

Sanibel Plan Update Steering Committee

June 17, 2026

- **FUTURE LAND USE ELEMENT**
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Future Land Use Element – Florida Statutes

Future Land Use Element consists of a land use map or map series supplemented by goals, objectives, policies and standards that guide the future location, extent and intensity of residential, commercial, industrial, agricultural, recreational, conservation, educational and public land uses and facilities.



Population Projections – Lee County

Lee County	Estimate April 1, 2025	2030	2035	2040	2045	2050
	839,223					
Low		858,200	877,200	881,900	877,600	869,400
Medium		914,100	971,200	1,013,80	1,046,200	1,073,200
High		970,100	1,065,200	1,145,700	1,214,700	1,277,000

Source: Projections of Florida Population by County, 2030-2050, with Estimates for 2025, Bureau of Economic and Business Research at the University of Florida

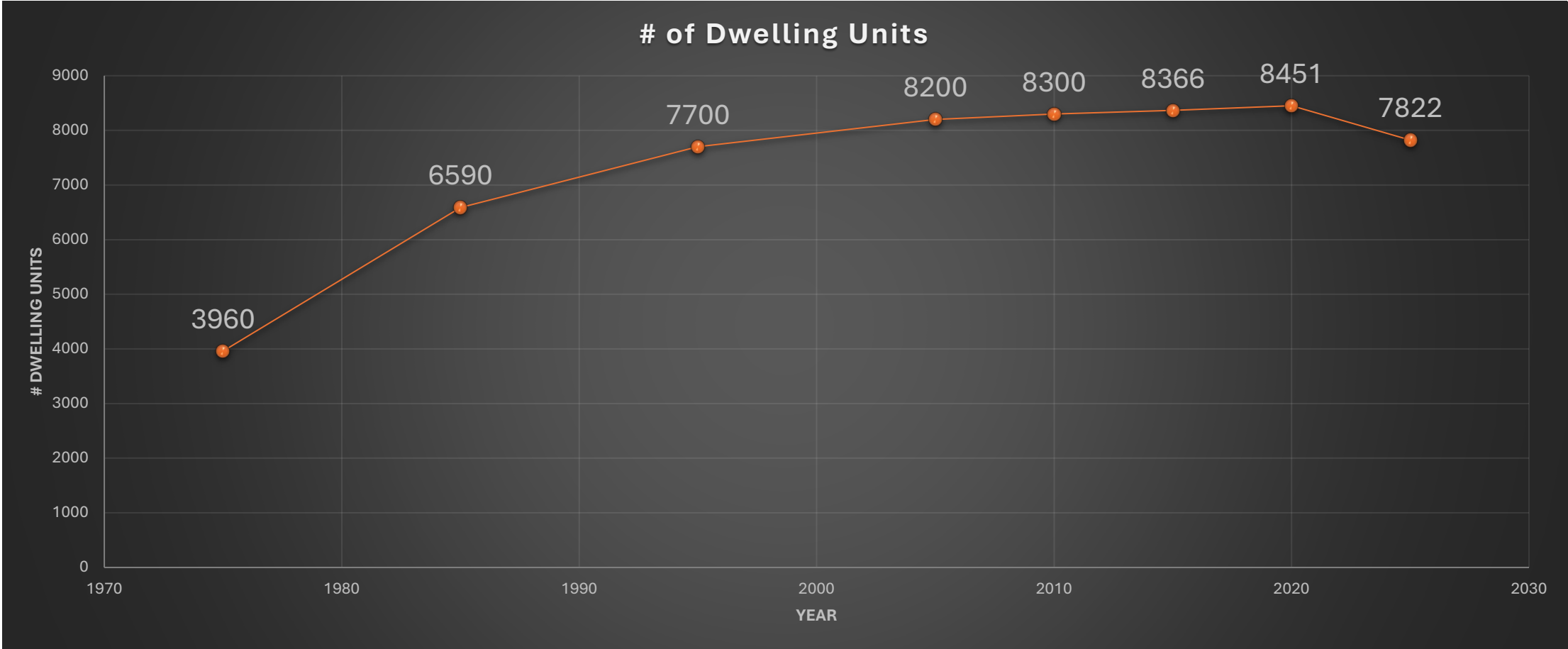
Population Estimates

	Population Estimate April 1, 2025	Population Change 2020-2025	Census Count April 1, 2020	Percent Change 2020-2025
Lee County	839,223	78,401	760,822	10.3%
Sanibel	6,017	-365	6,382	-5.7%

