



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Revised City Council

Tuesday, August 19, 2025

9:00 AM

MacKenzie Hall - 800 Dunlop Road

Solid Waste Assessment Public Hearing

AS OF 8/14/25 SUPPLEMENT 2: ADDED INFORMATION TO WULFERT ASSESSMENT HEARINGS ITEM 8(a); OLD BUSINESS ITEM 12(b); CONSENT AGENDA ITEMS 13(c) AND 13(d); AS OF 8/14/25 SUPPLEMENT 1: ADDED INFORMATION TO SOLID WASTE ASSESSMENT HEARING ITEMS 9(a) AND 9(b)

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

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

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

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE (Mayor Miller)**
- 3. ROLL CALL**
- 4. SET THE AGENDA**
- 5. PLANNING COMMISSION REPORT (Vice Chair Steiner)**
- 6. PUBLIC COMMENTS FOR NON-AGENDA ITEMS**

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

7. PRESENTATION(S)

- a. Rededication of MacKenzie Hall**

Attachments: [Proclamation](#)

8. 9:10 AM - WULFERT CHANNEL AREA DREDGE ASSESSMENT DISTRICT PUBLIC HEARINGS

a. Wulfert Dredge Assessment

RESOLUTION 25-041 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, TO DETERMINE THE PROPRIETY AND ADVISABILITY OF ESTABLISHING AND IMPLEMENTING THE ONE-TIME WULFERT CHANNEL AREA DREDGING ASSESSMENT DISTRICT; DECLARING, LEVYING, AND IMPOSING SUCH ONE-TIME SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 170, FLORIDA STATUTES, THE FLORIDA CONSTITUTION, GENERAL LAW, AND THE SANIBEL CHARTER; PROVIDING FOR A ONE-TIME SPECIAL ASSESSMENT; PROVIDING CERTAIN PROCEDURES WHICH MAY BE USED BY THE CITY COUNCIL WITH RESPECT TO ASSESSMENT ROLLS; APPROVING COLLECTION OF ASSESSMENTS THROUGH INVOICING VIA THE CITY OF SANIBEL; AND PROVIDING AN EFFECTIVE DATE

Attachments:

[Agenda Memorandum](#)

[Resolution 25-041](#)

[Affidavit of Publication](#)

[City Clerk Affidavit of Mailing](#)

[July 18, 2025 Required Legal Notice of Public Hearing](#)

[Chapter 170 Florida Statutes](#)

[Public Comments Received as of August 13, 2025](#)

[Additional Public Comments as of 5 pm 8/14/25 - Supplement 2](#)

[Added to the Record - Resolution 25-041 as Amended](#)

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

b. Wulfert Dredge Assessment Equalization Board

RESOLUTION 25-043 OF THE SANIBEL CITY COUNCIL SITTING AS THE SANIBEL EQUALIZATION BOARD; EQUALIZING AND APPROVING A ONE-TIME SPECIAL ASSESSMENT TO FUND DREDGING FOR THE SPECIAL BENEFIT OF THE WULFERT CHANNEL AREA ASSESSMENT DISTRICT; EQUALIZING AND APPROVING THE ONE-TIME SPECIAL ASSESSMENT FOR FISCAL YEAR OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026; PROVIDING FOR THE CONFIRMATION, ADOPTION, AND FILING OF A FINAL ASSESSMENT ROLL FOR SAME; AND PROVIDING AN EFFECTIVE DATE

Attachments:

[Agenda Memorandum](#)

[Resolution 25-043](#)

[Wulfert Channel Dredging Final Assessment Roll](#)

[Resolution 25-024 Wulfert Dredging Assessment June 12 2025](#)

[Resolution 25-034 Wulfert Dredging Assessment July 15 2025](#)

[Chapter 170 Florida Statutes](#)

