



Business Impact Estimate

City of Sanibel

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANIBEL, FLORIDA, APPROVING AN INCREASE IN RESIDENTIAL DEVELOPMENT DENSITY AS SET FORTH AND APPROVED IN PLANNING COMMISSION RESOLUTION 26-04, CONDITIONAL USE PETITION APPLICATION NO. PL20260002, PURSUANT TO SECTIONS 82-201, AUTHORIZATION, AND 82-204, APPLICATION AND HEARING, OF THE CODE OF ORDINANCES, TO ALLOW INCREASED-DENSITY BELOW MARKET RATE HOUSING FOR CONSTRUCTION OF A 39-UNIT MULTI-FAMILY DEVELOPMENT ON PROPERTY OWNED BY COAST ISLANDS COMMUNITY LAND TRUST, INC. (FORMERLY OWNED BY SANIBEL 1523 , INC., AND SANIBEL 1531, INC.), AND LOCATED AT 1523 PERIWINKLE WAY, TAX PARCEL NO. 30-46-23-T1-00004.0060 AND NO. 30-46-23-T1-00004.0070, MORE FULLY DESCRIBED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERANCE; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with [Section 166.041\(4\)](#), Florida Statutes. If one or more boxes are checked below, this means the City of Sanibel is of the view that a business impact estimate is not required by state law¹ for the proposed Ordinance, but the City of Sanibel is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed Ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed Ordinance is required for compliance with Federal or State law or regulation;
- The proposed Ordinance relates to the issuance or refinancing of debt;
- The proposed Ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed Ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed Ordinance is an emergency Ordinance;
- The Ordinance relates to procurement; or
- The proposed Ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

¹ See Section 166.041(4)(c), Florida Statutes.



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- b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Sanibel hereby publishes the following information:

1. Summary of the proposed Ordinance:

The purpose of Ordinance 26-004 is to allow increased-density below market rate housing for construction of a 39-unit multifamily development.

2. Estimate of the direct economic impact of the proposed Ordinance on private, for-profit businesses in Sanibel, including the following, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur.

There are no direct compliance costs for businesses.

(b) Any new charge or fee imposed by the proposed Ordinance or for which businesses will be financially responsible.

There are no new charges or fees imposed on businesses.

(c) An estimate of the City of Sanibel's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There are no new regulatory costs or revenues created by the proposed Ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed Ordinance:

No businesses are impacted negatively by the proposed Ordinance.

4. Additional information the City of Sanibel deems useful (if any):

For additional background information, please [click here](#) to review the staff Agenda Memorandum (AGM) for Ordinance 26-004 First Reading (March 17, 2026).