



City of Sanibel

Land Development Code Review Subcommittee

Planning Department Agenda Memorandum

Land Development Code Review Subcommittee Meeting Date: February 24, 2026

To: Land Development Code Review Subcommittee

From: Craig J. Chandler, AICP, Deputy Planning Director

Date: February 24, 2026

TITLE: LDC Review of Section 86-164. – Limitations on principal buildings

REVIEW TIMELINE

Date	Meeting Type	Summary
02/24/2026	LDC Review Subcommittee	Proposed amendment for discussion

PROPOSAL SUMMARY

Consideration to remove Section 86-164. – Limitations on principal buildings, which is applicable to multi-family development outside of the Resort Housing District, due to staff finding that the section is effectively obsolete in the context of other, more recently adopted, sections of the Land Development Code.

Staff researched the origins of this section, of which there are three references, with amendments largely unrelated to the actual standard:

- Ordinance 85-26 adopted the Land Development Code replacing the former Comprehensive Land Use Plan (CLUP).
- Ordinance 87-02 established the Resort Housing District; and
- Ordinance 98-12 revised and reformatted standards for Unified Residential (Cluster) Development and Multi-family Housing.

Staff find this section to be inconsistent with more recently adopted ordinances and therefore should be removed:

- Subsection (1), of Section 86-164, limits building design and construction to no more than two dwelling units, vertically, at any point in the building.
 - Ordinance 23-025 increased maximum height allowed by the Land Development Code in all residential districts, and specifically added, “the height of all new buildings in not to exceed three stories above base flood elevation.”
 - Based on this standard, presently multi-family development has a more restrictive height standard than a single-family residence.

- Subsection (2) prohibits flat roofs, defined as any roof with a slope less than one to four, at any point in the building.
 - However, architectural standards adopted by Ordinance 16-001, under Section 126-169, allowed flat roof areas up to a maximum of 25% of the building's total roof perimeter.
 - Ordinance 24-020 removed the prohibition of flat roofs at multi-family structures.

The proposed legislative text, including strikethroughs (red) and underline (green) to signify proposed deletions and additions to the existing Land Development Code, is provided as an attachment.

FUNDING SOURCE: N/A

RECOMMENDATION

Staff recommend a motion to move this item to the next scheduled Planning Commission agenda for further consideration of a draft resolution.