

# Planning Commission

March 24, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7E**
- **APPLICATION NUMBER: SPLT-2022-00074**
- **PROPERTY ADDRESS: 5325 & 5301 SANIBEL CAPTIVA RD**

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**APPLICANT**

**BRIAN SMITH, ENSITE INC.**

# Consideration of a revision to an approved preliminary plat to amend allocated impermeable coverage for lots 1 through 6 at a Unified Residential Housing (Cluster Housing) development known as “Coastal Creek” subdivision

Pursuant to Land Development Code (LDC) Section 82-421 and 114-87, the subject application has been referred to the Planning Commission to address the following issues:

1. Does the proposed revision to the previously approved preliminary plat maintain compliance with the requirements of a Unified Residential Housing (Cluster Housing), development consistent with the Sanibel Plan and with LDC Chapter 86, Article III, Division 3, Subdivisions I and II?
2. Does the proposed revision to the previously approved preliminary plat provide all required information cited by LDC Sec. 114-106 – Preliminary plat?
3. Does the proposed revision to the previously approved preliminary plat maintain compliance with the approvals granted by Planning Commission Resolution 23-024 and upheld by City Council Resolution 23-049?

Aerial image –  
January 2025



# Preliminary Plat – As Approved

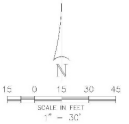
THIS INSTRUMENT PREPARED BY  
**HARRIS-JORGENSEN, LLC**  
 PHILIP M. MOULD, L.S. #8015  
 CERTIFICATE OF AUTHORIZATION NO. 8922  
 3048 DEL PRADO BLVD, S. SUITE 100  
 CAPE CORRAL, FLORIDA 33901  
 (239) 251-1824

## COASTAL CREEK

A SUBDIVISION LYING IN  
 SECTION 13, TOWNSHIP 46 SOUTH, RANGE 21 EAST,  
 CITY OF SANIBEL, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER:

