

Kim M. Ruiz

From: ARLENE DILLON <arlenedillon@icloud.com>
Sent: Friday, August 9, 2024 3:21 PM
To: Kim M. Ruiz; Paula N. McMichael
Cc: Dan Wexler; James Evans
Subject: 1305 Sea Spray Building Permit Concerns
Attachments: 1305 Seaspray 2022-2024.pdf

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Kim,

Thank you so much for your time on the phone yesterday and your help explaining the process for review of the 1305 Sea Spray building permit.

As I mentioned, Dan (Wexler) and I are very concerned that a house on that lot will create a significant water problem for our property and others in Tradewinds. Further development of this area (and this lot in particular) will likely make the problems worse for us and others.

There are several examples we have witnessed and documented that illustrate the problem. One in particular was Tropical Storm Sally in September of 2020, when the water from that lot poured onto our property, and over the berm we have on our property to retain our own water.

In the attached presentation, we have addressed this problem from early 2022 up until this morning, skipping the 10 months after Hurricane Ian, which are self-explanatory. In these photos you can see continued presence of water on that lot over several consecutive months, including “dry season.” The last few slides superimpose the current building plans over the lot which, as you will see, today looks more like a lake. Also included are ground level photos of the locations proposed for the new house.

Basically, the plans that we were given show that the driveway, house and pool will be built on what is now standing water. It is unclear what the “possible retention pond” actually is, and it appears that the plans call for raising the buildable lot to bring the

house to the level of the road. As far as we can tell from the plans, the lot is at least 4' below the road. Is it the builder's intention to bring in 4 feet of fill? This is another red flag and raises significant concerns about water runoff.

The lot on the west side of the 1305 lot is significantly higher and since water takes the path of least resistance and cannot flow uphill, our concern is that during high rains, the water displaced by the new build will flow towards Jamaica Drive and the houses on the east side of the lot. As the city is well aware, we already have flooding issues on Jamaica Drive which is part of the Tradewinds Neighborhood. With water coming from both sides (SeaSpray and Jamaica), several homes on the west side of Jamaica Drive (including ours) are facing dire circumstances in any heavy rain event.

We invite you or any staff members from Natural Resources and Public Works to come by to see the lot from our perspective. We have had a bird's eye view (including real birds and wildlife) since IAN cleared it out, and have been keeping an eye on the level of water ever since.

Please pass this email and presentation on to any other staff member who will be involved with the permit review. Thank you for your attention and we look forward to discussing this situation further in the coming weeks.

