



City of Sanibel

Planning Commission

COMMUNITY SERVICES DEPARTMENT Planning Staff Report

Planning Commission Meeting:
Planning Commission Agenda Item:
Application Numbers:
Applicant:

September 14, 2021

No. #7b.

21-12900V

SteMic Marine Construction, on behalf of
Kirsten Kaltenmark, Property Owner

RE: Consideration of an application filed pursuant to Land Development Code Section 82-138, Application and hearing, for a **Variance** to Land Development Code Chapter 126, Article XIV, Division 2, Subdivision II – Accessory Marine Structures, Section 126-875 Waterward Extension, to allow for the addition of a boat lift adjacent to an existing boat dock to exceed the maximum permitted waterward extension limit (i.e., more than the maximum allowed 20 percent width of the waterway) as measured from the approximate mean high water line of the abutting human-made canal, accessory to a single-family residence located at 686 Anchor Drive (Lot 11, Block 3, Sanibel Estates Unit 5 Unrecorded, AKA "Anchors Aweigh" - tax parcel No. 20-46-23-T4-00002.0480). The application is submitted by SteMic Marine Construction on behalf of property owner Kirsten A. Kaltenmark Trustee for Kirsten A. Kaltenmark Trust. **Application No. 21-12900V**

ISSUES

In considering the subject variance application the following issues should be addressed:

1. Does the requested variance meet all seven standards listed in Section 82-140 of the *Sanibel Land Development Code*?
2. If the variance is approved, what additional conditions, if any, should be placed on the development?

PROPOSAL

The applicant proposes to add a boat lift to an existing boat dock on a residential parcel of land abutting a human-made Sanibel Estates neighborhood canal at 686 Anchor Drive.

A copy of the variance application and the applicant's responses to the seven standards are provided as **Attachment A**. A location map and site aerial photography is included as **Attachment B**. A survey of the subject property is provided as **Attachment C**. The existing dock layout is provided as **Attachment D**. The proposed dock and lift plans are provided as **Attachment E**. A memorandum from the Natural Resources Department, dated September 1, 2021 is provided as **Attachment F**.

Existing Site Conditions

The subject property (see **Attachment C**) is approximately 17,000 square feet in net lot area and is situated on the western side of Anchor Drive. Located on the eastern side of a public Sanibel Estates canal, the property has approximately 100 feet of heavily vegetated shoreline. An existing T-shaped boat dock permitted in 2007 is present and is located relatively equidistant to both side property lines (see **Attachment D**). The immediately adjacent properties both contain existing boat docks, as do the properties directly across the canal.

The adjacent human-made canal ranges from approximately 43 to 46 feet in width measured between both respective mean high water lines. Extensive mangrove vegetation lines both shorelines of the canal and the mangrove root line extends approximately 3 to 4 feet waterward of the mean high water line, while the mangrove canopy extends between 15 to 18 feet waterward of the mean high water line. The mangrove root line extends right up to the landward edge of the existing boat dock terminal platform. The oblique photography provided in **Attachment B** shows the extent of the shoreline vegetation.

Proposed Site Conditions

The applicant proposes to modify the existing boat dock terminal platform by reducing the width of the dock from 5 feet to 4 feet at the northernmost 20 feet of the dock. As visible in **Attachment E**, the proposal includes the addition of an elevator-style boat lift adjacent to the existing dock. The cradle arms of the proposed lift will extend approximately 7 feet waterward of the edge of the modified dock. The plan also shows a 21-foot x 8.5-foot vessel situated on the boat lift parallel to the shoreline.

Due to the extensive mangrove vegetation, the existing terminal platform cannot be reconstructed or relocated any closer to the shoreline. The applicant proposes to reduce the terminal platform to 4 feet in width for the section of dock nearest the proposed boat lift. At this location, the cradle arms of the boat lift will extend approximately 15 feet waterward of the mean high water line. Land Development Code Section 126-875, Waterward extension, provides that no marine structure (including mooring pilings) shall extend waterward more than 20 percent of the width of the waterway. The subject canal is 44 feet wide at the location of the proposed boat lift, for a maximum waterward extension of 8.8 feet.

As shown on **Attachment E**, the proposed boat lift cradles will extend approximately 6.2 feet beyond the maximum permitted. To accommodate the boat lift, **the applicant requests a variance to the maximum permitted waterward extension - to extend an**

additional 6.2 feet beyond the 20 percent limit, for a total waterward extension of 15 feet.

Aside from the requested variance, the proposed dock and lift meet all other accessory marine structure standards of the Land Development Code, including maximum dock area (158 sq. ft. proposed vs. 320 sq. ft. allowed), side setbacks (30 feet proposed vs. 15 feet required), and maximum dock width (4 feet proposed vs. 8 feet allowed).

A vessel secured in the proposed boat lift would not extend across any extended side property lines and would extend the same distance into the canal as a vessel moored at the existing boat dock. The marine facilities for the property across the canal are offset further to the south and are approximately 32 feet away from the proposed boat lift.

Natural Resources Department Staff conducted a site inspection (see **Attachment F**) to evaluate the natural resource-related impacts of the subject variance application and commented that the subject human-made canal contains no seagrasses, oysters, or other protected marine organisms in the proposed dock and lift area. The proposed plan presents minor impacts to the existing mangrove fringe and requires minor trimming of one small diameter, lateral branch of a red mangrove. Any alternative to the requested variance, such as placing the lift at an angle or perpendicular to the existing dock would likely result in significant impacts to mature mangroves that Staff would find inconsistent with the city's environmental performance standards. Natural Resources does not have any objection to the proposed variance.

