

From: Roger Grogman @ Yahoo <rogergrogman@yahoo.com>
Sent: Thursday, May 30, 2024 5:09 PM
To: Paula N. McMichael <Paula.McMichael@mysanibel.com>
Cc: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: Re: Outline of staff presentation for 6/11 joint workshop & request for feedback

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Thanks Paula

I didn't see anything regarding height for resorts build back.

As a thought :

I also would be interested in Council and plannings interest in identifying a "we want "

List of desired retail/food/services businesses

That would add to the quality of life on sanibel.

Not sure what "preferences " they would be provided to encourage their presence on sanibel not how they would be identified

Roger

Have a Great and Safe Day !

On May 30, 2024, at 4:32 PM, Paula N. McMichael <Paula.McMichael@mysanibel.com> wrote:

Good afternoon, City Council and Planning Commission members,

Attached you will find an outline of the presentation staff anticipates making at the June 11th joint workshop. Please review and let me know if you have additional items you would like to discuss.

Thank you,

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PRESENTATION FROM PLANNING STAFF

AIDING HURRICANE RECOVERY EFFORTS

1. Overview of Commercial Districts
 - a. Permitted land uses – implemented through issuance of Business Tax Receipt
 - b. Conditional uses – require approval by planning commission – common CUPs:
 - i. Restaurant
 - ii. Bike rental
 - iii. Formula retail
 - c. Re-establishment of nonconforming uses – abandoned uses – may require planning commission approval (Sec. 82-261)
 - d. Change of use (e.g. changing office space to retail) – may require planning commission approval if parking standards cannot be met or number of restaurant seats increases
 - e. Waivers (Sec. 82-351) for nonconforming commercial properties – require planning commission approval
 - i. Parking design
 - ii. Vegetation buffers
 - iii. Setback encroachments
 - iv. Impermeable/developed area
 - v. Additional driveway
2. What amendments to the LDC have already been enacted to expedite hurricane recovery
 - a. See attached list for all ordinances adopted post Ian – highlighted related to PC review
 - b. Specifics re: amendments to vegetation standards recently adopted
3. What amendments staff suggests to further aid businesses as they recover
 - a. Temporarily (for the next 18-24 months) allow short-form (administrative) application review in lieu of long-form (planning commission) review:
 - i. Long form development permits to implement conditional use, variance, or waiver (Sec. 82-421 (3) & (4))
 - ii. Long form development permit per Sec. 82-421 (9) buildback in the Gulf Beach zone but reducing footprint within the Gulf Beach
 - iii. Waivers
 - iv. Change of use
 - v. CUP for formula retail
 - b. Allow for a temporary CO prior to CUP approval
 - c. Waive or reduce public hearing fees
 - d. Reduce or eliminate minimum parking requirements for nonresidential uses

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| 23-001 | <p><u>Development Permit Fees</u></p> <p>TO ALLOW FOR A WAIVER OF DEVELOPMENT PERMIT FEES FOLLOWING A DISASTER, AMENDING CHAPTER 90, FEES, OF THE CODE OF ORDINANCES OF THE CITY OF SANIBEL; ARTICLE I, IN GENERAL, SECTION 90-5, EXEMPTIONS, IMMUNITIES, AND WAIVERS, TO ADD SUBSECTION (F)(4) ALLOWING FEES TO BE WAIVED FOR A SPECIFIC PERIOD OF TIME BY MAYOR PROCLAMATION OR CITY COUNCIL RESOLUTION FOLLOWING A DISASTER, PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE (First Reading 011723 Publication Date 012423, Second Reading 020723)</p> | 02-07 |
| 23-002 | <p><u>Building Fees</u></p> <p>TO AMEND CHAPTER 14, BUILDING AND BUILDING REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF SANIBEL; ARTICLE IV, PERMITS, SECTION 14-188, FEE SCHEDULE, BY ADDING NEW SUBSECTIONS (13) AND (14) RELATING TO BUILDING PERMIT DISCOUNTS AND FEE WAIVERS IN CERTAIN INSTANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE (First Reading 011723 Publication Date 012423, Second Reading 020723)</p> | 02-07 |
| 23-003 | <p><u>Temporary Use Fees – Chapter 90</u></p> <p>TO AMEND CHAPTER 90 – FEES, ARTICLE II, DEVELOPMENT PERMITS, DIVISION 8, TEMPORARY USES, SECTION 90-213, TEMPORARY STRUCTURE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE (First Reading 011723 Publication Date 012423, Second Reading 020723)</p> | 02-07 |
| 23-004 | <p><u>Resort Housing Development Regulations – Chapter 126</u></p> <p>TO AMEND THE CODE OF ORDINANCE TO UPDATE RESORT HOUSING DEVELOPMENT REGULATIONS, AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126 – ZONING, ARTICLE XII, RESORT HOUSING DISTRICT, SECTION 126-637, RESORT HOUSING DEVELOPMENT REGULATIONS, FOR THE PURPOSE OF UPDATING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE (First Reading 011723 Publication Date 012423, Second Reading 020723)</p> | 02-07 |

