



MEMORANDUM

DATE: July 29, 2005

TO: Judie Zimomra, City Manager

FROM: Harold Law, Building Official *HL*

SUBJECT: Build Back

I know there has been a lot of discussion about Build Back of non-conforming structures. Some of the discussion has brought up such topics as base flood elevation and what to do with buildings that are built below BFE. Just to let you know that the FEMA BFE is not the most restrictive requirement for buildings along the Gulf Shore Line. The Florida Building Code has minimum height requirements that are higher than FEMA. The Florida Building Code Chapter 34 requires all buildings that are damaged more than 50% be altered or rebuilt to meet all the requirements of the 2004 Florida Building Code. The FBC Chapter 31 Section 3107 the minimum height in which the lowest horizontal structural member can be set is established. Buildings practically or wholly seaward of the Coastal Construction Control Line established by the State of Florida must meet the height requirements.

I have illustrated in yellow and black on the following pages the buildings that will be affected by the FBC. The elevations of 17 to 19 feet above Mean Sea Level is required by the FBC these heights are non-negotiable. The only way a change can be made is with a change in State Law.

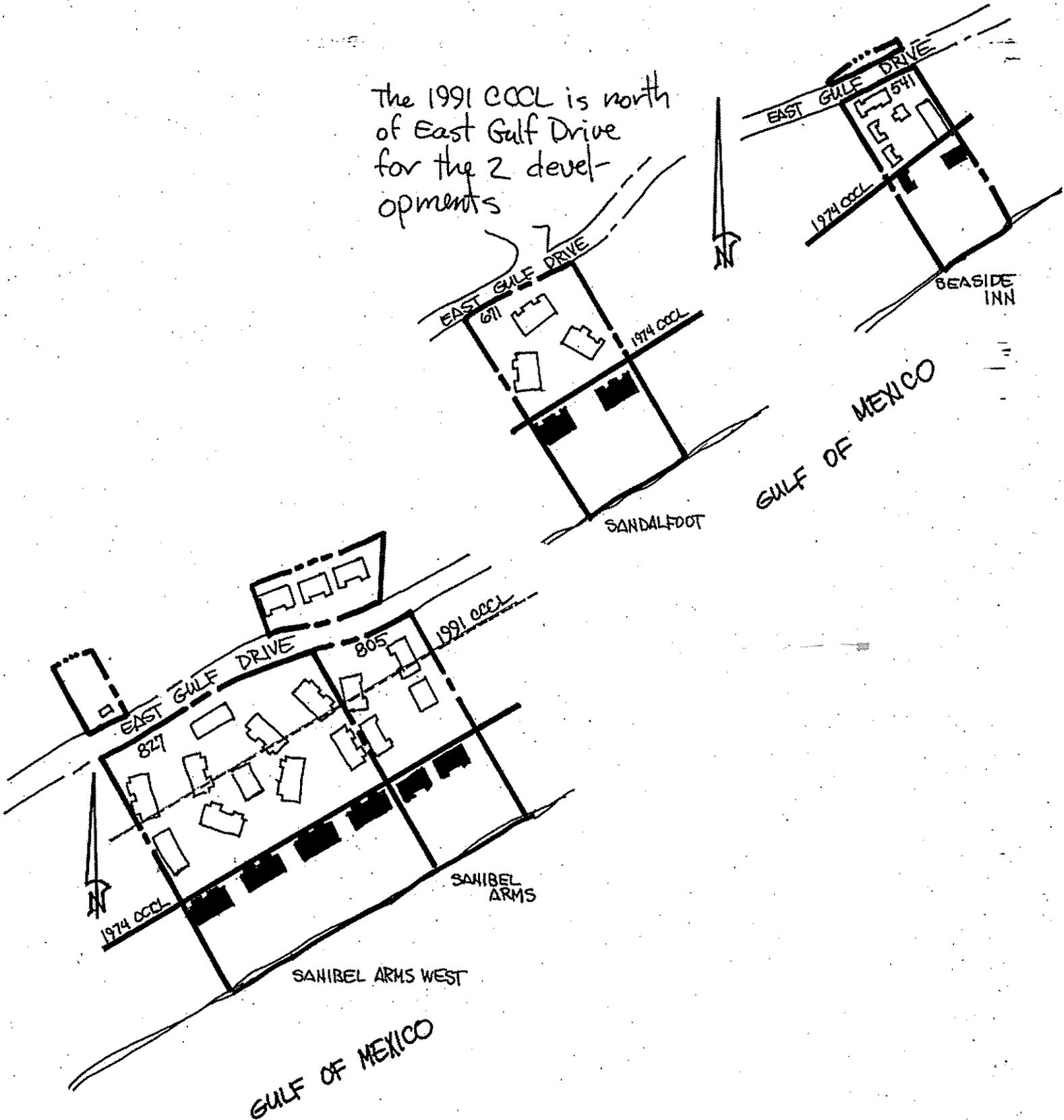
RHL/djr

*To City Council
7/29/05
cc: Ken P.
Ken C.
Planning Comm
Pam Smith*

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These site layouts are representational, merely sketching general locations and spatial relationships for buildings; property lines, the Gulf Beach Zone (the area seaward of the state's 1974 Coastal Construction Control Line), the state's 1991 Coastal Construction Control Line, the Gulf of Mexico and other features of the land. These representations were not based on a survey of the property, and no individual dwelling unit or building is being represented as being located seaward, or landward, of the 1974 CCCL or in or outside the Gulf Beach Zone or the Bay Beach Zone.

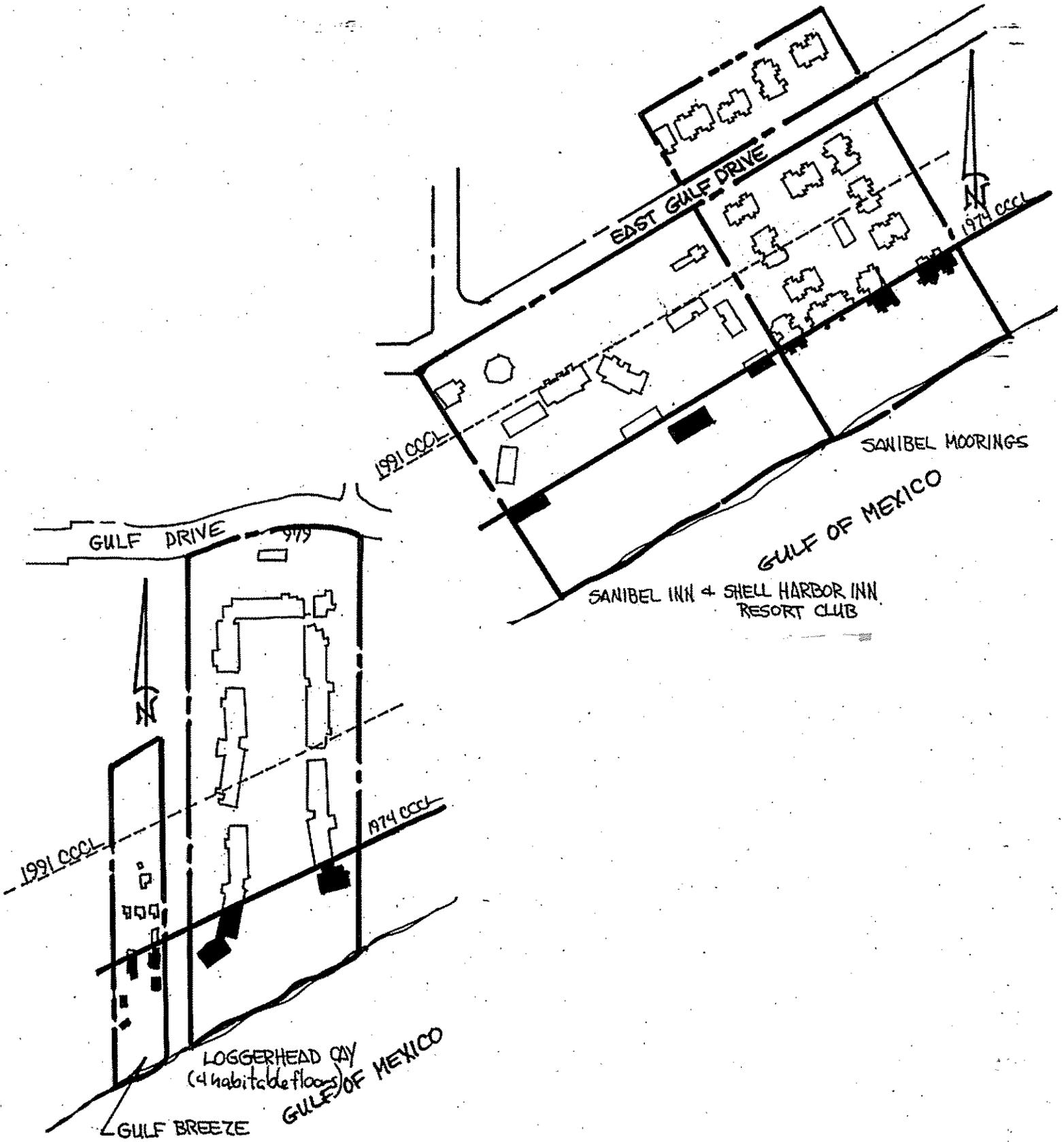
The 1991 CCCL is north of East Gulf Drive for the 2 developments