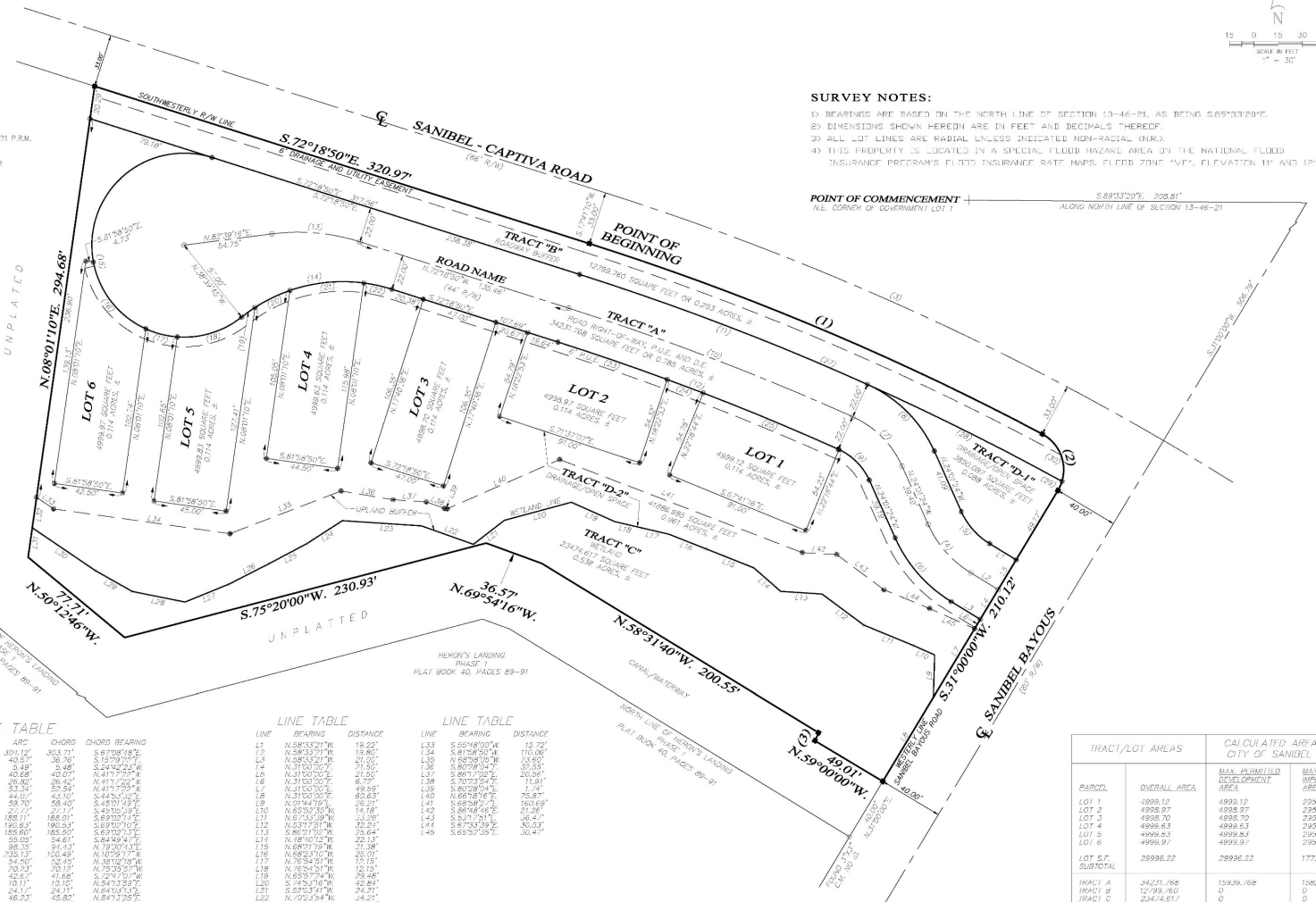
SHEET 2 OF 2



- LEGEND:**
- P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - S.F. SET NUMBER S FROM ROD CAP (B #8021 P.R.M.)
  - S.F. SET 1/2" IRON ROD CAP (B #852)
  - S.F. SET NAIL AND ROD (B #851 P.C.P.)
  - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
  - IB LOCATED BUSINESS
  - INSTRUMENT
  - # NUMBER
  - NO. OFFICIAL RECORDS BOOK
  - P.R. PAGE
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.C.D. POINT OF COMPOUND CURVATURE
  - R/W RIGHT-OF-WAY
  - A.E. ACCESS EASEMENT
  - LL NON-SUBORDINATE
  - P.U. PUBLIC UTILITY EASEMENT
  - E.U.E. ENTRY EASEMENT
  - L.C.U.E. LEE COUNTY UTILITY EASEMENT
  - (N) NON-RADIAL
  - (C) CURVE NUMBER
  - (L) LINE NUMBER
  - N NORTH
  - S SOUTH
  - E EAST
  - W WEST
  - M OR LESS MORE OR LESS
  - L.L.C. LIMITED LIABILITY COMPANY
  - P.L. PROFESSIONAL LICENSE
  - SQ. SQUARE
  - FEET
  - CENTERLINE

- SURVEY NOTES:**
- 1) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 13-46-21, AS BEING S.69°03'20"E.
  - 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
  - 3) ALL LOT LINES ARE RADIAL UNLESS INDICATED NON-RADIAL (N.R.).
  - 4) THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA OF THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS, FLOOD ZONE "VF", ELEVATION 11' AND 12'.

