



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Planning Commission

Tuesday, February 24, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order

2. Pledge of Allegiance (Commissioner Burns)

3. Roll Call

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

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: January 27, 2026

Attachments: [012726 PC minutes](#)

7. 9:05 - Public Hearings:

- a. Consideration of an application for a variance filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision II - Variances, Section 82-138 - Application and hearing, to request a variance from Section 126-875(2)(b) - Waterward extension, to allow the installation of a boat lift with a waterward extension more than 33 percent of the width of the waterway and resulting in a navigable channel less than 20-foot-wide located at 661 Anchor Drive - tax parcel (STRAP) no. 20-46-23-T4-00002.001F. The application is submitted by West Bay Contracting (the applicant) on behalf of David Bradley Andres and Lucille Will Andres (the property owners). **Application No. PL20250010**

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 26-01](#)

- b.** Consideration of an application filed pursuant to Land Development Code Chapter 82, Article IV, Division 2, Subdivision III - Long-form, Section 82-421- Application, Section 82-422, - Scheduling and notice, Section 82-423. - Hearing, and Chapter 86, Article II - Site preparation, Section 86-44. - Public facilities, to authorize deviations from required conditions of the Land Development Code related to floor area ratio in the Town Center Limited Commercial District for an application to redevelop Fire District Station 171 located at 2351 Palm Ridge Road - tax parcel (STRAP) no. 26-46-22-T2-0030B.0020. The application is submitted by Lisa Giordano & John Wojdak, RESPEC Company LLC (the applicant), on behalf of Sanibel Fire and Rescue District (the property owner).

Application No. PL20260005

Attachments:

- [7.b. 1 - Staff Report](#)
- [7.b. 2 - Attachment A](#)
- [7.b. 3 - Attachment B](#)
- [7.b. 4 - Attachment C](#)
- [7.b. 5 - Attachment D](#)
- [7.b. 6 - Attachment E](#)
- [7.b. 7 - Attachment F](#)
- [7.b. 8 - PowerPoint Presentation](#)
- [7.b. 9 - Resolution 26-02](#)

- c.** Consideration of applications filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision V - Conditional Uses, Section 82-201 - Authorization, and Section 82-204 - Application and hearing, for Conditional Use Permits to allow bicycle rentals and a formula retail store (Unlimited Biking) to operate in unit 3 of the Islander Center, located within the TCG - Town Center General Commercial District, at 2407 Periwinkle Way - tax parcel (STRAP) no.26-46-22-T2-00004.0070. The application is submitted by Blake Bartholomew (the applicant), on behalf of 2407 Periwinkle Sanibel LLC (the property owner). **Applications No. PL20250011 and PL20260006.**

- Attachments:
- [7.c. 1 - Staff Report](#)
 - [7.c. 2 - Attachment A](#)
 - [7.c. 3 - Attachment B](#)
 - [7.c. 4 - Attachment C](#)
 - [7.c. 5 - Attachment D](#)
 - [7.c. 6 - Attachment E](#)
 - [7.c. 7 - Attachment F](#)
 - [7.c. 8 - Attachment G](#)
 - [7.c. 9 - Attachment H](#)
 - [7.c. 11 - Resolution 26-03](#)

- d. Consideration of an application filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision V. - Conditional Uses, Section 82-201. - Authorization, and Section 82-204. - Application and hearing, for a Conditional Use Permit to allow Increased-Density Below Market Rate Housing for construction of a 39-unit multi-family development located at 1523 Periwinkle Way - tax parcel (STRAP) no. 30-46-23-T1-00004.0060 and no. 30-46-23-T1-00004.0070. The applications are submitted by Rachel Bielert, RLBCM LLC (the applicant), on behalf of Sanibel 1523 INC and Sanibel 1531 INC (the property owners). **Application No. PL20260002.**

- Attachments:
- [7.d. 1 - Staff Report](#)
 - [7.d. 2 - Attachment A](#)
 - [7.d. 3 - Attachment B](#)
 - [7.d. 4 - Attachment C](#)
 - [7.d. 5 - Attachment D](#)
 - [7.d. 6 - Attachment E](#)
 - [7.d. 7 - Attachment F](#)
 - [7.d. 8 - PowerPoint Presentation](#)
 - [7.d. 9 - Resolution 26-04](#)

- e. Consideration of an application filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision II. - Variances, Section 82-138. - Application and hearing, to request variances from Section 86-163. - Maximum number of dwelling units, Section 86-164. - Limitations on principal buildings, Section 122-48. - Location and size of required vegetation buffers, Section 122-49. - Types, varieties and numbers of plants required, Section 126-494. - Required conditions, Section 126-1029. - Site planning, and Section 126-1404. - Driveways and service aisles; for construction of a 39-unit multi-family development located at 1523 Periwinkle Way - tax parcel (STRAP) no. 30-46-23-T1-00004.0060 and no. 30-46-23-T1-00004.0070. The applications are submitted by Rachel Bielert, RLBCM LLC (the applicant), on behalf of Sanibel 1523 INC and Sanibel 1531 INC (the property owners). **Application No. PL20260007.**

- Attachments:
- [7.e. 1 - Staff Report](#)
 - [7.e. 2 - Attachment A](#)
 - [7.e. 3 - Attachment B](#)
 - [7.e. 4 - Attachment C](#)
 - [7.e. 5 - Attachment D](#)
 - [7.e. 6 - Attachment E](#)
 - [7.e. 7 - Attachment F](#)
 - [7.e. 8 - Attachment G](#)
 - [7.e. 9 - PowerPoint Presentation](#)
 - [7.e. 10 - Resolution 26-05](#)

8. Report from Planning Department

- a. Upcoming meeting dates:
- i. Planning Commission - Tuesday, March 10, 2026
 - ii. Land Development Code Review Subcommittee - Tuesday, February 24, 2026 - Following Planning Commission
 - iii. Report to City Council - Tuesday, March 3, 2025 - Commissioner Burns

- Attachments:
- [2026 Planning Commission Dates](#)
 - [Subcommittees - 2026 Workplan Calendar and Committee Assignments](#)
 - [2026 CC Liaison Schedule - approved 012726](#)

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

- Attachments:
- [Permits applied 01.01.26-01.31.26](#)
 - [2024-2026 Permit Review Totals by month](#)

- ii. Planning Projects

- Attachments:
- [Planning Priority Task and Project Matrix](#)

- 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.