



City of Sanibel Planning Commission

Planning Department Staff Report

Planning Commission Meeting: February 24, 2026

Application Number: PL20260002

Applicant: Rachel Bielert (RLBCM, LLC)

Address: 1523 Periwinkle Way

PUBLIC HEARING DESCRIPTION

Consideration of an application filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision V. – Conditional Uses, Section 82-201. – Authorization, and Section 82-204. – Application and hearing, for a Conditional Use Permit to allow Increased-Density Below Market Rate Housing for construction of a 39-unit multi-family development located at 1523 Periwinkle Way – tax parcel (STRAP) no. 30-46-23-T1-00004.0060 and no. 30-46-23-T1-00004.0070. The applications are submitted by Rachel Bielert, RLBCM LLC (the applicant), on behalf of Sanibel 1523 INC and Sanibel 1531 INC (the property owners). **Application No. PL20260002.**

ISSUES

Pursuant to Sanibel Code Section 82-202. – Requirements and Section 82-203 – Conditions, the subject application has been referred to the Planning Commission to address the following issues:

1. Does the proposed development comply with the general requirements of a conditional use provided in Sanibel Code Section 126-82 – general requirements?
2. Does the proposed development comply with the specific requirements provided in Sec. 126-85. – Increased density below market rate housing?
3. If the Planning Commission approves the application, what additional conditions should be required?

ATTACHMENTS

A	Applicant’s narrative response to general requirements (<u>Sec. 126-82</u>) and specific requirements (<u>Sec. 126-85</u>)
B	Verification of residential density
C	Survey
D	Site Plan
E	Trip Generation Comparison prepared by Ted Treesh (Transportation Consultants, Inc.)
F	Checklist of Conformance to <u>Sec. 86-43. – Appearance of structures; size and mass of structures</u>

BACKGROUND

The subject parcels are a combined 2.62 acres located at 1523 Periwinkle Way. The portion within four hundred (400) feet of Periwinkle Way, totaling 1.63 acres, is in the GC – General Commercial District. The remaining area of the property to the south is outside the commercial district and is in the D-2 Upland Wetlands ecological zone/residential district. All lands within two hundred (200) feet of the Sanibel River are also located within the Interior Wetlands Conservation District.

Contiguous parcels and their uses include:

- 7 Eleven and Riverview I apartments, a 15-unit Below Market Rate Housing development, to the east;
- Kona Kai Motel, a nonconforming 12-unit resort, to the west;
- A presently vacant commercial building with two units, formerly VCA animal hospital and Schnapper's Hots, across the Shared Use Path and Periwinkle Way to the north; and
- Sanibel River and Sanibel Island Golf Course to the south.

The property was developed with a commercial building in 1959, pre-city incorporation, and operated as various restaurants over the years, most recently Sanibel Fish House, a 200-seat restaurant. The principal structure was significantly damaged by Hurricane Ian in 2022.

The subject property is allocated up to nine (9) dwelling units based on the development intensity map of the Sanibel Plan or up to 7,138 square feet of commercial floor area. Future mixed-use potential is dependent upon compliance with Sec. 126-1032. – Mixed use development.

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The Sanibel Plan controls development intensity and associated population growth on the basis of natural resources protection, hurricane safety, and adequate delivery of services. The plan for residential development intensity adopted in 1976 established a carrying capacity of Sanibel at approximately 7,800 dwelling units at build out. Increases of residential development intensity were granted between 1976 and 1988 (specific amendments), which increased projected build out to approximately 9,000 dwelling units.

The Sanibel Plan, Plan for Development Intensity, describes circumstances under which residential density could be increased for a specific site if mitigating consideration are found to exist that would outweigh potential drawbacks and work toward achieving other objectives of the Sanibel Plan, including:

Where opportunities are provided for below market rate housing.

There have been eleven (11) ordinances approved to authorize a conditional use permit for increased density below market rate housing. Eight (8) were implemented, most recently an approval for fifteen (15) units at 1517 Periwinkle Way (Riverview I apartments) in 2025.

The Plan for Development Intensity also provides the following regarding the importance of regulating development intensity in commercial districts:

- *To assure that adverse impacts on adjacent lands and developments are minimized.*
- *To assure that sufficient land area is available to accommodate the parking, drainage, wastewater disposal and service needs of the commercial development.*

- To assure that enough native vegetation for the development is preserved or planted to have a pleasing appearance to both passersby and customers.
- To assure that the level of activity is in keeping with the maintenance and character of the community.

