



# City of Sanibel

800 Dunlop Road  
Sanibel, FL 33957

## Meeting Agenda - Final Planning Commission

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Tuesday, June 10, 2025

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 Sergeant

### 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 13, 2025 and May 27, 2025

Attachments:      [May 13, 2025 Minutes](#)  
                                 [May 27, 2025 Minutes](#)

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

- a. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to extend the deadlines to re-establish a nonconforming use or a nonconforming structure, amending Subpart B, Land Development Code, Chapter 126 - Zoning, Article V - Nonconformances, Division 5 - Standards for building-back (reconstruction) of structures substantially damaged by a natural disaster, Sec. 126-212 - Nonconforming structures, and Sec. 126-218 - Re-establishment of discontinued or abandoned use prohibited, for the purpose of updating land development code regulations.

Attachments:      [7.a. 1- AGM](#)  
                                 [7.a. 2- Resolution 25-15](#)

- b. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to amend the list of permitted uses in the D-2 Upland Wetlands Ecological Zone to permit existing multifamily buildings to remain, amending Subpart B, Land Development Code, Chapter 126 - Zoning, Article VII - Residential Districts, Division 7 - D-2 Upland Wetlands Zone, Sec. 126-391 - Permitted uses, for the purpose of updating land development code

regulations.

Attachments:

[7.b. 1- AGM](#)

[7.b. 2- Resolution 25-16](#)

- c. Continuation of consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to update the alternative shoreline stabilization project standards to be classified as living shoreline stabilization project, reorganize the standards for clarity, add example graphics, and allow projects on human-made water bodies to be processed administratively, amending Subpart B Land Development Code; Chapter 126 Zoning; Article IV Conditional Use; Sec. 126-99 Alternative shoreline stabilization project, for the purpose of updating land development code regulations.

Attachments:

[7.c. 1- AGM](#)

[7.c. 2- Attachment A](#)

[7.c. 3- Attachment B](#)

[7.c. 4- Commissioner Comments](#)

[7.c. 5- Powerpoint Presentation](#)

[7.c. 6- Resolution 25-14](#)

## 8. Report from Planning Department

- a. Upcoming meeting dates:
- i. Planning Commission - Tuesday, June 24, 2025
  - ii. Capital Improvement Projects Review- Tuesday, June 10, 2025- Following Planning Commission
  - iii. Report to City Council - Tuesday, July 13, 2025 - Commissioner Schopp

Attachments:

[2025 Planning Commission Schedule - Approved](#)

[2025 City Council Liaison Schedule](#)

[Subcommittees - 2025 Schedule and Rosters](#)

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

Attachments:

[May Permits Applied](#)

[2023-2025 Permit Review Totals by Month](#)

- ii. Planning Projects

Attachments:

[Planning Projects](#)

- iii. Plan Application Status Report

## 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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