSF202600994	New	05/29/2026	215 PALM LAKE DR, SANIBEL, FL 33957

<b>GENERATOR</b>				
<b>Status</b>	<b>Permit Number</b>	<b>Work Class</b>	<b>Date Entered</b>	<b>Location</b>
<b>Permit(s) Issued</b>				
	PRGN202600865	Addition/Alteration	05/05/2026	1212 ISABEL DR, SANIBEL, FL 33957
<b>In Plan Check</b>				
	PRGN202600871	New	05/05/2026	3952 WEST GULF DR, SANIBEL, FL 33957
<b>Ready for Issuance</b>				
	PRGN202600952	New	05/19/2026	2391 WULFERT RD, SANIBEL, FL 33957

<b>MARINE AND SHORELINE</b>				
<b>Status</b>	<b>Permit Number</b>	<b>Work Class</b>	<b>Date Entered</b>	<b>Location</b>
<b>Ready for Issuance</b>				
	PRMR202600912	New	05/13/2026	5741 PINE TREE DR, SANIBEL, FL 33957
<b>In Plan Check</b>				
	PRMR202600972	New	05/22/2026	1755 JEWEL BOX DR, SANIBEL, FL 33957
	PRMR202600992	Alteration	05/28/2026	415 LIGHTHOUSE WAY, SANIBEL, FL 33957
<b>Returned for Correction</b>				
	PRMR202600873	New	05/05/2026	2959 WEST GULF DR, SANIBEL, FL 33957
	PRMR202600909	New	05/13/2026	1010 KINGS CROWN DR, SANIBEL, FL 33957
	PRMR202600876	New	05/06/2026	807 LIMPET DR, SANIBEL, FL 33957
	PRMR202600916	New	05/14/2026	828 SAND DOLLAR DR, SANIBEL, FL 33957
<b>Permit(s) Issued</b>				
	PRMR202600883	Alteration	05/08/2026	799 LIMPET DR, SANIBEL, FL 33957
<b>Pending</b>				
	PRMR202600965	Alteration	05/21/2026	935 PECTEN CT, SANIBEL, FL 33957

<b>POOL/SPA</b>				
<b>Status</b>	<b>Permit Number</b>	<b>Work Class</b>	<b>Date Entered</b>	<b>Location</b>
<b>Permit(s) Issued</b>				
	PRPO202600931	New	05/17/2026	4318 WEST GULF DR, SANIBEL, FL 33957
	PRPO202600893	New	05/11/2026	3191 TWIN LAKES LN, SANIBEL, FL 33957
	PRPO202600913	New	05/13/2026	1715 MIDDLE GULF DR, SANIBEL, FL 33957
	PRPO202600984	New	05/27/2026	2620 WEST GULF DR, SANIBEL, FL 33957
	PRPO202600902	New	05/12/2026	1941 ROSEATE LN, SANIBEL, FL 33957
	PRPO202600884	New	05/08/2026	417 LAKE MUREX BLVD, SANIBEL, FL 33957
	PRPO202600961	New	05/20/2026	3850 COQUINA DR, SANIBEL, FL 33957

SIGN				
Permit(s) Issued				
	PRSG202600856	Addition/Alteration	05/01/2026	1530 PERIWINKLE WAY
	PRSG202600907	Alteration	05/13/2026	1609 PERIWINKLE WAY, Unit:2, SANIBEL, FL 33957

