



City of Sanibel

Planning Commission

Planning Commission Meeting:
Agenda Item:

March 22, 2022
7(c)

Peril of Flood Evaluation and Appraisal Report

Prepared by the Department of Community Development – Planning Branch

BACKGROUND

In 2015 the Florida Legislature directed jurisdictions that have a Coastal Management Element as a part of their comprehensive plan to include a redevelopment component with principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise [Section 163.7138(2)(f)1-6, Florida Statutes “Peril of Flood” Community Planning Requirements]. As stated under the Coastal Zone Protection Element (Section 3.2.1) of the *Sanibel Plan*, “All resources of the Island are coastal resources. Therefore, all elements of the *Sanibel Plan* are concerned with coastal management. For practical considerations, the *Sanibel Plan* considers all lands within the City as being located in the Coastal Area and in the Coastal High-Hazard Area.”

The *Sanibel Plan* already addresses many of the Peril of Flood requirements because of the foresight of the City’s founders to have development parameters based on ecological zones (Section 3.2.2) identified in *The Sanibel Report* (1976) and the Vision Statement added to the *Sanibel Plan* in 1995 establishing a hierarchy of values placing the sanctuary quality of the island above development and tourism.

The City joined the National Flood Insurance Program (NFIP) on April 16, 1979 to facilitate good floodplain management. Additionally, the City began participating in the Federal Emergency Management Agency (FEMA) Community Rating System (CRS) in 1990 and was the first city to receive a CRS rating of 5. A repetitive loss plan was adopted by the City in 1992 (City Council Resolution 92-44), which is designed to identify and minimize problem flooding areas on the island. In 1995, the City adopted The Sanibel Comprehensive Floodplain Management Plan (City Council Resolution 95-89) to continue incorporating sound and proactive floodplain management practices into its planning and development policies. The purpose of the Sanibel floodplain management plan is to reduce or eliminate risk to people and property from flood hazard. The last update to the comprehensive floodplain management plan was adopted in 2017 (City

Council Resolution 17-029), including the repetitive loss plan and the commitment to develop a Watershed Management Plan. A draft Watershed Management Plan was completed in June 2018, but a final Watershed Management Plan has not yet been adopted by the City. In 2018, the City added Chapter 94 – Floods (Ordinance 18-002; referred to as the Floodplain Management Ordinance) to the Land Development Code (Sanibel Code) as part of maintaining the CRS rating of 5. The State's model flood ordinance was adapted by the City to ensure that the Florida Building Code was incorporated into the Sanibel Code for compliance with flood standards.

A summary table compiled by staff demonstrates how existing city regulations and plans address the Peril of Flood standards (Table 1). The text of portions of the *Sanibel Plan* cited in Table 1 are provided in Appendix A.

PROPOSED AMENDMENT TO ADD A SECTION, GOAL, OBJECTIVES AND POLICIES

The Sanibel Plan is based upon the entire city being located within a coastal area, so all provisions of the plan are inclusive of being the Coastal Management Plan for the City. In order to clearly comply with the Peril of Flood requirements, staff recommends amending the Sanibel Plan to add a subsection to Section 3.1. Safety to directly address preventing, reducing, and mitigating flood damage to both public and private structures as follows:

Section 3.1.2

Flood Prevention, Reduction and Mitigation

Pursuant to Section 163.7138(2)(f)1-6

Background Discussion

The purpose of this Element is to eliminate inappropriate and unsafe development and redevelopment in areas subject to flooding from high-tide events, storm surge, stormwater runoff, flash floods and the related impacts of sea level rise, as directed by the State of Florida pursuant to Section 163.7138(2)(f)1-6, commonly referred to as “The Peril of Flood Act.”

The foresight of the City’s founders to have development parameters based on ecological zones (Section 3.2.2) identified in *The Sanibel Report* (1976), combined with the Vision Statement added to the *Sanibel Plan* in 1995 establishing a hierarchy of values that places the sanctuary quality of the island above development and tourism, means this comprehensive land management plan already addresses many of the Peril of Flood requirements through limiting development for the protection of natural resources.

In order to clearly comply with the standards to prevent, reduce, and mitigate flood damage to structures and infrastructure, as a result of high-tide events, storm surge, stormwater runoff, flash floods and the related impacts of sea level rise, a Peril of Flood Plan is implemented under *Sanibel Plan* Part 3.1 Safety, new Section 3.1.2 Flood Prevention, Reduction and Mitigation Goal, Objectives and Policies, as follows:

Section 3.1.2. Flood Prevention, Reduction and Mitigation

Goal Statement

To protect coastal ecosystems, coastal properties, public facilities and infrastructure investment by preparing, adapting and mitigating for climate change impacts through reducing the flood risks that are the result of high-tide events, storm surge, stormwater runoff, flash floods and related impacts of sea-level rise based upon future projections through development and redevelopment principles, strategies and engineering solutions.

Objective 1

Ensure continued implementation of development regulations and building code requirements that are responsive to the threats posed by high-tide events, storm surge, stormwater runoff, flash floods and the related impacts of sea level rise.

Policy 1.1. Ensure the building standards established in Land Development Code (LDC) Chapter 94 – Floods are consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 Code of Federal Regulations (C.F.R.) part 60.

