



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Planning Commission

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

Tuesday, May 22, 2018

9:00 AM

MacKenzie Hall

1. Call To Order

- a. Motion to Excuse Any Absent Member

2. Pledge of Allegiance

3. Public Comments on Items Not Appearing on the Agenda

4. City Council Liaison Report

5. Planning Commission Liaison to City Council Report

6. Consent Agenda

- a. Approval of the March 27, 2018 Planning Commission Meeting Minutes

Attachments: [March 27, 2018 Planning Commission Meeting Minutes_DRAFT.pdf](#)

7. 9:05 - Public Hearings:

- a. Consideration of an application filed for a **Conditional Use Permit** pursuant to Land Development Code Section 126-82, General Requirements, and 126-94, Vehicle renting and leasing, to establish a rental business proposing the rental of no more than 7 (seven) low-speed vehicles ("street-legal" electric-powered carts). The subject property is located at 2330 Palm Ridge Road, Suite 15 (tax parcel No. 26-46-22-T2-0030A.0010). The application is submitted by Laura DeBruce and Jeffrey Blackman, of Sanibel Carts LLC, on behalf of the property owner Nancy Bass Cooke/First Cooke Properties Florida, LLC. **Application No. 18-10726 CUP.**

Attachments: [Staff Report_DeBruce Conditional Use.pdf](#)
[DeBruce Conditional Use_Public Comments 051818_Bookmarked.pdf](#)

- b. Consideration of an application filed pursuant to Land Development Code Section 82-138, Application and hearing, for a **Variance** to Land Development Code Chapter 126, Article XIV, Division 2, Subdivision II. - Accessory Marine Structures, Sections 126-875 Waterward Extension and 126-894 Location from Lot Lines, to allow an existing dock constructed pursuant to an emergency building permit to be located closer than 15 feet from the side property lines as extended into the water, to allow for the installation of a new elevator-style boat lift, located immediately adjacent to the dock, to extend approximately 9.2' farther than the maximum permitted waterward extension as measured from the approximate mean high water line, and to allow for the boat lift to be located closer than 15 feet from the extended side property lines; and

Consideration of an application for a **Development Permit** to implement the proposed variance and construct a boat lift immediately adjacent to an existing dock that is proposed to be modified and is located on a parcel of land serving as a dock parcel that is accessory to and that shall remain owned in common with a residential parcel located on the south side of Pine Avenue.

The subject dock parcel is located at 6428 Pine Avenue (part of Lot 24, Block B, Del Segal Unit 4 - tax parcel no. 11-46-21-T1-0030B.024A.) The applications are submitted by Steven C. Hartsell, Esquire (the applicant) for Randy Wayne White & Wendy Webb (the property owners).

Application Nos. 18-10648V and 18-10649DP.

Attachments: [Staff Report White Variance.pdf](#)
 [White Variance Public Comments 051818 Bookmarked.pdf](#)

- c. Consideration of an Ordinance amending the Code Of Ordinances, Subpart B Land Development Code, Chapter 78 General Provisions, Section 78-1 - Rules Of Construction and Definitions by adding language to define the term "Fill" for purposes of the Land Development Code Regulations; providing for conflict and severance; providing for codification; and providing an Effective Date.

Attachments: [Staff Report Draft Fill Ordinance.pdf](#)
 [Planning Commission Resolution No. 18-007- Forwarding Draft Ordinance to Ci](#)
 [DRAFT Ordinance 18-0XX Adding Definition of Fill to LDC.pdf](#)

8. Report from Director of Planning

- a. 2018 Planning Commission Goals

Attachments: [2018 Approved Planning Commission Goals.pdf](#)

- b. Permit Activity and Code Enforcement Monthly Reports

Attachments: [Development Permit Activity Report February.pdf](#)
 [Development Permit Activity Report March.pdf](#)
 [Code Enforcement Activity Report February.pdf](#)
 [Code Enforcement Activity Report March.pdf](#)

c. Horizon - Upcoming Important Dates

NEXT PLANNING COMMISSION MEETING JUNE 12, 2018

(Note: Chair Marks and City Council Liaison Smith will be absent; Vice Chair deWerff will act as Chair and Mayor Ruane will act as City Council Liaison.)

UPCOMING SUBCOMMITTEE MEETINGS:

PERMITTING PROCESS REVIEW SUBCOMMITTEE MAY 22, 2018

LAND DEVELOPMENT CODE REVIEW SUBCOMMITTEE JUNE 12, 2018

BELOW MARKET RATE HOUSING REVIEW SUBCOMMITTEE JUNE 26, 2018

Attachments:

[2018 Planning Commission Approved Calendar Current Meeting.pdf](#)

[Subcommittees - 2018 Workplan Calendar and Committee Assignments Apprc](#)

9. Report from Commission Members

10. Report from Commission Chair

11. Public Comment

12. Adjourn

“RULES OF CIVILITY FOR PUBLIC PARTICIPATION”

In recognition that public discourse is essential to the democratic system of government on April 16, 2002, Sanibel City Council adopted a Proclamation embracing civility in public deliberations. These rules were updated February 22, 2007.

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. To allow time to hear all points of view, speakers are allotted 3 minutes each time they are recognized.
5. 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.
6. 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.
7. 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.
8. We seek to understand one another's points of view.
9. 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.
10. 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 approved 022007

Sanibel City Council

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 Jim Isom, Administrative Services Director, 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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