

Land Development Code Subcommittee Meeting

June 11, 2024

- Resort Housing District -
Sec. 126-637 (b)(3) Height Limits for Buildings
Sec. 126-639 Architectural Design Standards and Examples

Resort Housing Height & Redevelopment

Question 1:

Is the height limitation sufficient to accommodate redevelopment of 3 and 4 story buildings in the Resort Housing district, given the required first floor elevations set by FDEP for properties seaward of the 1991 Coastal Construction Control Line?

Question 2:

In the Resort Housing District, is the prohibition on flat roofs/ requirement for pitched roofs still desired?

Resort Housing Height & Redevelopment

There are three different scenarios for damaged properties post-storm:

- Repair – available for buildings that have not received substantial damage (50% rule) – *no resulting change in height*
- Build back – for buildings that were substantially damaged or destroyed – can build back exactly what existed at the time of the disaster in the same footprint, but to current building codes, including to required base flood elevations – *height increased – previous building height plus required flood elevation – not evaluated for compliance with height limit*
- Redevelopment – for buildings substantially damaged or destroyed or for voluntary redevelopment – requires removal of all buildings from Gulf Beach zone (if applicable) – *height may be increased but must meet height limits in the code*

Resort Housing Height & Redevelopment

Height limits per 126-637 (b)(3):

(3) *Height limits for buildings.*

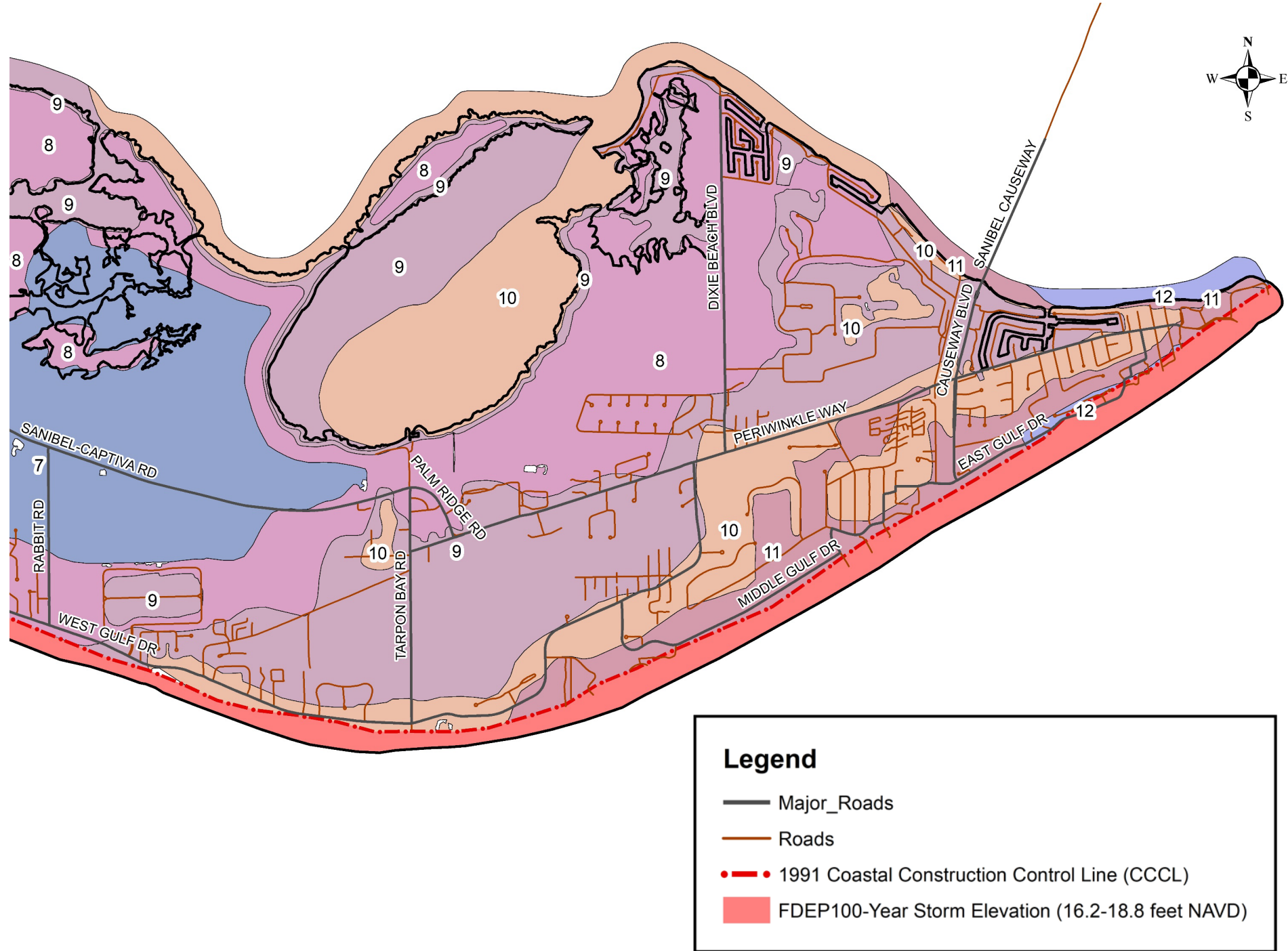
- a. *The height of new and substantially improved buildings will not exceed three stories above the base flood elevation, except that buildings replacing condominiums substantially damaged or destroyed by a natural disaster may exceed the height of the building immediately prior to the disaster by up to one story if the building must be elevated above the ground level to comply with the flood ordinance and prohibiting the additional height would result in the loss of a dwelling unit by its owner. This limitation is established by Policy 1.1 in the Scenic Preservation Element (Section 3.2.5) of the Sanibel Plan.*
- b. *The maximum height of buildings, other than the exception provided in subsection (b)(3)a., shall not exceed 33 feet above the base flood elevation of the FEMA Flood Insurance Rate Map (FIRM) or the Florida Building Code for buildings located seaward of the state's 1991 Coastal Construction Control Line (CCCL), whichever is higher. However, no building in the Resort Housing District can exceed a height greater than 49.8 feet NAVD (or 51 feet NGVD).*

