

Planning Commission Meeting

February 24, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7E**
- **APPLICATION NUMBER: PL20260007**
- **PROJECT LOCATION: 1523 PERIWINKLE WAY**

APPLICANT

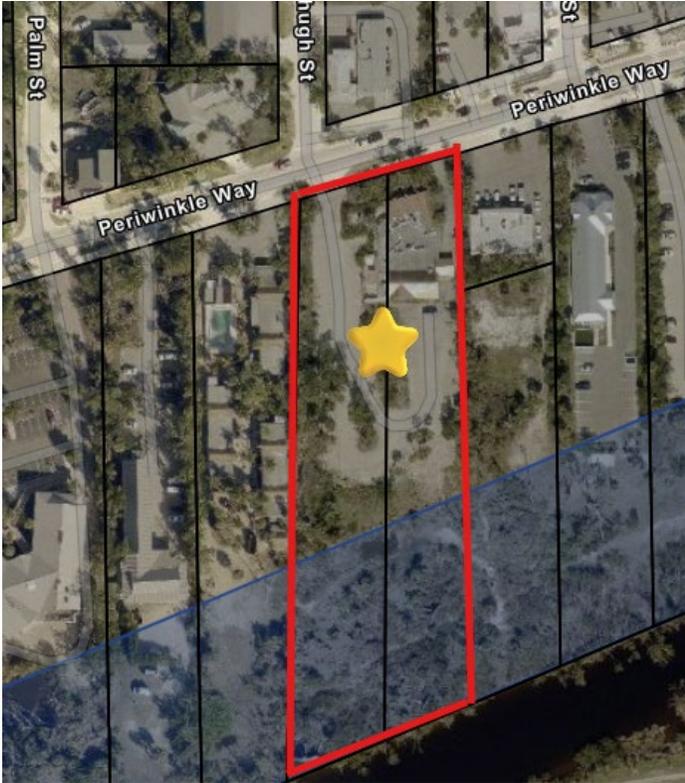
**RACHEL BIELERT (RLBCM, LLC) ON BEHALF OF
COMMUNITY HOUSING & RESOURCES INC.**

1974

ISSUES

1. Does the subject application comply with Sanibel Code Section 82-144. – Below market rate housing, which allows the planning commission to grant variances necessary to accommodate below market rate housing developments?
2. If the Planning Commission approves the application, what additional conditions should be required?

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

Table 1. Sanibel Plan references

Section 3.6.1. Housing

Objective 3

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.

Section 3.6.1. Housing

Policy 3.7

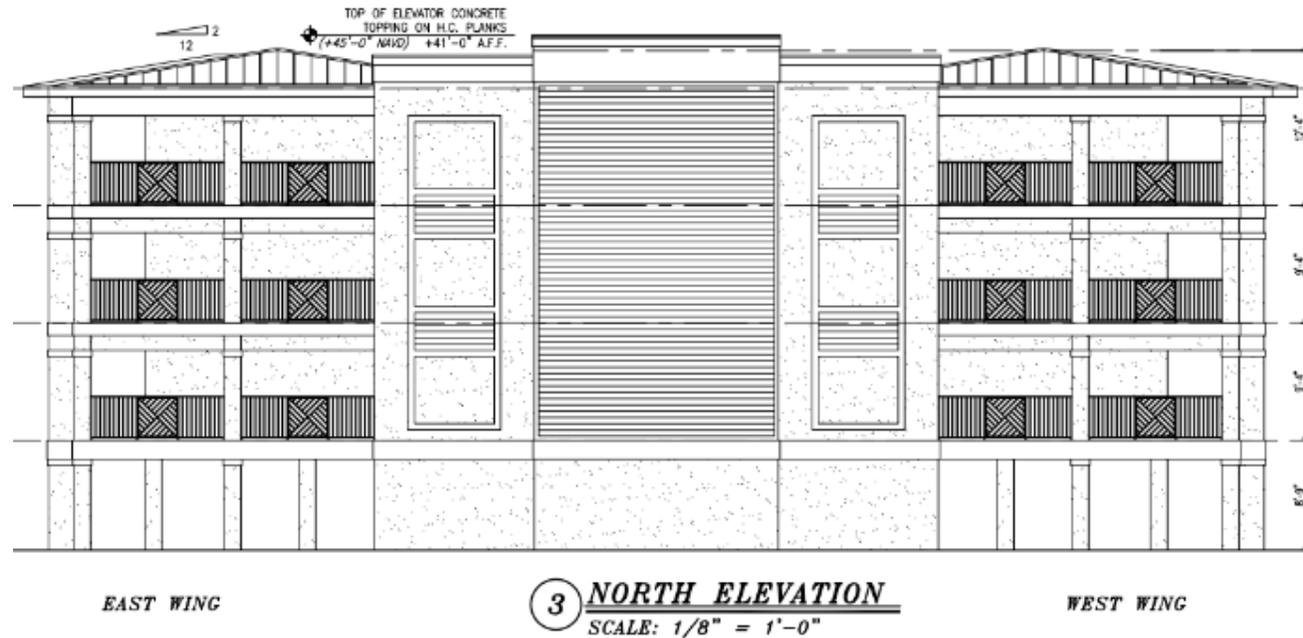
Ensure that BMRH units continue to be developed and maintained in a manner that is compatible with the character of the community.