Below Table 1 provides several other parts of the Sanibel Plan that relate to the subject application.

Table 1. Sanibel Plan references
<p>Plan for Development Intensity Provision #2. By such implementing development regulations, the City Council may also permit residential densities in excess of those shown on the Development Intensity Map as incentives to the provision of below market rate housing.</p>
<p>Plan for Commercial Development Provision #7 Continue to seek alternatives to commercial development on Periwinkle Way by monitoring the feasibility of the incentives contained within the development regulations.</p>
<p>Section 3.6.1. Housing Objective 3 Increase the total number of housing (dwelling) units that are available to persons of very low, low, and moderate income in addition to providing essential services workforce housing based on needs.</p>
<p>Section 3.6.1. Housing Policy 3.7 Ensure that BMRH units continue to be developed and maintained in a manner that is compatible with the character of the community.</p>
<p>Section 3.6.1. Housing Policy 3.8 Evaluate opportunities for mixed commercial and residential developments in the commercial sector to provide housing opportunities for the Island workforce.</p>

PROPOSAL

The applicant proposes increased density for Below Market Rate Housing use (+30 dwelling units) to develop a 39-unit multi-family residential building. Community Housing & Resources is potentially receiving a grant award of \$9.75m from U.S. Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program.

On the site plan, the applicant includes a “future 2,447 square-foot commercial building.” This building is not under review at this time. A future commercial building at this property will not require a conditional use permit, but will required a change of use development permit subject to compliance with Sec. 126-1032. – Mixed use development and other applicable standards of the Land Development Code.

ANALYSIS

Staff reviewed the subject application relative to general requirements of a conditional use in Section 126-82 and specific requirements in Section 126-85. The tables below include references of notable standards and staff review notes.

Table 2. Analysis of Sec. 126-82. General Requirements (Conditional Uses)		
Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 126-82. – General Requirements	Please reference Attachment A alongside the corresponding staff comments below.	Yes.
(a) The proposed development shall not adversely affect compatibility with other uses, either on, adjacent to, or nearby the parcel; and shall not adversely affect the health, safety and welfare of the community or its goals and objectives. The proposed development shall not adversely affect the traffic flow to a significantly greater extent than permitted uses; however, there shall be a rebuttable presumption of no such relative adverse effects, absent competent, substantial evidence presented to the contrary.	<p>The proposed development – its design and its intensity – is compatible with surrounding commercial land uses. See also analysis under (f)(3).</p> <p>The applicant provided a Trip Generation Comparison (Attachment E), prepared by Ted Treesh (Transportation Consultants, Inc.), which concludes the change in use will result in an overall decrease in trip generation from the site. This analysis also included a 2,447-sf commercial building that is not under consideration for approval by this application. See below for notable details from the report:</p> <ul style="list-style-type: none"> • 19 fewer trips during weekday A.M. peak hour • 11 fewer trips during weekday P.M. peak hour • 144 fewer trips daily (2-way) 	Yes.
(b) A request for conditional use approval shall be accompanied by a site development plan prepared in accordance with the requirements of subsection 82-382(13) .	A site plan has been submitted with all necessary information for review.	Yes.
(c) In reviewing requests for conditional uses, the planning commission may impose, as necessary, conditions to protect adjacent or nearby parcels and in furtherance of the public interests, with regard to location, design, intensity of use, architectural treatment, siting, landscaping, maintenance, and operation of the uses.	<p>Planning staff recommend conditions to record easements or revise existing agreements that further goals of the Sanibel Plan and Land Development Code, such as:</p> <ul style="list-style-type: none"> • Protect native vegetation adjacent to the Sanibel River. • Facilitate shared facilities (trash and recycling) between adjacent properties. 	Yes.

