

Planning Commission Meeting

July 22, 2025

- **PLANNING COMMISSION AGENDA ITEM : 6A**
- **APPLICATION NUMBER: VAR-2025-264 AND DKSL-2024-16699**
- **PROPERTY ADDRESS: 5809 SANIBEL CAPTIVA ROAD, SANIBEL FL**

APPLICANT

**SUBMERGED CONSULTANTS, LLC, ON BEHALF OF
GRACE AMPLATZ, THE PROPERTY OWNER**

Consideration of Variance with Dock and Shoreline Permit

To allow a variance from

Land Development Code: Chapter 126, Article XIV,

Division 2: Accessory Structures

Subdivision II: Accessory Marine Structures

Section 126-876 – Relation to mean low water level –

Docks, boat davits and boat lifts, except for such structures located on or adjacent to manmade canals, shall be located so as to provide boat docking or mooring where the appropriate mean low water level is at least three feet above the bottom surface.

The subject property is located at **5809 Sanibel Captiva Road** (tax parcel no. 11-46-21-T3-00012.0070).
The application is submitted by **Submerged Consultants, LLC, on behalf of the property owner Grace Amplatz.**

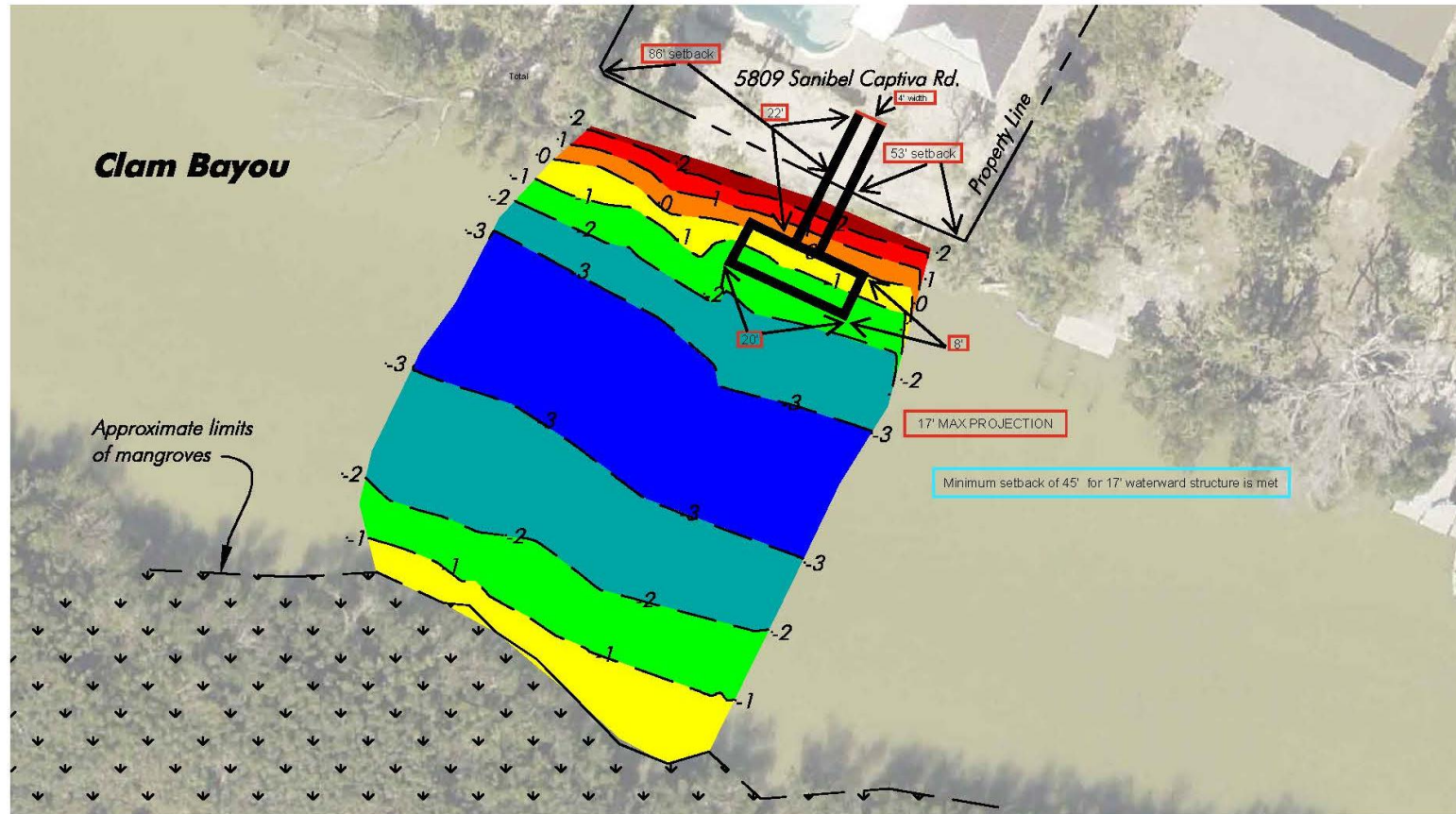




SECTION: 11
TOWNSHIP: 46 S
RANGE: 21 E

Lee County Aerial 2024

0 20 40
SCALE FEET



Note: Bathymetric survey was completed by HWA, Inc. on 8-1-24. All depths reference DEP Tide Station 872-5383. MHW at 0.25' NAVD and MLW at -1.25' NAVD.