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| 22-005 | <p>Parking Standards – Chapter 126</p> <p>TO AMEND THE CODE OF ORDINANCES RELATING TO OFF-STREET PARKING REQUIREMENTS AND LAND USE REGULATION WITHIN THE RESORT HOUSING DISTRICT TO STREAMLINE PERMIT PROCESSING AND AID REDEVELOPMENT; AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126, ZONING, ARTICLE XV, OFF-STREET PARKING AND LOADING, DIVISION 2, OFF-STREET PARKING, SUBDIVISION II, RESIDENTIAL USES, SECTION 126-1341, REQUIRED PARKING SPACES; ARTICLE IV, CONDITIONAL USES, SECTION 126-83, RESORT HOUSING ACCESSORY COMMERCIAL USES AND RELOCATING THOSE STANDARDS TO ARTICLE XII, RESORT HOUSING DISTRICT, ADDING SECTION 126-640, RESORT HOUSING ACCESSORY COMMERCIAL USES, FOR THE PURPOSE OF UPDATING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE (First Reading 011723 Publication Date 012423, Second Reading 020723)</p> | 02-07 |
| 23-006 | <p>Architectural Design Requirements - Multi-family</p> <p>TO AMEND THE CODE OF ORDINANCES RELATING TO ARCHITECTURAL DESIGN REQUIREMENTS FOR MULTIFAMILY HOUSING TO ADD DEFINITIONS, CLARIFY REGULATORY LANGUAGE, AND ADDRESS DESIGN OF ELEVATED STRUCTURES TO ENSURE THAT REDEVELOPMENT WILL BE CONDUCTED CONSISTENT WITH ISLAND STYLE CHARACTER AND SCENIC PRESERVATION WITHIN THE BUILT ENVIRONMENT; AMENDING 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 86-169. - ARCHITECTURAL DESIGN STANDARDS AND EXAMPLES; FOR THE PURPOSE OF AMENDING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE (First Reading 020723, Publication Date 022323, Second Reading 030723)</p> | 03-07 |

