



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Revised City Council

Monday, September 14, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

Regular Meeting

AS OF 9/10/26 SUPPLEMENT 1 - ADDED AGENDA ITEM 10(a.) AND ATTACHMENTS AND REMOVED ITEM 11(l.)

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 Henshaw)**
- 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. Proclamation recognizing Lee County Board of County Commissioners Kevin Ruane**

Attachments: [Proclamation](#)

8. DISCUSSIONS OF DRAFT LEGISLATION

- a. Amending Police Pension Board Structure
DISCUSSION ONLY - ORDINANCE 26-014 OF THE CITY COUNCIL OF THE CITY**

OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 50, PERSONNEL, ARTICLE III, POLICE OFFICERS' RETIREMENT, DIVISION 1, DECLARATION OF TRUST, SUBDIVISION III, BOARD OF TRUSTEES, SECTION 50-92, NUMBER, APPOINTMENT, TERM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Draft Ordinance 26-014](#)

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. Amending Police Pension Board Structure
FIRST READING - ORDINANCE 26-014 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES, CHAPTER 50, PERSONNEL, ARTICLE III, POLICE OFFICERS' RETIREMENT, DIVISION 1, DECLARATION OF TRUST, SUBDIVISION III, BOARD OF TRUSTEES, SECTION 50-92, NUMBER, APPOINTMENT, TERM; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Ordinance 26-014](#)

10. COUNCIL COMMENTS

- a. Riverview II CDBG-DR Funding - Letter to the BOCC - Subrecipient Agreement - **Supplement 1**

Attachments: [Agenda Memorandum](#)
 [Riverview II Project - City Council Letter Dated 8-25-26](#)
 [Riverview II Project - Revised City Council Letter dated 8-27-26](#)
 [Letter to BOCC dated 1-13-26 - Support of CHR CDBG-DR Grant Funding](#)

11. OLD BUSINESS

- a. Sunsetting Resolutions or Ordinances for Temporary Post-Disaster Allowances

Attachments: [Agenda Memorandum](#)

- b. Consideration of extension to extend the deadline to re-establish ("build-back") nonconforming uses & structures

Attachments: [Agenda Memorandum](#)

c. Calling For Election

RESOLUTION 26-035 CALLING FOR AN ELECTION FOR SANIBEL CITY COUNCIL MEMBERS; SETTING THE DATE AND POLLING PLACES FOR THE ELECTION; PROVIDING FOR BALLOT LANGUAGE; REQUESTING THE LEE COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE ELECTION AND CERTIFY THE RESULTS TO THE SANIBEL CITY COUNCIL; AND PROVIDING AN EFFECTIVE DATE

Attachments:

[Agenda Memorandum](#)

[Resolution 26-035](#)

[Lee County Supervisor of Elections Master Agreement ADMN24-008](#)

d. Roundabout Referendum

RESOLUTION 26-026 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, CALLING AN ADVISORY REFERENDUM OF THE QUALIFIED ELECTORS OF THE CITY OF SANIBEL TO DETERMINE WHETHER THE CITY SHOULD CONSTRUCT A ROUNDABOUT AT THE INTERSECTION OF PERIWINKLE WAY, CAUSEWAY BOULEVARD, AND LINDGREN BOULEVARD; PROVIDING FOR THE BALLOT TITLE AND BALLOT QUESTION; PROVIDING FOR NOTICE OF THE REFERENDUM; REQUESTING THE LEE COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE REFERENDUM; AND PROVIDING AN EFFECTIVE DATE

Attachments:

[Agenda Memorandum](#)

[Resolution 26-026](#)

[PowerPoint Presentation](#)

[Roundabout Topographical Survey Presentation 7-21-26](#)

[Agenda Memorandum from July 21, 2026](#)

e. 2027 Meeting Schedule

RESOLUTION 26-029 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, ESTABLISHING THE SANIBEL CITY COUNCIL REGULARLY SCHEDULED MEETING DATES FOR THE 2027 CALENDAR YEAR; AND PROVIDING AN EFFECTIVE DATE

Attachments:

[Agenda Memorandum](#)

[Resolution 26-029](#)

[2027 Meeting Schedule - Option 1](#)

[2027 Meeting Schedule - Option 2](#)

f. SUP Repairs discussion including Wildlife Drive Design Estimate

Attachments: [Agenda Memorandum](#)
 [SUP Project Summary](#)
 [Draft Widening Exhibits r](#)
 [Sanibel - Wulfert SUP Proposal - 8/11/2026](#)
 [Stantec Consulting Services Inc. - Fully Executed Contract](#)
 [PowerPoint Presentation](#)

