



# THE SANIBEL PLAN

PROTECTING A SANCTUARY ISLAND

Sanibel Plan Steering Committee

August 20, 2025

# Sanibel Plan Steering Committee

1. Overview of comprehensive planning in Florida
2. A brief history of the Sanibel Plan
3. What are the community priorities for the next planning period?
4. SB 180

# Planning & Growth Management in Florida

Planning and growth management is fundamentally an exercise of sovereign responsibility (police power) grounded in public health, safety, and welfare. All local governments in Florida have the responsibility and authority under their Home Rule power to plan for and manage the building of their community.

Florida Municipal Officials Manual – 2022:

<https://www.flcities.com/wp-content/uploads/2025/06/florida-municipal-officials-manual.pdf>

# Community Planning Act

Chapter 163, Part II, Florida Statutes, Community Planning Act:

In its interpretation and application, this is declared to be the minimum requirements necessary to accomplish the stated intent, purposes and objectives of the act;

- to protect human, environmental, social and economic resources; and
- to maintain – through orderly growth and development – the character and stability of present and future land use and development in the state.



# Community Planning - Legality

- Community planning must be conducted within a constitutional and legal framework. The decisions made in this process must meet established constitutional and legal standards of due process, fairness, and equity for all participants in the planning process.



# Community Planning – “Consistency”

- Consistency is a Cornerstone of Florida Planning Florida’s planning and growth management system is characterized as “top-down” and is based on a unifying concept often referred to as “consistency” or the “consistency doctrine.”
- Under this concept, all plans must be consistent with the State Comprehensive Plan and with the other plans associated with it. For example, the Florida Transportation Plan must be “consistent” with the State Comprehensive Plan.

# Community Planning – “Consistency”

- Each local government in Florida is required to adopt a comprehensive plan. Once this plan is adopted and found to be “in compliance” by the State Land Planning Agency (FDEO), all actions related to planning and growth management, including the regulation of land use and development, must be consistent with the adopted comprehensive plan.
- The several elements of the comprehensive plan are required to be internally consistent.

# The Local Comprehensive Plan is:

- A public guide to community decision-making.
- An assessment of community needs.
- A statement of community values, goals and objectives.
- A blueprint for the community's physical development.



# Required Elements – Future Land Use

All elements of the comprehensive plan must be based on relevant and appropriate data and analysis by the local government.

State law mandates that the following elements be included in the comprehensive plan:

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.





# Required Elements – Housing



- This element outlines principles, guidelines, standards, and strategies for creating and preserving affordable housing. It addresses the housing needs of all current and future residents, including those with special needs, and promotes the elimination of substandard housing conditions.

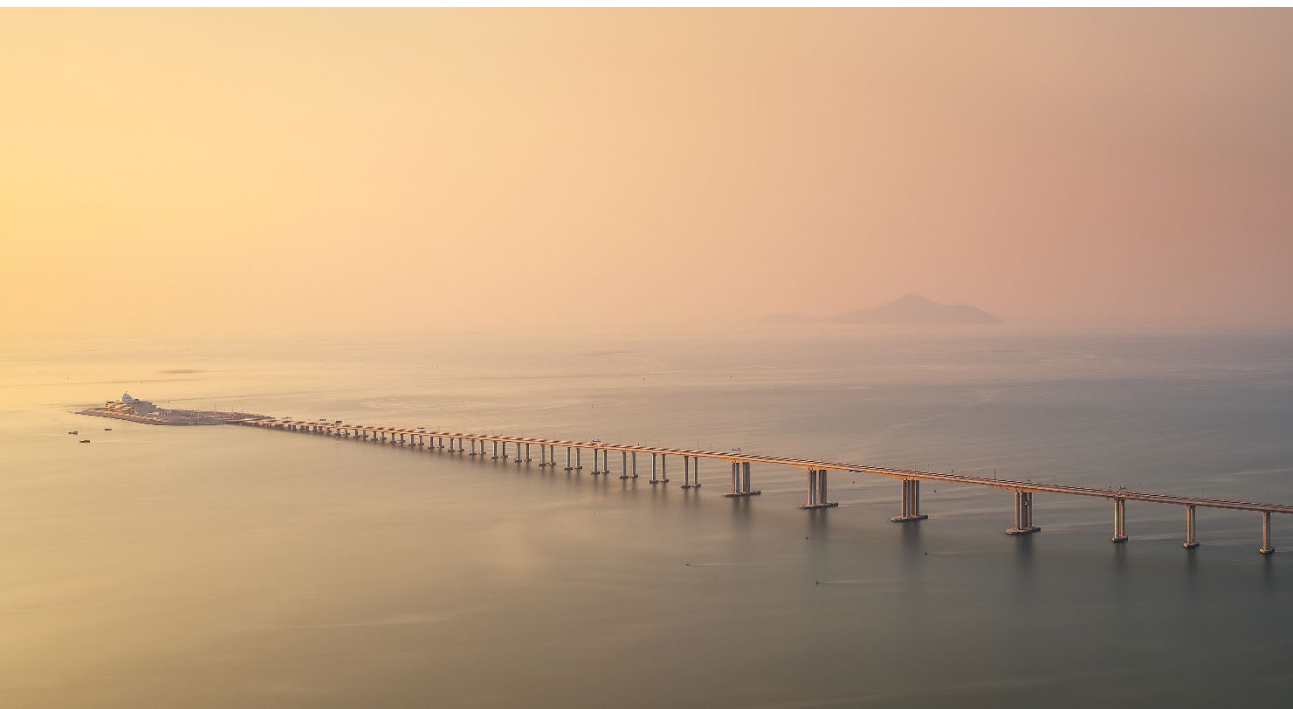






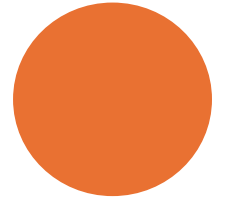
# Required Elements - Transportation

- Transportation Element addresses a broad array of mobility issues and is intended to provide for a safe, convenient multimodal transportation system that is coordinated with the future land use map and designed to support all elements of the comprehensive plan. The element must also be coordinated with the plans and programs of the Metropolitan Planning Organization (MPO), Florida Transportation Plan and the Department of Transportation's work program.



# Required Elements – Public Facilities

- General Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element provides for future potable water, drainage, sanitary sewer, solid waste and aquifer recharge protection requirements for the community. The element is correlated to the Future Land Use Map and must specifically address water supply by demonstrating consistency with the regional water supply plan.







# Required Elements – Conservation Element

- Conservation Element addresses the identification and protection of important natural resources such as wetlands, floodplains, wildlife and marine habitats, and habitats for threatened or endangered species or species of special concern.





# Required Elements – Coastal Management

Coastal Management Element is required for coastal counties and municipalities within their boundaries. The element must establish policies that:

- Maintain, restore and enhance the overall quality of the coastal zone environment.
- Reserve the continued existence of viable populations of all species of wildlife and marine life
- Protect the orderly and balanced utilization and preservation of all living and nonliving coastal zone resources.
- Avoid irreversible and irretrievable loss of coastal zone resources.
- Use ecological planning principles and assumptions to be used in the determination of suitability and extent of permitted development.







## Required Elements – Recreation & Open Space

- Recreation and Open Space Element provides a comprehensive system of public and private sites for recreation and the maintenance of open space.



# Required Elements – Capital Improvements

- Capital Improvement Element considers the need for and the location of public facilities (such as for transportation, potable water, parks).
- Includes adoption of a minimum 5-year Capital Improvements Project schedule, to be updated annually.


**SANIBEL**  
*Florida*

TABLE OF CONTENTS

FY 2025 ONLINE BUDGET ▼

FUND SUMMARIES ▼

MORE ▼

SELECT LANGUAGE

Data Updated: Sep 23, 2024, 8:51 AM

[View Report](#)

Function Group	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
<b>Amount</b>						
Hurricane Ian	\$0	\$51,695,306	\$0	\$0	\$0	\$0
Public Safety	\$278,630	\$56,632	\$406,632	\$0	\$0	\$0
General Government	\$40,000	\$100,000	\$25,000	\$25,000	\$25,000	\$0
Physical Environment	\$19,241,681	\$24,468,000	\$17,563,000	\$11,948,500	\$7,320,000	\$6,545,000
Public Works	\$1,733,537	\$16,811,524	\$7,002,500	\$3,529,000	\$2,462,500	\$520,000
Culture & Recreation	\$547,397	\$2,536,000	\$4,272,828	\$1,006,000	\$407,000	\$472,000
<b>AMOUNT</b>	<b>\$21,841,245</b>	<b>\$95,667,462</b>	<b>\$29,269,960</b>	<b>\$16,508,500</b>	<b>\$10,214,500</b>	<b>\$7,537,000</b>

Data Updated Sep 23, 2024, 8:51 AM





## Required Elements – Intergovernmental Coordination

- Intergovernmental Coordination Element establishes relationships, principles and guidelines to be used in coordinating with the plans of school boards, regional water supply authorities, and with the plans of adjacent municipalities, the adjacent counties, or the region.