SITE LAYOUT SKETCHES

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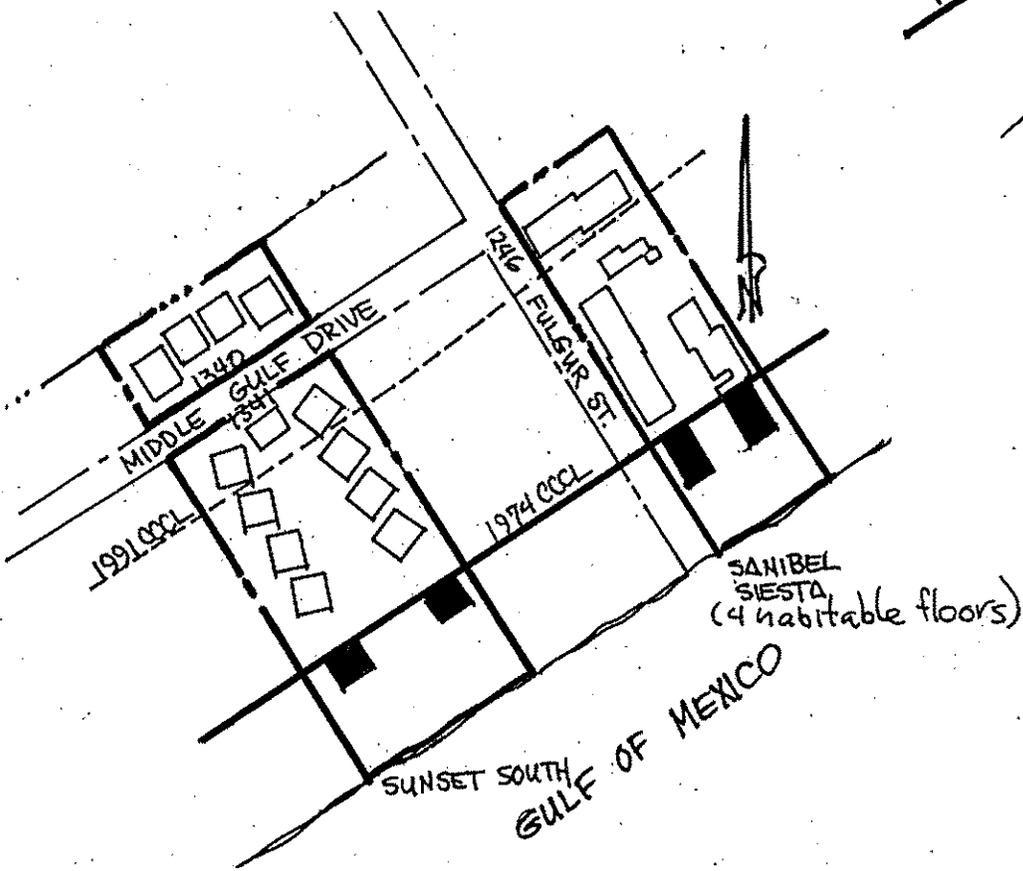
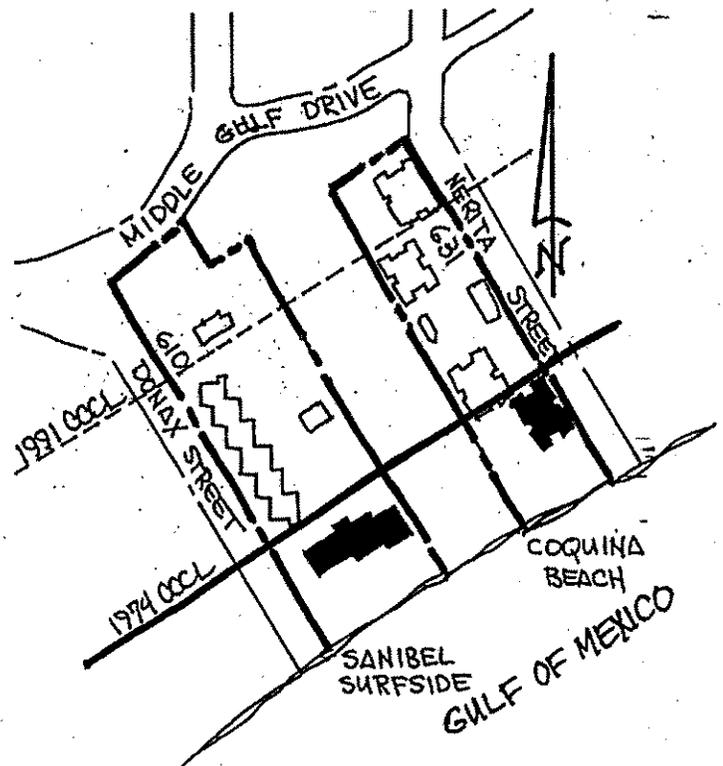
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