Lee County was ranked no #6 of Florida counties by population change from 2010 to 2020 and #8 from 2020 to 2025.

Source: Florida Estimates of Population, 2025, Bureau of Economic and Business Research at the University of Florida

Total Housing Units, 1975-2025



City of Sanibel Vision Statement





The Vision Statement

STATION
2

**Place the sticker on the circle(s)
that represent which statement(s)
matter the most to you**

Sanctuary

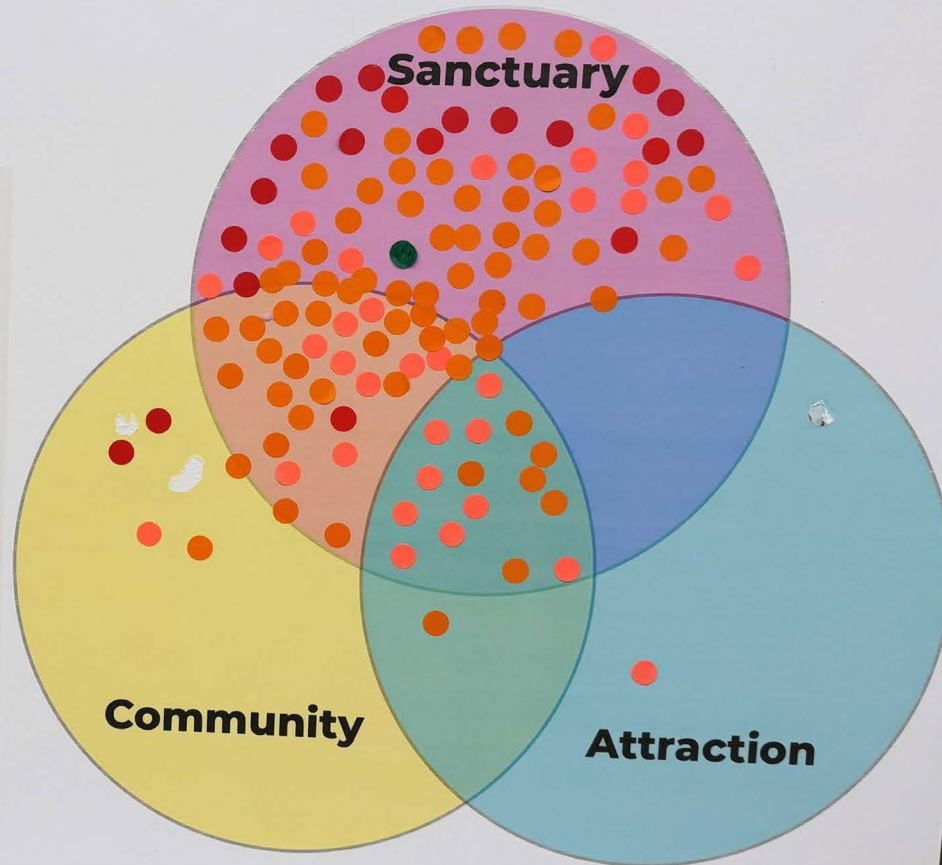
Sanibel is and shall remain a barrier island sanctuary, one in which a diverse population lives in harmony with the island's wildlife and natural habitats characterisitcs.

