



City of Sanibel
Planning Department
APPLICATION FOR DEVELOPMENT PERMIT

**ADDITION or REMODEL
NONCONFORMING* - RESIDENTIAL**

(*WITH CURRENT FLOOD REGULATIONS)
(WITH APPLICATION INFORMATION)

STAFF USE ONLY

Application No: _____ Filing Date: _____ Accepted By: _____ Fee: _____

PART I. Parcel Identification

Tax Strap No: _____ - 46 - _____ - T _____ - _____

Street Address of Property: _____

PART II. Owner/Applicant Information

Name of Owner: _____

Owner Address: _____

Owner Phone: _____ Business _____ Fax _____

Owner **Email** Address: _____

Name of Applicant: _____

Applicant Address: _____

Applicant Phone: _____ Business _____ Fax _____

Applicant **Email** Address: _____

Applicant's Interest in the Property: _____

Name of Contractor (if Different from Applicant): _____

PART III. Provide A Brief Description of The Proposed Development

PART IV.

Was the "start of construction" for the existing structure commenced on or after April 16, 1979?

Identify City permits issued for any combination of repairs, reconstruction, alteration, or improvements of the structure taking place in the 5 year period immediately preceding the date of this application:

APPLICATION FOR DEVELOPMENT PERMIT
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PART V. Attachments Checklist

The information and attachments requested as part of this application are the **minimum** necessary to determine compliance with the requirements of the Sanibel Plan and the Land Development Code (LDC). The City may require additional information, at any time during the application process, to determine compliance with the requirements of the Sanibel Plan and the LDC. Provide 3 copies of all surveys and plans. For a complete explanation of each item, refer to the Planning Department handout entitled "Instructions for Permits and Other Applications of the Sanibel Land Development Code".

- ___ DEED (Copy) or Lee County Owner of Record
- ___ OWNER'S AUTHORIZATION (Certified Form – Available in the Planning Department)
- ___ OTHER AGENCY PERMITS (Certified Statement – Required Permits – Copy of Applications/Permits)
- ___ VARIANCE REPORT WITH LIST/LABELS OF ALL PROPERTY OWNERS WITHIN 300 FT OF SUBJECT PROPERTY (Obtain from Lee County Property Appraiser's Office)
- ___ COMPLETED BUILDING PERMIT APPLICATION
- ___ SURVEY (1"=20', with Raised Seal and Signature of Florida Registered Surveyor or Engineer)
- ___ LOCATION MAP
- ___ SITE DEVELOPMENT PLAN (1"=20')
- ___ DRAINAGE PLAN OR VERIFICATION OF EXISTING DRAINAGE IMPROVEMENTS
- ___ DRIVEWAY PERMIT APPLICATION AND RESPONSIBILITY ACKNOWLEDGEMENT FORM (For Public R.O.W.)
- ___ ENGINEERING REPORT OR COMPETENT EVIDENCE OF PERMEABLE SURFACES
- ___ PLANS FOR STORMWATER & DEWATERING EROSION CONTROL (Forms Available in the Planning Department)
- ___ REFUSE AND GARBAGE DISPOSAL PLAN (Size, Location, Screening, Pollution Control, & Weather Protection)
- ___ EXTERIOR LIGHTING PLAN
- ___ VEGETATION PLAN
- ___ WILDLIFE HABITAT IDENTIFICATION AND PLAN FOR PRESERVATION
- ___ VERIFY GOPHER TORTOISES ARE PROTECTED ON SITE OR HAVE BEEN REMOVED
- ___ IWA WATER AVAILABILITY LETTER
- ___ WASTEWATER TREATMENT STATEMENT (Sewer Availability Letter Or Wastewater Permit For Septic System)
- ___ FLOOR PLANS (With Square Footage For Existing And Proposed Floor Area)
- ___ SECTION DRAWINGS OF THE EXISTING STRUCTURE AND PROPOSED ADDITION
- ___ DEMOLITION DRAWINGS OF EXISTING STRUCTURE
- ___ TYPICAL WALL SECTION (1/4" = 1')
- ___ BUILDING ELEVATIONS (show all sides of the building where the exterior appearance is being changed. Show Existing and proposed elevations. Dimension drawings to show height and setback compliance.)
- ___ PHOTOGRAPH (One Photo Of Each Of Four Principle Elevations Of Existing Structure)
- ___ COST ESTIMATE FORM
- ___ APPRAISAL REPORT
- ___ MARKET VALUE CERTIFICATION (REFER TO ATTACHMENT B)
- ___ INFORMATION DEMONSTRATING COMPLIANCE WITH LAND DEVELOPMENT CODE SECTION 86-43 APPEARANCE OF STRUCTURES, SIZE AND MASS OF STRUCTURES
- ___ OTHER INFORMATION REQUIRED FOR COMPLIANCE WITH THE LAND DEVELOPMENT CODE:

***** **CERTIFICATION** *****

I hereby certify that the information contained in this application and the attachments hereto are true and correct to the best of my knowledge and belief. Furthermore, I acknowledge that the City has the right to inspect the subject property in conjunction with this development permit application. (Please advise the City of any restrictions or limitations on the inspections.)

Signature of Owner / Authorized Representative **Date**

Note to Owner/Applicant: The proposed development may be subject to private deed restrictions or covenants. It is the applicant's responsibility to verify with the appropriate property owners association whether the proposed development complies with the applicable deed restrictions or covenants. **The City**

SECTION 1

INSTRUCTIONS FOR PERMITS AND OTHER APPLICATIONS OF THE SANIBEL LAND DEVELOPMENT CODE

EXPLANATION OF CHECKLIST ATTACHMENTS TO BE PROVIDED WITH APPLICATION FORMS FOR RESIDENTIAL STRUCTURES AND NON-RESIDENTIAL STRUCTURES

- DEED.....Copy of the owner's deed to the property included within this application as recorded in public records; and if the applicant is not the owner of record, a certified authorization from all the owners of record to the applicant to apply for permits on behalf of the owner.
OWNER'S AUTHORIZATION.....If someone other than the owner will serve as the applicant in connection with the permitting process, a certified statement which authorizes that person to represent the owner and to bind the owner.
OTHER AGENCY PERMITS.....A certified statement by the applicant setting forth all other permits that are required by any other governmental agencies in connection with the proposed development.
VERIFICATION OF PERMITTED RESIDENTIAL DENSITY.....NOTE: Recorded deeds and other historical property records which may be required for verification of permitted residential density are available at the Official Records Department in the Lee County Courthouse.

For any vacant, unplatted parcel (not in a modern platted subdivision), provide a certified statement identifying any contiguous lands which were under common ownership with the subject parcel on December 1, 1975.

For any vacant parcel in a modern platted subdivision (listed below), provide a certified statement identifying any contiguous lands which were in common ownership with the subject parcel on July 8, 1976. (Note: Any lot in a subdivision marked by an asterisk [*] having 10,000 net square feet or more is exempt from this requirement.)

