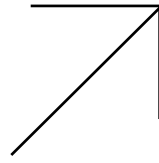


Parks & Recreation Advisory Committee

June 18, 2026

- DISCUSSION OF OUTDOOR RECREATION FACILITIES
 - DISCUSSION OF “ATTRACTION” VS “AMENITY”
-

Finding Eco Zones



Residential Districts

Ecological Zones based upon Natural Systems



Find address or place



1. Search Address

Layer List

- Lee County Easements
- Lee County Parcels
- Sanibel Coastal Construction Control Lines (CCCL)
- Sanibel (FLUMS) - Commercial Zoning District
- Sanibel (FLUMS) - Local Drainage Area
- Sanibel (FLUMS) - Special Use Districts
- Sanibel (FLUMS) - Resort Housing District
- Sanibel (FLUMS) - Environmentally Sensitive Lands Conservation District
- Sanibel (FLUMS) - Ecological Zones Map 1989
- Aerials2025
- Aerials2024
- Aerials2023
- Aerials2022

2. Toggle on the Eco Zone layer

(2 of 2)

Ecological Zones: Altered Land	
ECO ZONE LABEL	G
ECO ZONE NAME	Altered Land
DISTRICT TYPE	R
ECO ZONE DESCRIPTION	More info
AMENDING ORDINANCE	
AMENDING DESCRIPTION	
AMENDING LINK	
LOT USAGE EXCEPTIONS	More info
VEGETATION REMOVAL AND DEVELOPED AREA %	10,000
	0
	0

[Zoom to](#)

3. Click more info

VERSION: MAR 24, 2026 (CURRENT) ▾



WETLANDS ZONE

➤ DIVISION 8. - F MID-ISLAND RIDGE ZONE

➤ DIVISION 9. - C MANGROVE FOREST ZONE

▼ DIVISION 10. - G ALTERED LAND ZONE

Sec. 126-451. - Permitted uses.

Sec. 126-452. - Conditional uses.

Sec. 126-453. - Accessory uses.

Sec. 126-454. - Required conditions.

Sec. 126-455. - Other regulations.

Sec. 126-456. - Required conditions for lots in Sanibel Harbours Subdivision.

Secs. 126-457—126-469. - Reserved.

DIVISION 10. - G ALTERED LAND ZONE

Sec. 126-451. - Permitted uses.

(a) *Primary intended uses.* The G altered land zone shall meet the requirements set forth in this division. F

- (1) Single-family dwellings.
- (2) Duplex dwellings units, but see also
- (3) Residential cluster developments and
- (4) Occupancy of a dwelling unit by one
- (5) Rental of a dwelling unit by one family

(b) *Other permitted uses.* The following uses are permitted:

- (1) Public facilities.
- (2) Docks, boat davits and boat lifts in lakes and

(Ord. No. 85-26, §§ 1(I.D.2(a)(9)(a), (b)), 11-27-1985;

Sec. 126-452. - Conditional uses.

The following uses in the G altered land zone shall be conditional:

- (1) Public utility uses.
- (2) Institutional uses.
- (3) Recreation facilities.
- (4) Agriculture.
- (5) Increased-density below market rate
- (6) Foster family homes.

The Sanibel Code

After following the steps in the previous slide you will be brought to the portion of code that pertains to the parcel you searched.

Each zone is laid out in a similar fashion.

1. Permitted uses

- Uses that can be permitted with the proper application submitted in our City View portal.

2. Conditional Uses

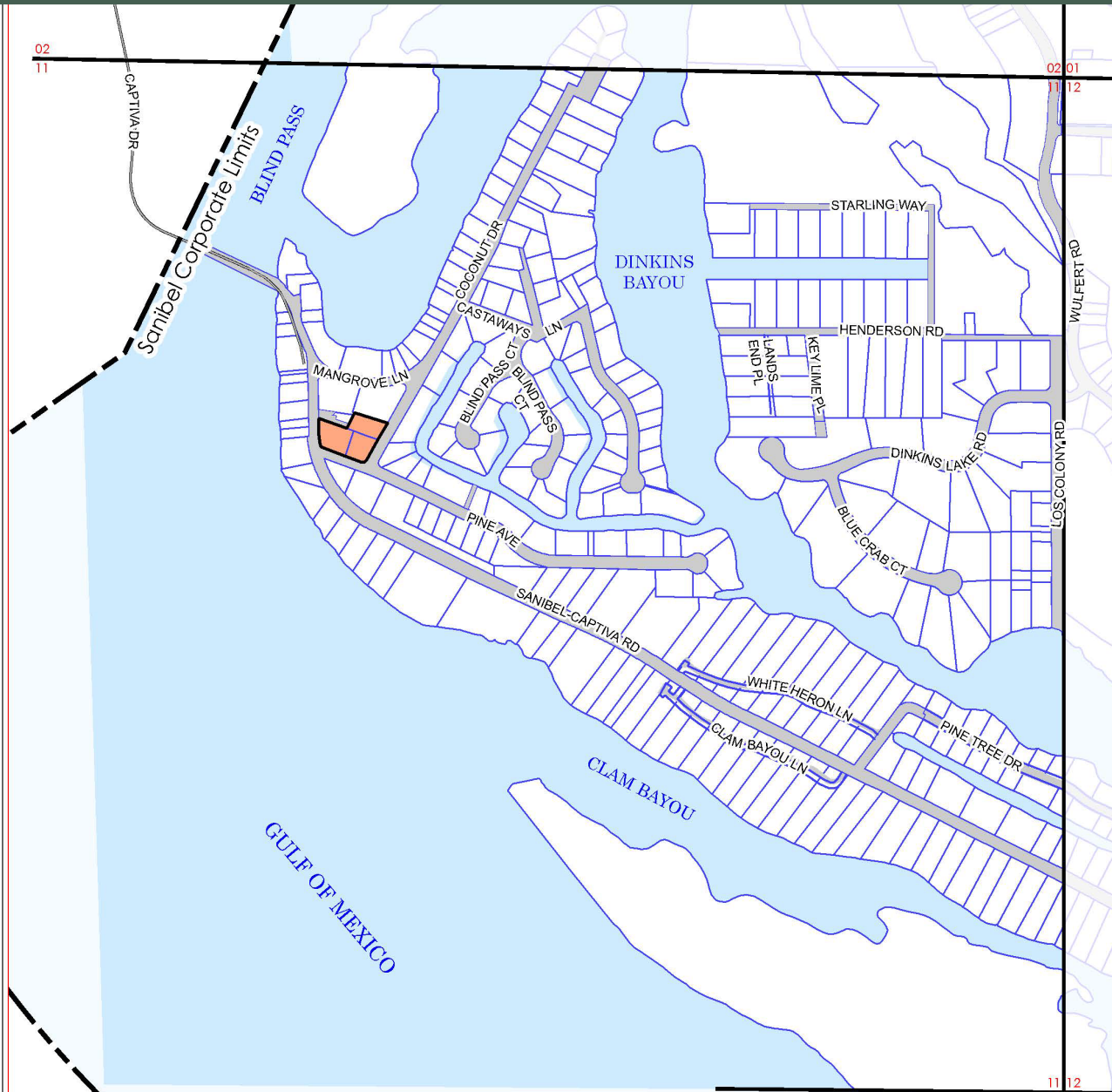
- Uses that can only be permitted if a Condition Use Permit is approved by Planning Commission.