# Required Elements – Property Rights

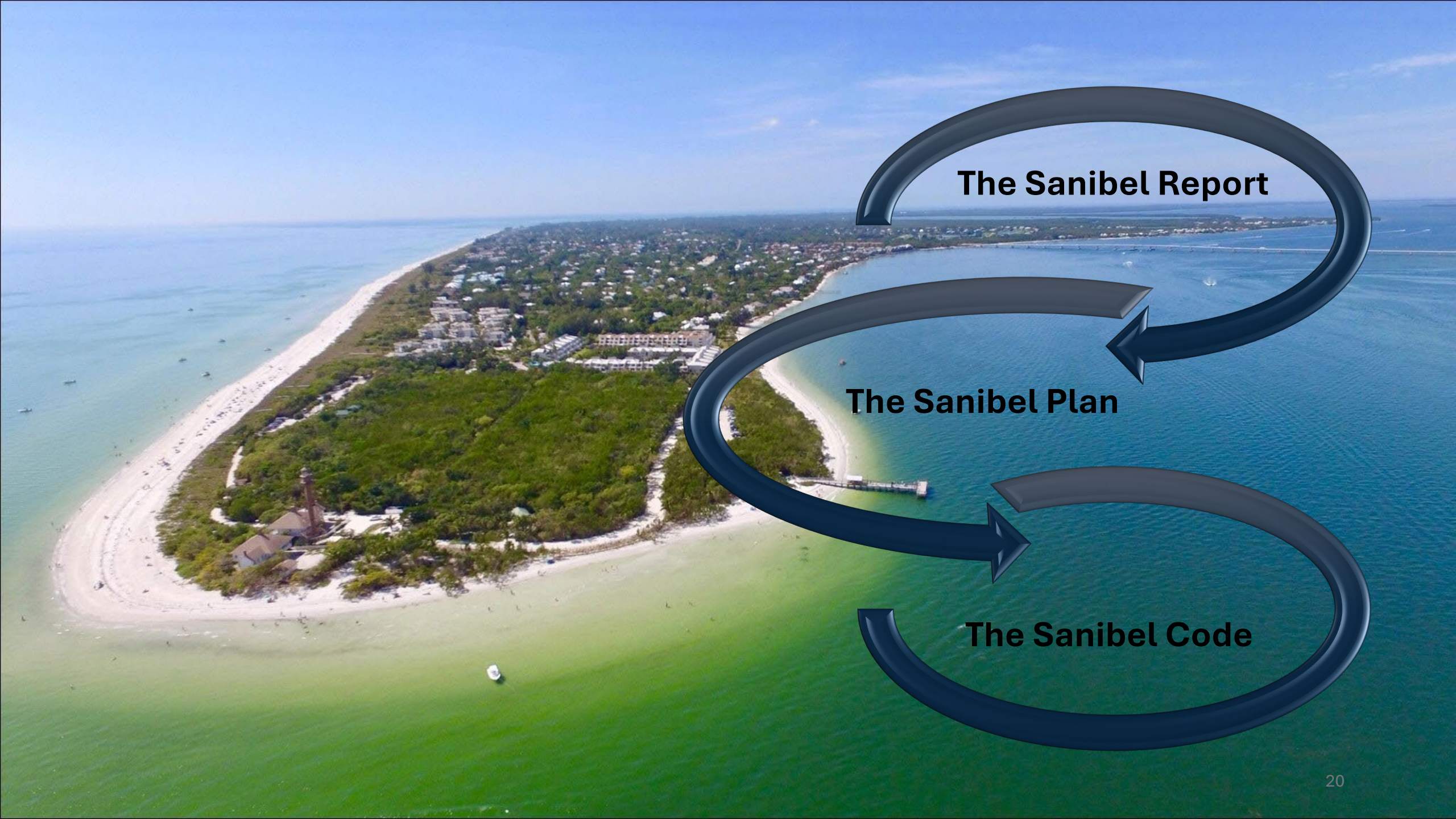
The Property Rights Elements must state that the following rights shall be considered in local decision making:

- The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- The right of a property owner to dispose of his or her property through sale or gift.