Policy 1.2. Continue to restrict construction activities seaward of the coastal construction control lines established pursuant to section 161.053, Florida Statutes (F.S.), be consistent with chapter 161, F.S., and encourage redevelopment landward of the 1991 CCCL.

Policy 1.3. Ensure continued implementation of development conditions and environmental performance standards based upon Ecological Zones to avoid and reduce damage to buildings caused by flooding.

Policy 1.4. Maintain development restrictions in the Gulf Beach Zone, Bay Beach Zone, and Mangrove Forest Zone as part of reducing impacts on structures due to tidal flooding, tropical storm events, and sea level rise.

Policy 1.5. Maintain development restrictions in the Interior Wetland Conservation District and Environmentally Sensitive Lands District, and evaluate if these districts should be expanded to further address flood management.

Policy 1.6. Encourage the use of ecologically based projects as an alternative for shoreline protection

Policy 1.7. Evaluate and, where necessary, amend the Land Development Code in 2023, and every five years thereafter, to ensure development regulations are consistent with current best management practices, State regulations, and Federal regulations pertaining to reduction in flood risk for critical public infrastructure, residential buildings, institutional buildings, and commercial buildings.

Policy 1.8. The City will retain a floodplain manager on staff to review applications for property development to ensure compliance with Objective 1 and its implementing policies.

Objective 2

Ensure continued implementation of the City's Comprehensive Floodplain Management Plan to prevent, reduce, and mitigate damage to buildings and infrastructure due to flooding.

Policy 2.1. By 2025, update the Comprehensive Floodplain Management Plan to address Coastal Resiliency, including means of preparing, adapting and mitigating for climate change impacts.

Policy 2.2. Continue annual update reports to supplement the most recently adopted Comprehensive Floodplain Management Plan.

Policy 2.3. Evaluate and update the Comprehensive Floodplain Management Plan every 10 years to remain current with available data and technology.

Objective 3.

Maintain the FEMA CRS rating of 5 to prevent, reduce, and mitigate flood damage while providing a premium discount for residents.

Policy 3.1. Maintain and update, as necessary, the Comprehensive Floodplain Management Plan.

Policy 3.2. Adopt, and maintain with updates as necessary, a Master Watershed Management Plan.

Policy 3.3. Maintain a record of repetitive loss properties, including documentation when such property is either demolished or remodeled to meet flood prevention or flood proofing standards.

Policy 3.4. Maintain a record of annual stormwater management system maintenance activities.

Policy 3.5. Maintain and update the open space map consistent with CRS criteria.

Objective 4.

Ensure continued outreach and education of the public pertaining to flood prevention, protection, and mitigation techniques to avoid and reduce potential damage to structures.

PROPOSED AMENDMENT TO EXISTING POLICY

Existing provisions of the Sanibel Plan addressing post-disaster build-back are proposed to be revised to clearly require the construction of a replacement structure under the post-disaster build-back waterward of the 1974 State Coastal Construction Control Line shall meet the flood plain management requirements set forth in 44 C.F.R., Part 60, Section 60.3(e)(1-7):

Section 3.2.1. Coastal Protection Element

Policy 3.1. The City will continue to prohibit new development and redevelopment in the Gulf Beach Zone (i.e., seaward of the 1974 State Coastal Construction Control Line). Existing buildings located seaward of the 1974 Coastal Construction Control Line that are substantially damaged by a natural disaster are allowed to build-back in their pre-disaster location provided the construction of the building complies with the requirements set forth in 44 C.F.R., Part 60, Section 60.3(e)(1-7).

Lawfully existing accessory swimming pools and other accessory structures located in the Resort Housing District that are located seaward of the State's 1974 Coastal Construction Control Line may be reconstructed in their existing location provided there are no other feasible locations available on the site that are not in the Gulf Beach Zone provided the reconstruction of any accessory structure complies with the requirements set forth in 44 C.F.R., Part 60, Section 60.3(e)(1-7).

PROPOSED AMENDMENT TO ADD MAPS

The following maps are proposed to be added to the *Sanibel Plan* to provide illustrations of tidal flooding susceptibility, flood depth associated with 100-year event, and sea level rise scenarios:

- Areas Susceptible to High Tide Flooding
- Flood Depth with 100-year Event
- Projected Inundation with 1-Foot of Sea Level Rise
- Projected Inundation with 2-Foot of Sea Level Rise
- Projected Inundation with 3-Foot of Sea Level Rise
- Projected Inundation with 4-Foot of Sea Level Rise

