



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Planning Commission

Tuesday, July 28, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order

2. Pledge of Allegiance (Sergeant)

3. Roll Call

- a. Motion to excuse absent member(s): Commissioner Steiner

4. Public Comments on Items Not Appearing on the Agenda

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

5. City Council Liaison Report

6. Consent Agenda

Adoption of Minutes: June 23, 2026

Attachments: [June 23, 2026 Minutes](#)

7. 9:05 - Public Hearings:

- a. Consideration of an application for a variance filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision II - Variances, section 82-138 - Application and hearing, to request a variance from Section 126-557(b)(1) - Wetlands conservation lands within Sanibel Gardens, Sanibel Highlands, and Tarpon Bay Subdivisions, to allow placement of fill to exceed 20 percent of the gross area of the parcel proposed for development located in the Interior Wetlands Conservation District at 499 Leather Fern Place - tax parcel (STRAP) no. 25-46-22-T3-01107.0050. The application is submitted by Deborah Bouchard (applicant) on behalf of Deborah A. Bouchard + Corey T. Bouchard et al (owners). **Application No. PL20260018.**

Attachments: [7.a. 1- Staff Report](#)
 [7.a. 2- Attachment A](#)
 [7.a. 3- Attachment B](#)
 [7.a. 4- Attachment C](#)

Attachments: [7.a. 5- Attachment D](#)
 [7.a. 6- Attachment E](#)
 [7.a. 7- Attachment F](#)
 [7.a. 8- Attachment G](#)
 [7.a. 9- Attachment H](#)
 [7.a. 10- PowerPoint Presentation](#)
 [7.a. 11- Resolution 26-18](#)
 [Added to the Record - Ex Parte Communications](#)

8. Report from Planning Department

a. 2025 Residential Land Use Inventory

Attachments: [8.a. 1- Agenda Memorandum](#)
 [8.a. 2- 2025 Residential Land Use Inventory](#)
 [8.a. 3- PowerPoint Presentation](#)

b. Upcoming meeting dates:

- i. Planning Commission - Tuesday, August 11, 2026
- ii. Report to City Council - Tuesday, August 18, 2026 - Commissioner Schopp

Attachments: [2026 Planning Commission Dates](#)
 [Subcommittees - 2026 Workplan Calendar and Committee Assignments](#)
 [2026 CC Liaison Schedule](#)

c. Planning Reports

i. Planning Permit Review Report

Attachments: [Permits applied 06.01.26-06.30.26](#)
 [2024-2026 Permit Review Totals by month](#)

ii. Planning Projects

Attachments: [Planning Projects](#)

iii. Plan Application Status Report

Attachments: [Plan Application Status Report](#)
 [Administratively Approved CUP- PL20260018](#)

9. Report from Commission Members

a. Sanibel Plan Update Steering Committee Report

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.

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.