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**The Sanibel Report**

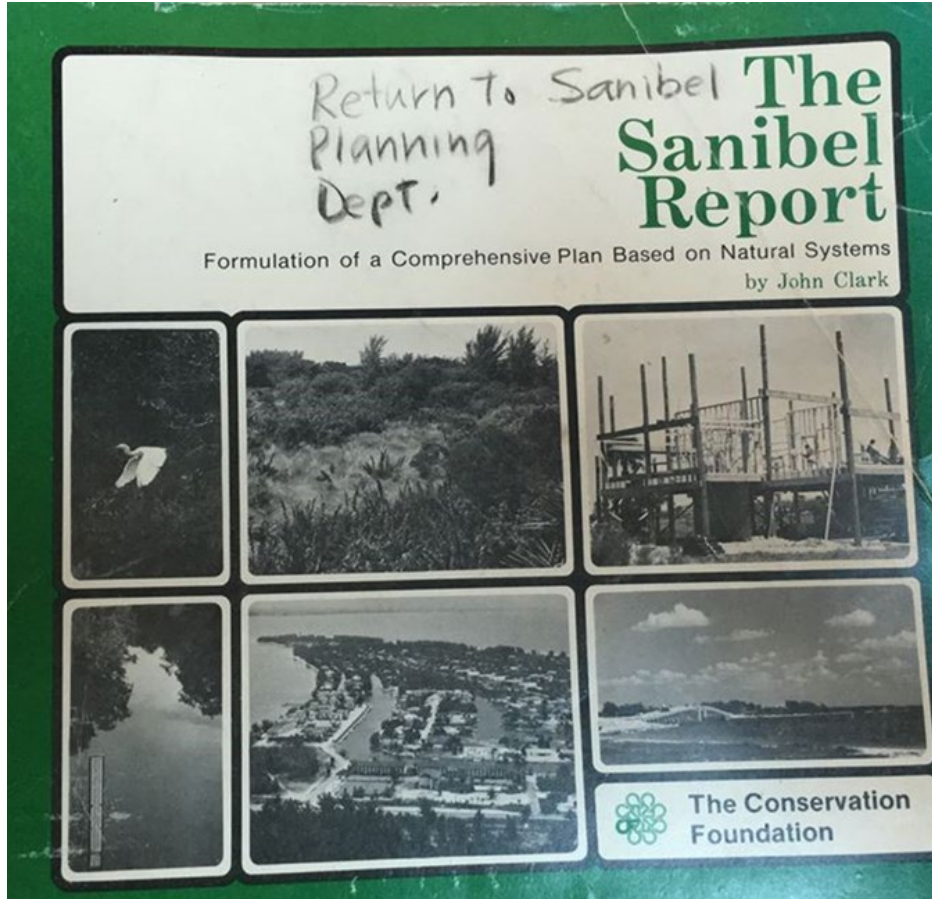
**The Sanibel Plan**

**The Sanibel Code**



# The Sanibel Report

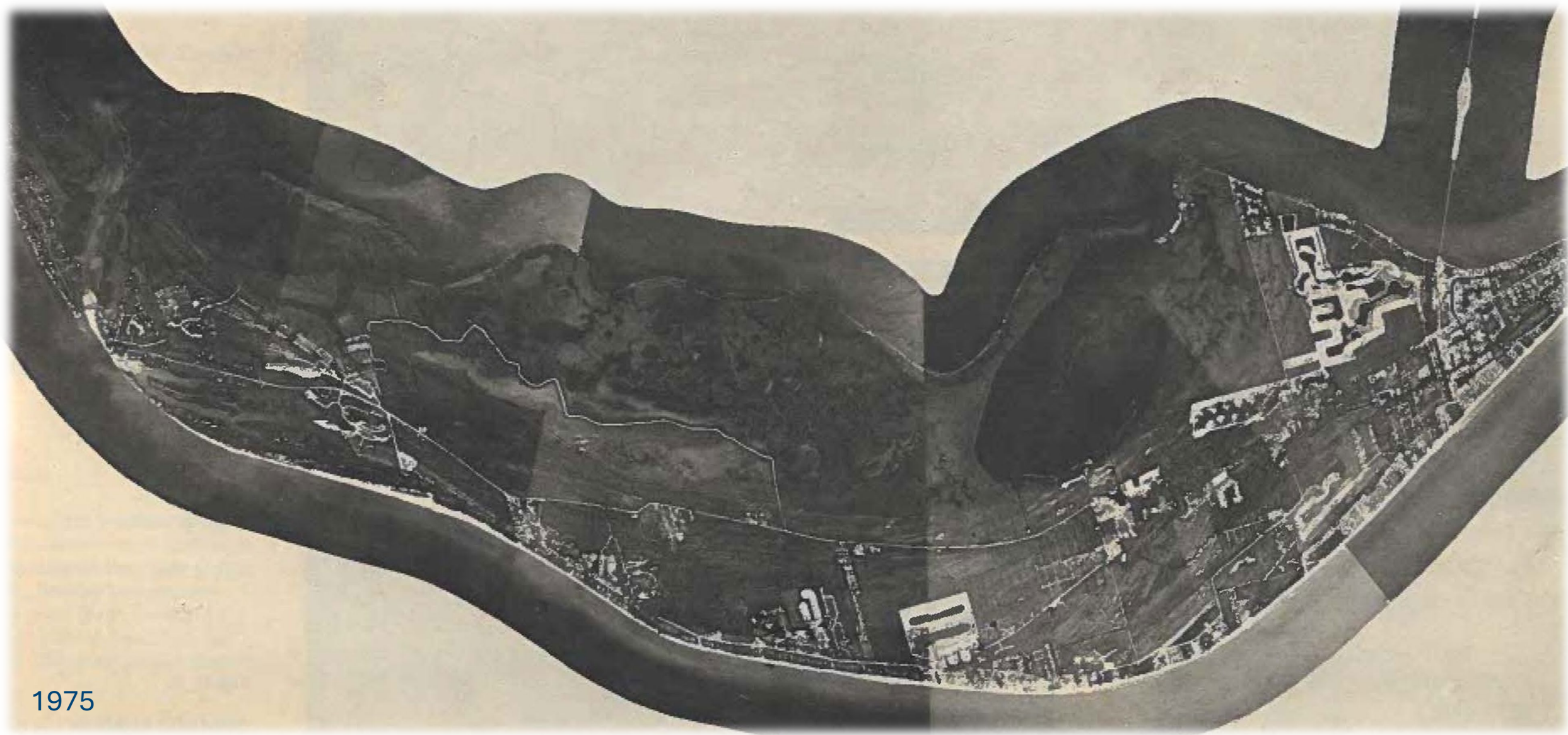
*The Conservation Foundation 1976*



History of the Island

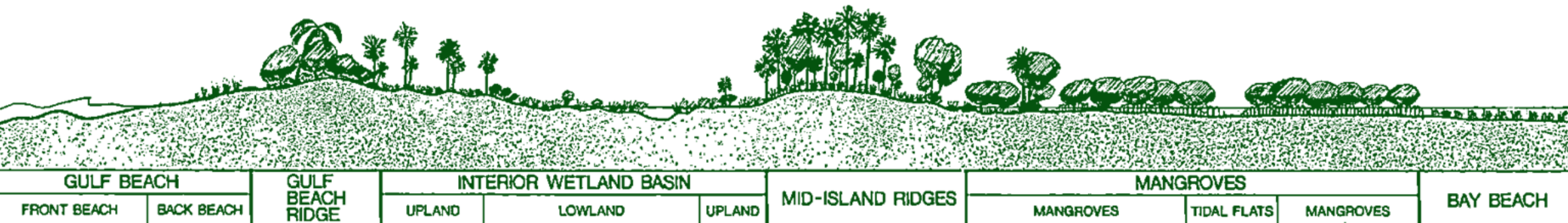
Natural Systems Study

Formulating the Sanibel Plan



1975





# 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



**Sanibel Island – Alternative Future?**

# Original *Sanibel* *Plan*

Adopted 1976

## Lee County Plan

• 30,000  
Residential Units

- Virtually no environmental safeguards

## Sanibel Plan

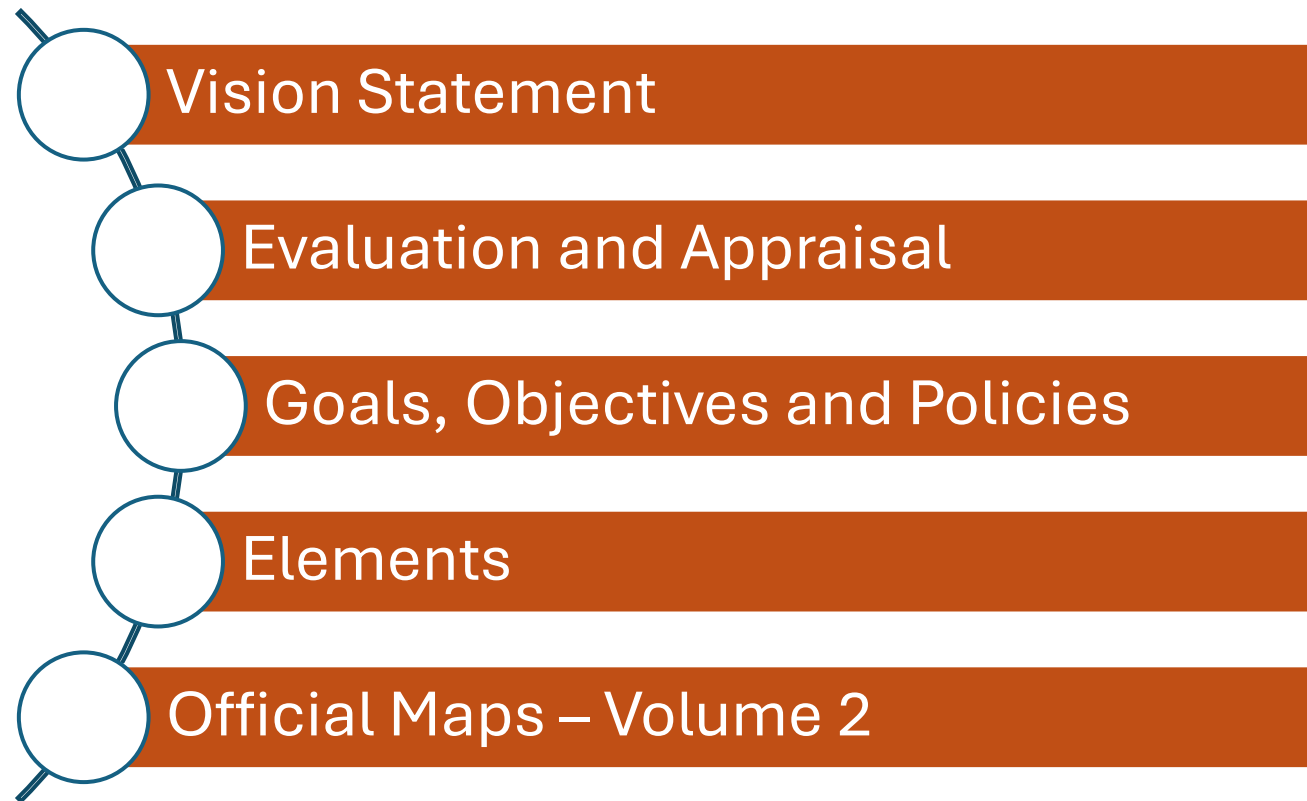
• 7,800  
Residential Units

- Established to sustain ecological balance and preserve and restore natural settings for residents, visitors and wildlife

# **The Sanibel Plan**

## ***Long Range Planning Document***

### ***10- and 20-year planning periods***



# City of Sanibel Vision Statement

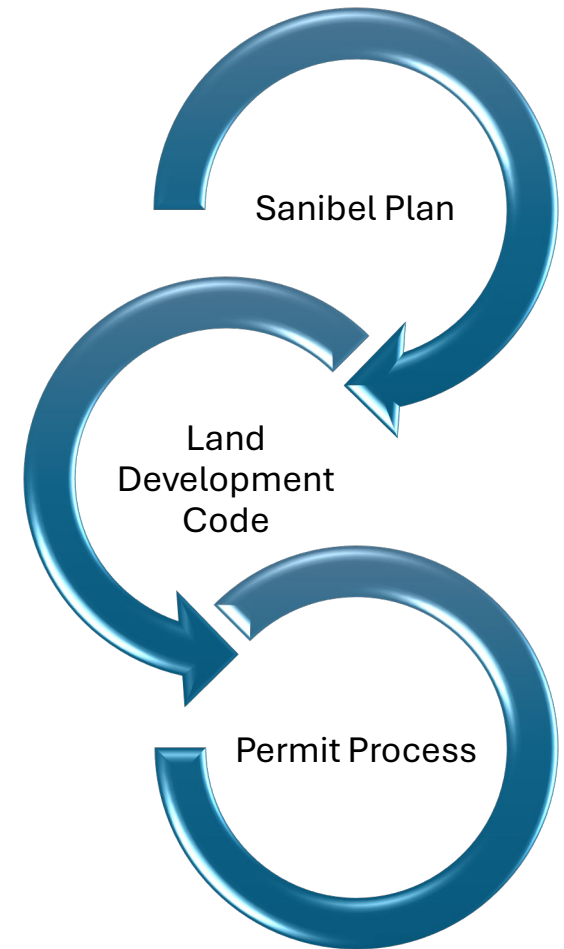




*Sanibel Plan includes*

# **Goals Objectives Policies**

*These describe how the programs and activities of the City of Sanibel will be initiated, modified or continued to implement the Sanibel Plan in a consistent manner*