A permitted exception to the maximum height limitation is provided solely for the mandatory pitched roof required on multifamily buildings designed with three habitable floors or stories above the base flood elevation.

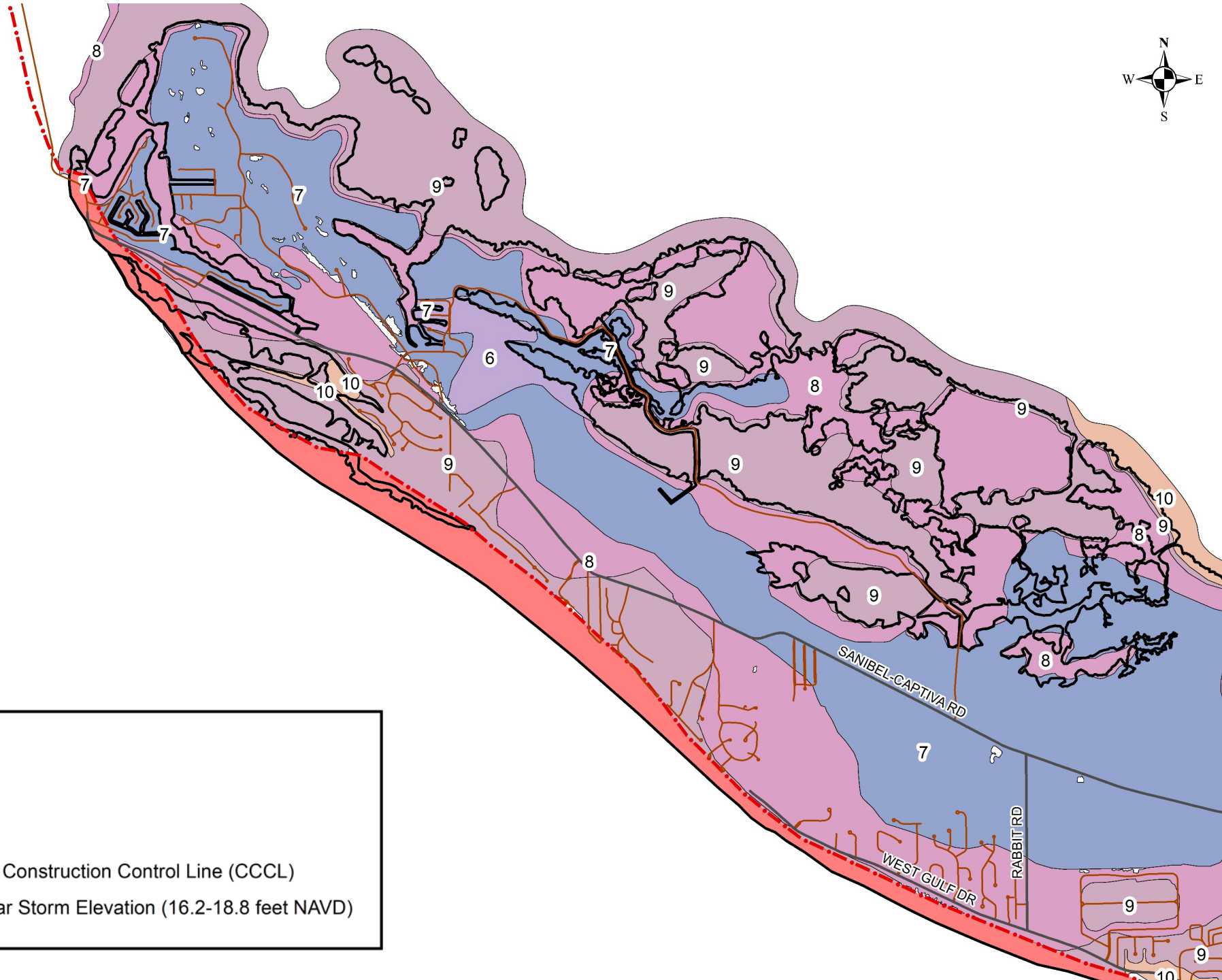
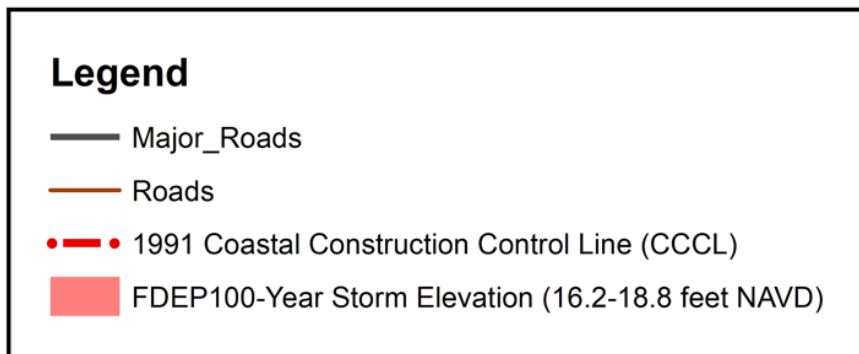
The maximum height of the required sloped roof shall not exceed a height greater than 58.1 feet NAVD or 8.3 feet above the established maximum building height of 49.8 feet NAVD.

