

Planning Commission Meeting

August 26, 2025

- **PLANNING COMMISSION AGENDA ITEM : 7A**
- **APPLICATION NUMBER: DPLF-2025-000266**
- **PROPERTY ADDRESS: 6408 PINE AVENUE – TAX PARCEL NUMBER 11-46-21-T1-0030B.0300**

APPLICANT

ASHMORE DESIGN

Purpose of Application

The applicant has requested that the Planning Commission review the proposed design of a single-family residence at 6408 Pine Avenue for compliance with *Sanibel Code* Sec. 86-43 – Appearance of structures; size and mass of structures.

Issues

1. Does the proposed design of the single-family residence comply with the requirements of Sanibel Code Section 86-43 – Appearance of structures; size and mass of structures?
2. If the Planning Commission approves the application, what additional conditions should be required?

Purpose of *Sanibel Code* Sec. 86-43

- To maintain the character of Sanibel through ensuring the appearance and mass of new houses are compatible with the neighborhood and community and do not interrupt the rhythm, harmony and character of an established neighborhood.
- Ensure a new house will not interrupt the rhythm of existing structures in the established neighborhood.
- Ensure the size, bulk, mass, height, or location or orientation on the lot of a new house will not unreasonably infringe upon the adjoining property owner's enjoyment of his/her property in terms of air circulation and access to natural light.

DEL SEGA

Del Saga Established Neighborhood

6408 Pine Avenue



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Proposed Concept Design

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- **Ensure a new house will not interrupt the rhythm of existing structures in the established neighborhood.**
- Ensure the size, bulk, mass, height, or location or orientation on the lot of a new house will not unreasonably infringe upon the adjoining property owner's enjoyment of his/her property in terms of air circulation and access to natural light.



Del Segga Neighborhood

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- Ensure a new house will not interrupt the rhythm of existing structures in the established neighborhood.
- **Ensure the size, bulk, mass, height, or location or orientation on the lot of a new house will not unreasonably infringe upon the adjoining property owner's enjoyment of his/her property in terms of air circulation and access to natural light.**



Location and Orientation

Size, Bulk, Mass

Height

Staff Findings

- The proposed single-family residence meets the objectives stated in Sec. 86-43(a) to maintain the character of Sanibel through ensuring the appearance and mass of new houses are compatible with the neighborhood and community and do not interrupt the rhythm, harmony and character of an established neighborhood.
- The proposed single-family residence is consistent with Sec. 86-43(b)(1) standard requiring a new house shall not interrupt the rhythm of existing structures in the established neighborhood.
- The proposed single-family residence meets the standard of Sec. 86-43(b)(2) requiring that size, bulk, mass, height, or location or orientation on the lot of a new house shall not unreasonably infringe upon the adjoining property owner's enjoyment of his/her property in terms of air circulation and access to natural light.
- The site plan is consistent with the development standards for D2 – Upland Wetland Zone (Sec. 126-391 through Sec. 126-395) relating to permitted uses, building height, setbacks, impermeable surfaces coverage, and developed area.

Recommended Conditions

1. This approval is for the architectural design and site plan only. A Building Permit application must be submitted that addresses all other code requirements, including vegetation and wildlife standards, stormwater management standards, flood zone requirements, and the Florida Building Code. Revisions to the architectural design may only be done if required to meet flood zone requirements and/or the Florida Building Code.
2. Site work and construction may not commence until a Building Permit is issued.
3. Separate permits are required to construct the pool and dock depicted on the site plan.



Questions?