Community

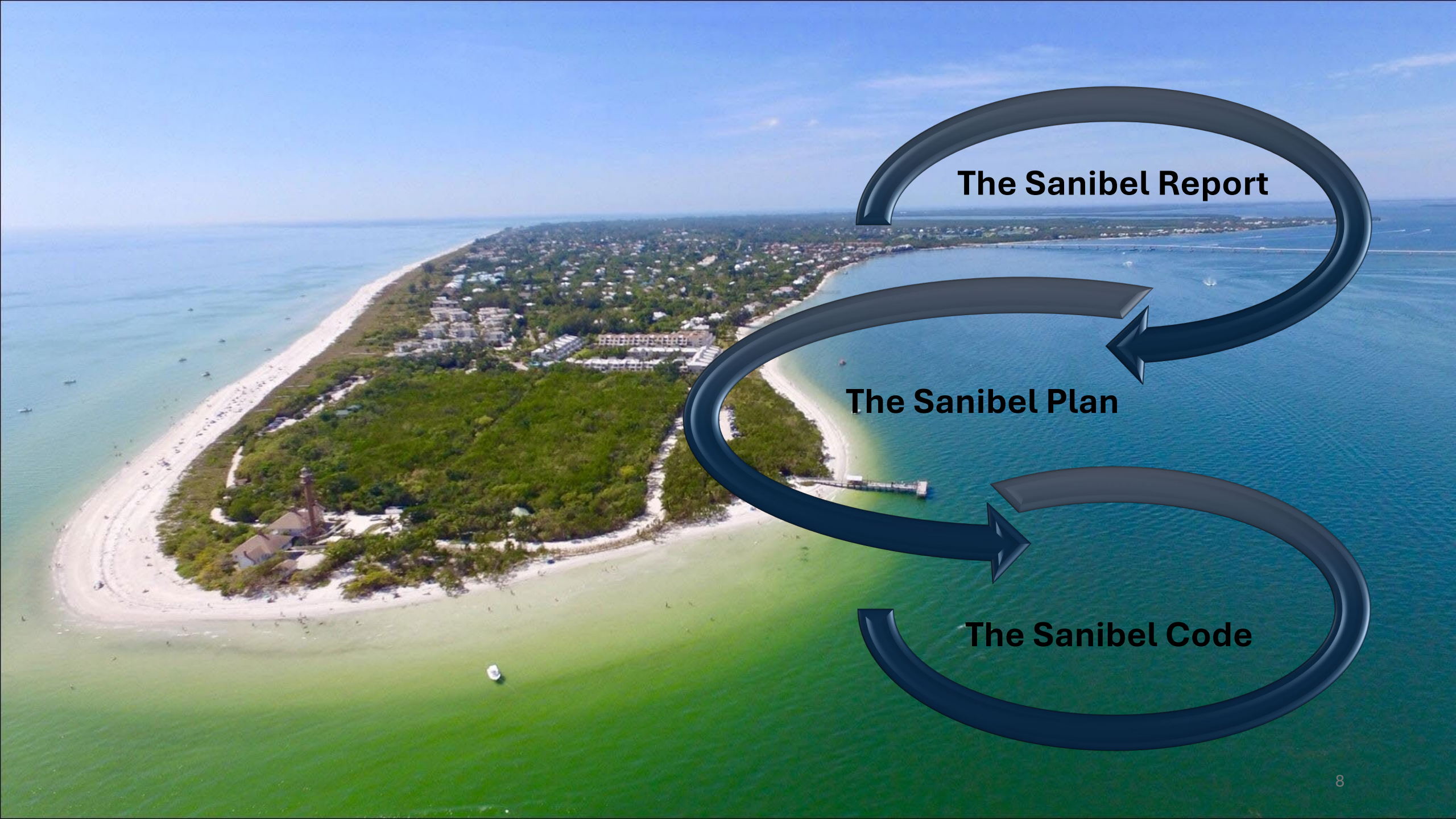
Sanibel is and shall remain a small town community whose members choose to live in harmony with one another and with nature, creating a human settlement distinguished by its diversity, beauty, uniqueness, character and stewardship.