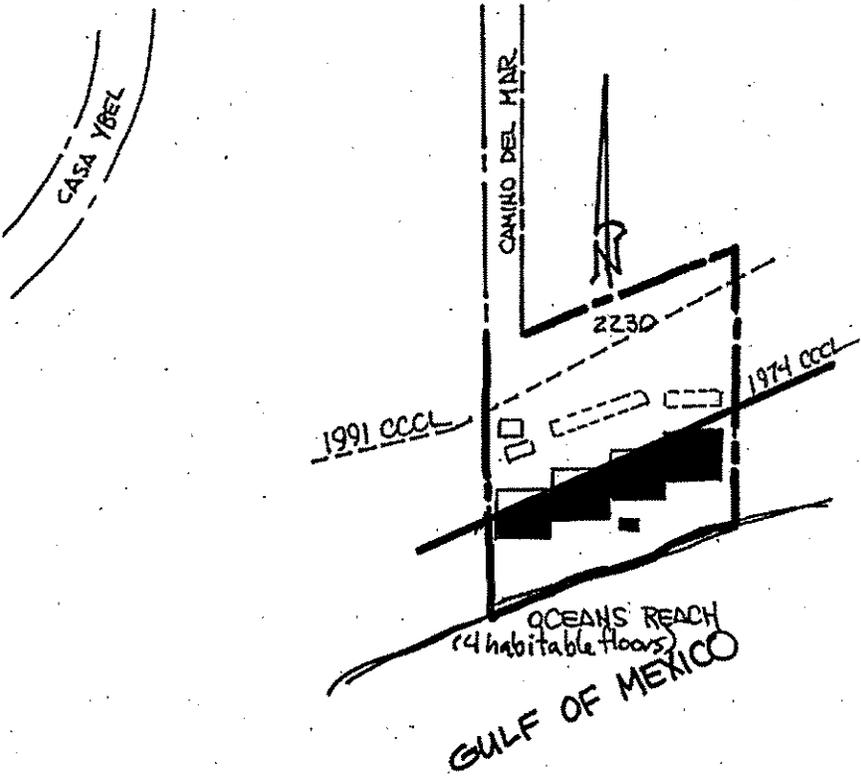
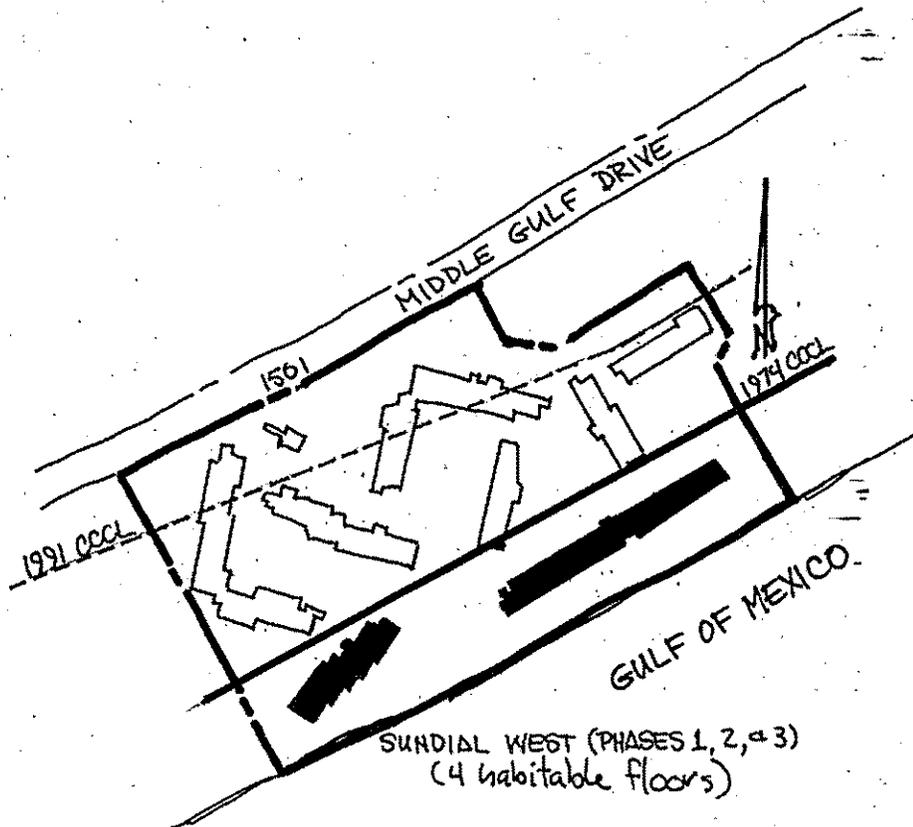
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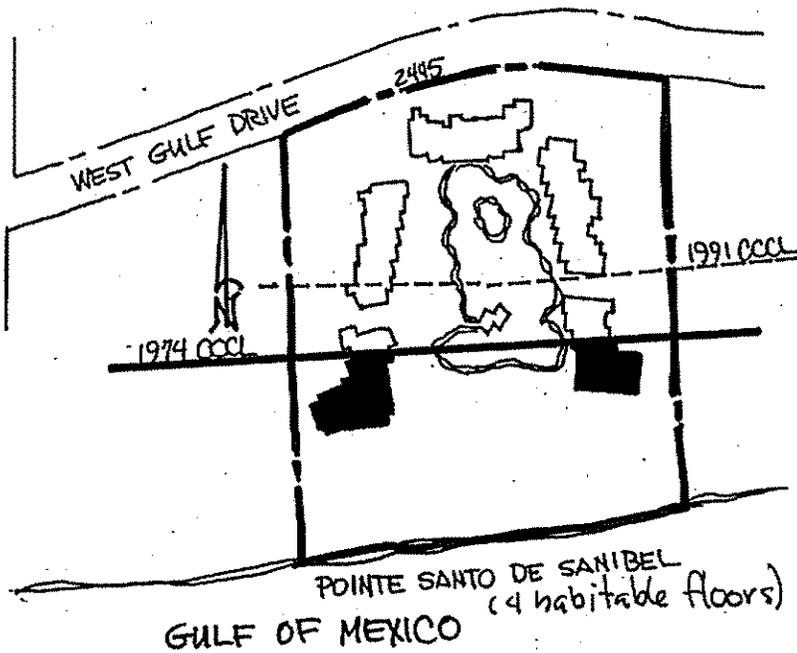