The interior areas of roofs exceeding the height limit for buildings in the Resort Housing District may be used for additional ceiling height but shall not be used for additional habitable floors or stories beyond the three permitted by this subsection.

FEMA Flood Elevations - East



FEMA Flood Elevations - West



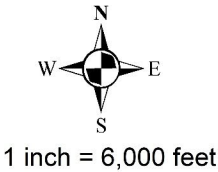
Resort Housing District



Legend

 Resort Housing District

LDC Subcommittee June 11, 2024



Resort Housing Height & Redevelopment

18.8 ft. + 33 ft = 51.8 ft. NAVD – 2 ft. over permitted max. of 49.8 ft.

If redeveloping 3 stories – 33 ft. = 11 ft. per floor

If redeveloping 4 stories – 33 ft. = 8.25 ft. per floor

Resort Housing Height & Redevelopment

	Number
3 story condos	54
4 story condos	10
Multifamily buildings seaward of the 1991 CCCL	286
Multifamily buildings seaward of 1978 CCCL	50

Resort Housing Height & Redevelopment

- Of 4-story condos:
 - All 10 are being repaired (not substantially damaged)
- Of 3-story condos*:
 - 2 are being built back
 - 1 has not submitted for permits
 - 51 are being repaired (not substantially damaged)
- None of the 3 or 4 story condos have requested to “redevelop,” which is the only scenario that requires compliance with the height limits.

** One 3-story condo received approval to redevelop prior to the storm in 2018.*

Resort Housing Height & Redevelopment

Height limits per 126-637 (b)(3):

(3) *Height limits for buildings.*

- a. *The height of new and substantially improved buildings will not exceed three stories above the base flood elevation, except that buildings replacing condominiums substantially damaged or destroyed by a natural disaster may exceed the height of the building immediately prior to the disaster by up to one story if the building must be elevated above the ground level to comply with the flood ordinance and prohibiting the additional height would result in the loss of a dwelling unit by its owner. This limitation is established by Policy 1.1 in the Scenic Preservation Element (Section 3.2.5) of the Sanibel Plan.*
- b. *The maximum height of buildings, other than the exception provided in subsection (b)(3)a., shall not exceed 33 feet above the base flood elevation of the FEMA Flood Insurance Rate Map (FIRM) or the Florida Building Code for buildings located seaward of the state's 1991 Coastal Construction Control Line (CCCL), whichever is higher. However, no building in the Resort Housing District can exceed a height greater than 49.8 feet NAVD (or 51 feet NGVD).*

A permitted exception to the maximum height limitation is provided solely for the mandatory pitched roof required on multifamily buildings designed with three habitable floors or stories above the base flood elevation.

The maximum height of the required sloped roof shall not exceed a height greater than 58.1 feet NAVD or 8.3 feet above the established maximum building height of 49.8 feet NAVD.

The interior areas of roofs exceeding the height limit for buildings in the Resort Housing District may be used for additional ceiling height but shall not be used for additional habitable floors or stories beyond the three permitted by this subsection.

