

Planning Commission Meeting

February 24, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7A**
- **APPLICATION NUMBER: PL20250010**
- **PROPERTY ADDRESS: 661 ANCHOR DRIVE, SANIBEL FL**

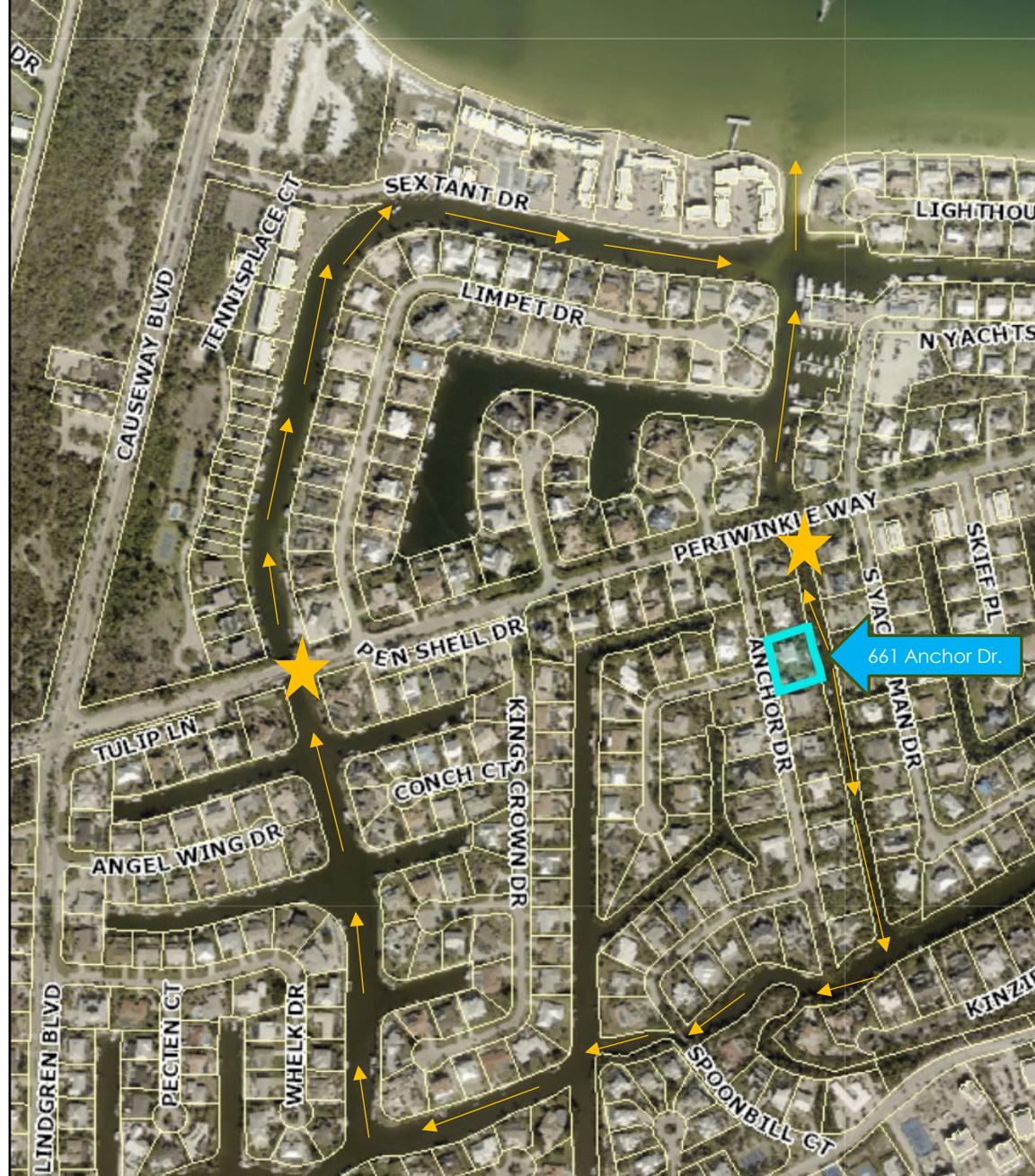
APPLICANT

WEST BAY CONTRACTING, ON BEHALF OF
DAVID AND LUCILLE ANDRES (PROPERTY OWNERS)