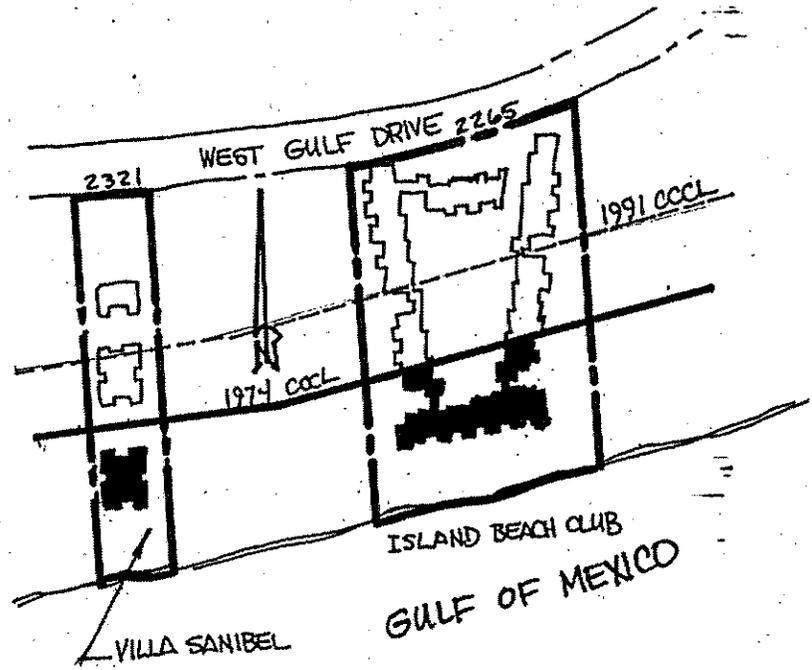
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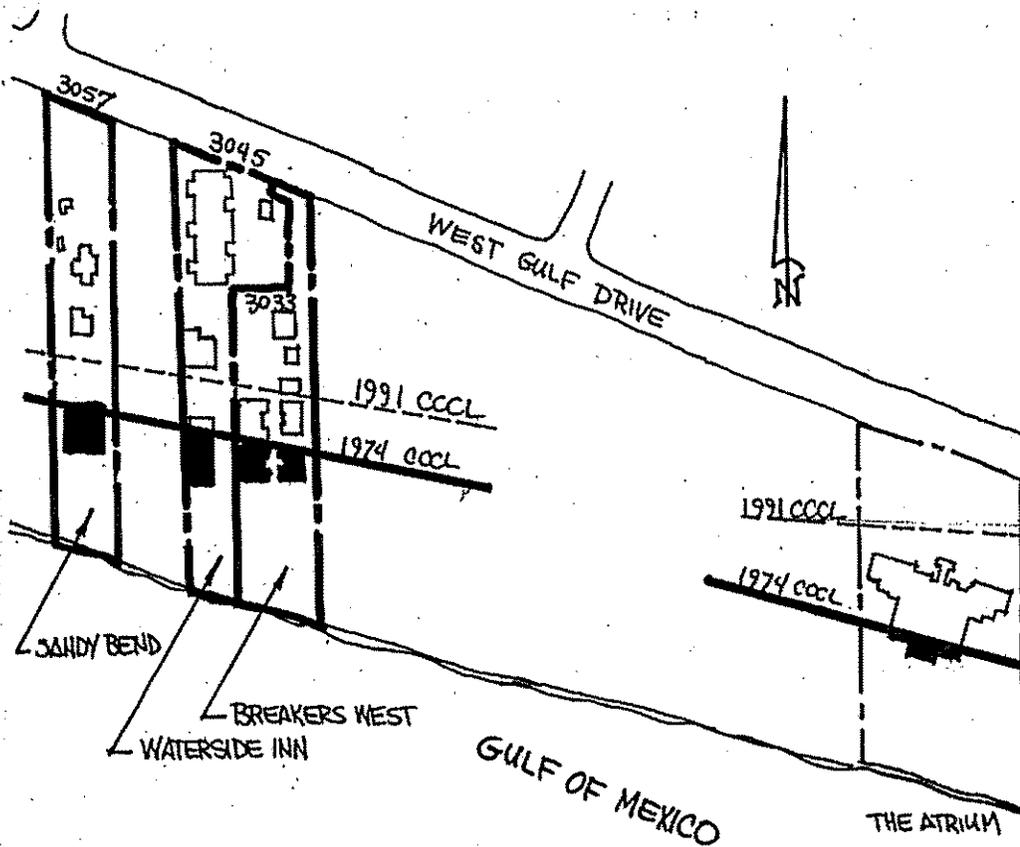
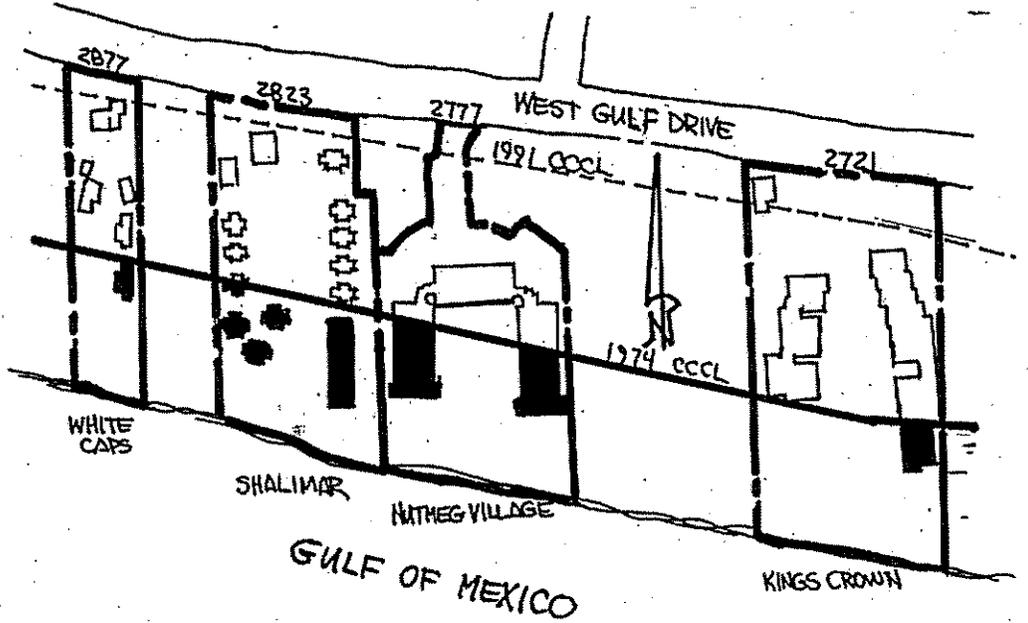
