



# Redevelopment in the Resort Housing District

To the Sanibel-  
Captiva Chamber of  
Commerce  
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Prepared by:  
Planning Department



# **REGULATIONS FOR REDEVELOPMENT IN THE RESORT HOUSING DISTRICT**

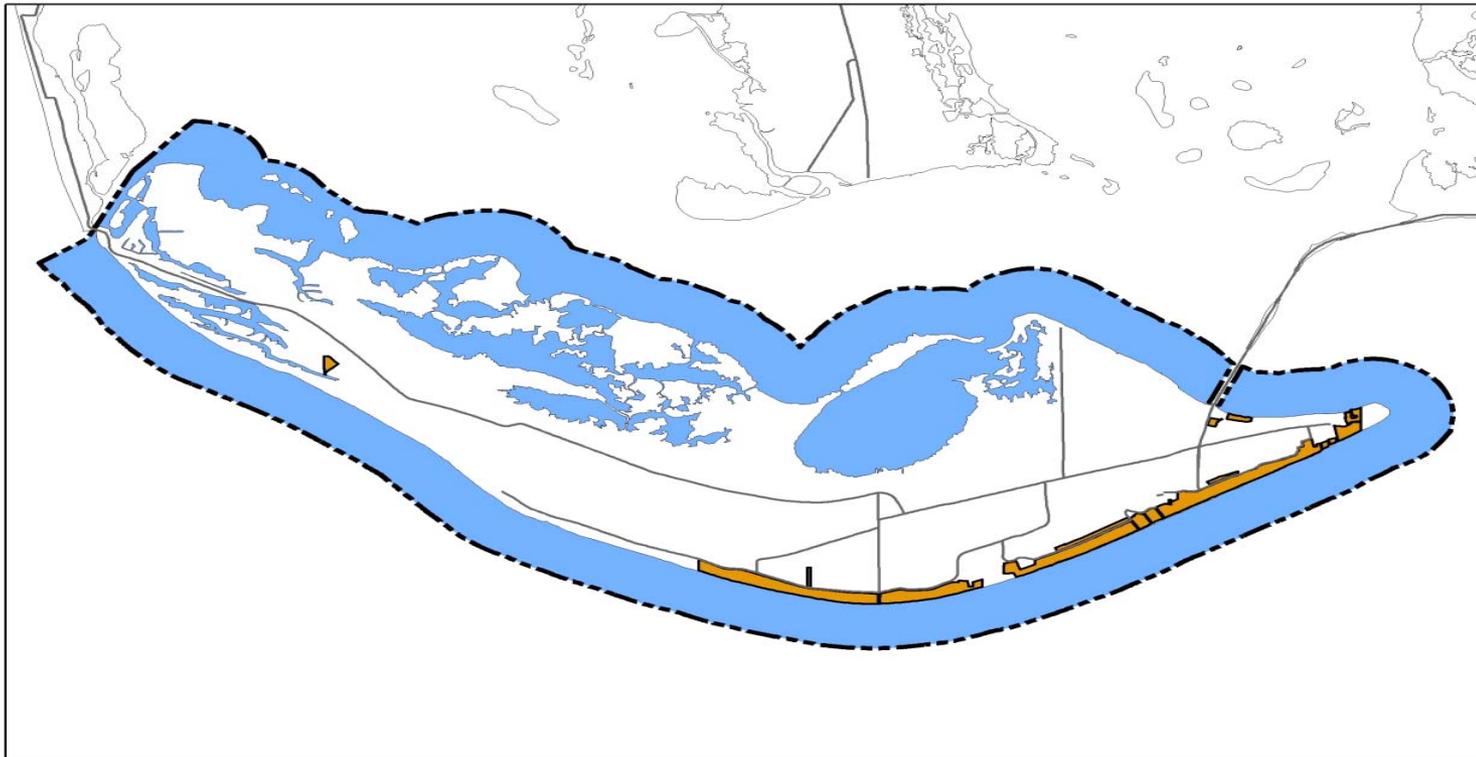


# Intent of City Council

- To balance property rights with environmental, public safety, and community welfare considerations.
- To encourage retention of resort housing units (hotel, motel, and resort condominium units) when resort housing properties redevelop.
- To improve buildings safety in compliance with the Building Code and Flood regulations.
- To provide opportunities for upgrading resort accommodations.



