

# Planning Commission Meeting

February 24, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7D**
- **APPLICATION NUMBER: PL20260002**
- **PROJECT LOCATION: 1523 PERIWINKLE WAY**

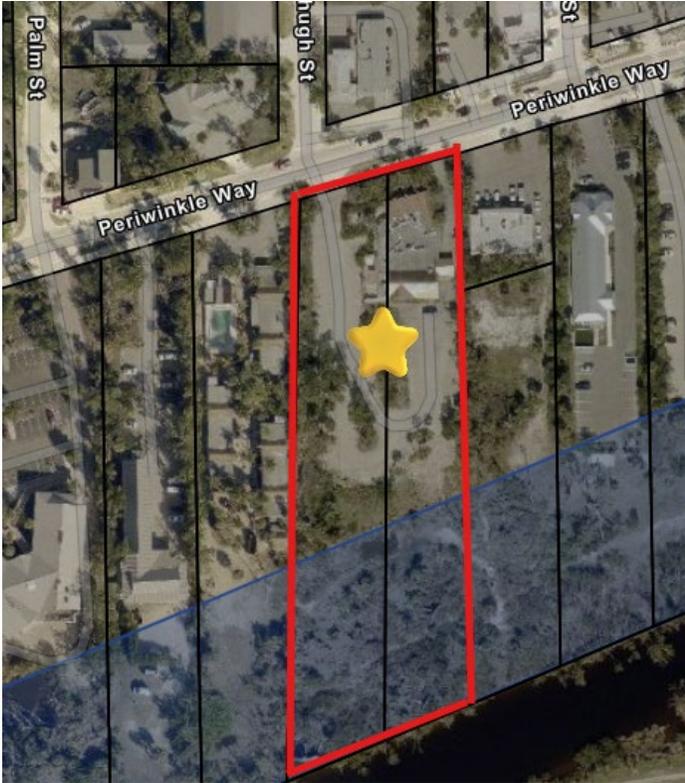
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## APPLICANT

**RACHEL BIELERT (RLBCM, LLC) ON BEHALF OF  
COMMUNITY HOUSING & RESOURCES INC.**

1974

# Project Location



## Layers



- Lee County Parcels ...
- Sanibel Coastal Construction Control Lines (CCCL) ...
- Sanibel (FLUMS) - Commercial Zoning District ...
  - TOWN CENTER GENERAL
  - TOWN CENTER LIMITED
  - GENERAL COMMERCIA
- Sanibel (FLUMS) - Local Drainage Area ...
- Sanibel (FLUMS) - Special Use Districts ...
- Sanibel (FLUMS) - Resort Housing District ...
- Sanibel (FLUMS) - Interior Wetlands Conservation District ...
- Sanibel (FLUMS) - Environmentally Sensitive Lands Conservation District ...
- Sanibel (FLUMS) - Ecological Zones Map 1989 ...
- Aerials2025 ...

