



## AGENDA MEMORANDUM *Planning Department*

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**City Council Regular Meeting Date: October 3, 2023**

**To:** City Council  
**From:** Paula McMichael, AICP, Planning Director  
**Date:** September 27, 2023

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**SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, TO AMEND THE CODE OF ORDINANCES TO UPDATE RESORT HOUSING DEVELOPMENT REGULATIONS, AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126, ZONING, ARTICLE XII, RESORT HOUSING DISTRICT, SECTION 126-637, RESORT HOUSING DEVELOPMENT REGULATIONS, FOR THE PURPOSE OF UPDATING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.**

**BACKGROUND:** City Council approved on February 7, 2023, Ordinance 23-004, which amended the development regulations for the Resort Housing District, based on the extent of the damage to these beachfront properties following Hurricane Ian. The Resort Housing District allows additional roof height of 8.3 ft. to accommodate a pitched roof on a 3-story building (total height 58.1 ft NAVD); however, the code prohibits this additional roof height to be used for habitable space. Prior to the adoption of Ordinance 23-004, the code included prohibitions against using the additional height to accommodate ancillary storage or mechanical equipment, but these prohibitions were struck. An additional clarification is now being sought to allow the additional roof height to be used to increase the interior volume of resort housing buildings (interior ceiling heights). The additional area cannot be utilized to create an additional floor or story.

**FUNDING SOURCE: N/A**

**RECOMMENDED ACTION:** Move Ordinance 23-024 to Second Reading on November 7, 2023.

*Sanibel is and shall remain a barrier island sanctuary*