



# City of Sanibel

## Planning Commission

### Planning Department Staff Report

**Planning Commission Meeting:** August 26, 2025

**Application Number:** DPLF-2025-000266

**Applicant:** Ashmore Design on behalf of the property owner, 6408 Pine Ave LLC

**Address:** 6408 Pine Avenue

#### PUBLIC HEARING DESCRIPTION

Consideration of an application for a Development Permit filed pursuant to Land Development Code Chapter 82, Article IV, Division 2, Subdivision III - Long Form, Section 82-421(a)(8) and Section 82- 422 - Scheduling and notice, to request a determination of conformance with Section 86-43 – Appearance of structures; size and mass of structures – for a proposed single-family residence located at 6408 Pine Avenue – tax parcel (STRAP) no. 11-46-21-T1-0030B.0300. The application is submitted by Ashmore Design (the applicant) on behalf of 6408 Pine Ave LLC (the property owner). Application No. **DPLF-2025-000266**.

#### ISSUES

Pursuant to Sanibel Code Section 82-421(a)(8). – Application and Section 82-422 – Scheduling and notice, the subject application has been referred to the Planning Commission to address the following issues:

1. Does the proposed single-family residence design 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?

#### ATTACHMENTS

A	Applicant's Original Designs and Owner's Photo Inspirations
B	Applicant's Sec. 86-43 Analysis
C	Applicant's Final Design Concept Presentation
D	Applicant's Preliminary Site and Floor Plans
E	Staff's Compilation of Architectural Styles in Del Saga Established Neighborhood

#### BACKGROUND

The proposed single-family residence is located within the Del Saga Established Neighborhood (Figure 1) at 6408 Pine Avenue (Figure 2). Preliminary design concepts were provided to the city. Based on these preliminary designs (see **Attachment A**), staff questioned whether the design met the standards of *Sanibel Code* Sec. 86-

43– Appearance of structures; size and mass of structures. These questions were discussed with Ashmore Design, the applicant. During these discussions, Ashmore Design indicated the owner’s desire to have approval of the architectural design prior to having the structural engineering plans compiled for a building permit application. Planning staff advised Ashmore Design that based upon the original designs and photographs of houses provided by the owner for inspiration in design revisions (**Attachment A**), the best way to ensure the architectural plans are deemed to be compliant with Sec. 86-43 was for the applicant to refer the question to the Planning Commission through a long-form development permit application as provided in Sec. 86-43(d)(4)(b).