ATTACHMENTS

Table 1 – City of Sanibel's Peril of Flood Compliance Chart

Map – Areas Susceptible to Tidal Flooding

Map – Flood Depth with 100-Year Event

Map – Projected Inundation with 1-Foot of Sea Level Rise

Map – Projected Inundation with 2-Feet of Sea Level Rise

Map – Projected Inundation with 3-Feet of Sea Level Rise

Map – Projected Inundation with 4-Feet of Sea Level Rise

Appendix A – Parts of the Sanibel Plan Cited in Table 1

Table 1
City of Sanibel's Peril of Flood Compliance Chart

Peril of Flood Requirement	Applicable Plans and Codes Currently Addressing Peril of Flood Requirement	Peril of Flood Sanibel Plan Amendment
<p>163.3178(2)(f)1: Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas, which result from high-tide events, storm surge, flash floods, stormwater runoff and the related impacts of sea level rise.</p>	<p><i>Sanibel Plan:</i></p> <p>Part 3.1 – Safety</p> <p>Section 3.1.1. Hurricane Preparedness</p> <ul style="list-style-type: none"> • Goal Statement; Objective 1, Policy 1.1; Objective 2, Policy 2.1; Objective 6, Policies 6.1, 6.2 and 6.3 <p>Part 3.2 – Protection of Natural, Environmental, Economic and Scenic Resources</p> <p>Section 3.2.1. Coastal Zone Protection Element</p> <ul style="list-style-type: none"> • Objective 1, Policies 1.1, 1.2, 1.3 and 1.8; Objective 3, Policies 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7; Objective 6, Policy 6.1 <p>Section 3.2.2. Plan for Surface Water Management</p> <ul style="list-style-type: none"> • Objective 1 <p>Section 3.2.2. Conservation Element</p> <ul style="list-style-type: none"> • Policy 1.3; Objective 5, Policies 5.1, 5.7, and 5.8; Objective 7, Policy 7.1 <p>Section 3.2.3. Natural Groundwater Aquifer Recharge Element</p> <p>Section 3.2.4. Historic Preservation Element</p> <ul style="list-style-type: none"> • Policy 1.5 <p>Section 3.2.5. Scenic Preservation Element</p> <ul style="list-style-type: none"> • Policies 1.2 and 1.3 <p>Part 3.3 – Human Support Systems</p> <p>Section 3.3.6. Surface Water Management Plan</p> <ul style="list-style-type: none"> • Objectives 1, 2 and 3 <p>Section 3.3.6. Storm Drainage Element</p> <ul style="list-style-type: none"> • Policy 1.7; Objective 3, Policies 3.1 and 3.2 <p>Section 3.3.7. Recreation and Open Space Element</p> <ul style="list-style-type: none"> • Goal Statement; Policies 2.2 and 5.4 <p>Section 3.3.9. Other Human Support Services</p> <ul style="list-style-type: none"> • Provisions of the Plan for Electrical Utility, Items 1 and 2 <p>Part 3.4 – Intergovernmental Coordination</p> <p>Section 3.4.1. Intergovernmental Coordination Goals, Objectives and Policies</p> <ul style="list-style-type: none"> • Goal Statement; Objective 1, Policy 1.7; Objective 3, Policies 3.1 and 3.2 <p>Part 3.5 – Capital Improvements</p> <p>Section 3.5.1. Capital Improvements Goals, Objectives and Policies</p> <ul style="list-style-type: none"> • Goal Statement; Objective 2, Policy 2.1 <p>Part 3.6 – Land Use</p> <p>Section 3.6.2 – Future Land Use Element</p> <ul style="list-style-type: none"> • Narrative Statements; Goal Statement A; Policy A.1.2 	New Section 3.1.2. New Goal Statement New Objective 1

<p>(continued)</p> <p>163.3178(2)(f)1: Include development and redevelopment principles, strategies, and engineering solutions that reduce the flood risk in coastal areas, which result from high-tide events, storm surge, flash floods, stormwater runoff and the related impacts of sea level rise.</p>	<p>2017 Comprehensive Floodplain Management Plan, Including the Repetitive Loss Plan Beach Management Plan (Currently being updated)</p> <p>Sanibel Land Development Code (Sanibel Code) Chapter 94 – Floods (aka Floodplain Management Ordinance)</p> <p>Sanibel Code Chapter 126, Article VII, Division 2 – A Gulf Beach Zone</p> <p>Sanibel Code Chapter 126, Article VII, Division 3 – B Bay Beach Zone</p> <p>Sanibel Code Chapter 126, Article VII, Division 4 – E-1 Blind Pass Area Zone</p> <p>Sanibel Code Chapter 126, Article VII, Division 6 – D-1 Lowland Wetlands Zone</p> <p>Sanibel Code Chapter 126, Article VII, Division 7 – D-2 Upland Wetlands Zone</p> <p>Sanibel Code Chapter 126, Article VII, Division 9 – C Mangrove Forest Zone</p> <p>Sanibel Code Chapter 126, Article IX – Interior Wetlands Conservation District</p> <p>Sanibel Code Chapter 126, Article X – Environmentally Sensitive Lands Conservation District</p> <p>Sanibel Code Chapter 126, Article XIII – Environmental Performance Standards</p>	
<p>163.3178(2)(f)2: Encourage the use of best practices development and redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency (FEMA).</p>	<p>Sanibel Code Section 126-637 – [Resort Housing District] Development regulations</p> <p>Sanibel Code Chapter 126, Article V – Nonconformances</p>	<p>New Section 3.1.2. New Policy 1.2 New Policy 1.4 New Policy 1.6 New Objective 4</p>
<p>163.3178(2)(f)3: Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in Florida.</p>	<p>Sanibel Code Section 86-32 – Protection of Natural Drainage Patterns</p> <p>Sanibel Code Section 86 – Use of Fill; Disposal of Excess Soil</p> <p>Sanibel Code Chapter 94 – Floodplain Management Ordinance</p> <p>Sanibel Code Section 126-99 – Erosion Control Structures (Currently under revision to Alternative Shoreline Protection Projects)</p> <p>Sanibel Code Chapter 126, Article VII – Residential Districts (Uses and Development Conditions by Ecological Zone)</p> <p>Sanibel Code Chapter 126, Article IX – Interior Wetland Conservation District</p> <p>Sanibel Code Section 126-637 – [Resort Housing District] Development regulations</p> <p>Sanibel Code Chapter 126, Article XIII - Environmental Performance Standards</p>	<p>New Section 3.1.2. New Policy 1.3 New Policy 1.5 New Policy 1.6 New Objective 4</p>
<p>163.3178(2)(f)4: Be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60</p>	<p>Sanibel Plan, Section 3.1.1, Objective 6, Policies 6.1 and 6.2</p> <p>Sanibel Plan Section 3.2.1, Objective 6, Policy 6.1</p> <p>Sanibel Code Chapter 94 – Floodplain Management Ordinance</p>	<p>New Section 3.1.2. New Policy 1.1</p>
<p>163.3178(2)(f)5: Require that any construction activities seaward of the coastal construction control</p>	<p>Sanibel Plan Section 3.2.1, Objective 3, Policies 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7</p> <p>Sanibel Code Chapter 94 – Floodplain Management Ordinance</p>	<p>New Section 3.1.2. New Policy 1.2</p>