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| 23-007 | <p>Architectural Design Requirements - Commercial and Institutional Development</p> <p>TO AMEND THE CODE OF ORDINANCES RELATING TO ARCHITECTURAL DESIGN REQUIREMENTS FOR COMMERCIAL AND INSTITUTIONAL DEVELOPMENT TO ADD DEFINITIONS, CLARIFY REGULATORY LANGUAGE AND PROVIDE DESIGN STANDARDS FOR ELEVATED STRUCTURES TO ENSURE THAT REDEVELOPMENT WILL BE CONDUCTED CONSISTENT WITH ISLAND STYLE CHARACTER AND SCENIC PRESERVATION WITHIN THE BUILT ENVIRONMENT; AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126 - ZONING, ARTICLE VIII. - COMMERCIAL DISTRICTS, DIVISION 2. - GC GENERAL COMMERCIAL DISTRICT, SECTION 126-494. - REQUIRED CONDITIONS; DIVISION 3. - TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT, SECTION 126-514. - REQUIRED CONDITIONS; AND DIVISION 4. - TCL TOWN CENTER LIMITED COMMERCIAL DISTRICT, SECTION 126-534. - REQUIRED CONDITIONS; AND ARTICLE XIV. - SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 5. - COMMERCIAL AND INSTITUTIONAL USES GENERALLY, SECTION 126-1028. - ARCHITECTURAL DESIGN STANDARDS AND EXAMPLES; FOR THE PURPOSE OF AMENDING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE</p> <p>(First Reading 020723, Publication Date 022323, Second Reading 030723)</p> | 03-07 |
| 23-008 | <p>TO PROVIDE THAT TENANTS DISPLACED DUE TO A NATURAL OR MAN-MADE DISASTER SHALL BE GRANTED THE RIGHT OF FIRST REFUSAL TO REOCCUPY THE REPAIRED OR RECONSTRUCTED BELOW MARKET RATE HOUSING UNIT IN ANY PROPERTY MANAGED BY THE HOUSING FOUNDATION BY AMENDING CHAPTER 102, HOUSING, ARTICLE II, BELOW MARKET RATE HOUSING, DIVISION 3, BELOW MARKET RATE HOUSING RENTAL PROGRAM, SECTION 102-102, QUALIFICATION AND RANKING OF APPLICANTS, ADDING A NEW SUBSECTION (i) DISPLACED TENANTS, CODE OF ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 041223, Publication Date 041923, Second Reading 050223)</p> | 05-02 |
| 23-009 | <p>TO ESTABLISH A PARKS AND RECREATION ADVISORY COMMITTEE TO ADVISE THE CITY COUNCIL IN THE AREAS OF PARKS, OPEN SPACE, AND RECREATION, BY AMENDING THE CODE OF ORDINANCES, CHAPTER 2, ADMINISTRATION, ARTICLE III, BOARDS, COMMITTEES, COMMISSIONS; ADDING DIVISION 4, PARKS AND RECREATION ADVISORY COMMITTEE; PROVIDING FOR CODIFICATION, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 060623, Publication Date 070623, Second Reading 071823)</p> | 07-18 |

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| 23-010 | <p>TO ALLOW THE USE OF SHORT-FORM APPLICATION FOR ELEVATED SWIMMING POOLS HIGHER THAN SEVEN FEET ABOVE PREDEVELOPMENT GRADE BY AMENDING CHAPTER 126, ZONING, ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 15, ELEVATED SWIMMING POOLS, SECTION 126-1302. REQUIREMENTS AND PROCEDURES, SUBSECTION (a) PROCEDURES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 071823, Publication Date 080323, Second Reading 081523)</p> | 08-15 |
| 23-011 | <p>TO ALLOW THE AMENDMENT OF HOURS FOR CONSTRUCTION OR REPAIRING OF BUILDINGS VIA RESOLUTION OR MAYORAL PROCLAMATION FOLLOWING THE DECLARATION OF A STATE OF LOCAL EMERGENCY RELATED TO A NATURAL OR MANMADE DISASTER BY AMENDING CHAPTER 30, ENVIRONMENT, ARTICLE III, NOISE, SECTION 30-63(8), CODE OF ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 032123, Publication Date 032823, Second Reading 041223)</p> | 04-12 |
| 23-012 | <p>TO ALLOW THE USE OF PROHIBITED TEMPORARY SIGNAGE FOR A DEFINED PERIOD OF TIME VIA RESOLUTION OR MAYORAL PROCLAMATION FOLLOWING THE DECLARATION OF A STATE OF LOCAL EMERGENCY RELATED TO A NATURAL OR MANMADE DISASTER BY AMENDING CHAPTER 106, SIGNS, ARTICLE III, RESTRICTIONS AND REGULATIONS, DIVISION 2, PROHIBITED SIGNS, SECTION 106-112(7), CODE OF ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 041223, Publication Date 041923, Second Reading 050223)</p> | 05-02 |
| 23-013 | <p>TO ENSURE COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM, BY AMENDING CHAPTER 94, FLOODS, ARTICLE III, FLOOD-RESISTENT DEVELOPMENT, DIVISION 5, RECREATIONAL VEHICLES AND PARK TRAILERS, SECTION 94-181, TEMPORARY PLACEMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 060623, Publication Date 070623, Second Reading 071823)</p> | 07-18 |
| 23-014 | <p>RELATING TO REVISIONS TO ENSURE COMPLIANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AND TO ALLOW THE USE OF CONSTRUCTION TRAILERS, BY AMENDING CHAPTER 126, ZONING, ARTICLE III, TEMPORARY USE PERMITS, SECTION 126-61, PURPOSE AND SCOPE, SECTION 126-62, APPLICABILITY, SECTION 126-63, GENERAL REQUIREMENTS, AND SECTION 126-64, SPECIAL CONDITIONS; ADDING NEW SECTIONS 126-63, SALES OFFICE, 126-64, POST NATURAL DISASTER, 126-65, STORAGE OF HEAVY EQUIPMENT, AND 126-66, COMMERCIAL BUILDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 060623, Publication Date 070623, Second Reading 071823)</p> | 07-18 |