<p>(d) The developer must demonstrate that the proposed use is coordinated, to the greatest extent possible, with adjoining developments. Where applicable, this coordination shall include examination of all opportunities to share or combine drives and entry points, parking areas, sewage treatment facilities, pedestrian walkways, and other service facilities.</p>	<p>The proposed development includes an intra-connectivity driveway to best coordinate access with adjacent developments, including the adjacent CHR development (Riverview I apartments) and 7-Eleven as it relates to shared trash and recycling facilities.</p>	<p>Yes.</p>
<p>(e) The planning commission shall consider the nature of the site, its size, and its configuration to determine whether the parcel is adequate to:</p> <p>(1) Accommodate the placement and arrangement of structures so as to promote the best possible vehicular and pedestrian access and internal circulation;</p> <p>(2) Maximize energy efficiency and compatibility with adjoining uses on and off the site; and</p> <p>(3) Minimize the need for additional off-site transportation improvements.</p>	<p>The applicant coordinated with the Sanibel Fire District to ensure adequate emergency vehicle access to the principal structure.</p> <p>There is no need for off-site transportation improvements.</p>	<p>Yes.</p>

<p>(f) In considering a proposed conditional use for approval, the planning commission shall evaluate the proposal in consideration of the following factors:</p> <p>(1) <i>Conformance with Sanibel Plan.</i> No conditional use may be approved unless it is in accord with the Sanibel Plan.</p> <p>(2) <i>Internal compatibility.</i> Any proposed conditional use must be compatible with other existing or proposed uses on the same site; that is, no use may have any undue adverse impact on any neighboring use. An evaluation of the internal compatibility of a conditional use should be based on the following factors:</p> <ul style="list-style-type: none"> a. The streetscape; b. The existence or absence of, and the location of, open spaces, plazas, recreational areas, and common areas; c. The use of existing and proposed landscaping; d. The treatment of pedestrian ways; e. Focal points and vistas; f. The use of the topography, physical environment, and other natural features; g. Traffic and pedestrian circulation pattern; h. The use and variety of building setback lines, separations, and buffering; i. The use and variety of building groupings; j. The use and variety of building sizes and architectural styles; k. The use and variety of materials; l. The separation and buffering of parking areas and sections of parking areas; m. The variety and design of dwelling types; n. The particular land uses proposed, and the conditions and limitations thereon; o. The form of ownership proposed for various uses; and p. Any other factor deemed relevant to the privacy, safety, preservation, protection, or welfare of any existing or proposed use on the site. 	<p>(f)(1) Staff finds the proposed plans in compliance with the Sanibel Plan provisions cited in Table 1 of this staff report. There is adequate access to essential services and utilities and the proposed housing is compatible with the character of the community.</p> <p>(2) Internal compatibility is not applicable. The proposed below market rate housing multifamily development is the sole principal use on site at this time.</p>	<p>Yes.</p>
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<p>(3) <i>External compatibility.</i> All proposed conditional uses must be compatible with existing and planned uses of surrounding properties; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use. An evaluation of the external compatibility of a proposed conditional use should be based on the following factors:</p> <ul style="list-style-type: none"> a. All of those factors listed in subsection (f)(2) of this section; b. The particular uses proposed, and the conditions and limitations thereon; c. The type, number, and location of surrounding external uses; d. The Sanibel Plan designation and zoning on surrounding lands; and e. Any other factor deemed relevant to the privacy, safety, preservation, protection, or welfare of lands surrounding the proposed conditional use and any existing or planned use of such lands. <p>(4) <i>Intensity of development.</i> The residential density and intensity of commercial use of a conditional use shall be compatible with (that is, shall have no undue adverse impact upon) the physical and environmental characteristics of the site and surrounding lands. Within the maximum limitation of the Sanibel Plan and this Land Development Code, the permitted residential density and intensity of commercial use in a proposed conditional use may be adjusted in consideration of the following factors:</p> <ul style="list-style-type: none"> a. The locations of various proposed uses within the site and the degree of compatibility of such uses with each other and with surrounding uses; b. The amount and type of protection provided for the safety, habitability, and privacy of land uses both internal and external to the site; c. The existing residential density and intensity of commercial use of surrounding lands; 	<p>(3) External compatibility factors of this project such as architectural design, parking and site design, and landscape buffers are consistent with the purpose and intent of such standards. The appearance, size and massing of the single multi-family structure is consistent with the massing of other elevated buildings in the GC – General Commercial District, such as Traders Restaurant (1551 Periwinkle Way), Tradewinds Center (1648 Periwinkle Way) and Jerry’s Center (1700 Periwinkle Way). See the Checklist for Conformance with <u>Sec. 86-43</u> provided as Attachment F.</p> <p>(4) Areas of the subject property located within the Interior Wetlands Conservation District are relevant to the preservation and protection of lands adjacent to the Sanibel River and environmental goals of the Sanibel Plan. Those lands should be dedicated to conservation use or deeded, as necessary to expand grant funding opportunities to manage wetland areas.</p>	
