

### Status of the Resort Housing District post Hurricane Ian

The Resort Housing District comprises approximately 400 acres and 3,500 units, split among 93 properties developed as condominiums, apartments, timeshares, hotels, motels, inns, cottages, and a handful of single-family homes and duplexes. The Resort Housing District allows rentals for less than four consecutive weeks (the restriction in all other areas of the city).

Approximately 80 percent of the properties (74) in the resort housing district have received permits to conduct emergency repairs, comprising approx. 90 percent of the units (3,188 units). *(This is permitting information and does not reflect whether all permitted repairs have been completed and whether these units are available to rent).*

Of the remaining 19 properties, 18 were demolished and 1 has been substantially damaged and is scheduled for demolition (Gulf Beach Condo).

Of those demolished, one has reopened (Shalimar), two are under construction (Beachview & Whitecaps South Condominium), and three have submitted permit applications to “build back” or “redevelop” (Kimball Lodge at Island Inn, the cottages at Island Inn (units relocated to the main building), and Waterside).

The remaining 12 properties (comprising 277 units or 8% of the units in the Resort Housing District) are listed below with any additional information staff is aware of.

### Vacant Lands in Resort Housing District

*NB: Properties that have building permit applications submitted are not included as vacant lands.*

TYPE	OWNER	UNITS	ADDRESS	NOTES
Condo or Apt.	Gulf Beach Condo Assoc	14	527 EAST GULF DR	Demolition permit issued but demo not completed – nonconforming multifamily building issue resolved by Ord. 25-016 on 9/8/25
Hotel/Motel Inn/Cottage	BRE/Seaside Inn Owner LLC	31	541 EAST GULF DR	Seaside Inn

TYPE	OWNER	UNITS	ADDRESS	NOTES
Timeshare	Surfrider Beach Club Assoc.	31	555 EAST GULF DR 101	Surfrider Beach Club - Preapplication Meetings for Redevelopment. Architectural and site plans completed for redevelopment. COA did not submit permit application.
Condo or Apt.	Clamshell Condo Assoc	6	1801 OLDE MIDDLE GULF DR	Clamshell - Multiple Preapplication Meetings.
Hotel/Motel Inn/Cottage	Hutchings Ventures II LLC	15	1081 SHELL BASKET LN	Gulf Breeze Cottages – last inquiry May 2024 re: ability to redevelop resort housing
Duplex	Hutchings Ventures II LLC	2	1104 SHELL BASKET LN	Inquiries regarding ability to rebuild duplex
Single-Family	James Kilchenman & Leslie Kilchenman	1	1105 SHELL BASKET LN	
Single-Family	James Kilchenman & Leslie Kilchenman	1	1113 SHELL BASKET LN	
Single-Family	John & Jodi Miller	1	1121 SHELL BASKET LN	
Timeshare	Caribe Beach Resort	26	2669 WEST GULF DR 1A	Last inquiry Feb. 2025 for non-resort residential
Hotel/Motel Inn/Cottage	BRE/Sanibel Beach Owner LLC	45	3287 WEST GULF DR	Sanibel Sunset Beach Resort
Hotel/Motel Inn/Cottage	West Wind Association of Sanibel LLC	104	3345 WEST GULF DR	West Wind Inn - Multiple Preapplication Meetings and Preliminary Reviews of Site Plan.
<b>TOTAL</b> 277				

### Density in the Resort Housing District

Almost all of the properties within the district were developed prior to the incorporation of the city and do not conform with the Development Intensity Map. Staff estimates that the Development Intensity Map would permit approx. 1,835 units in the Resort Housing District, at an average occupancy of 2.2 persons per unit, for approx. 4,036 persons.

The Resort Housing District as developed encompasses 3,521 units and an estimated 11,554 persons (based on the presumed average occupancy rates for Resort Housing found in Sec. 86-71 of the Sanibel Code), almost three times (3x) the otherwise allowed development intensity.

