



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Agenda - Final Planning Commission

Tuesday, July 28, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order

2. Pledge of Allegiance (Sergeant)

3. Roll Call

- a. Motion to excuse absent member(s): Commissioner Steiner

4. Public Comments on Items Not Appearing on the Agenda

(Maximum time allotted, 20 minutes, with a limitation of 3 minutes per speaker.)

5. City Council Liaison Report

6. Consent Agenda

Adoption of Minutes: June 23, 2026

Attachments: [June 23, 2026 Minutes](#)

7. 9:05 - Public Hearings:

- a. Consideration of an application for a variance 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 Section 126-557(b)(1) - Wetlands conservation lands within Sanibel Gardens, Sanibel Highlands, and Tarpon Bay Subdivisions, to allow placement of fill to exceed 20 percent of the gross area of the parcel proposed for development located in the Interior Wetlands Conservation District at 499 Leather Fern Place - tax parcel (STRAP) no. 25-46-22-T3-01107.0050. The application is submitted by Deborah Bouchard (applicant) on behalf of Deborah A. Bouchard + Corey T. Bouchard et al (owners). **Application No. PL20260018.**

Attachments: [7.a. 1- Staff Report](#)
 [7.a. 2- Attachment A](#)
 [7.a. 3- Attachment B](#)
 [7.a. 4- Attachment C](#)

- Attachments:
- [7.a. 5- Attachment D](#)
 - [7.a. 6- Attachment E](#)
 - [7.a. 7- Attachment F](#)
 - [7.a. 8- Attachment G](#)
 - [7.a. 9- Attachment H](#)
 - [7.a. 10- PowerPoint Presentation](#)
 - [7.a. 11- Resolution 26-18](#)

8. Report from Planning Department

a. 2025 Residential Land Use Inventory

- Attachments:
- [8.a. 1- Agenda Memorandum](#)
 - [8.a. 2- 2025 Residential Land Use Inventory](#)
 - [8.a. 3- PowerPoint Presentation](#)

b. Upcoming meeting dates:

- i. Planning Commission - Tuesday, August 11, 2026
- ii. Report to City Council - Tuesday, August 18, 2026 - Commissioner Schopp

- Attachments:
- [2026 Planning Commission Dates](#)
 - [Subcommittees - 2026 Workplan Calendar and Committee Assignments](#)
 - [2026 CC Liaison Schedule](#)

c. Planning Reports

i. Planning Permit Review Report

- Attachments:
- [Permits applied 06.01.26-06.30.26](#)
 - [2024-2026 Permit Review Totals by month](#)

ii. Planning Projects

- Attachments:
- [Planning Projects](#)

iii. Plan Application Status Report

- Attachments:
- [Plan Application Status Report](#)
 - [Administratively Approved CUP- PL20260018](#)

9. Report from Commission Members

a. Sanibel Plan Update Steering Committee Report

10. Public Comment

11. Adjournment

“RULES OF CIVILITY FOR PUBLIC PARTICIPATION”

Therefore, Sanibel City Council sanctioned these rules for public participation while conducting meetings and workshops:

1. Speakers are permitted to deliver his or her comments without interruption.
2. Speakers and debates should focus on issues, not on persons or personalities.
3. Persons are encouraged to participate in the governmental process.
4. Sidebar discussions while others are speaking are not permitted in Council Chambers. These discussions are to be removed from the chamber so as not to be disruptive to those conducting and following Council business.
5. Only the speaker recognized by the Chairperson has the floor. Speakers should raise their hand to be recognized. Speakers should identify themselves for the record. Speakers should utilize the microphone so that their comments can be recorded.
6. Anyone wishing to speak on an issue is given an opportunity to speak before speakers are recognized for an opportunity to speak a second time on an issue.
7. We seek to understand one another's points of view.
8. Anger, rudeness, ridicule, impatience and lack of respect for others are not acceptable behavior. Demonstrations in support or opposition to a speaker or idea such as clapping, cheering, booing or hissing or intimidating body language are not permitted in Council Chambers or workshop facilities.
9. We should all take initiative to make things better. Our goal is to foster an environment, which encourages a fair discussion and exchange of ideas without fear of personal attacks.

As modified on January 18, 2019

ALL IN THE CITY OF SANIBEL, LEE COUNTY, FLORIDA

If a person decides to appeal a decision made by the Planning Commission on any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceedings is made, to include the testimony and evidence upon which any such appeal is to be based.

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding, to include hearing impairment, should contact Scotty Lynn Kelly, City Clerk, no later than one day prior to the proceedings at (239) 472-3700. For additional assistance if hearing impaired, telephone the Florida Relay Service at 711.

Citizens may request to receive Sanibel City Council and Planning Commission meeting agenda directly via e-mail. Citizens wishing to receive a copy of the agenda via e-mail may do so by visiting the City's website at www.mysanibel.com. Additionally, citizens may register to receive City announcements such as press releases.



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Minutes - Draft Planning Commission

Tuesday, June 23, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order

The meeting convened at 9:00 a.m.

2. Pledge of Allegiance (Commissioner Colter)

Commissioner Colter led the Pledge of Allegiance.

3. Roll Call

Present: 6 - Chair Paul Nichols, Vice Chair Erika Steiner, Commissioner Tiffany Burns, Commissioner Larry Schopp, Commissioner Kate Sergeant, and Commissioner Ken Colter

Absent: 1 - Commissioner Lyman Welch

a. Motion to excuse absent member(s): Commissioner Welch

Vice Chair Steiner moved, seconded by Commissioner Schopp, to excuse Commissioner Welch.
The motion carried.

Excused: 1 - Commissioner Lyman Welch

4. Public Comments on Items Not Appearing on the Agenda

There were no public comments from the audience.

5. City Council Liaison Report

Mayor Mike Miller, serving as City Council Liaison to the Planning Commission, reported on two Council meetings held June 16th.

At the regular Council meeting, Ordinance 26-012 was approved, formally prohibiting swimming pool dewatering onto private property or into the city's sewer or stormwater systems-a prohibition that had previously been in effect through the weekly mayoral proclamation. The Council also sent to first reading Ordinance 26-007, previously approved by the Planning Commission, addressing accessory structures in the context of front yard and setback rules.

The Council held an extensive discussion on proposed speed limit changes on various island roads. While no formal action was taken, preliminary proposals included retaining Sanibel-Captiva Road, West Periwinkle, and Palm Ridge at 35 mph; reducing East Periwinkle from the Causeway to Skiff Place to 25 mph (necessitated

by the new East Periwinkle Bridge), and setting the remaining segment to Lighthouse Beach Park at 30 mph; establishing Beachview roads at 25 mph; and setting roads in the sanctuary at 20 mph. The matter will return for further discussion and potential advancement to first reading.

The Council approved minor revisions to the strategic plan's fiscal year 2027 goals, and approved a construction contract for temporary repairs to the city's fishing pier at a total cost of approximately \$175,000, to be financed entirely through citizen contributions raised through a fundraising effort led by Sanibelian Richard Bernie. The Council also received a presentation from Chamber CEO John Lai and Corey Presland-Byrne of Hammerhead Technologies on the new SANCAP360 Community Health Dashboard, described as an ongoing tool tracking both storm recovery and community health resilience.

In the afternoon of that same day, the Council held its first budget workshop. Mayor Miller reported that a proposed constitutional amendment relating to ad valorem taxation was a central topic. If approved by voters in November, the amendment's first fiscal impact to the city would be in FY28. The homestead exemption would increase from the current \$50,000 to \$150,000 in FY28, and to \$250,000 thereafter. Approximately 30 percent of residential properties on Sanibel are homesteaded. Assuming the current millage rate of 2.5 mills, the city's ad valorem tax revenue would decline by approximately \$550,000 in FY28 and \$1.1 million in FY29 and beyond. Preliminary property value estimates received June 1st reflected a 1.75 percent decrease compared to FY26 budget values. Proposed expenditures represent approximately a 1 percent decline compared to the prior year's budget—a steeper decline in real terms when adjusted for inflation. The next Council budget event will be a full presentation on July 21st, at which the July 1st valuation numbers will be incorporated and the maximum millage rate will be established, as required by law, before the end of that month. Further budget workshops are planned for August, with two final hearings in September.

No questions were raised by commissioners.

6. Consent Agenda

- a. Adoption of Minutes: June 9, 2026

Commissioner Sergeant moved, seconded by Commissioner Colter, to adopt the June 9, 2026 minutes. The motion carried 6-0 with Commissioner Welch excused.

Excused: 1 - Commissioner Lyman Welch

7. 9:05 - Public Hearings:

- a. Consideration of an application for a variance 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 Section 126-875(1)(b) - Waterward extension, to allow the installation of a boat lift with a waterward extension greater than 15-feet waterward of the mangrove roots, and to request a variance from Section 126-876 - Relation to mean low water level, to allow boat docking or mooring in an area with less than 3-feet of water above the bottom surface at mean low water level at 5270 Indian Court - tax parcel (STRAP) no. 12-46-21-T3-00009.0250. The application is submitted by Raychel Thomas with Pavese Law Firm (the applicant) on behalf of Gaetta Partners LP (the property owner). **Application No. PL20260025**

Planning Director Paula McMichael read the item into the record. The application, submitted by Raychel Thomas of Pavese Law Firm on behalf of property owner Gaetta Partners LP, requests two variances: (1) a variance from Section 126-875(1)(b) to allow installation of a boat lift with a waterward extension greater than 15 feet waterward of the mangrove roots, and (2) a variance from Section 126-876 to allow boat docking or mooring in an area with less than 3 feet of water above the bottom surface at mean low water level, at 5270 Indian Court (Application No. PL20260025).

City Clerk Scotty Lynn Kelly polled commissioners for site visits, ex parte communications, and conflicts of interest. Chair Nichols reported a site visit and no ex parte or conflict. Vice Chair Steiner and Commissioner Schopp reported no site visit and no ex parte or conflict. Commissioners Burns and Colter reported site visits and no ex parte or conflict.

City Clerk Kelly swore in the following:

- Kim Ruiz, City of Sanibel, Principal Planner
- Raychel Thomas, Pavese Law Firm, on behalf of owner
- Payson Nossaman, Stokes Marine
- Dana Dettmar, City of Sanibel, Environmental Biologist
- Rachel Rainbolt, City of Sanibel, Conservation Officer

Principal Planner Kim Ruiz presented the staff report. The subject property is located at 5270 Indian Court in the Calusa Shores neighborhood and falls within the Pine Island Aquatic Preserve, which carries additional regulatory requirements from FDEP-most notably a prohibition on mooring a boat waterward of the negative 4-foot mean low water contour. This constraint, combined with an irregular mangrove shoreline and shallow near-shore water depths, created a situation where a code-compliant dock configuration was not achievable without variances.

The proposal involves replacing an existing dock with a new two-slip dock. The southern boat slip requires a waterward extension variance because its lift extends approximately 20 feet waterward of the mangrove root line, exceeding the 15-foot standard. Both slips require a mean low water depth variance because portions of the mooring areas fall within less than 3 feet of mean low water. Critically, neither slip can extend further waterward to obtain deeper water because doing so would violate the

FDEP's negative 4-foot mean low water limit for the aquatic preserve.

Staff, Stokes Marine (the applicant's marine contractor), the property's mangrove trimmer, and Natural Resources staff conducted a joint on-site meeting to evaluate dock configurations and confirmed that the submitted plan represents the option with the least mangrove impact. Ninety-one percent of the shoreline will remain as mangrove shoreline. The project received letters of support from two adjoining properties and two neighboring properties sharing the same waterway.

Staff evaluated all seven variance criteria and found each was met. Staff recommended approval subject to three conditions, all of which adopt the proposed plans as submitted.

Discussion among commissioners included clarification of the significance of the red string line observed at the site, which Payson Nossaman of Stokes Marine confirmed marked the eastern side of the smaller pier and the limits of mangrove impacts and the trim line. Vice Chair Steiner sought and received clarification on which slip required which variance-the southern slip requires both the waterward extension and mean low water depth variances, while the northern slip requires only the mean low water depth variance. Ms. Steiner also raised concerns about whether boats could physically access the lifts given the mangrove canopy. Dana Dettmar of Natural Resources explained that additional mangrove trimming for boat access would be evaluated separately under a development permit once the dock is installed, and that the Land Development Code specifically permits mangrove alterations for purposes of accessing a boat dock or lift. The required 2-to-1 mitigation for any altered mangrove canopy was also discussed, with Ms. Dettmar explaining that smaller plants in greater quantities may be used when mature specimens are unavailable to achieve the required canopy replacement.

Chair Nichols confirmed that the proposed design stays within the FDEP's negative 4-foot limit for the aquatic preserve and that the variances are necessitated by the interplay between state aquatic preserve rules and the city's mean low water standards. The applicant, Raychel Thomas, confirmed acceptance of all three conditions.

No public comments were received from the audience.

Commissioner Schopp moved, seconded by Commissioner Sergeant, to adopt Resolution 26-15, approving Application PL20260025, to allow the installation of boat lifts with a waterward extension of more than 15 feet waterward of the mangrove roots and to allow for docking and mooring in an area with less than 3 feet above the bottom surface at mean low water, for the property at 5270 Indian Court, subject to the three conditions listed in the staff report, authorizing the Chair to execute the resolution without further consideration, and to close the public hearing. The motion carried 6-0 with Commissioner Welch excused.

Excused: 1 - Commissioner Lyman Welch

- b. Consideration of an application for a variance 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 Section 126-875(1)(b) - Waterward extension, to allow the installation of a boat lift with a waterward extension greater than 15-feet waterward of the mangrove roots, and to request a variance from Section 126-894 - Location from lot lines, to allow installation of a dock and boat lifts less than the required side yard setback for structures not placed equidistant from lot lines at 2544 Harbour Lane - tax parcel (STRAP) no. 11-46-21-T1-00800.0020. The application is submitted by Raychel Thomas with Pavese Law Firm (the applicant) on behalf of Herbert and Rhonda Lord (the property owners).

Application No. PL20260014

Planning Director McMichael read the item into the record. The application, submitted by Raychel Thomas of Pavese Law Firm on behalf of property owners Herbert and Rhonda Lord, requests two variances: (1) a variance from Section 126-875(1)(b) to allow a waterward extension greater than 15 feet waterward of the mangrove roots, and (2) a variance from Section 126-894 to allow installation of a dock and boat lifts less than the required side yard setback for structures not placed equidistant from lot lines, at 2544 Harbour Lane (Application No. PL20260014).

City Clerk Scotty Lynn Kelly polled commissioners. Chair Nichols reported a site visit and no ex parte or conflict. Vice Chair Steiner, Commissioner Schopp, Commissioner Sergeant, and Commissioner Burns reported no site visit and no ex parte or conflict. Commissioner Colter reported a site visit and no ex parte or conflict.

City Clerk Kelly swore in the following:

- Kim Ruiz, City of Sanibel, Principal Planner
- Raychel Thomas, Pavese Law Firm, on behalf of owner
- Payson Nossaman, Stokes Marine
- Dana Dettmar, City of Sanibel, Environmental Biologist
- Rachel Rainbolt, City of Sanibel, Conservation Officer

Principal Planner Ruiz presented on behalf of staff. This property is located on the west end of the island. Unlike the previous application, it is not within the Pine Island Aquatic Preserve, so the FDEP's negative 4-foot constraint does not apply-though the city's negative 3-foot mean low water standard does. No variance from the mean low water standard was sought, as the dock design was adjusted to satisfy that requirement.

The property's shoreline curves unusually far inward compared to neighboring properties, which significantly constrains the available dock footprint. The proposed dock replaces a single-slip dock that existed prior to Hurricane Ian, upgrading to two slips. The dock is positioned closer to one side yard than the other, requiring the side yard setback variance because the code imposes increasingly restrictive lateral setbacks the further a non-equidistant dock extends waterward. Despite this technical encroachment, the dock remains well over 30 feet from the neighboring property's

dock, and the affected neighbor submitted a letter of support.

Staff, Stokes Marine, and Natural Resources conducted an on-site evaluation and worked through multiple design iterations to arrive at the configuration resulting in the least mangrove impact while satisfying code and meeting navigational standards. The neighboring property docks are actually positioned further waterward due to the shoreline curvature, confirming that the proposed dock does not interfere with navigation. The project received letters of support from neighboring properties, including an additional email received over the weekend (to be added to the record).

All seven variance criteria were found to be met, and staff recommended approval subject to three conditions adopting the proposed plans.

Vice Chair Steiner commended the applicants for having contacted all impacted neighbors, for obtaining support letters even from neighbors not directly affected, and for the thoroughness of the iterative design process. Commissioner Schopp raised a general question about why the Calusa Shores area falls within the Pine Island Sound Aquatic Preserve while Dinkins Bayou does not, and was informed by staff that the preserve boundary ends at Blind Pass.

Chair Nichols noted from his site visit that the neighbor at 2520 Harbour Lane does not appear to be adversely impacted by the proposed dock placement. City Attorney John Agnew prompted the chair to confirm the applicant's acceptance of the conditions, which Raychel Thomas provided on the record.

No public comments were received from the audience.

Commissioner Schopp moved, seconded by Vice Chair Steiner, to adopt Resolution 26-16, approving Application PL20260014, to allow the installation of a boat lift with a waterward extension of more than 15 feet from the mangrove roots and to allow a dock and boat lifts less than the required side yard setbacks for structures not placed equidistant from lot lines, for property at 2544 Harbour Lane, subject to the three conditions listed in the staff report, authorizing the Chair to execute the resolution without further consideration, and closing the public hearing. The motion carried 6-0 with Commissioner Welch excused.

Excused: 1 - Commissioner Lyman Welch

8. Report From Planning Department

- a Upcoming meeting dates:
 - i. Planning Commission - Tuesday, July 28, 2026
 - ii. Capital Improvement Projects Review (CIP) - 9:00 AM, Tuesday, July 14, 2026
 - iii. Report to City Council - Tuesday, July 21, 2026 - Commissioner Sergeant

Planning Director McMichael reported the following upcoming dates:
- Planning Commission: Tuesday, July 28, 2026. No Planning Commission meeting will be held on July 14, 2026.

- Capital Improvement Projects Review (CIP): 9:00 AM, Tuesday, July 14, 2026, for members of the CIP subcommittee.
- Report to City Council: Tuesday, July 21, 2026 - Commissioner Sergeant will represent the Planning Commission.

Director McMichael also noted that the July 28th meeting is expected to include a public hearing on a conditional use permit for the former Chevron station (Kangaroo Express), as well as a discussion on a proposed code amendment related to miniature golf, contingent on receipt of the applicant's proposed amendment language in time for staff review. A framework discussion on Transfer of Development Rights (TDRs) is also targeted for July 28th, prior to the topic returning to City Council for further consideration.

Vice Chair Steiner noted she would not be available for the July 28th meeting.

9. Report from Commission Members

a. Sanibel Plan Update Steering Committee Report

Commissioner Schopp reported on the Steering Committee meeting held on June 17th. The primary focus was the Future Land Use Element of the Sanibel Plan, which he understood to be the last substantive element under review. Consistent with the committee's established approach, members were encouraged to address broad issues and future direction rather than engage in line-by-line critique, with a particular emphasis on environmental stewardship, quality of life, and community concerns.

Planning Director McMichael's presentation to the committee covered population trends in Lee County and on Sanibel, and reviewed the genesis of the Sanibel Plan tracing back to the 1975 Sanibel Report, which established a comprehensive plan based on natural systems. Of note, Committee Member James Evans advised that an update to the Sanibel Report was underway in cooperation with FGCU and was expected to be available in the summer, a development Commissioner Schopp described as significant and previously unknown to him.

Ms. McMichael's presentation also addressed the concepts of Town Center and Civic Core in the area surrounding City Hall in connection with the plan's preservation and community design elements. Discussion among committee members touched on commercial uses, residential uses in commercial districts, transfer of development rights, encouragement of sustainable alternative power sources, and the Civic Core and Town Center concepts. There was also brief off-agenda discussion regarding how public housing is characterized in the Housing Element.

An upcoming virtual workshop, similar to the in-person workshops held June 3rd, is being planned for residents who were unable to attend in person; the format, likely via

Zoom, was still being finalized. The next Steering Committee meeting is scheduled for July 15th at 9:00 AM.

10. Public Comment

There were no public comments from the audience.

11. Adjournment

There being no further business, the meeting adjourned at 9:53 a.m.



City of Sanibel

Planning Commission

Planning Department Staff Report

Planning Commission Meeting: July 28, 2026

Application Number: PL20260018 (Variance)

Applicant: Deborah Bouchard

Address: 499 Leather Fern Place

PUBLIC HEARING DESCRIPTION

Consideration of an application for a variance 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 Section 126-557(b)(1) – Wetlands conservation lands within Sanibel Gardens, Sanibel Highlands, and Tarpon Bay Subdivisions, to allow placement of fill to exceed 20 percent of the gross area of the parcel proposed for development located in the Interior Wetlands Conservation District at 499 Leather Fern Place – tax parcel (STRAP) no. 25-46-22-T3-01107.0050. The application is submitted by Deborah Bouchard (the applicant), on behalf of Deborah A. Bouchard + Corey T. Bouchard et al (owners). **Application No. PL20260018**

ISSUES

Pursuant to Sanibel Code Section 82-136. – Authorization, the subject application has been referred to the Planning Commission to address the following issues:

1. Does the application meet all seven variance standards listed in *Sec. 82-140 – (Variance) Standards – Generally* for each of the variances requested?
2. If the Planning Commission approves the application, what additional conditions should be required?

ATTACHMENTS

A	Applicant's Narrative of Variance Request
B	Applicant's Response to 7 Variance Standards
C	E-mail chain with Savannah White
D	Spot Elevation Survey
E	Site Plan
F	Building Permit 2003-00023837 As-Built Survey
G	Building Permit BLDR-2021-001559 Site Plan
H	Natural Resources Department Memorandum

PROPOSAL

This application is to request a variance from Section 126-557(b)(1) to allow the placement of fill to exceed 20 percent of the gross parcel proposed for development, to allow for the installation of a swimming pool and deck accessory to a single-family home.

A copy of the applicant's narrative of the variance request is Attachment A. The applicant's responses to the seven variance standards is Attachment B. A copy of an e-mail chain with Savannah White, Senior Planner, is provided as Attachment C. A spot elevation survey is Attachment D. The proposed site plan is Attachment E. A copy of the as-built survey for the 2003 building permit is provided as Attachment F. The site plan for the 2021 building permit is provided in Attachment G. The Natural Resources Department Memorandum is Attachment H.

BACKGROUND

The parcel located at 499 Leather Fern Place is developed with a single-family home including a gravel driveway and shell pathways. The house and gravel drive and walkway were built in 2003 (permit no. 2003-00023837, see Attachment F). The shell pathways were constructed sometime around 2020 without permits.

The building permit in 2003 appears to have been reviewed and approved under the D-2 Ecological Zone development standards, without regard to the fact the property is also located within the Interior Wetlands Conservation District (IWCD) in the Sanibel Highlands Subdivision (Figure 1). The IWCD has stricter development standards than that of the underlying ecological zone. City Council created the Interior Wetlands Conservation District in July 1984 in order to "extend a higher degree of protection to the interior wetlands."

An addition/alteration building permit was issued for enclosing the rear screen enclosure and adding an attached elevator (32-sf) in 2021 under building permit number BLDR-2021-001559 (Attachment G). While the elevator was approved under an allowed deviation from impermeable coverage and developed area limitations for building access for people with disabilities (Sec. 126-940), the record was not corrected at that time to show that the site is within the Interior Wetlands Conservation District.

The existing conditions are shown in the 2026 aerial (Figure 2).

An application for a pool permit was submitted to the city in 2025 (Application PRPO202500315). The Planning Department's review correctly identified the property being located within the Interior Wetlands Conservation District with a 20 percent limitation on fill, and also noted the proposed plans were inconsistent with the 2021 as-built survey. Upon receiving these review comments, the owner contacted the city because they had checked with the city before purchasing the property to verify there was room for a pool (Attachment C). The Planning Director determined a variance request was the proper route to seek authorization for the construction of a pool on the property.

Figure 1 – Location of 499 Leather Fern Place



■ = Interior Wetland Conservation District

Figure 2: Existing Site (2026 Aerial)



ANALYSIS

The original building permit (2003-00023837) and the addition/alteration permit (BLDR-2021-001559) plans included land use tables applying the D2-Upland Wetlands Zone development standards (i.e., maximum impermeable coverage is 25% of the lot area and vegetation removal/developed area is 30% of the lot area). Based upon the 2021 permit, it appeared there was available impermeable coverage and developed area to accommodate a pool area. However, this property lies within the Interior Wetlands Conservation District where no more than 20% of the gross parcel area may be filled. Fill includes, but is not limited to, dirt, sand, shell, stone, mulch, concrete, rubble, plastics, wood chips, vegetation debris, or similar materials (Sec. 78-1). Therefore, the maximum allowed combined impermeable coverage and developed area is 20% of the gross parcel area. The subject property has a gross parcel area of 16,060-square feet. The maximum allowed combined impermeable coverage and developed area at 20% of the gross parcel area is 3,212-square feet.

The proposed site plan includes 3,294-square feet of impermeable coverage and 4,205-square feet of developed area (Attachment E). The proposed pool and pool deck area plus the pool equipment pad is 933-square feet. The proposed plan does not include the 757-square feet of shell pathways that were included on the 2021 site plan. However, it is Planning staff's understanding that the property owner wishes to retain the unpermitted shell pathways based upon e-mail and phone communications. Staff does not support retaining the existing unpermitted shell paths as this would increase the proposed developed area beyond the standards of both the Interior Wetland Conservation District and the D-2 Upland Wetlands Zone and does not represent the minimum necessary to accommodate the requested addition of a pool and deck.

	Proposed 2026 Plan	Maximum allowed per Interior Wetlands Conservation District
Impermeable Coverage	3,294-sf or 21%	Allowed 20% = 3,212-sf
Developed Area	4,205-sf or 27%	Allowed 20% = 3,212-sf

In order to meet the intent of the Interior Wetland Conservation District while also acknowledging the permits that were incorrectly issued based upon the development standards of the D2-Upland Wetlands Zone, Planning staff recommends a condition of approval limiting impermeable coverage to 21 percent of the gross parcel area and vegetation removal/developed area to 26percent of the gross parcel area.

