

Planning Commission Meeting

June 23, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7B**
- **APPLICATION NUMBER: PL20260014 (VARIANCE)**
- **PROPERTY ADDRESS: 2544 HARBOUR LANE**

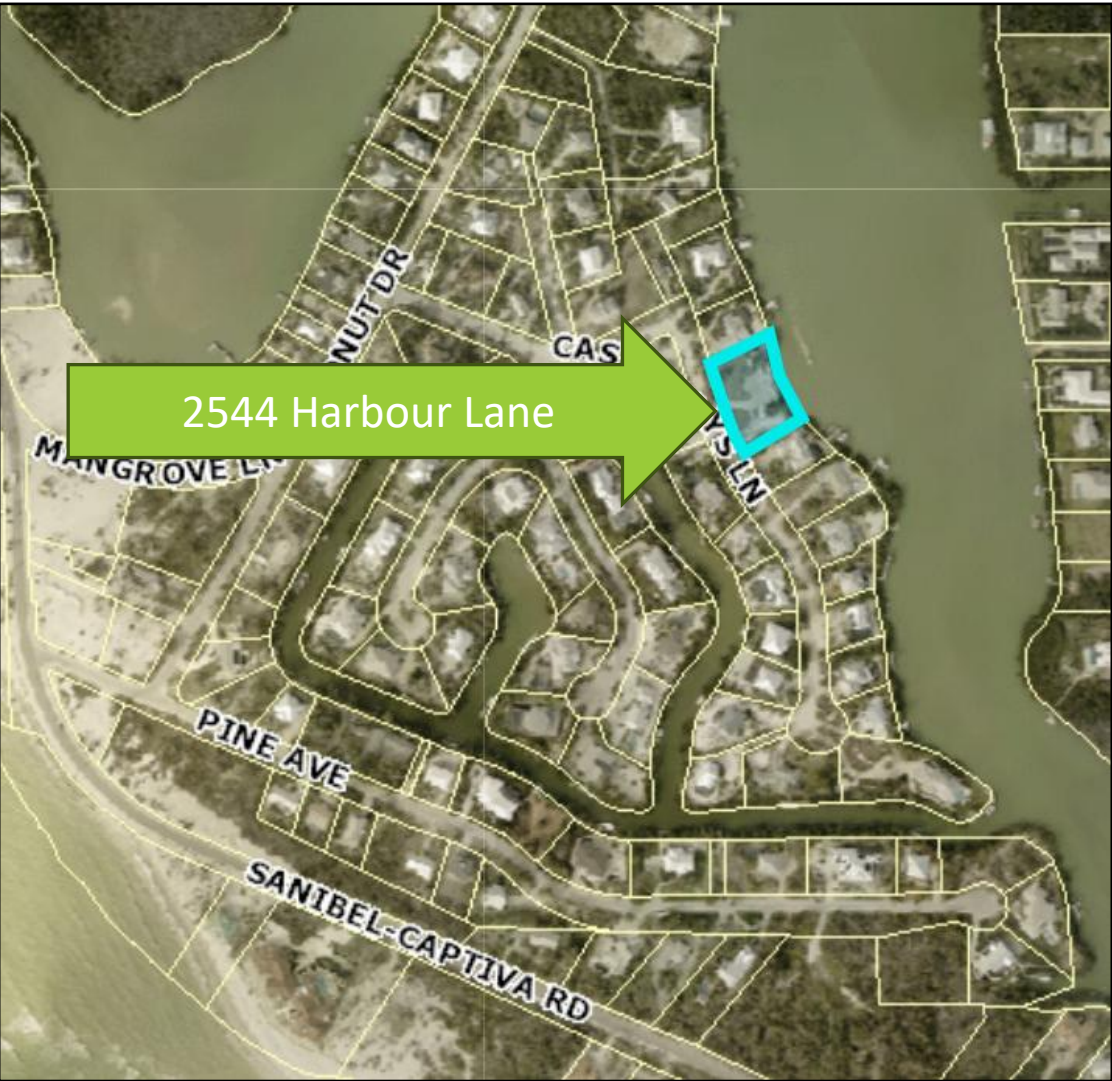
APPLICANT

**RAYCHEL THOMAS, ON BEHALF OF
HERBERT AND RHONDA LORD (PROPERTY OWNERS)**

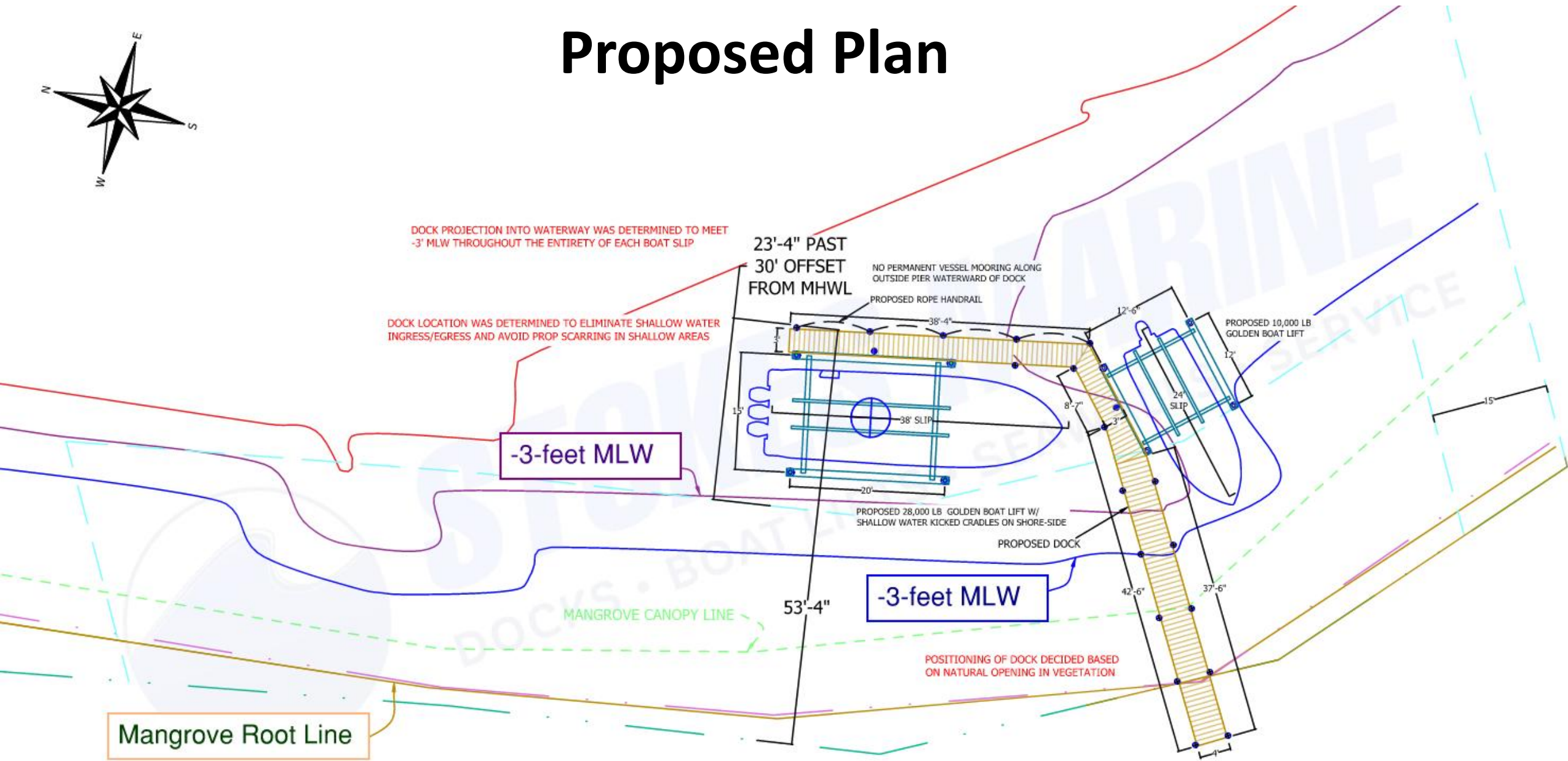
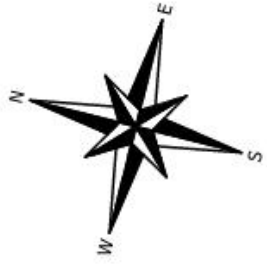
Variance Request

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(1)(b) – Waterward extension, to allow the installation of a boat lift with a waterward extension greater than 15-feet waterward of the mangrove roots, and to request a variance from Section 126-894 – Location from lot lines, to allow installation of a dock and boat lifts less than the required side yard setback for structures not placed equidistant from lot lines at 2544 Harbour Lane – tax parcel (STRAP) no. 11-46-21-T1-00800.0020.

