



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Revised Planning Commission

Tuesday, November 18, 2025

9:00 AM

MacKenzie Hall - 800 Dunlop Road

AS OF 11/17/2025 SUPPLEMENT 1: Revised Draft Resolution 25-23 for Item 6.c. and Resolution 25-26 on Item 6.d.

1. Call To Order

2. Pledge of Allegiance (Chair Nichols)

3. Roll Call

4. Public Comments on Items Not Appearing on the Agenda

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

5. Consent Agenda

- a. Adoption of Minutes: October 14, 2025

Attachments: [October 14, 2025 Minutes](#)

6. 9:05 - Public Hearings:

- a. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to support the rebuilding efforts of the community by expediting the review of waiver applications for a certain period of time by amending 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, for the purpose of updating land development code regulations.

Attachments: [6.a. 1 - Agenda Memorandum](#)
 [6.a. 2 - Resolution 25-24](#)

- b. Consideration of a resolution recommending that City Council adopt an ordinance 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, to aid hurricane recovery, for the purpose of updating the land development code regulations.

Attachments: [6.b. 1 - Agenda Memorandum](#)
 [6.b. 2 - Resolution 25-25](#)

- c. Consideration of a resolution recommending that City Council adopt an ordinance amending the

Code of Ordinances to support the rebuilding efforts of the community by not requiring a long-form development permit for certain applications for a defined period of time by amending Chapter 82, Administration, Article IV, Development Permits, Division 2, Procedure, Subdivision III, Long-Form, Section 82-421, for the purpose of updating the land development code regulations. (Supplement 1)

Attachments: [6.c. 1 - Agenda Memorandum](#)
 [6.c. 2 - Resolution 25-23 \(Supplement 1\)](#)

- d. Consideration of a resolution recommending that City Council adopt an ordinance 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; renaming Division 16, Electrical Power Generators and HVAC, to Electrical and Mechanical Equipment; amending Section 126-1307, Standards; and amending Division 2, Accessory Structures, by adding a new Subdivision V, Accessory Stairs and Platforms to Elevate Electrical and Mechanical Equipment, adding a new Section 126-920, Accessory Stairs and Platforms to Elevate Electrical and Mechanical Equipment; for the purpose of updating the land development code regulations. (Supplement 1)

Attachments: [6.d. 1 - Agenda Memorandum](#)
 [6.d. 2 - Resolution 25-26 \(Supplement 1\)](#)

7. City Council Liaison Report

8. Report from Planning Department

- a. Upcoming meeting dates:
- i. Planning Commission - Tuesday, December 9, 2025
 - ii. Permitting Process Review Subcommittee - Tuesday, December 9, 2025 - following Planning Commission
 - iii. Report to City Council - Tuesday, December 2, 2025 - Commissioner Colter

Attachments: [Planning Commission 2025 - Revised 082025](#)
 [Subcommittees - 2025 Calendar and Committee Assignments - 100725](#)
 [2025 City Council Liaison Schedule](#)

- b. Planning Reports:
- i. Planning Permit Review Report

Attachments: [October Permits/Plans Applied](#)
 [2023-2025 Permit Review Totals by month](#)

- ii. Planning Department Priorities

Attachments: [Planning Projects](#)

- iii. Plan Application Status Report

Attachments: [Notice of Proposed Development_CUP PL20250002_1048 Periwinkle Way](#)
 [Notice of Proposed Development PL20250003_1204 Isabel Drive](#)

9. Report from Commission Members

10. Public Comment

11. Adjournment

“RULES OF CIVILITY FOR PUBLIC PARTICIPATION”

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. 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.**
- 5. 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.**
- 6. 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.**
- 7. We seek to understand one another's points of view.**
- 8. 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.**
- 9. 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 modified on January 18, 2019

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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