# Elements of the Sanibel Plan



# Plans



- Air Quality
- Aquifer Recharge
- Coastal Zone Protection
- City Hall
- Commercial Development
- Community Design
- Conservation and Recreation Use
- Development Intensity
- Education
- Electrical Utility
- Enhancement and Restoration of Natural Resources
- Environmentally Sensitive Lands
- Fire Protection
- Hazardous Wasters
- Historic Preservation
- Housing
- Hurricane Safety
- Interior Wetland Conservation District
- Intergovernmental Coordination
- Medical Facility & Public Health
- Mosquito Control on Sanibel
- Natural Resources
- Permitted Uses
- Preservation of Ecological Functions Relating to Health, Safety and Welfare
- Recreation and Open Space
- Scenic Preservation
- Solid Waste Disposal
- Storm Drainage
- Surface Water Management
- Transportation
- Vegetation Preservation
- Wastewater Treatment
- Water Quality
- Water Resources
- Water Supply
- Wetland Protection
- Wildlife Preservation

# **Accomplished through implementing *Sanibel Plan* Goals, Objectives and Policies**

- Building Height Limitations
- Commercial Overlay Districts
- Dark Skies Regulations
- Development Intensity
- Ecological Zones – Map and Development Parameters
- Freshwater Management Area
- Interior Wetlands Conservation District
- Local Register of Historic Sites and Structures
- Recreation Sites and Open Spaces Inventory
- Resort District
- Shared Use Path
- Traffic Circulation Map



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# SANIBEL PLAN

the Comprehensive Land Use Plan of the  
City of Sanibel, Florida



Initially Adopted  
July 19, 1976 - Ordinance no. 76-21

Extensively Revised  
November 27, 1985 - Ordinance no. GA-85-04

Extensively Revised  
February 8, 1989 - Ordinance no. 89-04

Extensively Revised  
August 15, 1997 - Ordinance no. 97-16

Extensively Revised  
September 18, 2007 - Ordinance no. 07-005

Extensively Revised  
May 7, 2013 - Ordinance 12-010

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Recipient of the



American Planning Association  
2007 National Planning Landmark Award

## CITY OF SANIBEL ORDINANCE 22-002

AN ORDINANCE AMENDING THE *SANIBEL PLAN*, COMPREHENSIVE LAND USE PLAN OF THE CITY OF SANIBEL, TO IMPLEMENT RECOMMENDATIONS OF THE 2021 EVALUATION AND APPRAISAL REPORT OF THE *SANIBEL PLAN* FOR CONCURRENCY WITH STATE STATUTES, PURSUANT TO SECTION 163.7138(2)(f)1-6, FLORIDA STATUTES, **“PERIL OF FLOOD”** COMMUNITY PLANNING REQUIREMENTS; AMENDING ARTICLE 3 - GOALS, OBJECTIVES AND POLICIES, PART 3.1 – SAFETY, ADDING SECTION 3.1.2 – FLOOD PREVENTION, REDUCTION AND MITIGATION; AND AMENDING PART 3.2 – PROTECTION OF NATURAL, ENVIRONMENTAL, ECONOMIC AND SCENIC RESOURCES, SECTION 3.2.1 – COASTAL ZONE PROTECTION ELEMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERENCE; AND PROVIDING AN EFFECTIVE DATE.

## CITY OF SANIBEL ORDINANCE 22-003

AN ORDINANCE AMENDING THE *SANIBEL PLAN*, COMPREHENSIVE LAND USE PLAN OF THE CITY OF SANIBEL, TO IMPLEMENT RECOMMENDATIONS OF THE 2021 EVALUATION AND APPRAISAL REPORT OF THE *SANIBEL PLAN* FOR CONCURRENCY WITH STATE STATUTES, PURSUANT TO SECTION 163.3177, FLORIDA STATUTES, **PRIVATE PROPERTY RIGHTS REQUIREMENTS**; AMENDING ARTICLE 3 - GOALS, OBJECTIVES AND POLICIES, ADDING PART 3.7 – PROPERTY RIGHTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT AND SEVERENCE; AND PROVIDING AN EFFECTIVE DATE

# Legislative priorities of city council

## Affordable Housing

- Increase the number of on-island and near-island affordable housing units available to Sanibel's workforce and general populations by collaborating with Lee County, the non-profit sector, the private sector, and the City's housing foundation, in accordance with the Sanibel Plan.

## Community Resiliency

- Build Sanibel's resilience to future threats from natural and man-made 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.

# Legislative priorities of city council

## **Hurricane Ian, Debby, Helene, Milton Recovery**

- Manage the island-wide recovery from the effects of Hurricane Ian (2022) and Hurricanes Debby, Helene and Milton (2024) by considering appropriate revisions to the Land Development Code and policies, promoting greater community resilience, minimizing bureaucratic procedures and costs, actively pursuing external funding sources for lost revenue replacement and recovery and mitigation projects, and providing general support of resident and business recovery efforts.



# Incorporate other planning efforts

Documents to be consulted in Sanibel Plan update and development of Transportation Master Plan:

- Sanibel Plan, including GIS maps
- Sanibel Report (1976) & Report 2.0 from SCCF
- Shared Use Path Master Plan - 2024
- Crosswalk policy
- Roadway construction policy
- Parks & Rec Master Plan
- Hurricane Ian Recovery Plan
- Periwinkle Way Landscape Corridor Restoration Plan
- Capital Improvement Plan

- Sanibel Lighthouse report
- Updated historic register properties
- Weir policy
- R2P2 plan
- 

To be provided as completed:

- Vulnerability assessment
- Stormwater management assessment
- Intersection study of Periwinkle Way and Causeway Blvd.
- Affordable housing analysis

# Initial Public Workshop – November 14, 2023

- Affordable Housing
- Adaptation Planning
- Items to Change
- Items to Keep



# Affordable Housing

## What does this mean to you?

- “Living Local” Act utilization
- Intern Housing for 501(c)(3) or Education
- Teachers
- Young Families
- Young people starting out
- “I’ve lived on Sanibel for 51 years. Never owned-always rented. Would the city be proactive on something akin to a hotline for the long time island residents to assist and continue to aid people like me!?”

# Affordable Housing

What does this mean to you?

"Living Local" Act Utilization  
Intern Housing for 501(c)(3) or  
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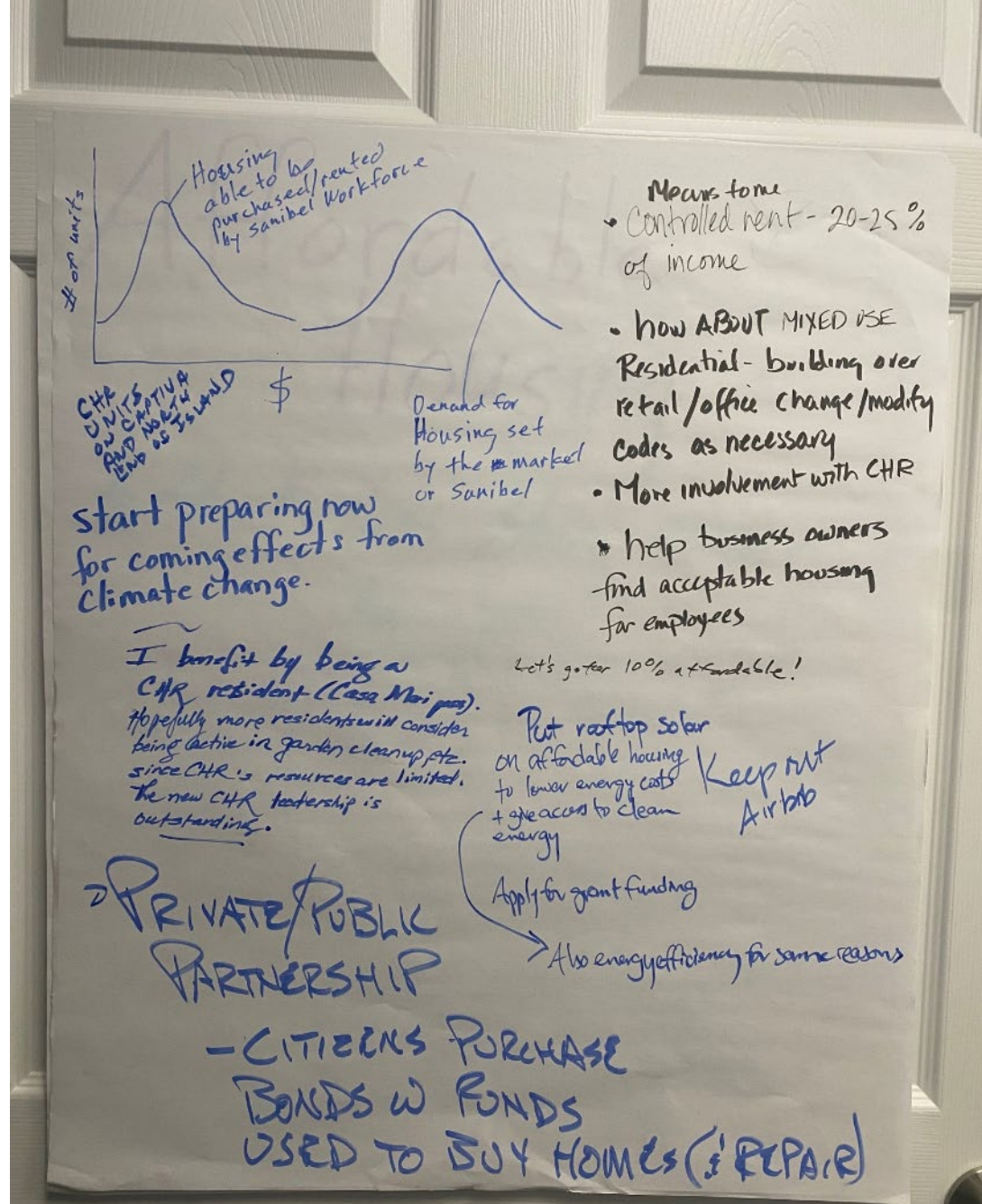
TEACHERS  
YOUNG FAMILIES  
YOUNG PEOPLE STARTING OUT

\* I've lived on Sanibel for 51 years. Never owned-Always Rented  
Would the City be proactive on something akin to  
a hotline for long time island residents to assist  
and continue to aid people like me!?



