



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Planning Commission

*The times are estimated, but public hearings will not commence prior to
the time stated*

Tuesday, February 27, 2024

9:00 AM

BIG ARTS - 900 Dunlop Road

1. Call To Order

2. Pledge of Allegiance (Commissioner Welch)

3. Roll Call

4. Discussion of Potential Reconsolidation of Subcommittees into Planning Commission

5. Selection of Subcommittee Members and Election of Chair

- a. Below Market Housing Review Subcommittee

Attachments: [BMRH Sec 82-321](#)

- b. Capital Improvements Review Subcommittee

Attachments: [CIP Code Section 82-281](#)

- c. Land Development Code Review Subcommittee

Attachments: [Subdivision XII Land Development Code Review](#)

- d. Permitting Process Review Subcommittee

Attachments: [PPR Land Development Code Section 82-301](#)
[Subcommittees - 2024 Workplan Calendar and Committee Assignments](#)

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. Consent Agenda

- a. Adoption of Minutes: February 13, 2024

Attachments: [February 13, 2024 Minutes](#)

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

Attachments: [2024 CC Liaison Schedule](#)

9. 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 Institutional Uses on approximately 5 acres of an approximately 11-acre parcel located at 1905 Periwinkle Way - tax parcel (STRAP) no. 25-46-22-T2-00017.0010. The application is submitted by the Sanibel Captiva Conservation Foundation, property owners. **Application Nos. CUP-2023-000202 and DP-2024-015058.**

Attachments: [9a Staff Report](#)
[9a PowerPoint Presentation](#)
[Draft Planning Commission Resolution 24-03](#)

- b. Consideration of an application filed pursuant to Land Development Code Chapter 98 - Historic Preservation, Article III - Administration, Division 2 - Certificate of Appropriateness, Subdivision II - Alterations or Repairs, for the Planning Commission to determine whether the proposed alterations and repairs to the exterior of the historic Sanibel Colored School located at 520 Tarpon Bay Road - tax parcel (STRAP) no. 26-46-22-T4-00019.0000. are consistent with the historic character of the building. The application is submitted by Benchmark General Contractors on behalf of the owner, 520 Tarpon LLC. **Application No. CA-2024-000211.**

Attachments: [9b Staff Report](#)
[9b PowerPoint Presentation](#)
[Historical Preservation Committee Resolution 24-001](#)
[Draft Planning Commission Resolution 24-02](#)

10. Report from Planning Department

- a. Upcoming meeting dates:
- Planning Commission - Tuesday, March 12, 2024
- Attachments: [2024 Planning Commission - Approved - Revised 010324](#)
- b. ii. Report to City Council - 5:30pm, Tuesday, March 5, 2024- Commissioner Pfeifer

Attachments: [2024 CC Liaison Schedule](#)

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.