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| 23-015 | <p>TO APPROVE THE PROPOSED AMENDMENTS TO CHAPTER 126, ZONING, ARTICLE IV, CONDITIONAL USES, SECTION 126-90, DRIVE-IN AND DRIVE-THROUGH FACILITIES, SECTION 129-91, EATING PLACES, RESTAURANTS, GROCERY STORES, ETC., NOT LISTED AS A PERMITTED USE, SECTION 126-92, MOTION PICTURE THEATERS, EXCEPT DRIVE-IN, AND THEATERS FOR LIVE PERFORMANCES, SECTION 126-93, GASOLINE SERVICE STATIONS, SECTION 126-94, VEHICLE RENTAL AND LEASING, SECTION 126-95, CAR WASHES; ARTICLE XV, OFF-STREET PARKING AND LOADING,; DIVISION 4, DESIGN STANDARDS, SECTION 126-1404, SERVICE AISLES, FOR THE PURPOSE OF AMENDING THE LAND DEVELOPMENT CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 071823, Publication Date 080323, Second Reading 081523)</p> | 08-15 |
| 23-016 | <p>AMENDING THE CODE OF ORDINANCES TO RESOLVE OMISSIONS FROM A RECENT ORDINANCE AMENDING ARCHITECTURAL DESIGN STANDARDS, REMOVING SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 86, DEVELOPMENT STANDARDS; SECTION 86-170, EXAMPLES AND ILLUSTRATIONS OF ARCHITECTURAL DESIGN AND BUILDING FEATURES THAT REINFORCES THE ARCHITECTURAL STANDARDS; AMENDING CHAPTER 126, ZONING, ARTICLE XII, RESORT HOUSING DISTRICT, SECTION 126-639, ARCHITECTURAL DESIGN STANDARDS AND EXAMPLES, FOR THE PURPOSE OF AMENDING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 060623, Publication Date 070623, Second Reading 071823)</p> | 07-18 |
| 23-017 | <p>TO UPDATE RECREATION USER FEES BY AMENDING CHAPTER 90, FEES, ARTICLE V, RECREATION USER FEES; DIVISION 1, GENERALLY, AND DIVISION 2, SANIBEL RECREATION CENTER; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 071823, Publication Date 080323, Second Reading 081523)</p> | 08-15 |
| 23-018 | <p>AMENDING THE CODE OF ORDINANCES TO SITE PLANNING AND ASSOCIATED SETBACKS FOR COMMERCIAL USES, AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126, ZONING, ARTICLE VIII, COMMERCIAL DISTRICTS, DIVISION 2, GC GENERAL COMMERCIAL DISTRICT, SECTION 126-494, REQUIRED CONDITIONS; DIVISION 3, TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT, SECTION 126-514, REQUIRED CONDITIONS; DIVISION 4, TCL TOWN CENTER LIMITED COMMERCIAL DISTRICT, SECTION 126-534, REQUIRED CONDITIONS; ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 3, BUILDING AND AREA REQUIREMENTS, SUBDIVISION II, SPECIAL SETBACKS, SECTION 126-961, OUTDOOR SEATING SETBACKS; DIVISION 5, COMMERCIAL AND INSTITUTIONAL USES GENERALLY, SECTION 126-1029, SITE PLANNING STANDARDS FOR THE PURPOSE OF LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.</p> <p>(First Reading 071823, Publication Date 080323, Second Reading 081523)</p> | 08-15 |

