



Amendment to The Sanibel Plan

STAFF USE ONLY

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

Part I. Applicant Information

Name of Applicant: _____

Applicant Address: _____

Applicant Phone: _____ Business _____ Fax _____

Applicant Email Address: _____

Part II. Provide a Brief Description of the Proposed Amendment:

Part III. Attachments Checklist

The information and attachments requested as part of this application are the minimum necessary to determine if the proposed amendment complies with the requirements of the Florida Statutes, Administrative Code, Sanibel Plan, and the Land Development Code (LDC). The city may require additional information at any time during the application process, depending upon the nature of the amendment request.

_____ Copy of the draft ordinance to amend the Sanibel Plan

_____ Description of how the proposed amendment will encourage the most appropriate use of land and city resources, consistent with the public interest.

_____ Complete the other side of this application if the proposed amendment is to the Future Land Use Map Series (i.e. To the development intensity maps, ecological zones maps, commercial district maps, resort housing district maps, and wetlands conservation land maps)

***** **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 Comprehensive Land Use Plan amendment application. (Please advise the City of any restrictions or limitations on the inspections.)

Signature of Applicant

Date

Note to the Applicant: The proposed amendment may be subject to private deed restrictions or covenants. It is the applicant's responsibility to verify with the appropriated property owners association whether the proposed amendment complies with the applicable deed restrictions or covenants. **The City does not enforce deed restrictions or act as an arbitrator between the applicant and the association.**

City of Sanibel
Planning Department
Amendment to The Sanibel Plan

Instructions for Permits and Other Applications of the Sanibel Plan

Standards for Comprehensive Land Use Plan Amendments:

The Planning Commission may recommend to City Council an amendment to any provision of the Sanibel Plan, in accordance with the following standards:

- a. The Planning Commission shall make reference to the Sanibel Plan to determine if the proposed amendment is consistent with the intent and purpose of the plan and all other specific provisions of the plan.
- b. The Planning Commission shall determine whether the proposed amendment:
 - 1) Will encourage the most appropriate use of land and city resources, consistent with the public interest;
 - 2) Will prevent the overcrowding of land and avoid undue concentration of population;
 - 3) Will adversely affect the development of adequate and efficient provisions for public safety, transportation, water, sewage, schools, parks, recreation facilities, and the environmental, social, and economic resources of the City of Sanibel;
 - 4) Will adversely affect the character and stability of the present and future land use and development of the community;
 - 5) Will adversely affect orderly growth and development;
 - 6) Will preserve, promote, protect, and improve the public health, safety, and general welfare of the community; and
 - 7) Is consistent with the City Charter.
- c. If the Planning Commission determines that a proposed amendment is inconsistent with the intent and purpose of the Sanibel Plan or with other specific provisions of the plan, the planning commission may, nevertheless, recommend approval of the proposed amendment, along with any other corresponding amendments to the plan necessary to eliminate the inconsistency, if it finds that the proposed amendment should be approved based upon a consideration of all of the factors specified above.

Decision by Planning Commission

Planning Commission shall render its decision, by resolution, without further public hearing, within no more than thirty (30) days following the conclusion of the hearing. A copy such resolution shall be forwarded to the applicant, or their attorney, within ten (10) days following adoption of such resolution.

Decision by City Council

City Council shall consider all applications for amendments to the Sanibel Plan; after review and recommendation by the planning commission, in accordance with all applicable requirements of Florida Statutes and the city charter.

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Amendment to The Sanibel Plan

Actions Requiring Supermajority Vote of Council

1. Actions to remove land from the environmentally sensitive lands conservation district may be taken by the city only by ordinance adopted by the affirmative vote of not less than four-fifths (4/5) of the membership of council where the full membership is voting; or unanimous vote of the voting members where less than the full membership is voting.
2. Actions to increase the residential development intensity as established in the comprehensive land use plan, except for the rounding upward of fractional allocations of fifty (50) percent or more to the next whole number may be taken by the city only by ordinance adopted by the affirmative vote of not less than four-fifths (4/5) of the membership of council where the full membership is voting; or unanimous vote of the voting members where less than the full membership is voting.
3. Actions to remove land, by boundary change or otherwise, from the mangrove forest ecological zone, the lowland wetland ecological zone, the upland wetland ecological zone, or the interior wetlands conservation district as established in the comprehensive land use plan, may be taken by the city only by ordinance adopted by the affirmative vote of not less than four-fifths of the membership of council where the full membership is voting; or unanimous vote of the voting members where less than the full membership is voting.