Consistency with Sanibel Plan

The Sanibel Plan states that the purpose and intent of the Interior Wetlands Conservation District includes "To ensure that, where development activity does take place in the wetland area, it will be located on those portions of the site and in a manner that will be the least disruptive to the natural functions of these environmentally-sensitive lands" (Section 3.2.2 Conservation Element). The proposed pool is located adjacent to the existing house which is the least disruptive to the natural functions. Natural Resources staff conducted a site inspection with the location of the pool being staked and noted that the proposed swale and berm for stormwater management would impact existing native vegetation within naturally lower elevation areas (See Attachment

H). The city engineer indicated the stormwater management plan could be redesigned to utilize the existing lower areas for the required retention. Therefore, to ensure the project is located where it will be the least disruptive to the natural functions of the site, consistent with the Sanibel Plan, staff is recommending a condition of approval that requires a revision to the stormwater management plan.

Consistency with Sanibel Code

Planning staff reviewed the subject application relative to the seven variance standards in Section 82-140. The tables below include the variance standards, the applicant's response on how the standards are met, and staff review notes for the requested variances.

Table 1: Consistency with the Sanibel Code Variance Standards			
Sanibel Code Requirement	Applicant's Response	Staff Comments	Standard met?
Sec. 82-140. – Variance Standards			
(1) A literal enforcement of the particular regulation would result in undue and unnecessary hardship to a property owner because the particular shape, size, location or topography of a lot or parcel, or of a structure thereon, would cause practical difficulties that would deprive the owner of reasonable use and enjoyment of such lot or parcel in the same manner as other properties similarly situated.	The property located at 499 Leather Fern Place lies within the Sanibel Highlands, an interior wetlands conservation district that limits development to 20 percent of the lot area, as compared to 30 percent for non-wetlands properties. This reduced developable area, combined with the parcel's irregular shape, the placement of the existing residence and driveway, required setbacks, drainage requirements, easements, and protected wetland areas, significantly restricts the available buildable envelope of the residential pool and deck. As a result, there is insufficient impervious and developable area to accommodate a reasonably sized residential swimming pool under strict application of the development regulations. This practical hardship arises from the property's unique physical characteristics and applicable regulatory constraints, not from any action by the property owners.	The property was purchased based upon information provided by Planning staff that indicated there was available impermeable coverage and developed area on the parcel for installing a small pool and deck area resulting in unnecessary hardship for the property owner. Many homes within Sanibel Highlands are constructed with pools.	Yes
(2) That the special conditions relate to unusual conditions peculiar to the specific lot or parcel or relate to special conditions of the structure involved and are not generally applicable to other lands or structures similarly situated.	The conditions necessitating the variance are unique to this parcel and are not representative of general conditions within the zoning district. Many surrounding properties have larger or less constrained buildable areas that allow for pools without variance relief. At 499 Leather Fern Place, however, the wetlands designation and the existing site layout substantially limit yard space. Given these site-specific constraints, the proposed side-yard location, as shown on the amended plat and drainage plan, represents the only feasible placement for a residential pool.	The original home was incorrectly approved without reference to the Interior Wetlands Conservation District standards, and the applicant received inaccurate information regarding the available impermeable coverage and developed area from city staff prior to purchasing the property.	Yes
(3) That the special conditions and circumstances do not result from actions taken by the applicant or proposed by the applicant and are not otherwise self-imposed.	The hardship is not self-created and results solely from a combination of the property's environmental designation and development limitations, as well as errors made on the City of Sanibel's part. This information was requested when we were initially looking to purchase a home. A requirement for us was having a pool, thus the inquiry about adding a pool to 499 Leather	The applicant received inaccurate information regarding the available impermeable coverage and developed area from city staff prior to purchasing the property.	Yes

	Fern Pl. when I made the inquiry on March 19th, 2025, this is the information I was provided by Savannah White, Senior Planner at the City of Sanibel's office, after I provided the property plat: "The setbacks drawn are approximate and not to exact scale." The required setbacks in the Upland Wetlands Zone area as follows: Front yard: 50' from centerline of Leather Fern Side yard: 10' from property line Rear yard: 10' from property line According to the calculations on the survey, this property has a remainder of 1,511sf of impervious area left and 745sf developed area left." When we were provided this information, we made the decision to purchase 499 Leather Fern Place. Once we closed on the home May 2, 2025, about a week later we had our electric upgraded with anticipation of installing a pool, this upgrade cost to get the electric up to spec to handle the amperage of a pool pump and pool heater, cost us over \$13,000. We immediately contracted with a pool company, Bahama Pools of Fort Myers. Their engineer (LIS Engineering) drew up a pool and small brick paver deck based on the information provided by Savannah White on March 19th, 2025. Once the permit was submitted to the City of Sanibel, it was rejected after a deeper dive was done on the property, after extensive conversations with several city planners and officials, and ultimately Kim Ruiz, the original plans weren't calculated correctly. Which she can speak to. In addition, the proposed pool will provide significant health and quality-of-life benefits for Caitlin Bouchard, a resident of the home who has Phelan-McDermid Syndrome, a rare and profound developmental disability, she is unable to speak and requires 24-hour		
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	care by her family. Aquatic therapy is an essential component of her care, offering physical benefits such as improved mobility, balance, strength, and circulation, as well as important psychological benefits including reduced anxiety and improved emotional well-being. The pool will serve a meaningful therapeutic purpose while remaining consistent with residential use.		
(4) That the applicant has taken all reasonable steps to mitigate or eliminate the requested variance by the acquisition of adjacent lands or the relocation or redesign of the structure involved.	The applicants have made diligent efforts to minimize the variance request. The pool has been reduced in size and carefully configured to remain as compliant as possible within the limited buildable area. Alternative layouts, including rear-yard placement and further dimensional reductions, were thoroughly evaluated but found to be impractical due to safety, functionality, or continued noncompliance. Acquisition of adjacent property is not feasible, as all neighboring parcels are fully developed.	There are not any undeveloped adjacent lands to acquire. The pool design has been revised to use stem wall construction to reduce the amount of fill proposed. The proposed site plan also shows the removal of existing unpermitted shell pathways. However, it is staff's understanding that the applicant would like to keep the shell pathways.	Yes, with conditions of approval
(5) That the development or use of the subject parcel in some other manner than that proposed, in accordance with the applicable requirements, is not feasible.	Due to the cumulative effect of the 20 percent developable area limitation, required setbacks, and existing site conditions, development of a conforming residential swimming pool is not feasible without variance relief. Without approval, the applicants would be deprived of a customary residential accessory improvement that is otherwise permitted within the zoning district and commonly found throughout the surrounding neighborhood	The construction of a pool is not feasible in compliance with the fill limitation requirement of the Interior Wetlands Conservation District.	Yes
(6) That the requested variance will not be adverse to the developed neighborhood scheme and will not adversely affect the plan and scheme set forth in this Land Development Code and will not cause the proposed development to be inconsistent with the Sanibel Plan nor adverse to the health, safety and general welfare of the community.	Granting the variance will not adversely affect the character of the neighborhood or conflict with the intent of the Land Development Code or the Sanibel Plan. Residential swimming pools are customary accessory uses within this zoning district. The proposed pool will remain entirely within property boundaries, comply with all safety, barrier, and drainage requirements, and will not impact neighboring properties or public areas. The limited setback adjustment will not be visible from the public right-of-way and will preserve the established residential character of the area.	The neighborhood consists of single-family houses and some houses with swimming pools. The variance is not adverse to the neighborhood scheme. Staff recommends conditions of approval to ensure the project meets the intent of the Interior Wetlands Conservation District as set forth in the Sanibel Plan and Sanibel Code.	Yes, with conditions of approval

(7) That the variance granted is the minimum necessary to mitigate the hardship demonstrated.	The requested variance represents the minimum necessary to address the documented hardship and allow for reasonable residential use of the property. Approval will support the health, safety, and general welfare of the occupants while remaining consistent with surrounding development patterns and regulatory objectives. No greater relief is requested than is necessary to permit installation of a reasonably sized residential pool and associated deck in the plans provided in the official variance request.	Granting this variance with recommended conditions of approval will ensure the minimum necessary variance to mitigate the hardship demonstrated.	Yes, with conditions of approval
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PUBLIC COMMENT

No public comments have been received

RECOMMENDATIONS AND CONDITIONS

Staff has made the following findings in support of its recommendations:

- The city issued the building permit for the single-family house and a building permit for an alteration/addition based upon D-2 Upland Wetlands Zone impermeable coverage and vegetation removal/developed area.
- The parcel is located in the Interior Wetlands Conservation District, which was established in 1984 prior to the issuance of the building permits noted above.
- The current owner purchased the parcel based upon the 2021 site plan and e-mail verification from the city that there was available impermeable coverage and developed area to add a pool to the property.
- The proposed pool area is directly adjacent to the house providing the least amount of impact to the natural functions of the Interior Wetlands Conservation District consistent with the Sanibel Plan and Sanibel Code.

Staff, therefore, recommends approval of application PL20260018 subject to the following conditions:

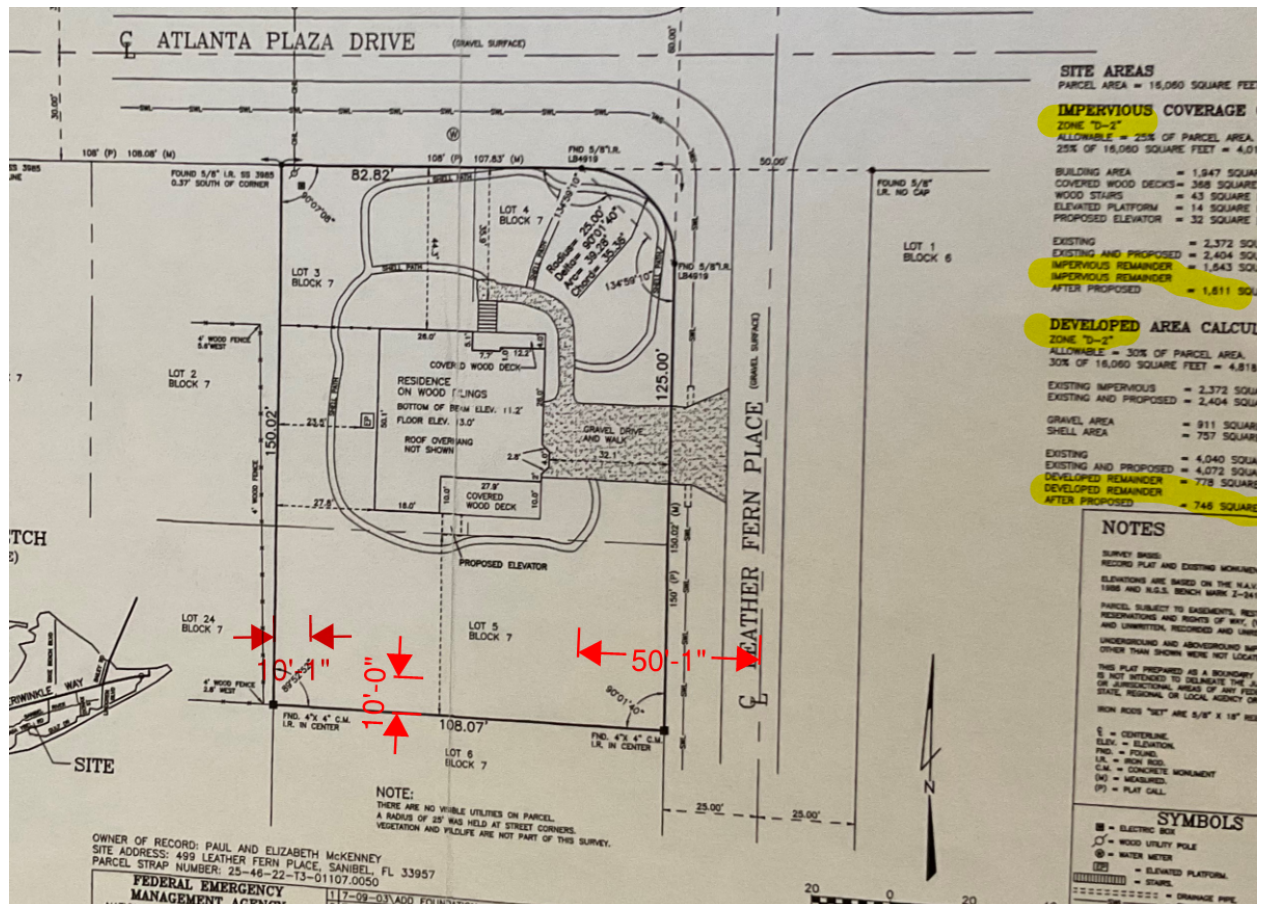
1. The property is allowed a maximum impermeable coverage of 21 percent of the gross parcel area and maximum vegetation removal/developed area of 26 percent of the gross parcel area to accommodate a 901-square foot pool/pool deck designed with stem wall construction and 32-sf pool equipment pad as depicted on the site plan in Attachment E.
2. A building permit for a pool/pool deck with pool equipment pad must be obtained that verifies the maximum allowed impermeable coverage and vegetation removal/developed area noted in condition 1 of this resolution. Existing shell paths shall be removed and planted with 100 percent native ground cover vegetation (i.e., minimum 1-gallon container size installed 3-foot on center, or equivalent planting) to meet the maximum allowed developed area.
3. A revised stormwater management plan must be included with the building permit application for a pool/pool deck that utilizes the existing topography to the extent feasible to meet the on-site retention requirements of Sanibel Code Sec. 118-282(a).

Conditions contained herein are in addition to the requirements of the Sanibel Code. The applicant is required to comply with all regulations of the City of Sanibel. Some conditions stated herein reflect the current code requirements applicable at the time of approval of this permit. After the issuance of the completion certificate for this development or upon expiration of the development permit, any subsequent development or change of use for the parcel must comply with the regulations in effect at that time.

Variance Request Narrative - 499 Leather Fern Place

We respectfully submit this letter in support of our request for a variance related to improvements proposed at 499 Leather Fern Place, Sanibel, Florida. The requested variance is necessary due to unique conditions affecting the property, reliance on information provided by the City of Sanibel during the property purchase process, and special circumstances that make strict application of the code a unique and undue hardship.

Prior to purchasing the property, we contacted the City of Sanibel Planning Department to determine whether a pool could be constructed on the property. Having a pool was an important requirement for our family when evaluating potential homes. On March 19, 2025, after providing the property plat to the Planning Department, we received written information from Savannah White, Senior Planner with the City of Sanibel. The correspondence indicated that the setbacks drawn on the property were approximate and not to exact scale, and that the required setbacks in the Upland Wetland Zone were as follows:



- Front yard: 50 feet from the centerline of Leather Fern Place
- Side yard: 10 feet from the property line

- Rear yard: 10 feet from the property line

The information further indicated that, according to calculations on the survey, the property had 1,511 square feet of remaining impervious area and 745 square feet of remaining developed area available. Based on this guidance from the City, we determined that constructing a modest residential pool would be feasible within the allowable limits of the property.

Relying on the information provided by the Planning Department, we proceeded with the purchase of the home and closed on the property on May 2, 2025. Shortly thereafter, we began making improvements in preparation for installing the pool. Approximately one week after closing, we upgraded the electrical service to the home to accommodate the required amperage for a pool pump and heater. This electrical upgrade cost more than \$13,000.

We then retained Bahama Pools to design and construct the pool, an additional \$2,500 that has been spent thus far. Their engineering consultant, LIS Engineering, prepared plans for a modest residential pool and a small brick paver deck. These plans were specifically designed to comply with the setbacks and development allowances that had been provided by the City prior to our purchase of the property.

However, after the permit application was submitted, the application was denied following a more detailed review by the City. Through subsequent discussions with multiple city staff members and officials, and ultimately with Kim Ruiz, we were informed that the original calculations regarding the allowable development and impervious area on the property had not been calculated correctly.

The hardship created by this situation is not self-created. Rather, it results from the incorrect information provided to us by the City of Sanibel during the due diligence process prior to our purchase. We relied in good faith on the City's written guidance when deciding to purchase the property and when investing in improvements and professional design services necessary to pursue the pool installation.

Additionally, the requested variance has a unique personal significance for our household. In addition to the circumstances described above, the proposed pool would provide significant health and quality-of-life benefits for a member of our household. Caitlin Bouchard, who resides at the home, has Phelan-McDermid Syndrome, a rare and profound developmental disability. She is nonverbal and requires 24-hour care from her family. Aquatic therapy is an important component of her daily care, providing physical benefits such as improved mobility, balance, strength, and circulation, as well as psychological benefits including reduced anxiety and improved emotional well-being. The pool would allow her to safely receive these therapeutic benefits at home while remaining entirely consistent with the residential character of the neighborhood.

We fully recognize and respect the City of Sanibel's longstanding commitment to protecting wetlands and the unique ecological resources of the island. The requested variance is modest in scope and would not adversely affect the natural functions that the City's regulations are

designed to protect. The pool and deck have been designed to minimize impervious surface impacts and remain consistent with the residential use of the property.

The requested variance is modest and does not undermine the environmental purposes of the City's wetland protections. The proposed pool and deck are designed to minimize disturbance, limit impervious surface impacts, and remain consistent with the residential character of the neighborhood.

Granting this variance would allow a reasonable use of the property under circumstances where strict application of the code would create an unnecessary hardship that was not created by the property owners. The request is based on good-faith reliance on information provided by the City and on unique personal and property conditions that warrant consideration by the Board.

We respectfully request the Board of Adjustment's approval of the variance and appreciate your thoughtful consideration of our request.

Sincerely,

Debbie, Corey, Zach & Caitlin Bouchard

Variance Standards Response – Residential Pool Installation, 499 Leather Fern Place, Sanibel, FL 33957

1. A literal enforcement of the particular regulation would result in undue and unnecessary hardship to a property owner because the particular shape, size, location or topography of a lot or parcel, or of a structure thereon, would cause practical difficulties that would deprive the owner of reasonable use and enjoyment of such lot or parcel in the same manner as other properties similarly situated.

The property located at 499 Leather Fern Place lies within the Sanibel Highlands, an interior wetlands conservation district that limits development to 20 percent of the lot area, as compared to 30 percent for non-wetlands properties. This reduced developable area, combined with the parcel's irregular shape, the placement of the existing residence and driveway, required setbacks, drainage requirements, easements, and protected wetland areas, significantly restricts the available buildable envelope of the residential pool and deck. As a result, there is insufficient impervious and developable area to accommodate a reasonably sized residential swimming pool under strict application of the development regulations. This practical hardship arises from the property's unique physical characteristics and applicable regulatory constraints, not from any action by the property owners.

2. That the special conditions relate to unusual conditions peculiar to the specific lot or parcel or relate to special conditions of the structure involved, and are not generally applicable to other lands or structures similarly situated.

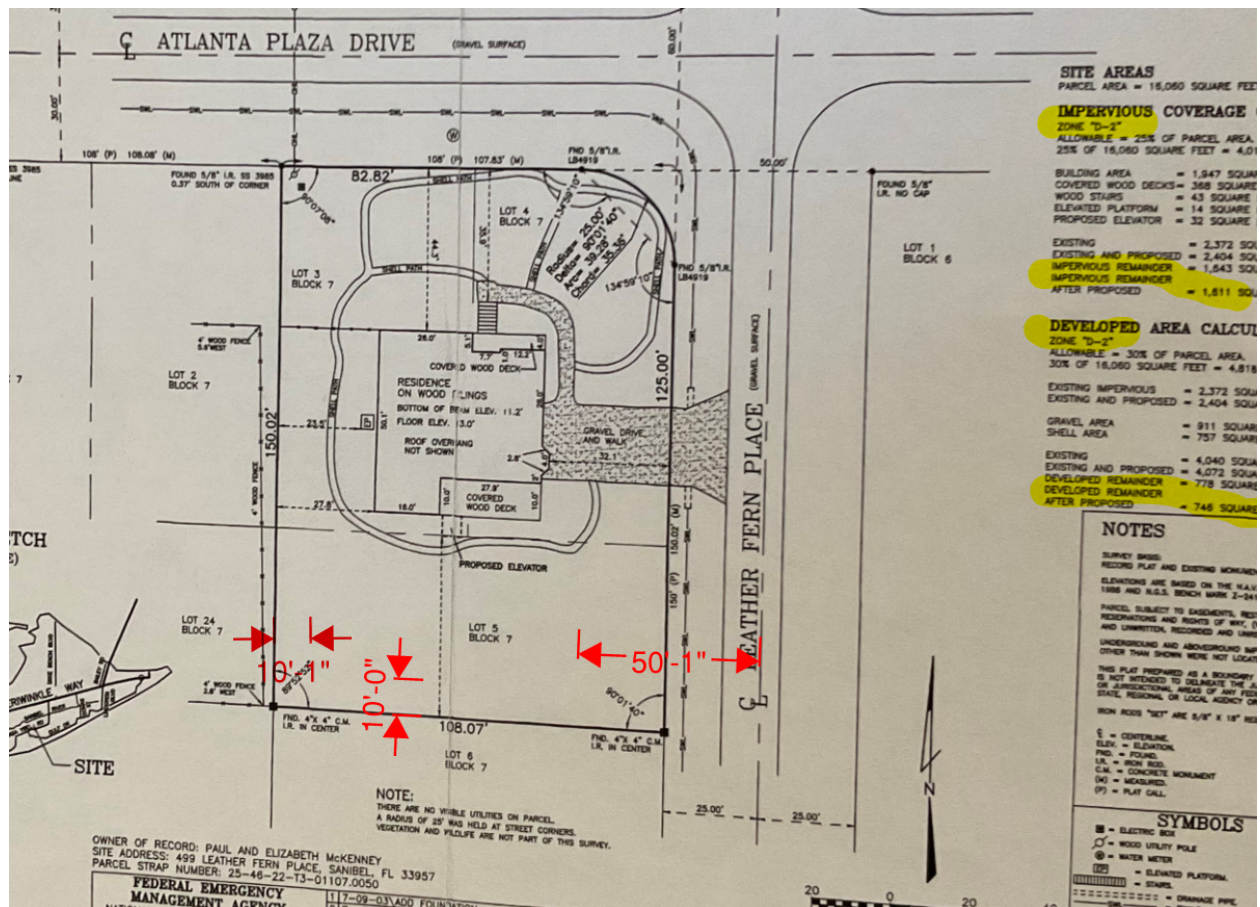
The conditions necessitating the variance are unique to this parcel and are not representative of general conditions within the zoning district. Many surrounding properties have larger or less constrained buildable areas that allow for pools without variance relief. At 499 Leather Fern Place, however, the wetlands designation and the existing site layout substantially limit yard space. Given these site-specific constraints, the proposed side-yard location, as shown on the amended plat and drainage plan, represents the only feasible placement for a residential pool.

3. That the special conditions and circumstances do not result from actions taken by the applicant or proposed by the applicant, and are not otherwise self-imposed.

The hardship is not self-created and results solely from a combination of the property's environmental designation and development limitations, as well as errors made on the City of Sanibel's part. This information was requested when we were initially, looking to purchase a home. A requirement for us was having a pool, thus the inquiry about adding a pool to 499 Leather Fern Pl. when I made the inquiry on March 19th 2025, this is the information I was provided by Savannah White, Senior Planner at the City of Sanibel's office, after I provided the property plat:

“The setbacks drawn are approximate and not to exact scale.”

The required setbacks in the Upland Wetland Zone are as follows:



Front yard: 50' from centerline of Leather Fern
Side yard: 10' from property line
Rear yard: 10' from property line

According to the calculations on the survey, this property has a remainder of 1,511sf of impervious area left and 745sf developed area left."

When we were provided this information, we made the decision to purchase 499 Leather Fern Place. Once we closed on the home May 2, 2025, about a week later we had our electric upgraded with anticipation of installing a pool, this upgrade cost to get the electric up to spec to handle the amperage of a pool pump and pool heater, cost us over \$13,000. We immediately contracted with a pool company, Bahama Pools of Fort Myers. Their engineer (LIS Engineering) drew up a pool and small brick paver deck based on the information provided by Savannah White on March 19th 2025. Once the permit was submitted to the City of Sanibel, it was rejected after a deeper dive was done on the property, after extensive conversations with several city planners and officials, and ultimately Kim Ruiz, the original plans weren't calculated correctly. Which she can speak to.

In addition, the proposed pool will provide significant health and quality-of-life benefits for Caitlin Bouchard, a resident of the home who has Phelan-McDermid Syndrome, a rare and profound developmental disability, she is unable to speak and requires 24-hour care by her family. Aquatic therapy is an essential component of her care, offering physical benefits such as improved mobility, balance, strength, and circulation, as well as important psychological benefits including reduced anxiety and improved emotional well-being. The pool will serve a meaningful therapeutic purpose while remaining consistent with residential use.

4. That the applicant has taken all reasonable steps to mitigate or eliminate the requested variance by the acquisition of adjacent lands or the relocation or redesign of the structure involved.

The applicants have made diligent efforts to minimize the variance request. The pool has been reduced in size and carefully configured to remain as compliant as possible within the limited buildable area. Alternative layouts, including rear-yard placement and further dimensional reductions, were thoroughly evaluated but found to be impractical due to safety, functionality, or continued noncompliance. Acquisition of adjacent property is not feasible, as all neighboring parcels are fully developed.

5. That the development or use of the subject parcel in some other manner than that proposed, in accordance with the applicable requirements, is not feasible.

Due to the cumulative effect of the 20 percent developable area limitation, required setbacks, and existing site conditions, development of a conforming residential swimming pool is not feasible without variance relief. Without approval, the applicants would be deprived of a customary residential accessory improvement that is otherwise permitted within the zoning district and commonly found throughout the surrounding neighborhood.

6. That the requested variance will not be adverse to the developed neighborhood scheme and will not adversely affect the plan and scheme set forth in this Land Development Code, and will not cause the proposed development to be inconsistent with the Sanibel Plan nor adverse to the health, safety and general welfare of the community.

Granting the variance will not adversely affect the character of the neighborhood or conflict with the intent of the Land Development Code or the Sanibel Plan. Residential swimming pools are customary accessory uses within this zoning district. The proposed pool will remain entirely within property boundaries, comply with all safety, barrier, and drainage requirements, and will not impact neighboring properties or public areas. The limited setback adjustment will not be visible from the public right-of-way and will preserve the established residential character of the area.

7. That the variance granted is the minimum necessary to mitigate the hardship demonstrated.

The requested variance represents the minimum adjustment necessary to address the documented hardship and allow for reasonable residential use of the property. Approval will support the

health, safety, and general welfare of the occupants while remaining consistent with surrounding development patterns and regulatory objectives. No greater relief is requested than is necessary to permit installation of a reasonably sized residential pool and associated deck in the plans provided in the official variance request.

