

**2:00 P. M. SUPPLEMENT – JOINT CITY COUNCIL/PLANNING
COMMISSION MEETING**



City of Sanibel

Planning Department

Preliminary – For Discussion Only

Periwinkle Way West District Plan Focus Area A (Nave Property) 2240 Periwinkle Way (Tax Parcel No. 26-46-22-T2-00009.0000)

Source: Planning Department
October 2007

A. EXISTING CONDITIONS:

- | | |
|--|---|
| 1. Parcel Size | 9.6 Acres |
| 2. Ecological Zones | Lowland Wetlands
Upland Wetlands
Mid Island Ridge |
| 3. Development Intensity
<i>(See LDC Section 126-976 Applicability of regulations to parcels ... with varying residential densities)</i> | 4.0 DUs/Ac or 1 DUs/.25 Acres
2.2 Dus/Ac or 1 DUs/.45 Acres
0.3 Dus/Ac or 1 DUs/3.34 Acres |
| 4. Existing Land Uses
Residential
Commercial | 3 Single Family Residential Units
17,100 Square Feet Commercial Floor Area
Sanibel Square Center |
| 5. Commercial Zones | Town Center General (TCG)
- 5.4 Acres
- 12% Floor Area Ratio |
| 6. Permitted Land Uses
Residential

Commercial | Single Family and Two Family
Multi-Family (within 400' of Periwinkle Way and not in Lowland Wetlands Zone)
Cluster Housing (See LDC Section 86; Art III; Div 3)
Below Market Rate Housing
All Permitted Commercial Uses (See LDC Ch 126; Art VIII Permitted & Conditional Uses) |

B. PERMITTED DEVELOPMENT

- | | |
|---|---|
| 1. Residential
5.4 Acres @ 4.0 Dus/Acre

4.2 Acres @ 0.3 DUs/Ac & 2.2 DUs/Ac
Total (See LDC Section 126-976) | 20 - 21 DUs

7- 8 Dus
27 - 29 Dwelling Units |
| 2. Commercial | 28,000 Sq. Ft.
(See LDC Ch 126; Art VIII Permitted & Conditional Uses) |
| 3. Combined Residential & Commercial
(Conditional Use) | (See LDC Section 126.87) |