

City of Sanibel

Planning Commission

COMMUNITY SERVICES DEPARTMENT STAFF REPORT

Planning Commission Meeting:	February 23, 2021
Planning Commission Agenda Item No.:	7 b.
Application No.:	21-12538V / 21-12550DP
Applicant:	DeCorte Four Custom Home Builders

RE: Consideration of an application filed pursuant to Land Development Code Section 82-138, Application and hearing, for a **Variance** to Land Development Code Section 126-454(b) – Required conditions, Height (G – Altered Land Zone), to allow for construction of a single-family residence that exceed applicable angle-of-light height limitations.

Consideration of an application for **Development Permit**, filed pursuant to Land Development Code Section 82-421, Application, to implement the proposed development of a single-family residence with swimming pool and associated improvements at 1226 Isabel Drive (tax parcel No. 18-46-23-T3-00300.0280).

The subject applications are submitted by DeCorte Four Home Builders, Inc. and Jeffery S. Gustafson (the applicant) on behalf of Kristin Bluvas (property owner). Application Nos. **21-12538V** and **21-12550DP**

ISSUES

In considering the subject applications, the following issues should be addressed:

- Does the applicant's request for a Variance comply with each of the seven variance standards set forth in Land Development Code Section 82-140 as required to be considered for the approval of a variance?
- Does the applicant's request for a Development Permit, to construct a new single-family residence with swimming pool, otherwise comply with the standards of Land Development Code Section 126-454, Required conditions (G Altered Land Zone)?
- If the Planning Commission approves these requests, what additional conditions should be placed on the proposed development?

BACKGROUND

Pre-application consultation with staff began in August 2020. The applicant provided staff with a site plan overlay that proposed a principal structure footprint of 2,246 square feet with a 462 square foot swimming pool. The proposed footprint of the pool encroached within the B - Bay beach zone by 17.3 feet.

Land Development Code Section 82-136 – Authorization provides that variances may be granted for accessory structures landward of mean high water in the bay beach zone and for principal residential uses in a contiguous zone. However, staff did not find the proposed site plan would comply with the seven variance standards and would be directly in conflict with the Sanibel Plan and other areas of the Land Development Code, which identifies the Bay beach and Gulf beach zones as preservation districts. The applicant was informed that staff would not support a variance request in the B – Bay beach zone and advised the applicant to reduce the number and scope of variance to the minimum necessary request.

The applicant provided staff with a revised site plan, dated 11-20-20, which proposed a principal structure footprint of 1,969 square feet and 582 square foot swimming pool. The revisions effectively eliminated encroachment of the B – Bay beach zone. However, staff determined that multiple variances would be necessary to approve the site plan, due to a 9 foot encroachment of the front setback (50 feet from centerline of Isabel Drive) and associated noncompliance to applicable angle-of-light limitations.

Staff informed the applicant via email, dated January 8, 2021, that a variance to front yard setback requirements would not be supported by staff, as several inconsistencies were identified relative to variance standards #1, #3 and # 4. Staff did indicate preliminary support for a variance to applicable angle-of-light limitations, pending staff review of additional revisions to the site plan.

On January 14, 2021, staff received an application for variance with revised materials. The new site plan demonstrated a reduction in necessary variance applications from two to one.

PROPOSAL

The applicant seeks to obtain approval for a Variance from Land Development Code Section 126-454 – Required conditions, (b) height. Specifically, the applicant proposes development of a principal structure that will penetrate the plane established by a primary angle of light. The primary angle of light is established at all applicable setback lines, at an angle of 45 degrees measured at twenty (20) feet above predevelopment grade, projected toward the center of the subject parcel. The subject parcel, a vacant lot, is located at 1226 Isabel Drive in the Sanibel Harbours established neighborhood adjacent to San Carlos Bay. The property exists within two ecological zones – G – Altered Land zone (residential district) and B – Bay beach zone (preservation district). The property, less than two acres in size, is predominately located within G – Altered Land zone, therefore Land Development Code Section 126-454 – Required conditions are applicable development standards.