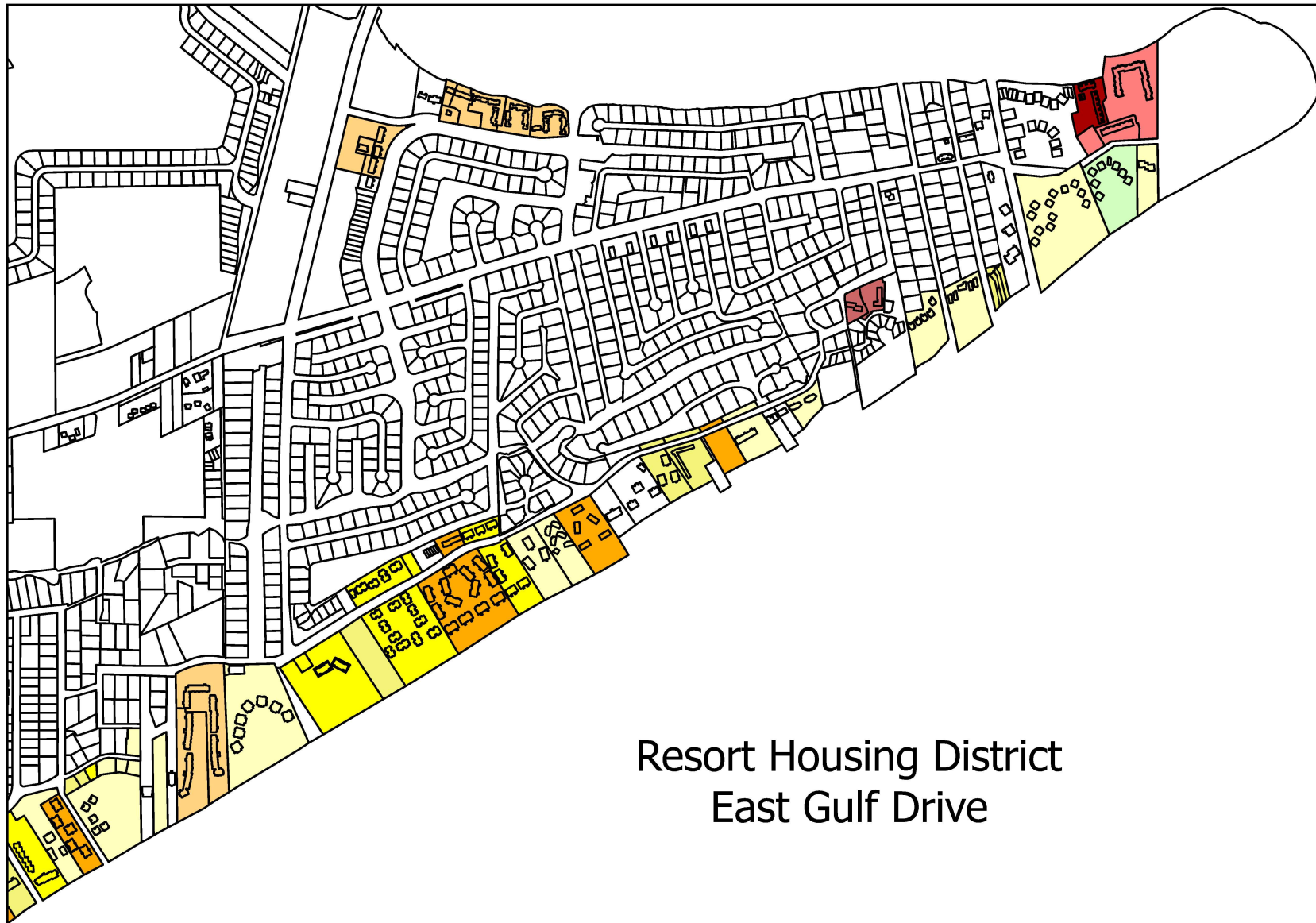
Resort Housing District Development Intensity Evaluation			
Existing # Units	Maximum # Units based on Development Intensity	Presumed Average Occupancy Rate (Persons per Unit)	Maximum Average Occupancy Rate based on Development Intensity
3,521	1,835	11,554	4,036

- 92% more units than number allowed per development intensity map.
- 186% above maximum average occupancy allowed per development intensity map.

The Sanibel Plan allows for “redevelopment” of existing units in the Resort Housing District as well as “build back;” that is, properties in the Resort Housing District have the option to reconstruct, remodel, or modernize buildings at any time without losing units. See below for relevant sections from the Sanibel Plan.

