



Planning Department

2025 Recap

Summary of Presentation

- Department News & Achievements
- Digitizing Development Intensity Map
- Permit Reviews
- Recap of 2025 achievements for Planning Commission and Planning Department

Department News & Achievements

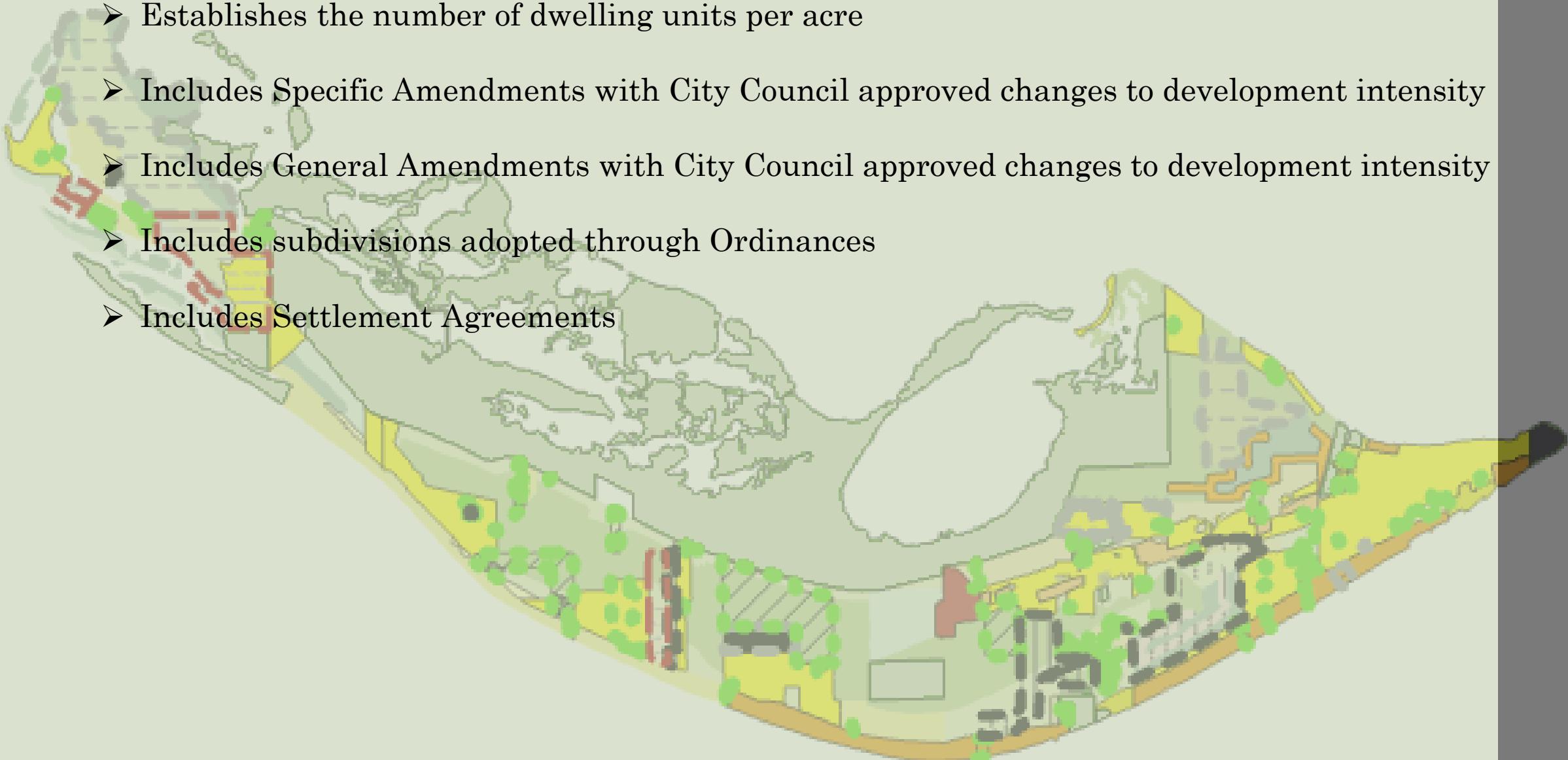
- Principal Planner Kim Ruiz - Obtained The American Institute Of Certified Planners Certificate
- Kicked off the Transportation Master Plan Update with Steering Committee
- Kicked off the Sanibel Plan Update with Steering Committee
- Hosted Coffee With the Code
- Kicked off Roots for Resilience private-public partnership fundraiser and completed draft plans for restoration of the Causeway Blvd. corridor.
- Director McMichael was a panelist at the Chamber Business luncheon for the discussion “Best Practices for Building Back for Smart Hurricane Recovery”.
- City Council accepts final report for Coastal Florida Recovery and Resiliency Partnership Project (R2P2) with EPA.

