



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final City Council

Tuesday, March 31, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

Regular Meeting Rescheduled from 3/17

PLEASE NOTE THAT THE CITY COUNCIL AGENDA IS SUBJECT TO CHANGE.

**A COPY OF THE AGENDA PACKET IS AVAILABLE ON THE CITY'S WEBSITE AT
WWW.MYSANIBEL.COM**

“The Rules of Civility for Public Participation” as adopted by City Council can be found on the last page of this agenda. Reminder: Please turn all cell phones on to vibrate while in MacKenzie Hall.

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE (Councilmember Johnson)

3. ROLL CALL

4. SET THE AGENDA

5. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

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

6. PRESENTATION(S)

a. Gopher Tortoise Day Proclamation

Attachments: [Proclamation](#)

b. PACE - Believing in Girls Month Proclamation

Attachments: [Proclamation](#)

c. Water Conservation Month Proclamation

Attachments: [Proclamation](#)

d. World Landscape Architecture Month Proclamation

Attachments: [Proclamation](#)

7. 9:10 AM - SECOND READING AND PUBLIC HEARING**a. Community Housing & Resources - Conditional Use Permit**

ORDINANCE 26-004 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING AN INCREASE IN RESIDENTIAL DEVELOPMENT DENSITY AS SET FORTH AND APPROVED IN PLANNING COMMISSION RESOLUTION 26-04, CONDITIONAL USE PETITION APPLICATION NO. PL20260002, PURSUANT TO SECTIONS 82-201, AUTHORIZATION, AND 82-204, APPLICATION AND HEARING, OF THE CODE OF ORDINANCES, TO ALLOW INCREASED-DENSITY BELOW MARKET RATE HOUSING FOR CONSTRUCTION OF A 39-UNIT MULTI-FAMILY DEVELOPMENT ON PROPERTY OWNED BY COAST ISLANDS COMMUNITY LAND TRUST, INC. (FORMERLY OWNED BY SANIBEL 1523 , INC., AND SANIBEL 1531, INC.), AND LOCATED AT 1523 PERIWINKLE WAY, TAX PARCEL NO. 30-46-23-T1-00004.0060 AND NO. 30-46-23-T1-00004.0070, MORE FULLY DESCRIBED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments:[Agenda Memorandum](#)[Ordinance 26-004](#)[PC Resolution 26-04](#)[Staff Report to the Planning Commission](#)[Staff Report Attachments A-F](#)[Business Impact Estimate](#)[Public Comments - 43 Support](#)[Public Comments - 1 Opposed](#)[Public Comments - 1 General Comment](#)**b. Community Housing & Resources - Variances**

ORDINANCE 26-005 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, DETERMINING A VARIANCE (APPLICATION NO. PL20260007) RELATIVE TO SECTION 86-163, MAXIMUM NUMBER OF DWELLING UNITS, SECTION 86-164, LIMITATIONS ON PRINCIPAL BUILDINGS, SECTION 122-48, LOCATION AND SIZE OF REQUIRED VEGETATION BUFFERS, SECTION 122-49, TYPES, VARIETIES, AND NUMBERS OF PLANTS REQUIRED, SECTION 126-494, REQUIRED CONDITIONS, SECTION 126-1029, SITE PLANNING, AND SECTION 126-1404, DRIVEWAYS AND SERVICE AISLES, TO ALLOW FOR THE CONSTRUCTION OF A 39-UNIT MULTI-FAMILY DEVELOPMENT, ON PROPERTY OWNED BY COAST ISLANDS COMMUNITY LAND TRUST, INC. (FORMERLY OWNED BY SANIBEL 1523, INC. AND SANIBEL 1531, INC.) AND LOCATED AT 1523 PERIWINKLE WAY, TAX PARCEL NO. 30-46-23-T1-00004.0060 AND NO. 30-46-23-T1-00004.0070, FILED PURSUANT TO SECTION 82-138 OF THE LAND DEVELOPMENT CODE; MORE FULLY DESCRIBED HEREIN; PROVIDING FOR

**CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE;
AND PROVIDING AN EFFECTIVE DATE**

Attachments: [Agenda Memorandum](#)
[Ordinance 26-005](#)
[Planning Commission Staff Report](#)
[Staff Report Attachments A-G](#)
[Business Impact Estimate](#)
[Public Comments - 43 Support](#)
[Public Comments - 1 Opposed](#)
[Public Comments - 1 General Comment](#)

