



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

Rachel Lee Bielert

Project Manager for Community Housing & Resources, Inc.

CC: Nicole Decker-McHale, CHR
Steve Fehlhaber, DRMP
Chris Lee, Christopher Lee Architects
Jeremy Walsh, RS Walsh Landscaping



Property Data

STRAP: 30-46-23-T1-00004.0070 Folio ID: 10128025

Tax Roll Value Letter 2025

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Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)



SANIBEL 1523 INC
4582 BRAINARD BAYOU RD
SANIBEL FL 33957

Site Address

Site Address maintained by [E911 Program Addressing](#)

1523 PERIWINKLE WAY
SANIBEL FL 33957

Property Description

Do not use for legal documents!



BEG.8 FT E + 290.04 FT S OF NW COR OF SEC.TH N 73 DEG 35 MIN 40
SEC E 600

Attributes and Location Details

Total Bedrooms / Fixtures	0 / 16
Gross Building Area	4,613
1st Year Building on Tax Roll	1959
Historic Designation	No

Township	Range	Section	Block	Lot
46	23E	30		
Municipality	Latitude	Longitude		
City of Sanibel	26.44187	-82.054		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure

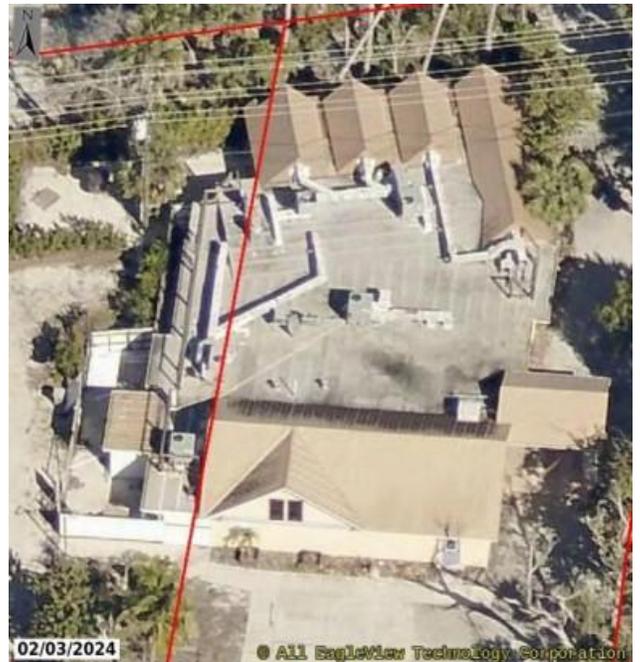


Photo Date May of 2024 View other photos

Last Inspection Date: 05/30/2024

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	2,164,818	1,059,980	2,164,818	1,881,549	0	0	1,881,549
2024 / Additional Info	2024 (Final Value)	1,922,720	1,059,980	1,922,720	1,710,499	0	0	1,710,499
2023 / Additional Info	2023 (Final Value)	1,943,765	1,026,039	1,943,765	1,554,999	0	0	1,554,999
2022 / Additional Info	2022 (Final Value)	1,929,067	925,919	1,929,067	1,413,635	0	0	1,413,635
2021 / Additional Info	2021 (Final Value)	1,999,110	1,021,317	1,999,110	1,285,123	0	0	1,285,123
2020 / Additional Info	2020 (Final Value)	1,663,454	861,923	1,663,454	1,168,294	0	0	1,168,294
2019 / Additional Info	2019 (Final Value)	1,575,714	806,274	1,575,714	1,062,085	0	0	1,062,085
2018 / Additional Info	2018 (Final Value)	965,532	635,988	965,532	965,532	0	0	965,532
2017 / Additional Info	2017 (Final Value)	983,459	635,988	983,459	983,459	0	0	983,459
2016	2016 (Final Value)	985,272	635,988	985,272	985,272	0	0	985,272
2015	2015 (Final Value)	926,468	635,988	926,468	926,468	0	0	926,468
2014	2014 (Final Value)	930,623	635,988	930,623	930,623	0	0	930,623
2013	2013 (Final Value)	934,669	635,988	934,669	879,334	0	0	879,334
2012	2012 (Final Value)	790,421	635,988	790,421	790,421	0	0	790,421
2011	2011 (Final Value)	787,215	635,988	787,215	787,215	0	0	787,215
2010	2010 (Final Value)	870,956	635,988	870,956	870,956	0	0	870,956
	2009 (Final Value)	871,010	635,990	871,010	871,010	0	0	871,010
	2008 (Final Value)	1,030,010	796,210	1,030,010	1,030,010	0	0	1,030,010
	2007 (Final Value)	1,030,010	796,210	0	1,030,010	0	0	1,030,010
	2006 (Final Value)	1,030,010	796,210	0	1,030,010	0	0	1,030,010
	2005 (Final Value)	1,028,590	795,710	0	1,028,590	0	0	1,028,590
	2004 (Final Value)	555,930	360,720	0	555,930	0	0	555,930
	2003 (Final Value)	550,930	355,720	0	550,930	0	0	550,930
	2002 (Final Value)	560,200	355,540	0	560,200	0	0	560,200
	2001 (Final Value)	510,200	305,540	0	510,200	0	0	510,200
	2000 (Final Value)	476,790	295,540	0	476,790	0	0	476,790
	1999 (Final Value)	476,790	295,540	0	476,790	0	0	476,790
	1998 (Final Value)	422,630	289,000	0	422,630	0	0	422,630
	1997 (Final Value)	420,980	289,000	0	420,980	0	0	420,980
	1996 (Final Value)	420,980	289,000	0	420,980	0	0	420,980
	1995 (Final Value)	416,980	285,000	0	416,980	0	0	416,980
	1994 (Final Value)	416,980	285,000	0	416,980	0	0	416,980
	1993 (Final Value)	419,180	285,000	0	419,180	0	0	419,180
	1992 (Final Value)	411,380	275,000	0	411,380	0	0	411,380

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for *Homestead* properties OR 10% for non-*Homestead* properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 1/29/2026)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
2100	Restaurant	52999.00	Square Feet

Land Features

Description	Year Added	Units
FENCE - ALUM/VINYL - 4 FEET	2012	100
PAVEMENT - CONCRETE - PARKING	2012	900

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
56 - Restaurant	4 - COMMERCIAL	1.0	0
Bedrooms	Fixtures	Year Built	Effective Year Built
0	0.0	1959	2000

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	4,613
FCP - FINISHED CARPORT	N	354
FEP - FINISHED ENCLOSED PORCH	N	1,086
UOP - UNFINISHED OPEN PORCH	N	521

Building Front Photo

Building Footprint

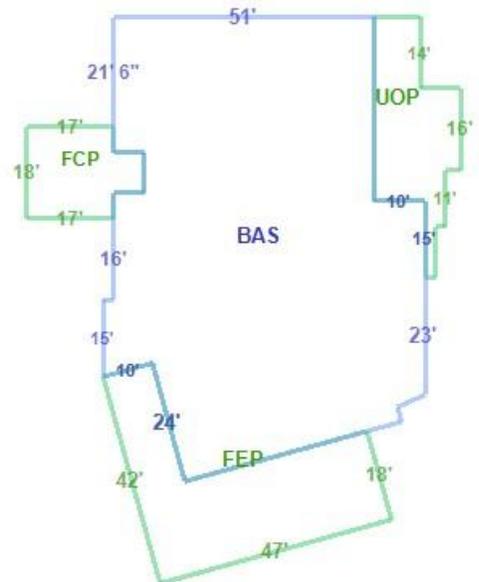




Photo Date: May of 2024

Property Details (2025 Tax Roll)

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Building Front Photo

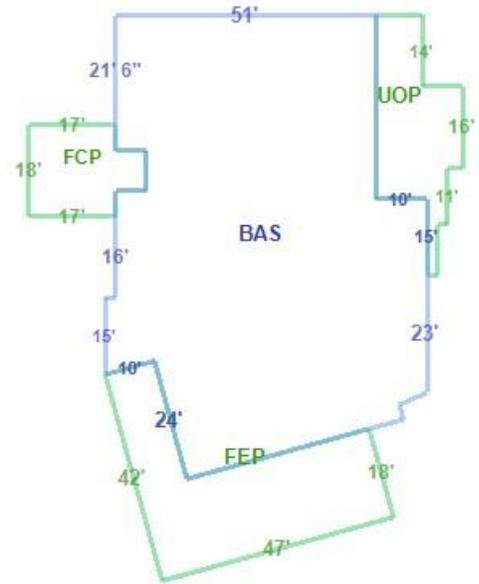
Building Footprint



02/03/2024

© All EagleView Technology Corporation

Photo Date: May of 2024



Taxing Authorities

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CITY OF SANIBEL / 010

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
SANIBEL FIRE & RESCUE DIST / 080	Independent District	SANIBEL FIRE & RESCUE DIST 2351 PALM RIDGE RD SANIBEL FL 33957-3204
SANIBEL PUBLIC LIBRARY DIST / 268	Independent District	SANIBEL PUBLIC LIBRARY DIST 770 DUNLOP RD SANIBEL FL 33957-4016
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF SANIBEL / 079	Municipal	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	

CITY OF SANIBEL REC CTR VOTED DEBT SVC / 261	Voter Approved	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
CITY OF SANIBEL SEWER VOTED DEBT SERVICE / 129	Voter Approved	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
1,485,000.00	12/16/2010	2010000310608	39		I
680,000.00	06/01/1996	2720/3793	01		I
170,000.00	06/01/1996	2720/3789	01		I

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Building / Construction Permit Data

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Permit Number	Permit Type	Date
14-00045178	Building Remodel / Repair	02/20/2014
12-00041274	Landscape / Irrigation	02/21/2012
11-00040737	AC New / Change out	10/24/2011
11-00039522	Building Remodel / Repair	04/07/2011
10-00039210	Demolition	12/29/2010
10-00039221	Building Remodel / Repair	12/29/2010
2477	Residential	01/22/1981

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

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Prior STRAP

Prior Folio ID

ReNumber Reason

ReNumber Date

30-46-23-J0-00004.0070

N/A

Reserved for ReNumber ONLY

N/A

Solid Waste (Garbage) Roll Data

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Solid Waste District

Roll Type

Category

Unit / Area

Tax Amount

010 - City of Sanibel

C - Commercial Category

E

5692

1,317.74

Flood and Storm Information

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Flood Insurance [Find my flood zone](#)

Community

Panel

Version

Date

Evacuation Zone

071C

0533

G

11/17/2022

A

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Property Data

STRAP: 30-46-23-T1-00004.0060 Folio ID: 10128024

Tax Roll Value Letter 2025

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Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)



SANIBEL 1531 INC
4582 BRAINARD BAYOU RD
SANIBEL FL 33957

Site Address

Site Address maintained by [E911 Program Addressing](#)

PERIWINKLE WAY
SANIBEL FL 33957

Property Description

Do not use for legal documents!



GOVT LOT 4 SEC 30 TWP 46 R 23 DESC IN OR 1290 PG 2308

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1290 and 2308 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
46	23E	30		
Municipality	Latitude	Longitude		
City of Sanibel	26.44178	-82.05429		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	1,190,940	1,190,940	1,190,940	1,188,857	0	0	1,188,857
2024 / Additional Info	2024 (Final Value)	1,190,940	1,190,940	1,190,940	1,080,779	0	0	1,080,779
2023 / Additional Info	2023 (Final Value)	1,130,202	1,130,202	1,130,202	982,526	0	0	982,526

2022 / Additional Info	2022 (Final Value)	893,205	893,205	893,205	893,205	0	0	893,205
2021 / Additional Info	2021 (Final Value)	922,980	922,980	922,980	922,980	0	0	922,980
2020 / Additional Info	2020 (Final Value)	922,980	922,980	922,980	893,444	0	0	893,444
2019 / Additional Info	2019 (Final Value)	922,980	922,980	922,980	812,222	0	0	812,222
2018 / Additional Info	2018 (Final Value)	738,384	738,384	738,384	738,384	0	0	738,384
2017 / Additional Info	2017 (Final Value)	738,384	738,384	738,384	738,384	0	0	738,384
2016	2016 (Final Value)	738,384	738,384	738,384	738,384	0	0	738,384
2015	2015 (Final Value)	738,384	738,384	738,384	738,384	0	0	738,384
2014	2014 (Final Value)	738,384	738,384	738,384	738,384	0	0	738,384
2013	2013 (Final Value)	738,384	738,384	738,384	738,384	0	0	738,384
2012	2012 (Final Value)	738,384	738,384	738,384	738,384	0	0	738,384
2011	2011 (Final Value)	738,384	738,384	738,384	738,384	0	0	738,384
2010	2010 (Final Value)	738,384	738,384	738,384	738,384	0	0	738,384
	2009 (Final Value)	738,380	738,380	738,380	738,380	0	0	738,380
	2008 (Final Value)	922,980	922,980	922,980	922,980	0	0	922,980
	2007 (Final Value)	922,980	922,980	0	922,980	0	0	922,980
	2006 (Final Value)	922,980	922,980	0	922,980	0	0	922,980
	2005 (Final Value)	922,980	922,980	0	922,980	0	0	922,980
	2004 (Final Value)	370,000	370,000	0	370,000	0	0	370,000
	2003 (Final Value)	355,000	355,000	0	355,000	0	0	355,000
	2002 (Final Value)	355,000	355,000	0	355,000	0	0	355,000
	2001 (Final Value)	305,000	305,000	0	305,000	0	0	305,000
	2000 (Final Value)	295,000	295,000	0	295,000	0	0	295,000
	1999 (Final Value)	295,000	295,000	0	295,000	0	0	295,000
	1998 (Final Value)	289,000	289,000	0	289,000	0	0	289,000
	1997 (Final Value)	289,000	289,000	0	289,000	0	0	289,000
	1996 (Final Value)	289,000	289,000	0	289,000	0	0	289,000
	1995 (Final Value)	285,000	285,000	0	285,000	0	0	285,000
	1994 (Final Value)	285,000	285,000	0	285,000	0	0	285,000
	1993 (Final Value)	285,000	285,000	0	285,000	0	0	285,000
	1992 (Final Value)	275,000	275,000	0	275,000	0	0	275,000

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 1/29/2026)

Generated on 1/30/2026 5:08 PM

Land

Land Tracts

Use Code

Use Code Description

Number of Units

Unit of Measure

1000

Commercial, Vacant

59547.00

Square Feet



Property Details (2025 Tax Roll)



Generated on 1/30/2026 5:08 PM

Land

Land Tracts

Use Code

Use Code Description

Number of Units

Unit of Measure

1000

Commercial, Vacant

59547.00

Square Feet

Taxing Authorities

Generated on 1/30/2026 5:08 PM

CITY OF SANIBEL / 010

Name / Code

Category

Mailing Address

LEE CO GENERAL REVENUE / 044

County

LEE COUNTY OFFICE OF MGMT & BUDGET
PO BOX 398
FORT MYERS FL 33902-0398

LEE CO HYACINTH CONTROL DIST / 051

Independent District

LEE CO HYACINTH CONTROL DIST
15191 HOMESTEAD RD
LEHIGH ACRES FL 33971

LEE CO MOSQUITO CONTROL DIST / 053

Independent District

LEE CO MOSQUITO CONTROL DIST
15191 HOMESTEAD RD
LEHIGH ACRES FL 33971

SANIBEL FIRE & RESCUE DIST / 080

Independent District

SANIBEL FIRE & RESCUE DIST
2351 PALM RIDGE RD
SANIBEL FL 33957-3204

SANIBEL PUBLIC LIBRARY DIST / 268

Independent District

SANIBEL PUBLIC LIBRARY DIST
770 DUNLOP RD
SANIBEL FL 33957-4016

WEST COAST INLAND NAVIGATION DIST / 098

Independent District

WEST COAST INLAND NAVIGATION DIST
200 MIAMI AVE E
VENICE FL 34285-2408

CITY OF SANIBEL / 079

Municipal

CITY OF SANIBEL
800 DUNLOP RD
SANIBEL FL 33957-4096

PUBLIC SCHOOL - BY LOCAL BOARD / 012

Public Schools

LEE COUNTY SCHOOL BOARD
BUDGET DEPARTMENT
2855 COLONIAL BLVD
FORT MYERS FL 33966

PUBLIC SCHOOL - BY STATE LAW / 013

Public Schools

LEE COUNTY SCHOOL BOARD
BUDGET DEPARTMENT
2855 COLONIAL BLVD
FORT MYERS FL 33966

GREEN CORRIDOR PACE / 363

Special District

CITY OF SANIBEL REC CTR VOTED DEBT SVC / 261

Voter Approved

CITY OF SANIBEL
800 DUNLOP RD
SANIBEL FL 33957-4096

CITY OF SANIBEL SEWER VOTED DEBT SERVICE / 129

Voter Approved

CITY OF SANIBEL
800 DUNLOP RD
SANIBEL FL 33957-4096

SFWMD-DISTRICT-WIDE / 110

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD

Sales / Transactions ⓘ

Generated on 1/30/2026 5:08 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
0.00	02/29/2012	2012000045271	11		V
0.00	08/26/2011	2012000030589	11		V
1,215,000.00	12/16/2010	2010000310607	39		V
2,240,000.00	10/01/1993	2438/525	02		V
85,000.00	02/01/1984	1714/410	01		V

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1290** and **2308** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 1/30/2026 5:08 PM

Permit Number	Permit Type	Date
---------------	-------------	------

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

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The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

Generated on 1/30/2026 5:08 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
30-46-23-J0-00004.0060	N/A	Reserved for Renumber ONLY	N/A

Solid Waste (Garbage) Roll Data

Generated on 1/30/2026 5:08 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
010 - City of Sanibel	-		0	0.00

Flood and Storm Information

Generated on 1/30/2026 5:08 PM

[Flood Insurance](#) [Find my flood zone](#)

Community	Panel	Version	Date	Evacuation Zone
071C	0533	G	11/17/2022	A

Generated on 1/30/2026 5:08 PM



Property Data

STRAP: 30-46-23-T1-00004.008A Folio ID: 10128027

Tax Roll Value Letter 2025

Generated on 1/30/2026 4:58 PM

Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)



SOUTHLAND CORPORATION
c/o CORPORATE TAX DEPT
2711 N HASKELL AVE
DALLAS TX 75204

Site Address

Site Address maintained by [E911 Program Addressing](#)

1521 PERIWINKLE WAY
SANIBEL FL 33957

Property Description

Do not use for legal documents!



FR CONCR MON MARKING NW COR RUN E ALG N LI 8 FT TH S 290.04 FT
TO PT ON S LI

Attributes and Location Details

Total Bedrooms / Fixtures	1 / 4
Gross Building Area	2,640
1st Year Building on Tax Roll	1974
Historic Designation	No

Township	Range	Section	Block	Lot
46	23E	30		
Municipality	Latitude	Longitude		
City of Sanibel	26.44256	-82.05374		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date May of 2024 ▶ View other photos

Last Inspection Date: 05/30/2024

Property Values / Exemptions / TRIM Notices

Generated on 1/30/2026 4:58 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
--------------	----------	------	------	-----------------	-----------------	------------	----------------	---------

2025 / Additional Info	2025 (Final Value)	1,787,255	489,405	1,787,255	873,617	0	0	873,617
2024 / Additional Info	2024 (Final Value)	1,525,294	489,405	1,525,294	794,197	0	0	794,197
2023 / Additional Info	2023 (Final Value)	1,540,793	1,045,069	1,540,793	721,997	0	0	721,997
2022 / Additional Info	2022 (Final Value)	1,354,894	852,823	1,354,894	656,361	0	0	656,361
2021 / Additional Info	2021 (Final Value)	1,042,240	682,860	1,042,240	596,692	0	0	596,692
2020 / Additional Info	2020 (Final Value)	925,328	615,357	925,328	542,447	0	0	542,447
2019 / Additional Info	2019 (Final Value)	902,864	598,472	902,864	493,134	0	0	493,134
2018 / Additional Info	2018 (Final Value)	859,168	504,718	859,168	448,304	0	0	448,304
2017 / Additional Info	2017 (Final Value)	408,032	242,385	408,032	407,549	0	0	407,549
2016	2016 (Final Value)	370,499	242,385	370,499	370,499	0	0	370,499
2015	2015 (Final Value)	370,499	242,385	370,499	370,499	0	0	370,499
2014	2014 (Final Value)	370,547	242,385	370,547	370,547	0	0	370,547
2013	2013 (Final Value)	370,594	242,385	370,594	370,594	0	0	370,594
2012	2012 (Final Value)	370,642	242,385	370,642	370,642	0	0	370,642
2011	2011 (Final Value)	370,689	242,385	370,689	370,689	0	0	370,689
2010	2010 (Final Value)	426,572	242,385	426,572	426,572	0	0	426,572
	2009 (Final Value)	426,680	242,390	426,680	426,680	0	0	426,680
	2008 (Final Value)	426,730	259,110	426,730	426,730	0	0	426,730
	2007 (Final Value)	423,360	259,160	0	423,360	0	0	423,360
	2006 (Final Value)	423,400	255,920	0	423,400	0	0	423,400
	2005 (Final Value)	430,330	246,510	0	430,330	0	0	430,330
	2004 (Final Value)	233,450	144,120	0	233,450	0	0	233,450
	2003 (Final Value)	203,750	143,760	0	203,750	0	0	203,750
	2002 (Final Value)	201,590	143,580	0	201,590	0	0	201,590
	2001 (Final Value)	159,610	101,580	0	159,610	0	0	159,610
	2000 (Final Value)	158,190	98,080	0	158,190	0	0	158,190
	1999 (Final Value)	158,200	98,080	0	158,200	0	0	158,200
	1998 (Final Value)	155,700	94,580	0	155,700	0	0	155,700
	1997 (Final Value)	159,530	94,580	0	159,530	0	0	159,530
	1996 (Final Value)	160,570	94,580	0	160,570	0	0	160,570
	1995 (Final Value)	154,620	87,580	0	154,620	0	0	154,620
	1994 (Final Value)	155,770	87,700	0	155,770	0	0	155,770
	1993 (Final Value)	156,940	87,820	0	156,940	0	0	156,940
	1992 (Final Value)	149,350	77,000	0	149,350	0	0	149,350

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(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 1/29/2026) 

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1410	Convenience Store	13983.00	Square Feet

Land Features

Description	Year Added	Units
PAVEMENT - CONCRETE	1974	1,188
BLACK TOP - IMPROVED	1974	5,968
FENCE - WOOD STOCKADE	2000	666