lines established pursuant to section 161.053, F.S., be consistent with chapter 161.		
163.3178(2)(f)6: Encourage local governments to participate in the National Flood Insurance Program Community Rating System administered by FEMA to achieve flood insurance premium discounts for their residents.	City participation in CRS since 1990 City maintains a CRS rating of 5	New Section 3.1.2. New Objective 2 New Policies 2.1 and 2.2

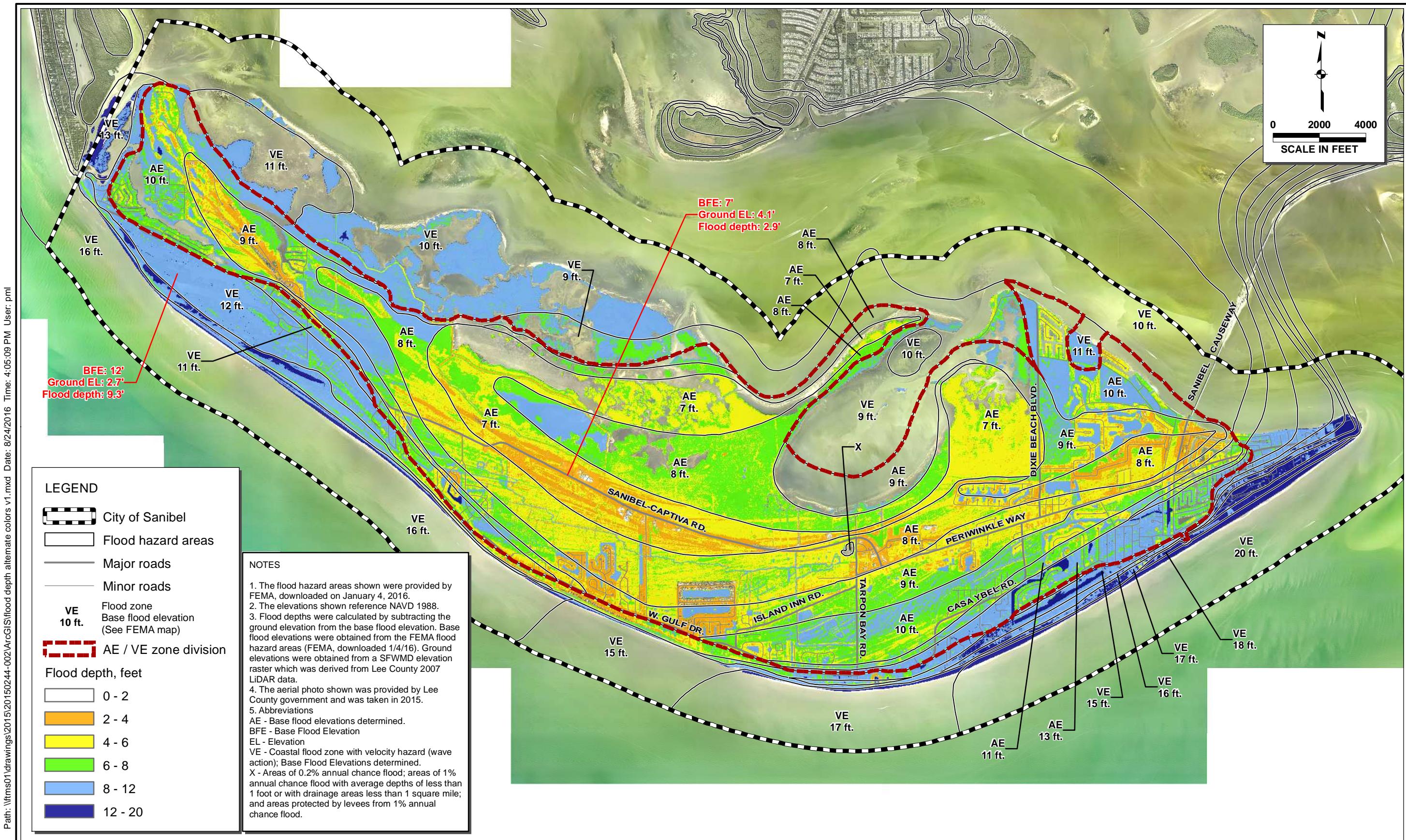
Areas Susceptible to High Tide Flooding

Illustrative Map



Data Sources: NOAA Sea Level Rise; Lee Co. Property Appraiser Parcels; Lee Co. GIS 2021 Aerial Photograph

