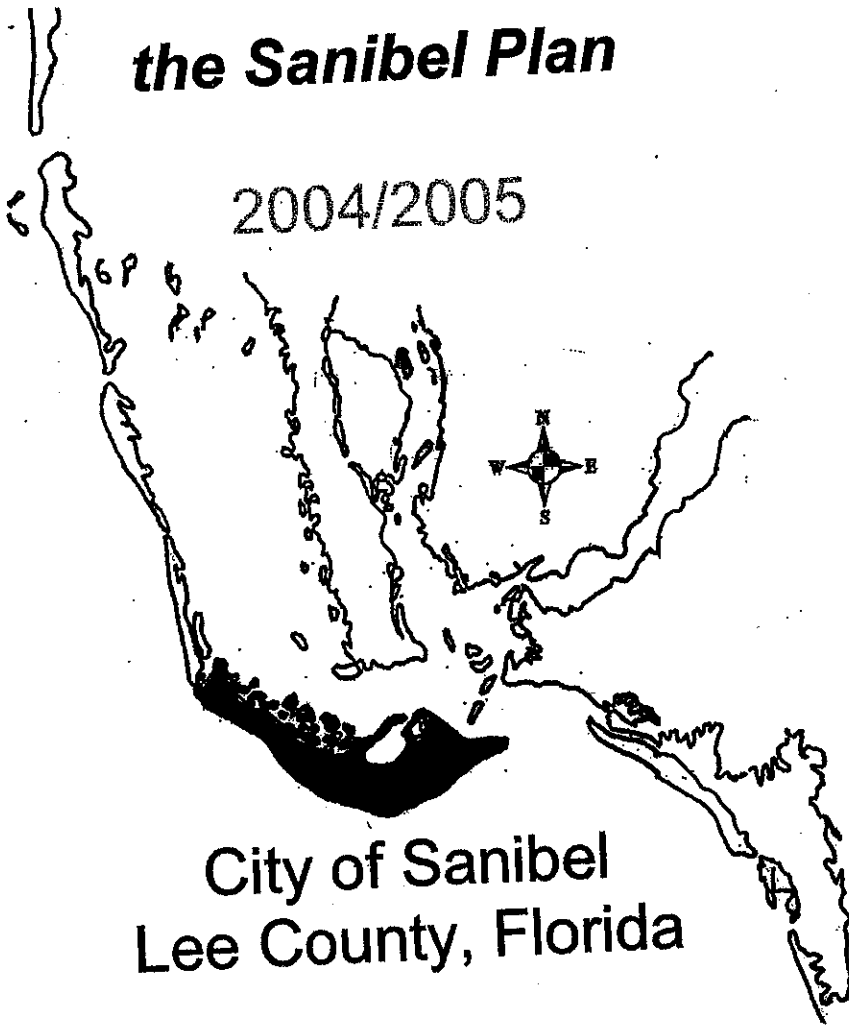


Evaluation and Appraisal Report

of

the Sanibel Plan

2004/2005



**City of Sanibel
Lee County, Florida**

This Report was prepared by the Sanibel Planning Commission and submitted to the City Council by PC Resolution no. 04-11, adopted on December 28, 2004. Following additional review and further revisions, the Report was adopted by the City Council by Ordinance no. 05-003, on April 19, 2005.

The cost of hurricane recovery and the need for restoration, particularly for the restoration of Sanibel's scenic and historic roadways, will impact the City's Capital Improvements Program. Restoration of the Periwinkle Way corridor is currently being addressed by City Council. Restoration costs will also be significant and sources for funding are being sought. These recovery and restoration projects are consistent with, and often further implement, the *Sanibel Plan*.

Adopted level of service standards for public facilities have been attained and the City has met the demands of growth on public services and facilities. **A discussion of level of service standards for public facilities is provided in the Achievements and Challenges section of this Report in the assessment of the Capital Improvements Element.**

It has been and continues to be financially feasible to achieve and maintain the adopted level of service standards for public facilities. Specifically, these public facilities are water supply facilities, roadways, wastewater treatment facilities, solid waste disposal facilities, stormwater drainage systems and recreation facilities.

Nevertheless, the significant loss of revenue from the weigh station and from the Causeway revenue sharing agreement and the potential for reductions from other revenue sources will present a challenge for funding future programs and capital improvements.

ACHIEVEMENTS AND CHALLENGES

This section of the Report provides a brief assessment of the successes and shortcomings related to each element of the *Sanibel Plan*, pursuant to *Florida Statutes, Section 163.3191(2)(h)*.

The *Sanibel Plan* continues to manage growth, development intensity and land uses in the City of Sanibel. Its principal challenges are assessed as the **major issues** of this Report. The achievements of the *Sanibel Plan*, by Plan Element, are briefly assessed in this section of the Report. Challenges, not identified as major issues, are also assessed in this section.