# Affordable Housing

- Means to me...
  - Controlled rent 20-25% income
  - How about mixed use residential building over retail/office?
    - Change or modify codes if necessary
  - More involvement with CHR
  - Help business owners find acceptable housing for employees
  - Let's go for 100% affordable
- Start preparing now for coming effects from climate change
- Put rooftop solar on affordable housing to lower energy costs and give access to clean energy
  - Also energy efficiency for same reasons

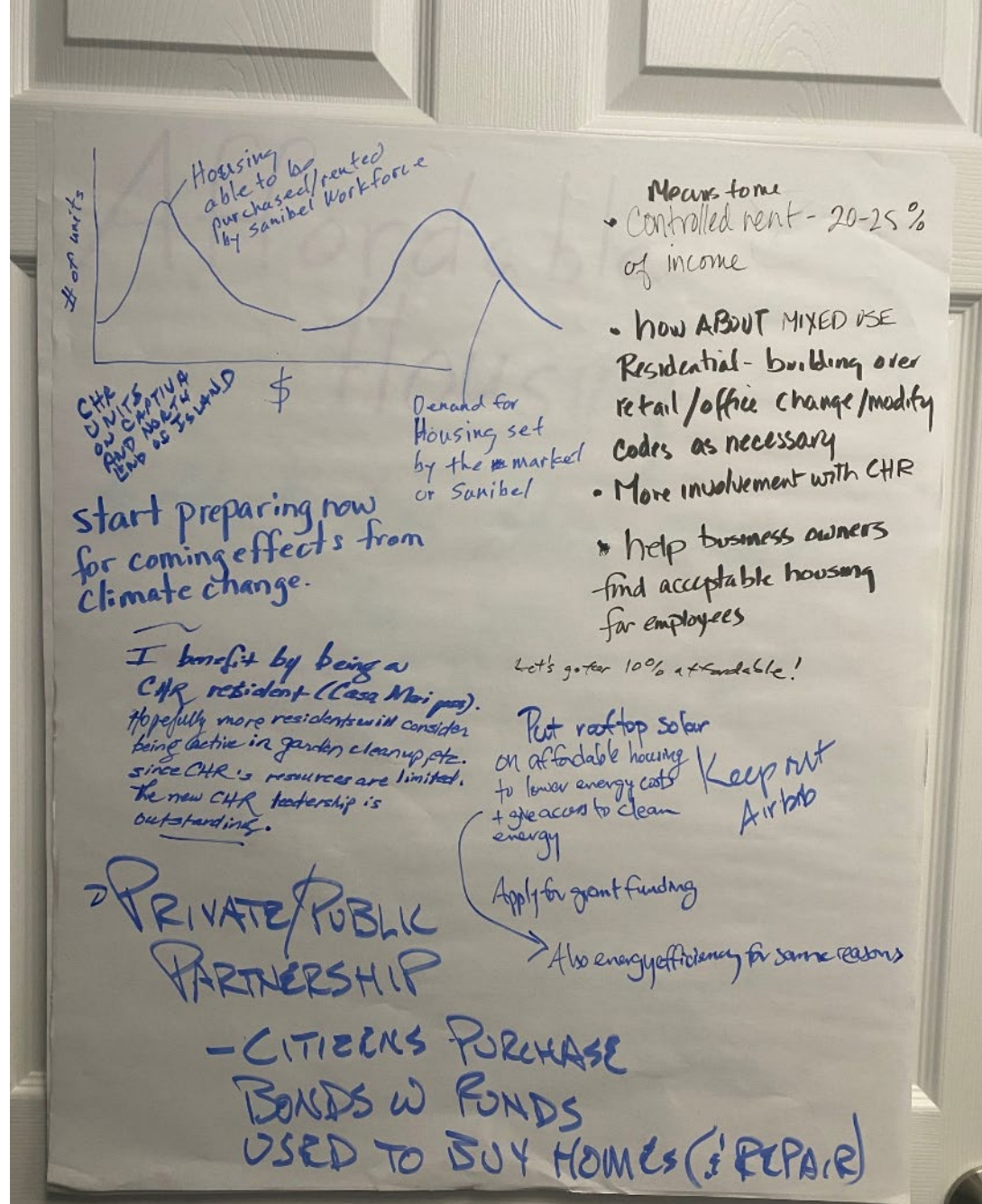






# Affordable Housing

- Keep out Air BnB
- Apply for grant funding
- "I benefit by being a CHR resident (Casa Mariposa). Hopefully more residents will consider being active in garden cleanup, etc. since CHR's resources are limited. The new CHR leadership is outstanding."
- Private/ Public Partnership
- Citizens Purchase bonds with funds used to buy homes (& repair).





# Affordable Housing

- Have a community feel to the location when designing new units.
- Interview people that don't live on Island or at CHR.
- Find out what is best for them.
- Big families will be interviewed also.
- Housing accessibility for workforce and older adults.
- Inclusive housing market that promotes diversity.

Have a community feel to the location when designing new units

Interview people that don't live on Island that don't live at CHR. Find out what is best for them. Big families will be interviewed also.

Housing-accessibility for workforce and older adults. Inclusive housing market that promotes diversity.



# Affordable Housing

- Affordable housing supports a diverse and inclusive community.
- Energy efficiency can contribute to affordability.
- Support dwelling units for residents – not to increase attraction.

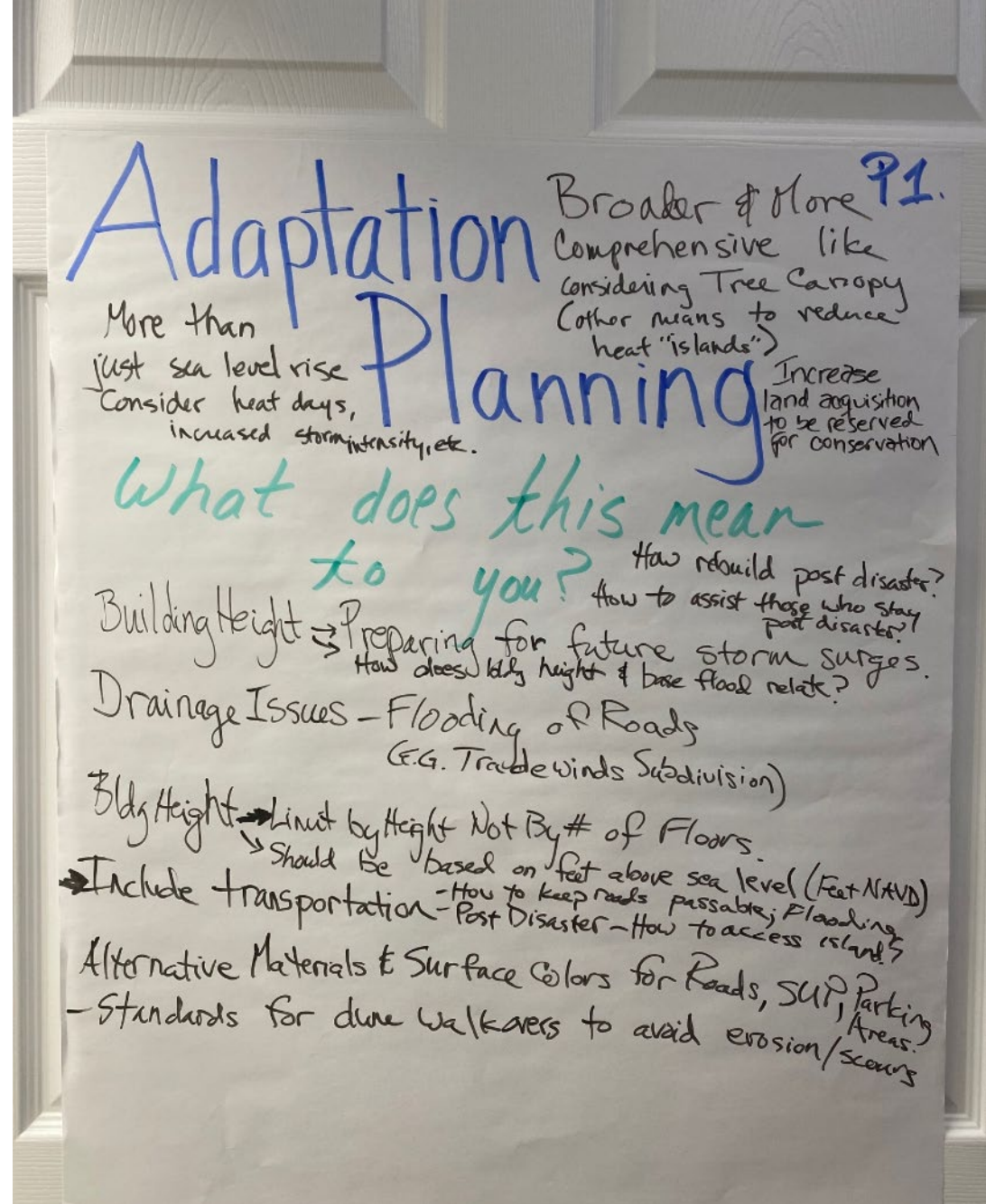




# Adaptation Planning

## What does this mean to you?

- More than just sea level rise.
- Consider heat days, increased storm intensity, etc.
- How to rebuild post disasters?
- How to assist those who stay post disaster?
- Broader and more comprehensive like consider tree canopy (other means to reduce heat "Islands")
- Increase land acquisition to be reserved for conservation
- Building Height
  - Limit building height not by # of floors
  - Should be based on feet above sea level (Feet NAVD)





