



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Planning Commission

Tuesday, March 24, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order

2. Pledge of Allegiance (Commissioner Schopp)

3. Roll Call

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

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 24, 2026

Attachments: [February 24, 2026 Minutes](#)

7. 9:05 - Public Hearings:

- a. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to allow revisions to the vegetation buffer standards for commercial and institutional uses, Subpart B Land Development Code, Chapter 122, Article II Landscaping, Division 2 Commercial and Institutional Uses, Section 122-49 - Types, varieties and numbers of plants required, Section 122-50 - Installation standards, Section 122-51 - Maintenance standards, for the purpose of updating the Land Development Code regulations.

Attachments: [7.a. 1 - Agenda Memorandum](#)
[7.a. 2 - Resolution 26-09](#)

- b. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to allow accessory structures in front yards, except for accessory storage structures, subject to front setback requirements with limited exceptions, Subpart B Land Development Code, Chapter 126, Zoning, Article XIV - Supplementary District Regulations, Division 2 - Accessory Structures, Subdivision I - in General, Section 126-852 - Requirements, and Section 126-853 - Front Yards, for the purpose of updating the Land Development Code regulations.

Attachments: [7.b. 1 - Agenda Memorandum](#)
 [7.b. 2 - Resolution 26-06](#)

- c. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to allow an exception for building design and construction for below market rate housing and remove an obsolete restriction relating to flat roofs, Subpart B Land Development Code, Chapter 86, Development Standards, Article III - Residential, Division 3 - Unified Residential Housing (Cluster Housing) and Multifamily Housing, Subdivision III - Multifamily Housing, Section 86-164 - Limitations on Principal Buildings, for the purpose of updating the Land Development Code regulations.

Attachments: [7.c. 1 - Agenda Memorandum](#)
 [7.c. 2 - Resolution 26-07](#)

- d. Consideration of a resolution recommending that City Council adopt an ordinance amending the Code of Ordinances to allow a limited exception to height limitations for elevation of existing structures, Subpart B, Land Development Code, Chapter 126, Zoning, Article V, Nonconformances, Division 3, Structures, Section 126-172 - (Nonconforming structures) improvement, reconstruction or relocation prohibited; exceptions; and Division 5, Standards for Building-Back (Reconstruction) of Structures Substantially Damaged by a Natural Disaster, Section 126-212 - Nonconforming Structures, for the purpose of updating the land development code regulations.

Attachments: [7.d. 1 - Agenda Memorandum](#)
 [7.d. 2 - Resolution 26-08](#)

- e. Consideration of an application for the revision of an approved preliminary plat pursuant to Land Development Code Chapter 82, Article IV, Division 2, Subdivision III - Long-Form, Section 82-421(1), Section 82-422 - Scheduling and notice, and Chapter 114, Article II, Division 5, Section 114-106 - Preliminary plat, to amend allocated impermeable coverage for lots 1 through 6 at a Unified Residential Housing (Cluster Housing) development known as "Coastal Creek" subdivision. The subject properties are located at tax parcel (STRAP) no. 13-46-21-T2-00002.2000 and 13-46-21-T2-00002.4000. The subject application is submitted by Brian Smith, Ensate Inc. (the applicant), on behalf of Buckingham 225 Development Inc. (Daniel W. Dodrill) (the property owner). Application No. SPLT-2022-000074.

Attachments: [7.e. 1 - Staff Report](#)
 [7.e. 2 - Attachment A](#)
 [7.e. 3 - Attachment B](#)
 [7.e. 4 - Attachment C](#)
 [7.e. 5 - Attachment D](#)
 [7.e. 6 - Attachment E](#)
 [7.e. 7 - Resolution 26-10](#)

10. Report from Planning Department

- a. Upcoming meeting dates:
i. Planning Commission - Tuesday, April 14, 2026
ii. Report to City Council - Tuesday, April 21, 2026 - Commissioner Nichols

Attachments: [2026 Planning Commission Dates](#)
 [2026 CC Liaison Schedule - approved 012726](#)

b. Planning Reports

i. Planning Permit Review Report

Attachments: [February Permits Applied](#)
 [2024-2026 Permit Review Totals](#)

ii. Planning Projects

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

iii. Plan Application Status Report

Attachments: [Plan Application Status Report](#)

iv. Introducing Ashlee Painter, Chief Resiliency Officer

11. Report from Commission Members

13. Public Comment

14. 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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