A copy of the application for variance and narrative response to seven standards for variance is provided with this report as **Attachment A**. A copy of the site plan, dated January 13, 2021, is provided with this report as **Attachment B**. A copy of the building elevation and floor plans are provided with this report as **Attachment C**. A copy of the vegetation/landscape plan is provided with this report as **Attachment D**. A copy of the boundary survey for 1226 Isabel Drive is provided with this report as **Attachment D**. A copy of the boundary survey for 1226 Isabel Drive is provided with this report as **Attachment E**. Information demonstrating compliance with Land Development Code 86-43, Appearance of structures; size and mass of structures, is provided with this report as **Attachment F**.

ANALYSIS

Pursuant to Land Development Code Section 82-140, Planning Commission may grant variances upon finding compliance with seven standards. Staff made the following findings relative to the seven variance standards:

- The subject parcel, as is the case with all residential properties on the north side of Isabel Drive (within Sanibel Harbours established neighborhood), is subject to two 50-foot setbacks; from the north (Bay beach setback) and south (front yard setback).
- While compliance to setback requirements is achieved by the proposed site plan, additional setback of the structure to achieve compliance with angle-of-light limitations presents a significant challenge due to the limited depth of the subject parcel. Further reduction of living area may deprive the owner of reasonable use and enjoyment of the parcel in the same manner as others similarly situated.
- Special conditions of the subject property are not self-imposed.
- The applicant successfully reduced the number of requested variances from two to one during a lengthy pre-application process. Staff acknowledges that alternate siting of the principal structure as designed will not reduce penetration of the primary (and secondary) angle-of-light. Staff finds the proposed structure cannot be reduced in depth in a reasonable manner to achieve full compliance with Land Development Code Section 126-454(b) height.

- Staff determined that the proposed single-family residence is consistent in scale with an average-sized single-family residence in the Sanibel Harbours established neighborhood and the requested variance is considered minimum necessary to mitigate the hardship demonstrated.
- The proposed residence will otherwise comply with the maximum height limit of 35 feet measured from pre-development grade, as well as the angle-of-light plane on the east and west sides of the property. Staff does not anticipate any adverse impacts to neighboring properties, as a result of the proposed development.
- Additionally, Public Works staff has determined that on-site retention for the purpose of stormwater management will not be required, as Sanibel Harbours provides subdivision drainage.

PUBLIC COMMENT

Staff received one phone call from an adjacent property owner with general questions about the nature of the variance request. There was no additional public comment provided regarding the subject application at the time of this staff report.

CONCLUSION

Planning Staff finds support for compliance with all seven variance standards as provided in Land Development Code Section 82-140.

If the Planning Commission finds that the proposed plans are in conformance with all applicable Sanibel Code requirements for variance, then staff recommends that approval be subject to the following conditions:

- 1. All improvements shall be in conformance with the scope of work, as provided in **Attachment A**, and the site plan (dated January 13, 2021) as provided in **Attachment B**, of this Staff Report.
- 2. The applicant shall obtain all applicable Building permits prior to commencement of construction.
- 3. The applicant shall comply with all other applicable development standards of Land Development Code Section 126-454, as well as Article XIII Environmental performance standards, Division 6 Bay beach zone and Division 7 Altered Land zone.
- 4. No development activity is permitted in the B Bay beach zone, including but not limited to placement of fill, excavation of fill, and/or coverage of shell, stone, sand, or mulch in lieu of vegetation. All vegetation installed within the Bay beach zone shall be native to the State of Florida, as approved by City of Sanibel Natural Resources Department.
- 5. Obtain a vegetation permit prior to removal or relocation of native vegetation.