Best,
Arlene & Dan

Arlene Dillon
arlenedillon@icloud.com
202-494-6924



1305 Seaspray
Lane
2022-2024

February 2022 Photo



June 2022 Photo



July 2022 Photos



September (Pre Ian) 2022 Photos



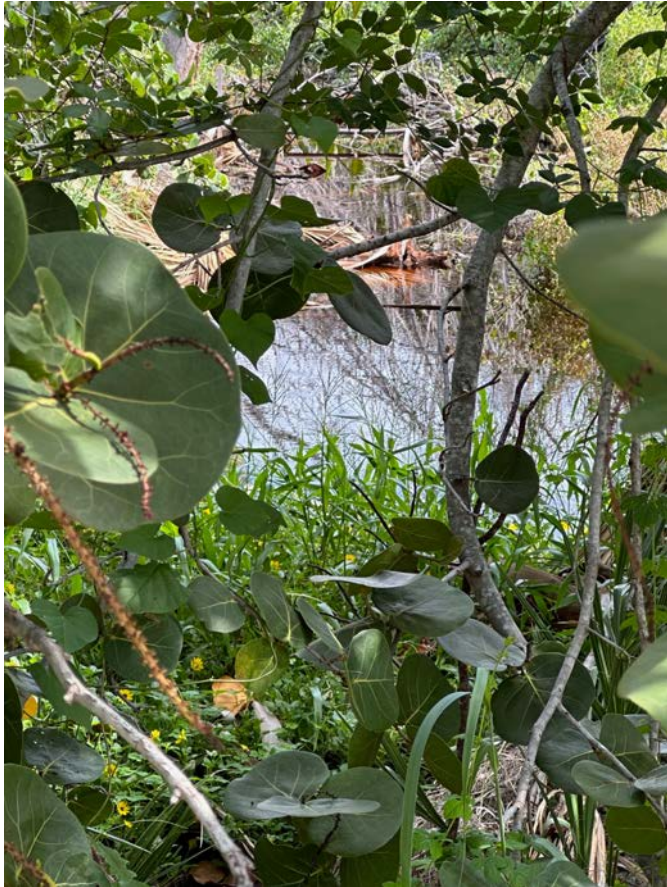
July 2023



AUGUST
2023



SEPTEMBER
2023



OCTOBER
2023



NOVEMBER
2023



DECEMBER
2023



JANUARY
2024



FEBRUARY
2024



MARCH
2024



APRIL
2024



JUNE
2024



JULY
2024



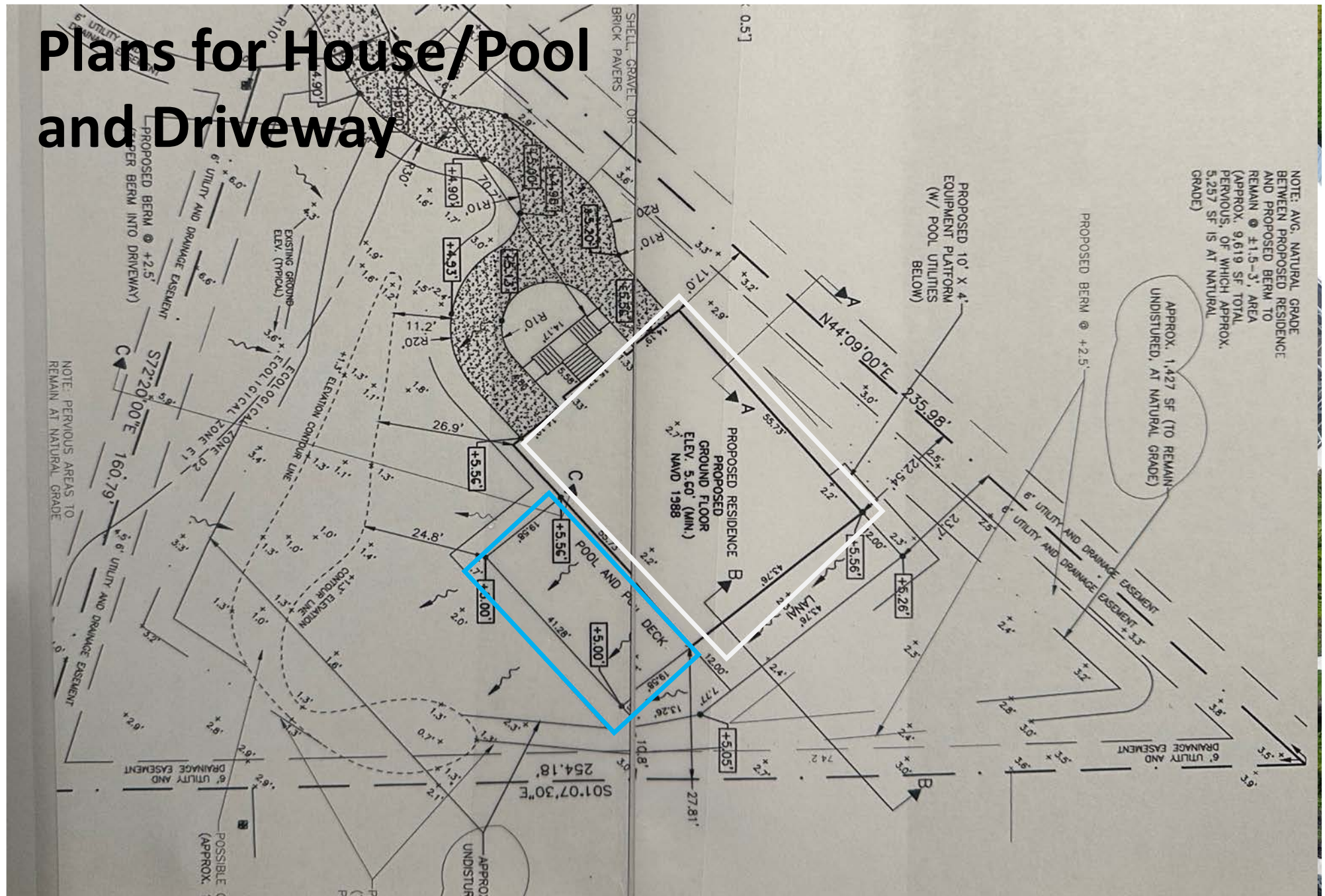
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2024



