



City of Sanibel

PLANNING DEPARTMENT

Preliminary - For Discussion

Residential Inventory for the City of Sanibel

**An Inventory by Structure Type & Type of
Use**

December 2025

Prepared for

Planning Commission

July 2026

RESIDENTIAL INVENTORY OF THE CITY OF SANIBEL

AN INVENTORY BY STRUCTURE TYPE AND TYPE OF USE

December 2025

Prepared by

Planning Department

July 2026

This report updates the inventory of Sanibel's housing stock contained in the *2010 Residential Land Use Analysis Report*. The amount and location of existing and projected residential development in the City of Sanibel have been compiled from City records.^{i, ii}

The sources of the data used to compile this inventory initiated with field surveys and have been updated on several occasions using Building Permit and Lee County Property Appraiser data.ⁱⁱⁱ For this most recent update, a thorough re-count of lots and units has been conducted using the best available data. This has resulted in numbers that are slightly different from previous counts.

This information is general in nature and is best used for its aggregate value. Although the information is detailed in its presentation, it is not based on a parcel-by-parcel analysis and should not be considered definitive. The Planning Department is continuing to review this data for errors and omissions.

In addition to the inventory of residential structures, a brief description of the characteristics of the housing stock is provided with this report.

REGIONAL CONTEXT

In the regional housing market, the City of Sanibel represents a small yet distinct component. The number of dwelling units in Sanibel comprises a small percentage of the total number of dwelling units in Lee County and in the Southwest Florida Region. The City of Sanibel's 7,822 dwelling units represent approximately 1.7% of the dwelling units in Lee County,^{iv} and less than one percent of dwelling units in the Southwest Florida Region, consisting of Lee, Collier, Charlotte, Glades and Hendry Counties.^v

The City of Sanibel's percentage of the County's and Region's housing stock is expected to decline, as indicated by the projected higher growth rates for Lee County and the Southwest Florida Region.

COMPONENTS OF THE RESIDENTIAL LAND USE INVENTORY

Approximately half of the existing residential inventory (52 percent) is in single-family and duplex dwellings and approximately half in multi-family structures (48 percent). In 1975, a quarter of the housing stock was in single-family and duplex dwelling units.

SINGLE-FAMILY AND DUPLEX UNITS

There are 4,092 single family and duplex dwelling units (52% of the residential inventory) in the City of Sanibel, including 84 manufactured homes.

There are 287 duplex units, representing about 4% of the total residential inventory (or 7% of the single family and duplex category).

There are 84 manufactured (mobile) homes, representing only 1% of the total housing stock (or 2% of the single family and duplex category). All of the manufactured homes are located in Periwinkle Park.

An inventory of single family and duplex developments, that estimates existing units and vacant lots by subdivision/area, is provided in Table 5 of this report. A graphic showing the location and boundaries of the Subdivision/Areas used to compile this information is provided with this report as Map 1.

MULTI-FAMILY UNITS

There are 3,730 dwelling units classified as multi-family (48% of the residential inventory) in the City of Sanibel. The majority of these units are condominiums, while few are classified as multifamily due to multiple single-family and duplex “resort use cottages and motel units” located on the same parcel.

An inventory of existing multifamily developments, in four separate categories, is presented in Tables 6, 7, 8 and 9 of this report. These categories are:

NON-RESORT CONDOMINIUMS AND APARTMENTS (Table 6)
RESORT CONDOMINIUMS AND APARTMENTS (Table 7)
HOTELS, MOTELS AND COTTAGES (Table 8)
TIMESHARE CONDOMINIUMS (Table 9)

RESORT HOUSING

In 2025, 3,248 multi-family units (nearly 87% of all multi-family units, or 42% of all dwelling units) are available, by permitted use, as resort housing; however, not all of these units are used for short-term rentals. Short-term rentals are units made available for less than 4 consecutive weeks. Only a very few single-family dwelling units are permitted for resort housing use.

BELOW MARKET RATE HOUSING

There are ninety-one (91) dwelling units in the City’s Below Market Rate Housing Program. Fifty-two (52) of these units are in the single family and duplex category and thirty-nine (39) are in the multi-family category.

Units in the City’s Below Market Rate Housing Program represent less than 1% of the total residential inventory (or about 2% of the non-resort use dwelling units).

GROWTH RATE

Over 50% of the existing residential development in the City of Sanibel has been constructed since 1975. Approximately 24% of the single family and duplex dwelling units in the existing housing stock were built since 1975.