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
43 - Convenience Store	4 - COMMERCIAL	1.0	0
Bedrooms	Fixtures	Year Built	Effective Year Built
1	0.0	1974	1990

Building Subareas

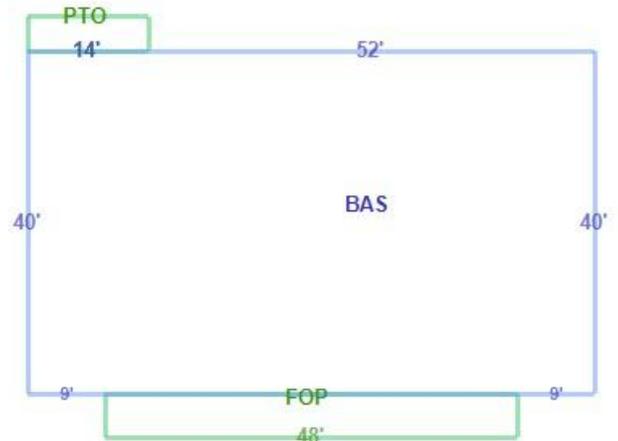
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	2,640
FOP - FINISHED OPEN PORCH	N	240
PTO - PATIO	N	56

Building Front Photo



Photo Date: May of 2024

Building Footprint



Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1410	Convenience Store	13983.00	Square Feet

Land Features

Description	Year Added	Units
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Buildings

Building 1 of 1

Building Characteristics

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Bedrooms	Fixtures	Year Built	Effective Year Built
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Building Subareas

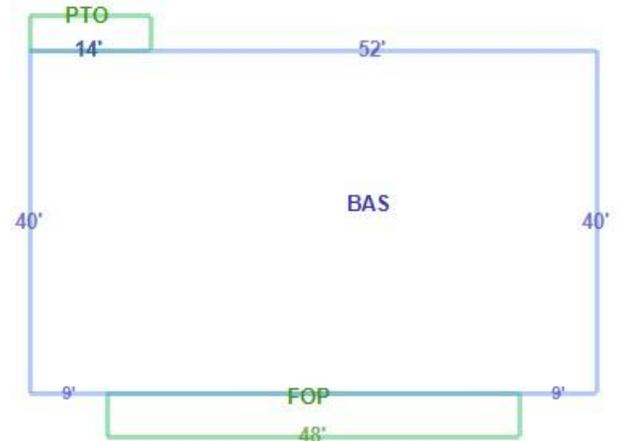
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	2,640
FOP - FINISHED OPEN PORCH	N	240
PTO - PATIO	N	56

Building Front Photo



Photo Date: May of 2024

Building Footprint



Taxing Authorities

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
SANIBEL FIRE & RESCUE DIST / 080	Independent District	SANIBEL FIRE & RESCUE DIST 2351 PALM RIDGE RD SANIBEL FL 33957-3204
SANIBEL PUBLIC LIBRARY DIST / 268	Independent District	SANIBEL PUBLIC LIBRARY DIST 770 DUNLOP RD SANIBEL FL 33957-4016
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF SANIBEL / 079	Municipal	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
CITY OF SANIBEL REC CTR VOTED DEBT SVC / 261	Voter Approved	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
CITY OF SANIBEL SEWER VOTED DEBT SERVICE / 129	Voter Approved	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 1/30/2026 4:58 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
0.00	12/01/1993	2679/185	03		I
121,300.00	11/01/1975	1113/237			

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 1/30/2026 4:58 PM

Permit Number	Permit Type	Date
PLUM-2025-019521	Plumbing	02/24/2025
IRRG-2024-015790	Landscape / Irrigation	03/05/2024
EMER-2023-012638	Building Remodel / Repair	10/06/2023
BLDC-2022-003044	Building Remodel / Repair	04/15/2022
19-00056872	AC New / Change out	07/01/2019
16-00051141	Roof	01/19/2017
10-00038676	Building Remodel / Repair	10/04/2010
09-00036787	Building Miscellaneous	08/03/2009
08-00034462	Commercial	02/18/2008
11922	Commercial	10/05/1994
9940	Commercial	12/19/1992
6453	Commercial	04/23/1987
4582	Commercial	10/01/1984

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Parcel Numbering History

Generated on 1/30/2026 4:58 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
30-46-23-J0-00004.008A	N/A	Reserved for Renumber ONLY	N/A

Solid Waste (Garbage) Roll Data

Generated on 1/30/2026 4:58 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
010 - City of Sanibel	C - Commercial Category	E	2715	629.88

Flood and Storm Information

Generated on 1/30/2026 4:58 PM

[Flood Insurance](#) [Find my flood zone](#)

[Evacuation Zone](#)

Community

Panel

Version

Date

071C

0533

G

11/17/2022

A

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Property Data

STRAP: 30-46-23-T1-00004.0080 Folio ID: 10128026

Tax Roll Value Letter 2025

Generated on 1/30/2026 5:00 PM

Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)



COMMUNITY HOUSING AND RESOURCE
2340 PERIWINKLE WAY #K2
SANIBEL FL 33957

Site Address

Site Address maintained by [E911 Program Addressing](#)

1517 PERIWINKLE WAY
SANIBEL FL 33957

Property Description

Do not use for legal documents!



BEG 8 FT E + 290.04 FT S OF NW COR OF SEC TH N 73 DEG 35 MIN 40
SEC E 700

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
46	23E	30		
Municipality	Latitude	Longitude		
City of Sanibel	26.44176	-82.05373		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 1/30/2026 5:00 PM

Exemption

Amount

Affordable Housing Property

285,690.00

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	726,478	726,478	726,478	285,690	285,690	0	0

2024 / Additional Info	2024 (Final Value)	726,478	726,478	726,478	259,718	259,718	0	0
2023 / Additional Info	2023 (Final Value)	340,023	238,928	340,023	340,023	340,023	0	0
2022 / Additional Info	2022 (Final Value)	337,912	214,643	337,912	318,432	318,432	0	0
2021 / Additional Info	2021 (Final Value)	336,863	224,790	336,863	289,484	289,484	0	0
2020 / Additional Info	2020 (Final Value)	336,933	209,574	336,933	263,167	263,167	0	0
2019 / Additional Info	2019 (Final Value)	324,691	200,707	324,691	239,243	239,243	0	0
2018 / Additional Info	2018 (Final Value)	330,086	206,620	330,086	217,494	217,494	0	0
2017 / Additional Info	2017 (Final Value)	305,985	185,498	305,985	197,722	197,722	0	0
2016	2016 (Final Value)	272,330	169,319	272,330	179,747	179,747	0	0
2015	2015 (Final Value)	172,734	97,883	172,734	163,406	163,406	0	0
2014	2014 (Final Value)	232,637	129,298	232,637	148,551	148,551	0	0
2013	2013 (Final Value)	140,928	100,068	140,928	135,046	135,046	0	0
2012	2012 (Final Value)	122,769	87,174	122,769	122,769	122,769	0	0
2011	2011 (Final Value)	141,896	100,755	141,896	141,896	141,896	0	0
2010	2010 (Final Value)	131,338	85,230	131,338	131,338	131,338	0	0
	2009 (Final Value)	140,280	97,900	140,280	140,280	140,280	0	0
	2008 (Final Value)	825,000	685,330	825,000	825,000	0	0	825,000
	2007 (Final Value)	975,000	685,330	0	975,000	0	0	975,000
	2006 (Final Value)	1,320,000	685,330	0	1,320,000	0	0	1,320,000
	2005 (Final Value)	386,370	305,710	0	386,370	0	0	386,370
	2004 (Final Value)	386,370	200,610	0	386,370	0	0	386,370
	2003 (Final Value)	349,920	195,610	0	349,920	0	0	349,920
	2002 (Final Value)	349,920	195,140	0	349,920	0	0	349,920
	2001 (Final Value)	349,920	195,140	0	349,920	0	0	349,920
	2000 (Final Value)	349,920	188,890	0	349,920	0	0	349,920
	1999 (Final Value)	306,180	188,890	0	306,180	0	0	306,180
	1998 (Final Value)	291,600	186,390	0	291,600	0	0	291,600
	1997 (Final Value)	289,800	186,390	0	289,800	0	0	289,800
	1996 (Final Value)	289,800	186,390	0	289,800	0	0	289,800
	1995 (Final Value)	287,100	186,390	0	287,100	0	0	287,100
	1994 (Final Value)	287,100	185,000	0	287,100	0	0	287,100
	1993 (Final Value)	287,100	185,000	0	287,100	0	0	287,100
	1992 (Final Value)	280,500	185,000	0	280,500	0	0	280,500

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(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 1/29/2026) 

Generated on 1/30/2026 5:00 PM

Land
Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	41513.00	Square Feet

 **Property Details (2025 Tax Roll)** 

Generated on 1/30/2026 5:00 PM

Land
Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	41513.00	Square Feet

Taxing Authorities

Generated on 1/30/2026 5:00 PM

CITY OF SANIBEL / 010

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
SANIBEL FIRE & RESCUE DIST / 080	Independent District	SANIBEL FIRE & RESCUE DIST 2351 PALM RIDGE RD SANIBEL FL 33957-3204
SANIBEL PUBLIC LIBRARY DIST / 268	Independent District	SANIBEL PUBLIC LIBRARY DIST 770 DUNLOP RD SANIBEL FL 33957-4016
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF SANIBEL / 079	Municipal	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
CITY OF SANIBEL REC CTR VOTED DEBT SVC / 261	Voter Approved	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
CITY OF SANIBEL SEWER VOTED DEBT SERVICE / 129	Voter Approved	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD

Sales / Transactions

Generated on 1/30/2026 5:00 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
875,000.00	02/22/2008	2008000050950	08		I
100.00	10/10/2003	4131/4596	01		I
410,000.00	09/17/1999	3169/2550	06		I
355,000.00	11/01/1997	2885/3453	06		I
335,000.00	05/01/1994	2503/2016	06		I
382,000.00	07/01/1988	2010/2942	01		I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 1/30/2026 5:00 PM

Permit Number	Permit Type	Date
DEMO-2023-013263	Demolition	10/03/2023
20-00058574	Building Remodel / Repair	05/05/2020
18-00054038	Building Remodel / Repair	04/26/2018
17-00051602	Building Remodel / Repair	05/15/2017
16-00050901	Plumbing	10/24/2016
08-00035427	Building Remodel / Repair	11/06/2008
08-00035113	Building Remodel / Repair	07/08/2008
5565	Commercial	03/04/1986
3311	Residential	08/04/1982

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

Generated on 1/30/2026 5:00 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
30-46-23-J0-00004.0080	N/A	Reserved for Renumber ONLY	01/01/1975

Solid Waste (Garbage) Roll Data

Generated on 1/30/2026 5:00 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
010 - City of Sanibel	M - Multi-Family Category		0	0.00

Flood and Storm Information

Generated on 1/30/2026 5:00 PM

[Flood Insurance](#) [Find my flood zone](#)

Community	Panel	Version	Date	Evacuation Zone
071C	0533	G	11/17/2022	A

Generated on 1/30/2026 5:00 PM



Property Data

STRAP: 30-46-23-T1-00004.0050 Folio ID: 10128023

Tax Roll Value Letter 2025

Generated on 1/30/2026 4:55 PM

Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)



RODENBURG FAMILY LLC
11560 PALISADE AVE N
STILLWATER MN 55082

Site Address

Site Address maintained by [E911 Program Addressing](#)

1539 PERIWINKLE WAY
SANIBEL FL 33957

Property Description

Do not use for legal documents!



PARL IN SE1/4 DESC OR 1460 PG 0084 LESS OR 2566 PG 1195

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1460 and 84 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	14 / 14.0
Gross Living Area (multiple buildings, see Property Details below)	6,582
Gross Building Area (multiple buildings, see Property Details below)	5,952
1st Year Building on Tax Roll	1969
Historic Designation	No

Township	Range	Section	Block	Lot
46	23E	30		
Municipality	Latitude	Longitude		
City of Sanibel	26.44169	-82.05459		

[View Parcel on Google Maps](#)

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

Image of Structure



[◀ Photo Date August of 2025 ▶](#) [View other photos](#)

Last Inspection Date: 05/30/2024

Property Values / Exemptions / TRIM Notices

Generated on 1/30/2026 4:55 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	2,503,330	1,875,270	2,503,330	2,503,330	0	0	2,503,330

2024 / Additional Info	2024 (Final Value)	3,391,546	1,875,270	3,391,546	2,296,118	0	0	2,296,118
2023 / Additional Info	2023 (Final Value)	3,424,058	2,839,543	3,424,058	2,087,380	0	0	2,087,380
2022 / Additional Info	2022 (Final Value)	3,125,601	2,534,490	3,125,601	1,897,618	0	0	1,897,618
2021 / Additional Info	2021 (Final Value)	2,315,251	1,938,654	2,315,251	1,725,107	0	0	1,725,107
2020 / Additional Info	2020 (Final Value)	2,312,606	1,936,029	2,312,606	1,568,279	0	0	1,568,279
2019 / Additional Info	2019 (Final Value)	1,931,050	1,614,232	1,931,050	1,425,708	0	0	1,425,708
2018 / Additional Info	2018 (Final Value)	1,896,634	1,433,756	1,896,634	1,296,098	0	0	1,296,098
2017 / Additional Info	2017 (Final Value)	1,879,017	1,440,398	1,879,017	1,178,271	0	0	1,178,271
2016	2016 (Final Value)	1,878,995	1,458,135	1,878,995	1,071,155	0	0	1,071,155
2015	2015 (Final Value)	1,188,730	873,261	1,188,730	973,777	0	0	973,777
2014	2014 (Final Value)	885,252	631,265	885,252	885,252	0	0	885,252
2013	2013 (Final Value)	1,059,218	647,916	1,059,218	1,059,218	0	0	1,059,218
2012	2012 (Final Value)	1,332,687	647,916	1,332,687	1,332,687	0	0	1,332,687
2011	2011 (Final Value)	1,223,289	647,916	1,223,289	1,223,289	0	0	1,223,289
2010	2010 (Final Value)	1,010,150	647,916	1,010,150	1,010,150	0	0	1,010,150
	2009 (Final Value)	948,990	647,920	948,990	948,990	0	0	948,990
	2008 (Final Value)	1,038,660	809,900	1,038,660	1,038,660	0	0	1,038,660
	2007 (Final Value)	1,209,940	809,900	0	1,209,940	0	0	1,209,940
	2006 (Final Value)	1,473,630	809,900	0	1,473,630	0	0	1,473,630
	2005 (Final Value)	1,385,130	809,900	0	1,385,130	0	0	1,385,130
	2004 (Final Value)	616,970	370,000	0	616,970	0	0	616,970
	2003 (Final Value)	615,660	355,000	0	615,660	0	0	615,660
	2002 (Final Value)	616,970	355,000	0	616,970	0	0	616,970
	2001 (Final Value)	620,170	305,000	0	620,170	0	0	620,170
	2000 (Final Value)	567,710	295,000	0	567,710	0	0	567,710
	1999 (Final Value)	541,400	295,000	0	541,400	0	0	541,400
	1998 (Final Value)	522,070	289,000	0	522,070	0	0	522,070
	1997 (Final Value)	514,550	289,000	0	514,550	0	0	514,550
	1996 (Final Value)	486,480	289,000	0	486,480	0	0	486,480
	1995 (Final Value)	482,840	285,000	0	482,840	0	0	482,840
	1994 (Final Value)	475,480	285,000	0	475,480	0	0	475,480
	1993 (Final Value)	466,140	285,000	0	466,140	0	0	466,140
	1992 (Final Value)	440,840	275,000	0	440,840	0	0	440,840

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for *Homestead* properties OR 10% for non-*Homestead* properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 1/29/2026)

Generated on 1/30/2026 4:55 PM

**Land
Land Tracts**

Use Code	Use Code Description	Number of Units	Unit of Measure
3900	Motel	62509.00	Square Feet

Buildings

Building 1 of 5

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
44 - Hotel/Motel - Low Quality	3 - MULTIPLE RES/HOTEL	1.0	3
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	4.0	1969	1989

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AOF - AVERAGE OFFICE	Y	192
APT - APARTMENT	Y	540
BAS - BASE	Y	1,380
FOP - FINISHED OPEN PORCH	N	304
STP - STOOP	N	96

Building Features

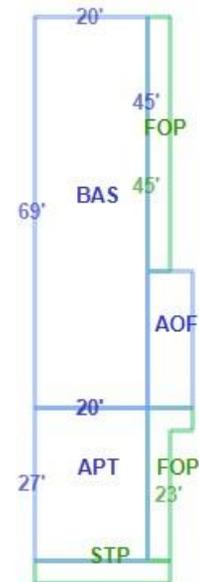
Description	Year Added	Units
PATIO - CONCRETE	1980	550
DECK - WOOD	1995	504
POOL - COMMERCIAL	2000	800

Building Front Photo



Photo Date: August of 2025

Building Footprint



Building 2 of 5

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
------------------	------------	---------	--------------

44 - Hotel/Motel - Low Quality

3 - MULTIPLE RES/HOTEL

1.0

4

Bedrooms

4

Bathrooms

4.0

Year Built

1969

Effective Year Built

1988

Building Subareas

Description

Heated / Under Air

Area (Sq Ft)

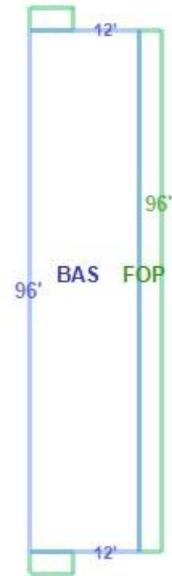
BAS - BASE	Y	1,920
FOP - FINISHED OPEN PORCH	N	384
STP - STOOP	N	64

Building Front Photo



Photo Date: May of 2024

Building Footprint



Building 3 of 5

Building Characteristics

Improvement Type

44 - Hotel/Motel - Low Quality

Model Type

3 - MULTIPLE RES/HOTEL

Stories

1.0

Living Units

4

Bedrooms

4

Bathrooms

4.0

Year Built

1969

Effective Year Built

1989

Building Subareas

Description

Heated / Under Air

Area (Sq Ft)

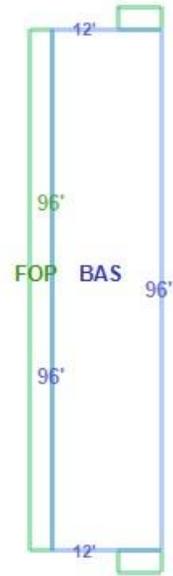
BAS - BASE	Y	1,920
FOP - FINISHED OPEN PORCH	N	384
STP - STOOP	N	64

Building Front Photo

Building Footprint



Photo Date: February of 2024



Building 4 of 5

Building Characteristics

Improvement Type

97 - Cottage/Bungalow

Model Type

1 - SINGLE FAMILY RESIDENTIAL

Stories

1.0

Living Units

1

Bedrooms

1

Bathrooms

1.0

Year Built

1969

Effective Year Built

1989

Building Subareas

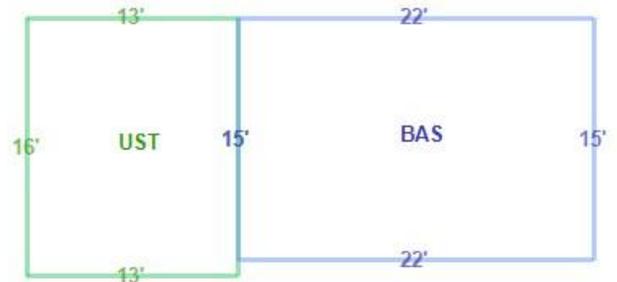
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	330
UST - UNFINISHED UTILITY	N	208

Building Front Photo



Photo Date: May of 2024

Building Footprint



Building 5 of 5

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
97 - Cottage/Bungalow	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
1	1.0	1969	1989

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	300
STP - STOOP	N	60

Building Front Photo

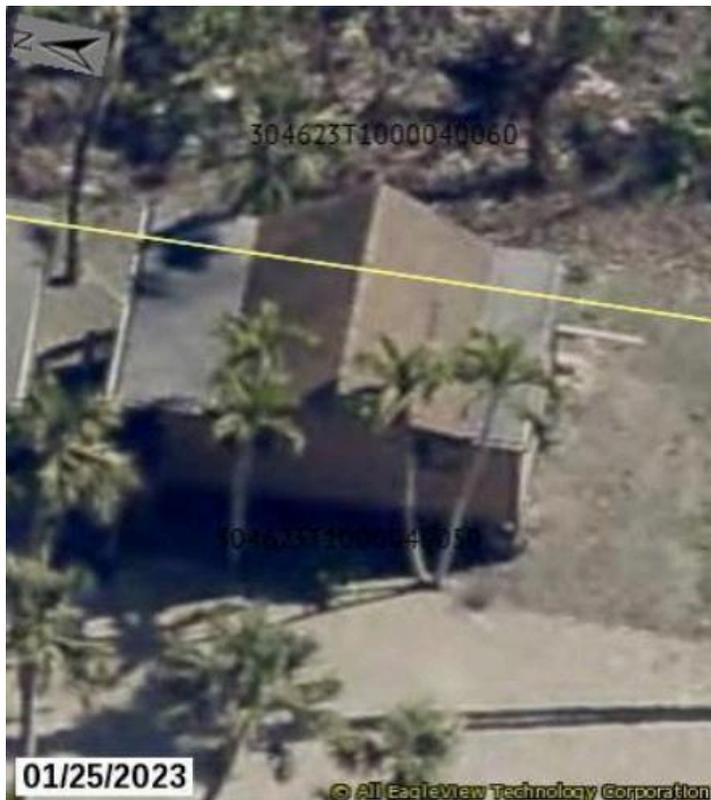
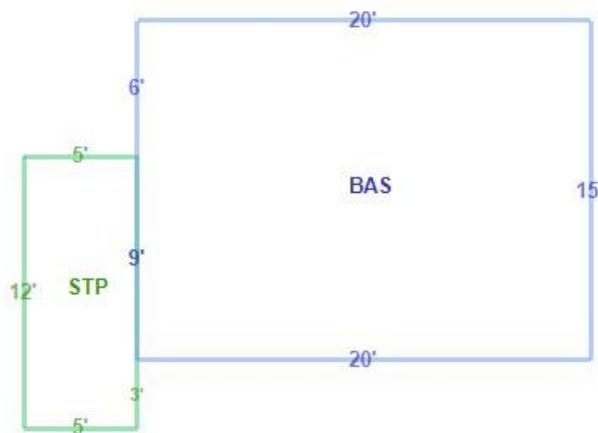


Photo Date: January of 2023

Building Footprint



Property Details (2025 Tax Roll)

