

Planning Projects 2026

LAND DEVELOPMENT CODE AMENDMENTS									
Priority Level	Type	Description	Status	LDC Subcommittee	Planning Commission	City Council Discussion	City Council 1st Reading	City Council 2nd Reading	Other
1	Council - Identified Priority	Chapter 122 - landscaping - buffer standards	In progress	2/24/2026					
	NR 2023 Priority	Outdoor lighting/ Marine sea turtle lighting	On hold because of SB 180 concerns	11/18/2025					
2	Planning Commission Request	Property maintenance (e.g. overgrown yards, outdoor storage)							
1	Florida Statute requirement	SB 954 - "Certified Recovery Residences"							
1	Council - Identified Priority	Ch 126 - Exceptions from height limitations for elevating ground-level homes (nonconforming to flood)	In progress						
2	Council - Identified priority	Developed area/impermeable coverage exemption for elec./mech. equipment - new construction	In progress						Referendum required
SPECIAL PROJECTS									
	Beach Management Plan	Beach Management Plan (with Natural Resources)	In progress						
	2017 - Special Projects	Digitized Zoning Maps - Development Intensity Map (GIS)	Completed for internal use						
	2024 CDBG-DR	Transportation Master Plan	In progress						
	Council Priority	Vulnerability Assessment (with Natural Resources)	Complete	n/a	n/a	12/16/2025	n/a	n/a	public meeting 4/10; report accepted 12/16/25
	Council Priority	Adaptation Plan	In Progress	n/a	n/a		n/a	n/a	
	2022 Planning Objective/ 2024 CDBG-DR	Sanibel Plan update - 1st phase	In progress		TBD				
	Joint Workshop	Transfer of Development Rights	In progress		9/9/2025 discussion 12/9/2025	9/9/2025			