ANALYSIS

The Planning Commission may approve variances to certain requirements of the Land Development Code pursuant to Chapter 82, Article III, Division 3, Subdivision II of the *Sanibel Code*. The general standards to be used in evaluating variance applications are provided in section 82-140 of the *Sanibel Code* and are repeated here for convenience:

The Planning Commission may grant variances upon finding all of the following:

- (1) Variance Standard #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.

Staff Comments: The shoreline along the subject vacant property is heavily vegetated with mangroves with root lines that extend 4 to 5 feet waterward of the mean high water line. The existing boat dock is located as close to the shoreline as possible right up against the mangrove root line. To comply with the waterward extension regulation, significant mangrove alterations and

impacts would result if the proposed dock was located closer to the shoreline. Therefore, staff finds merit in the applicant's hardship claim.

- (2) Variance Standard #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.

Staff Comments: *The hardship demonstrated is particular to parcels located along the shores of subdivision canals with extensive mangrove vegetation. Some developed properties in the area have obtained mangrove trimming permits to maintain water views and reasonable access to marine facilities. There are no records or evidence that mangrove trimming has occurred at the subject property.*

- (3) Variance Standard #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.

Staff Comments: *Special conditions of the subject property are not the result of any actions of the property owner and are not self-imposed. The subject canal was dredged along with the development of Sanibel Estates Unit 5 before the city incorporated.*

- (4) Variance Standard #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.

Staff Comments: *The acquisition of adjacent lands is not an option and there is no reasonable alternative to redesign the plans that would alleviate the need for a variance to waterward extension.*

- (5) Variance Standard #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.

Staff Comments: *Relief from the waterward extension limitation will not result in use of the subject parcel other than the proposed marine structures accessory to a single-family residence.*

- (6) Variance Standard #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.

Staff Comments: *There are numerous neighboring canal-front properties with boat docks and lifts, so the neighborhood scheme will not be adversely affected. The proposed 15-foot waterward extension by the boat lift will*

leave approximately 27 feet of clearance to the shoreline to the west. The proposed dock and lift are located more than 30 feet from side property lines and will not affect vessel navigation at immediately adjacent properties.

- (7) Variance Standard #7: That the variance granted is the minimum necessary to mitigate the hardship demonstrated.

Staff Comments: *The proposed elevator-style boat lift has no outer pilings and only extends 7 feet from the boat dock. The existing terminal platform is 5 feet wide, and the applicant proposes to reduce much of the dock width to 4 feet to lessen the variance requested. The proposed reduced terminal platform is 4 feet wide, and 3 feet is the minimum dock width allowed by the Sanibel Code. Staff finds a reduction of proposed dock width from 4 feet to 3 feet would strictly satisfy this standard, unless other specific considerations for safety is recognized by Planning Commission.*

The applicant's response to the seven variance standards is provided as **Attachment A** to this Staff Report.

PUBLIC COMMENT

To date, staff has received no public comments pertaining to the variance request.

CONCLUSION

The applicant proposes a dock modification and boat lift design that presents no navigational obstruction to other marine vessels within the canal. The extent of the mangrove vegetation precludes any alternative design that moves the dock closer to the shoreline. The applicant revised their plans to include reducing the length of the boat lift cradle arms and reducing the existing dock width from 5 to 4 feet. The outermost extent of the proposed boat lift cradle arms will extend the same distance into the waterway as mooring a vessel to the existing dock. Staff finds the application consistent with LDC Section 82-140, standards 1 through 6, and standard number 7 could be strictly satisfied by reducing the terminal platform width to three feet, the minimum allowed by Code.

If the Planning Commission finds that the application meets the seven variance standards, then Staff recommends the following conditions be included with the approval of the variance and the implementation development permit:

1. Comply with the site plan provided as Attachment E, subject to revision of dock width from 4 feet (proposed) to 3 feet (minimum allowable), as to reduce the overall water-ward extension of marine accessory structures at the subject parcel.
2. The dock and boat lift structure shall not extend waterward from the mean high water line more than 15 feet – as shown on the proposed plans (**Attachment E**).

3. An as-built survey shall be submitted to the City demonstrating compliance with the approved plans prior to the issuance of the completion certificate.
4. Minor trimming ($\leq 25\%$ of the leaf surface area) of one small diameter, lateral branch of a red mangrove is authorized.
5. Any future trimming of mangroves to maintain dock access or views of the water, including trimming of mangroves installed as part of the approved mitigation plan, requires a separate annual mangrove trimming permit, and all permit conditions must be strictly adhered to. If unanticipated or unauthorized impacts occur as a result of the project, mitigation may be assessed during the final inspection.
6. All City-listed invasive exotic species of plants, including but not limited to, air potato shall be removed from the property and the property must be maintained free of all eight City-listed invasive exotics in perpetuity.
7. Conical piling caps or any other anti-bird roosting devices shall not be placed on the dock and lift pilings.
8. Any proposed outdoor dock lighting shall be in compliance with the standards and requirements of the Land Development Code, including:
 - a. Lights on docks, boat lifts, boat davits, and mooring pilings shall be no more than the minimum necessary as an aid to navigation and to illuminate the surface of the dock and access walkway as a safety measure for those walking on these surfaces at night.
 - b. A light installed as an aid to navigation shall be in conformance with the U.S. Coast Guard standards.
 - c. Existing or installed lights to illuminate the surface of a dock or walkway shall:
 - i. Be a minimum of 11 feet apart.
 - ii. Be so shielded and directed that the light falls only on the surface of the dock or walkway.
 - iii. Use an incandescent bulb with a maximum of 25 watts.
 - iv. Number no more than six (6).
 - v. Be installed so that no part of the light fixture is more than 30 inches above the surface of the dock or walkway.
9. All other standard requirements for accessory marine structures contained in the Land Development Code shall be met including, but not limited to, the following:

