



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Revised City Council

Tuesday, May 5, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

AS OF 5/4/26 SUPPLEMENT 3: ADDED INFORMATION UNDER DRAFT LEGISLATION ITEM 8(b); AS OF 5/1/26 SUPPLEMENT 2: ADDED PUBLIC COMMENT UNDER DRAFT LEGISLATION ITEM 8(b); AS OF 4/30/26 SUPPLEMENT 1: ADDED INFORMATION TO PRESENTATION ITEM 6(f) AND CITY MANAGER'S REPORT ITEM 16

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 (Mayor Miller)**
- 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. Proclamation declaring May 6, 2026 as Sergeant Anthony Neri Day on Sanibel

Attachments: [2026 Proclamation](#)

- b. Lee County Bar Association Law Day and Officer of the Year Proclamation

Attachments: [2026 Proclamation](#)

- c. Proclamation recognizing the week of May 3, 2026 through May 9, 2026 as the 57th Annual Professional Municipal Clerks Week

Attachments: [2026 Proclamation](#)

- d. Proclamation declaring the week of May 15-21, 2026 as National Public Works Week
- Attachments:* [2026 Proclamation](#)
- e. Proclamation declaring May 2026 as National Cities, Towns, and Villages Month
- Attachments:* [2026 Proclamation](#)
- f. Presentation of the Fiscal Year 2025 Annual Comprehensive Financial Report (ACFR) Prepared by the Finance Department and Audited by CliftonLarsonAllen LLP. Presentation by Steve C. Chaipel, Deputy City Manager/CFO with Chris Kessler and Rob Willems of CliftonLarsonAllen LLP
- Attachments:* [Agenda Memorandum - Supplement 1](#)
[City of Sanibel Florida Audit Presentation - Supplement 1](#)
[2025 Annual Comprehensive Financial Report - Supplement 1](#)
[CLA Governance Communication Letter - Supplement 1](#)
[Administrative Policy 26-001 - Grants Management - Supplement 1](#)
- g. Emergency Operations Plan Executive Summary Presentation
- Attachments:* [Agenda Memorandum](#)
[Executive Summary](#)
[PowerPoint Presentation](#)

7. 9:05 AM - SECOND READING AND PUBLIC HEARING

- a. Vegetation - Chapter 122
ORDINANCE 26-006 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES SUBPART B LAND DEVELOPMENT CODE, 122, VEGETATION, ARTICLE II, LANDSCAPING, DIVISION 2, COMMERCIAL AND INSTITUTIONAL USES, SECTION 122-49, TYPES, VARIETIES AND NUMBERS OF PLANTS REQUIRED, SECTION 122-50, INSTALLATION STANDARDS, AND SECTION 122-51, MAINTENANCE STANDARDS, TO REVISE THE VEGETATION BUFFER STANDARDS FOR COMMERCIAL AND INSTITUTIONAL 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 26-006](#)
[Business Impact Estimate](#)
[PowerPoint Presentation from April 21, 2026 Meeting](#)
- b. Remove Obsolete Prohibition of Flat Roofs for Multifamily Buildings (PC Res 26-07)
ORDINANCE 26-008 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES SUBPART B LAND

DEVELOPMENT CODE, CHAPTER 86, DEVELOPMENT STANDARDS, ARTICLE III, RESIDENTIAL, DIVISION 3, UNIFIED RESIDENTIAL HOUSING (CLUSTER HOUSING) AND MULTIFAMILY HOUSING, SUBDIVISION III, MULTIFAMILY HOUSING, SECTION 86-164, LIMITATIONS ON PRINCIPAL BUILDINGS, 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 26-008](#)
 [PC Resolution 26-07](#)
 [Business Impact Estimate](#)

c. Gasoline-Powered Leaf Blowers

ORDINANCE 26-010 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, BY DELETING IN ITS ENTIRETY CHAPTER 30, ENVIRONMENT, ARTICLE III, NOISE, SECTION 30-70, GAS POWERED LEAF BLOWERS, TO COMPLY WITH CHAPTER 2026-3, LAWS OF FLORIDA; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Ordinance 26-010](#)
 [SB 290 - see page 13](#)
 [Chapter 2026-3 Laws of Florida](#)
 [Business Impact Estimate](#)

8. DISCUSSIONS OF DRAFT LEGISLATION

a. Limited exception for height, elevating existing structure

DISCUSSION ONLY - DRAFT ORDINANCE 26-009 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126, ZONING, ARTICLE V, NONCONFORMANCES DIVISION 3, STRUCTURES, SECTION 126-172, (NONCONFORMING STRUCTURES) IMPROVEMENT, RECONSTRUCTION, OR RELOCATION PROHIBITED; EXCEPTIONS; AND DIVISION 5, STANDARDS FOR BUILDING-BACK (RECONSTRUCTION) OF STRUCTURES SUBSTANTIALLY DAMAGED BY A NATURAL DISASTER, SECTION 126-212, NONCONFORMING STRUCTURES, TO ALLOW A LIMITED EXCEPTION TO HEIGHT LIMITATIONS FOR ELEVATION OF EXISTING STRUCTURES; 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](#)
[DRAFT Ordinance 26-009 as approved by Planning Commission](#)
[DRAFT Ordinance 26-009 with additional revisions by staff](#)
[PC Resolution 26-08](#)

