



**Meeting Minutes - Draft**  
**Land Development Code Review**  
**Sub-Committee**

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Tuesday, April 22, 2025

10:30 AM

BIG ARTS - 900 Dunlop Road

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**Following Planning Commission**

**1. Call to Order**

The meeting convened at 12:40 P.M.

**2. Pledge of Allegiance (Chair Schopp)**

Chair Schopp led the Pledge of Allegiance.

**3. Roll Call**

All Sub-Committee Members Present.

**Present:** 7 - Commissioner Paul Nichols, Commissioner Ken Colter, Commissioner Kate Sergeant, Commissioner Erika Steiner, Commissioner Lyman Welch, Commissioner Larry Schopp, and Commissioner Tiffany Burns

**4. Consent Agenda**

- a. Adoption of Minutes: September 24, 2024

Commissioner Welch moved, seconded by Commissioner Colter, to adopt the September 24, 2024 minutes. The motion carried unanimously.

**5. New Business**

- a. Solar EV Charging Stations

Planning Director Paula McMichael provided a brief background on the agenda item and introduced Senior Planner Savannah White. Ms. White provided a summary of the staff memorandum included in the agenda packet.

Discussion ensued regarding the reasoning for including this topic in the code. The commission inquired how an application for Solar Parking would be necessary. Planning Director Paula McMichael explained that solar parking structures would be treated as accessory structures. She noted that the proposed language would establish standards governing the appearance and height of solar parking installations.

Discussion continued regarding solar panels heights an D4 from Florida Statues under the sensory structure section 2.

The commission inquired whether there would be any conflicts with Senate Bill 250. Staff noted that the maximum heigh could be reduced prior to brining the item back to the Planning Commission for further consideration.

**Commissioner Welch moved, seconded by Commissioner Sergeant, to forward the item to the Planning Commission, with the removal of Section 126-914.(c)(4).&nbsp; The motion carried by unanimous vote.**

**b. Temporary Flood Barrier**

Deputy Planning Director Craig Chandler summarized the Staff memorandum included in the agenda.

The Commission inquired whether storage regulations should be incorporated into the proposed language. Mr. Chandler responded by providing clarification regarding existing regulations and how storage provisions are currently addressed in the Code.

Discussion ensued regarding proposed time frame.

The Commission requested that staff return with photographs and visual examples to provide additional clarification. Staff indicated the item would be brought back for further consideration at the second Planning Commission meeting in May.

The Commission inquired whether storm panels were included in the proposed regulations. Staff responded with clarification regarding their applicability.

Mr. Chandler summarized the issues that would need to be addressed prior to bringing the item back, including requested clarifications and potential revisions.

Consensus was reached to forward the item to the Planning Commission for further review.

**c. R2P2 - Town Center (Supplement 1)**

Senior Planner Savannah White provided a background for the item. Mr. Chandler spoke to the recovery and resiliency project being the only portion relating to the Land Development Code.

Commissioner Colter stepped out of the meeting at 1:26 p.m. and returned at 1:32 p.m.

Discussion ensued regarding the duration of operation of the Town Center.

Commissioner Welch spoke to reducing vegetation buffer and references Section 122-48 (6)(b), intent of buffer standards. Ms. McMichael responded as to the setback and buffer requirements.

The Commission expressed concerns with the language in Section 122-48(6)(b). Suggested revision to the language subsection (a) and removed subsection (b).

Discussion ensued regarding Section 126-961(c), setback provisions.

Consensus was reached to forward the item to the Planning Commission for further consideration.

**d. Alternative Shoreline**

Principle Planner Kim Ruiz provided a brief PowerPoint presentation (added to the record) summarizing the proposed code amendments.

Discussion ensued regarding riprap, erosion, and federal and state permitting.

Discussion ensued regarding human made canal, natural body of water, and where the property line is located.

Chair Schopp stepped out of the meeting at 2:23 P.M. and returned at 2:26 P.M.

Discussion ensued regarding creating bases for coral reefs.

Consensus was reached to forward the item to the Planning Commission for further consideration.

Discussion ensued regarding appeals, notice mailed to adjacent properties, staff recommendations for next meeting. Ms. McMichael spoke to Section 86-43 regulations. Discussed regulations related to conformance with the scale and character of the neighborhood.

The Commission spoke to subjectivity of review. Attorney Agnew spoke to opportunity for a lawsuit, outlining legal considerations.

**6. Public Comment**

Mitch Koppelman, Sanibel resident, addressed the Commission regarding issues with

EnerGov.

Discussion ensued regarding code compliance or code enforcement. Commission spoke to CityView notification options.

## **7. Subcommittee Member Comments**

### **a. Planning Priorities**

Planning Director Paula McMichael advised the attached was for discussion if any additional items should be added.

Commissioner Nichols spoke to timelines. Planning Director Paula McMichael provided clarification regarding the anticipated schedule.

Commissioner Welch asked the status of the Plan Update. Ms. McMichael responded that the project is currently in the bid process due to the grant.

## **8. Adjournment**

With there being no further business, the meeting adjourned at 2:50 P.M.