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

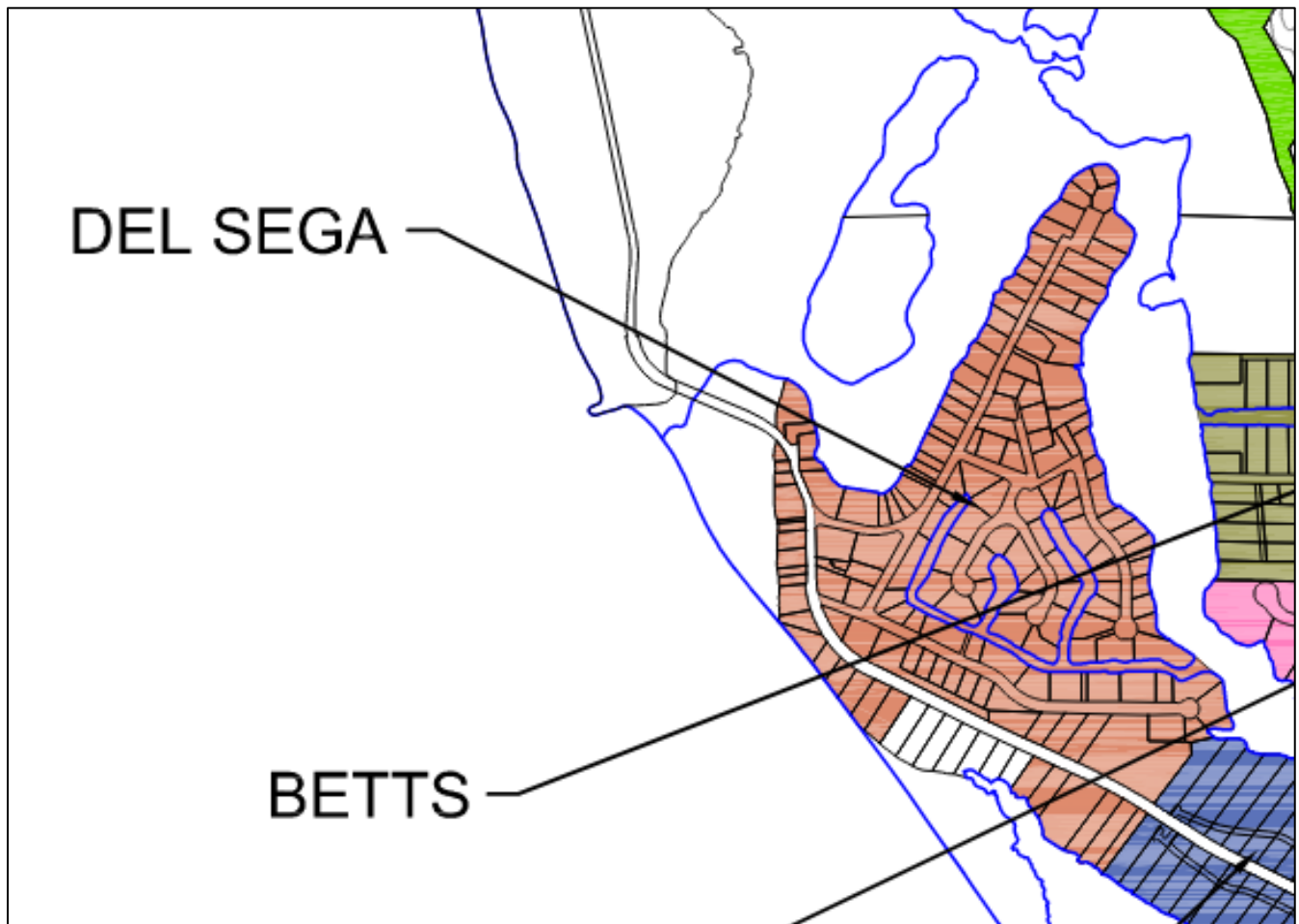


Figure 1: Del Segal Established Neighborhood



Figure 2: Project Location – 6408 Pine Avenue

## PROPOSAL

A new single-family residence is proposed for construction at 6408 Pine Avenue.

## ANALYSIS

New single-family residences are required to be compatible with the established neighborhood based upon the standards contained in *Sanibel Code* Sec. 86-43 – Appearance of structures; size and mass of structures. The objectives of Sec. 86-43 in relation to a new single-family residence are:

1. To ensure that all buildings and structures are designed, constructed, maintained and improved in a manner that preserves and enhances the environmental, visual and physical character of Sanibel, consistent with the Sanibel plan and its vision statement.
2. To ensure that a new single-family dwelling unit is compatible with the neighborhood and community and does not interrupt the rhythm, harmony and character of an established neighborhood.
3. To provide guidance to applicants for new single-family units in the preparation of their application and in demonstrating compliance with the requirements of this section.

The applicant has provided a narrative explaining how the proposed single-family residence meets the standards of Sec. 86-43 (**Attachment B**). The architectural renderings of the proposed house are provided in **Attachment C**. Additional information pertaining to the location of the house on the lot shown on a site plan and the preliminary floor plans confirming the single-family residence use is provided as **Attachment D**.

Staff reviewed the information submitted by the applicant and researched the existing houses within the Del Sega Established Neighborhood. Staff's evaluation of compliance with the standards of Sec. 86-43 is provided in Table 1.



**Table 1: Sec. 86-43(b) Appearance of structures; size and mass of structures – All buildings and structures**

Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 86-43(b)(1). Within any zone, taking into consideration applicable flood regulations and other laws, no structure shall be constructed or altered, in any manner, so as to interrupt the rhythm of existing structures in the established neighborhood; or in any manner which would be inharmonious with the general atmosphere and character of the established neighborhood; or if, there is no established neighborhood, the city as a whole.	The Del Segra Established Neighborhood contains a variety of architectural styles including coastal island, cottage, mediterranean, mid-century modern, modern coastal, and ranch ( <b>Attachment E</b> ). The proposed house includes elements of both modern coastal and mid-century modern architectural styles.	Yes
Sec. 86-43(b)(2). Within any zone, taking into consideration applicable flood regulations and other laws, no structures shall be constructed or altered in any manner so that its size, bulk, mass, height, or location or orientation on the lot unreasonably infringes upon the adjoining owner's enjoyment of his/her property in terms of air circulation and access to natural light.	The size of houses within the Del Sago Established Neighborhood range from 1,200-square feet (SF) to 5,511-SF gross floor area based upon Lee County Property Appraiser's data. The average size is 2,119-SF. There are houses built on grade prior to the establishment of flood elevation regulations, as well as one and two story houses built at or above the required flood elevation. The proposed two-story house has 4,262-SF of gross floor area. The property is located in FEMA flood zone AE-7. The height of the first habitable floor must be at a minimum 8-feet NAVD elevation. The site plan indicates the first habitable floor will be at 14.33-feet NAVD. The building meets the maximum 45-feet NAVD height limitation and all angle-of-light requirements. Although the proposed building is at the higher end of the building size in the established neighborhood, the largest 2-story house (5,511-SF gross floor area) in the neighborhood is on the adjacent lot to the south/southeast. Across the canal to the north is a house with 3,396-SF gross floor area. The existing 2-story house to the west is close to the average size house in the neighborhood having 2,174-SF gross floor area. The proposed house is located 95-feet from the western property line so it will not infringe on the house to the west. Houses in this neighborhood are situated to provide water views. This house is similarly positioned.	Yes

**PUBLIC COMMENT**

No public comment has been received.

## RECOMMENDATIONS AND CONDITIONS

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

- 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.

Staff, therefore, recommends approval of application DPLF-2025-000266 subject to the following 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.

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.