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| 23-019 | <p>TO AMEND THE CODE OF ORDINANCES RELATING TO ASSUMED CEILING HEIGHTS FOR BUILD BACK OF SUBSTANTIALLY DAMAGED OR DESTROYED NONCONFORMING STRUCTURES, AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126, ZONING, ARTICLE V, NONCONFORMANCES, DIVISION 5, STANDARDS FOR BUILDING-BACK (RECONSTRUCTION) OF STRUCTURES SUBSTANTIALLY DAMAGED BY A NATURAL DISASTER, SECTION 126-219, BUILDBACK REGISTRATION, SUBSECTION (b), FOR THE PURPOSE OF AMENDING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. (First Reading 060623, Publication Date 070623, Second Reading 071823)</p> | 07-18 |
| 23-020 | <p>TO AMEND THE CODE OF ORDINANCES RELATING TO EXTENDING THE DEADLINE FROM 12 MONTHS TO 24 MONTHS FOR RE-ESTABLISHING A NONCONFORMING USE FOLLOWING A NATURAL DISASTER BY AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126, ZONING, ARTICLE V, NONCONFORMANCES, DIVISION 2, USES, SECTION 126-152, (NONCONFORMING USES) EXCEPTIONS AND PROHIBITIONS; AND DIVISION 5, STANDARDS FOR BUILDING-BACK (RECONSTRUCTION) OF STRUCTURES SUBSTANTIALLY DAMAGED BY A NATURAL DISASTER, SECTION 126-218, RE-ESTABLISHMENT OF DISCONTINUED OR ABANDONED USE PROHIBITED, FOR THE PURPOSE OF AMENDING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. (First Reading 081523, Publication Date 082823, Second Reading 091123)</p> | 09-11 |
| 23-021 | <p>RELATING TO ARCHITECTURAL DESIGN REQUIREMENTS FOR MULTIFAMILY HOUSING TO CLARIFY REGULATORY LANGUAGE AND ENSURE THAT REDEVELOPMENT WILL BE CONDUCTED CONSISTENT WITH ISLAND STYLE CHARACTER AND SCENIC PRESERVATION WITHIN THE BUILT ENVIRONMENT BY AMENDING 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 86-169, ARCHITECTURAL DESIGN STANDARDS AND EXAMPLES, SUBSECTION (c); FOR THE PURPOSE OF AMENDING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. (First Reading 091123, Publication Date 092123, Second Reading 100323)</p> | 10-03 |
| 23-022 | <p>AMENDING ORDINANCE 22-009 TO CORRECT A SCRIVENER'S ERROR CONTAINED IN SECTION 4, CONDITION 3, RELATING TO THE EXTERIOR OF THE ORIGINAL BUILDING, NAMELY PROPERTY OWNED BY PRISCILLA MURPHY CENTER, A CONDOMINIUM, AND LOCATED AT 1019 PERIWINKLE WAY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. (First Reading 091123, Publication Date 092123, Second Reading 100323)</p> | 10-03 |

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| 23-024 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, TO AMEND THE CODE OF ORDINANCES TO UPDATE RESORT HOUSING DEVELOPMENT REGULATIONS , AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 78, GENERAL PROVISIONS, SECTION 78-1, RULES OF CONSTRUCTION AND DEFINITIONS; AND CHAPTER 126, ZONING, ARTICLE XII, RESORT HOUSING DISTRICT, SECTION 126-637, RESORT HOUSING DEVELOPMENT REGULATIONS, FOR THE PURPOSE OF UPDATING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. | 10-03 |
| 23-025 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, TO THE CITY COUNCIL TO ADJUST MAXIMUM BUILDING HEIGHTS WITHIN ECOLOGICAL ZONES BY AMENDING SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 126 , ZONING, ARTICLE VII, RESIDENTIAL DISTRICTS; DIVISION 4, E-1 BLIND PASS AREA ZONE, SECTION 126-334, REQUIRED CONDITIONS; DIVISION 5, E-2 GULF BEACH RIDGE ZONE, SECTION 126-354, REQUIRED CONDITIONS; DIVISION 6, D-1 LOWLAND WETLANDS ZONE, SECTION, 126-374, REQUIRED CONDITIONS; DIVISION 7, D-2 UPLAND WETLANDS ZONE, SECTION 126-394, REQUIRED CONDITIONS; DIVISION 8, F MID-ISLAND RIDGE ZONE, SECTION, 126-414, REQUIRED CONDITIONS; DIVISION 9, C MANGROVE FOREST ZONE, SECTION 126-434, REQUIRED CONDITIONS; DIVISION 10, G ALTERED LAND ZONE, SECTION 126-454, REQUIRED CONDITIONS, FOR THE PURPOSE OF AMENDING THE LAND DEVELOPMENT CODE. First Reading | 11-7 |