- Anchors Aweigh*
Beachview Country Club
Belle Meade
Betts
Bright Water
Bryant Michigan*
Caloosa Shores
Cardinal Ridge
Castaways
Chateau Sur Mer*
Del Sega
Dinkin's Bayou
Dunes - Phase I
Dunes - Phase II
East Rocks*
Gulf Pines
Gulf Shores*
Gumbo Limbo
Kearn's*
Lagoon Estates*
Lake Murex*
Leisure Acres
Little Lake Murex
Los Conchas
Palm Lake*
Periwinkle Properties
Poinciana Circle
Ranchos Way
O.L. Richardson's*
Sanibel Center
Sanibel Estates*
Sanibel Harbours*
Sanibel Isles*
Sanibel Lake Estates*
Sanibel Pines
Sanibel River Estates*
Sanibel Shores
Sanibel Woodlands
Sawyer's
Seaside*
Sedgemoor
Shell Basket*
Shell Harbor*
Southwinds*
Terrill Ridge
Tradewinds*
Water Shadows*
West Rocks*
Windrow
S.B. Woodring's*

Rev 8/96 Note re: Courthouse Records
Rev. 7/98 re: Certified Statements
Rev. 8/00 Sanibel Code
SEC1.FRM

For any vacant parcel in the following subdivisions approved by the City, each platted lot is entitled to a dwelling unit.

| | | |
|-------------------|----------------------|------------------|
| Anhinga Estates | Heron's Landing | Sea Gate |
| Butterknife | Huschka | Sea Oats |
| Dunes - Phase III | Island Woods | Seagull Estates |
| Eastwood Landings | Kinzie Island | Seaspray |
| Foley | Lane-Cochran | South Capers |
| Gopher Walk | Long Acre Lake | Whisperwood Cove |
| Gulf Ridge | Sanctuary at Wulfert | |
| Gulf Ridge East | Sanibel Bayous | |

For any other vacant parcel in a subdivision approved by the City, identify a development permit issued after July 19, 1976, which approved a subdivision establishing the subject parcel as a lot.

For all subdivision, duplex, and multifamily applications, provide actual calculations determining the number of dwelling units permitted on the parcel, carried to the hundredths place.

_____ **SURVEY.....**An up-to-date (accurately reflecting present conditions), certified survey of the subject parcel bearing the signature and raised seal of a Florida registered land surveyor or professional engineer. If the land borders or contains an open body of water, the survey must be dated within six months prior to the date the application is filed. The survey must indicate or comply with the following: (3 copies)

- a) Scale must be 1" = 20'.
- b) Property lines, bearings and dimensions.
- c) Area of parcel in square feet.
- d) Coastal Construction Control Line (if applicable).
- e) Legal description of the property.
- f) North arrow, which shall be the same orientation on all pages.
- g) Abutting streets, indicating width of right-of-way, edge and width of pavement or traveled way, and whether public or private.
- h) Existing structures.
- i) Location of the percolation test and soil log (if applicable).
- j) Ground elevations (sufficient in number to accurately depict the site contours), referenced to NGVD of 1929.
- k) Easements, with use and dimensions noted, and whether public or private.
- l) Location and description of on-site well (if applicable), and whether active or inactive, public or private, and used for potable water, irrigation, or other purpose.
- m) If the parcel contains open bodies of water, roads or road rights-of-way or easements, the area (in square feet) of each, indicated separately. The surface area of an open body of water shall be calculated to the contour of the average elevation of the groundwater of the water table aquifer. The edge of an open body of water shall be represented by the mean high water line.
- n) Survey purporting to establish the local tidal datums or determination of the location of mean-high or mean-low water line shall provide certification by Florida registered land surveyor or professional engineer that such document was prepared in compliance with Florida Statutes, Chapter 177, Part II.
- o) Information on or accompanying the survey identifying the existing uses of all land and buildings shown thereon and indicating any structures to be removed.
- p) The delineation of all local drainage areas, open bodies of water, drainageways, and any other area in which the seasonal high water table is at or above the ground surface.

_____ **LOCATION MAP.....**A location plan indicating the relation of the development site to streets and well-known landmarks, existing zoning district(s) of the development site, and zoning districts within 200 feet of the development site.

____ **SITE PLAN**.....Site development plan (3 copies required), indicating or complying with the following:

- a) Scale must be 1" = 20'.
- b) North arrow, which shall have the same orientation on all pages.
- c) Property lines, with dimensions.
- d) Coastal Construction Control Line (if applicable).
- e) Abutting road rights-of-way and easements, with dimensions.
- f) Proposed structures and existing structures which are to remain on the site, showing elevations of lowest floors.
- g) Proposed driveway, parking, loading, and turn-around areas, with dimensions, including any loading docks or platforms, and all other developed areas.
- h) Existing and proposed ground elevations, referenced to NGVD of 1929.
- i) Detailed specifications and location of proposed drainage swales or retention areas (including cross-sections and method of soil stabilization on all slopes).
- j) A plan view of all wastewater facilities. (The development permit application must be accompanied by the completed application for a wastewater disposal permit, where applicable).
- k) Total square footage of lot.
- l) Total square footage of impermeable coverage proposed (excluding up to a 4 foot-wide roof overhang).
- m) Total square footage of developed area proposed.
- n) Total square footage of areas to be cleared of vegetation.
- o) All existing and proposed utility structures and lines, such as, but not limited to, telephone lines, electric lines, water lines, sewer lines, gas lines, cable television lines, and fire hydrants, with locations and dimensions.
- p) All proposed easements.
- q) All means of vehicular access to adjoining streets.
- r) Any necessary improvements to adjoining streets, including acceleration and deceleration lanes, paving, traffic control markings, and land dedication for street purposes.

____ **USE IDENTIFICATION**.....Identify all proposed uses of all land and structures on the development site.

____ **REFUSE/GARBAGE DISPOSAL PLAN**.....A plan for refuse and garbage disposal, including location and size of receptacles and provisions for visual screening, pollution control, and protection from weather.

____ **DRAINAGE PLAN**.....A drainage plan and map, demonstrating compliance with Land Development Code Chapter 126, Article XIII. Environmental Performance Standards and Chapter 118, Article IV. Standards for Stormwater Control.

____ **EROSION/SEDIMENT CONTROL PLAN**.....A plan for erosion and sediment control, which shall use good development techniques to prevent soil erosion and water pollution.

____ **EXTERIOR LIGHTING PLAN**.....A plan for exterior lighting, including the size, nature of construction, height, area and direction of illumination, and wattage to be used or footcandles produced, if exterior lighting is proposed. The plan shall demonstrate compliance with Land Development Code Chapter 126, Article XIV. Division 4. Outdoor Lighting.

