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Mail and Office:

2340 Periwinkle Way,
Ste. K-2
Sanibel, FL 33957

Phone:

(239) 472-1189

Website:

sancapchr.org

Dear Sanibel City Council,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

The proposed 39 units directly reflect CHR's existing waitlist, which is largely made up of single, working individuals. Reducing the project would not meaningfully address the need and would make the project financially unfeasible. Approximately \$9.75 million in critical funding is tied to this project moving forward at its current scale. Losing that level of investment would be a significant setback for the community and for any realistic effort to address workforce housing.

It is also important to recognize that members of the Sanibel City Council previously expressed support for this project in communications to Lee County. Reversing course now would not only halt much-needed housing but would undermine the City's credibility with the County—jeopardizing future funding opportunities for Sanibel.

The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,



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Richard Johnson richard.johnson@mysanibel.com

Holly Smith Holly.Smith@mysanibel.com

Laura J. DeBruce laura.debruce@mysanibel.com

Mike Miller Mike.Miller@mysanibel.com

Dana A. Souza Dana.Souza@mysanibel.com

John Henshaw John.Henshaw@mysanibel.com

From: William Millar <wmillar106@gmail.com>
Sent: Wednesday, March 25, 2026 3:01 PM
To: Scotty L. Kelly <Scotty.Kelly@mysanibel.com>
Subject: Please share this letter with the City Council

Please share the attached letter of support for the CHR Riverview II project from my wife and I with the members of city council.

Thanks,

Bill

March 25, 2026

Dear Members of City Council,

Subject: Support for Riverview II

We write to express our strong support for the CHR proposed Riverview II development at the former Fish House Property on Periwinkle Way. As residents of Sanibel, we urge you to approve the steps necessary for this project to move forward.

Since first visiting Sanibel over 25 years ago we have been impressed with the many ways our island community isn't like so many places in Florida. We came to understand this is in large measure to the development and implementation of the Sanibel Plan with its commitment for us to live in harmony with nature while encouraging economic diversity through the commitment to achieving a goal of having at least 3% of the City's housing units available for at below market rates. Our understanding is that completion of Riverview II's 39 units would allow Sanibel to reach this elusive, long-standing goal for workforce housing.

We have heard concerns that this development will be too dense and may threaten the small-town character of Sanibel. To the contrary, this is an excellent location for higher density construction that the Sanibel Plan recognized would be necessary to support the achievement of the workforce housing goal. Also, this location should mean that many of the Riverview II residents should be able to easily access jobs along Periwinkle Way via walking or biking rather than having to drive an automobile.

We urge the City Council to unanimously vote to move this essential project forward.

Thank you for your consideration of our views.

Sincerely,

Bill and Barbara Millar

935 Lindgren Blvd

Sanibel, FL 33957



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It is also important to recognize that members of the Sanibel City Council previously expressed support for this project in communications to Lee County. Reversing course now would not only halt much-needed housing but would undermine the City's credibility with the County—jeopardizing future funding opportunities for Sanibel.

The choice is clear: either move forward with a viable solution to workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay.

Sincerely,

Support for Riverview 11 @ Fish House

From Vicki Bourdow <vbourdow@gmail.com>

Date Wed 3/25/2026 2:17 PM

To Dana A. Souza <Dana.Souza@mysanibel.com>

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Dear Mr. Souza,

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I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,

Vicki Bourdow
790 Beach Rd
Sanibel, Florida
262.385.0088

From: Coastal Vista Design <info@coastalvistadesign.com>
Sent: Wednesday, March 25, 2026 11:18 AM
Subject: Coastal Vista Design - CHR Riverview II Development Support Letter

Dear Sanibel City Council,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

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The choice is clear: either move forward with a viable solution to workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay.

Thank you,

LEIGH GEVELINGER

ASLA FLORIDA, LEED-AP
PROFESSIONAL LANDSCAPE ARCHITECT
PRESIDENT, ASLA FLORIDA



Studio Phone: 239.558.4610

www.CoastalVistaDesign.com

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I urge you to approve this project without further delay.

Sincerely,

Leigh A. Gevelinger, PLA, ASLA, LEED AP
Owner, Coastal Vista Design, Inc.
Florida Registered LA6667171
Sanibel Vegetation License COMP-309
Mangrove License COMP-000504

From: Carolyn Stanley <carolyn2020stanley@gmail.com>

Sent: Wednesday, March 25, 2026 11:08 AM

To: Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>

Subject: Support housing for workers

Hello,

I'm writing to you to ask you to support the CHR's request to the Lee County Commissioners for \$10 million left from the CDBG-DR Ian relief grant money. I understand that this money would be used to build 39 affordable housing units on Sanibel Island for workers who need housing closer to work. This is a great idea. Many workers on Sanibel Island have the longest commute in Lee County. The high cost of housing and transportation in Lee County makes it impossible for too many workers to live above the poverty level. The CDBG-DR government funds were meant to focus on those most in need in Lee County. It would be a shame to let this final \$10 million of the CDBG-DR money go to something other than affordable housing.

I love Sanibel Island and would take more of my visitors to visit J Ding Darling, the lighthouse, restaurants and the beach if traffic wasn't so difficult getting there. Having to make that trip daily for work must create lots of stress for workers. They need community support from you for this CHR affordable housing project. Please support the CHR's request to the Lee County Board of Commissioners for \$10 million of the CDBG-DR Ian Relief Fund.

Sincerely,

Carolyn Stanley

Fort Myers, FL

Former LIFE affordable housing committee member



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The choice is clear: either move forward with a viable solution to workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay.

Sincerely,

May Holder 3/29/24
1621 Sandcastle Rd
Sanibel FL 33957



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I urge you to approve this project without further delay.

Sincerely,

1621 SANDCASTLE RD
SANIBEL FL 33957



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We
I urge you to approve this project without further delay.

Sincerely,

*Catherine of Ed Anderson
2022 Coconut*

From: Lisa Ann Miller <laobgyn@yahoo.com>

Sent: Tuesday, March 24, 2026 11:10 PM

To: Dana A. Souza <Dana.Souza@mysanibel.com>

Subject: 🌟 I STRONGLY SUPPORT CHR and the new Riverview II housing project 🌟

Dear Dana~

I know you must be getting inundated with emails and letters, but I would just like to voice my support for CHR's proposed Riverview II project at the site of the old FISH House. In order for Sanibel to recover and prosper, we need to strengthen our businesses by having an adequate workforce. When a worker has to drive two hours and sit in traffic morning and afternoon for a minimum wage job, it is not feasible for them to do so. By providing adequate affordable housing on Sanibel, we could help to fulfill the Sanibel Plan which stipulates that 3% of housing on the island is made up of below market rate housing.