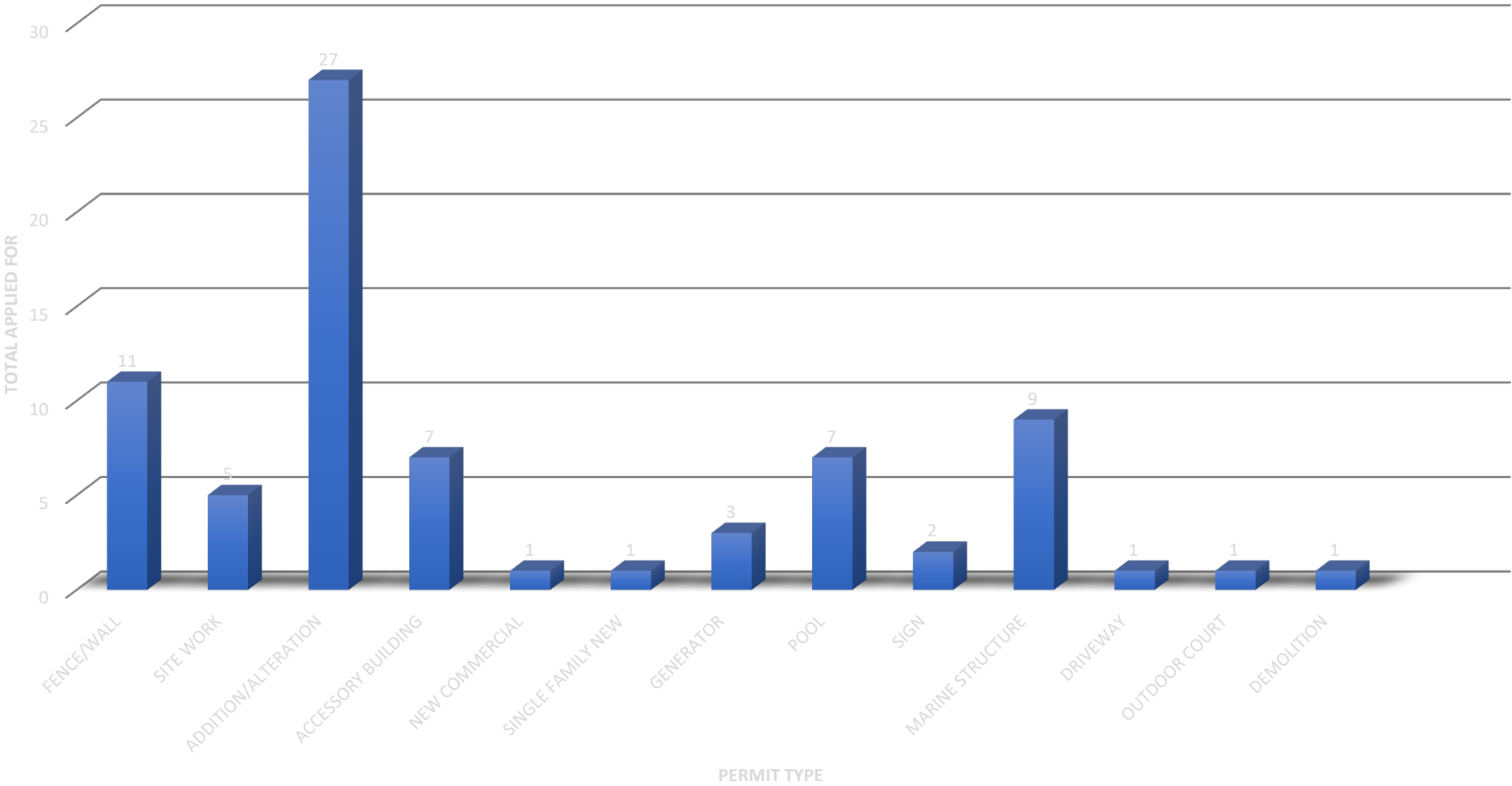
DRIVEWAY/PARKING				
Permit(s) Issued				
	PRDW202600862	Replacement	05/04/2026	2659 WEST GULF DR, Building:A, SANIBEL, FL 33957

OUTDOOR COURT				
In Plan Check				
	PROC202600940	New	05/18/2026	3065 WEST GULF DR, SANIBEL, FL 33957

DEMOLITION				
Ready for Issuance				
	PRDE202600921	Demolition	05/14/2026	1751 JEWEL BOX DR, SANIBEL, FL 33957

