

Planning Commission Meeting

May 12, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7B**
- **APPLICATION NUMBER: PL20260019 (VARIANCE)**
- **PROPERTY ADDRESS: 1517 PERIWINKLE WAY - TAX PARCEL NUMBER 30-46-23-T1-00004.0080**

APPLICANT

RACHEL BIELERT (RLBCM, LLC) ON BEHALF OF COMMUNITY HOUSING AND RESOURCES, INC.

BACKGROUND:

- City Council approved a conditional use permit for increased density below-market rate housing from 3 units per the development intensity map to 15 units via Ordinance 25-008.
- Planning Commission approved six variances to accommodate the below-market rate housing development via Resolution 25-09.
- In reviewing Riverview II, staff realized one needed variance had not been included.

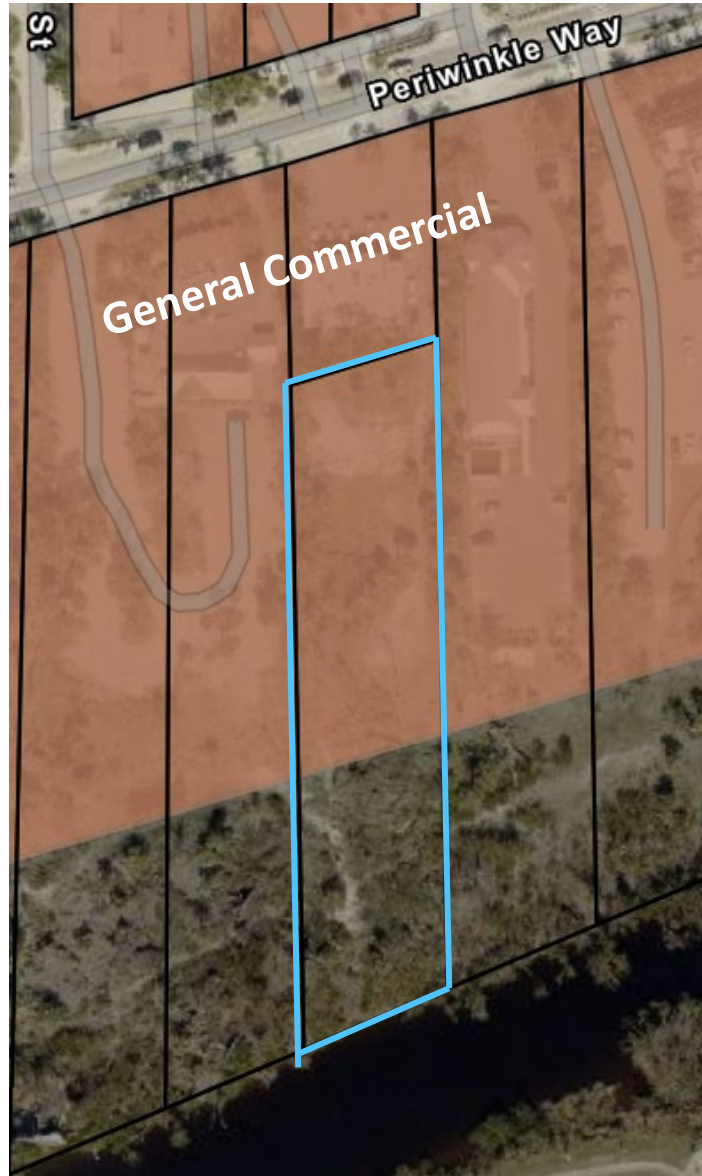
REQUEST:

- Variance from **Section 86-164** – Limitations on principal buildings – to allow for a multifamily building to be constructed so that there are more than two dwelling units, vertically, in the building, for the redevelopment of multifamily housing (15 units) dedicated to the Below Market Rate Housing Rental Program located at 1517 Periwinkle Way.