TABLE 1
COMPONENTS OF SANIBEL'S HOUSING STOCK – 1975, 2010, AND 2025

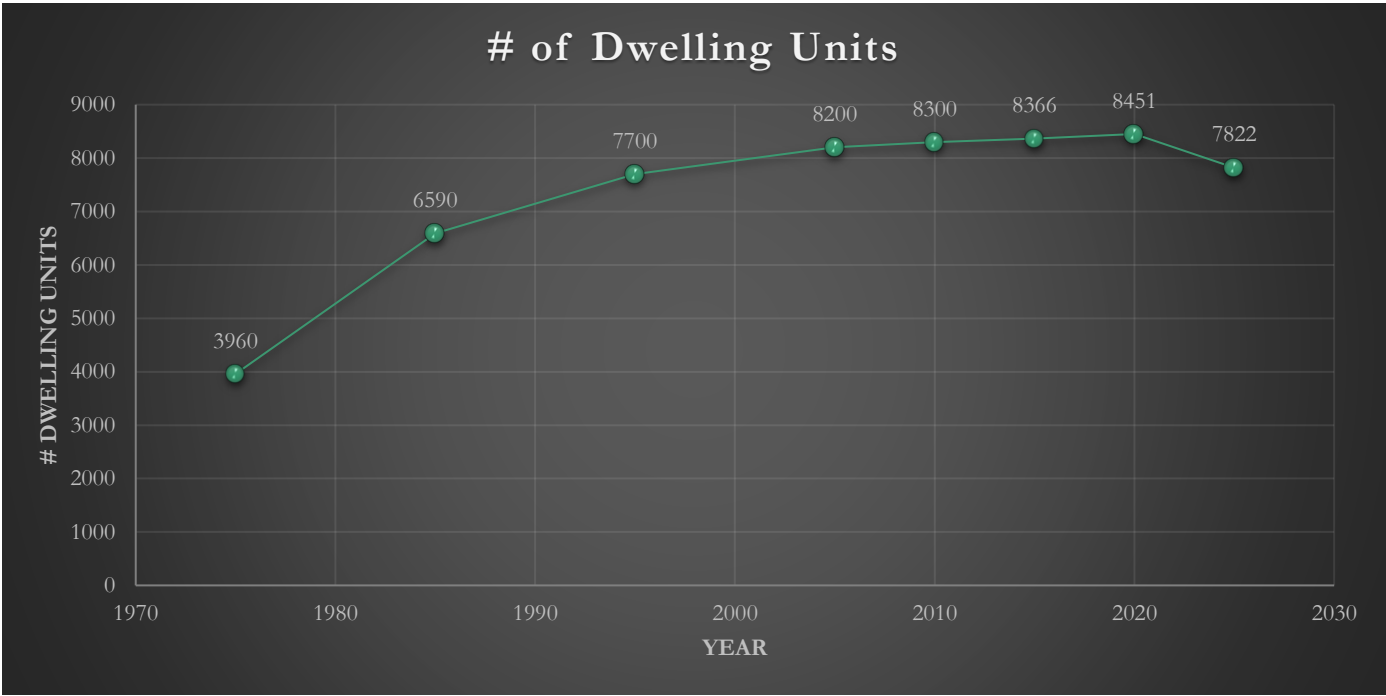
Housing Type	<u>1975</u>		<u>2010</u>		<u>2025</u>		% Change 1975-2025
	Units	% of Total	Units	% of Total	Units	% of Total	
Single Family Units (Includes 230 Duplexes in 2010)	980	25%	3,992	48%	4,008	51%	309.0%
Multi-Family Units	1,930	49%	3,113	38%	3,110	40%	61.1%
Units in Hotels, Motels and Inns	924	23%	703	8%	352	5%	-61.9%
Timeshare Units	0	0%	384	5%	268	3%	NA
Manufactured Units (Mobile Homes)	112	3%	80	1%	84	1%	-25.0%
TOTALS	3,946		8,272		7,822		98.2%

There are 246 campsites for recreational vehicles not included in these estimates.

