

CITY OF SANIBEL
DRAFT PLANNING COMMISSION RESOLUTION 26-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANIBEL; RELATING TO A VARIANCE (APPLICATION NO. PL20260014) RELATIVE TO SECTION 126-875(1)(b), WATERWARD EXTENSION, TO ALLOW THE INSTALLATION OF A BOAT LIFT WITH A WATERWARD EXTENSION GREATER THAN 15 FEET WATERWARD OF THE MANGROVE ROOTS, AND SECTION 126-894, LOCATION FROM LOT LINES, TO ALLOW INSTALLATION OF A DOCK AND BOAT LIFTS LESS THAN THE REQUIRED SIDE YARD SETBACK FOR STRUCTURES NOT PLACED EQUIDISTANT FROM LOT LINES, ON PROPERTY OWNED BY HERBERT AND RHONDA LORD, AND LOCATED AT 2544 HARBOUR LANE, TAX PARCEL NO. 11-46-21-T1-00800.0020, FILED PURSUANT TO SECTION 82-138 OF THE LAND DEVELOPMENT CODE; MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 82-138 provides for the application for a variance; and Sections 82-140 of the Land Development Code provides that the Planning Commission may grant variances from the requirements of applicable provisions of the Land Development Code; and Section 126-875(1)(b) provides that for shorelines with extensive mangrove vegetation, such structures may extend up to 15 feet waterward past the roots of the mangroves from which the structure projects; provided such structures can be located where the water depth is greater than three feet above the bottom surface at mean low water and the dock with a moored boat or a boat lift does not encroach into the existing navigable channel; and Section 126-894 provides that docks, boat davits, boat lifts, and mooring pilings shall be located to the extent possible, equidistant from the lot lines, as extended into the water, of the lot served by these structures to minimize their visual impact upon adjacent waterfront properties. For docks, boat davits, boat lifts, and mooring pilings that are not located equidistant from lots lines, the structures shall be set back a minimum of 1½ feet from the property lines (as extended into the water) for every one foot that the docks, boat davits, boat lifts, and mooring pilings extend beyond mean high water into the waterway. In all cases, whether the structure is located equal distance or meets the setbacks in this section, no dock, boat davits, boat lifts, and mooring pilings shall be located closer than 15 feet to any property line as extended into the water; and

WHEREAS, Herbert and Rhonda Lord, owners of the property located at 2544 Harbour Lane, have authorized Raychel Thomas, Pavese Law Firm, to submit Application No. PL20260014 to allow the installation of a boat lift with a waterward extension greater than 15 feet waterward of the mangrove roots, and to allow installation of a dock and boat lifts less than the required side yard setback for structures not placed equidistant from lot lines; and

WHEREAS, the applicant has requested approval of Application No. PL20260014 for the property located at 2544 Harbour Lane; and

WHEREAS, a duly noticed public hearing of the application was held on June 23, 2026; and

WHEREAS, after providing the applicant, staff, and the public an opportunity to present testimony and evidence, and having reviewed the record, the Planning Commission finds that the variance application **does / does not** meet the seven variance criteria required by LDC Section 82-140.

NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF SANIBEL hereby approves / denies Application No. PL20260014 to allow the installation of a boat lift with a waterward extension greater than 15 feet waterward of the mangrove roots, and

to allow installation of a dock and boat lifts less than the required side yard setback for structures not placed equidistant from lot lines at property located at 2544 Harbour Lane (tax parcel No. 11-46-21-T1-00800.0020) and owned by Herbert and Rhonda Lord.

Approval of this Variance Petition is pursuant to the application and attachments included with the item, and subject to the following condition(s) contained in the June 23, 2026, staff report:

1. Approval of the two variance requests to allow the boat dock to extend approximately 50-foot waterward of the existing mangrove roots and to allow the side yard setback from the south property line to be reduced to 36 feet, 5 inches.
2. A Building Permit, Development Permit, and Vegetation Permit must be obtained for the construction of the dock and two boat lifts which is consistent with the proposed site plan (Attachment C to the staff report).
3. Natural Resources authorizes the proposed impacts to marine resources and other native vegetation associated with this project. Staff also approves the mitigation plan submitted by the applicant (dated 4/23/26 / Attachment F to the staff report), which must be installed prior to project completion.

Conditions contained herein are in addition to the requirements of the Sanibel Code. The applicant is required to comply with all regulations of the City of Sanibel. Some conditions stated herein reflect the current code requirements applicable at the time of approval of this permit. After the issuance of the completion certificate for this development or upon expiration of the development permit, any subsequent development or change of use for the parcel must comply with the regulations in effect at that time.

This resolution will take effect immediately upon adoption.

EXPIRATION OF PLANNING COMMISSION ACTION: In accordance with Land Development Code Section 82-424(f) Action on Application. When a development order is approved with conditions imposed thereon, such conditions shall be satisfied within the time limit specified in the development order issued by the Planning Commission. When such conditions specify requirements to be completed before a development permit is issued, and no particular time limit is specified for satisfaction of the conditions, such conditions must be satisfied within six months after issuance of the development order. Failure to satisfy a condition imposed upon the approval of a development permit, within the time limit specified therefor, or such extended time period as the Planning Commission may approve upon timely application of the permittee, shall cause the development order approving the development permit to be null and void and of no further force or effect.

EFFECTIVE DATE OF PLANNING COMMISSION ACTION: Development Permit: In accordance with Land Development Code Section 82-97. All actions of the Planning Commission, including those which constitute final decisions, shall be effective upon the date of filing of the adopted Resolution with the City Manager, or at a later date if provided in the Resolution. However, permits authorized by final decisions shall not be issued until one of the following has occurred: 1) The time for filing an appeal to City Council has elapsed; 2) The applicant and all other persons having appeal rights have filed a written waiver of appeal rights; or 3) If an appeal has been timely filed, the City Council has finally disposed of the matter.

RIGHT TO APPEAL PLANNING COMMISSION ACTION: In accordance with Land Development Code Section 82-98. Appeals. The applicant is hereby advised that the following persons have the right to appeal a final decision of the Planning Commission adverse to their interests: 1) The applicant; 2) The owner of the property proposed for development; 3) The

developer of the property proposed for development; and 4) Any other person residing upon, or owning property within the City, or owning or operating a business within the City, who participated by written comment before or at the Planning Commission hearing or who participated in person or through an authorized agent at the Planning Commission hearing. The appeal shall be filed within 15 days after the date that the Planning Commission decision was filed. The appeal shall be filed with the City manager, and the filing fee shall be paid as a prerequisite to filing.

DISCLAIMER & PERMIT CONDITION (APPLICABLE ONLY IF FEDERAL OR STATE PERMITS ARE REQUIRED): Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project.

PASSED IN OPEN AND REGULAR SESSION OF THE PLANNING COMMISSION OF THE CITY OF SANIBEL, FLORIDA, THIS 23RD DAY OF JUNE 2026.

Attest:

Scotty Lynn Kelly, City Clerk

Paul Nichols, Chair

Approved as to form and legality:

John D. Agnew, City Attorney

Date filed with City Clerk: _____

Vote of Commission Members:

Nichols	_____
Steiner	_____
Burns	_____
Colter	_____
Schopp	_____
Sergeant	_____
Welch	_____