



# City of Sanibel

## Planning Commission

### Planning Department Agenda Memorandum

**Planning Commission Meeting Date: June 10, 2025**

**To: Planning Commission**

**From: Kim Ruiz, Principal Planner**

**Date: June 2, 2025**

#### **DISCUSSION of PROPOSED AMENDMENTS to *SANIBEL CODE* SEC. 126-99 ALTERNATIVE SHORELINE STABILIZATION PROJECTS**

#### **REVIEW TIMELINE**

<b>Date</b>	<b>Meeting Type</b>	<b>Summary</b>
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	<p>Staff presented proposed amendments.</p> <p>Planning Commission provided comments and questions. The public hearing was continued to June 10, 2025.</p>

**PROPOSAL SUMMARY** Staff will present a recommendation to change 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Stabilization Projects with amendments to include language to clarify requirements and to delete redundant and no longer applicable language.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, a figure with design examples is included.

**RECOMMENDATION** The Planning Department recommends the Planning Commission forward the proposed amendments to the City Council for review.

**ATTACHMENTS**

Attachment A – Proposed Amendments in Strike-through and Underline Format

Attachment B – Sanibel Code Sections where the term Erosion Control Structures need to be replaced with Living Shoreline Stabilization Project

Attachment C – Power Point Presentation