____ **VEGETATION PLAN**.....A vegetation plan (3 copies) demonstrating compliance with the Land Development Code, including verification that the site has been prepared for vegetation inspection in accordance with the City's adopted vegetation standards. The vegetation plan shall generally describe all vegetation within the area to be disturbed by the proposed development, and shall:

- a) Include an inventory of all native vegetation or native plants, as defined in this code, (number and species) within the area to be disturbed. Native vegetation or native plants, as defined in this code, outside areas to be disturbed must be preserved in place;
- b) Locate and identify on a site plan all native vegetation or native plants, as defined in this code, within the area to be disturbed that is either two (2) inches or greater in diameter at any point more than two (2) feet above ground level or six (6) feet or more in height; locate and identify all native shrub-like plants (such as wild olive, wild coffee, white indigo berry and ferns, etc.) that are more than two (2) feet in height, and locate and identify any threatened or endangered species listed by the Florida Game and Freshwater Fish Commission, regardless of size;

VEGETATION PLAN (Continued)..

- c) Provide a description of native trees within the area to be disturbed that are two (2) feet or more in height, by species, estimated number and general location;
- d) Describe the proposed treatment of the native vegetation or native plants, as defined in this code, within the area to be disturbed, i.e., transplant on- or off-site or destroy.
- e) State whether there exists upon the parcel any Brazilian pepper, Melaleuca, Earleaf Acacia, Lead Tree, Java Plum, Air Potato, Exotic Inkberry or Mother-in-Law's Tongue/Bowstring Hemp. If so, the vegetation plan shall include a plan for removal of these exotics, and for keeping the parcel permanently free of these exotics. The developer may omit from such a plan provisions for exotic removal and maintenance on any portions of a parcel which are donated to a bona fide organization dedicated to conservation, and which has a management plan for exotic removal; or to the city.

_____ **WILDLIFE PLAN.....**Identification and location of wildlife habitats of gopher tortoises, eastern indigo snakes, eagles, ospreys, loggerhead turtles, alligators, pileated woodpeckers, and river otters on the lot or parcel to be developed, to be verified through a field inspection by the City. In the case of the development of a single-family dwelling, the City, upon request of the owner, shall conduct the field inspection; and.....

A plan to preserve a portion of any existing indigenous wildlife habitat or to provide evidence of additional sanctuary area on or off the property to mitigate unavoidable destruction. Such plan, sanctuary, or mitigation is to be at the applicant's expense.

_____ **GOPHER TORTOISE PROTECTION.....**Verification that gopher tortoises have been protected on the site or have been removed from the proposed area of construction by a city authorized handler according to a plan approved by the City.

_____ **WATER AVAILABILITY.....**Documentation establishing the availability of water for the proposed development from the Island Water Association, Inc.

_____ **WASTEWATER TREATMENT.....**If connection to an existing package plant or to the Sanibel Sewer System is proposed, documentation of the availability of service from the owner of the wastewater facility. If a septic system or alternative system is proposed, submit a separate application for a City of Sanibel Wastewater Disposal Permit pursuant to Land Development Code Chapter 118, Article III.

_____ **FLOOR PLANS.....**Floor plans at a scale of one-quarter inch equals one foot, showing interior walls, identifying the use of all rooms, and showing all window and door openings and points of ingress and egress.

_____ **TYPICAL WALL SECTION.....**A typical wall section, at a scale of one-quarter inch equals one foot, showing compliance with Land Development Code, Chapter 94, Flood and Storm Proofing.

_____ **BUILDING ELEVATIONS.....**Elevations of all buildings, front, back and side, showing compliance with height restrictions and applicable setbacks, including "angle of light" restrictions.

_____ **FLOODPROOFING CERTIFICATION.....**Flood-proofing certification, by a Florida registered professional engineer or architect, of compliance with Land Development Code, Section 94-53., if applicable.

*****OTHER ITEMS APPLICABLE TO MULTIFAMILY AND NONRESIDENTIAL DEVELOPMENT*****

_____ **ECONOMIC AND TRAFFIC IMPACT STATEMENTS.....**Any commercial development proposal which includes more than twelve thousand (12,000) square feet of retail floor area shall require, as part of the development permit application, the submission of an impact statement which shall include the following information:

Economic Impact: Based on the supply and demand analysis provided in the commercial market study prepared for the city in 1981 (and any subsequent update reports prepared by or for the city), the applicant shall demonstrate that there is sufficient demand for the proposed development, without the necessity of any increase in traffic from outside of the city, and that the proposed development will not have a significant adverse impact on the economy of the city as a whole.

Traffic Impact: The applicant shall provide a professional traffic analysis that estimates the number of trips expected to be generated to and from the development, on an average day and a peak day during the peak season. This analysis of the impacts on traffic flow shall be quantified. Opportunities to mitigate potential traffic problems shall be identified. Estimates of the cost to implement these opportunities shall also be identified and a plan presented to implement them.

_____ **FLOOR AREA.....**Commercial structures - All the area of the floor surfaces in a structure, under roof, exclusive of overhangs and walkways, measured to the inside of the exterior walls, plus any area within a screened enclosure utilized for commercial activity, excluding the area contained below the lowest floor, as defined in Section 94-1. and any screened area used solely as an entryway or corridor.

_____ **FLOOR AREA RATIO (FAR).....**Commercial structures - The ratio of total permitted floor area on the parcel to the total area of the commercially designated portion of the parcel.

_____ **VEGETATION BUFFERS FOR COMMERCIAL AND INSTITUTIONAL USES.....**All commercial and institutional development and uses (including special uses not exempted from compliance with this requirement) shall include strips of vegetation (i.e., vegetation buffers) to provide a barrier to both light and sound created by such uses and for the purpose of maintaining a rural, natural environment along city streets. Refer to Land Development Code Chapter 122, Article II, Division 2, for standards regarding the location, planting and maintenance of such vegetation buffers.

_____ **VEGETATION BUFFERS FOR RESIDENTIAL DEVELOPMENT ALONG ARTERIAL AND COLLECTOR ROADS.....**In approving a development permit for major subdivisions or residential development of more than five (5) dwelling units, a vegetation buffer shall be required along rural arterial and rural collector roads (See Land Development Code Section 78-1 for road classifications). Refer to Land Development Code Chapter 122, Article II, Division 3, for standards for location and size of buffers, as well as types, varieties and numbers of plants required in the buffer.

_____ **INTERIOR LANDSCAPING FOR OFF-STREET PARKING AREAS.....**Off-street parking areas shall have at least twenty (20) square feet of interior landscaping for each parking space. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of the parking lot at strategic points to guide traffic flow and direction. Landscaped areas shall not be separated by more than ten (10) continuous parking spaces. Refer to Land Development Code Section 126-1405. for standards for the location and size of interior landscaping areas, as well as the types, varies and numbers of plants required in these areas.

**INSTRUCTIONS FOR PERMITS AND OTHER APPLICATIONS
OF THE SANIBEL LAND DEVELOPMENT CODE**

**EXPLANATION OF CHECKLIST ATTACHMENTS TO BE PROVIDED WITH APPLICATION FORMS
FOR RESIDENTIAL STRUCTURES AND NON-RESIDENTIAL STRUCTURES**

FLOOR PLANS OF EXISTING BUILDING.....Floor plans of the existing building, clearly dimensioned showing all exterior and interior walls and identifying the use of all rooms; indicate all window and door openings. Provide square footage calculations for existing floor area. A scale of one quarter (1/4) inch equals on (1) foot is preferred.