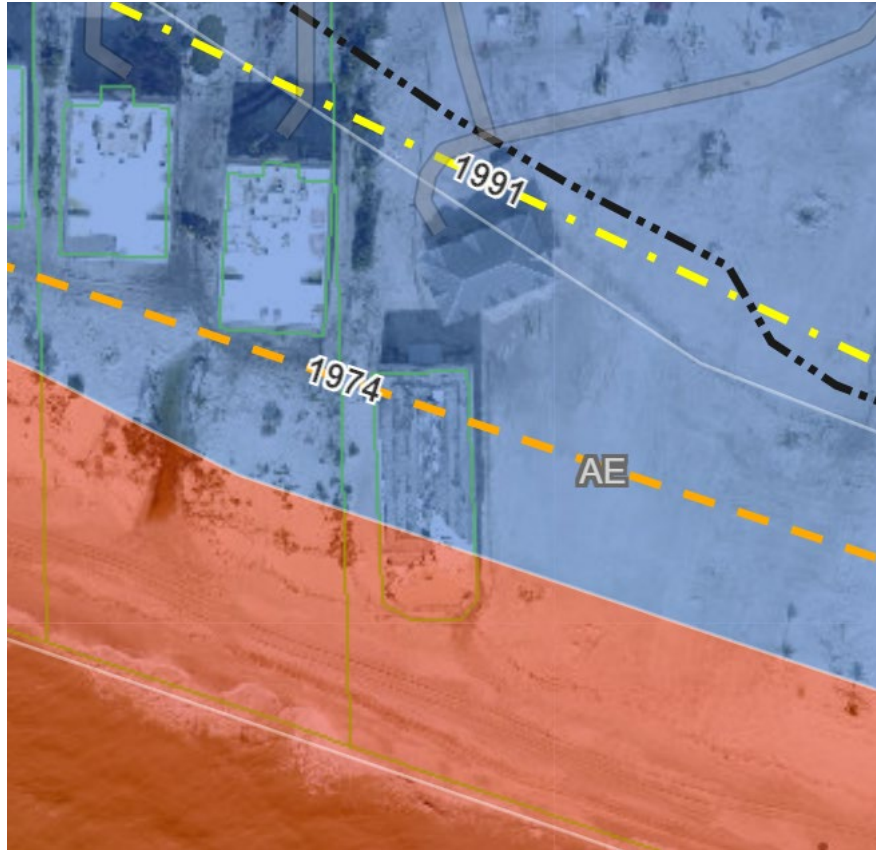
Island Inn – Kimball Lodge – “Build back”