Development Intensity Map Digitized

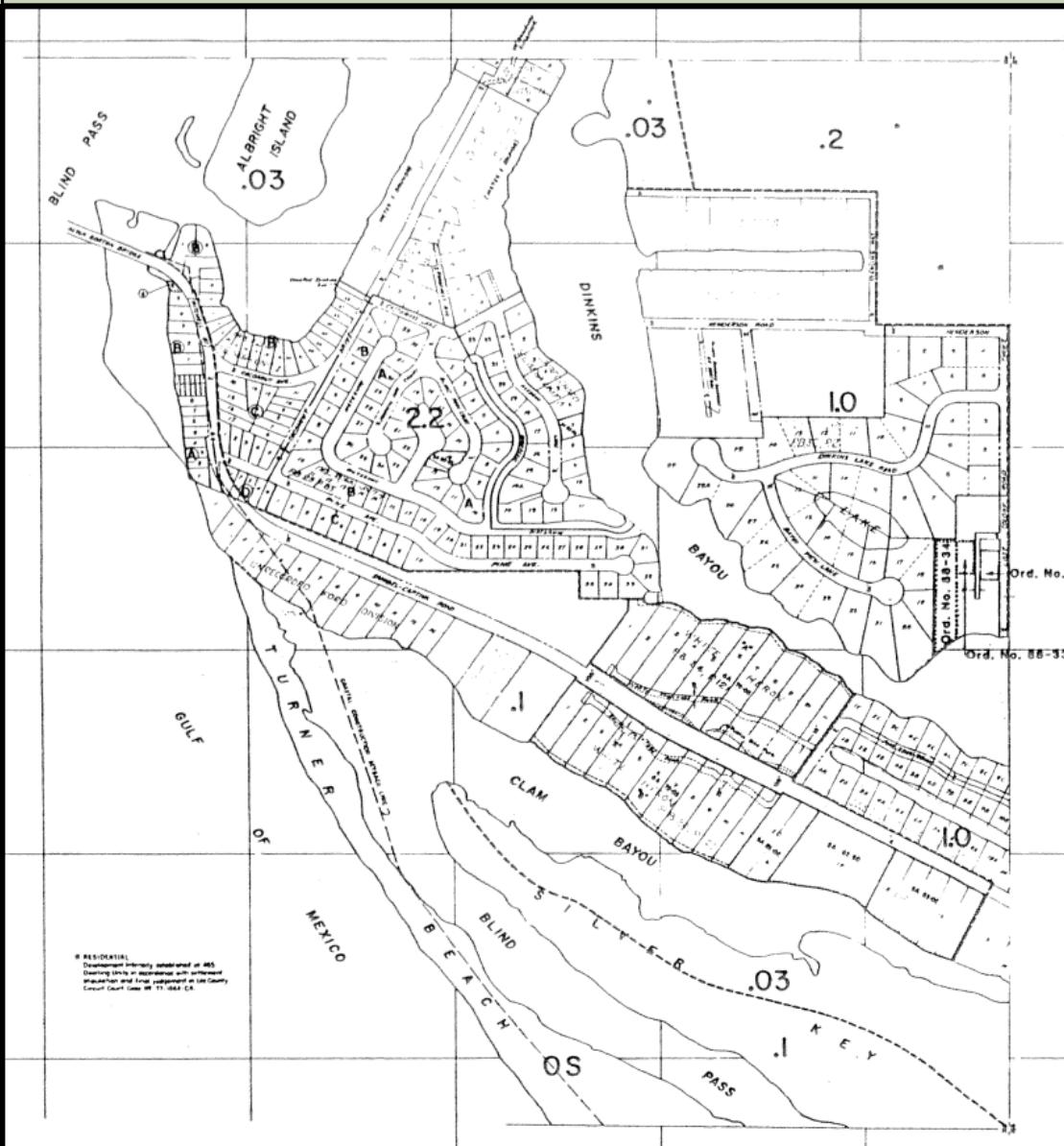
Development Intensity Map

Part of the Sanibel Plan Future Land Use Map Series

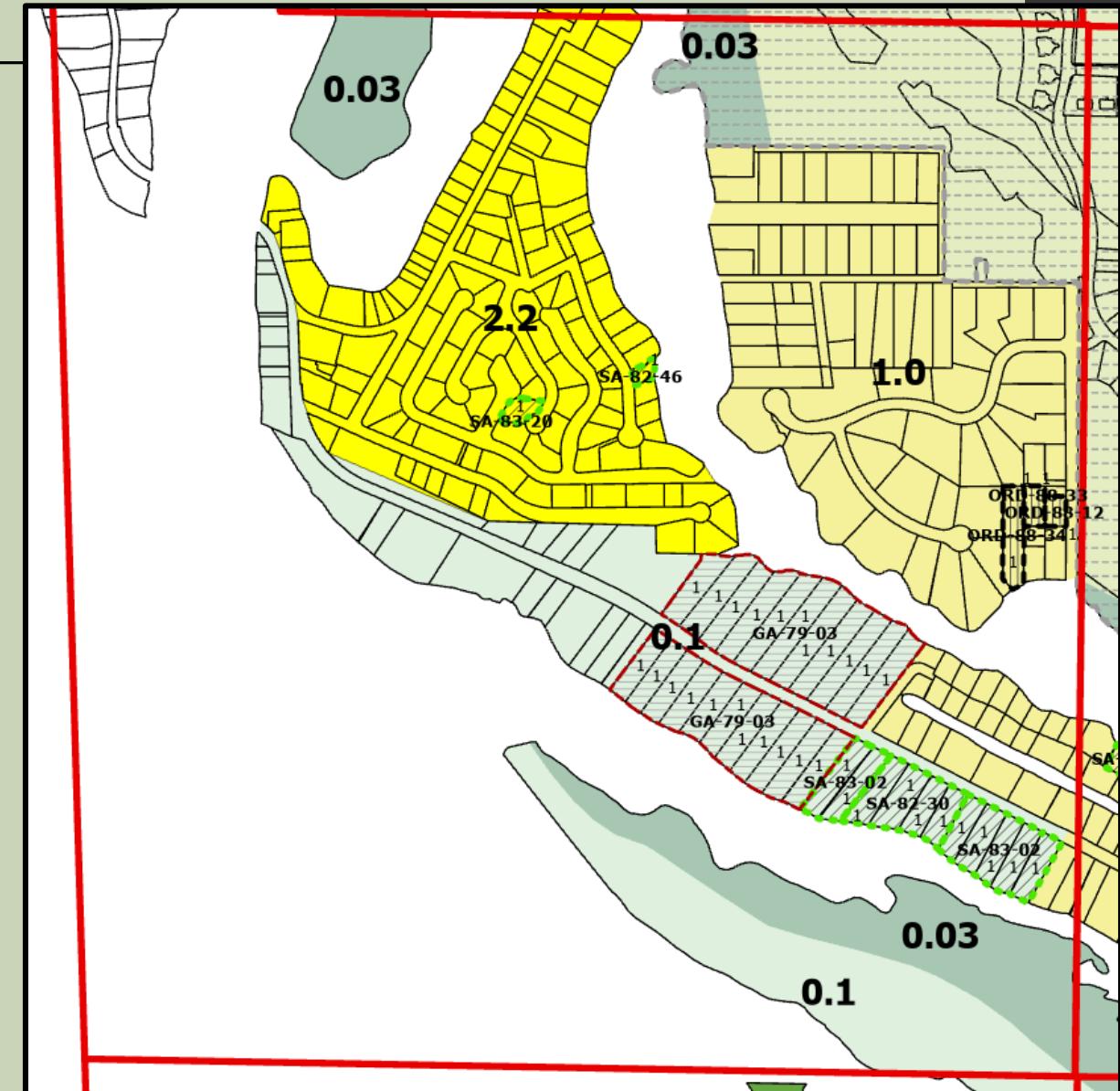
- Establishes the number of dwelling units per acre
- Includes Specific Amendments with City Council approved changes to development intensity
- Includes General Amendments with City Council approved changes to development intensity
- Includes subdivisions adopted through Ordinances
- Includes Settlement Agreements