b. Speed Limits

DISCUSSION ONLY - DRAFT ORDINANCE 26-011 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 66, TRAFFIC, ARTICLE III, SPEED LIMITS, DIVISION 1, GENERALLY, SECTION 66-121, THIRTY-FIVE MILE PER HOUR SPEED LIMIT, DELETING SECTION 66-122, BRIDGE AT BUELL CREEK; SPEED LIMIT AND RENUMBERING SUBSEQUENT SECTIONS; TO SPECIFY SPEED LIMITS ON PUBLICLY OWNED ROADWAYS WITHIN THE CITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
[DRAFT Ordinance 26-011](#)
[PowerPoint - Supplement 3](#)
[Speed Study Passing Zone Analysis 2026](#)
[Chapter 66 DIVISION 1. GENERALLY \(1\) - Speed Limits](#)
[Public Comment - Supplement 2](#)
[Public Comments as of 4 pm 05/04/26 - 1 general - Supplement 3](#)
[Public Comments as of 4 pm 05/04/26 - 2 support - Supplement 3](#)
[Public Comments as of 4 pm 05/04/26 - 7 opposed - Supplement 3](#)
[Added to the Record - Revised PowerPoint Presentation](#)

9. 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. Limited exception for height, elevating existing structure (PC Res 26-08)
FIRST READING - ORDINANCE 26-009 ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126, ZONING, ARTICLE V, NONCONFORMANCES DIVISION 3, STRUCTURES, SECTION 126-172, (NONCONFORMING STRUCTURES) IMPROVEMENT, RECONSTRUCTION, OR RELOCATION PROHIBITED; EXCEPTIONS; AND DIVISION 5, STANDARDS FOR BUILDING-BACK (RECONSTRUCTION) OF STRUCTURES SUBSTANTIALLY DAMAGED BY A NATURAL DISASTER, SECTION 126-212, NONCONFORMING STRUCTURES, TO ALLOW A LIMITED EXCEPTION TO HEIGHT LIMITATIONS FOR ELEVATION OF EXISTING STRUCTURES; 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 26-009 as approved by Planning Commission](#)
[DRAFT Ordinance 26-009 with additional staff revisions](#)
[PC Resolution 26-08](#)

10. COUNCIL COMMENTS

11. COMMITTEES BOARDS COMMISSION

- a. National Flood Insurance Program (NFIP) Program for Public Information (PPI) Local Liaison Appointment
RESOLUTION 26-015 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPOINTING A SANIBEL RESIDENT AND THE CITY OF SANIBEL BUILDING DIRECTOR TO SERVE ON THE LEE COUNTY MULTIJURISDICTIONAL PROGRAM FOR PUBLIC INFORMATION (PPI) COMMITTEE; AND PROVIDING AN EFFECTIVE DATE (Applicants listed alphabetically by last name)

Attachments: [Agenda Memorandum](#)
[Resolution 26-015](#)
[Resolution 15-096 Accepting Multijurisdictional Program](#)
[Lee Co Multijurisdictional Program for Public Information with Addenda](#)
[Jason Cohen](#)
[Daniel Lessen](#)
[Teresa Ressel](#)
[Added to the Record - Ballots](#)

12. OLD BUSINESS

- a. E-bike Registration Program

Attachments: [Agenda Memorandum](#)
[DRAFT Ebike Registration Policy](#)
[Ebike Permit Decals](#)
[PowerPoint Presentation](#)

- b. Fiscal Year 2027 Budget Discussion:
i. Strategic Goals

Attachments: [Agenda Memorandum](#)

- c. Approval of a contract with Marolf Environmental, Inc. in the amount of \$2,325,808.04 for the Post Hurricane Ian Lift Station Control Panel and Platform Improvements - Phase 1 project and authorize

the City Manager to execute the contract

Attachments: [Agenda Memorandum](#)
[Lift Stations Phase 1 Improvements Contract](#)
[Marolf Environmental Bid](#)
[Bid Results & Sign In Sheet](#)
[Lift Stations Phase 1 Project Manual](#)
[Lift Stations Phase 1 Bid Plans](#)
[Lift Stations Phase 1 - Addendum 1](#)
[Lift Stations Phase 1 - Addendum 2](#)
[Lift Stations Phase 1 - Addendum 3](#)

d. Council Liaison Discussion and Appointments

Attachments: [Agenda Memorandum](#)
[Liaison List](#)

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. **RESOLUTION 26-017 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING BUDGET AMENDMENT 2026-004 TO ADJUST THE BEGINNING AND ENDING FUND BALANCES AND PROVIDING AN EFFECTIVE DATE**

Attachments: [Agenda Memorandum](#)
[Resolution 26-017](#)

BUSINESS ITEMS

b. Adoption of Minutes

Attachments: [March 17, 2026 Minutes](#)

c. St. Michael & All Angels Episcopal Church request for City of Sanibel co-sponsorship of the annual Love Sanibel Back event and to waive costs associated with Police and Recreation staffing services

Attachments: [Agenda Memorandum](#)
[Love Sanibel Back Letter of Request](#)

14. INFORMATIONAL ITEMS

- a. Water Quality Report from Natural Resources Department

Attachments: [Agenda Memorandum](#)

- b. Finance Department Reports

- i. Causeway Counts
ii. Grants Report

Attachments: [Agenda Memorandum - March 2026 Causeway Counts](#)
[Grant Reporting](#)

15. GENERAL COUNCIL DISCUSSION

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

- a. Future Agenda Items Matrix

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

16. CITY MANAGER'S REPORT

9-11 Program (**Supplement 1**)

Attachments: [PowerPoint Presentation - Supplement 1](#)

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.**