From: Savannah L. White savannah.white@mysanibel.com
Subject: RE: 499 Leather Fern Place - Pool Size
Date: March 19, 2025 at 8:16 AM
To: Zach zjboucha@gmail.com

SW

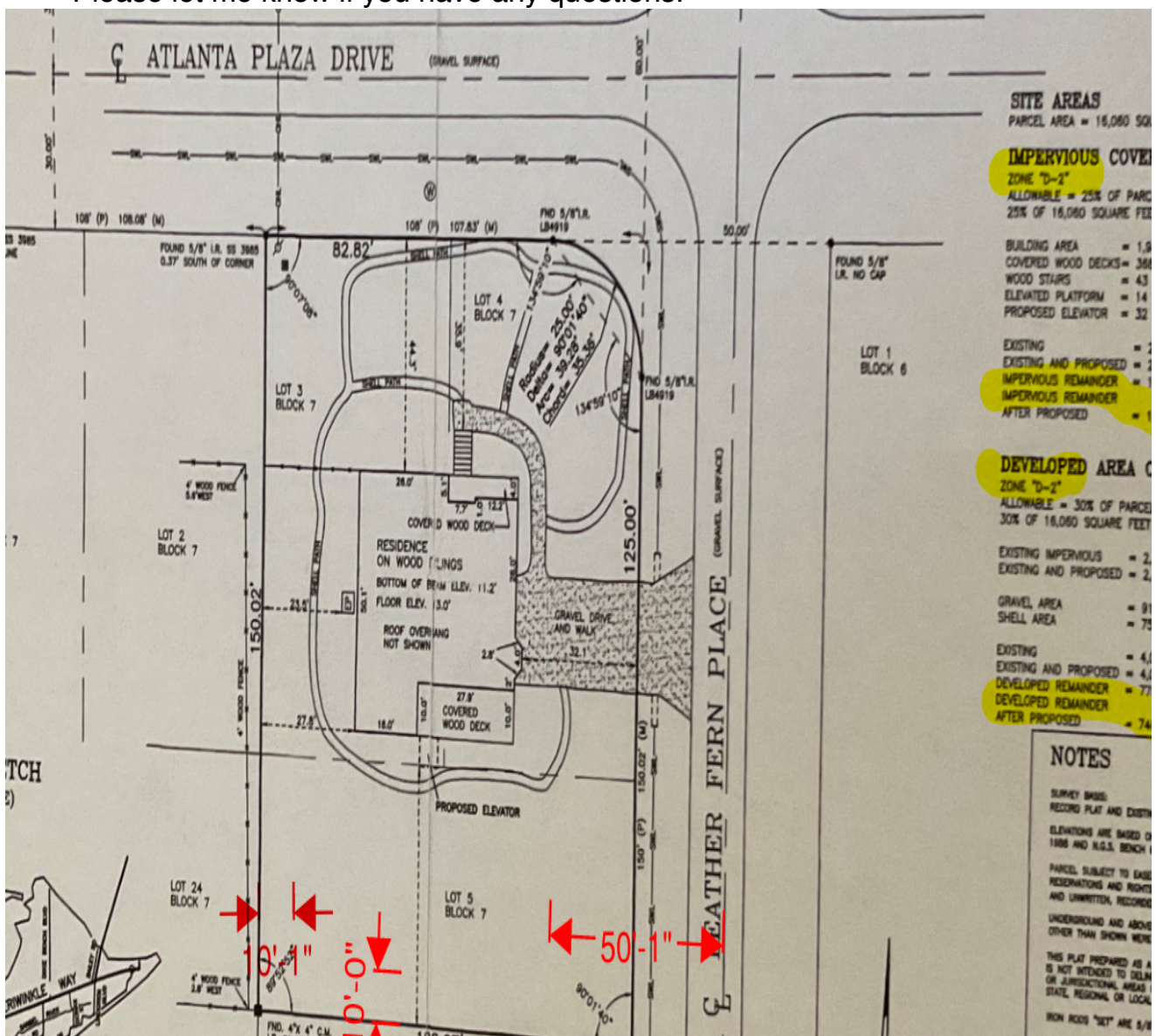
Good morning,

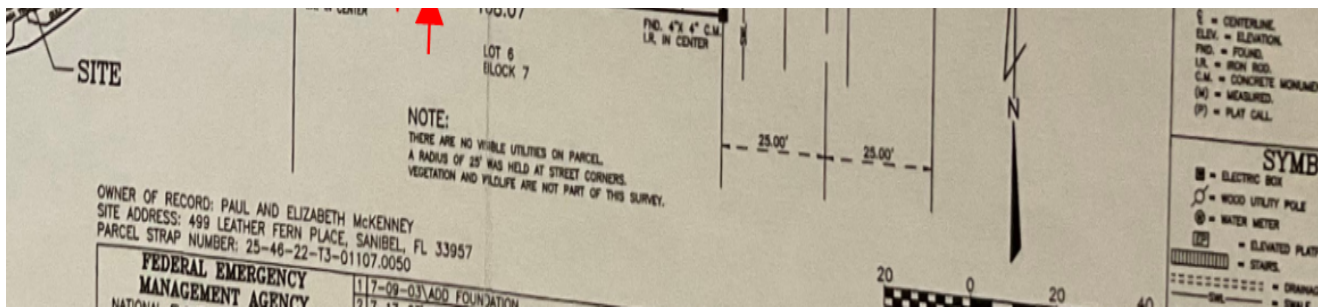
Please see below. The setbacks drawn are approximate and not to exact scale.
The required setbacks in the Upland Wetland Zone are as follows:

Front yard: 50' from centerline of Lether Fern
Side yard: 10' from property line
Rear yard: 10' from property line

According to the calculations on the survey, this property has a remainder of 1,511sf of impervious area left and 745sf developed area left.

Please let me know if you have any questions.





Savannah White, CFM
Senior Planner
City of Sanibel Planning Department
Office: 239-472-4136

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the City of Sanibel regarding City business are public records available to the public and media upon request. Your e-mail communications, including your email address, may be subject to public disclosure.

From: Zach <zjboucha@gmail.com>
Sent: Tuesday, March 18, 2025 4:39 PM
To: Savannah L. White <savannah.white@mysanibel.com>
Subject: 499 Leather Fern Place - Pool Size

Good afternoon Savannah,

What size pool can we put on this lot at 499 Leather Fern Place? We were hoping on the side of the yard, as that's the largest piece of the lot.

Can you highlight and scan back to me, where we can build the pool?

Thank you,

Zach Bouchard

Attachment D – PL20260018

Spot Elevation Survey

SURVEY PLAT

OF
LOTS 3, 4, AND 5, BLOCK 7, SANIBEL HIGHLANDS
PLAT BOOK 7, PAGE 74
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 22 EAST
CITY OF SANIBEL, LEE COUNTY, FLORIDA

CURVE 1
Radius= 25.00'
Delta= 90°01'40"
Arc= 39.28'
Chord= 35.36'

FND. 4"x 4" C.M.
I.R. IN CENTER

ATLANTA PLAZA DRIVE (GRAVEL SURFACE)

EAST LAKE ROAD

FOUND 5/8" I.R. NO CAP

LOT 1
BLOCK 6

BENCHMARK
TOP OF CONCRETE PIPE.
ELEV. +3.42'

LEATHER FERN PLACE

BENCHMARK
NAIL & BRASS DISK
IN CABBAGE PALM
ELEV. +6.00'

SITE AREAS
PARCEL AREA = 16,060 SQUARE FEET.

IMPERVIOUS COVERAGE CALCULATIONS
ZONE "D-2"
ALLOWABLE = 25% OF PARCEL AREA.
25% OF 16,060 SQUARE FEET = 4,015 SQUARE FEET.

BUILDING AREA = 1,947 SQUARE FEET
COVERED WOOD DECKS = 368 SQUARE FEET
WOOD STAIRS = 43 SQUARE FEET
ELEVATED PLATFORM = 14 SQUARE FEET
PROPOSED ELEVATOR = 32 SQUARE FEET

EXISTING = 2,372 SQUARE FEET
EXISTING AND PROPOSED = 2,404 SQUARE FEET
IMPERVIOUS REMAINDER = 1,643 SQUARE FEET
IMPERVIOUS REMAINDER AFTER PROPOSED = 1,611 SQUARE FEET

DEVELOPED AREA CALCULATIONS
ZONE "D-2"
ALLOWABLE = 30% OF PARCEL AREA.
30% OF 16,060 SQUARE FEET = 4,818 SQUARE FEET.

EXISTING IMPERVIOUS = 2,372 SQUARE FEET
EXISTING AND PROPOSED = 2,404 SQUARE FEET

GRAVEL AREA = 911 SQUARE FEET
SHELL AREA = 757 SQUARE FEET

EXISTING = 4,040 SQUARE FEET
EXISTING AND PROPOSED = 4,072 SQUARE FEET
DEVELOPED REMAINDER = 778 SQUARE FEET
DEVELOPED REMAINDER AFTER PROPOSED = 746 SQUARE FEET

NOTES

SURVEY BASIS:
RECORD PLAT AND EXISTING MONUMENTATION.

ELEVATIONS ARE BASED ON THE N.A.V.D. OF 1988 AND N.G.S. BENCH MARK Z-241

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY, (WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).

UNDERGROUND AND ABOVEGROUND IMPROVEMENTS OTHER THAN SHOWN WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY OR BOARD.

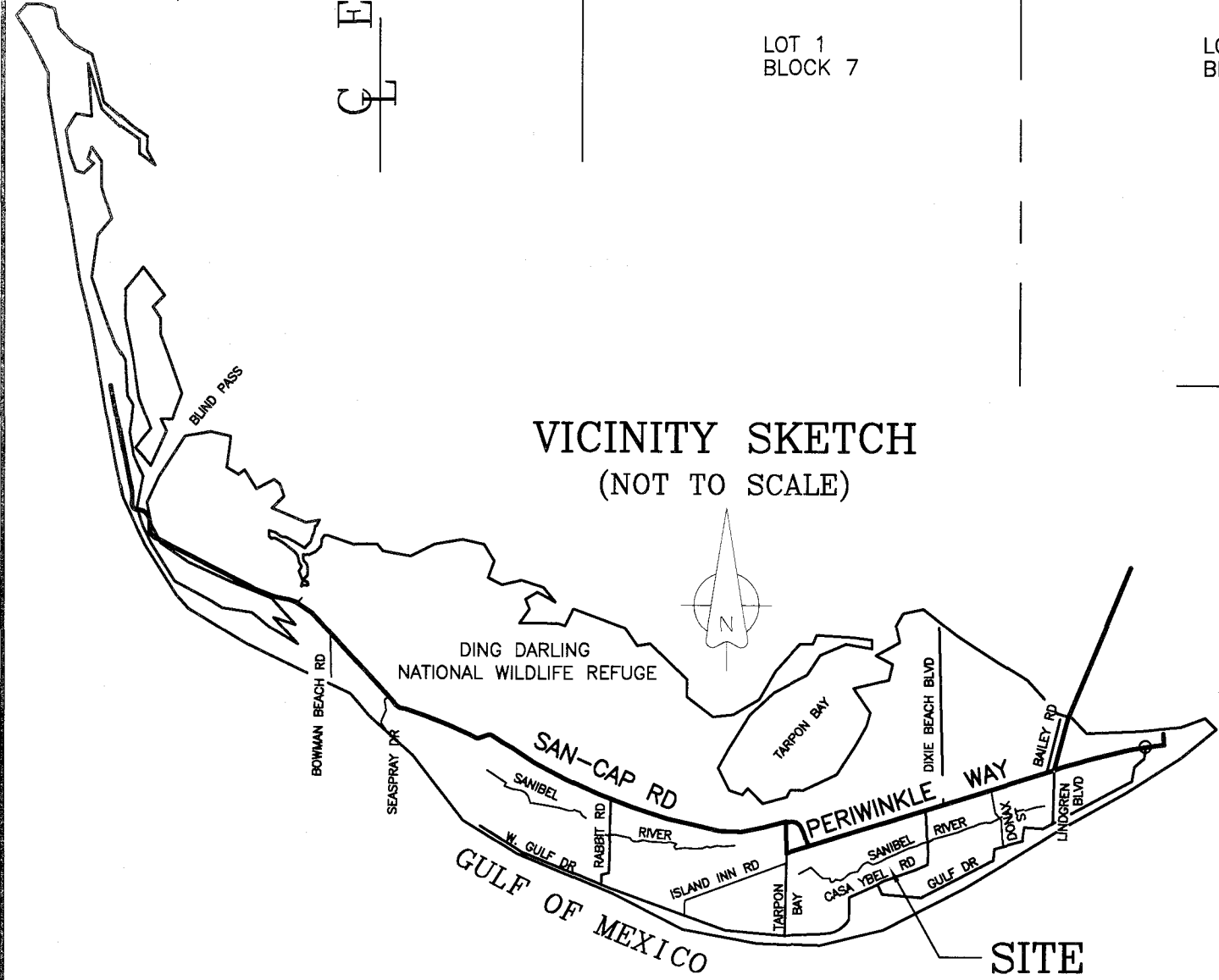
IRON RODS "SET" ARE 5/8" X 18" REBAR WITH CAP #8267
DATE OF LAST FIELD WORK: 3/26/2026

℄ = CENTERLINE.
ELEV. = ELEVATION.
FND. = FOUND.
I.R. = IRON ROD.
C.M. = CONCRETE MONUMENT
(M) = MEASURED.
(P) = PLAT CALL.

SYMBOLS

⊞ = ELECTRIC BOX
⊙ = WOOD UTILITY POLE
⊗ = WATER METER
⊞ = ELEVATED PLATFORM.
===== = STAIRS.
----- = DRAINAGE PIPE.
---SWL--- = SWALE.
---OHL--- = OVERHEAD UTILITY LINE.
---X---X--- = FENCE.

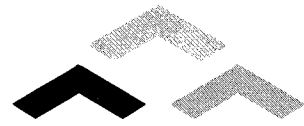
VICINITY SKETCH
(NOT TO SCALE)



NOTE:
THERE ARE NO VISIBLE UTILITIES ON PARCEL.
A RADIUS OF 25' WAS HELD AT STREET CORNERS.
VEGETATION AND WILDLIFE ARE NOT PART OF THIS SURVEY.

OWNER OF RECORD: DEBORAH AND COREY BOUCHARD
SITE ADDRESS: 499 LEATHER FERN PLACE, SANIBEL, FL 33957
PARCEL STRAP NUMBER: 25-46-22-T3-01107.0050

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP INFORMATION		1	7-09-03\ADD FOUNDATION
		2	7-17-03\ADD CERTIFICATIONS
		3	1-21-04\FINAL SURVEY
		4	09-28-21\UPDATE SURVEY, ADD PROPOSED ELEVATOR, SITE AREAS
		5	10-05-2021\SITE AREAS
		6	3-26-2026\TOPOGRAPHY ADDED
		7	4-08-2026\FEMA INFORMATION UPDATED
		8	
		9	
COMMUNITY NUMBER	120402		
PANEL NUMBER	12071C0541G		
DATE OF FIRM PANEL	11/17/2022		
FIRM ZONE	AE		
BASE FLOOD ELEVATION	9'		



HALEY WARD

Engineering | Environmental | Surveying

13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919

PH (239) 481-1331

2011246.001SR.DWG

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS EB32664 & LB8267

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
08-27-02	1246.001	J.A.H./MAB	1"= 20'	1 OF 1	25-46-22

SURVEY LOTS 3, 4, & 5, BLK. 7, SANIBEL HIGHLANDS

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JAMES ANTHONY HESSLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION LS 6410

(FOR THE FIRM HALEY WARD, INC., LB 8267)
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

PROPOSED PERIMTER BERM TO
PREVENT STORMWATER RUN-OFF
ONTO ADJOINING PROPERTIES
& IMPOUND ALL DRAINAGE ON-SITE

TOP OF BERM
6" HGT.
EL.=3.5'

BOTTOM OF
SWALE 3' WIDE
1' DEPTH
EL.=2.0'

LOTS 1+2+22 THRU 24
DEVELOPED

NEIGHBOR'S FENCE

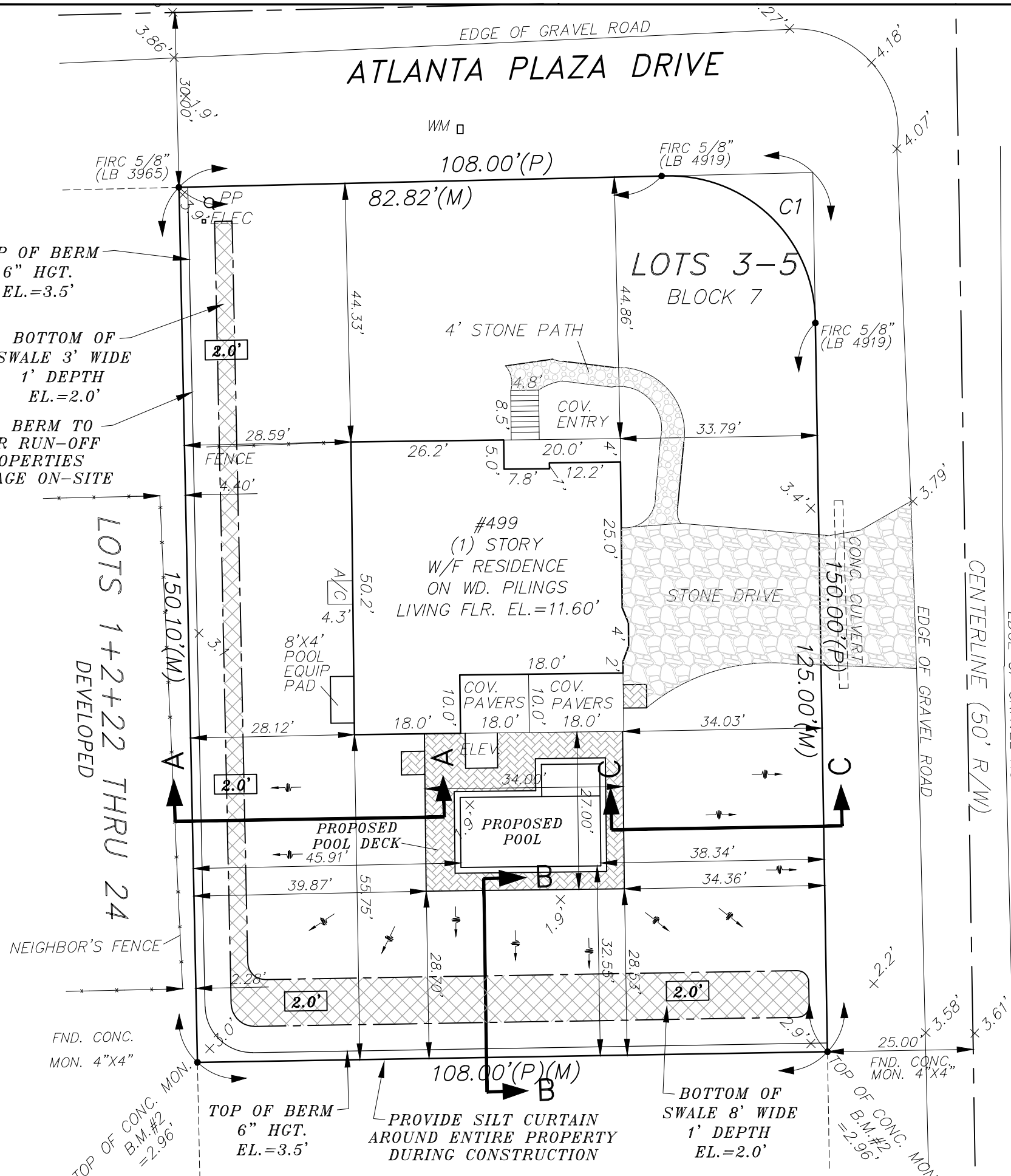
FND. CONC.
MON. 4"X4"
TOP OF CONC. MON.
B.M.#2
=2.96'

TOP OF BERM
6" HGT.
EL.=3.5'

PROVIDE SILT CURTAIN
AROUND ENTIRE PROPERTY
DURING CONSTRUCTION

BOTTOM OF
SWALE 8' WIDE
1' DEPTH
EL.=2.0'

TOP OF CONC. MON.
B.M.#2
=2.96'



LEATHER FERN PLACE

C1
 $\Delta=90^{\circ}01'40''(P)(M)$
 $R=25.00'(P)(M)$
 $A=39.28'(P)(M)$
 $CH=35.36'(P)(M)$
 $CB=S46^{\circ}19'31''W(P)(M)$

DATE	REVISION
APPROVED	APPROVED
RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES	RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
BOUCHARD RESIDENCE 499 LEATHER FERN PLACE, SANIBEL, FL 33957	BOUCHARD RESIDENCE 499 LEATHER FERN PLACE, SANIBEL, FL 33957
DRAINAGE PLAN	DRAINAGE PLAN
SCALE: 1" = 20'-0"	SCALE: 1" = 20'-0"
DATE: APRIL 27, 2026	DATE: APRIL 27, 2026
SHEET	SHEET
DP1	DP1

LOT AREA CALCULATIONS

TOTAL LOT AREA
16,060 SF

TOTAL IMPERVIOUS AREA

EX. HOUSE FOOTPRINT + EX. COVERED WOOD DECKS + EX. ELEVATOR +
EX. ELEVATED PLATFORM + PROPOSED POOL/POOL DECK + PROPOSED POOL EQUIPMENT PAD
1,947 SF + 368 SF + 32 SF + 14 SF + 901 SF + 32 SF = 3,294 SF

TOTAL DEVELOPED AREA

EX. IMPERVIOUS AREA + PROPOSED IMPERVIOUS + EX. STONE DRIVE
2,361 SF + 933 SF + 911 SF = 4,205 SF

IMPERVIOUS COVERAGE CALCULATION:

ALLOWABLE: PER ECO ZONE INTERIOR WETLANDS CONSERVATION DISTRICT
ALLOWABLE = 20% OF THE ENTIRE PARCEL
20% OF 16,060 = 3,212 SF

TOTAL ALLOWED = 3,212 SF
EXISTING AND PROPOSED = 3,294 SF

DEVELOPED AREA CALCULATION:

ALLOWABLE: PER ECO ZONE INTERIOR WETLANDS CONSERVATION DISTRICT
ALLOWABLE = 20% OF THE ENTIRE PARCEL
20% OF 16,060 = 3,212 SF

TOTAL ALLOWED = 3,212 SF
EXISTING AND PROPOSED = 4,205 SF

STORMWATER CALCULATIONS

DRAINAGE DATA:

NET IMPERVIOUS AREA = 2,848 SF
AVERAGE GRADE OF PROPOSED BASIN AREAS = 3.00' N.A.V.D.
WET SEASON WATER TABLE = 0.87' N.A.V.D.
BASIN DEPTH TO WET SEASON WATER TABLE = 2.13'
5 YEAR 1 HOUR DESIGN STORM EVENT = 2.8"

ACCUMULATED DIRECT RUNOFF, Q

INPUTS:
ACCUMULATED RAINFALL, P = 2.8"
THREE SOIL STORAGE VALUES:
- IMPERVIOUS AVAILABLE SOIL STORAGE, S = 0.00"
- PERMEABLE DISTURBED AVAILABLE SOIL STORAGE, S = 3.30"
- PERMEABLE UNDISTURBED AVAILABLE SOIL STORAGE, S = 3.80"

GENERAL EQUATIONS:

$$Q = \left[\frac{P - 0.2(S)}{P + 0.8(S)} \right] \text{SQUARED}$$

$$QA = \text{AREA RUNOFF VOLUME} (= Q \times \text{AREA})$$

RUNOFF CALCULATION BY SUM OF PARTS:

IMPERVIOUS SURFACE (S=0.00", P=2.8"), THUS Q = 2.80"
AREA RUNOFF VOLUME (⊗ AREA = 2,775 SF) Q*A = (2.8" X 2,848) X 1'/12" QA = 665 C.F.

PERVIOUS DISTURBED SURFACE (S=2.13", P=2.8"), THUS Q = 1.25"
AREA RUNOFF VOLUME (⊗ AREA = 8,567 SF) Q*A = (1.25" X 8,567) X 1'/12" QA = 893 C.F.

PERVIOUS UNDISTURBED SURFACE (S=2.93", P=2.8"), THUS Q = 0.43"
AREA RUNOFF VOLUME (⊗ AREA = 7,493 SF) Q*A = (0.43" X 7,493) X 1'/12" QA = 269 C.F.

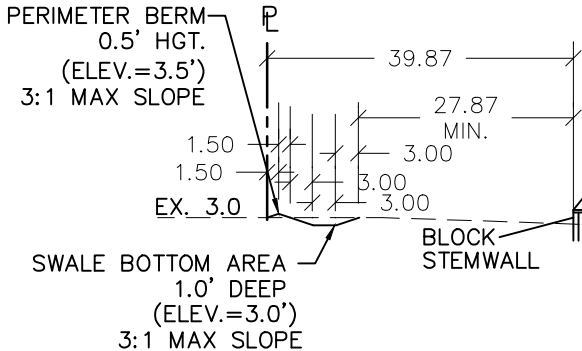
TOTAL DESIGN STORM RUNOFF FROM NET IMPERVIOUS = REQUIRED RETENTION VOLUME = 1,827 C.F.

