From: William Talley
To: Richard Johnson; Mike Miller; Holly Smith; Laura J. DeBruce; John Henshaw; Paula N. McMichael
Subject: Dec 15, 2025 deadline
Date: Saturday, February 22, 2025 3:54:32 PM

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Hello Councilmembers,
I am an owner in Gulf Beach and am sending this email to encourage the city council NOT to extend the Dec 15, 2025 deadline for property owners to be "grandfathered" as legal, non-conforming properties.
Our property, Gulf Beach, is zoned D2 Upland Wetland and, barring an extension, will not be able to build back a condo unless we have a substantially complete building application on file with the city by the Dec 15, 2025 deadline. After the deadline, we would only be able to build back single family home(s) or duplex(es).

Gulf Beach has run into some unforeseen adversity since the Hurricane 2 and a half years ago. We have not received the insurance money that we thought we'd receive. Our original builder, KPB, is being investigated for fraud by the state of Florida. Our building received more damage than most condos on the island (broken slabs) which made repairs impossible. Sadly, even our own real estate agent, Cushman/Wakefield was not aware of the upcoming Dec 15 deadline (making a sale now nearly impossible). **Having said that, our vacillating board has taken far too long to make decisions, mostly because of personal conflicts of interest, incompetence and a failure to fulfill their fiduciary duty.**

The property taxes on our condos have (rightfully) been drastically reduced. We are currently not paying any insurance nor HOA fees. Most of our owners have no mortgage. You can see that the average owner in Gulf Beach has little to no carrying costs and therefore has no incentive to do anything but sit on the property hoping that a deep-pocketed buyer comes along in the next 5 years.....as long as the deadline for grandfathering keeps getting extended. Meanwhile, our building sits as a monument to economic waste that I'm sure is aggravating to our neighbors as we have made almost no progress in 2 and a half years.

There are many people who feel the island is not recovering as fast as it should. My family has been through 2 previous catastrophic hurricanes (Hugo and Sandy) and it felt as if those areas recovered more quickly than Sanibel has. Certainly, the previous deadline extensions were necessary to give owners some breathing room. But that time has now passed and we need to get going. Thank you for your interest in this matter. Please feel free to call me if you would like to discuss this further.

William and Patricia Talley
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