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<p>d. The availability and location of utilities, services, and public facilities and services;</p> <p>e. The amount and size of open spaces, plazas, common areas, and recreation areas;</p> <p>f. The use of energy-saving techniques and devices, including sun and wind orientation;</p> <p>g. The existence and treatment of any environmental hazards to the site or surrounding lands;</p> <p>h. The access to and suitability of transportation routes proposed within the site and existing external transportation systems and routes; and</p> <p>i. Any other factor deemed relevant to the limitation of the intensity of development for the benefit of the public health, welfare, and safety.</p> <p>(5) <i>Environmental constraints.</i> The site of the proposed conditional use shall be suitable for use in the manner proposed without hazards to persons, vegetation, or wildlife, either on or off the site, from the likelihood of increased flooding, erosion, or other dangers, annoyances, or inconveniences. Condition of soil, water level, drainage, and topography shall all be appropriate to the pattern and intensity of development intended.</p> <p>(6) <i>Off-street parking.</i> Sufficient off-street parking, for bicycles and other vehicles as well as cars, shall be provided. The specific requirements of this Land Development Code shall be used as a guide only. Parking areas shall be constructed in accordance with such standards as are approved by the planning commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses.</p>	<p>(5) Proposed increased development intensity is compatible due to the property's location in the general commercial district. The proposed building site is located away from the Interior Wetlands Conservation District and staff recommends an additional condition to further protect and preserve those areas.</p> <p>(6) Sufficient parking is proposed to accommodate the proposed use and intensity. <u>LDC Sec. 126-1341</u> requires a minimum of 49 off-street parking spaces for 39 units. The proposed site plan includes 61 spaces, including four (4) required ADA space.</p>	
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Table 3. Analysis of Sec. 126-85. Increased density below market rate housing		
Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 126-85. – Increased density below market rate housing	Please reference Attachment B alongside the corresponding staff comments below.	Yes.
<p>1. The planning commission may recommend to the city council, for below market rate housing, a greater development intensity than the maximum residential density established in section 86-91, but the density approved for below market rate housing shall be compatible with and shall have no detrimental effect on surrounding lands and actual and permitted uses thereof. Any recommended increases in maximum residential density shall require that such additional units be committed to the below market rate housing program.</p>	<p>Staff finds the proposed residential density, development and its design elements to be compatible with the surrounding commercial properties.</p> <p>Staff recommends an additional condition for the protection and preservation of lands within 200 feet of the Sanibel River.</p> <p>All units will be required to remain in the Below Market Rate Housing rental program in perpetuity.</p>	Yes.
<p>2. Below market rate housing units permitted as a conditional use must comply in all respects with the requirements of chapter 102, article II.</p> <p>All or a portion of the below market rate housing units may be set aside for either exclusive or preferential assignment to on-island employees, who are financially qualified, of the owner or an entity which transfers such housing or land to the housing foundation, and which maintains a business within the city limits.</p>	<p>The application is compliant in all respects with Chapter 102, article II, which relates to administration of the Below Market Rate Housing rental program.</p> <p>The units are not proposed to be set aside for exclusive or preferential tenant assignment. This was not negotiated in the sale of property to CHR.</p>	Yes.

PUBLIC COMMENT

Staff have not received any public comment on this item as of February 18, 2026.

RECOMMENDATIONS AND CONDITIONS

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

- Staff find the proposed use complies with all general requirements (Sec. 126-82).
- Staff find the proposed use complies with all specific requirements (Sec. 126-85).
- Conditions are recommended to ensure continuous use of increased density for the Below Market Rate Housing rental program.

Staff, therefore, recommend approval of application PL20260002 subject to the following conditions:

1. All dwelling units shall be dedicated to the Below Market Rate Housing rental program indefinitely and in conformance with Chapter 102, Article II. – Below Market Rate Housing.
2. The applicant shall comply with all required conditions of a Planning Commission resolution approving variances (application No. PL20260007), which have been determined necessary to authorize this development.
3. Upon approval of a development permit, the developer shall execute and record in the public records of the county a declaration that the residential density allocation for the property has been fully executed in conformance with Sec. 86-113. – Declaration of density allocation requirements prior to issuance of a Certificate of Occupancy.

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.