



January 12, 2026

**REVISED February 2, 2026**

City of Sanibel  
Planning Department  
Craig Chandler, Deputy Planning Director  
2475 Library Way  
Sanibel, Florida 33957

RE: Riverview II Community Housing & Resources Redevelopment Project  
1523/31 Periwinkle Way, Sanibel, FL 33957  
Conditional Use / Change of Use Permit Application

Dear Mr. Chandler,

Please accept this application package on behalf of Community Housing & Resources, Inc. requesting conditional and change of use approval for the redevelopment and improvements of the community housing mixed-use project located at 1523/1531 Periwinkle Way. The intent is to achieve Sanibel's BMRH charter goals with **39** new one-bedroom, one-bathroom apartments and a proposed future 2,447 sf building area for low-intensity retail/office/medical office supportive services.

The residential building(s) are designed to mimic the Old Florida style of the Harkey House Riverview I project, however, they're more Island Contemporary style with concrete precast construction and faux-siding façade via stucco details. This updated design lends itself to better facilitate compliance with height restrictions while providing better interior ceiling heights, elevator structural needs, reduces wood materials to mitigate pest control and long-term maintenance expenses, and strengthens the buildings' overall resiliency.

In accordance with Mixed-Use Development standards (126-1032), the development is designed to minimize the potential detrimental influence of commercial or institutional uses on residents by separating the residential from the commercial building; and putting the common elements of the residential structure (elevator and walkway access, utilities/storage closets) closest to the north side to create an intentional separation.

The reduction of commercial floor area criteria is not applicable since all apartments are designated for BMRH in perpetuity.

The design shown for the future commercial pad is made with the understanding that upon determination of the commercial user(s), future variances may be required for building setback distance from the driveway, and maximum size and frontage for retail commercial unit. CHR



used best efforts to meet the City’s known needs for maintaining a tax base on this property by showing maximum flexibility for adding a low-intensity, commercial or retail, supportive service building pad.

The property is adjacent to CHR’s existing 15-apartment property, Harkey House at Riverview (Riverview I), currently under construction which has limited access along the eastern 7-Eleven property. The proposed layout of Riverview II will improve first responder access and traffic flow with an intra-connection driveway. Intra-connection driveways are preferred in the Sanibel LDC. Accordingly, this aids in reducing congestion on Periwinkle and improves safety and access issues that continually exist with the access drive at the 7-Eleven property.

CHR intends to provide a recorded easement agreement for this intra-connection drive prior to occupancy the Riverview II buildings, as well as dedicate the IWCD area to the City as was done with Harkey House at Riverview I.

This submittal is inclusive of the following variances and administrative waivers requests:

- **Increase of density to 39 apartments/residential density (Sec. 126-976(2)).** The density request is above the 9 residential units standard per the Sanibel development intensity map for the properties.
  - Sec. 30 of the Sanibel development intensity map = [multiplier of 4 x 1.66 acres for 6.64 units] + [multiplier of 2.2 x .96 acres for 2.1 units] per Sec. 86-91.
  - *Please refer to additional submittal documents for historical title research data from 1976 forward for this property and contiguous properties, HH Riverview I, 7-Eleven and Kona Kai properties.*

Due to the surrounding properties being commercial, the scale is relative to the site’s use. The proximity in the main commercial corridor supports ease of access for optimizing positive impacts to both BMRH residents and businesses. Below are examples of other buildings within the corridor with below-structure parking directly along Periwinkle to show continuity of structure and design.





You'll note that the distance that the new Riverview II residential building will be from Periwinkle, with adequate landscaping buffering as is intended in the design, ensures consistency with other similar structures throughout the corridor.

The photo below of the former Fish House Restaurant can give some perspective if one notes that the distance to the power pole behind the restaurant building is less than half the distance to where the proposed residential structure is designed to be located, reducing the impact of the size from the road much like that of Trader's.



