



January 30, 2025

REVISED February 13, 2025

City of Sanibel
Planning Department
Craig Chandler, Deputy Planning Director
2475 Library Way
Sanibel, Florida 33957

RE: Riverview Community Housing & Resources Redevelopment Project
1517 Periwinkle Way, Sanibel, FL 33957
Conditional Use Permit Application – General Requirements Narrative

Dear Mr. Chandler,

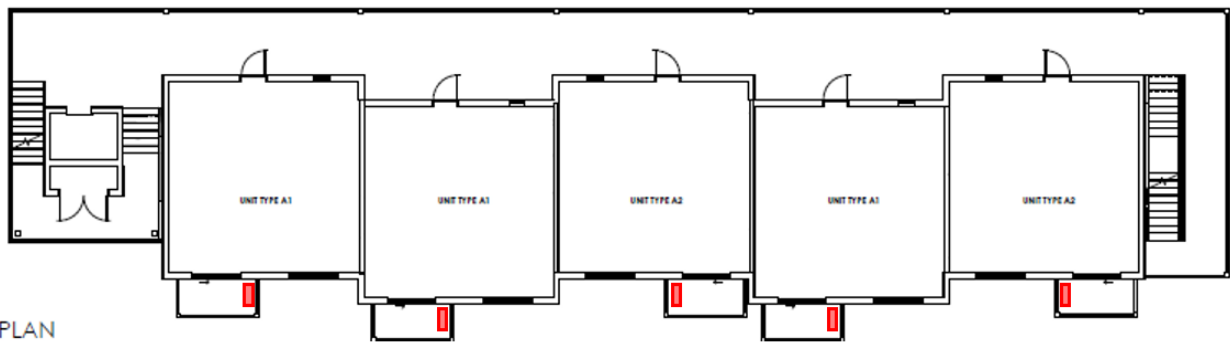
Please accept this general requirements narrative on behalf of CHR for the redevelopment and improvements of the community housing project located at 1517 Periwinkle Way.

The Riverview redevelopment as proposed meets the requirements for approval of conditional use by meeting the following criteria:

- Riverview CHR's proposed redevelopment supports the adjacent commercial properties, and will not adversely affect the health, safety and welfare of the community. By creating redevelopment of below-market income housing, Riverview offers the community housing for employees who will also be patrons, to support the businesses on the islands. This is a direct support of policy 1.1 in the Sanibel Plan Objectives 1.
 - Riverview's redevelopment does not adversely affect the traffic flow to a significantly greater extent than permitted uses. Per the traffic impact review by Haley Ward, "Because of the unique characteristics of the Sanibel economy and road network system, an increase in affordable units will result in reduced traffic along critical constrained segments because it takes commuters off the bridge and allows for alternate modes of transportation (bicycle/pedestrian). As such, no significant impacts to the roadway system are anticipated."
- Riverview coordinated with the adjoining commercial 7-Eleven development and proposes to utilize a shared dumpster enclosure to better serve the debris removal needs, access and code compliance for both properties. The new structure is designed to be an elevated structure, with habitable units above flood plane, and utilities services proposed include a new lift station for the sewer system, and a new fire sprinkler system with fire department connections providing improved conditions for the property safety and services. This project design directly supports the Sanibel Plan Objective 2.



- The placement and arrangement of the structure promotes the best possible vehicular and pedestrian access, and internal circulation to accommodate parking requirements with one additional space. This minimizes the need for off-site transportation improvements.
- Riverview's proposed redevelopment project is in accord with the Sanibel Plan, Objective 3 with its internal compatibility with the following factors:
 - The streetscape is minimally impacted because the property is behind the 7-Eleven on Periwinkle, serving to directly support Objective 3, policies 3.7 and 3.8, which ensure ensures compatibility with the character of the community and mixed with commercial developments in a sector to provide for the island workforce.
 - It utilizes open spaces for native landscape plantings which improves the environmental conditions for resiliency, and frames the parking, drive aisle and structures with natural features.
 - The traffic pattern and parking is ensuring the safety of code compliant drive aisle width and more than required parking.
 - Focal points and vistas are in conformance with the island style architecture and native landscaping, preserving and improving the character of the Sanibel community.
 - The setbacks, while impacted with the proposed development are nonconforming on 3 sides, but are slated to be improved to the fullest extent possible with native landscape plantings, and those that cannot fit within the buffers are relocated throughout the site to maximize improved conditions with adjacent properties. The IWCD setback is not impacted with structure or hardscape, but enhanced with the removal of exotics and improved with native species for resiliency.
 - The western setback is impacted primarily with the overhang of the balconies for each of the apartments. While the design of the balconies serves to enhance the 540 sf of under air, living space for the residents, they also serve to provide a safe, functional location for the condensing units. Due to the building codes for max height and maintenance requirements, the only other options for the units would be to, a) install them on a stand-alone platform which would be too large to place anywhere on the property; or b) mount them below the windows of the first floor residents' bedroom windows. See representative pictures below for ease of reference.