I've heard some of the complaints about the new project, and here are the facts. The height of Riverview II is the same as Harkey House which is in the midst of being built. Both buildings have three levels of living above a parking area and are within the height limits set by the Sanibel building code. Like Harkey House, Riverview II will be set back behind a commercial building as well as a landscaping buffer. Its central location on Periwinkle Way will enable the future tenants to easily commute to work and be close to stores and a supermarket because many of them do not own a vehicle.

We are at a critical juncture now. The plans are set. The project is established and was approved by the Sanibel Planning Commission. \$9.75 million in funding is allocated to this project and to lose this opportunity at this time would be disastrous for Sanibel. This money will never be available again, and our affordable housing stock will forever be below the 3% goal.

After Hurricane Ian, instead of giving up and moving away from the island, Bob and I decided to rebuild our home and move here permanently because we felt so strongly about the tight knit community that is Sanibel. We support CHR's mission because it strengthens the bonds that hold together our beloved city. We applaud CHR in designing buildings that define resilience and are designed to withstand major hurricanes in the future.

This project was not spawned in secrecy; it has been discussed and planned and supported by the City in front of the County Commissioners. Backtracking now is unconscionable. Please don't let this once in a lifetime opportunity be lost. The future of Sanibel depends on you.

Thank you so much for your consideration and support of CHR's project.

Respectfully,

Lisa Ann

Lisa Ann Miller, M. D.

461 Lighthouse Way

Sanibel

201-446-2882

From: Linda Seifert <linseife@outlook.com>
Sent: Tuesday, March 24, 2026 5:03 PM
To: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: CHR

Dear Ms Souza,

Please approve the new CHR residence proposal

Thank you

LINDA SEIFERT, a Sanibel property owner

From: Kyle DeCicco <KDeCicco@sancapbank.com>
Sent: Tuesday, March 24, 2026 2:49 PM
To: Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: Support for CHR Fish House project

City Council,
Good afternoon.

Please find the attached letter showing my full support for CHR's Riverview II development at the Fish House property.

I appreciate your service and all that you do for the great City of Sanibel.

Respectfully,
Kyle

Thank you,



Kyle DeCicco
President & CEO
9311 College Pkwy
Fort Myers, FL 33919
ph (239) 274-6225
KDeCicco@sancapbank.com

Stop by any of our 8 Southwest Florida locations today to learn more about our products, services and grab one of our famous freshly baked cookies. To learn more give us a call at 239-472-6100 or visit www.SanCapBank.com.

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The choice is clear: either move forward with a viable solution to workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay.

Sincerely,


Kyle DeCicco
President + CEO
Sanibel Captiva Community Bank

From: Ellen Israel <israelmellen@gmail.com>
Sent: Tuesday, March 24, 2026 1:41 PM
To: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: Riverview II

Dear Mr. Souza,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property and to urge you to approve and advance this project without delay.

As a commercial real estate professional with decades of experience in New York City—one of the most supply-constrained and highly regulated markets in the country—I have spent my career evaluating development feasibility, capital structures, and the long-term economic impact of housing scarcity. Markets with limited land availability and sustained demand require disciplined, well-scaled solutions. When those opportunities arise, they are not theoretical—they are critical.

Sanibel presents a similar dynamic. With approximately 70% of the island held in conservation, the housing market is inherently constrained. In my professional view, this has resulted in a structural undersupply of attainable housing, particularly for the workforce that supports the island's day-to-day operations. When essential workers cannot live within the community they serve, the broader economic ecosystem becomes increasingly fragile.

The proposed 39-unit Riverview II development reflects a clear understanding of both demand and feasibility. The unit count aligns with CHR's existing waitlist, which is largely comprised of single, working individuals. Reducing the scale of this project would not meaningfully address demand and would, more importantly, compromise its financial viability. Developments of this nature rely on precise calibration between unit count, construction costs, and available funding. In this case, approximately \$9.75 million in committed funding is contingent upon the project proceeding at its current scope. Any reduction or delay risks destabilizing the capital stack and forfeiting a significant investment that will be difficult to replace.

Equally important is the matter of institutional credibility. My understanding is that members of the Sanibel City Council previously expressed support for this project in communications with Lee County. In commercial real estate, consistency and reliability are essential to maintaining strong relationships with funding partners. A reversal at this stage introduces unnecessary risk and may impact the City's ability to secure future funding for critical initiatives.

From a development and investment standpoint, Riverview II represents a rare alignment of need, funding, and feasibility within a highly constrained market. Opportunities like this are not easily replicated. Failing to move forward would not only exacerbate the existing housing shortage but also signal uncertainty to current and future partners.

In my professional opinion, the path forward is clear: proceed with a viable, appropriately scaled development that directly addresses workforce housing needs, or risk deepening the imbalance while losing both funding and trust.

I strongly encourage you to approve this project and allow it to move forward as proposed.

Sincerely,

Ellen Israel

Scotty L. Kelly

From: Jen Friel <jen@talknerdytome.com>
Sent: Tuesday, March 24, 2026 1:20 PM
To: Scotty L. Kelly
Subject: CHR Riverview

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Dear Sanibel City Council,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

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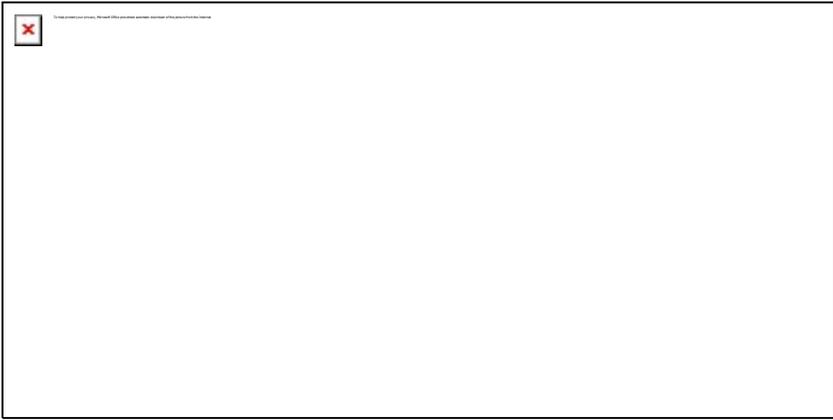
The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,
Jen Friel

--

 [Jen Friel](#) 



Talk Nerdy To Me® is an intimate and intelligent perspective on what it is like to be diagnosed with Autism and Synesthesia late in life.

Read the latest 👉 TalkNerdyToMe.com

From: Maggi Feiner <maggi@fishofsancap.org>
Sent: Tuesday, March 24, 2026 1:02 PM
To: Mike Miller <Mike.Miller@mysanibel.com>
Cc: Maria Espinoza <maria@fishofsancap.org>
Subject: Community Housing and Resources

This Message Is From an External Sender

This message came from outside your organization.