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

Prepared by the Planning Department

TABLE 2
TOTAL HOUSING UNITS, 1975-2025



In the past 15 years, 326 new single-family and duplex dwelling units and 25 multifamily units were constructed. In addition to the 351 new dwelling units built in the last fifteen years (2010 through 2025), 337 single-family/duplex dwelling units as well as 426 multi-family units were demolished and are now vacant or under construction. The unit totals, by structure type and by year, are:

TABLE 3
NEW DWELLING UNITS BY TYPE, 2011-2025

Year	NEW SFR/Duplex	DEMO SFR/Duplex	NEW Multi-Family	DEMO Multi-Family	Over/ Under
2011	16	5	0	0	11
2012	11	2	0	0	9
2013	21	6	0	0	15
2014	22	3	0	0	19
2015	18	5	0	0	13
2016	27	7	0	0	20
2017	35	7	0	0	28
2018	23	9	0	12	2
2019	23	8	0	0	15
2020	26	6	0	0	20
2021	14	2	0	0	12
2022	4	5	0	14	-15
2023	8	126	0	192	-310
2024	22	78	0	65	-121
2025	56	68	25	143	-130
Totals	326	337	25	426	-412

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

Prepared by the Planning Department

BUILD-OUT

At build-out, an additional 1,178 dwelling units are projected to be added to the residential inventory in the City of Sanibel. Approximately three hundred and ninety-six (396) of these units are expected to be located within existing single-family developments. The remaining units are projected to be located on vacant/undeveloped or not fully developed lands.

The City's existing 7,822 dwelling units represent 87% of the approximately 9,000 dwelling units projected to make up the residential inventory at build-out.

TABLE 4
ESTIMATES AND PROJECTIONS FOR RESIDENTIAL DEVELOPMENT
FROM 2025

Housing Type	2025		Build Out	
	Units	%	Units	%
Single Family Units (Includes Duplexes)	4,008	51%	4,700	52%
Multi-Family Units	3,110	40%	3,136	35%
Units in Hotels, Motels and Inns	352	5%	700	8%
Timeshare Units	268	3%	384	4%
Manufactured Units (Mobile Homes)	84	1%	80	1%
TOTAL	7,822		9,000	

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

Prepared by the Planning Department

Build-out projections, by structure type, show a continuing trend of single-family residential development increasing its proportionate share of the residential inventory. Although the build-out projection of 9,000 dwelling units may never be reached; there are numerous public and private decisions that may decrease this projection. To date, the build-out projection of approximately 9,000 dwelling units remains a valid assumption.

TABLE 5
SINGLE-FAMILY DEVELOPMENTS

Includes Single-Family and Duplex Lot Subdivisions, including Unified Residential (Cluster) Developments

Subdivision/Area Name	Number of Existing Units	<i>Number of Vacant Lots*</i>	Total Units Permitted by the Development Intensity Map**	<i>Duplex Units</i>
Airport Way (12 BMRH units – 6 duplexes)	12	0		12
Anchors Aweigh	48	0	49	0
Beach Road including Seahawk (4 Duplexes-5 BMRH units)	48	1	51	8
Bayshore Village	31	2	32	0
Beachview Country Club Estates	220	17	243	0
Belle Meade (1 BMRH unit)	53	4	63	0
Betts	34	2	36	0
Brightwater	29	4	33	0
Butterknife	30	4	34	0
Buttonwood/Seagrape (1 duplex)	60	8	69	
Caloosa Shores	20	5	26	0
Cardinal Ridge	12	3	14	0
Castaways Estates	68	9	81	0
Centre Place (7 duplexes, 6 BMRH units)	14	0	14	14
Chateaux Sur Mer	66	6	70	0
Colony Beach Estates (5 duplexes)	20	0	18	10
Del Sega	114	28	150	0
Dinkins Bayou	29	10	42	0
Dunes (46 duplexes)	376	5	380	92
East Rocks	117	6	130	0
Eastwood Landings	12	0	12	0
Ferry Landings (3 duplexes)	21	0	18	6
Gopher Walk	12	0	12	0
Gulf Pines	106	7	114	0
Gulf Ridge/Gulf Ridge East	47	8	56	0
Gulf Shore	71	7	75	0
Gumbo Limbo	169	7	179	0
Harbour Cottages (7 duplexes)	18	0	18	14
Heron's Landing (4 duplexes)	38	4	43	8
Huschka	6	4	6	0

