



AGENDA MEMORANDUM

Planning Department

City Council Meeting Date: April 17, 2025

To: City Council
From: Craig Chandler, AICP, Deputy Planning Director
Date: April 10, 2025

SUBJECT: An ordinance amending the Sanibel Plan Development Intensity Map to increase density for Below Market Rate Housing at 1517 Periwinkle Way

REVIEW TIMELINE

Date	Meeting Type	Summary
3/25/2025	Planning Commission	Planning Commission approved Resolution 25-06 recommending City Council approval of an ordinance to increase density for Below Market Rate Housing, as submitted by the applicant Community, Housing and Resources, Inc. (CHR)

BACKGROUND: The Sanibel Plan describes circumstances under which residential density could be increased by City Council for a specific site if mitigating considerations are found to exist that would outweigh potential drawbacks and work toward achieving other objectives of the Sanibel plan, including, “where opportunities are provided for below market rate housing.”

Plan for Housing, Policy 3.4	Maintain the provision of the Land Development Code allowing conditional use increased density (additional bonus units) for BMRH units.
Plan for Development Intensity, Provision #2	By such implementing development regulations, the City Council may also permit residential densities in excess of those shown on the Development Intensity Map as incentives to the provision of below market rate housing.

Procedures to authorize increased density for Below Market Rate Housing, as a conditional use, are described in the Land Development Code and reiterated by City Charter Section 3.10.2.

Actions to increase the residential development intensity established by the Sanibel Plan require a supermajority vote of council (Four-fifths of the full membership or unanimous where less than full membership is voting) per LDC Section 82-32.

Sanibel is and shall remain a barrier island sanctuary

Benefits

Application no. CUP-2025-000255 proposed redevelopment of fifteen (15) dwelling units dedicated to the Below Market Rate Housing (BMRH) program to replace the ten (10) BMRH units destroyed by Hurricane Ian.

The increase of density for BMRH use achieves housing goals of the Sanibel Plan to increase housing for very low-, low- and moderate-income households and essential services workforce housing.

Compliance with Florida Statutes (SB 250)

The proposed density increase is compliant with the parameters of Senate Bill 250.

PUBLIC COMMENT: Staff have not received public comments on this item.

FISCAL IMPACT: None.

RECOMMENDED ACTION: Move Ordinance 25-008 to Second Reading on May 6, 2025.