FLOOR PLANS OF PROPOSED REMODELING, IMPROVEMENTS AND ADDITIONS:

For Minor Remodeling Not Involving Floor Plan Changes.....Submit a clearly dimensioned floor plan and a clearly written description of the proposed work.

For Minor Remodeling Involving Floor Plan Changes.....Submit a clearly dimensioned floor plan indicating the existing structure and new improvements, including doors, windows, openings, new bearing walls, columns, beams, floor and roof framing. Identify plumbing fixtures and electrical outlets, where appropriate to accurately document total scope of improvements, along with a written description of the proposed work. Provide square footage calculations for proposed floor area.

For Major Remodeling And Additions.....Submit a complete, detailed set of plans and specifications (Preferably at a scales of 1/4" = 1'0") clearly indicating the existing structure and new improvements, including doors, windows, openings, new bearing walls, columns, beams, floor and roof framing. Identify plumbing fixtures and electrical outlets where appropriate to accurately document total scope of improvements, along with a written description of the proposed work. Provide square footage calculations for proposed floor area.

SECTION DRAWINGS OF EXISTING STRUCTURE.....Two building sections, one front to back, one side to side, indicating primary rooms, basic structure (i.e., concrete block, tie beams, roof trusses, wood framing, and finish materials).

SECTION DRAWINGS OF PROPOSED REMODELING, IMPROVEMENTS AND ADDITIONS.....Two building sections, one front to back, one side to side, indicating primary rooms and basic existing structure (i.e., concrete block, tie beams, roof trusses, wood framing, and finish materials). Identify new structural connections, primary structure, columns, roof trusses, beams, floor joist, additional sections as required to clearly locate all structural components of the building.

DEMOLITION DRAWINGS OF THE EXISTING STRUCTURE.....This information may be incorporated into the required drawings submitted for documentation of the existing structure provided they do not prevent a clear, concise evaluation of the existing building. The demolition drawings are to indicate all areas required for removal or modification, including those areas required for sanitary, vent and water piping.

PHOTOGRAPHS.....Photographs of the principal structure as it exists at the time the application is filed. Three photos of four principal elevations; label as noted 1A, 1B, etc.

| | | | |
|-------|----------------|-----------|-----------------|
| Front | 1A Left Corner | 1B Center | 1C Right Corner |
| Rear | 2A Left Corner | 2B Center | 2C Right Corner |
| Right | 3A Left Corner | 3B Center | 3C Right Corner |
| Left | 4A Left Corner | 4B Center | 4C Right Corner |

_____ **COST ESTIMATE FORM.....**For residential construction, attach a completed copy of the City of Sanibel "Form For Estimating the Cost of Residential Additions and Remodeling" (two copies). For all other construction, attach a completed copy of the City of Sanibel "Form for Cost Estimates for Additions, Extensions, Alterations, Reconstructions, Remodeling, Repairs and Improvements" (two copies). Blank forms are available from the Planning Department.

_____ **APPRAISAL REPORT.....**An appraisal report directed to the City from the appraiser containing an opinion as to market value of the structure before the remodeling or addition is started. Refer to Land Development Code Chapter 94 for requirements.

_____ **MARKET VALUE CERTIFICATION.....**A letter from an appraiser certifying familiarity with Flood Regulations and giving opinion as to the market value of the structure. Refer to the "Sample Letter" attached to the application form. This may be included with the appraisal report.

DEFINITIONS FROM LAND DEVELOPMENT CODE CHAPTER 94-1:

LOWEST FLOOR.....means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Volume 44 of the Code of Federal Regulations, Section 60.3, or the Land Development Code, whichever is more restrictive. Any floor containing:

- (a) A toilet, or similar sanitary plumbing fixture; or
- (b) A floor drain; or
- (c) A sink or stationary tub equipped with a floor drain below the base flood elevation; shall be deemed a lowest floor.

Any floor equipped for such uses as kitchen, bathroom, office, dining room, living room, family or recreation room, bedroom, professional studio or commercial occupancy shall be deemed a lowest floor.

NEW CONSTRUCTION.....means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after April 16, 1979 and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after April 16, 1979 and includes any subsequent improvements to such structures.

START OF CONSTRUCTION.....(for other than new construction or substantial improvements under the Coastal Barrier Resources Act [Pub. L. 97-348]) includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation, or the placement of the manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of street, and or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages, or sheds not occupied as dwelling units or not as part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

SUBSTANTIAL IMPROVEMENT.....means any repair, reconstruction, rehabilitation, addition or other improvement, or combination or accumulation of same, of a structure, taking place since February 16, 1988 in which the cumulative cost of the improvements equals or exceeds fifty (50) percent of the market value of the structure at the time of application. Accumulation of costs shall be for the five year period immediately preceding the date of the application or February 16, 1988, whichever is the most recent. For structures which have sustained damage, including substantial damage, the value shall be determined as of the time immediately before the damage occurred.

As a further limitation, "substantial improvement" means and includes any addition, or combination or accumulation of same, to a structure, taking place since September 18, 1990, which increases the floor area of a structure by fifty (50) percent of more over the floor area of the structure on September 18, 1990, or the beginning of the five-year period immediately preceding the application, whichever is more recent, regardless of cost.

Notwithstanding anything to the contrary, however, where the start of construction has preceded the filing of the application, the date for determining accumulation of costs and for determining value shall be the date immediately preceding the start of construction.

The term does not, however, include either:

- (a) Any project for improvement of a structure to correct existing violation of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (b) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure".

In determining the market value of a structure, recognized standards and methods of appraisals shall be used. For purposes of determining the cost of the improvement, the greater of the following shall be used:

- (a) Good faith estimates of costs certified by a licensed professional;
- (b) Actual costs as evidenced by a contract or group of contracts, certified by a licensed professional; or
- (c) An estimate of costs based upon the prevailing costs in the city of similar construction.

In any event, the costs shall include, without limitation, labor, materials, overhead, profit and demolition costs.

The city manager shall have the authority to verify and to determine the costs.

Further, for purposes of this section, market value shall be determined as follows:

- (a) The city manager shall have the authority to require the owner or applicant to provide an appraisal report containing an opinion as to market value of the structure, as defined above, in any case where the reconstruction, rehabilitation, addition or other improvements exceed five thousand dollars (\$5,000.00) and where he determines that a good faith question exists as to whether the proposed reconstruction, rehabilitation, addition, or combination or accumulation of same or other improvement qualify as a substantial improvement as defined herein. Cost of the appraisal shall be borne by the owner or applicant.
- (b) Where an appraisal report is required, it shall be prepared by a qualified appraiser, holding membership in a recognized appraisal organization, or certified under state law, conducting the appraisal within his area of designation, and conducting the appraisal in accordance with generally recognized standards and methods or appraisal. The appraisal report shall exhibit that the above requirements have been met.
- (c) Upon submittal by the owner or applicant of the appraisal report, the city manager shall have the authority to have the appraisal report reviewed by a qualified appraiser or to have an appraisal conducted by a qualified appraiser. Cost of this appraisal review or appraisal shall be borne by the city.