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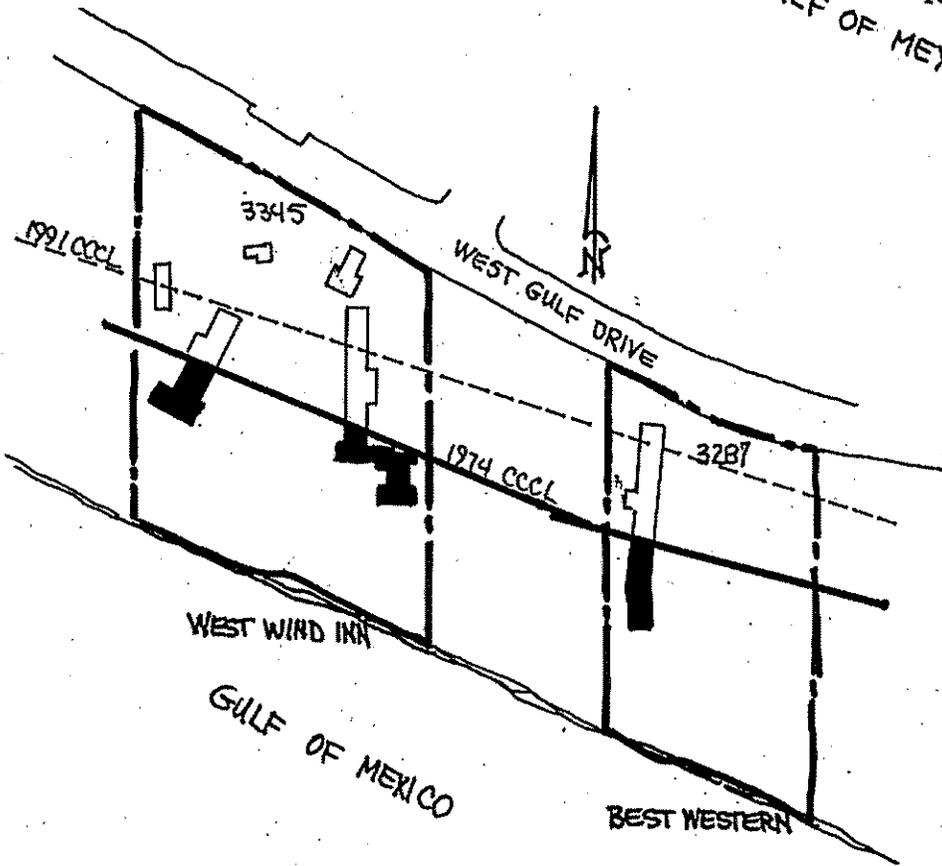
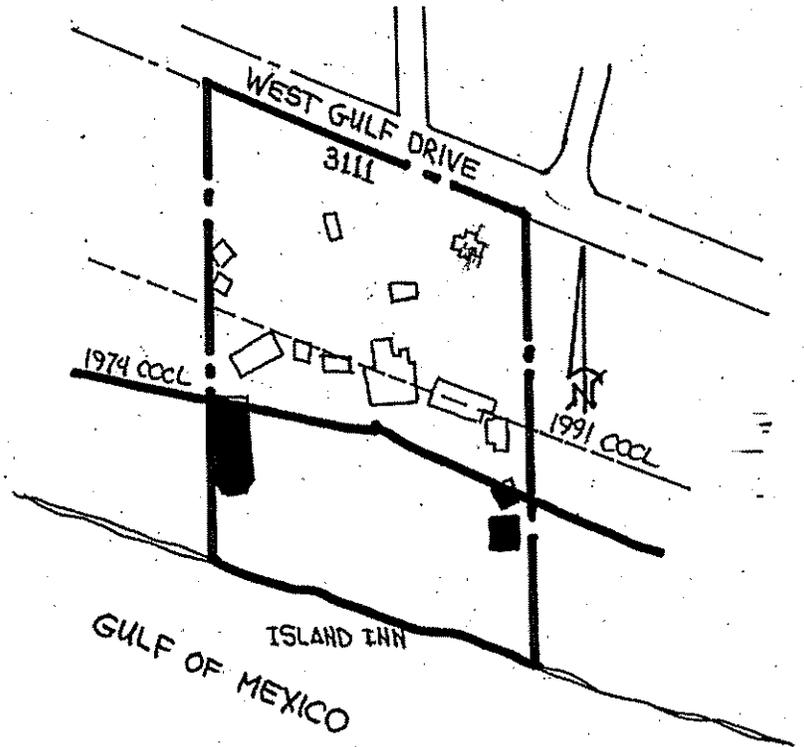
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