



City of Sanibel Planning Commission

Planning Department Staff Report

Planning Commission Meeting: March 24, 2026
Application Number: SPLT-2022-000074
Applicant: Brian Smith, Ensite Inc.
Address: 5325 & 5301 Sanibel Captiva Road

Consideration of an application for the revision of an approved preliminary plat pursuant to Land Development Code Chapter 82, Article IV, Division 2, Subdivision III - Long-Form, Section 82-421(1), Section 82-422 - Scheduling and notice, and Chapter 114, Article II, Division 5, Section 114-106 –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. The subject properties are located at tax parcel (STRAP) no. 13-46-21-T2-00002.2000 and 13-46-21-T2-00002.4000. The subject application is submitted by Brian Smith, Ensite Inc. (the applicant), on behalf of Buckingham 225 Development Inc. (Daniel W. Dodrill) (the property owner).

ISSUES

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?

ATTACHMENTS

A	Applicant’s narrative explanation of the proposed revision to the preliminary plat
B	Planning Commission Resolution 23-024
C	City Council Resolution 23-049
D	Preliminary Plat as adopted
E	Proposed Preliminary Plat

BACKGROUND

The subject property, located at 5301 and 5325 Sanibel Captiva Road, totals 3.35 acres. The subject property is situated in the D-2 Upland Wetlands and G – Altered Lands ecological zones.

The subject property was approved for a major subdivision “Coastal Creek” in the form of a unified residential (cluster) housing development, which includes common subdivision improvements such as a roadway, drainage infrastructure, and landscaping in addition to six home sites, each for a single-family dwelling unit and associated accessory uses. Access to the subdivision is via Sanibel Bayous Road. Each home site contains approximately 5,000 square feet. The major subdivision was approved by Planning Commission Resolution 23-024 and upheld by City Council Resolution 23-049.

The preliminary plat was analyzed for compliance with limitations on vegetation removal, developed area, and coverage with impermeable surfaces (Sec. 86-114 (3)). The analysis included in the staff report dated July 25, 2023, provides the following information:

Table 3. - Sec. 86-114 – Subdivision Standards (3) Limitations on vegetation removal, developed area and coverage with impermeable surfaces		
<p>a. The maximum permitted vegetation removal, developed area and impermeable surfaces for the entire parcel shall be calculated. This total shall not be exceeded in apportionment of the total to individual lots and tracts.</p>	<p>Proposed total vegetation removal and developed area = 45,935.99 sf</p> <p>Proposed total coverage = 33,554 sf</p>	<p>Maximum vegetation removal and developed area = 49,150 sf</p> <p>Maximum coverage = 41,837 sf</p>
		<p>Status: Compliant</p>
<p>b. Appropriate limitations on vegetation clearance, developed areas and coverage with impermeable surfaces shall be allocated to preservation and common area tracts. These areas shall then be subtracted from the maximums permitted.</p>	<p>Tract A (roadway) proposed veg. clearance and developed area = 15,940 sf</p> <p>Proposed coverage = 15,824 sf</p> <p>Tracts B, C, D-1, and D-2 proposed veg. removal and developed area, and coverage = 0 sf</p>	<p>Status: Compliant</p>

<p>c. The remaining permitted vegetation clearance, developed area and coverage with impermeable surfaces shall be apportioned to the individual lots in proportion to the size of the lot and the number of dwelling units permitted thereon.</p>	<p>(Less Tract A) Proposed veg. clearance and developed area for Sites 1-6 = ~5,000 sf (100%) Proposed coverage for Sites 1-6 = 2,955 sf</p>	<p>Status: Compliant</p>
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The preliminary plat drawing contains the following table of proposed developed area and impermeable coverage:

<i>TRACT/LOT AREAS</i>		<i>CALCULATED AREAS PER CITY OF SANIBEL CODE</i>	
<i>PARCEL</i>	<i>OVERALL AREA</i>	<i>MAX. PERMITTED DEVELOPMENT AREA</i>	<i>MAX. PERMITTED IMPERMEABLE AREA</i>
<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>

PROPOSAL

Prior to final recordation of the plat, the applicant realized the calculated areas did not accurately reflect the maximum vegetation removal/developed area and coverage with impermeable surfaces permitted by the land development code. The applicant requests that the table included on the preliminary plat drawing be updated to reflect the actual maximums permitted by code, as shown below.

<i>TRACT/LOT AREAS</i>		<i>CALCULATED AREAS PER CITY OF SANIBEL CODE</i>	
<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	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
TRACT A	34231.768	16,621.78	15845
TRACT B	12799.760	N/A	N/A
TRACT C	23474.617	N/A	N/A
TRACT D-1	3850.087	N/A	N/A
TRACT D-2	41886.985	N/A	N/A
TRACT S.F. SUBTOTAL	116243.217	16,621.78	15845
GRAND TOTAL	146239.437	46,618.00	40931.09

The revision to the table maintains compliance with the maximum developed area and coverage with impermeable surfaces per ecological zone.