3. Accessory Uses

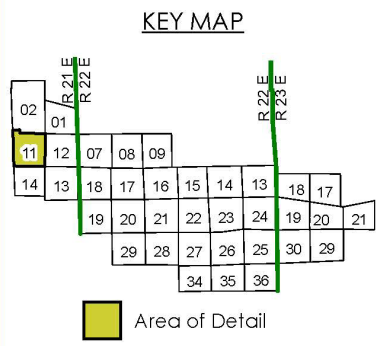
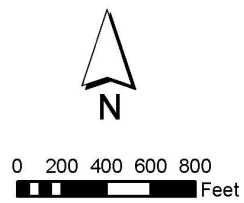
4. Required Conditions

- Height Regulations
- Setbacks
- Allowed Coverages (Impermeable and total developed area)
- Etc.

5. Other Regulations



- LEGEND**
- Commercial Zoning Districts
 - General Commercial
 - Town Center General
 - Town Center Limited
 - Property Lines

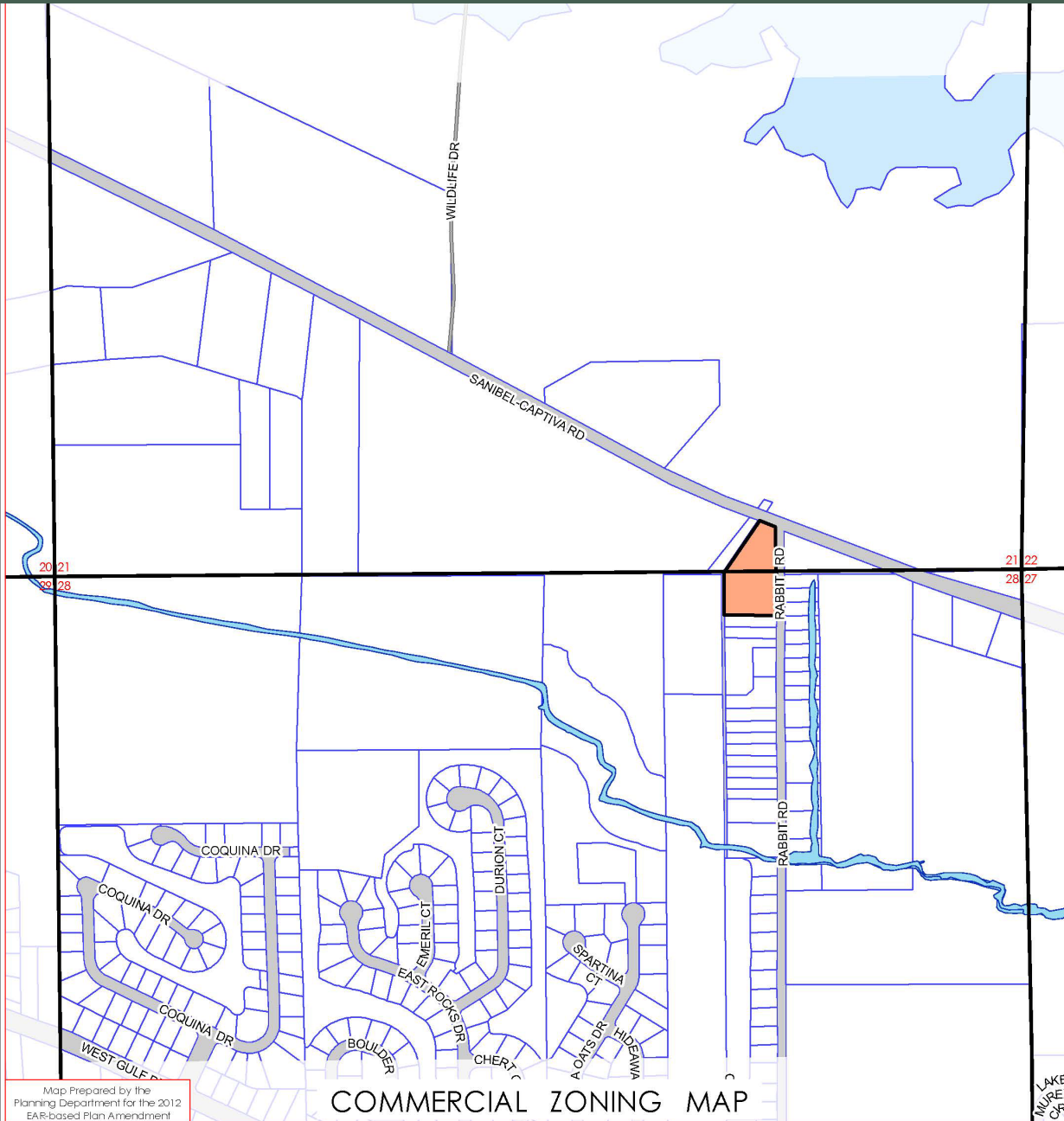


SECTION	TOWNSHIP	RANGE
11	4 S	21 E

Map Prepared by the

COMMERCIAL ZONING MAP

COMMERCIAL ZONING MAP