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Dear Mayor Miller,

F.I.S.H of Sanibel-Captiva, Inc. (FISH) has partnered with Community Housing and Resources (CHR) for many years and with many of their Executive Directors and Board Members.

I am attaching a letter of support for their plans of 39 units. FISH truly believes this project is beneficial to our community and workforce.

With gratitude,
Maggi

Maggi Feiner
President & CEO
F.I.S.H. OF SANCAP
P. O. Box 58
2422 Periwinkle Way, Sanibel, FL
239-472-4775 office; 239-472-0404 24-hour



March 23, 2026



Dear Sanibel City Council,

BOARD OF DIRECTORS

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President & CEO

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Sheridan Snell

Maria Espinoza
Executive Director

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With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

The proposed 39 units directly reflect CHR's existing waitlist, which is largely made up of single, working individuals. Reducing the project would not meaningfully address the need and would likely make the project financially unfeasible. Approximately \$9.75 million in critical funding is tied to this project moving forward at its current scale. Losing that level of investment would be a significant setback for the community and for any realistic effort to address workforce housing.

It is also important to recognize that members of the Sanibel City Council previously expressed support for this project in communications to Lee County. Reversing course now would not only halt much-needed housing but would undermine the City's credibility with the County—jeopardizing future funding opportunities for Sanibel.

The choice is clear: either move forward with a viable solution to workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay.

Sincerely,

The FISH of Sanibel-Captiva Board of Directors

Maggi Feiner
President & CEO

Maria Espinoza
Executive Director



2422 Periwinkle Way | PO Box 58 | Sanibel FL 33957 | **239.472.4775**
fishofsancap.org | email: info@fishofsancap.org

a 501(c)(3) non-profit serving Sanibel & Captiva • FISH is an equal opportunity provider • EIN 20-8892375

From: Jill Janda <jilljanda7@gmail.com>
Sent: Tuesday, March 24, 2026 12:09 PM
To: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: support for CHR

Dear City Manager,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

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The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,
Jill Janda-Kanner
1489 Albatross RD

From: David Hoggatt <davidhoggatt7@gmail.com>
Sent: Tuesday, March 24, 2026 11:20 AM
To: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: Request for Vital Support

Good morning,

Please see the attached Letter of Support for CHR's project. I've been a resident and business owner on Sanibel for 50 years.

💖 God Bless You!! 💖

Sent from my iPhone



CHR Board

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Robert Monk, Esq.
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Executive Director

Anna Johnson

*Executive Administrative
Assistant*

Bonnie McCurry

*Bookkeeper/Housing
Admin.*

Becky Boyd

Deputy Director

Blake Donnelly

Facilities Manager

Mail and Office:

2340 Periwinkle Way,
Ste. K-2
Sanibel, FL 33957

Phone:

(239) 472-1189

Website:

sancapchr.org

Dear Sanibel City Council,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

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The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,

From: Dotty Morrison <dotmorr@icloud.com>
Sent: Tuesday, March 24, 2026 10:58 AM
To: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: In support of new CHR project

Dear Ms Souza,

As a member of St. Michael and All Angels Episcopal Church, I am frequently on Sanibel, worshipping, enjoying restaurants and shops, as well as attending many events on the island. When I drive to and from the events, I am grateful for traffic officers who facilitate better travel. When I attend services at Bat Yam Temple of the Island, I see the police officer standing by, who allows services to be conducted in safety.

As part of a Lee County justice ministry, I am always concious that the workers who allow me such wonderful experiences on Sanibel and who guarantee my safety, doubtless spent over three hours of unpaid time just getting to and from their jobs. Workers on Sanibel face the longest commute of anyone in Lee County, according to CHR director, Nicole Decker-McHale.

I am writing today in support of a current CHR proposal to build 39 units on the former Fish House property on Periwinkle Way. I undertand that CHR has been working for many months and has continually provided City Council with information about their plans. Why, suddenly, last month, would the City Council decide to halt this project? They are not even asking for Sanibel money—the money will come from the CDBG-DR Ian Relief fund through Lee County Commissioners. I understand that CHR is currently working to revise the design to make it more aesthetically pleasing before March 31, in hopes of getting your approval.

PLEASE VOTE YES in support of the CHR proposed project. Think of the people who serve you every day—everyone from waiters to teachers; from cashiers to firemen; from shop managers to janitors. These workers DESERVE your respect, which means doing EVERYTHING in your power to give them better lives by supporting affordable housing.

Sincerely,
Dotty Morrison
1001 Cellana Ct.
Fort Myers

From: Jeff Decker <jcmdecker@gmail.com>

Sent: Tuesday, March 24, 2026 10:29 AM

To: Dana A. Souza <Dana.Souza@mysanibel.com>

Subject: Support for the proposed Riverview II development at the Fish House property

Dear Sanibel City Manager Dana,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island – those working in restaurants, shops, healthcare, nonprofits, and essential services – simply do not have viable options to live here. This is not a future problem, it is a current and worsening crisis.

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The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay, this is an opportunity that will not return.

Sincerely,

-Jeff Decker

310-612-4373

Sanibel Full Time Resident

310-612-4373

From: Ann-Marie Wildman <wildman@dingdarlingsociety.org>
Sent: Tuesday, March 24, 2026 8:43 AM
To: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: CHR Support

Dear Dana

I am attaching my letter of support for CHR as affordable housing is vital for our community to grow and thrive. Without our workforce, we could not serve the needs of visitors and locals alike.

Sincerely
Ann-Marie Wildman



Ann-Marie Wildman
“Ding” Darling Wildlife Society
Executive Director
m. (239) 789-8991
wildman@dingdarlingsociety.org | dingdarlingsociety.org





CHR Board

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Clair Beckmann
Treasurer

Robert Monk, Esq.
Secretary

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Mail and Office:

2340 Periwinkle Way,
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Sanibel, FL 33957

Phone:
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Website:
sancapchr.org

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I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,

Ann Marie Wildman
Executive Director
"Ding" Darling

From: Scott Crater <scottcrater@yahoo.com>

Sent: Monday, March 23, 2026 5:11 PM

To: John Henshaw <John.Henshaw@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; Richard Johnson <richard.johnson@mysanibel.com>

Subject: Support of CHR project—second email

Hi everyone,

In the course of the discussion before council the other day, the comment was made (and I paraphrase) that affordable housing should be spread out throughout the island.

In an ideal world, we would have cleared lots available for \$200k, scattered throughout the island. And the cost to build a duplex on such a lot might only be \$400k. Unfortunately, this is not the case.

