



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Revised City Council

Tuesday, January 13, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

**AS OF 1/9/26 SUPPLEMENT 1: ADDED INFORMATION TO OLD BUSINESS ITEMS 12(a),
12(b); ADDED NEW OLD BUSINESS ITEM 12(e), RELETTERED REMAINING, AND
ADDED ITEM 12(k)**

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 (Vice Mayor Smith)

3. ROLL CALL

4. SET THE AGENDA

5. PLANNING COMMISSION REPORT (Commissioner Schopp)

6. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

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

7. PRESENTATION(S)

- a.** Arbor Day Proclamation

Attachments:

[Proclamation](#)

8. 9:05 A.M. - PUBLIC HEARING

- a.** [Rescheduled Assessment Against 4560 Waters Edge - Case 2025-1640](#)

**RESOLUTION 25-069 OF THE CITY COUNCIL OF THE CITY OF SANIBEL,
FLORIDA, LEVYING AN ASSESSMENT AGAINST 4560 WATERS EDGE LANE,**

**STRAP NO.: 20-46-22-T4-00008.0150, TO RECOVER THE COST OF DEMOLITION
OF A DANGEROUS STRUCTURE LOCATED ON THE SUBJECT PROPERTY;
AND PROVIDING AN EFFECTIVE DATE**

Attachments: [Agenda Memorandum](#)

[Resolution 25-069](#)

9. 9:05 A.M. - SECOND READING AND PUBLIC HEARING

a. Electrical and Mechanical Equipment

Second Reading - **ORDINANCE 25-019 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 78, GENERAL PROVISIONS, SECTION 78-1, RULES OF CONSTRUCTION AND DEFINITIONS; AND CHAPTER 126 ZONING, ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2, ACCESSORY STRUCTURES, ADDING A NEW SUBDIVISION V, ACCESSORY STAIRS AND PLATFORMS TO ELEVATE ELECTRICAL AND MECHANICAL EQUIPMENT, A NEW SECTION 126-921, ACCESSORY STAIRS AND PLATFORMS TO ELEVATE ELECTRICAL AND MECHANICAL EQUIPMENT; RENAMING DIVISION 16, ELECTRICAL POWER GENERATORS AND HVAC TO ELECTRICAL AND MECHANICAL EQUIPMENT; AND AMENDING SECTION 126-1307, STANDARDS; 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 25-019](#)

[Business Impact Estimate](#)

b. Expediting Review of Waiver Applications

Second Reading - **ORDINANCE 25-022 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 82, ADMINISTRATION, ARTICLE III, PLANNING COMMISSION, DIVISION 3, SPECIFIC AUTHORITY, SUBDIVISION XIII, WAIVERS TO LAWFULLY EXISTING NONCONFORMING STRUCTURES AND PROPERTIES LOCATED IN THE GENERAL, TOWN CENTER GENERAL, AND TOWN CENTER LIMITED COMMERCIAL DISTRICTS, SECTION 82-351, AUTHORIZATION, SUBSECTION (b), EXTENDING THE EXPIRATION DATE AS STATED IN ORDINANCE 24-018 TO DECEMBER 31, 2026, 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 25-022](#)

[Business Impact Estimate](#)

c. Conditional Uses - Aid Hurricane Recovery

Second Reading - **ORDINANCE 25-023 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 82, ADMINISTRATION, ARTICLE III, PLANNING COMMISSION, DIVISION 3, SPECIFIC AUTHORITY, SUBDIVISION V, CONDITIONAL USES, SECTION 82-201, AUTHORIZATION, 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 25-023](#)[Business Impact Estimate](#)d. Waive Long-form Development Permit for Certain Applications

Second Reading - **ORDINANCE 25-024 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 82, ADMINISTRATION, ARTICLE IV, DEVELOPMENT PERMITS, DIVISION 2, PROCEDURE, SUBDIVISION III, LONG-FORM, SECTION 82-421, SUBSECTION (b), EXTEIDNG THE EXPIRATION DATE AS STATED IN ORDINANCE 24-017 TO DECEMBER 31, 2026, 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 25-024](#)[Business Impact Estimate](#)e. Clarification of Optional Police Pension Contribution and Benefit