Kimball Lodge



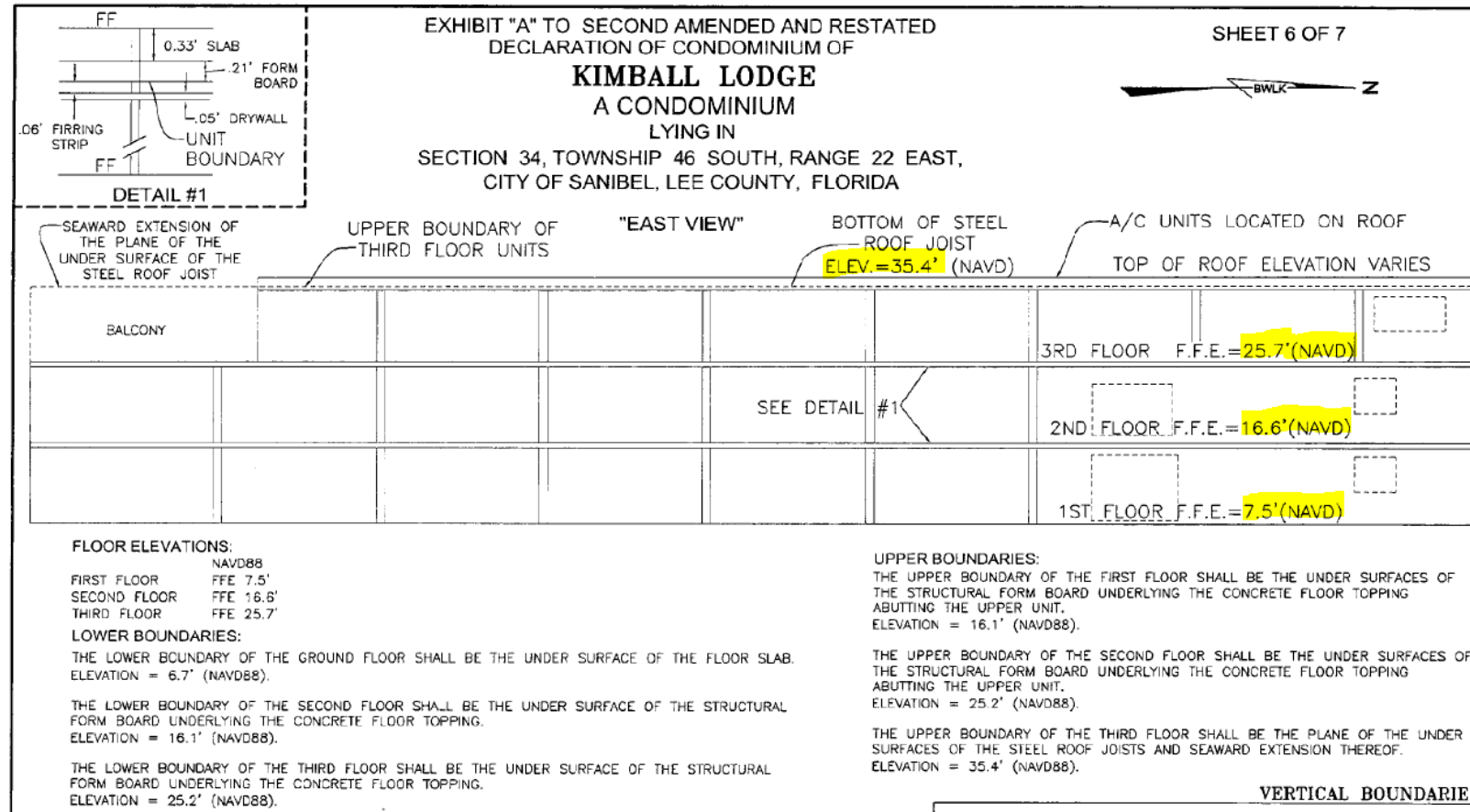
Kimball Lodge



- Seaward of the 1974 CCCL – i.e. within the Gulf Beach zone – nonconforming use
- Within a VE 12 FEMA flood zone – additional building code requirements
- Seaward of the state's CCCL (1991) – subject to 100-year storm elevation requirements – 18.4' NGVD (17.2' NAVD)

Kimball Lodge - buildback

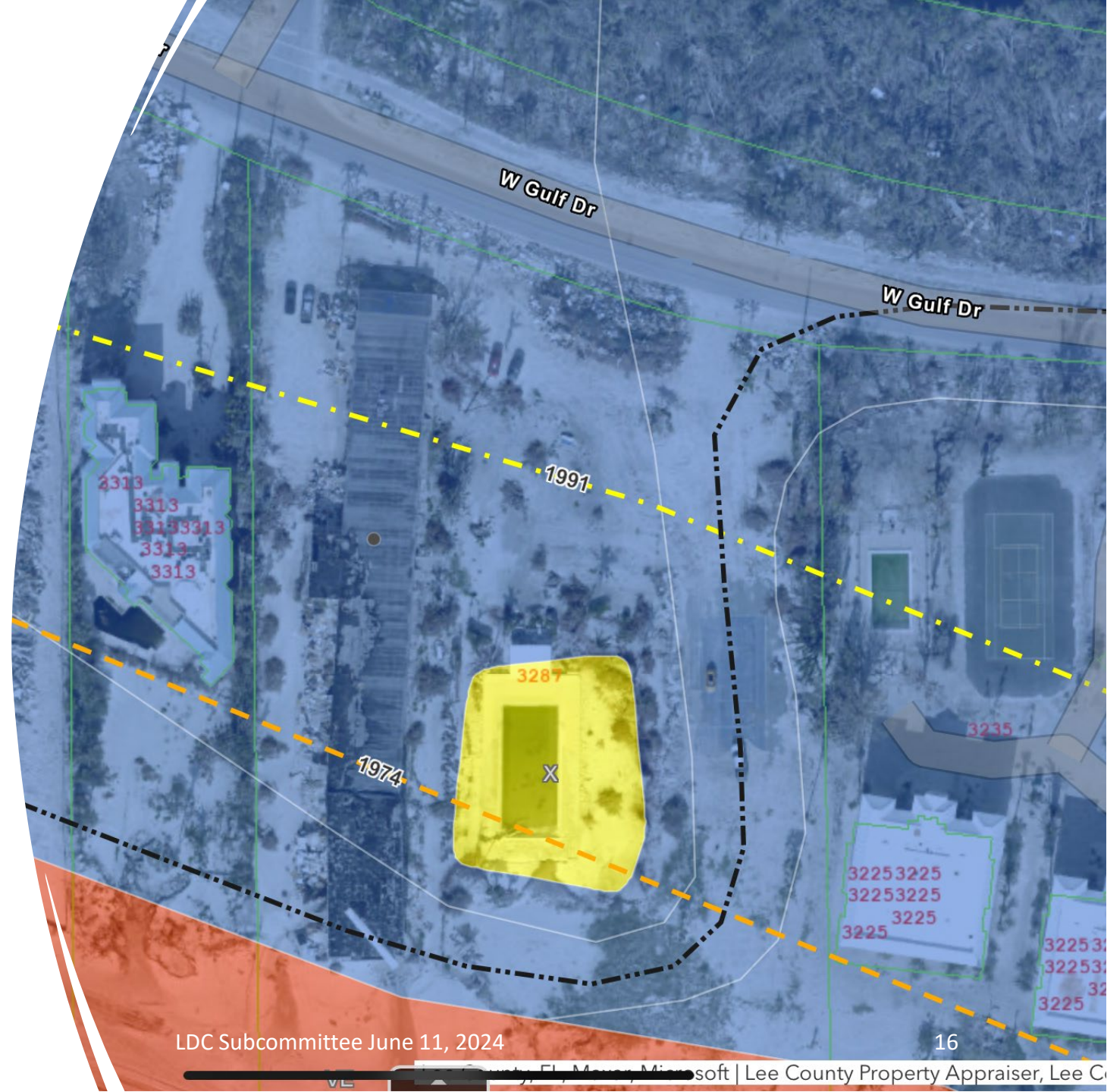
17.2' NAVD +
35.4' NAVD =
52.6' NAVD
(estimate of
building height
after build
back)