City of Sanibel

COST ESTIMATE FORM FOR ESTIMATING THE PREVAILING COST OF RESIDENTIAL ADDITIONS AND REMODELING

Prepared by the Building Department

June 2015

INSTRUCTIONS - complete Parts 1, 2 and 3 (on pages 3, 4, 5 & 6)

This form establishes the procedure for estimating the cost of an addition to, and the remodeling of, an existing building for purposes of applying prevailing costs in the City for similar construction. An accurate cost estimate is required to determine whether the proposed project constitutes a substantial improvement under Sanibel Land Development Code Chapter 94 Floods.

Additions include new habitable and non-habitable or non-conditioned floor area added to an existing residential building. Remodeling includes repair, reconstruction, rehabilitation, renovation or other improvements to an existing building.

It is important that all sections of the Cost Estimate Form be considered and completed. **Part 1 is required for all applications that include an addition(s).** **Part 2 is required for all applications that include a remodeled area(s).** **Parts 1 and 2 are required for applications that include both an addition(s) and remodeled area(s).** **Part 3 is required for applications that include a component(s) that is not addressed by Parts 1 or 2 of this Form,** such as a built-in grill / cooking area on a lanai or covered porch and for specific activities, such as replacing windows in existing window openings.

The overall cost estimate shall include labor, materials, overhead, profit and demolition costs, as well as both decorative and structural items. Excluded from overall costs are plans, specifications, surveys and permits. Also excluded from overall costs are other items that are separate from, and incidental to, the improvement, such as walkways, driveways, landscaping and septic systems.

A cost estimate provided by following the procedure herein shall be accepted as an estimate of costs based upon the prevailing costs in the City for typical residential construction as approved by City Council Resolution No. 04-130 on 11/02/04.

ATTACHMENTS

Provide a floor plan, or series of floor plans, drawings or sketches that clearly identifies:

Existing Conditions. Show the current habitable (and non-habitable and non-air-conditioned) floor area of the existing non-conforming building

For Part 1 New Floor Area. Show the location and size (floor area) of the proposed addition, highlighting:

- the location and size of any non-habitable and non-air-conditioned floor area included in the addition;
- the location and length of knee walls or beams that are being added to the top of the existing first story walls to create a volume first story ceiling;
- the location and size of any area(s) of the addition that is located over existing space involving roof structure modification;
- and the floor area of any kitchen or bathrooms that are being added.

For Part 2 Remodeled Area. Show the location and size of the existing floor area that is to be remodeled, highlighting:

- the floor area of any kitchen or bathrooms that are being remodeled;
- the location and size of any remodeling of existing roofs or ceilings;
- and the location and size of any roof areas where the roofing is being replaced

PART 1 FOR NEW FLOOR AREA

[Square Footage Added to an Existing Building]

A) For an addition of habitable space (use gross s.f. including kitchens and bathrooms):

_____ s.f. of area w/ ceiling height less than or equal to 10' above floor X \$114.96 = \$ _____

_____ s.f. of area w/ ceiling height greater than 10' above floor X \$131.04 = \$ _____

Subtotal\$ _____

Complete the following in addition to **Section A** above

i) For additions over existing space involving roof structure modification:
(in addition to the part of Section A above)

_____ s.f. of addition over existing space X \$26.80 /s.f. = \$ _____

ii) For additions including a new or relocated kitchen:

\$10,200 + s.f. of kitchen - 100 s.f. X \$24.80 /s.f.) = \$ _____
[\$10,200 minimum entry for new kitchen]

iii) For additions including new or relocated bathroom(s):

for each half bath add \$2,640, for each full bath add \$4,320 (and)
for each full bath with 4 or more fixtures add \$5,040:

Enter (bath #1) \$ _____ + (bath #2) \$ _____ + (bath #3) \$ _____ = \$ _____

Plus

s.f. of bathroom(s) - 60 s.f. X \$24.80 / s.f.) for each bathroom
[if negative number results from calculation, enter 0]

Enter (bath #1) \$ _____ + (bath #2) \$ _____ + (bath #3) \$ _____ = \$ _____

Subtotal for subsection 1A_i + 1A_{ii} + 1A_{iii}\$ _____

Total for Section 1A [including subsections i, ii, & iii]

B) For addition of non-habitable or non-air-conditioned space
(e.g., garages, screened porches, lanais, covered porches, and storage rooms),

_____ s.f. of area X \$67.441 s.f \$ (enter in box below)

Total for Section 1B

Total for NEW FLOOR AREA - PART 1 [Sections A & B]

PART 2 REMODELED AREA

[Based on the Square Footage of the area improved within the existing walls of the building and covered by an existing permanent roof]

- C) If project involves **minor remodeling without removing, adding or modifying** any partitions, walls or floor structure. This category includes flooring replacement, painting, replacing doors, and/or decorative trim for windows with the same as the existing feature.

(use gross s.f., including kitchens and bathrooms)

_____ s.f. X \$25.681 s.f. = \$ (enter on line below)

Subtotal for subsection 2C\$ _____

- D) If the project involves **major remodeling with removing, adding or modifying** walls, partitions or floor structure.

(use gross s.f., including kitchens and bathrooms)

_____ s.f. X \$54.241 s.f. = \$ (enter on line below)

Subtotal for subsection 2D\$ _____

Complete the following in addition to Section C and D above

- i) For existing space that is being remodeled from what was non-air-conditioned to air-conditioned space

_____ s.f. X \$5.44 = \$ _____

- ii) For projects that include a remodeled or moved kitchen:

\$11,400 + (_____ s.f. of kitchen - 100 s.f. X \$25.00 / s.f.) = \$ _____
 [\$11,400 minimum entry for new kitchen]

- iii) For existing bathroom(s) remodeled or moved:

for each half bath add \$2,640, for each full bath add \$4,320 and
 for each full bath with 4 or more fixtures add \$5,040:

Enter (bath #1) \$ _____ + (bath #2) \$ _____ + (bath #3) \$ _____ = \$ _____

Plus

s.f. of bathroom(s) - 60 s.f. X \$24.80 / s.f.) for each bathroom
 [if negative number results from calculation, enter 0]

Enter (bath #1) \$ _____ + (bath #2) \$ _____ + (bath #3) \$ _____ = \$ _____

Subtotal for subsection 2C_i + 2C_{ii} + 2C_{iii} or 2D_i + 2D_{ii} + 2D_{iii}\$ _____

Total for Section 2C and 2D [including subsections i, ii, & iii]

- E) If a **second story is being added to an existing first level** where the existing roof trusses are being removed for this addition, **and a knee wall or beam is being added to the top of the existing first story walls** to create a volume first floor ceiling, (Also complete either Section C or D for the area within the perimeter of this knee wall or beam.):

_____ linear feet of knee wall(s) or beam(s) X \$32.80 = \$ (enter in box below)

Total for Section 2E

F) Remodeling of existing roof or ceiling or roofing replacement

i) For remodeling involving the removal of the roof system to create a volume ceiling.

