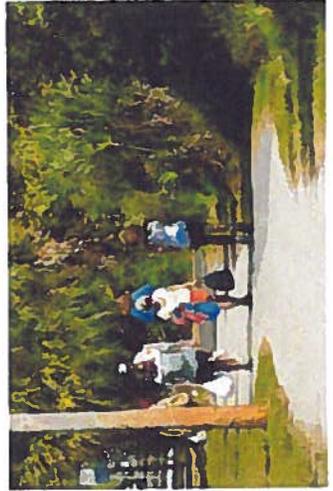


8. OLD BUSINESS

a. Discussion of area plan Donax Road to Palm Ridge Road including Periwinkle Way



City of Sanibel

2009 SHARED USE PATH MASTER PLAN

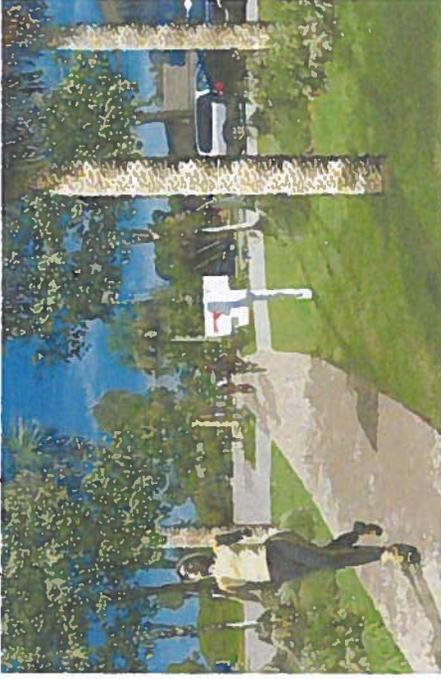
Approved and Adopted by
City Council Resolution 09-043
April 21, 2009

VIEW OF SHARED USE PATH ALONG EAST SIDE OF PALM RIDGE ROAD AT WOOSTER LANE INTERSECTION

Existing Conditions

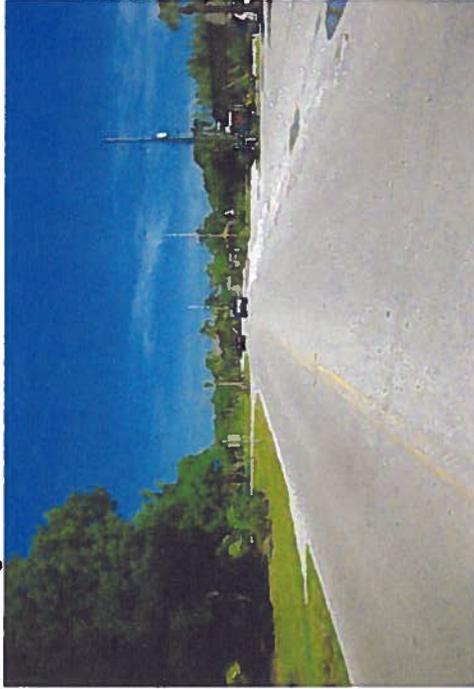


Conceptual Improvements



VIEW OF PALM RIDGE ROAD NORTH OF PERIWINKLE WAY INTERSECTION

Existing Conditions



Conceptual Improvements



**CONCEPTUAL ILLUSTRATIONS FOR PALM RIDGE ROAD,
SHARED USE PATH AND VEGETATION IMPROVEMENTS**

SOURCE: Wallace Roberts & Todd, LLC November 2007



City of Sanibel
Planning Department

**Periwinkle Way West
Commercial District Plan**

**Part 1: Town Center Focus Area
Redevelopment Principle
and Policies**

May 6, 2008

Periwinkle Way West Commercial District Plan

Part I: Town Center Focus Area Redevelopment Principle and Policies

Introduction

The City of Sanibel has been proactively implementing a three part redevelopment planning program that is focused on the island's commercial, resort and residential land uses. Following the adoption of the landmark Build Back regulations that revised and clarified when and how nonconforming structures and uses can be redeveloped when substantially damaged as a result of a natural disaster, the City proceeded with commercial redevelopment planning and supporting Land Development Code amendments.

Commercial redevelopment planning efforts to date have included the following: surveys of businesses and residents regarding Sanibel's economic and market conditions, issues and opportunities; local business roundtables to define initiatives to retain and support island serving businesses; adoption of revisions to the Land Development Code's commercial district regulations, including new regulations addressing formula retail uses, maximum commercial building size and outdoor dining; adoption of architectural and site planning design standards; preparation of a supporting set of illustrated architectural and site planning guidelines; and, consistent with the Sanibel Plan, the completion of a specific plan for the Periwinkle Way West Commercial District.

The following report is the first in a series of four reports that together define specific principles, policies and concepts that will guide future private commercial and related redevelopment efforts within the Periwinkle Way West Commercial District.

