



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final

Below Market Rate Housing Review Sub-Committee

Tuesday, October 28, 2025

9:00 AM

MacKenzie Hall - Sanibel City Hall (800 Dunlop Road)

1. Call to Order

2. Pledge of Allegiance (Chair Sergeant)

3. Roll Call

4. Consent Agenda

- a. Authorize the Subcommittee Chair to review and approve the October 28, 2025 Below Market Rate Housing Review Subcommittee Minutes.
- b. Authorize Subcommittee Chair to review and sign 2025 annual report from summary minutes.

5. Old Business

- a. Below Market Rate Housing Program Review Land Development Code Section 82-321 and Chapter 102.

Attachments:

[5.a. 1 - Agenda Memorandum](#)

[5.a. 2 - Land Development Code - Housing sections](#)

- b. Status Update on Housing Needs Analysis - Bright Community Trust.

Attachments:

[5.b. 1 - Agenda Memorandum](#)

[5.b. 2 - Contract Bright Community Trust 5-29-2024](#)

6. New Business

- a. Presentation from Community Housing and Resources, Inc. (CHR) Executive Director Nicole Decker-McHale.

Attachments:

[6.a. 1 - CHR Five Year Strategic Plan FY 2024-2028](#)

[6.a. 2 - CHR Audit - Financial Statement FY 2024 \(Oct 2023 - Sept 2024\)](#)

[6.a. 3 - Summary of CHR-City of Sanibel contracts](#)

[6.a. 4 - CHR Annual Report](#)

[6.a. 5 - CHR Event Invitation](#)

[6.a. 6 - CHR Riverview Development Construction Drawings](#)

b. Sanibel Plan update - committee review of the Housing Element.

Attachments:

[6.b. 1 - Agenda Memo Housing Element](#)

[6.b. 2 - Steering Committee schedule of topics \(tentative\)](#)

[6.b. 3 - Housing Element](#)

[6.b. 4 - The Sanibel Vision Statement.](#)

7. Public Comment

8. Adjournment

“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.

As approved 022007
Sanibel City Council

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.

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