 COMMERCIAL ZONING MAP SERIES 2012-2022



LEGEND

Commercial Zoning Districts

- General Commercial
- Town Center General
- Town Center Limited
- Property Lines

N

0 200 400 600 800
Feet

KEY MAP

Area of Detail



SECTION	TOWNSHIP	RANGE
21 & 28	46S	22E

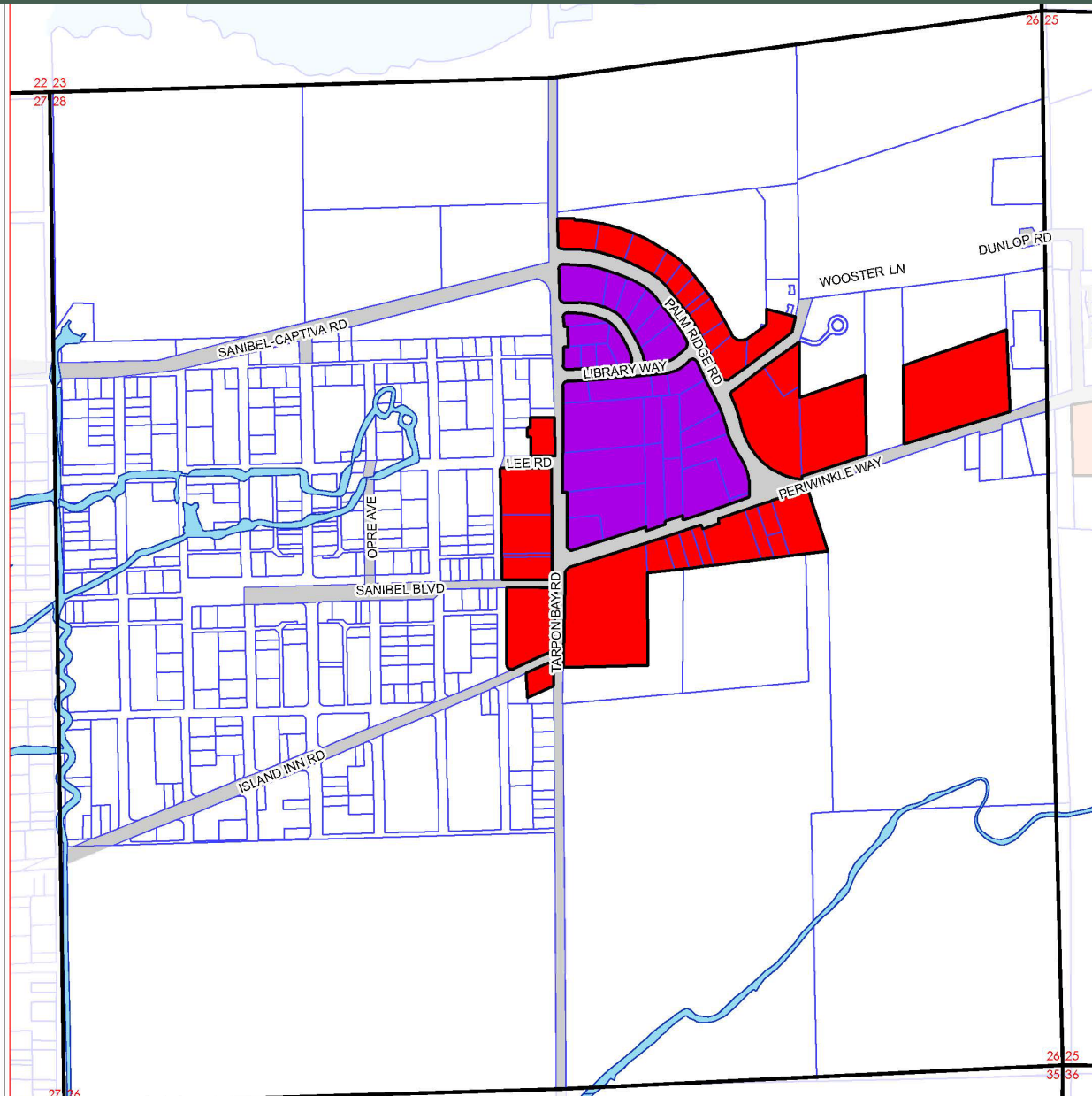
Map Prepared by the Planning Department for the 2012 EAR-based Plan Amendment

COMMERCIAL ZONING MAP

MULTI-LAKE CENTER

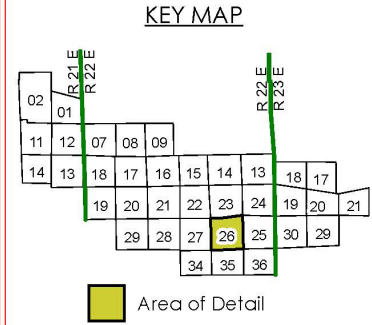
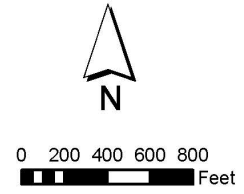
COMMERCIAL ZONING MAP

