



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final City Council

Tuesday, October 6, 2026

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 MacKenzie Hall.

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE (Councilmember Johnson)**
- 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 Samuel Halverson, Equipment Operator/Crew Leader (Streets), Public Works Department, as Employee of the 4th Quarter, Fiscal Year 2026.

Attachments: [PowerPoint Slide](#)

- b.** Breast Cancer Awareness Proclamation

Attachments: [Proclamation](#)

- c.** J.N. "Ding" Darling Wildlife Refuge 150th Birthday Proclamation

Attachments: [Proclamation](#)

- d. 2026 Florida Native Plant Month on Sanibel Island Proclamation

Attachments: [Proclamation](#)

- e. Florida City Week Proclamation

Attachments: [Proclamation](#)

- f. Sanibel School Update by Principal Dr. Tom Millins

8. 9:05 AM - SECOND READING AND PUBLIC HEARING

- a. Amending Police Pension Board Structure

SECOND 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](#)
[Business Impact Estimate](#)

9. DISCUSSIONS OF DRAFT LEGISLATION

- a. Miniature Golf as a Conditional Use

DISCUSSION ONLY - ORDINANCE 26-016 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ALLOW MINIATURE GOLF AS A CONDITIONAL USE IN THE GC GENERAL COMMERCIAL ZONING DISTRICT, BY AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 78, GENERAL PROVISIONS, SECTION 78-1, RULES OF CONSTRUCTION AND DEFINITIONS; AND CHAPTER 126, ZONING, ARTICLE IV, CONDITIONAL USES, CREATING SECTION 126-107, MINIATURE GOLF COURSE; ARTICLE VIII, COMMERCIAL DISTRICTS, DIVISION 2, GC GENERAL COMMERCIAL DISTRICT, SECTION 126-492, CONDITIONAL USES; DIVISION 3, TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT, SECTION 126-512, CONDITIONAL USES; AND DIVISION 4, TCL TOWN CENTER LIMITED COMMERCIAL DISTRICT, SECTION 126-532, CONDITIONAL USES, FOR THE PURPOSE OF UPDATING LAND DEVELOPMENT REGULATIONS

Attachments: [Agenda Memorandum](#)
[Ordinance 26-016](#)
[PC Resolution 26-22](#)
[Public Comments as of 9/28/26](#)
[Applicant Exhibit](#)

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. Miniature Golf as a Conditional Use
FIRST READING - ORDINANCE 26-016 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO ALLOW MINIATURE GOLF AS A CONDITIONAL USE IN THE GC GENERAL COMMERCIAL ZONING DISTRICT, BY AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 78, GENERAL PROVISIONS, SECTION 78-1, RULES OF CONSTRUCTION AND DEFINITIONS; AND CHAPTER 126, ZONING, ARTICLE IV, CONDITIONAL USES, CREATING SECTION 126-107, MINIATURE GOLF COURSE; ARTICLE VIII, COMMERCIAL DISTRICTS, DIVISION 2, GC GENERAL COMMERCIAL DISTRICT, SECTION 126-492, CONDITIONAL USES; DIVISION 3, TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT, SECTION 126-512, CONDITIONAL USES; AND DIVISION 4, TCL TOWN CENTER LIMITED COMMERCIAL DISTRICT, SECTION 126-532, CONDITIONAL USES, FOR THE PURPOSE OF UPDATING LAND DEVELOPMENT REGULATIONS

Attachments: [Agenda Memorandum](#)
[Ordinance 26-016](#)
[PC Resolution 26-22](#)
[Public Comments as of 9/28/26](#)
[Applicant Exhibit](#)

11. COUNCIL COMMENTS

12. COMMITTEES BOARDS COMMISSION

- a. Ratifying General Employee Pension Board Election
RESOLUTION 26-036 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, PERTAINING TO THE SANIBEL BOARD OF TRUSTEES OF THE GENERAL EMPLOYEES' RETIREMENT PLAN; RATIFYING TWO MEMBERS ELECTED BY ACTIVE PLAN MEMBERS; AND PROVIDING FOR AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
[Resolution 26-036](#)

- b. Appointing Members and Ratifying Police Pension Board Election
RESOLUTION 26-037 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, PERTAINING TO THE SANIBEL BOARD OF TRUSTEES OF THE MUNICIPAL POLICE OFFICERS' RETIREMENT TRUST FUND APPOINTING THREE MEMBERS TO SERVE AS CITY COUNCIL APPOINTEES; RATIFYING TWO MEMBERS ELECTED BY ACTIVE PLAN MEMBERS; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Resolution 26-037](#)
 [Molly Brauer](#)
 [Michal Frejka](#)
 [Steve Maxwell](#)
 [Don McDonald](#)
 [Stephen Meltz](#)

13. OLD BUSINESS

- a. Calling 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](#)

- b. Presentation of the Coyote Population, Spatial Ecology, and Genetics Research Study proposal from the University of Florida and contract award

Attachments: [Agenda Memorandum](#)
 [Contract](#)
 [University of Florida Proposal](#)
 [Coyote Research Study RFP](#)
 [Bid Tabulation](#)
 [PowerPoint Presentation](#)

- c. Transfer of Density Rights (TDR) Discussion

Attachments: [Agenda Memorandum](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E - Agenda Memorandum 5-26-26](#)
[Attachment F](#)
[Attachment G - Nonconforming Resort Housing](#)

d. Draft Ebike Registration Program

Attachments: [Agenda Memorandum](#)
[UPDATED Ebike Registration Policy 06.02.26](#)
[SUP Ebike Code of Conduct 06.02.26](#)
[DRAFT Sanibel Ebike Registration Form 06.02.26](#)
[UPDATED Ebike Registration Decal 06.02.26](#)
[Ebike Registration Program Presentation 10.06.26](#)

e. Flock Status Update

Attachments: [Agenda Memorandum](#)
[ALPR Vendor Comparison](#)

f. Draft Ordinance - Surveillance Technology - Automated License Plate Readers

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

g. Legislative Priorities (Information to be provided in a supplemental agenda.)