Detail A - Bathymetric Survey

SCALE: 1" = 40'

August 12, 2024 3:17:49 p.m.
Drawing: SUBCON1MASTER.DWG



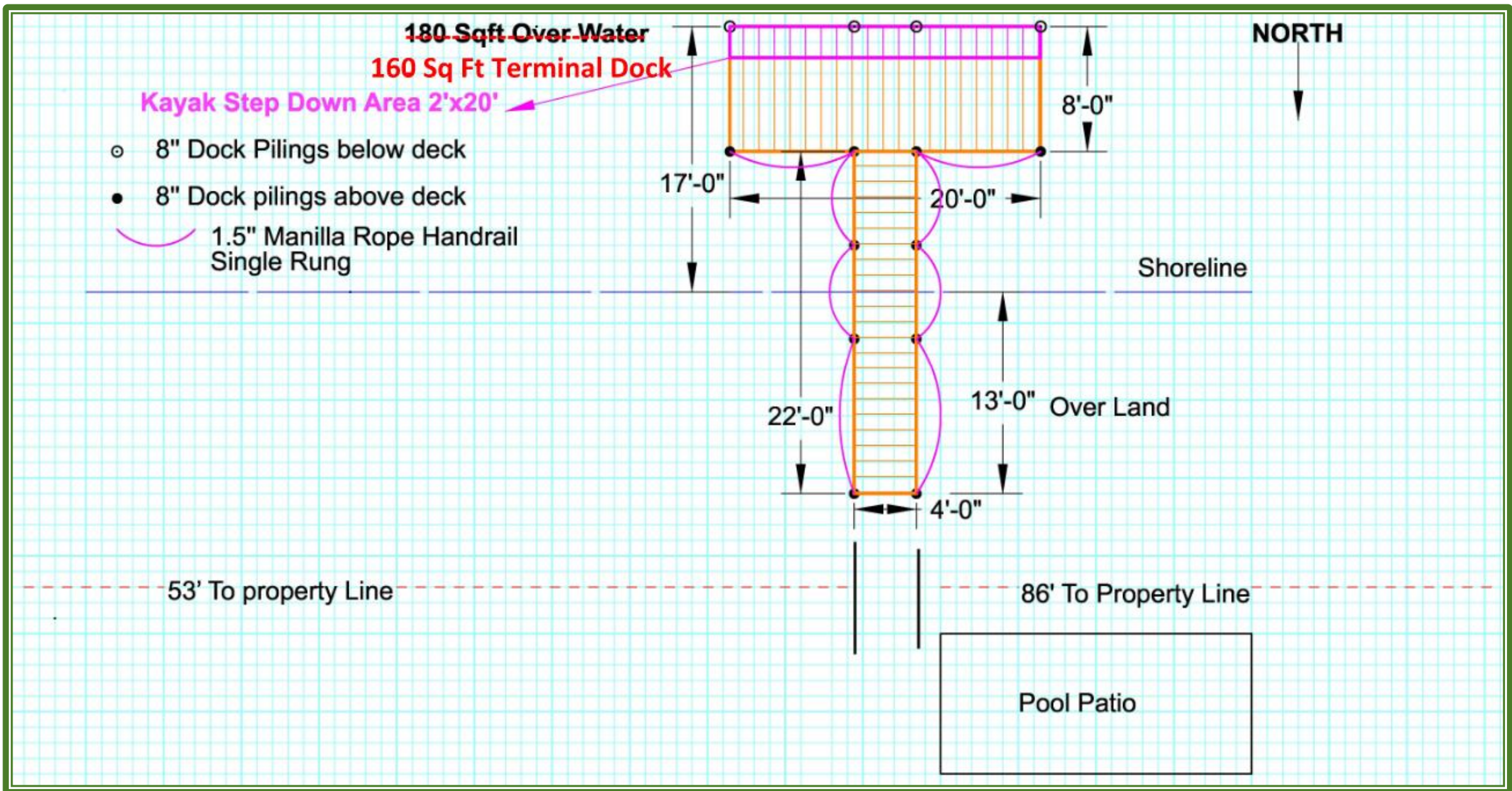
1938 Hill Avenue, Fort Myers, Florida 33901
Office: 239-334-6870 Fax: 239-334-7810
MARINE and ENVIRONMENTAL CONSULTANTS

8-12-24

JWA

5809 Sanibel Captiva Rd.

SHEET
2/2



Recommended Conditions

1. The dock is limited to non-motorized vessels and observational uses.
2. The terminal platform of the dock is limited to a maximum 160-square feet.
3. A plan revision must be submitted for permit application DKSL-2024-016699 to have the waterward extent of the dock platform located 20-feet from the shoreline to be consistent with FDEP File No. 0318007-003-EE, Lee County, exemption letter and Federal review approval dated May 7, 2025.
4. Impacts to mangroves and other native plants shall be in accordance with the approved impact list & mitigation plan submitted by Mighty Mangroves (dated 4/8/2025). A final mitigation plan shall be submitted as a final document for review and approval by City staff prior to plant installation.
5. If unanticipated/unauthorized impacts occur as a result of the project, additional mitigation may be assessed during the final inspection.
6. Mangrove mitigation plantings must be installed on-site and are subject to an 80-percent survival success criteria for five years following the date of initial planting.
7. Any future trimming to maintain dock access or views of the water requires a separate annual mangrove trimming permit, and permit conditions must be strictly adhered to.