Second Reading - **ORDINANCE 25-025 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATING TO CHAPTER 50, PERSONNEL, ARTICLE III, POLICE OFFICERS' RETIREMENT, DIVISION 2, PENSION PLAN, SUBDIVISION XV, FUNDING, SECTION 50-441, PARTICIPANT CONTRIBUTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE**

Attachments:[Agenda Memorandum](#)[Ordinance 25-025](#)[Business Impact Estimate](#)**10. 9:10 A.M. - PUBLIC HEARING**a. Sanibel Harbours Dredge Assessment - Uniform Method of Collection

**RESOLUTION 26-001 OF THE CITY COUNCIL OF THE CITY OF SANIBEL
DECLARING ITS INTENT TO USE THE UNIFORM METHOD OF COLLECTING**

NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE SANIBEL HARBOURS INLET DREDGING ASSESSMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; STATING THE NEED FOR THE LEVY; PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE LEVY; PROVIDING FOR A PUBLIC HEARING AND NOTICE THEREOF; PROVIDING FOR TRANSMITTAL OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
[Resolution 26-001](#)
[Letter to City to Request Assessment](#)
[Affidavit of Publication](#)

b. Intent to Establish Stormwater Assessment

RESOLUTION 26-004 OF THE CITY COUNCIL OF THE CITY OF SANIBEL DECLARING ITS INTENT TO USE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS IN ACCORDANCE WITH SECTION 197.3632(3)(a), FLORIDA STATUTES; STATING THE NEED FOR THE LEVY; PROVIDING A LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO THE LEVY; PROVIDING FOR A PUBLIC HEARING AND NOTICE THEREOF; PROVIDING FOR TRANSMITTAL OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
[Resolution 26-004](#)
[Florida Stormwater Association 2024 Report](#)
[Affidavit of Legal Advertisements](#)

11. COMMITTEES BOARDS COMMISSION

a. Appointing Members to Planning Commission

RESOLUTION 26-002 APPOINTING THREE MEMBERS TO THE CITY OF SANIBEL PLANNING COMMISSION TO THREE-YEAR TERMS BEGINNING JANUARY 13, 2026, THROUGH MIDNIGHT, JANUARY 15, 2029; AND PROVIDING AN EFFECTIVE DATE (Applicants listed alphabetically by last name)

Attachments: [Agenda Memorandum](#)
[Resolution 26-002](#)
[Ken Colter](#)
[Michal Frejka](#)
[David Muench](#)
[Kate Sergeant](#)
[Lyman Welch](#)

12. OLD BUSINESS

a. East Periwinkle Bridge (Supplement 1)

Attachments: [Agenda Memorandum - Supplement 1](#)
[Agenda Memorandum - E Periwinkle Way Bridge - 1-13-2026](#)
[Kevin McLellan - Request for a 90 day Public Comment Period - Supplement 1](#)
[East Periwinkle Bridge Profile Memo Dec 29 2025](#)
[Public Comments as of January 8, 2026 - Supplement 1](#)
[Public Comments included in October 21, 2025 Agenda](#)
[PowerPoint Presentation - Supplement 1](#)

b. Sanibel Island Roadway Speed Study (Supplement 1)

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

c. Sanibel Fishing Pier (Information to be provided in a supplemental agenda)

d. Request from Community Housing & Resources (CHR) for Support of a Community Development Block Grant Disaster Relief (CDBG-DR) Project

Attachments: [Agenda Memorandum](#)
[December 30, 2025 Letter of Request](#)
[Draft Letter of Support](#)
[Resolution 24-068 Supporting CHR's CDBG-DR Grant Application](#)
[2024 Letter Requesting Support for CDBG-DR Application](#)

e. Request from Community Housing and Resources (CHR) to hold 'Full Moon' Fundraiser Event with beach campfire at Sundial Beach Resort, 1451 Middle Gulf Drive on February 1, 2026 (Supplement 1)

