

Status of the Resort Housing District post Hurricane Ian

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

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

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

Demolished – Redeveloped or Built Back in the Resort Housing District

Of those demolished, two have reopened (Shalimar and 1153 Shell Basket Lane), one has completed construction and will reopen soon (Beachview), three have approved permits and are under construction (White Caps South Condominium, the cottages at Island Inn (units relocated to the main building), and Kimball Lodge), one has a permit application under review to redevelop (Waterside), and one has a permit application under review to “build back” (Gulf Beach).

TYPE	OWNER	UNITS	ADDRESS	NOTES
Single-family home	Shell Shack Real Estate LLC	1	1153 SHELL BASKET LANE	Single-family home in the resort housing district – demolished and rebuilt – CO issued
Hotel/Motel Inn/Cottage	Shellmar Real Estate Holdings	33	2823 WEST GULF DRIVE	Shalimar Cottages and Inn - reopened
Hotel/Motel Inn/Cottage	Beachview Cottages of Sanibel	22	3325 WEST GULF DRIVE	Beachview Cottages – now Beachview Villas – CO issued
Condo or Apt.	Whitecaps South Condo	9	2877 and 2907 WEST GULF DRIVE	White Caps South Condominium – under construction

TYPE	OWNER	UNITS	ADDRESS	NOTES
Hotel/Motel Inn/Cottage	Island Inn Company	12	3111 WEST GULF DRIVE	Island Inn – cottages – relocated to main building - under construction
Condo or Apt.	Island Inn Inc.	31	3111 WEST GULF DRIVE	Island Inn – Kimball Lodge – build back – permit issued – PRMU202500094
Condo or Apt.	Gulf Beach Condo Assoc	14	527 EAST GULF DR	Demolition permit issued but demo not completed – nonconforming multifamily building issue resolved by Ord. 25-016 on 9/8/25 – permit for “build back” submitted 5/14/26 PRNC202600915
Hotel/Motel Inn/Cottage	Waterside Inn Holdings LLC	27	3033 WEST GULF DRIVE	Waterside Inn – permit in review - PRNC202500382
TOTAL		149		

Demolished - Vacant Lands in Resort Housing District

The remaining 11 properties (comprising 263 units or 8% of the units in the Resort Housing District) are listed below with any additional information staff is aware of.

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

TYPE	OWNER	UNITS	ADDRESS	NOTES
Hotel/Motel Inn/Cottage	BRE/Seaside Inn Owner LLC	31	541 EAST GULF DR	Seaside Inn - demolished
Timeshare	Surfrider Beach Club Assoc.	31	555 EAST GULF DR 101	Surfrider Beach Club - Preapplication Meetings for Redevelopment. Architectural and site plans completed for redevelopment. COA did not submit permit application.
Condo or Apt.	Clamshell Condo Assoc	6	1801 OLDE MIDDLE GULF DR	Clamshell - Multiple Preapplication Meetings.

TYPE	OWNER	UNITS	ADDRESS	NOTES
Hotel/Motel Inn/Cottage	Hutchings Ventures II LLC	15	1081 SHELL BASKET LN	Gulf Breeze Cottages – last inquiry May 2024 re: ability to redevelop resort housing
Duplex	Hutchings Ventures II LLC	2	1104 SHELL BASKET LN	Inquiries regarding ability to rebuild duplex
Single-Family	James Kilchenman & Leslie Kilchenman	1	1105 SHELL BASKET LN	
Single-Family	James Kilchenman & Leslie Kilchenman	1	1113 SHELL BASKET LN	
Single-Family	John & Jodi Miller	1	1121 SHELL BASKET LN	
Timeshare	Caribe Beach Resort	26	2669 WEST GULF DR 1A	Last inquiry Feb. 2025 for non-resort residential
Hotel/Motel Inn/Cottage	BRE/Sanibel Beach Owner LLC	45	3287 WEST GULF DR	Sanibel Sunset Beach Resort – inquiries from potential buyer regarding redevelopment
Hotel/Motel Inn/Cottage	West Wind Association of Sanibel LLC	104	3345 WEST GULF DR	West Wind Inn - Multiple preapplication meetings and preliminary reviews of site plan.
TOTAL		263		

Density in the Resort Housing District

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

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

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

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

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

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

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