Generated on 1/30/2026 4:55 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
3900	Motel	62509.00	Square Feet

Buildings

Building 1 of 5

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
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Bedrooms	Bathrooms	Year Built	Effective Year Built

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
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APT - APARTMENT	Y	540
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FOP - FINISHED OPEN PORCH	N	304
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Building Features

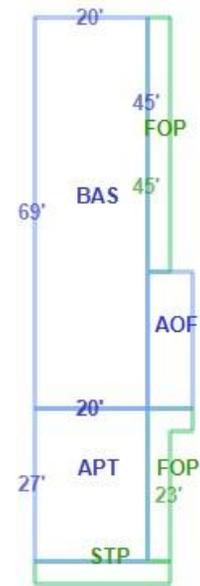
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Building Front Photo



Photo Date: August of 2025

Building Footprint



Building 2 of 5

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
44 - Hotel/Motel - Low Quality	3 - MULTIPLE RES/HOTEL	1.0	4
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Building Subareas

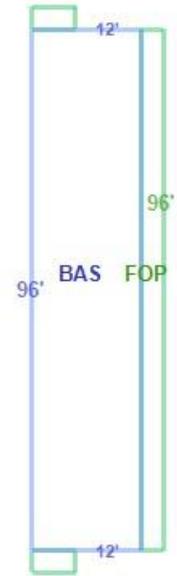
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,920
FOP - FINISHED OPEN PORCH	N	384
STP - STOOP	N	64

Building Front Photo

Building Footprint



Photo Date: May of 2024



Building 3 of 5

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
44 - Hotel/Motel - Low Quality	3 - MULTIPLE RES/HOTEL	1.0	4
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	4.0	1969	1989

Building Subareas

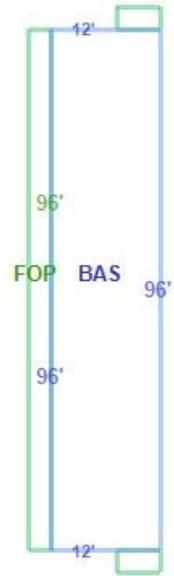
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,920
FOP - FINISHED OPEN PORCH	N	384
STP - STOOP	N	64

Building Front Photo



Photo Date: February of 2024

Building Footprint



Building 4 of 5

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
97 - Cottage/Bungalow	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
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Building Subareas

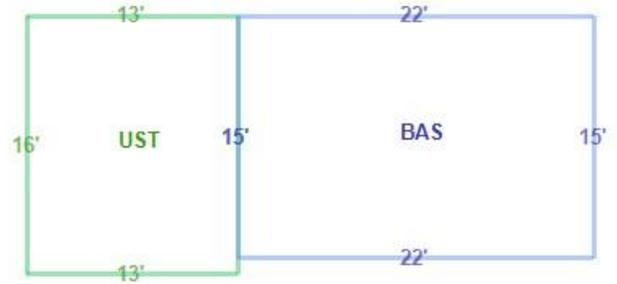
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	330
UST - UNFINISHED UTILITY	N	208

Building Front Photo



Photo Date: May of 2024

Building Footprint



Building 5 of 5

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
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Bedrooms	Bathrooms	Year Built	Effective Year Built
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Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
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Building Front Photo

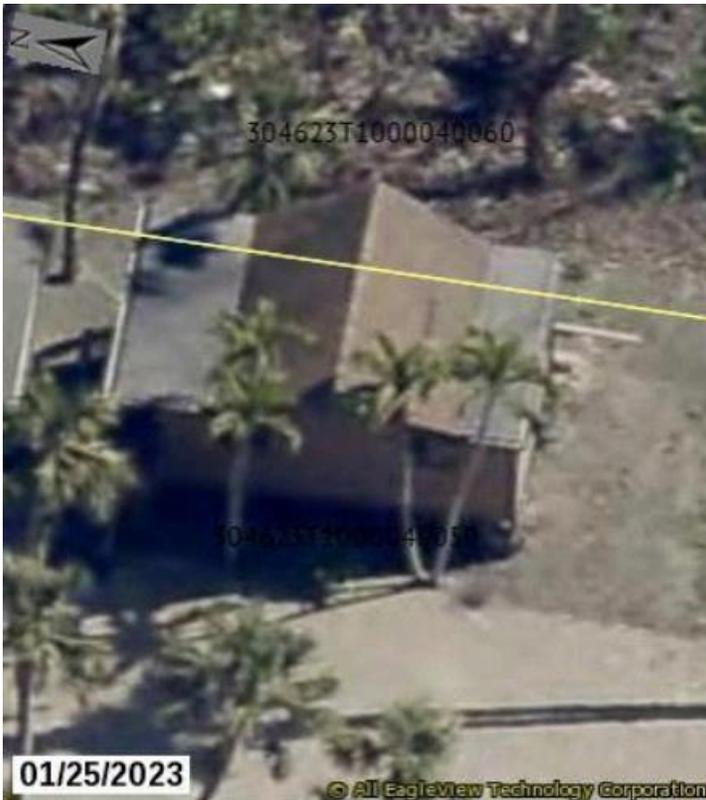
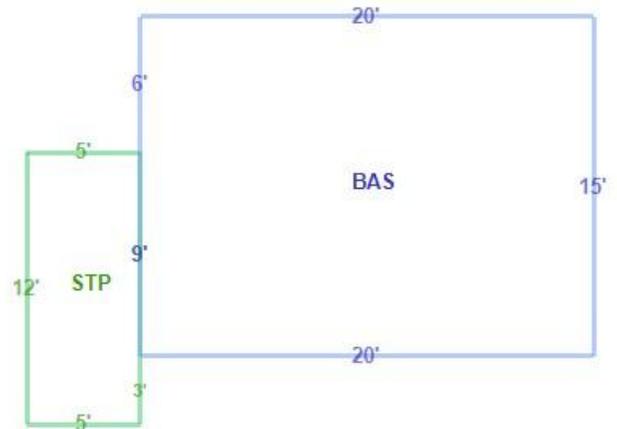


Photo Date: January of 2023

Building Footprint



Taxing Authorities

Generated on 1/30/2026 4:55 PM

CITY OF SANIBEL / 010

Name / Code	Category	Mailing Address
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LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
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CITY OF SANIBEL / 079	Municipal	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
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PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
CITY OF SANIBEL REC CTR VOTED DEBT SVC / 261	Voter Approved	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
CITY OF SANIBEL SEWER VOTED DEBT SERVICE / 129	Voter Approved	CITY OF SANIBEL 800 DUNLOP RD SANIBEL FL 33957-4096
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 1/30/2026 4:55 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
1,600,000.00	05/05/2010	2010000116217 Sales Questionnaire Complete	01		I
0.00	04/27/2010	2010000116215	11		I
100.00	04/15/2008	2008000103590	01		I
257,500.00	09/19/1980	1460/84	06		I
100.00	11/13/1975	1113/1707	01		I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1460** and **84** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 1/30/2026 4:55 PM

Permit Number	Permit Type	Date
ROOF-2025-019672	Roof	02/18/2025
ROOF-2025-019440	Roof	02/06/2025
ROOF-2025-019481	Roof	02/05/2025
EMER-2023-013709	Building Remodel / Repair	02/19/2024
EMER-2023-013710	Building Remodel / Repair	02/19/2024
EMER-2023-013711	Building Remodel / Repair	02/19/2024
EMER-2023-013712	Building Remodel / Repair	02/19/2024
EMER-2023-013708	Building Remodel / Repair	01/08/2024
18-00054058	Pool & Spa	05/04/2018
15-00048970	Roof	12/04/2015
14-00045729	Electric	05/16/2014
11-00040887	Roof	11/23/2011
11-00040261	Roof	07/28/2011
10-00038976	Roof	10/28/2010
12671	Commercial	09/14/1995

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

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Parcel Numbering History

Generated on 1/30/2026 4:55 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
30-46-23-J0-00004.0050	N/A	Reserved for Renumber ONLY	N/A

Solid Waste (Garbage) Roll Data

Generated on 1/30/2026 4:55 PM

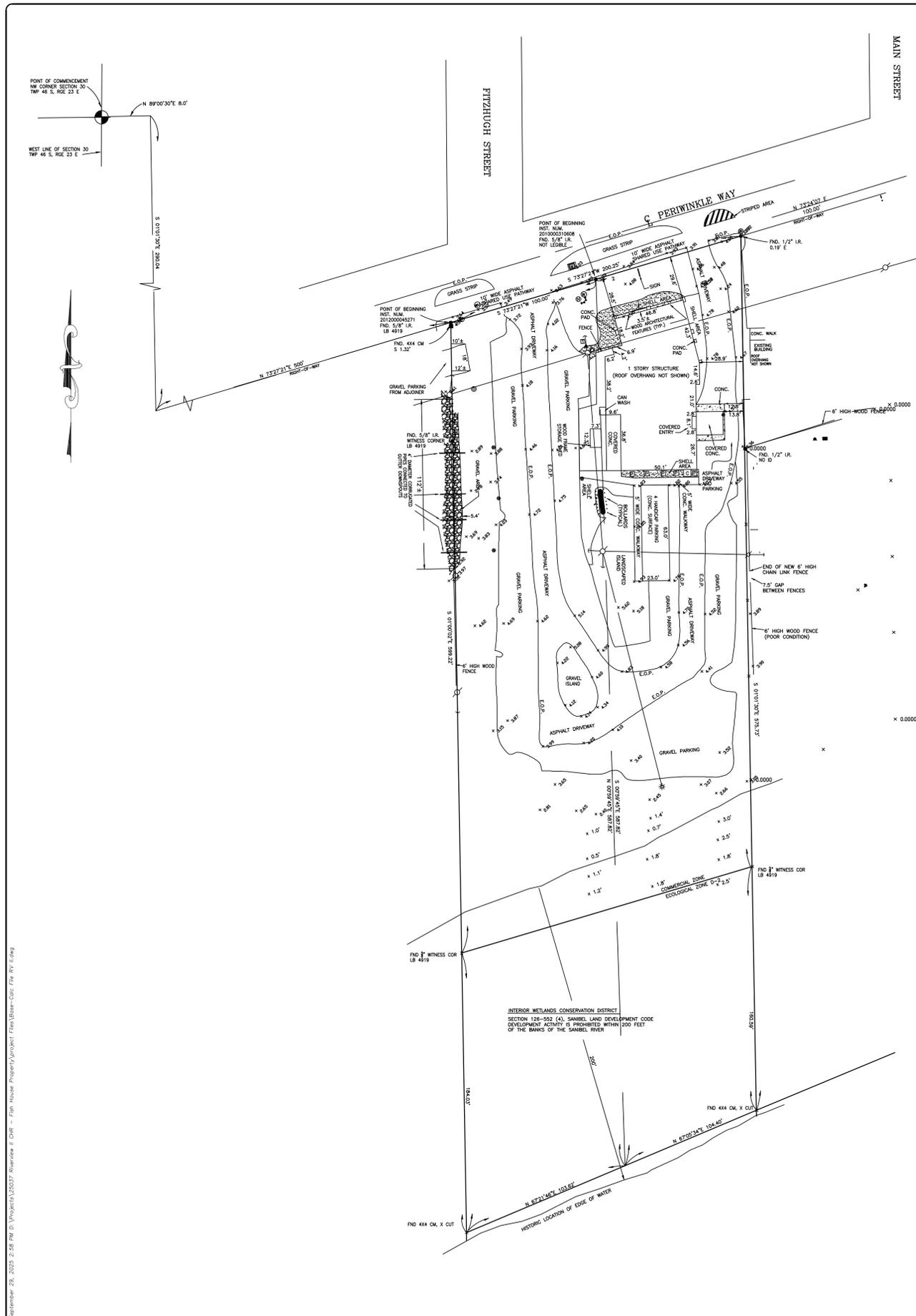
Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
010 - City of Sanibel	C - Commercial Category	D	6887	798.21

Flood and Storm Information

Generated on 1/30/2026 4:55 PM

[Flood Insurance](#) [Find my flood zone](#)

Community	Panel	Version	Date	Evacuation Zone
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- AL = ARC LENGTH
- CB = CHORD BEARING
- CH = CHORD LENGTH
- CUE = COUNTY UTILITY EASEMENT
- (D) = DEED BEARING OR DISTANCE
- DE = DRAINAGE EASEMENT
- EL = ELEVATION
- FCM = FOUND CONCRETE MONUMENT, AS NOTED
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIPC = FOUND CAPPED IRON PIN, AS NOTED
- FIRM = FLOOD INSURANCE RATE MAP
- FP = FOUND PIN, AS NOTED
- FPKD = FOUND PK & DISK, AS NOTED
- FPL = FLORIDA POWER & LIGHT CO.
- INST. = INSTRUMENT NUMBER
- IE = IRRIGATION EASEMENT
- ILL = ILLEGIBLE
- INV. = INVERT
- LME = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED BEARING OR DISTANCE
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- OR = OFFICIAL RECORDS BOOK
- PCP = PERMANENT CONTROL POINT
- PC = PAGE
- PK = PARKER KALON NAIL
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PUE = PUBLIC UTILITY EASEMENT
- R = RADIUS
- (R) = RECORD BEARING OR DISTANCE
- SPC = SET IRON PIN, LB6952
- SPKD = SET PK WITH DISC, LB 6952

- NOTES:
1. THIS PLAT OF SURVEY WAS PREPARED AS A BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY.
 2. DATE OF LAST FIELDWORK: SEPTEMBER 15, 2025.
 3. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83, 2011 ADJUSTMENT) WHERE THE SOUTHERLY RIGHT OF WAY LINE OF PERIWINKLE WAY, CITY OF SANIBEL, LEE COUNTY, FLORIDA, BEARS N73°27'21"E.
 4. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO THE ZONING REGULATIONS AND OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 5. DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMAL PARTS THEREOF. UNLESS A DIRECT COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT OR RECORD VALUES.
 6. SURVEYED PARCEL IS IN F.E.M.A. FLOOD ZONE "AE 10" EL.10, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S DIGITAL FLOOD INSURANCE RATE MAP (D.F.I.R.M.) MAP NUMBER, PANEL CITY OF SANIBEL 120402 12071 C 0533 G EFFECTIVE DATE: 11/17/2022
 7. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE [DATUM]. ELEVATIONS AND OR SITE BENCHMARKS WERE DERIVED BY DIFFERENTIAL LEVELING FROM LOCAL BENCHMARKS AS SHOWN ON THE BOUNDARY SURVEY BY BEAN WHITTAKER LUTZ AND KAREH, WITH AN ELEVATION OF 4.57', AND TIED AND VERIFIED TO BENCHMARK ON ADJOINING PARCEL.
 8. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
 9. THIS SURVEY IS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
 10. THIS SURVEY DOES NOT DETERMINE PROPERTY OWNERSHIP OR PROPERTY RIGHTS. PLEASE NOTE THERE ARE EXISTING ADJOINING PROPERTY ENCROACHMENTS ON THE WESTERN PROPERTY LINE. THESE HAVE BEEN VERIFIED AS STILL BEING IN USE.
 11. THIS SURVEY REPRESENTS THE BOUNDARY AND THE LOCATED IMPROVEMENTS OR FEATURES, IF ANY, IN ACCORDANCE WITH AND IN RELATION TO THE LEGAL DESCRIPTION AS DEPICTED HEREON. ALL THE EXISTING IMPROVEMENTS ARE SHOWN AS DEPICTED ON THE SURVEY BY B,W,L&K INC. DATED JUNE 2016, AND VERIFIED 09/15/2025.
 12. PARCEL INFORMATION SHOWN HEREON WERE TAKEN FROM 2025 LEE COUNTY GEOGRAPHIC INFORMATION SYSTEM, AS DOWNLOADED ON THE DATE OF SURVEY.
 13. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY(IES) IT WAS ORIGINALLY PREPARED FOR, AS DEPICTED HEREON, AND IS NOT TRANSFERABLE. ANY ADDITIONS OR DELETIONS TO THIS SURVEY AND OR THE ACCOMPANYING SURVEYOR'S REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
 14. THE OWNERSHIP OF FENCES IS UNKNOWN, UNLESS OTHERWISE NOTED.
 15. ONLY THOSE SURFACE AND AERIAL IMPROVEMENTS, AS DEPICTED HEREON, HAVE BEEN FIELD LOCATED. SUBSURFACE AND AERIAL IMPROVEMENTS, IF ANY, HAVE NOT BEEN LOCATED. BUILDING FOUNDATIONS BENEATH THE SURFACE WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 16. AN ABSTRACT OF TITLE, TITLE COMMITMENT, AND OR OWNERSHIP AND ENCUMBRANCE REPORT FOR THE SUBJECT PROPERTY WAS NOT PROVIDED. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

1523 Periwinkle Way
STRAP: 30-46-23-11-00004.0070 FOLIO ID: 10128025

A TRACK OR PARCEL OF LAND LYING IN GOVERNMENT LOT 4, OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 23 EAST WHICH LOT OR PARCEL IS DESCRIBED AS FOLLOWS:
FROM THE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 30 SET BY GUY R. WEALE IN 1926 IN ACCORDANCE WITH RETRACEMENT OF A.W. GILBERT U.S. DEPUTY SURVEYOR IN 1897 RUN NORTH 89 DEGREES 00'30" EAST ALONG THE NORTH LINE OF SAID SECTION 30 FOR 8 FEET; THENCE SOUTH 1 DEG. 01'30" EAST PARALLEL WITH AND 8 FEET EAST OF THE WEST LINE OF SAID SECTION 30 FOR 290.04 FEET TO A CONCRETE MONUMENT ON THE SOUTH LINE (25 FEET FROM THE CENTER LINE) OF THE SANIBEL-CAPTIVA ROAD (STATE ROAD NO. 5-807) THENCE RUN NORTH 73 DEG. 25'40" EAST ALONG SAID SOUTH LINE 600 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; FROM SAID POB SOUTH 1 DEG. 01'30" EAST PARALLEL WITH 586.52 FEET EAST OF SAID WEST LINE FOR 585.86 FEET; THENCE RUN NORTH 67 DEG. 17'30" EAST FOR 103.79 FEET; THENCE RUN NORTHEAST TO A POINT UPON THE SOUTH LINE (25 FEET FROM THE CENTER LINE) OF THE SANIBEL-CAPTIVA ROAD, WHICH IS 100 FEET NORTHEASTLY FROM POB OF SAID LANDS HEREIN DESCRIBED; THENCE RUN 73 DEG. 35'40" WEST ALONG SAID SOUTH LINE OF THE SANIBEL-CAPTIVA ROAD 100 FEET TO THE POB OF THE LANDS HEREIN DESCRIBED.

1531 Periwinkle
STRAP: 30-46-23-11-00004.0069 FOLIO ID: 10128024

A TRACK OR PARCEL OF LAND LYING IN GOVERNMENT LOT 4 OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 23 EAST, WHICH TRACK OR PARCEL IS DESCRIBED AS FOLLOWS:
FROM THE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 30 SET BY GUY R. WEALE IN 1926, IN ACCORDANCE WITH THE RETRACEMENTS OF A.W. GILBERT, U.S. DEPUTY SURVEYOR IN 1897, RUN NORTH 89 DEGREES 00'30" EAST ALONG THE NORTH LINE OF SAID SECTION 30 FOR 8 FEET; THENCE SOUTH 1 DEGREE 01'30" EAST PARALLEL WITH AND 8 FEET EAST OF THE WEST LINE OF SAID SECTION 30 FOR 290.04 FEET TO A CONCRETE MONUMENT ON THE SOUTH LINE (25 FEET FROM THE CENTER LINE) OF THE SANIBEL-CAPTIVA ROAD (STATE ROAD NO. 5-807); THENCE RUN NORTH 73 DEGREES 27'21" EAST ALONG SAID SOUTH LINE FOR 500 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING RUN SOUTH 1 DEGREE 01'30" EAST PARALLEL WITH AND 490.10 FEET EAST OF SAID WEST LINE FOR 599.22 FEET; THENCE RUN NORTH 67 DEGREES 17'30" EAST FOR 103.79 FEET; THENCE RUN NORTH 1 DEGREE 01'30" WEST PARALLEL WITH AND 586.52 FEET EAST OF SAID WEST LINE FOR 585.86 FEET TO AN INTERSECTION WITH SAID SOUTH LINE OF THE SANIBEL-CAPTIVA ROAD; THENCE RUN SOUTH 73 DEGREES 27'21" WEST ALONG SAID SOUTH LINE FOR 100 FEET TO THE POINT OF BEGINNING.