# SANIBEL PLAN

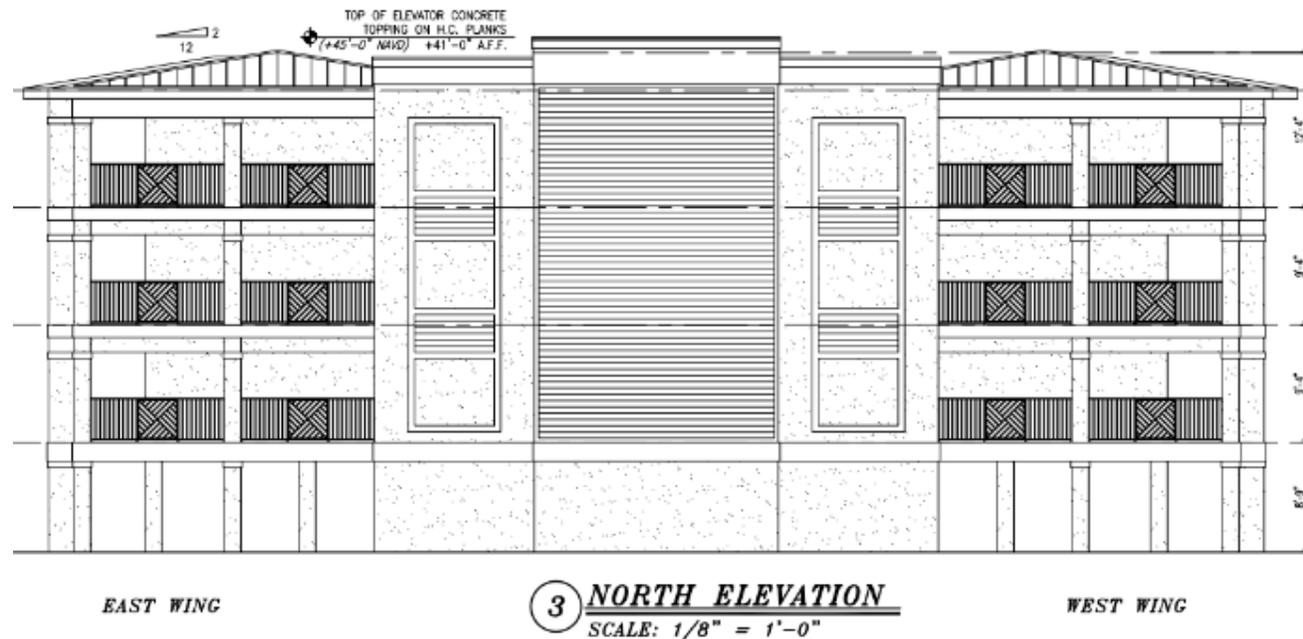
<b>Table 1. Sanibel Plan references</b>
<b>Plan for Development Intensity</b> <b>Provision #2.</b> By such implementing development regulations, the City Council may also permit residential densities in excess of those shown on the Development Intensity Map as incentives to the provision of below market rate housing.
<b>Plan for Commercial Development</b> <b>Provision #7</b> Continue to seek alternatives to commercial development on Periwinkle Way by monitoring the feasibility of the incentives contained within the development regulations.
<b>Section 3.6.1. Housing</b> <b>Objective 3</b> Increase the total number of housing (dwelling) units that are available to persons of very low, low, and moderate income in addition to providing essential services workforce housing based on needs.
<b>Section 3.6.1. Housing</b> <b>Policy 3.7</b> Ensure that BMRH units continue to be developed and maintained in a manner that is compatible with the character of the community.
<b>Section 3.6.1. Housing</b> <b>Policy 3.8</b> Evaluate opportunities for mixed commercial and residential developments in the commercial sector to provide housing opportunities for the Island workforce.

## ISSUES

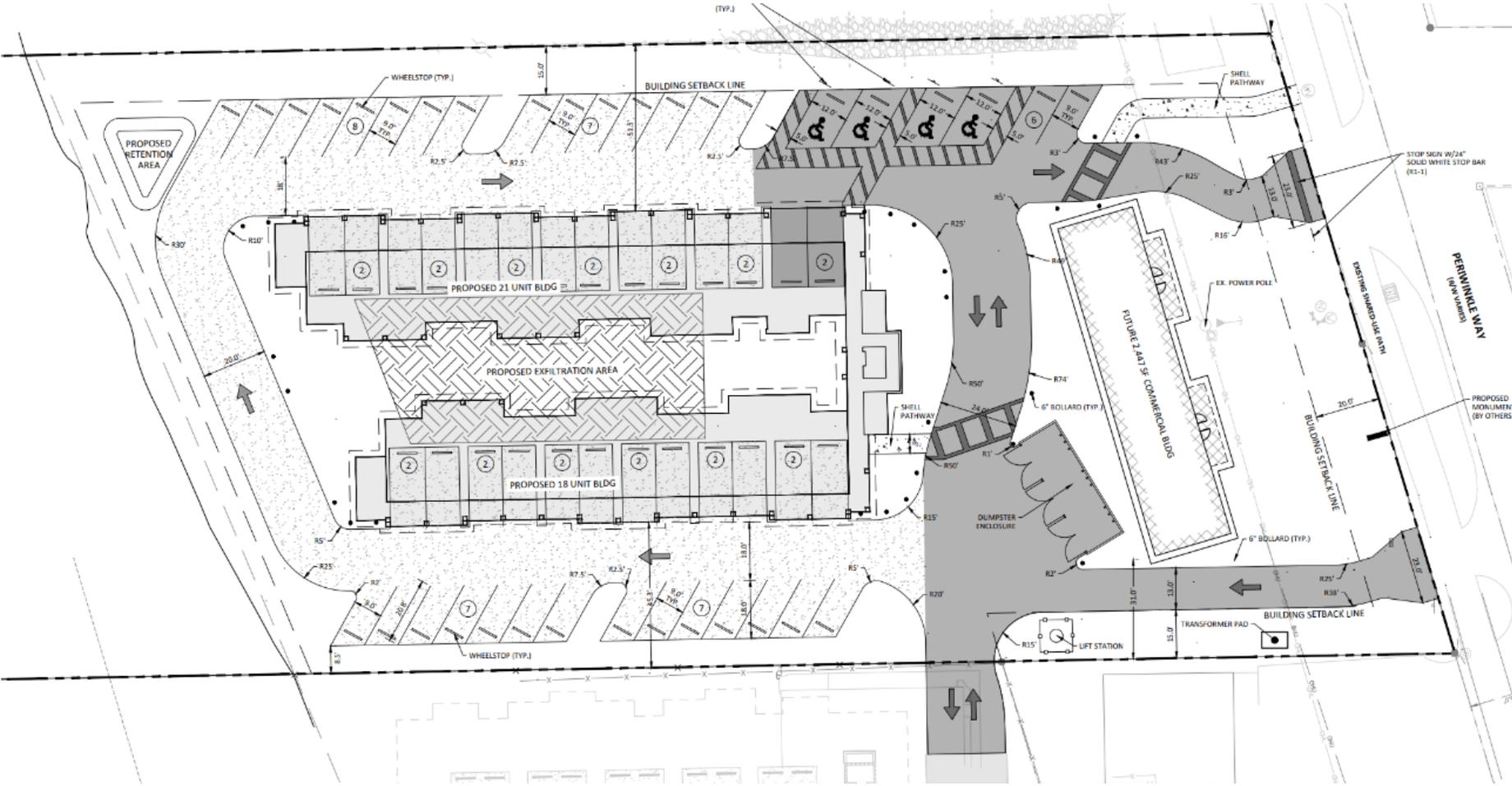
1. Does the proposed development comply with the general requirements of a conditional use provided in Sanibel Code Section 126-82 – general requirements?
2. Does the proposed development comply with the specific requirements provided in Sec. 126-85. – Increased density below market rate housing?
3.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

