

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

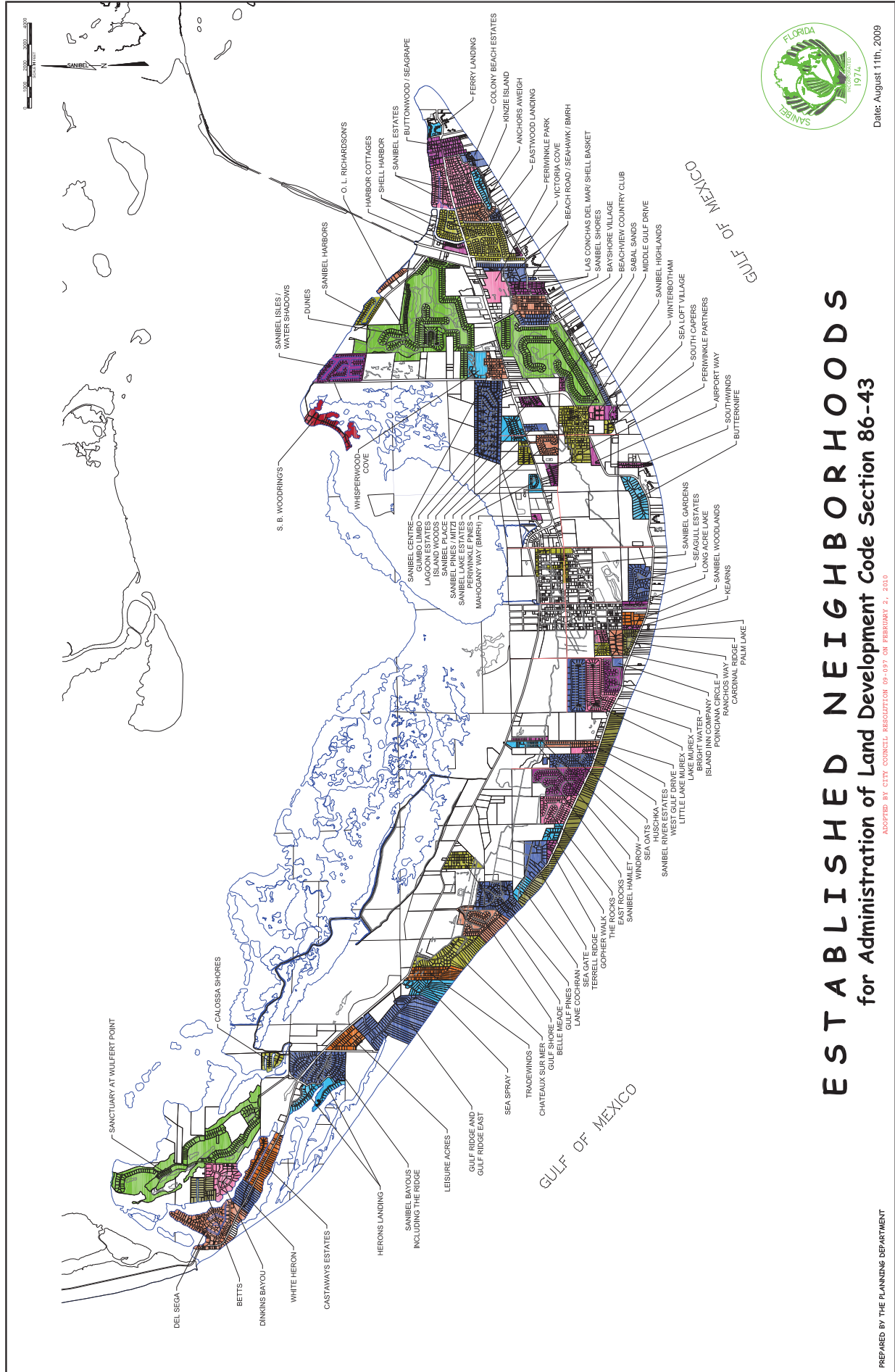
(indicate how screened)

- ☒ 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.

