



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Revised Planning Commission

*The times are estimated, but public hearings will not commence prior to
the time stated*

Tuesday, January 24, 2023

9:00 AM

BIG ARTS - 900 Dunlop Road

Organizational Meeting

AS OF 1/23/23 SUPPLEMENT 1 - ADDED INFORMATION TO CONSENT AGENDA ITEM 9(a) AND OLD BUSINESS ITEM 10(a)

1. Call To Order (Attorney Agnew)

2. Pledge of Allegiance (Commissioner Pfeifer)

3. Roll Call

- a. Motion to excuse absent member(s): Paul Nichols

4. Introduction of New Planning Commission Member(s)

- a. Reappointment of Laura DeBruce, Term 01/10/23 to 01/12/26

Attachments: [DeBruce, Laura - Planning Commission Reappointment Application](#)

- b. Introduction of New Planning Commission Member Ken Colter, Term 01/10/23 to 01/12/26

Attachments: [Colter, Ken - Planning Commission Application](#)

- c. Introduction of New Planning Commission Member Lyman Welch, Term 01/10/23 to 01/12/26

Attachments: [Welch, Lyman - Planning Commission Application](#)

5. Election of Chair (Attorney Agnew)

6. Election of Vice Chair (Commissioner Chair)

7. Public Comments on Items Not Appearing on the Agenda

(Maximum time allotted, 20 minutes, with a limitation of 3 minutes per speaker.)

8. City Council Liaison Report

9. Consent Agenda

- a. Adoption of Minutes: December 13, 2022 meeting, January 9, 2023 meeting **(INFORMATION TO COME)**

Attachments: [January 9, 2023 Minutes - SUPPLEMENT 1](#)

10. Old Business

- a. Final approval of a resolution approving a **Development Permit** pursuant to Land Development Code Chapter 82, Article IV, Division 2, Subdivision III - Long-Form, Section 82-421(1) and Section 82-422 - Scheduling and notice, accompanied by a **Major Subdivision Plat** filed pursuant to Land Development Code Section 114-106 - Preliminary plat, to allow a Unified Residential Housing (Cluster Housing) development including six parcels for single-family residential use and associated improvements, known as “Coastal Creek” subdivision. The subject properties are located at STRAP tax parcel no. 13-46-21-T2-00002.2000 and 13-46-21-T2-00002.4000. The subject application is submitted by Brian Smith, Ensite Inc., on behalf of the property owner Buckingham 225 Development Inc. (Daniel W. Dodrill). **Application No. SPLT-2022-000074** and **Application DP-2021-001803**

Attachments: [Resolution 23-001 SUPPLEMENT 1 - Corrected Vote Area](#)
[Resolution 23-001 Coastal Creek](#)

11. Public Hearings

- a. Consideration of Variances filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision II - Variances, Section 82-138 - Scheduling and notice and Section 82-140 - Standards - Generally, with a Development Permit application filed pursuant to Land Development Code Chapter 82, Article IV, Division 2, Subdivision III - Long-Form, Section 82-421(3) and (8), and Section 82-422 - Scheduling and notice, to allow variances from Land Development Code Chapter 126, Article VII, Division 9 - Mangrove Forest Zone, Section 126-434 - Required conditions (b) Height (angle-of-light), (c) Front yard setback, (g) Coverage (impermeable), and (h) Vegetation removal and developed area for the construction of a single-family residence with 4,760 square feet of living area, multiple access driveway, and associated improvements. The subject property is located at 1898 Woodring Road (tax parcel no. 13-46-22-T2-00100.0050). The application is submitted by Amy Nowacki, Amy Nowacki Architect LLC, on behalf of the property owner John D White Trust. Application No. VAR-2022-000075 and BLDR-2022-005213

Attachments: [Staff Report with Attachments](#)
[Draft Resolution 23-002 White](#)

- b. Consideration of an application filed pursuant to Land Development Code Chapter 98 - Historic Preservation, Article III - Administration, Division 2 - Certificate of Appropriateness, Subdivision III. - Demolition, for the Planning Commission to provide a recommendation to City Council regarding amending Resolution 91-86 for the demolition or removal from the City Register of Historic Landmarks of the Nutt Home on the Nutt Homestead (aka Gray Gables) located at 3405

West Gulf Drive (tax parcel No.28-46-22-T3-00007.0000) with consideration of the recommendation from the Historic Preservation Committee. The application is submitted by Robert H. Young and Florence Cowles Hamlett Young, the owners. Application No. CA-2022-92

Attachments: [Staff Report with Attachments](#)
 [Draft Resolution 23-003 Nutt Homestead](#)

- c. Discussion of an Ordinance of the City Council of the City of Sanibel, Florida, to amend the Code of Ordinances relating to mixed use development to provide incentives to create housing opportunities for Sanibel workforce and streamline permit processes for such developments; amending Subpart B Land Development Code, Chapter 78. - General Provisions, Section 78-1. - Rules of construction and definitions; amending Chapter 86 - Development Standards, Section 86-1. - Combined residential and commercial development; amending Chapter 126 - Zoning, Article II - Conditional Use Permits, Section 126-33. - Institutional uses; removing Article IV. - Conditional Uses, Section 126-87. - Combined residential and commercial development; amending Article XIII. - Commercial Districts, Division 2. - GC General Commercial District, Section 126-492. - Conditional uses, Division 3. - TCG Town Center General Commercial District, Section 126-514. - Required conditions, and Division 4. - TCL Town Center Limited Commercial District, Section 126-534. - Required conditions; adding Article XIV. - Supplementary District Regulations, Division 5. - Commercial and Institutional Uses Generally, Section 126-1032; and amending Article XV. - Off-Street Parking and Loading, Division 2. - Off-Street Parking, Subdivision II. - Residential Uses, Section 126-1341 - Required parking spaces for the purpose of land development code regulations; providing for codification; providing for conflict; providing for severance; and providing an effective date.

Attachments: [Staff Report with Attachments - Mixed Use Definitions-Conditions-Parking](#)
 [Staff Report with Attachments - Mixed Use Permit Process-Incentives](#)

12. Report from Planning Department (Director McMichael)

- a. Upcoming meeting dates:
- i. Planning Commission - Tuesday, February 14, 2023
 - ii. Report to City Council - Tuesday, February 7, 2023 - Commissioner

Attachments: [2023 Meeting Schedule](#)

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

Attachments: [Permit Review Report](#)

- ii. Plan Review Report

Attachments: [Plan Review Report](#)

13. Report from Commission Members

14. Report from Commission Chair

15. Public Comment

16. 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.