
Section 3.10.2. Ordinance increasing residential development intensity.

Actions to increase the residential development density as established in the Sanibel Plan, as constituted on May 4, 2004, except for rounding upward of fractional allocations of fifty percent (50%) or more to the next whole number, may be taken by the city only by ordinance approved by a majority of the qualified city electors voting at the next general election or a special election called for such purpose; provided, however, that nothing contained in this Section 3.10.2 shall preclude the city council from permitting residential densities in excess of those established in the Sanibel Plan, where the purpose is 1) to provide incentives for the Below Market Rate Housing Program, or 2) to permit redevelopment of existing parcels up to the number of existing dwelling units on May 4, 2004, provided the redevelopment is otherwise in conformance with the Sanibel Plan and the Land Development Code. Any law or regulation which is in conflict with this Section 3.10.2 is hereby repealed.

(Ord. No. 89-26, § 1, 8-29-1989/11-7-1989; Res. No. 04-114, § 2, 3-1-2005/9-21-2004; Res. No. 05-045, § 3, 3-3-2005/3-15-2005)