The proposal on the table is the best bang for the buck, and we must not hesitate. Each unit will cost about \$435k, including the land. \$17M divided by 39 units, for my back of the napkin math. The units will be new and resilient. We have these grant dollars and we need to use them. CHR is a proven winner in its ability to get things done, and we need to support this project.

Thank you.

Scott

Sent from my iPhone

From: SANDY GROGMAN <sgrogman@aol.com>

Sent: Monday, March 23, 2026 4:14 PM

To: Dana A. Souza <Dana.Souza@mysanibel.com>

Subject: CHR

Vote YES as rendered - our workers & families need to be able to live where they work !!

Thank you

Sandy Grogman

Sent from my iPad

From: Victoria Anthony <vsanthony@gmail.com>
Sent: Monday, March 23, 2026 3:45 PM
To: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: CHR housing

To Sanibel City Council:

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

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The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,
Victoria Anthony & Philip Kenney
Sanibel, FL

Scotty L. Kelly

From: Melanie Holliday <melanieholliday@live.com>
Sent: Monday, March 23, 2026 3:44 PM
To: Richard Johnson; Holly Smith; Laura J. DeBruce; Mike Miller; Dana A. Souza; John Henshaw; Scotty L. Kelly
Subject: Community Housing and Resources' (CHR)
Importance: High

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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Dear Sanibel City Council,

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I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,



Melanie Holliday

From: Roger Timm <roger.timm@gmail.com>
Sent: Monday, March 23, 2026 3:35 PM
To: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: CHR / Fish House / Project Approval

Attached letter sent to City Council, FYI.

Roger Timm
949 Whelk Drive
Sanibel, Florida USA 33957
404.538.8555

Roger S. Timm
949 Whelk Drive
Sanibel, Florida 33957

Dear Sanibel City Council,

I am writing to express my very strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

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The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,

Roger S. Timm

Full Time Sanibel Resident

From: Anchor Inn <contact@anchorinnsanibel.com>

Sent: Monday, March 23, 2026 12:19 PM

To: Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>; Scotty L. Kelly <Scotty.Kelly@mysanibel.com>

Subject: CHR - Riverview II Development

Dear Sanibel City Council,

As owners of The Anchor Inn & Cottages and hopeful owners of other businesses on Sanibel, we strongly support the approval of the CHR housing at the Riverview II development. With so few areas available on the island for a spot of this nature and this level of funding being provided, we feel this is a great opportunity to take advantage of and help businesses that critically need a larger labor workforce to draw from.

We personally have felt the pinch of needing more workers as we've sought out staff at The Anchor Inn and have seen a limited number of qualified candidates who are willing to make the daily commute from off-island. Furthermore, as we are looking to open another business along Periwinkle that will require a daily workforce of 4-8 workers, our number one hesitation has been the ability to maintain a consistent staff, as we've heard many difficulties from other business owners who face this constant challenge. We feel that this development by CHR will greatly alleviate, or even resolve, the island's labor shortage.

We're very grateful for your consideration and support of this great project!

Thank You,

Zachary & Erica Markham



☎ 239-999-0775

✉ contact@anchorinnsanibel.com

🌐 anchorinnsanibel.com



From: Anna Johnson <anna@sanibelchr.org>
Date: Monday, March 23, 2026 at 11:47 AM
To: Mike Miller <Mike.Miller@mysanibel.com>
Cc: Nicole Decker-McHale <nicole@sanibelchr.org>
Subject: Letter of Support from CHR Board of Directors

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Good morning, Mayor Miller,

Please see the attached Letter of Support from CHR's Board of Directors.

Thank you,

--



Anna Johnson
Executive Administrative Assistant
Community Housing & Resources, Inc.
2340 Periwinkle Way Suite K-2
Sanibel, FL. 33957
239-472-1189
SanCapCHR.org





239.472.1189
2340 Periwinkle Way
Suite K-2
Sanibel, FL 33957
Sancapchr.org

To: Sanibel City Council Members

From: The Board of Directors, Community Housing & Resources, Inc. (CHR)

Subject: Support for Riverview II Initiative

Date: March 23, 2026

Dear City Council Members,

We are writing to you today on behalf of the Board of Directors of Community Housing & Resources (CHR) to formally express our collective support for our Riverview II initiative. As this project moves to its second reading on March 31, we ask you to recognize it not merely as a construction proposal, but as a defining step in the evolution of our community.

Fulfilling Sanibel's Promise

For four decades, CHR has served as a dedicated partner to the City of Sanibel, addressing the fundamental challenge of ensuring that the essential workforce—those who serve and protect our island—can actually afford to live here. Today, we stand at a historic crossroads. The Riverview II initiative represents the key to finally achieving our long-held strategic mandate: dedicating 3% of island residences to affordable housing. This is a pivotal moment to transform a decades-old goal into a reality.

Strategic Opportunity vs. Financial Reality

Securing appropriate, developable land on Sanibel remains a significant hurdle. The economic math of affordable housing is unyielding: when rents are capped at one-third of a resident's qualified income, those revenues simply cannot bridge the massive upfront costs of land acquisition and modern construction.

However, we currently possess a unique and time-sensitive window of opportunity with the Fish House property. By leveraging this rare land availability alongside secured CDBG-DR grant funding, we have the resources to succeed where previous attempts did not. We cannot afford to let this alignment of funding and location pass us by. It's important to note that this grant is tied to the number of residences constructed, and cutting that number would not proportionately reduce the construction costs.

Architectural Integrity and Construction Excellence

We wish to directly address concerns regarding the aesthetic impact of the project. The beauty of Sanibel lies in its architectural diversity, ranging from historic cottages to modern, resilient structures. While historic styles are cherished, they are often impractical to replicate under today's stringent environmental and safety codes.

Riverview II has been designed to be value-engineered and resilient, while remaining in full compliance with all setbacks, buffer zones, and fire department safety requirements. To preserve the character of our main corridor, the project is set back significantly from Periwinkle Way. Furthermore, the plan replaces the current, non-conforming Fish House structure with a modern commercial space built to the highest safety standards. With enhanced native vegetation, the elevated structure will be largely concealed from the street.

Our Neighbors and Residents

Affordable housing on Sanibel is not a handout; it is a privilege maintained through strict accountability. Every applicant undergoes a rigorous vetting process, including thorough background checks and verification of island employment, income, and asset limitations.

Once accepted, our residents are not "others". **THEY ARE US**. They are the neighbors we shop with, the colleagues we bicycle alongside, and the families who enjoy our beaches. There is no stigma here; instead, there is immense pride. We have received dozens of testimonials from residents describing their CHR home as a "dream come true". We must also dispel the misinformation currently circulating: receiving CDBG-DR funds does not alter our core mission. New applicants **must** work full-time on the islands, or have a 20-year history of island service, to qualify.

