

RALF BROOKES, ATTORNEY

Board Certified in City, County and Local Government Law

April 8, 2026

Re: Notice of Appeal of Planning Commission Resolution 26-10 dated March 24, 2026

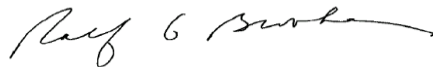
Dear City of Sanibel, c/o City Manager

Pursuant to Section 82-98 of the Sanibel Land Development Code (LDC), the Appellant Gayle Dendinger hereby appeals the Sanibel Planning Commission Resolution 26-10 and files the attached appeal and pay the filing fee(s) for the appeal of **Planning Commission Resolution 26-10, approved March 24, 2026** approving **full-lot coverage** of **5,000 sq** (the entirety lot of Lots 1 and 2) and increases lot coverage by an additional **600 sq** of impervious surfaces on the additional four (4) lots (from $\pm 3,200$ to $\pm 3,800$ sq) in the new Coastal Creek development.

The appellant Gayle Dendinger resides upon or own property within Sanibel on Heron's Lake, which is owned jointly by the City of Sanibel and nine homeowners living on Osprey Court in Heron's Landing (the "Lake Homeowners"). The appellant participated by written comment or by appearance at the Planning Commission hearing and has legal standing under the LDC to file this appeal¹. Enclosed are the Appeal with Appendix Volume 1-5. This appeal is timely filed with the City Manager, City Clerk and City Attorney² within 15 days of the hearing on Resolution 26-10 and the appeal fee of \$1,245.20 will be paid to the City Clerk.

We ask that as courtesy, a mutually convenient date, and time, be scheduled for the hearing before City Council.

Sincerely,



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¹ 82-98 (b) Any "person residing upon, or owning property within the city, or owning or operating a business within the city, *who participated by written comment before or at the planning commission hearing or who participated in person or through an authorized agent at the planning commission hearing.*"

² 82-98 (b) "The appeal shall be filed within 15 days after the date that the planning commission decision *was filed.*"