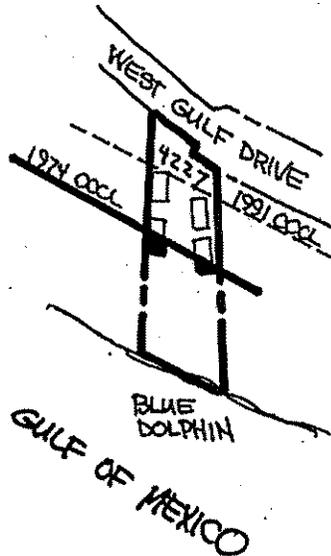
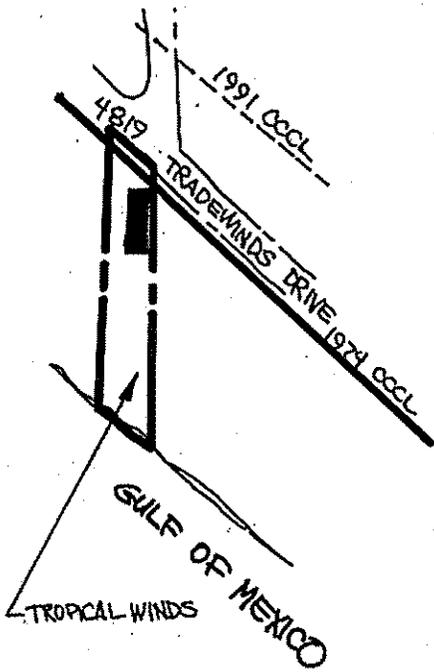
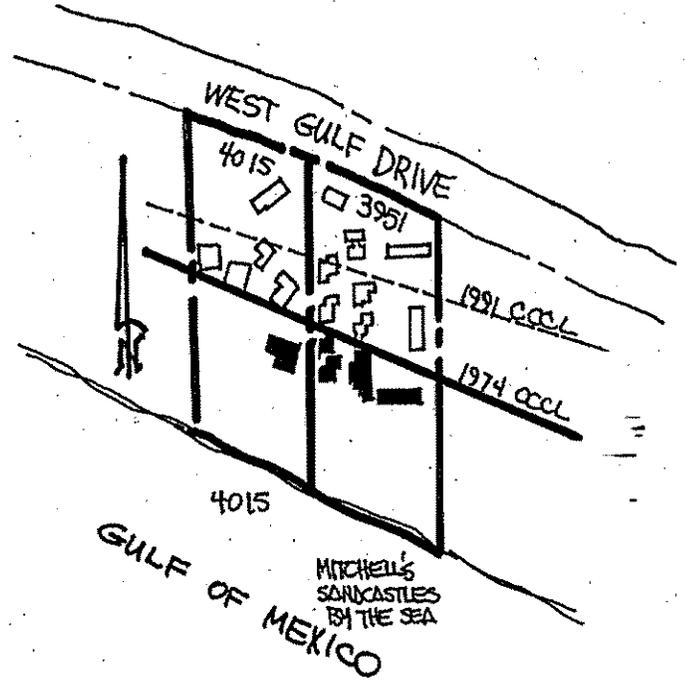
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SITE LAYOUT SKETCHES