FUTURE LAND USE MAP SERIES 2012-2022



LEGEND

- Commercial Zoning Districts
- General Commercial (Orange square)
- Town Center General (Red square)
- Town Center Limited (Purple square)
- Property Lines (Blue line)

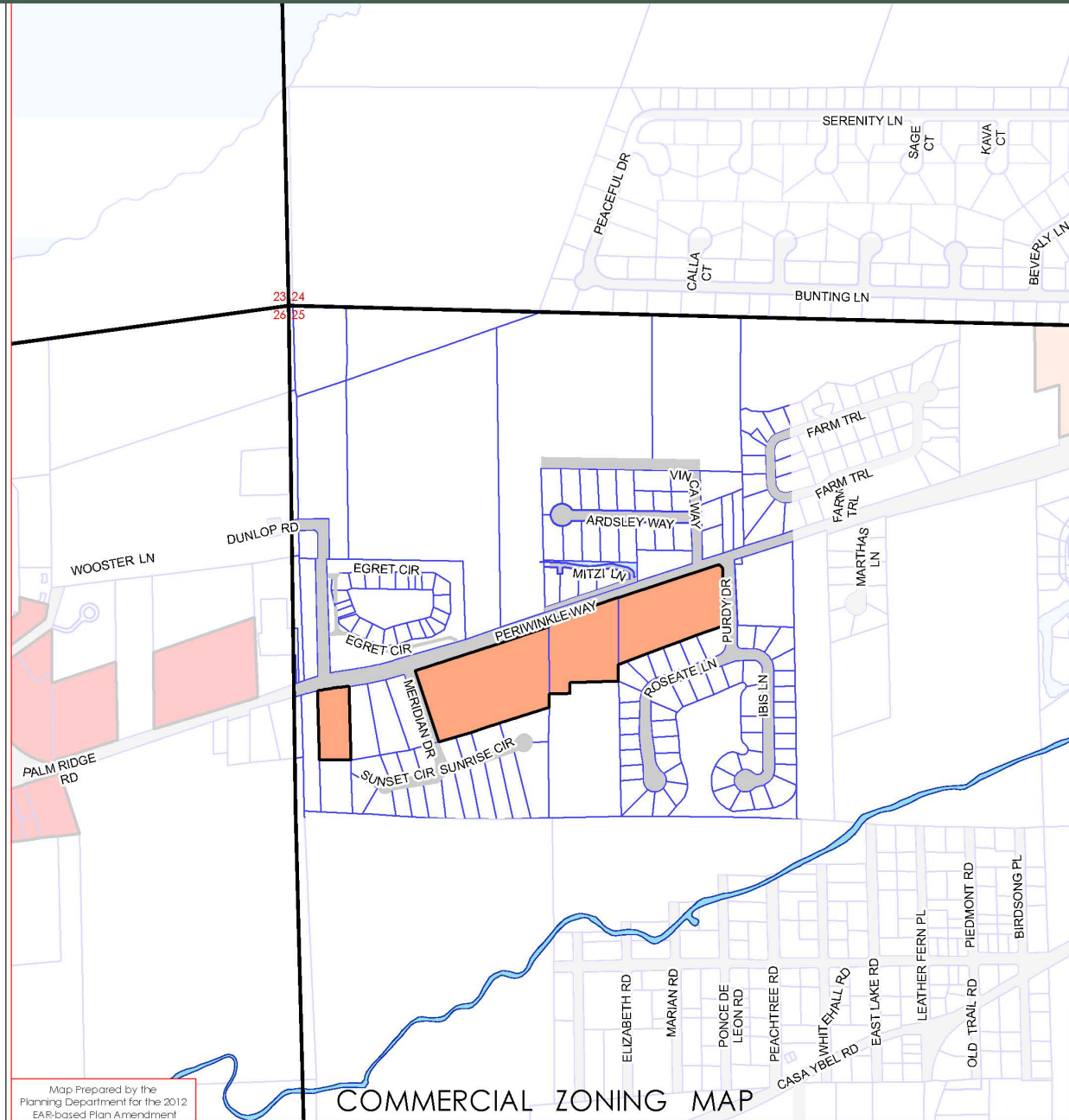


SECTION	TOWNSHIP	RANGE
26	46S	22E

Map Prepared by the Planning Department for the 2012 EAR-based Plan Amendment

COMMERCIAL ZONING MAP

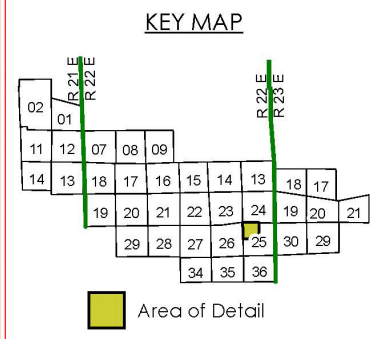
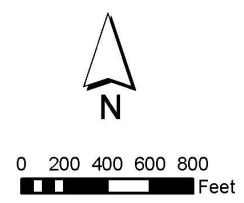
COMMERCIAL ZONING MAP
FUTURE LAND USE MAP SERIES 2012-2022



LEGEND

Commercial Zoning Districts

- General Commercial
- Town Center General
- Town Center Limited
- Property Lines

