



City of Sanibel

Planning Commission

Planning Department Agenda Memorandum

Planning Commission Meeting Date: July 22, 2025

To: Planning Commission

From: Kim Ruiz, Principal Planner

Date: July 11, 2025

TITLE: Consideration of an application filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision II. – Variances, Section 82-138. – Application and hearing, to request a variance from Sec. 126-876. – Relation to mean low water level, to allow for a dock limited to non-motorized vessels and observational purposes on a natural water body with a mean low water level less than three feet above the bottom surface located at 5809 Sanibel Captiva Road – tax parcel (STRAP) no. 11-46-21-T3-00012.0070. The application is submitted by Submerged Consultants, LLC on behalf of Grace Amplatz, the property owner. **Application Nos. VAR-2025-000264 and DKSL-2024-016699.**

PROPOSAL SUMMARY

The applicant is requesting a variance from Sanibel Code Sec. 126-876 – Relation to mean low water level, to construct a dock limited to non-motorized vehicles (e.g., kayak, canoe) and observational use on a natural water body where the mean low water level is less than three feet above the bottom surface.

RECOMMENDATION

The Planning Department recommends the Planning Commission approve the application with conditions.

ATTACHMENTS

Staff Report

Attachment A – Applicant’s narrative response to general requirements (Sec. 82-140)

Attachment B – Bathymetric survey with proposed dock location

Attachment C – Dock detailed plan

Attachment D – FDEP permit exemption with Federal review approval

Attachment E – Mangrove impact and mitigation plan

Attachment F – Department of Natural Resources memorandum