9. 9:10 AM - SOLID WASTE ASSESSMENT HEARING

a. Solid Waste Special Assessment

RESOLUTION 25-039 OF THE SANIBEL CITY COUNCIL RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE, RECYCLABLES AND HORTICULTURAL WASTE, IN THE CITY OF SANIBEL; CONSTITUTING THE CITY'S ANNUAL RATE RESOLUTION AND RE-IMPOSING THE ANNUAL SPECIAL SERVICE ASSESSMENT TO FUND THE COLLECTION AND DISPOSAL OF SOLID WASTE, RECYCLABLES AND HORTICULTURAL WASTE AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF SANIBEL FOR THE FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026; APPROVING THE RATE OF ASSESSMENT; APPROVING THE SOLID WASTE ASSESSMENT ROLL; APPROVING COLLECTION OF ASSESSMENTS THROUGH THE UNIFORM METHOD OF COLLECTION (i.e., ANNUAL LEE COUNTY TAX BILL); AND PROVIDING AN EFFECTIVE DATE (Supplement 1)

Attachments: [Agenda Memorandum \(Supplement 1\)](#)
 [Resolution 25-039 \(Supplement 1\)](#)
 [Solid Waste Fee Schedule \(Supplement 1\)](#)

b. Solid Waste Assessment Equalization Board

RESOLUTION 25-040 OF THE CITY COUNCIL OF THE CITY OF SANIBEL SITTING AS THE SANIBEL EQUALIZATION BOARD; EQUALIZING AND APPROVING A RECURRING ANNUAL SPECIAL SERVICE ASSESSMENT FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE, RECYCLABLES, AND HORTICULTURAL WASTE FOR ALL RESIDENTIAL DWELLING UNITS (DEFINED AS ONE THROUGH FOUR RESIDENTIAL DWELLING UNITS PER PARCEL) WITHIN THE CITY OF SANIBEL; EQUALIZING AND APPROVING THE RECURRING ANNUAL SPECIAL SERVICE ASSESSMENTS FOR FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026; PROVIDING FOR THE CONFIRMATION, ADOPTION, AND FILING OF A FINAL ASSESSMENT ROLL FOR SAME; PROVIDING FOR CONFIRMATION OF THE RECURRING ANNUAL SPECIAL SERVICE ASSESSMENT; AND PROVIDING AN EFFECTIVE DATE (Supplement 1)

Attachments: [Resolution 25-040 \(Supplement 1\)](#)

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

Note: The First Reading is not a public hearing and no discussion or testimony will be taken unless the ordinance changes permitted conditional or prohibited uses as required by State Statute

a. Alternative Shoreline Stabilization Project Standards

ORDINANCE 25-014 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO UPDATE THE ALTERNATIVE SHORELINE STABILIZATION PROJECT STANDARDS TO BE CLASSIFIED AS LIVING SHORELINE STABILIZATION PROJECT AND UPDATING ALL REFERENCES TO THAT TERM, REORGANIZE THE STANDARDS FOR CLARITY, ADD EXAMPLE GRAPHICS; AMENDING SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 90, FEES, ARTICLE II,

DEVELOPMENT PERMITS, DIVISION 7, DEVELOPMENT PERMITS IMPLEMENTING CONDITIONAL USE APPROVAL, SECTION 90-192, EROSION CONTROL STRUCTURES ON NATURAL BODIES OF WATER; ARTICLE IV, PUBLIC HEARINGS, DIVISION 4, CONDITIONAL USES, SECTION 90-407, EROSION CONTROL STRUCTURES ON NATURAL BODIES OF WATER; AND CHAPTER 126, ZONING, ARTICLE IV, CONDITIONAL USE, SECTION 126-99, ALTERNATIVE SHORELINE STABILIZATION PROJECT; ARTICLE VII, RESIDENTIAL DISTRICTS, DIVISION 3, B BAY BEACH ZONE, SECTION 126-312, CONDITIONAL USES AND SECTION 126-314, OTHER REGULATIONS; DIVISION 4, E-1 BLIND PASS AREA ZONE, SECTION 126-332, CONDITIONAL USES; AND DIVISION 6, D-1 LOWLAND WETLANDS ZONE, SECTION 126-372, CONDITIONAL USES; DIVISION 7, D-2 UPLAND WETLANDS ZONE, SECTION 126-392, CONDITIONAL USES; DIVISION 8, F MID-ISLAND RIDGE ZONE, SECTION 126-412, CONDITIONAL USES; AND DIVISION 10, G ALTERED LAND ZONE, SECTION 126-452, CONDITIONAL USES; FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Ordinance 25-014](#)
 [PC Resolution 25-14](#)