8. 10:30 AM - PUBLIC HEARING

- a. **RESOLUTION 26-013 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, [UPHOLDING/REVERSING/MODIFYING/REMANDING] THE PLANNING COMMISSION’S DECISION DETAILED IN SANIBEL PLANNING COMMISSION RESOLUTION 26-03, REGARDING CONDITIONAL USE PERMIT APPLICATION NOS. PL20250011 AND PL20260006 DATED FEBRUARY 24, 2026, TO ALLOW BICYCLE RENTALS AND A FORMULA RETAIL STORE (UNLIMITED BIKING) TO OPERATE IN UNIT 3 OF THE ISLANDER CENTER LOCATED WITHIN THE TCG - TOWN CENTER GENERAL COMMERCIAL DISTRICT, ON PROPERTY OWNED BY 2407 PERIWINKLE SANIBEL, LLC, AND LOCATED AT 2407 PERIWINKLE WAY, TAX PARCEL NO. 26-46-22-T2-00004.0070; AND PROVIDING AN EFFECTIVE DATE**

Attachments: [Agenda Memorandum](#)
[DRAFT Resolution 26-013](#)
[PC Resolution 26-03](#)
[Appeal Document](#)
[Applicant Written Response to Appeal](#)
[Staff Report with Attachments 2.24.26](#)
[PowerPoint from 2.24.26 PC Meeting](#)
[Public Comments from 2.24.26 PC Meeting](#)
[Photos provided by Applicant 2.24.26](#)

9. OLD BUSINESS

- a. Sanibel Fishing Pier (Information to be provided in a supplemental agenda)
- b. Florida Legislative Session 2026

Attachments: [Agenda Memorandum](#)
[2026 Florida Legislative Session Highlights](#)
[2026 Florida Legislative Session Summary](#)
[2026 City of Sanibel Bill Tracking Report](#)
[FLC March 13 2026 Week 9 Update - End of Regular Session](#)

- c. City Manager's Annual Performance Review

Attachments: [Agenda Memorandum](#)
[DRAFT Amendment Six](#)
[City Manager Employment Agreement with Addendums 1 thru 5](#)
[Southwest Florida City Manager Performance/Salary Survey](#)

10. NEW BUSINESS

- a. Contract approval with Tru Spec Mechanical, Inc in the amount of \$2,872,810.00 for the Donax Water Reclamation Facility Post Hurricane Ian Repairs & Hardening project and authorize the City Manager to execute the contract (Information to be provided in a supplemental agenda)

11. CONSENT AGENDA

ANY PERSON MAY REQUEST THAT COUNCIL REMOVE AN ITEM FROM THE CONSENT AGENDA FOR DISCUSSION BY NOTIFYING THE CITY MANAGER, CITY CLERK, OR A COUNCIL MEMBER PRIOR TO OR AT THE MEETING.

CONSENT ITEMS PULLED FOR DISCUSSION

ADOPTION OF RESOLUTIONS

- a. **RESOLUTION 26-014 APPROVING GRANT AGREEMENT 452816 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 AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.** (Information to be provided in a supplemental agenda)

BUSINESS ITEMS

- b. Adoption of Minutes (continued from March 17, 2026 meeting)

Attachments: [February 3, 2026](#)

- c. Approval of an agreement with EarthBalance Corporation for the Sanibel Island-wide Beach Erosion Control project in the amount of \$397,494.00 and authorize the City Manager to execute the agreement.

Attachments: [Agenda Memorandum](#)
[Agreement](#)
[Invitation to Bid](#)
[EarthBalance Proposal](#)

- d. Sanibel Fire Station 172 - 5171 Sanibel Captiva Road - After-the-Fact Approval of a Memorial Sign and Building Signage - both as Exempt Signs (not requiring a sign permit)

Attachments: [Agenda Memorandum](#)
[Station 172 - Building Signage Exemption Request 03.02.2026](#)
[Sec. 106-3. Exempt signs](#)

- e. The Dunes request for twelve (12) additional special event permits for the 2026 calendar year

Attachments: [AGM Dunes Request for 18 SE Permits 2026](#)
[The Dunes Request for Additional Event Permits](#)

