



CITY OF SANIBEL
Planning Department
APPLICATION FOR DEVELOPMENT PERMIT
COMMERCIAL DEVELOPMENT
(WITH APPLICATION INFORMATION)

STAFF USE ONLY

APPLICATION No: _____ FILING DATE: _____ ACCEPTED BY: _____ FEE: _____

PART I. PARCEL IDENTIFICATION

TAX STRAP NUMBER: _____ - 46 - _____ - T _____ - _____ . _____

STREET ADDRESS OF PROPERTY: _____

PART II. OWNER & APPLICANT INFORMATION

NAME OF OWNER: _____

Owner's Mailing Address: _____

Owner's Phone No: _____ Business _____ Fax _____

Owner's **Email** Address: _____

NAME OF APPLICANT: _____

Applicant's Address: _____

Applicant's Phone No: _____ Business _____ Fax _____

Applicant's **Email** Address: _____

Applicant's Interest in Property: _____

PART III. PROVIDE A BRIEF DESCRIPTION OF THE PROPOSED DEVELOPMENT

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PART IV. 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 three 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 Application/Permits)
 - _____ COMPLETED BUILDING PERMIT APPLICATION
 - _____ CALCULATION OF PERMITTED COMMERCIAL FLOOR AREA (See LDC Chapter 126, Article VIII)
 - _____ SURVEY (1"=20', With Raised Seal And Signature Of Florida Registered Surveyor Or Engineer)
 - _____ LOCATION MAP
 - _____ SITE DEVELOPMENT PLAN (1" = 20')
 - _____ IDENTIFICATION OF ALL PROPOSED USES OF LAND AND STRUCTURES ON THE SITE
 - _____ REFUSE AND GARBAGE DISPOSAL PLAN
 - _____ DRAINAGE PLAN OR VERIFICATION OF EXISTING DRAINAGE IMPROVEMENTS
 - _____ PLANS FOR STORMWATER & DEWATERING EROSION CONTROL
 - _____ EXERIOR LIGHTING PLAN
 - _____ VEGETATION PLAN/VEGETATION BUFFER AND INTERIOR LANDSCAPING PLANS
 - _____ 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 (1/4" = 1')
 - _____ TYPICAL WALL SECTION (1/4" = 1')
 - _____ BUILDING ELEVATIONS (Front, Back, and Side Showing Height and Setback Compliance)
 - _____ FLOODPROOFING CERTIFICATION (For Coastal High Hazard Areas Only)
 - _____ ECONOMIC AND TRAFFIC IMPACT STATEMENTS (If Over 2,000SF of Retail Floor Area)
 - _____ INFORMATION DEMONSTRATING COMPLIANCE WITH LAND DEVELOPMENT CODE SECTION 86-43
APPEARANCE, OF STRUCTURE; SIZE AND MASS OF STRUCTURE
 - _____ OTHER INFORMATION REQUIRED FOR COMPLIANCE WITH THE LAND DEVELOPMENT CODE:
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-

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PART IV. PUBLIC HEARING NOTIFICATION REQUIREMENT

IF THE DEVELOPMENT CONTAINS MORE THAN 1,500 SF OF FLOOR AREA, provide name and address labels for all property owners within 300FT of the extreme limits of the parcel proposed for development (to be obtained from the Lee County Geographic Information System Department). Refer to the "Adjacent Property Owners" section of the "Instructions For Permits and Other Applications of the Sanibel Land Development Code" for details on obtaining this information.

***** **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 / OWNER'S 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 does not enforce deed restrictions or act as an arbitrator between the applicant and the association.**

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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. If no other permits are required, the statement shall clearly indicate none are required. If any other such permits are required, the applicant shall submit, along with the application, a copy of the application submitted, or to be submitted, for each other required permit or, if available, a copy of the permit received.

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

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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 NAVD of 1988.
- 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 datum 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, drainage ways, and any other area in which the seasonal high water table is at or above the ground surface.
- q) A note or statement the property is located in a special flood hazard area on the National Flood Insurance Program's Flood Insurance Rate Maps.

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____ **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 foot-candles 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 (**2 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;

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- 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;
- 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.