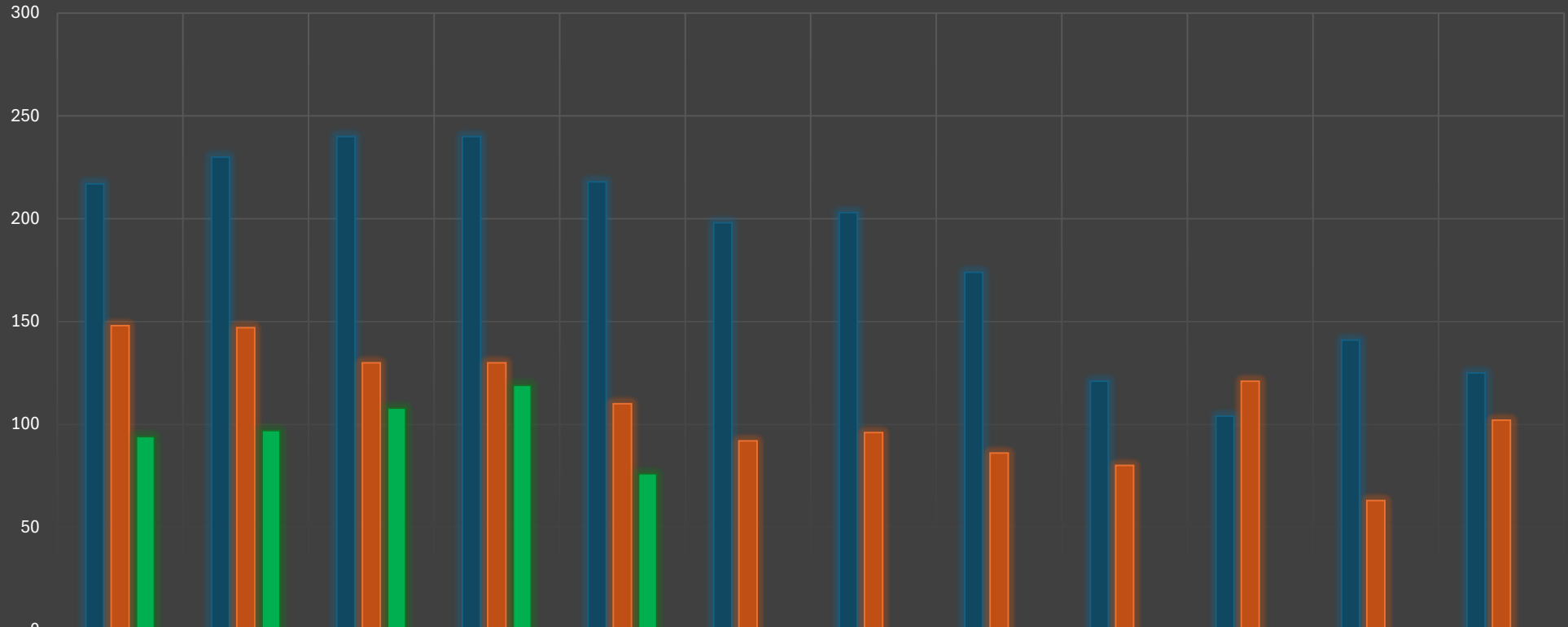
**Total Permits/Plans Involving the Planning Department Applied for Between 05/01/2026-05/31/2026: 76**

Total Number of Permits Applied for between 05/01/2026-05/31/2026



## 2024-2026 Monthly Permit and Plan Reports

■ 2024 
 ■ 2025 
 ■ 2026



	January	February	March	April	May	June	July	August	September	October	November	December
2024	217	230	240	240	218	198	203	174	121	104	141	125
2025	148	147	130	130	110	92	96	86	80	121	63	102
2026	94	97	108	119	76							