Existing Map



Digitized Map – Available on City website 2026

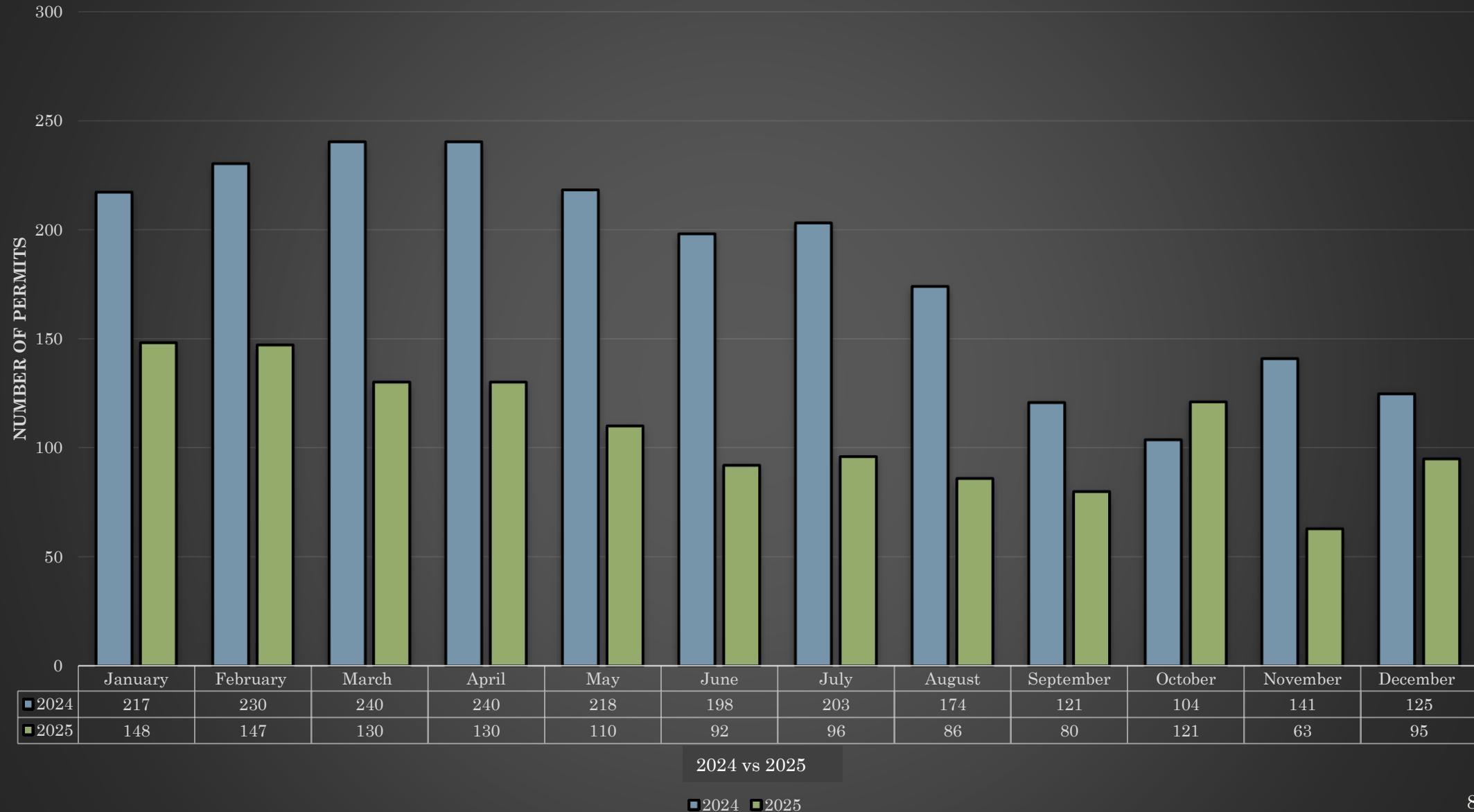


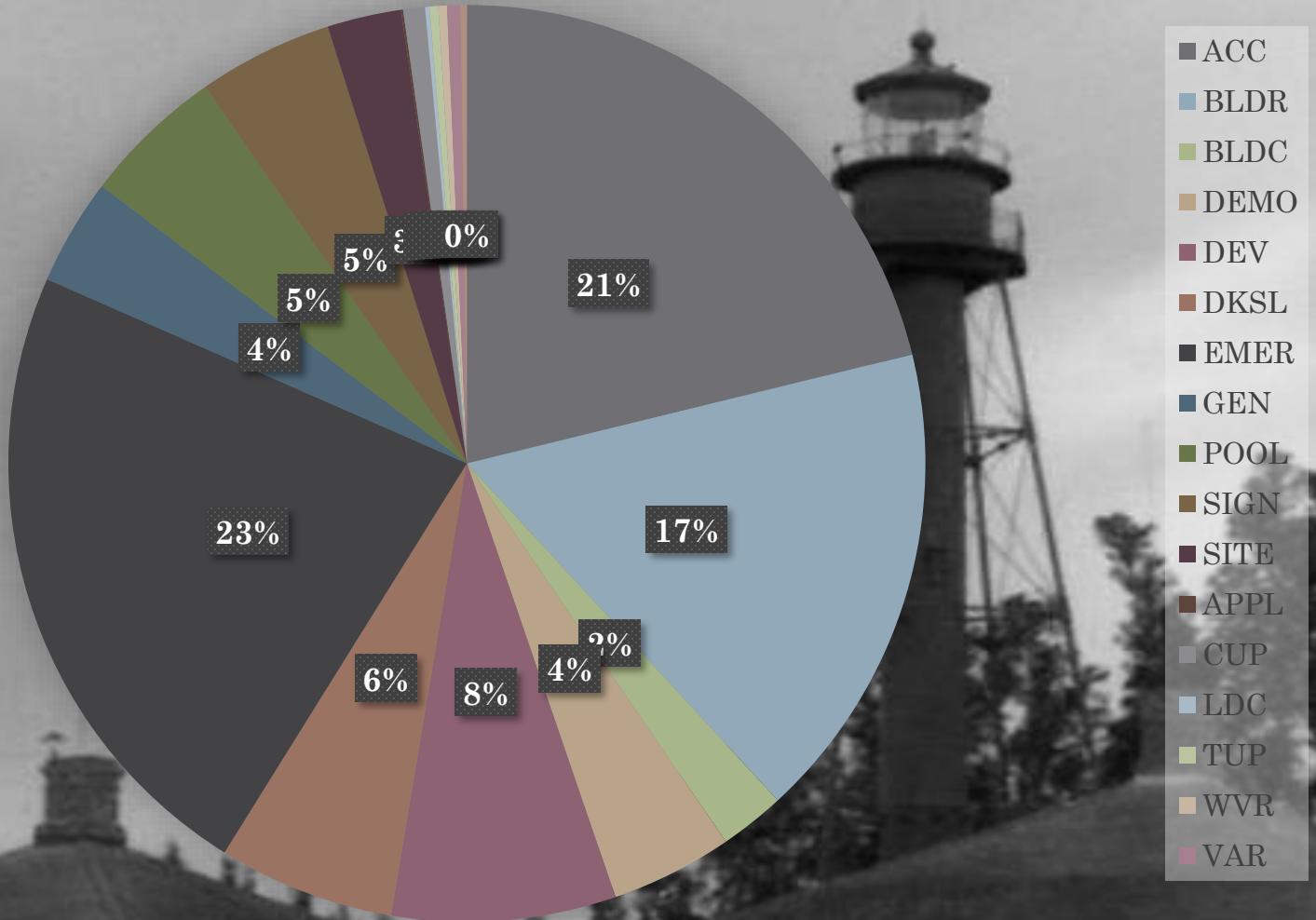
NEW CONSTRUCTION PEMRITS 2025

Category	Number of Permits