- 6. Exotic species of plants which out compete or otherwise displace native plants, including Brazilian pepper Schinus terebinthifolius, the Cajeput or Punk tree Melaleuca quinquenervia, Earleaf Acacia Acacia auriculiformis, Lead tree Leucaena leucocephala, Java Plum Syzgium cumini, Air Potato Dioscorea bulbifera, Exotic Inkberry Scaevola frutescens, Scaevola sericea and Mother-in-law's Tongue/Bowstring Hemp Sansevieria hyacinthoides shall be removed from within the boundaries of the parcel proposed for development or site alteration. The parcel shall be kept permanently free of such exotics.
- 7. Comply with applicable flood and storm-proofing requirements of Sanibel Code Chapter 94, Floods.
- 8. Maintenance of existing site drainage patterns and stormwater management is required (Sanibel Harbours subdivision drainage).
- 9. All exterior lighting shall be designed and installed to prevent glare and light trespass. Light shall not be allowed to cause glare affecting motorists, bicyclists, or other users of roads, driveways, and bicycle paths. Full cutoff fixtures must be used. Uplighting is prohibited. All outdoor lighting, including building, parking and aesthetic lighting, must use full cutoff fixtures. Lights that are properly installed in an architectural space (such as under a porch roof or roof overhang) which provides the functional equivalent of a full cutoff fixture, need not use full cutoff fixtures. Full cutoff fixtures are luminaires that do not emit any light, either directly or by reflection or diffusion, above a horizontal plane running through the lowest part of the fixture. Mercury vapor lighting is prohibited. High pressure sodium lighting is permitted and encouraged in order to maximize safety, minimize overall illumination, and conserve energy.
- Newly installed artificial light sources shall comply with Land Development Code Section 126-1000 – Beachfront lighting for marine turtle protection. Tinted glass shall be installed on all windows and glass doors of single-story or multistory structures within line of sight of the beach.
- 11. Many of the conditions contained herein are for information purposes to assist the applicant and are requirements of the Land Development Code. The applicant is required to comply with all regulations of the City of Sanibel. Some conditions stated herein reflect the current code requirements applicable at the time of approval of this permit. After the issuance of the completion certificate for this development or upon expiration of the development permit, any subsequent development or change of use for the parcel must comply with the regulations in effect at that time.

INDEX TO STAFF REPORT ATTACHMENTS

Attachment

Attachment

Α	-	Application for variance and narrative response to seven standards for variance
В	-	Site plan

Attachment	В	-	Site
Attachment	C	_	Build

- nt C Building elevation and floor plans nt D – Vegetation/Landscape plan
- Attachment D Vegetation/Land Attachment E – Boundary survey

F – Information demonstrating compliance with LDC Section 86-43



CITY OF SANIBEL Planning Department APPLICATION FOR VARIANCE

(WITH APPLICATION INFORMATION)

	<u>STAFF USE ONL</u>	<u>Y</u>		
APPLICATION No:	FILING DATE:	ACCEPTED BY:	FE	E:
PART I. PARCEL IDENTIFIC	CATION			
TAX STRAP NUMBER: <u>1</u> <u>8</u> - 4	6 - <u>2</u> <u>3</u> - T <u>3</u> - <u>0</u>	0 3 0	<u>0</u> .0	2 8 0
STREET ADDRESS OF PROPERTY: _	226 Isabel Dr			
PART II. OWNER & APPLIC				
NAME OF OWNER: Jeffery S. Owner's Mailing Address: 153		MN 55391		
Owner's Phone No: 612-267-	2670Business_612-		Fax	
Owner's Email Address: sven(- Same in the second		
NAME OF APPLICANT: DeCort	e Four Custom Home Bu	ilders, Inc.		
Applicant's Address: PO Box	922 Sanibel Fl. 33957			
Applicant's Phone No: 239-4	72-8446 Business		Fax	
Applicant's Email Address: rol	n.decortefour@gmail.con	1		
Applicant's Interest in Property	: <u>Contractor</u>			

PART III. PROVIDE A BRIEF DESCRIPTION OF THE PROPOSED DEVELOPMENT

Construct a new single family home with a pool

IDENTIFY THE LAND DEVELOPMENT CODE SECTION(S) FROM WHICH VARIANCE IS REQUESTED: LDC Sec. 126-454(b) Height

K:\Planning\~Planning Department Applications\VARIANCE (WITH APPLICATION INFORMATION).Doc

ATTACHMENT A Apps 21-12538V and 21-12550DP Kristin Bluvas 1226 Isabel Drive

APPLICATION FOR VARIANCE

(WITH APPLICATION INFORMATION)

PART IV. ATTACHMENTS CHECKLIST

The information and attachments requested as part of this application are the minimum necessary to determine compliance with the requirements of the Sanibel Plan and the Land Development Code (LDC). The city may require additional information, or waive certain requirements, at any time during the application process depending upon the nature of the variance request. (Ref. Land Development Code Section 82-138). For a complete explanation of each item, refer to the Planning Department handout entitled "Instructions for Permits and Other Applications of the Sanibel Island Development Code".