_____ s.f. of area w/ ceiling less than or equal to 10' above floor X \$71.20 = \$ _____

_____ s.f. of area w/ ceiling greater than 10' above floor X \$80.00 = \$ _____

Subtotal for subsection 2F_i\$ _____

ii) For remodeling where only the ceiling side of the existing roof structure is modified to create a volume ceiling without affecting the roofing materials or roof sheathing:

_____ s.f. of area w/ modified ceiling X \$28.39 / s.f. = \$ (enter on line below)

Subtotal for subsection 2F_{ii}\$ _____

iii) For projects that involve roofing replacement (do not include roofing on additions)

For shingles: number of squares _____ X \$178.00 = \$ _____

For 5 V crimp metal: number of squares _____ X \$310.39 = \$ _____

For concrete tile: number of squares _____ X \$354.00 = \$ _____

Subtotal for subsection 2F_{iii}\$ _____

Total for Section 2F [including subsections i, ii, & iii]

Total for NEW FLOOR AREA - PART 2 [Sections C, D, E, & F] _____

PART 3 MISCELLANEOUS

G) If a project includes construction costs which are not included in PART 1 or PART 2 above, then itemize estimates as follows:

(e.g.: Replacing windows in existing window openings or including a built-in grill/cooking area on a lanai or covered porch)

| Description | Costs |
|-------------|----------|
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |

Total for MISCELLANEOUS - PART 3 [Section G] _____

PART 4 Total Project Prevailing Cost

Add PARTS 1 thru 3 [Sections A thru G] _____

PART 5 Good Faith Estimates and Actual Costs

In the event that either good faith estimates or actual costs, as evidenced by contract(s), is greater than the total projected prevailing cost listed above, indicate the higher cost: _____

PART 6 Appraised Market Value or Assessed Value

Appraised Market Value of Building

(Based on certification letter from certified appraiser) _____

or

Assessed Value of the Building

(From the Lee County Property Appraiser) _____

PART 7 Property identification

Name of Property Owner _____

Property Address _____

Tax Parcel [STRAP] Number _____ - 46 - _____ - T _____ - _____ . _____

***** CERTIFICATION *****

I HEREBY CERTIFY THAT the information contained in this application is true and correct to the best of my knowledge and belief. I also certify that in accordance with Land Development Code Section 94-3.(b) for purposes of determining the cost of improvement, this estimate of costs based upon prevailing costs in the City for similar construction, is greater than good faith estimates and actual costs as evidenced by contract(s).

Prepared by Licensed Contractor or Architect _____

Contractor's / Architect's License no. _____ Title _____

Signature _____ Date _____

MARKET VALUE CERTIFICATION

City Manager
City of Sanibel
800 Dunlop Road
Sanibel, FL 33957

RE: Opinion of market value of structure for purpose of Federal Flood Insurance Program and City of Sanibel Flood Regulations

Dear Ladies and Gentlemen:

This is to certify that I am familiar with the Federal Flood Insurance Program; that I have read and reviewed Chapter 94, Floods of the Sanibel Land Development Code; that I have specifically read and reviewed Section 94-1 Definitions "*Substantial Improvement*" contained in the Sanibel Land Development Code; that based upon my review of same and my qualifications as an appraiser, I hereby represent to the City of Sanibel that it is my opinion that the market value of the structure at

Street Address _____

STRAP # ____ -46- ____ -T ____ - ____ . ____

for purposes of the Federal and Sanibel Flood Regulations is as follows:

\$ _____.

Attached hereto is the documentation upon which my opinion of the market value of said aforementioned structure is based. (Attach appraisal report.)

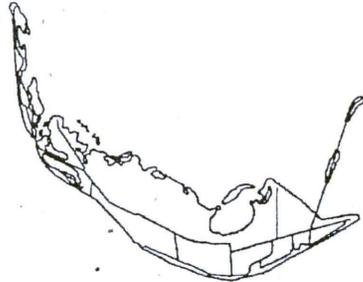
APPRAISAL COMPANY

SIGNATURE OF APPRAISER

QUALIFICATIONS/TITLE OF APPRAISER

SANIBEL FLOOD FACTS

IMPORTANT INFORMATION
FOR ALL RESIDENTS AND
PROPERTY OWNERS
REGARDING THE
RISK OF FLOODS
ON SANIBEL ISLAND



Did You Know?

Due to Sanibel's low land elevations and proximity to the Gulf of Mexico, the entire island is considered a *special flood hazard area* by the (F.E.M.A.) Federal Emergency Management Agency. This means that all property on Sanibel is in a floodplain, and is at risk of flooding.

Prepared by:
The City of Sanibel, FL
2012

Sanibel's Flood Threat

Flooding on Sanibel is caused by heavy rainfall that occurs in short periods of time, as is common during summer thunderstorms, and by tidal surges that accompany coastal storms, tropical storms and hurricanes. Hurricane tidal surges are Sanibel's greatest flood threat, and can cause flooding up to 24 hours before the "eye" of the storm reaches the coast. The table below indicates possible storm surge levels of various categories of hurricanes.

| <u>Category</u> | <u>Wind Speed</u> | <u>Storm Surge</u> |
|-----------------|-------------------|--------------------|
| 1 | 74 - 95 mph | 4 to 5 feet |
| 2 | 96 - 110 mph | 6 to 8 feet |
| 3 | 111 - 130 mph | 9 to 12 feet |
| 4 | 131 - 155 mph | 13 to 18 feet |
| 5 | 156 mph+ | 19 feet+ |

Because of Sanibel's low land elevations and proximity to the Gulf of Mexico, the flood threat is significant. Due to this threat, the Federal Emergency Management Agency (FEMA) has identified the entire City as a Special Flood Hazard Area on the Flood Insurance Rate Maps. These maps establish base flood elevations for all development, with the lowest permitted habitable floor levels ranging from 8 to 19 feet above sea level.

Sanibel had a four foot surge, much less than the 18 feet that was predicted, from Hurricane Charley. The potential for flood losses on the Island, however, always exists. Some storms, such as the March 13, 1993 "Storm of the Century" produced coastal flooding that resulted in significant property damage. Island residents should know that every structure on Sanibel is in a flood hazard area and is subject to flooding. Residents need to respect this hazard and be prepared to deal with it accordingly.

Flood Safety Measures

Sanibel residents can protect themselves from the flood hazard on this vulnerable barrier island by taking measures to ensure the safety of life and property before, during, and after a flood occurs. Safety precautions that can minimize the potential losses in such events include:

Before the Storm - Know Sanibel's flood warning procedures. Many of these procedures are outlined in this brochure. Plan your evacuation in advance. Know when, where, and how you are going to evacuate prior to a storm. Sanibel has posted all primary evacuation routes with blue and white signs. Evacuation time for Sanibel could be as long as 18 hours. Because some of

the Island's evacuation routes are prone to flooding early in a storm, the time required to evacuate may be longer. Your evacuation plan should provide for special needs candidates, pets, your personal hurricane supplies (food, medicine, etc.) and insurance considerations. If you evacuate, take proper identification and important personal papers and documents along with you. If you live in an area that is particularly vulnerable to flooding, you may want to keep plywood, plastic sheeting, lumber, and other materials in stock to help prepare your property for the storm and to aid in emergency repairs afterwards.