LAND DEVELOPMENT CODE AMENDMENTS									
Priority Level	Type	Description	Status	LDC Subcommittee	Planning Commission	City Council Discussion	City Council 1st Reading	City Council 2nd Reading	Other
1	Council - Identified Priority	Chapter 122 - landscaping - buffer standards	Complete	2/24/2026	3/24/2026	4/21/2026	4/21/2026	5/5/2026	
	NR 2023 Priority	Outdoor lighting/ Marine sea turtle lighting	On hold because of SB 180 concerns	11/18/2025					
2	Planning Commission Request	Property maintenance (e.g. overgrown yards, outdoor storage)							
1	Florida Statute requirement	SB 954 - "Certified Recovery Residences"	In progress						
1	Council - Identified Priority	Ch 126 - Exceptions from height limitations for elevating ground-level homes (nonconforming to flood)	In progress	2/24/2026	3/24/2026	5/5/2026	5/5/2026	6/2/2026	
2	Council - Identified priority	Developed area/impermeable coverage exemption for elec./mech. equipment - new construction	In progress						Referendum required
	Staff-initiated	Accessory structures in front yards	In progress	2/24/2026	3/24/2026 5/12/2026				
	Staff-initiated	Limitations on principal (multifamily) buildings - remove prohibition of flat roofs	Complete	2/24/2026	3/24/2026	4/21/2026	4/21/2026	5/5/2026	
	Council initiated	Miniature golf as a conditional use	In progress		5/26/2026 - discussion 7/28/2026 tentative				
<b>SPECIAL PROJECTS</b>									
	Beach Management Plan	Beach Management Plan (with Natural Resources)	In progress						
	2017 - Special Projects	Digitized Zoning Maps - Development Intensity Map (GIS)	Completed for internal use						
	2024 CDBG-DR	Transportation Master Plan	In progress						
	Council Priority	Vulnerability Assessment (with Natural Resources)	Complete	n/a	n/a	12/16/2025	n/a	n/a	public meeting 4/10; report accepted 12/16/25
	Council Priority	Adaptation Plan	In Progress	n/a	n/a		n/a	n/a	public workshop 6/17/26
	2022 Planning Objective/ 2024 CDBG-DR	Sanibel Plan update - 1st phase	In progress		TBD				
	Joint Workshop	Transfer of Development Rights	In progress		9/9/2025 12/9/2025 5/26/2026 7/28/2026	9/9/2025			

## PLAN APPLICATION STATUS REPORT

Property Address	Planning Type	Planning Status	Planning Name	Permit Number
1048 PERIWINKLE WAY, SANIBEL, FL 33957	Conditional Use Permit	Waiting for Revisions	JL KING PROPERTIES LLC (former DQ)	PL20250002
1015 PERIWINKLE WAY, SANIBEL, FL 33957	Conditional Use Permit	Under Review	Kangaroo Express	PL20250007
1015 PERIWINKLE WAY, SANIBEL, FL 33957	Waiver	Under Review	Kangaroo Express - Landscape	PL20250008
1015 PERIWINKLE WAY, SANIBEL, FL 33957	Waiver	Under Review	Kangaroo Express - Access	PL20250009
1244 PERIWINKLE WAY, SANIBEL, FL 33957	Conditional Use Permit	Waiting for Revisions	IL Cielo Restaurant & Tutti Pazzi	PL20250012
1244 PERIWINKLE WAY, SANIBEL, FL 33957	Waiver	Waiting for Revisions	IL Cielo Restaurant & Tutti Pazzi	PL20260008
2624 COCONUT DR, SANIBEL, FL 33957	Variance	Waiting for Revisions	2624 Coconut Drive Waterward Extension for Boat Lift	PL20260009
775 LIMPET DR, SANIBEL, FL 33957	Dredging or Excavation	Waiting for Revisions	Turner Dredging	PL20260013
499 LEATHER FERN PL, SANIBEL, FL 33957	Variance	Waiting for Revisions	Variance Request for Pool Installation - 499 Leather Fern Place	PL20260018