**POINT OF COMMENCEMENT**  
 ALL CORNERS OF GOVERNMENT LOT 1



DOS 2021-00 / FLT 2021-00

**CURVE TABLE**

NO.	RADIUS	CHORD	CHORD BEARING
1	1666.12	1020.24	304.12
2	26.00	32.58	36.78
3	25.00	12.61	3.48
4	67.50	34.95	40.68
5	44.50	34.95	38.54
6	66.50	34.95	33.34
7	60.50	41.64	44.07
8	82.50	41.64	58.70
9	56.50	41.64	27.14
10	1644.12	963.26	188.11
11	1666.12	963.26	190.53
12	1623.12	963.26	185.60
13	176.00	293.54	53.61
14	100.00	362.56	58.13
15	212.00	393.54	70.13
16	51.00	241.75	34.50
17	212.00	393.54	70.13
18	51.00	241.75	42.67
19	100.00	362.56	101.11
20	100.00	362.56	24.17
21	100.00	362.56	46.31
22	100.00	362.56	71.83
23	1623.12	963.26	80.13
24	1623.12	963.26	83.17
25	1623.12	963.26	86.21
26	178.12	1236.06	378.13
27	1666.12	1455.76	174.41
28	1666.12	1455.76	61.13
29	25.00	78.52	34.42
30	25.00	78.52	31.78

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N.58°33'21"W	18.25
L2	N.58°33'21"W	19.80
L3	N.58°33'21"W	21.35
L4	N.58°33'21"W	22.90
L5	N.58°33'21"W	24.45
L6	N.58°33'21"W	26.00
L7	N.58°33'21"W	27.55
L8	N.58°33'21"W	29.10
L9	N.58°33'21"W	30.65
L10	N.58°33'21"W	32.20
L11	N.58°33'21"W	33.75
L12	N.58°33'21"W	35.30
L13	N.58°33'21"W	36.85
L14	N.58°33'21"W	38.40
L15	N.58°33'21"W	39.95
L16	N.58°33'21"W	41.50
L17	N.58°33'21"W	43.05
L18	N.58°33'21"W	44.60
L19	N.58°33'21"W	46.15
L20	N.58°33'21"W	47.70
L21	N.58°33'21"W	49.25
L22	N.58°33'21"W	50.80
L23	N.58°33'21"W	52.35
L24	N.58°33'21"W	53.90
L25	N.58°33'21"W	55.45
L26	N.58°33'21"W	57.00
L27	N.58°33'21"W	58.55
L28	N.58°33'21"W	60.10
L29	N.58°33'21"W	61.65
L30	N.58°33'21"W	63.20
L31	N.58°33'21"W	64.75
L32	N.58°33'21"W	66.30
L33	N.58°33'21"W	67.85

**LINE TABLE**

LINE	BEARING	DISTANCE
L33	S.50°49'00"W	12.25
L34	S.41°38'50"W	110.00
L35	N.8°58'50"W	23.65
L36	N.8°58'50"W	25.20
L37	S.86°17'02"E	20.50
L38	S.70°23'58"E	11.51
L39	S.50°29'14"E	1.71
L40	N.68°18'16"E	21.26
L41	N.68°18'16"E	160.69
L42	N.68°18'16"E	31.26
L43	S.51°17'11"E	36.41
L44	S.73°33'02"E	30.81
L45	S.65°53'01"E	30.41

**TRACT IDENTIFICATION:**  
 TRACT "A", ROAD RIGHT-OF-WAY, PUBLIC UTILITY AND DRAINAGE EASEMENT TRACT  
 TRACT "B", ROADWAY BUFFER  
 TRACT "C", WETLAND  
 TRACT "D-1", DRAINAGE AND OPEN SPACE  
 TRACT "D-2", DRAINAGE AND OPEN SPACE

TRACT/LOT AREAS		CALCULATED AREAS PER CITY OF SANIBEL CODE	
PARCEL	OVERALL AREA	MAX. PERMITTED DEVELOPMENT AREA	MAX. PERMITTED IMPERVIOUS AREA
TRACT 1	4998.12	4998.12	2958
TRACT 2	4998.07	4998.07	2958
TRACT 3	4998.70	4998.70	2958
TRACT 4	4998.63	4998.63	2958
TRACT 5	4998.83	4998.83	2958
TRACT 6	4999.97	4999.97	2958
TRACT 6-F	29996.22	29996.22	17730
TRACT A	14231.898	15459.768	15824
TRACT B	12799.760	0	0
TRACT C	25474.817	0	0
TRACT D-1	3850.087	0	0
TRACT D-2	47886.885	0	0
TRACT 6-F	116243.217	15459.768	15824
TRACT 6-F	338767.000	0	0
GRAND TOTAL	146239.437	45935.988	33254