# Adaptation Planning

- Drainage Issues - flooding of roads
  - E.g.: Tradewinds Subdivision
- Include transportation:
  - How to keep roads passable; Flooding
  - Post disaster - How to access the island
- Alternative materials & surface colors for roads, SUP, and Parking Areas
- Standards for dune walkovers to avoid erosion/ scours

Adaptation Planning

Broader & more Comprehensive like considering Tree Canopy (other means to reduce heat "islands")

More than just sea level rise Consider heat days, increased storm intensity, etc.

Increase land acquisition to be reserved for conservation

What does this mean to you?

Building Height → How rebuild post disaster? How to assist those who stay post disaster? Preparing for future storm surges. How does bldg height & base flood relate?

Drainage Issues - Flooding of Roads (E.g. Tradewinds Subdivision)

Bldg Height → Limit by Height Not By # of Floors. Should be based on feet above sea level (Feet NAVD)

Include transportation - How to keep roads passable; Flooding Post Disaster - How to access island?

Alternative Materials & Surface Colors for Roads, SUP, Parking Areas

Standards for dune walkovers to avoid erosion/scours





# Adaptation Planning

- Relationship with adjacent jurisdictions
- Worried/horrified by Board of County Commissioners comments on South Seas and Local Rule
- Conversation on a broader scope
  - H2O Consumption
  - Trash
  - Power Use
  - Irrigation
- Mitigate Carbon Footprint
  - E.g. adapting to electric infrastructure
  - Reduce emissions by changing power sources
  - Address at the source

- Adaptation Planning P. 2**
- > Relationship w/ adjacent jurisdictions
    - Worried/Horrified by BoCC comments on S. Seas & Local Rule
  - > Conversation on a broader scope
    - H<sub>2</sub>O consumption
    - Trash
    - Power Use
    - Irrigation
    - Mitigate Carbon Footprint
  - > Concern w/ State pre-emption of local rule
  - > How does S.B. 250 affect Sanibel Plan E.A.R.
  - > How do the Eco Zone Based Regulations Change as Conds. Change?
  - > Resiliency vs. Adaptation vs. Mitigation?
  - > How to adjust 100-year flood as events change
  - > More than one access to island
  - > "Green Building" < Sustainable Materials
    - Flood proofing / Surge & Wind Protection
- Handwritten notes and arrows:*
- From "Mitigate Carbon Footprint":
    - Arrow to "E.g. Adapting to electric infrastructure"
    - Arrow to "Reduce emissions by changing power sources"
    - Arrow to "Address at the source"





# Adaptation Planning

- Concern with state pre-emption of local rule
- How does S.B. 250 affect Sanibel Plan E.A.R.?
- How does the Eco Zone Based regulations change as condos change?
- Resiliency vs. Adaptation vs. Mitigation
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- "Green Building"
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- Adaptation Planning P. 2*
- > Relationship w/ adjacent jurisdictions
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  - > How to adjust 100-year flood as events change
  - > More than one access to island
  - > "Green Building" < Sustainable Materials
    - Flood proofing/ Surge & Wind Protection



# Adaptation Planning

- Many specific solutions to making the built environment more adaptable to a changing climate.
- Task will be to incorporate into policies that are appropriate for long-term planning objectives.



# Items to Change

- Safety of water supply and energy/ power if there's an attack
- LCEC underground utilities
  - Making more secure and reliable.
- Solar Power
- Planning Commission follow rules
- Add Social Benefits & needs
  - i.e. FISH to the plan
- Zones for utility reconnection post-hurricane - preset contractors
- "Gold Standard" Home building
  - E.g. Alabama (coastal)

## Items to Change

Safety of water supply and energy/power if there's an attack?

LCEC underground utilities - making more secure/reliable

solar power

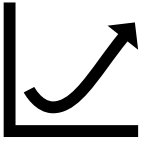
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i.e. FISH TO THE PLAN.

Zones for utility reconnection post-hurricane - preset contractors

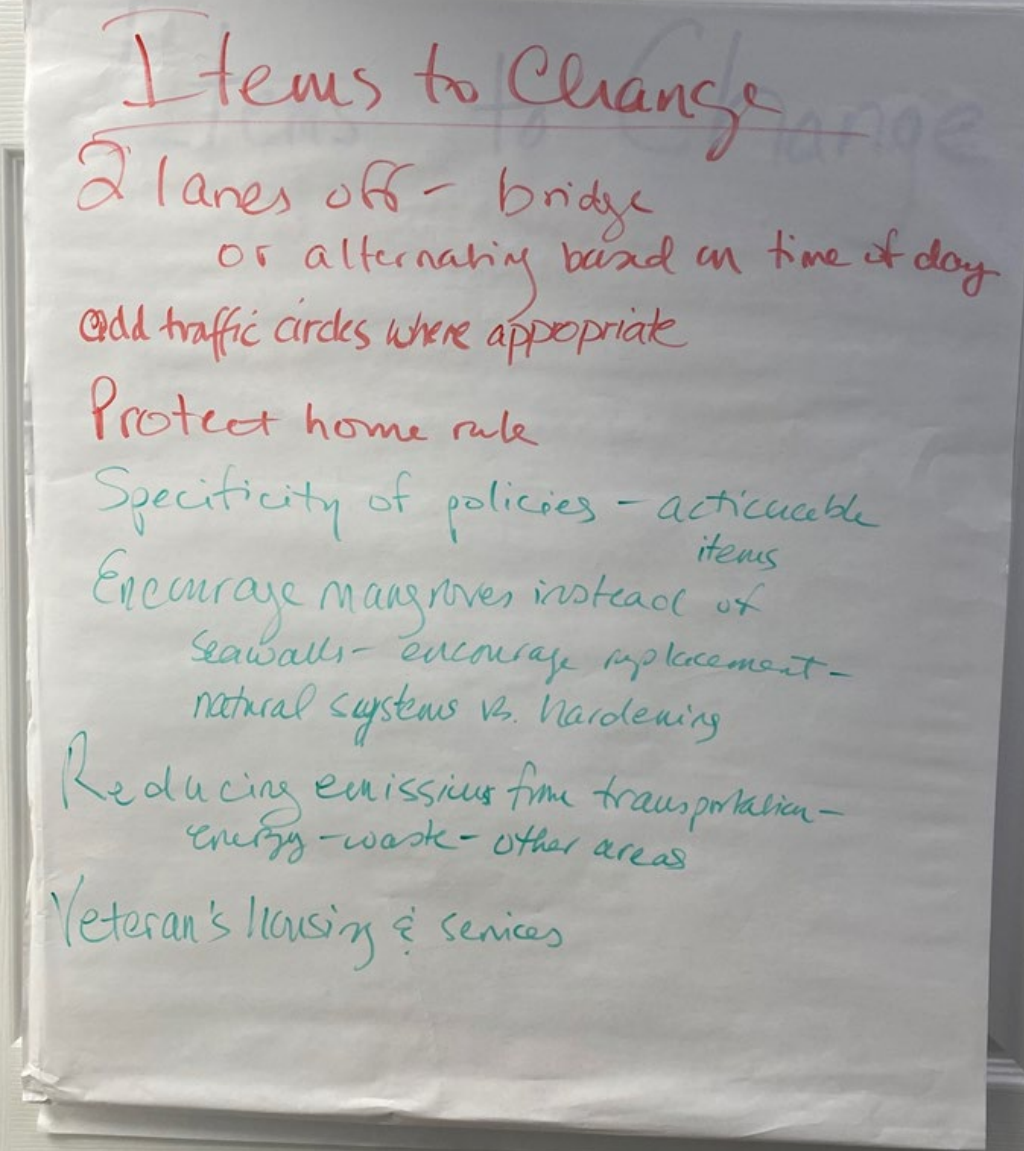
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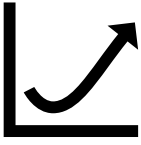




## Items to Change

- Two lanes off bridge or alternating based on time of day
- Add traffic circles where appropriate
- Protect home rule
- Specificity of policies – actionable items
- Encourage mangroves instead of seawalls
  - Encourage replacement
  - Natural systems vs hardening
- Reducing emissions from transportation, energy, waste, other areas
- Veteran's housing and services





# Items to Change

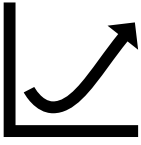
- Quality of water supply
  - Go to “How is the quality of my water”
  - Converting septic to city sewer
- Is energy coming into our homes clean?
- No 5G allowed
- Provide short cuts for pedestrians and bikes
  - Thus reduce traffic & carbon
- Electric tricycles on bike path for people that can't drive to Baileys due to the traffic and are unable to ride a bike.