DESIGN:

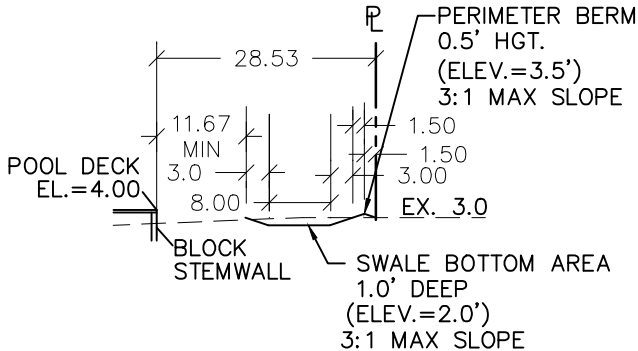
WATER COLLECTS IN PROPOSED PRIMARY RETENTION BASIN AREA, UP TO EL. 3.0' (0.1' FREEBOARD)
BASIN BOTTOM AREA (AVG. EL. 2.0, THUS DEPTH = 1.0') = ±808 CF
BASIN SIDE SLOPE AREAS (AVG. EL. 3.0, CROSS SECTIONAL VOLUME = 1.50') = ±822 CF

THEREFORE BY SUM OF PARTS:

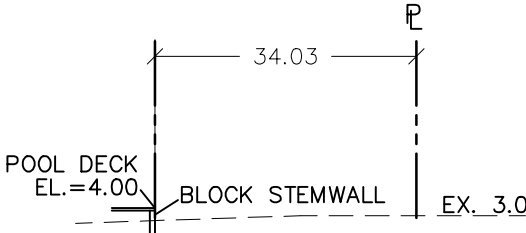
PROPOSED RETENTION VOLUME PROVIDED BY BASIN BOTTOM = 1.0' X 1,181 SF = ±1,181 CF
PROPOSED RETENTION VOLUME PROVIDED BY SIDE SLOPES = 1.50' CF 470 LF = ±705 CF
TOTAL VOLUME PROVIDED = 1,886 CF



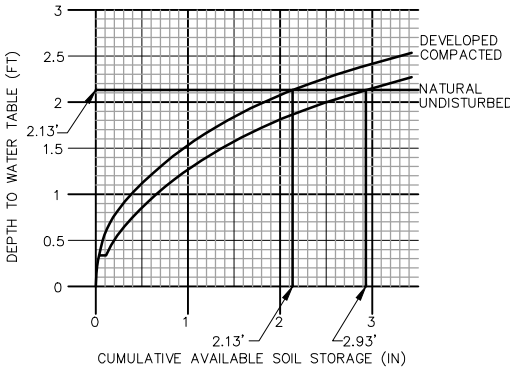
SECTION A-A



SECTION B-B



SECTION C-C



DATE	REVISIONS
APPROVED	DESIGNED
CA 00000000 CA 00000000	CA 00000000 CA 00000000
RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES	RESIDENTIAL & COMMERCIAL ENGINEERING & DESIGN SERVICES
LLIS LLIS ENGINEERING, LLC 499 LEATHER FERN PLACE, SANIBEL, FL 33957 Tel: 888.777.7777 Fax: 888.777.7777 www.llis-e.com	LLIS LLIS ENGINEERING, LLC 499 LEATHER FERN PLACE, SANIBEL, FL 33957 Tel: 888.777.7777 Fax: 888.777.7777 www.llis-e.com
SCALE: N.T.S.	SCALE: N.T.S.
DATE: JULY 22, 2026	DATE: JULY 22, 2026
SHEET	SHEET
DP2	DP2

FOUND 3/4" IRON BAR
0.30' SOUTH OF LINE.
APPEARS TO BE
HOMEMADE CORNER.

FND. 4"X 4" C.M.
I.R. IN CENTER

ATLANTA PLAZA DRIVE (GRAVEL SURFACE)

EAST LAKE ROAD

FOUND 5/8" I.R. SS 3985
0.34' SOUTH OF LINE
FOUND 5/8" I.R. SS 3985

FOUND 5/8" I.R. SS 3985
0.37' SOUTH OF CORNER

LOT 1
BLOCK 7

LOT 2
BLOCK 7

LOT 3
BLOCK 7

LOT 4
BLOCK 7

LOT 1
BLOCK 6

BENCHMARK
NAIL & BRASS DISK
IN CABBAGE PALM
ELEV. +6.00'

COVERED WOOD DECK
RESIDENCE
ON WOOD PILINGS
BOTTOM C- BEAM ELEV. 12.4'
FLOOR ELEV. 14.2'
ROOF OVERHANG
NOT SHOWN

GRAVEL DRIVE
AND WALK

LOT 5
BLOCK 7

LOT 6
BLOCK 7

LOT 24
BLOCK 7

NOTE:

THERE ARE NO VISIBLE UTILITIES ON PARCEL.
A RADIUS OF 25' WAS HELD AT STREET CORNERS.
VEGETATION AND WILDLIFE ARE NOT PART OF THIS SURVEY.

CERTIFIED TO:

- SUNTRUST BANK, SOUTHWEST FLORIDA, IT'S SUCCESSORS AND/OR ASSIGNS
- CHARLES DAVID HARROD AND NANCY ANN HARROD
- TICR TITLE INSURANCE COMPANY
- BARRIER ISLAND TITLE SERVICES, INC.

SITE AREAS

PARCEL AREA = 16,060 SQUARE FEET.

IMPERVIOUS COVERAGE CALCULATIONS

ZONE "D-2"
ALLOWABLE = 25% OF PARCEL AREA.
25% OF 16,060 SQUARE FEET = 4,015 SQUARE FEET.

EXISTING = 2,373 SQUARE FEET

DEVELOPED AREA CALCULATIONS

ZONE "D-2"
ALLOWABLE = 30% OF PARCEL AREA.
30% OF 16,060 SQUARE FEET = 4,818 SQUARE FEET.

EXISTING = 3,284 SQUARE FEET

As built Survey
Approved
10/30/04



NOTES

SURVEY BASIS:
RECORD PLAT AND EXISTING MONUMENTATION.
ELEVATIONS ARE BASED ON THE N.G.V.D. OF
1929 AND U.S.C. & G.S. BENCH MARK Z-241
PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS,
RESERVATIONS AND RIGHTS OF WAY, (WRITTEN
AND UNWRITTEN, RECORDED AND UNRECORDED).
UNDERGROUND AND ABOVEGROUND IMPROVEMENTS
OTHER THAN SHOWN WERE NOT LOCATED.
THIS PLAT PREPARED AS A BOUNDARY SURVEY AND
IS NOT INTENDED TO DELINEATE THE JURISDICTION
OR JURISDICTIONAL AREAS OF ANY FEDERAL,
STATE, REGIONAL OR LOCAL AGENCY OR BOARD.
IRON RODS "SET" ARE 5/8" X 18" REBAR WITH CAP #4919
C = CENTERLINE.
ELEV. = ELEVATION.
FND. = FOUND.
I.R. = IRON ROD.
C.M. = CONCRETE MONUMENT
(M) = MEASURED.
(P) = PLAT CALL.

SYMBOLS

[EP] = ELEVATED PLATFORM.
[STAIRS] = STAIRS.
[DRAINAGE PIPE] = DRAINAGE PIPE.
[SWALE] = SWALE.

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

JAMES ANTHONY HESSLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION LS 6410

(FOR THE FIRM)
- THIS CERTIFICATION IS ONLY FOR THE LANDS
DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING,
SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF
ABSTRACT OF TITLE AND ALL MATTERS OF TITLE
SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

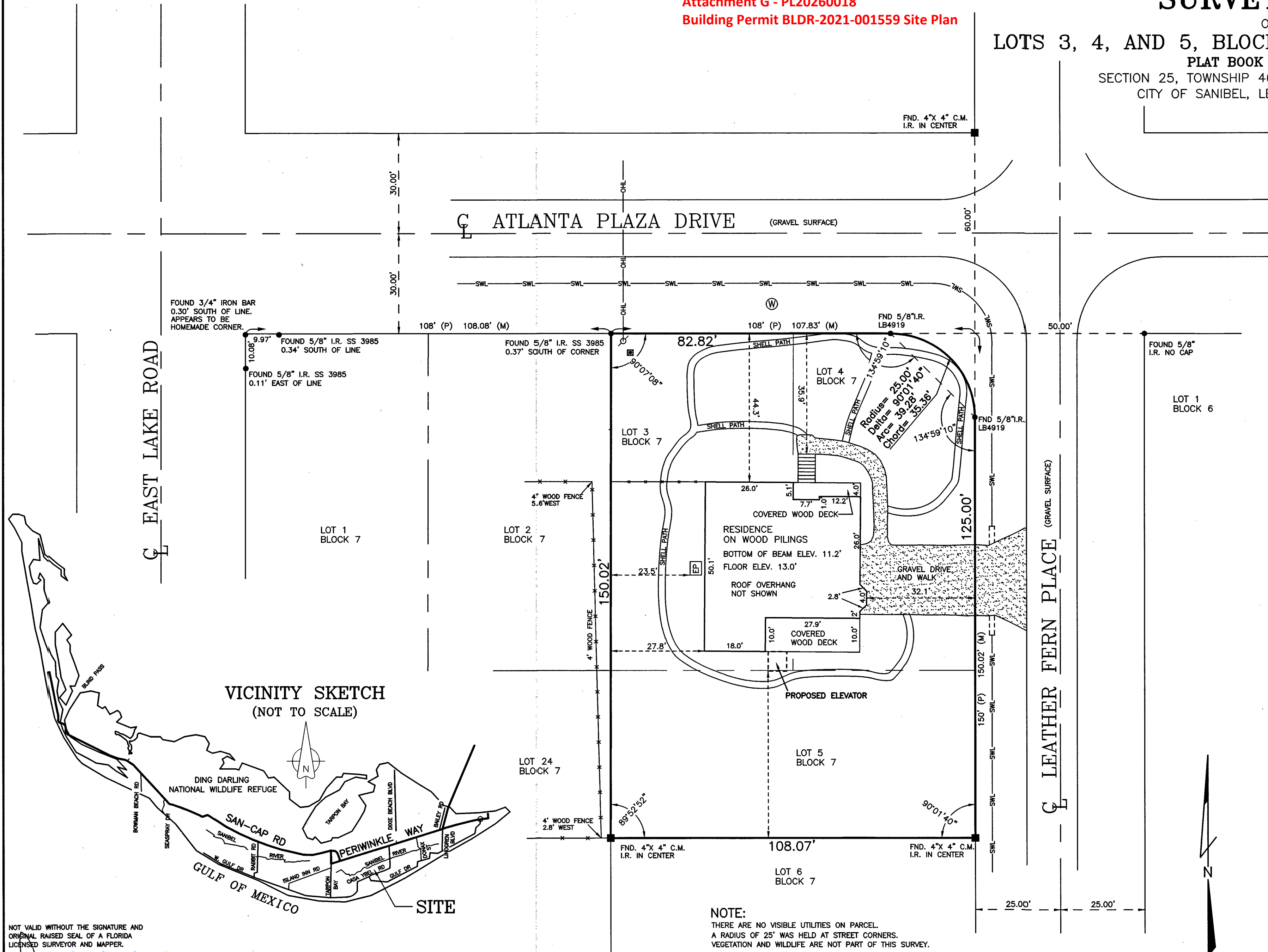
FEDERAL EMERGENCY MANAGEMENT AGENCY	
NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER	120402
PANEL NUMBER	0007E
DATE OF FIRM INDEX	9-29-96
FIRM ZONE	A12
BASE FLOOD ELEVATION	12'

1	7-09-03\ADD FOUNDATION
2	7-17-03\ADD CERTIFICATIONS
3	1-21-04\FINAL SURVEY
4	
5	
6	
7	
8	
9	
REVISIONS	

Bean, Whitaker, Lutz & Kareh, Inc. CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS 13041 MCGREGOR BLVD., SUITE 1, FORT MYERS, FL 33919 (239) 481-1331 AUTHORIZATION NUMBER: EB4919 AND LB4919		
DRAFTING BY: JLL	DATE OF LAST FIELD WORK 1-21-04	SCALE: 1"=20'
PROJECT NUMBER: 33347	DATE OF DRAWING 8-27-02	DRAWING FILE NAME SR33347

SURVEY PLAT
OF
LOTS 3, 4, AND 5, BLOCK 7
SANIBEL HIGHLANDS
PLAT BOOK 7, PAGE 74
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 22 EAST
CITY OF SANIBEL, LEE COUNTY, FLORIDA

SURVEY PLAT
OF
LOTS 3, 4, AND 5, BLOCK 7, SANIBEL HIGHLANDS
PLAT BOOK 7, PAGE 74
SECTION 25, TOWNSHIP 46 SOUTH, RANGE 22 EAST
CITY OF SANIBEL, LEE COUNTY, FLORIDA



SITE AREAS
PARCEL AREA = 16,060 SQUARE FEET.

IMPERVIOUS COVERAGE CALCULATIONS
ZONE "D-2"
ALLOWABLE = 25% OF PARCEL AREA.
25% OF 16,060 SQUARE FEET = 4,015 SQUARE FEET.

BUILDING AREA = 1,947 SQUARE FEET
COVERED WOOD DECKS = 368 SQUARE FEET
WOOD STAIRS = 43 SQUARE FEET
ELEVATED PLATFORM = 14 SQUARE FEET
PROPOSED ELEVATOR = 32 SQUARE FEET

EXISTING = 2,372 SQUARE FEET
EXISTING AND PROPOSED = 2,404 SQUARE FEET
IMPERVIOUS REMAINDER = 1,643 SQUARE FEET
IMPERVIOUS REMAINDER AFTER PROPOSED = 1,611 SQUARE FEET

DEVELOPED AREA CALCULATIONS
ZONE "D-2"
ALLOWABLE = 30% OF PARCEL AREA.
30% OF 16,060 SQUARE FEET = 4,818 SQUARE FEET.

EXISTING IMPERVIOUS = 2,372 SQUARE FEET
EXISTING AND PROPOSED = 2,404 SQUARE FEET

GRAVEL AREA = 911 SQUARE FEET
SHELL AREA = 757 SQUARE FEET

EXISTING = 4,040 SQUARE FEET
EXISTING AND PROPOSED = 4,072 SQUARE FEET
DEVELOPED REMAINDER = 778 SQUARE FEET
DEVELOPED REMAINDER AFTER PROPOSED = 746 SQUARE FEET

NOTES

SURVEY BASIS:
RECORD PLAT AND EXISTING MONUMENTATION.

ELEVATIONS ARE BASED ON THE N.A.V.D. OF 1988 AND N.G.S. BENCH MARK Z-241

PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY, (WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED).

UNDERGROUND AND ABOVEGROUND IMPROVEMENTS OTHER THAN SHOWN WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY OR BOARD.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH CAP #8267

CL = CENTERLINE.
ELEV. = ELEVATION.
FND. = FOUND.
I.R. = IRON ROD.
C.M. = CONCRETE MONUMENT
(M) = MEASURED.
(P) = PLAT CALL.

SYMBOLS

⊞ = ELECTRIC BOX
⊙ = WOOD UTILITY POLE
⊕ = WATER METER
⊞ = ELEVATED PLATFORM.
⊞ = STAIRS.
--- = DRAINAGE PIPE.
--- = SWALE.
--- = OVERHEAD UTILITY LINE.
--- = FENCE.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

This item has been digitally signed and sealed by James Anthony Hessler, PSM LS6410 on the date indicated here.

JAMES ANTHONY HESSLER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION LS 6410
(FOR THE FIRM HALEY WARD, INC., LB 8267)
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

OWNER OF RECORD: PAUL AND ELIZABETH MCKENNEY
SITE ADDRESS: 499 LEATHER FERN PLACE, SANIBEL, FL 33957
PARCEL STRAP NUMBER: 25-46-22-T3-01107.0050

FEDERAL EMERGENCY MANAGEMENT AGENCY	
NATIONAL FLOOD INSURANCE PROGRAM	
FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER	120402
PANEL NUMBER	12071C0541F
DATE OF FIRM PANEL	08/28/2008
FIRM ZONE	AE
BASE FLOOD ELEVATION	11'

1	7-09-03\ADD FOUNDATION
2	7-17-03\ADD CERTIFICATIONS
3	1-21-04\FINAL SURVEY
4	09-28-21\UPDATE SURVEY, ADD PROPOSED ELEVATOR, SITE AREAS
5	10-05-2021\SITE AREAS
6	
7	
8	
9	
REVISIONS	



HALEY WARD
Engineering | Environmental | Surveying
13041 MCGREGOR BOULEVARD, FORT MYERS, FLORIDA 33919 PH (239) 481-1331
2011246.001SR.DWG
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBERS EB32664 & LB8267

DATE	PROJECT NO.	DRAWN BY	SCALE	SHEET	FILE NO. (S-T-R)
08-27-02	1246.001	J.A.H./MAB	1" = 20'	1 OF 1	25-46-22



City of Sanibel

Planning Commission

Attachment H - PL20260018
Natural Resources Department
Memorandum

Natural Resources Department Agenda Memorandum

Planning Commission Meeting Date: 7/28/2026

To: Planning Commission

From: Dana Dettmar, Environmental Biologist

Date: July 20, 2026

TITLE: 499 Leather Fern – Variance Application: PL20260018

PROPOSAL SUMMARY

On June 17, 2026, Natural Resources staff visited the subject property to perform a preliminary inspection related to the variance request. While on-site, staff inspected the proposed pool location and stormwater design. Natural Resources does not find any issue with the location of the pool; however, the stormwater design would result in a significant impact to a natural low-lying area along the southern portion of the property that contains native wetland vegetation which includes green buttonwood (*Conocarpus erectus*), pond apple (*Annona glabra*), leather fern (*Acrostichum danaeifolium*), spartina (*Spartina bakeri*), and marsh fleabane (*Pluchea odorata*).

The stormwater plans propose to excavate an 8ft wide swale/retention basin along the southern property line to an elevation of 2.0' NAVD, which overlaps with the natural low-lying area. The spot elevation map (dated 11/17/2022) provided as Attachment D to the staff report shows that a portion of the proposed swale location as well as an area outside of the proposed swale location varies from 1.4'-2.0' NAVD, i.e. at or below the proposed retention elevation. This low-lying area is surrounded by higher elevation points and does not connect to the adjacent property.

Thus, there is a possibility that the existing natural low-lying area could accommodate the stormwater retention needs of the property without the need to excavate and disturb native plants. Utilizing the natural low area and preserving the native plants within would be consistent with the Sanibel Plan's Goals, Objectives, and Policies of the Storm Drainage Element (Section 3.3.6.), specifically, Objective 2, which states: "Require stormwater management facilities and systems to be designed to preserve the valuable ecological functions of the natural drainage system in order to protect natural drainage features and the natural recharge of the groundwater aquifer." However, the use of the natural low-lying area would need to be evaluated by the applicant's engineer.

FUNDING SOURCE: N/A

RECOMMENDATION: Approve the staff recommended conditions of approval to include Condition 3 as drafted in the staff report to re-evaluate the use of the natural low-lying area to meet stormwater retention needs at the subject property.



Photo 1: Looking south at the natural low-lying area.



Photo 2. Looking west at the top of bank for the natural low-lying area



Photo 3. Looking east at the natural low-lying area

Planning Commission Meeting

July 28, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7A**
- **APPLICATION NUMBER: PL20260018 (VARIANCE)**
- **PROPERTY ADDRESS: 499 LEATHER FERN PLACE**

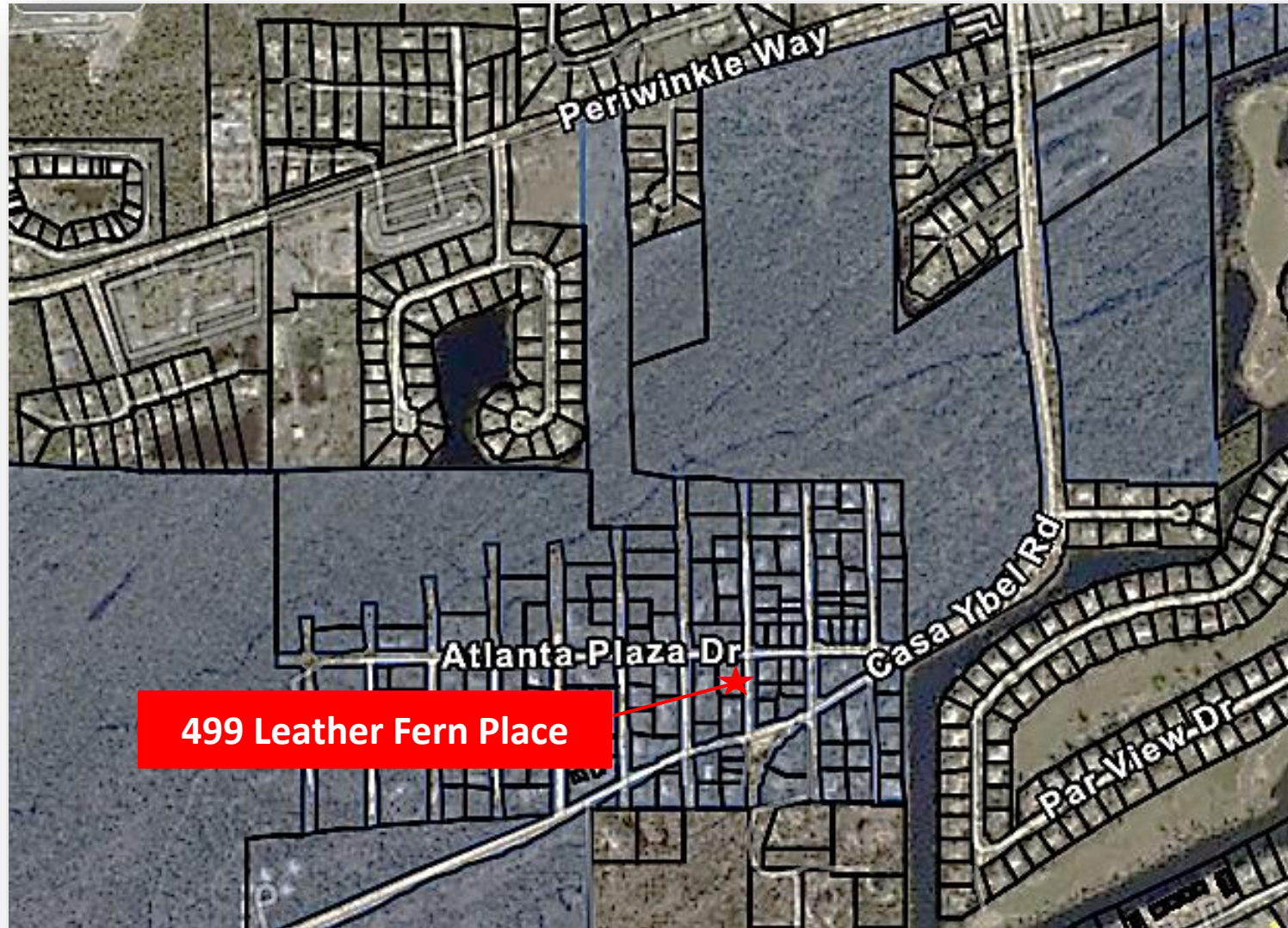
APPLICANT

DEBORAH BOUCHARD, ON BEHALF OF
DEBORAH A. BOUCHARD + COREY T. BOUCHARD ET AL (PROPERTY OWNERS)

Variance Request

Consideration of an application for a variance 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 Section 126-557(b)(1) – Wetlands conservation lands within Sanibel Gardens, Sanibel Highlands, and Tarpon Bay Subdivisions, to allow placement of fill to exceed 20 percent of the gross area of the parcel proposed for development located in the Interior Wetlands Conservation District at 499 Leather Fern Place – tax parcel (STRAP) no. 25-46-22-T3-01107.0050.

Property Location



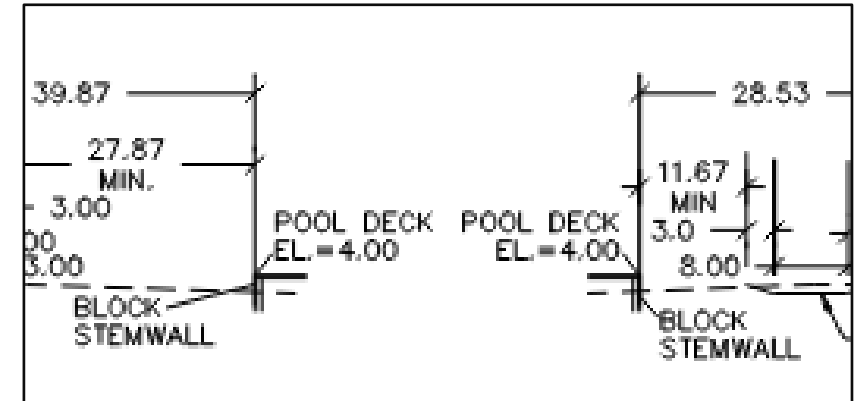
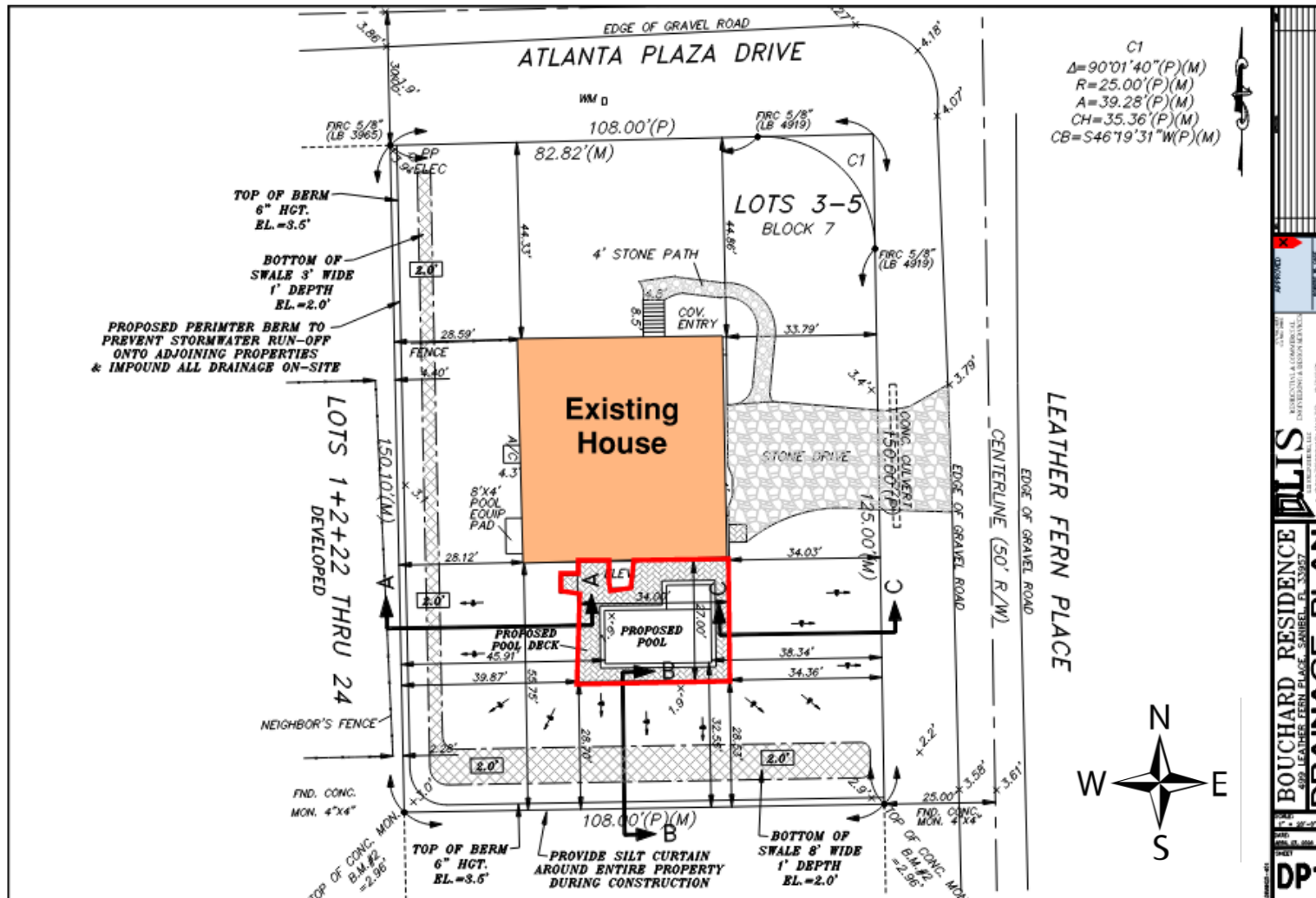
Existing Conditions – 2026 Aerial