Safety and Livability

Riverview II provides a strategic benefit to the entire surrounding neighborhood. Beyond adding vital residences, it corrects a long-standing infrastructure flaw. By integrating the new site with the Harkey House at Riverview I apartments, we will establish a unified common drive. This plan finally resolves the hazardous ingress and egress issues that have posed safety risks at this location for years.

Upholding the Spirit of the Sanibel Plan

While some may focus on technicalities, the foundational facts remain clear:

- Full Compliance: Both the Planning Department and Planning Commission have confirmed this project meets the letter of the law.
- Density for Diversity: Our Land Development Code explicitly allows for increased density in Below Market Rate Housing because we recognize that socio-economic diversity is a core strength of our community.

- The Big Picture: The Sanibel Plan is an amazing, aspirational document that balances conservation with community needs. We must weigh minor technical criticisms against the significant benefit of providing homes for our teachers, hospitality workers, and first responders.

A Legacy of Inclusion

Riverview II is a test of our collective commitment to the vision of the Sanibel Plan. For forty years, we have advocated for the dignity of our workforce; we now have the land, the funding, and many endorsements to turn those words into windows and doors.

We are not merely building apartments—we are building the human infrastructure that allows our island to thrive. By approving this project, you are doing more than meeting a 3% metric; you are ensuring that those who work on Sanibel can truly belong to Sanibel. We urge the Council to embrace the transformative impact of this moment and help us finish the mission we started four decades ago.

Respectfully,

The Board of Directors
Community Housing & Resources, Inc.

From: Kate Stone Pujol <kate@gokingfisher.com>

Date: Monday, March 23, 2026 at 10:05 AM

To: Mike Miller <Mike.Miller@mysanibel.com>

Subject: Riverview II Support

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Dear Sanibel City Council,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

The proposed 39 units directly reflect CHR's existing waitlist, which is largely made up of single, working individuals. Reducing the project would not meaningfully address the need and would make the project financially unfeasible. Approximately \$9.75 million in critical funding is tied to this project moving forward at its current scale. Losing that level of investment would be a significant setback for the community and for any realistic effort to address workforce housing.

It is also important to recognize that members of the Sanibel City Council previously expressed support for this project in communications to Lee County. Reversing course now would not only halt much-needed housing but would undermine the City's credibility with the County—jeopardizing future funding opportunities for Sanibel.

The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,

Kate Stone Pujol

[Discover Your Island Time on Sanibel and Captiva with Kingfisher](#)



Realtor Associate®
Kingfisher Real Estate Inc.

Kate Stone Pujol

📞 239-209-0620

✉ Kate@GoKingfisher.com

📍 2402 Palm Ridge Rd Sanibel, FL 33957

🌐 KingfisherRealEstate.com

From: Pam Rosen <endersmom@yahoo.com>

Sent: Monday, March 23, 2026 8:58 AM

To: Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>

Subject: Riverview II Development

Dear City Council Members,

This project is very important to our islands, Sanibel and Captiva.
Thank you for taking the time to read the attached letter.

Sincerely,

Pam Rosen



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Assistant*

Bonnie McCurry
Bookkeeper/Housing Admin.

Becky Boyd
Deputy Director

Blake Donnelly
Facilities Manager

Mail and Office:

2340 Periwinkle Way,
Ste. K-2
Sanibel, FL 33957

Phone:
(239) 472-1189

Website:
sancapchr.org

Dear Sanibel City Council,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

The proposed 39 units directly reflect CHR's existing waitlist, which is largely made up of single, working individuals. Reducing the project would not meaningfully address the need and would make the project financially unfeasible. Approximately \$9.75 million in critical funding is tied to this project moving forward at its current scale. Losing that level of investment would be a significant setback for the community and for any realistic effort to address workforce housing.

It is also important to recognize that members of the Sanibel City Council previously expressed support for this project in communications to Lee County. Reversing course now would not only halt much-needed housing but would undermine the City's credibility with the County—jeopardizing future funding opportunities for Sanibel.

The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,

Pam & Jon Rosen

From: Jason Cohen <jason@cohensalesllc.com>

Sent: Monday, March 23, 2026 8:31 AM

To: Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>

Subject: CHR Support

Dear Sanibel City Council, I am passing along my support for the proposed new CHR building and retail space.

The proposed 39 units directly reflect CHR's existing waitlist, which is largely made up of single, working individuals. Reducing the project would not meaningfully address the need and would likely make the project financially unfeasible. Approximately \$9.75 million in critical funding is tied to this project moving forward at its current scale. Losing that level of investment would be a significant setback for the community and for any realistic effort to address workforce housing.

Regards
Jason Cohen
5847 Pine Tree Drive

From: Michael Galloway <gallowm69@gmail.com>

Sent: Monday, March 23, 2026 8:02 AM

To: Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>

Subject: Old Fish House CHR Project (resent to include signature)

I support moving this important project forward.

Michael Galloway

1072 S Yachtsman

352-527-8680



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2340 Periwinkle Way,
Ste. K-2
Sanibel, FL 33957

Phone:

(239) 472-1189

Website:

sancapchr.org

Dear Sanibel City Council,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

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It is also important to recognize that members of the Sanibel City Council previously expressed support for this project in communications to Lee County. Reversing course now would not only halt much-needed housing but would undermine the City's credibility with the County—jeopardizing future funding opportunities for Sanibel.

The choice is clear: either move forward with a viable solution to workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay.

Sincerely,

Michael W. Adley
1072 S. Yachtsman
352-527-8680

From: Diane Seder <dseder2@gmail.com>
Sent: Sunday, March 22, 2026 8:23 PM
To: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: AFFORDABLE HOUSING

Dear Dana,

We are writing to express our strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. **I urge you to approve and move this project forward.**

There is limited affordable housing options on Sanibel. The people who sustain this island – those working in restaurants, shops, healthcare, nonprofits, and essential services – simply do not have viable options to live here. They travel very far for their jobs, and it is a not a sustainable economic model for Sanibel.

The proposed 39 units directly reflect CHR's existing waitlist, which is largely made up of single, working individuals. Reducing the project would not meaningfully address the need and would make the project financially unfeasible. Approximately \$9.75 million in critical funding is tied to this project moving forward at its current scale. Losing that level of investment would be a significant setback for the community and for any realistic effort to address workforce housing.

It is also important to recognize that members of the Sanibel City Council previously expressed support for this project in communications to Lee County. Reversing course now would not only halt much-needed housing but would undermine the City's credibility with the County – jeopardizing future funding opportunities for Sanibel.

Please approve this project without further delay so we do not lose our critical funding, and we do what is best for the Sanibel economy.