	DESCRIBE HOW THIS APPLICATION MEETS THE SEVEN (7) VARIANCE STANDARDS
	VERIFICATION OF PERMITTED RESIDENTIAL DENSITY (See LDC Section 86-91 and 86-92)
	DEED OR LEE COUNTY OWNER OF RECORD
	OWNER'S AUTHORIZATION (Certified Form Available in the Planning Department)
<u> </u>	OTHER AGENCY PERMITS (Certified Statement - Required permits - Copy of Application/Form)
	LOCATION MAP
	SITE DEVELOPMENT PLAN (1" = 20')
	DRAINAGE PLAN OR VERIFICATION OF EXISTING DRAINAGE IMPROVEMENTS
	EXTERIOR LIGHTING PLAN
	VEGETATION PLAN
	WILDLIFE HABITAT IDENTIFICATION AND PLAN FOR PRESERVATION
	VERIFY GOPHER TORTOISES ARE PROTECTED ON SITE OR HAVE BEEN REMOVED
	IWA - WATER AVAILABILITY LETTER
	BUILDING PERMIT APPLICATION
	FLOOR PLANS (1/4" = 1')
	TYPICAL WALL SECTION $(1/4" = 1')$
	BUILDING ELEVATIONS (Front, Back, and Side; Showing Height And Setback Compliance)
	FLOODPROOFING CERTIFICATION (For Coast High Hazard Areas)
	OTHER INFORMATION REQUIRED FOR COMPLIANCE WITH THE LAND DEVELOPMENT CODE:

PART V. PUBLIC HEARING NOTIFICATION REQUIREMENT

PROVIDE NAME AND ADDRESS LABELS FOR ALL PROPERTY OWNERS WITHIN A RADIUS OF 300 FEET OF THE EXTREME LIMITS TO THE PARCEL PROPOSED FOR DEVELOPMENT (to be obtained from Lee County Geographic Information System Department). REFER TO THE "Adjacent Property Owners" SECTION OF THE "Instructions for Permits and Other Applications of the Sanibel Land Development Code" FOR DETAILS ON OBTAINING THIS INFORMATION.

I hereby certify that the information contained in this application and the attachments hereto are true and correct to the best of my knowledge and belief. Furthermore, I acknowledge that the City has the right to inspect the subject property in conjunction with this development permit application. (Please advise the City of any restrictions or limitations on the inspections.)

and and	Ron DeCorte	1-14-2021	
SIGNATURE OF OWNER / OW	NER'S AUTHORIZED REPRESENTATIVE	DATE	

NOTE TO THE OWNER/APPLICANT: A development permit is required in addition to this variance request in order to implement the use and may be filed concurrently or subsequently to this application. If filed subsequently to this application, the development permit must be obtained within a period of twelve (12) months after variance approval. The proposed development may be subject to private deed restrictions or covenants. It is the applicant's responsibility to verify with the appropriate property owners association whether the proposed development complies with the applicable deed restrictions or covenants. The City does not enforce deed restrictions or act as an arbitrator between the applicant and the association.

The Planning Commission may grant variances only upon finding that the request meets the seven standards set forth in Land Development Code Section 82-140. Describe how your request meets each requirement:

- 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 said lot or parcel in the same manner as other properties similarly situated: The size of the lot in conjunction with the required setbacks in this location do not allow for a house and pool to be constructed similar to the properties adjacent. The home conforms to the angle of light requirements on the left and right side, as well as the west side of the rear of the structure. We are requesting relief from the angle of light solely on the street and bay sides of the home.
- 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 shallow lot and large setbacks required for this lot (Bay Beach Zone) do not allow enough space to construct a home of similar properties as adjacent

homes to be constructed without encroaching the angle of light (primary and secondary)

- 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: Applicant has made every effort to place the home and pool in such a way as to not need the requested variance, but can not avoid requesting the variance to construct a home similar to the properties adjacent
- 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: No adjacent land is available to increase the lot depth
- 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 construction of a home and pool similar to adjacent properties would not be feasible without this valance

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 granted requested variance would allow the applicant to construct a home similar in size and shape to the adjacent properties. A living area square footage study was completed and attached to this application to show that the subject home is in fact below average to the adjacent homes in size, therefore it can not be defined as adverse to the neighborhood scheme, and will not adversely effect the plan and scheme set forth in the land development code.