- a. No fill or dredging is authorized by the approved variance or development permit.
 - b. The height of the dock structure and boat lift pilings shall be limited to a maximum of three (3) feet and ten (10) feet, respectively, above mean high water.
 - c. Materials used in the boat lift construction shall comply with the standards in Land Development Code Section 126-885.
 - d. No double berthing of vessels shall be permitted.
 - e. Roofing and enclosures are not permitted on any dock, boat davit, or boat lift structure, including mooring pilings.
 - f. Turbidity screening shall be employed during subsurface construction, to remain in place a minimum of twenty-four (24) hours to ensure protection of water quality in the area.
10. The applicant shall obtain all applicable City development and building permits and any approvals required from other governmental agencies, including the Florida Department of Environmental Protection and the United States Army Corps of Engineers.

INDEX TO STAFF REPORT ATTACHMENTS

Attachment	A	–	Variance Application and Applicant's Response to Variance Standards
Attachment	B	–	Site Location Map and Aerial Photographs
Attachment	C	–	Survey
Attachment	D	–	Existing Dock Layout
Attachment	E	–	Proposed Dock & Lift Plans
Attachment	F	–	Natural Resources Memorandum

jgo/V21-12900StaffReport



CITY OF SANIBEL
Planning Department
APPLICATION FOR VARIANCE
(WITH APPLICATION INFORMATION)

Attachment A
Application No. 21-12900V
Kaltenmark – Boat Lift Variance
**Variance Application & Applicant's
Response to Variance Standards**

STAFF USE ONLY

APPLICATION No: 21-12900V FILING DATE: 6/24/21 ACCEPTED BY: JGO FEE: \$2881-

PART I. PARCEL IDENTIFICATION

TAX STRAP NUMBER: 20 - 46 - 23 - T 4 - 0000 2 . 0480

STREET ADDRESS OF PROPERTY: 686 Anchor Dr.

PART II. OWNER & APPLICANT INFORMATION

NAME OF OWNER: Kirsten Kaltenmark, TR.

Owner's Mailing Address: 686 Anchor Dr., SANIBEL

Owner's Phone No: 630-240-1880 Business _____ Fax _____

Owner's Email Address: j.kaltenmark@alumni.nd.edu

NAME OF APPLICANT: STEMIC MARINE CONSTRUCTION / MICHAEL T. JONES

Applicant's Address: 16420 Old US 41, FORT MYERS, FL. 33912

Applicant's Phone No: _____ Business 239-481-7143 Fax 239-481-2563

Applicant's Email Address: mtjones@stemicmarine.com

Applicant's Interest in Property: GENERAL CONTRACTOR

PART III. PROVIDE A BRIEF DESCRIPTION OF THE PROPOSED DEVELOPMENT

INSTALLATION OF A 7,000# ELEVATOR LIFT

IDENTIFY THE LAND DEVELOPMENT CODE SECTION(S) FROM WHICH VARIANCE IS REQUESTED:

82-138
LDC 126-875



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".


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

PART V. PUBLIC HEARING NOTIFICATION REQUIREMENT

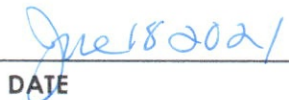
☒ PROVIDE NAME AND ADDRESS LABELS FOR ALL PROPERTY OWNERS WITHIN A RADIUS OF 300 FEET OF THE EXTREME LIMITS TO THE PARCEL PROPOSED FOR DEVELOPMENT (to be obtained from Lee County Geographic Information System Department). REFER TO THE "Adjacent Property Owners" SECTION OF THE "Instructions for Permits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

***** **CERTIFICATION** *****

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.)



SIGNATURE OF OWNER / OWNER'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.**

CITY OF SANIBEL
Planning Department
VARIANCE
(WITH APPLICATION INFORMATION)

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 owner has an existing dock at the 20% line. They are requesting relief from the 20% rule to install a boat lift in the same location that their boat is normally moored.

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 canal is unusually narrow and the presence of mangrove vegetated shoreline makes it hard to move the dock and lift closer to the shoreline. The new lift will be installed so that it is cut into the dock to limit the protrusion into the waterway as much as possible.

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:
No, the special conditions and circumstances are a result of the importance of mangrove protection in the City of Sanibel.

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:
Due to the mangrove root line, there is no available space to make the dock narrower to accommodate the proposed boat lift. As mentioned above, the lift will be built into the dock to limit the protrusion into the waterway.

