

Planning Commission Meeting

November 19, 2024

- **PLANNING COMMISSION AGENDA ITEM : 7A**
- **APPLICATION NUMBER: CUP-2024-000242**
- **PROPERTY ADDRESS: 1209 ISABEL DRIVE - TAX PARCEL NUMBER 18-46-23-T3-00300.022B**

APPLICANT

WILLIAMSON AND SONS MARINE CONSTRUCTION, INC.

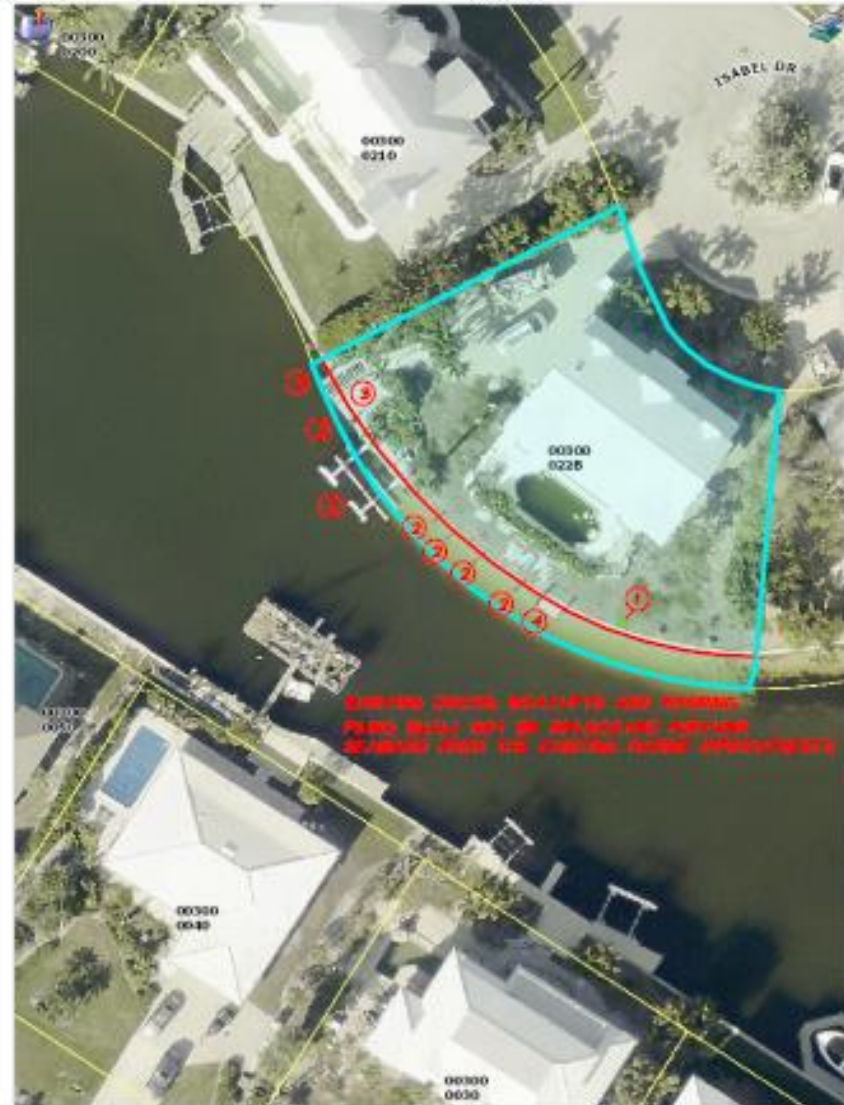
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ISSUES

1. Does the proposed development comply with the general requirements of a conditional use provided in Land Development Code Section 126-82 – general requirements?
2. Does the proposed development comply with the specific requirements of seawall waterward of existing seawall use provided in LDC Sec. 126-106 – Seawall as accessory structure waterward of existing seawall?
3. If the Planning Commission approves the application, what additional conditions should be required?