Sincerely,
Diane Seder and Bruce Rosen
485 East Gulf Drive, Sanibel

From: Sunny Schnitzer <shemesh96@yahoo.com>

Sent: Sunday, March 22, 2026 8:02 PM

To: Dana A. Souza <Dana.Souza@mysanibel.com>

Subject: Rabbi Sunny Schnitzer Supports CHR Riverview II Affordable Housing Project

Greetings!

I do hope that your schedule will allow you to join Bat Yam at the Community House for our Passover Seder on April 1.

We have over 150 reservations and almost all of the island clergy will be in attendance.

It won't be the same without you.

On now to the topic in the header of this email.

This past Friday night Nicole Decker McHale spoke at Bat Yam's Social Action Shabbat about expanding available low cost housing on Sanibel..

I was surprised to learn that the approval for the development of the Fish House property behind the Seven Eleven into low cost housing is not assured passage by the City Council.

I am writing today, and have attached a scanned letter, to state my support for the Riverview II project.

I know that members of the City Council will receive many other such letters from Bat Yam members over the coming days.

I hope that you will support the initiative.

Sincerely,
Rabbi Sunny

Rabbi Sunny Schnitzer
Bat Yam Temple of the Islands
2050 Periwinkle Way
Sanibel FL 33957
(703) 362-2679



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Facilities Manager

Mail and Office:

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Ste. K-2
Sanibel, FL 33957

Phone:
(239) 472-1189

Website:
sancapchr.org

Dear Sanibel City Council,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

The proposed 39 units directly reflect CHR's existing waitlist, which is largely made up of single, working individuals. Reducing the project would not meaningfully address the need and would make the project financially unfeasible. Approximately \$9.75 million in critical funding is tied to this project moving forward at its current scale. Losing that level of investment would be a significant setback for the community and for any realistic effort to address workforce housing.

It is also important to recognize that members of the Sanibel City Council previously expressed support for this project in communications to Lee County. Reversing course now would not only halt much-needed housing but would undermine the City's credibility with the County—jeopardizing future funding opportunities for Sanibel.

The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,

From: James Komsa <jamest54@comcast.net>
Sent: Sunday, March 22, 2026 7:39 PM
To: sancouncil <sancouncil@mysanibel.com>
Subject: CHR - Riverview II

To Sanibel City Council:

I am writing to enthusiastically support CHR's efforts to build the 39-unit development on Periwinkle Way known as Riverview II.

I am a lucky beneficiary of CHR, as I live in an LEO unit on Beach Road. To be able to live on Sanibel is something I always dreamed of and something I could never afford. I want as many people as possible to have this same opportunity.

The proposed building is attractive, in my opinion, and set back far enough from the road to make it barely visible as you pass it on Periwinkle Way. It will provide enough housing for Sanibel to meet – and beat – its 3 percent goal, which has been unattainable for 50 years. It's time.

Please vote in favor of the Conditional Use Permit and the Variance permits for CHR and let this necessary and welcome project proceed. It's good for Sanibel.

James T. Komsa
977 Beach Road
239-216-6540

From: Margarethe Thye-Miville
Sent: Sunday, March 22, 2026 4:35 PM
To: Dana A. Souza
Subject: Please approve the Riverview II project

Dear Sanibel City Manager Dana Sousa,

even though I live on Captiva I have always been very involved with Sanibel as we are very intertwined. One of the nonprofits I have supported for more than a decade is Community Housing and Resources.

Sanibel must be so proud to include community housing into the Sanibel Plan when they incorporated, with a goal of 3% workforce housing.

And now there is an opportunity to reach that goal. In a time when the housing market is absolutely divorced from reality this such a fantastic opportunity.

I learned that about \$ 9.75 million in critical funding is available but is tied to this project moving forward at its current scale. it would be such a loss and set back if we didn't move forward with this.

As Sanibel City Council has expressed support for this project in communications with Lee County it is crucial that the council stays on course with this.

Take this opportunity and approve this project without further delay, it's the right decision to make.

Sincerely,
Margarethe Thye-Miville

Margarethe Thye-Miville
Phone: +1 (239) 233-5092

From: Jessica Lidisky <jessicapollock1103@gmail.com>

Sent: Sunday, March 22, 2026 1:54 PM

To: Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>

Subject: CHR Riverview II Development

Please see attached note. I am in favor of the CHR Riverview II development at the Fish House Property. Thank you, Jessica Lidisky



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Mail and Office:

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Sanibel, FL 33957

Phone:
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Website:
sancapchr.org

Dear Sanibel City Council,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

The proposed 39 units directly reflect CHR's existing waitlist, which is largely made up of single, working individuals. Reducing the project would not meaningfully address the need and would make the project financially unfeasible. Approximately \$9.75 million in critical funding is tied to this project moving forward at its current scale. Losing that level of investment would be a significant setback for the community and for any realistic effort to address workforce housing.

It is also important to recognize that members of the Sanibel City Council previously expressed support for this project in communications to Lee County. Reversing course now would not only halt much-needed housing but would undermine the City's credibility with the County—jeopardizing future funding opportunities for Sanibel.

The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,

Jessica Lidisky

From: Sam Ankerson <sankerson@shellmuseum.org>
Sent: Sunday, March 22, 2026 1:44 PM
To: Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>; Scotty L. Kelly <Scotty.Kelly@mysanibel.com>
Subject: Support for CHR project

Hello City Councilors, City Manager, and City Clerk,

I'm writing to voice support for CHR's Riverview II project and to express my hope that it can move forward. I believe 39 additional units of workforce housing will make a significant difference in addressing the overall challenge of cost-of-living on the island that we're all familiar with and that the Council, City staff, CHR, and many others have been working hard for years to improve. This project seems a big step in the right direction.

At the Shell Museum, over the years that I'm aware of, we've had staff who have lived in CHR housing, including some who had little viable alternative (i.e., no vehicle), and some who very much wanted to but remained on the waitlist. Improved options for housing is a very important factor in the ability of the Museum (and other non-profits I would assume) to attract and retain quality staff including educators, aquarists, and guest services.

Thank you for your many (many!) hours of work on this, and for your consideration.

Sincerely,
Sam Ankerson

--

Sam Ankerson | Executive Director



ShellMuseum.org

3075 Sanibel-Captiva Road | Sanibel, FL 33957
(239) 347-5112

From: Karen Pati <karenpatisanibel@gmail.com>
Sent: Sunday, March 22, 2026 1:31 PM
To: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: CHR Support please

I strongly encourage your support for the CHR proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

The reasons are numerous, but, most importantly, it moves us in the right direction of the Sanibel Plan.