INTERIOR WETLANDS CONSERVATION DISTRICT
SECTION 126-652 (4), SANIBEL LAND DEVELOPMENT CODE
DEVELOPMENT ACTIVITY IS PROHIBITED WITHIN 200 FEET
OF THE BANKS OF THE SANIBEL RIVER

MICHAEL A. WARD DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. LS 5301
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MICHAEL A. WARD, PLS.
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF
THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE
APPLICABLE PROVISIONS FOR CH. 54-17, FLORIDA ADMINISTRATIVE
CODE, PURSUANT TO CHAPTER 472, FLORIDA STATUTES

REV #	REVISION	DRAWN:	CHECKED:	DATE

FIELD:	NAME	DATE
DRAWN:	WARD	9/28/25
CHECKED:	WARD	9/29/25



THE WARD SURVEY GROUP
1666 MCGREGOR RESERVE Dr
Fort Myers, Florida 33901
Phone: (239) 245-4555
LB No.: 8654

DATE:
29 SEPT 2025
HORIZ. SCALE:
1" = 40'
VERT. SCALE:
SEC. TWP. RGE:
18 46 23

CLIENT:
COMMUNITY HOUSING AND RESOURCES, INC.
TITLE:
BOUNDARY AND LIMITED
TOPOGRAPHIC SURVEY

CROSS REFERENCE:	PROJECT NO.:	SHEET NUMBER:	FILE NO.:
30-46-23-11-00004.0070 30-46-23-11-00004.0069	TWSG 25037	1 OF 1	25037 DS.DWG

CONSTRUCTION PLANS

for

RIVERVIEW II AT 1523 PERIWINKLE WAY

SANIBEL, FLORIDA

VICINITY MAP

SCALE: 1" = 500'



PROJECT SHEET INDEX

- C1.0 COVER SHEET
- C2.0 GENERAL NOTES
- C3.0 EXISTING CONDITIONS
- C4.0 SITE PLAN
- C5.0 PAVING, GRADING, AND DRAINAGE PLAN
- C6.0 UTILITY PLAN
- C7.0 GENERAL DETAILS
- C7.1 UTILITY DETAILS
- C7.2 DRAINAGE DETAILS
- C7.3 LIFT STATION DETAILS
- c8.0 EROSION AND SEDIMENT CONTROL PLAN

UTILITY CONTACTS:

CATV, FIBER, TELEPHONE
CENTURYLINK
1319 BLAIRSTOWN ROAD
TALLAHASSEE, FL 32301
BILL MCCLOUD 850-815-3144

ELECTRIC
LEE COUNTY ELECTRIC CO-OP
PO BOX 3455
NORTH FORT MYERS, FL 33918
TOM BAILEY 239-656-2414

CONSULTANT CONTACTS:

SURVEY
THE WARD SURVEY GROUP, INC.
MICHAEL A. WARD, PLS 239-245-4555

CIVIL ENGINEERING
DRMP, INC.
1404 DEAN STREET, SUITE 101
FORT MYERS, FL 33901
STEPHEN C. FEHLHABER, P.E. 239-206-5093

WATER
THE ISLAND WATER ASSOCIATION, INC.
3651 SANIBEL CAPTIVA ROAD
SANIBEL, FL 33957
DAN PAOLINO 239-472-1502 x115

SEWER
CITY OF SANIBEL
800 DUNLOP ROAD
SANIBEL, FL 3395
OISIN DOLLEY 239-472-6397 x503

ARCHITECT
CHRISTOPHER J. LEE ARCHITECTS, INC.
13180 NORTH CLEVELAND AVENUE, SUITE 112
NORTH FORT MYERS, FL 33903
CHRISTOPHER J. LEE, RA 239-482-4272

COMMUNITY HOUSING AND RESOURCES, INC.
2340 PERIWINKLE WAY, SUITE K-2
SANIBEL, FL 33957
ATTN. NICOLE DECKER-MCHALE



1715 MONROE STREET, SUITE 500, FORT MYERS, FL 33901

JANUARY, 2026

DRMP PROJECT NO. 301.2501366.000

NOTE:
ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN
ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811



**Know what's below.
Call before you dig.**

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

STEPHEN C. FEHLHABER, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE No. 98609.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STEPHEN C. FEHLHABER, P.E. ON

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE 61G15-23.004(3)(e), A DIGITAL
SIGNATURE APPLIED TO AN ITEM IN ELECTRONIC FORM SHALL HAVE THE SAME FORCE
AND EFFECT AS SIGNING ALL OF THE INDIVIDUAL SHEETS OR PAGES CONTAINED WITHIN
THAT ITEM.

PERMITTING SET

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:
 - CITY OF SANIBEL PLANNING DEPARTMENT
 - CITY OF SANIBEL UTILITY DEPARTMENT
 - THE ISLAND WATER ASSOCIATION, INC.
 - SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 - FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2. THIS DESIGN HAS BEEN BASED UPON GROUND-RUN TOPOGRAPHIC SURVEYS BY HALEY WARD. DRMP, INC. MAKES NO ASSURANCES REGARDING THE ACCURACY OF EITHER SUCH EVALUATION.
3. ALL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
4. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
5. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
8. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.
9. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY UNDERGROUND UTILITIES, NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 72 HOURS PRIOR TO START OF WORK.
10. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE ENGINEER FOR APPROVAL.
11. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE OWNER OR OWNER'S AGENT.
12. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
13. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS OR USE. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
15. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY MANUFACTURER.
16. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
17. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.
18. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
 - A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;
 - B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

19. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
20. ALL DAMAGE OR LOSS TO ANY PROPERTY REFERRED TO IN CLAUSES 17.1(B) AND 17.1(C) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
21. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.
22. THE CONTRACTOR SHALL NOT LOAD OR PERMIT ANY PART OF THE WORK TO BE LOADED SO AS TO ENDANGER ITS SAFETY. NO LOAD SHALL BE PLACED ON A ROOF WITHOUT THE APPROVAL OF THE OWNER OR ENGINEER.
23. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
24. PERMANENT OPENINGS USED AS THOROUGHFARES FOR THE INTRODUCTION OF WORK AND MATERIALS TO THE STRUCTURE SHALL HAVE HEADS, JAMBS AND SILLS WELL BLOCKED AND BOARDED BY THE CONTRACTOR. OWNER RETAINS THE AUTHORITY, BUT ASSUMES NO DUTY, TO ESTABLISH STANDARDS OF PROTECTION, AND TO REVIEW THE EFFICIENCY OF PROTECTIVE MEASURES TAKEN BY THE CONTRACTOR.
25. MAINTENANCE OF TRAFFIC IS TO BE PROVIDED BY CONTRACTOR.
26. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
27. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.
28. ALL WORK PERFORMED UNDER THE CONTRACT, AND ALL EQUIPMENT, APPLIANCES, TOOLS AND LIKE ITEMS USED IN THE WORK SHALL CONFORM TO APPLICABLE SAFETY CODES AND REGULATIONS OF ANY PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT INTERPRETATION OR REGULATION SHALL GOVERN.
29. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT AN EROSION CONTROL PLAN TO MINIMIZE EROSION AND INSURE FUNCTIONING OF STORMWATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION.
30. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL HAZARDOUS MATERIALS (AS DEFINED PARAGRAPH 20.8) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.
31. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
32. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF

THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF PARAGRAPH 21.7.

33. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THIS ARTICLE 21.
34. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THIS PARAGRAPH, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
35. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER IN WRITING.
36. IF CONTRACTOR OR ITS SUBCONTRACTORS DO NOT COMPLY WITH THE REQUIREMENTS OF THIS PARAGRAPH, OWNER MAY, BUT IS NOT OBLIGATED TO, GIVE WRITTEN NOTICE OF VIOLATION TO CONTRACTOR. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS FAIL TO COMPLY WITH THE REQUIREMENTS OF THE PARAGRAPH WITHIN TWENTY-FOUR (24) HOURS FROM THE TIME OWNER ISSUES SUCH WRITTEN NOTICE OF NONCOMPLIANCE OR WITHIN THE TIME OF AN ABATEMENT PERIOD SPECIFIED BY ANY GOVERNMENTAL AGENCY, WHICHEVER PERIOD IS SHORTER, CONTRACTOR SHALL BE IN MATERIAL DEFAULT OF THIS CONTRACT.
37. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
38. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
39. ANY EXISTING LANDSCAPING TO BE PRESERVED UNLESS OTHERWISE NOTED IN LANDSCAPE PLANS.

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DESIGNED BY	SCF	
DRAWN BY	SCF	
CHECKED BY	SCF	
APPROVED BY	SCF	
NO.	REVISIONS	DATE

OWNER / DEVELOPER:
COMMUNITY HOUSING AND RESOURCES, INC.
 2340 PERIWINKLE WAY, SUITE K-2
 SANIBEL, FL 33957



1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901
 Phone: 239.206.5093 WWW.DRMP.COM

CONSTRUCTION PLAN FOR
RIVERVIEW II AT
1523 PERIWINKLE WAY

CITY OF SANIBEL, LEE COUNTY, FLORIDA

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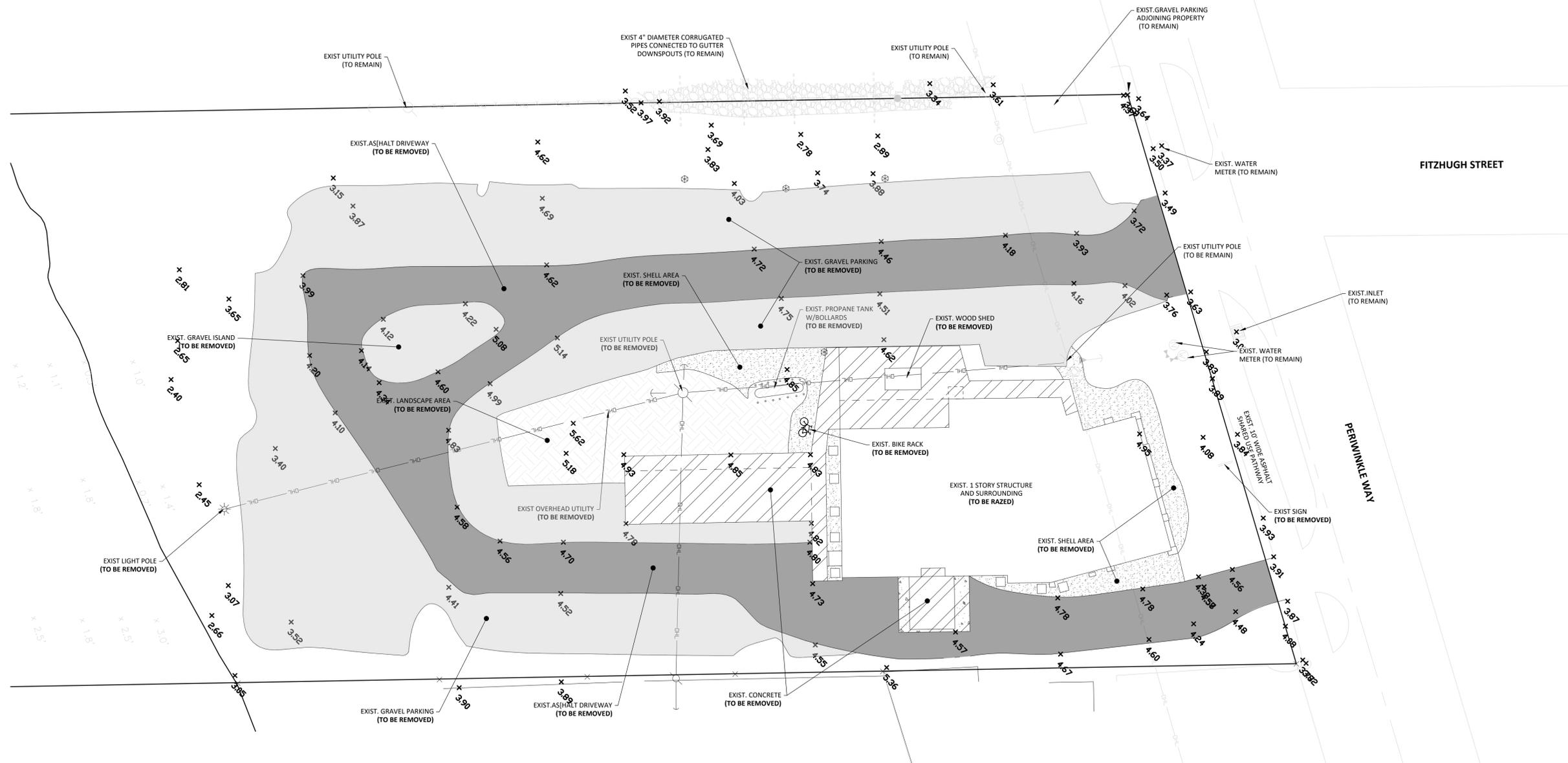
GENERAL NOTES

PROJECT NO.:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	NA
SHEET:	C2.0

Stephen C. Fehrhaber, PE
 Florida P.E. No. 98609

PERMIT SET

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LEGEND

- = EXIST. OVERHEAD ELECTRIC
- = EXIST. ASPHALT DRIVEWAY (TO BE REMOVED)
- = EXIST. GRAVEL PARKING (TO BE REMOVED)
- = EXIST. CONCRETE (TO BE REMOVED)
- = EXIST. SHELL (TO BE REMOVED)
- = EXIST. LANDSCAPE AREA (TO BE REMOVED)
- = EXIST. SPOT GRADE

NOTE:
 1,200 GAL GREASE TRAP TO BE REMOVED.
 ALL FOUNDATIONS TO BE REMOVED.

NO.	REVISIONS	DATE	APPROVED BY	SCF

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CONSTRUCTION PLAN FOR
RIVERVIEW II AT 1523 PERIWINKLE WAY
 CITY OF SANIBEL, LEE COUNTY, FLORIDA
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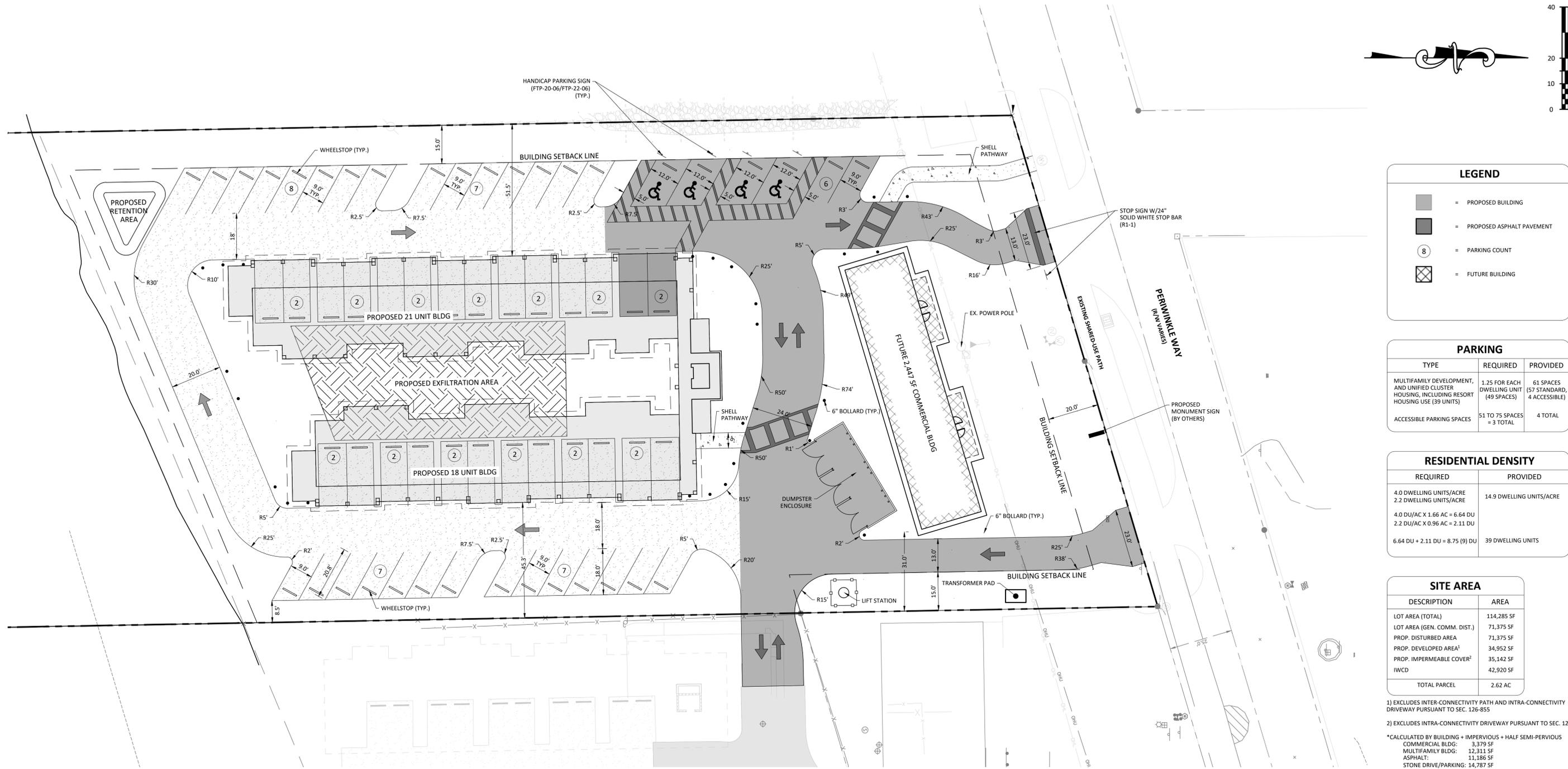
EXISTING CONDITIONS AND DEMOLITION PLAN

Stephen C. Felhaber, PE
 Florida P.E. No. 98609

PROJECT NO.:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	1" = 30'
SHEET:	C3.0

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LEGEND	
	= PROPOSED BUILDING
	= PROPOSED ASPHALT PAVEMENT
8	= PARKING COUNT
	= FUTURE BUILDING

PARKING		
TYPE	REQUIRED	PROVIDED
MULTIFAMILY DEVELOPMENT, AND UNIFIED CLUSTER HOUSING, INCLUDING RESORT HOUSING USE (39 UNITS)	1.25 FOR EACH DWELLING UNIT (49 SPACES)	61 SPACES (57 STANDARD, 4 ACCESSIBLE)
ACCESSIBLE PARKING SPACES	51 TO 75 SPACES = 3 TOTAL	4 TOTAL

RESIDENTIAL DENSITY	
REQUIRED	PROVIDED
4.0 DWELLING UNITS/ACRE 2.2 DWELLING UNITS/ACRE	14.9 DWELLING UNITS/ACRE
4.0 DU/AC X 1.66 AC = 6.64 DU 2.2 DU/AC X 0.96 AC = 2.11 DU	
6.64 DU + 2.11 DU = 8.75 (9) DU	39 DWELLING UNITS

SITE AREA	
DESCRIPTION	AREA
LOT AREA (TOTAL)	114,285 SF
LOT AREA (GEN. COMM. DIST.)	71,375 SF
PROP. DISTURBED AREA	71,375 SF
PROP. DEVELOPED AREA ¹	34,952 SF
PROP. IMPERMEABLE COVER ²	35,142 SF
IWCD	42,920 SF
TOTAL PARCEL	2.62 AC

1) EXCLUDES INTER-CONNECTIVITY PATH AND INTRA-CONNECTIVITY DRIVEWAY PURSUANT TO SEC. 126-855
 2) EXCLUDES INTRA-CONNECTIVITY DRIVEWAY PURSUANT TO SEC. 126-855

*CALCULATED BY BUILDING + IMPERVIOUS + HALF SEMI-PERVIOUS
 COMMERCIAL BLDG: 3,379 SF
 MULTIFAMILY BLDG: 12,311 SF
 ASPHALT: 11,380 SF
 STONE DRIVE/PARKING: 14,787 SF
 *50%: 7,394 SF
 DUMPSTER ENCL.: 682 SF
 TOTAL DEVELOPED AREA: 34,952 SF
 VEGETATION AREA: 35,761 SF
 INTRA-CONNECTIVITY DRIVE: 282 SF
 INTER-CONNECTIVITY PATH: 380 SF
 *50%: 190 SF

INCLUDING IWCD AREA: 35,142/114,285 = 0.307 = 30.7%
 EXCLUDING IWCD AREA: 35,142/71,375 = 0.492 = 49.2%

NO.	REVISIONS	DATE	APPROVED BY	SCF

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CONSTRUCTION PLAN FOR
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 CITY OF SANIBEL, LEE COUNTY, FLORIDA
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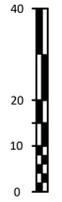
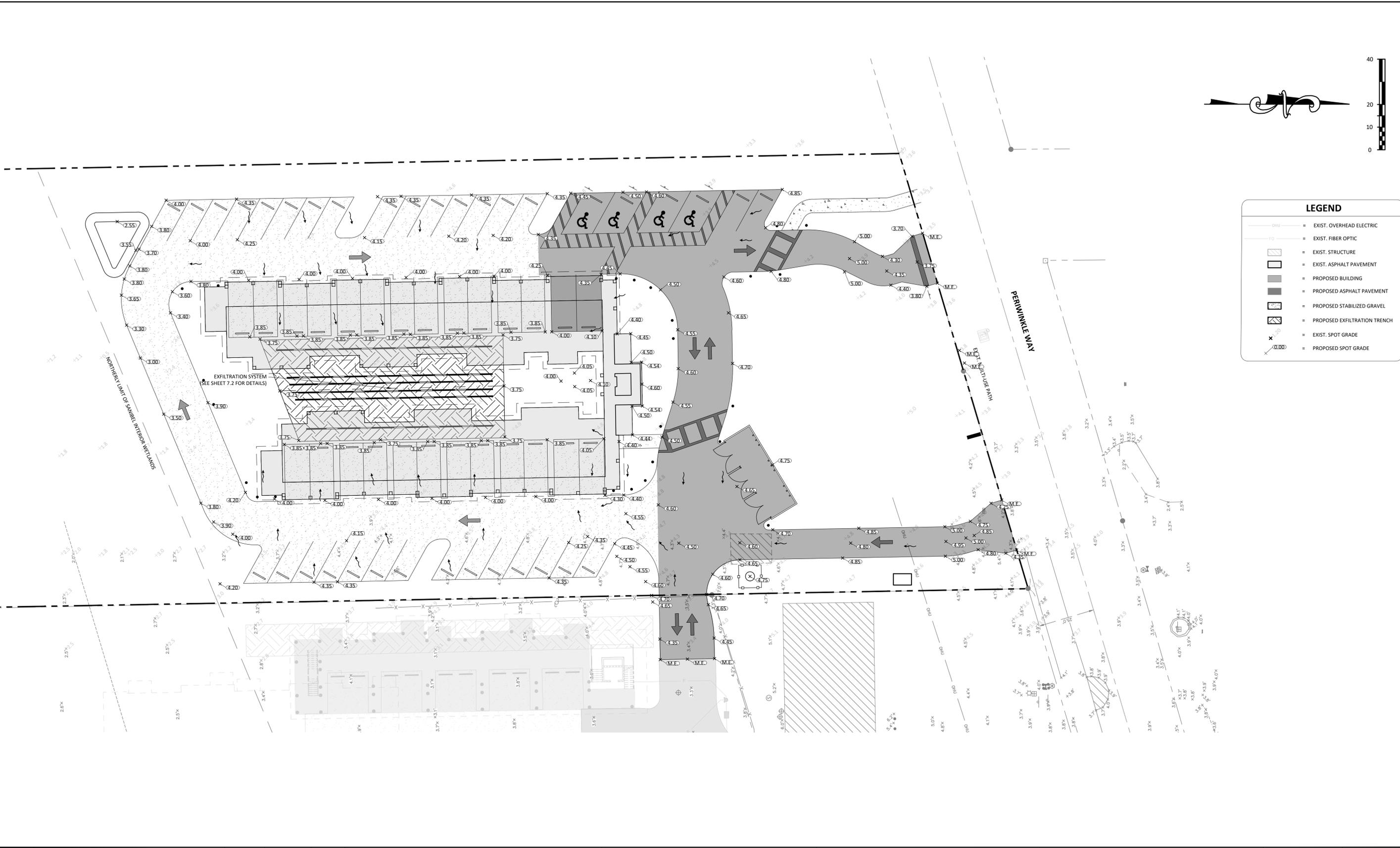
SITE PLAN

PROJECT NO.:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	1" = 20'
SHEET:	C4.0

