



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Minutes - Draft City Council

Tuesday, March 3, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. CALL TO ORDER

The meeting convened at 9:00 a.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE (Councilmember Henshaw)

Councilmember Henshaw gave the Invocation and led the Pledge of Allegiance.

3. ROLL CALL

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

4. SET THE AGENDA

Mayor Miller noted two time certain items and spoke to a walk-on item relating to amending the currently approved meeting schedule, advising the item should be heard before item 11.

Councilmember Johnson moved, seconded by Vice Mayor Smith, to amend the agenda by adding a walk-on item before Item 11 (First Readings). The motion carried by unanimous voice vote.

5. PLANNING COMMISSION REPORT (Commissioner Burns)

Commissioner Tiffany Burns reported on the February 24, 2026 Planning Commission meeting and the Land Development Code (LDC) Subcommittee meeting held the same day.

At the Planning Commission meeting, four items were considered. A variance for installation of a boat lift at 661 Anchor Drive was approved unanimously with four conditions - the first variance under new dock and lift code provisions for mangrove canals. A deviation from floor area ratio requirements for the redevelopment of the fire station at 2351 Palm Ridge Road was approved unanimously with four conditions, noting an overall decrease in impervious coverage despite the increased floor area calculation. A conditional use permit for bicycle rentals and a formula retail store (Unlimited Biking) at 2407 Periwinkle Way was approved 6-0 with 10 conditions, with one commissioner abstaining due to a conflict of interest. Applications for a conditional use permit for increased density for below-market-rate housing and associated variances for a 39-unit multifamily development at 1523 Periwinkle Way (the former fish house site) were approved 5-1, with Vice Chair Steiner abstaining due to her role on the Community Housing Resources (CHR) board. These

applications will come before City Council on March 17, 2026. Commissioner Burns also noted that Deputy Planning Director Craig Chandler had accepted a position in Missouri and that his last meeting was February 24.

At the LDC Subcommittee meeting, four items were discussed and unanimously advanced for staff to draft proposed code language. These included updates to vegetation buffer standards (originally from 1985), provisions allowing conforming and nonconforming homes to elevate to 10 feet in connection with flood compliance, revisions to front yard standards to simplify setback requirements, and modifications to limitations on principal structures to remain applicable to CHR projects. The March 10 Planning Commission meeting was canceled; the next meeting will be March 24.

Discussion ensued regarding the home elevation discussion held at the LDC meeting.

6. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Public Comments:

- Ed Holden - Tax Payer - suggested the installation of a publicly accessible camera on the pier at Lighthouse Point.
- David Romano - Starling Way - spoke at length about what he described as significant environmental damage to Blind Pass resulting from the Captiva beach renourishment project, including substantial sand deposition that has degraded seagrass habitat, reduced water depths in adjacent canals, and is threatening to close the pass entirely. He urged the Council to pursue accountability from Captiva's engineers and expedite remediation..

Council acknowledged the concern; Vice Mayor Smith and Councilmember DeBruce indicated they had requested that Natural Resources Director Holly Milbrandt provide a full update later in the meeting under Informational Item 16(b). Councilmember Henshaw expressed interest in a broader coastal study to evaluate the long-term dynamics of the island's shoreline and the effectiveness of beach renourishment generally.

7. PRESENTATION(S)

a. Fishing Pier Temporary Repairs Pending Full Replacement

Mayor Miller welcomed Recreation Director Andrea Miller, Recreation Staff, and VCB Customer Service Hospitality Specialist Crystal Wanke. Ms. Wanke presented the Certified Guest Service Property designation to the City of Sanibel Recreation Center on behalf of the American Hotel and Lodging Educational Institute and the Lee County Visitor and Convention Bureau (VCB). The designation is awarded when 100 percent of frontline employees are trained and certified as Certified Guest Service Professionals (CGSPs).

b. Presentation of Proclamation for Flood Awareness

Mayor Miller read into record a proclamation designating March 9-15, 2026 as Flood Awareness Week in the City of Sanibel, encouraging residents to learn about flood risks and take protective action. Building Official Craig Mole, serving as the City's Floodplain Manager, reported that the City had maintained its Community Rating System (CRS) Class 5 rating - which provides residents a 25 percent reduction in flood insurance premiums - and that the City had earned sufficient points to potentially achieve a Class 4 rating, pending FEMA's resumption of funding. Mayor Miller also noted an upcoming flood protection expo at the Community House on Friday, March 20, from 5:00-8:00 PM.