Impermeable Coverage and Developed Area

	Proposed 2026 Plan	Maximum allowed per Interior Wetlands Conservation District
Impermeable Coverage	3,294-sf or 21%	Allowed 20% = 3,212-sf
Developed Area	4,205-sf or 27%	Allowed 20% = 3,212-sf

Site Plan



Pool Stemwall Construction

Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 82-140 – Variance Standards		
(1) A literal enforcement of the particular regulation would result in undue and unnecessary hardship to a property owner because the particular shape, size, location or topography of a lot or parcel, or of a structure thereon, would cause practical difficulties that would deprive the owner of reasonable use and enjoyment of such lot or parcel in the same manner as other properties similarly situated.	The property was purchased based upon information provided by Planning staff that indicated there was available impermeable cover and developed area on the parcel for installing a small pool and deck area resulting in unnecessary hardship for the property owner. Many homes within Sanibel Highlands are constructed with pools.	Yes
(2) That the special conditions relate to unusual conditions peculiar to the specific lot or parcel or relate to special conditions of the structure involved, and are not generally applicable to other lands or structures similarly situated.	The original home was incorrectly approved without reference to the Interior Wetlands Conservation District standards, and the applicant received inaccurate information regarding the available impermeable coverage and developed area from city staff prior to purchasing the property.	Yes

Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 82-140 – Variance Standards		
(3) That the special conditions and circumstances do not result from actions taken by the applicant	The applicant received inaccurate information regarding the available impermeable cover and developed area from city staff prior to purchasing the property.	Yes
(4) That the applicant has taken all reasonable steps to mitigate or eliminate the requested variance by the acquisition of adjacent lands or the relocation or redesign of the structure involved.	There are not any undeveloped adjacent lands to acquire. The pool design has been revised to use stem wall construction to reduce the amount of fill proposed. The proposed site plan also shows the removal of existing unpermitted shell pathways. However, it is staff's understanding that the applicant would like to keep the shell pathways.	Yes, with conditions of approval
(5) That the development or use of the subject parcel in some other manner than that proposed, in accordance with the applicable requirements, is not feasible.	The construction of a pool is not feasible in compliance with the fill limitation requirement of the Interior Wetlands Conservation District.	Yes

Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 82-140 – Variance Standards		
(6) That the requested variance will not be adverse to the developed neighborhood scheme and will not adversely affect the plan and scheme set forth in this Land Development Code, and will not cause the proposed development to be inconsistent with the Sanibel Plan nor adverse to the health, safety and general welfare of the community.4) That the applicant has taken all reasonable steps to mitigate or eliminate the requested variance by the acquisition of adjacent lands or the relocation or redesign of the structure involved.	The neighborhood consists of single-family houses and some houses with swimming pools. The variance is not adverse to the neighborhood scheme. Staff recommends conditions of approval to ensure the project meets the intent of the Interior Wetlands Conservation District as set forth in the Sanibel Plan and Sanibel Code.	Yes, with conditions of approval
(7) That the variance granted is the minimum necessary to mitigate the hardship demonstrated.	Granting this variance with recommended conditions of approval will ensure the minimum necessary variance to mitigate the hardship demonstrated.	Yes, with conditions of approval

The Planning Department finds the requested variance is consistent with the Sanibel Plan and Sanibel Code with Recommended Conditions of Approval

1. The property is allowed a maximum impermeable coverage of 21 percent of the gross parcel area and maximum vegetation removal/developed area of 26 percent of the gross parcel area to accommodate a 901-square foot pool/pool deck designed with stem wall construction and 32-sf pool equipment pad as depicted on the site plan in Attachment E.
2. A building permit for a pool/pool deck with pool equipment pad must be obtained that verifies the maximum allowed impermeable coverage and vegetation removal/developed area noted in condition 1 of this resolution. Existing shell paths shall be removed and planted with 100 percent native ground cover vegetation (i.e., minimum 1-gallon container size installed 3-foot on center, or equivalent planting) to meet the maximum allowed developed area.
3. A revised stormwater management plan must be included with the building permit application for a pool/pool deck that utilizes the existing topography to the extent feasible to meet the on-site retention requirements of Sanibel Code Sec. 118-282(a).



City of Sanibel

Planning Commission

Planning Department Agenda Memorandum

Planning Commission Meeting Date: July 28, 2026

To: Planning Commission

From: Jackie L'Archevesque, Planning Technician

Date: July 21, 2026

TITLE: 2025 Residential Land Use Inventory for the City of Sanibel

PROPOSAL SUMMARY

The Planning Department has historically provided an annual update to the residential land use inventory and presented the information to the Planning Commission for discussion and review.

This inventory provides updated data of the City's residential dwelling units as of December 2025 from the *2010 Residential Land Use Analysis*. The data was updated and compiled from City records (building permits) to develop the new counts of residential units by structure type and type of use.

RECOMMENDATION

Staff recommends acceptance of the 2025 Residential Inventory for the City of Sanibel by the Planning Commission.



City of Sanibel

PLANNING DEPARTMENT

Preliminary - For Discussion

Residential Inventory for the City of Sanibel

**An Inventory by Structure Type & Type of
Use**

December 2025

Prepared for

Planning Commission

July 2026

RESIDENTIAL INVENTORY OF THE CITY OF SANIBEL

AN INVENTORY BY STRUCTURE TYPE AND TYPE OF USE

December 2025

Prepared by

Planning Department

July 2026

This report updates the inventory of Sanibel's housing stock contained in the *2010 Residential Land Use Analysis Report*. The amount and location of existing and projected residential development in the City of Sanibel have been compiled from City records.^{i, ii}

The sources of the data used to compile this inventory initiated with field surveys and have been updated on several occasions using Building Permit and Lee County Property Appraiser data.ⁱⁱⁱ For this most recent update, a thorough re-count of lots and units has been conducted using the best available data. This has resulted in numbers that are slightly different from previous counts.

This information is general in nature and is best used for its aggregate value. Although the information is detailed in its presentation, it is not based on a parcel-by-parcel analysis and should not be considered definitive. The Planning Department is continuing to review this data for errors and omissions.

In addition to the inventory of residential structures, a brief description of the characteristics of the housing stock is provided with this report.

REGIONAL CONTEXT

In the regional housing market, the City of Sanibel represents a small yet distinct component. The number of dwelling units in Sanibel comprises a small percentage of the total number of dwelling units in Lee County and in the Southwest Florida Region. The City of Sanibel's 7,822 dwelling units represent approximately 1.7% of the dwelling units in Lee County,^{iv} and less than one percent of dwelling units in the Southwest Florida Region, consisting of Lee, Collier, Charlotte, Glades and Hendry Counties.^v

The City of Sanibel's percentage of the County's and Region's housing stock is expected to decline, as indicated by the projected higher growth rates for Lee County and the Southwest Florida Region.

COMPONENTS OF THE RESIDENTIAL LAND USE INVENTORY

Approximately half of the existing residential inventory (52 percent) is in single-family and duplex dwellings and approximately half in multi-family structures (48 percent). In 1975, a quarter of the housing stock was in single-family and duplex dwelling units.

SINGLE-FAMILY AND DUPLEX UNITS

There are 4,092 single family and duplex dwelling units (52% of the residential inventory) in the City of Sanibel, including 84 manufactured homes.

There are 287 duplex units, representing about 4% of the total residential inventory (or 7% of the single family and duplex category).

There are 84 manufactured (mobile) homes, representing only 1% of the total housing stock (or 2% of the single family and duplex category). All of the manufactured homes are located in Periwinkle Park.

An inventory of single family and duplex developments, that estimates existing units and vacant lots by subdivision/area, is provided in Table 5 of this report. A graphic showing the location and boundaries of the Subdivision/Areas used to compile this information is provided with this report as Map 1.

MULTI-FAMILY UNITS

There are 3,730 dwelling units classified as multi-family (48% of the residential inventory) in the City of Sanibel. The majority of these units are condominiums, while few are classified as multifamily due to multiple single-family and duplex “resort use cottages and motel units” located on the same parcel.

An inventory of existing multifamily developments, in four separate categories, is presented in Tables 6, 7, 8 and 9 of this report. These categories are:

NON-RESORT CONDOMINIUMS AND APARTMENTS (Table 6)
RESORT CONDOMINIUMS AND APARTMENTS (Table 7)
HOTELS, MOTELS AND COTTAGES (Table 8)
TIMESHARE CONDOMINIUMS (Table 9)

RESORT HOUSING

In 2025, 3,248 multi-family units (nearly 87% of all multi-family units, or 42% of all dwelling units) are available, by permitted use, as resort housing; however, not all of these units are used for short-term rentals. Short-term rentals are units made available for less than 4 consecutive weeks. Only a very few single-family dwelling units are permitted for resort housing use.

BELOW MARKET RATE HOUSING

There are ninety-one (91) dwelling units in the City’s Below Market Rate Housing Program. Fifty-two (52) of these units are in the single family and duplex category and thirty-nine (39) are in the multi-family category.

Units in the City’s Below Market Rate Housing Program represent less than 1% of the total residential inventory (or about 2% of the non-resort use dwelling units).

GROWTH RATE

Over 50% of the existing residential development in the City of Sanibel has been constructed since 1975. Approximately 24% of the single family and duplex dwelling units in the existing housing stock were built since 1975.

TABLE 1
COMPONENTS OF SANIBEL'S HOUSING STOCK – 1975, 2010, AND 2025

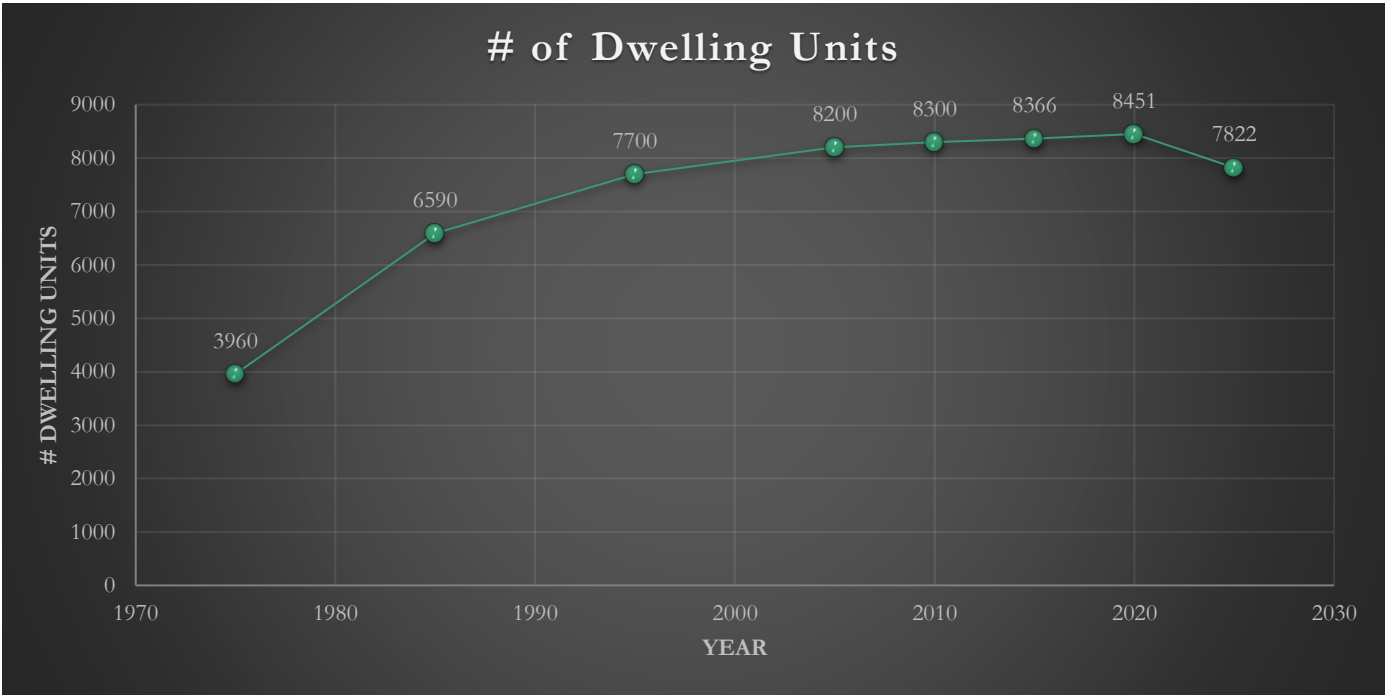
Housing Type	<u>1975</u>		<u>2010</u>		<u>2025</u>		% Change 1975-2025
	Units	% of Total	Units	% of Total	Units	% of Total	
Single Family Units (Includes 230 Duplexes in 2010)	980	25%	3,992	48%	4,008	51%	309.0%
Multi-Family Units	1,930	49%	3,113	38%	3,110	40%	61.1%
Units in Hotels, Motels and Inns	924	23%	703	8%	352	5%	-61.9%
Timeshare Units	0	0%	384	5%	268	3%	NA
Manufactured Units (Mobile Homes)	112	3%	80	1%	84	1%	-25.0%
TOTALS	3,946		8,272		7,822		98.2%

There are 246 campsites for recreational vehicles not included in these estimates.

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

Prepared by the Planning Department

TABLE 2
TOTAL HOUSING UNITS, 1975-2025



In the past 15 years, 326 new single-family and duplex dwelling units and 25 multifamily units were constructed. In addition to the 351 new dwelling units built in the last fifteen years (2010 through 2025), 337 single-family/duplex dwelling units as well as 426 multi-family units were demolished and are now vacant or under construction. The unit totals, by structure type and by year, are:

TABLE 3
NEW DWELLING UNITS BY TYPE, 2011-2025

Year	NEW SFR/Duplex	DEMO SFR/Duplex	NEW Multi-Family	DEMO Multi-Family	Over/ Under
2011	16	5	0	0	11
2012	11	2	0	0	9
2013	21	6	0	0	15
2014	22	3	0	0	19
2015	18	5	0	0	13
2016	27	7	0	0	20
2017	35	7	0	0	28
2018	23	9	0	12	2
2019	23	8	0	0	15
2020	26	6	0	0	20
2021	14	2	0	0	12
2022	4	5	0	14	-15
2023	8	126	0	192	-310
2024	22	78	0	65	-121
2025	56	68	25	143	-130
Totals	326	337	25	426	-412

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

Prepared by the Planning Department

BUILD-OUT

At build-out, an additional 1,178 dwelling units are projected to be added to the residential inventory in the City of Sanibel. Approximately three hundred and ninety-six (396) of these units are expected to be located within existing single-family developments. The remaining units are projected to be located on vacant/undeveloped or not fully developed lands.

The City's existing 7,822 dwelling units represent 87% of the approximately 9,000 dwelling units projected to make up the residential inventory at build-out.

TABLE 4
ESTIMATES AND PROJECTIONS FOR RESIDENTIAL DEVELOPMENT
FROM 2025

Housing Type	2025		Build Out	
	Units	%	Units	%
Single Family Units (Includes Duplexes)	4,008	51%	4,700	52%
Multi-Family Units	3,110	40%	3,136	35%
Units in Hotels, Motels and Inns	352	5%	700	8%
Timeshare Units	268	3%	384	4%
Manufactured Units (Mobile Homes)	84	1%	80	1%
TOTAL	7,822		9,000	

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

Prepared by the Planning Department

Build-out projections, by structure type, show a continuing trend of single-family residential development increasing its proportionate share of the residential inventory. Although the build-out projection of 9,000 dwelling units may never be reached; there are numerous public and private decisions that may decrease this projection. To date, the build-out projection of approximately 9,000 dwelling units remains a valid assumption.

TABLE 5
SINGLE-FAMILY DEVELOPMENTS

Includes Single-Family and Duplex Lot Subdivisions, including Unified Residential (Cluster) Developments

Subdivision/Area Name	Number of Existing Units	Number of Vacant Lots*	Total Units Permitted by the Development Intensity Map**	Duplex Units
Airport Way (12 BMRH units – 6 duplexes)	12	0		12
Anchors Aweigh	48	0	49	0
Beach Road including Seahawk (4 Duplexes-5 BMRH units)	48	1	51	8
Bayshore Village	31	2	32	0
Beachview Country Club Estates	220	17	243	0
Belle Meade (1 BMRH unit)	53	4	63	0
Betts	34	2	36	0
Brightwater	29	4	33	0
Butterknife	30	4	34	0
Buttonwood/Seagrape (1 duplex)	60	8	69	
Caloosa Shores	20	5	26	0
Cardinal Ridge	12	3	14	0
Castaways Estates	68	9	81	0
Centre Place (7 duplexes, 6 BMRH units)	14	0	14	14
Chateaux Sur Mer	66	6	70	0
Colony Beach Estates (5 duplexes)	20	0	18	10
Del Sega	114	28	150	0
Dinkins Bayou	29	10	42	0
Dunes (46 duplexes)	376	5	380	92
East Rocks	117	6	130	0
Eastwood Landings	12	0	12	0
Ferry Landings (3 duplexes)	21	0	18	6
Gopher Walk	12	0	12	0
Gulf Pines	106	7	114	0
Gulf Ridge/Gulf Ridge East	47	8	56	0
Gulf Shore	71	7	75	0
Gumbo Limbo	169	7	179	0
Harbour Cottages (7 duplexes)	18	0	18	14
Heron's Landing (4 duplexes)	38	4	43	8
Huschka	6	4	6	0

Subdivision/Area Name	Number of Existing Units	Number of Vacant Lots*	Total Units Permitted by the Development Intensity Map**	Duplex Units
Island Woods	38	0	38	0
Kearns	13	0	13	0
Kinzie Island	22	0	22	0
Lagoon Estates (7 duplexes + triplex)	24	7	36	14
Lake Murex (2 Duplexes)	84	8	93	4
Lane Cochran	6	2	8	0
Las Conchas Del Mar/Shell Basket (4 duplexes)	44	8	52	6
Leisure Acres	18	12	30	0
Little Lake Murex	47	2	49	0
Long Acre Lake	9	1	7	0
Mahogany Way (Buttonwood Village) (14 BMRH units – 7 duplexes)	14	0	14	14
Middle Gulf Drive (North side)	20	0	20	0
Palm Lake	26	2	28	0
Periwinkle Park (80 mobile homes & 246 RV sites)	139	NA	80	0
Periwinkle Pines (3 duplexes)	22	0	22	6
Periwinkle Properties/Partners (1 duplex)	16	2	19	0
Poinciana Circle	20	1	21	0
Ranchos Way	13	5	19	0
Richardson, O.L. (including Bayview)	12	1	14	0
Rocks	76	6	83	0
Sabal Sands	8	0	8	0
Sanctuary at Wulfert Point	108	24	144	4
Sanibel Bayous (including The Ridge)	110	18	140	0
Sanibel Centre (1 Triplex and 2 Duplexes)	36	8	46	9
Sanibel Estates (1 duplex)	185	11	190	12
Sanibel Gardens	11	3	9	
Sanibel Hamlet (7 duplexes, 1 duplex lot)	16	2	18	14
Sanibel Harbors	36	1	39	0
Sanibel Highlands	67	47	118	2
Sanibel Isles/Water Shadows	100	6	107	0
Sanibel Lake Estates	46	1	48	0
Sanibel Pines/Mitzi (2 duplex)	26	2	24	4
Sanibel Place	8	0	8	0
Sanibel River Estates (1 BMRH unit)	36	0	36	0

Subdivision/Area Name	Number of Existing Units	Number of Vacant Lots*	Total Units Permitted by the Development Intensity Map**	Duplex Units
Sanibel Shores (excluding Donax Village)	72	5	100	10
Sanibel Woodlands	10	2	15	0
Sea Gate	16	1	18	0
Sea Loft Village	9	0	9	0
Sea Oats/Sea Oats Village	58	4	64	0
Seaside	6	1	7	0
Sea Spray	21	4	24	0
Seagull Estates	57	1	58	0
Shell Harbor	211	8	227	0
South Capers	6	1	7	0
Southwinds (1 duplex)	26	1	27	6
Terrell Ridge	12	1	14	0
Tradewinds	61	6	75	6
Victoria Cove	7	0	7	0
West Gulf Drive	63	16	81	
Whisperwood Cove	5	0	5	0
White Heron	14	8	22	0
Windrow	15	1	20	0
Winterbotham	4	4	8	
Woodring, S.B.	14	1	18	0
Non-Grouped Dwelling Units**	48	10	36	12
TOTALS***	4,092	406	4,513	287

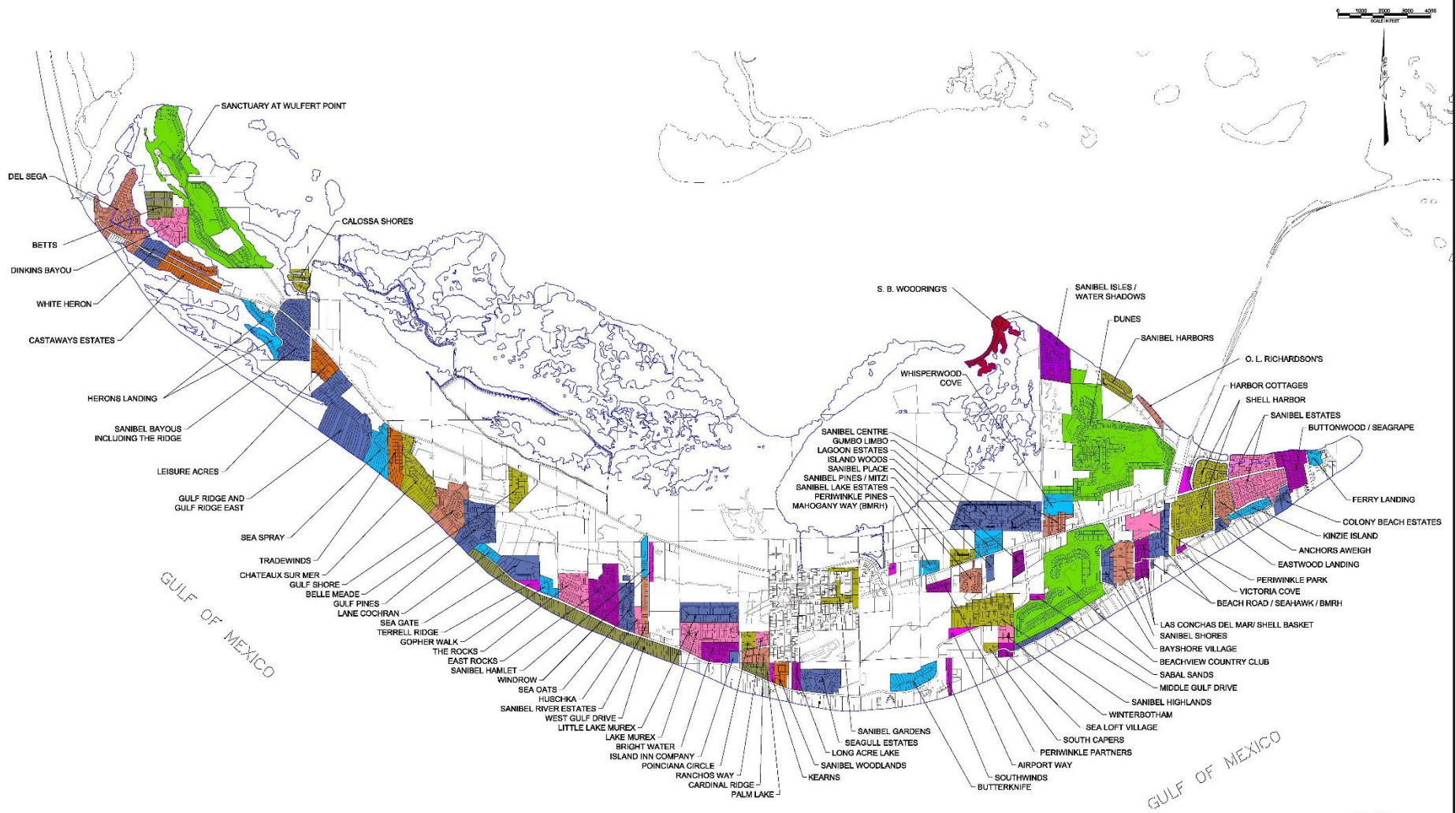
Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

Prepared by the Planning Department

* "Vacant" means no structure on the lot. Vacant lots have NOT been evaluated as to whether they are buildable. Where one single-family dwelling unit was built on two developable lots (i.e., potential for two units, but only one was built), one of the two lots is counted as vacant.

** It is estimated that approximately 130 single-family dwelling units will be built on lands located outside these subdivisions/areas.

*** Lots used as conservation or owned by conservation trusts, government entities, or classified by the property appraiser as "common elements" have not been included in these totals.



