

PLANNING DEPARTMENT STAFF REPORT

RE: 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 provision of CLUP 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.

DATE: October 5, 1982

The subject 9.29+ acre parcel is located i the Wetland Lowland ecological zone with a development intensity of .05 dwelling units per acre, permitting one dwelling unit on the site. The property is transversed by man-made canals dredged several years ago. (See attached topographic map depicting approximate property boundary lines).

The applicant proposes to split the parcel into two sections, deeding 5.53 acres to the Sanibel-Captiva Conservation Foundation, retaining 3.76 acres for a homesite.

Recommendation - The Planning Department recommends approval of the request subject to the following conditions:

1. The 3.76 acre parcel to be retained by the applicant is subject to performance standards prescribed by the CLUP for development in the Wetland Lowland ecozone.
2. The conveyance to SCCF shall indicate that the 5.53 acres shall remain open space without development potential under current CLUP standards. (This document shall be recorded in the public records of Lee County.)
3. Approval of this development permit to divide the parcel does not imply approval of any specific plans to develop the 3.76 acre parcel retained by the applicant. This approval may be sought only through a separate development permit application with sufficient detail for evaluation by the Planning Staff.

JN:pl

1" = 200'

