



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Planning Commission

Tuesday, May 12, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order

2. Pledge of Allegiance (Commissioner Steiner)

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: April 14, 2026

Attachments: [April 14, 2026 Minutes](#)

7. 9:05 - Public Hearings:

- a. 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 an institutional use (FISH of SanCap) to operate in units 1 and 2 of Palm Ridge Plaza, located within the TCG - Town Center General Commercial District, at 2330 Palm Ridge Road - tax parcel (STRAP) no. 26-46-22-T2-0030A.0010. The application is submitted by Rachel L. Bielert, RLBCM (the applicant) on behalf of Nancy Bass Cooke (the property owner). **Application No. PL20260015.**

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 - PowerPoint Presentation](#)
- [7.a. 9 - Resolution 26-13](#)

- b. 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, and Section 82-144 - Below market rate housing, to request a variance from Section 86-164 - Limitations on principal buildings, to allow for a multifamily building to be constructed so that there are more than two dwelling units, vertically, in the building, for the redevelopment of multifamily housing (15 units) dedicated to the Below Market Rate Housing Rental Program located at 1517 Periwinkle Way - tax parcel (STRAP) no. 30-46-23-T1-00004.0080. The application is submitted by Rachel Lee Bielert, RLBCM (the applicant) on behalf of Community Housing & Resources, Inc., (the property owner). **Application No. PL20260019.**

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 - Attachment G](#)
- [7.b. 9 - PowerPoint Presentation](#)
- [7.b. 10 - Resolution 26-14](#)

- 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, and Chapter 126, Article XIV, Division 5, Section 126-1031, for a Conditional Use Permit to allow a fast-food restaurant with indoor seating and bonus outdoor seats for dining, located within the GC - General Commercial District, at 1025 Periwinkle Way - tax parcel (STRAP) no. 19-46-23-T3-00700.0010. The application is submitted by Zachary Markham (the applicant), on behalf of Norris Furniture of Sanibel LL (the property owner). **Application Nos. PL20260016 and PL20260020.**

- 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 - PowerPoint Presentation](#)
 - [7.c. 8 - Resolution 26-12](#)

8. Report from Planning Department

- a. Upcoming meeting dates:
- i. Planning Commission - Tuesday, May 26, 2026 - Chair Nichols
 - ii. Report to City Council - Tuesday, June 2, 2026 - Commissioner Sergeant

- Attachments:
- [2026 Planning Commission Dates](#)
 - [2026 CC Liaison Schedule](#)

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

- Attachments:
- [Permits applied 04.01.26-04.30.26](#)
 - [2024-2026 Permit Review Totals by month](#)

- ii. Planning Projects

- Attachments:
- [Planning Projects 2026](#)

- iii. Plan Application Status Report

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

9. Report from Commission Members

- a. Sanibel Plan Update Steering Committee report

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.