Stephen C. Fehhaber, PE
 Florida P.E. No. 98609

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LEGEND	
	= EXIST. OVERHEAD ELECTRIC
	= EXIST. FIBER OPTIC
	= EXIST. STRUCTURE
	= EXIST. ASPHALT PAVEMENT
	= PROPOSED BUILDING
	= PROPOSED ASPHALT PAVEMENT
	= PROPOSED STABILIZED GRAVEL
	= PROPOSED EXFILTRATION TRENCH
	= EXIST. SPOT GRADE
	= PROPOSED SPOT GRADE

NO.	REVISIONS	DATE

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DRAWN BY	SCF
CHECKED BY	SCF
APPROVED BY	SCF

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CONSTRUCTION PLAN FOR
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 CITY OF SANIBEL, LEE COUNTY, FLORIDA
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**PAVING, GRADING,
 AND DRAINAGE PLAN**

Stephen C. Fehhaber, PE
 Florida P.E. No. 98609

PROJECT NO.:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	1" = 20'
SHEET:	C5.0

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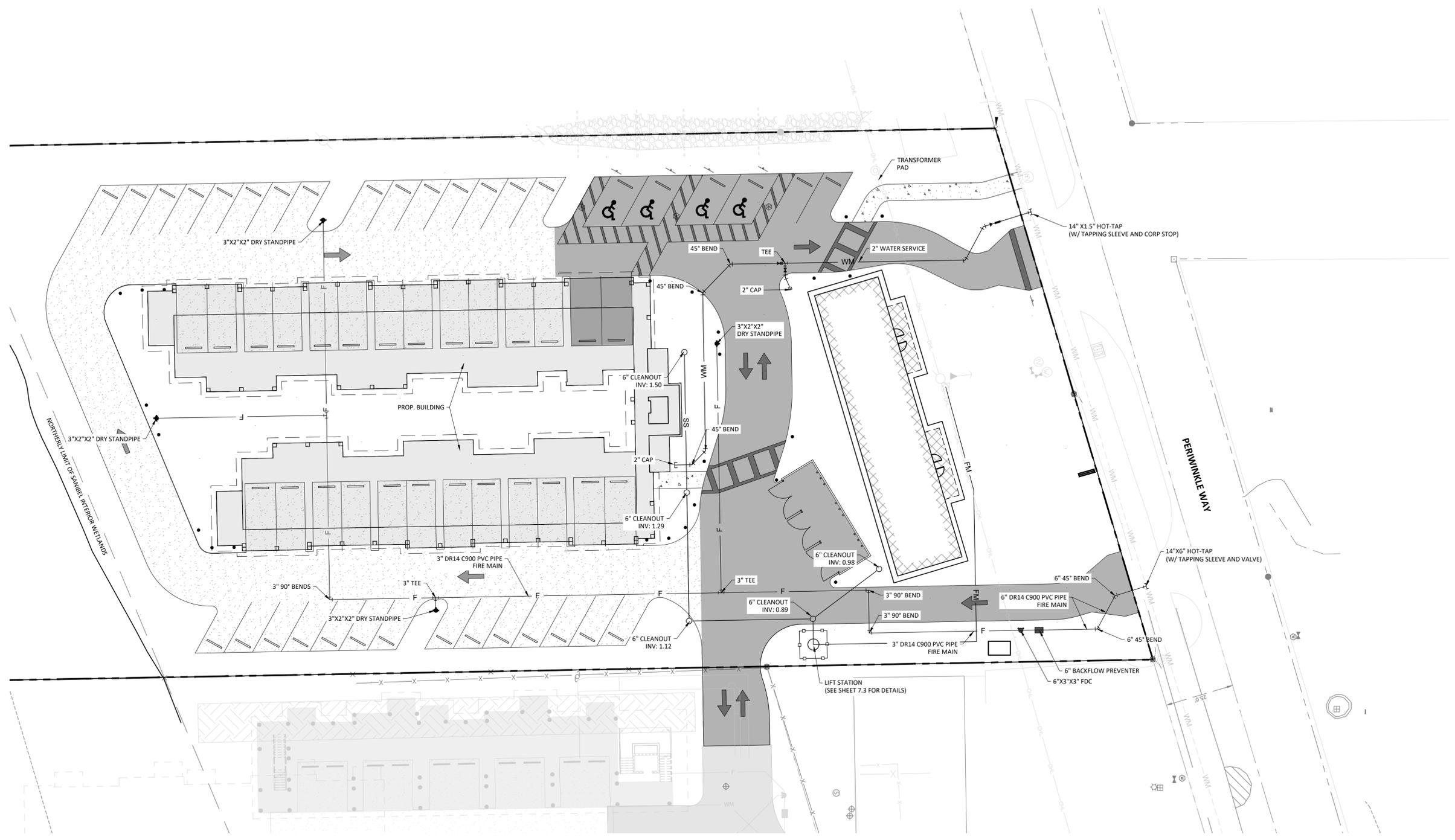
LEGEND	
	EXIST. OVERHEAD ELECTRIC
	EXIST. FIBER OPTIC
	PROPOSED WATER MAIN
	PROPOSED FIRE MAIN
	PROPOSED GRAVITY SEWER
	PROPOSED FORCE MAIN
	EXIST. STRUCTURE
	PROPOSED BUILDING
	DEMO

NOTE:

14"X6" STAINLESS STEEL TAPPING SADDLE SHALL HAVE A MUELLER GATE VALVE THAT MEETS IWA CONSTRUCTION SPECIFICATION INSTALLED. ASSEMBLY MUST BE PRESSURE TESTED AND WITNESSED BY IWA PRIOR TO HOT-TAPPING. PRE-CAST CONCRETE PAD SHALL BE INSTALLED AROUND VALVE BOX.

14"X1.5" STAINLESS STEEL TAPPING SADDLE SHALL HAVE A BRASS CORPORATION STOP INSTALLED. A 3" PVC CASING IS REQUIRED SHOULD CTS POLY TUBE BE USED.

SERVICE TAPS SHALL BE A MINIMUM OF 3 FEET APART.



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CONSTRUCTION PLAN FOR
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 CITY OF SANIBEL, LEE COUNTY, FLORIDA

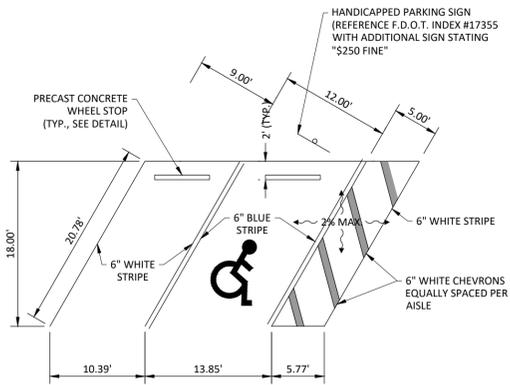
UTILITY PLAN

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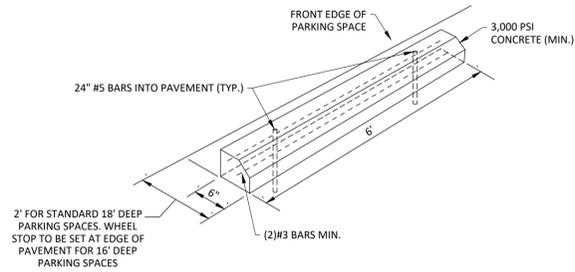
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SHEET:	C6.0

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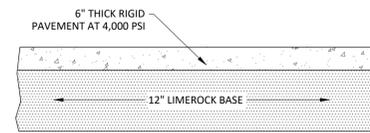


- NOTES:**
1. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 4.6.

PARKING SPACE DETAIL
NTS

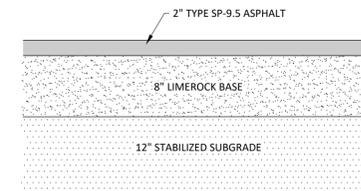


WHEEL STOP DETAIL
NTS



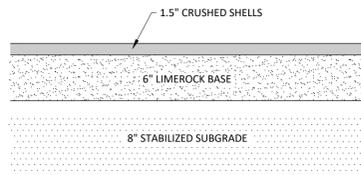
- NOTES:**
1. 12\"/>
 2. WHEN NO CURB IS PROPOSED LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.

TYPICAL RIGID PAVEMENT SECTION
NTS



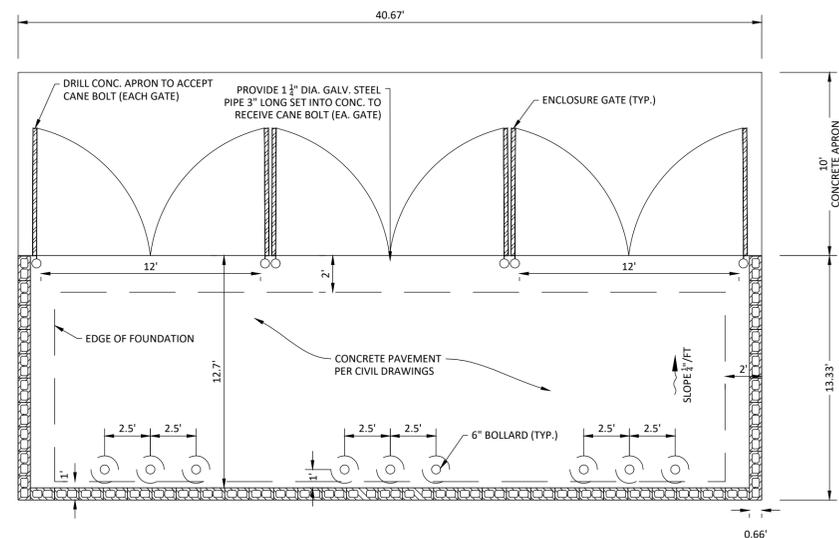
- NOTES:**
1. 8\"/>
 2. 12\"/>
 3. STABILIZED SUBGRADE TO EXTEND 12 INCHES BEYOND BACK OF CURB AND WHEN NO CURB IS PRESENT, LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
 4. BID ALTERNATE FOR REPLACEMENT OF ASPHALT IN LIEU OF MILLING AND RESURFACING.

TYPICAL ASPHALT PAVEMENT SECTION
NTS



- NOTES:**
1. 8\"/>
 2. 12\"/>
 3. STABILIZED SUBGRADE TO EXTEND 12 INCHES BEYOND BACK OF CURB AND WHEN NO CURB IS PRESENT, LIMEROCK TO EXTEND 6 INCHES BEYOND EDGE OF PAVEMENT.
 4. BID ALTERNATE FOR REPLACEMENT OF ASPHALT IN LIEU OF MILLING AND RESURFACING.

TYPICAL CRUSHED SHELLS SECTION
NTS



DUMPSTER ENCLOSURE DETAIL
NTS

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 SANIBEL, FL 33957

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CONSTRUCTION PLAN FOR
RIVERVIEW II AT 1523 PERIWINKLE WAY

CITY OF SANIBEL, LEE COUNTY, FLORIDA

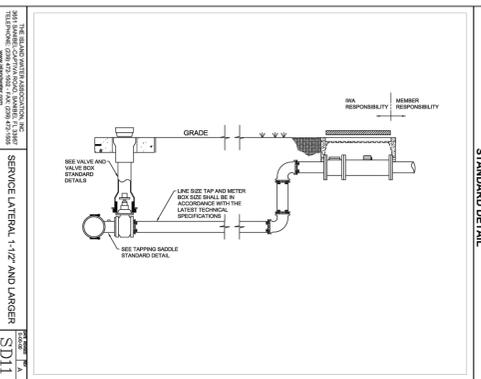
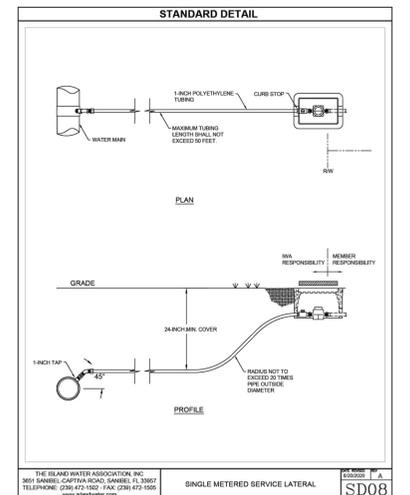
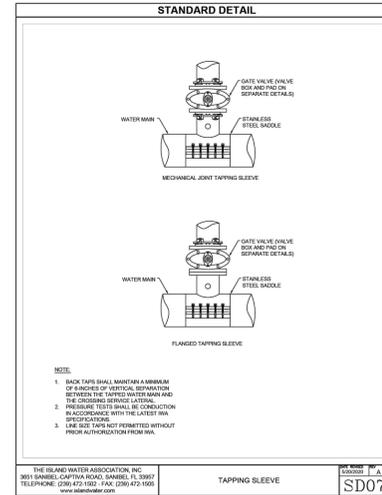
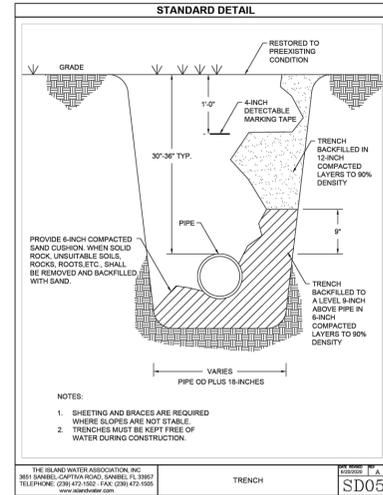
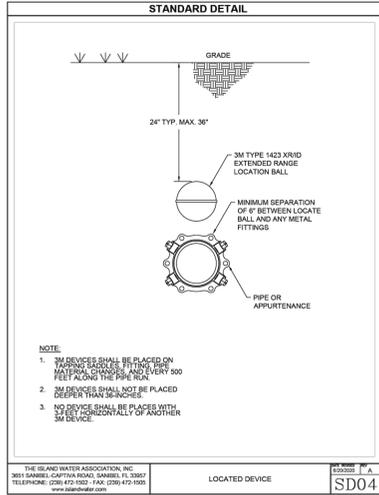
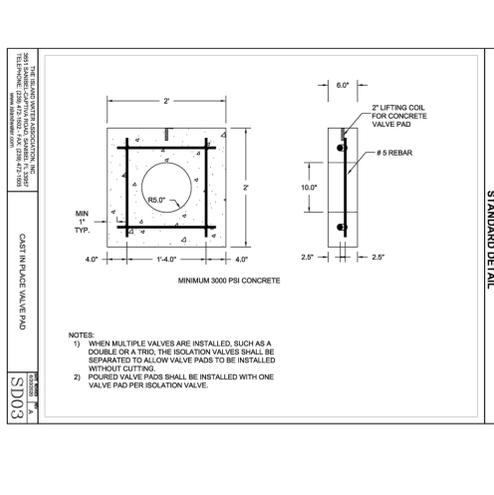
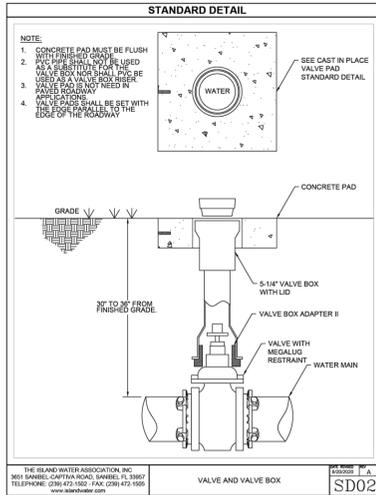
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GENERAL DETAILS

Stephen C. Fehhaber, PE
 Florida P.E. No. 98609

PROJECT NO.:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	NA
SHEET:	C7.0

PERMIT SET



STANDARD DETAIL

Restraint Length in feet for Ductile Iron (poly wrapped)

Size	Bend				Dead End	Tee
	45	22.5	11.25	5		
4	24	10	5	3	69	1
6	34	14	7	4	97	1
8	43	18	9	5	126	10
10	51	22	11	5	151	33
12	60	25	12	6	177	58
14	67	28	14	7	201	80
16	75	31	15	8	225	104
20	89	37	18	9	272	147

Restraint Length in feet for PVC

Size	Bend				Dead End	Tee
	45	22.5	11.25	5		
4	21	9	5	2	45	1
6	28	12	6	3	63	1
8	37	16	8	4	83	7
10	44	18	9	5	99	21
12	51	21	11	5	116	36
14	57	24	12	6	132	50
16	64	27	13	7	149	65
20	76	32	16	8	179	92

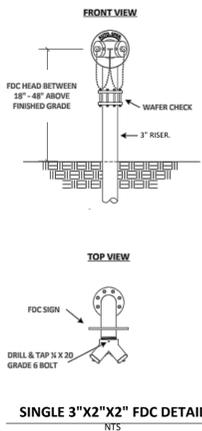
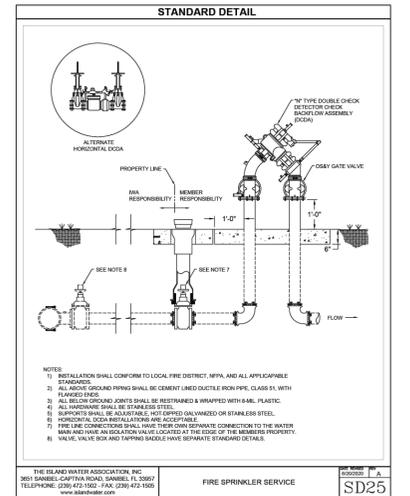
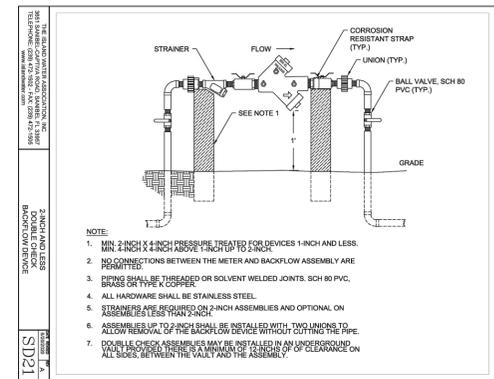
Soil type =SP
1.5 safety factor
30" cover
150 psi test pressure

STANDARD DETAIL

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossing (1)	Joint Spacing @ Crossings
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 5 ft. Minimum	Water Main 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. Minimum	Water Main 12 inches is preferred 6 inches minimum	Alternate 3 ft. minimum
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. Minimum (3)	Water Main 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum
Other Sewage Treatment & Disposal System	10 ft. Minimum		

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed Water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 65 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.
(5) Additional information under paragraph 3(a) of 62-604, F.A.C.



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APPROVED BY	SCF

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CONSTRUCTION PLAN FOR
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CITY OF SANIBEL, LEE COUNTY, FLORIDA

UTILITY DETAILS

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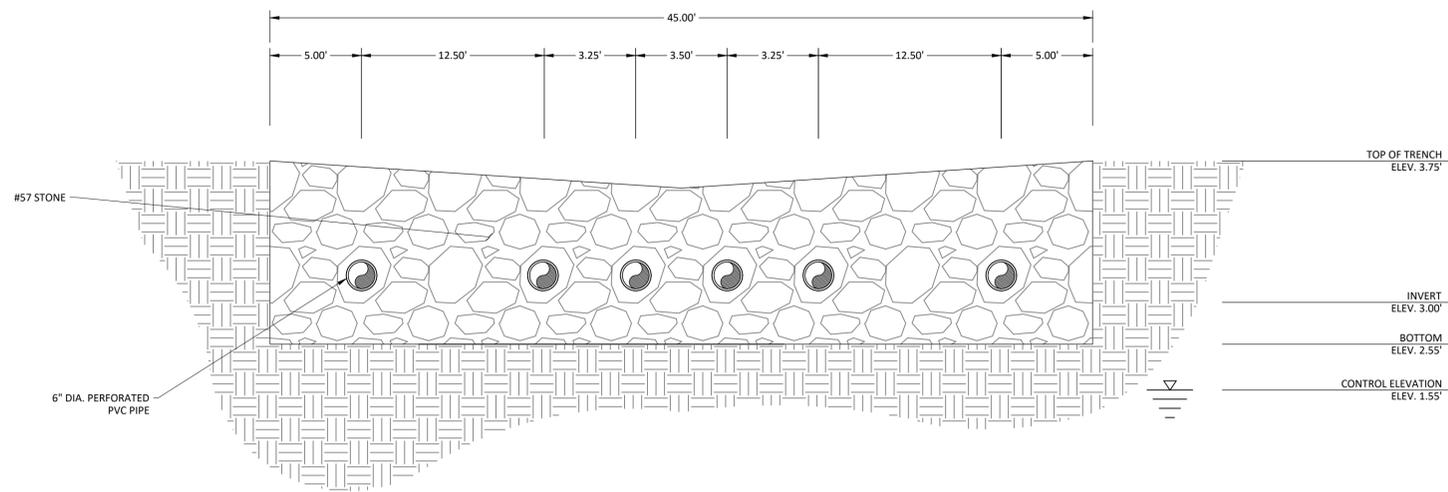
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EXFILTRATION TRENCH DETAIL
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Riverview II
RETENTION CALCULATIONS

DRAINAGE DATA

Roof Area	7250 sf
Net Impervious Area	1985 sf
Permeous Disturbed Area	5655 sf
Average Site Grade (ft. - NAVD)	4.10 ft (NAVD)
Control Elevation (FOOT) (ft. - NAVD)	1.55 ft (NAVD)
Average Depth to Water Table (ft)	2.55 ft
5-Year 2-Hour Design Storm Event	2.80 in

ACCUMULATED DIRECT RUNOFF, Q

Accumulated Rainfall	P = 2.80 inches
Soil Storage Effect	
- Impervious Available Soil Storage	S = 0.00 inches
- Permeous Disturbed Available Soil Storage	S = 3.56 inches
- Permeous Undisturbed Available Soil Storage	S = 4.71 inches

EQUATIONS

$Q = \frac{(P - 0.2(3))^2}{(P + 0.8(3.5))}$

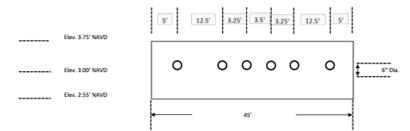
$Q_A = \text{Area Runoff} / \text{Volume} = Q \times \text{Area}$