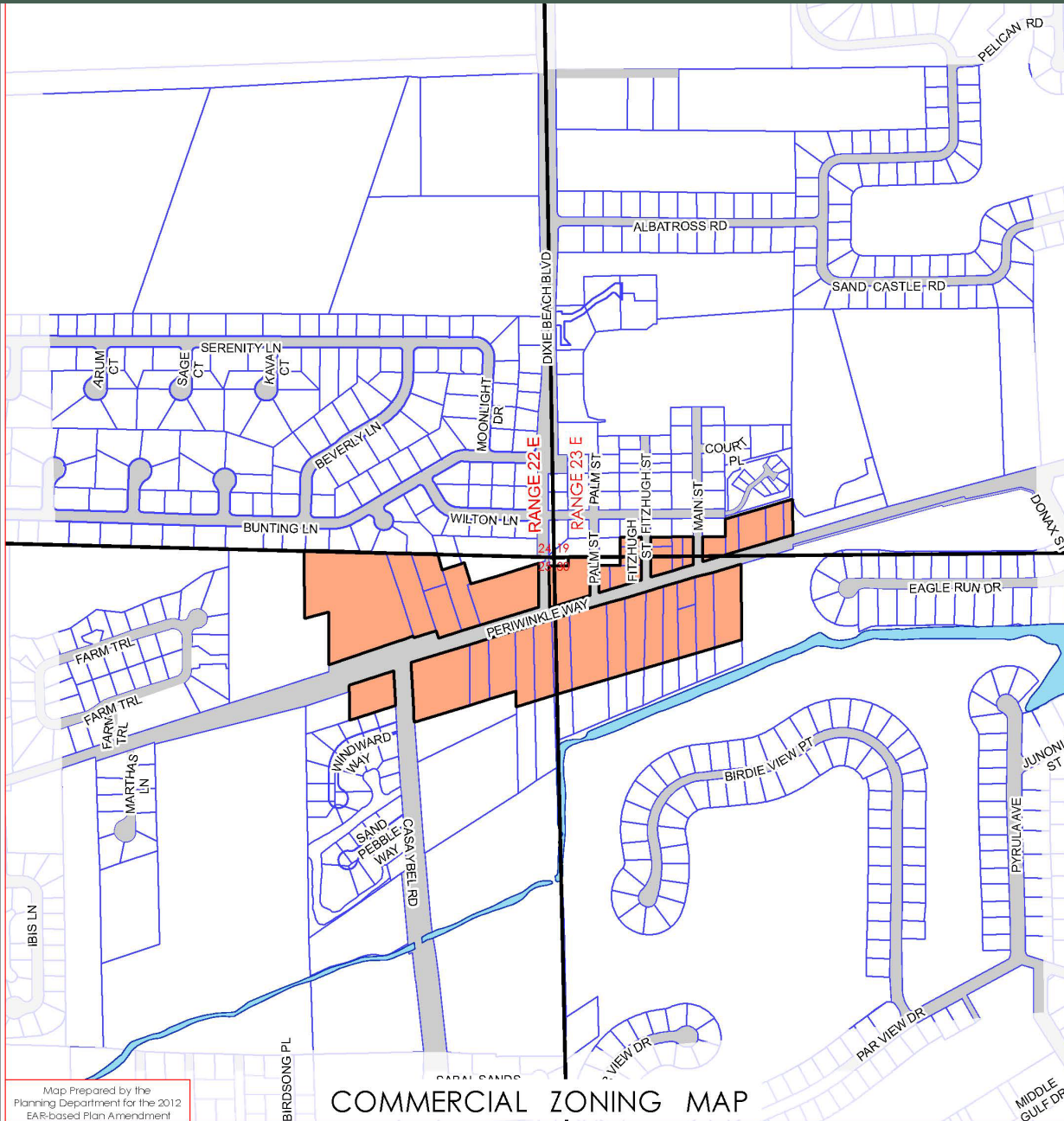


SECTION	TOWNSHIP	RANGE
25	46S	22E

Map Prepared by the Planning Department for the 2012 EAR-based Plan Amendment

COMMERCIAL ZONING MAP

COMMERCIAL ZONING MAP
FUTURE LAND USE MAP SERIES 2012-2022



LEGEND

- Commercial Zoning Districts
- General Commercial (Orange)
- Town Center General (Red)
- Town Center Limited (Purple)
- Property Lines (Blue)

North arrow pointing up.

Scale bar: 0 200 400 600 800 Feet

KEY MAP

Area of Detail (Yellow)