1 inch = 6,000 feet



Path: \\ftrms01\drawings\2015\201502044-002\ArcGIS\lyr\depth_alternate_colors.v1.mxd Date: 8/24/2016 Time: 4:05:09 PM User: pmj

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Flood Depth Map at 100-year Event

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Jan. 2016	20150244-002	--	As Shown	1

Projected Inundation with 1-Foot of Sea Level Rise

Illustrative Map



1 inch = 6,000 feet

These data illustrate the scale of potential flooding, not the exact location, and do not account for erosion, subsidence, or future construction. Inundation is shown as it would appear during the highest high tides (excludes wind-driven tides) with the sea level rise amount. These data should be used only as a screening-level tool for management decisions. As with all remotely sensed data, all features should be verified with a site visit. The data are provided "as is," without warranty to their performance, merchantable state, or fitness for any particular purpose. The entire risk associated with the results and performance of these data is assumed by the user. These data should be used strictly as a planning reference and not for navigation, permitting, or other legal purposes.

Legend

- 1 Foot of Sea Level Rise
- Coastline of Sanibel Island
- Critical Infrastructure
- Major Roads

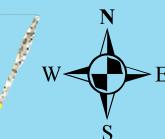
1 Foot Sea Level Rise Scenarios

Year	Scenario	Sea Level Rise
2030	Intermediate High	0.95
	High	1.18
2040	Intermediate	1.02
	Intermediate Low	0.89
2050	Intermediate	1.38
	Intermediate Low	1.08
2060	Intermediate Low	1.08
2070	Intermediate Low	1.25

Data Sources: NOAA Sea Level Rise; Lee Co. Property Appraiser Parcels; Lee Co. GIS 2021 Aerial Photograph

Projected Inundation with 2-Feet of Sea Level Rise

Illustrative Map



1 inch = 6,000 feet

Legend			
	2 Feet of Sea Level Rise		
	Coastline of Sanibel Island		
	Critical Infrastructure		
	Major Roads		

2 Foot Sea Level Rise Scenarios

Year	Scenario	Sea Level Rise
2030	Extreme	< 2
2040	Extreme	2
2050	Intermediate High	1.9
2060	Intermediate	1.8
	Intermediate High	2.56
2070	Intermediate	2.23

These data illustrate the scale of potential flooding, not the exact location, and do not account for erosion, subsidence, or future construction. Inundation is shown as it would appear during the highest high tides (excludes wind-driven tides) with the sea level rise amount. These data should be used only as a screening-level tool for management decisions. As with all remotely sensed data, all features should be verified with a site visit. The data are provided "as is," without warranty to their performance, merchantable state, or fitness for any particular purpose. The entire risk associated with the results and performance of these data is assumed by the user. These data should be used strictly as a planning reference and not for navigation, permitting, or other legal purposes.

Data Sources: NOAA Sea Level Rise; Lee Co. Property Appraiser Parcels; Lee Co. GIS 2021 Aerial Photograph

Projected Inundation with 3-Feet of Sea Level Rise

Illustrative Map



1 inch = 6,000 feet

Legend			
	3 Feet of Sea Level Rise		
	Coastline of Sanibel Island		
	Critical Infrastructure		
	Major Roads		

3 Foot Sea Level Rise Scenarios		
Year	Scenario	Sea Level Rise
2030	Extreme	< 2
2040	Extreme	2
2050	Extreme	2.89
2060	Intermediate High	2.56
2070	High	3.41
	Intermediate High	3.28

These data illustrate the scale of potential flooding, not the exact location, and do not account for erosion, subsidence, or future construction. Inundation is shown as it would appear during the highest high tides (excludes wind-driven tides) with the sea level rise amount. These data should be used only as a screening-level tool for management decisions. As with all remotely sensed data, all features should be verified with a site visit. The data are provided "as is," without warranty to their performance, merchantable state, or fitness for any particular purpose. The entire risk associated with the results and performance of these data is assumed by the user. These data should be used strictly as a planning reference and not for navigation, permitting, or other legal purposes.

Data Sources: NOAA Sea Level Rise; Lee Co. Property Appraiser Parcels; Lee Co. GIS 2021 Aerial Photograph

Projected Inundation with 4-Feet of Sea Level Rise

Illustrative Map



1 inch = 6,000 feet

Legend			
4 Feet of Sea Level Rise			
Coastline of Sanibel Island			
Critical Infrastructure			
Major Roads			

4 Foot Sea Level Rise Scenarios		
Year	Scenario	Sea Level Rise
2030	Extreme	<2
2040	Extreme	2
2050	Extreme	2.89
2060	Extreme	4.06
2070	High	4.46

These data illustrate the scale of potential flooding, not the exact location, and do not account for erosion, subsidence, or future construction. Inundation is shown as it would appear during the highest high tides (excludes wind-driven tides) with the sea level rise amount. These data should be used only as a screening-level tool for management decisions. As with all remotely sensed data, all features should be verified with a site visit. The data are provided "as is," without warranty to their performance, merchantable state, or fitness for any particular purpose. The entire risk associated with the results and performance of these data is assumed by the user. These data should be used strictly as a planning reference and not for navigation, permitting, or other legal purposes.