Attraction

The City of Sanibel will welcome visitors who are drawn by, and are respectful of, these qualities; it will resist pressures to accommodate visitor attractions and activities that compromise these qualities.



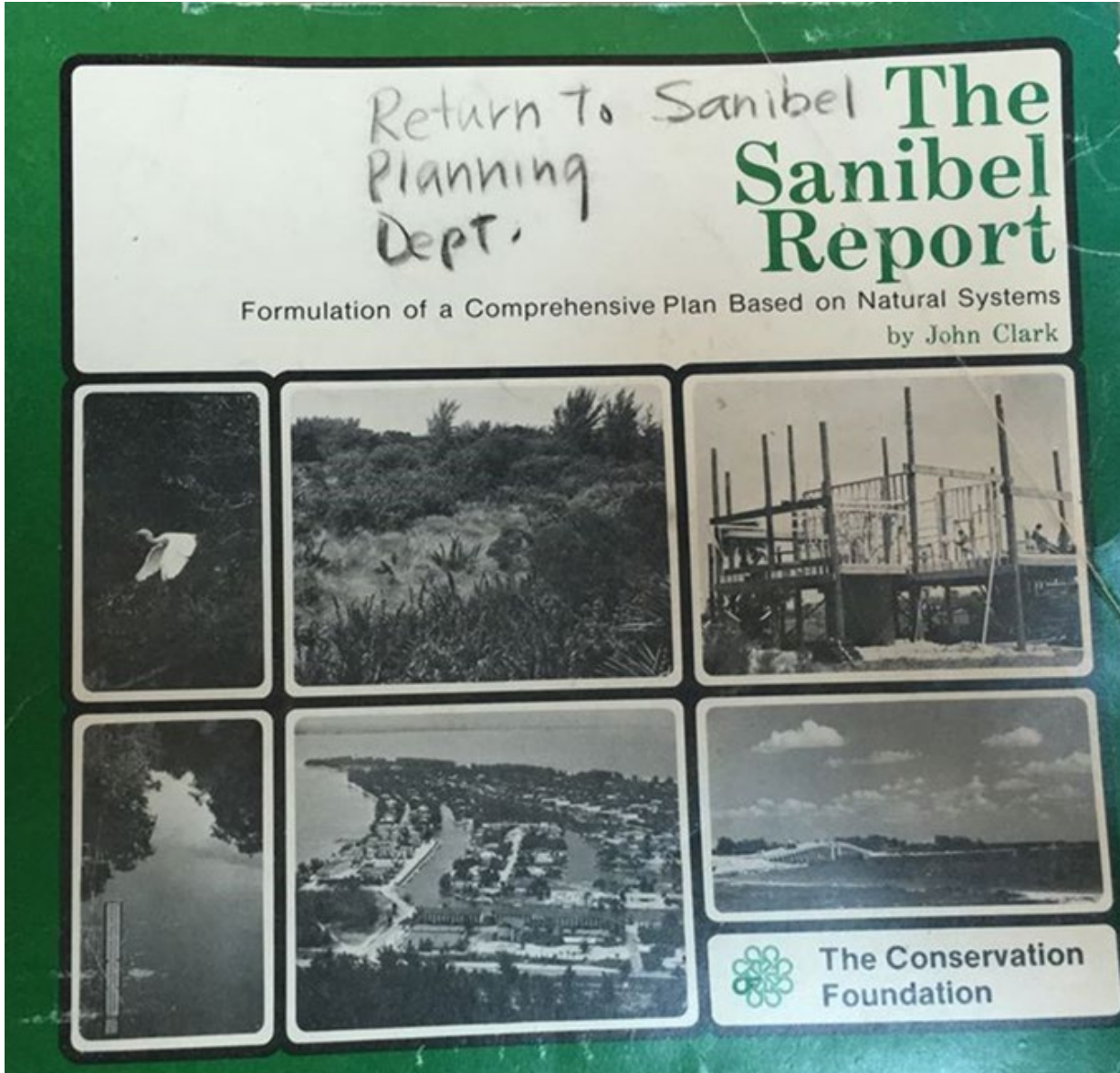
"The Sanibel Plan" Community Workshop



The Sanibel Report

The Sanibel Plan

The Sanibel Code



The Sanibel Report:

