



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Planning Commission

Tuesday, January 27, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order (Meeting Temporarily Chaired by Attorney Agnew)

2. Pledge of Allegiance (Commissioner Steiner)

3. Roll Call

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

4. Election of Chair (Attorney Agnew)

5. Election of Vice Chair (Commission Chair)

6. Public Comments on Items Not Appearing on the Agenda

(Maximum time allotted, 20 minutes, with a limitation of 3 minutes per speaker.)

7. City Council Liaison Report

8. Selection of Subcommittee Members and Election of Chairs

- a. Below Market Rate Housing Review Subcommittee

Attachments: [8.a. 82-321 BMRH](#)

- b. Capital Improvement Projects Review Subcommittee

Attachments: [8.b. 82-281 CIP](#)

- c. Land Development Code Review Subcommittee

Attachments: [8.c. 82-341 LDC](#)

- d. Permitting Process Review Subcommittee

Attachments: [8.d. 1 - 82-301 PPR](#)
[8.d. 2 - Subcommittee Rosters](#)

9. Consent Agenda

- a. Adoption of Minutes: December 9, 2025

Attachments: [PC 120925 Minutes](#)

- b. Approval of the Liaison to City Council Report Schedule

Attachments: [9.b. 2026 CC Liaison Schedule](#)

10. Discussion Items

- a. Planning Department - 2025 Recap

Attachments: [PowerPoint Presentation](#)

11. Report from Planning Department

- a. Upcoming meeting dates:
 - i. Planning Commission - Tuesday, February 10, 2026 - Commissioner Nichols
 - ii. Report to City Council - Tuesday, February 3, 2026 - Commissioner Steiner

Attachments: [2026 Planning Commission Dates](#)
[2026 PC Pre-agenda Pledge CC and Liaison Schedules](#)

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

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

- ii. Planning Projects 2026

Attachments: [Planning Projects 2026](#)

- iii. Plan Application Status Report

Attachments: [Plan Application Status Review](#)
[Notice of Proposed Development_1015 Periwinkle Way](#)
[Public Comments on Applications for 1015 Periwinkle Way](#)
[Notice of Proposed Development_1244 Periwinkle Way](#)

12. Report from Commission Members

- a. Steering Committee Updates

13. Public Comment

14. 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.

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