Data Sources: NOAA Sea Level Rise; Lee Co. Property Appraiser Parcels; Lee Co. GIS 2021 Aerial Photograph

APPENDIX A

Parts of the Sanibel Plan Cited in Table 1 which currently address the Peril of Flood Requirements

Part 3.1. Safety

Section 3.1.1. Hurricane Preparedness

Goal Statement – Reduce the exposure of human life and public and private property to the threat of natural disasters.

Objective 1 – Limit public expenditures in the coastal area subject to storm surge (the VE-Zone on the FIRM) and scour.

Policy 1.1. Public expenditures in coastal areas subject to storm surge and scour will be limited to maintenance, public safety needs, recreation and open space uses, restoration or enhancement of natural resources or land acquisitions.

Objective 2 – Direct population concentrations away from coastal areas subject to storm surge and scour.

Policy 2.1. Development intensity for the coastal area subject to storm surge and scour will not be increased above existing densities and that [are] currently established on the Development Intensity Map.

Objective 6 – Ensure continued implementation of development regulations and building code requirements that are responsive to the threats posed by the high winds and flooding associated with tropical storms.

Policy 6.1. New development and redevelopment activities will comply with requirements of the Federal Flood Insurance Program, as implemented by the Land Development Code.

Policy 6.2. Replacement or reconstruction of non-conforming structures which have been substantially damaged in excess of 50 percent of the market value of the structure or destroyed, will be done in conformance with the requirements of the Land Development Code in effect when reconstruction occurs.

Policy 6.3. Revise the Land Development Code, as appropriate, to ensure continued responsiveness to threats posed by tropical storms.

Part 3.2. Protection of Natural, Environmental, Economic and Scenic Resources

Section 3.2.1. Coastal Zone Protection Element

All resources of the Island are coastal resources. Therefore, all elements of the *Sanibel Plan* are concerned with coastal management. For practical considerations, the *Sanibel Plan* considers all lands within the City as being located in the Coastal Area and in the Coastal High-Hazard Area.

Goal Statement – Protect and appropriately manage the natural resources of the coastal area...and prohibit new development and redevelopment for human habitation in the Gulf Beach and Bay Beach Zones.

Objective 1 – To protect, conserve or enhance wetlands...ensure that the natural functions of the City's ecological zones are maintained by the continued implementation of the development regulations and performance standards established in the Land Development Code.

Policy 1.1. Ensure that the Future Land Use Element of the Plan is consistent with the maintenance and enhancement of the natural functions of the City's ecological zones by including in the Land Development Code varying limitations on development according to the ecological zone and best management practices.

Policy 1.2. Retain low intensity use for the interior (Lowland Wetland Zone) and tidal (Mangrove Forest Zone) wetlands, prohibit commercial and intensive land uses in these zones.

Policy 1.3. Ensure maintenance of the natural functions of the Interior Wetlands Conservation District by continued implementation of the development regulations and performance standards established in the Land Development Code and best management practices.

...

Policy 1.8. Continue the maintenance of wetlands acquired by or dedicated to the City and included in the Environmentally Sensitive Lands Conservation District so as to restore their natural condition, to the extent practicable.

Objective 3 – To protect the beach and dune system, thereby protecting shoreline development from coastal erosion and storm events, ensure that structures are setback landward of the 1974 Coastal Construction Control Line and that the natural functions of the Gulf Beach and Gulf Beach Ridge ecological zones are maintained by continued implementation of development regulations and performance standards established in the Land Development Code and best management practices.

Policy 3.1. The City will continue to prohibit new development and redevelopment in the Gulf Beach Zone (i.e., seaward of the 1974 State Coastal Construction Control Line). Existing buildings located seaward of the 1974 Coastal Construction Control Line that are substantially damaged by a natural disaster are allowed to build-back in their pre-disaster location.

Lawfully existing accessory swimming pools and other accessory structures located in the Resort Housing District that are located seaward of the State's 1974 Coastal Construction Control Line may be reconstructed in their existing location provided there are no other feasible locations available on the site that are not in the Gulf Beach Zone.

Policy 3.2. The City's controlling beach management policy is to not interfere with the natural coastal processes. When intervention becomes necessary, the City will first take measures that work with, not against, the natural coastal processes. Only after this preferred policy has proven unworkable, will any type of shoreline hardening be considered.

Policy 3.3. Seawalls, bulkheads and other hardened shoreline structures that reflect, rather than absorb wave energy are prohibited in the Gulf Beach Zone and on all properties with frontage on the Gulf of Mexico, except that hardened, rip-rap type structures which absorb wave energy may be installed to protect essential public infrastructure from damage or destruction caused by erosion.

Policy 3.4. Hardened shoreline structures which primarily reflect, rather than absorb, wave energy are prohibited. A hardened shoreline structure which primarily absorbs, rather than reflects, wave energy may be permitted as a temporary and emergency measure, and as the only practical means of protecting upland major habitable structures which are in immediate danger of collapse from damage or destruction caused by coastal erosion...These structures must be removed once the immediate danger has passed and other remedial measures can be taken.

Policy 3.5. Excavation that results in lowering the elevation of the Gulf Beach Ridge is prohibited.