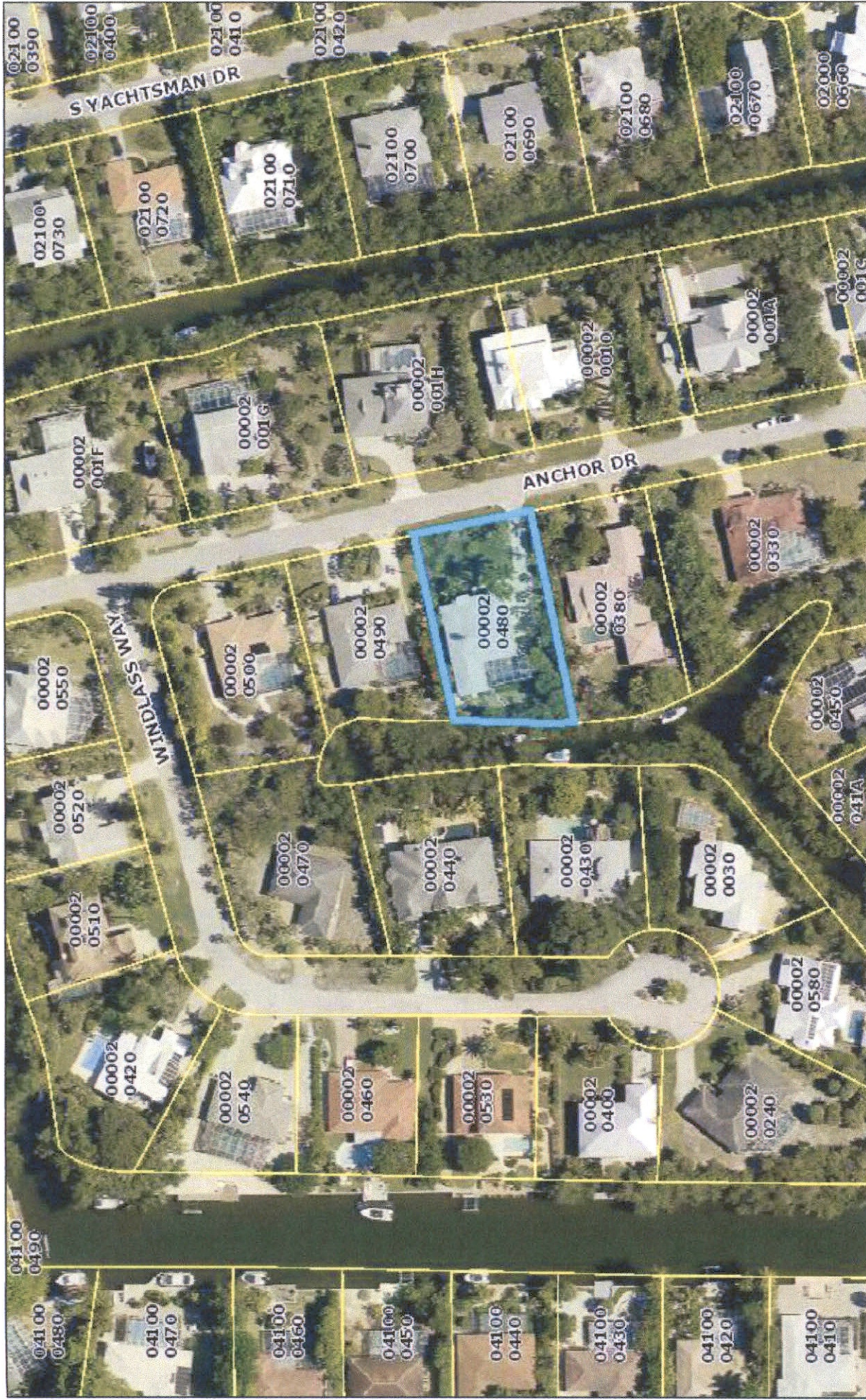
5. That the development or use of the subject parcel in some other manner than that proposed, in accordance with the applicable requirements, is not feasible:
There is not enough room for placement of the lift if rule is enforced.

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 installation of the proposed boat lift will not impede the limited boat traffic on the canal. The proposed boat lift will stick out less into the canal than a boat that is legally moored to the dock.

7. That the variance granted is the minimum necessary to mitigate the hardship demonstrated:
The proposed layout of the dock and lift are the minimum necessary to safely and effectively access the dock and then to safely and effectively enter and exit the boat lift in a boat while not affecting or limiting the use of the waterway by others.

KALTENMARK
686 Anchor Dr.

GeoView Map



May 27, 2021

Air Photos: 2020 Hi-Res (4 inch)

1:1,400
0 65 130 260 ft

- Hospital Locations
- Library Locations
- School Locations
- CCC_Parks

- County Boundary
- Major Roads
- Medium Roads
- Highways
- Other Roads

Parcels Near

Attachment B

Application No. 21-12900V

Kaltenmark - Boat Lift Variance

Site Location Map & Aerial Photos

This map is NOT a
No warranties, express or implied.

686 Anchor Drive - View from South



01/29/2021

Lat: 26.447019 Long: -82.031999 | Lee County, FL Imagery Date: 01/29/2021

686 Anchor Drive - View from North



01/28/2021

Lat: 26.447003 Long: -82.032148 | Lee County, FL Imagery Date: 01/28/2021

Attachment C

Application No. 21-12900V

Kaltenmark – Boat Lift Variance

Survey

ANCHOR DRIVE
(50' STREET PER DEED)

(WESTERLY RIGHT-OF-WAY PER DEED)
N11°40'58"W 100.00'(D)

25.00'

EXISTING IMPROVEMENTS, OTHER
THAN NOTED, WERE NOT SHOWN
LOCATED AND ARE NOT SHOWN

LOT 11
BLOCK 3

PORTION EXISTING RESIDENCE AS SHOWN ON A
SURVEY BY BEAN, WHITAKER, LUTZ & BARNES
(NOT VERIFIED DURING CURRENT FIELD WORK)

LOT 10
BLOCK 3

164.91'
N78°19'02"E 175.42'(D)

LOT 12
BLOCK 3
S78°19'02"W 165.07'(D)
154.99'

APPROXIMATE MEAN HIGH WATER LINE
ELEV. +0.3'(NAVD 1988)

FND. 1/2" I.R.
NO I.D.