8. 9:05 - SECOND READING AND PUBLIC HEARING**a. Smoking on Beaches Ban**

ORDINANCE 26-001 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, EXPANDING THE PROHIBITION OF SMOKING, TO INCLUDE VAPING, WITHIN ALL PUBLIC PARKS AND PUBLIC BEACHES OWNED BY THE CITY OR LEE COUNTY WITHIN THE CITY'S JURISDICTION, BY AMENDING SANIBEL CODE OF ORDINANCES CHAPTER 36, HEALTH AND SANITATION, ARTICLE III, SMOKING PROHIBITIONS, DIVISION 1, BY ADDING A NEW SECTION 36-67, DEFINITIONS AND AMENDING DIVISION 2, TOBACCO FREE PUBLIC SPACE, SECTION 36-78, THE CITY OF SANIBEL COMMUNITY PARK; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

City Attorney John Agnew read into record the title of Ordinance 26-001, which expands the prohibition of smoking and vaping to all public parks and public beaches owned by the City or Lee County within the City's jurisdiction, including parking lots and beach access ways. City Manager Souza noted that state law provides a carve-out for unfiltered cigars, which cannot be prohibited under Florida Statute.

Discussion ensued regarding the ordinance being consistent with actions taken by the Lee County Board of County Commissioners and is being considered by Fort Myers Beach as well.

Public Comment:

- Sally Kreuzer, Director of Community Health at Lee Health and Chairperson of Tobacco Free Lee, expressed strong support on behalf of the coalition of health and community organizations.

Councilmember Johnson moved, seconded by Vice Mayor Smith, to adopt Ordinance 26-001. The motion carried unanimously.

9. 9:15 A.M. - PUBLIC HEARING**a. Island Water Association (IWA) Water Rates****RESOLUTION 26-009 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING AN ADJUSTMENT TO THE ISLAND WATER ASSOCIATION, INC., WATER RATES AND CHARGES; AND PROVIDING AN EFFECTIVE DATE**

Attorney Agnew read into record the title of Resolution 26-009. Island Water Association (IWA) General Manager Diana Wilson presented the background and rationale for the proposed rate adjustment - the first in 16 years - noting that rising inflation, aging infrastructure, and the need for storm resiliency investments necessitate the increase.

Financial Consultant Henry Thomas, of Raftelis Financial Consultants, presented the results of an independent rate and fee study. The proposed increases, phased over three years beginning June 1, 2026, with subsequent adjustments in January 2027 and January 2028, would remain among the lowest in the Southwest Florida region. The rate study also recommended new membership connection fees for new construction and the establishment of a five-year emergency reserve fund capped at \$5 million. IWA has secured nearly \$45 million in grants and forgivable or zero-interest loans, primarily through FDEP, which reduced the original proposed annual increase from 21 percent to approximately 18 percent.

Council discussion focused significantly on the 60 percent of potable water estimated to be used for irrigation. Council members expressed concern about this high irrigation demand and advocated for stronger rate incentives for conservation, as well as education efforts targeting irrigation efficiency. Mr. Thomas acknowledged that price elasticity is limited among high-income property owners with significant landscape investments and recommended a future look at tiered rate structures. Ms. Wilson confirmed IWA intends to address irrigation rates and education in upcoming planning cycles. Council commended the transition away from gas chlorination to a safer sodium hypochlorite method projected to be operational in 2028.

Council inquired about the new connection fees placing IWA in the higher range of regional peers for new construction, though Mr. Thomas clarified the fee increase was overdue since 2009 and applies only to new construction, not rebuilt or existing properties. Council further inquired about the potential for a more regular rate review cycle going forward; Ms. Wilson confirmed that IWA would conduct a review well before the 2028 end date of this rate plan.

Public Comments:

- Ed Holden - Sanibel Resident - spoke to the need for penalties for watering during a

drought or watering the roadways, as well as, to expand the reclaimed water system

- Mitch Koppelman - Sanibel Resident - inquired if there were an investment plan for the reserve funds and recommended the topic of irrigation come back to Council
- Roger Grogman - Sanibel Resident - spoke to the quality and content of the presentation, expressing appreciation for the long-term consideration
- Tiffany Burns - Sanibel Resident - spoke to concerns with the high cost for new construction connections

City Manager Souza clarified that expanding the reuse water system is constrained by seasonal supply limitations - volume is greatest during the rainy season when irrigation demand is lowest, and vice versa.

Vice Mayor Smith moved, seconded by Councilmember Johnson, to adopt Resolution 26-009 approving IWA's requested adjustment to the water rates and charges in accordance with the franchise agreements. The motion carried by unanimous vote.

10. DISCUSSIONS OF DRAFT LEGISLATION

a. E-Bikes

Discussion Only - ORDINANCE 26-003 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING CHAPTER 66, TRAFFIC; ARTICLE V, BICYCLES, MICROMOBILITY DEVICES, MOTORIZED SCOOTERS, AND MOPEDS, SECTION 66-165, DRIVING ON A BICYCLE PATH; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Councilmember DeBruce spoke to her conflict of interest due to being an owner of a business that rents e-bikes and recused herself from the discussion and vote. Recreation Director Andrea Miller provided background on Ordinance 26-003, which had been drafted following the February 3 City Council meeting directing staff to address Class 2 and Class 3 e-bike operation on the shared use path.