Policy 3.6. Removal of sand and sediments from the Gulf beach is prohibited...

Policy 3.7. Access to the beach for new development will be confined to elevated walkways, subject to approval required by state agencies.

Objective 6 – Ensure that development and building standards for new construction and redevelopment are appropriate for structures located in the coastal high-hazard area.

Policy 6.1. Implement development and building standards for coastal high-hazard area construction through the Sanibel Land Development Code and the Florida Building Code.

Section 3.2.2. Conservation Element

Plan for Surface Water Management

Goal – To safeguard human health and welfare and to maintain and improve the wetland system of the Sanibel River and its tributaries...

Objective 1 – To reduce extreme flooding in developed areas and the length of time of flooding in order to keep roads, driveways, house pads and septic systems drained to the greatest extent possible.

Policy 1.3. The adequate and appropriate protection and conservation of natural resources, including wetlands, shall be accomplished through:

- Maintenance, and appropriate expansion, of the Environmentally Sensitive Lands Conservation District,
- Maintenance and appropriate expansion of the Interior Wetlands Conservation District, and
- Maintenance, and appropriate revisions, to regulations, such as the Interior Wetlands Conservation District and environmental performance standards of the Land Development Code.

Objective 5 – Protect and conserve soils and native vegetation communities and maintain the natural functions of the City's ecological zones by continued implementation of the adopted development regulations and performance standards established in the Land Development Code and best management practices.

Policy 5.1. To limit clearing of native vegetation, including the under story and ground cover, ensure the continued enforcement of the environmental performance standards of the Land Development Code and best management practices.

...

Policy 5.7. Restrict development in the Blind Pass Zone by including regulations in adopted Land Development Code that limit development intensity in a manner that is consistent with the dynamic nature of this zone.

Policy 5.8. Continue to implement Local regulations to better protect mangroves.

Objective 7 – To ensure protection and preservation of environmentally sensitive lands and the coordinated management of these natural resources that function as an ecological system, retain and expand the Environmentally Sensitive Lands Conservation District for lands owned and managed for conservation purposes.

Policy 7.1. Restrict permitted use in the Environmentally Sensitive Lands Conservation District to environmental preservation, passive recreation, surface water management, minor utilities installations primarily for transmission, enhancement and restoration.

Section 3.2.3. Natural Groundwater Aquifer Recharge Element

Plan for Aquifer Recharge

The City of Sanibel's stormwater drainage programs and regulations should continue to emphasize the preservation of natural drainage features.

Section 3.2.4. Historic Preservation Element

Goal Statement – Protect and appropriately use historic resources to ensure their preservation as the development anticipated in the Future Land Use Element of the Plan occurs.

Objective 1 – Protect historic and archaeological resources, including structures, sites, roadways and beaches to ensure continued preservation and sensitive use and reuse of these resources.

Policy 1.5. Retain the natural character of the Gulf beaches...

Section 3.2.5. Scenic Preservation Element

Goal Statement – Protect or enhance scenic resources to ensure their preservation as the development anticipated in the Future Land Use Element occurs.

Objective 1 – Ensure the preservation of scenic resources by continued implementation of the development regulations and performance standards of the Land Development Code and other City Programs.

Policy 1.2. Encourage beachfront property owners to maintain native vegetation between upland structures and the Gulf and Bay beaches...

Policy 1.3. Implement measures leading to maintenance of the Gulf beach dune system with hardy native plant species.

Part 3.3. Human Support Systems

Section 3.3.6. Storm Drainage Element

The Goal and Objectives of the *Surface Water Management Plan*

Goal – To safeguard human health and welfare and to maintain and improve the wetland system of the Sanibel River and its tributaries in order to enhance and promote water quality as well as vegetative and wildlife habitat diversity.

Objective 1 – To reduce extreme flooding in developed areas and the length of time of flooding in order to keep roads, driveways, house pads and septic systems drained to the greatest extent possible.

Objective 2 – To use surface water management as one of many tools in the undeveloped areas....

- To increase rainfall detention in undeveloped areas...

Objective 3 – To use natural drainage methods wherever possible with minimum change to the environment, using minimal amounts of human-made structures and arriving at a system requiring minimal maintenance.

Section 3.3.6. Storm Drainage Element

Goal Statement – Provide adequate stormwater drainage facilities and systems for the residents and land uses in the City of Sanibel in a manner that provides protection from flooding while preserving natural drainage features, the recharge of the groundwater aquifer, native vegetation and wildlife habitat.

Objective 1 – Require stormwater drainage facilities and systems to be designed to the established level of service standard in order to provide protection from flooding for life and property within the City of Sanibel.

Policy 1.1. Preserve, maintain and upgrade existing stormwater drainage facilities and systems by scheduling the needed work as part of the City annual work program.

Policy 1.2. Provide stormwater drainage systems that retain the rates, volumes and direction of flow of stormwater runoff consistent with predevelopment conditions. At a minimum, stormwater drainage facilities and systems will be provided in accordance with the following level of service standards:

Standard for Stormwater Drainage Systems

For developments that are not exempt from permitting requirements of the South Florida Water Management District, provide stormwater drainage systems in accordance with the requirements of the District, typically designed for: the 25-year storm event of three-day duration

For infill developments that are exempt from permitting requirements of the South Florida Water Management District, provide stormwater drainage systems designed for: the five-year storm event of one-hour duration

Policy 1.3. Improvements for replacement, expansion or increase in capacity of stormwater drainage facilities and systems will be consistent with maintaining the level of service standard for stormwater drainage systems.