8/27/24, 11:21 AM

LDM Clo View



EXISTING DOCKS, MOORING PILES AND BOAT LIFTS
 SHALL REMAIN UNLESS OTHERWISE SPECIFIED
 ON THESE PLANS OR IN THE NOTES THEREON

<https://gisview.laspa.org/gisview0?folio=10125005>

111

- 1 FACE OF NEW SEAWALL NOT TO EXCEED 12" SEAWARD OF THE EXISTING SEAWALL FACE
- 2 MOORING PILE TO REMAIN DURING CONSTRUCTION
- 3 EXISTING CONCRETE CANTILEVER DOCK TO BE REMOVED SEAWARD FROM EXISTING SEAWALL NOT TO BE REPLACED.
- 4 EXISTING WOOD DOCK TO BE REMOVED DURING CONSTRUCTION TO BE REPALED SAME FOOT PRINT NO FURTHER SEAWARD THAN EXISTING EXISTING PILING TO REMAIN DURING CONSTRUCTION.
- 5 EXISTING BOAT LIFT AND PILING TO REMAIN DURING CONSTRUCTION. EXISTING DECKING TO BE REMOVED AS NECESSARY TO ALLOW CONSTRUCTION OF THE NEW SEAWALL REPAIR & REPLACED. NOT TO EXCEED SEAWARD FURTHER THAN THE EXISTING MARINE ELEMENTS.

DATA SHEET
 PANEL SIZE : 10' VINYL REPAIR
 CANAL : "SALTWATER"
 204 ISABEL DR
 SANISSEL, FL 33467
 Sheet # 4-23-T3-00300.022B
 SANISSEL HARBOURS Lts 22-25

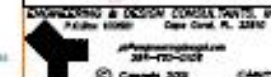
rev 08/27/2024
 Added sheet 2/2
 See Plan
 rev 08/19/2024
 rev 08/19/2024
 07/19/2024



