

Preliminary Plat / Unified Residential Housing Development Site Plan Revision Narrative

Coastal Creek

The original approval for the preliminary plat / unified residential housing (cluster housing) development site plan was approved via Planning Commission Resolution 23-24 on July 25, 2023. The preliminary plat / unified residential housing (cluster housing) development site plan, that was approved had the incorrect maximum permitted impermeable area. See Approved Table below:

<u>PARCEL</u>	<u>OVERALL AREA</u>	<u>MAX. PERMITTED DEVELOPMENT AREA</u>	<u>MAX. PERMITTED IMPERMEABLE AREA</u>
LOT 1	4999.12	4999.12	2955
LOT 2	4998.97	4998.97	2955
LOT 3	4998.70	4998.70	2955
LOT 4	4999.63	4999.63	2955
LOT 5	4999.83	4999.83	2955
LOT 6	4999.97	4999.97	2955
LOT S.F. SUBTOTAL	29996.22	29996.22	17730

A discrepancy in the mathematical calculation of the maximum permitted impermeable area was identified in the approved table, the source of which is unclear, resulting in allocations that were not fully aligned with the applicable ecological zone requirements. This matter is being brought back in front of the planning commission only to correct the approved table on the preliminary plat / unified residential housing (cluster housing) development site plan and does not impact the approved site layout, design intent, or completed improvements. See Corrected Table below:

<u>PARCEL</u>	<u>OVERALL AREA</u>	<u>MAX. PERMITTED DEVELOPMENT AREA PER LOT</u>	<u>MAX. PERMITTED IMPERMEABLE AREA PER LOT</u>
LOT 1	4999.12	4999.12	4999.12
LOT 2	4998.97	4998.97	4998.97
LOT 3	4998.70	4998.70	3772
LOT 4	4999.63	4999.63	3772
LOT 5	4999.83	4999.83	3772
LOT 6	4999.97	4999.97	3772
LOT S.F. SUBTOTAL	29996.22	29996.22	25086.09

This revision to the preliminary plat / unified residential housing (cluster housing) development site plan corrects the “Calculated Areas per City of Sanibel Code” table to ensure consistency with the maximum permitted development area and impermeable surface coverage allowed under the City of Sanibel Land Development Code. This is an existing subdivision development. All site work, except for individual building permits, has been completed and certified by the required agencies. The previously approved table did not consistently allocate the allowable development and impermeable coverage among the individual lots and tracts based on the proportional distribution required within the G – Altered Lands and D-2 – Upland Wetlands Ecological Zones. The revised table recalculates and redistributes these maximum permitted areas so that the allocations to Lots 1–6 and the associated tracts are consistent with the allowable coverage within each ecological zone and are proportionally apportioned to the lots.