Formulation of a Comprehensive Plan Based on Natural Systems

History of the Island

Natural Systems Study

Formulating the Sanibel Plan



NATURAL SYSTEMS FROM GULF TO BAY

Ecological Zones based upon Natural Systems

- A** Gulf Beach Zone
- E-2** Gulf Beach Ridge Zone
- D-1** Lowland Wetlands Zone
- D-2** Upland Wetlands Zone
- F** Mid-Island Ridge Zone

- G** Altered Lands Zone
- E-1** Blind Pass Zone
- C** Mangrove Zone
- B** Bay Beach Zone

Permitted Use by Ecological Zone

Gulf Beach:

Conservation
Passive Recreation
Beach Accessways

Bay Beach:

Conservation
Passive Recreation

Mangroves:

Conservation
Passive Recreation
Very Low Intensity Residential:
Single Family detached

Upland Wetlands: (Cont'd.)

Low Intensity Residential:
Single family detached,
Duplex and limited Multi-
Family in designated areas

Mid-Island Ridge:

Conservation
Active & Passive Recreation
Agriculture
Public Facilities
Low and Moderate Intensity
Residential:
Single family detached
Duplex, and Multi-family

Lowland Wetlands:

Conservation
Passive Recreation
Public Facilities
Agriculture
Low Intensity Residential:
Single family detached

Upland Wetlands:

Conservation
Passive Recreation
Public Facilities
Agriculture

Blind Pass:

Conservation
Passive Recreation
Public Facilities
Low Intensity Residential:
Single Family detached,
Duplex and limited Multi-family

Commercial Uses*:

In designated areas of Altered
Land, Mid-Island Ridge, Blind Pass,
and Upland Wetland Zones

Environmentally Sensitive Lands*:

Residential Uses are Prohibited

Permitted Use by Ecological Zone (Cont'd.)

Resort Housing Uses*:

In designated areas of Gulf
Beach Ridge and Altered
Land Zones

Gulf Beach Ridge:

Conservation
Active & Passive Recreation
Public Facilities
Residential:
Single family detached,
Duplex and Multi-family

Wetlands Conservation Lands*:

In designated areas of the Fresh-
water Management Area

Altered Land:

Conservation
Active & Passive Recreation
Agriculture
Public Facilities
Low and Moderate Intensity
Residential:
Single family detached
Duplex and Multi-family

*Permitted Uses for these overlay Zoning Districts (see Article 4. Official Maps) are established in the Land Development Code.

Source: 1976 Sanibel Comprehensive Land Plan, as amended.