Meeting Wed, 0803 1100

3926 Glendenning Rd.
Downers Grove, Illinois 60515
July 11, 2005

Ms. Judith Zimomra
City Manager
City of Sanibel
800 Dunlap Road
Sanibel, Florida 33957

Dear Ms Zimomra,

Two plus years ago I purchased a condo on Sanibel Island. My wife and I fell in love with the island's natural beauty and decided it would be the perfect place for a vacation home and we have not been disappointed. Thank you and the Council for maintaining its beauty.

A couple of weeks ago while down at our condo and walking the beach there were a number of fishermen with lines cast into the gulf. One of them caught a five and a half foot bull shark using fish parts for bait. While my grandsons were in awe about seeing a shark I had some definite concerns. The bull shark was released back into the gulf while quite a number of people were swimming nearby. My concerns are twofold:

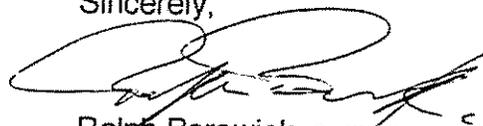
Given the recent shark attacks I can't believe that it is prudent for anyone to try to lure a shark into an area where people are swimming using live bait or fish parts.

Also, I am concerned that with the almost invisible monofilament lines being used in an area where there are beachcomers and swimmers someone is likely to be injured either by the lines or by the hooks.

While I believe that everyone has a right to use the beach, would it make sense to have designated areas for fishing and to have some ordinance that prohibits the use of fish parts or live bait? Perhaps these concerns have already been addressed and I am simply unaware of them. My concern naturally is to protect my family from what I believe is a tragedy waiting to happen.

Thank you in advance for consideration of these concerns.

Sincerely,



Ralph Borowiak, owner
Sand Pointe 217
2737 W. Gulf Drive
Sanibel, Fla

Ron Loffin
Bill
Please see
me on this
JB

05 JUL 14 AM 11:08
CITY OF SANIBEL
ADMINISTRATIVE