ESTABLISHED NEIGHBORHOODS

for Administration of Land Development Code Section 86-43

PREPARED BY THE PLANNING DEPARTMENT

ADOPTED BY CITY COUNCIL RESOLUTION 06-097 ON FEBRUARY 2, 2010



Date: August 11th, 2009

TABLE 6
MULTI-FAMILY DEVELOPMENTS
NON-RESORT CONDOMINIUMS AND APARTMENTS

NON-RESORT CONDOMINIUMS AND APARTMENTS			
ADDRESS	NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
1039 Bailey Road	Beach Road Villas Condominium	6	
5657-5681 Baltusrol Ct.	The Heron at Wulfert Point	30	
5775-5789 Baltusrol Ct.	The Ibis at Wulfert Point	12	
723-747 Cardium St.	Donax Village	10	
800 Casa Ybel Rd.	Woodhaven (BMRH)	12	
724-750 Donax St.	Donax Village (continued)	10	
497 East Gulf Dr.	St. Croix Condominium	4	
635 East Gulf Dr.	Beachcomber Condominium		20
651 East Gulf Dr.	White Pelican Condominium	11	
830 East Gulf Dr.	Seawind II Condominium	5	
999 East Gulf Dr.	Plantation Village of Sanibel	16	
1235-1241 Ferry Rd.	Bayview Village Condominium	4	
1390-1398 Middle Gulf Dr.	Sea Pines Condominium	3	
1715 Middle Gulf Dr.	Chelsea Place Condominium	6	
2400 Palm Ridge Rd.	Palm Ridge Plaza	6	
2422-2430 Palm Ridge Rd.	Wooster TV Plaza	6	
303 Periwinkle Way	Snug Harbor Condominium	15	
312 Periwinkle Way	Casa Blanca Condominium	9	
359 Periwinkle Way	Punta Ybel Apartments	5	
561 Periwinkle Way	Captains Walk Condominium, Phase 3	16	
601 Periwinkle Way	Captains Walk Condominium, Phase 2	16	
641 Periwinkle Way	Captains Walk Condominium, Phase 1	16	
1517 Periwinkle Way	Riverview Apartments* (previously Woodbridge)		15
2143 Periwinkle Way	Triplex (unnamed)	3	
2301 Periwinkle Way	Casa Mariposa (BMRH)	12	
1101 Seagrape Ln.	Tanglewood Condominium	9	
800 Sextant Dr.	Yacht Haven Condominium	5	
2297 West Gulf Dr.	Poinciana Condominium	9	
2549 West Gulf Dr.	Sedgemoor	12	
2611 West Gulf Dr.	By the Sea Condominium*		18
2629 West Gulf Dr.	LaPlaya Condominium	6	
2639 West Gulf Dr.	Anglers Key Condominium	6	
2659 West Gulf Dr.	High Tide Condominium	14	
2665 West Gulf Dr.	Bougainvillea Condominium	4	
2915 West Gulf Dr.	Villas of Sanibel Condominium	12	
2959 West Gulf Dr.	Sanibel Sunset Condominium	6	
2965 West Gulf Dr.	Royale Tern Condominium	6	
3001 West Gulf Dr.	West Shore Condominium	6	
3015 West Gulf Dr.	Sunward of Sanibel Condominium	8	
3049 West Gulf Dr.	Tantara Condominium	8	
3127 West Gulf Dr.	Wedgewood Condominium	18	

NON-RESORT CONDOMINIUMS AND APARTMENTS

ADDRESS	NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
3145 West Gulf Dr.	Seascape of Sanibel Condominium	18	
3125 West Gulf Dr.	Somerset at the Reef Condominium	30	
3225 West Gulf Dr.	Tamarind at the Reef Condominium	12	
3313 West Gulf Dr.	Lantana on the Gulf Condominium	6	
3397 West Gulf Dr.	Sandals Condominium	4	
2320 Wooster Ln.	Lake Palms Condominium (4 BMRH units)	14	
2605-2675 Wulfert Rd.	The Golf Village at Wulfert Point	36	
TOTAL		482	53

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

RED = Vacant or Partially Vacant (* = Under Construction)

Prepared by the Planning Department

TABLE 7
MULTI-FAMILY DEVELOPMENTS
RESORT CONDOMINIUMS AND APARTMENTS

ADDRESS	RESORT CONDOMINIUMS AND APARTMENTS NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
1059 Buttonwood Ln.	Bandy Beach Condominium	10	
2230 Camino Del Mar Dr.	Ocean's Reach Condominium	64	
605 Donax St.	Pelican's Roost Condominium	21	
610 Donax St.	Sanibel Surfside Condominium	40	
409 East Gulf Dr.	Colonnades Condominium	20	
429 East Gulf Dr.	Colonnades Condominium, Phase II	16	
483-489 East Gulf Dr.	Tiqua Cay Condominium	4	
527 East Gulf Dr.	Gulf Beach Condominium		14
585 East Gulf Dr.	Surfside 12 Condominium	12	
671 East Gulf Dr.	Sandalfoot Condominium	60	
695 East Gulf Dr.	Nu-San Condominium Cyprina Beach	11	
737 East Gulf Dr.	Sanibel Seaview Condominium	12	
805 East Gulf Dr.	Sanibel Arms Condominium	64	
820 East Gulf Dr.	Seawind Condominium	10	
827 East Gulf Dr.	Sanibel Arms West Condominium	104	
845 East Gulf Dr.	Sanibel Moorings Condominium	122	
937 East Gulf Dr.	Sanibel Inn	14	
937 East Gulf Dr.	Sanibel Inn	15	
959 East Gulf Dr.	Tortuga Beach Club (4)(5)	56	
979 East Gulf Dr.	Loggerhead Cay Condominium, Phase 1	68	
979 East Gulf Dr.	Loggerhead Cay Condominium, Phase 2	100	
1246 Fulgur St.	Sanibel Siesta Apt. Condominium	62	
1344-1350 Jamaica Dr.	Tradewinds Apartments	4	
1208-1220 Junonia St.	Sanibel Shores	8	
1191 Middle Gulf Dr.	Shorewood of Sanibel	13	
1299 Middle Gulf Dr.	Compass Point Condominium	45	
1340 Middle Gulf Dr.	Sunset South Condominium Phase 2	32	
1341 Middle Gulf Dr.	Sunset South Condominium Phase 1	24	
1350-1351 Middle Gulf Dr.	Moonshadows	12	
1401-1501 Middle Gulf Dr.	Sundial Condominium Phase 1-6 (combined)	407	
1440 Middle Gulf Dr.	Sand Pebble Condominium	23	
1605 Middle Gulf Dr.	Gulfside Place Condominium Phase 1&2 (combined)	84	
1610 Middle Gulf Dr.	Spanish Cay Condominium	8	
1610 Middle Gulf Dr.	Spanish Cay Condominium Phase 2	32	
1785 Middle Gulf Dr.	Sanddollar Condominium Phase 1	24	
1785 Middle Gulf Dr.	Sanddollar Condominium Phase 2	12	
623-631 Nerita St.	Coquina Beach Condominium	40	
1801 Olde Middle Gulf Dr.	Clamshell Condominium		6
1811 Olde Middle Gulf Dr.	Signal Inn Condominium	19	
1919 Olde Middle Gulf Dr.	Sandpiper Beach Condominium	27	
200 Periwinkle Way	Lighthouse Pointe Building 2	18	

RESORT CONDOMINIUMS AND APARTMENTS

ADDRESS	NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
200 Periwinkle Way	Lighthouse Pointe Condominium	48	
5117 Sea Bell Rd.	Blind Pass Condominium	108	
760 Sextant Dr.	Mariner Pointe Condominium	100	
164-165 Southwinds Dr.	Golden Sands Condominium	4	
1250 Tennis Place Ct.	Tennis Place Condominium (combined)	40	
2255 West Gulf Dr.	Cottage Colony West Condominium	40	
2265 West Gulf Dr.	Island Beach Club Condominium	75	
2311 West Gulf Dr.	White Sands Condominium	14	
2321 West Gulf Dr.	Villa Sanibel Condominium	20	
2445 West Gulf Dr.	Pointe Santo de Sanibel II	84	
2445 West Gulf Dr.	Pointe Santo de Sanibel	56	
2475 West Gulf Dr.	Tarpon Beach Condominium	30	
2501 West Gulf Dr.	Pine Cove Condominium	16	
2721 West Gulf Dr.	King's Crown Condominium	54	
2737 West Gulf Dr.	Sand Pointe Condominium	45	
2777 West Gulf Dr.	Nutmeg Village Phase I	18	
2777 West Gulf Dr.	Nutmeg Village Phase II	24	
2835 West Gulf Dr.	Sandpiper West Condominium	6	
2840 West Gulf Dr.	Seashells of Sanibel Condominium	43	
2877 West Gulf Dr.	White Caps South Condominium*		9
2929 West Gulf Dr.	The Atrium Condominium	24	
2949 West Gulf Dr.	Blue Gulf Condominium	5	
3013 West Gulf Dr.	Junonia of Sanibel Condominium	8	
3025 West Gulf Dr.	Janthina Condominium	7	
3041-3045 West Gulf Dr.	Breakers West Condominium	18	
3057 West Gulf Dr.	Sandy Bend Condominium	9	
3067 West Gulf Dr.	Sayana of Sanibel Condominium	9	
3339 West Gulf Dr.	Dosinia of Sanibel Condominium	6	
TOTAL		2,628	29

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

RED = Vacant or Partially Vacant (* = Under Construction)

Properties highlighted orange are parcels with Nonconforming Resort Use

Prepared by the Planning Department

TABLE 8
MULTI-FAMILY DEVELOPMENTS
HOTELS, MOTELS, INNS AND COTTAGES

ADDRESS	NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
1237 Anhinga Ln.	Parrot's Nest	6	
764 Beach Rd.	Beach Road Inn	4	
890 Beach Rd.	Courtyard Place		4
1223 Buttonwood Ln.	Seahorse Cottages	3	
706 Donax Dr.	Palm View Motel	5	
711 Donax St.	Driftwood Inn	4	
720 Donax St.	Sandpiper Inn	4	
541 East Gulf Dr.	Seaside Inn		31
642 East Gulf Dr.	Sunshine Island Inn	4	
863 East Gulf Dr.	Song of the Sea Motel	30	
937 East Gulf Dr.	Sanibel Inn	92	
1431 Jamaica Drive	Periwinkle Cottages	3	
1231 Middle Gulf Dr.	Sanibel Island Hospitality	98	
367 Periwinkle Way	Tarpon Tale Inn	5	
1245 Periwinkle Way	Anchor Inn*		12
1539 Periwinkle Way	Kona Kai Motel	12	
6460 Sanibel-Captiva Rd.	Castaways Cottages at Blind Pass		36
1081 Shell Basket Ln.	Hutching Ventures LC		15
1389-1399 Tahiti Dr.	West End Paradise	4	
4819 Tradewinds Dr.	Tropical Winds Motel & Cottages		6
2823 West Gulf Dr.	Shalimar Resort Hotel	33	
2902 West Gulf Dr.	Dugger's Tropical Cottages		7
3033 West Gulf Dr.	Waterside Inn on the Beach		27
3111 West Gulf Dr.	Island Inn & Kimball Lodge*		63
3287 West Gulf Dr.	Sanibel Beach	45	
3325 West Gulf Dr.	Beachview Cottages*		22
3345 West Gulf Dr.	West Wind Inn		104
3951 West Gulf Dr.	Sandcastles by the Sea	12 Units Converted to 2 SFR's lots	
4015 West Gulf Dr.	Forty-Fifteen Cottages		9
4227 West Gulf Dr.	The Blue Dolphin		9
TOTAL		352	345

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

RED = Vacant or Partially Vacant (* = Under Construction)

Properties highlighted orange are parcels with Nonconforming Resort Use

Prepared by the Planning Department

TABLE 9
MULTI-FAMILY DEVELOPMENTS
TIMESHARE CONDOMINIUMS

TIMESHARE CONDOMINIUMS			
ADDRESS	NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
555 East Gulf Dr. Donax Dr.	Surfrider Beach Club Condominium		31
626 Nerita St.	Sanibel Beach Club Condominium	20	
626 Nerita St.	Sanibel Beach Club Condominium	8	
626 Nerita St.	Sanibel Beach Club Condominium	8	
205 Periwinkle Way	Sanibel Beach Club . Ph. III	12	
205 Periwinkle Way	Sanibel Beach Club . Ph. II	13	
205 Periwinkle Way	Sanibel Beach Club . Ph. I	4	
210 Periwinkle Way	Lighthouse Resort & Club	30	
255 Periwinkle Way	Shell Island Beach Club Ph. I, II & III	57	
2255 West Gulf Dr.	Casa Ybel Beach 7 Racquet Club	15	
2255 West Gulf Dr.	Casa Ybel Beach 7 Racquet Club	18	
2255 West Gulf Dr.	Casa Ybel Beach 7 Racquet Club	24	
2255 West Gulf Dr.	Casa Ybel Beach 7 Racquet Club	15	
2341 West Gulf Dr.	Sanibel Cottages Condominium	28	
2669 West Gulf Dr.	Caribe Inn		26
2939 West Gulf Dr.	Hurricane House Condominium	15	
TOTAL		267	57

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

RED = Vacant or Partially Vacant (* = Under Construction)

Prepared by the Planning Department

NOTES

ⁱ For purposes of this report, an “existing dwelling unit” means that the building permit for the dwelling unit was issued a Certificate of Completion prior to January 1, 2026.

ⁱⁱ Projections for number of dwelling units that will be built in the City were taken from the Land Use Element of the Sanibel Plan.

ⁱⁱⁱ Estimates for the number of dwelling units in the City of Sanibel were established from a structure-by-structure survey in 1975. These estimates were updated from the 2010 Residential Land Use Inventory and building permit reports in 2011 through 2025. Data provided by the Lee County Property Appraiser’s Office were used to verify the City’s data.

^{iv} Based on the 2024 American Community Survey 1-Year Estimates, the US Census Bureau estimates that in 2025, there were 465,172 dwelling units in Lee County and 864,625 dwelling units in the Southwest Florida Region.

^v According to the 2024 American Community Survey 1-Year Estimates, the US Census Bureau figures, the population of Lee County is 53.8% of the population of the Southwest Florida region (Lee, Collier, Charlotte, Glades, and Hendry Counties) (calculation by the Planning Department).

^{vi} Multi-family units are dwelling units that are in buildings that contain three or more units.



RESIDENTIAL INVENTORY FOR THE CITY OF SANIBEL

An Inventory by Structure Type & Type of Use

2025



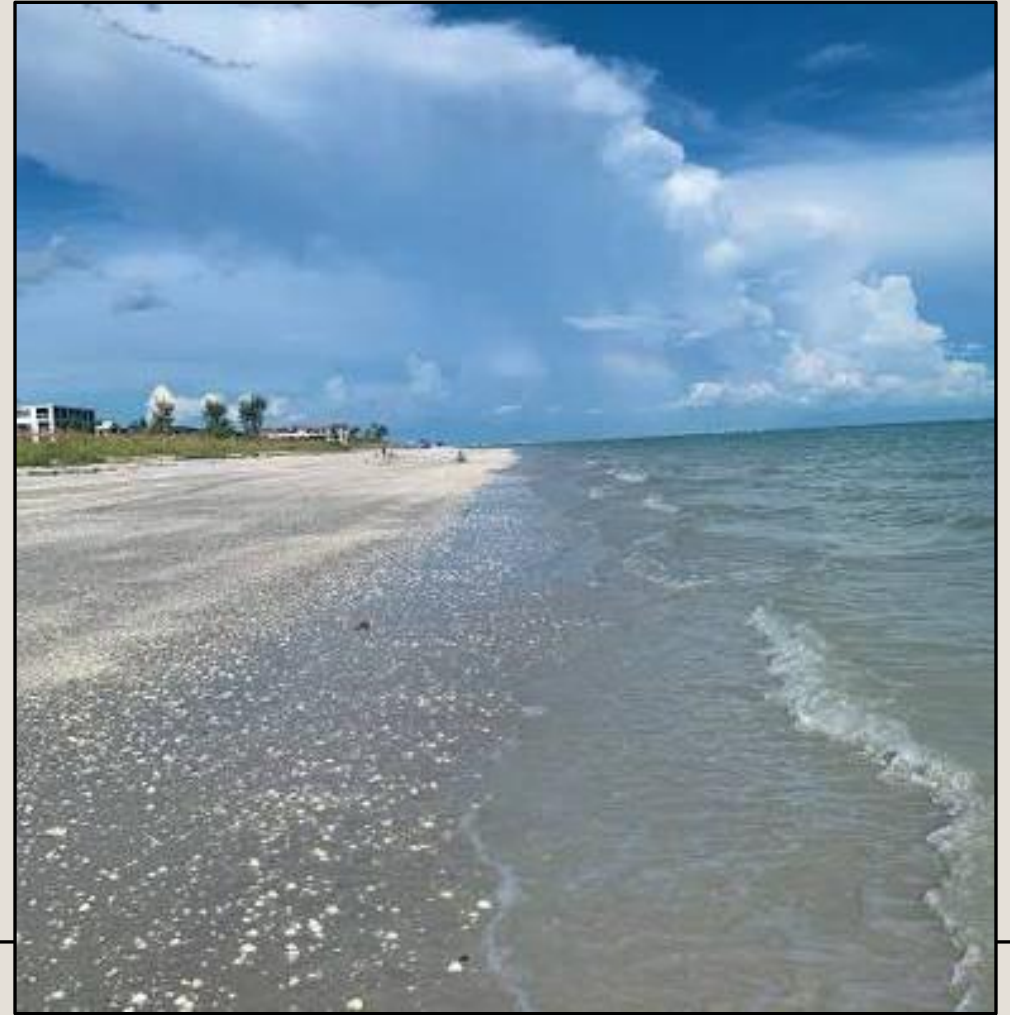
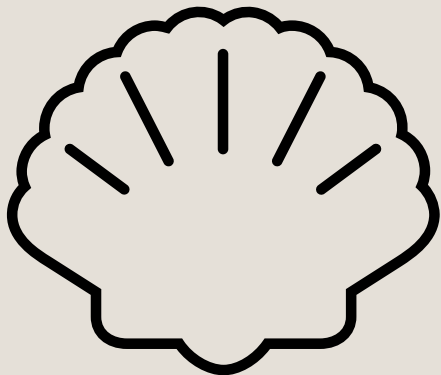
INTRODUCTION

This report updates the inventory of Sanibel's housing stock contained in the *2010 Residential Land Use Analysis Report*. The amount and location of existing and projected residential development in the City of Sanibel have been compiled from City records and Lee County Property Appraiser data.

This inventory of the housing stock includes units used for long-term residential occupancy as well as units used for short-term occupancy, including hotels, motels, and inns.

DISCLAIMER

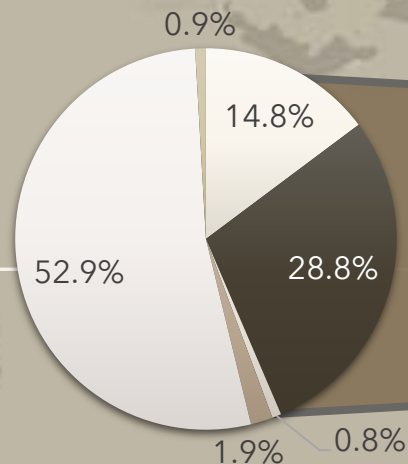
This information is general in nature and is best used for its aggregate value. Although the information is detailed in its presentation, it is not based on a parcel-by-parcel analysis and should not be considered definitive. The Planning Department is continuing to review this data for errors and omissions.



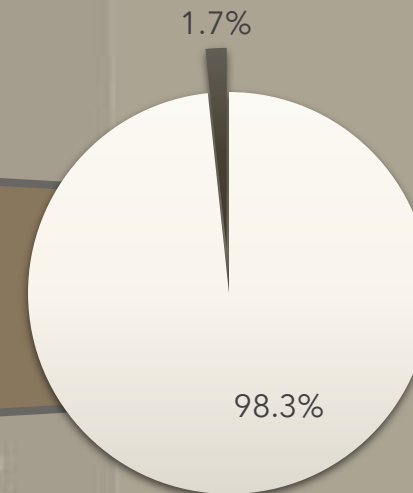
REGIONAL CONTEXT

- In the regional housing market, the City of Sanibel represents a small yet distinct component.
- Based on the 2024 American Community Survey 1-Year Estimates, the US Census Bureau estimates that in 2025 the City of Sanibel's 7,822 dwelling units represent approximately 1.7% of the dwelling units in Lee County, and less than one percent of dwelling units in the southwest Florida region

Housing Units in Southwest Florida



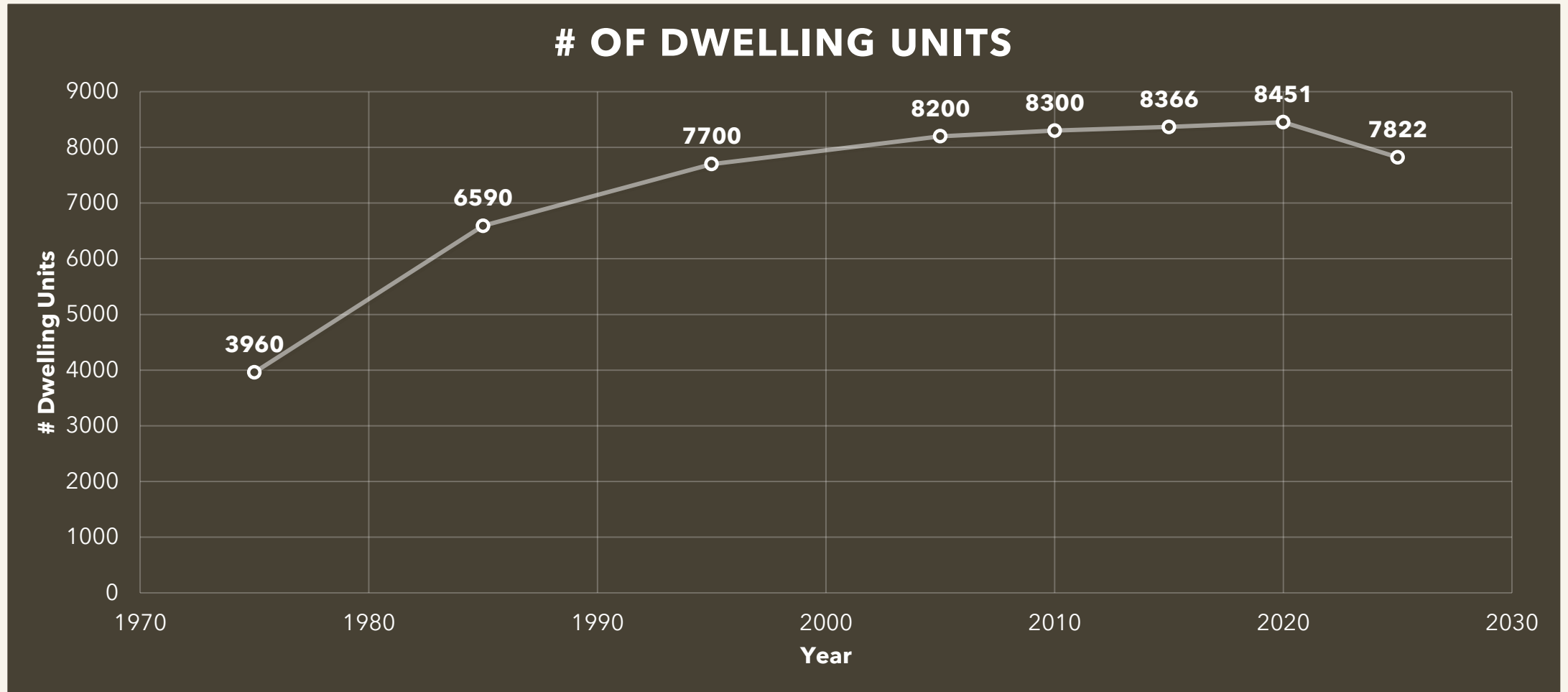
Housing Units in Lee County



■ Charlottee ■ Collier ■ Glades ■ Hendry ■ Lee ■ Sanibel

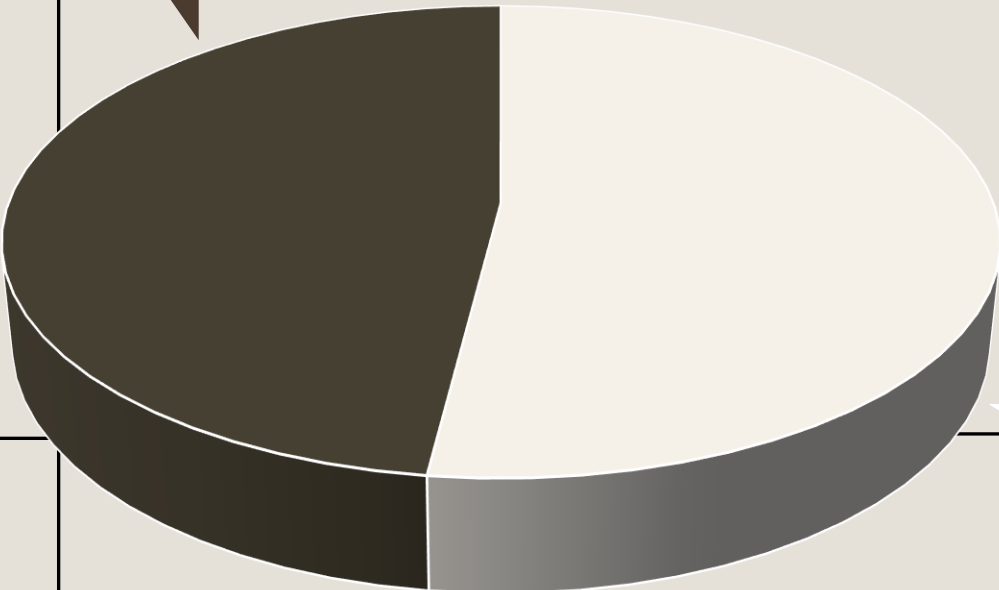
■ Lee ■ Sanibel

TOTAL HOUSING UNITS ON SANIBEL



COMPONENTS OF THE RESIDENTIAL LAND USE INVENTORY

**Multi-Family
48%**



**SFR & Duplex
52%**



COMPONENTS OF SANIBEL'S HOUSING STOCK

Housing Type	<u>1975</u>		<u>2010</u>		<u>2025</u>		% Change 1975-2025
	Units	% of Total	Units	% of Total	Units	% of Total	
Single Family Units (Includes 230 Duplexes in 2010)	980	25%	3,992	48%	4008	51%	309.0%
Multi-Family Units	1,930	49%	3,113	38%	3110	40%	61.1%
Units in Hotels, Motels and Inns	924	23%	703	8%	352	5%	-61.9%
Timeshare Units	0	0%	384	5%	268	3%	NA
Manufactured Units (Mobile Homes)	112	3%	80	1%	84	1%	-25.0%
TOTALS	3,946		8,272		7822		98.2%