*Restrict development intensity in the Resort Housing District that is in excess of the density permitted by the Development Intensity Map of the Sanibel Plan; however, allow the build-back or redevelopment of existing units, up to the number of dwelling units existing on May 4, 2004, provided the units that are built back or redeveloped are in conformance with the Sanibel Plan and the Land Development Code.*

*Residential density computations are based on the assumption that dwelling units will have an average occupancy of 2.2 persons per unit. To the extent that dwelling units are of a type or size that will increase the average occupancy rate, the permissible number of units may vary from the number shown on the Development Intensity Map in a manner to be determined by implementing development regulations in the Land Development Code.*



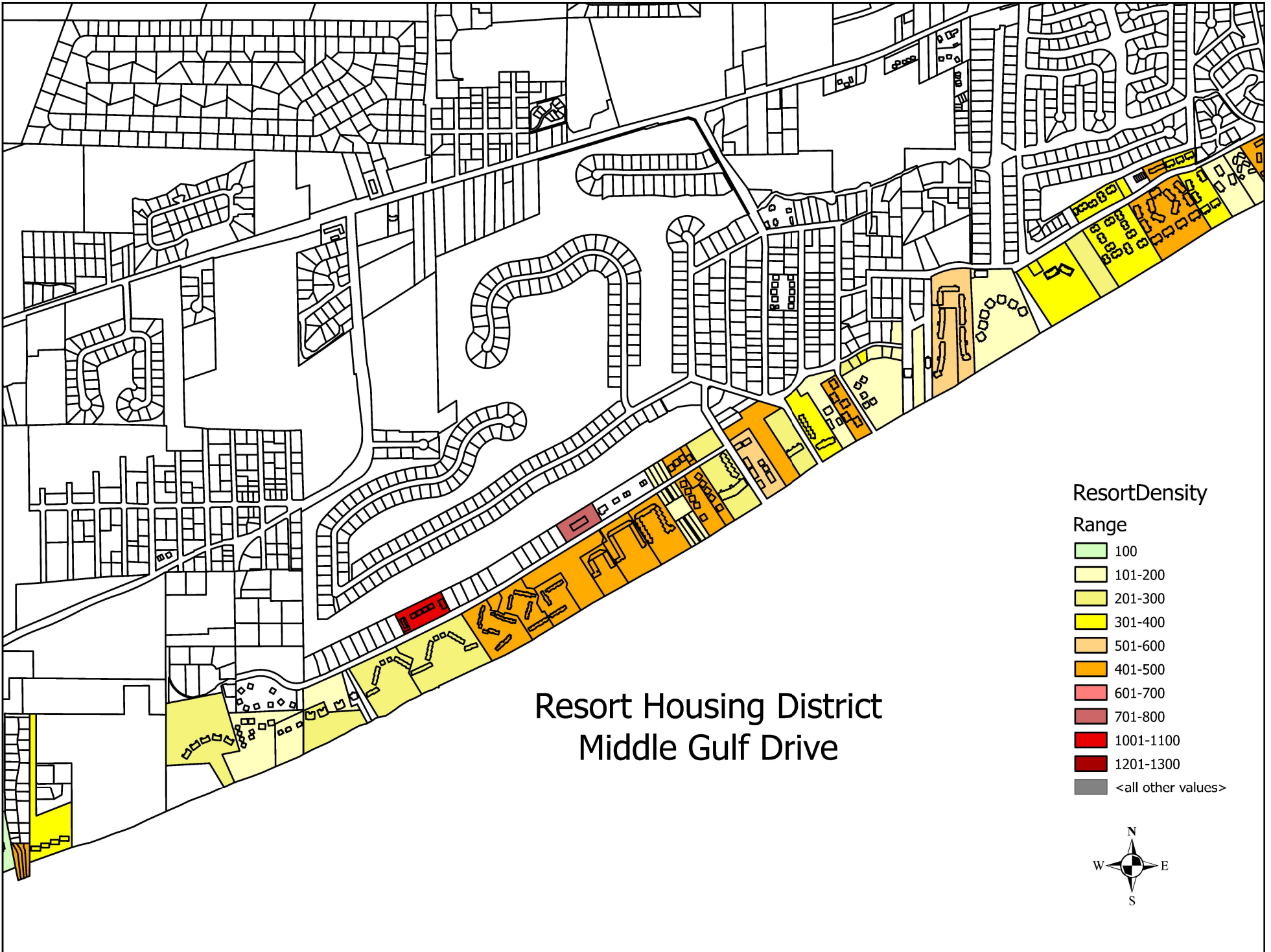
## Resort Housing District East Gulf Drive

### ResortDensity

#### Range

100
101-200
201-300
301-400
501-600
401-500
601-700
701-800
1001-1100
1201-1300
<all other values>





# Resort Housing District Middle Gulf Drive

## ResortDensity

### Range

- 100
- 101-200
- 201-300
- 301-400
- 501-600
- 401-500
- 601-700
- 701-800
- 1001-1100
- 1201-1300
- <all other values>





## ResortDensity

### Range



## Resort Housing District West Gulf Drive