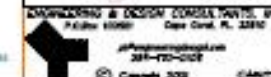
SITE PLAN



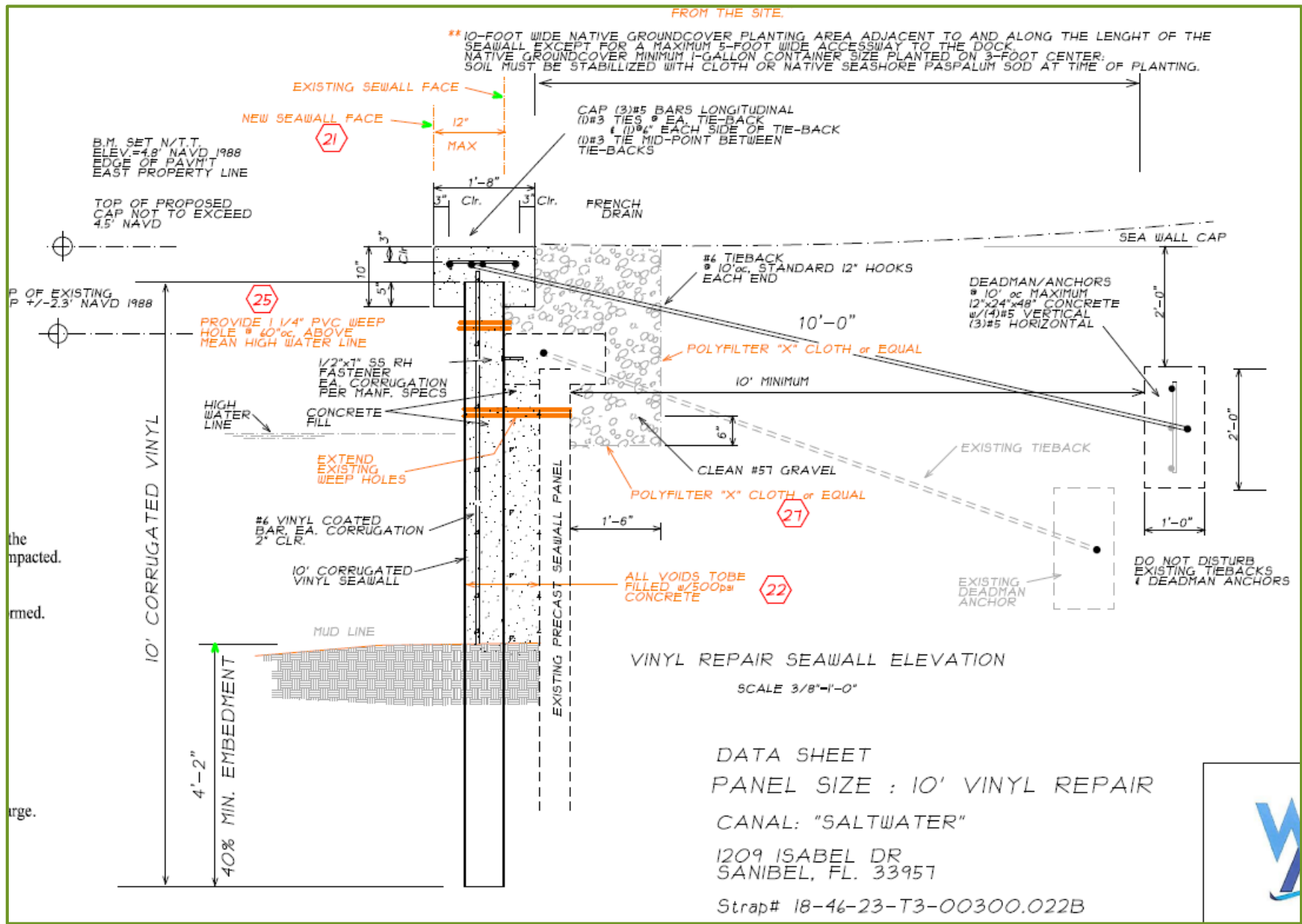
Digitally signed
 by James
 Andrew
 Schivinski PE
 Date: 2024.08.27
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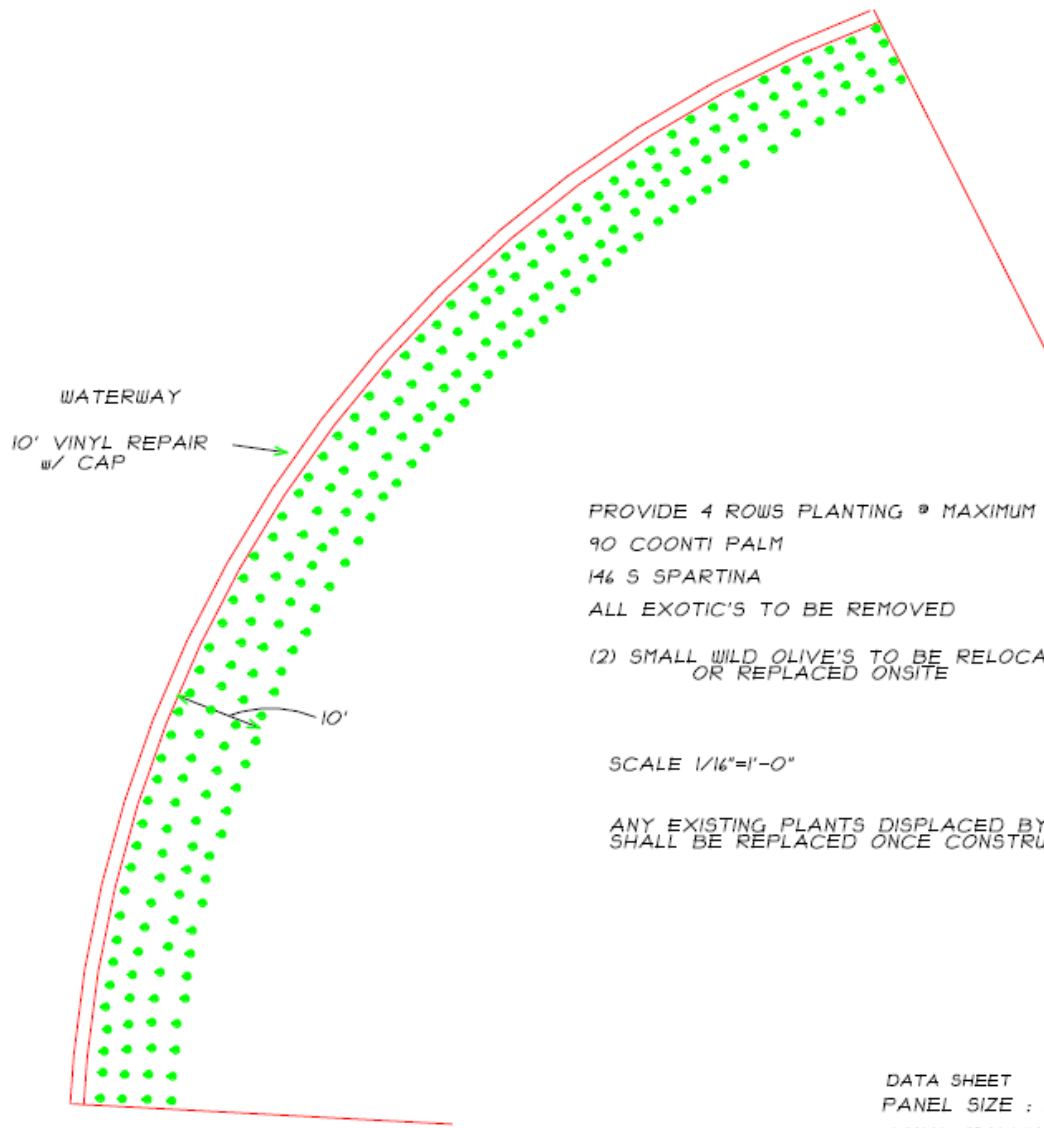