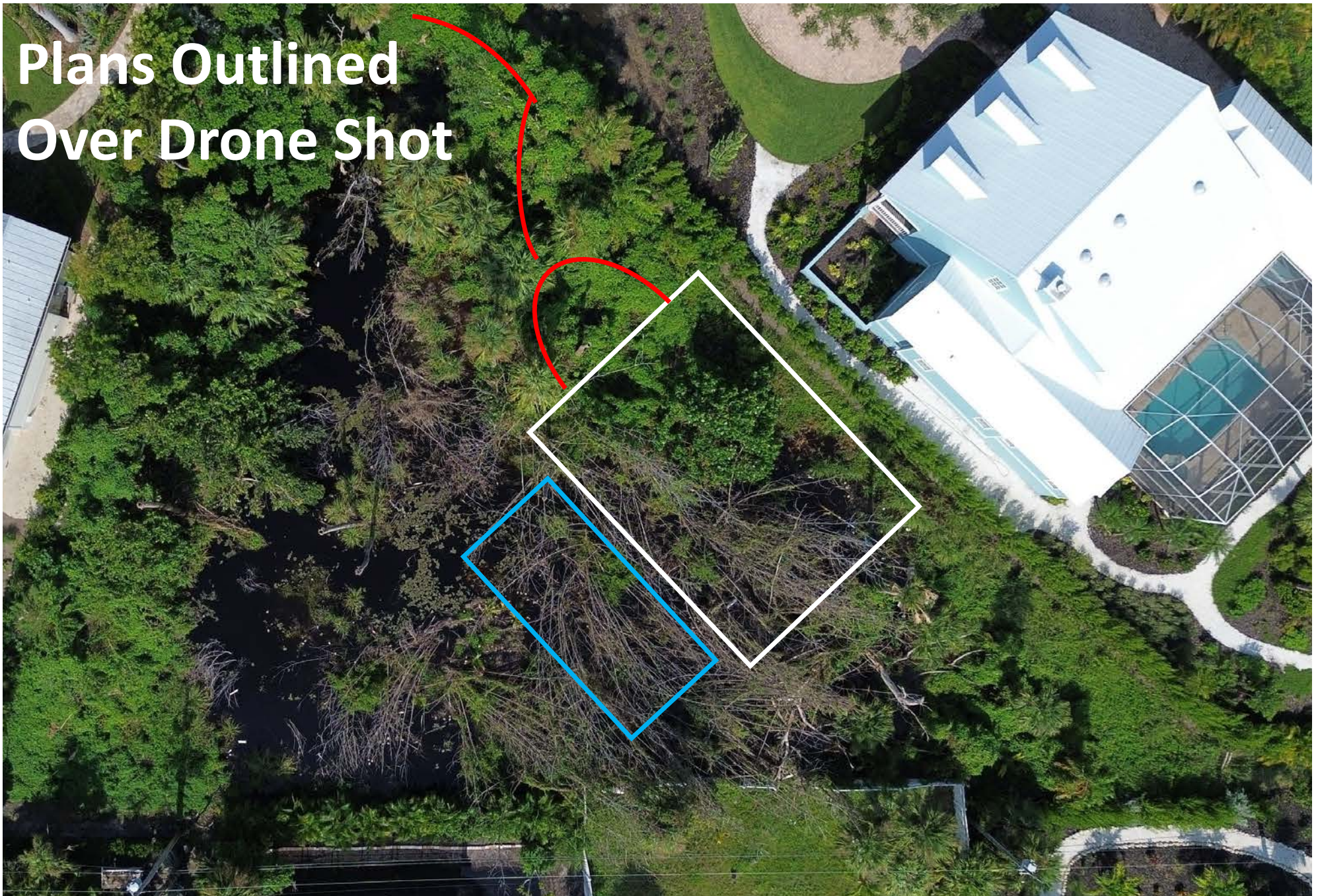
**Drone Shot Taken
August 8, 2024**



Plans for House/Pool and Driveway



Plans Outlined
Over Drone Shot



AUGUST 9, 2024
Proposed
Driveway Site



AUGUST 9, 2024
Proposed House
Site



Kim M. Ruiz

From: Suzanne Fuson <suzanne.fuson@gmail.com>
Sent: Tuesday, August 13, 2024 9:15 AM
To: Paula N. McMichael; Kim M. Ruiz
Subject: Notice of Proposed Construction for 1305 Seaspray

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I recently received the above mentioned notice. My husband and I own a house at 1391 Jamaica Drive.