Future Land Use Element – Plans

Plan for Permitted Uses

Plan for Development Intensity

Plan for Commercial Development

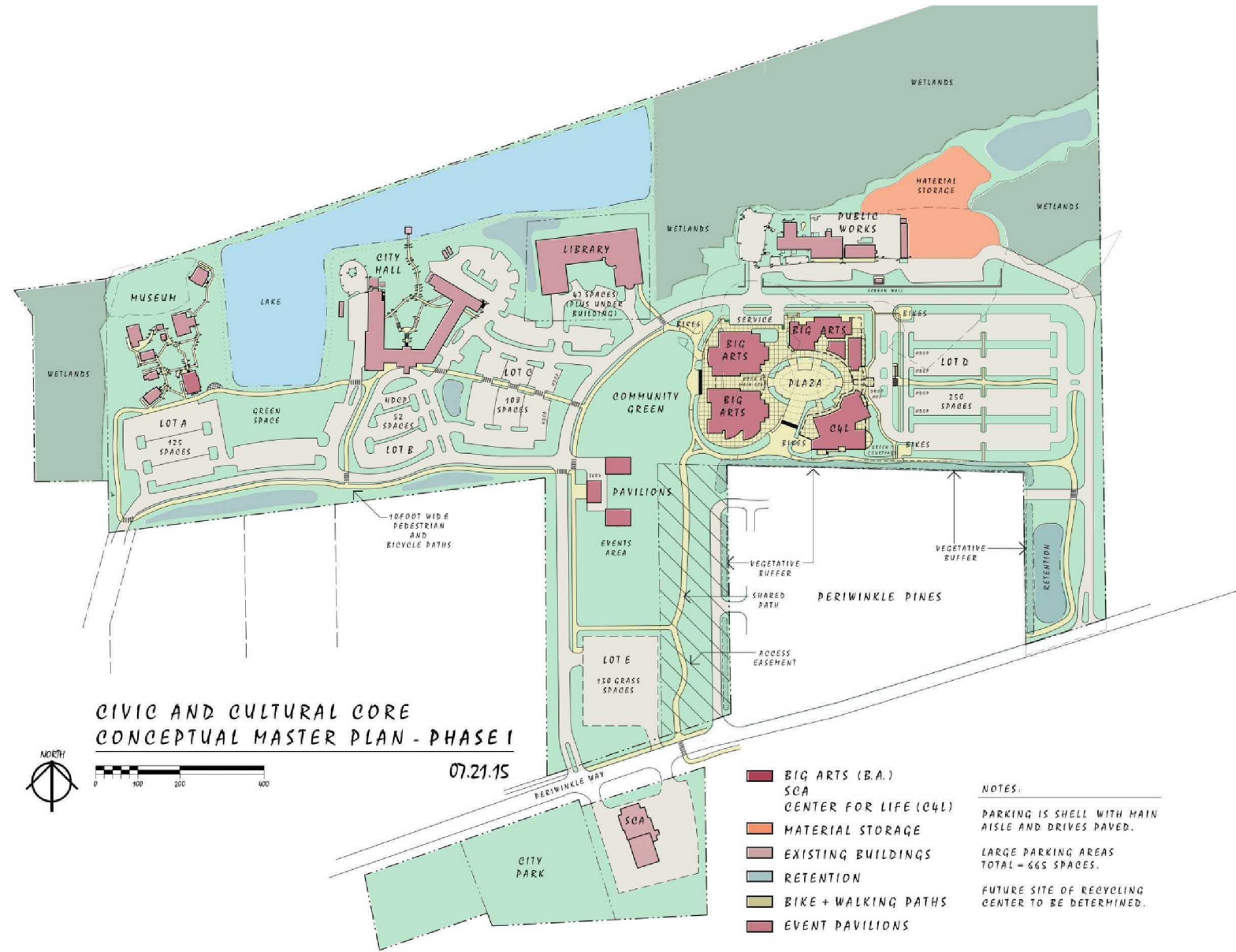
- Formula retail
- Architectural standards
- Residential as an alternative to commercial
- Balance between resident and tourist serving commercial

Plan for Preservation and Community Design

- “ ... improve and integrate City Hall and the surrounding civic, cultural, and recreational uses to serve as a focal point ...”

Civic Core

Conceptual Master Plan presented to
City Council July 21, 2015



Town Center

Precedent photos from the
Coastal Florida Recovery and
Resiliency Partnership Project (R2P2)
November 2024



Figure 38: Town Center precedent photos reviewed at the Design Workshop. Top row, Sullivan's Island, SC and Micanopy, FL; middle row, Palmetto Bluff, SC; bottom row, Bluffton, SC

Land Use Questions from Workshop

- What types of non-residential uses does Sanibel need?
- What housing options are needed most in the community?
- What resources and policies would help drive local workforce and businesses?
- How do we best balance the barrier island sanctuary with future land uses?
- What activities are there on the island for people of all ages?
- As a significant number of lots on the island are already built out, how can Sanibel better develop/redevelop on what exists to meet its goals?



Questions & Discussion