

Planning Commission Meeting

April 8, 2025

- **PLANNING COMMISSION AGENDA ITEM : 7C**
- **APPLICATION NUMBER: CUP-2025-000255 & VAR-2025-000256**
- **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.**

VARIANCE BACKGROUND:

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

CONDITIONAL USE BACKGROUND:

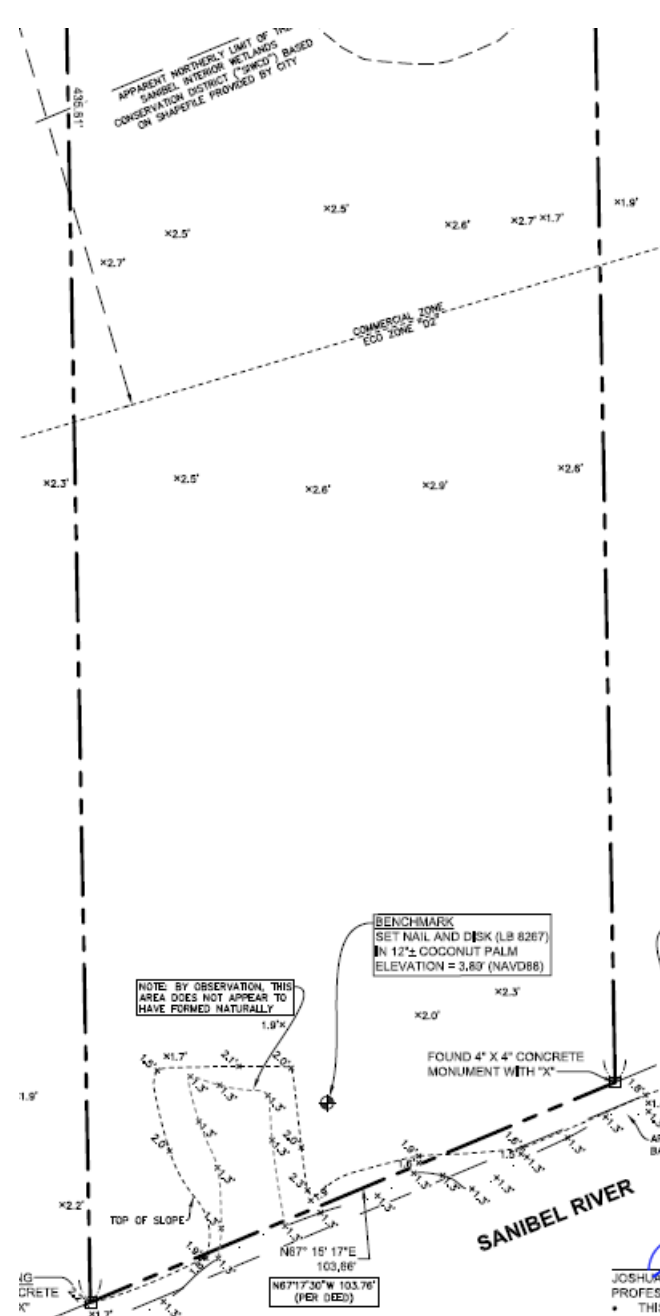
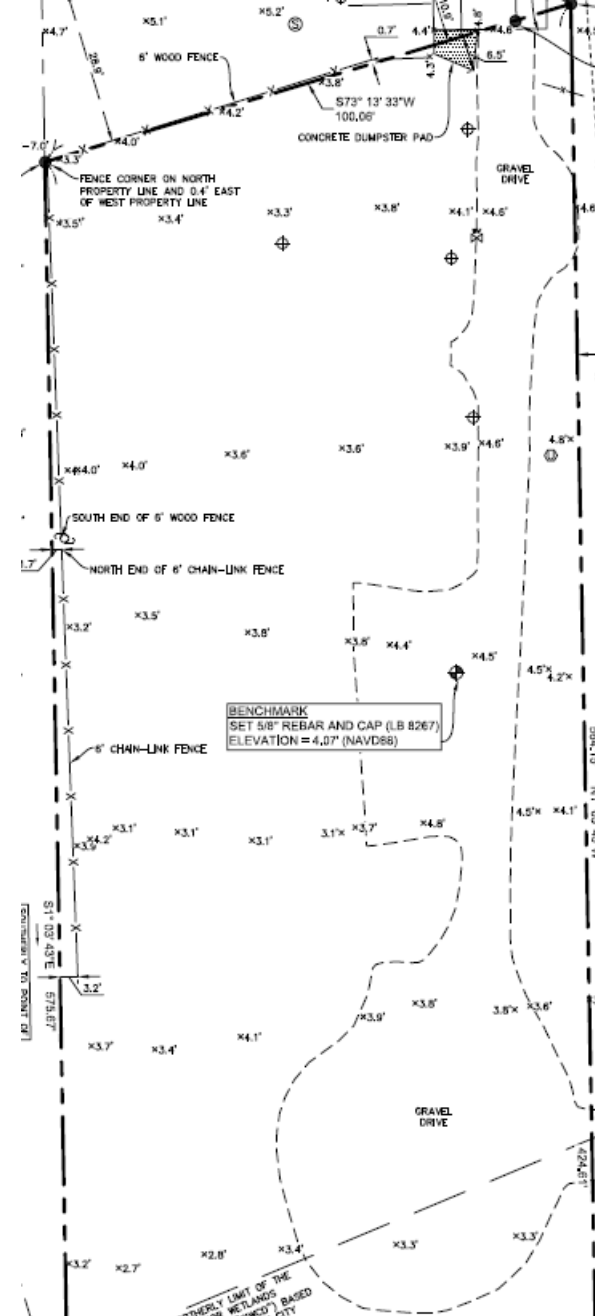
- Per Section 3.10.2. of the City Charter, actions to increase the residential development density as established in the Sanibel Plan, may be taken by the city only by ordinance approved by voter referendum.
- However, City Council may increase residential density for the Below Market Rate Housing Program.
- Planning Commission is authorized to make a recommendation to City Council for an increase in residential density for below market rate housing.