Thank you, Karen Pati
1995 Roseate Lane, Sanibel

From: Shelley Greggs <smgreggs@gmail.com>
Sent: Sunday, March 22, 2026 9:46 AM
To: Mike Miller <Mike.Miller@mysanibel.com>
Cc: Dana A. Souza <Dana.Souza@mysanibel.com>
Subject: CHR Riverview II Proposal

Shelley Marcelli Greggs
4195 Dingman Drive
Sanibel, Florida 33957

Dear Mayor Miller,

Thank you for the support you expressed for the Community and Housing and Resources' proposed Riverview II project at the City Council Meeting on March 17, 20206. Your continued support is crucial for Sanibel's citizens and th purpose of my letter.

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward without further delay.

With 70% of Sanibel's land held in conservation, our limited housing stock has made affordable options increasingly scarce. The essential workers who sustain this island—including those in healthcare, restaurants, shops, and nonprofits—simply do not have viable local housing options. This is a current and worsening crisis.

The proposed 39 units directly reflect CHR's existing waitlist. Reducing the scale of the project would fail to meet this documented need and would render the development financially unfeasible. Approximately \$9.75 million in critical funding is contingent upon the project moving forward as planned; losing this investment would be a significant setback for workforce housing efforts.

Furthermore, reversing the support previously expressed to Lee County would undermine the City's credibility and jeopardize future funding opportunities for Sanibel.

The choice is clear: we must move forward with this viable solution for workforce housing or risk the loss of vital funding and community trust. I urge you to approve this project and support the future of our workforce.

Sincerely,

Shelley Marcelli Greggs
CHR Board of Directors, Member

Shelley Marcelli Greggs

From: Robert Miller <ramruns@yahoo.com>

Sent: Saturday, March 21, 2026 12:41 PM

To: John Henshaw <John.Henshaw@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>

Subject: Riverview II

Dear Mike, Holly, John, Richard, Laura and Dana,

I'm hoping you're all getting lots of support letters in favor of Riverview II. While I'm sure many of them are form letters, I'd like to be a little more personal.

Like many "transplants", I moved to Sanibel in 2015 after visiting every year since 1993 because of my love of nature, beaches, exercising on the SUP paths and the relaxed feel of Sanibel. I had no idea of the sense of community I would find, nor the number of friends I'd make or the inherent "goodness" of the people who live here. All of that has drawn me in even more and made my island home truly feel like heaven on earth. For all the destruction and headaches that hurricane Ian spawned, it had a silver lining; it made our community even closer and more caring and empathetic.

But now, more than 3 years after Ian, our island is struggling and still trying to recover. While many businesses have reopened, many have not. Whether for financial reasons or logistics, the reasons are myriad. More capital is needed: financial capital as well as human capital, and that's where CHR comes in. While many communities are only now realizing the need for affordable housing and a diverse populace, the Sanibel Plan envisioned it 50+ years ago. The recovery of many island businesses, vital services, non-profits and governmental functions depends on CHR housing so employees can afford to live close enough to their jobs to make working on Sanibel tenable.

Riverview II is a very big step in assuring that there will be homes for those employees needed for the recovery of Sanibel. I was proud of our city when the Planning Commission approved of the Riverview II project. I was at the County Commissioners' meeting when so many influential leaders from Sanibel and Fort Myers showed their support for the project. It all seemed to be falling into place. The City and County were behind the project and building a resilient workforce home turned from a dream into reality thanks to CDBG-DR funding.

Given our shared values and this backdrop, you can imagine my shock at the criticisms CHR encountered at the recent Council meeting. Some questions are expected. The buildings looked sparse on paper (did someone say "monolithic")? But put in the perspective of the Fish House lot, setbacks, its mixed-use and landscaping, I think the project will be both visually appealing and a source of pride for the City. This project was not hatched in secret. It was carefully planned over many months by CHR and our project manager in conjunction with the City to optimize its utility while qualifying for CDBG-DR funding. This process took hundreds of hours and has deadlines. It can't be modified at this late date. Nor do I understand why it should be!

I really feel like we as a city are at a precipice right now. Our full recovery isn't assured. We need to seize every opportunity we can to hasten that recovery. Significantly increasing affordable housing that will endure for generations is one such opportunity. It would be a shame to squander it.

Sincerely,
Bob Miller
461 Lighthouse Way

From: Peter Gaines <peter@pgaines.com>

Sent: Saturday, March 21, 2026 9:57 AM

To: Mike Miller <Mike.Miller@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>;

Laura J. DeBruce <laura.debruce@mysanibel.com>; John Henshaw

<John.Henshaw@mysanibel.com>; Richard Johnson <richard.johnson@mysanibel.com>;

citymanager <citymanager@mysanibel.com>

Cc: Jane Gaines <janegaines@me.com>

Subject: Riverview II

Please see attached.

Peter M. Gaines

(612) 298 9482

Peter@pgaines.com

Jane L. Gaines

(617) 852 0508

Janegaines@me.com

Peter M. Gaines
Jane L. Gaines
PO Box 1036
Sanibel, FL 33957

March 21, 2026

VIA EMAIL

Mr. Mike Miller, Mayor
Ms. Holly Smith, Vice Mayor
Ms. Laura DeBruce, Councilmember
Mr. John Henshaw, Councilmember
Mr. Richard Johnson, Councilmember
Mr. Dana Sousa, City Manager

c/o Sanibel City Council
800 Dunlop Road
Sanibel, FL 33957

Re: Riverview II

Ladies and Gentlemen:

As Sanibel residents, we write to express our support for Community Housing and Resources' proposed Riverview II development at the former Fish House property on Periwinkle Way. We urge each of you to approve and move this project forward at your March 31, 2026 meeting. Irrespective of your prior expressed or internal reservations or hesitancy about the project and its implementation, you, your Sanibel constituents, and CHR are staring down the barrel of a March 31, 2026 expiration date on a grant that everyone has moved heaven and earth to qualify for and for which there will be no second chance to reapply at a later time and under different circumstances.

Here we are, almost 3.5 years after the devastation we all suffered from Hurricane Ian and, while we can be justifiably proud of the steps we've taken and the progress we've made at restoring the status quo ante, we must be honest with ourselves and admit that we are still running a marathon and the finish line is years away from being reached. If, as, and when, construction commences on the large vacant property on the Southeast corner of Periwinkle Way and Tarpon Bay Road and that construction ultimately results in the addition of additional Sanibel businesses, those businesses will need to be able to find workers who have affordable housing opportunities in the community in which they choose to work. Riverview II is designed to meet a portion of Sanibel's current and projected affordable housing needs.

