



# City of Sanibel

800 Dunlop Road  
Sanibel, FL 33957

## Meeting Agenda - Final Planning Commission

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Tuesday, July 8, 2025

9:00 AM

BIG ARTS - 900 Dunlop Road

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### 1. Call To Order

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

### 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: June 10, 2025

Attachments: [June 10, 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 create an administrative waiver process to provide an exemption to developed area and impermeable coverage limitations as it relates to solar equipment installations; amending Subpart B, Land Development Code; Chapter 126 Zoning; Article XIV Supplementary District Regulations; Division 16 Electrical Power Generators and HVAC, and renaming to Electrical and Mechanical Equipment; for the purpose of updating land development code regulations.

Attachments: [7.a. 1- Agenda Memorandum](#)  
[7.a. 2- Resolution 25-17](#)

### 8. Report from Planning Department

- a. Upcoming meeting dates:
  - i. Planning Commission - Tuesday, July 22, 2025
  - ii. Report to City Council - Tuesday, July 15, 2025 - Commissioner Schopp

Attachments:      [2025 Planning Commission Schedule- Approved](#)  
                              [2025 City Council Liaison Schedule](#)

**b.**      Planning Reports

i.      Planning Permit Review Report

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

ii.     Planning Projects

Attachments:      [Planning Priority Task and Project Matrix](#)

iii.    Plan Application Status Report

Attachments:      [Plan Application Status Report](#)  
                              [Island Time Wines\\_APO](#)

**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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