New Residential Construction Approved	17
New Residential Construction Pending Approval	8
New Nonresidential Approved	4
New Nonresidential Pending Approval	5

PERMIT REVIEWS

2024-2025 Monthly Permit and Plan Report Totals





Total Permits 1,303

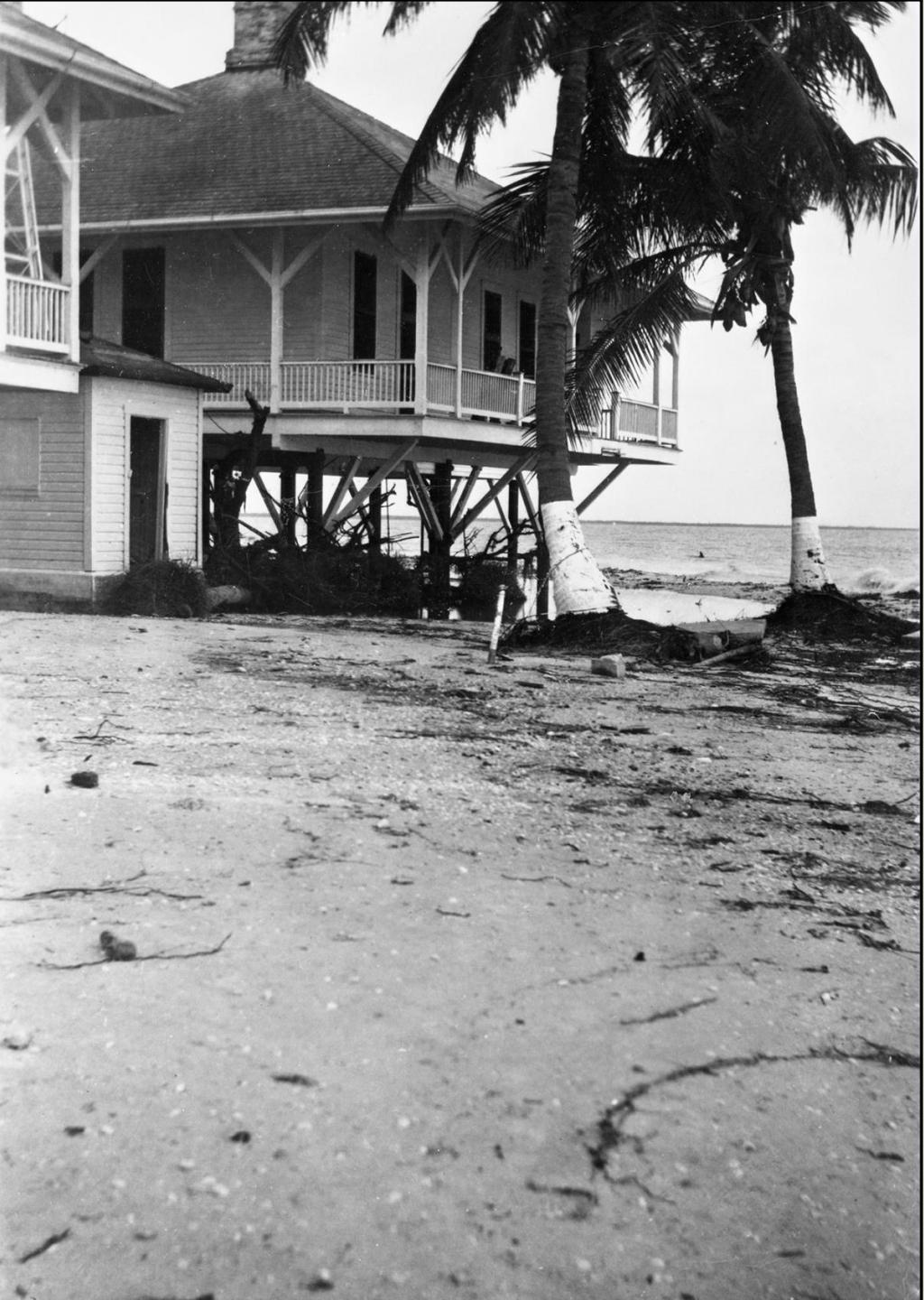
Permit Type	Total Permits (Jan-Dec)
ACC	276
BLDR	221
BLDC	30
DEMO	56
DEV	103
DKSL	81
EMER	296
GEN	49
POOL	65
SIGN	62
SITE	34
APPL	1
CUP	10
LDC	2
TUP	4
WVR	4
VAR	6
DPLF	3
CA	0



