



January 29, 2025

REVISED February 13, 2025

City of Sanibel
Planning Department
Craig Chandler, Deputy Planning Director
2475 Library Way
Sanibel, Florida 33957

RE: Riverview Community Housing & Resources Redevelopment Project
1517 Periwinkle Way, Sanibel, FL 33957
Conditional Use Permit Application

Dear Mr. Chandler,

Please accept this application package on behalf of Community Housing & Resources, Inc. requesting approval for the redevelopment and improvements of the community housing project located at 1517 Periwinkle Way. This submittal is inclusive of the following variances and administrative waivers requests:

- **Increase of density to 15 apartment units.** This request is 3 above the exception to single multi-family building for low-income housing. Due to the surrounding properties being commercial, the scale is relative to the site's use.
- **Reduced setbacks on the North, West and East sides.** The prior development was non-conforming, so this redevelopment would remain non-conforming. The intent is to resolve trash maintenance with both properties (7-Eleven and CHR), and accommodate the parking, drive aisle and utilities with the building as designed for 15 apartments.
 - The objective with the redevelopment configuration is to maintain the structure, parking and utilities without impacting the Interior Wetlands Conservation District area to the south of the property.
 - CHR is working on finalizing a trash maintenance agreement with 7-Eleven's ownership and franchisee. CHR proposes that this approval be allowed, stipulating that a recorded agreement would be required as a condition to occupancy release (vs. a condition to variance approval).
 - The required driving aisle width, parking spaces and maintaining existing perimeter trees in the eastern buffer necessitated placement of the structure slightly overlapping the western setback. The overlap is primarily elevated floor balconies; thus, water management and landscaping can still be accommodated in the western setback area. While the design of the balconies serves to enhance the 540 sf of under air, living space for the residents, they also serve to provide a safe, functional location for the condensing units. Due to the building codes for max height and



maintenance requirements, the only other options for the units would be to, a) install them on a stand-alone platform which would be too large to place anywhere on the property; or b) mount them below the windows of the first floor residents' bedroom windows. See representative pictures below for ease of reference.



- Adjustment for landscape buffers sizes were made by relocating plantings, not just ground cover requirements.
- **Angle of light.** The primary areas impacted on adjacent properties are commercial. With the building location being behind the 7-Eleven property, the structure which conforms to the maximum height requirements, primarily will shade the rear parking areas of the VCA and prior Fish House restaurant. Historically the trees along the perimeters of each boundary cast shade in the same areas that will be impacted by the building structure.
- **Access easement width.** The prior approved access easement was non-conforming, and the redevelopment intent is to maintain the same 20' (vs. 22') wide access through the 7-Eleven property to the CHR property without change to the access and utilities easements as currently recorded.
- **Fire drive length of 150' with turnaround.** Fire Marshall Williams and Fire Chief Barbot reviewed and agreed that an FDC at the entry with dry standpipe at mid-way length of the building would best serve the property, so that the fire truck doesn't need to enter property. First response firefighters can immediately attach to the FDC and connect to dry standpipe to more safely fight a fire.



- **Removal of strangler fig tree.** Currently a strangler fig tree exists within the proposed footprint of the building. It has survived the recent storms; however, it's suffered extensive damage and has signs of rot. A replacement of 3:1 ratio is proposed.
- **Reduction of plantings to 85% for use of all native species.** Calculations were used meeting the standards applicable to the property using all native species for resiliency and limited need for maintenance and irrigation, ensuring best opportunity for plantings to thrive.

As you know, community housing is a much-needed resource on Sanibel and Community Housing and Resources, with these approvals, can continue to serve and improve the community of Sanibel.

On behalf of Community Housing and Resources, I thank you for your time and consideration with this submittal.

Respectfully,

Rachel Lee Bielert

Rachel Lee Bielert
Project Manager for Community Housing & Resources, Inc.

CC: Nicole Decker-McHale, CHR
Steve Fehlhaber, DRMP
Carmella Cioffi, MHK Architects
Katia Olmstead, RS Walsh Landscaping