PROPERTY LINE EXTENDED
(NOT A RIPARIAN LINE)

S05°46'25"E
100.53'(D)

REFERENCE LINE
S12°42'23"E 85.87'

PIILING
(TYPICAL)

CANAL

MANGROVE CANOPY
MANGROVE ROOTLINE
20% OF CANAL WIDTH

DOCK

FLOATING DOCK

FND. LARGE
NAIL

FND. 1/2" I.R.
NO I.D.

APPROXIMATE MEAN HIGH WATER LINE
ELEV. +0.3'(NAVD 1988)

END OF CANTILEVER LIFT
(BOAT AND DOCK NOT LOCATED)

PROPERTY LINE EXTENDED
(NOT A RIPARIAN LINE)

1
2
3
4
5
6
7
8
9

REVISIONS



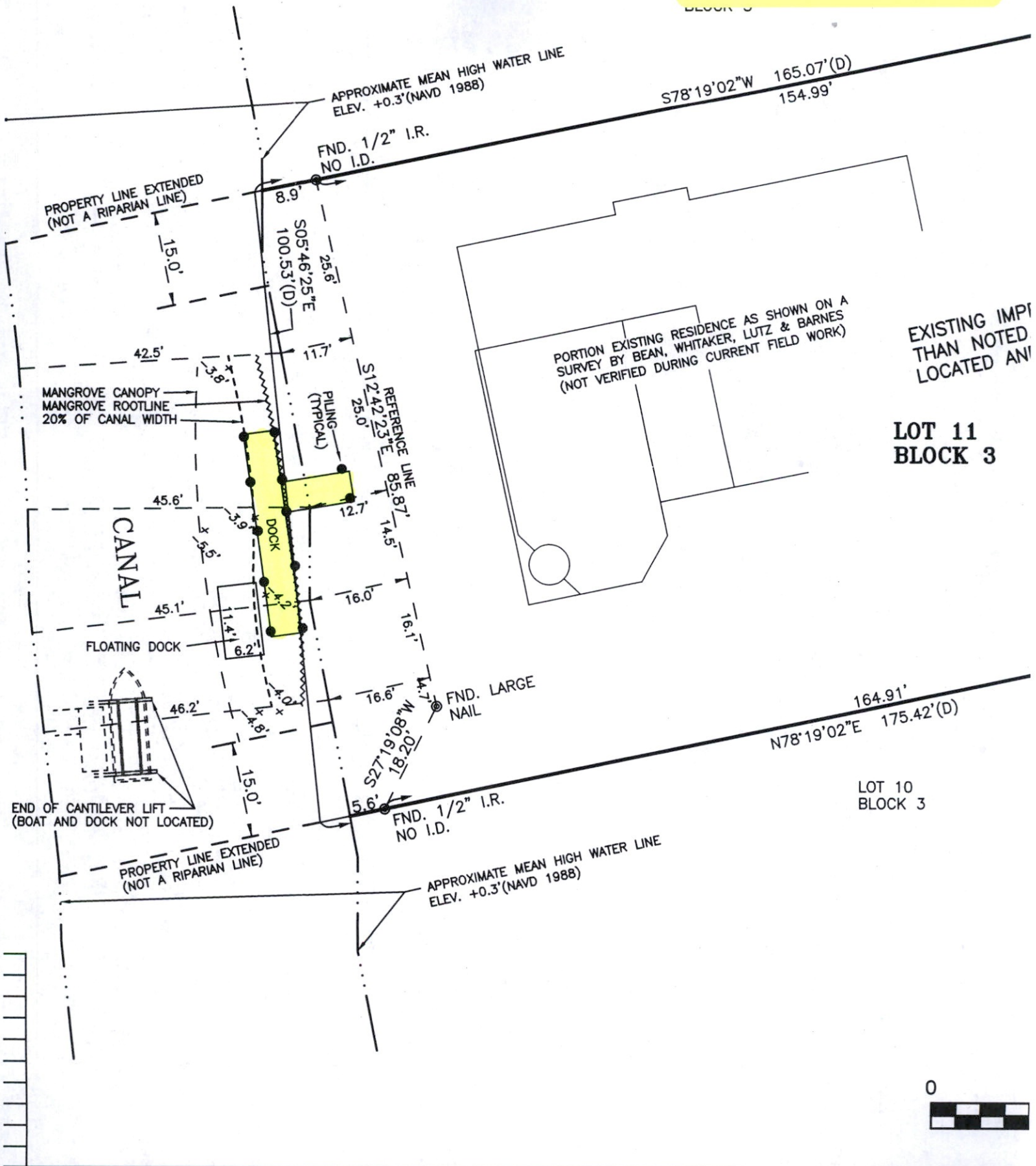
2011
DATE
4/13

Attachment D

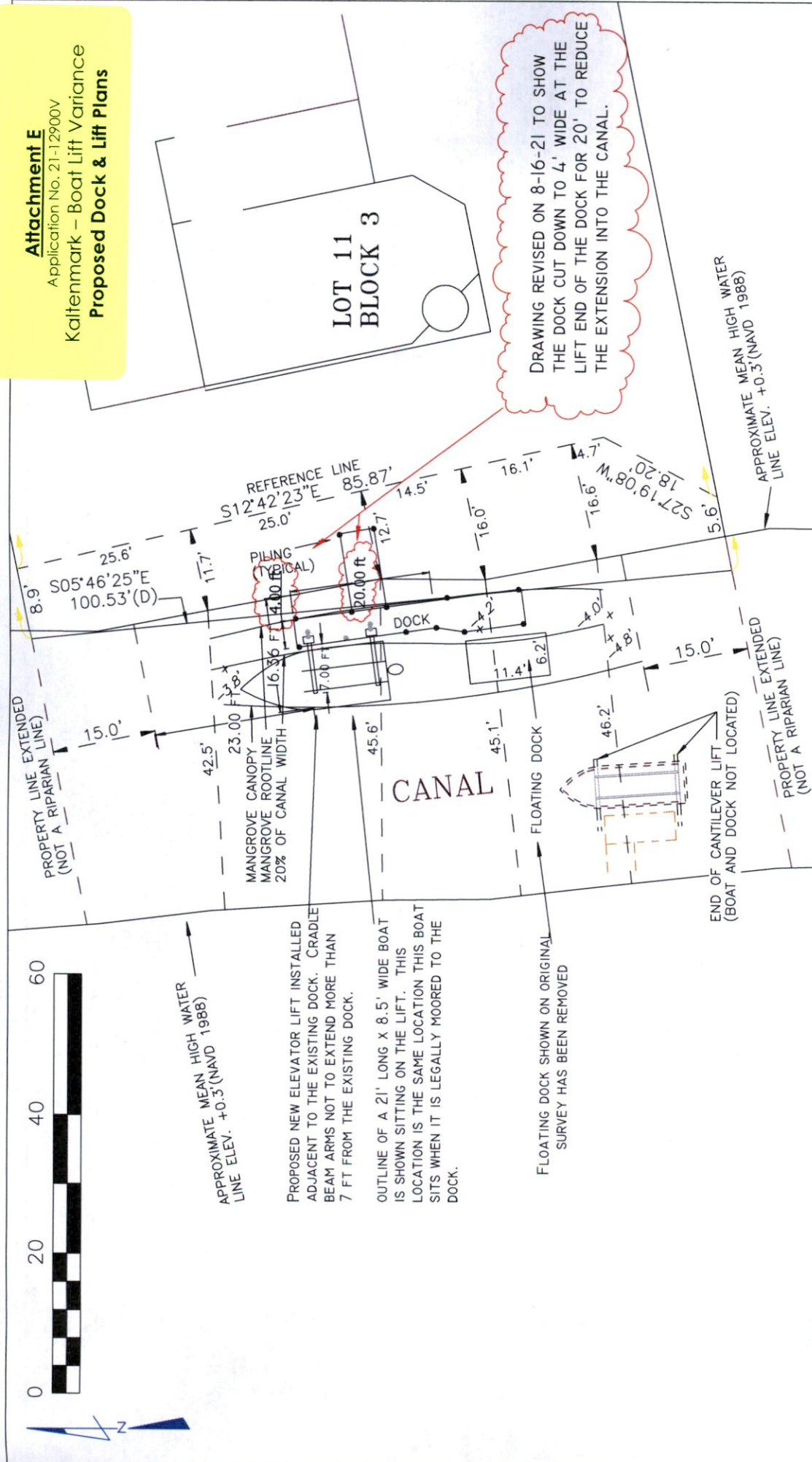
Application No. 21-12900V

Kaltenmark – Boat Lift Variance

Existing Dock Layout

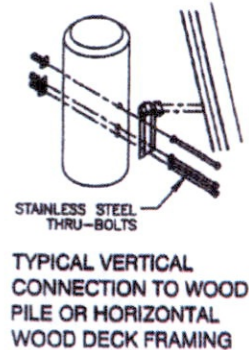
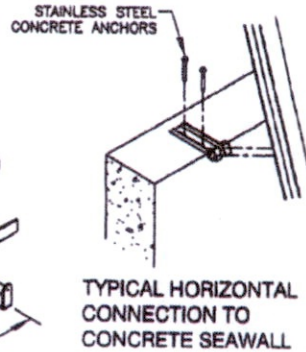
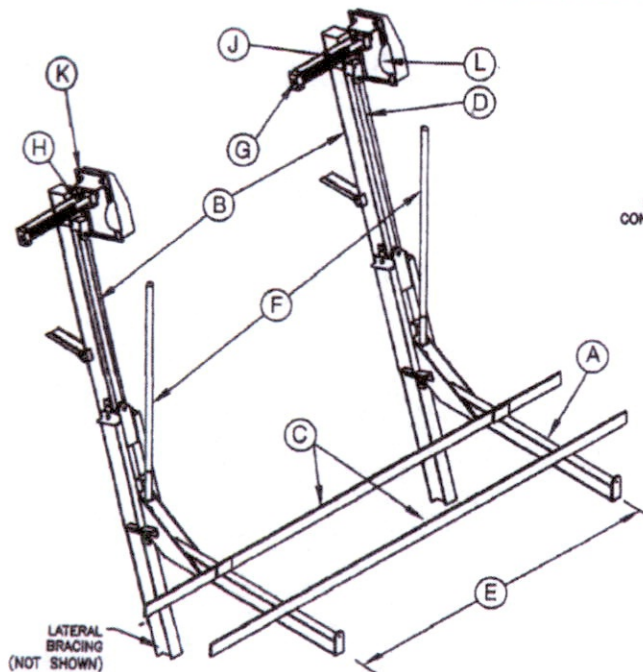


Attachment E
Application No. 21-12900V
Kaltenmark - Boat Lift Variance
Proposed Dock & Lift Plans