Background:

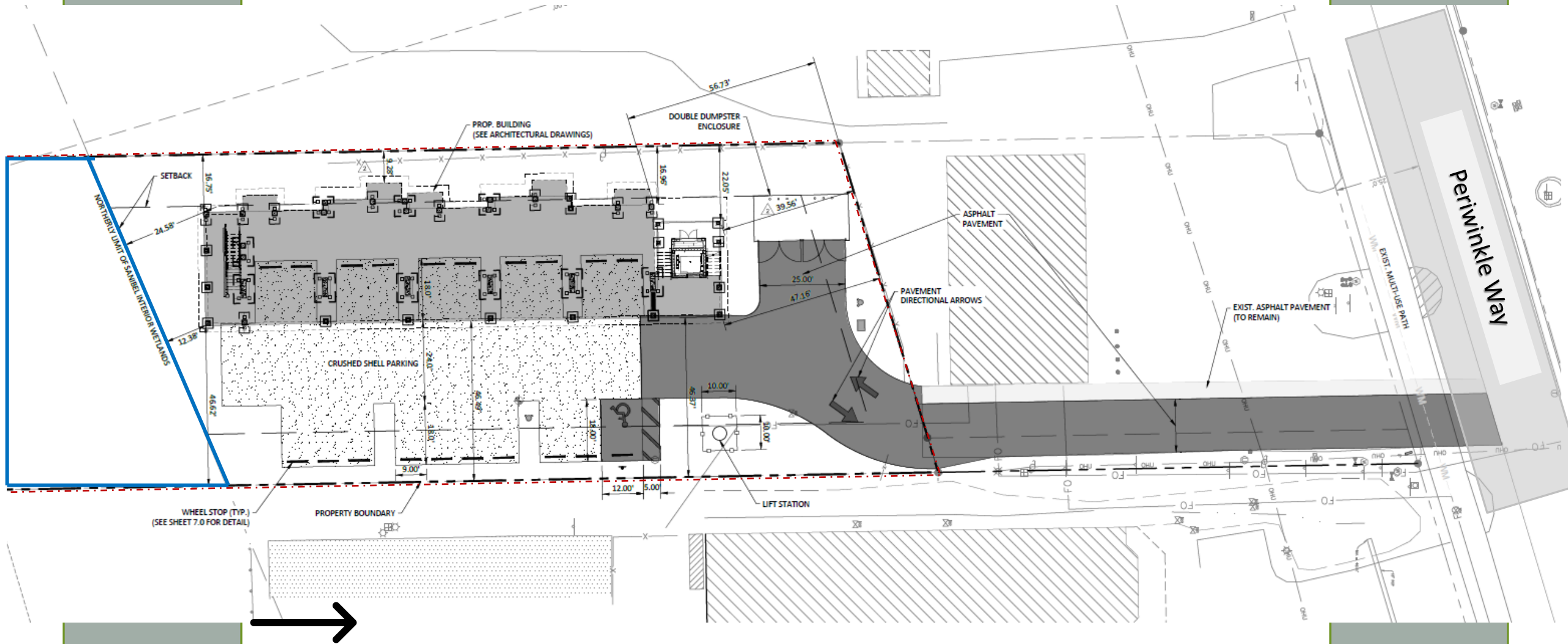
- 1517 Periwinkle Way
- 0.95 acres
- GC – General Commercial District (overlay)
- G – Altered Lands Ecological Zone, F – Mid-island Ridge, **D-2 – Upland Wetlands (Predominate zone)**
- Interior Wetlands Conservation District (overlay)



Background:

- Ingress-egress provided via 20' wide easement on 1521 Periwinkle Way (7 Eleven).
- Developed pre-city incorporation as a 10-unit apartment.
- Development limited to the portion of the site outside of the Interior Wetlands Conservation District.

SITE PLAN



VARIANCE BACKGROUND:

- Planning Commission may grant variances necessary to accommodate below market rate housing developments per Sec. 82-144.
- Such applications are not subject to the typical review for compliance with all 7 variance standards in Sec. 82-140.

Findings and Recommendation

- Staff finds the proposed variance to be necessary and without conflict to the Sanibel Plan or other adjacent uses.
- The number of dwelling units was previously approved via Ordinance 25-008.
- The height conforms to the limitation of 45 ft. and is not being increased with this request.
- Staff recommends approval of the requested variance from Sec. 86-164.