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Sent: Tuesday, March 24, 2026 11:12:17 AM
To: Mike Miller <Mike.Miller@mysanibel.com>; Laura J. DeBruce <laura.debruce@mysanibel.com>; Holly Smith <Holly.Smith@mysanibel.com>; John Henshaw <John.Henshaw@mysanibel.com>; Richard Johnson <richard.johnson@mysanibel.com>
Subject: Riverview II

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Sanibel City Council
800 Dunlop Road
Sanibel, FL 33957

Re: Opposition to Riverview II – Conditional Use Permit & Variance Requests, 1523 Periwinkle Way

Dear Mayor Miller and Members of the City Council,

I am writing to respectfully urge the Council to vote against the ordinances advanced at the March 17 special meeting concerning the proposed Riverview II development at 1523 Periwinkle Way.

I understand and value the mission of Community Housing & Resources. Workforce housing on Sanibel is a genuine need, and CHR has long served our community with distinction. However, support for affordable housing in principle does not require approving any project in any form — and the Riverview II proposal, as structured, asks far too much.

I am also deeply concerned that this decision is being rushed. CHR has acknowledged that approval was needed at the March 17 meeting in order to have shovels in the ground in time to qualify for a potential \$9.75 million Lee County grant. A grant of that magnitude is not an unreasonable goal, but it cannot be allowed to override the deliberate, community-informed process that a project of this scale demands. Financial urgency is not a substitute for sound land-use planning, and the Council should not feel pressured into approving seven simultaneous variances under an artificial deadline.

One need only look at the Harkey House next door to understand the concern. That building is an eyesore viewed from Periwinkle Way — still without a completed roof — and it serves as a cautionary example of what an oversized development looks like on one of Sanibel's most visible corridors. Adding 54 units across two projects along this stretch of Periwinkle Way is simply incompatible with the character and scale of our island.

The conditional use permit would allow 39 residential units where current zoning limits a single building to 12 — more than three times the permitted density. The proposal also requests a reduction in the required 15-foot side setback to just 6.5 feet, along with reduced vegetation

buffers adjacent to the Sanibel River corridor. These are not technical adjustments — they are meaningful departures from the environmental protections Sanibel has fought hard to maintain.

The Sanibel Plan and Land Development Code exist to preserve the character and ecological integrity of our island. Granting multiple simultaneous variances of this magnitude — under deadline pressure — sets a dangerous precedent that our zoning standards bend when the cause is sympathetic enough. We control the destiny of 30% of this island, I only ask we get it right the first time.

I urge the Council to reject Riverview II as currently proposed and to work with CHR toward a solution that serves our workforce while honoring the standards that make Sanibel worth living in.

Respectfully,

Mark Reiner DPM

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