RUNOFF CALCULATIONS

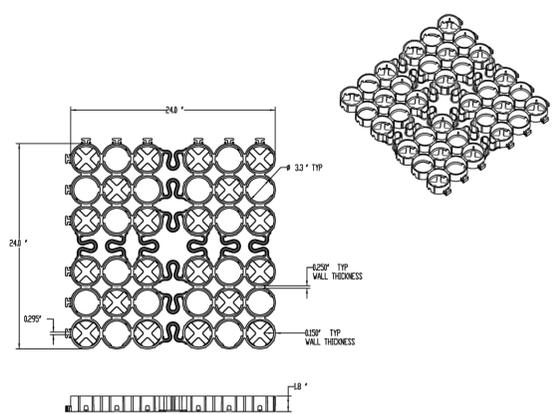
Impervious Surface	Q = 2.80
Q x A =	3256.1 cf
Q =	0.77
Q x A =	3168.0 cf
Permeous Undisturbed Surface	Q = 0.53
Q x A =	0.0 cf
Required Retention Volume =	7056.1 cf
Is proposed storage acceptable?	Yes

Proposed Retention Volume

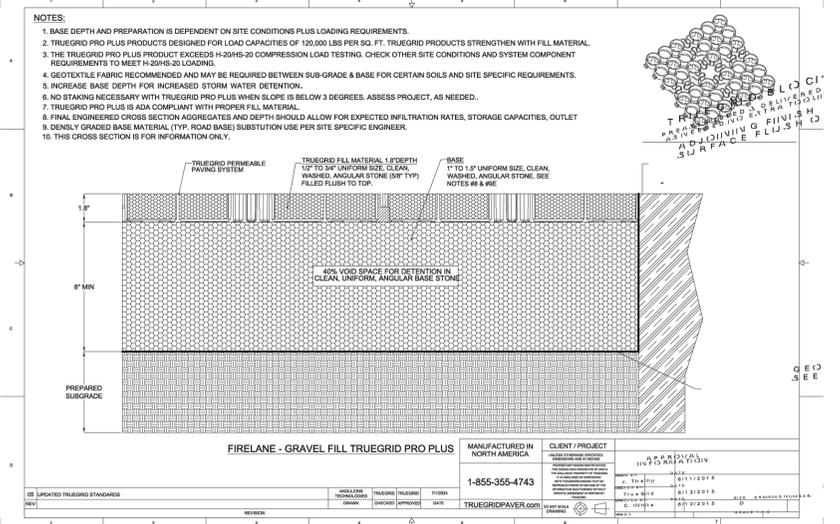
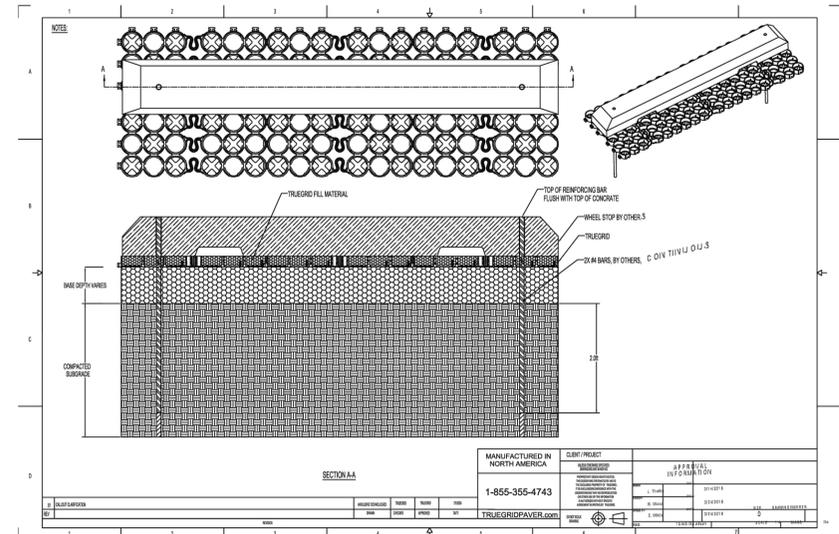
Drainage Area	16,450 sf
Trench Inflow Depth	1.8 in
Trench Storage	5,379 sf
Stone Void Ratio	0.4
Trench Length	300 ft
Pipe Length	88.5 ft
Number of Pipes	5
Pipe Cross-sectional Area	0.982 sf
Trench Cross-sectional Area	24.38 sf
Trench Storage	2,020 sf
Detection Area (Bottom)	231 sf
Detection Area (Top)	545 sf
Detection Depth	1 ft
Detection Area Volume	381 sf
Total Available Storage	8,396 sf



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TRUEGRID PRO PLUS 24" X 24" X 1.8"
US PATENT NO. 8,734,649
PROPRIETARY FEATURES:
1) 4-ANCHORS FOR STAKING NEEDED
2) 3-POINT MULTIFUNCTION LATCHING TABS
3) 5-FLEX JOINTS & BUILT IN EXPANSION JOINTS FOR SOIL MOVEMENT AND SEASONAL CHANGES
4) DEEP STRENGTH DESIGN
OTHER:
1) 100% POST-CONSUMER RECYCLED HDPE
2) DELIVERED IN PROCESSABLE 4' X 4' SHEETS THAT CAN BE RECONFIGURED, AS NEEDED



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- NOTES:**
1. BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
 2. TRUEGRID PRO PLUS PRODUCTS DESIGNED FOR LOAD CAPACITIES OF 120,000 LBS PER SQ. FT. TRUEGRID PRODUCTS STRENGTHEN WITH FILL MATERIAL.
 3. THE TRUEGRID PRO PLUS PRODUCT EXCEEDS H-20HS-20 COMPRESSION LOAD TESTING. CHECK OTHER SITE CONDITIONS AND SYSTEM COMPONENT REQUIREMENTS TO MEET H-20HS-20 LOADING.
 4. GEOTEXTILE FABRIC RECOMMENDED AND MAY BE REQUIRED BETWEEN SUB-GRADE & BASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
 5. INCREASE BASE DEPTH FOR INCREASED STORM WATER DETENTION.
 6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 3 DEGREES. ASSESS PROJECT, AS NEEDED.
 7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
 8. FINAL ENGINEERED CROSS SECTION AGGREGATES AND DEPTH SHOULD ALLOW FOR EXPECTED INFILTRATION RATES, STORAGE CAPACITIES, OUTLET
 9. DENSELY GRADED BASE MATERIAL (TYP. ROAD BASE) SUBSTITUTION USE PER SITE SPECIFIC ENGINEER.
 10. THIS CROSS SECTION IS FOR INFORMATION ONLY.

NO.	REVISIONS	DATE	APPROVED BY	SCF
			DESIGNED BY	SCF
			DRAWN BY	SCF
			CHECKED BY	SCF
			APPROVED BY	SCF

OWNER / DEVELOPER:
COMMUNITY HOUSING AND RESOURCES, INC.
2340 PERIWINKLE WAY, SUITE K-2
SANIBEL, FL 33957

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CONSTRUCTION PLAN FOR
RIVERVIEW II AT 1523 PERIWINKLE WAY
CITY OF SANIBEL, LEE COUNTY, FLORIDA

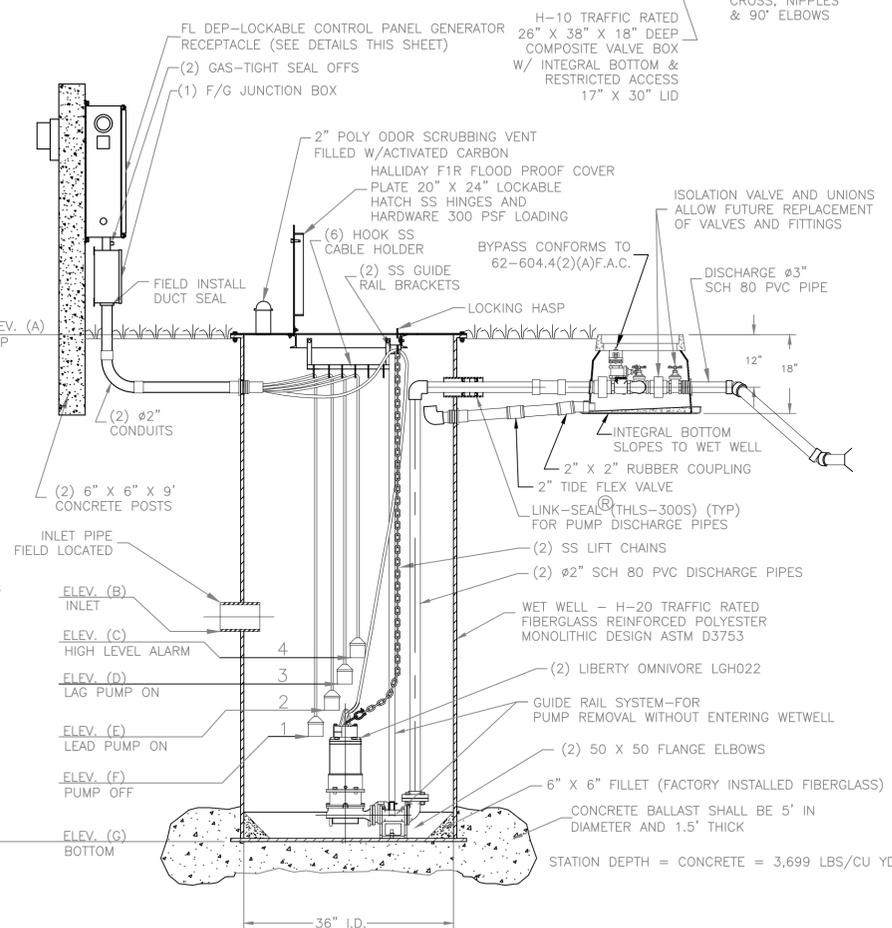
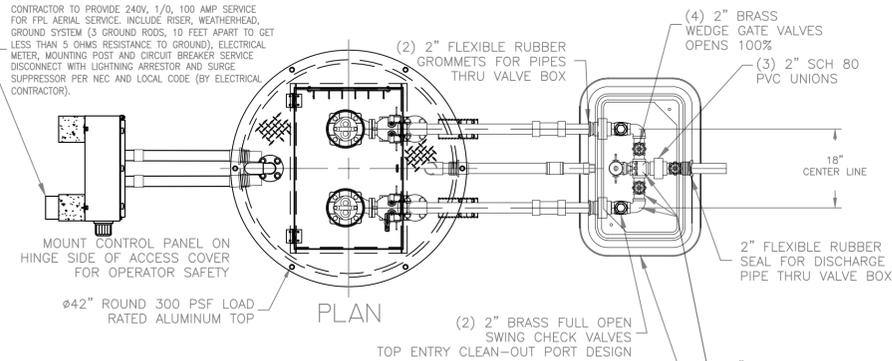
DRAINAGE DETAILS

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFFERENCE

Stephen C. Fehhaber, PE
Florida P.E. No. 98609

PROJECT NO.:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	NA
SHEET:	C7.2

PERMIT SET

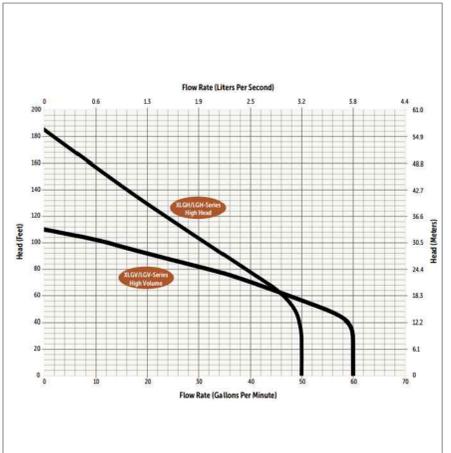


LIFT STATION SEWAGE GRINDER PUMP
36" DUPLEX STATION - 2" PIPING WITH
SLIDE RAIL SYSTEM

- CONCRETE BALLAST SHALL BE 5' IN DIAMETER AND 1.5' THICK
 - GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
- FIELD INSTALL BY CONTRACTOR

GENERAL NOTES

- SEWAGE GRINDER PUMP:** RATED FOR TWENTY (20) STARTS PER HOUR.
- AIR FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS F INSULATION.
 - DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE, IN A SEPARATE OIL FILLED CHAMBER.
 - HIGH TEMPERATURE BALL BEARINGS B-10 RATING OF 60,000 HOURS, UPPER BEARING - SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
 - PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
 - SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260). THREE PHASE MOTORS SHALL BE DUAL WOUND AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 480 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.
- FIBERGLASS WET WELL:** SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.
- ALUMINUM HATCH:** INSTALL HALLIDAY F1R BOLTED COVER PLATE WITH 20" x 24" LOCKABLE/WATERPROOF HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HASP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.
- VALVE BOX:** FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID
- ACCESSORIES:** #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.
- VALVES:** SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.
- PIPING:** 3 SCHEDULE 80 PVC.
- FLOAT SWITCHES:** UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO) OR EQUAL. PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE MOTORS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, FRP WET WELL, HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.



LOCATION	MODEL	HP	GPM	FT/TD	VOLTAGE	PHASE	DISCHARGE	IMPELLER
L.S. 1	LGH-022	2.5	49	7.4	230	1	2"	OPEN

LOCATION	ELEV. (A)	ELEV. (B)	ELEV. (C)	ELEV. (D)	ELEV. (E)	ELEV. (F)	ELEV. (G)
L.S. 1	4.75	0.83	0.33	-0.17	-0.67	-1.67	-3.17

CONTROL PANEL - SHALL CONFORM TO FL DEP 62-604.42(A) CONTRACTOR TO VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.

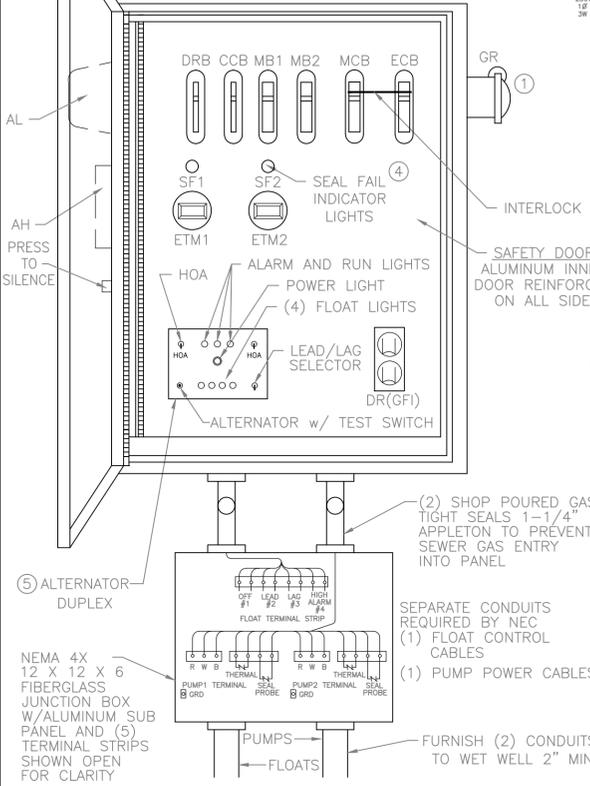
CONTROL PANEL SHALL BE IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE LIFT STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

CONTRACTOR TO PROVIDE 240V, 1/0, 100 AMP SERVICE FOR FPL AERIAL SERVICE. INCLUDE RISER, WEATHERHEAD, GROUND SYSTEM (3 GROUND RODS, 10 FEET APART TO GET LESS THAN 5 OHMS RESISTANCE TO GROUND), ELECTRICAL METER, MOUNTING POST AND CIRCUIT BREAKER SERVICE DISCONNECT WITH LIGHTNING ARRESTOR AND SURGE SUPPRESSOR PER NEC AND LOCAL CODE (BY ELECTRICAL CONTRACTOR). CONTRACTOR TO SUBMIT TO ENGINEER AND OWNER THE FINAL LOCATIONS OF TRANSFORMER AND ELECTRICAL SERVICE CONDUIT. THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

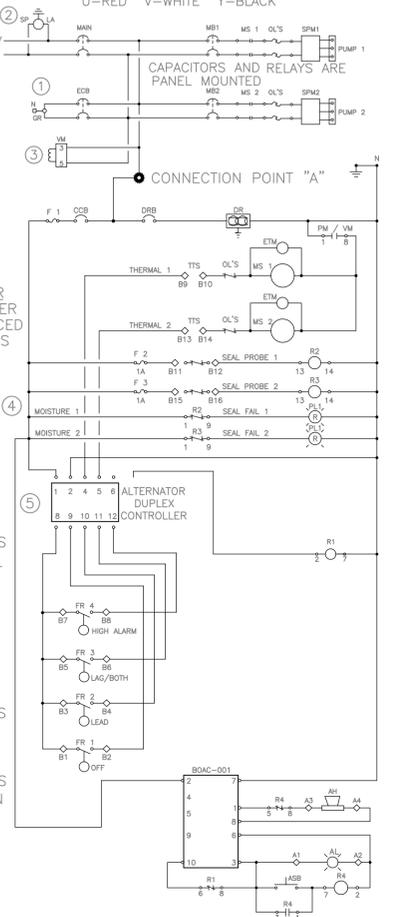
CONTROL PANEL LAYOUT



LEGEND

- AH ALARM HORN
- AL ALARM LIGHT
- ASB ALARM SILENCE BUTTON
- ATS ALTERNATOR W/ TEST SWITCH
- BBU BATTERY (BACK-UP UNIT)
- CCB CONTROL CIRCUIT BREAKER
- DR DUPLEX RECEPTACLE
- DRB DUPLEX RECEPTACLE BREAKER
- ECB EMERGENCY CIRCUIT BREAKER
- ETM ELAPSED TIME METER
- F FUSE
- FL FLASHER
- FS FLOAT SWITCH (REGULATOR)
- GR GENERATOR RECEPTACLE
- GRD GROUND
- HOA HAND-OFF-AUTOMATIC SELECTOR
- LA LIGHTNING ARRESTOR
- MB MOTOR BREAKER
- MCB MAIN CIRCUIT BREAKER
- MS MOTOR STARTER
- N NEUTRAL
- OL'S OVERLOAD HEATERS
- PM PHASE MONITOR
- PTS PUMP TERMINAL STRIP
- R RELAY
- RC RUN CAPACITOR
- RD DISCHARGE RESISTOR
- RL PUMP RUN INDICATORS
- RTS REGULATOR TERMINAL STRIP
- SC START CAPACITOR
- SF SEAL FAIL (SHAFT)
- SR START RELAY
- SP SURGE PROTECTOR
- TTS THERMAL TERMINAL STRIP

SINGLE PHASE WIRING DIAGRAM
U-RED V-WHITE Y-BLACK



PANEL WIRING DIAGRAM

- PANELS SHALL CONFORM TO FLORIDA DEP 62-604.400
- GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
 - SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
 - PHASE PROTECTION SHALL BE PROVIDED
 - SHAFT SEAL FAIL DETECTION
 - ALTERNATOR w/ TEST SWITCH
- PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

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NO.	REVISIONS	DATE	APPROVED BY	SCF

OWNER / DEVELOPER:
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CONSTRUCTION PLAN FOR
RIVERVIEW II AT 1523 PERIWINKLE WAY
CITY OF SANIBEL, LEE COUNTY, FLORIDA
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

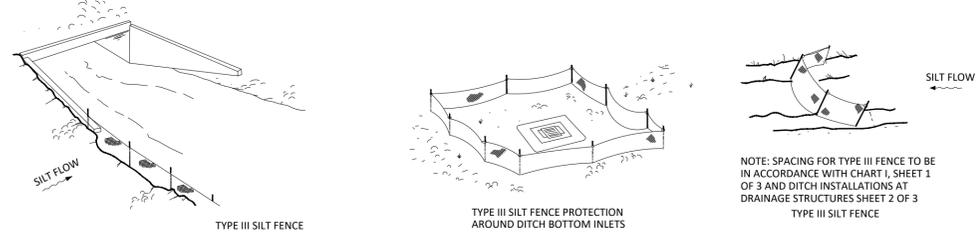
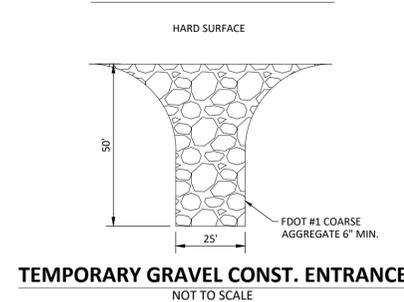
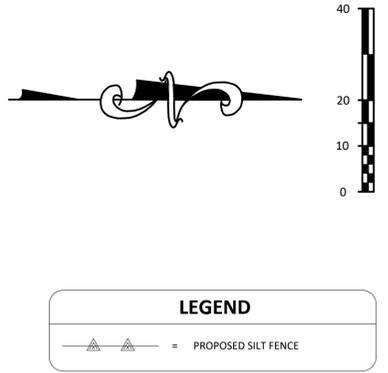
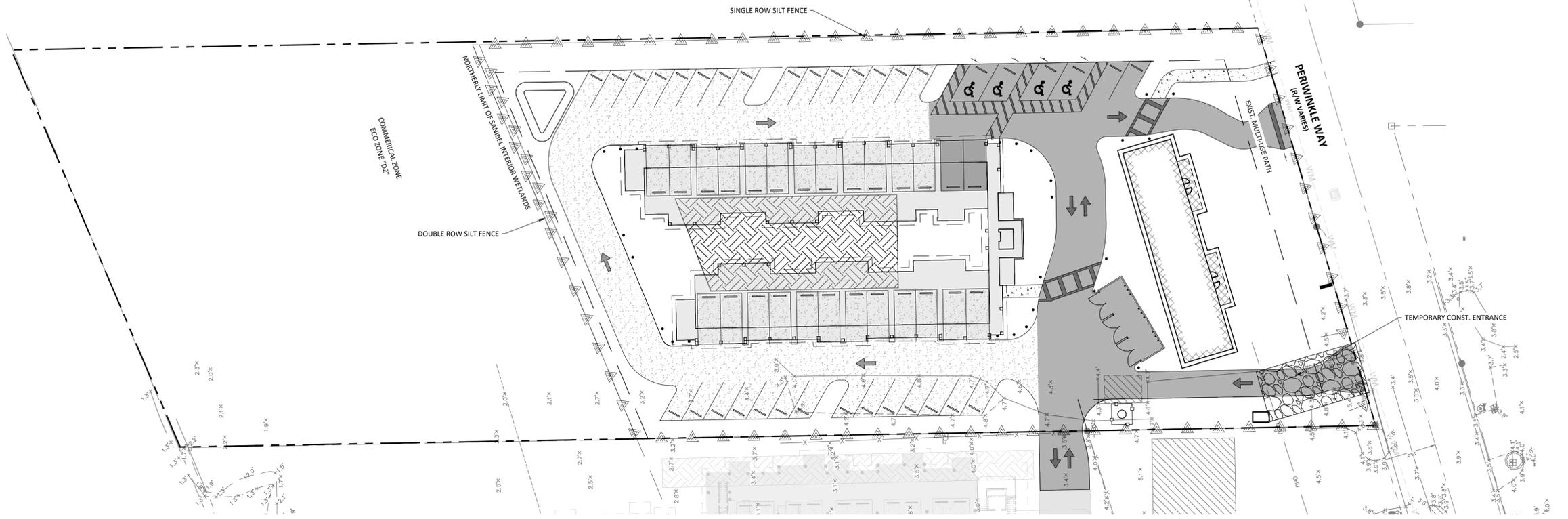
LIFT STATION DETAILS

