



AGENDA MEMORANDUM

Planning Department

City Council
Meeting Date: July 30, 2025

To: City Council
From: Kim Ruiz, Principal Planner
Date: June 30, 2025

SUBJECT: ORDINANCE 25-014 TO RENAME “ALTERNATIVE SHORELINE STABILIZATION PROJECTS” TO “LIVING SHORELINE PROJECTS;” CLARIFY EXISTING REQUIREMENTS; ADD EXAMPLE GRAPHICS; AND PROVIDE AN ADMINISTRATIVE PROCESS FOR AMENDMENTS TO PERMITTED PROJECTS

REVIEW TIMELINE

Date	Meeting Type	Summary
09/24/2024	LDC Subcommittee	<p>Staff presented proposed amendments to the <i>Sanibel Code</i> to change Alternative Shoreline Stabilization Projects from a Conditional Use Permit (CUP) to an allowed use to be reviewed administratively. Staff presented proposed revisions including example designs to clarify the existing standards.</p> <p>LDC Subcommittee members had concerns with allowing shoreline stabilization projects on natural bodies of water without a public hearing. There were multiple questions which made it clear to staff that the section needed to be reorganized for additional clarity.</p>
04/22/2025	LDC Subcommittee	<p>Staff presented updated proposed amendments to the <i>Sanibel Code</i> to change Alternative Shoreline Stabilization Projects to Living Shoreline Stabilization Projects with standards for all water bodies, additional standards for human-made water bodies, additional standards for natural water bodies, example designs, allowing for administrative review for projects on human-made water bodies, and retaining the Conditional Use Permit (CUP) for projects on natural water bodies.</p> <p>The LDC Subcommittee provided comments and questions. After discussion, the LDC Subcommittee unanimously voted to move the proposed amendments to the Planning Commission for review.</p>
5/13/2025	Planning Commission	Staff presented proposed amendments.

Sanibel is and shall remain a barrier island sanctuary

Date	Meeting Type	Summary
		Planning Commission provided comments and questions. The public hearing was continued to June 10, 2025.
6/10/2025	Planning Commission	Staff presented clarifications to the proposed amendments. Planning Commission voted unanimously to forward the proposed amendments to City Council for consideration.

PROPOSAL SUMMARY Staff will present a recommendation to change the section title to Living Shoreline Stabilization Projects with amendments to include language to clarify requirements and to delete redundant and no longer applicable language. Additionally, a figure with design examples is included.

The proposed amendments will:

- Improve resiliency with living shoreline stabilization projects.
- Ensure appropriate design for the specific site conditions.
- Allow adaptive management of permitted projects to provide long-term resiliency under changing site conditions.

The proposed amendments are not more restrictive or burdensome and comply with the strictures of Senate Bill 250.

RECOMMENDED ACTION:

Forward the proposed amendments for second reading.

PUBLIC COMMENT: None.

FISCAL IMPACT: None.

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