Preliminary  
Plat – As  
Approved

<i>TRACT/LOT AREAS</i>		<i>CALCULATED AREAS PER CITY OF SANIBEL CODE</i>	
<u><i>PARCEL</i></u>	<u><i>OVERALL AREA</i></u>	<u><i>MAX. PERMITTED DEVELOPMENT AREA</i></u>	<u><i>MAX. PERMITTED IMPERMEABLE AREA</i></u>
<i>LOT 1</i>	<i>4999.12</i>	<i>4999.12</i>	<i>2955</i>
<i>LOT 2</i>	<i>4998.97</i>	<i>4998.97</i>	<i>2955</i>
<i>LOT 3</i>	<i>4998.70</i>	<i>4998.70</i>	<i>2955</i>
<i>LOT 4</i>	<i>4999.63</i>	<i>4999.63</i>	<i>2955</i>
<i>LOT 5</i>	<i>4999.83</i>	<i>4999.83</i>	<i>2955</i>
<i>LOT 6</i>	<i>4999.97</i>	<i>4999.97</i>	<i>2955</i>
<i>LOT S.F. SUBTOTAL</i>	<i>29996.22</i>	<i>29996.22</i>	<i>17730</i>
<i>TRACT A</i>	<i>34231.768</i>	<i>15939.768</i>	<i>15824</i>
<i>TRACT B</i>	<i>12799.760</i>	<i>0</i>	<i>0</i>
<i>TRACT C</i>	<i>23474.617</i>	<i>0</i>	<i>0</i>
<i>TRACT D-1</i>	<i>3850.087</i>	<i>0</i>	<i>0</i>
<i>TRACT D-2</i>	<i>41886.985</i>	<i>0</i>	<i>0</i>
<i>TRACT S.F. SUBTOTAL</i>	<i>116243.217</i>	<i>15939.768</i>	<i>15824</i>
<i>GRAND TOTAL</i>	<i>146239.437</i>	<i>45935.988</i>	<i>33554</i>

# Preliminary Plat – As Amended

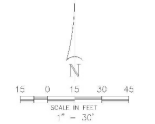
THIS INSTRUMENT PREPARED BY  
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 PHILIP M. MOULD, L.S. #8015  
 CERTIFICATE OF AUTHORIZATION NO. 6927  
 3048 DEL PRADO BLVD, S. SUITE 100  
 CAPE CORRAL, FLORIDA 33901  
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## COASTAL CREEK