Subdivision/Area Name	Number of Existing Units	Number of Vacant Lots*	Total Units Permitted by the Development Intensity Map**	Duplex Units
Island Woods	38	0	38	0
Kearns	13	0	13	0
Kinzie Island	22	0	22	0
Lagoon Estates (7 duplexes + triplex)	24	7	36	14
Lake Murex (2 Duplexes)	84	8	93	4
Lane Cochran	6	2	8	0
Las Conchas Del Mar/Shell Basket (4 duplexes)	44	8	52	6
Leisure Acres	18	12	30	0
Little Lake Murex	47	2	49	0
Long Acre Lake	9	1	7	0
Mahogany Way (Buttonwood Village) (14 BMRH units – 7 duplexes)	14	0	14	14
Middle Gulf Drive (North side)	20	0	20	0
Palm Lake	26	2	28	0
Periwinkle Park (80 mobile homes & 246 RV sites)	139	NA	80	0
Periwinkle Pines (3 duplexes)	22	0	22	6
Periwinkle Properties/Partners (1 duplex)	16	2	19	0
Poinciana Circle	20	1	21	0
Ranchos Way	13	5	19	0
Richardson, O.L. (including Bayview)	12	1	14	0
Rocks	76	6	83	0
Sabal Sands	8	0	8	0
Sanctuary at Wulfert Point	108	24	144	4
Sanibel Bayous (including The Ridge)	110	18	140	0
Sanibel Centre (1 Triplex and 2 Duplexes)	36	8	46	9
Sanibel Estates (1 duplex)	185	11	190	12
Sanibel Gardens	11	3	9	
Sanibel Hamlet (7 duplexes, 1 duplex lot)	16	2	18	14
Sanibel Harbors	36	1	39	0
Sanibel Highlands	67	47	118	2
Sanibel Isles/Water Shadows	100	6	107	0
Sanibel Lake Estates	46	1	48	0
Sanibel Pines/Mitzi (2 duplex)	26	2	24	4
Sanibel Place	8	0	8	0
Sanibel River Estates (1 BMRH unit)	36	0	36	0

Subdivision/Area Name	Number of Existing Units	Number of Vacant Lots*	Total Units Permitted by the Development Intensity Map**	Duplex Units
Sanibel Shores (excluding Donax Village)	72	5	100	10
Sanibel Woodlands	10	2	15	0
Sea Gate	16	1	18	0
Sea Loft Village	9	0	9	0
Sea Oats/Sea Oats Village	58	4	64	0
Seaside	6	1	7	0
Sea Spray	21	4	24	0
Seagull Estates	57	1	58	0
Shell Harbor	211	8	227	0
South Capers	6	1	7	0
Southwinds (1 duplex)	26	1	27	6
Terrell Ridge	12	1	14	0
Tradewinds	61	6	75	6
Victoria Cove	7	0	7	0
West Gulf Drive	63	16	81	
Whisperwood Cove	5	0	5	0
White Heron	14	8	22	0
Windrow	15	1	20	0
Winterbotham	4	4	8	
Woodring, S.B.	14	1	18	0
Non-Grouped Dwelling Units**	48	10	36	12
TOTALS***	4,092	406	4,513	287

