



AGENDA MEMORANDUM

Planning Department

City Council
Meeting Date: August 19, 2025

To: City Council
From: Kim Ruiz, Principal Planner
Date: August 12, 2025

SUBJECT: ORDINANCE 25-014 TO RENAME “ALTERNATIVE SHORELINE STABILIZATION PROJECTS” TO “LIVING SHORELINE PROJECTS;” CLARIFY EXISTING REQUIREMENTS; ADD EXAMPLE GRAPHICS; AND PROVIDE AN ADMINISTRATIVE PROCESS FOR AMENDMENTS TO PERMITTED PROJECTS

REVIEW TIMELINE

Date	Meeting Type	Summary
09/24/2024	LDC Subcommittee	<p>Staff presented proposed amendments to the <i>Sanibel Code</i> to change Alternative Shoreline Stabilization Projects from a Conditional Use Permit (CUP) to an allowed use to be reviewed administratively. Staff presented proposed revisions including example designs to clarify the existing standards.</p> <p>LDC Subcommittee members had concerns with allowing shoreline stabilization projects on natural bodies of water without a public hearing. There were multiple questions which made it clear to staff that the section needed to be reorganized for additional clarity.</p>
04/22/2025	LDC Subcommittee	<p>Staff presented updated proposed amendments to the <i>Sanibel Code</i> to change Alternative Shoreline Stabilization Projects to Living Shoreline Stabilization Projects with standards for all water bodies, additional standards for human-made water bodies, additional standards for natural water bodies, example designs, allowing for administrative review for projects on human-made water bodies, and retaining the Conditional Use Permit (CUP) for projects on natural water bodies.</p> <p>The LDC Subcommittee provided comments and questions. After discussion, the LDC Subcommittee unanimously voted to move the proposed amendments to the Planning Commission for review.</p>
5/13/2025	Planning Commission	Staff presented proposed amendments.

Sanibel is and shall remain a barrier island sanctuary

Date	Meeting Type	Summary
		Planning Commission provided comments and questions. The public hearing was continued to June 10, 2025.
6/10/2025	Planning Commission	Staff presented clarifications to the proposed amendments. Planning Commission voted unanimously to forward the proposed amendments to City Council for consideration.
7/30/2025	City Council Discussion and 1 st Reading	Staff presented the proposed amendments and responded to questions from City Council. City Council voted to forward the proposed amendments to a 2 nd reading for consideration by City Council.

PROPOSAL SUMMARY Staff recommends changing the section title to Living Shoreline Stabilization Projects with amendments to include language to clarify requirements and to delete redundant and no longer applicable language. Additionally, design examples are included.

The proposed amendments will:

- Improve resiliency with living shoreline stabilization projects.
- Ensure appropriate design for the specific site conditions.
- Allow adaptive management of permitted projects to provide long-term resiliency under changing site conditions.

The proposed amendments are not more restrictive or burdensome and comply with the strictures of Senate Bill 250.

RECOMMENDED ACTION:

Move to second reading on September 8, 2025.

PUBLIC COMMENT: None.

FISCAL IMPACT: None.

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