Council engaged in an extended and substantive debate on whether to allow Class 2 and Class 3 e-bikes on the shared use path, with no clear consensus to proceed with the ordinance as drafted. Councilmember Henshaw expressed strong opposition to expanding e-bike access, arguing that allowing higher-class e-bikes would effectively convert the shared use path from a resident amenity to an attraction drawing outside users. He was particularly concerned about throttle-operated Class 2 bikes, the weight and mass of modern e-bikes, and the safety implications for pedestrians and slower cyclists. He proposed the possibility of a registration or permitting system that would limit Class 2 and Class 3 access to registered residents while controlling off-island visitor use.

Vice Mayor Smith expressed similar safety concerns, noting she had observed dangerous behavior on the path in recent weeks and feared a serious or fatal incident. She questioned whether the existing ranger and police program had adequate

enforcement capacity. She was unwilling to support passage of the ordinance in its current form but expressed openness to a phased or pilot approach and asked whether a registration program for residents could serve as a compromise.

Mayor Miller acknowledged that Class 2 and Class 3 e-bikes are already present on the path - effectively a de facto pilot program - and noted that the legislative trend across jurisdictions is to regulate behavior and speed rather than vehicle class. He also pointed out that residents who own Class 2 or Class 3 bikes are legally forced onto roadways that are not safely designed for cyclists if the path remains restricted.

Police Chief William Dalton presented speed data from a radar device deployed west of Rabbit Road, showing an average speed of 11.7 mph and an 85th-percentile speed of 14 mph among nearly 15,000 vehicles, suggesting that behavior on the shared use path at that location is largely within acceptable bounds. Chief Dalton noted that rangers can issue notices to appear (NTAs) for violations, that only one such notice had been issued to date, and that enforcement remains challenging given the public's general resistance to regulation in this area.

Councilmember Johnson supported the principle of expanding access for residents and advocated for regulating behavior rather than vehicle type. He expressed interest in a registration program that would allow residents and island employees to use Class 2 and Class 3 bikes on the path, while excluding off-island rental companies and visitors from that privilege.

Council ultimately reached a general consensus around directing staff to explore the feasibility of a registration or permitting program for Class 2 and Class 3 e-bikes limited to residents and specified business categories, with some mechanism for visual identification. City Manager Souza indicated staff could develop options for Council's review. Councilmember Henshaw withdrew his motion to allow staff to return with a more refined proposal, and no vote was taken on Ordinance 26-003.

Councilmember Henshaw moved, seconded by Mayor Miller, to ask the city manager and staff to evaluate how we might provide registration for residents and rental businesses, to identify and control the class 1, 2, and 3 vehicles on the island, with the idea that we would allow residents the ability to register and use the class 2 and class 3 vehicles. The motion was withdrawn.

Public Comment:

- Basil Rudawsky - Sanibel Resident - spoke to concerns with classifications, noted support of a licensing or registration program, and advising class 3 e-bikes are very different

- Larry Schopp - Sanibel Resident - recommended keeping class 2 e-bikes off the paths and support of the alternative registration program for residents and employees

- Ed Holden - Sanibel Resident - spoke to software available for analyzing video for "near misses" on the paths and recommended using a radio frequency identification (RFID) system for registering bikes

- Mike Raab - Sanibel Resident - avid rider, spoke to concerns with motorized bikes with pedal assist, and not being in support of an RFID system
- Steve Brown, Jr. - Sanibel Resident - advised Billy Bike's does not rent or sell anything but Class I and noted concerns that e-bikes will end up on the streets
- Dan Pacyga - Sanibel Resident - spoke to concerns with trying to limit use of class 2 and class 3 e-bikes to residents,
- Chet Sadler - Sanibel Resident - on behalf of Committee of the Islands (COTI) - recommended classifying class 2 and 3 e-bikes as motorcycles and noting the need for education and policing to ensure safety
- Roger Grogman - Sanibel Resident - spoke in support of a registration program and allowing a benefit to residents and employees

The meeting recessed at 12:11 p.m. and reconvened at 12:31 p.m.

Walk-on Item - Resolution 26-011

City Attorney Agnew read into record the title of Resolution 26-011, proposing the rescheduling of the March 17, 2026 City Council Regular Meeting to March 31, 2026. Vice Mayor Smith explained the request stemmed from her planned travel to Washington, D.C. on behalf of the City for state and national policy advocacy.