7. That the variance granted is the minimum necessary to mitigate the hardship demonstrated: We feel that we have compressed the pool area as well as designed the home in such a manner the would minimize the the impact and the necessity of a variance. The home and pool are smaller than the average adjacent home and can not be constructed on this lot, without the granting of this requested variance.

Living Area Square Footage Study fo 1226 Isabel Dr

	Address	Street	Square Footage Living Within 300' and Bay Front on Isabel Dr	Within 300' of Subject Parcel	Bay Front Within 300' of Subject Parcel
1	1208	Bay Dr	1694	1694	
2		Bay Dr	2500	2500	
3	1245	Isabel Dr	2504	2504	
4	1237	Isabel Dr	4407	4407	
5	1231	Isabel Dr	1564	1564	
6	1219	Isabel Dr	4034	4034	
7		Isabel Dr	3823	3823	
8	1203	Isabel Dr	1680	1680	
9	1204	Isabel Dr	3167	3167	3167
10	1212	Isabel Dr	2138	2138	2138
11	1218	Isabel Dr	2654	2654	2654
12	1232	Isabel Dr	2499	2499	2499
13	1238	Isabel Dr	5127	5127	5127
14	-	Isabel Dr	3241	3241	3241
15	1266	Isabel Dr	1982		
16	1272	Isabel Dr	4514		
17	1280	Isabel Dr	1949		
18	1298	Isabel Dr	4488		
19	1314	Isabel Dr	4021		
20	1307	Isabel Dr	1750		
21	1297	Isabel Dr	2577		
			62313 Total Sq. Ft. 21 Parcels	41032 Total Sq Ft 14 Parcels	18826 Total Sq. Ft.

21 Parcels

14 Parceis 2968 Average Sq. Ft. 2931 Average Sq. Ft. 3138 Average Sq. Ft.

6 Parcels

GeoView Map



December 2, 2020

Air Photos: 2020 Hi-Res (4 inch)

--- County Boundary

[7] Library Locations

5

HospitalLocations School Locations

School Locations Major Roads Medium

CCC_Parks 1 - 75 US 41 Other Highways Other Roads

Parcels Near







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COPYRIGHT 2021, ALEXANDER DESIGN GROUP, INC.





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2 LEFT ELEVATION 3CALE: 1/4"=1"-@"



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17'-Ø"

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	ALEXANDER DESIGN GROUP NO BED O RAFED 401 EAST LAKE STREET WAYZATA, MN 55391 Phone: 952.473.8777 FAX: 952.473.8222
	13 JANUARY 2021 PREVIOUS ISSUE DATES:
	DRAWING DESCRIPTION: LOWER LEVEL FLOOR PLAN
GQUARE FOOTAGE MAIN - ITIB# UPPER - II29# TOTAL (FIN) - 2924#	LOT 28 ISABEL DRIVE SANIBEL ISLAND, FLORIDA
	3 3 OF 5

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	ALEXANDER DESIGN GROUP A01 EAST LAKE STREET WAYZATA MN 55391 Phone: 952.473.8222 ISORE DATE ISORE DATE ISORE DATE ISORE DATE ISORE DATE ISORE DATE ISORE DATE ISORE DATE ISORE DATE ISORE DATE
SQUARE FOOTAGE MAN - 115+ UPFER - 1169+ TOTAL (FIN.) - 2904+	LOT 28 ISABEL DRIVE SANIBEL ISLAND, FLORIDA
	4 4 4 OF 5



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UPPER LEVEL FLOOR PLAN 4 SCALE: 1/4"=1'-0"

SQUARE FOO	OTAGE
MAIN - UPPER -	1715# 1189#
TOTAL (FIN.) -	29Ø4#

401 EA WAYZ Phor	EXANDER DIGN GROUP ST LAKE STREET ZATA, MN 55391 he: 952.473.8777 X: 952.473.8222
<u>1884年 DATE:</u> 13 JANUARY 2 <i>0</i> 21	PREVIOUS ISSUE DATES:
DRAWING DESCRIPTION:	HLOOR FLAN
LOT 28	ISABEL DRIVE SANIBEL ISLAND, FLORIDA
5	5 OF 5