Preparation for Evacuation - Keep a battery powered radio tuned into local stations, and if an evacuation order is given comply with it. Even if the evacuation order turns out to be unnecessary, leaving the Island is better than risking the potential loss of life by staying. Don't wait for a storm to strike.

When preparing your home prior to evacuation, it is advisable to turn off all the electricity. Remember to empty the contents of your refrigerator. Also, fill your tubs, sinks, and any available containers with water, in case fresh water is not available after the storm. Shut off your water main to prevent any contaminated water from backing up into your house. If possible, board up your windows to protect them from flying debris. Move as many valuables as possible to upper floors or higher elevations. Elevate furniture if possible.

Permanent property protection measures such as structural elevation and flood proofing are non-emergency improvements designed to minimize potential flood damage. Since every structure on Sanibel is unique in its permanent property protection needs, individuals should call the Building Department (239) (472-4555) for assistance.

After the Storm -The City will be working as quickly as possible after the storm to insure a speedy and safe return to the Island. Often more people are injured after a storm due to unsafe buildings, downed power lines, contaminated water, and other unsafe conditions than are injured in the storm itself. Carefully check for structural damage prior to entering a building. Use caution when reentering the structure. Turn on electricity one breaker at a time and watch for smoke or sparks.

For More Information -These are just a few safety measures residents can take to minimize the loss of life and property associated with flooding. Additional information on flood safety measures can be obtained through the Sanibel Emergency Management Plan (SEMP). If you are interested in finding out more about

what you can do to help prepare for and recover from a storm, contact the SEMP coordinator, (239) 472-3111. Additional sources for flood safety measures on the internet are:

National Hurricane Center:

www.nhc.noaa.gov

Florida Division of Emergency Management:

www.floridadisaster.org

Federal Emergency Management Agency:

www.fema.gov/

City of Sanibel:

www.mysanibel.com or call:

1-800-933-6093

Flood Warning Systems

Residents should be aware that the Sanibel Emergency Management Plan (SEMP) includes a number of warning systems, outlined below, which provide Islanders with up to the minute information on impending storms or flood threats.

Lee County Emergency Operations Center (EOC) -

The Lee County EOC works with the City, the National Weather Service, and the National Hurricane Center to monitor flood and storm threats and advise the community accordingly. Potential flood alerts are issued over local radio and television stations, and over NOAA weather alert radio frequency of FM-162.475 MHz.

Sanibel Emergency Management Plan (SEMP) - When a storm or flood threatens to impact the City, the Sanibel Emergency Operations Center (EOC) is activated at City Hall. The City has its own weather consultant who provides EOC staff with detailed and site specific information regarding storm conditions and flood threats. EOC workers issue updates, warnings and evacuation notices as needed over cable television, NOAA weather alert radios, real-time updates on the City's web-site, a reverse 9-1-1 phone alert to every citizen on the Island, updates to the City's 800 Hurricane Hotline, and community updates and media briefings.

Permit Requirements

With Sanibel's participation in the National Flood Insurance Program (NFIP), the City administers flood management regulations and measures designed to minimize the potential of flood losses on the Island. Any development on Sanibel requires a permit from either the City Planning or Building Department, or both. Through this process, the City ensures development is taking place according to flood regulations. Regulations include required elevations of living floor areas, floodproofing of certain construction, limitations on placement of fill and prohibitions of certain substantial improvements, additions or reconstruction.

In accordance with NFIP standards, the City of Sanibel requires that if the cost of any reconstruction, rehabilitation, addition or other improvements to a building equals or exceeds 50% of the building's market value, such work is considered a substantial improvement. The existing building is then required to meet the same standards as a new building. For residential structures, these requirements typically mean raising the living area of the building to the base flood elevation.

The City's substantial improvement requirements are enforced through the development and building permitting process. Applicants for remodeling or repair of "nonconforming" structures (i.e. buildings, which are not elevated to or above the base flood elevation) are required to submit a cost estimate of the improvement and, if necessary, an appraised value of the existing structure, to determine if the work constitutes a substantial improvement. With these requirements, the City ensures that over time more of the older nonconforming structures on the Island will be elevated too above the base flood elevation, and protected from potential food damage.

Sanibel's permitting review process may seem cumbersome at times, but is necessary to allow the City to participate in the NFIP, making flood insurance available to any Island residents who wish to protect their property from flood damage. Development that occurs without City permits threatens the City's continued participation in the NFIP and the ability for residents to obtain flood insurance. If you see development occurring without permits, protect your rights and contact the City immediately.

Are You Insured?

For many people, their home and its contents represent their greatest investment. Property losses due to flooding are not covered under most standard homeowner insurance policies. You can protect your home and its contents with flood insurance through the National Flood Insurance Program (NFIP).

The NFIP is a federal program established by Congress in 1968 which enables property owners to buy flood insurance at reasonable rates in participating communities. In return, participating communities carry out flood management measures designed to protect life and property from future flooding.

The NFIP is administered by the Federal Emergency Management Agency through its Federal Insurance Administration. The City of Sanibel has participated in the NFIP since 1979.

Flood insurance is required on Sanibel for any federally backed mortgage. The amounts of flood insurance that are available through the NFIP as of March 1, 1995 are as follows:

| Building Types | Amount Available |
|-----------------------|-------------------------|
| Single family | \$ 250,000 |
| All other residential | \$ 250,000 |
| Non-residential | \$ 500,000 |

| Contents | |
|-----------------|------------|
| Residential | \$ 100,000 |
| Non-residential | \$ 500,000 |

To find out more about flood insurance for your property and its contents, contact your insurance agent. There is usually a waiting period before a flood insurance policy takes effect, so don't wait until a storm threatens before you secure the flood insurance you need. The effective date of your policy after the 30 day waiting period may be obtained from the insurance producer who writes your policy.

Other additional information may be obtained at:
<http://www.fema.gov/nfip/>

Floodplain Management

In their undisturbed and natural state, Sanibel's interior wetlands provide many beneficial functions and resources on Sanibel, including floodplain management, wildlife habitat, and recreational opportunities. Since the late 1980's, the City has been working toward the preservation and restoration of the Island's Interior Wetlands System to

protect these functions and resources for future generations. The City's Land Acquisition Program, and the land acquisition efforts of the State of Florida and the Sanibel-Captiva Conservation Foundation, the majority of the interior wetlands is in public ownership, and protected for conservation purposes in perpetuity. Public ownership will ensure the continued provision and protection of open space, passive recreational opportunities, wildlife breeding and feeding grounds, and habitat for some of Sanibel's rare and endangered species.

In addition to land acquisition, the City has completed implementation of the Surface Water Management Plan. With surface water management in place, the City, has been able to reduce flood peaks and duration on the Island, provide additional flood storage when needed, and improve and maintain surface and ground water quality. The system will also have environmental benefits by restoring and enhancing wildlife habitat, and maintaining the diversity and integrity of this unique wetlands system.