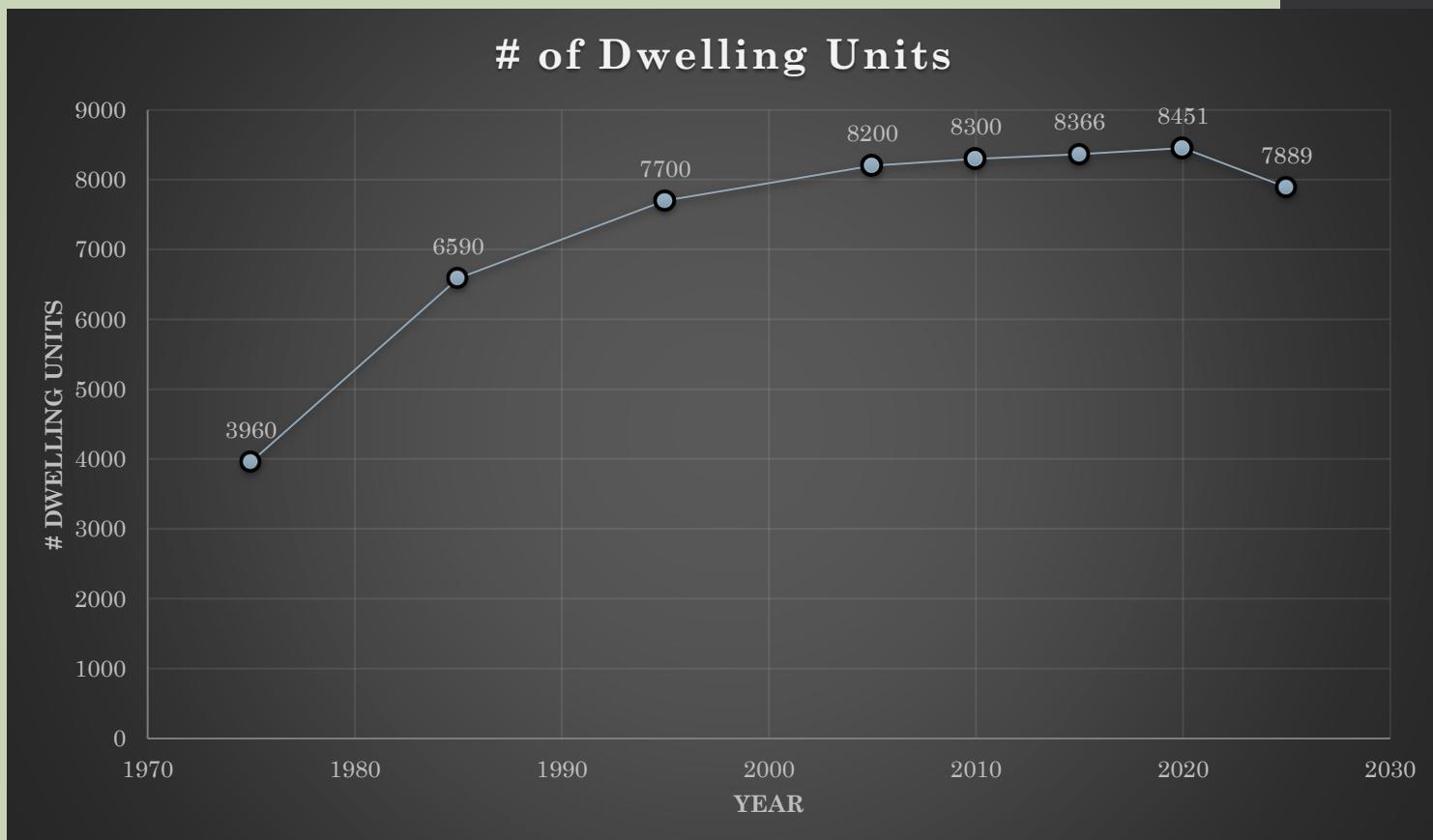
Review Times

- Permit reviews have reduced on average from 8 calendar days to 4 calendar days.
- For simple reviews (e.g. accessory permits), average review time is 3 calendar days.

Housing inventory



Total number of Dwelling Units – 1975-2025



RESIDENTIAL INVENTORY

by housing type – 1975-2025

Housing Type	1975		2010		2025	
	Units	% of Total	Units	% of Total	Units	% of Total
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Single Family Units (Includes 230 Duplexes in 2010)	980	25%	3,992	48%	3,976	51%
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Multi-Family Units	1,930	49%	3,113	38%	3,035	39%
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Units in Hotels, Motels and Inns	924	23%	703	8%	411	5%
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Timeshare Units	0	0%	384	5%	353	4%
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Manufactured Units (Mobile Homes)	112	3%	80	1%	84	1%
TOTALS	3,946		8,272		7,859	

13 LONG FORM DEVELOPMENT PERMITS APPROVED

<u>Project Name</u>	<u>Case Number</u>	<u>Address</u>
ERP SEAWALL WATERWARD EXT.	CUP-2024-000242	1209 ISABEL DRIVE
ON ISLAND BIKE RENTAL	CUP-2024-000251	975 RABBIT ROAD, A 6
CHR RIVERVIEW	CUP-2025-000255	1517 PERIWINKLE WAY