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LANDSCAPE IMPACT PLAN

GUSTAFSON RESIDENCE

1226 ISABEL DR SANIBEL, FL

SHEET INDEX:

- C. Cover
- L-1. Vegetation Inventory and Impact Plan
- L-2. Proposed Vegetation for Variance
- L-3. Front Buffer Elevation from Isabel Drive



COVER



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ATTACHMENT D Apps 21-12538V and 21-12550DP Kristin Bluvas 1226 Isabel Drive



> 2410 PALM RIDGE ROAD SANIBEL, FL 33957 TEL: 239-558-4610 INFO@COASTALVISTADESIGN.COM

VEGETATION INVENTORY AND IMPACT PLAN

December 2, 2020 REV January 13, 2021



1226 ISABEL Dr SANIBEL, FLORIDA -

5

Call Before You Dig

Call Sunshine State One Call, at **811** or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

IMPORTANT: CONTRACTOR

- LANDSCAPE CONTRACTOR RESPONSIBLE FOR CALLING SUNSHINE 811 NO CUTS 811 or (800) 432-4770 PRIOR TO BEGINNING WORK. ALL MARKINGS MUST BE COMPLETE AND VISIBLE ON GROUND PRIOR TO ANY EXCAVATION WORK. GROUND PRIOR TO ANY EXCAVATION WORK. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES OF NATIVES TO BE PRESERVED ON SITE AND FOR VERIFYING THE QUANTITY AND EXTENT OF EXOTICS TO BE REMOVED FROM SITE PRIOR TO BIDDING ON OR BEGINNING SITE WORK. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION OF EXISTING NATIVE/ PROTECTED SPECIES ON SITE AND TAKING NECESSARY MEASURES TO PROTECT OR RELOCATE AND PRESERVE EXISTING NATIVES. AND PRESERVE EXISTING NATIVES. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING SCALE AND ACCURACY EXISTING VEGETATION PLANS AND FOR NOTIFYING GENERAL CONTRACTOR, OWNER OR OWNERS AGENT OF ANY CONFLICTS. ALL EXISTING NATIVE VEGETATION ON SITE IS TO REMAIN IN EXISTING LOCATION UNLESS OTHERWISE SPECIFIED ON PLANS.
- IMPORTANT: EXISTING VEGETATION EXISTING VEGETATION ON SITE TO REMAIN. NATIVES TO BE PRESERVED IN PLACE. PROPOSED GRADING IN RETENTION AREAS TO MEANDER AROUND EXISTING NATIVES. **IMPORTANT: OVERHEAD POWERLINES**
- NEW INSTALLED VEGETATION SHALL BE INSTALLED PER CITY OF SANIBEL CODE SEC.122-168 PLANTING LIMITATIONS UNDER OVERHEAD POWERLINES; TREES OR SHRUBS THAT EXCEED 20' IN HEIGHT AT MATURITY SHALL NOT BE PLANTED WITHIN TEN FEET EITHER SIDE OF THE VERTICAL PLANE OF THE CENTERLINE OF EXISTING OVERHEAD POWER LINES.
- IMPORTANT: UNDERGROUND UTILITIES ALL VEGETATION TO BE INSTALLED SHALL AVOID ALL EXISTING AND PROPOSED UTILITIES. CONTRACTOR AND LANDSCAPE CONTRACTOR RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES INCLUDING STORMWATER, CABLE AND SEWER UTILITIES.