Attachments: [Agenda Memorandum and Event Permit Application - Supplement 1](#)

f. Code Enforcement: Short-Term Rental Enforcement

Attachments: [Agenda Memorandum](#)
[PowerPoint Presentation](#)
[Dwelling Rental License Historical Report](#)

g. Water Quality Report from Natural Resources Department

Attachments: [Agenda Memorandum](#)

h. Subrecipient Agreement with Lee County and the City of Sanibel for CDBG-DR Funding for Police Building Construction

Attachments: [Agenda Memorandum](#)
[CDBG-DR Subrecipient Agreement DR10680 for Sanibel Police Building](#)

- i. Florida Legislative Session 2026 (Information to be provided in a supplemental agenda)
- j. Acceptance of a grant from Lee County Metropolitan Planning Organization (MPO) for the Periwinkle Way/Causeway Boulevard Intersection Study

Attachments: [Agenda Memorandum](#)

[March 2025 - FDOT \(MPO\) Grant Application FDOT Congestion Management](#)

- k. Approval of Letter from City Council to Federal Delegation Opposing Expanding Offshore Drilling and Letter to Lee County Board of County Commissioners Regarding Results of Sanibel Causeway Feasibility Study (Supplement 1)

Attachments: [Agenda Memorandum - Supplement 1](#)

[1 - Draft Letter to Senator Scott - Supplement 1](#)

[2 - Draft Letter to Senator Moody - Supplement 1](#)

[3 - Draft Letter to Representative Donalds - Supplement 1](#)

[4 - Draft Letter to President Trump - Supplement 1](#)

[5 - Draft Letter to BoCC - Causeway - Supplement 1](#)

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. [Beach Club Day Passes](#)

RESOLUTION 26-005 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING RESOLUTION 25-014, WHICH AMENDED RESOLUTION 24-043, WHICH ESTABLISHED A TEMPORARY USE PERMIT FOR BEACH CLUB DAY PASSES, BY EXTENDING THE AUTHORIZATION TO JULY 31, 2026, AND AMENDING SECTION 2, CONDITION 6, REGARDING THE LIMITATION ON THE NUMBER OF BEACH CLUB DAY PASSES OFFERED FOR SALE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)

[Resolution 26-005](#)

[Resolution 25-014](#)

BUSINESS ITEMS

- b. Adoption of Minutes

Attachments: [December 2, 2025 Minutes](#)
[December 16, 2025 Minutes](#)

c. Adoption of the corrected October 21, 2025 Minutes

Attachments: [Agenda Memorandum](#)
[October 21, 2025 Minutes Corrected](#)

d. Replacement of City Hall Finance & IT Wing Heating, Ventilation and Air Conditioning System (HVAC): Consider awarding a contract for replacement of City Hall Finance & IT Wing HVAC system to Jacaranda Air Const, Inc. in the amount of \$200,104.30 and authorize the City Manager to execute the contract

Attachments: [Agenda Memorandum](#)
[Contract](#)
[City Hall Finance & IT Wing HVAC Replacement Bid Review Recommendation](#)
[City Hall Finance & IT Wing HVAC Replacement - Bid Tab](#)
[Jacaranda Air Bid](#)
[City Hall Finance Wing HVAC SPECIFICATIONS](#)
[City Hall Finance Wing HVAC PLANS](#)
[Addendum No.1-1](#)

e. Request from Community Housing & Resources (CHR) for an audit extension

Attachments: [Agenda Memorandum](#)
[CHR Letter of Request](#)

14. INFORMATIONAL ITEMS

a. Hazard Mitigation Grant Program - Tradewinds

Attachments: [Agenda Memorandum](#)
[December 2025 Nonpoint Source Grants Fall Proposals Update](#)

b. Finance Department Reports

i. Causeway Counts
ii. Grants Report

Attachments: [Agenda Memorandum - Causeway Traffic November 2025](#)
[Grant Report](#)

15. GENERAL COUNCIL DISCUSSION

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

a. Future Agenda Items

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

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.**