



City of Sanibel

Sanibel Plan Update Steering Committee

Planning Department Agenda Memorandum

Steering Committee Meeting Date: July 15, 2026

To: Sanibel Plan Update Steering Committee

From: Paula McMichael, AICP, Planning Director

Date: July 7, 2026

Subject: Review of the “Peril of Flood” amendments

City Council adopted Ordinance 22-003 on June 7, 2022, to adopt amendments to the Safety Element and Coastal Zone Protection Element of the Sanibel Plan to comply with state statutes 163.3178 (2)(f) which requires the coastal management section of the plan to include a redevelopment component “that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise.” These amendments were required as part of the overarching “Resilient Florida Program,” of which the vulnerability assessment recently completed and the adaptation plan currently being drafted are also parts.

The language from statutes is included below for your reference and comparison to Ordinance 22-002. Staff has two minor proposed revisions, also detailed below, but otherwise recommends no changes to the language as adopted.

163.3178 Coastal management (2)

(f) A redevelopment component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise. The component must:

1. Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.
2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.
3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

4. Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.
5. Require that any construction activities seaward of the coastal construction control lines established pursuant to s. 161.053 be consistent with chapter 161.
6. Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by the Federal Emergency Management Agency to achieve flood insurance premium discounts for their residents.

Proposed Changes

Policy 1. 7. Evaluate and, where necessary, amend the Land Development Code ~~in 2023, and every five years thereafter,~~ to ensure development regulations are consistent with current best management practices, State regulations, and Federal regulations pertaining to reduction in flood risk for critical public infrastructure, residential buildings, institutional buildings, and commercial buildings. Such review shall take place every five years.

Objective 3.

Maintain ~~the~~ a FEMA CRS rating of 5 or higher to prevent, reduce, and mitigate flood damage while providing a premium discount for residents.

General Background

Each element of the Sanibel Plan begins with “background discussion.” This portion of the element is not regulatory language but a description of the subject, history, and existing (ca. 2012) conditions. Then there is a “plan” (or plans) with provisions followed by Goals, Objectives, and Policies (GOPs). These two portions—the plans and GOPs—constitute the regulatory language.

The tasks for the steering committee at each meeting will be to review the applicable sections of the Sanibel Plan and suggest additions or revisions to address council’s priorities and community concerns. A line-by-line, word-by-word rewrite is not needed, nor is an update of existing conditions, as this will be undertaken by the consultant. We are looking for community input on the topic at the “big picture” level as to what (if anything) should be added or what (if anything) is no longer relevant.

As you prepare for the steering committee meeting, please keep in mind the following framework:

- The Sanibel Plan is a long-range (10- and 20-year timeframes) policy document that serves as the city’s “constitution” or “blueprint” for development and the foundation for the land development code. It must be consistent with state law and internally consistent in order to be legally defensible.
- All proposed changes should be evaluated for consistency with the overarching Sanibel Vision Statement and its Hierarchy of Values of Sanctuary, Community, and Attraction. The Sanibel Vision Statement is incorporated into the Sanibel Plan as well as the city’s charter. It is included as an attachment to the agenda for your reference.

Related City Council Priorities

Environmental Stewardship: Lead by example in environmental stewardship to restore, preserve, and enhance our island sanctuary, lead on issues to positively impact local water quality, and support land conservation, waste minimization, renewable energy, and provide recurring education on the Sanibel Plan.

Community Resilience – Build Sanibel’s resilience to future threats from natural and manmade events by mitigating hazards, hardening infrastructure, encouraging the use of reliable, renewable energy sources, continually updating vulnerability, response, and recovery plans, and improving community education concerning building design, building codes, flood protection and the benefits of native vegetation.