- f. Sanibel School Fund (SSF) request for two temporary signs

Attachments: [Agenda Memorandum](#)
[SSF Temp Sign Auth from BOI 03.31.26](#)
[SSF Dinner Sign](#)
[SSF Golf Ball Drop Sign](#)

- g. Approval of agreement renewal with Vital Records Control for records storage in the amount of \$54,360 for three (3) year term and authorize the City Manager to execute same

Attachments: [Agenda Memorandum](#)
[Agreement](#)

- h. Approval of a \$5,500,000 grant agreement between the City of Sanibel and the U.S. Department of Housing and Urban Development for replacement of the East Periwinkle Way bridge and authorize the City Manager to execute same

Attachments: [Agenda Memorandum](#)
[HUD Grant Award Letter](#)
[HUD Community Project Funding Grant Agreement B-24-CP-FL-0595](#)

- i. Approval of a contract with Stantec Consulting Services, Inc. to assist the City in determining the appropriateness of a stormwater assessment fee program and authorize the City Manager to execute same (Information to be provided in a supplemental agenda)

12. INFORMATIONAL ITEMS

- a. Water Quality Report from Natural Resources Department

Attachments: [Agenda Memorandum](#)

13. GENERAL COUNCIL DISCUSSION

(Including comments, future agenda items, and general discussion)

- a. Future Agenda Items Matrix

Attachments: [City Council Future Agenda Items](#)

14. CITY MANAGER'S REPORT

15. CITY ATTORNEY'S REPORT

16. PUBLIC COMMENT

17. ADJOURNMENT

IF A PERSON DECIDES, TO APPEAL A DECISION MADE BY THE COUNCIL ON ANY MATTER CONSIDERED AT THIS MEETING/HEARING, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING, TO INCLUDE HEARING IMPAIRMENT, SHOULD CONTACT SCOTTY LYNN KELLY, CITY CLERK, NO LATER THAN ONE DAY PRIOR TO THE PROCEEDINGS AT (239) 472-3700. FOR ADDITIONAL ASSISTANCE IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE AT 711.

Citizens may request to receive Sanibel City Council and Planning Commission meeting agenda directly via e-mail. Citizens wishing to receive a copy of the agenda via e-mail may do so by visiting the City's website at www.mysanibel.com. Additionally, citizens may register to receive City announcements such as press releases.

Prior to requesting the agendas, the website reminds citizens that all e-mail addresses and requests submitted to the City are public information and governed by the applicable Florida Statute.

HORIZON – UPCOMING IMPORTANT DATES

Upcoming Important Dates

Attachments: [Horizon Schedule](#)

“RULES OF CIVILITY FOR PUBLIC PARTICIPATION”

In recognition that public discourse is essential to the democratic system of government on April 16, 2002, Sanibel City Council adopted a Proclamation embracing civility in public deliberations. These rules were updated February 22, 2007.

Therefore, Sanibel City Council sanctioned these rules for public participation while conducting meetings and workshops:

- 1. Speakers are permitted to deliver his or her comments without interruption.**
- 2. Speakers and debates should focus on issues, not on persons or personalities.**
- 3. Persons are encouraged to participate in the governmental process.**
- 4. To allow time to hear all points of view, speakers are allotted 3 minutes each time they are recognized.**
- 5. Sidebar discussions while others are speaking are not permitted in Council Chambers. These discussions are to be removed from the chamber so as not to be disruptive to those conducting and following Council business.**
- 6. Only the speaker recognized by the Chairperson has the floor. Speakers should raise their hand to be recognized. Speakers should identify themselves for the record. Speakers should utilize the microphone so that their comments can be recorded.**
- 7. Anyone wishing to speak on an issue is given an opportunity to speak before speakers are recognized for an opportunity to speak a second time on an issue.**
- 8. We seek to understand one another's points of view.**
- 9. Anger, rudeness, ridicule, impatience and lack of respect for others are not acceptable behavior. Demonstrations in support or opposition to a speaker or idea such as clapping, cheering, booing or hissing or intimidating body language are not permitted in Council Chambers or workshop facilities.**
- 10. We should all take initiative to make things better. Our goal is to foster an environment, which encourages a fair discussion and exchange of ideas without fear of personal attacks.**