



AGENDA MEMORANDUM

Planning Department

City Council Meeting Date: February 7, 2022

To: City Council

From: Kim Ruiz, Planner

Date: December 29, 2022

CITY COUNCIL INITIATED PROPOSED CONSIDERATION

At their November 1, 2022, meeting, City Council adopted Resolution 22-056 declaring a zoning in progress directing the review of the redevelopment standards within the Resort Housing District. The intent of the review is to ensure redevelopment standards are understandable and achievable to foster recovery from Hurricane Ian.

BACKGROUND

Nonconforming resort uses and structures within the Resort Housing District that are substantially damaged or destroyed by a natural disaster have two options for reestablishing the same number and type of units through the following Land Development Code standards:

1. Standards for Building-Back (Reconstruction) of Structures Substantially Damaged by a Natural Disaster ([Chapter 126 – Zoning, Article V – Nonconformances, Division 5](#)); or
2. Redevelopment under Development Regulations ([Chapter 126- Zoning, Article XII – Resort Housing District, Sec. 126-637](#)).

Planning staff have reviewed LDC Section 126-637 to determine whether the current standards for redevelopment of resort units within the Resort Housing District allows for the retention of short-term rentals in a manner that reduces the vulnerability of the buildings to substantial damage from hurricanes or other storm events. Planning staff found these redevelopment standards too onerous to encourage redevelopment in lieu of post-disaster build back standards. Revisions to Section 126-637 are proposed.

The Planning Commission unanimously agreed to recommend the City Council adopt the proposed amendments to the Resort Housing District development and redevelopment standards with the direction to revise the recreational open space standard.

RECOMMENDATION

The City Council should adopt amendments to Section 126-637 based upon the city's desire to retain short-term rental units and to allow redevelopment in a manner that reduces the impacts of future hurricanes and other storms consistent with the *Sanibel Plan*.

Sanibel is and shall remain a barrier island sanctuary