Discussion revealed that the CHR affordable housing ordinances required a first reading at City Council in order to meet a county application deadline, and that this could be accomplished in a special meeting within the available timeframe. Council agreed that the regular meeting on March 17 should be retained as a special meeting for specific limited business, with a new regular meeting established on March 31 to serve as the broader second March meeting.

Vice Mayor Smith moved, seconded by Councilmember Henshaw, to adopt walk-on Resolution 26-011 amending the 2026 meeting schedule. The motion carried by unanimous vote.

Councilmember Henshaw moved, seconded by Councilmember DeBruce, to call a special meeting at 9am on Tuesday, March 17, 2026 to address the time sensitive CHR items and second reading of the milestone ordinance. The motion carried by unanimous vote.

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

a. Milestone Inspections

ORDINANCE 26-002 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE SANIBEL CODE OF ORDINANCES, CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS, ARTICLE VII, MANDATORY INSPECTION OF AGING CONDOMINIUM AND COOPERATIVE BUILDINGS, SECTION 14-323, INSPECTION, REPORTING, AND REPAIRS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attorney Agnew read into record the title of Ordinance 26-002.

Second reading and public hearing scheduled for 9:05 a.m., Tuesday, March 17, 2026.

b. E-Bikes

ORDINANCE 26-003 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING CHAPTER 66, TRAFFIC; ARTICLE V, BICYCLES, MICROMOBILITY DEVICES, MOTORIZED SCOOTERS, AND MOPEDS, SECTION 66-165, DRIVING ON A BICYCLE PATH; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

This item was not moved to first reading.

12. COMMITTEES BOARDS COMMISSION

a. Appointing Members to Historical Preservation Committee

RESOLUTION 26-007 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPOINTING MEMBERS TO THE HISTORICAL PRESERVATION COMMITTEE FOR ONE-YEAR TERMS BEGINNING MARCH 4, 2026, AND EXPIRING MARCH 15, 2027; AND PROVIDING AN EFFECTIVE DATE (Applicants listed in alphabetical order by last name)

City Manager Souza passed out ballots. Mayor Miller noted the minimum requirement is 5 members. Attorney Agnew read into record the title of Resolution 26-007 and tallied the votes as unanimous for all 5 applicants.

Councilmember Johnson moved, seconded by Councilmember DeBruce, to adopt Resolution 26-007 appointing Emilie Alfino, Mary Bondurant, Deborah Gleason, Mary Jurgens, and Patricia Norton to the Historical Preservation Committee. The motion carried by unanimous vote.

b. Appointing Members to Vegetation Committee

RESOLUTION 26-008 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPOINTING MEMBERS TO THE VEGETATION COMMITTEE FOR ONE-YEAR TERMS BEGINNING MARCH 4, 2026, AND EXPIRING MARCH 15, 2027; AND PROVIDING AN EFFECTIVE DATE (Applicants listed in alphabetical order by last name)

City Manager Souza passed out ballots. Mayor Miller noted the minimum requirement is 5 members. Attorney Agnew read into record the title of Resolution 26-008 and tallied the votes as unanimous for all applicants.

Vice Mayor Smith moved, seconded by Councilmember Henshaw, to adopt Resolution 26-008 appointing Barbara Boyce, Barbara Horvath, Pamela Miller, David Muench, and Vincent Simonelli as full members, and Ruth Brooks as an adjunct member, to the Vegetation Committee. The motion carried by unanimous vote.

13. OLD BUSINESS

a. Florida Municipal Insurance Trust (FMIT) Trustee Nomination

Vice Mayor Smith moved, seconded by Councilmember DeBruce, to authorize City Manager Souza to submit the nomination for Councilmember Richard Johnson to serve on the Florida Municipal Insurance Trust. The motion carried.

b. Speed Study & All Way Stop Layout PowerPoint Presentation

City Manager Souza provided a brief background for the item. City Engineer Oisín Dolley and Leah Holmes of Johnson Engineering presented the findings of the citywide speed and passing zone study. Key findings included an 85th-percentile speed of 37-43 mph on Sanibel-Captiva Road (posted 35 mph), 35 mph on Periwinkle Way (at the speed limit), and 34 mph on Rabbit Road (posted 30 mph). The study recommended no change to the posted speed limit on Sanibel-Captiva Road, a reduction on East Periwinkle Way from 30 mph to 25 mph, and no change on Rabbit Road based solely on engineering data. Additionally, the study recommended eliminating most existing passing zones on major corridors - Sanibel-Captiva Road (except for two existing open stretches), Periwinkle Way, Gulf Drive, and Rabbit Road - in order to reduce conflict points associated with driveways and commercial access. Options for the Rabbit Road/Sanibel-Captiva Road intersection included a no-build scenario, an all-way stop, and the addition of dedicated turn lanes.