# Map of Resort Housing District



0 0.5 1 2 Miles

City of Sanibel - Resort Housing District



# Summary of Data and Analysis

- **2566 Resort condominium units in 62 developments, representing 68% of housing stock in Resort Housing District.**
- **654 Motel, Inn and Cottage units in 11 developments, representing 17 % of housing stock in Resort Housing District.**
- **380 Timeshare units in 12 developments, representing 8% of housing stock in Resort Housing District.**



# What Constitutes Redevelopment?

***Reconstruction*** means the demolition and removal of existing buildings and structures that are replaced by new buildings and structures constructed in compliance with all applicable provisions of the *Sanibel Plan* and Land Development Code.

***Rehabilitation*** means the modernization, enhancement, restoration or updating associated with improving either the physical appearance or condition of an existing building or structure, including all typical components and systems. Rehabilitation shall not be deemed redevelopment unless it constitutes a substantial improvement, as defined by Chapter 94.



# Density

**What is new for Reconstruction?**



# Conditions for Reconstruction of the Existing Number of Units

To maintain the stock of short-term occupancy units in the City, existing hotels, motels, or resort condominiums that are redeveloped in accordance with the *Sanibel Plan* and the Land Development Code are allowed to maintain up to their existing density, provided that redeveloped hotels, motels, or resort condominiums shall:

- Not exceed the square footage of the habitable area that existed in the prior development.
- Continue the short-term occupancy use of that prior development.



# Density

- When existing hotels, motels or resort condominiums change the use to limit short term occupancy at the time they redevelop, they must conform to the limits established by the Development Intensity Map.
- When existing hotels, motels or resort condominiums maintain short-term occupancy at the time they redevelop, they can maintain up to their existing number of units, subject to restrictions.

*Before, maximum density for Development, including Redevelopment, was limited to the number of units calculated from the Development Intensity Map, typically 5 units/acre.*



# Average Occupancy Rate

To maintain the stock of short-term occupancy units in the City without increasing the development intensity of the redeveloped site, existing hotels, motels or resort condominiums that are redeveloped in accordance with the *Sanibel Plan* and the Land Development Code are allowed to maintain the average occupancy of the prior development.

*Before, Average Occupancy Rates for all Development, including redevelopment, were calculated pursuant to Section 86-71.*



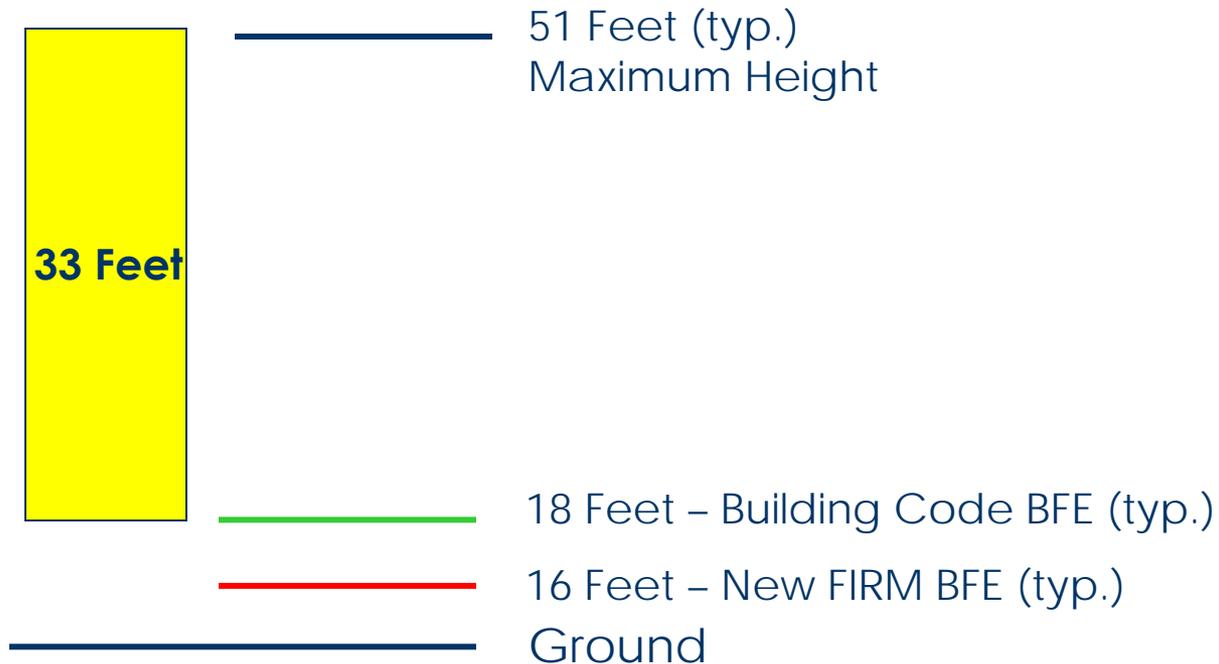
# Height

**In the Resort Housing District, the maximum height of buildings shall not exceed 33 feet above the base flood elevation of the FEMA Flood Insurance Rate Map (FIRM) or the Florida Building Code, whichever is higher. However, no building in the Resort Housing District can exceed height greater than 49.8 feet NAVD (or 51 feet NGVD).**