<p>STEMIC MARINE CONSTRUCTION</p> <p>Office 239-481-7143 Fax 239-481-3563 www.stemicmarine.com</p>	<p>NAME <u>KALTENMARK</u></p> <p>JOB ADDRESS <u>686 ANCHOR DR.</u></p> <p>Scope of Work: <u>INSTALLATION OF A 7,000# ALUMINUM ELEVATOR LIFT ADJACENT TO EXISTING DOCK.</u></p>	<p>Date <u>6-17-21</u> Scale <u>1"=20'</u> Dwg# <u>1</u></p>
	<p>CGC 1527841</p>	
	<p>Drawing accepted by _____</p>	

ELEVATOR LIFT



INCLINE MOUNT OR VERTICAL MOUNT

NOTE: THIS STRUCTURE HAS BEEN DESIGNED FOR LOADS ASSOCIATED WITH AN ULTIMATE WIND SPEED OF 170 MPH, EXPOSURE 'D', RISK CATEGORY I, CALCULATED PER FLORIDA BUILDING CODE 2010, ASCE/SEI 7-10 AND ADM-2006. BOATS SHALL NOT BE STORED ON LIFTS DURING HIGH WIND EVENTS. ALL PRIMARY STRUCTURAL MEMBERS ARE TO BE 6061-T6 ALUMINUM. TRACKS ARE TO BE DRIVEN TO FIRM BEARING MATERIAL.

SUMMARY OF DESIGN FEATURES

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(J)	(K)	(L)	
LIFT CAPACITY	CRADLE I-BEAM	TRACK I-BEAM	BUNK BOARDS FEET	CABLE SIZE	TRACK SPREAD	GUIDE POST HEIGHT	BRGS	DRIVE SHAFT	WINDER DIA	GEAR RATIO	MOTOR HP/VOLTAGE	INCHES OF LIFT PER MIN.
3,000#	(2) 8 H x .19 4 W x .29 x 7 LG @ 4.03#/#FT	(2) 8 H x .23 5 W x .35 x 29 LG @ 6.19#/#FT	(2) 2 x 8 x 144 ROUGH SAWN CARPETED	(2) 5/16" Ø x 30' S.S. 2 PART	7" THRU 10'	80'	(4) 2" EXTRUDED 6061-T6 ALUM	(2) 1.500" O.D. x 1.48" WALL GALVANIZED HSS	480:1	480:1	(2) 3/4 HP 120V/20A 240V/10A	13-1/2"
5,000# & 7,000#	(2) 8 H x .25 5 W x .41 x 8 LG @ 7.02#/#FT	(2) 8 H x .25 5 W x .41 x 29 LG @ 7.02#/#FT		(2) 5/16" Ø x 30' S.S. 2 PART	5,000# (2) 3/4 HP & 7,000# (2) 1 HP							
10,000#	(2) 9 H x .27 5.5 W x .44 x 8 LG @ 8.36#/#FT	(2) 9 H x .27 5.5 W x .44 x 29 LG @ 8.36#/#FT		(2) 3/8" Ø x 30' S.S. 2 PART	8" THRU 11'						(2) 3/4 HP 120V/20A 240V/10A	
12,000#	(2) 10 H x .25 6 W x .41 x 8 LG @ 8.66#/#FT	(2) 10 H x .25 6 W x .41 x 29 LG @ 8.66#/#FT	(2) 3 x 10 x 192 ROUGH SAWN CARPETED	(2) 3/8" Ø x 30' S.S. 3 PART	8" THRU 14'	120'	(4) 2" EXTRUDED 6061-T6 ALUM	(2) 1.500" O.D. x 1.48" WALL GALVANIZED HSS	480:1	480:1	(2) 3/4 HP 120V/20A 240V/10A	9"
15,000#	(2) 10 H x .25 6 W x .41 x 8 LG @ 8.66#/#FT	(2) 10 H x .25 6 W x .41 x 29 LG @ 8.66#/#FT		(2) 3/8" Ø x 30' S.S. 3 PART							(2) 3/4 HP 120V/20A 240V/10A	
17,000#	(2) 12 H x .25 7 W x .47 x 10 LG @ 11.7#/#FT	(2) 12 H x .25 7 W x .47 x 29 LG @ 11.7#/#FT		(2) 3/8" Ø x 50' S.S. 4 PART							(2) 1 HP 120V/20A 240V/10A	
20,000#	(2) 12 H x .31 7 W x .62 x 11 LG @ 14.3#/#FT	(2) 12 H x .31 7 W x .62 x 29 LG @ 14.3#/#FT	(2) 8 H x .28 1 W x .55 x 29 LG CARPETED WITH WOOD AND CARPET	(2) 7/16" Ø x 50' S.S. 4 PART	10" THRU 16'	120'	(4) 2" EXTRUDED 6061-T6 ALUM	(2) 1.500" O.D. x 1.48" WALL GALVANIZED HSS	480:1	480:1	(2) 1.5 HP 120V/20A 240V/10A	9"
24,000#	(4) 10 H x .25 8 W x .50 x 10 LG @ 10.3#/#FT	(4) 10 H x .25 8 W x .50 x 29 LG @ 10.3#/#FT		(2) 7/16" Ø x 50' S.S. 4 PART	10" THRU 16'						(2) 1.5 HP 120V/20A 240V/10A	



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**City of Sanibel
Natural Resources
Department**

Memorandum

To: Josh Ooyman, City Planner
From: Dana Dettmar, Environmental Biologist
Subject: Variance Application No. 21-12900 (Dock & Boat Lift); 686 Anchor Drive
Date: September 1, 2021

On August 12, 2021 and September 2, 2021, the Natural Resources Department performed site inspections to evaluate the natural resource-related impacts of a variance request to the waterward extension limit to install a new boat lift on an existing dock at 686 Anchor Drive. The proposed elevator boat lift footprint will extend approximately 6.2 feet beyond the waterward extension limit. This is a manmade canal and there are no seagrasses, oysters, or other protected marine organisms present in the area where the applicant is proposing to install the boat lift.

