



## Meeting Agenda - Final Planning Commission

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Tuesday, March 26, 2024

9:00 AM

BIG ARTS - 900 Dunlop Road

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### 1. Call To Order

### 2. Pledge of Allegiance (Commissioner Pfeifer)

### 3. Roll Call

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

### 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: February 27, 2024 (continued from March 12, 2024 meeting)

Attachments: [February 27 2024 Minutes - revised](#)

- b. Adoption of Minutes: March 12, 2024

Attachments: [March 12 2024 Minutes](#)

### 6. 9:05 - Public Hearings:

- a. Consideration of applications filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision XIII. - Waivers to Lawfully Existing Nonconforming Structures and Properties Located in the General, Town Center General and Town Center Limited Commercial Districts, Section 82-351. - Authorization and Chapter 82, Article IV, Subdivision III - Long-Form, Section 82-421 - Application, to obtain a waiver from the installation, location, numbers, types, size and variety specific for commercial vegetation buffers and landscaping and from design specifications for off-street parking spaces and loading areas in association with change of use that results in the creation of an additional unit with a request to allow for fewer than required spaces at an existing commercial development at 2365 Periwinkle Way - tax parcel (STRAP) no. 26-46-22-T2-00004.0100. The application is submitted by Carmella Cioffi, AIA, NCARB, of MHK Architecture, on behalf of the property owner MSK 2365 LLC. **Application Nos. WVR-2024-000217 and DP-2024-014814.**

Attachments:

[Staff Report](#)  
[Attachment A - Applicant Narrative Responses](#)  
[Attachment B - Boundary & As-Built Survey 2012](#)  
[Attachment C - Site Plan](#)  
[Attachment D - Floor Plans](#)  
[Attachment E - Landscape Plan](#)  
[Attachment F - Natural Resources Memo 031324](#)  
[PC Resolution 24-04](#)

- b. Consideration of an application for Development Permit pursuant to Land Development Code Chapter 82 - Administration, Article IV - Development Permits, Division 2 - Procedure, Subdivision III - Long-form, Section 82-421(1) and Section 82-422 - Scheduling and notice, accompanied by a Major Subdivision Plat filed pursuant to Land Development Code Section 114-106 - Preliminary plat, to allow a Unified Residential Housing (Cluster Housing) development including five parcels for single family residential use and common area tracts with associated improvements, known as "Island Inn Road" subdivision located at 3055 Island Inn Road - tax parcel (STRAP) no. 27-46-22-T3-00010.0010 and 3015 Island Inn Road - tax parcel (STRAP) no. 27-46-22-T3-00400.0140. The application is submitted by Greensite Engineering, Inc. on behalf of the property owner, Roderick Dunn. **Application Nos. DP-2022-004239 and SPLT-2022-000060.**

Attachments:

[6b Id Inn Road Subdiv Staff Report](#)  
[Attachment A- Location Map](#)  
[Attachment B- Survey](#)  
[Attachment C- Preliminary Plat](#)  
[Attachment D- CivilPlans rev sheet 2](#)  
[Attachment E- Narrative - Neighborhood Compatibility](#)  
[Attachment F- Narrative - Ditch Fill Activity](#)  
[Attachment G- Env Assessment](#)  
[Attachment H- Vegetation Plan Final \(May 2023\)](#)  
[Attachment I- HOA Articles of Inc](#)  
[Attachment J-Declaration of Covenants, Conditions, Restrictions and Easement](#)  
[Attachment K- Natural Resources Department- Staff Report](#)  
[Public Comments as of 032024](#)  
[PC Resolution 24-05 splt](#)

## 7. Old Business

- a. Confirm selection of subcommittee members and election of chairs.

Attachments:

[7a Subcommittees - 2024 Committee Assignments - as of 031224](#)

- 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](#)

## 8. Report from Planning Department

- a. Upcoming meeting dates:

- i. Planning Commission - Tuesday, April 9, 2024

Attachments:        [2024 Planning Commission - Approved - Revised 010324](#)

- ii. Report to City Council -Tuesday, April 2, 2024- Commissioner Steiner

Attachments:        [2024 CC Liaison Schedule - Approved 022724](#)

- b. Plan Application Status Report

Attachments:        [Plan Application Status Report](#)

## 9. Report from Commission Members

## 10. Public Comment

## 11. Adjournment

Added to the Record

Attachments:        [6b PowerPoint Presentation](#)  
                              [6b Public Comment Received Prior to Hearing](#)  
                              [6b Public Comment Received During Hearing](#)  
                              [6b Ex-Parte Communication - Pfeifer](#)  
                              [6b Form 8B Conflict - Pfeifer](#)

**“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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