



## Meeting Agenda - Final Planning Commission

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Tuesday, July 9, 2024

9:00 AM

BIG ARTS - 900 Dunlop Road

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### 1. Call To Order

### 2. Pledge of Allegiance (Commissioner Colter)

### 3. Roll Call

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

### 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

- a. Adoption of Minutes: May 28, 2024

Attachments:      [May 28 2024 Minutes](#)

### 7. 9:05 - Public Hearings:

- a. MOTION TO CONTINUE Consideration of an application filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision II - Variances, Section 82-138 - Application and hearing, requesting variances from Section 126-454(g) Coverage and Section 126-454(h) Vegetation removal and developed area, to allow an 84.5-square footage increase in maximum allowed impermeable coverage and a 27-square footage increase in the maximum allowed vegetation removal and developed area at 690 Birdie View Point - tax parcel (STRAP) no. 30-46-23-T1-0020B.0040. The application is submitted by Windward Construction on behalf of the property owners, Robert E. and Paula L. Hult. **Application No. VAR-2024-000230.**
- b. Consideration of a recommendation to City Council for an ordinance amending the Code of Ordinances to adjust height limitations within the Resort Housing District, amending Subpart B Land Development Code, Chapter 86 - Development Standards, Article III. - Residential, Division 3. - Unified Residential Housing (Cluster Housing) and Multifamily Housing, Subdivision III. - Multifamily Housing, Section 86-169. Architectural design standards and examples, and Chapter 126 - Zoning, Article XII. - Resort Housing District, Sec. 126-637. Development and redevelopment regulations, and Article XIV. - Supplementary District Regulations, Sec. 126-932. Height exceptions, for the purpose of land development code regulations.

Attachments:      [AGM Resort Housing](#)  
                              [Resolution 24-07 Resort Housing](#)

- c. Consideration of a recommendation to City Council for an ordinance amending the Code of Ordinances to reduce nonresidential minimum parking requirements, amending Subpart B Land Development Code, Chapter 126 - Zoning, Article XIV. - Supplementary District Regulations, Division 2. - Accessory Structures, Subdivision I. - In General, Sec. 126-855. - Inter- and Intra-connectivity; Division 5. - Commercial and Institutional Uses Generally, Sec. 126-1023. - Economic and traffic impacts; Division 10. - Home Occupations, Sec. 126-1176. - Generally; Article XV. - Off-Street Parking and Loading, Division 2. - Off-street Parking, Subdivision III. - Nonresidential Uses, Sec. 126-1361. - Required parking spaces, Sec. 126-1362. - Required spaces for other non-residential uses, and Sec. 126-1364. - Combined parking requirements.

Attachments:      [Staff Report Nonresidential Parking](#)  
                              [Resolution 24-08 Non Res Parking](#)

## 8. Old Business

- a. Discussion of proposed LDC amendment priorities

Attachments:      [Discussion of LDC amendment priorities for 2024](#)

## 9. Report from Planning Department

- a. Upcoming meeting dates:
  - i. Planning Commission - Tuesday, July 23, 2024  
Attachments:      [2024 Planning Commission - Revised 062924](#)
  - ii. Report to City Council -Tuesday, July 16, 2024- Chair Grogman  
Attachments:      [2024 CC Liaison Schedule - revised 050724](#)
  - iii. LDC Subcommittee- Tuesday, August 13, 2024,- Following Planning Commission
- b. Planning Reports
  - i. Permit and Plan Review Report  
Attachments:      [PC Permits applied for May 2024](#)  
                              [PC Permits applied for June 2024](#)
  - ii. Planning Priority Tasks and Project Matrix  
Attachments:      [Planning Priority Task and Project Matrix](#)
  - iii. Plan Application Status Report  
Attachments:      [Plan Application Status Report](#)
  - iv. Resort Housing 2 Stories

Attachments:

[Resort Housing 2 stories](#)

**10. Report from Commission Members**

**11. Public Comment**

**12. Adjournment**

Added to the record

Attachments:

[7b Sanibel Planning Commission - Max Height Diagram](#)

[7c PowerPoint Presentation](#)

**“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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