Policy 1.4. Stormwater management facilities will be coordinated with adjoining facilities when such coordination will help or enhance maintenance of the Island's natural drainage system.

Objective 2 – Require stormwater management facilities and systems to be designed to preserve the valuable ecological functions of the natural drainage system in order to protect natural drainage features and the natural recharge of the groundwater aquifer.

Objective 3 – Implement the *Surface Water Management Plan* for the Freshwater Management Area of the Sanibel River.

Section 3.3.7. Recreation and Open Space Element

Goal Statement – Ensure that adequate recreational facilities and open spaces are provided to satisfy the recreational needs of the residents to the extent practicable, in a manner that preserves and protects the fragile natural resources of the Island.

Objective 2 – The City of Sanibel's system of open spaces will continue to provide scenic resources and recreational opportunities for its residents through the initial and long-range planning periods of this Plan.

Policy 2.2. Retain requirements in the Land Development Code that open spaces (undeveloped areas) be provided within private developments.

Objective 5 – All levels of government and the private sector will provide recreational opportunities to achieve a balanced recreation system.

Policy 5.4. Encourage private developers to set aside undeveloped lands suitable for passive recreation or conservation uses by applying land development regulations that provide incentives to do this.

Section 3.3.9. Other Human Support Services

The Sanibel Police Department is located in a wing of the City Hall complex. In conjunction with the public assembly room, this wing (designed to withstand storm flooding and winds) operates as the control center for natural disaster response and operation.

Provisions of the Plan for Electric Utility

1. ...When it becomes practical and economically feasible, the City and the power supplier should consider preparing plans to rebuild underground if a hurricane or other disaster destroys a substantial part of our overhead power distribution system so as to reduce vulnerability in the future.
2. All new local and to-the-house lines will be required to be installed underground in new subdivisions when practical and economically feasible.

Part 3.4. Intergovernmental Coordination

Section 3.4.1. Intergovernmental Coordination Goals, Objectives and Policies

Goal Statement – Maintain and establish coordination among governmental, public and private entities

- to facilitate the delivery of services
- to effectively conserve and use available resources
- to implement the *Sanibel Plan*

Objective 1 – Coordinate implementation of the Sanibel Plan, on a matter of mutual interest, with the comprehensive plans of:

- The City of Bonita Springs
- The City of Cape Coral
- The City of Fort Myers
- The Town of Fort Myers Beach
- Lee County
- The Southwest Florida Regional Planning Council
- The State of Florida

Policy 1.7. Develop an agreement with the Captiva Erosion Prevention District that ensures that there will be no negative impacts to the Sanibel shoreline associated with any Captiva Island beach preservation projects.

Objective 3 – Ensure that implementation of the Sanibel Plan is coordinated with the programs and permitting requirements of:

- The United States Army Corps of Engineers
- The Florida Department of Environmental Protection
- ...
- The South Florida Water Management District
- ...
- Other agencies with land use of regulatory authority for the conservation and use of facilities and resources before commencement of development.

Policy 3.1. Periodically coordinate with representatives of Federal, State, Regional and Local agencies that have regulatory authority in the City, and periodically review those agencies' written rules in order to keep up-to-date and informed on how other agencies' regulatory activities affect implementation of the *Sanibel Plan*.

Policy 3.2. Ensure that development activities that require permits from State, Regional and County regulatory authorities obtain applicable permits and submit copies to the City before commencement of the development.

Part 3.5. Capital Improvements

Section 3.5.1. Capital Improvements Goals, Objectives and Policies

Goal Statement – Needed public facilities (human support systems) are to be provided to Sanibel residents and land uses within its jurisdiction, in a manner that protects and maximizes use of existing facilities, maintains adequate levels of service and promotes orderly and environmentally sound development.

Objective 2. Limit public expenditures in the coastal area subject to storm surge (the velocity zone identified on the Federal Flood Insurance Rate Map) and scour.

Policy 2.1. Public expenditures in coastal areas subject to storm surge (the velocity zone identified on the Federal Flood Insurance Rate Map) and scour will be limited to maintenance, public safety needs, recreation and open space uses, restoration or enhancement of natural resources or land acquisitions.

Part 3.6. Land Use

Section 3.6.2. Future Land Use Element

The principal use of over 60 percent of the area in the City of Sanibel is conservation use.

The City of Sanibel is located entirely within the coastal floodplain.

The City has participated in the Federal flood program since 1979. Flood and stormproofing regulations, which implement this program, are part of the Sanibel Land Development Code

Goal Statement A – The three-part statement of the community's vision of its future is a hierarchy; one in which the dominant principle is Sanibel's sanctuary quality. Sanibel shall be developed as a community only to the extent to which it retains and embraces this quality of sanctuary. Sanibel will serve as attraction only to the extent to which it retains its desired qualities as sanctuary and community.

Objective A1 – Sanibel is and shall remain a small town.

Policy A1.2. The City of Sanibel chooses to remain unique through a development pattern that reflects the predominance of natural conditions and characteristics over human intrusions. All forms of development and redevelopment will preserve the community's unique small town identity.