- b. Deadlines to Re-establish a Non-conforming Use or Structure
ORDINANCE 25-015 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ADOPT AN ORDINANCE AMENDING THE CODE OF ORDINANCES TO EXTEND THE DEADLINES TO RE-ESTABLISH A NONCONFORMING USE OR A NONCONFORMING STRUCTURE; AMENDING SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 126, ZONING; ARTICLE V, NONCONFORMANCES, DIVISION 5, STANDARDS FOR BUILDING-BACK (RECONSTRUCTION) OF STRUCTURES SUBSTANTIALLY DAMAGED BY A NATURAL DISASTER, SECTION 126-212, NONCONFORMING STRUCTURES, AND SECTION 126-218, RE-ESTABLISHMENT OF DISCONTINUED OR ABANDONED USE PROHIBITED; FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Ordinance 25-015](#)
 [PC Resolution 25-15](#)

- c. Permitted Uses in D-2 Upland Wetlands Zone
ORDINANCE 25-016 OF THE CITY COUNCIL OF THE CITY OF SANIBEL,

FLORIDA, AMENDING THE CODE OF ORDINANCES TO AMEND THE LIST OF PERMITTED USES IN THE D-2 UPLAND WETLANDS ECOLOGICAL ZONE TO PERMIT EXISTING MULTIFAMILY BUILDINGS TO REMAIN; AMENDING SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 126, ZONING; ARTICLE VII, RESIDENTIAL DISTRICTS, DIVISION 7, D-2 UPLAND WETLANDS ZONE, SECTION 126-391, PERMITTED USES; FOR THE PURPOSE OF UPDATING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Ordinance 25-016](#)
 [PC Resolution 25-16](#)

d. Chapter 66 - Traffic

ORDINANCE 25-017 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 66, TRAFFIC, ARTICLE II, PARKING, STOPPING AND STANDING, DIVISION 1, GENERALLY, SECTION 66-37, PENALTY; PAYMENT OF FINE; REFERRAL TO COUNTY COURT; AND DIVISION 2, BEACH AREA PARKING RESTRICTIONS, SUBDIVISION III, REGULATIONS, SECTION 66-101, PROHIBITIONS AND PENALTIES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Ordinance 25-017](#)

e. Investment Policy

ORDINANCE 25-018 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATING TO CHAPTER 50, PERSONNEL, ARTICLE VI, CITY OF SANIBEL INVESTMENT POLICY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Ordinance 25-018](#)

11. 12:00 PM - CONVENE AN EXECUTIVE SESSION RELATING TO FRATERNAL ORDER OF POLICE (FOP) UNION NEGOTIATIONS

*Mayor Mike Miller
Vice Mayor Holly D. Smith
Councilmember Laura DeBruce
Councilmember John Henshaw
Councilmember Richard Johnson
Sanibel City Manager Dana Souza*

*Sanibel City Attorney John Agnew
Sanibel Deputy City Manager Steve Chaipel
Human Resources Director Crystal Mansell
Labor Counsel John "J.K." Keller, IV (Allen, Norton & Blue) (virtual)*

12. OLD BUSINESS

- a. City 50th Anniversary Workgroup Update on Remaining Events

Attachments: [Agenda Memorandum](#)
[50th Presentation Update 08.19.25](#)