PROJECT NO.: 301.2501366.000
DATE: JANUARY 2026
SCALE: NA
SHEET: C7.3

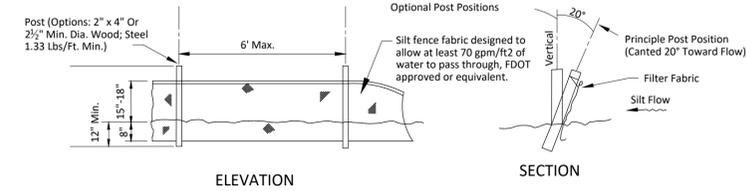
Stephen C. Fehhaber, PE
Florida P.E. No. 98609

PERMIT SET

I:\Projects\25\301.2500789.000_Riverview_II_Housing_and_Urban_Developme\06-CAD\Plans\C8.0_ENS.dwg Plotted: Feb 04, 2026 2:58pm by sfelhaber



DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



SILT FENCE
(FOR INFORMATIONAL PURPOSES ONLY)
NOT TO SCALE

NO.	REVISIONS	DATE	APPROVED BY	SCF

OWNER / DEVELOPER:
COMMUNITY HOUSING AND RESOURCES, INC.
 2340 PERIWKLE WAY, SUITE K-2
 SANIBEL, FL 33957

1715 Monroe Street, Suite 500 - Fort Myers, Florida 33901
 Phone: 239.206.5093 WWW.DRMP.COM

CONSTRUCTION PLAN FOR
RIVERVIEW II AT 1523 PERIWKLE WAY
 CITY OF SANIBEL, LEE COUNTY, FLORIDA

EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO.:	301.2501366.000
DATE:	JANUARY 2026
SCALE:	1" = 20'
SHEET:	C4.0

Stephen C. Felhaber, PE
 Florida P.E. No. 98609

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PERMIT SET

MEMORANDUM

TO: Ms. Rachel Bielert
RLBCM, LLC

FROM: Ted Treesh
President

DATE: January 20, 2026

RE: Riverview II – Community Housing and Resources, Inc.
Trip Generation Comparison
City of Sanibel, Florida

TR Transportation Consultants, Inc. has completed a trip generation comparison for the proposed redevelopment of the site at 1523 & 1531 Periwinkle Way in the City of Sanibel. The redevelopment is proposed to contain 39 new one-bedroom apartments and approximately 2,447 square feet of low-intensity retail/office space to provide support services to island residents. Riverview II will complement the recently approved and now under construction Riverview I project that is located immediately to the east of the subject site. Riverview I is being developed with 15 one-bedroom apartments similar to those proposed for Riverview II. These units are being developed by the Community Housing and Resources group on Sanibel to provide Below Market Rate Housing (BMRH) to local residents to allow employees who work on the islands to be able to afford to live on the island. This allows for a reduction in peak hour traffic over the Causeway bridges from these residents that would otherwise have to drive to their respective jobs every day and add to the traffic volumes on the Causeway and Periwinkle Way to get to their place of employment.

The redevelopment of this site will replace the previous occupant of the site, which was a sit-down restaurant containing approximately 5,000 square feet of floor area and approximately 200 seats. This restaurant, as like many other properties on the island, was destroyed by the recent hurricanes and have not re-opened. Although not restricted to serving breakfast, the previous restaurant on the site was not open for breakfast.

A trip generation comparison was conducted to illustrate that the proposed use of residential units and a small commercial building will have less of a traffic impact on the adjacent Periwinkle Way than did the previously occupant of the site.

Community Housing and Resources is proposing to construct a total of thirty-eight (39) apartment units on the site with a 2,447 square foot commercial building along Periwinkle Way. The proposed uses as well as the uses that previously occupied the site are outlined in **Table 1**.

Table 1
Land Uses
Riverview II - Sanibel

Land Use	Pre-Hurricane Uses	Proposed Uses
Sit-Down Restaurant	5,000 Sq. Ft.	0
Multi-Family	0	39 Units
Retail	0	2,447 Sq. Ft.

The trip generation for land uses shown in Table 1 were determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 12th Edition. Land Use Code 932 (High Turn-over Sit-Down Restaurant) was utilized for the restaurant use that previously occupied the site. Again, even though this restaurant was not open for breakfast, there are no restrictions that would prohibit a restaurant on this site from being open for breakfast. Therefore, the trip generation for this use include the weekday A.M. peak hour.

Even though the residential units proposed on this site will be limited by income and ITE does have trip generation data based on Affordable Housing based on income limits, for this analysis, the traditional multi-family trip generation land use code was utilized to ensure a “worst case” analysis. This only resulted in four (4) more peak hour trips in the A.M. peak hour and three (3) more trips in the P.M. peak hour. Land Use Code 220 (Multi-Family Housing – Low Rise) was utilized for the trip generation purposes of the residential units and Land Use Code 822 (Strip Retail Plaza <40k) was utilized to generate trips from the proposed commercial building.

Table 2 indicates the anticipated trip generation of the subject site based on the previous use of the site, a site-down restaurant.

Table 2
Trip Generation
Restaurant

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
High Turn-Over Sit-Down Restaurant (5,000 Sq. Ft.)	25	20	45	28	18	46	519

Table 3 illustrates the trip generation of the proposed uses on the parcel, residential and commercial.

**Table 3
 Trip Generation
 Riverview II**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Multi-Family (39 Units)	4	12	16	13	7	20	242
Commercial (2,447 Sq. Ft.)	5	5	10	8	7	15	133
Net External Trips	9	17	26	21	14	35	375

Table 4 illustrates the trip generation of the proposed versus what was previously developed on the site.

**Table 4
 Trip Generation Difference
 Riverview II**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Use (Multi-Family & Commercial)	9	17	26	21	14	35	375
Previous Use (Restaurant)	-25	-20	-45	-28	-18	-46	-519
Change in Trips	-16	-3	-19	-7	-4	-11	-144

NOTE: A negative number in the Change in Trips row indicates a REDUCTION in trips due to the change in use

So the change in use on the site at 1523 & 1531 Periwinkle Way will result in an overall DECREASE in trip generation from the site. In addition, the trips associated with the residential use will be residents that work on the islands and will therefore reduce the impacts to traffic going over the Causeway bridges as well as along Periwinkle Way. The previously occupant of the site, a sit-down restaurant, would attract patrons from off the island as well as from guest and residents on the island.

The access serving the site will remain as previously provided to the restaurant use. A one-way entrance will be on the east side of the commercial building with a counter-clockwise circulation around the site through the single loaded parking aisle. An exit driveway to Periwinkle Way is provided on the west side of the commercial building. A cross access is also provided to Riverview I to the east and the adjacent 7-Eleven property.

Attachments

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

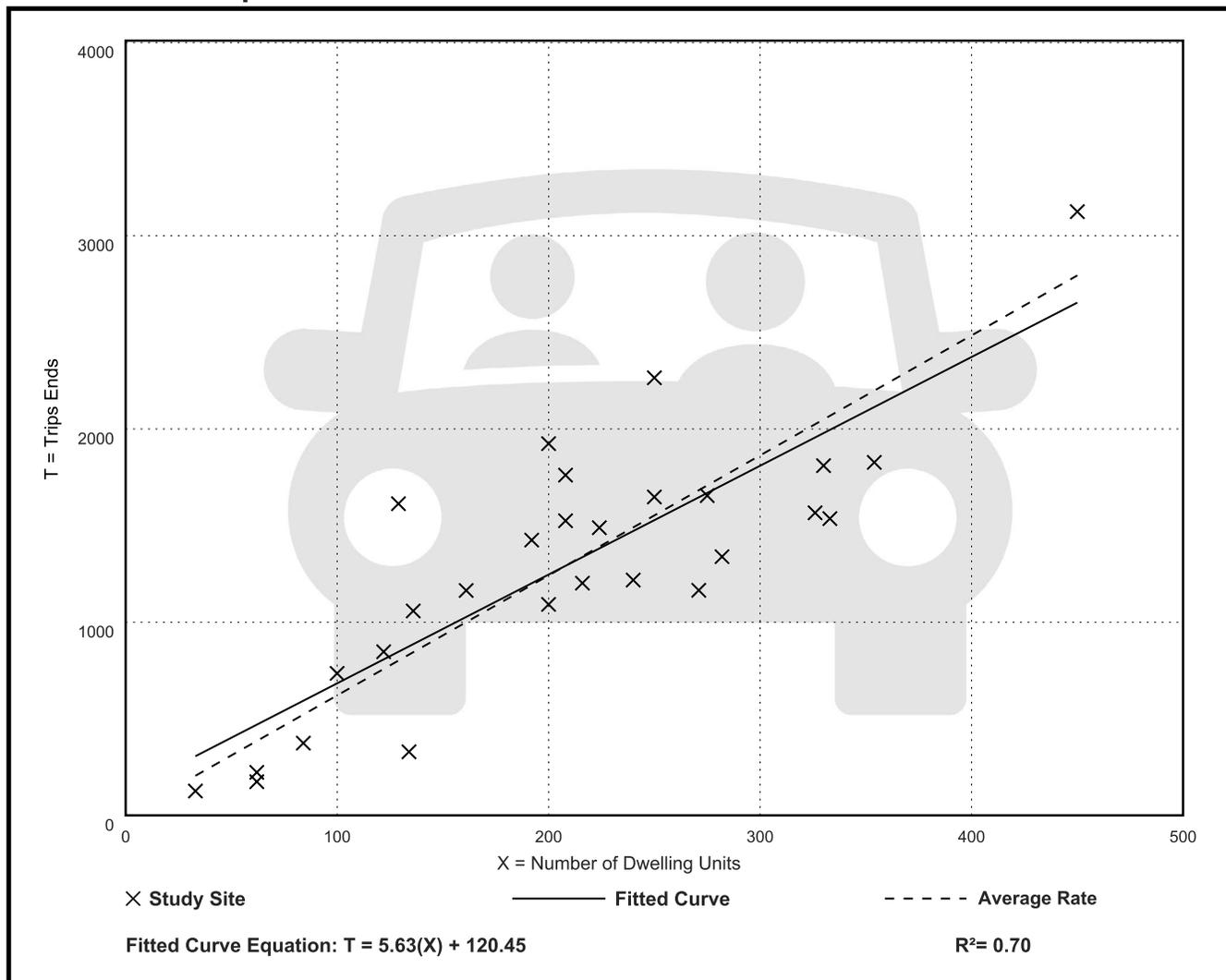
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

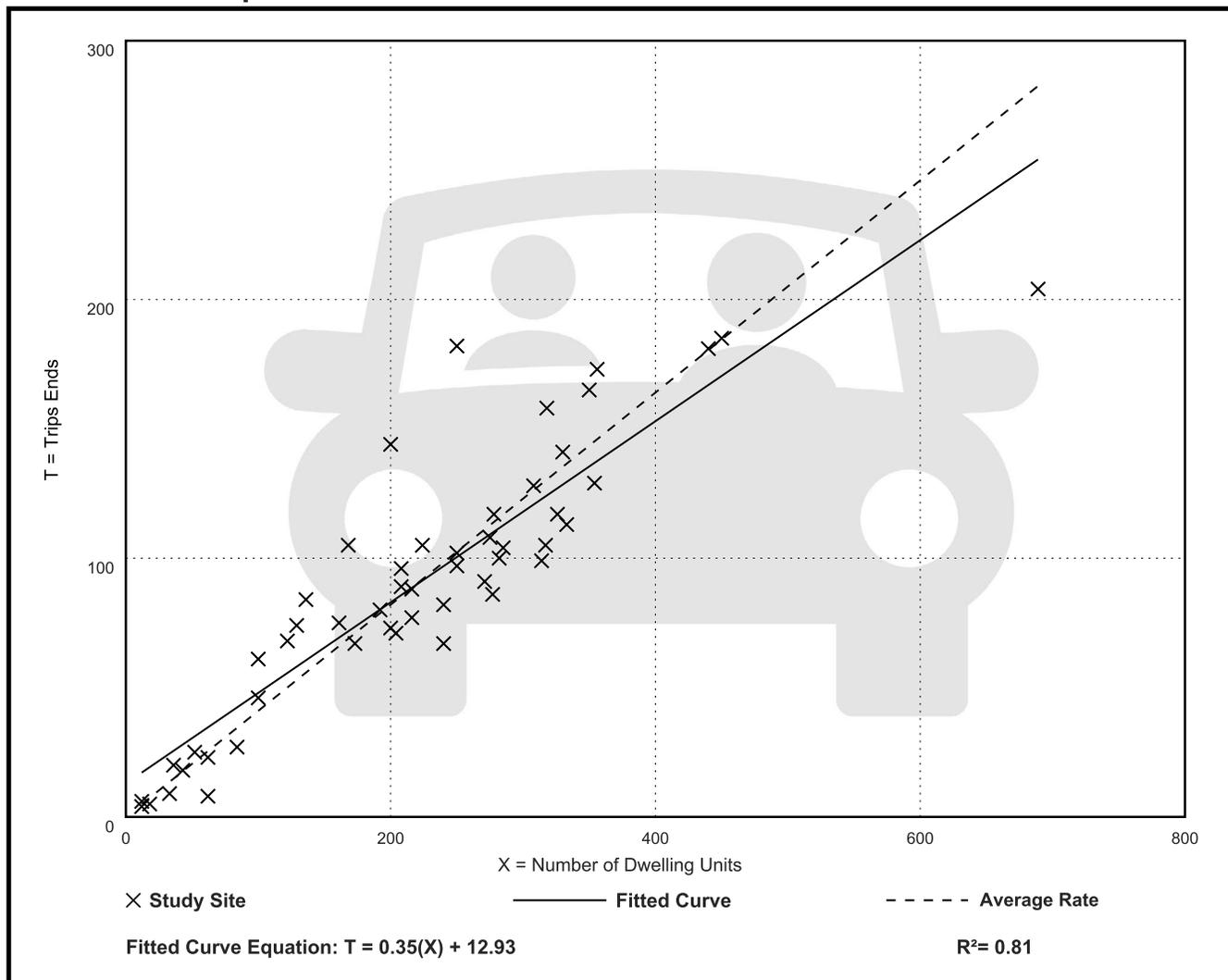
Avg. Num. of Dwelling Units: 219

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 61

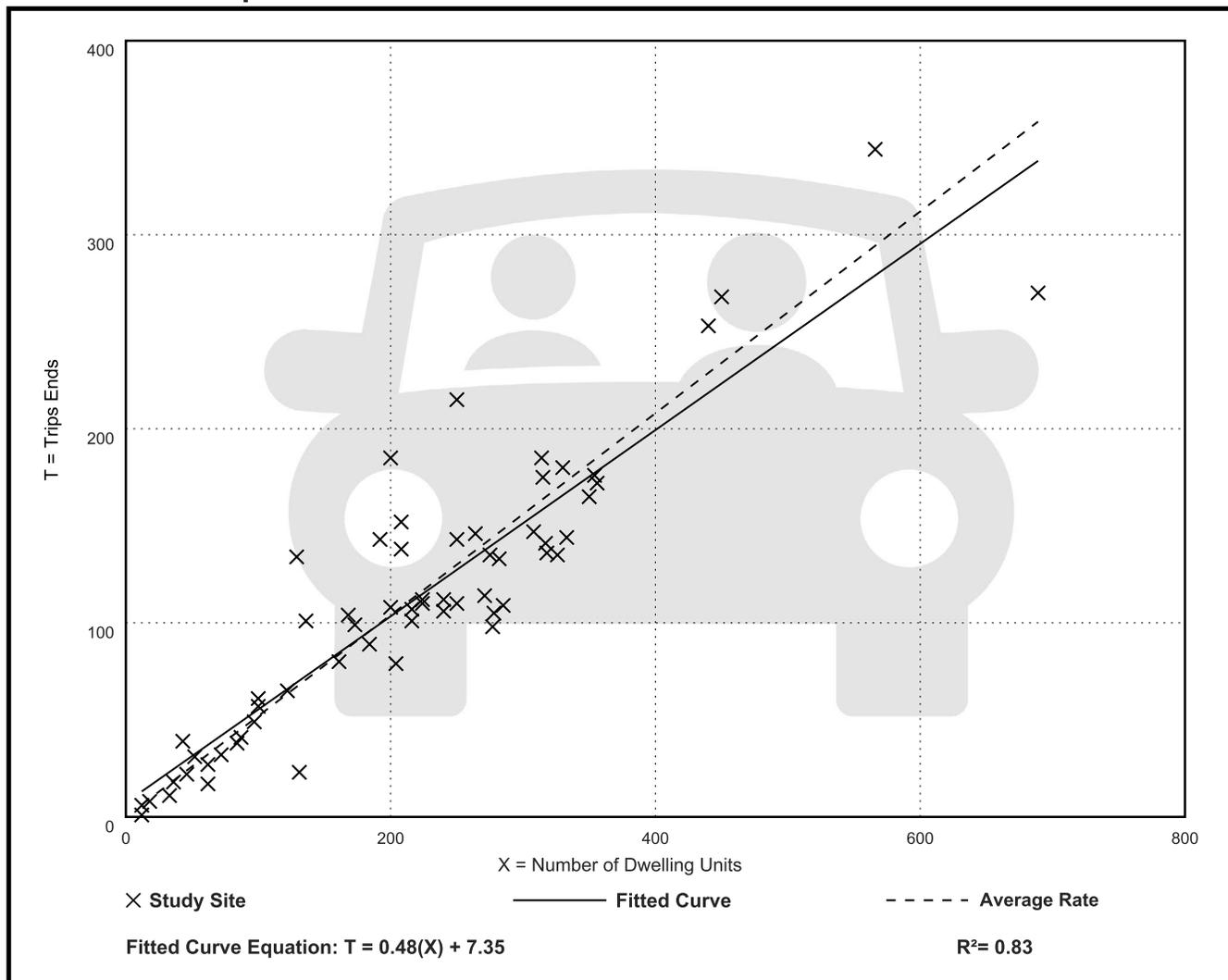
Avg. Num. of Dwelling Units: 215

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

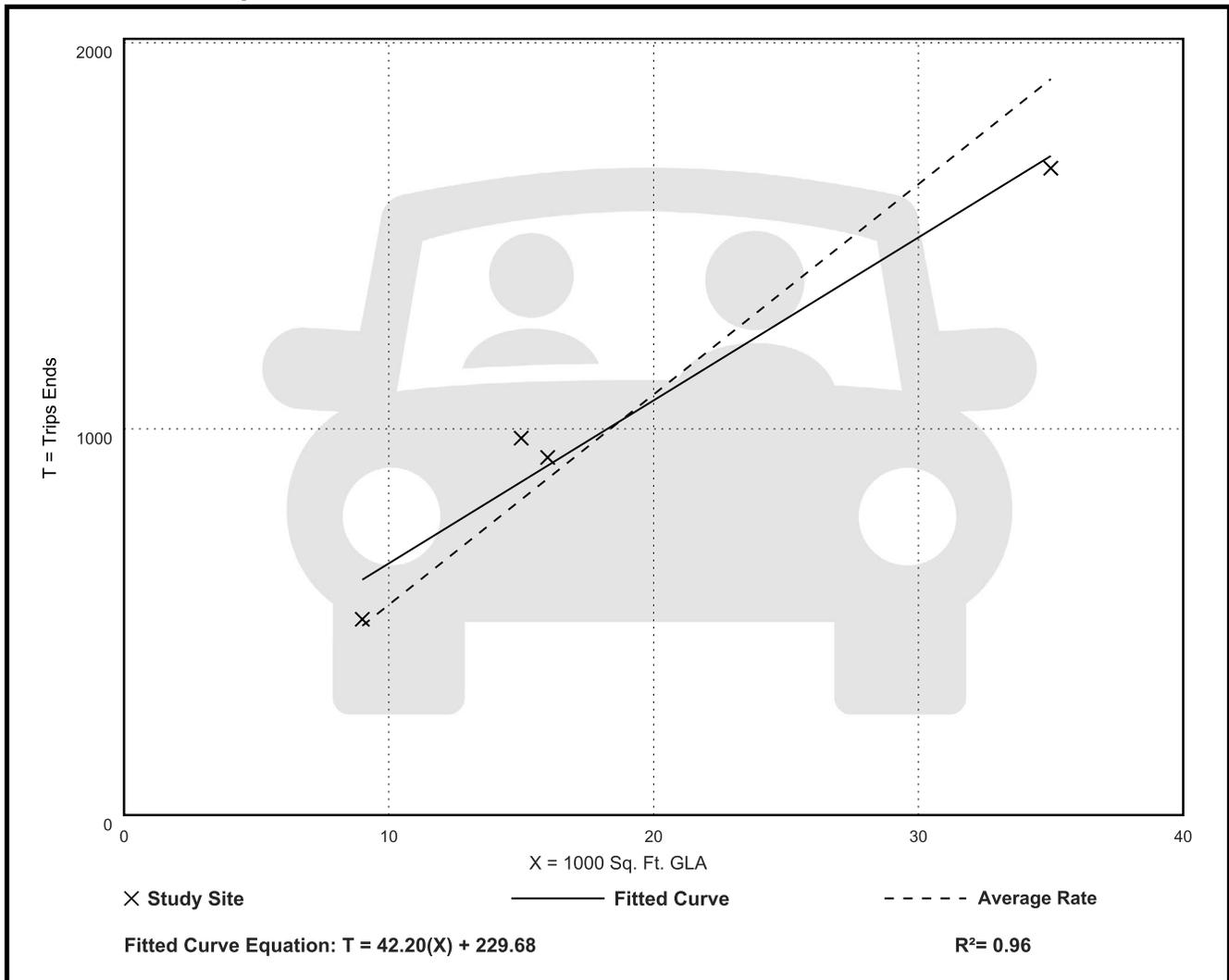
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