IN THE PAST 15 YEARS 2010-2025

NEW SFR &
DUPLEX UNITS

326



NEW MULTI-
FAMILY UNITS

25



DEMOLISHED SFR
& DUPLEX UNITS

337



DEMOLISHED MULTI-
FAMILY UNITS

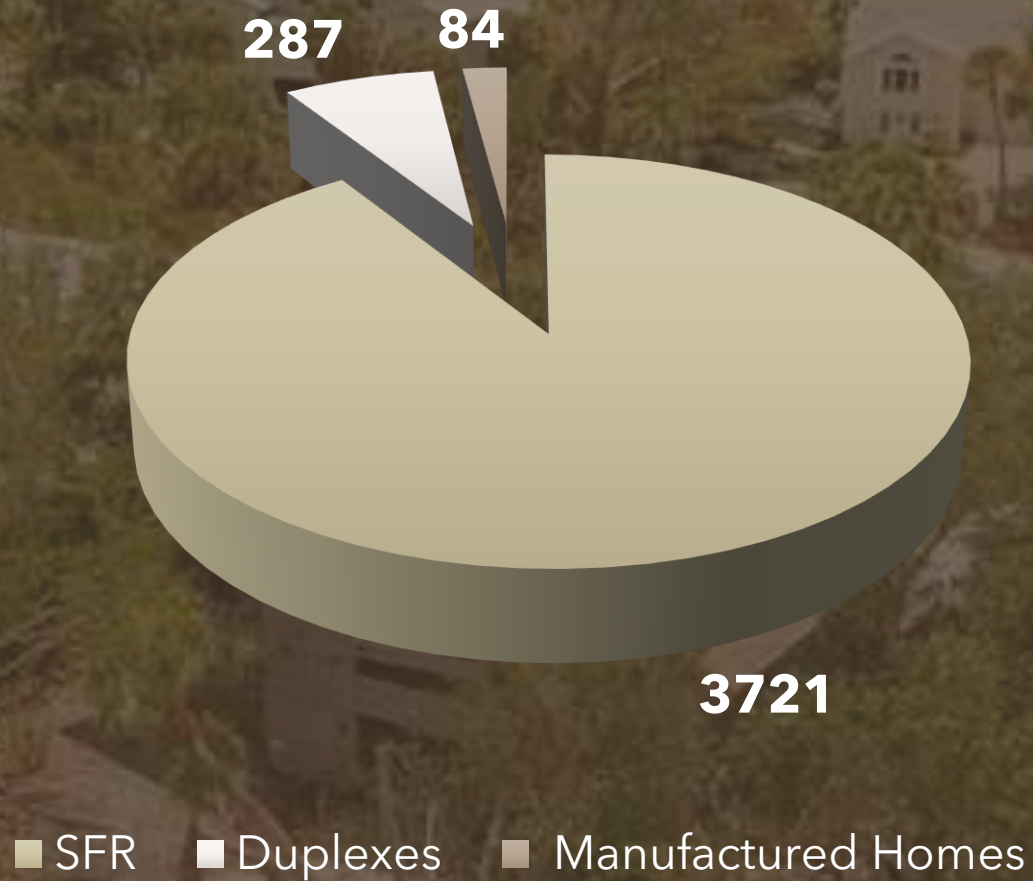
426



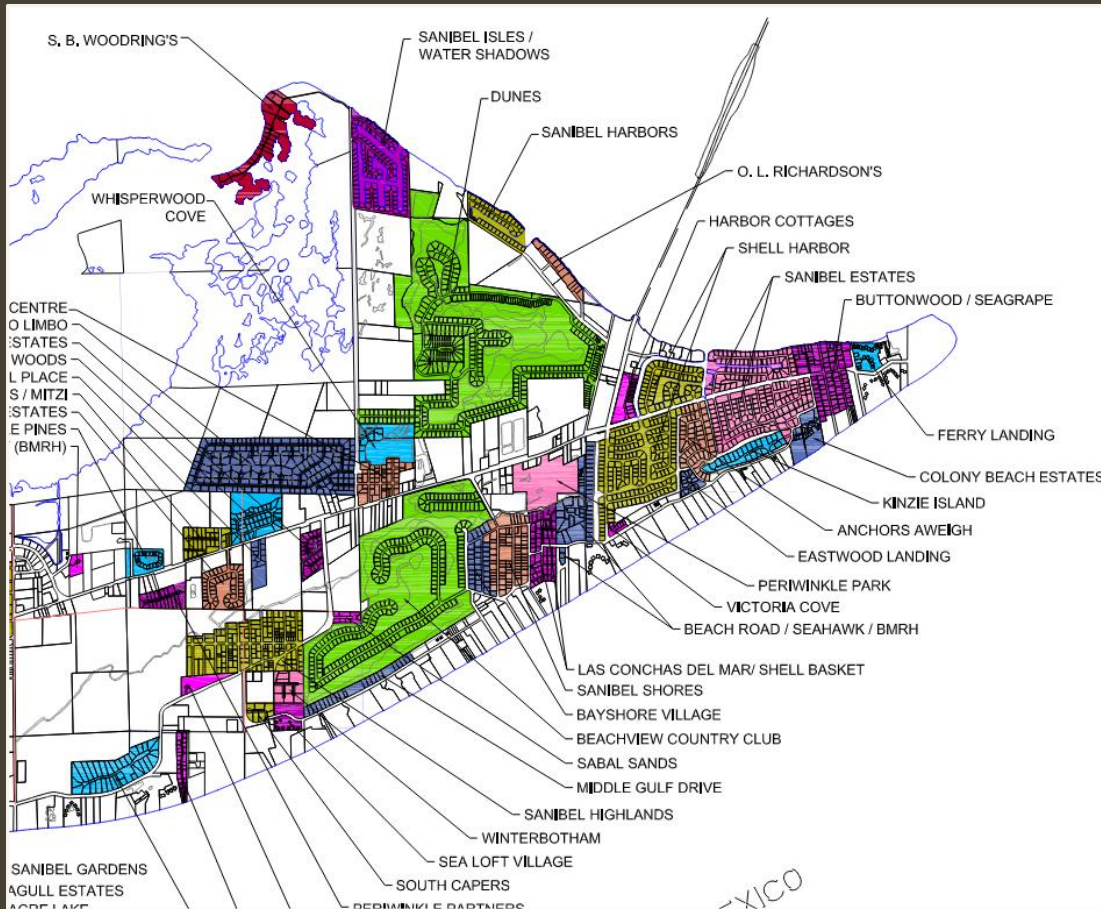
NEW DWELLING UNITS BY TYPE, 2011-2025

Year	NEW SFR/Duplex	<i>DEMO SFR/Duplex</i>	NEW Multi-Family	<i>DEMO Multi-Family</i>	Over/ Under
2011	16	5	0	0	11
2012	11	2	0	0	9
2013	21	6	0	0	15
2014	22	3	0	0	19
2015	18	5	0	0	13
2016	27	7	0	0	20
2017	35	7	0	0	28
2018	23	9	0	12	2
2019	23	8	0	0	15
2020	26	6	0	0	20
2021	14	2	0	0	12
2022	4	5	0	14	-15
2023	8	126	0	192	-310
2024	22	78	0	65	-121
2025	56	68	25	143	-130
Totals	326	337	25	426	-412

SINGLE FAMILY AND DUPLEX UNITS

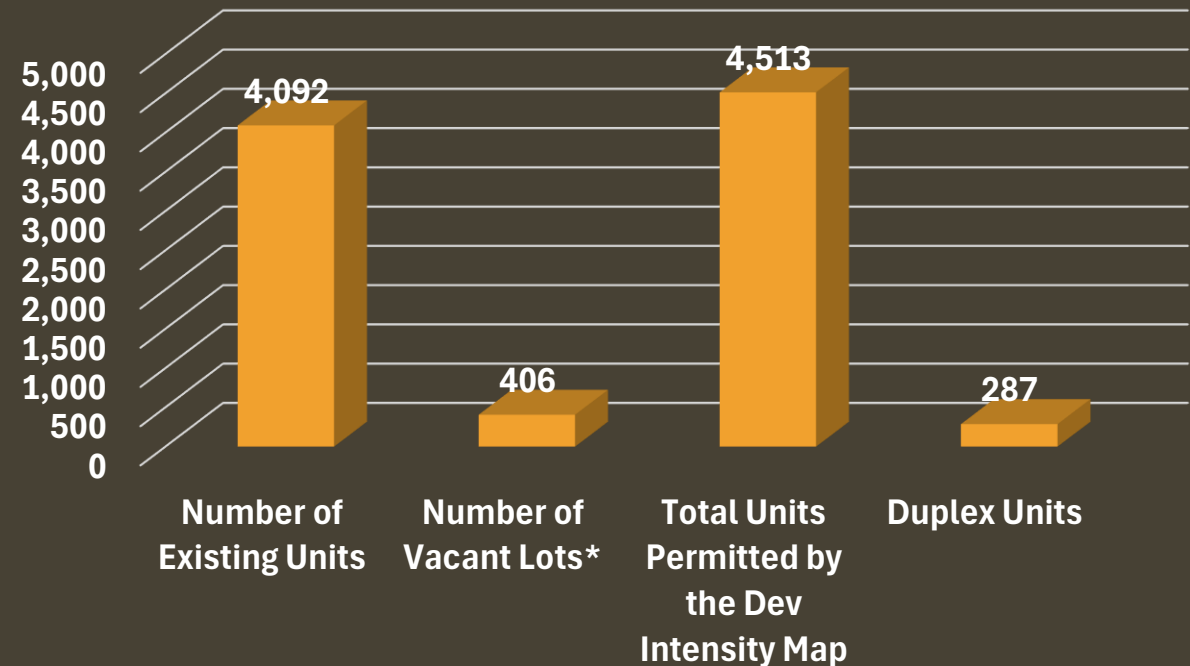


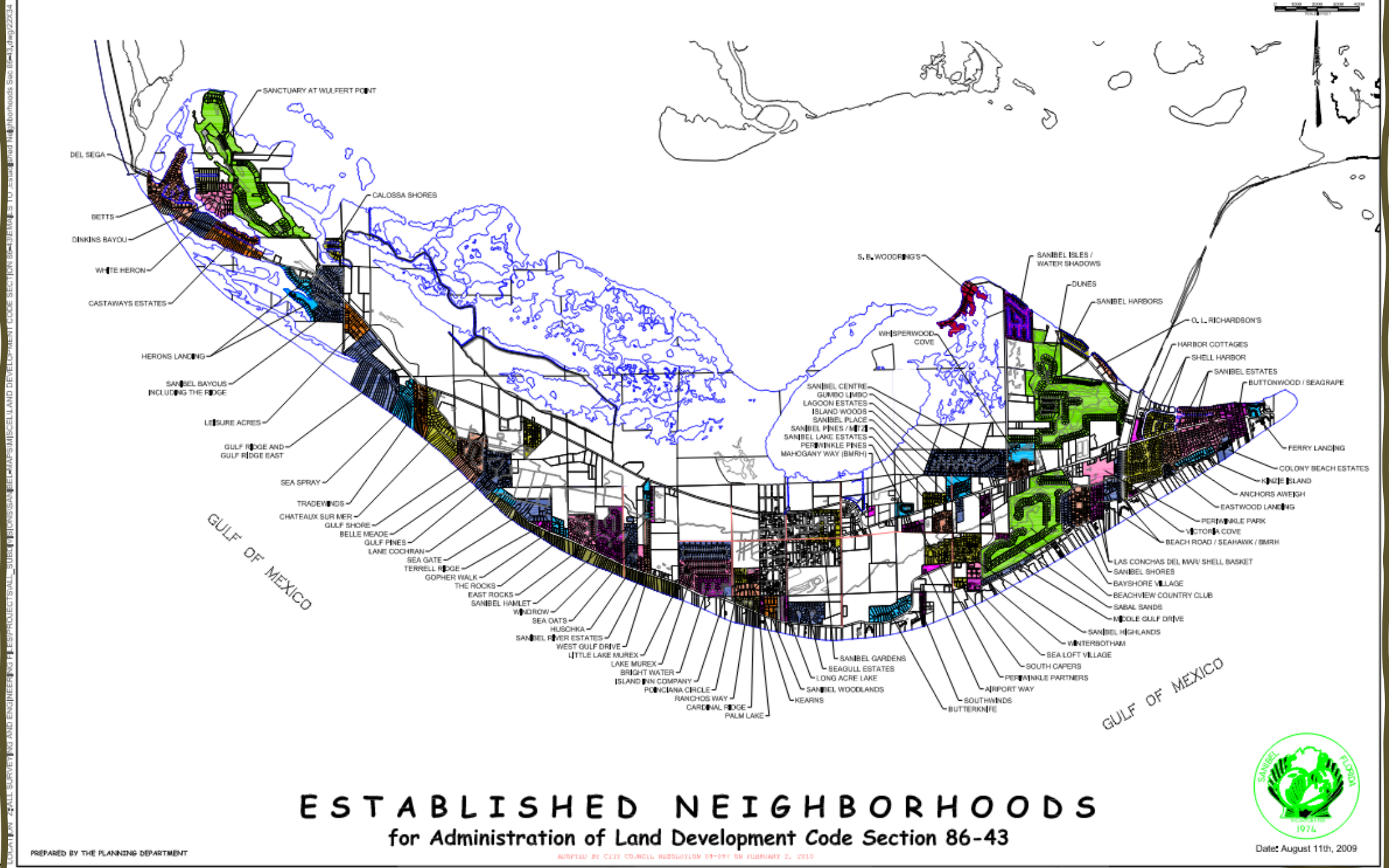
SINGLE-FAMILY DEVELOPMENTS



- Includes Single-Family and Duplex Lot Subdivisions,
- Including Unified Residential (Cluster) Developments

**this information can be found in Table 5 of the Residential Inventory*





MULTI-FAMILY UNITS



3,730 DWELLING UNITS
CLASSIFIED AS MULTI-FAMILY

NON-RESORT
CONDOMINIUMS
AND
APARTMENTS

Table ⑥

RESORT
CONDOMINIUMS
AND
APARTMENTS

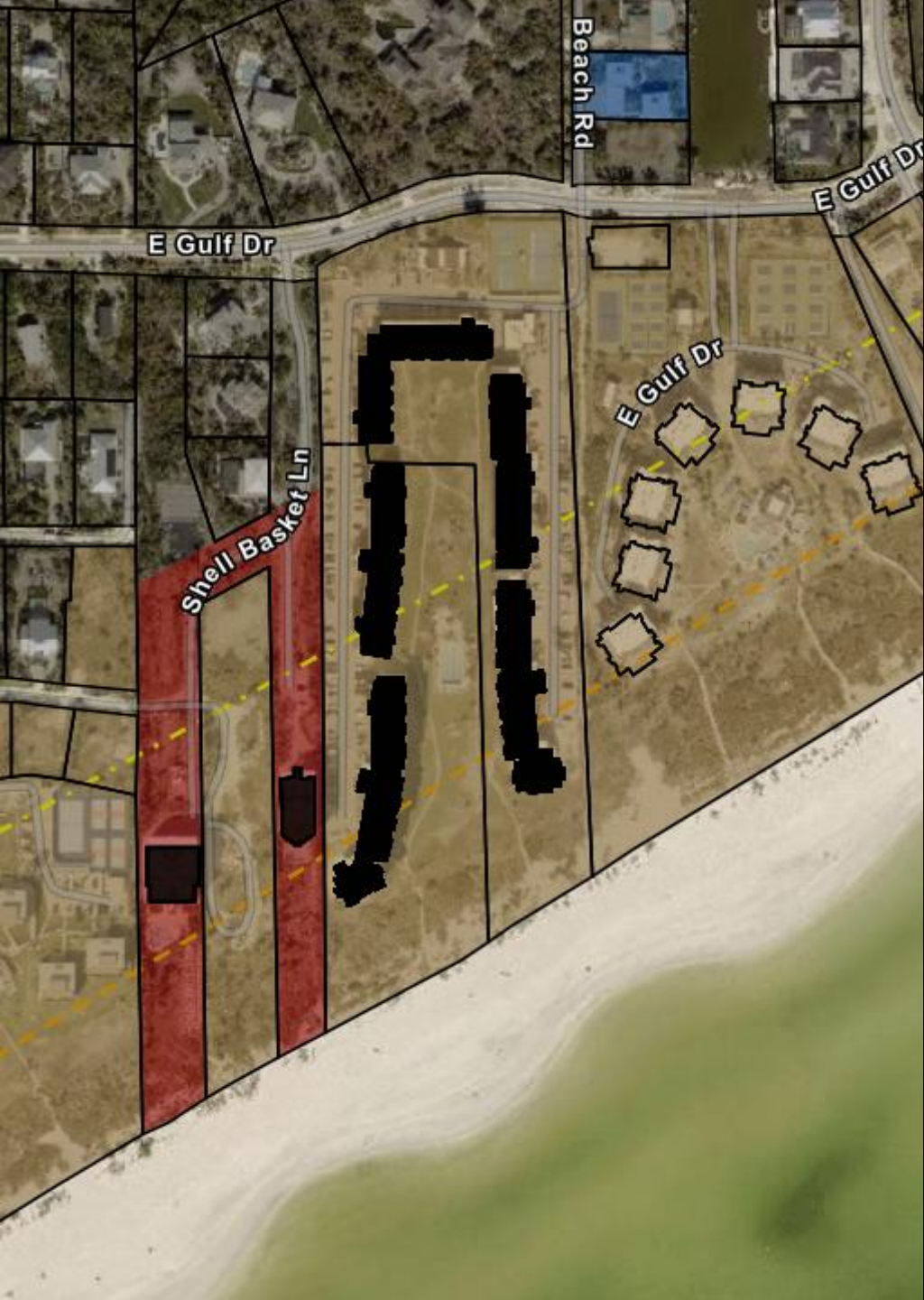
Table ⑦

HOTELS, MOTELS
AND COTTAGES

Table ⑧

TIMESHARE
CONDOMINIUMS

Table ⑨



RESORT HOUSING

IN 2025, 3,248 MULTI-FAMILY UNITS ARE AVAILABLE, BY PERMITTED USE, AS RESORT HOUSING

THIS IS NEARLY 87% OF ALL MULTI-FAMILY UNITS, OR 42% OF ALL DWELLING UNITS

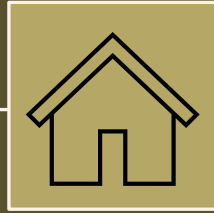
SHORT-TERM RENTALS ARE UNITS MADE AVAILABLE FOR LESS THAN 4 CONSECUTIVE WEEKS

BELOW MARKET RATE HOUSING



91

Dwelling units
in the City's
Below Market
Rate Housing
program



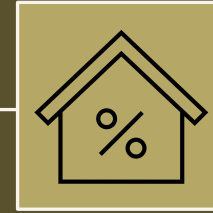
52

In the single
family and
duplex
category



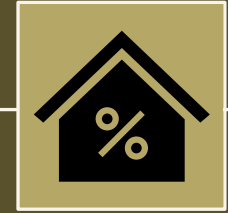
39

In the multi-
family category



< 1%

Of BMRH units
in the total
residential
inventory



2%

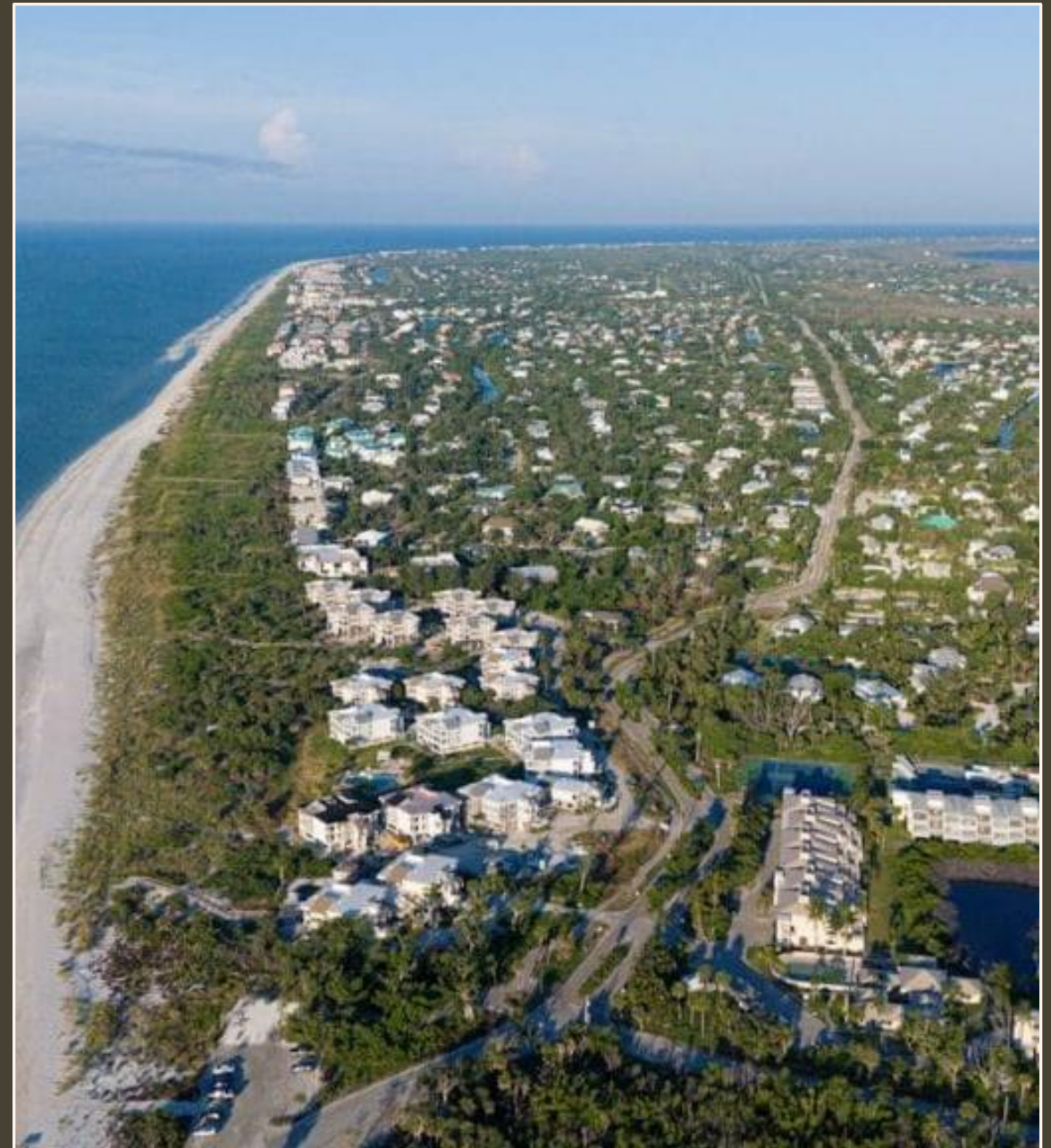
Of the non-
resort use
dwelling units

AS OF 2025

GROWTH RATE

OVER 50% OF THE EXISTING RESIDENTIAL DEVELOPMENT IN THE CITY OF SANIBEL HAS BEEN CONSTRUCTED SINCE 1975.

APPROXIMATELY 24% OF THE SINGLE FAMILY AND DUPLEX DWELLING UNITS IN THE EXISTING HOUSING STOCK WERE BUILT SINCE 1975.



BUILD-OUT

1,178 DWELLING
UNITS TOTAL

- Projected to be added to the residential inventory in the City of Sanibel.

396 UNITS

- Expected to be located within existing single-family developments
- The remaining 782 units are projected to be located on vacant/undeveloped or not fully developed lands.

EXISTING 7,822
UNITS

- Represent 87% of the approx. 9,000 dwelling units projected to make up the residential inventory at build-out.

Housing Type	2025		Build Out	
	Units	%	Units	%
Single Family Units (Includes Duplexes)	4,008	51%	4,700	52%
Multi-Family Units	3,110	40%	3,136	35%
Units in Hotels, Motels and Inns	352	5%	700	8%
Timeshare Units	268	3%	384	4%
Manufactured Units (Mobile Homes)	84	1%	80	1%
TOTAL	7,822		9,000	

- Build-out projections, by structure type, show a continuing trend of single-family residential development increasing its proportionate share of the residential inventory.
- The build-out projection of approx. 9,000 dwelling units may never be reached; there are numerous public and private decisions that may decrease this projection.
- To date, the build-out projection of approx. 9,000 dwelling units remains a valid assumption.

Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

Prepared by the Planning Department

SOURCES

Planning Commission
2026 MEETING SCHEDULE
MacKenzie Hall - 800 Dunlop Road
(2nd and 4th Tuesday of the month at 9:00 a.m.)