14. NEW BUSINESS

a. Saint Michael & All Angels Episcopal Church Request to hold Camino de Sanibel, one-day pilgrimage walk across Sanibel, on Saturday, February 27, 2027

Attachments: [Agenda Memorandum](#)
[Camino de Sanibel SE Permit Application 02.27.27](#)
[Camino Map](#)
[Camino Planning Guide Revised September 20](#)

b. Establishing the City of Sanibel Memorial Bench Program
**RESOLUTION 26-046 OF THE CITY COUNCIL OF THE CITY OF SANIBEL,
FLORIDA, ESTABLISHING A MEMORIAL BENCH PROGRAM; ESTABLISHING**

PROCESS AND POLICY; ESTABLISHING FEES; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Resolution 26-046](#)
 [Memorial Bench Program Purchase Overview](#)

- c. Amendment 3 Referendum Information (Information to be provided in a supplemental agenda.)
- d. City of Sanibel Health Insurance Plan - United Healthcare (Information to be provided in a supplemental agenda.)

15. 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. Special Event Schedule of Fees
RESOLUTION 26-047 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE SPECIAL EVENT SCHEDULE OF FEES; REMOVING FEE FOR MAILING OF PERMITS; ESTABLISHING FEES FOR THE RENTAL OF THE BOWMAN'S BEACH PARK TIKI HUT AND GULFSIDE (ALGIERS) CITY PARK PAVILION; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Resolution 26-047](#)

- b. Fiscal Year 2027 Compensation and Classification Plan
RESOLUTION 26-045 OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING THE CITY OF SANIBEL FISCAL YEAR 2026-2027 COMPENSATION AND CLASSIFICATION PLAN; AMENDING EXISTING JOB CLASSES AND RECLASSIFICATIONS AS NECESSARY; AMENDING THE SALARY BANDS FOR CERTAIN BARGAINING UNIT POSITIONS; AUTHORIZING THE CITY MANAGER TO AMEND JOB DESCRIPTIONS AS NECESSARY TO KEEP SUCH DESCRIPTIONS CURRENT; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Agenda Memorandum](#)
 [Resolution 26-045](#)

BUSINESS ITEMS

- c. Adoption of Minutes

Attachments: [August 27, 2026 Joint City Council/Planning Commission](#)
[September 14, 2026 Regular Meeting](#)
[September 14, 2026 First Budget Hearing](#)

- d. Professional Services in Conjunction with Sanibel's City Hall Facility Public Restroom Renovation Project. Motion to approve a proposal from Weston & Sampson Engineers, Inc. to provide professional engineering services in the amount of \$72,500.00 and authorize the City Manager to initiate the services

Attachments: [Agenda Memorandum](#)
[Sanibel City Hall Bathroom Reno Std Proposal R1](#)
[Weston and Sampson Engineers Inc. - Fully Executed Contract](#)

- e. Approval of Florida Department of Environmental Protection (FDEP) Grant Agreement L0535 for Sanibel Weir Flap Gate Modification and Installation, in the amount of \$600,000, and authorize the City Manager to execute the agreement and any associated documents necessary to complete the project

Attachments: [Agenda Memorandum](#)
[Agreement](#)

- f. Sanibel Historical Museum & Village (SHMV) request for ten (10) special event permits in 2026

Attachments: [Agenda Memorandum](#)
[SHMV Special Event Permit Request](#)

- g. Approval of a proposal from Johnson Engineering, LLC to provide professional engineering services in the amount of \$179,758.00 for Hurricane Ian related wastewater lift station rehabilitation and authorize the City Manager to execute the agreement

Attachments: [Agenda Memorandum](#)
[Johnson Proposal - Phase 2 LS Design](#)
[Johnson Engineering Inc. - Fully Executed Contract](#)
[Phase 2 Lift Station Maps](#)

- h. Sanibel Fishing Pier Replacement Project - Staff recommend that City Council approve Alternative #3 as the preferred location for the Sanibel Fishing Pier Replacement Project based on the public input received through the September 15, 2026, Public Information Meeting and associated questionnaire process

Attachments: [Agenda Memorandum](#)
[Sanibel Fishing Pier Presentation](#)

16. INFORMATIONAL ITEMS

- a. Water Quality Report from Natural Resources Department

Attachments: [Agenda Memorandum](#)

b. Finance Department Reports**i. Causeway Counts**

Attachments: [Agenda Memorandum - August 2026 Causeway Traffic](#)
[Lee County Email on Traffic Count Upgrade](#)

c. Sanibel Historical Museum & Village Audited Financial Statements for Fiscal Year 2025

Attachments: [Agenda Memorandum](#)
[FY 2025 Audited Financial Statements](#)

17. GENERAL COUNCIL DISCUSSION

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

a. Future Agenda Items Matrix

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

18. CITY MANAGER'S REPORT**19. CITY ATTORNEY'S REPORT****20. PUBLIC COMMENT****21. 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.**