Sanibel Sunset Beach Resort

3287 West Gulf Drive

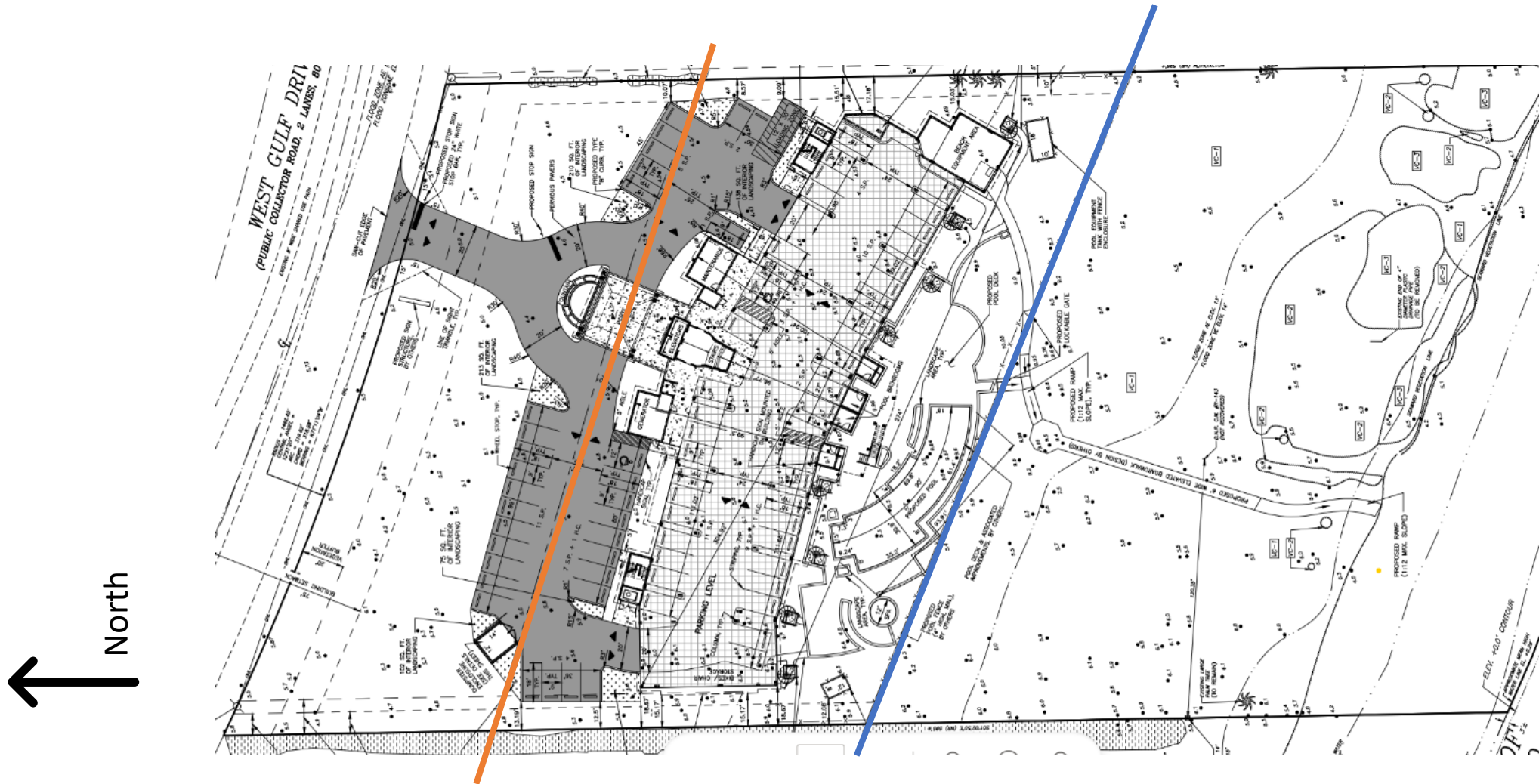
- Redevelopment approved in 2018
– no construction work done –
- DP18-10768 & CUP18-10789



