



AGENDA MEMORANDUM

Planning Department

LDC Subcommittee Meeting Date: June 11, 2024

To: LDC Subcommittee

From: Paula McMichael, AICP, Planning Director

Date: June 5, 2024

SUBJECT

Discussion for review of Sanibel Code, Chapter 126 – Zoning, Article XII - Resort Housing District, Section 126-637 (b)(3) Height Limits for Buildings, and Sec. 126-639 Architectural Design Standards and Examples, and Chapter 86 – Development Standards, Article III – Residential, Sec. 86-169 Architectural design standards and examples, pursuant to City Council direction and Planning Commission request.

BACKGROUND

City Council requested staff to review whether the height limitations within the resort housing district are sufficient to accommodate redevelopment given the required 100-year storm elevations of the Florida Department of Environmental Protection for buildings seaward of the state's coastal construction control line. The Planning Commission had also asked to revisit the requirement for a pitched roof for new multifamily buildings in the Resort Housing District.

QUESTIONS FOR LDC SUBCOMMITTEE

1. Are any amendments necessary to height limitations in the resort housing district?
2. Are any clarifications warranted to architectural standards that require a pitched roof for multifamily buildings within the resort housing district?

Sanibel is and shall remain a barrier island sanctuary