# PROPOSAL

- 39-unit multi-family residential building
- Increased Density for Below Market Rate Housing (+30 units)



# PROPOSAL

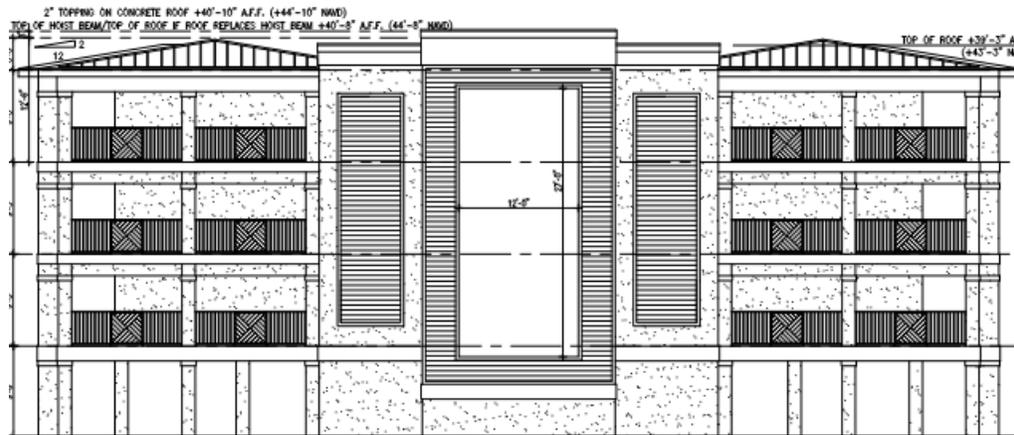


## ANALYSIS

- Design and intensity of use are compatible with surrounding commercial land uses.
- Trip Generation Comparison concludes the change in use will result in an overall decrease in vehicle trips from the site.
- Coordination with adjoining development includes
  - Shared trash and recycling facilities (7 Eleven)
  - Inter-connectivity path to Shared Use Path and Intra-connectivity driveway to Riverview I apartments.

## ANALYSIS

- Consistent with applicable policies and objectives of the Sanibel Plan.
- Compliant with Sec. 86-43. – Appearance of structures; size and mass of structures.
- Environmental constraints are addressed by the site plan and dedication of lands/easements to the City for conservation of lands within 200 feet of the Sanibel River.
- Proposed off-street parking exceeds minimum requirements by 12 spaces.



# Recommendation

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A motion to recommend approval with the following conditions:

1. All dwelling units shall be dedicated to the Below Market Rate Housing rental program indefinitely and in conformance with Chapter 102, Article II. – Below Market Rate Housing.
2. The applicant shall comply with all required conditions of a Planning Commission resolution approving variances (application No. PL20260007), which have been determined necessary to authorize this development.
3. Upon approval of a development permit, the developer shall execute and record in the public records of the county a declaration that the residential density allocation for the property has been fully executed in conformance with Sec. 86-113. – Declaration of density allocation requirements prior to issuance of a Certificate of Occupancy.



# Questions?