- g. Sanibel Historical Museum & Village Agreement
RESOLUTION 26-024 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING AN AGREEMENT BETWEEN THE CITY OF SANIBEL AND THE SANIBEL HISTORICAL MUSEUM AND VILLAGE, INC., WHICH SERVES AS THE NOT-FOR-PROFIT OPERATOR OF THE CITY-OWNED SANIBEL HISTORIC MUSEUM AND VILLAGE; AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH AGREEMENT; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Resolution 26-024](#)
 [Resolution 23-082- Current Agreement](#)

- h. Recreation User Fees
RESOLUTION 26-040 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 26-040](#)
 [History of Rec Dept Fee Increases 091426](#)

- i. Parks and Recreation Advisory Committee (PRAC) identification and ranking of opportunities for additional outdoor recreational amenities

Attachments: [Agenda Memorandum](#)
 [Ranking Final 07.16.26](#)
 [Planning Department Agenda Memorandum 7-16-2026](#)

- j. Amendment to Flock Memorandum of Understanding (MOU) with the City of Sanibel (Information to be provided in a supplemental agenda.)

- k. **Draft Ordinance - Surveillance Technology - License Plate Readers**

Attachments: [Agenda Memorandum](#)
 [DRAFT Ordinance 26-XXX](#)
 [Sanibel LPR FAQs 9-3-2026](#)
 [DIVISION 4. CONTRACTS AND PURCHASES - Existing](#)

- I. ~~Annual School Zone Detection System Report (Information to be provided in a supplemental agenda.)~~

12. NEW BUSINESS

- a. Island Time Wine - Request to Amend the Land Development Code

Attachments:

[Agenda Memorandum](#)

[Request to Amend Chapter 6 for Businesses Operating Under a FL 2COP Licer](#)

[CUP-2025-000268 - Development Permit](#)

[Island Time Wine Follow-Up - 8-27-2026](#)

[Chapter 6 ALCOHOLIC BEVERAGES](#)

[Sec. 78-1. Rules of construction and definitions - LDC](#)

[Sec. 126-492. Conditional uses - General Commercial District](#)

[Sec. 126-512. Conditional uses - Town Center General](#)

- b. Police Station - Consideration of Exemption from Long-form Review

Attachments:

[Agenda Memorandum - Police Station](#)

- c. Sanibel Sewer System Rate Increase

RESOLUTION 26-041 CONFIRMING THE ESTABLISHED SCHEDULE OF RATES FOR THE SANIBEL SEWER SYSTEM RELATING TO RESIDENTIAL, COMMERCIAL, AND RECLAIMED WATER RATES; AND PROVIDING AN EFFECTIVE DATE

Attachments:

[Agenda Memorandum](#)

[Resolution 26-041](#)

[City of Sanibel 2026 Revenue Sufficiency Report DRAFT](#)

[Sewer Rate Increase Schedule](#)

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. Indirect Cost Plan

RESOLUTION 26-033 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, ADOPTING A COST ALLOCATION PLAN, (ALSO KNOWN AS AN INDIRECT COST PLAN) FOR FISCAL YEAR 2025; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CERTIFICATE OF COST ALLOCATION PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF OMB 2 CFR PART 200 AND FULL COST PLAN; AUTHORIZING THE DISTRIBUTION OF THE CENTRAL SERVICE OVERHEAD COSTS TO QUALIFYING GRANTS AND FUNDS; ESTABLISHING THAT REGULAR UPDATES TO THE COST ALLOCATION PLAN BE MADE; AND PROVIDING AN EFFECTIVE DATE

Attachments:

[Agenda Memorandum](#)

[Resolution 26-033](#)

[City of Sanibel Full Cost Allocation Plan FY2025](#)

[Staff Prepared Comparison to Prior Year](#)

b. Budget Amendment - Indirect Cost Plan

RESOLUTION 26-034 APPROVING BUDGET AMENDMENT 2026-007 TO ADJUST THE ALLOCATION OF INDIRECT COSTS AND PROVIDING AN EFFECTIVE DATE

(To update departmental and fund budgets based on the results of the fiscal year 2025 City of Sanibel Full Cost Allocation Plan prepared by Maguire Associates of Virginia, Inc. This amendment increases revenue to the General fund by \$668,051 and increases transfers out in the General fund by \$68,025. The amendment also increases revenues to the Ballfield Maintenance fund by \$108,583 (including \$68,025 increase in transfer from the General fund). The total amendment increases the fiscal year 2026 budget by \$776,634 (as a result of the transfers between funds and intergovernmental revenue sources).

Attachments:

[Resolution 26-034](#)

BUSINESS ITEMS

c. Adoption of Minutes

Attachments:

[August 18, 2026 Regular Meeting](#)

[August 18, 2026 Budget Hearing](#)

d. Approval of Statements of Work from CliftonLarsonAllen LLP related to the Fiscal Year 2026 Audit of the City's Annual Comprehensive Financial Report and authorize the Mayor and City Manager to execute same.