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| 24-001 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATED TO VEGETATION STANDARDS BY AMENDING CHAPTER 122, VEGETATION, ARTICLE III, STANDARDS, DIVISION 1, GENERALLY, SECTION 122-101, DEFINITIONS, ADDING A DEFINITION FOR COCONUT PALMS, FOR THE PURPOSE OF UPDATING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. SECOND READING | 02-06 |
| 24-002 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO UPDATE CONDITIONAL USE PERMIT STANDARDS FOR DOCKS, BOAT DAVITS, BOAT LIFTS, AND MOORING PILINGS IN THE BAY BEACH ZONE BY AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126, ZONING, ARTICLE IV, CONDITIONAL USES, SECTION 126-96, DOCKS, BOAT DAVITS, BOAT LIFTS, AND MOORING PILINGS; AND TO MARINE ACCESSORY STRUCTURES STANDARDS BY AMENDING CHAPTER 126, ZONING, ARTICLE XIV, SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2, ACCESSORY STRUCTURES, SUBDIVISION II, ACCESSORY MARINE STRUCTURES, SECTION 126-875, WATERWARD EXTENSION, SECTION 126-882, DECK PLANKING, AND SECTION 126-888, LIGHTING; FOR THE PURPOSE OF AMENDING THE LAND DEVELOPMENT CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. SECOND READING | 02-06 |
| 24-003 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATED TO FEES AND VEGETATION STANDARDS BY AMENDING CHAPTER 90, FEES, ARTICLE I, IN GENERAL, SECTION 90-5, EXEMPTIONS, IMMUNITIES, AND WAIVERS; AND CHAPTER 122, VEGETATION, ARTICLE II, LANDSCAPING, DIVISION 2, COMMERCIAL AND INSTITUTIONAL USES, SECTION 122-47, VEGETATION BUFFERS REQUIRED, SECTION 122-48, LOCATION AND SIZE OF REQUIRED VEGETATION BUFFERS, SECTION 122-49, TYPES, VARIETIES, AND NUMBERS OF PLANTS REQUIRED; DIVISION 3, RESIDENTIAL DEVELOPMENT ALONG ARTERIAL AND COLLECTOR ROADS, SECTION 122-72, LOCATION AND SIZE OF VEGETATION BUFFERS, AND SECTION 122-73, TYPES, VARIETIES, AND NUMBERS OF PLANTS REQUIRED; FOR THE PURPOSE OF UPDATING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. SECOND READING | 02-06 |