Our house frequently has standing water around it. I know the city is planning a water mitigation project that has been put on hold for many years. I am very concerned about this proposed construction and its affect on Jamaica Drive properties. This lot frequently has standing water. If this construction is allowed, I am afraid this will make the flooding on Jamaica Drive worse, impacting many homeowners whom already have standing water issues.

Please take into consideration the unintended consequences that will occur if this construction takes place.

Sincerely,
Suzanne Fuson
812-345-5183

To: Kim Ruiz Kim.ruiz@mysanibel.com, Paula McMichael@mysanibel.com

From: Jeff & Linda Wolski wolski1@charter.net Lindaawolski@gmail.com

Subject: 1305 Sea Spray Building Permit Concerns

Date: August 13, 2024

This letter is from Jeff and Linda Wolski 1381 Jamaica Drive, whose property is connected to 1305 Sea Spray lot in the back yard. We have owned this property since 2018.

Today we received the property plans and drainage plans for 1305 Sea Spray. After reviewing the plans for this proposed construction, we have many concerns. 1. The property has always retained water like a pond being that it is low and swampy. 2. The large amount of soil that is to be filled in the lot will greatly reduce the volume of area that the water currently retains. 3. The berm is inadequate to hold back the volume of water that enters this property. 4. The water will overflow excessively to the back of the property. 5. Tradewinds Association currently has a flooding problem that has never been resolved.

In conclusion, we believe that the 1305 Sea Spray lot would have to have a culvert connected to a storm drainage system. Otherwise, it should be considered unbuildable. The current plan is an accident that is going to happen.

Jeff and Linda Wolski

(262) 374-9320

(262) 374-0217

August 13, 2024

Re: BLDR-2024-017801, 1305 Seaspray Ln, Sanibel, FL

Dear Planning Department;

We are writing to express our sincere concerns regarding the plan submitted for new home construction on 1305 Seaspray Ln. As the owners and residents of the adjacent property, 1307 Seaspray Ln., we feel that some of the proposed property plans could adversely affect our property and its eventual value. Our concerns are stated below:

1. We would hope that the Planning Department is aware that this property in its present configuration is covered with standing water for the vast majority of the year. During the "wet" season, this standing water is many inches deep and at present flows into our adjacent yard. We do not appreciate how this tremendous amount of standing water is going to be managed without it flowing onto the adjacent lots when the proposed changes in fill and elevation are undertaken.
2. The proposed plan had a driveway running parallel to our lot line. The elevation of the drive, 5-5.5 feet is 3-4 feet higher than the existing lot elevation. This, we assume, will be accomplished with a tremendous amount of "fill" dirt or sand, displacing the water that now occupies this "wetland" area. As this driveway will serve as an obstruction to flow toward the lower east section of the lot, the only alternative flow for this displaced water will be into our front and side yard.
3. The proposed elevation of the ground floor is 5.6 feet (Min) per the plan, as is the pool and pool deck. This raises the entire footprint of the house at least 2.5 feet above the present grade, further accentuating the water displacement issues mentioned above. This footprint encompasses 3,096 SF. The total developed space, which at the present time is lowlands, usually covered by water is 5,653 SF.
4. We do not see that there is an adequate berm or obstruction to this flow. The plans show no elevated berm above the present grade that would address this problem.
5. The majority of the southeast portion of this lot is a functional "wetland" with many resident bird and mammal species that use this as a feeding and shelter area.

In addition to these concerns, as property owners, we repaved the street due to damage from Hurricane Ian. This was done at great expense to all of the property owners. The extensive truck traffic to carry the volume of fill needed to accomplish this plan will likely do extensive damage to this new road surface. There would need to be some assurance that any damages were corrected if this work was to be undertaken.

We feel these significant water flow / containment issues and the extent of change to the natural topography make this an unacceptable breach of Sanibel's land use plans, and request that this project not be approved in its present form.

Thank you for your consideration of these issues.



Frederick C. Ryckman



Susan H. Ryckman