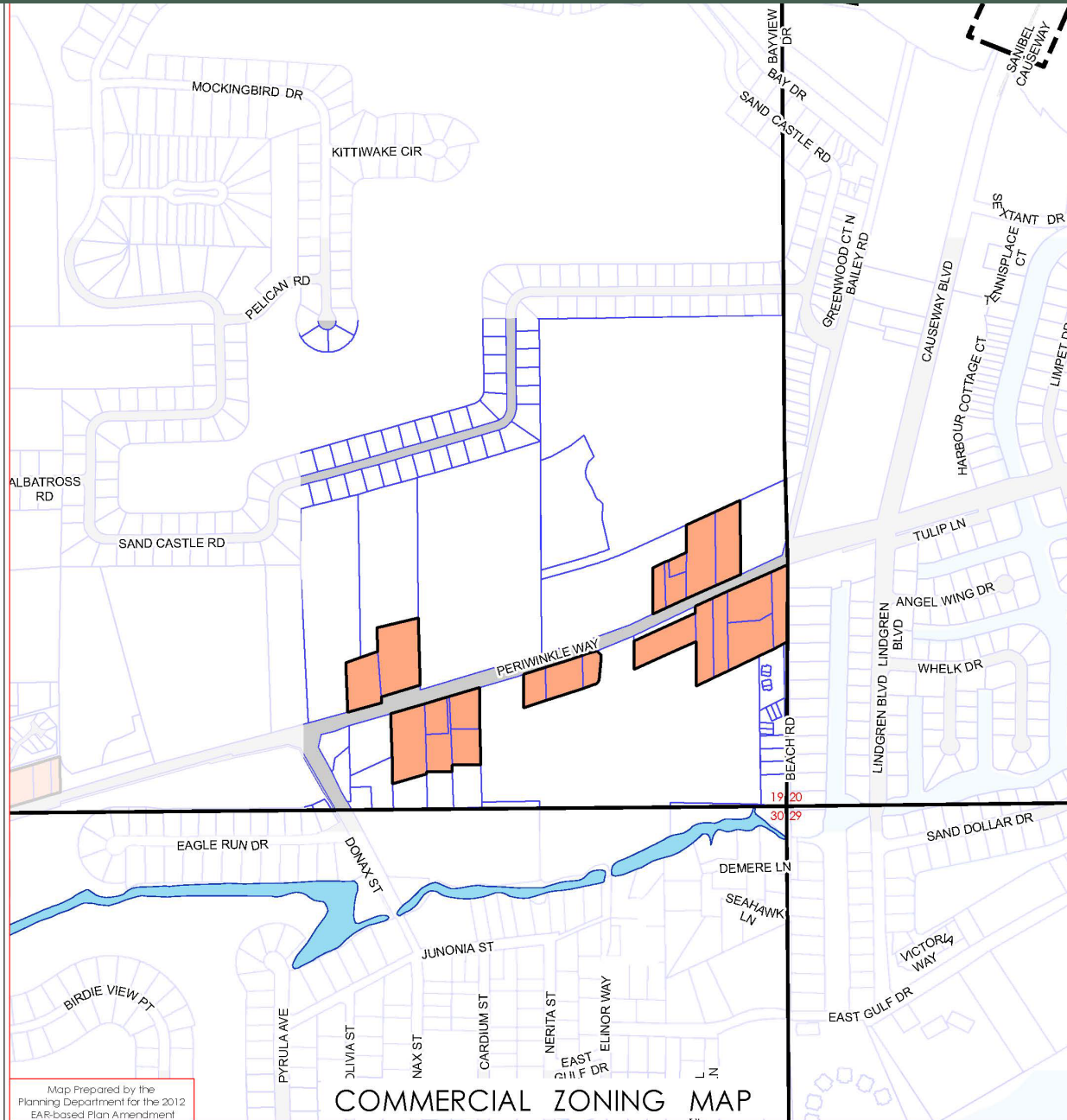


SECTION	TOWNSHIP	RANGE
24&25	46S	22E
SECTION	TOWNSHIP	RANGE
19&30	46S	23E

Map Prepared by the Planning Department for the 2012 EAR-based Plan Amendment

COMMERCIAL ZONING MAP

COMMERCIAL ZONING MAP
FUTURE LAND USE MAP SERIES 2012-2022



Map Prepared by the
Planning Department for the 2012
EAR-based Plan Amendment

COMMERCIAL ZONING MAP

LEGEND

- Commercial Zoning Districts
- General Commercial
- Town Center General
- Town Center Limited
- Property Lines