Attachments:

[Agenda Memorandum](#)

[Statement of Work - Audit Services](#)

[Statement of Work - Assertion Based Examination Services](#)

[CliftonLarsonAllen Audit Agreement](#)

e. Approval to award the Dune Walkover and Boardwalk Replacement and Repairs Project to Stokes Marine, Inc. in the Base Bid amount of \$1,308,087.78, and authorize a contingency of \$130,000.00 to be used by the city as needed for unforeseen circumstances during construction, and authorize the City Manager to execute the agreement and any associated documents necessary to complete the

project

Attachments:

[Agenda Memorandum](#)
[CONTRACT - Dune Walkover Replacement and Repairs](#)
[Bid Tabulation - Final](#)
[Stokes Marine PROPOSAL](#)
[Dune Walkover SPECIFICATIONS](#)
[Dune Walkover PLANS](#)
[Addendum No.1](#)
[Addendum No. 2](#)
[Bid Opening Sign In Sheet](#)

- f. Professional Services Agreement for Civil Engineering and Surveying and Mapping Services. Consider approving a five-year extension to the current professional services agreement for Civil Engineering, Surveying and Mapping Services with Stantec Consulting Services, Inc.

Attachments:

[Agenda Memorandum](#)
[Master Contract-21-021-Extension and Rate Adjustment Request](#)
[21-021 Cardno Inc.](#)
[City of Sanibel Civil-Survey Engineering Services CCNA](#)

- g. Approval of a grant agreement with the Florida Department of Agriculture and Consumer Services (FDACS) for the Roots in Resilience Causeway Boulevard Planting Project in the amount of \$68,570.00 and authorize the City Manager to execute the contract.

Attachments:

[Agenda Memorandum](#)
[Agreement](#)
[Award Letter](#)

- h. Approval of a contract with EarthBalance Corporation for the Sanibel Island-Wide Dune Planting Project in the amount of \$358,750.00 and authorize the City Manager to execute the agreement.

Attachments:

[Agenda Memorandum](#)
[Contract](#)
[Project Details](#)
[EarthBalance Corp Bid](#)
[Bid Specifications](#)
[Addendum No.1](#)
[Bid Tabulation](#)

- i. Approval of the purchase of a Peterbilt 537 utility vacuum truck from The Peterbilt Store South Florida LLC as a piggyback of the Florida Sheriff's Association contract FSA25-VEH23.0, in the amount of \$299,571.00.

Attachments: [Agenda Memorandum](#)
[MSRP QUOTE](#)
[Final Sanibel 4000 gal Amthor FSA Bid](#)
[FSA discount info 260630 111353](#)
[FSA25-VEH23.0-Final-Award-Packet12092025](#)

- j. Bank of the Islands request for ten (10) special event permits for property at 1699 Periwinkle Way during the 2026 calendar year

Attachments: [Agenda Memorandum](#)
[Request from Bank of the Islands](#)

- k. Request from Sanibel Captiva Chamber of Commerce for exception to Sanibel Code, Chapter 106, Article I, Sec.106-3 (13) *Holiday Decorations* in conjunction with the Special Event, *Best of Boo Awards*.

Attachments: [Agenda Memorandum](#)
[SE Permit Application Best in Boo Awards 10.31.26](#)
[Tahitian Authorization 10.31.26](#)
[Tahitian Gardens Aerial](#)
[Chamber Best in Boo Requests](#)
[Sec 106-3 - Exempt Signs - Includes Holiday Decorations](#)

14. INFORMATIONAL ITEMS

- a. Water Quality Report from Natural Resources Department

Attachments: [Agenda Memorandum](#)

- b. Finance Department Reports

- i. Causeway Counts
- ii. Quarterly Financial Reports - Fiscal Year 2026 Third Quarter
- iii. Quarterly Investment Portfolio Report - Fiscal Year 2026 Third Quarter

Attachments: [Agenda Memorandum - June 2026 Causeway Traffic](#)
[Agenda Memorandum - July 2026 Causeway Traffic](#)
[Agenda Memorandum - Quarterly Financial Reports](#)
[Quarterly Investment Report](#)

- c. Community Housing and Resources, Inc. Audited Financial Statements for Fiscal Year 2025

Attachments: [Agenda Memorandum](#)
[CHR Financial Statements for Fiscal Year 2025](#)

- d. 2025 Residential Land Use Inventory Presentation

Attachments: [Agenda Memorandum](#)
 [2025 Residential Land Use Inventory](#)
 [2025 Residential Land Use Inventory Presentation](#)

15. GENERAL COUNCIL DISCUSSION

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

- a.** Future Agenda Items Matrix

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

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.**