



# City of Sanibel

800 Dunlop Road  
Sanibel, FL 33957

## Meeting Agenda - Final Revised Planning Commission

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Tuesday, December 10, 2024

9:00 AM

BIG ARTS - 900 Dunlop Road

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### **AS OF 12/7/24 SUPPLEMENT 1: ADDED INFORMATION TO PUBLIC HEARING ITEM 7.a.**

#### **1. Call To Order**

#### **2. Pledge of Allegiance (Commissioner Welch)**

#### **3. Roll Call**

- a. Motion to excuse absent members: Chair Grogman and Commissioner Sergeant

#### **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: November 19, 2024

Attachments:      [November 19, 2024 Minutes](#)

#### **7. 9:05 - Public Hearing:**

- a. Consideration of an application filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision VII. - Amendments, Section 82-242. - Amendments to Sanibel Plan to amend permitted uses and associated standards of a Special Use District (Sanibel Marina) to allow for vehicle rental use (10 carts and 20 bicycles) at 634 N. Yachtsman Drive - tax parcel (STRAP) no. 20-46-23-T2-01500.0420. The application is submitted by Miles and Chelsea Sweiss, the applicant, on behalf of Acme Sanibel FL LLC, the property owner. **Application Nos. SP-2024-000238.** (Supplemental 1- Attachment J added)

- 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- Attachment F](#)
  - [7.a. 8- Attachment G](#)
  - [7.a. 9- Attachment H](#)
  - [7.a. 10- Attachment I](#)
  - [7.a. 11- Attachment J -Supplemental 1](#)
  - [7.a. 12- Draft Resolution 24-24](#)
  - [7.a. 13- PPT](#)

- b.** Consideration of an application filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision V. - Conditional Uses, Section 82-204. - Application and hearing to amend Resolution 21-25 and obtain a conditional use permit for the addition of bicycle rental to an existing vehicle rental use in the General Commercial district at 975 Rabbit Road, unit 6 - tax parcel (STRAP) no. 21-46-22-T3-00002.0020. The application is submitted by Laura DeBruce, the applicant, on behalf of Timothy McGowan, the property owner. **Application Nos. CUP-2024-000251.**

- 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- Draft Resolution 24-23](#)
  - [7.b. 9- PPT](#)

- c.** CONTINUED- FOR DISCUSSION ONLY. Consideration of a recommendation to City Council for an ordinance amending the Code of Ordinances to consider a Sustainable Development Program; amending Chapter 86, Development Standards, creating Article V, Sustainable Development Practices, and adding new sections: Sec. 86-226, Intent, Sec. 86-227, Applicability, Sec. 86-228, Definitions, Sec. 86-229, Administration, Sec. 86-230, Incentives, Sec. 86-231, Sustainable Building and Structure Standards, Sec. 86-232, Landscape and Vegetation Standards, Sec. 86-233, Solar installations and EV charging stations; amending Chapter 90, Fees, Article II, Development Permits, Division 5, Miscellaneous, by creating a new Sec. 90-134 Reduction of development permit fees for Sustainable Development Practices.

- Attachments:            [7.c. 1- Agenda Memorandum](#)  
[7.c. 2- Draft Amendment](#)  
[7.c. 3- Checklist](#)  
[7.c. 4- PPT](#)

## 8. New Business

- a. Proposed 2025 LDC Amendment Priorities

- Attachments:            [8.a. 1- Agenda Memorandum](#)  
[8.a. 2- Planning Priorities 2025](#)

## 9. Report from Planning Department

- a. Upcoming meeting dates:
- i. Planning Commission - Tuesday, January 28, 2025
  - ii. Below Market Rate Housing (BMRH) Review Subcommittee- Tuesday, December 10, 2024  
(following Planning Commission)

- Attachments:            [Planning Commission 2025](#)  
[Subcommittees - 2024 Workplan Calendar and Committee Assignments](#)

- iii. Report to City Council - Tuesday, January 14, 2025 - Commissioner Sergeant

- Attachments:            [2024 CC Liaison Schedule](#)

- b. Planning Reports

- i. Planning Permit Review Report

- Attachments:            [2023 vs 2024 Permit Review](#)  
[November 2024 PC Permits Applied](#)

- ii. Planning Priority Tasks and Project Matrix

- Attachments:            [Planning Priority Matrix](#)

- iii. Plan Application Status Report

- Attachments:            [Plan Application Status Report](#)

## 10. Report from Commission Members

## 11. Public Comment

## 12. 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](http://www.mysanibel.com). Additionally, citizens may register to receive City announcements such as press releases.