Council discussion was lengthy. Council members generally supported reducing the speed limit on East Periwinkle Way and expressed interest in reducing the Periwinkle Way commercial corridor (Tarpon Bay to the Causeway) from 35 mph to 30 mph. There was less consensus on Rabbit Road, with Councilmember Henshaw suggesting a reduced-speed zone in the vicinity of the school and Rabbit Road intersection as a traffic calming measure. The all-way stop option at Rabbit Road drew opposition from multiple council members. There was broad Council interest in incorporating wildlife mortality data into the review of passing zone changes before finalizing those recommendations. Councilmember DeBruce raised concerns that eliminating passing zones on Sanibel-Captiva Road without creating pullover lanes could increase driver frustration and road rage, particularly given slow-moving vehicles such as golf carts.

City Manager Souza committed to bringing back the East Periwinkle Way speed limit reduction as an action item for the March 31 meeting, along with additional analysis of wildlife mortality data cross-referenced with passing zone locations, a separate discussion on Periwinkle Way's commercial corridor speed, and options for pullover lane infrastructure tied to ongoing road resurfacing projects.

c. Sanibel Police Department Speed Management and Enforcement Priorities for 2025 and Initiation of

“Slow Down Sanibel” Campaign

Police Chief William Dalton presented the Department's speed enforcement data and announced the launch of the "Slow Down Sanibel" public education campaign. The Department deployed radar measurement devices at 15 locations, recording over 2 million vehicles; 4.37 percent exceeded the posted speed limit by 10 percent or more. In 2025, the Department conducted 3,755 radar assignments, made 3,877 total traffic stops, issued 2,700 warnings, and issued over 1,000 citations - a significant increase over 2024 levels attributable to the dedication of two officers to full-time traffic enforcement. DUI arrests rose from 11 in 2024 to 39 in 2025. The speed camera at the school issued over 1,500 citations. The "Slow Down Sanibel" campaign will utilize targeted digital advertising through Google, Facebook, and Instagram and a dedicated city web page. Chief Dalton noted that 94 percent compliance was achieved among those stopped, reflecting the effectiveness of education-based enforcement. Public Information Officer Eric Jackson described a four-month digital campaign targeting Sanibel and Captiva visitors with psychographic and geographic ad targeting, projecting 600,000-900,000 impressions.

d. Periwinkle Way/Causeway Boulevard Intersection Study with funding provided by the Lee County Metropolitan Planning Organization (MPO)

City Manager Souza summarized the history of the Periwinkle Way/Causeway Boulevard intersection study, noting that \$160,000 in MPO planning funds had been awarded, and presented two options: (1) a topographic survey and overlay of the existing conceptual design for approximately \$28,752, or (2) a full 30 percent design study for \$160,115, including multiple public workshops, stakeholder meetings, and traffic analysis.

A key new element in the discussion was the introduction of a hybrid, single-to-two-lane roundabout concept, which had been developed by Kimley Horn following the prior December 2024 council discussion and presented by Bill Waddill and traffic engineer Ian Rairden. The hybrid design differs from a conventional two-lane roundabout in that lane boundaries are flexible, allowing better flow. Mr. Waddill cited federal and insurance industry data showing roundabouts reduce injury crashes by 75-80 percent and serious or fatal crashes by up to 90 percent compared to signalized intersections or four-way stops, and that the 16-stop-sign configuration at the current intersection is particularly hazardous for cyclists and pedestrians. He also referenced a Sarasota roundabout study showing a 15-minute peak-hour delay reduction.

Council discussion was extensive and at times contentious. Councilmember DeBruce questioned the need for further study given the depth of prior work, expressed skepticism about whether a roundabout would meaningfully resolve congestion given the causeway bottleneck, and preferred limiting expenditure to the survey. Councilmember Henshaw and Mayor Miller supported going to referendum but

argued the electorate needs sufficient information - particularly on the new hybrid two-lane concept - before voting, which they felt would require at least the survey and some degree of additional design work. Vice Mayor Smith expressed reservations about proceeding to the full 30 percent study and noted concerns about construction disruption on an island still in recovery. Councilmember Johnson expressed a willingness to proceed if the community could make an informed choice through referendum, and noted that a two-lane hybrid might address prior concerns about single-lane congestion. All members agreed the question should ultimately go to voters.

Council reached consensus on a phased approach: approve the full 30 percent design scope with the MPO, but structure Kimley Horn's work to first complete the topographic survey and conceptual overlay, pause for a referendum, and proceed to the remainder of the 30 percent work only if voters approve the roundabout. City Manager Souza confirmed that MPO Director Don Scott had agreed this phased structure was workable within the funding cycle. A community education program - including town hall meetings and frequently asked questions materials - would be conducted prior to the referendum, without advocacy for any particular outcome.