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PROVIDE 4 ROWS PLANTING @ MAXIMUM 36" oc
 90 COONTY PALM
 146 S SPARTINA
 ALL EXOTIC'S TO BE REMOVED
 (2) SMALL WILD OLIVE'S TO BE RELOCATED
 OR REPLACED ONSITE

SCALE 1/16"=1'-0"

ANY EXISTING PLANTS DISPLACED BY CONSTRUCTION
 SHALL BE REPLACED ONCE CONSTRUCTION IS COMPLETED

DATA SHEET
 PANEL SIZE : 10' VINYL REPAIR
 CANAL: "SALTWATER"
 1209 ISABEL DR
 SANIBEL, FL. 33957
 Strip# 18-46-23-T3-00300.022B
 SANIBEL HARBOURS Lts 22-23

NEW

ANALYSIS

Specific Requirements

Sec. 126-106	Finding
(1) The seawall shall be in a human made canal, only within the following locations: ... b. Sanibel Harbours Subdivision; ...	Compliant
(2) There is not an old seawall landward of the existing seawall.	Compliant
(3) The property line of the parcel shall not be moved waterward.	Compliant
(4) The design of the seawall shall not adversely impact adjacent properties.	Compliant
(5) The design of the seawall shall not adversely impact native vegetation.	Compliant
(6) The design of the seawall shall not adversely impact native wildlife.	Compliant
(7) The design of the seawall shall not adversely impact marine resources.	Compliant

Sec. 126-106	Finding
(8) The waterward extension of the seawall shall not create a nonconforming marine accessory structure on the property or properties across the canal from the subject property...	Compliant
(9) The waterward extension of the seawall shall not adversely impact the adjacent property owners' access to the canal or their marine accessory structures.	Compliant
(10) The new seawall shall not extend any further than 12-inches as measured from the existing seawall face to the waterward most face of the proposed seawall. Any void between the existing seawall and new seawall must be filled with appropriate material to allow for relief of hydrostatic pressure.	Compliant
(11) Seawall standards (9) through (20) in section 126-101 shall be met.	
<i>Applicable sections of 126-101</i>	
(9) <i>...On properties where there is an existing seawall and a seawall cap repair, seawall replacement, or new seawall waterward of an existing seawall is proposed the new seawall cap is limited to a height no more than 4.5 feet NAVD.</i>	Compliant

