



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final City Council

Tuesday, November 4, 2025

9:00 AM

MacKenzie Hall - 800 Dunlop Road

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 (Councilmember Henshaw)**
- 3. ROLL CALL**
- 4. SET THE AGENDA**
- 5. PLANNING COMMISSION REPORT (Commissioner Burns)**
- 6. PUBLIC COMMENTS FOR NON-AGENDA ITEMS**

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

7. PRESENTATION(S)

- a. Recognition of Joe Gudinas, Chief Wastewater Operator, Public Works Department, Utilities Division, as the Employee of the 4th Quarter, Fiscal Year 2025.

- b. Alzheimer's Awareness Month Proclamation

Attachments: [Alzheimer's Proclamation](#)

- c. Zonta Says No to Violence Against Women Campaign Proclamation

Attachments: [Zonta Proclamation](#)

- d. Business Sector Hurricane Ian Recovery - John Lai (Presentation to be added in a supplemental agenda.)

- e. City of Sanibel Hurricane Ian Recovery Dashboard

Attachments: [Agenda Memorandum](#)
 [PowerPoint Presentation](#)

8. 9:05 - SECOND READING AND PUBLIC HEARING

- a. Chapter 66 - Boat Ramp Fees

Second Reading - **ORDINANCE 25-020 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 2, BEACH AREA PARKING RESTRICTIONS, SUBDIVISION II, PERMITS, SECTION 66-76, TYPES OF PERMITS, AND SECTION 66-85, FEES; HOURS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE**

Attachments: [Agenda Memorandum](#)
 [Ordinance 25-020](#)
 [Business Impact Estimate](#)

9. DISCUSSIONS OF DRAFT LEGISLATION

- a. Amending Provisions for Plats and Replats

Discussion Only - **ORDINANCE 25-021 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 114, SUBDIVISIONS, FOR THE PURPOSE OF UPDATING SUBDIVISION PROVISIONS RELATED TO PLATS AND REPLATS FOR CONSISTENCY WITH RECENT AMENDMENTS TO STATE STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE**

Attachments: [Agenda Memorandum](#)
 [Ordinance 25-021](#)

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. Amending Provisions for Plats and Replats

First Reading - **ORDINANCE 25-021 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE; CHAPTER 114, SUBDIVISIONS, FOR THE PURPOSE OF UPDATING SUBDIVISION PROVISIONS RELATED TO PLATS AND REPLATS FOR CONSISTENCY WITH RECENT AMENDMENTS TO STATE**

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

Attachments: [Agenda Memorandum](#)
 [Ordinance 25-021](#)

11. OLD BUSINESS

- a. Community Housing & Resources Temporary Waiver Request
**RESOLUTION 25-062 OF THE CITY COUNCIL OF THE CITY OF SANIBEL,
FLORIDA, APPROVING A TEMPORARY WAIVER, REQUESTED BY COMMUNITY
HOUSING & RESOURCES (CHR), FROM THE BELOW MARKET RATE HOUSING
REQUIREMENTS OF THE 2009 GROUND LEASE BETWEEN THE CITY OF
SANIBEL AND CHR, TO ALLOW ON-DUTY LEE COUNTY EMERGENCY
MEDICAL SERVICES (EMS) PERSONNEL TO TEMPORARILY OPERATE IN A
BELOW MARKET RATE HOUSING UNIT; AND PROVIDING AN EFFECTIVE
DATE**
- Attachments: [Letter of Request](#)
 [Resolution 25-062](#)
 [Adjacent Property Notices](#)
 [Resolution 09-016 - Multiple Properties](#)
- b. Wildlife Mortality Monitoring and Reporting Update (**PowerPoint presentation to be added in a supplemental agenda**)
- Attachments: [Agenda Memorandum](#)
 [Wildlife Mortality Report - Annotated Bibliography](#)
- c. Golf Course Report Cards
- Attachments: [2025 Golf Course Report Program Summary](#)
- d. Setting Public Hearing for Sanibel Harbours Dredge Assessment
**RESOLUTION 25-064 OF THE CITY COUNCIL OF THE CITY OF SANIBEL,
FLORIDA, TO SET A TIME, DATE, AND PLACE FOR A PUBLIC HEARING IN
ACCORDANCE WITH SECTIONS 170.07 AND 170.08, FLORIDA STATUTES, TO
DETERMINE THE PROPRIETY AND ADVISABILITY OF ESTABLISHING AND
IMPLEMENTING THE “SANIBEL HARBOURS INLET DREDGING ASSESSMENT
DISTRICT”; AND, IF DETERMINED TO BE PROPER AND ADVISABLE TO
ESABLISH SUCH DISTRICT, TO FURTHER DETERMINE THE COST OF SUCH
DREDGING-RELATED EFFORTS, THE MANNER OF PAYMENT FOR SUCH
EFFORTS, AND THE AMOUNT OF SUCH COSTS TO BE ANNUALLY ASSESSED
AGAINST EACH PROPERTY WITHIN THE DISTRICT AND PROVIDING AN
EFFECTIVE DATE**