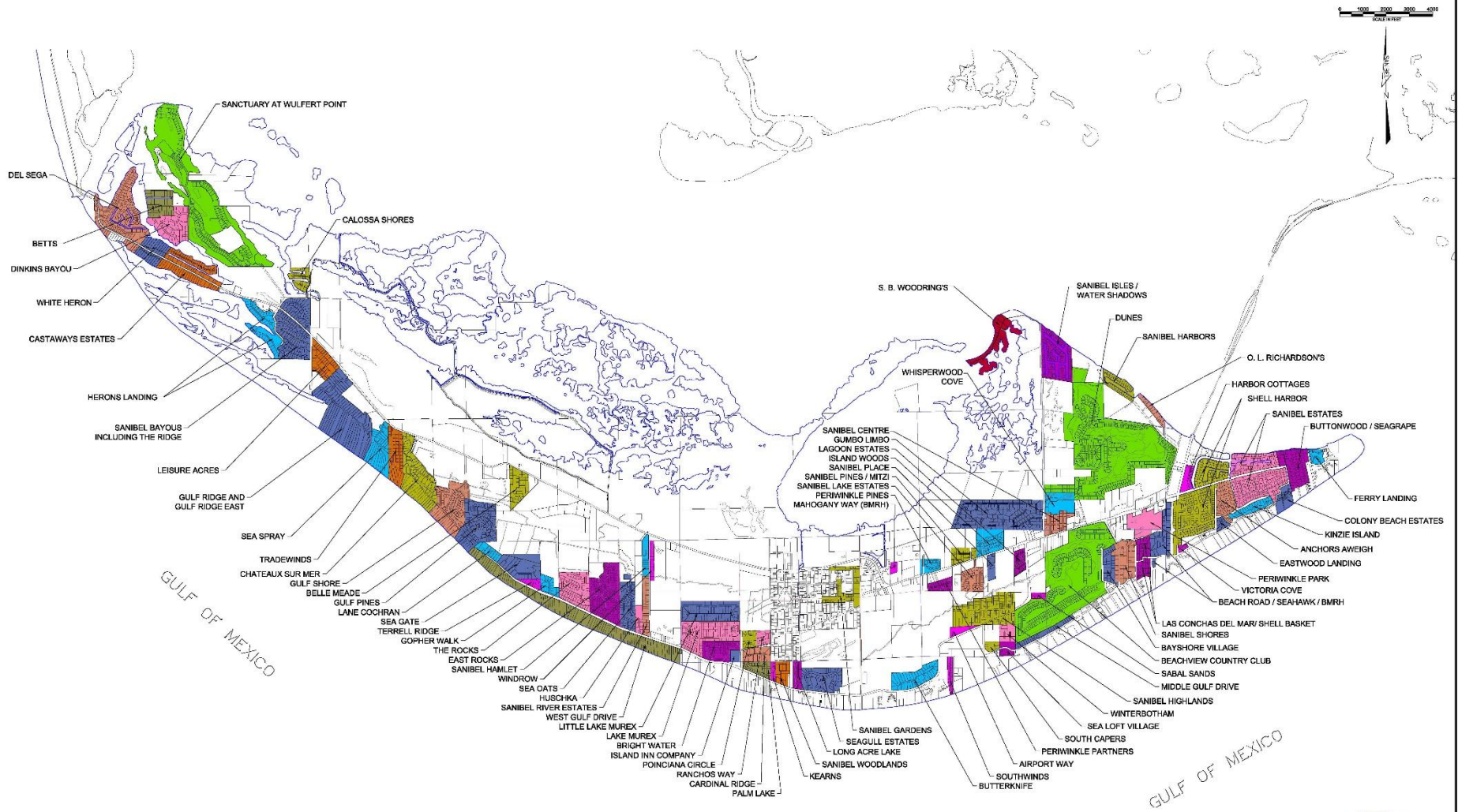
Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

Prepared by the Planning Department

* "Vacant" means no structure on the lot. Vacant lots have NOT been evaluated as to whether they are buildable. Where one single-family dwelling unit was built on two developable lots (i.e., potential for two units, but only one was built), one of the two lots is counted as vacant.

** It is estimated that approximately 130 single-family dwelling units will be built on lands located outside these subdivisions/areas.

*** Lots used as conservation or owned by conservation trusts, government entities, or classified by the property appraiser as "common elements" have not been included in these totals.