A SUBDIVISION LYING IN  
 SECTION 13, TOWNSHIP 46 SOUTH, RANGE 21 EAST,  
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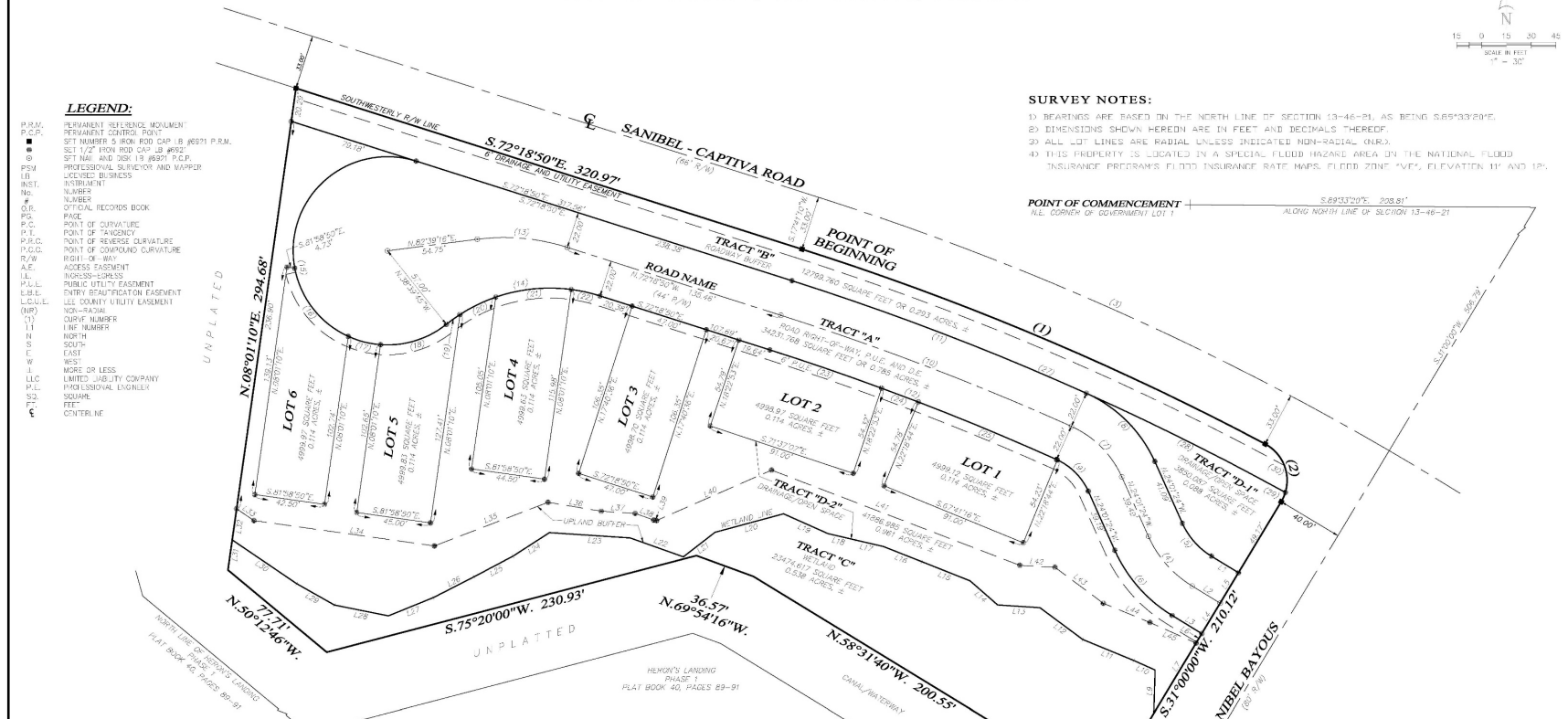
SHEET 2 OF 2



- LEGEND:**
- P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - S.F. SET NUMBER S FROM ROAD CAP (B #8021 P.R.M.)
  - S.F. SET 1/2" IRON ROD CAP (B #852)
  - S.F. SET NAIL AND ROD (B #851 P.C.P.)
  - P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
  - IB LOCATED BUSINESS
  - INSTRUMENT
  - # NUMBER
  - NO. OFFICIAL RECORDS BOOK
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  - (N) NON-RADIAL
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  - (L) LINE NUMBER
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  - S SOUTH
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  - M OR LESS MORE OR LESS
  - L.L.C. LIMITED LIABILITY COMPANY
  - P.L. PROFESSIONAL LICENSE
  - S.S. SQUARE
  - FEE
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- SURVEY NOTES:**
- 1) BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 13-46-21, AS BEING S.69°03'20"E.
  - 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
  - 3) ALL LOT LINES ARE RADIAL UNLESS INDICATED NON-RADIAL (N.R.).
  - 4) THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA OF THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS, FLOOD ZONE "X", ELEVATION 11' AND 12'.

