



City of Sanibel

Planning Commission

Planning Department Agenda Memorandum

Planning Commission Meeting Date: December 9, 2025

To: Planning Commission
From: Paula McMichael, AICP, Planning Director
Date: December 2, 2025

SUBJECT: Review priorities for land development code amendments for 2026

Staff is presenting a list of potential land development code amendments for consideration in 2026. Amendments to the Sanibel Code based on planning efforts, such as the plan update or stormwater master plan, are not anticipated to be ready until the completion of those efforts in late 2026. This list is meant to establish agreed upon priorities for staff in 2026, but can and will change based on changing circumstances and council direction in the coming year. Priorities may also change based on changes in state statutes, such as any changes to SB 180 that would lift the prohibition of amendments that are more “burdensome” or “restrictive.”

2026 Proposed Priorities

- a. Outdoor lighting/ Marine sea turtle lighting – continued from 2024 – *pending changes to SB 180*
- b. Chapter 122 - landscaping - buffer standards – based on city council resolution 24-074 adopted December 3, 2024 – “The City Manager is directed to review and propose any necessary amendments to Chapter 122 Vegetation, Article II, Landscaping, ... that may be prudent considering the impacts the recent hurricanes have made on Sanibel’s vegetation, or other amendments concerning the types, varieties, and numbers of plants required.” – continued from 2025
- c. Consider allowing additional accessory structures in front yards (Sec. 126-853), subject to front setback standards. (Staff recommendation)
- d. Enact an ordinance establishing procedures and standards for review and action on applications for the location of certified recovery residences, consistent with state law (2025 legislative session SB 954).
- e. Consider allowing deviation from impermeable coverage and developed area for electrical and mechanical equipment for both developed properties and new construction (requires approval via referendum). (City Council direction 12/2/25)
- f. Consider allowing “Waivers to Lawfully Existing Nonconforming Structures and Properties Located in the General, Town Center General, and Town Center Limited Commercial Districts” and implementing development permits to be approved administratively rather than requiring Planning Commission approval (making the temporary allowance approved post-lan permanent) – *pending additional direction from City Council*
- g. Consider allowing an additional exception from height limitations to elevate existing structures. – *pending additional direction from City Council*

RECOMMENDED ACTION

The planning commission should discuss and confirm the priorities for code amendments for the coming year.