Quality of our water supply - heavy metals <sup>It tends to change</sup>  
Go to how is the quality of my water.

Is the energy coming into our homes  
clean

No 5-G allowed

- Provide short cuts for pedestrians & bikes  
+ thus reduce traffic & carbon.  
- electric tricycles on bike paths for people  
that can't drive to Baileys due to traffic &  
are unable to ride a bike.



# Items to Change

- Water quality – converting septic systems to city sewer
- Traffic – truck + car density, vehicles; bike safety, certain days/time of day limit cars coming over causeway
- Captiva – encourage + support Captiva to be a good neighbor; control commercial development & housing density
- Evacuation policies – stricter
  - Alternatives to causeway during emergencies and natural disasters.

## Items to change

WATER QUALITY - CONVERTING SEPTIC SYSTEMS TO CITY SEWER

Traffic - <sup>truck +</sup> car density; <sup>too much</sup> ~~density~~ Vehicles; bike safety  
→ certain days/time of day limit cars coming over causeway

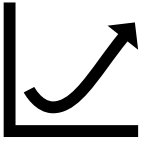
Captiva - encourage + support Captiva to be a good neighbor; control commercial development + housing density

Evacuation policies - stricter  
- alternatives to causeway during emergencies + natural disasters

Eliminate ebikes on bike paths  
note: pedal assist bikes → keep

Consider Ino-sum traps to be installed at areas of high concentration. Mosquito Control tested them @ GUMBO LIMBO + found them to be effective. they run on propane tanks but the units are rather expensive.  
Their presence may have an economic impact when visitors choose not to return after being bitten





# Items to Change

- Eliminate e-bikes on bike paths.
  - Note: pedal assist bikes - keep
- Mosquitos and no-sums
  - Consider traps to be installed at areas of high concentration .
  - Mosquito control tested them at gumbo limbo and found them to be effective.
  - Traps run on propane tanks but the units are rather expensive.
  - Their presence may have an economic impact when visitors choose not to return after being bitten.

## Items to change

WATER QUALITY - CONVERTING SEPTIC SYSTEMS TO CITY SEWER

Traffic - <sup>truck +</sup> car density; <sup>too much</sup> safety Vehicles; bike safety  
→ certain days (time of day limit) cars coming over causeway

Captiva - encourage & support captiva to be a good neighbor; control commercial development + housing density

Evacuation policies - stricter  
- alternatives to causeway during emergencies + natural disasters

Eliminate ebikes on bike paths  
note: pedal assist bikes → keep

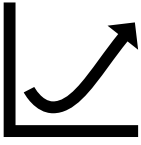
Consider no-sum traps to be installed at areas of high concentration. Mosquito Control tested them @ GUMBO LIMBO + found them to be effective. they run on propane tanks but the units are rather expensive.  
Their presence may have an economic impact when visitors choose not to return after being bitten



## Items to Change

- Transportation – increase accessibility to public transport on/off island
- Access to social services for older adults.
- Integrate public service plan for vulnerable population.
- Harden critical needs facilities.
- Evacuation Plan – for hurricanes and all emergency.

- Items to change*
- Transportation-increase accessibility to public transport on/off island.
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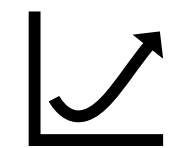


## Items to Change

- Evacuation Plan – update
- EVs - charging stations
- Shuttle service
- Differentiate Sanibel

Items to Change  
Evacuation Plan – update  
EVs - charging stations  
Shuttle service  
Differentiate Sanibel





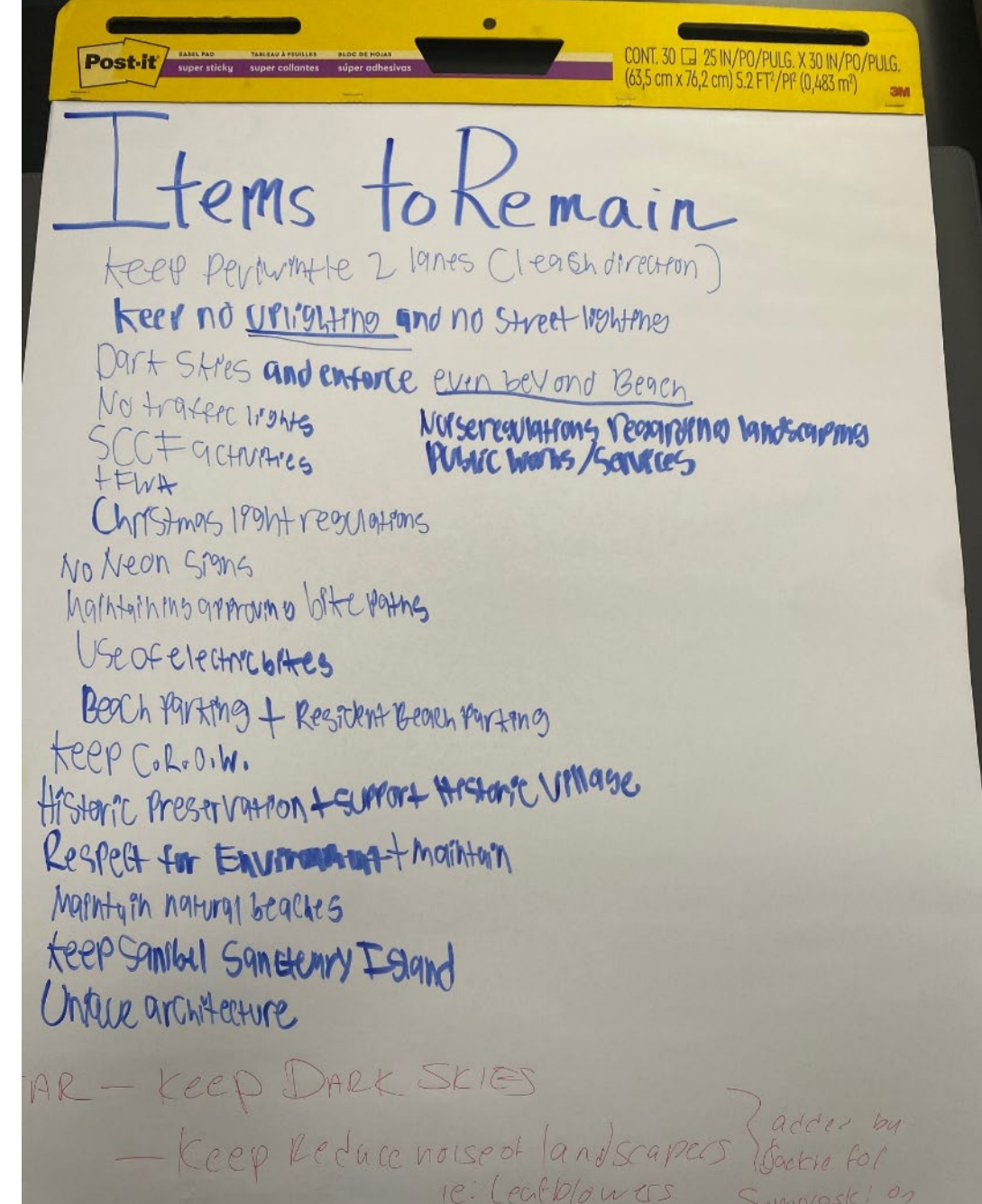
## Items to Change

- Evacuation (Safety Element)
- Utilities, traffic, social services (Human Support Systems Element)
- Intergovernmental Coordination Element