Public Comments:

- Chet Sadler - Sanibel Resident - recommended showing proof traffic would improve if a round-about were installed
- Mitch Koppelman - Sanibel Resident - recommended having models prepared to answer if getting off island will improve
- Mike Raab - Sanibel Resident - advised the need to correctly define the question as "How can you make traffic flow better?"

Councilmember Johnson moved, seconded by Councilmember Henshaw, to proceed with the 30 percent design study for the Periwinkle Way/Causeway Boulevard intersection in a phased approach — completing the topographic survey and conceptual overlay first, conducting a community education process, holding a voter referendum, and proceeding to the full 30 percent design only upon a favorable referendum outcome. The motion carried by unanimous vote.

- e. Proposal for Architectural Services/Construction Administration Services for the Sanibel Police Station Project - Proposal from ADG Architecture ([Supplement 1](#))

City Manager Souza explained that ADG Architecture's prior contract had expired, and that as the architect of record, ADG is the sole firm qualified to provide construction administration services for the Police Station project. The total budget for the project is approximately \$17 million, funded through two state appropriations totaling \$2 million and approximately \$15 million in CDBG-DR funds. The proposal amount for construction administration services is \$343,603.

Councilmember Henshaw moved, seconded by Councilmember DeBruce, to approve the January 27, 2026 agreement with ADG Architecture for construction administration services and authorize the City Manager to execute the agreement. The motion carried by unanimous vote.

The meeting recessed at 4:24 p.m. and reconvened at 4:35 p.m.

- f. Recommendation on next steps for post Hurricane Ian bricks recovered from Lighthouse Beach Park site

Andrea Miller, Recreation Director, presented a proposal for staff to sell bricks recovered from the Lighthouse Beach Park cottages - currently stored in a rented mobile storage unit at approximately \$4,400 in accumulated rental fees - with proceeds to fund future reimagination of the park site. Council expressed broad preference that the bricks remain on the island and be incorporated into a future commemorative or interpretive feature, potentially associated with a proposed pavilion or remembrance wall at or near the lighthouse site. City Manager Souza noted that Kimley Horn had done preliminary pro bono conceptual work for a pavilion at the site that would incorporate interpretive panels. Council directed staff to hold the bricks pending development of a more complete plan, and to explore integration with the funded pier project.

- g. Florida Legislative Session 2026 (Supplement 1)

City Manager Souza provided an update on legislative matters. House Joint Resolution 203, related to property tax reform, passed the House on February 19 and has not moved in the Senate. House Bill 103, addressing the elimination of local business tax receipts, passed the House and has not moved in the Senate. The special act related to Lee County tourist development and Senate Bill 240 (auxiliary containers) similarly remain stalled in the Senate. Staff projected a possible special legislative session, with no announced date. Vice Mayor Smith, who was preparing to travel to Washington, D.C. on March 13-18 for advocacy on behalf of the City, urged the Council to approve the two prepared letters of opposition - one addressing property tax reform and one addressing the business tax receipt bill - and to authorize a third letter opposing House Bill 299 and Senate Bill 354 (the "Blue Ribbon Projects" bill), which would incentivize large-scale rural development and could have watershed and water quality implications for Sanibel.

Vice Mayor Smith moved, seconded by Councilmember Johnson, to authorize submission of letters opposing House Joint Resolution 203 (with broad legislative distribution), House Bill 103 (to Senator Martin), and House Bill 299 / Senate Bill 354 (the Blue Ribbon Projects bill, with distribution to be determined in coordination with the City's lobbyist). The motion carried 5-0.

14. NEW BUSINESS

- a. Approval of the Fiscal Year 2027 Budget Adoption Calendar

Deputy City Manager/CFO Steve Chaipel presented the proposed budget calendar for Fiscal Year 2027, which follows the same general structure as prior years,

including two budget workshops in June and August and public hearings in September. Chaipel noted that concurrent work on a potential stormwater assessment - four responses to the RFP have been received and are under evaluation - will also intersect with the budget process.

Councilmember DeBruce moved, seconded by Vice Mayor Smith, to approve the Fiscal Year 2027 Budget Adoption Calendar. The motion carried 5-0.

15. CONSENT AGENDA

ADOPTION OF RESOLUTIONS

a. Grant G2Y52 Agreement Supplement 2

RESOLUTION 26-010 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING SUPPLEMENT NUMBER 2 TO GRANT AGREEMENT G2Y52 BETWEEN THE CITY OF SANIBEL AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION TO REPAIR AND REPAVE CERTAIN SECTIONS OF THE SHARED USE PATH SYSTEM; AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUPPLEMENTAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

Attorney Agnew read into record the title of Resolution 26-010.