**POINT OF COMMENCEMENT**  
 ALL CORNERS OF GOVERNMENT LOT 1



DOS 2021-00 / FLT 2021-00

**CURVE TABLE**

NO.	RADIUS	ARC	CHORD	BEARING
1	1666.12	1020.24	304.12	S. 67°08'18"E
2	26.00	37.5876	36.76	S. 75°07'07"E
3	25.00	12.6114	3.48	S. 84°02'22"E
4	67.50	34.9152	40.68	N. 41°17'55"E
5	44.50	34.9152	38.54	N. 41°17'55"E
6	66.50	34.9152	33.34	N. 41°17'55"E
7	60.50	41.3457	44.07	S. 44°30'48"E
8	82.50	41.3457	59.70	S. 44°30'48"E
9	56.50	41.3457	27.14	S. 44°30'48"E
10	1644.12	9613.26	188.11	S. 69°03'16"E
11	1666.12	9613.26	190.53	S. 69°03'16"E
12	1623.12	9613.26	185.60	S. 69°03'16"E
13	176.00	293.924	53.61	S. 64°04'42"E
14	100.00	56.2056	36.13	N. 73°00'43"E
15	21.00	29.0154	28.13	N. 100°00'00"E
16	51.00	24.1759	34.50	N. 30°02'08"E
17	21.00	29.0154	28.13	N. 100°00'00"E
18	51.00	24.1759	42.67	S. 72°47'07"E
19	100.00	56.2056	10.11	S. 64°04'42"E
20	100.00	131.4112	24.11	S. 64°04'42"E
21	100.00	56.2056	46.31	S. 64°04'42"E
22	100.00	107.424	7.63	S. 77°25'22"E
23	1623.12	9613.26	80.13	S. 69°03'16"E
24	1623.12	9613.26	80.13	S. 69°03'16"E
25	178.12	1236.06	378.13	S. 66°00'45"E
26	1666.12	1171.44	374.43	S. 63°23'03"E
27	1666.12	1412.76	184.41	S. 63°23'03"E
28	25.00	14.6576	6.14	S. 61°13'11"E
30	25.00	78.5250	34.42	S. 62°30'09"E

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N. 58°33'21"W	16.25	L33	S. 50°49'00"W	12.25
L2	N. 58°33'21"W	16.80	L34	S. 41°38'50"W	110.00
L3	N. 58°33'21"W	21.00	L35	N. 8°58'50"W	23.65
L4	N. 58°33'21"W	21.00	L36	N. 8°58'50"W	23.65
L5	N. 58°33'21"W	21.00	L37	S. 86°17'02"E	20.50
L6	N. 58°33'21"W	6.25	L38	S. 70°03'56"E	11.51
L7	N. 58°33'21"W	6.25	L39	S. 50°29'14"E	1.71
L8	N. 58°33'21"W	25.23	L40	S. 68°09'16"E	21.26
L9	N. 58°33'21"W	14.18	L41	S. 68°09'16"E	160.69
L10	N. 58°33'21"W	13.29	L42	S. 86°09'16"E	36.41
L11	N. 58°33'21"W	32.31	L43	S. 52°17'01"E	36.41
L12	N. 58°33'21"W	25.64	L44	S. 67°33'02"E	36.41
L13	N. 58°33'21"W	25.64	L45	S. 65°03'02"E	36.41
L14	N. 68°01'19"W	31.08			
L15	N. 68°01'19"W	31.08			
L16	N. 76°54'51"W	17.15			
L17	N. 76°54'51"W	17.15			
L18	N. 69°37'24"W	12.13			
L19	N. 69°37'24"W	29.46			
L20	N. 69°37'24"W	42.84			
L21	N. 69°37'24"W	46.81			
L22	N. 69°37'24"W	29.12			
L23	N. 89°17'02"W	26.83			
L24	N. 89°17'02"W	26.83			
L25	N. 89°17'02"W	26.83			
L26	N. 89°17'02"W	26.83			
L27	N. 89°17'02"W	26.83			
L28	N. 89°17'02"W	26.83			
L29	N. 89°17'02"W	26.83			
L30	N. 89°17'02"W	26.83			
L31	N. 89°17'02"W	26.83			
L32	N. 89°17'02"W	26.83			
L33	N. 89°17'02"W	18.55			

