



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, September 13, 2022

9:00 AM

City Hall

1. Call To Order (Chair Grogman)

2. Pledge of Allegiance (Commissioner Storjohann)

3. Roll Call

- a. Motion to excuse absent member(s): Vice Chair Pfeifer

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 - July 26, 2022 and August 9, 2022

Attachments: [July 26, 2022 Minutes](#)
 [August 9, 2022 Minutes](#)

7. Public Hearings:

- a. Consideration of a recommendation to City Council for an Ordinance **amending the Code of Ordinances** to update flood regulations affecting development standards, amending Subpart B Land Development Code, Chapter 94 - Floods, Article I - Administration, Division 1. General, Section 94-13 - Basis for establishing flood hazard areas; amending Chapter 94 - Floods, Article II - Definitions, Division 1 - General, Section 94-124 - Definitions; amending Chapter 94 - Floods, Article III - Flood-Resistant Development, Division 1 - Buildings and Structures, Section 94-133 - Accessory structures; amending Chapter 94 - Floods, Article III - Flood-Resistant Development, Division 4 - Manufactured Homes, Section 94-162 - Limitations on installation; and amending Chapter 94 - Floods, Article III - Flood-Resistant Development, Division 5 - Recreational Vehicles and Park Trailers, Section 94-182 - Temporary use permit required, as recommended by the LDC Review Subcommittee and Pursuant to Land Development Code Chapter 82, Article VI. - Amendments; Section 82-97 - Conduct of Hearings; Action, and Section 82-117 - Authorization, for the purpose of Land Development Code Regulations.

Attachments:[Memorandum for Chapter 94 Floods](#)[Flood Terms Defined with Narrative & Graphics](#)[LDC Subcom Memo with Chapter 94 FLOODS Proposed Amendments](#)[Coastal High Hazard Area Map-VE & Coastal A Zones](#)[Coastal High Hazard Area Map-VE & Coastal A Zones \(comparison\)](#)[2022 CRS Letter of Approval](#)[Resolution 22-24](#)**8. New Business**

- a. Recommendation from the Capital Improvement Projects Review Sub-Committee

Attachments:[Motion from the September 6th CIP Sub-Committee](#)**9. Report from Planning Director (Paula McMichael)**

- a. Upcoming meeting dates:
i. Planning Commission - Wednesday, September 28, 2022

Attachments:[2022 Planning Commission Meeting Schedule](#)

- b. Planning Priority Task and Project Matrix

Attachments:[Planning Priority Task and Project Matrix \(09-06-2022\)](#)[Planning Objectives FY23](#)

- c. Planning Reports
i. Planning Permit Review Report

Attachments:[Permit Review Report](#)

- ii. Plan Review Report

Attachments:[Plan Review Report](#)**10. Report from Commission Members****11. Report from Commission Chair****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.

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