- **Maximum number of dwelling units (Sec.86-163).** The limitation for BMRH is 12 units per building. The request is to make “each” building’s number of units over the standard by 9 and 6 units. The two apartment buildings are designed with a connecting walkway and common ingress/egress elevator which makes them “one building” which would be exceeding the requirement by 27 units.

The connecting of both buildings is to address multiple issues:

- CDBG-DR projects cannot be phased, have a \$250K/unit cap on the per unit cost allocations and requires ADA compliance standards for all units.
  - The connecting of two buildings makes the costs work for the grant award by eliminating the need for two elevators to serve all the units while facilitating HUD ADA requirements.
- This also reduces the long-term maintenance costs which are funded in part with the City’s tax base.

Further, the apartments are designed to comply with CDBG-DR housing requirements such that ADA can easily be met by simplified future conversions for any of the units without having to add another elevator.

- **Reduced setback/landscape buffer on the East side (Sec. 126-494.d).** There are two properties adjoining the eastern property line, the commercial 7-Eleven site and the multifamily BMRH site. The commercial property line is currently non-conforming with an eastern ingress/egress drive and covered restaurant entry overhang.

The design intent is to provide a 15’ compliant setback/landscape buffer along the property line of 7-Eleven with minor impacts from required utilities. Adjacent to the Riverview I property, the intent is also to provide a setback/landscape buffer but reduced partially by 6.5’ with permeable stone parking spaces.

- The design intent is to ensure compliance with the structures, parking and utilities requirements without impacting the Interior Wetlands Conservation District area to the south of the property; as well as accommodating the Fire Dept’s fire truck access throughout the development.



- CHR will work on a modification to the current dumpster maintenance agreement with 7-Eleven’s ownership and franchisee to relocate the dumpster enclosure. CHR proposes that this approval be allowed, stipulating that a recorded agreement would be required as a condition to occupancy release as was conditioned for the Riverview I project (vs. a condition to variance approval).
- Adjustments for landscape buffers sizes are made by relocating plantings, not just ground cover requirements.
- **Site access and internal circulation/number of access driveways (Sec. 126-1029.d & 126-104.a.1).** The site has an existing non-compliant, two driveway ingress egress set within setbacks/buffer areas which is attributed to it being two properties that make up this single development.

As reviewed with the Fire Marshall and Chief, maintaining multiple points of ingress egress, as well as intra-connection to the adjacent Riverview I property, facilitates improved life safety conditions for emergency services access.

The shared dumpster enclosure is redesigned for closest access for 7-Eleven and centralized for the CHR buildings’ residents and future commercial users. Additionally, when trash service trucks access from the east they can access the dumpsters with a 2-point turn vs. a 4-point turn if accessing from the west. This will ensure more efficient services which occur multiple times per week, and reduced time for blocking the inbound driveway.

The multiple drives and direction of the traffic flow is to facilitate east and west setbacks/buffers, reduce entry widths to minimize non-compliant directional traffic, maximize access, reduce congestion on Periwinkle, and to maximize efficiency for garbage and recycling service pick ups (which has also historically been a significant source of congestion at the 7-Eleven/Riverview I properties).

- **Limitation on principal buildings (Sec. 86-164).** City Staff noted that the limitation for two dwelling units vertically at any point in the building was a “belt and suspenders” provision to a lower height restriction that was relatively recently modified to facilitate floodplain changes. The design of this proposed development meets the current height restriction limit of 45’, which allows for 3 stories vertically over flood.
- **Outdoor lighting.** The intent is to finalize design with both buildings, parking and site lighting in a manner that complies with Sec. 126-997 and in design consistent with the Harkey House Riverview I project.

As you know, community housing is still a much-needed resource on Sanibel and Captiva for its continued support of its businesses that continue to compete for employees. Community Housing and Resources, with these approvals, can continue to serve and improve the community and provide a supportive services component that can continue a tax base contribution to the City.



On behalf of Community Housing and Resources, I thank you for your time and consideration with this submittal.

Respectfully,

*Rachel Lee Bielert*

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Project Manager for Community Housing & Resources, Inc.

CC: Nicole Decker-McHale, CHR  
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