Section 3.1.1. Hurricane Safety

The City is evaluating shortcomings related to the Hurricane Safety Element of the *Sanibel Plan*. There had been some operational changes to the Sanibel Emergency Management Plan as it relates to the Hurricane Safety Element of the *Sanibel Plan*. The use of so-called "refuges of last resort" has been eliminated. The off-island facility for emergency operations and initial recovery may not be City-owned. The City may

continue to arrange for and use existing space in appropriate off-island locations for this activity.

There also remains a need to continue to cooperate and collaborate with local governments and state and regional agencies to improve off-island evacuation routes and shelters. Availability of adequate shelters is a challenge for the entire region and the state of Florida. Improved reliability for the communication network in any emergency would be a general benefit to community safety.

Ensuring that evacuation and recovery capabilities are adequate and available for response to threat from hurricanes and other disasters is assessed as a **major issue** in this Report.

The condition and reconstruction of the Sanibel Causeway is assessed as a **major issue** (Improving Evacuation Capabilities), as well as, a **special topic** in this Report.

Since August 13, 2004, identifying areas that can be improved for the evacuation of the island and for recovery efforts following the destruction caused by Hurricane Charley has been made a **special topic** of this Report.

Section 3.2.1. Coastal Zone Protection

The whole of the City of Sanibel is in the Coastal Zone. As such, this entire Report is an evaluation and appraisal of the Coastal Zone Protection Element of the *Sanibel Plan*.

The *Beach Management Plan* has been implemented. Since the EAR-based Plan Amendment in 1997, there have been two (2) beach nourishment projects, one in the area of the Gulf Pines and Gulf Shores Subdivisions and the other at Blind Pass. The City, the Captiva Erosion Prevention District and Lee County have agreed that 25,000 cubic yards of sand is annually eroded on Sanibel due to the groin on the southern end of Captiva. The condition of the shoreline is closely monitored.

The City, Lee County and the Captiva Erosion Prevention District are constructing a culvert linking Clam Bayou to Dinkins Bayou and attempting to re-open Blind Pass to improve the water quality of these waters.

The City has initiated a program to monitor water quality, both on-island and in surrounding coastal waters. The Sanibel-Captiva Conservation Foundation is analyzing water quality for waters in the Freshwater Management Area of the Sanibel River and is undertaking a study of sea grass beds for the surrounding environs of Sanibel Island.

The City's beach dune protection and restoration program was put to the test by Hurricane Charley, although Sanibel was fortunate that the storm surge was not greater. Both the shoreline and near-shore uplands weathered the storm surge and flooding from Hurricane Charley in general good order. There was extensive damage to beach access ways and significant clean-up is required to address unsafe conditions at the beaches. Sand was moved during Hurricane Charley and some beach areas had more sand and others had less. From initial observation, the most apparent erosion from the storm

occurred at the Lighthouse Park on Point Ybel. A survey of the post-storm shoreline was commissioned. Hurricane Charley is discussed as a **special topic** in this Report.

All of the City of Sanibel, by definition, is located in the coastal high-hazard area. Existing land uses and current densities permitted by the *Sanibel Plan* direct population concentrations away from the coastal high-hazard area. Non-conforming densities in the coastal high-hazard area are assessed as a **major issue** in this Report.

The maintenance of the natural beach, as a vital natural resource, is important to the community's quality of life and the economy of the City. For a variety of environmental, social and economic reasons, it is important that the carrying capacity of the beach for wildlife not be diminished. Stresses on the carrying capacity of natural systems are assessed as a **major issue** in this Report.

Section 3.2.2. Conservation

The acquisition and restoration of environmentally-sensitive conservation lands has been a major accomplishment for the community. The conservation efforts by the United States Fish and Wildlife Service, the State of Florida, the Sanibel-Captiva Conservation Foundation and the City of Sanibel are coordinated to manage these essential natural resources. Recent acquisition and restoration efforts are highlighted by the Sanibel Gardens Preserve and Pond Apple Park projects.

Controlled fire is being effectively used in management programs for conservation lands. Conservation lands are managed to reduce the risk of fire damage to adjoining lands and land uses, whether the fire is naturally caused or a controlled burn.

The City is well into the successful implementation of its program of mandatory removal of Brazilian pepper. Brazilian pepper has been removed from about 2800 acres: two-thirds of the 4000 acres of non-conservation lands in the program.

The implementation of the *Surface Water Management Plan* has been attained. To further restore the historic hydro-period in the freshwater wetlands, an additional weir that can elevate the seasonal water table in the conservation lands to the west of the Sanibel Highlands Subdivision and east of Tarpon Bay Road is being considered.

A local program has been developed by the City to retain particulates from surface water and de-watering runoff at construction sites, preventing their entry into surface waters and wetlands, in accordance with the National Pollution Discharge Elimination Systems Program.

The City has begun the process to incorporate guidelines, in its land development regulations, for the protection of bald eagles during construction activities. Land development regulations to protect bird nests under the Federal Migratory Bird Act are also being considered.