A mangrove fringe is present along the shoreline of the subject property and abuts the landward side of the existing dock (Photos 2 & 3). Although not formally reviewed, some alternatives to the requested variance, such as placing the lift at an angle or perpendicular to the end of the existing dock or relocating the existing dock landward would likely result in significant impacts to the mature mangroves along the shoreline that would not be supported by Natural Resources because it would be inconsistent with the City's environmental performance standards (Sec. 126-651).

Minor trimming ($\leq 25\%$ of the leaf surface area) of one small diameter, lateral branch of a red mangrove will be necessary to allow for installation of the boat lift (Photo 4). The extent of this trimming is consistent with the Sanibel Land Development Code's Mangrove Trimming and Preservation Ordinance and no mitigation will be required.

Any future trimming of mangroves to maintain dock access or views of the water, including trimming of mangroves installed as part of the approved mitigation plan, requires a separate annual mangrove trimming permit, and all permit conditions must be strictly adhered to. If unanticipated or unauthorized impacts occur as a result of the project, mitigation may be assessed during the final inspection.

All City listed invasive exotic plants, including but not limited to, air potato are required to be removed and the site maintained free of these pest plants in perpetuity.

See attached photos, taken on September 2, 2021.

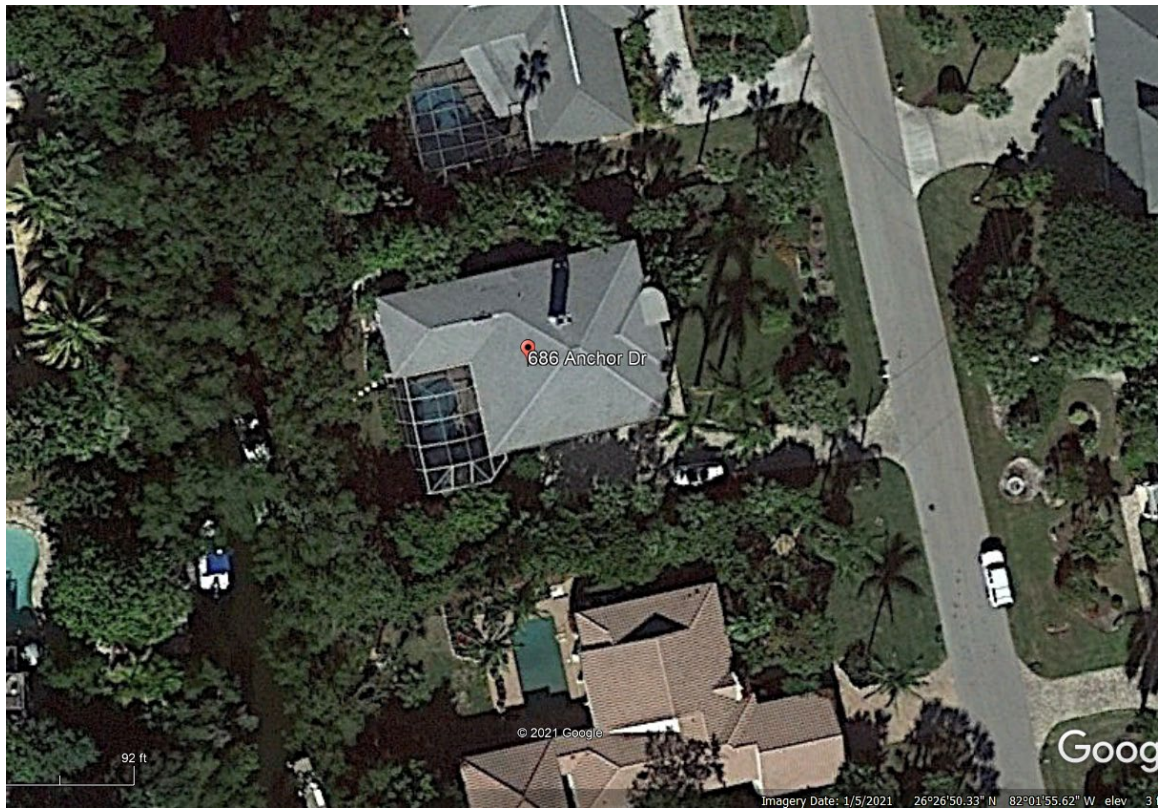


Figure 1. Google Earth 2021 aerial image 686 Anchor Drive.

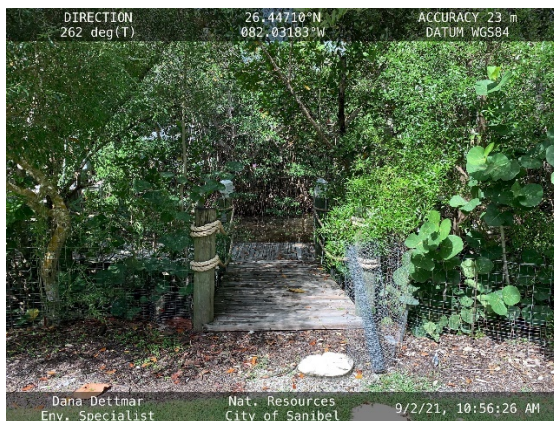


Photo 1. Current shoreline condition and existing dock access



Photo 2. Looking south on existing dock.



Photo 3. Looking north on existing dock



Photo 4. Flagged red mangrove limb to be trimmed