



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Revised Planning Commission

Tuesday, May 13, 2025

9:00 AM

BIG ARTS - 900 Dunlop Road

AS OF 5/12/2025 SUPPLEMENT 1: ADDED INFORMATION TO OLD BUSINESS ITEM 9

1. Call To Order
2. Pledge of Allegiance (Commissioner Schopp)
3. Roll Call
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 22, 2025

Attachments: [April 22, 2025 Minutes](#)

7. 9:05 - Public Hearings:

- a. Consideration of applications filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision V Conditional Uses, Section 82-204 Application and hearing and Chapter 126, Article IV - Conditional Uses, Section 126-82 General Requirements; and Chapter 82, Article IV, Subdivision III Long-Form, Section 82-421 Application, to allow Restaurant Use located at 1504 Periwinkle Way - tax parcel (STRAP) no. 19-46-23-T4-00903.0080. The application is submitted by Ava Builder, on behalf of the property owner, 1504 Periwinkle LLC. **Application No. CUP-2025-000260.**

Attachments: [7.a. 1- AGM](#)
[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](#)

Attachments: [7.a. 8- Attachment G](#)
 [7.a. 9- Attachment H](#)
 [7.a. 10- PowerPoint Presentation](#)
 [7.a. 11- Resolution 25-13](#)

- b. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to consider solar energy systems and electric vehicle (EV) charging infrastructure; amending Subpart B, Land Development Code; Chapter 126 Zoning; Article XIV Supplementary District Regulations; Division 2 Accessory Structures; and adding a new subdivision: Subdivision IV Alternative Clean Energy Technologies, and adding new sections: Sec. 126-913 Applicability and Sec. 126-914 Development Standards, for the purpose of updating land development code regulations.

Attachments: [7.b. 1- AGM](#)
 [7.b. 2- Resolution 25-11](#)
 [Added to the Record - Public Comment](#)

- c. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to consider front porch additions within the Town Center Commercial Districts; amending Subpart B, Land Development Code; Chapter 122 Vegetation; Article II Landscaping; Division 2 Commercial and Institutional Uses; Sec. 122-48, Location and Size of Vegetation Buffers, amending Chapter 126 Zoning; Article VIII Commercial Districts; Division 3 TCG Town Center General Commercial District; Sec 126-514 Required Conditions, and Division 4 TCL Town Center Limited Commercial District; Sec. 126-534 Required Conditions; amending Article XIV Supplementary District Regulations; Division 3 Building and Area Requirements; Subdivision II Special Setbacks, by adding a new section: Sec. 126-962 Setbacks for Front Porches, for the purpose of updating land development code regulations.

Attachments: [7.c. 1- AGM](#)
 [7.c. 2- Attachment A](#)
 [7.c. 3- Attachment B](#)
 [7.c. 4- Resolution 25-12](#)

- d. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to update the alternative shoreline stabilization project standards to be classified as living shoreline stabilization project, reorganize the standards for clarity, add example graphics, and allow projects on human-made water bodies to be processed administratively, amending Subpart B Land Development Code; Chapter 126 Zoning; Article IV Conditional Use; Sec. 126-99 Alternative shoreline stabilization project, for the purpose of updating land development code regulations.

Attachments: [7.d. 1- AGM](#)
 [7.d. 2- Attachment A](#)
 [7.d. 3- Attachment B](#)

- Attachments: [7.d. 4- Attachment C](#)
 [7.d. 5- Attachment D](#)
 [7.d. 6- Resolution 25-14](#)

8. New Business

- a. Steering Committee Appointments
 - i. Sanibel Plan Update
 - ii. Transportation Master Plan

Attachments: [8.a. AGM](#)

9. Old Business

- a. Floodplain Administrator's report - Appeal of BLDR-2024-017801 - 1305 Seaspray Lane - dated May 5, 2025. (Supplement 1)

Attachments: [1305 Seaspray Lane - Staff Report - Per Res 25-07 \(Supplement 1\)](#)

10. Report from Planning Department

- a. Upcoming meeting dates:
 - i. Planning Commission - Tuesday, May 27, 2025
 - ii. Capital Improvement Projects Review- Tuesday, June 10, 2025- Following Planning Commission
 - iii. Report to City Council - Tuesday, June 3, 2025 - Commissioner Colter

Attachments: [2025 Planning Commission Schedule - Approved](#)
 [2025 City Council Liaison Schedule](#)
 [Subcommittees - 2025 Schedule and Rosters](#)

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

Attachments: [April Permits applied](#)
 [2023-2025 Permit Review Totals by month](#)

- ii. Planning Projects

Attachments: [Planning Projects](#)

- iii. Plan Application Status Report

11. Report from Commission Members

12. Public Comment

13. 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.