N

0 200 400 600 800
Feet

KEY MAP

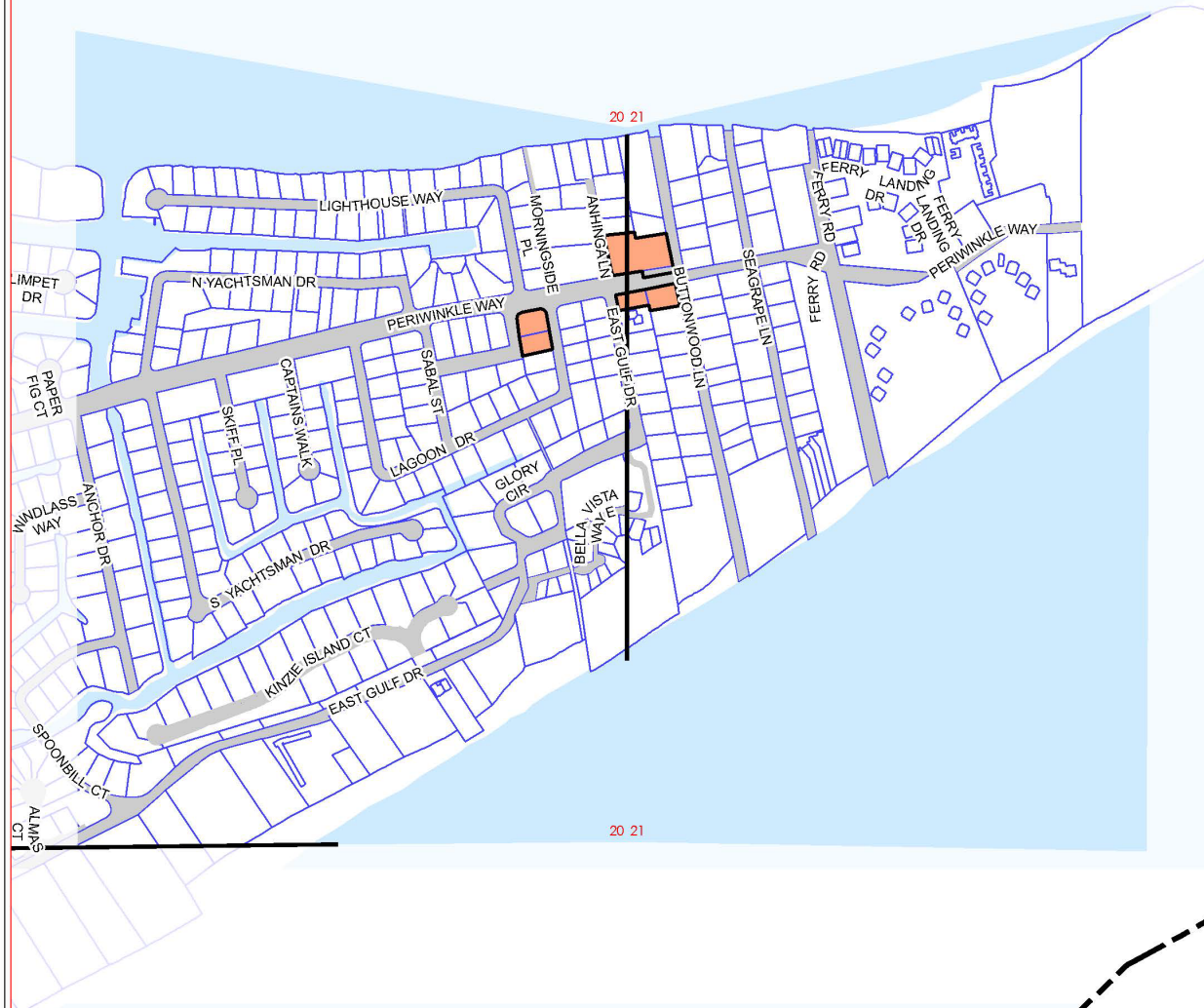
Area of Detail



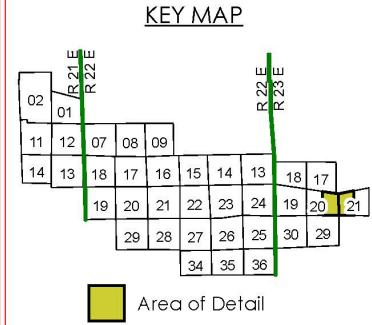
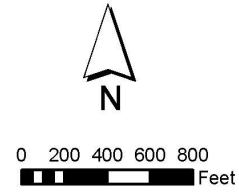
SECTION	TOWNSHIP	RANGE
19	46S	23E

COMMERCIAL ZONING MAP

FUTURE LAND USE MAP SERIES 2012-2022



- LEGEND**
- Commercial Zoning Districts
 - General Commercial
 - Town Center General
 - Town Center Limited
 - Property Lines



SECTION	TOWNSHIP	RANGE
20&21	46S	23E

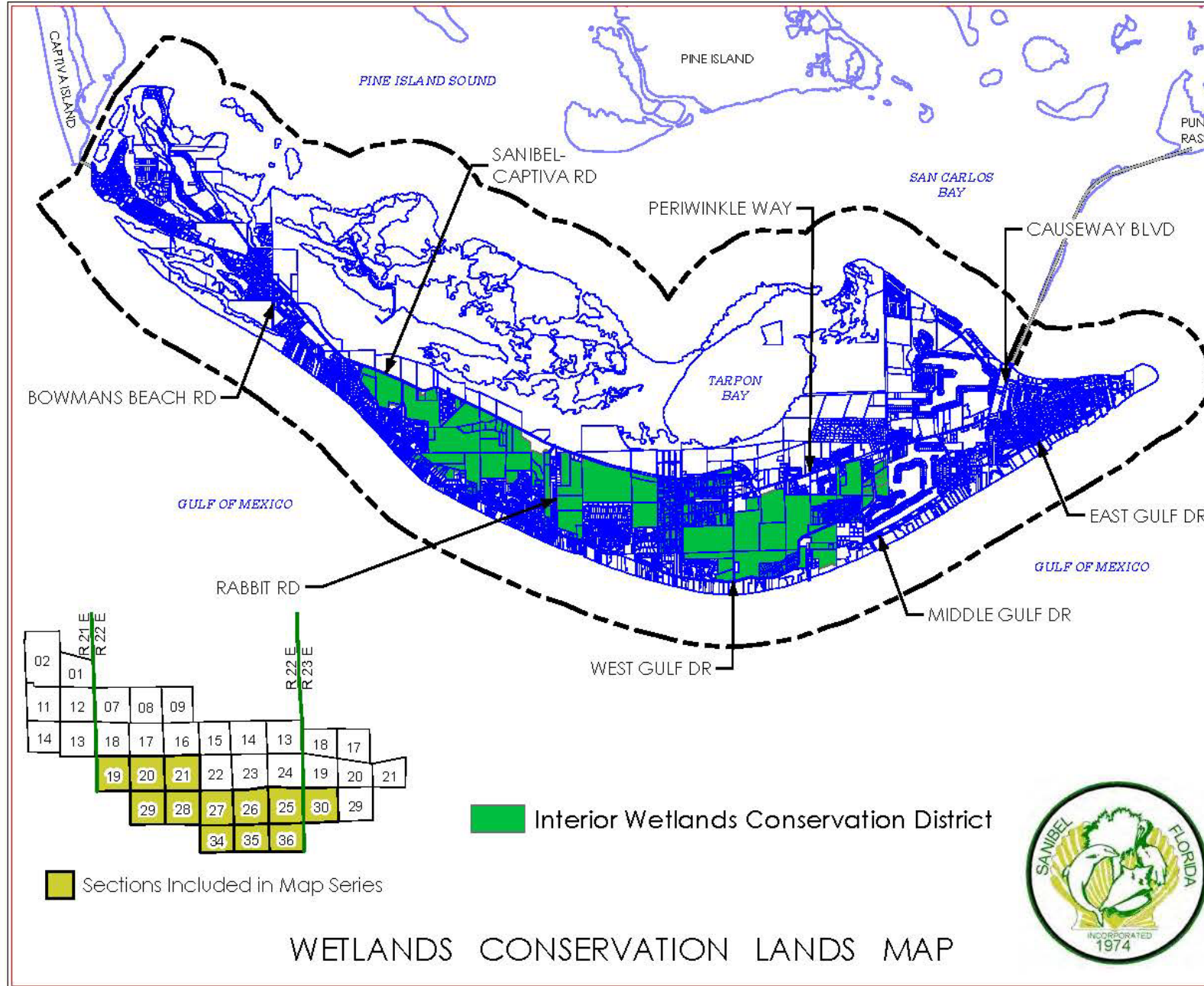
Map Prepared by the Planning Department for the 2012 EAR-based Plan Amendment