# Items to Remain (what should we keep)

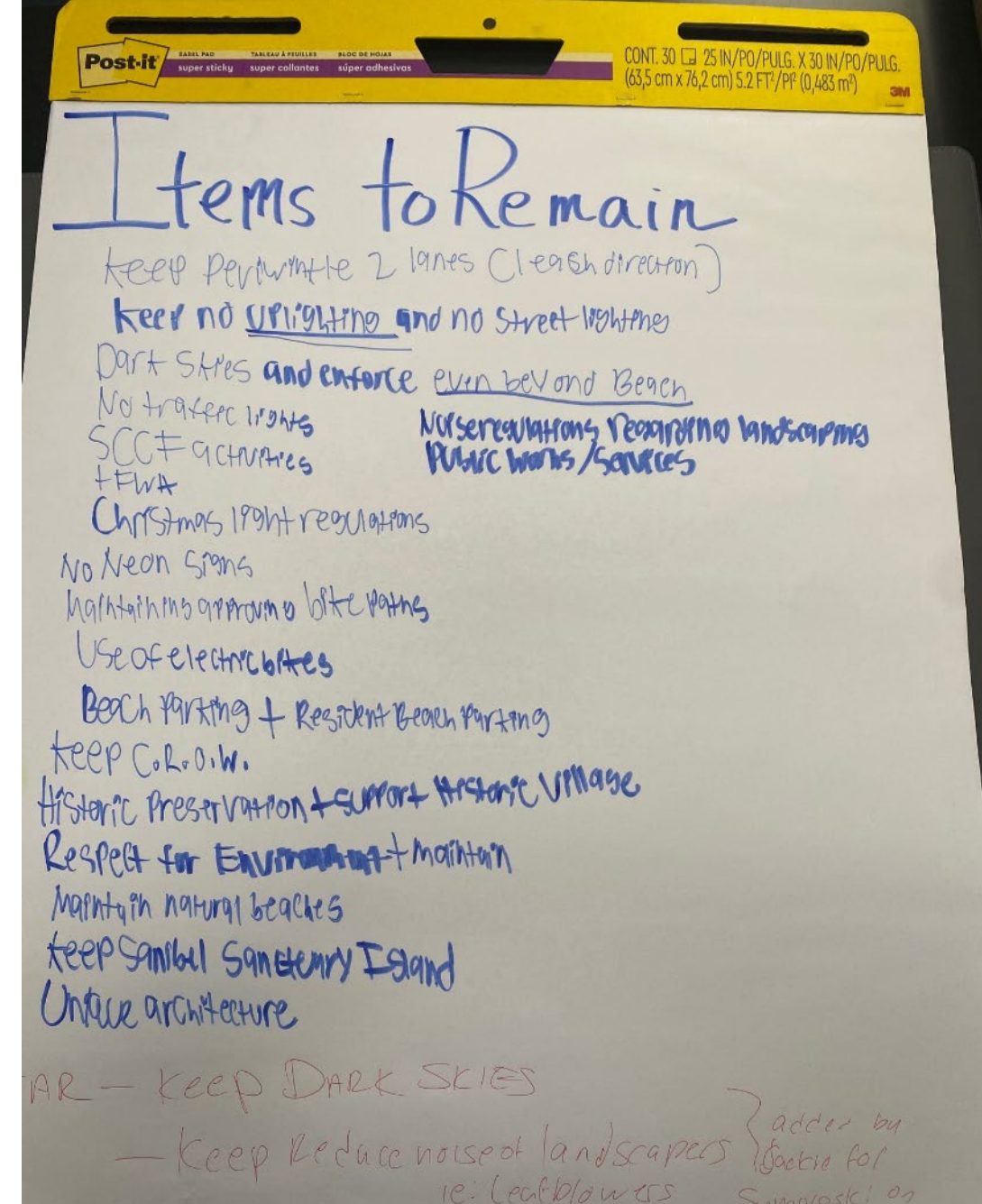
- Keep Periwinkle 2 lanes (1 each direction)
- Keep no uplighting and no street lights
- Dark Skies and enforce even beyond beach
  - EAR- Keep Dark Skies
- No traffic lights
- Christmas light regulations
- No neon signs
- Noise
- Noise regulations on landscaping, public works/  
services
- Keep reduce noise of landscapers
  - i.e.: Leaf Blowers





# Items to Remain (what should we keep)

- SCCF Activities + FWA
- Maintain approving bike paths
- Use of electric bikes
- Beach parking + resident beach parking
- Keep CROW
- Historic preservation & support historic village
- Respect for environment & maintain
- Maintain natural beaches
- Keep Sanibel sanctuary Island
- Unique architecture







## Items to Remain (what should we keep)

- Sanibel Vision Statement
- Sanibel Code (Land Development Code) & municipal ordinances

# Sanibel Plan Steering Committee

1. Overview of comprehensive planning in Florida
2. A brief history of the Sanibel Plan
3. What are the community priorities for the next planning period?
4. SB 180

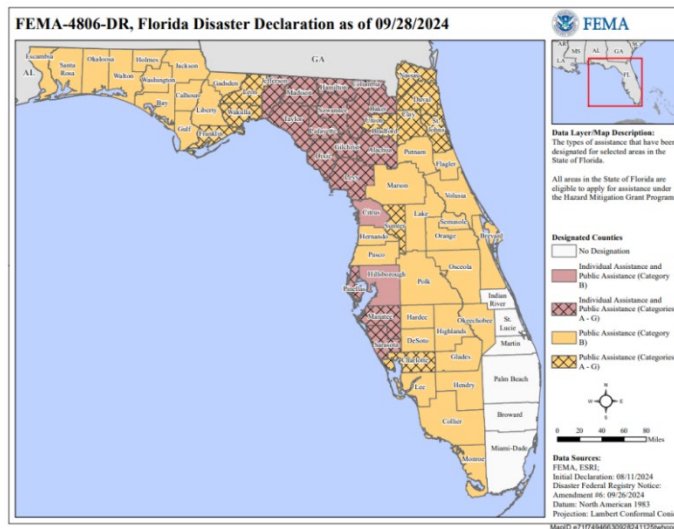
# Florida Legislature – 2025 Session – SB 180

**Prohibits** counties and municipalities listed in the federal disaster declaration for Hurricane Debby, Hurricane Helene, or Hurricane Milton from adopting **moratoriums** or **more restrictive or burdensome** amendments or procedures to their comprehensive plans or land development regulations concerning review, approval, or issuance of a site plan, development permit, or development order, before October 1, 2027. This subsection applies retroactively to August 1, 2024, and provides a cause of action to residents and business owners. Section expires June 30, 2028.



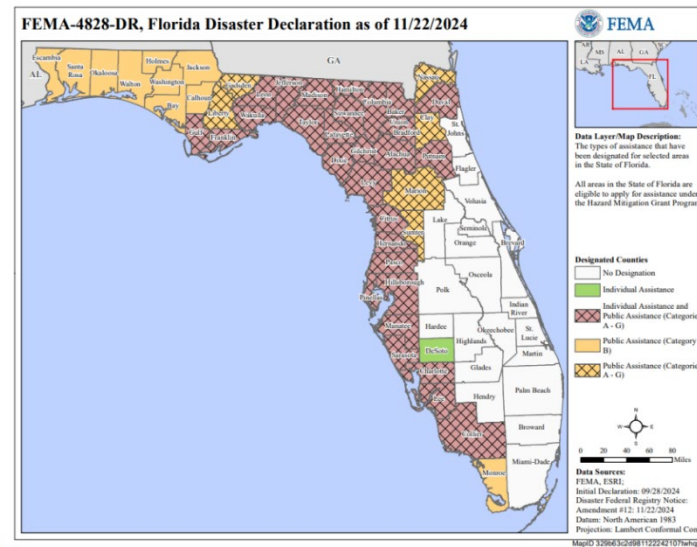
# Disaster Declarations - 2024

# Hurricane Debby



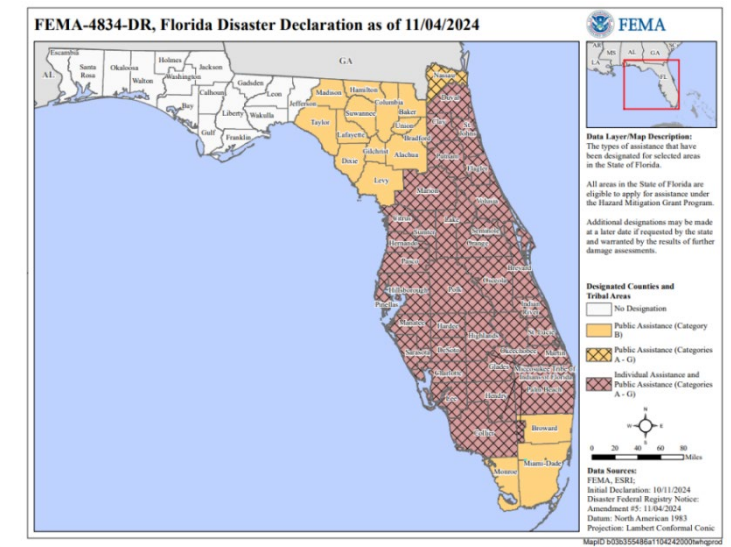
Disaster Declaration Map for Hurricane Debby

# Hurricane Helene



### Disaster Declaration Map for Hurricane Helene

# Hurricane Milton



Disaster Declaration Map for Hurricane Milton

# Florida Statutes - Definitions

- The Community Planning Act defines “**development**” as “the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.”
- When a party wishes to engage in development activity, they must seek a development permit from the appropriate local government having jurisdiction. Under the Community Planning Act, a **development permit** includes “any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.”
- Once a local government has officially granted or denied a development permit, the official action constitutes a **development order**.