SPATINI TEA BAR	CUP-2025-000260	1504 PERIWINKLE WAY
ISLAND TIME WINES	CUP-2025-000268	2407 PERIWINKLE WAY
86-43 REVIEW	DPLF-2025-000266	6408 PINE AVENUE
CANAL DREDGING	DPLF-2025-000267	634 N YACHTSMAN DR, RESTAURANT
TEMP RV	TUP-2025-000257	315 PERIWINKLE WAY
CHR RIVERVIEW	VAR-2025-000256	1517 PERIWINKLE WAY
FEINER ELEVATION	VAR-2025-000258	1495 ANGEL DRIVE
OBSERVATIONAL DOCK	VAR-2025-000264	5809 SANIBEL CAPTIVA RAOD
REBEL VEGETATION BUFFER	WVR-2025-000269	2499 PALM RIDGE ROAD, C
SPATINI TEA BAR PARKING & VEGETATION BUFFER	WVR-2025-000271	1504 PERIWINKLE WAY





**2023: 22 ORDINANCES ADOPTED
2024: 15 ORDINANCES ADOPTED**

10 Ordinances Adopted

<u>Ordinance No.</u>	<u>Subject</u>	<u>Date Adopted</u>
25-001	OPEN BODY OF WATER	03/18/2025
25-005	HEIGHT LIMITATION EXCEPTION	05/06/2025
25-006	CONDITIONAL USES	05/06/2025
25-007	PLACEMENT OF FILL	05/06/2025
25-008	BMRH DENSITY INCREASE	05/06/2025
25-011	SOLAR AND EV CHARGING	07/15/2025
25-012	FRONT PORCHES IN TCG AND TCL	07/15/2025
25-014	LIVING SHORELINE	09/08/2025
25-015	REESTABLISHING NONCONFORMING USE AND STRUCTURE	09/08/2025
25-016	PERMITTED USES IN D2 UPLAND WETLAND	09/08/2025

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LOOKING FORWARD TO 2026