



AGENDA MEMORANDUM

Planning Department

City Council Meeting Date April 21, 2026

To: City Council
From: Paula N. C. McMichael, AICP, Planning Director
Date: April 6, 2026

SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES 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; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.

BACKGROUND:

Date	Meeting Type	Summary
02/24/2026	LDC Review Subcommittee	Proposed amendment for discussion, forwarded to Planning Commission 7-0
03/24/2026	Planning Commission	Recommend approval of draft resolution 6-0 (Vice Chair Steiner abstained)
04/21/2026	City Council	Discussion and first reading

At the land development code review subcommittee meeting, staff presented a potential amendment to Section 86-164, related to the design of multifamily buildings, to remove a restriction against flat roofs, which now conflicts with changes made to the architectural standards, and to remove a prohibition of “more than two dwelling units, vertically, at any point in the building” outside of the resort housing district. Following discussion, the subcommittee voted unanimously to remove the prohibition on flat roofs and to add below market rate housing developments to the exception for more than two dwelling units vertically in a multifamily building rather than remove the restriction entirely.

Planning Commission at their meeting of March 24, 2026, voted to recommend approval of the amendment related to flat roofs and retain the restriction on two dwelling units, vertically, as it currently exists in the code, which is for multifamily buildings in the resort housing district, only.

Sanibel is and shall remain a barrier island sanctuary

PROPOSAL: Amend Section 86-164. – Limitations on principal buildings to delete an obsolete restriction in subsection (b) pertaining to flat roofs, as recommended by Planning Commission.

FUNDING SOURCE: N/A

RECOMMENDED ACTION: City Council discussion of draft ordinance and move to first reading.



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