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*****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 94-2 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.

CITY OF SANIBEL

INSTRUCTIONS FOR OBTAINING NAMES AND ADDRESSES OF ADJACENT PROPERTY OWNERS

Land Development Code Section 82-422 requires that notice of public hearing be mailed to the owners of all land located within three hundred feet of the extreme limits of the parcel proposed for development. The notice must be mailed at least fourteen days prior to the hearing.

To satisfy this notification requirement, LAND DEVELOPMENT CODE SECTION III.B.3.f. REQUIRES THE APPLICANT TO FURNISH THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS WITHIN A RADIUS OF 300 FEET OF THE EXTREME LIMIT OF THE PARCEL PROPOSED FOR DEVELOPMENT. THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT FROM THE LEE COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DEPARTMENT AND SHALL INCLUDE THE FOLLOWING THREE ITEMS:

- ORIGINAL LOCATION MAP PREPARED BY THE LEE COUNTY GIS DEPARTMENT DEPICTING THE SUBJECT PARCEL AND LINES DEFINING THE 300 FOOT RADIUS;
- ORIGINAL COMPUTER REPORT PREPARED BY THE LEE COUNTY GIS DEPARTMENT LISTING ALL TAX PARCEL NUMBERS AND OWNERS WITHIN THE 300 FOOT RADIUS. THE COVER SHEET SHALL CLEARLY INDICATE THE DATE THE REPORT WAS PREPARED.
- ORIGINAL COMPUTER GENERATED MAILING LABELS FROM THE LEE COUNTY GIS DEPARTMENT FOR ALL LAND OWNERS WITHIN 300 HUNDRED FEET OF THE SUBJECT PARCEL.

This information must be current. Only material which has been obtained within 90 days prior to the application submittal date can be accepted.

TO OBTAIN THIS INFORMATION, CONTACT THE LEE COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DEPARTMENT AT 2480 THOMPSON STREET, FORT MYERS, FLORIDA (TELEPHONE: 339-6159). THE GIS DEPARTMENT IS LOCATED ON THE THIRD FLOOR OF THE FOUR STORY BUILDING AT THE CORNER OF THOMPSON AND FOWLER STREETS.

The material can usually be provided within three days from the date of the request. There is a fee for this service. The applicant is responsible for payment of all fees charged by the Lee County GIS Department.

If readvertisement and renotification of a public hearing is required, the applicant shall provide new adjacent property owner information prior to rescheduling.

When a condominium is located within 300 feet of the parcel, the names and mailing addresses of all individual unit owners must be included, as well as the association, where a separate address is shown in the tax roll. If it is an interval ownership condominium, only the name and mailing address of the complex as shown in the tax roll need to be furnished.

ALL LONG FORM APPLICATIONS FILED WITH THE CITY OF SANIBEL MUST INCLUDE ADJACENT PROPERTY OWNER NAMES AND ADDRESSES IN CONFORMANCE WITH THIS PROCEDURE. ONLY THE ORIGINAL COMPUTER GENERATED DATA FROM LEE COUNTY AS DESCRIBED IN THIS MEMORANDUM CAN BE ACCEPTED. SUBSTITUTIONS ARE NOT PERMITTED.

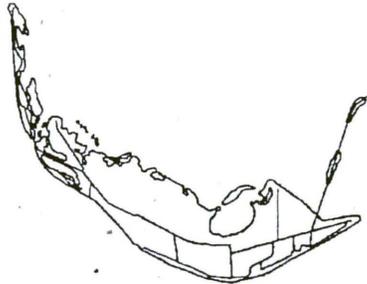
THE APPLICANT IS RESPONSIBLE FOR ACCURACY OF THE ADJACENT PROPERTY OWNER INFORMATION. FAILURE OF AN APPLICANT TO FURNISH A COMPLETE AND ACCURATE LIST COULD RESULT IN A CHALLENGE TO DECISIONS MADE AT THE HEARING.

Effective Date: November 19, 1991; Updated 3/96

Reformatted: 5/98 APO-INS.FRM

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.