Vice Mayor Smith moved, seconded by Councilmember Johnson, to adopt Resolution 26-010. The motion carried 5-0.

CONSENT ITEMS PULLED FOR DISCUSSION

Items 15(b), 15(c), 15(d), and 15(f) were pulled for separate discussion.

b. Adoption of Minutes

Councilmember DeBruce requested that the February 3, 2026 minutes be continued to the next meeting for correction of inaccuracies in the coyote management discussion.

Councilmember DeBruce moved, seconded by Vice Mayor Smith, to continue the February 3, 2026 minutes to the March 31st meeting. The motion carried 5-0.

c. Sanibel Isles / Water Shadows Civic Improvement Association request to serve alcohol at Bock Peace Park

Vice Mayor Smith confirmed, after clarification from staff, that this item requires Council approval because it involves a request to serve alcohol at a public park. No opposition was raised.

Vice Mayor Smith moved, seconded by Councilmember Henshaw, to approve the Sanibel Isles/Water Shadows Civic Improvement Association's annual event permit request, including authorization to serve alcohol at Bock Peace Park. The motion carried 5-0.

- d. Request from The Dunes Golf & Tennis Club for Special Event Permit 26-071 Igram-Shirecliff Wedding, to consider an accommodation to Chapter 30, Article III, Section 30

This item involved a request for accommodation to Chapter 30, Article III to allow outdoor amplified music with a DJ until midnight (rather than 10:00 PM) at a maximum of 60 dBA at the property line. Councilmember Johnson expressed concern about establishing a recurring accommodation pattern, while Vice Mayor Smith supported consistency of treatment, noting the accommodation was granted on policy grounds rather than personal ones. Director Miller confirmed that neither of the two previously approved Dunes events had yet occurred, and that no complaints had been received. Council agreed to approve the request and monitor outcomes from all three approved events before considering future requests.

Vice Mayor Smith moved, seconded by Councilmember Johnson, to approve Special Event Permit 26-071 for the Igram-Shirecliff wedding at The Dunes Golf & Tennis Club, including the accommodation to Chapter 30, Article III, Section 30. The motion carried 5-0.

- f. Approval of a proposal from Tetra Tech, Inc. to provide professional engineering services in the amount of \$213,635 and authorize the City Manager to initiate the services

Mayor Miller pulled this item to note the ongoing issue of elevated chloride levels in the City's reuse water system, and to highlight that the proposed Tetra Tech scope of work - \$213,635 for Phase 1 design engineering for wastewater collection system repairs - is directly related to reducing inflow and infiltration (I&I) that is contributing to elevated salinity in reclaimed water. Public Works Director Fred Mittl confirmed that 15 I&I locations have been identified, that 4 of 6 manhole repairs have been completed, and that the broader pipeline work funded through the proposed agreement is expected to be bid within a 3-million-dollar Phase 1 budget, with a second phase possible depending on outcomes.

Vice Mayor Smith moved, seconded by Councilmember DeBruce, to approve the proposal from Tetra Tech, Inc. for professional engineering services in the amount of \$213,635 for wastewater collection system repairs, Phase 1, and authorize the City Manager to initiate services. The motion carried 5-0.

BUSINESS ITEMS

- e. Approval of a contract with Villa-Fuerte Construction, LLC in the amount of \$278,990 for the Beach Road Weir Restoration project and authorize the City Manager to execute the contract

Councilmember Johnson moved, seconded by Vice Mayor Smith, to approve the Consent Agenda. The motion carried.

- g. Approval of an agreement with Tritaik Consulting for Natural Resources and Environmental Consulting Services and authorize the City Manager to execute same (This does not increase the adopted FY2026 budget.)

Councilmember Johnson moved, seconded by Vice Mayor Smith, to approve the Consent Agenda. The motion carried.

- h.** Approval of a proposal from Bowman Consulting Group, LTD to provide professional engineering services in the amount of \$168,550.00 for Hurricane Ian related Shared Use Path (SUP) repairs phase 2 and authorize the City Manager to execute the agreement.

Councilmember Johnson moved, seconded by Vice Mayor Smith, to approve the Consent Agenda. The motion carried.

- i.** Approval of a proposal submitted by Johnson Engineering for the Weir Resiliency for FY2026 in the amount of \$214,630.00.

Approval of Consent Agenda Business Items 15(e), 15(g), 15(h), and 15(i).

Councilmember Johnson moved, seconded by Vice Mayor Smith, to approve Consent Agenda Items 15(e), 15(g), 15(h), and 15(i). The motion carried 5-0.

16. INFORMATIONAL ITEMS

- a.** Tradewinds Update

City Manager Souza reported that \$650,000 has been included in the current state budget for the Tradewinds infrastructure project, a figure significantly below the \$4.2 million sought, though there remains a possibility of the amount being increased. CDBG-DR funding through the County remains a parallel avenue, with Commissioner Wayne having been briefed on Tradewinds as the City's next priority project should housing-related funds become available.