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| 24-004 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES TO UPDATE SPECIAL EVENT APPLICATIONS AND CONDITIONS FOR GRANTING OF PERMITS BY AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 110, ARTICLE I, IN GENERAL, DIVISION 2, PERMIT, SECTION 110-49, APPLICATIONS, AND SECTION 110-51, CONDITIONS FOR GRANTING PERMIT; FOR THE PURPOSE OF AMENDING THE LAND DEVELOPMENT CODE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. SECOND READING | 02-06 |
| 24-005 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, TO AMEND THE CODE OF ORDINANCES RELATING TO MIXED-USE DEVELOPMENT TO PROVIDE INCENTIVES TO CREATE HOUSING OPPORTUNITIES FOR SANIBEL WORKFORCE AND STREAMLINE PERMIT PROCESSES FOR SUCH DEVELOPMENTS ; AMENDING SUBPART B LAND DEVELOPMENT CODE, CHAPTER 78, GENERAL PROVISIONS, SECTION 78-1, RULES OF CONSTRUCTION AND DEFINITIONS; AMENDING CHAPTER 86, DEVELOPMENT STANDARDS, SECTION 86-1, COMBINED RESIDENTIAL AND COMMERCIAL DEVELOPMENT; REMOVING CHAPTER 90, FEES, ARTICLE II, DEVELOPMENT PERMITS, DIVISION 7, DEVELOPMENT PERMITS IMPLEMENTING CONDITIONAL USE APPROVAL, SECTION 90-180, COMBINED RESIDENTIAL AND COMMERCIAL DEVELOPMENT; REMOVING ARTICLE IV, PUBLIC HEARINGS, DIVISION 4, CONDITIONAL USES, SECTION 90-395, COMBINED RESIDENTIAL AND COMMERCIAL DEVELOPMENT; AMENDING CHAPTER 126, ZONING, ARTICLE II, CONDITIONAL USE PERMITS, SECTION 126-33, INSTITUTIONAL USES; REMOVING ARTICLE IV, CONDITIONAL USES, SECTION 126-87, COMBINED RESIDENTIAL AND COMMERCIAL DEVELOPMENT; AMENDING ARTICLE VIII, COMMERCIAL DISTRICTS, DIVISION 2, GC GENERAL COMMERCIAL, SECTION 126-491, PERMITTED USES, SECTION 126-492, CONDITIONAL USES, DIVISION 3, TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT, SECTION 126-514, REQUIRED CONDITIONS, AND DIVISION 4, TOWN CENTER LIMITED COMMERCIAL DISTRICT, SECTION 126-534, REQUIRED CONDITIONS; AND ADDING SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 5, COMMERCIAL AND INSTITUTIONAL USES GENERALLY, SECTION 126-1032; AND AMENDING ARTICLE XV, OFF-STREET PARKING AND LOADING, DIVISION 2, OFF-STREET PARKING, SUBDIVISION II, RESIDENTIAL USES, SECTION 126-1341, REQUIRED PARKING SPACES, FOR THE PURPOSE OF AMENDING THE LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. SECOND READING | 04-02 |

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| 24-006 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS, TO CREATE A NEW ARTICLE VIII, MANDATORY INSPECTION OF AGING CONDOMINIUM AND COOPERATIVE BUILDINGS, CONTAINING NEW SECTIONS 14-321 TO 14-324 ADDRESSING INSPECTION, REPORTING, REPAIRS, ENFORCEMENT, AND PENALTIES; FOR THE PURPOSE OF UPDATING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. SECOND READING | 04-02 |
| 24-007 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATED TO HOUSING STANDARDS AND POLICIES OF THE BELOW MARKET RATE HOUSING PROGRAM , AMENDING 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 86-158, MINIMUM SIZE OF PARCEL, AND SECTION 86-159, MINIMUM WIDTH OF PARCEL; CHAPTER 90, FEES, ARTICLE II, DEVELOPMENT PERMITS, DIVISION 7, DEVELOPMENT PERMITS IMPLEMENTING CONDITIONAL USE APPROVAL, SECTION 90-178, INCREASED-DENSITY BELOW MARKET RATE HOUSING; ARTICLE IV, PUBLIC HEARINGS, DIVISION 4, CONDITIONAL USES, SECTION 90-393, INCREASED-DENSITY BELOW MARKET RATE HOUSING; CHAPTER 102, HOUSING, ARTICLE II, BELOW MARKET RATE HOUSING, DIVISION 3, BELOW MARKET RATE HOUSING RENTAL PROGRAM, BY ADDING SECTION 102-101, PURPOSE AND INTENT, AND AMENDING SECTION 102-102, QUALIFICATION AND RANKING OF APPLICANTS; AND AMENDING CHAPTER 126, ZONING, ARTICLE IV, CONDITIONAL USES, SECTION 126-85, INCREASED DENSITY BELOW MARKET RATE HOUSING; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. FIRST READING | 04-02 |
| 24-008 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, RELATING TO THE SUNSETTING OF THE CONTRACTOR REVIEW BOARD BY AMENDING CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS, ARTICLE I, IN GENERAL, SECTION 14-6, ENFORCEMENT AND PENALTIES, ARTICLE II, ADMINISTRATION, DIVISION 1, GENERALLY, SECTION 14-31, ENFORCEMENT, POWERS OF AUTHORIZED OFFICIALS, AND DELETING ARTICLE III, LICENSES, REGISTRATIONS, AND CERTIFICATIONS IN ITS ENTIRETY AND RENUMBERING SUBSEQUENT ARTICLES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. SECOND READING | 06-04 |
| 24-009 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, AMENDING THE CODE OF ORDINANCES RELATING TO CHAPTER 66, TRAFFIC, BY BIFURCATING ARTICLE III. SPEED LIMITS, INTO TWO DIVISIONS, DIVISION 1. GENERALLY, AND ADDING A NEW DIVISION 2, SCHOOL SPEED ZONES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. First Reading | 06-04 |