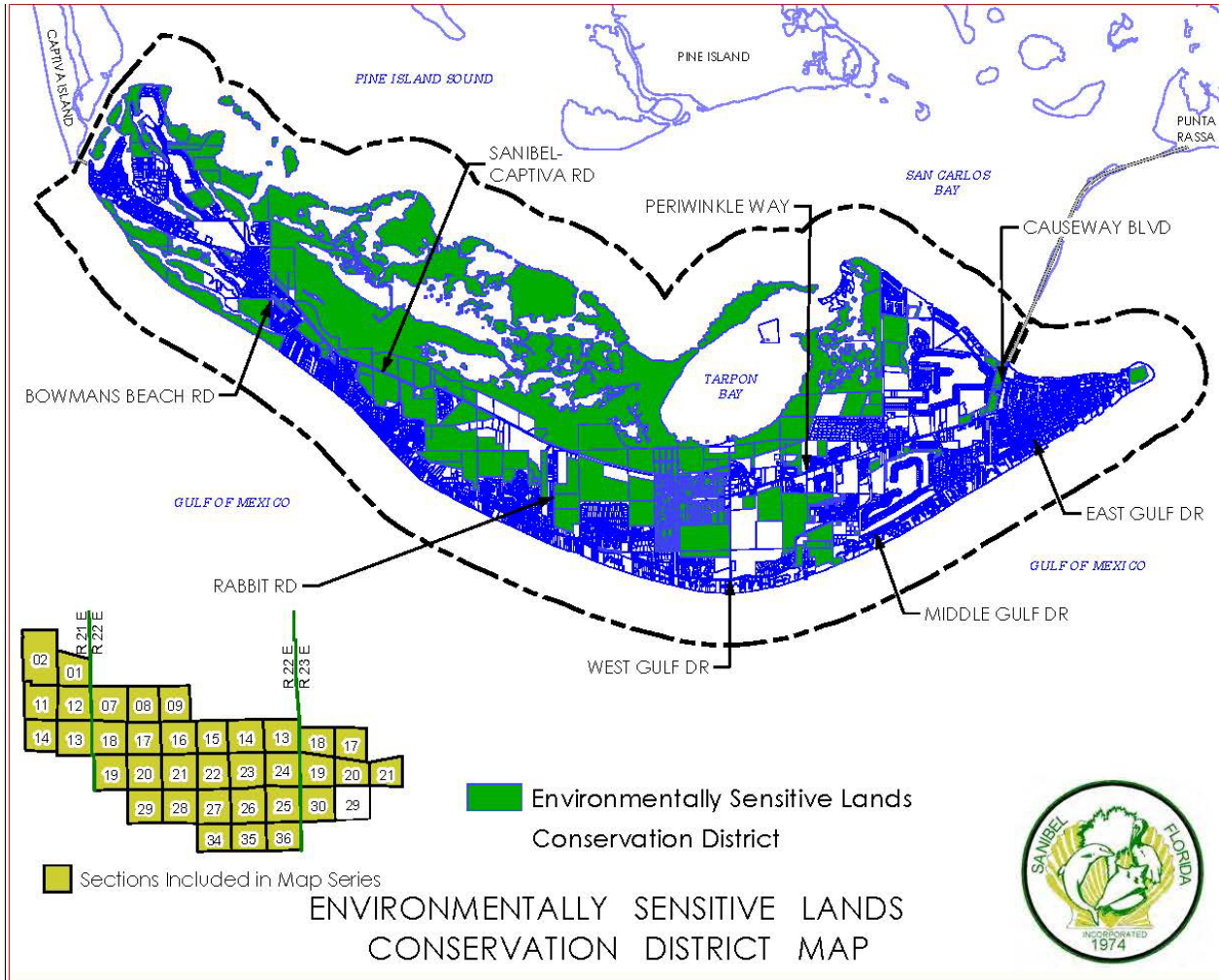
COMMERCIAL ZONING MAP

COMMERCIAL ZONING MAP

FUTURE LAND USE MAP SERIES 2012-2022

Interior Wetlands Conservation District





ENVIRONMENTALLY SENSITIVE LANDS CONSERVATION DISTRICT MAP
FUTURE LAND USE MAP SERIES 2012-2022

Environmentally Sensitive Lands

Potential Recreation Facilities

Principal Use	Permitted		Conditional Use		Conditions (if applicable)	Notes
	Commercial	Residential	Commercial	Residential		
Bandshell	—	—	GC, TCL, TCG	D-1, D-2, E-2, F, G	126-33 - institutional	
Bowling alley	—	—	—	—		
Community green/event space	—	—	GC, TCL, TCG	D-1, D-2, E-2, F, G	126-33 - institutional	
Daycare	GC, TCL, TCG	—	—	D-2, E-2, F, G	126-86 - residential child caring facilities	Permitted in commercial districts as "child care services"
Dog Park	—	—	GC, TCL, TCG	D-1, D-2, E-2, F, G	126-33 - institutional	Assuming the dog park is not private business but a civic use
Food truck park	GC, TCL, TCG	—	—	—	Subject to floor area ratio	Food trucks are subject to a state pre-emption
Indoor game arcade	—	—	—	—		
Miniature golf	—	—	—	—		City Council has directed it be allowed as a conditional use
Movie theater	—	—	GC, TCL, TCG	—	126-92 - motion picture theaters	
Pickleball courts (standalone)	—	—	—	D-2, E-2, F, G	126-35 - recreation facilities	

From the Sanibel Vision Statement

Attraction

The Sanibel community recognizes that its attractiveness to visitors is due to the Island's quality as sanctuary and as community. 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.

Hierarchy of Values

This three-part statement of the community's vision of its future is a hierarchy, one in which the dominant principle is Sanibel's sanctuary quality. Sanibel shall be developed as a community only to the extent to which it retains and embraces this quality of sanctuary. Sanibel will serve as attraction only to the extent to which it retains its desired qualities as sanctuary and community.

From the Transportation Element

Policy 2.11. Limit the number, size and location of private attractions that, by their nature, contribute to an overuse of limited capacity roadways. Within the context of this policy, an attraction is a land use that generates a significant number of its daily and overall automobile trips from off-Island locations.