2410 PALM RIDGE ROAD SANIBEL, FL 33957 TEL: 239-558-4610 INFO@COASTALVISTADESIGN.COM

PROPOSED VEGETATION FOR VARIANCE

December 2, 2020 REV January 13, 2021

PRESERVATION OF NATIVES ON SITE:

- ALL NATIVES TO REMAIN IN PLACE ON SITE SHALL BE PROTECTED BY SITE CONSTRUCTION ACTIVITIES BY ORANGE CONSTRUCTION FENCE.
- ANY NATIVES SHOWN TO REMAIN IN PLACE, BUT DETERMINED TO BE IMPACTED BY SITE
- CONSTRUCTION ACTIVITIES SHALL BE RELOCATED TO THE VEGETATION RECEPTOR AREA. A CITY OF SANIBEL VEGETATION PERMIT IS REQUIRED FOR RELOCATION AND REMOVAL OF ANY
- NATIVE VEGETATION ON SITE. A VEGETATION RECEPTOR AREA IS REQUIRED FOR RELOCATED NATIVE VEGETATION. THE RECEPTOR AREA MUST BE PROTECTED BY ORANGE CONSTRUCTION FENCE AND BY SILT FENCE. TEMPORARY IRRIGATION IN VEGETATION RECEPTOR AREA IS REQUIRED FOR A MINIMUM OF 60 DAYS FOR ESTABLISHMENT OF RELOCATED VEGETATION.
- ALL NATIVES TO BE RELOCATED ON SITE SHALL BE MARKED WITH COLORED ENGINEER TAPE TO BE DISTINGUISHED FROM OTHER NON-TRANSPLANTED VEGETATION. THE TAPE MUST REMAIN ON THE TRANSPLANTED VEGETATION UNTIL THE TREES ARE TRANSPLANTED TO FINAL SITE LOCATIONS AND INSPECTION IS COMPLETED BY STATE OF FL. DEP AND BY CITY OF SANIBEL PLANNING AND NATURAL RESOURCES DEPARTMENTS.

IMPORTANT

1. REFER TO ENGINEERING PLANS FOR SITE AND DRAINAGE & GRADING INFORMATION. 2. PLANTING WITH THE DETENTION AREA SHALL BE APPROPRIATE FOR PERIODS OF INNUNDATION.

TOTAL SOD: 3737 SF

NOT TO EXCEED 20% OR 4000 SF

IMPORTANT: VEGETATION IMPACTS

VEGETATION IMPACTS SHOWN DO NOT ACCOUNT FOR POSSIBLE FUTURE GRADING AND DRAINAGE IMPACTS ON SITE OR FOR ANY UNDERGROUND UTILITY WORK. ALL SITE GRADING & DRAINAGE SHALL MEANDER AROUND EXISTING AND RELOCATED VEGETATION.

> ALL NATIVES TO BE MITIGATED OR RELOCATED TO VEGETATION **RECEPTOR AREA**

> FINAL VEGETATION COUNTS TO **BE DETERMINED FOLLOWING** EXOTIC REMOVAL. FINAL PLAN SHALL BE MINIMUM 75% NATIVE/25% NONINVASIVE EXOTIC





gustafson

1226 ISABEL Dr SANIBEL, FLORIDA





STreet Setback Study Basel on Leepa

	Address	<u>Sq. ft.</u>	<u>Setback</u>	
	1204	3167	45.2	
	1212	2138	28.9	
	1218	2654	36.11	
	1232	2499	45.2	
	1222	5127	45.1	
	1246	3241	47	
	1226	1982	37.11	
	1272	4514	37.5	
	1280	1949	38.7	
	1290	4488	35.4	
	1314	4021	42.3	
		3253	39.87	Average without subject
Subject	1226	2904	42.5	
		3224	40.09	Average with Subject

ATTACHMENT F Apps 21-12538V and 21-12550DP Kristin Bluvas 1226 Isabel Drive



CBC #058483 P.O. Box 922 Sanibel, FL 33957 Email: <u>ron@decortefour.com</u>

DeCorte Four Custom Home Builders, Inc.

Phone: (239) 472-8446 Fax: (239) 472-8449 Web site: <u>www.decortefour.com</u>

Date: 12-6-2020

- To: SANIBEL DEVELOPMENT REVIEW
- From: RON DECORTE

Re: GUSTAFSON SINGLE FAMILY RESIDENCE

To whom it may concern,

I have reviewed the design for the above referenced project compared to other houses in the area relating to Sanibel Development Standards Sec. 86-43. Appearance of structures; size and mass of structures. In my professional opinion, I feel that this design complies with this standard in that it is very similar to numerous houses in the immediate area that have been constructed in a very similar manner.

If I can be of further assistance, please don't hesitate to contact me.

Regards,

Ron DeCorte