ESTABLISHED NEIGHBORHOODS

for Administration of Land Development Code Section 86-43

PREPARED BY THE PLANNING DEPARTMENT

ADOPTED BY CITY COUNCIL RESOLUTION 06-097 ON FEBRUARY 2, 2010



Date: August 11th, 2009

TABLE 6
MULTI-FAMILY DEVELOPMENTS
NON-RESORT CONDOMINIUMS AND APARTMENTS

NON-RESORT CONDOMINIUMS AND APARTMENTS			
ADDRESS	NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
1039 Bailey Road	Beach Road Villas Condominium	6	
5657-5681 Baltusrol Ct.	The Heron at Wulfert Point	30	
5775-5789 Baltusrol Ct.	The Ibis at Wulfert Point	12	
723-747 Cardium St.	Donax Village	10	
800 Casa Ybel Rd.	Woodhaven (BMRH)	12	
724-750 Donax St.	Donax Village (continued)	10	
497 East Gulf Dr.	St. Croix Condominium	4	
635 East Gulf Dr.	Beachcomber Condominium		20
651 East Gulf Dr.	White Pelican Condominium	11	
830 East Gulf Dr.	Seawind II Condominium	5	
999 East Gulf Dr.	Plantation Village of Sanibel	16	
1235-1241 Ferry Rd.	Bayview Village Condominium	4	
1390-1398 Middle Gulf Dr.	Sea Pines Condominium	3	
1715 Middle Gulf Dr.	Chelsea Place Condominium	6	
2400 Palm Ridge Rd.	Palm Ridge Plaza	6	
2422-2430 Palm Ridge Rd.	Wooster TV Plaza	6	
303 Periwinkle Way	Snug Harbor Condominium	15	
312 Periwinkle Way	Casa Blanca Condominium	9	
359 Periwinkle Way	Punta Ybel Apartments	5	
561 Periwinkle Way	Captains Walk Condominium, Phase 3	16	
601 Periwinkle Way	Captains Walk Condominium, Phase 2	16	
641 Periwinkle Way	Captains Walk Condominium, Phase 1	16	
1517 Periwinkle Way	Riverview Apartments* (previously Woodbridge)		15
2143 Periwinkle Way	Triplex (unnamed)	3	
2301 Periwinkle Way	Casa Mariposa (BMRH)	12	
1101 Seagrape Ln.	Tanglewood Condominium	9	
800 Sextant Dr.	Yacht Haven Condominium	5	
2297 West Gulf Dr.	Poinciana Condominium	9	
2549 West Gulf Dr.	Sedgemoor	12	
2611 West Gulf Dr.	By the Sea Condominium*		18
2629 West Gulf Dr.	LaPlaya Condominium	6	
2639 West Gulf Dr.	Anglers Key Condominium	6	
2659 West Gulf Dr.	High Tide Condominium	14	
2665 West Gulf Dr.	Bougainvillea Condominium	4	
2915 West Gulf Dr.	Villas of Sanibel Condominium	12	
2959 West Gulf Dr.	Sanibel Sunset Condominium	6	
2965 West Gulf Dr.	Royale Tern Condominium	6	
3001 West Gulf Dr.	West Shore Condominium	6	
3015 West Gulf Dr.	Sunward of Sanibel Condominium	8	
3049 West Gulf Dr.	Tantara Condominium	8	
3127 West Gulf Dr.	Wedgewood Condominium	18	

NON-RESORT CONDOMINIUMS AND APARTMENTS

ADDRESS	NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
3145 West Gulf Dr.	Seascape of Sanibel Condominium	18	
3125 West Gulf Dr.	Somerset at the Reef Condominium	30	
3225 West Gulf Dr.	Tamarind at the Reef Condominium	12	
3313 West Gulf Dr.	Lantana on the Gulf Condominium	6	
3397 West Gulf Dr.	Sandals Condominium	4	
2320 Wooster Ln.	Lake Palms Condominium (4 BMRH units)	14	
2605-2675 Wulfert Rd.	The Golf Village at Wulfert Point	36	
TOTAL		482	53

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

RED = Vacant or Partially Vacant (* = Under Construction)

Prepared by the Planning Department

TABLE 7
MULTI-FAMILY DEVELOPMENTS
RESORT CONDOMINIUMS AND APARTMENTS

ADDRESS	RESORT CONDOMINIUMS AND APARTMENTS NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
1059 Buttonwood Ln.	Bandy Beach Condominium	10	
2230 Camino Del Mar Dr.	Ocean's Reach Condominium	64	
605 Donax St.	Pelican's Roost Condominium	21	
610 Donax St.	Sanibel Surfside Condominium	40	
409 East Gulf Dr.	Colonnades Condominium	20	
429 East Gulf Dr.	Colonnades Condominium, Phase II	16	
483-489 East Gulf Dr.	Tiqua Cay Condominium	4	
527 East Gulf Dr.	Gulf Beach Condominium		14
585 East Gulf Dr.	Surfside 12 Condominium	12	
671 East Gulf Dr.	Sandalfoot Condominium	60	
695 East Gulf Dr.	Nu-San Condominium Cyprina Beach	11	
737 East Gulf Dr.	Sanibel Seaview Condominium	12	
805 East Gulf Dr.	Sanibel Arms Condominium	64	
820 East Gulf Dr.	Seawind Condominium	10	
827 East Gulf Dr.	Sanibel Arms West Condominium	104	
845 East Gulf Dr.	Sanibel Moorings Condominium	122	
937 East Gulf Dr.	Sanibel Inn	14	
937 East Gulf Dr.	Sanibel Inn	15	
959 East Gulf Dr.	Tortuga Beach Club (4)(5)	56	
979 East Gulf Dr.	Loggerhead Cay Condominium, Phase 1	68	
979 East Gulf Dr.	Loggerhead Cay Condominium, Phase 2	100	
1246 Fulgur St.	Sanibel Siesta Apt. Condominium	62	
1344-1350 Jamaica Dr.	Tradewinds Apartments	4	
1208-1220 Junonia St.	Sanibel Shores	8	
1191 Middle Gulf Dr.	Shorewood of Sanibel	13	
1299 Middle Gulf Dr.	Compass Point Condominium	45	
1340 Middle Gulf Dr.	Sunset South Condominium Phase 2	32	
1341 Middle Gulf Dr.	Sunset South Condominium Phase 1	24	
1350-1351 Middle Gulf Dr.	Moonshadows	12	
1401-1501 Middle Gulf Dr.	Sundial Condominium Phase 1-6 (combined)	407	
1440 Middle Gulf Dr.	Sand Pebble Condominium	23	
1605 Middle Gulf Dr.	Gulfside Place Condominium Phase 1&2 (combined)	84	
1610 Middle Gulf Dr.	Spanish Cay Condominium	8	
1610 Middle Gulf Dr.	Spanish Cay Condominium Phase 2	32	
1785 Middle Gulf Dr.	Sanddollar Condominium Phase 1	24	
1785 Middle Gulf Dr.	Sanddollar Condominium Phase 2	12	
623-631 Nerita St.	Coquina Beach Condominium	40	
1801 Olde Middle Gulf Dr.	Clamshell Condominium		6
1811 Olde Middle Gulf Dr.	Signal Inn Condominium	19	
1919 Olde Middle Gulf Dr.	Sandpiper Beach Condominium	27	
200 Periwinkle Way	Lighthouse Pointe Building 2	18	