Sec. 82-144. – Below market rate housing

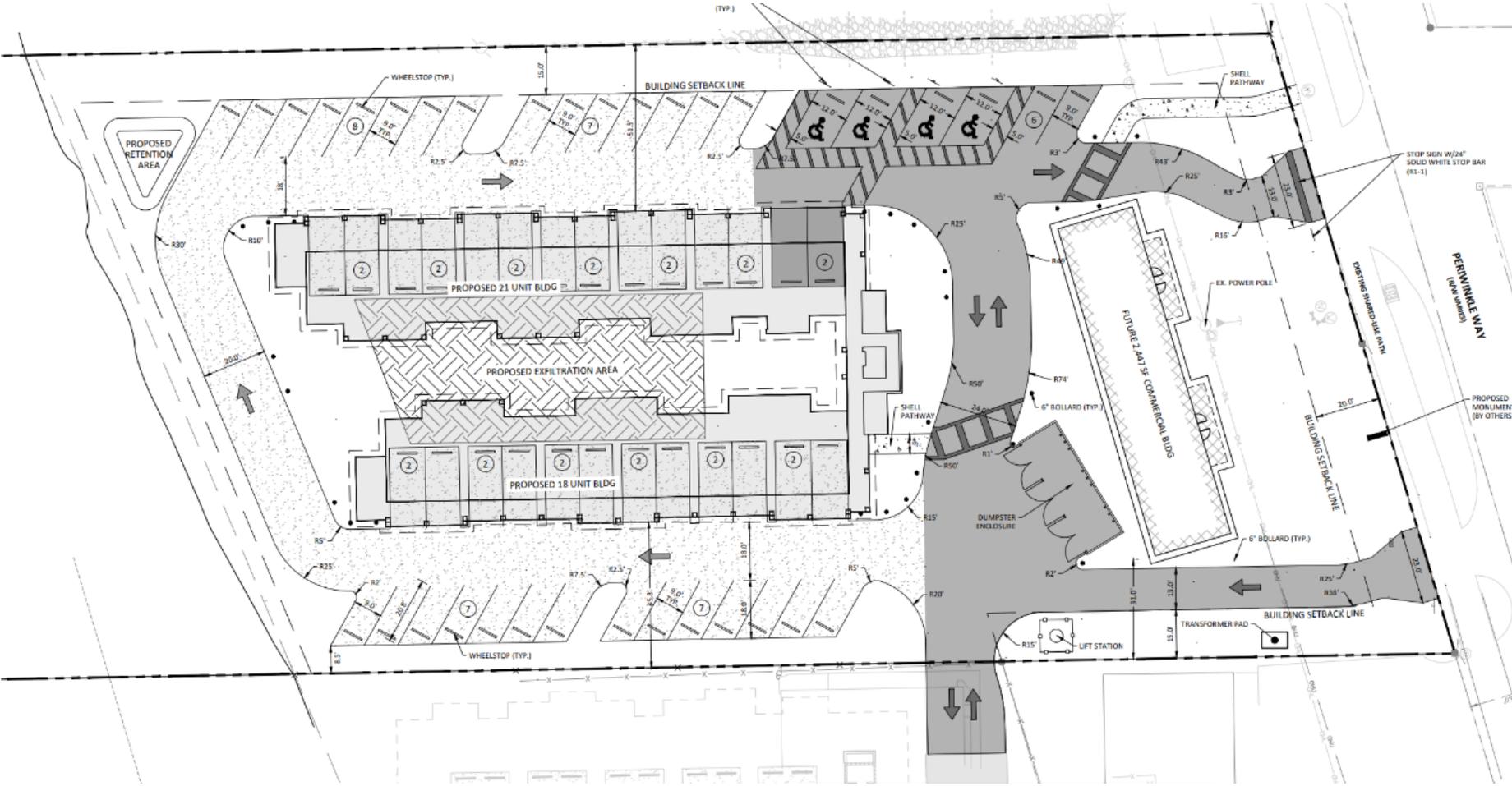
The planning commission may grant variances necessary to accommodate below market rate housing developments which are in compliance with all other requirements of this Land Development Code.

PROPOSAL

- 39-unit multi-family residential building
- Variances from seven (7) standards



PROPOSAL



Sec. 86-163. – Maximum number of dwelling units.

Proposal:

- To allow 39 units in one building instead of 12 units in one building.

Analysis:

- Designed to appear as two buildings joined by elevated breezeways to a shared elevator.
- Consistent with architectural standards for commercial and institutional uses.
- Consistent with character of surrounding areas (GC – General Commercial District).

Sec. 86-164. – Limitations on principal buildings

Proposal:

- To allow a building designed and constructed with three units vertically.

Analysis:

- Staff supports a variance to facilitate the maximum increase in BMRH units finding no adverse impacts or concerns relating to environmental or architectural compatibility.

Sec. 122-48. – Location and size of required vegetation buffers, Sec. 122-49. – Types, varieties and number of plants required, and Sec. 126-494. – Required conditions.

Proposal:

- To allow development to encroach within the minimum required setback of 15 feet.

Analysis:

- This variance would not be necessary if the two lots owned by CHR – the subject parcel and 1517 Periwinkle Way – were combined. That is not feasible due to the lending agreement for the acquisition of this parcel.

**Sec. 126-1029. – Site planning and Sec. 126-1404. –
Driveways and services aisles.**

Proposal:

- To permit more than one ingress-egress driveway.

Analysis:

- The Sanibel Plan endeavors to improve traffic flow by reducing the potential for curb cuts and turning movements on Periwinkle Way.
- However, the Fire District supports the request for optimal emergency vehicle access.

Recommendation

A motion to approve with conditions relating to:

- Contingent upon approval of CUP for increased density BMRH.
- Dedication of lands/easements to the city or nonprofit for conservation of lands within 200 feet of the Sanibel River (Interior Wetlands Conservation District).
- Revised agreement for shared trash and recycling facilities (7 Eleven).
- Bike parking; Inter- and Intra-connectivity.
- Signage.
- Landscape buffers.
- Future permitting of commercial development.



Questions?