*Before, maximum height was subject to a formula that compressed the height available above the base flood elevation to less than 30 feet, when the 2008 FIRM raised the BFE along the Gulf.*



# Height



BFE = Base Flood Elevation  
FIRM = Flood Insurance Rate  
Elevations are expressed in NAVD  
(North American Vertical Datum)



# Wedgewood Condominium





# Maximum Number of Units in a Building

**There is no limit on the maximum number of units in a building.**

*Before, no more than 10 units were permitted in a building.*



# Standard Minimum Distance between Buildings

**There is no standard minimum distance between buildings in the RHD, however, the Life Safety requirements of the Building Code still apply to the separation of Buildings.**

*Before, the standard minimum distance between buildings was subject to formula, requiring greater distances between buildings.*



# Recreation Open Space

**When short-term rental units are reconstructed in the RHD at a density that is greater than five units per acre, that development shall provide a minimum of 28,000 square feet of recreational open space per acre.**

*Before, 7500 square feet of Recreation Open Space per unit was required.*



# Phasing by Master Plan

**A Master Plan is required if the reconstruction of existing residential buildings in the Resort Housing District are to be Phased.**

- **A Master Plan can include both reconstruction and rehabilitation activities.**
- **The Master Plan must demonstrate compliance with all requirements of the Land Development Code and be approved by Planning Commission Resolution.**

**A Master Plan is required in order to identify where all Development (reconstructed, rehabilitated, and retained) is to be located before any buildings are reconstructed.**

*Before, there were no provisions for Phasing development.*



# What's the Same for Reconstruction?

- Coverage, Developed Area and Vegetation Removal.
- On-site Surface Water Management.
- Gulf Beach Restoration.
- Vegetation.
- Appearance of Structures, Size and Mass of Structures.
- Maintaining the Carrying Capacity of the Beach for Use by Wildlife.
- Flood Regulations.



# Rehabilitation

**What is New for Rehabilitation?**



# Coverage, Developed Area, and Vegetation

**Developments in the Resort Housing District that are nonconforming because they exceed the limits established for the maximum amount of coverage with impermeable surfaces, developed areas and vegetation removal are permitted to add impermeable surfaces and developed area and remove vegetation, provided that these improvements include:**



# Coverage, Developed Area and Vegetation Removal (Cont'd)

- The removal of an equal amount of existing impermeable surfaces and developed area (one square foot removed for every one square foot added).
- Restoration of these areas where impermeable surfaces and developed areas are removed by:
  - planting native vegetation; and
  - supplementing on-site stormwater water retention volume.

*Before*, additions of impermeable coverage and developed area were required to eliminate the nonconformance or to reduce the degrees of nonconformity as much as possible.



# Nonconforming Uses

Accessory swimming pools and other accessory structures located in the Gulf Beach Zone are now allowed to reconstruct provided:

- The *Sanibel* Plan is amended to allow this redevelopment activity in the Gulf Beach Zone.
- The improvements are no more than the original size of the existing swimming pool and deck; however, the pool cavity can be enlarged provided it fits within an area that is no larger than the area of the existing facility that is to be replaced.
- The applicant examined all alternative locations and assessed all available on-site areas located outside the Gulf Beach Zone.
- The re-establishment of the nonconforming use is approved by the Planning Commission at a public hearing.

*Before, nonconforming uses were limited to repairs only.*



# Nonconforming Uses (cont'd)

## *Sanibel Plan Amendment*

### Section 3.2.1.

#### Coastal Zone 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 Coastal Construction Control Line). Existing buildings located seaward of the 1974 CCCL that are substantially damaged by a natural disaster are allowed to buildback 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 CCCL 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.

Added Language is underlined



# Sun Dial West





# Island Inn Tiki Hut





# Additional Information

The Sanibel Land Development Code is available on the City's website:  
[MySanibel.com](http://MySanibel.com)

Additional requirements may apply based on the specifics of the project. Please contact the Planning Department for answers to specific questions.

## Contacts for Additional Information

Contact the Planning Department at (239) 472-4136 if you have any questions about the City regulations for Redevelopment in the Resort Housing District.