9:00 AM (Only one meeting in Jan)	Tuesday, January 27, 2026
9:00 AM Tuesday, February 10, 2026 CANCELLED	Tuesday, February 24, 2026
9:00 AM Tuesday, March 10, 2026 CANCELLED	Tuesday, March 24, 2026
9:00 AM Tuesday, April 14, 2026	Tuesday, April 28, 2026 CANCELLED
9:00 AM Tuesday, May 12, 2026	Tuesday, May 26, 2026
9:00 AM Tuesday, June 9, 2026	Tuesday, June 23, 2026
9:00 AM Tuesday, July 14, 2026 CANCELLED	Tuesday, July 28, 2026
9:00 AM Tuesday, August 11, 2026	Tuesday, August 25, 2026
9:00 AM Tuesday, September 8, 2026	Tuesday, September 22, 2026
9:00 AM Tuesday, October 13, 2026	Tuesday, October 27, 2026
9:00 AM Tuesday, November 10, 2026	(Only one meeting in Nov)
9:00 AM *Tuesday, December 15, 2026 (3rd Tuesday due to Chanukah)	(Only one meeting in Dec)

PLANNING COMMISSION STANDING SUBCOMMITTEES

2026 Subcommittee Work Plan:

Below Market Rate Housing Review
Annual Review with CHR Board President and Planning Director
Capital Improvements Review
Annual Review with Planning Director
Land Development Code Review
Annual Review with Planning Director
Permitting Process Review
Annual Review with Planning Director

2026 Subcommittee Calendar:

	Below Market Rate Housing Review (BMRH)
July 14, 2026	Capital Improvement Projects Review (CIP)
February 24, 2026	Land Development Code Review (LDC)
	Permitting Process Review (PPR)

2026 Subcommittee Assignments

(No minimum or maximum membership requirements for any Planning Commission Subcommittee)

	2026 Membership
Below Market Rate Housing Review (BMRH)	Kate Sergeant (Chair)
	Tiffany Burns
	Paul Nichols
	Lyman Welch
Capital Improvement Projects Review (CIP)	Erika Steiner (Chair)
	Tiffany Burns
	Ken Colter
	Larry Schopp
	Kate Sergeant
	Lyman Welch
Land Development Code Review (LDC)	Larry Schopp (Chair)
	Tiffany Burns
	Ken Colter
	Paul Nichols
	Kate Sergeant
	Erika Steiner
Permitting Process Review (PPR)	Ken Colter (Chair)
	Tiffany Burns
	Paul Nichols
	Larry Schopp
	Erika Steiner

**PLANNING COMMISSION
2026 LIAISON TO COUNCIL
REPORT SCHEDULE**

9:00 am	Tuesday, January 13, 2026	Commissioner Schopp
9:00 am	Tuesday, February 3, 2026	Commissioner Steiner
9:00 am	Tuesday, March 3, 2026	Commissioner Burns
9:00 am	Tuesday, April 21, 2026	Commissioner Nichols
9:00 am	Tuesday, May 5, 2026	Commissioner Colter
9:00 am	Tuesday, June 2, 2026	Commissioner Welch
9:00 am	Tuesday, July 21, 2026	Commissioner Sergeant
9:00 am	Tuesday, August 18, 2026	Commissioner Schopp
9:00 am	Monday, September 14, 2026	Commissioner Steiner
9:00 am	Tuesday, October 6, 2026	Commissioner Burns
9:00 am	Tuesday, November 3, 2026	Commissioner Nichols
9:00 am	Tuesday, December 1, 2026	Commissioner Colter

Approved 1/27/26

PERMITS APPLIED BY TYPE (06/01/2026-06/30/2026)

FENCE/WALL

Status	Permit Number	Work Class	Date Entered	Location
Submittals Incomplete				
	PRFN202601178	New	06/26/2026	580 LAKE MUREX CIR, SANIBEL, FL 33957
Permit(s) Issued				
	PRFN202601003	Addition/Alteration	06/01/2026	2407 PALM RIDGE RD, SANIBEL, FL 33957
	PRFN202601019	New	06/03/2026	2050 PERIWINKLE WAY, SANIBEL, FL 33957
	PRFN202601192	Replacement	06/30/2026	1417 JAMAICA DR, SANIBEL, FL 33957
	PRFN202601066	Replacement	06/09/2026	887 CASA YBEL RD, Unit: A, SANIBEL, FL 33957
	PRFN202601037	Replacement	06/05/2026	BUTTERKNIFE PLACE From: 133 To: 136
	PRFN202601041	New	06/05/2026	490 MARIAN RD, SANIBEL, FL 33957
In Plan Check				
	PRFN202601052	New	06/08/2026	1448 ALBATROSS RD, SANIBEL, FL 33957
	PRFN202601164	New	06/24/2026	5050 SANIBEL CAPTIVA RD, SANIBEL, FL 33957
	PRFN202601174	New	06/25/2026	1985 SANIBEL BAYOUS RD, SANIBEL, FL 33957

SITE WORK				
Status	Permit Number	Work Class	Date Entered	Location
Permit(s) Issued				
	PRSW202601035	Other	06/04/2026	SANIBEL BAYOUS ROAD From: 1900 To: 1963
	PRSW202601151	Other	06/22/2026	5741 PINE TREE DR, SANIBEL, FL 33957
	PRSW202601108	Other	06/16/2026	3065 WEST GULF DR, SANIBEL, FL 33957
	PRSW202601152	Other	06/22/2026	1630 PERIWINKLE WAY, Unit: A, SANIBEL, FL 33957
	PRSW202601042	Other	06/05/2026	2276 STARFISH LN, SANIBEL, FL 33957
	PRSW202601142	Other	06/19/2026	5271 INDIAN CT, SANIBEL, FL 33957
	PRSW202601150	Other	06/22/2026	1941 ROSEATE LN, SANIBEL, FL 33957
	PRSW202601137	Other	06/19/2026	1289 PAR VIEW DR, SANIBEL, FL 33957
	PRSW202601161	Other	06/24/2026	4767 TRADEWINDS DR, SANIBEL, FL 33957
In Plan Check				
	PRSW202601036	Other	06/04/2026	<No Location Available>
	PRSW202601172	Other	06/25/2026	2725 WULFERT RD, SANIBEL, FL 33957
	PRSW202601182	Other	06/29/2026	<No Location Available>
Submittals Incomplete				
	PRSW202601158	Other	06/23/2026	2959 WEST GULF DR, SANIBEL, FL 33957
Closed				
	PRSW202601010	Other	06/02/2026	1653 HIBISCUS DR, SANIBEL, FL 33957

ADDITION/ALTERATION				
Status	Permit Number	Work Class	Date Entered	Location
Permit(s) Issued				
	PRAD202601047	Alteration	06/08/2026	1031 BIRD WATCH WAY, SANIBEL, FL 33957
	PRAD202601051	Alteration	06/08/2026	2514 BLIND PASS CT, SANIBEL, FL 33957
	PRAD202601083	Addition	06/11/2026	1501 MIDDLE GULF DR, Building:H, SANIBEL, FL 33957
	PRAD202601012	Alteration	06/02/2026	1679 SERENITY LN, SANIBEL, FL 33957
	PRAD202601044	Alteration	06/06/2026	1767 SERENITY LN, SANIBEL, FL 33957
	PRAD202601060	Alteration	06/09/2026	1401 MIDDLE GULF DR, Unit:206, Building:O, SANIBEL, FL 33957
	PRAD202601068	Alteration	06/10/2026	1501 MIDDLE GULF DR, Building:B, SANIBEL, FL 33957
	PRAD202601084	Alteration	06/11/2026	1501 MIDDLE GULF DR, Building:I, SANIBEL, FL 33957
	PRAD202601002	Alteration	06/01/2026	235 PALM LAKE DR, SANIBEL, FL 33957
	PRAD202601054	Addition	06/08/2026	1501 MIDDLE GULF DR, SANIBEL, FL 33957
	PRAD202601074	Addition	06/10/2026	304623T40210000CE
	PRAD202601078	Addition/Alteration	06/11/2026	1342 JUNONIA ST, SANIBEL, FL 33957
	PRAD202601082	Alteration	06/11/2026	1501 MIDDLE GULF DR, Building:G, SANIBEL, FL 33957
	PRAD202601086	Alteration	06/11/2026	1491 MIDDLE GULF DR, Building:K, SANIBEL, FL 33957
	PRAD202601106	Alteration	06/15/2026	235 DANIEL DR, SANIBEL, FL 33957
	PRAD202601166	Alteration	06/24/2026	556 KINZIE ISLAND CT, SANIBEL, FL 33957
	PRAD202601045	Addition	06/08/2026	845 EAST GULF DR, Unit:132, Building:1, SANIBEL, FL 33957
	PRAD202601069	Alteration	06/10/2026	1501 MIDDLE GULF DR, Building:C, SANIBEL, FL 33957
	PRAD202601073	Alteration	06/10/2026	1501 MIDDLE GULF DR, Building:D, SANIBEL, FL 33957
	PRAD202601081	Addition	06/11/2026	1501 MIDDLE GULF DR, Building:F, SANIBEL, FL 33957
	PRAD202601085	Alteration	06/11/2026	1501 MIDDLE GULF DR, Building:J, SANIBEL, FL 33957
	PRAD202601101	Addition	06/12/2026	1001 EAST GULF DR, SANIBEL, FL 33957
	PRAD202601141	Addition	06/19/2026	5105 JOEWOOD DR, SANIBEL, FL 33957
	PRAD202601169	Alteration	06/25/2026	2330 PALM RIDGE RD 11
In Plan Check				
	PRAD202601079	Addition	06/11/2026	824 LIMPET DR, SANIBEL, FL 33957
	PRAD202601112	Addition/Alteration	06/16/2026	443 BELLA VISTA WAY W, SANIBEL, FL 33957
	PRAD202601058	Alteration	06/09/2026	204 DANIEL DR, SANIBEL, FL 33957
	PRAD202601198	Alteration	06/30/2026	1144 HARBOUR COTTAGE CT, SANIBEL, FL 33957
Returned for Correction				
	PRAD202601027	Alteration	06/04/2026	1012 WHITE IBIS DR, SANIBEL, FL 33957
	PRAD202601043	Addition/Alteration	06/05/2026	2050 PERIWINKLE WAY, SANIBEL, FL 33957
	PRAD202601095	Alteration	06/12/2026	792 BIRDIE VIEW PT, SANIBEL, FL 33957

PERMITS APPLIED
BY TYPE
(06/01/2026-06/30/2026)

	PRAD202601116	Alteration	06/16/2026	2304 PERIWINKLE WAY, Building:REAR, SANIBEL, FL 33957
	PRAD202601070	Addition	06/10/2026	2449 HARBOUR LN, SANIBEL, FL 33957
	PRAD202601138	Addition/Alteration	06/19/2026	635 EAST GULF DR, Unit:201, Building:B, SANIBEL, FL 33957
	PRAD202601146	Alteration	06/22/2026	203 DANIEL DR, SANIBEL, FL 33957
	PRAD202601154	Alteration	06/22/2026	1501 MIDDLE GULF DR, Unit:301, Building:F, SANIBEL, FL 33957
	PRAD202601162	Addition	06/24/2026	1752 SERENITY LN, SANIBEL, FL 33957
	PRAD202601121	Alteration	06/16/2026	2311 WEST GULF DR, Unit: 34, SANIBEL, FL 33957
	PRAD202601153	Addition	06/22/2026	209 DANIEL DR, SANIBEL, FL 33957
Ready for Issuance				
	PRAD202601168	Alteration	06/24/2026	671 EAST GULF DR, Unit:1B3, Building:1, SANIBEL, FL 33957
	PRAD202601102	Alteration	06/12/2026	3225 WEST GULF DR, Unit:B201, Building:B, SANIBEL, FL 33957
	PRAD202601049	Alteration	06/08/2026	1401 MIDDLE GULF DR, Unit:305, Building:O, SANIBEL, FL 33957
Submittals Incomplete				
	PRAD202601179	Alteration	06/26/2026	1605 MIDDLE GULF DR, Unit: 115, SANIBEL, FL 33957
	PRAD202601120	Addition/Alteration	06/16/2026	2265 WEST GULF DR, Unit:340, Building:B, SANIBEL, FL 33957
	PRAD202601136	Addition/Alteration	06/18/2026	2407 PERIWINKLE WAY, Unit: 4, SANIBEL, FL 33957
	PRAD202601089	Addition/Alteration	06/11/2026	2265 WEST GULF DR, Unit:220, Building:E, SANIBEL, FL 33957
	PRAD202601189	Addition/Alteration	06/29/2026	1293 PAR VIEW DR, SANIBEL, FL 33957
Closed				
	PRAD202601105	Alteration	06/15/2026	9439 COTTEN CT, SANIBEL, FL 33957

ACCESSORY BUILDING				
Status	Permit Number	Work Class	Date Entered	Location
Permit(s) Issued				
	PRAB202601119	Addition/Alteration	06/16/2026	1289 PAR VIEW DR, SANIBEL, FL 33957
Returned for Correction				
	PRAB202601076	Addition	06/11/2026	194623T3000130000
	PRAB202601062	New	06/09/2026	877 LIMPET DR, SANIBEL, FL 33957
In Plan Check				
	PRAB202601185	Addition/Alteration	06/29/2026	5663 PINE TREE DR, SANIBEL, FL 33957
Submittals Incomplete				
	PRAB202601123	New	06/16/2026	760 SEXTANT DR, Building:1, SANIBEL, FL 33957
	PRAB202601114	New	06/16/2026	1012 WHITE IBIS DR, SANIBEL, FL 33957
	PRAB202601122	New	06/16/2026	760 SEXTANT DR, Building:1, SANIBEL, FL 33957

NEW COMMERCIAL				
Status	Permit Number	Work Class	Date Entered	Location
Pending				
	PRNC202601193	New	06/30/2026	1523 PERIWINKLE WAY, SANIBEL, FL 33957

SINGLE FAMILY NEW				
Status	Permit Number	Work Class	Date Entered	Location
In Plan Check				
	PRSF202601040	New	06/05/2026	1377 JAMAICA DR, SANIBEL, FL 33957
	PRSF202601130	New	06/18/2026	935 PECTEN CT, SANIBEL, FL 33957
	PRSF202601065	New	06/09/2026	440 EAST GULF DR, SANIBEL, FL 33957

GENERATOR				
Status	Permit Number	Work Class	Date Entered	Location
Permit(s) Issued				
	PRGN202601015	Addition	06/03/2026	9077 MOCKINGBIRD DR, SANIBEL, FL 33957
In Plan Check				
	PRGN202601014	New	06/02/2026	1338 TAHITI DR, SANIBEL, FL 33957
Ready for Issuance				
	PRGN202601071	New	06/10/2026	4767 TRADEWINDS DR, SANIBEL, FL 33957
Returned for Correction				
	PRGN202601063	New	06/09/2026	1272 PAR VIEW DR, SANIBEL, FL 33957
	PRGN202601165	New	06/24/2026	1148 SEAGRAPE LN, SANIBEL, FL 33957

MARINE AND SHORELINE				
Status	Permit Number	Work Class	Date Entered	Location
Permit(s) Issued				
	PRMR202601007	Alteration	06/01/2026	1178 HARBOUR COTTAGE CT, SANIBEL, FL 33957
	PRMR202601131	Alteration	06/18/2026	569 LIGHTHOUSE WAY, SANIBEL, FL 33957
	PRMR202601006	Alteration	06/01/2026	1174 HARBOUR COTTAGE CT, SANIBEL, FL 33957
	PRMR202601005	Alteration	06/01/2026	1168 HARBOUR COTTAGE CT, SANIBEL, FL 33957
In Plan Check				
	PRMR202601056	New	06/09/2026	204623T201500032A
	PRMR202601134	New	06/18/2026	526 N YACHTSMAN DR, SANIBEL, FL 33957
Returned for Correction				
	PRMR202601099	Alteration	06/12/2026	1561 SAN CARLOS BAY DR, SANIBEL, FL 33957
Submittals incomplete				
	PRMR202601147	New	06/22/2026	941 PECTEN CT, SANIBEL, FL 33957

POOL/SPA				
Status	Permit Number	Work Class	Date Entered	Location
In Plan Check				
	PRPO202601183	New	06/29/2026	5267 LADYFINGER LAKE RD, SANIBEL, FL 33957
	PRPO202601100	New	06/12/2026	4099 WEST GULF DR, SANIBEL, FL 33957
Returned for Correction				
	PRPO202601160	New	06/24/2026	4513 WATERS EDGE LN, SANIBEL, FL 33957
	PRPO202601029	New	06/04/2026	427 LAGOON DR, SANIBEL, FL 33957
	PRPO202601093	New	06/12/2026	5001 JOEWOOD DR, SANIBEL, FL 33957
Ready for Issuance				
	PRPO202601097	New	06/12/2026	134621T2050000030
Submittals Incomplete				
	PRPO202601125	New	06/16/2026	4636 RUE ROYALE, SANIBEL, FL 33957
	PRPO202601149	New	06/22/2026	800 SAND DOLLAR DR, SANIBEL, FL 33957

SIGN				
Permit(s) Issued				
	PRSG202601034	New	06/04/2026	2407 PERIWINKLE WAY, Unit:3, SANIBEL, FL 33957
	PRSG202601145	New	06/20/2026	2629 WEST GULF DR, SANIBEL, FL 33957
Returned for Correction				
	PRSG202601032	New	06/04/2026	2330 PALM RIDGE RD, Unit:6, SANIBEL, FL 33957
	PRSG202601033	New	06/04/2026	2330 PALM RIDGE RD, Unit:6, SANIBEL, FL 33957

DRIVEWAY/PARKING				
Permit(s) Issued				
	PRDW202601011	Replacement	06/02/2026	1089 SKIFF PL, SANIBEL, FL 33957
	PRDW202601001	Alteration	06/01/2026	5410 OSPREY CT, SANIBEL, FL 33957
	PRDW202601117	Alteration	06/16/2026	223 DANIEL DR, SANIBEL, FL 33957

CHANGE OF USE				
In Plan Check				
	PRCU202601187	Alteration	06/29/2026	520 TARPON BAY RD, SANIBEL, FL 33957

DEMOLITION				
Permit(s) Issued				
	PRDE202601135	Demolition	06/18/2026	505 LIGHTHOUSE WAY, SANIBEL, FL 33957
	PRDE202601022	Demolition	06/03/2026	4733 RUE BELLE MER, SANIBEL, FL 33957
In Plan Check				
	PRDE202601195	Demolition	06/30/2026	1523 PERIWINKLE WAY, SANIBEL, FL 33957
	PRDE202601176	Demolition	06/26/2026	1544 PERIWINKLE WAY, SANIBEL, FL 33957

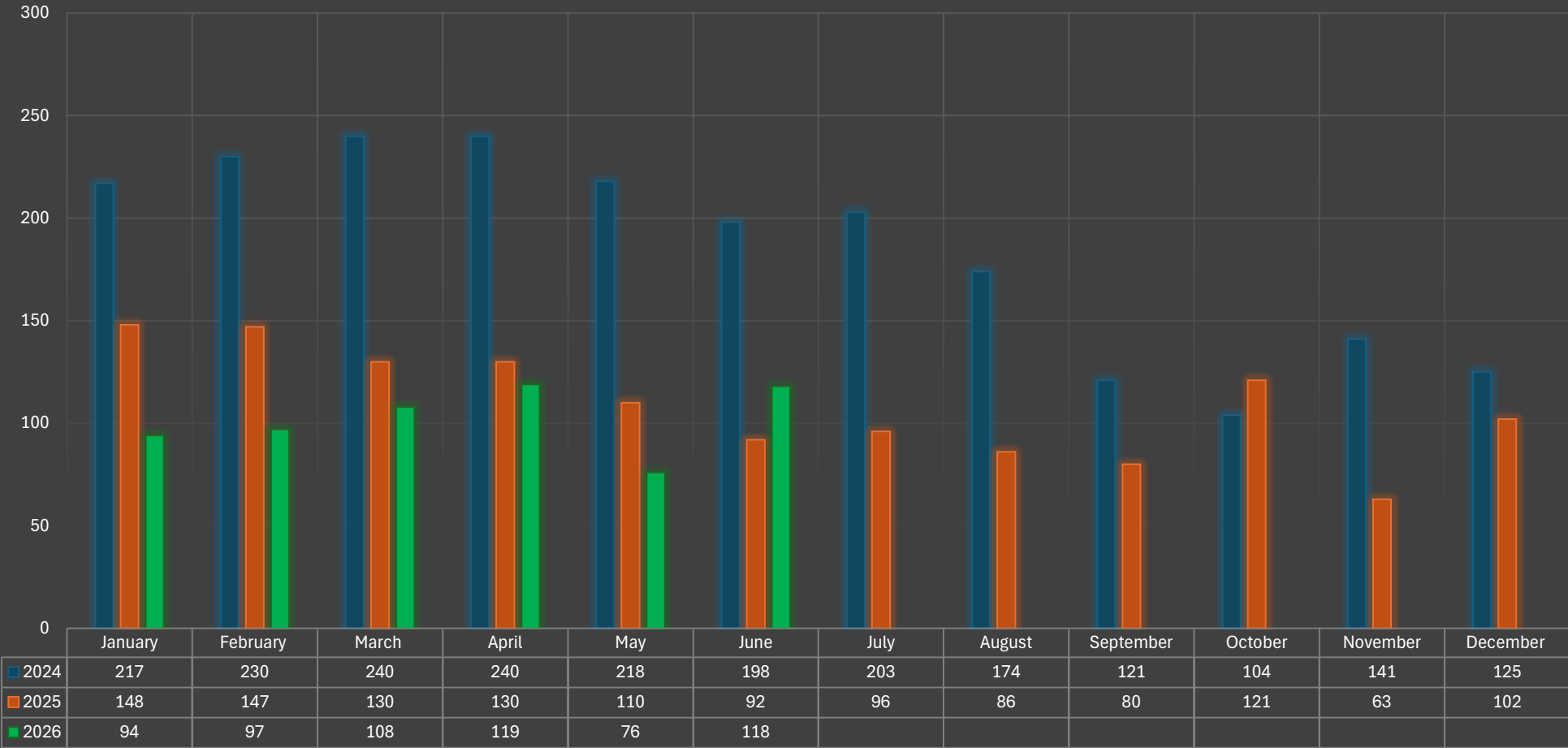
LONG-FORM APPLICATION				
Application Type	Status	Application Number	Date Entered	Location
Variance	Pending	PL20260027	6/10/2026	784 LIMPET DR, SANIBEL, FL 33957
Conditional Use Permit	Complete Application	PL20260028	6/12/2026	1561 SAN CARLOS BAY DR, SANIBEL, FL 33957

Total Permits/Plans Involving the Planning Department Applied for Between 06/01/2026-06/30/2026: 118



2024-2026 Monthly Permit and Plan Reports

2024 2025 2026



LAND DEVELOPMENT CODE AMENDMENTS									
Priority Level	Type	Description	Status	LDC Subcommittee	Planning Commission	City Council Discussion	City Council 1st Reading	City Council 2nd Reading	Other
1	Council - Identified Priority	Chapter 122 - landscaping - buffer standards	Complete	2/24/2026	3/24/2026	4/21/2026	4/21/2026	5/5/2026	
	NR 2023 Priority	Outdoor lighting/ Marine sea turtle lighting	On hold because of SB 180 concerns	11/18/2025					
2	Planning Commission Request	Property maintenance (e.g. overgrown yards, outdoor storage)							
1	Florida Statute requirement	SB 954 - "Certified Recovery Residences"	In progress						
1	Council - Identified Priority	Ch 126 - Exceptions from height limitations for elevating ground-level homes (nonconforming to flood)	In progress	2/24/2026	3/24/2026	5/5/2026	5/5/2026	6/2/2026	
2	Council - Identified priority	Developed area/impermeable coverage exemption for elec./mech. equipment - new construction	In progress						Referendum required
	Staff-initiated	Accessory structures in front yards	In progress	2/24/2026	3/24/2026 5/12/2026	6/16/2026	6/16/2026	7/21/2026	
	Staff-initiated	Limitations on principal (multifamily) buildings - remove prohibition of flat roofs	Complete	2/24/2026	3/24/2026	4/21/2026	4/21/2026	5/5/2026	
	Council initiated	Miniature golf as a conditional use	In progress		5/26/2026 - discussion 8/25/2026 tentative				
SPECIAL PROJECTS									
	Beach Management Plan	Beach Management Plan (with Natural Resources)	In progress						
	2017 - Special Projects	Digitized Zoning Maps - Development Intensity Map (GIS)	Completed for internal use						
	2024 CDBG-DR	Transportation Master Plan	In progress						
	Council Priority	Vulnerability Assessment (with Natural Resources)	Complete	n/a	n/a	12/16/2025	n/a	n/a	public meeting 4/10; report accepted 12/16/25
	Council Priority	Adaptation Plan	In Progress	n/a	n/a		n/a	n/a	public workshop 6/17/26
	2022 Planning Objective/ 2024 CDBG-DR	Sanibel Plan update - 1st phase	In progress		TBD				
	Joint Workshop	Transfer of Development Rights	In progress		9/9/2025 12/9/2025 5/26/2026 8/11/2026	9/9/2025			

Planning Application Status Report

Property Address	Planning Type	Planning Status	Planning Name	Permit Number
1015 PERIWINKLE WAY, SANIBEL, FL 33957	Conditional Use Permit	Under Review	Kangaroo Express	PL20250007
1015 PERIWINKLE WAY, SANIBEL, FL 33957	Waiver	Under Review	Kangaroo Express - Landscape	PL20250008
1015 PERIWINKLE WAY, SANIBEL, FL 33957	Waiver	Under Review	Kangaroo Express - Access	PL20250009
1244 PERIWINKLE WAY, SANIBEL, FL 33957	Conditional Use Permit	Waiting for Revisions	IL Cielo Restaurant & Tutti Pazzi	PL20250012
1244 PERIWINKLE WAY, SANIBEL, FL 33957	Waiver	Waiting for Revisions	IL Cielo Restaurant & Tutti Pazzi- Access	PL20260008
2624 COCONUT DR, SANIBEL, FL 33957	Variance	Waiting for Revisions	2624 Coconut Drive Waterward Extension for Boat Lift	PL20260009
775 LIMPET DR, SANIBEL, FL 33957	Dredging or Excavation	Waiting for Revisions	Turner Dredging	PL20260013
	Historical Preservation	Council	Nominated Structure or Location: Sanibel Lighthouse	PL20260022
2001 ALGIERS LN, SANIBEL, FL 33957	Historical Preservation	Council	Historic Nomination: Sanibel Cemetery	PL20260023
	Historical Preservation	Planning Commission	Historic nomination: Wulfert Cemetery	PL20260024
784 LIMPET DR, SANIBEL, FL 33957	Variance	Under Review	setback variance	PL20260027
1561 SAN CARLOS BAY DR, SANIBEL, FL 33957	Conditional Use Permit	Under Review	Seawall	PL20260028
526 N YACHTSMAN DR, SANIBEL, FL 33957	Variance	Under Review	Dock and Boat Lift	PL20260031



City of Sanibel

Planning Department
2475 Library Way
Sanibel, FL 33957
Phone: 239-472-4136
Email: kim.ruiz@mysanibel.com

July 14, 2026

NOTICE OF PROPOSED CONSTRUCTION

RE: 1561 San Carlos Bay Drive
Tax Parcel STRAP No. 18-46-23-T4-0060A.0290
Application Number: PL20260018 (CUP)

Dear Adjacent Property Owner:

A Conditional Use Permit application has been filed with the City of Sanibel for placement of seawall in front of an existing seawall on the subject parcel of land.

The application has been filed by WB Williamson Bros, Inc. (admin@wbdocks.com; 239-283-2013) for property owner, Richard G. Powers TR for Richard & Debra Powers Trust.

This notice is being sent to all property owners within 300' of the above referenced parcel, will be included within Planning Commission agenda materials, posted on the city website, and distributed through the city's e-mail notification, as adopted by City Ordinance 25-023.

The City will process this application and either issue or not issue the permit based solely on the City's regulations in Section 126-82. – General Requirements and Section 126-106. – Seawall as accessory structure waterward of existing seawall.

The City utilizes a fully paperless permitting system. The application file is digitally available for your review by contacting the Planning Department (anna.netsvitaieva@mysanibel.com) to request an electronic copy of the proposed plans or you may search for the proposed plans in Citizen Self Service Planning Application Search – City of Sanibel – CityView Portal (<https://cityview2.iharriscomputer.com/SanibelPortal/Planning/Locator>).

Sanibel Code Section 82-201.- Authorization requires a minimum 14-day notice requirement. Therefore, the Conditional Use Permit for the proposed construction will not be issued prior to: **July 29, 2026**. An applicant, resident or business owner within the City of Sanibel may request an application be considered by the Planning Commission consistent with *Sec. 82-204. – Application and hearing*. You may submit your comments in writing to my attention. If you have any questions regarding the proposed project, you may contact the application or myself at the telephone numbers or e-mails listed above. Any comments you provide during this 14-day period will be considered when the application is formally reviewed by the Planning Department.

Sincerely,

Kim Ruiz, AICP
Principal Planner