- b.** Water Quality Report from Natural Resources Department

Natural Resources Director Holly Milbrandt provided a detailed update on the Blind Pass situation. She explained that the 2019 Blind Pass Inlet Management Plan, for which Lee County is the responsible entity, calls for maintaining the pass in an open condition through periodic dredging of approximately 21,000 cubic yards every three to four years. Prior to the planned dredge, Hurricanes Ian, Helene, and Milton scoured the pass sufficiently to delay the need for intervention. The recent completion of a large-scale Captiva beach renourishment - approximately one million cubic yards - by the Captiva Erosion Prevention District (CEPD) has generated a substantial sand spit migrating southward toward Sanibel, with observed impacts on the Blind Pass water opening. Milbrandt noted that a short-term closure remains a possibility but is not the goal of the inlet management plan, and that Lee County has permits and funding in place to dredge and intends to do so when conditions stabilize, which typically takes approximately one year after renourishment. She also confirmed that the City's ongoing Wolfert Channel dredge project is nearly complete and that contractors have not observed significant additional infilling in that area. Regarding Mr. Romano's public comments about habitat damage, Milbrandt indicated she would follow up directly with him to assess conditions in the areas he described. An informational presentation by Humiston & Moore Engineers on the long-term history

of Blind Pass was distributed to Council.

- c. Finance Department Reports
 - i. Causeway Counts
 - ii. Grants Report
 - iii. Quarterly Financial Reports - Fiscal Year 2026 First Quarter

No discussion was held on the Causeway Counts, Grants Report, or Quarterly Financial Reports for FY2026 Q1.

17. GENERAL COUNCIL DISCUSSION

- a. Future Agenda Items Matrix

Council members identified several items for future agenda consideration:

Councilmember Henshaw reported that 15 Sanibel residents - including city officials, police officers, and firefighters - have registered to climb One World Trade Center on June 7 as part of a memorial event. He also raised the emerging availability of air taxi and robotaxi vertiport infrastructure (projected for 2029) as a potential future discussion item in the context of island transportation. He requested that Council begin discussing city center planning and the potential to develop a town center concept.

Councilmember DeBruce reported success with the second Sanibel Art Hop on the last Sunday of February, noting significant new visitor traffic to participating galleries; the next Art Hop is March 22. She requested that staff develop a proposal for a coyote population study and management plan, and that Council consider financial support for SCCF's sea turtle nest protection program. She also requested that committee and board terms be examined for consistency, suggesting two- or three-year terms in place of annual appointments.

Vice Mayor Smith endorsed the city center/town center discussion and suggested linking it to a recently held community visioning workshop. She supported the coyote study and SCCF sea turtle support. She highlighted that the Lee County Board of County Commissioners approved \$2.1 million in TDC funding for the Sanibel pier project at the day's BOCC meeting. She noted concern about properties and prospective tenants being unable to complete redevelopment or new occupancy due to vegetation compliance requirements, and asked for review of whether relief is available or whether a code amendment is needed. She also referenced two development proposals - including a potential mini-golf facility in the area of the former Island Cow - that she understood had encountered resistance at the staff level, and asked for clarity on what code provisions prohibit or restrict such uses. She linked this to a broader interest in reviewing obstacles to development and distinguishing between "attractions" (which the City's plan generally discourages) and "amenities" for residents and visitors. She also addressed the house elevation issue,

noting at least one property is scheduled to begin construction the next day under a 9.3-foot height limit when 10 feet would be desired pending a forthcoming code amendment. She requested expedited action or an interim waiver mechanism.

City Manager Souza indicated he would consult with the City Attorney regarding potential interim relief for the elevation issue. He committed to preparing action items on the East Periwinkle Way speed limit, passing zone changes with wildlife mortality cross-referencing, the sea turtle funding question, the coyote study proposal, and the commission/board structure review. He noted the city center/town center topic is already scheduled for an April agenda item. He also reported that work is underway to restore the City's mission statement display in Council chambers.

18. CITY MANAGER'S REPORT

City Manager Souza noted the mission statement display is being addressed, confirmed the town center topic is targeted for April, and relayed that all Council members are invited to a morning meet-and-greet with Army Corps of Engineers Colonel Bowman on March 25. He also commended city staff for recent work on the "Slow Down Sanibel" campaign and the Recreation Center's VCB certification.

19. CITY ATTORNEY'S REPORT

City Attorney Agnew had no items to report.

20. PUBLIC COMMENT

There were no public comments from the audience.

21. ADJOURNMENT

There being no further business, the meeting adjourned at 6:34 p.m.