CHR has a "grab it or lose it" opportunity to receive a CDBG grant from Lee County for \$9.75MM. The grant would enable CHR to build 39 residences on Sanibel that would, in turn, allow the City to meet the Sanibel Plan's aspirational goal of providing the 3% housing for Sanibel's workforce. This goal was written into the plan in 1974 and has never been met, but now it may be possible.

In reliance on expressions of support for this project from members of the City Council in their prior communications to Lee County, CHR purchased the former Fish House property on Periwinkle for \$3.5 M. CHR reapplied for the Lee County grant and was able to meet the terms and conditions of the application, subject to City Council approval. Planning Commission approval was sought and obtained. At a meeting on March 17, 2026, City Council approved the first reading of the project, but with conditions, most of

which can be easily met by CHR. However, one or more Council members openly expressed significant opposition and implied or stated that they would vote no at the second reading.

CHR will struggle to attract the remaining financing for Riverview II with a 3-2 City Council vote of approval for the project on March 31. This is an affirmative vote that cries out to be, and should be, unanimous. If the support from the City's leadership is that tepid—and at this point in the process if there are dissenting votes—CHR should rethink the viability of a business plan that requires it to raise the remaining \$8.0MM to bring the project to completion by January 2029.

If the project were to be reduced in scale by 13 units to accommodate concerns about the second floor height—even though the layout calls for the building to be perpendicular to, and set back from, Periwinkle rather than fronting it—the project would fail an essential requirement of the grant: that the per square foot cost of the construction could not exceed \$250. The project has been designed to construct 39 units at a per square foot cost of \$250. Most Sanibel construction would cost \$750/square foot or more.

The main opposition to the structure was to its appearance, even though it received Planning Commission approval. This structure is quite large and made from concrete slabs. There is a variance in density, as with all CHR's residences. It's not the cutesy cottage style that we all loved; this building has been designed to survive a major hurricane. It looks a lot like the Shalimar building on West Gulf and all the other new huge homes on West Gulf as well.

So, at the end of the day the simple question for the City's leaders is whether or not we want to allow CHR to receive an otherwise disappearing \$9.75MM grant from Lee County and, thereby, to try to achieve an aspirational goal of the Sanibel Plan to provide living accommodations for at least 3% of our workforce.

CHR has a waiting list that matches the demographic of the Riverview II development: single, working individuals who sustain the restaurants, grocery stores, shops, drug stores, healthcare facilities, not for profits, and service businesses of Sanibel.

We urge all of you to debate the issue fully and frankly. But at the end of the debate, there's only one result that could reasonably be read to express the leadership expected from you to sustain our continued unbridled optimism in our recovery efforts.

We strongly support this project and urge you to unanimously endorse it on March 31.

Respectfully,

/s/ Peter M Gaines

/s/ Jane L. Gaines

From: Jerry and Paula Bernay <cumnor1@yahoo.com>

Sent: Friday, March 20, 2026 1:53 PM

To: sancouncil <sancouncil@mysanibel.com>; Laura DeBruce <ldebruce@icloud.com>; Mike Miller <Mike.Miller@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>; Richard Johnson <richard.johnson@mysanibel.com>

Subject: Letter in support of CHR

Dear Sanibel City Council Members -

I am writing to express my strong support for CHRs proposed Riverview II development (see letter attached).

Sincerely -

Paula -



CHR Board

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Bookkeeper/Housing Admin.

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Blake Donnelly
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2340 Periwinkle Way,
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Sanibel, FL 33957

Phone:

(239) 472-1189

Website:

sancapchr.org

Dear Sanibel City Council,

I am writing to express my strong support for Community Housing and Resources' (CHR) proposed Riverview II development at the Fish House property. I urge you to approve and move this project forward.

With 70% of Sanibel's land held in conservation, limited housing stock has made affordable housing options increasingly scarce and difficult to acquire. The people who sustain this island—those working in restaurants, shops, healthcare, nonprofits, and essential services—simply do not have viable options to live here. This is not a future problem; it is a current and worsening crisis.

The proposed 39 units directly reflect CHR's existing waitlist, which is largely made up of single, working individuals. Reducing the project would not meaningfully address the need and would make the project financially unfeasible. Approximately \$9.75 million in critical funding is tied to this project moving forward at its current scale. Losing that level of investment would be a significant setback for the community and for any realistic effort to address workforce housing.

It is also important to recognize that members of the Sanibel City Council previously expressed support for this project in communications to Lee County. Reversing course now would not only halt much-needed housing but would undermine the City's credibility with the County—jeopardizing future funding opportunities for Sanibel.

The choice is clear: either move forward with a viable solution for workforce housing or continue to allow the problem to worsen while risking the loss of both funding and trust.

I urge you to approve this project without further delay; this is an opportunity that will not return.

Sincerely,

Paula N. Friedman

Zonta SanCap Board Member
COTI Vice President
SanCap Resilience Steering Committee Member

From: Scott Crater <scottcrater@yahoo.com>

Sent: Thursday, March 19, 2026 4:58 PM

To: Richard Johnson <richard.johnson@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Mike Miller <Mike.Miller@mysanibel.com>; Dana A. Souza <Dana.Souza@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>

Subject: In support of CHR Fish House Development

Hi everyone, I am writing because I cannot attend the next city council meeting.

I wish to voice my strong support for the CHR project proposed to be built on the Fish House property.

This project will round out CHR's commitment to represent at least 3% of the cities's housing stock.

It's very important that we take advantage of the funding being offered by the county, and if we hesitate, they may withdraw the funding and redirect it elsewhere. We have to act now, approve this and get this done.

There has been some concern about the mass and size of the building. However, it will end up the same height as Riverview next-door. It will also be set way back from periwinkle Way. Ultimately, there will be another commercial structure built in front of it, so it will not be that noticeable. I'm sure if the call is sent out to add a lot of trees as a buffer, that would also help. I would be willing to donate to that cause in order to make sure this project happens.

For many of the properties on Periwinkle Way, including this one, there aren't any other great uses for them. This is the highest and best use for this property. We simply do not need any more retail space or restaurants along periwinkle. We have dozens and dozens of retail spaces that are vacant and no one to fill them.

We have properties like the fish house that have been moldering away for years and will continue to molder away for another 10 years. I'd much rather have a structure that is useful and provide provides housing to working folks rather than let the eyesore just sit there.

I will remind you that we have the Sanibel trading post, the old seashell store, the old Schnappers, the old Island, cow, the old tipsy turtle, and many others that are just sitting there. And they will continue to sit there for years to come. The island has way too many restaurant and retail spaces that are unused and are going to continue to sit for a long time. It's totally wasteful not to take advantage of this opportunity to build something useful on the property rather than to have this derelict restaurant just sit there, which it will.

We need to re envision periwinkle Way for the future. And this is part of it.

Thank you

Scott

Sent from my iPhone