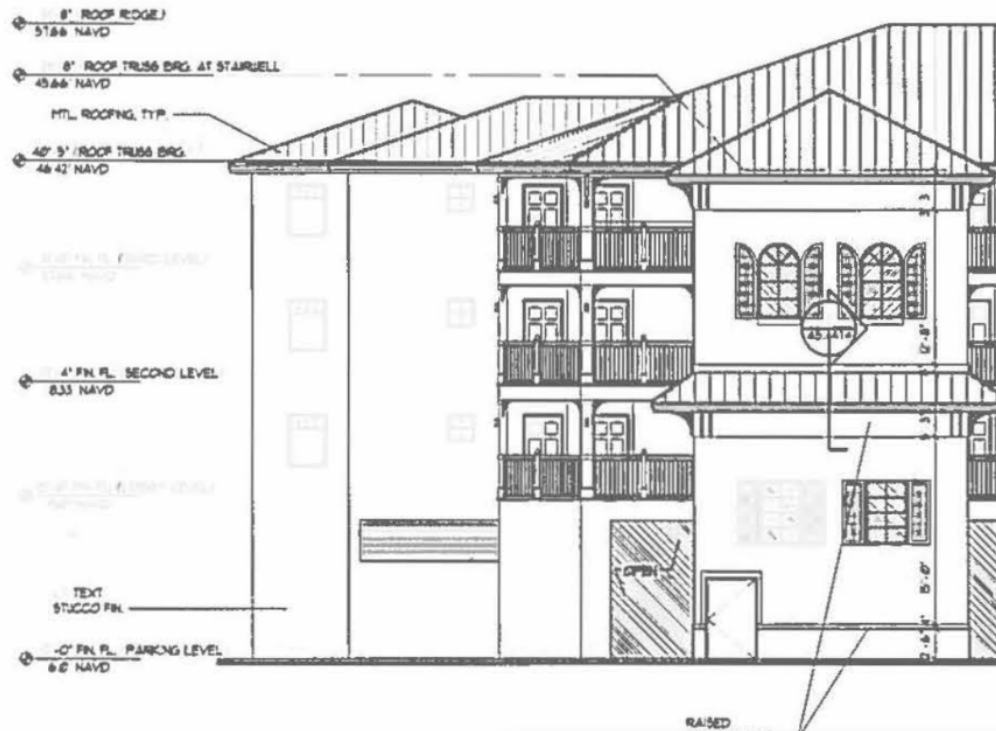
Sanibel Sunset Beach Resort



Sanibel Sunset Beach Resort



Sanibel Sunset Beach Resort



- DP18-10768
- max. height 57.66' NAVD (permitted: 58.1' NAVD)
- First habitable floor at 19.0' NAVD
- FDEP 100-year storm elevation requirement 17.3' NAVD

Resort Housing Height & Redevelopment

Question 1:

Is the height limitation sufficient to accommodate redevelopment of 3 and 4 story buildings in the Resort Housing district, given the required first floor elevations set by FDEP for properties seaward of the 1991 Coastal Construction Control Line?

Question 2:

In the Resort Housing District, is the prohibition on flat roofs/ requirement for pitched roofs still desired?

Resort Housing – Pitched Roof

Height limits per 126-637 (b)(3):

(3) *Height limits for buildings.*

- a. *The height of new and substantially improved buildings will not exceed three stories above the base flood elevation, except that buildings replacing condominiums substantially damaged or destroyed by a natural disaster may exceed the height of the building immediately prior to the disaster by up to one story if the building must be elevated above the ground level to comply with the flood ordinance and prohibiting the additional height would result in the loss of a dwelling unit by its owner. This limitation is established by Policy 1.1 in the Scenic Preservation Element (Section 3.2.5) of the Sanibel Plan.*
- b. *The maximum height of buildings, other than the exception provided in subsection (b)(3)a., shall not exceed 33 feet above the base flood elevation of the FEMA Flood Insurance Rate Map (FIRM) or the Florida Building Code for buildings located seaward of the state's 1991 Coastal Construction Control Line (CCCL), whichever is higher. However, no building in the Resort Housing District can exceed a height greater than 49.8 feet NAVD (or 51 feet NGVD).*

A permitted exception to the maximum height limitation is provided solely for the mandatory pitched roof required on multifamily buildings designed with three habitable floors or stories above the base flood elevation.

The maximum height of the required sloped roof shall not exceed a height greater than 58.1 feet NAVD or 8.3 feet above the established maximum building height of 49.8 feet NAVD.

The interior areas of roofs exceeding the height limit for buildings in the Resort Housing District may be used for additional ceiling height but shall not be used for additional habitable floors or stories beyond the three permitted by this subsection.

Resort Housing – Pitched Roof

Sec. 86-169 Architectural design standards and examples - (d) Architectural design standards

(4) Facades, horizontal and vertical.

Large facades shall be broken up to present a more human scale, particularly to the public's right-of-way and beach views and the view of nearby residential uses.

Where it can be clearly demonstrated that both the horizontal and vertical screen and wall planes of a building's façade cannot be viewed from adjacent public rights-of-way, roadways, or beaches compliance with the articulation standards of subsection (d)(4)a. of this section is not required.

The following provides a basis for general standards:

a. Articulation of facades and roofs shall be used to vary a building's mass, in height and width, so that it appears to be divided into distinct elements and details. To achieve this standard each:

1. Horizontal wall or screen planes in excess of 60 feet shall have an off-set with a minimum depth of six feet and a minimum to maximum length of 15 feet and 30 feet, respectively;

2. Vertical wall or screen plane for buildings with two or more floors shall provide for the projection of architectural features such as balconies, porches, walkways, sunshades, trellises, roof overhangs, canopies or protruding or recessed openings for every vertical floor with a minimum depth of 3-½ feet and a minimum length equal to 50 percent of the width of the horizontal wall plane from which they project;

3. Horizontal roof plane shall not exceed 70 feet in length; and in addition, the roof shall be sloped at a minimum pitch of 4:12 unless the pitch of the new roof is intended to match an existing roof pitch that is less than 4:12; and

4. Facades shall provide, through the use of detail and scale, visual interest that is consistent with the character of the community.

