

January 14, 2026

City of Sanibel
Attn: Craig J. Chandler, Deputy Planning Director
2475 Library Way
Sanibel, FL 33957

Re: Opposition to Waiver of Section 82-351 for Property Located at 1015 Periwinkle Way

Dear Craig,

I am writing as a resident and property owner at 1066 Bailey Road, directly across Bailey Road from the property involved in this waiver request. Thank you for the opportunity to provide input.

My comments and concerns in opposition to this waiver request are as follows:

1. Historically, customer access to the property (the "Service Center") off Bailey Road was limited to an unfenced, paved ingress/egress area that started approximately 10 feet and ended approximately 70 feet south of the intersection of Periwinkle Way and Bailey Road. Beyond this point, secure fencing prevented further access. Contrary to the waiver request, there was never unrestricted customer access along the full Bailey Road frontage.
2. Adding a proposed driveway (the "South Driveway") for customer use approximately 210 feet south of the intersection of Periwinkle Way and Bailey Road will result in the South Driveway being directly across from the entrance to my home's driveway and near my electrical box, my water connection to city water and my mailbox. My concern is that this will result in unwanted vehicle traffic using my driveway as a turnaround and exposing my utilities and mailbox to potential damage and resulting in headlights from exiting vehicles shining directly onto my house. All this negatively affects the value of my property.
3. Bailey Road, past 140 feet south of Periwinkle Way, is unpaved and ends approximately 120 feet south of the proposed South Driveway with a bike/pedestrian path connection to Beach Road leading south to beach access spots. There is significant pedestrian and bike traffic along this section of Bailey Road. The proposed South Driveway would increase vehicle traffic in an already vulnerable area, increasing safety risk for non-motorized users.

I am supportive of the new business and would not object to doubling the size of the first proposed driveway nearest Periwinkle Way. My opposition is to the South Driveway and its proximity to my driveway, well over 100 feet beyond the historic customer access of the prior Service Center.

I formally request a public hearing prior to the approval of this waiver request.
Thank you for your attention to this matter.

Joseph G. Porter
1066 Bailey Road
Sanibel, FL 33957
PH: 314-956-2278 Email: josephgporter@att.net

CC: Curtis Porcello, 1060 Bailey Rd

Curtis J. Porcello Sr. and Theresa A. Porcello
1115 Shore Drive
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Craig J. Chandler

City of Sanibel - Deputy Planning Director
2475 Library Way
Sanibel, Florida 33957
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January 20, 2026

Re: Opposition to Conditional Use Permit 20250007 with Waivers PL20250008 and PL20250009 for the Property Located at 1015 Periwinkle Way – Sanibel, Florida 33957

We respectfully submit this letter to state our opposition to Conditional Use Permit 20250007 and Waivers PL20250008 and PL20250009 filed for the property located at 1015 Periwinkle Way (STRAP No. 19-46-23-T3-00009.0010). We are the owners of 1060 Bailey Road in Sanibel, situated directly across Bailey Road from, and in close proximity to, the subject property.

Our objection pertains specifically to the applicant's request for a waiver of Section 82-351 to permit an additional ingress / egress driveway along Bailey Road. No more than one driveway is warranted or appropriate on this roadway. Bailey Road terminates in a dead end at the entrance to a heavily used bicycle and pedestrian path connecting to Beach Road. This area is routinely used by adults and children walking or cycling, and the introduction of two vehicular access points would create **heightened safety risks** by increasing the number of conflict points between vehicles and non-motorized users.

The proposed second driveway, approximately 210 feet south of the Periwinkle Way / Bailey Road intersection, would be located directly across from, and in close proximity to, the electrical box and water connection serving our property. This placement increases the likelihood of accidental damage from vehicles exiting 1015 Periwinkle Way and turning onto Bailey Road. We also note that motorists unfamiliar with the area frequently proceed to the southern end of Bailey Road before realizing it is a dead end, resulting in repeated use of our private driveway for turning around. Extending the pavement farther south and adding a second driveway **would exacerbate this ongoing intrusion and further diminish the quiet residential character of the street**, negatively impacting our property value.

Restricting access to the northernmost proposed driveway on Bailey Road, potentially widening it from 24 feet to 32 feet, together with the proposed driveway on Periwinkle Way, would sufficiently accommodate traffic circulation while minimizing adverse impacts on neighboring residential properties. The area designated for the southernmost driveway should instead be incorporated into an expanded landscape buffer along Bailey Road, connecting with the buffer along the southern boundary of the property. This additional landscape buffer would help mitigate the effects of increased traffic associated with the proposed change in use from automotive repair to convenience store and preserve **residential compatibility**.

For these reasons, we respectfully request that a public hearing be scheduled to allow further discussion of our concerns regarding Conditional Use Permit 20250007 and Waivers PL202500008 and PL202500009 for 1015 Periwinkle Way, Sanibel, Florida 33957.

Kind regards,

Curtis J. Porcello Sr. and Theresa A. Porcello