ISSUES: VAR-2025-000255

1. Does the proposed development comply with the requirements of a variance provided in Land Development Code Section 82-144. Below market rate housing?
2. If the Planning Commission approves the application, what additional conditions should be required?

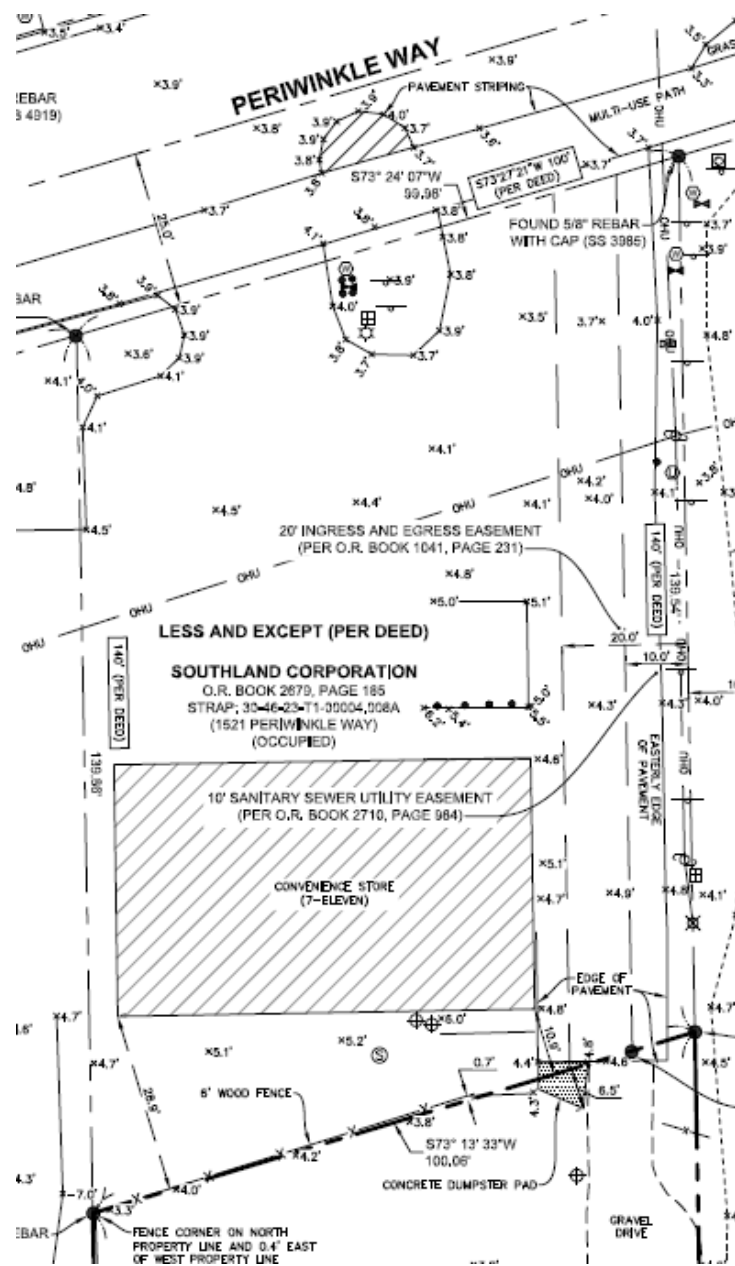
ISSUES: CUP-2025-000256

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



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.
- In 1982, the 10 units were dedicated to the city's Below Market Rate Housing rental program.
- Demolished in 2023.

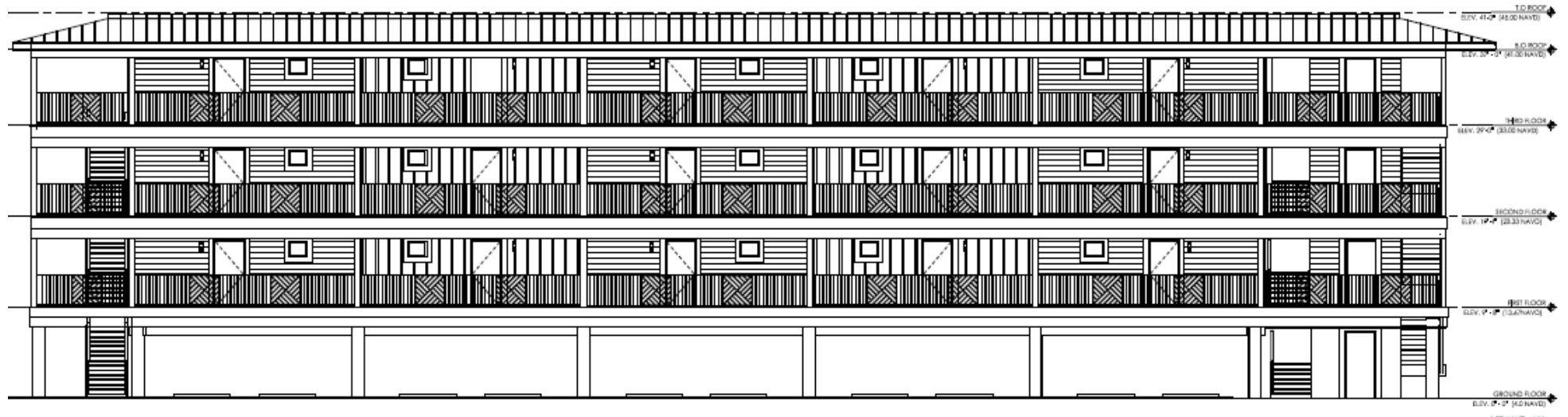
Background: The Sanibel Plan

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.

Proposal:

- Increase density from 3 dwelling units (Sanibel Plan) to 15 dwelling units for BMRH
- Single multi-family structure with Old Florida architectural design elements
- Accessory uses/structures, including: 20 off-street parking spaces, trash & recycling facilities, mailboxes, bike parking
- Landscape buffer plans



Findings and Recommendation

- Staff finds the proposed use in compliance with general and specific requirements.
- Staff recommends approval of Resolution 25-06 – a recommendation to City Council.
- ...
- Staff finds the proposed variances to be reasonably necessary and without conflict to the Sanibel Plan or other adjacent uses.
- Staff recommends no action on VAR-2025-000256. The application has been re-advertised to accurately describe the requested variances. A public hearing is scheduled for April 22, 2025.