



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*

Wednesday, September 28, 2022

9:00 AM

City Hall

1. Call To Order (Chair Grogman)

2. Pledge of Allegiance (Commissioner DeBruce)

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 - September 13, 2022

Attachments: [September 13, 2022 Minutes](#)

7. Public Hearings:

- a. Consideration of an application for **Development Permit** pursuant to Land Development Code Chapter 82, Article IV, Division 2, 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 six parcels for single-family residential use and associated improvements, known as "Coastal Creek" subdivision. The subject properties are located at STRAP tax parcel no. 13-46-21-T2-00002.2000 and 13-46-21-T2-00002.4000. The subject application is submitted by Brian Smith, Ensite Inc., on behalf of the property owner Buckingham 225 Development Inc. (Daniel W. Dodrill). **Application No. SPLT-2022-000074** and **Application DP-2021-001803 (Information to come)**

Attachments: [Dodrill Staff Report & Attachments](#)

- b. Consideration of **Variances** filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision II - Variances, Section 82-138 - Scheduling and notice and Section 82-140 - Standards - Generally, with a **Development Permit** application filed pursuant to Land Development Code Chapter 82, Article IV, Division 2, Subdivision III - Long-Form, Section

82-421(3) and (8), and Section 82-422 - Scheduling and notice, to allow variances from Land Development Code Chapter 126, Article VII, Division 9 - Mangrove Forest Zone, Section 126-434 - Required conditions(b) Height (angle-of-light), (c) Front yard setback, (g) Vegetation removal and developed area, and (h) Coverage (impermeable) for the construction of a single-family residence with 4,760 square feet of living area, multiple access driveway, and associated improvements. The subject property is located at 1898 Woodring Road (tax parcel no. 13-46-22-T2-00100.0050). The application is submitted by Amy Nowacki, Amy Nowacki Architect LLC, on behalf of the property owner John D White Trust. Application No.

VAR-2022-000075 and BLDR-2022-005213 (Information to come)

Attachments: [John D. White Trust Staff Report & Attachments](#)

8. REPORT FROM PLANNING DIRECTOR (Paula McMichael)

a. Upcoming meeting dates:

i. Planning Commission - Wednesday, October 12, 2022 - CANCELLED

Next meeting Tuesday, October 25, 2022

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

ii. Liaison Report to City Council - Monday, October 3, 2022 - Commissioner DeBruce

Attachments: [2022 PC Liaison to Council Calendar](#)

iii. Land Development Code (LDC) Review Subcommittee Meeting - Tuesday, October 4, 2022

Attachments: [Subcommittees - 2022 Calendar & Committee Assignments](#)

b. Planning Priority Task and Project Matrix

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

c. Planning Reports

i. Planning Permit Review Report

Attachments: [Planning Permit Review Report](#)

ii. Plan Review Report

Attachments: [Plan Review Report](#)

9. Report from Commission Members

10. Report from Commission Chair

11. Public Comment

12. 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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