Drainage System Maintenance

Over time the City has improved and maintained a stormwater management system on the Island which has significantly reduced the road and yard flooding that used to be commonplace during the summer rainy season. Every year the City budgets funds for the inspection and maintenance of the drainage ditches, catch basins, and culverts that comprise the stormwater drainage system on Sanibel. All facets of the Island's drainage system are inspected and maintained on an annual basis to insure this system will function when heavy rains occur. The City has also adopted regulations which make it illegal to dump any garbage, refuse, or vegetative debris in any stream, canal, or other water body on the Island to further protect the integrity of Sanibel's vital drainage system. If you experience any localized drainage problems, please notify the City's Public Works Department at (239) 472-6397 so that the problem can be corrected. If you wish to report a violation of the City's stream dumping regulations, contact the Sanibel Police Department at (239) 472-3111.

Assistance is Available

One of the reasons Sanibel is recognized for its good floodplain management policies is that the City provides public information regarding flood hazards, flood insurance, and flood protection and mitigation measures designed to correct existing deficiencies in flood-prone construction. Note: Elevation Certificates are on record for structures built after the City entered NFIP. Some of the information and assistance available to Island residents is outlined below.

Flood Insurance Rate Maps

The Sanibel Building Department is the community's primary source of information regarding Flood Insurance Rate Maps. Since all of Sanibel is in a Special Flood Hazard Area, it is important to know the base flood elevation of any property and the flood insurance purchase requirements, if applicable. Call (239) 472-4555, write, or stop by the Sanibel Building Department at City Hall if you have any questions regarding Flood Insurance Rate Maps. You may access Federal Emergency Management Agency (FEMA) Flood Maps online through the City's web-site at www.mysanibel.com. You can look up your specific home address.

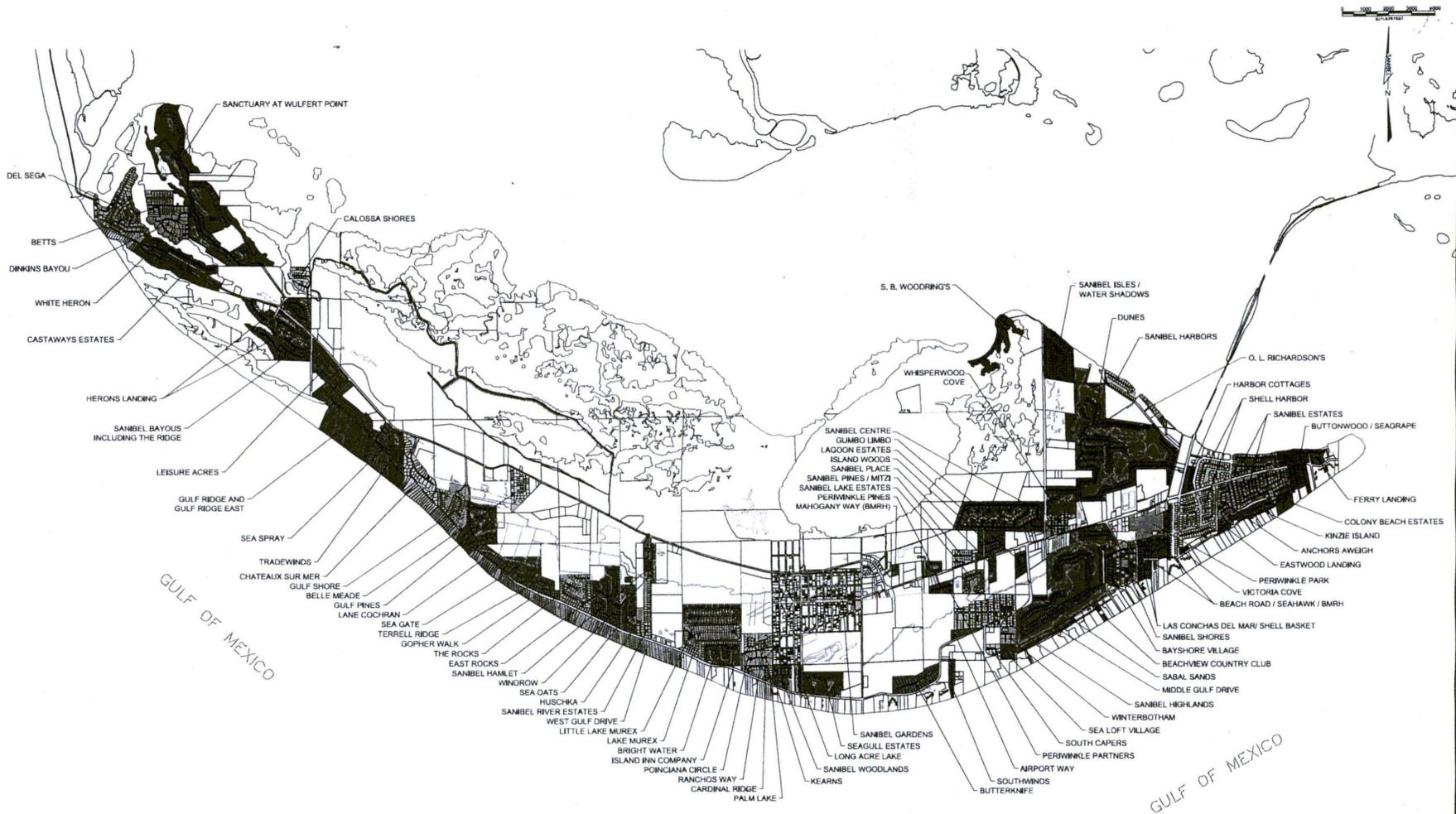
Flood Protection and Mitigation

The City's Building Official is available to answer public inquiries regarding floor elevations of existing properties, names of contractors knowledgeable in flood retrofitting techniques, advice on how to select a qualified contractor, review of retrofitting plans, and on-site visits to advise owners of appropriate protection measures. FEMA does offer financial aid programs to mitigate repetitive flood loss properties. The City's Public Works Department is also available to answer questions regarding historical flooding problems and the potential flood threat in any given neighborhood (239) 472-6397.

Flood Reference Library

The Sanibel Public Library, 770 Dunlop Road, provides flood protection reference material to the general public. Reference material includes Flood Insurance Rate Maps, state and federal publications covering a variety of subjects, and a list of agencies and individuals to contact for more information. Residents are urged to take advantage of this flood information resource.

LOCATION: Z-ALL SURVEYING AND ENGINEERING FILES, PROJECTS/ALL SUBDIR/ISLAND DEVELOPMENT CODE SECTION 86-43/ESTABLISHED NEIGHBORHOODS SH-86-43.dwg 2/23/04



ESTABLISHED NEIGHBORHOODS

for Administration of Land Development Code Section 86-43

PREPARED BY THE PLANNING DEPARTMENT

ADOPTED BY CITY COUNCIL RESOLUTION 09-097 ON FEBRUARY 2, 2010



Date: August 11th, 2009