



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Planning Commission

Tuesday, July 22, 2025

9:00 AM

BIG ARTS - 900 Dunlop Road

1. Call To Order

2. Pledge of Allegiance (Chair Nichols)

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. Consent Agenda

- a. Adoption of Minutes: July 8, 2025

Attachments: [July 8, 2025 Minutes](#)

6. 9:05 - Public Hearings:

- a. 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 a variance from Sec. 126-876. - Relation to mean low water level, to allow for a dock limited to non-motorized vessels and observational purposes on a natural water body with a mean low water level less than three feet above the bottom surface located at 5809 Sanibel Captiva Road - tax parcel (STRAP) no. 11-46-21-T3-00012.0070. The application is submitted by Submerged Consultants, LLC on behalf of Grace Amplatz, the property owner. **Application Nos. VAR-2025-000264 and DKSL-2024-016699.**

Attachments: [6.a. 1- AGM](#)
 [6.a. 2- Staff Report](#)
 [6.a. 3- Attachment A](#)
 [6.a. 4- Attachment B](#)
 [6.a. 5- Attachment C](#)
 [6.a. 6- Attachment D](#)
 [6.a. 7- Attachment E](#)
 [6.a. 8- Attachment F](#)
 [6.a. 9- PowerPoint Presentation](#)
 [6.a. 10- Resolution 25-18](#)

- b.** Consideration of an application for a Development Permit filed pursuant to Land Development Code Chapter 82, Article IV, Division 2, Subdivision III - Long Form, Section 82-421(1) and Section 82-422 - Scheduling and notice, for dredging of a human-made body of water for motorized boat access adjacent to the subject property located at 634 North Yachtsman Drive - tax parcel No. 20-46-23-T2-01500.0420. The application is submitted by Kevin Davis, Bayside Dredging LLC (the applicant), on behalf of Acme Sanibel FL LLC (the property owner). **Application No. DPLF-2025-000267.**

Attachments:

[6.b. 1- AGM](#)
[6.b. 2- Staff Report](#)
[6.b. 3- Attachment A](#)
[6.b. 4- Attachment B](#)
[6.b. 5- Attachment C](#)
[6.b. 6- Attachment D](#)
[6.b. 7- Attachment E](#)
[6.b. 8- Attachment F](#)
[6.b. 9- PowerPoint](#)
[6.b. 10- Resolution 25-19](#)

- c.** Consideration of an application for a Development Permit filed pursuant to Land Development Code Chapter 82, Article IV, Division 2, Subdivision III - Long Form, Section 82-421(1) and Section 82-422 - Scheduling and notice, to request a maintenance dredge of the Sanibel River from Junonia Street east to the Beach Road Weir. The application is submitted by Dana Dettmar, Natural Resources Department, on behalf of the City of Sanibel. **Application No. DP-2025-020806.**

Attachments:

[6.c. 1- AGM](#)
[6.c. 2- Staff Report](#)
[6.c. 3- Attachment A](#)
[6.c. 4- Attachment B](#)
[6.c. 5- Attachment C](#)
[6.c. 6- Attachment D](#)
[6.c. 7- Attachment E](#)
[6.c. 8- Attachment F](#)
[6.c. 9- Attachment G](#)
[6.c. 10- PowerPoint Presentation](#)
[6.c. 11- Resolution 25-20](#)

7. Report from Planning Department

- a.** Upcoming meeting dates:
- i. Planning Commission - Tuesday, August 12, 2025
 - ii. Land Development Code Review Subcommittee - Tuesday, September 30, 2025 - Following Planning Commission

iii. Report to City Council - Tuesday, August 19, 2025 - Commissioner Sergeant

Attachments:

[2025 Planning Commission Schedule- Approved](#)

[Subcommittees - 2025 Workplan Calendar and Committee Assignments - Apprc](#)

[2025 City Council Liaison Schedule](#)

b. Report on Pending CUP Application

Attachments:

[NOPC for CUP-2025-000270](#)

8. Report from Commission Members

9. Public Comment

10. 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.