



Meeting Agenda - Final Revised
Planning Commission

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

Monday, January 9, 2023

9:00 AM

BIG ARTS - 900 Dunlop Road

AS OF 1/5/23 SUPPLEMENT 1 - UPDATED TITLE TO PUBLIC HEARINGS ITEM 6(g)

1. Call To Order

2. Pledge of Allegiance (Chair Grogman)

3. Roll Call

- a. Motion to excuse absent member(s): Commissioner Symroski

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. Public Hearings

- a. Consideration of an application for **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: [Staff Report with Attachments](#)

- b. ~~Consideration of a recommendation to City Council for an Ordinance amending the Code of Ordinances to update landscaping within vegetation buffers, amending Subpart B Land Development Code, Chapter 122 - Vegetation, Article II - Landscaping - Division 2 - Commercial and Institutional Uses by amending Sec. 122-47 - Vegetation buffers required; amending Sec. 122-49 - Types, varieties, and numbers of plants required; amending Sec. 122-50 - Installation standards; amending Sec. 122-51 - Maintenance standards; Location and size of required vegetation buffers;~~

~~amending Division 3—Residential Development Along Arterial and Collector Roads—by amending Sec. 122-73—Types, varieties, and numbers of plants required; Sec. 122-74—Installation standards; amending Sec. 122-75—Maintenance standards, for the purpose of land development code regulations. (POSTPONED)~~

- c. ~~Consideration of a recommendation to City Council for an Ordinance amending the Code of Ordinances to update standards for issuance of vegetation permits, amending Subpart B Land Development Code, Chapter 122—Vegetation, Article III—Standards, Division 1—Generally—amending Sec. 122-101—Definitions; amending Sec. 122-102—General policy and standards; amending Sec. 122-104—Penalties; amending Division 2—Administration, Subdivision I—In General—by amending Sec. 122-121—Site inspection required; amending Sec. 122-123—Removal of vegetation; amending Subdivision II—Permits—by amending Sec. 122-141—Authority to establish permit; by amending 122-142—Permit issuance or denial; conditions; appeal; amending Sec. 122-144—Vegetation permit as part of a development permit; amending Sec. 122-145—Removal of native species; amending Sec. 122-146—Other activities requiring a permit; amending Sec. 122-147—Inspection procedures for obtaining a vegetation permit; amending Sec. 122-149—Grounds around buildings; amending Division 3—General Standards—by amending Sec. 122-167—Requirements for taking and taping; amending Sec. 122-168—Planting limitations under overhead power lines; amending Sec. 122-169—Landscaping requirements; amending Sec. 122-170—Areas seaward of the 1974 coastal construction control line (the Gulf Beach zone); amending Sec. 122-171—Mangroves; amending Division 4—Brazilian Pepper and Melaleuca, and Other Invasive Exotic Vegetation, by amending Sec. 122-191—Removal required, authority; and Sec. 122-192—Removal methods, for the purpose of land development code regulations. (POSTPONED)~~
- d. ~~Consideration of a recommendation to City Council for an Ordinance amending the Code of Ordinances to update vegetation standards related to use of sod or grass, amending Subpart B Land Development Code, Chapter 126—Zoning, Article XIII—Environmental Performance Standards, Division 2. Gulf Beach, Gulf Beach Ridge and Blind Pass Area Zones; amending Sec. 126-675—Vegetation Protection; planting of native species; use of sod or grass; amending Sec. 126-678—same—application to development generally; Division 3—Upland Wetland and Lowland Wetland Zones—by amending Sec. 126-699—Vegetation Protection; planting of native species; use of sod or grass; amending Sec. 126-702—same—application to development generally; amending Division 4—Mid Island Ridge Zone, by amending Sec. 126-724—Vegetation Protection; planting of native species; use of sod or grass; amending Sec. 126-727—same—application to development generally; amending Division 5—Mangrove Forest Zone, by amending Sec. 126-749—Vegetation Protection; planting of native species; use of sod or grass; Sec. 126-752—same—application to development generally; amending Division 6—Bay Beach Zone—by amending Sec. 126-775—Vegetation Protection; planting of native species; use of sod or grass; amending Sec. 126-778—same—application to development generally; amending Division 7—Altered Land Zone, by amending Sec. 126-799—Vegetation Protection; planting of native species; use of sod or grass; amending Sec. 126-802—same—application to development generally, for the purpose of land development code regulations. (POSTPONED)~~
- e. Consideration of a recommendation to City Council for an Ordinance amending the Code of Ordinances to update architectural design standards and examples for multifamily housing, amending

Subpart B Land Development Code, Chapter 86 - Development Standards, Article III. - Residential, Division 3. - Unified Residential Housing (Cluster Housing) and Multifamily Housing, Subdivision III. - Multifamily Housing, Section 86-169. - Architectural design standards and examples and Section 86-170 - Examples and illustration of architectural design and building features that reinforces the architectural standards, for the purpose of land development code regulations.

Attachments: [Cover Memorandum](#)
 [Draft Ordinance](#)

- f. Consideration of a recommendation to City Council for an Ordinance amending the Code of Ordinances to update architectural design standards and examples for commercial and institutional uses, amending Subpart B Land Development Code, Chapter 126 - Zoning, Article XIV. - Supplementary District Regulations, Division 5. - Commercial and Institutional Uses Generally, Section 126-1028. - Architectural design standards and examples, Article XIII. - Commercial Districts, Division 2. - GC General Commercial District, Section 126-494. - Required conditions, Division 3. - TCG Town Center General Commercial District, Section 126-514. - Required conditions, Division 4. - TCL Town Center Limited Commercial District, Section 126-534. - Required conditions, for the purpose of land development code regulations.

Attachments: [Cover Memorandum](#)
 [Draft Ordinance](#)

- g. Discussion ~~Consideration of a recommendation to City Council~~ for an Ordinance amending the Code of Ordinances to update standards for mixed use development, amending Subpart B Land Development Code, Chapter 78 - General Provisions, Section 78-1. - Rules of construction and definitions, amending Chapter 126 - Zoning, Article IV. - Conditional Uses, Section 126-87. - Combined residential and commercial development, Article XIII. - Commercial Districts, Division 2. - GC General Commercial District, Section 126-492. - Conditional uses, Article XIV. - Supplementary District Regulations, Division 5. - Commercial and Institutional Uses, and Article XV. - Off-Street Parking and Loading, Division 2. - Off-Street Parking, Subdivision II. - Residential Uses, Section 126-1341, for the purpose of land development code regulations. (Supplement 1)

Attachments: [Cover Memorandum](#)
 [Draft Ordinance](#)

7. Report from Planning Department Director (Paula McMichael)

- a. Upcoming meeting dates:
- i. Planning Commission - January 24, 2023

Attachments: [2023 Meeting Schedule - Adopted](#)

- ii. Report to City Council - Tuesday, January 17, 2023 - Chair Grogman

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

Attachments: [Permit Review Report](#)

ii. Plan Review Report

Attachments: [Plan Review Report](#)

8. Report from Commission Members

9. Report from Commission Chair

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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