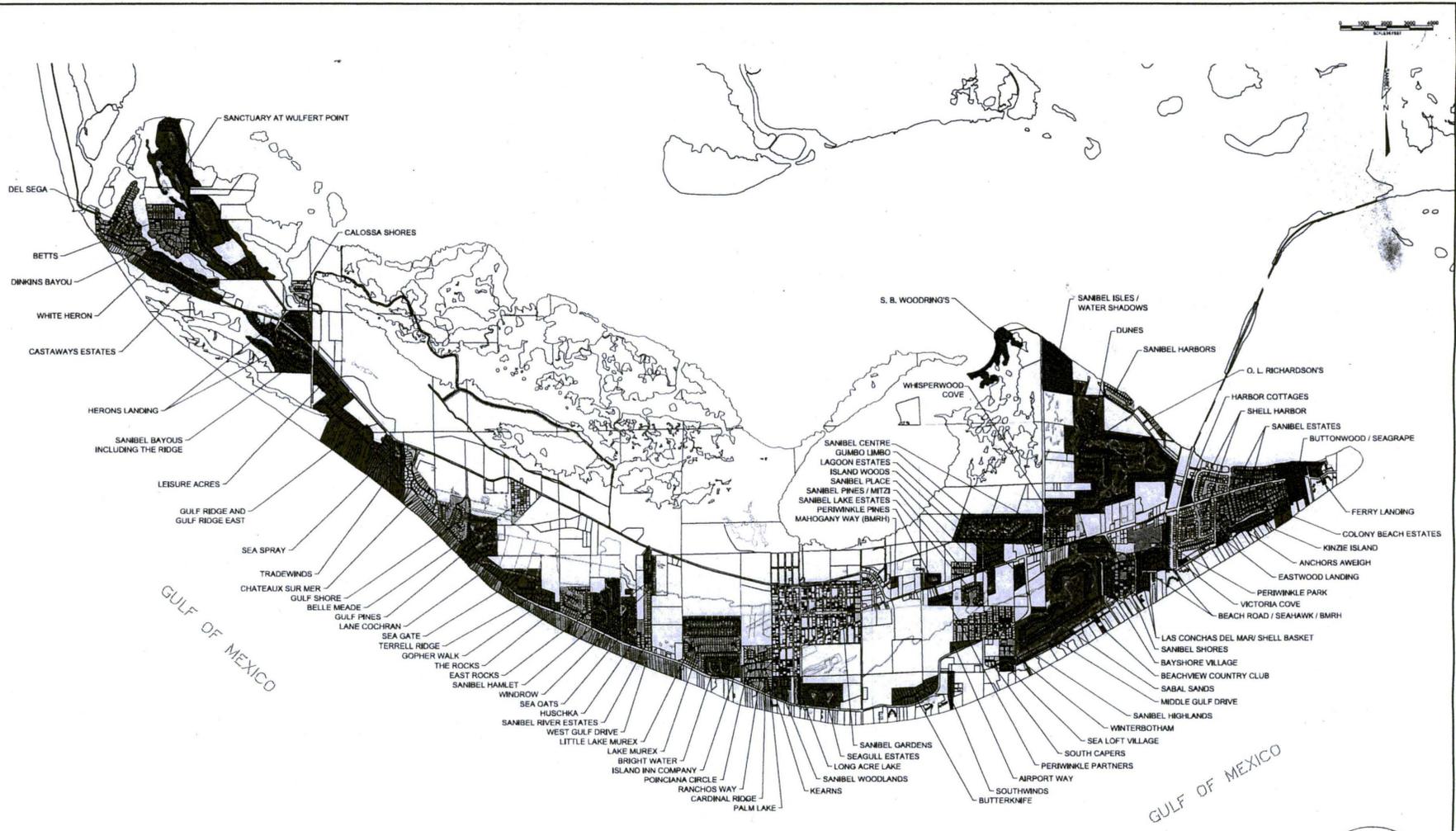
Flood Protection and Mitigation

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 SUBDIVISIONS\SANIBEL\MAPS\MISCELLANEOUS\LAND DEVELOPMENT CODE SECTION 86-43\Map 22334



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