



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Planning Commission

Tuesday, August 26, 2025

9:00 AM

BIG ARTS - 900 Dunlop Road

AS OF 8/25/25 SUPPLEMENT 1: UPDATED INFORMATION ON CONSENT AGENDA ITEM 6(a)

1. Call To Order

2. Pledge of Allegiance (Commissioner Sergeant)

3. Roll Call

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

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: July 22, 2025

Attachments: [July 22, 2025 Minutes - Supplement 1](#)

- b. Approval of the 2026 Planning Commission Meeting Schedule

Attachments: [Planning Commission 2026](#)

7. 9:05 - Public Hearings:

- a. Consideration of an application for a Development Permit filed pursuant to Land Development Code Chapter 82, Article IV, Division 2, Subdivision III - Long Form, Section 82-421(a)(8) and Section 82-422 - Scheduling and notice, to request a determination of conformance with Section 86-43 - Appearance of structures; size and mass of structures - for a proposed single-family residence located at 6408 Pine Avenue - tax parcel (STRAP) no. 11-46-21-T1-0030B.0300. The application is submitted by Ashmore Design (the applicant) on behalf of 6408 Pine Ave LLC (the property owner). **Application No. DPLF-2025-000266.**

- Attachments:
- [7.a. 1- Staff Report](#)
 - [7.a. 2- Attachment A](#)
 - [7.a. 3- Attachment B](#)
 - [7.a. 4- Attachment C](#)
 - [7.a. 5- Attachment D](#)
 - [7.a. 6- Attachment E](#)
 - [7.a. 7- PowerPoint Presentation](#)
 - [7.a. 8- Resolution 25-21](#)

8. Report from Planning Department

- a. Upcoming meeting dates:
- i. Planning Commission - Tuesday, September 30, 2025
 - ii. Land Development Code Subcommittee- Tuesday, September 30, 2025- following Planning Commission
 - iii. Planning Commission and City Council Joint Workshop- Tuesday September 9, 2025- beginning at 9am
 - iv. Report to City Council - Monday, September 8, 2025 - Commissioner Sergeant

- Attachments:
- [Planning Commission 2025 - Revised 082025](#)
 - [Subcommittees - 2025 Calendar and Committee Assignments - 070925](#)
 - [2025 City Council Liaison Schedule](#)

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

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

- ii. Planning Projects

- Attachments:
- [Planning Priorities](#)

- iii. Plan Application Status Report

- Attachments:
- [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.

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.