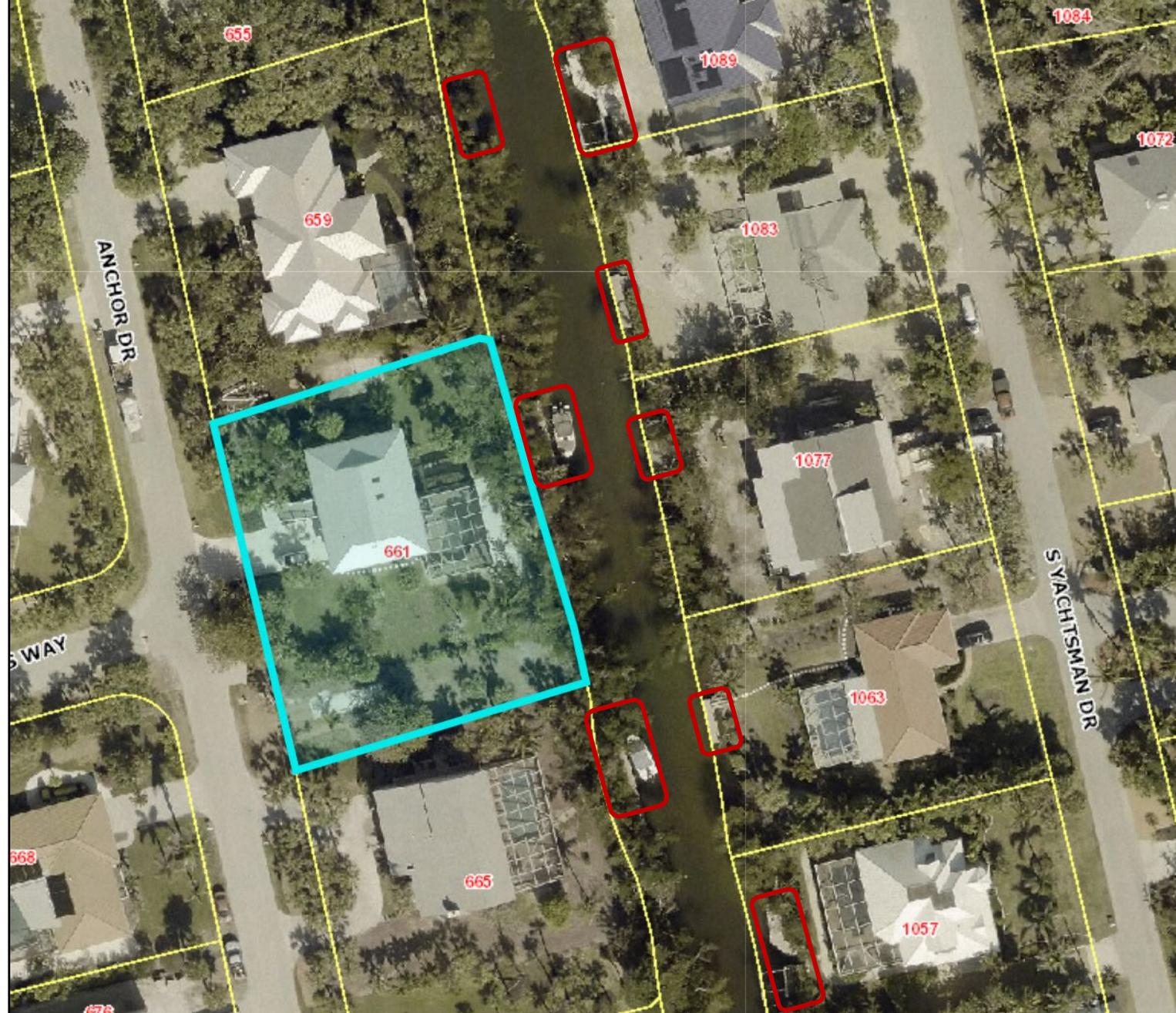
Variance Request

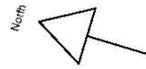
Consideration of an application for a variance filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision II - Variances, Section 82-138 – Application and hearing, to request a variance from Section 126-875(2)(b) - Waterward extension, to allow the installation of a boat lift with a waterward extension more than 33 percent of the width of the waterway and provide navigable channel less than 20-foot-wide located at 661 Anchor Drive.

