



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, March 12, 2024

9:00 AM

BIG ARTS - 900 Dunlop Road

1. Call To Order

2. Pledge of Allegiance (Chair Grogman)

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: February 27, 2024

Attachments: [February 27 2024 Minutes](#)

7. Old Business

- a. Discussion of potential reconsolidation of sub-committees into Planning Commission.

- b. Selection of subcommittee members and election of chair.

- i. Below Market Rate Housing Review Subcommittee

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

- ii. Capital Improvements Review Subcommittee

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

- iii. Land Development Code Review Subcommittee

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

- iv. Permitting Process Review Subcommittee

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

- c. Discussion of proposed amendments to the Sanibel Code in relation to open body of water per City Council direction.

Attachments: [Memorandum for 12 Mar 2024 PC](#)
[Attachment A - USGS Groundwater Study](#)
[Attachment B - GW level data](#)
[Attachment C - FS Definitions](#)
[Attachment D - Water Table Elevations Map](#)

8. Report from Planning Department

- a. Upcoming meeting dates:
- i. Planning Commission - Tuesday, March 26, 2024
- Attachments: [2024 Planning Commission - Approved - Revised 010324](#)
- ii. Report to City Council -Tuesday, April 2, 2024- Commissioner Steiner

- b. Planning Reports
- i. Permit and Plan Review Report
- Attachments: [PC Permits applied for February](#)
- ii. Planning Priority Tasks and Project Matrix

Attachments: [Planning Priority Task and Project Matrix](#)

9. Report from Commission Members

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.

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