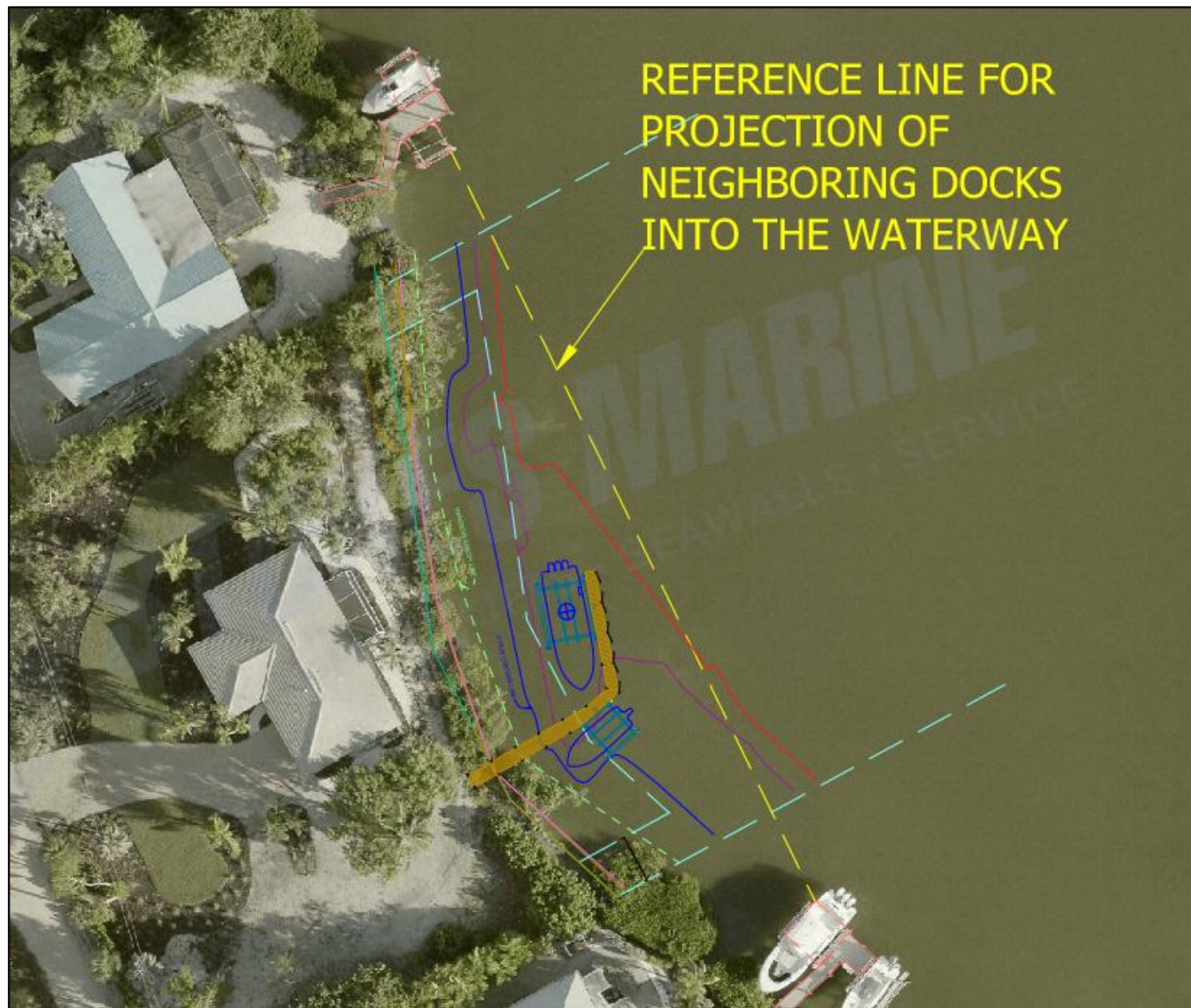
Property Location



Proposed Plan



Proposed Plan



Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 82-140 – Variance Standards		
<p>(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.</p>	<p>A literal enforcement of the standards would prohibit the establishment of two boat lifts because the minimum water depth, side yard setback, and/or maximum waterward extension would not be able to be met.</p>	<p>Yes</p>
<p>(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.</p>	<p>The shoreline curvature combined with the offshore topographic contour are unusual conditions specific to this property.</p>	<p>Yes</p>

Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 82-140 – Variance Standards		
(3) That the special conditions and circumstances do not result from actions taken by the applicant	The natural conditions of the shoreline and nearshore topographic contour are not attributable to actions taken by the applicant or property owner. The proposed location of the dock is based upon multiple designs compiled and evaluated by the marine contractor.	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.	Various designs and locations for placement of the dock were conducted by the marine contractor based upon the site specific natural conditions and circumstances demonstrating all reasonable steps have been taken to mitigate or eliminate the requested variances.	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 placement of the new dock and two boat lifts within and adjacent to the existing opening in the mangrove shoreline follows best management practices for protecting mangroves and mitigating impacts.	Yes

Sanibel Code Requirement	Staff Comments	Requirement met?
<p>Sec. 82-140 – Variance Standards</p>		
<p>(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.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.</p>	<p>Other properties within the Del Sega Neighborhood have boat docks and preserved mangrove shoreline. The proposed project is consistent with the Sanibel Code and Sanibel Plan.</p>	<p>Yes</p>
<p>(7) That the variance granted is the minimum necessary to mitigate the hardship demonstrated.</p>	<p>The proposed design is the minimum necessary to accommodate one boat dock with two boat lifts as is allowed by the Sanibel Code while reducing mangrove impacts and providing navigable access without interfering with neighboring properties.</p>	<p>Yes</p>

The Planning Department finds the requested variances are consistent with the Sanibel Plan and Sanibel Code with Recommended Conditions of Approval

1. Approval of the two variance requests to allow the boat dock to extend approximately 50-feet waterward of the existing mangrove roots and to allow the side yard setback from the south property line to be reduced to 36-feet 5-inches.
2. A Building Permit, Development Permit, and Vegetation Permit must be obtained for the construction of the dock and two boat lifts which is consistent with the proposed site plan (Attachment C).
3. Natural Resources authorizes the proposed impacts to marine resources and other native vegetation associated with this project. Staff also approves the mitigation plan submitted by the applicant (dated 4/23/26)(Attachment F), which must be installed prior to project completion.