RESORT CONDOMINIUMS AND APARTMENTS

ADDRESS	NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
200 Periwinkle Way	Lighthouse Pointe Condominium	48	
5117 Sea Bell Rd.	Blind Pass Condominium	108	
760 Sextant Dr.	Mariner Pointe Condominium	100	
164-165 Southwinds Dr.	Golden Sands Condominium	4	
1250 Tennis Place Ct.	Tennis Place Condominium (combined)	40	
2255 West Gulf Dr.	Cottage Colony West Condominium	40	
2265 West Gulf Dr.	Island Beach Club Condominium	75	
2311 West Gulf Dr.	White Sands Condominium	14	
2321 West Gulf Dr.	Villa Sanibel Condominium	20	
2445 West Gulf Dr.	Pointe Santo de Sanibel II	84	
2445 West Gulf Dr.	Pointe Santo de Sanibel	56	
2475 West Gulf Dr.	Tarpon Beach Condominium	30	
2501 West Gulf Dr.	Pine Cove Condominium	16	
2721 West Gulf Dr.	King's Crown Condominium	54	
2737 West Gulf Dr.	Sand Pointe Condominium	45	
2777 West Gulf Dr.	Nutmeg Village Phase I	18	
2777 West Gulf Dr.	Nutmeg Village Phase II	24	
2835 West Gulf Dr.	Sandpiper West Condominium	6	
2840 West Gulf Dr.	Seashells of Sanibel Condominium	43	
2877 West Gulf Dr.	White Caps South Condominium*		9
2929 West Gulf Dr.	The Atrium Condominium	24	
2949 West Gulf Dr.	Blue Gulf Condominium	5	
3013 West Gulf Dr.	Junonia of Sanibel Condominium	8	
3025 West Gulf Dr.	Janthina Condominium	7	
3041-3045 West Gulf Dr.	Breakers West Condominium	18	
3057 West Gulf Dr.	Sandy Bend Condominium	9	
3067 West Gulf Dr.	Sayana of Sanibel Condominium	9	
3339 West Gulf Dr.	Dosinia of Sanibel Condominium	6	
TOTAL		2,628	29

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

RED = Vacant or Partially Vacant (* = Under Construction)