- b. Parks and Recreation Advisory Committee (PARC) Ranking of 2024 Shared Use Path Master Plan Extensions and Enhancements

Attachments: [Agenda Memorandum](#)
[PR Committee SUP EXTENSIONS Ranking Sheet 04.24.25](#)
[PR Committee SUP ENHANCEMENTS Ranking Sheet 05.15.25](#)
[PowerPoint Presentation - Supplement 2](#)

13. 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. Recreation User Fees
RESOLUTION 25-037 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, TO UPDATE RECREATION USER FEES BY AMENDING CHAPTER 90, FEES, ARTICLE V, RECREATION USER FEES; DIVISION 2, SANIBEL RECREATION CENTER; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
[Resolution 25-037](#)
[History of Rec Dept Fee Increases 050725](#)
[Rec Center FY26 Membership Fee Increase Options 06.26.25](#)

- b. 2026 Meeting Schedule
RESOLUTION 25-04 5ESTABLISHING THE SANIBEL CITY COUNCIL REGULARLY SCHEDULED MEETING DATES FOR THE 2026 CALENDAR YEAR; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Resolution 25-045](#)
 [Added to the Record - Resolution 25-045 as Amended](#)

- c. Alternate Member for Sanibel Plan Update Steering Committee
RESOLUTION 25-044 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING RESOLUTION 25-035, SECTION 1, BY APPOINTING ONE ALTERNATE MEMBER TO SERVE ON THE SANIBEL PLAN UPDATE STEERING COMMITTEE UNTIL THE CITY COUNCIL ADOPTS AN ORDINANCE AMENDING THE PLAN AND THE COMMITTEE IS DISSOLVED; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum - Supplement 2](#)
 [Resolution 25-044](#)
 [Resolution 25-035 adopted July 15, 2025 - Supplement 2](#)

BUSINESS ITEMS

- d. Adoption of Minutes: June 3, 2025, Regular Meeting; June 12, 2025 Budget Workshop; June 12, 2025 Regular Meeting ([Supplement 2](#))

Attachments: [June 3 2025 Regular Meeting Minutes - Supplement 2](#)
 [June 12 2025 Budget Workshop Minutes - Supplement 2](#)
 [June 12 2025 Regular Meeting Minutes - Supplement 2](#)

- e. Bank of the Islands request for eight (8) special event permits in 2025

Attachments: [Agenda Memorandum](#)
 [BOI Car Wash Fundraiser Permit Requests 08.19.25](#)

- f. Approval of a contract with Southern Striping Solutions, LLC. in the amount of \$1,289,467.69 for the Hurricane Ian Pathway Repairs Phase 1 Project and authorize the City Manager to execute the contract.

Attachments: [Agenda Memorandum](#)
 [Sanibel Pathway Repairs Contract 08.7.25](#)
 [Bid Tabulation](#)
 [Bid Opening 7-31-25](#)
 [Southern Striping Solutions, LLC - Bid](#)
 [Sanibel Phase 1 Pathway Project Manual](#)
 [Sanibel Phase I Pathway Improvements PLANS](#)
 [Addendum No. 1](#)

14. INFORMATIONAL ITEMS

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

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

- b. Water Quality Report from Natural Resources Department

Attachments: [Agenda Memorandum](#)

- c. Finance Department Reports
 i. Causeway Counts - June and July 2025
 ii. Grants Report
 iii. Hurricane Recovery Financial Report

Attachments: [Agenda Memorandum - Causeway Counts June 2025](#)
 [Agenda Memorandum - Causeway Counts July 2025](#)
 [Grants Report](#)
 [Hurricane Recovery Financial Update](#)

15. GENERAL COUNCIL DISCUSSION

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

16. CITY MANAGER'S REPORT

17. CITY ATTORNEY'S REPORT

18. PUBLIC COMMENT

19. 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.**