The maximum permitted “development and impermeable areas” shown in the table, above, allocate the remainder amounts to each lot/home site after reduced by the development/impermeable area consumed by Tract A (the roadway). Please see the excerpt, below, from the development plans (Site Plan Sheet C06), which provides the calculations per ecological zone:

SITE AREAS (G-ECO & D-2 ZONES)

LDC 126-454

G - ECO ZONE:

TOTAL AREA = 95,576 S.F.
 MAX IMPERVIOUS COVERAGE = 35% UP TO 10,000 S.F.
 AND 30% OVER 10,000 S.F. = 29,172 S.F.

S.F. IMPERVIOUS AREA PROVIDED:
 EX. GRAVEL ROADWAY = 13,487 S.F.
 EX. ASPHALT ROADWAY = 597 S.F.
 PROPOSED BUILDING PADS 3-6 (3,772 S.F. X 4) = 15,088 S.F.
TOTAL IMPERVIOUS COVERAGE = 29,172 S.F.

MAX VEGETATION REMOVAL AND DEVELOPMENT AREA = 40% UP TO 10,000 S.F.
 AND 35% OVER 10,000 S.F. = 33,952

LDC 126-394

D-2 - ECO ZONE:

TOTAL AREA = 50,663 S.F.
 MAX IMPERVIOUS COVERAGE = 25% = 12,665 S.F.

S.F. IMPERVIOUS AREA PROVIDED:
 EX. GRAVEL ROADWAY = 1,422 S.F.
 EX. ASPHALT ROADWAY = 339 S.F.
 PROPOSED BUILDING PAD 1 = 4,999.12
 PROPOSED BUILDING PAD 2 = 4,998.97
TOTAL IMPERVIOUS COVERAGE = 11,759.09

MAX VEGETATION REMOVAL AND DEVELOPMENT AREA = 30% = 15,198 S.F.

ANALYSIS

Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 126-976. - Applicability of regulations to parcels in more than one district or with varying residential densities, as it relates to impermeable coverage, provides, "for lots or parcels two acres or larger, the limitations for each zone shall apply to that area of the lot or parcel located in such zone."	This standard directs how to apply development standards on a property in more than one district. Staff finds this section applicable to all types of development applications within the City of Sanibel, including subdivision.	Yes – the applicant has calculated the limitations based on each ecological zone
Sec. 86-114. - The maximum permitted vegetation clearance, developed areas, and coverage with impermeable surfaces for the entire parcel shall be calculated. This total shall not be exceeded in apportionment of the total to individual lots and tracts.	G – Altered Lands Ecological Zone Total Area = 95,576 sf Max. Impermeable Coverage (35% up to 10,000 SF, plus 30% of the area over 10,000 SF) = 29,172 sf D-2 – Upland Wetlands Ecological Zone	Maximum areas have been calculated in accordance with the code.

Sanibel Code Requirement	Staff Comments	Requirement met?
	<p>Total Area = 50,663 sf</p> <p>Max. Impermeable Coverage (25%) = 12,665 sf</p>	
<p>Appropriate limitations on vegetation clearance, developed areas and coverage with impermeable surfaces shall be allocated to preservation and common area tracts. These areas shall then be subtracted from the maximums permitted.</p>	<p>Within the G – Altered Lands Ecological Zone, Tract A proposed 14,084 sf of impermeable coverage.</p> <p>Within the D-2 Upland Wetlands Ecological Zone, Tract A proposed 1,761 sf of impermeable coverage.</p> <p>The updated maximums for impermeable coverage is as follows:</p> <p>G – Altered Lands Max. Impermeable Coverage = 15,088 sf</p> <p>D-2 – Upland Wetlands Max. Impermeable Coverage = 10,904</p>	<p>Areas have been subtracted from the maximums permitted.</p>
<p>The remaining permitted vegetation clearance, developed area and coverage with impermeable surfaces shall be apportioned to the individual lots in proportion to the size of the lot and the number of dwelling units permitted thereon.</p>	<p>4 individual lots in G – Altered Lands max. impermeable coverage apportionment = 3,772 sf</p> <p>2 individual lots in D-2 – Upland Wetlands max. impermeable coverage apportionment = 5,451 sf</p> <p><i>This becomes ~5,000 sf so as not to exceed the total area of individual sites.</i></p>	<p>Remainders have been apportioned appropriately.</p>

According to the applicant’s narrative, 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.

PUBLIC COMMENT

No public comments have been received as of March 18, 2026.

RECOMMENDATIONS AND CONDITIONS

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.