Properties highlighted orange are parcels with Nonconforming Resort Use

Prepared by the Planning Department

TABLE 8
MULTI-FAMILY DEVELOPMENTS
HOTELS, MOTELS, INNS AND COTTAGES

ADDRESS	NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
1237 Anhinga Ln.	Parrot's Nest	6	
764 Beach Rd.	Beach Road Inn	4	
890 Beach Rd.	Courtyard Place		4
1223 Buttonwood Ln.	Seahorse Cottages	3	
706 Donax Dr.	Palm View Motel	5	
711 Donax St.	Driftwood Inn	4	
720 Donax St.	Sandpiper Inn	4	
541 East Gulf Dr.	Seaside Inn		31
642 East Gulf Dr.	Sunshine Island Inn	4	
863 East Gulf Dr.	Song of the Sea Motel	30	
937 East Gulf Dr.	Sanibel Inn	92	
1431 Jamaica Drive	Periwinkle Cottages	3	
1231 Middle Gulf Dr.	Sanibel Island Hospitality	98	
367 Periwinkle Way	Tarpon Tale Inn	5	
1245 Periwinkle Way	Anchor Inn*		12
1539 Periwinkle Way	Kona Kai Motel	12	
6460 Sanibel-Captiva Rd.	Castaways Cottages at Blind Pass		36
1081 Shell Basket Ln.	Hutching Ventures LC		15
1389-1399 Tahiti Dr.	West End Paradise	4	
4819 Tradewinds Dr.	Tropical Winds Motel & Cottages		6
2823 West Gulf Dr.	Shalimar Resort Hotel	33	
2902 West Gulf Dr.	Dugger's Tropical Cottages		7
3033 West Gulf Dr.	Waterside Inn on the Beach		27
3111 West Gulf Dr.	Island Inn & Kimball Lodge*		63
3287 West Gulf Dr.	Sanibel Beach	45	
3325 West Gulf Dr.	Beachview Cottages*		22
3345 West Gulf Dr.	West Wind Inn		104
3951 West Gulf Dr.	Sandcastles by the Sea	12 Units Converted to 2 SFR's lots	
4015 West Gulf Dr.	Forty-Fifteen Cottages		9
4227 West Gulf Dr.	The Blue Dolphin		9
TOTAL		352	345

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

RED = Vacant or Partially Vacant (* = Under Construction)

Properties highlighted orange are parcels with Nonconforming Resort Use

Prepared by the Planning Department

TABLE 9
MULTI-FAMILY DEVELOPMENTS
TIMESHARE CONDOMINIUMS

TIMESHARE CONDOMINIUMS			
ADDRESS	NAME OF DEVELOPMENT	NUMBER OF UNITS	VACANT/ Under Construction
555 East Gulf Dr. Donax Dr.	Surfrider Beach Club Condominium		31
626 Nerita St.	Sanibel Beach Club Condominium	20	
626 Nerita St.	Sanibel Beach Club Condominium	8	
626 Nerita St.	Sanibel Beach Club Condominium	8	
205 Periwinkle Way	Sanibel Beach Club . Ph. III	12	
205 Periwinkle Way	Sanibel Beach Club . Ph. II	13	
205 Periwinkle Way	Sanibel Beach Club . Ph. I	4	
210 Periwinkle Way	Lighthouse Resort & Club	30	
255 Periwinkle Way	Shell Island Beach Club Ph. I, II & III	57	
2255 West Gulf Dr.	Casa Ybel Beach 7 Racquet Club	15	
2255 West Gulf Dr.	Casa Ybel Beach 7 Racquet Club	18	
2255 West Gulf Dr.	Casa Ybel Beach 7 Racquet Club	24	
2255 West Gulf Dr.	Casa Ybel Beach 7 Racquet Club	15	
2341 West Gulf Dr.	Sanibel Cottages Condominium	28	
2669 West Gulf Dr.	Caribe Inn		26
2939 West Gulf Dr.	Hurricane House Condominium	15	
TOTAL		267	57

Source: Estimates were established from a structure-by-structure survey in 1975, 2010 Residential Land Use Analysis and updated from building permit reports.

RED = Vacant or Partially Vacant (* = Under Construction)

Prepared by the Planning Department

NOTES

ⁱ For purposes of this report, an “existing dwelling unit” means that the building permit for the dwelling unit was issued a Certificate of Completion prior to January 1, 2026.

ⁱⁱ Projections for number of dwelling units that will be built in the City were taken from the Land Use Element of the Sanibel Plan.

ⁱⁱⁱ Estimates for the number of dwelling units in the City of Sanibel were established from a structure-by-structure survey in 1975. These estimates were updated from the 2010 Residential Land Use Inventory and building permit reports in 2011 through 2025. Data provided by the Lee County Property Appraiser’s Office were used to verify the City’s data.

^{iv} Based on the 2024 American Community Survey 1-Year Estimates, the US Census Bureau estimates that in 2025, there were 465,172 dwelling units in Lee County and 864,625 dwelling units in the Southwest Florida Region.

^v According to the 2024 American Community Survey 1-Year Estimates, the US Census Bureau figures, the population of Lee County is 53.8% of the population of the Southwest Florida region (Lee, Collier, Charlotte, Glades, and Hendry Counties) (calculation by the Planning Department).

^{vi} Multi-family units are dwelling units that are in buildings that contain three or more units.