Resort Housing – Pitched Roof

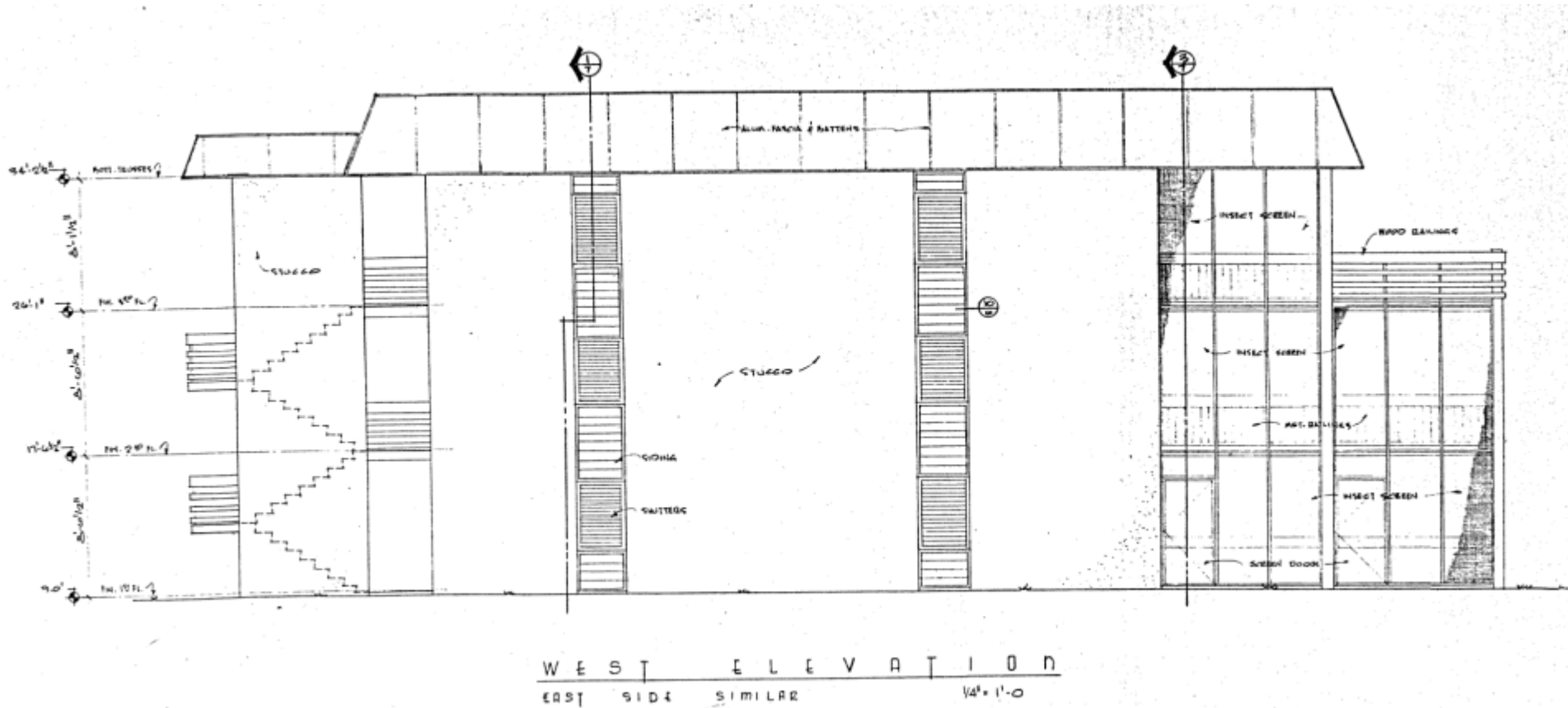
Sec. 86-169 Architectural design standards and examples

(d) Architectural design standards

(6) Rooftops and rooftop equipment.

- a. No portion of a roof's perimeter visible from public or common space (including parking areas) shall be devoted to a flat roof, unless otherwise incorporated as resort recreational open space. Examples of roof types that achieve compliance to this standard include hip, gable, and mansard.*
- b. All rooftop mechanical equipment protruding from the roof must be screened from adjacent roadways, residential use, public space, parking and common areas (not including service areas) by integrating it into a building and roof design.*

Not substantially damaged (less than 50%)



The Atrium Condominium

2929 West Gulf

Not substantially damaged (less than 50%)

- Built 1977
- AE 11 NAVD
- Elevation of 13.8' NAVD



South Side as Viewed from Gulf

Shalimar - redevelopment