Property Location



Existing Boat Docks





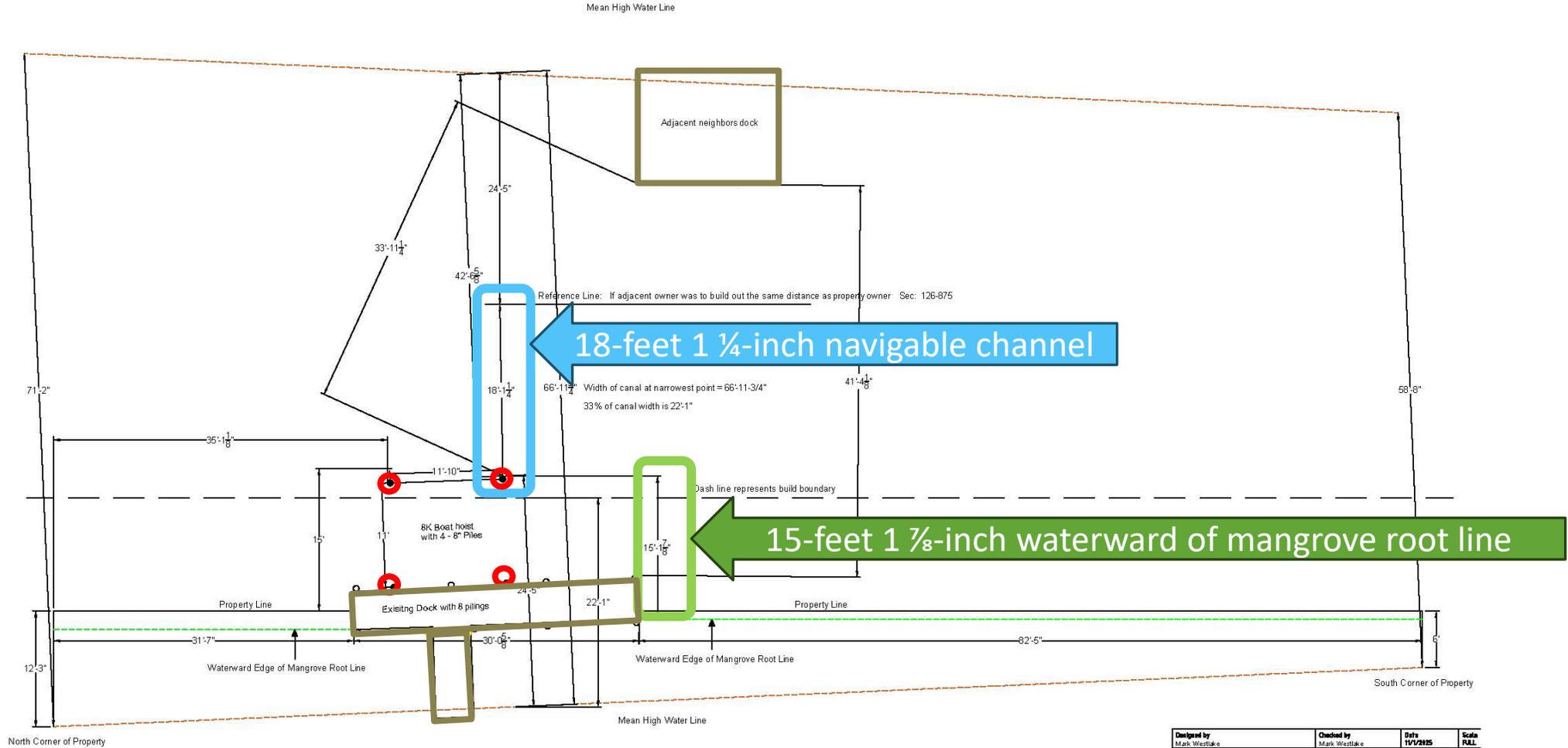
Scale: Full Scale

Name of Canal:
Canal Frontage: 160'