- The use remains consistent with the prior use, with increased density to better serve the community needs.
 - The building size is in conformance with standards and styled to support the character of Sanibel's coastal island style.
 - The materials used for the building will be Hardie materials and metal roofing with aluminum railing facilitating a design that meets the island style of Sanibel.
 - Parking buffering is maximized to the greatest extent possible with the utilization of native landscape throughout.
 - The design of the dwelling types meets the needs of the below-market rate housing community with well-designed indoor and outdoor living space for each apartment, ensuring a safe, private, beautiful community.
- Riverview's external compatibility is directly supportive of existing and planned uses of surrounding properties by again, facilitating a multi-family apartment building to provide below-market rate apartment homes for a local employee base, who will also serve as patrons to the adjacent commercial uses.
- Riverview's density is compatible with the physical and environmental characteristics of the site by ensuring that the building, parking and drive aisle does not have an adverse impact on the IWCD area at the south of the property. While the setbacks to the north, east and west are impacted, the native landscape, buffer plantings requirements are redistributed throughout the site to provide compliance with intent, though not the letter, of the codes.
 - Adjacent uses about the Riverview development at the rear portions of each of the properties, thus limiting the impacts to the backsides of their buildings, and parking areas.
 - The new apartment building and its layout provides improved utilities systems with a fire protection sprinkler system providing for the safety, habitability and privacy of the tenants.
 - The availability of utilities and services are adequate to meet the needs for the increase in density and provide for improved conditions than that which existed prior to Hurricane Ian.



- The common areas and design of the building provide a natural environment for the private enjoyment of its residents without adverse effect on neighboring uses.
- Improved energy efficiency is inherently designed into the new building as it will meet all energy code and wind load standards for compliance with the City of Sanibel's criteria.
- Riverview's development is designed to comply with flood elevations and wind loads for improved sustainability relative to environmental hazards.
- Access to and suitability of transportation routes proposed within the site is improved with accommodation of more than required parking, and external transportation systems and routes remain as previously existed.
- Riverview's environmental constraints are suitable for use in the manner proposed without hazards to persons, vegetation, or wildlife, either on or off the site, from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Condition of soil, water level, drainage and topography is designed to be appropriate to the pattern and intensity of the development intended.
- Off-street parking is in compliance with the requirements of the density proposed and designed to ensure safety, as well as able to be maintained such that they allow for sufficient privacy for adjacent uses.

On behalf of Community Housing and Resources, I thank you for your time and consideration with this submittal.

Respectfully,

Rachel Lee Bielert

Rachel Lee Bielert

Project Manager for Community Housing & Resources, Inc.

CC: Nicole Decker-McHale, CHR
Steve Fehlhaber, DRMP
Carmella Cioffi, MHK Architects
Katia Olmstead, RS Walsh Landscaping



REVISED February 12, 2025

City of Sanibel
Planning Department
Craig Chandler, Deputy Planning Director
2475 Library Way
Sanibel, Florida 33957

RE: Riverview Community Housing & Resources Redevelopment Project
1517 Periwinkle Way, Sanibel, FL 33957
Conditional Use Permit Application – Specific Requirements Narrative

Dear Mr. Chandler,

Please accept this specific requirements narrative on behalf of CHR for the redevelopment and improvements of the community housing project located at 1517 Periwinkle Way.

The Riverview CHR project as proposed for increased-density below-market rate housing redevelopment for three (3) units above the maximum residential density established in section 86-91 shall be compatible with and is designed to have no detrimental effect on surrounding lands and actual and permitted uses thereof. If approved for the increased density to fifteen (15) apartment units, Riverview's additional units will be committed to the below-market rate housing program as follows:

- The below market rate housing units permitted as a conditional use must comply in all respects with the requirements of chapter 102, article II.
 - Currently the funding for this project is through the generous donations of the community, and while discussions are in progress for a construction loan with SanCap Bank, currently there is not a mortgage on the property.
- The set aside provisions for either exclusive or preferential assignment to on-island employees, who are financially qualified, of the owner or an entity which transfers such housing or land to the housing foundation, and which maintains a business within the city limits, is not applicable to this project.

On behalf of Community Housing and Resources, I thank you for your time and consideration with this submittal.

Respectfully,

Rachel Lee Bielert

Rachel Lee Bielert

Project Manager for Community Housing & Resources, Inc.

CC: Nicole Decker-McHale, CHR
Steve Fehlhaber, DRMP
Carmella Cioffi, MHK Architects
Katia Olmstead, RS Walsh Landscaping