



AGENDA MEMORANDUM

Planning Department

City Council Meeting Date: June 3, 2025

To: City Council
From: Craig Chandler, AICP, Deputy Planning Director
Date: May 20, 2025

SUBJECT: An ordinance amending the Code of Ordinances to promote community resiliency through revitalization of the Town Center Commercial Districts; amending Subpart B, Land Development Code, Chapter 126. – Zoning, for the purpose of updating the Land Development Code regulations.

REVIEW TIMELINE

Date	Meeting Type	Summary
1/14/25	City Council	Adoption of the Coastal Florida Recovery and Resiliency Partnership Project (R2P2) Report
4/22/25	LDC Review Subcommittee	Discussion
5/13/25	Planning Commission	Unanimous approval of Resolution 25-12
6/3/2025	City Council	Discussion and First Reading

BACKGROUND:

The Coastal Florida Recovery and Resiliency Partnership Project (R2P2) is a community-focused initiative funded by the U.S. Environmental Protection Agency (EPA) Disaster Recovery program. It provides technical assistance to support long-term resiliency through public engagement, conceptual design, and implementation strategies. The program's overarching goal is to develop community-driven conceptual designs that reflect local visions for recovery and can help leverage federal, state, nonprofit, or private funding for implementation.

On January 14, 2025, Bill Spikowski, FAICP (Spikowski Planning Associates), presented the final report to City Council. Among the five focus areas studied was the Town Center Commercial District, located between Palm Ridge Road, Tarpon Bay Road, and the west end of Periwinkle

Sanibel is and shall remain a barrier island sanctuary

Way. As described in the Sanibel Plan, this district is intended "to serve as a focal point for community activity, special events, and informal assembly."

While much of the report emphasizes capital improvements to streetscapes and public spaces, it also introduced regulatory changes that could facilitate revitalization of these districts. The recommended amendment has the potential to foster a more pedestrian-oriented environment and create opportunities to conduct storefront improvements and facilitate reinvestment in the Town Center while remaining consistent with other goals of the Sanibel Plan.

In preparation for this discussion, staff consulted with Coastal Vista Design, Inc. to create an exhibit of improvements supported by the proposed ordinance, if implemented at their office location at 2415 Palm Ridge Road. Copies of the exhibits are included as **Attachment A** to this agenda item.

Benefits

The proposed amendments will achieve the following:

- Create an incentive (reduced setback) to facilitate reinvestment in the Town Center Districts and complete storefront improvements at aging developments.
- Create an incentive to incorporate front porches into architectural design of redevelopment or remodel projects – a defining element Sanibel's "Island Style" architectural motif, as outlined in the *Plan for Preservation and Community Design* (Sanibel Plan).
- Provides an appealing alternative to existing (nonconforming) parking spaces on Palm Ridge Road to enhance curb appeal and address safety concerns at the adjacent Shared Use Paths.
- Integrates transitional quasi-public space with landscaping that exhibits "*design with nature*"¹ to achieve architectural harmony within scenic preservation goals of the Sanibel Plan.

Compliance with Florida Statutes (SB 250)

The proposed ordinance is compliant with the parameters of Senate Bill 250.

PUBLIC COMMENT: Staff have not received public comments on this item.

FISCAL IMPACT: None.

RECOMMENDED ACTION: Move the draft ordinance to second reading at the next scheduled City Council meeting.

¹ "*Design with Nature*" is considered a foundational planning text written by Ian McHarg, "Father of Ecological Planning" and co-author of the *Sanibel Plan* (1976).