Sec. 126-106	Finding
<p><i>(10) Weep holes must be regularly spaced above the mean high-water line of the seawall to relieve the buildup of pressure on the wall from groundwater and rain percolating through the soil.</i></p>	Compliant
<p><i>(11) The seawall must be made of materials strong enough to withstand anticipated battering by waves and wave-carried debris. Seawalls in the limited areas where seawalls are a permitted use shall be made of concrete, fiber reinforced polymer composite, rock, or polyvinyl chloride (PVC). Color of composite or polyvinyl chloride panels is limited to light grey to be substantially similar in coloration to concrete. The only rock which may be used is Florida limerock.</i></p>	Required Condition
<p><i>(12) Polyfilter "X" cloth, or equivalent, shall be installed along the back of the seawall between the wall and the uplands when a void is present between seawall panels, to prevent soil from seeping into the adjacent waterway.</i></p>	Compliant
<p><i>(13) The seawall shall be installed with sufficient tiebacks and anchors to help prevent it from tipping over. Tieback rods shall be protected against corrosion.</i></p>	Compliant
<p><i>(14) The toe of the seawall shall have adequate penetration into the ground (a minimum of 40 percent of the height of the seawall) to develop the resistance necessary to keep the outward-acting forces of the fill behind the wall from forcing the bottom of the wall outward into the canal.</i></p>	Compliant

Sec. 126-106	Finding
<i>(15) There shall be adequate embedment of the wall into the cap (a min. of 1/2 the thickness of the cap) to prevent the wall and cap from rotating in different directions.</i>	Compliant
<i>(16) The seawall shall be tied into the adjoining seawall or well anchored to the shore with wingwalls or returns to resist flank erosion.</i>	Compliant
<i>(17) When reinforcing steel is utilized in the wall and/or cap, current industry standards must be incorporated into the design to prevent corrosion and spalling which would reduce the strength of the wall.</i>	Compliant
<i>(18) A turbidity and erosion control plan must be included in the design documents... Erosion control measures must be installed landward of the seawall upon completion of construction and remain in place until the upland area disturbed during construction is stabilized with vegetation.</i>	Compliant
<i>(19) Structural plans must be prepared by a professional engineer with experience in designing marine structures and licensed in the State of Florida to certify the seawall has been designed in conformance with these standards and site-specific conditions prior to issuance of a development permit. An as-built certification by the designing engineer that the seawall was built in conformance with the approved structural plans must be submitted prior to issuance of a certificate of completion.</i>	Compliant

Sec. 126-106	Finding
<p><i>(20) a. ...the design must include a stormwater detention area landward and adjacent to the seawall to prevent runoff from rainfall and irrigation systems to directly enter the waterway; and</i></p> <p><i>b. A ten-foot wide native groundcover planting area directly adjacent to and along the length of the seawall except for a maximum five-foot wide accessway to a dock...</i></p>	Compliant
<p>(12) Existing docks, boat lifts, and mooring pilings must not be relocated further waterward except when those accessory marine structures can be relocated in full compliance with... maximum waterward extension measured from the face of the original seawall.</p>	Compliant
<p>(13) If the new seawall extends further than the property owner's existing property line, the owner must procure from the owner(s) on whose land the new seawall extends an easement in a form acceptable to the city, identifying the limits of the new seawall, existing seawall, and subject property boundary, and such easement must be recorded in the public record of the Lee County Clerk of Courts.</p>	Required Condition
<p>(14) As-built survey including the location of the existing seawall, new seawall, property boundary, any marine accessory structures, delineation of the maximum waterward extension based upon measurement from the original seawall, and elevation of seawall cap must be submitted to the city upon completion of the seawall construction.</p>	Required Condition

SUMMARY & RECOMMENDATION

- No Public Comment
- Staff findings:
 - Complies with general requirements (Sec. 126-82)
 - Complies with specific requirements (Sec. 126-106)
- Staff recommends approval with 11 required conditions