**TRACT IDENTIFICATION:**

- TRACT "A": ROAD RIGHT-OF-WAY, PUBLIC UTILITY AND DRAINAGE EASEMENT TRACT
- TRACT "B": ROADWAY BUFFER
- TRACT "C": WETLAND
- TRACT "D-1": DRAINAGE AND OPEN SPACE
- TRACT "D-2": DRAINAGE AND OPEN SPACE

TRACT/LOT AREAS		CALCULATED AREAS PER CITY OF SANIBEL CODE	
PARCEL	OVERALL AREA	MAX. PERMITTED DEVELOPMENT AREA	MAX. PERMITTED IMPERVIOUS AREA
TRACT 1	4998.12	4998.12	2958
TRACT 2	4998.07	4998.07	2958
TRACT 3	4998.70	4998.70	2958
TRACT 4	4998.63	4998.63	2958
TRACT 5	4998.83	4998.83	2958
TRACT 6	4999.97	4999.97	2958
TRACT 6-F SUBTOTAL	29996.22	29996.22	17730
TRACT A	14231.888	15459.768	15824
TRACT B	12799.760	0	0
TRACT C	25474.817	0	0
TRACT D-1	3850.087	0	0
TRACT D-2	47886.885	0	0
TRACT 6-F SUBTOTAL	116743.217	15459.768	15824
GRAND TOTAL	146239.437	45935.988	33254

Preliminary  
Plat – As  
Amended

<i>TRACT/LOT AREAS</i>		<i>CALCULATED AREAS PER CITY OF SANIBEL CODE</i>	
<u><i>PARCEL</i></u>	<u><i>OVERALL AREA</i></u>	<u><i>MAX. PERMITTED DEVELOPMENT AREA</i></u>	<u><i>MAX. PERMITTED IMPERMEABLE AREA</i></u>
<i>LOT 1</i>	<i>4999.12</i>	<i>4999.12</i>	<i>4999.12</i>
<i>LOT 2</i>	<i>4998.97</i>	<i>4998.97</i>	<i>4998.97</i>
<i>LOT 3</i>	<i>4998.70</i>	<i>4998.70</i>	<i>3772</i>
<i>LOT 4</i>	<i>4999.63</i>	<i>4999.63</i>	<i>3772</i>
<i>LOT 5</i>	<i>4999.83</i>	<i>4999.83</i>	<i>3772</i>
<i>LOT 6</i>	<i>4999.97</i>	<i>4999.97</i>	<i>3772</i>
<i>LOT S.F. SUBTOTAL</i>	<i>29996.22</i>	<i>29996.22</i>	<i>25086.09</i>
<i>TRACT A</i>	<i>34231.768</i>	<i>16,621.78</i>	<i>15845</i>
<i>TRACT B</i>	<i>12799.760</i>	<i>N/A</i>	<i>N/A</i>
<i>TRACT C</i>	<i>23474.617</i>	<i>N/A</i>	<i>N/A</i>
<i>TRACT D-1</i>	<i>3850.087</i>	<i>N/A</i>	<i>N/A</i>
<i>TRACT D-2</i>	<i>41886.985</i>	<i>N/A</i>	<i>N/A</i>
<i>TRACT S.F. SUBTOTAL</i>	<i>116243.217</i>	<i>16,621.78</i>	<i>15845</i>
<i>GRAND TOTAL</i>	<i>146239.437</i>	<i>46,618.00</i>	<i>40931.09</i>

## Staff findings:

- The revision to the table maintains compliance with the maximum developed area and coverage with impermeable surfaces per ecological zone.
- No changes are proposed to the approved subdivision layout, lot configuration, tract boundaries, tract sizes, or overall site design; the revision is limited solely to correcting the tabulated development and impermeable area allocations.
- Staff finds the proposed revision is within the limitations established by the land development code and has no objection to the revised table.
- All 24 conditions of the preliminary plat approval found in Planning Commission Resolution 23-024 and upheld by City Council Resolution 23-049 remain in full force and effect.