Attachments: [Agenda Memorandum](#)
[Resolution 25-064](#)
[Affidavit of Publication](#)
[Sanibel Harbours Inlet Dredging Assessment District - Preliminary Assessment](#)
[Letter to City to Request Assessment](#)
[Chapter 170 Florida Statutes](#)

12. NEW BUSINESS

- a. North Sanibel Beach Nourishment Project Discussion (Information to be provided in a supplemental agenda)

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. Fiscal Year 2026 Project Budget Roll-forward
RESOLUTION 25-065 APPROVING BUDGET AMENDMENT 2026-001 TO ROLLFORWARD CERTAIN PROJECTS AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
[Resolution 25-065](#)

- b. Amending expiring resolutions
Temporary Announcement Signs - Amending 24-030
RESOLUTION 25-066 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING RESOLUTION 24-030, AUTHORIZING THE PLACEMENT OF TEMPORARY ANNOUNCEMENT SIGNS ON COMMERCIAL PROPERTIES BY EXTENDING ITS EXPIRATION DATE TO DECEMBER 31, 2026; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
[Resolution 25-066](#)

- c. Temporary Signs on Commercial Properties - Amending 24-075
RESOLUTION 25-067 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING RESOLUTION 24-075, AUTHORIZATION FOR THE PLACEMENT OF TEMPORARY SIGNS ON COMMERCIAL PROPERTIES, BY EXTENDING ITS EXPIRATION DATE TO DECEMBER 31, 2026; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Resolution 25-067](#)

- d. Waiving Application Fee for Variance to Aid Hurricane Recovery - Amending 25-015
**RESOLUTION 25-068 OF THE CITY COUNCIL OF THE CITY OF SANIBEL,
FLORIDA, AMENDING RESOLUTION 25-015, WAIVING THE APPLICATION FEE
FOR VARIANCES SOUGHT TO AID IN RECOVERY FROM HURRICANE DAMAGE
OR FOR RESILIENCY, BY EXTENDING ITS EXPIRATION DATE TO DECEMBER
31, 2026; AND PROVIDING AN EFFECTIVE DATE**

Attachments: [Resolution 25-068](#)

BUSINESS ITEMS

- e. Adoption of Minutes

Attachments: [September 9, 2025 Joint Council/Commission Workshop](#)
 [October 7, 2025 Regular Meeting](#)

- f. Upgrade to City Document Management System - Laserfiche

Attachments: [Agenda Memorandum](#)
 [Master Services Agreement \(MSA\) No. 20565](#)
 [Addendum 1 & 2 to MSA 20565](#)

- g. Approval of the purchase of a 2026 Ford F350 4x4 dump truck and a 2026 F250 4x4 pickup truck with dump bed from Sam Galloway Ford as a piggyback of Lee County Contract No. B200417BAG, in the amount of \$129,784.81.

Attachments: [Agenda Memorandum](#)
 [Sam Galloway - F350 Dump Truck - \\$77,134.89](#)
 [Sam Galloway - F250 with Dump Bed - \\$54,574.92](#)
 [Fully Executed Contract - B200417BAG Sam Galloway](#)
 [Renewal Confirmation](#)
 [Approved AIR 20](#)
 [Contract Summary Information B200417BAG](#)
 [Signed - DRAFT B200417BAG Ford Automobiles](#)

- h. Sanibel Captiva United Way temporary fundraising sign request at Bank of the Islands

Attachments: [Agenda Memorandum](#)
 [Sanibel Captiva United Way Billboard Request](#)

14. INFORMATIONAL ITEMS

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

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

- b. Water Quality Report from Natural Resources Department

Attachments: [Agenda Memorandum](#)

- c. Finance Department Reports

- i. Causeway Counts
- ii. Grants Report
- iii. Hurricane Financial Report

Attachments: [Agenda Memorandum - Causeway Traffic Counts](#)

[Grants Report](#)

[Hurricane Financial Update](#)

15. GENERAL COUNCIL DISCUSSION

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

- a. Future Agenda Items Matrix *(Information to be added in a supplemental agenda.)*

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.**