



Meeting Agenda - Final Planning Commission

Tuesday, April 22, 2025

9:00 AM

BIG ARTS - 900 Dunlop Road

1. Call To Order

2. Pledge of Allegiance (Commissioner Colter)

3. Roll Call

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: April 8, 2025

Attachments: [April 8, 2025 Minutes](#)

7. 9:05 - Public Hearings:

- a. Consideration of an application to amend a Long Form Development Permit, filed pursuant to Land Development Code Section 126-152(10), (Nonconforming uses) Repairs, rehabilitations or reconstruction of existing nonconforming seawalls in human-made waterbodies to allow a revision to the planting plan within the rip-rap waterward of the existing seawall located at 1610 Middle Gulf Drive (Spanish Cay Condominium) - tax parcel (STRAP) no. 25-46-22-T3-01400.00CE. The application is submitted by the Bel Lan Apartment Owners Inc. the property owner. **Application No. DPLF-2021-29.**

Attachments: [7.a. 1- Staff Report](#)
[7.a. 2-Attachment A](#)
[7.a. 3- Attachment B](#)
[7.a. 4- Attachment C](#)
[7.a. 5- PowerPoint Presentation](#)
[7.a. 6- Resolution 25-10](#)

- b. 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, to request variances from Section 86-163. - Maximum number of dwelling units, Section 86-165. - Limitation on side yard setbacks and height of structures, Section 122-48. - Location

and size of required vegetation buffers, Section 122-49. - Types, varieties and numbers of plants required, Section 126-494. - Required conditions (side and rear yard setbacks), and Section 126-1404. - Driveways and service aisles (width) to allow for redevelopment of multi-family housing (15 units) dedicated to the Below Market Rate Housing Rental Program located at 1517 Periwinkle Way - tax parcel (STRAP) no. 30-46-23-T1-00004.0080. The application is submitted by Rachel Bielert (RLBCM, LLC) on behalf of Community Housing & Resources, Inc., the property owner. **Application No. VAR-2025-000256.**

Attachments:

[7.b. 1- Staff Report](#)

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

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

[7.b. 4- Attachment C](#)

[7.b. 5- Attachment D](#)

[7.b. 6- Attachment E](#)

[7.b. 7- Attachment F](#)

[7.b. 8- Attachment G](#)

[7.b. 9- Resolution 25-09](#)

- c. 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, to request variances from Section 126-313. - Required conditions, Section 126-454. - Required conditions (b) height, (c) front yard setbacks, (d) side yard setbacks, (e) rear yard setbacks, (g) coverage, (h) vegetation removal and developed area, and Section 126-1404. - Driveways and service aisles to allow proposed redevelopment of a single-family residence on a lawfully-existing nonconforming lot located at 1528 San Carlos Bay Drive - tax parcel (STRAP) no. 18-46-23-T4-0060A.0100. The application is submitted by Leslee Dulmer (MHK Architecture) on behalf of Michael & Esther Thaler, the property owner. **Application No. VAR-2025-000263.**

Attachments:

[7.c. 1- Staff Report](#)

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

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

[7.c. 4- Attachment C](#)

[7.c. 5- Attachment D](#)

[7.c. 6- Attachment E](#)

[7.c. 7- Attachment F](#)

[7.c. 8- Attachment G](#)

[7.c. 9- Attachment H](#)

[7.c. 10- Attachment I](#)

[7.c. 11- Attachment J](#)

[7.c. 12- Attachment K](#)

[7.c. 13- Attachment L](#)

Attachments: [7.c. 14- Attachment M](#)
 [7.c. 15- Attachment N](#)
 [7.c. 16- Attachment O](#)
 [7.c. 17- Attachment P](#)
 [7.c. 18- Attachment Q](#)
 [7.c. 19- Attachment R](#)
 [7.c. 20- Attachment S](#)
 [7.c. 21- PowerPoint Presentation](#)
 [7.c. 22- PowerPoint Presentation by MHK](#)
 [7.c. 23- Resolution 25-08](#)

8. Old Business

- a. Review and Approval of Resolution 25-07 (appeal of the floodplain administrator's interpretation)

Attachments: [8.a. Resolution 25-07](#)

9. Report from Planning Department

- a. Upcoming meeting dates:
 - i. Planning Commission - Tuesday, May 13, 2025
 - ii. Land Development Code- Tuesday, April 22, 2025- Following Planning Commission
 - iii. Capital Improvement Projects Review- Tuesday, June 10, 2025- Following Planning Commission
 - iv. Report to City Council - Tuesday, May 6, 2025 - Commissioner Nichols

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

10. Report from Commission Members

11. Public Comment

12. 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.