

Revised priorities for 2024 LDC Amendments

Section of Code	Comment	Staff Lead	Status	Important Dates	Next Step
First Level Priorities					
Sec. 126-1361 et seq.	Nonresidential parking standards	Craig	2nd reading - Ordinance 2024-019	9/9/2024	Complete
Sec. 126-637. Development and redevelopment regulations.	Height limitations in the resort housing district	Paula	2nd reading - Ordinance 2024-020	9/9/2024	Complete
Sec. 78-1 and others	Open bodies of water	Kim	Discussion	11/12/2024	City Council
Correct Scrivener Errors identified in 2015	Identified in memo dated October 27, 2015	Paula w/city clerk		Complete	
Second Level Priorities					
Sec. 86-43. Appearance of structures; size and mass of structures.	See memo dated October 27, 2015: "Procedure for notification of the filing of an application for single-family or duplex dwelling unit" adds 14-day delay to issuance of permit	Craig	Given discussions with planning commission to date, no changes are recommended.		
Sec. 86-42. Determination of impermeable coverage.	Consideration of whether dune walkovers should count towards impermeable coverage	Craig	2nd reading - Ordinance 24-023	11/12/2024	City Council
Sec. 82-402. Review and issuance.	Revise to be consistent with the timeframes and process established by §166.033 F.S. – changes made in 2021	Paula	Move to 2025 priority list		
Sec. 82-422. Scheduling and notice.	Legal notice no longer required to be in a newspaper (§50.011 F.S.)	N/A	Requires Lee County to establish a website for publishing notices - complete		
Sec. 86-169. Architectural design standards and examples.	Flat roof and resort recreational open space.	Paula	Ordinance 2024-020	9/9/2024	Complete
Sec. 126-334. - Required conditions. (all ecological zones)	Angle of light measurements for residential and institutional uses at rear and front setbacks	Paula	Review complete - no changes recommended	8/13/2024	Complete
Amendments to create green building incentives.	See separate memo and presentation from Nov. 28 th LDC Review Subcommittee	Savannah w/Craig	Consideration of code amendment	12/10/2024	Planning Commission

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Not current priorities					
Sec. 82-382. Filing procedure.	What constitutes a "complete application" for development permit	Craig	Ordinance 24-024	11/12/2024	Complete
Sec. 86-42. Determination of impermeable coverage.	Requirement for vegetated landscape buffer at least 10 feet in depth on each side of driveway in order to permeable pavers to be considered 100 percent permeable – "administrative stay" on the requirement so that it has not been enforced.	Craig	2nd reading - Ordinance 24-026	12/3/2024	City Council
Subdivision III. Multifamily Housing - Sec. 86-156 et seq.	Review development standards for multifamily housing in light of redevelopment.	N/A	No changes recommended		
Sec. 106-247. Illumination standards.	Illumination for signs – reference to fluorescent bulbs	N/A	Continue to 2025 list & include with outdoor lighting		
Sec. 126-471. Emergency refuge space; water supply.	Requirement for emergency refuge space in nonresidential structures	N/A	No changes recommended		
Sec. 126-937. Required yards.	Review for consistency with landscaping requirements	N/A	Continue to 2025 priority list		
Sec. 126-939. Standard minimum distance between buildings.	Review in light of redevelopment.	N/A	No changes recommended		
Sec. 126-1023. Economic and traffic impacts.	Need for updated commercial market study, necessity of traffic impact studies based on build out.	Craig	Included with nonresidential parking - 2nd reading - Ord. 24-019	9/9/2024	Complete
Sec. 126-1027. Maximum street frontage for a commercial unit.	Review in light of redevelopment.	N/A	No changes recommended		

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Sanibel Plan - Policy 1.4 - Ensure that dredge and fill activities are undertaken in compliance with Land Development Code requirements, as well as the requirements enforced by the Department of Environmental Protection, the South Florida Water Management District and the Army Corps of Engineers.	No corresponding requirements in the land development code.	N/A	Adding new limitations could be inconsistent with SB 250 restrictions		
Cross references of the term “substantial improvement” between Chapter 94, Chapter 122, and Chapter 126.	Substantial improvement (50% rule) is used as the triggering mechanism for compliance with several sections of code unrelated to building.	N/A	Adding new limitations could be inconsistent with SB 250 restrictions		
Incorporate Resolution No. 98-100, Subdivision improvement construction requirements, into the Sanibel Code.	Site design requirements that are outside of the land development code.	N/A	Adding new limitations could be inconsistent with SB 250 restrictions		

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ADDED PRIORITIES					
<i>Sec. 82-57. Discontinuance, vacation, or abandonment of use, Sec. 126-212. Nonconforming structures, and Sec. 126-218. Re-establishment of discontinued or abandoned use prohibited</i>	<i>Nonconforming uses & structures - extend timeframes to reestablish</i>	<i>Paula</i>	<i>Ordinance 2024-016</i>	<i>9/9/2024</i>	<i>Complete</i>
<i>Various sections in Chapter 82 - Administration</i>	<i>Temporary provisions to waive Planning Commission review post-storm - some conditional uses, long-form development permits, waivers</i>	<i>Paula</i>	<i>Ordinance 2024-017 (long-form DPs), Ordinance 2024-018 (waivers)</i>	<i>9/9/2024</i>	<i>Complete</i>
<i>Sec. 126-31. Generally and Sec. 126-82. General requirements</i>	<i>Conditional use general requirements</i>	<i>Paula</i>	<i>Ordinance 2024-015</i>	<i>9/9/2024</i>	<i>Complete</i>
<i>Sec. 126-492. - Conditional uses.</i>	<i>Evaluate whether any conditional use should become a permitted use.</i>	<i>Paula</i>	<i>Complete - no recommended changes from PC</i>	<i>7/23/2024</i>	<i>Complete</i>
Sec. 126-871 et seq. - Accessory Marine Structures	Unauthorized rip rap revetments	Kim/ Paula	Discussion	11/19/2024	Planning Commission
Chapter 122 - Vegetation	Landscaping/ vegetation buffers - timing of restoration	Paula	Discussion for timing	12/10/2024	Planning Commission