



# City of Sanibel Planning Commission

## Planning Department Agenda Memorandum

**Planning Commission Meeting Date: March 24, 2026**

**To:** Planning Commission

**From:** Paula N. C. McMichael, AICP, Planning Director

Craig J. Chandler, AICP, Deputy Planning Director

**Date:** March 24, 2026

**TITLE: Limitations on principal buildings**

### REVIEW TIMELINE

Date	Meeting Type	Summary
02/24/2026	LDC Review Subcommittee	Proposed amendment for discussion
3/24/2026	Planning Commission	Review of draft resolution

### PROPOSAL

Amend Section 86-164. – Limitations on principal buildings to provide an exception to vertical design and construction of principal structures for Below Market Rate Housing development; and delete an obsolete restriction in subsection (b) pertaining to flat roofs, as recommended by the LDC Review Subcommittee.

### RECOMMENDATION

Staff recommend a motion to approve the resolution and proceed to City Council for discussion and first reading.