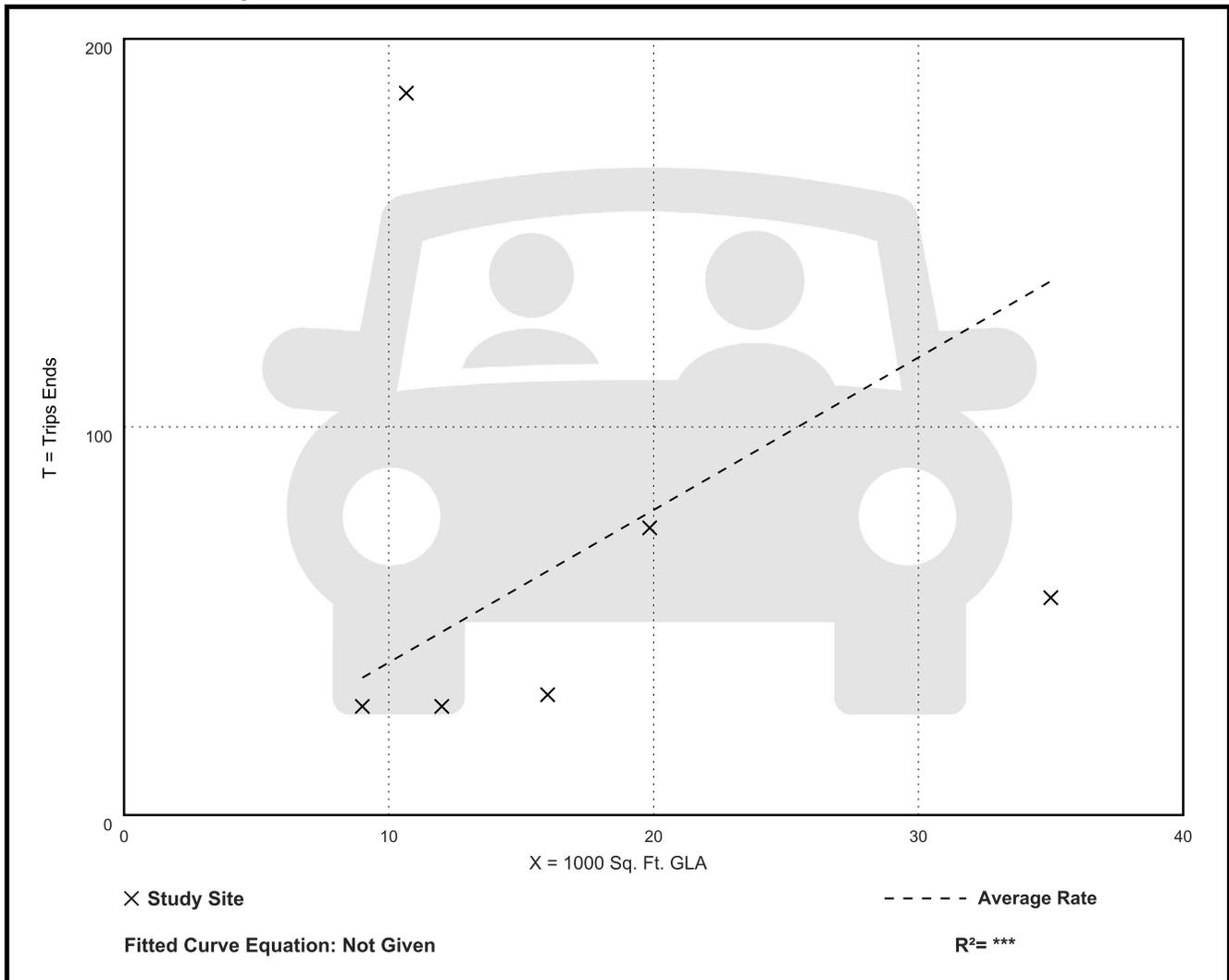
Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 6
 Avg. 1000 Sq. Ft. GLA: 17
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.93	1.60 - 17.44	5.12

Data Plot and Equation



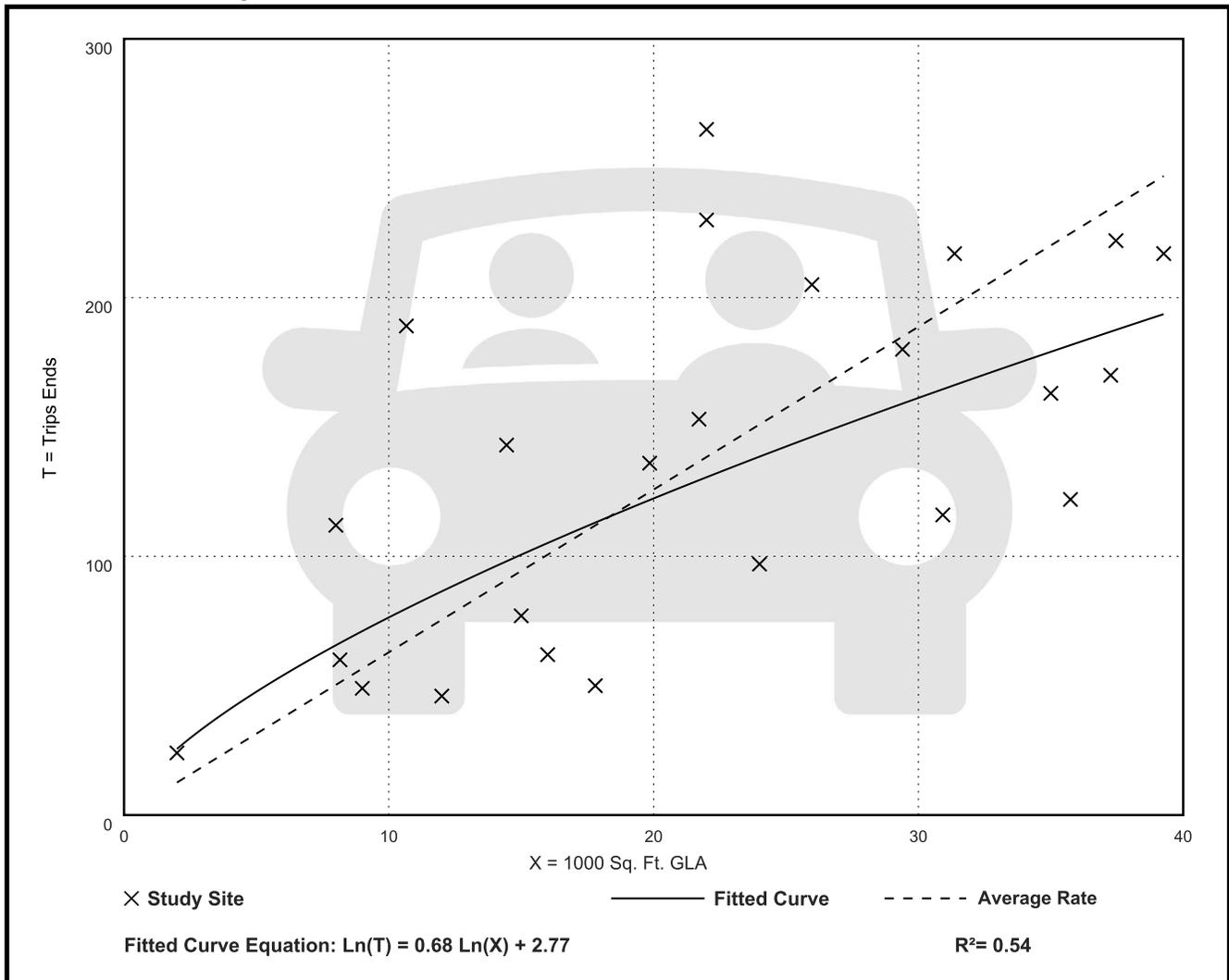
Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 24
 Avg. 1000 Sq. Ft. GLA: 22
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.29	2.81 - 17.72	3.02

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 50

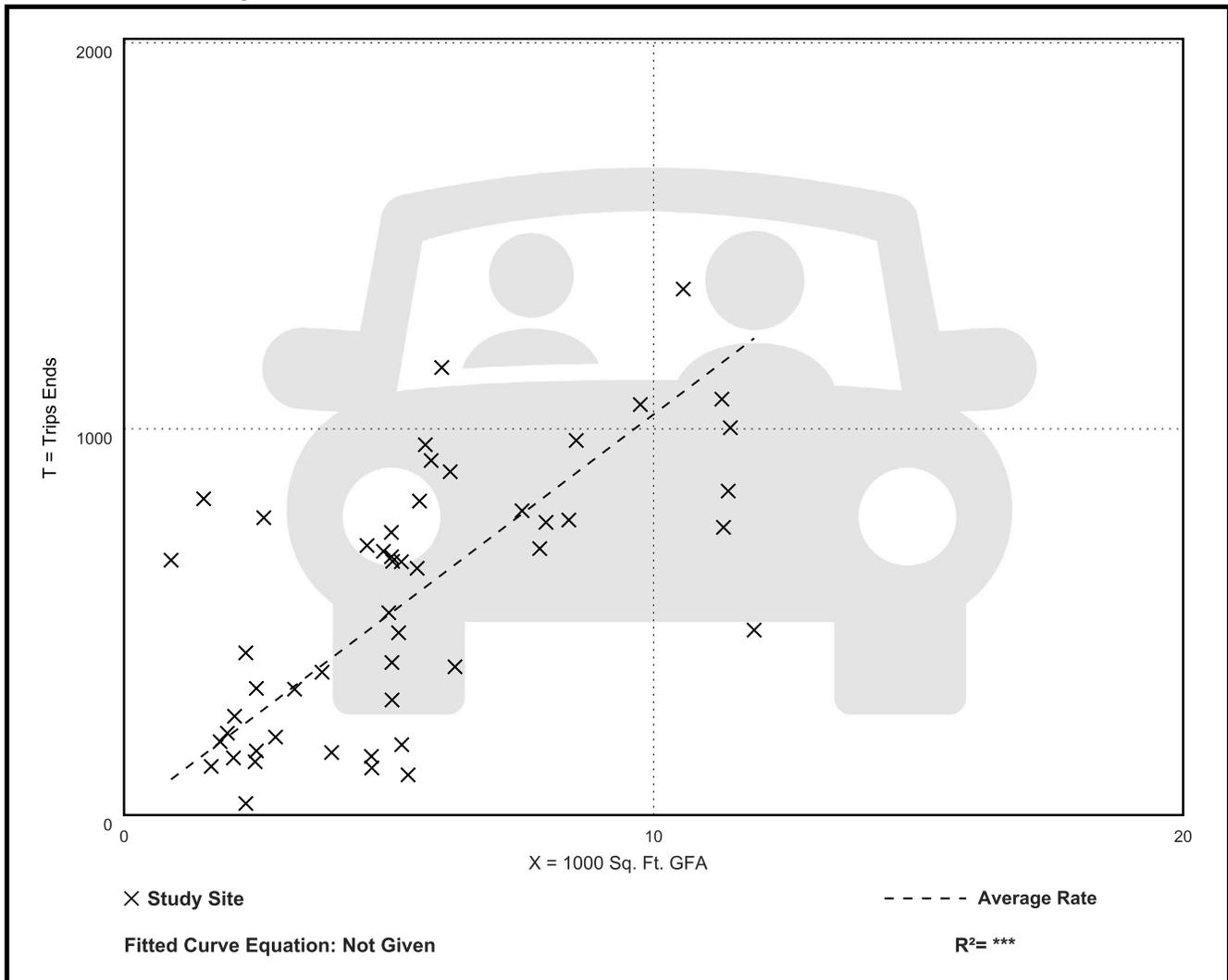
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
103.75	13.04 - 742.41	67.15

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

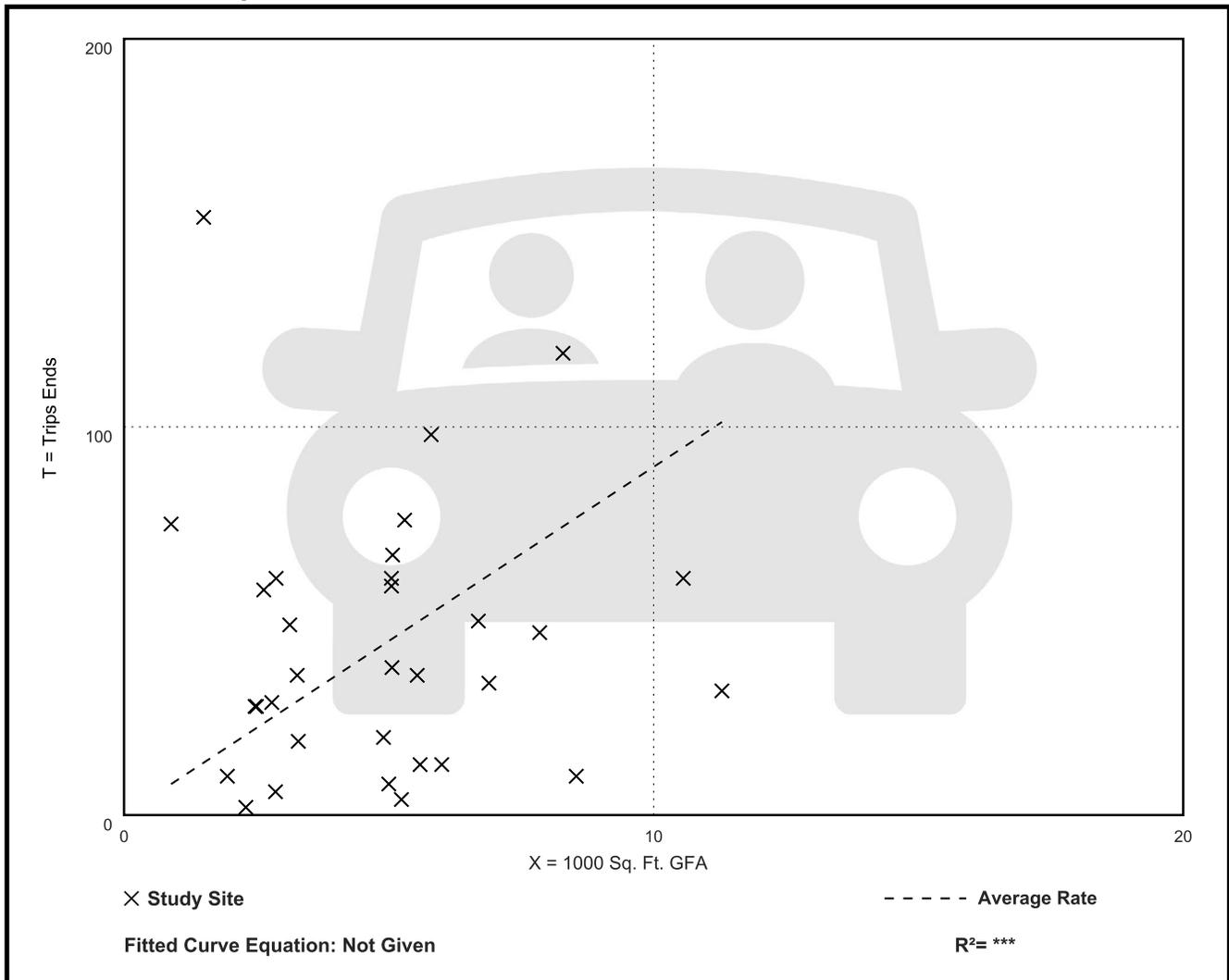
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.97	0.76 - 102.39	12.35

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 100

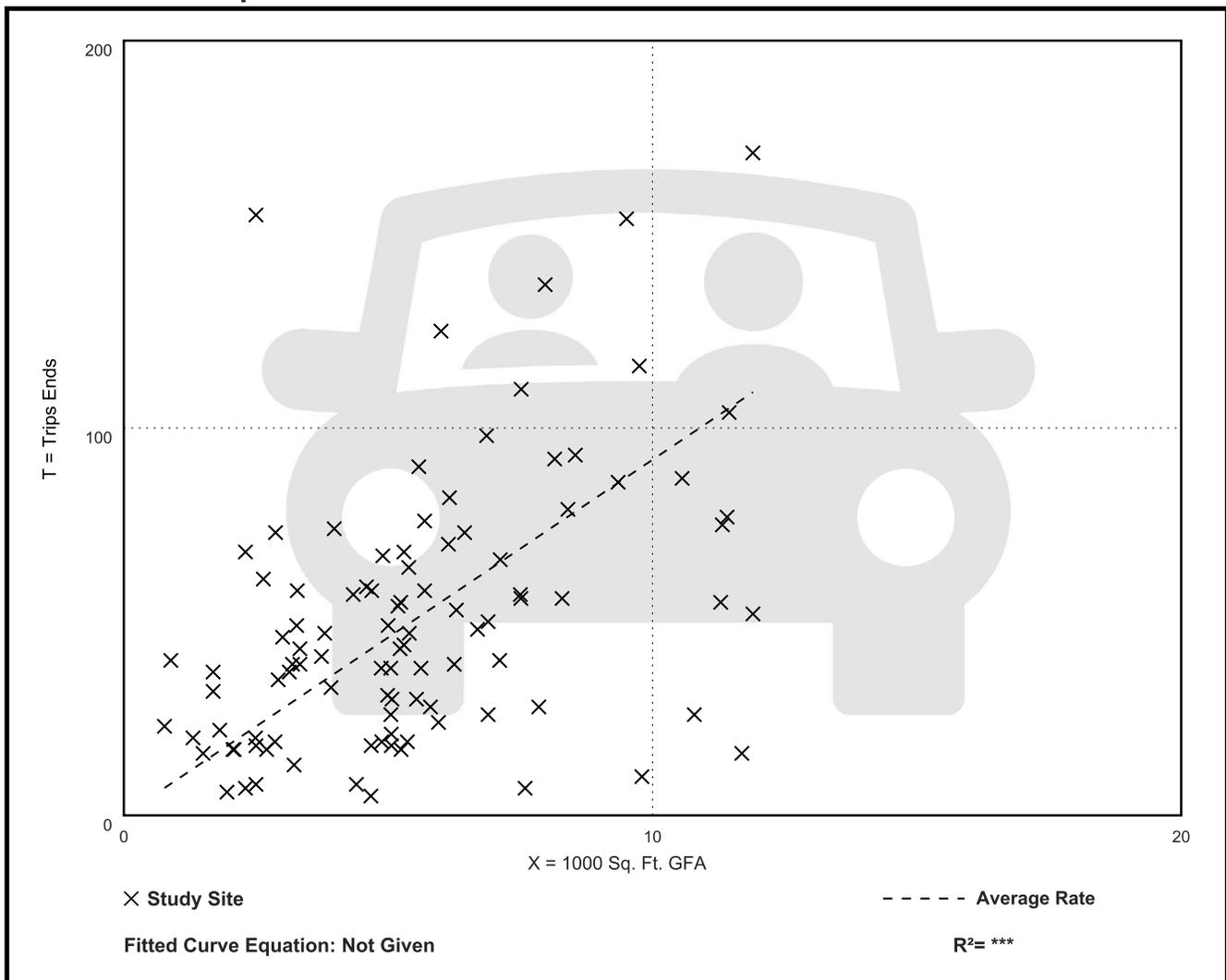
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.18	0.92 - 62.00	6.36

Data Plot and Equation



CITY OF SANIBEL
CHECKLIST OF CONFORMANCE TO SEC. 86-43
APPEARANCE OF STRUCTURES, SIZE & MASS OF STRUCTURES

PARCEL ADDRESS 1523/31 Periwinkle Way EXISTING NEIGHBORHOOD Gen Comm District

Two of the following items shall be submitted so that the Planning Department can better review the project's conformance to Sec. 86-43 of the Sanibel Code:

- Statement of conformance.** Describe the proposed architectural style and how the proposed development is compatible with the existing neighborhood aesthetics.
- Landscaping planting plan.** Show location and label all plant species by common names. Indicate how the proposed landscaping complies with the City's vegetation requirements.
- Color photographs** of typical development within the existing neighborhood.
- Building elevations depicting angle-of-light with adjacent properties.** Show the proposed development in context and to scale with other improvements in the general vicinity. At a minimum, the drawing must show the full height, scale, and articulation of each structure immediately adjacent to the property.
- Building materials and components list.** Complete Page 2 of this form.

Only If Requested

- Landscape elevation drawings at time of planting.** Superimpose landscape materials on the proposed building elevations showing how the plants will look at time of installation.
- Landscape elevation drawings at two-year growth.** Superimpose landscape materials on the proposed building elevations showing how the plants will look two years after installation.

CERTIFICATION

I hereby certify that the information contained in this application and the attachments hereto are true and correct to the best of my knowledge and belief.

Rachel L Bielert

Digitally signed by Rachel L Bielert
Date: 2026.01.09 12:37:24 -05'00'

1.9.26

SIGNATURE OF OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE

DATE

NOTE TO OWNER/APPLICANT: The proposed development may be subject to private deed restrictions or covenants. It is the applicant's responsibility to verify with the appropriate property owners association whether the proposed development complies with the applicable deed restrictions or covenants. The City does not enforce deed restrictions or act as an arbitrator between the applicant and the association.

BUILDING COMPONENTS AND MATERIALS LIST

FOUNDATION

(indicate materials)

- Pier
 - Continuous
 - Slab on grade
 - Other: _____
-

EXTERIOR WALL MATERIAL

(indicate type & size)

- Wood siding
 - Brick
 - Stucco
 - Shingles
 - Other: stucco to look like siding
-

TRIM

(indicate type, size, & material)

Will be designed to mimic siding like Riverview I with
stucco for better resiliency

WINDOWS

(indicate type and size)

- Casement
 - Double-hung
 - Fixed-pane
 - Glazing (describe)
 - Shutters
 - Awnings (indicate materials)
- Hurricane compliant windows, side rollers and sliders
and fixed at bathrooms
-

ROOF

(indicate type and material)

- Tile
 - Shingle
 - Metal
 - Built-up roof
 - Soffit
 - Other: stucco to look like siding
-

ISO

LANDSCAPE ELEMENTS

(indicate materials)

- Planters
 - Fences
 - Retaining walls
 - Other: stucco to look like siding
-

GARAGE DOORS

(indicate type)

DOORS

(indicate type and size)

- Panel
- French
- Screen
- Sliding

EXTERIOR PAINTING

(submit color sample)

MECHANICAL EQUIPMENT

(indicate how screened)

- A/C on lanais like Riverview I
- Pool _____
- Generator _____

PORCH

(indicate materials)

- Columns/supports
 - Railings
 - Ceilings
 - Ornamentation
 - Other: stucco to look like siding
Alum screen enclosures
-

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.