Owner: Lucy Andres
Address: 661 Anchor Dr Sanibel FL 33957
Strap # 204623T400002001F
Folio ID #
Block 00002 Lot 001F

Construction Notes:

Minimum Piling Depth Penetration: 6 feet
Side setback 35'-1-1/8" Ref: Section 126-894
Max protrusion in waterway: 33% width of waterway and maintain 20ft of navigational width Ref: Section 126-875
Square footage: 120 Existing
Boat Lift: 8K
Canopy Size: NA
of piles: 9 existing 4 being added for lift.



Designed by	Checked by	Date	Scale
Mark Westlake	Mark Westlake	10/1/2025	Full
West Rav Marine	Lucy Andres		

Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 82-140 – Standards - Generally		
(1) A literal enforcement of the particular regulation would result in undue and unnecessary hardship to a property owner because the particular shape, size, location or topography of a lot or parcel, or of a structure thereon, would cause practical difficulties that would deprive the owner of reasonable use and enjoyment of such lot or parcel in the same manner as other properties similarly situated.	A literal enforcement of the waterward extension regulation would not allow a boat lift adjacent to the existing dock. Leaving a boat moored in the water results in degradation to the boat surface which negatively impacts the water quality of the canal.	Yes
(2) That the special conditions relate to unusual conditions peculiar to the specific lot or parcel or relate to special conditions of the structure involved, and are not generally applicable to other lands or structures similarly situated.	The establishment of an approximately 10-foot wide mangrove root extension into this approximately 67-foot wide canal result in special conditions peculiar to this lot.	Yes
(3) That the special conditions and circumstances do not result from actions taken by the applicant or proposed by the applicant, and are not otherwise self-imposed.	The special conditions and circumstance are not a result of any action taken or proposed by the applicant, and are not otherwise self-imposed.	Yes
(4) That the applicant has taken all reasonable steps to mitigate or eliminate the requested variance by the acquisition of adjacent lands or the relocation or redesign of the structure involved.	The width of the boat lift has been reduced by 1-foot to reduce the waterward extension.	Yes
(5) That the development or use of the subject parcel in some other manner than that proposed, in accordance with the applicable requirements, is not feasible.	The only other location for a boat lift would be either on the north or south side of the dock. These locations would require impacts to mangrove and may require dredging to obtain a water depth to allow boat access.	Yes
(6) That the requested variance will not be adverse to the developed neighborhood scheme and will not adversely affect the plan and scheme set forth in this Land Development Code, and will not cause the proposed development to be inconsistent with the Sanibel Plan nor adverse to the health, safety and general welfare of the community.	The requested variance will allow boat passage through an approximately 18-foot wide navigable channel if the property across the canal constructs a dock and boat lift meeting the same waterward extension as is requested through this variance. Elevating a boat out of the water when not in use is consistent with the Sanibel Plan.	Yes
(7) That the variance granted is the minimum necessary to mitigate the hardship demonstrated.	The applicant indicates the width of the boat lift has been reduced to the minimum necessary.	Yes

Conditions of Approval

1. The boat lift may not occupy more than 36% of the width of the canal (24-feet 5-inches) consistent with the site plan as shown in Attachment D.
2. Reflectors must be installed on the outer pilings to assist with navigation per Sanibel Code Sec. 126-875(2)(c).
3. No impacts to mangroves or other native vegetation are authorized in conjunction with this project. Any unauthorized impacts will be assessed for mitigation and/or restoration at the time of final inspection for the dock and shoreline permit.
4. An as-built survey is required prior to final inspection for the dock and shoreline permit that approves construction of the boat lift to verify the boat lift pilings do not extend further than 24-feet 5-inches from the mean high water line.