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| 24-010 | AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, RELATING TO AMENDMENT OF THE CODE OF ORDINANCES TO REVISE THE MASTER DEVELOPMENT PLAN ON FILE AS REFERENCED BY CHAPTER 126, ZONING, ARTICLE XVI, PLANNED UNIT DEVELOPMENT, DIVISION 3, BAILEY’S SHOPPING CENTER PROPERTY, SECTION 126-1473, MASTER DEVELOPMENT PLAN; DELETING SECTION 126-1474, MASTER VEGETATION PLAN; AMENDING SECTION 126-1475, DENSITY/INTENSITY; AND AMENDING SECTION 126-1477, REQUIRED CONDITIONS, FOR THE PURPOSE OF UPDATING LAND DEVELOPMENT CODE REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE. FIRST READING | 06-04 |
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From: Eric Pfeifer <Eric@pfeiferrealtygroup.com>

Sent: Saturday, June 1, 2024 9:02 AM

To: Paula N. McMichael <Paula.McMichael@mysanibel.com>

Cc: Dana A. Souza <Dana.Souza@mysanibel.com>; Scotty L. Kelly <Scotty.Kelly@mysanibel.com>; Craig J. Chandler <Craig.Chandler@mysanibel.com>; Kim M. Ruiz <kim.ruiz@mysanibel.com>; John D. Agnew <john.agnew@mysanibel.com>

Subject: Re: Outline of staff presentation for 6/11 joint workshop & request for feedback

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Report Suspicious

Paula,

I would like to discuss deadlines for abandoned or neglected properties. Specifically, commercial properties and the potential to lose some grand-fathered uses. The deadlines may not be reasonable for the amount of due diligence required to purchase, permit and begin renovations.

Eric

Sincerely,

Eric Pfeifer, CIPS, CRB, CRS, GRI
Broker-Owner, Pfeifer Realty Group
2015 Realtor of The Year, Sanibel Captiva Association of Realtors
2015 President, Sanibel Captiva Association of Realtors
2016 President, Sanibel Captiva Kiwanis Club
2016 Citizen of the Year, Sanibel Captiva Chamber of Commerce

On May 30, 2024, at 4:32 PM, Paula N. McMichael <Paula.McMichael@mysanibel.com> wrote:

Good afternoon, City Council and Planning Commission members,

Attached you will find an outline of the presentation staff anticipates making at the June 11th joint workshop. Please review and let me know if you have additional items you would like to discuss.

Thank you,

Paula N. C. McMichael, AICP
City of Sanibel
Director, Planning Department

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Sanibel, FL 33957

Office: 239-472-4136

Mobile: 239-391-4428

Email: paula.mcmichael@mysanibel.com

Florida has a very broad public records law. Most written communications to or from the City of Sanibel regarding City business are public records available to the public and media upon request. Your e-mail communications, including your email address, may be subject to public disclosure.

<Outline for planning staff presentation - joint workshop 6-11-2024.pdf>

From: Erika Steiner <erikahsteiner2012@gmail.com>
Sent: Thursday, June 6, 2024 1:50 PM
To: Paula N. McMichael <Paula.McMichael@mysanibel.com>
Cc: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: LDC Changes re Permit Process

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Hi Paula,

I'm looking forward to these upcoming discussions. Thank you for getting it rolling!

I'm by no means an expert, but I've had years of experience working on process improvement projects, both in corporations of various industries and in higher education. We've always found it most effective to map out the current process, then look for inefficiencies or redundancies, and then map out the new recommended process. Although many of these projects were directed to save time and money, they were also done in order to improve customer satisfaction.

In our environment, I would suggest that we look at the permitting process that we want to create, and then match the LDC to the process, rather than the other way around.

I know you and Dana have already planned the meetings coming up, and I certainly wouldn't want to halt progress. But I am concerned that if we start whittling away at the code without the intended outcome already laid out, we may just cause a proliferation of unintended consequences.

Just food for thought!

See you on Tuesday,

Erika