

SANIBEL PLANNING COMMISSION
 REGULAR MEETING, OCTOBER 11, 1982
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ITEM #7: Consideration of a request for a development permit for construction of 2 duplexes, tennis court and swimming pool on a parcel of land located in Government Lot 3, Section 21, Township 46 South, Range 23 East (at the northwest corner of the intersection of Ferry Road and Periwinkle Way, as submitted by Robert Gibson. 82-2014DP.

AW read the request. Robert Gibson was present. He addressed the items raised in the staff report and indicated he would submit a revised plan showing compliance with setback and vegetation clearance requirements. He further stated that he would produce a deed demonstrating ownership interest in a 35' X 165' strip of Ferry Rd. right-of-way which needs to be included in the density calculations to support 4 dwelling units. He agreed with staff's recommendation for a continuance of his request in order to address these items.

LJ moved to continue development permit request 80-2014 to allow the applicant time to submit the necessary deed showing ownership interest in the right-of-way and to submit a revised site plan showing conformance with CLUP performance standards. EB seconded the motion.

During discussion of the motion, JN commented that if the retention area is calculated as a cleared area it would establish 47% vegetation clearance of the site, whereas if the applicant agrees to revegetate the retention area with suitable species it will not be considered as cleared area. The PC agreed that if the retention area is revegetated, it will not be considered cleared. Question was called on the motion, which passed unanimously by a vote of 6 to 0.

ITEM #8: Consideration of a request for a development permit to divide a parcel of land located in Government Lot 4, Section 20, Township 46 South, Range 22 East under provisions of Comprehensive Land Use Plan Section 3.3.3: Clustering (subject parcel is situated directly north of Tahiti Shores Subdivision); as submitted by Bert L. Jenks for Carol Y. Radefeld. 82-2022DP.

AW read the request. Mr. Jenks was present. He registered his objection to condition #3 in staff's recommendation for approval, which states in part that approval of the development permit to divide the parcel does not imply approval of specific plans to develop the 3.76 acre parcel retained by the applicant.

BR explained that the condition simply means that there is no guarantee that an application for development of the parcel as submitted in the future would be approved, as development regulations in effect at the time an application is submitted would apply. The staff and the PC had no objection to removing condition #3, since the understanding is a matter of record. JN noted that the site will be an awkward parcel to develop because of the number of canals present on the property.

Mike Klein, a resident of Tahiti Shores Subdivision, adjacent to the subject property, asked whether approval of the request to divide implies that the mosquito canals may be filled to provide more buildable land. AW advised that no approval for fill is implied.

LS moved to approve development permit 82-2022 deleting condition #3 in the staff recommendation. HS seconded the motion, which passed unanimously by a vote of 6 to 0.