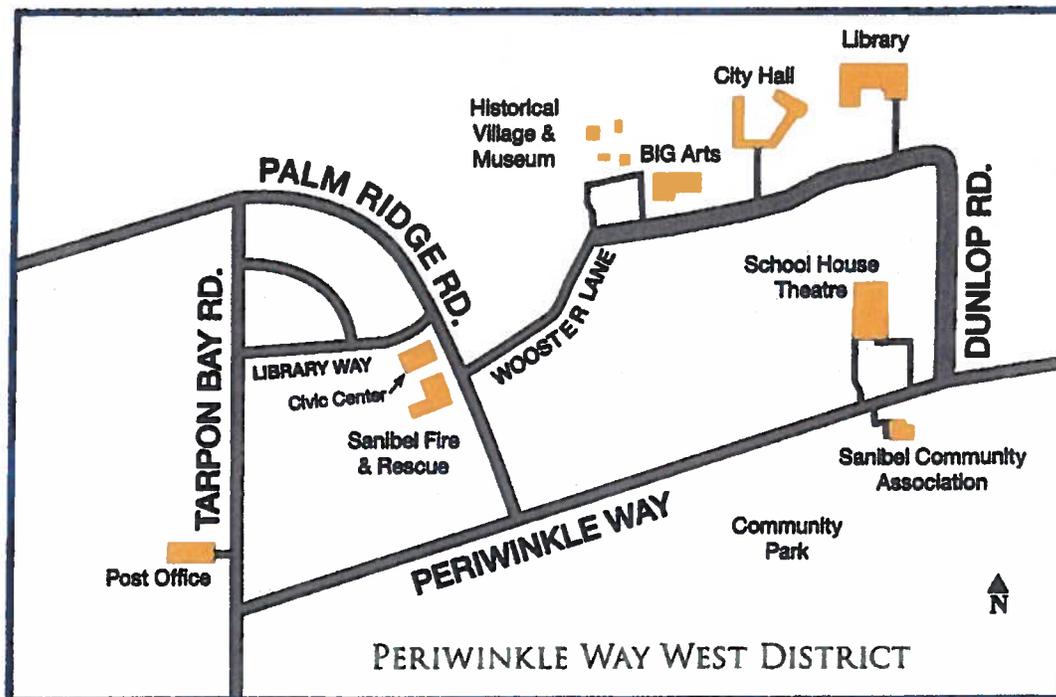
Periwinkle Way West Commercial District Planning Area and Process

On September 18, 2007 City Council adopted Evaluation and Appraisal Report (EAR) based amendments to the Sanibel Plan (See Attachment 1) which include the following recommendation as part of Section 3.6.2. Future Land Use Element for Commercial Development (Page 193).

"the City's Redevelopment Planning Work Program will include the preparation of specific district plans for Periwinkle Way, including the Town Center and Palm Ridge Road area."

Consistent with the adopted Sanibel Plan, the Periwinkle Way West Commercial District planning effort was initiated in July 2007 to define existing conditions, issues, opportunities and preliminary redevelopment planning visions, principles, policies and concepts. Figure 1 defines the Periwinkle Way West Commercial District Planning Area which focuses on the western portion of Periwinkle Way, Palm Ridge Road, Tarpon Bay Road and Dunlop Road.

Figure 1
Periwinkle Way West Commercial District Planning Area



The first two phases of the planning process were facilitated by the firm of Wallace Roberts & Todd, LLC. The initial reports completed as part of these supporting redevelopment planning phases are as follows.

Phase I: Existing Conditions, Opportunities and Constraints

Phase II: Toward a Vision for the Periwinkle Way West Commercial District

During the above phases of work, a series of public open houses, workshops, meetings and surveys were conducted to gather information and ideas from the community. Several visioning workshops were also held to define an initial range of redevelopment planning concepts. Work sessions with the Planning Commission and joint meetings with City Council and the Planning Commission were also conducted.

The final Phase III of the Periwinkle Way West Commercial District planning process consists of the following three parts that define the redevelopment planning principles, policies and concepts for the priority focus areas defined by both the Sanibel Plan and the previously completed supporting redevelopment planning phases.

Part One: Town Center

Part Two: Palm Ridge Road

Part Three: Tarpon Bay Road

In addition to the above reports, a Part Four report also defines planning principles, policies and concepts for the all important and interrelated open spaces, pedestrian and shared use paths, parking facilities and vehicular circulation system that together form the “public realm” that visually and physically defines and connects the three planning focus areas situated within the Periwinkle Way West Commercial District. The maintenance, design, improvement and management of these integrated public and private systems, spaces and facilities will be a high priority for the redevelopment principles, policies and concepts defined for the Periwinkle Way West Commercial District.

The following Part One: Town Center focus area report includes the following three sections.

1. Definition of the Town Center focus area.
2. Brief profile of the Town Center focus area.
3. Town Center redevelopment planning principle (Approved by City Council on February 15, 2008) and supporting policies based on the Sanibel Plan, Land Development Code and the Periwinkle Way West District planning work program.

Town Center Defined

To date, the term Town Center has been utilized for different purposes and applications by the Sanibel Plan, Park and Recreation System Master Plan, Land Development Code and recent private marketing and redevelopment concepts for the Nave property.

The Sanibel Plan’s (See Attachment 1) Recreation and Open Space element previously referred to a “Town Center/Town Square” and, pursuant to the adopted EAR based amendments, recommends that the City “Consider development of an area to serve as a focal point for community activity, special events and informal assembly.” As noted above, the Sanibel Plan’s Commercial Development element also refers to the preparation of plans for “commercially zoned areas along Periwinkle Way” including the “Town Center” which refers, in part, to the commercially zoned portion of the Nave property.

The adopted City of Sanibel Parks and Recreation System Master Plan includes recommendations for a "Town Green Special Events Area" that would "dedicate open space between/in front of City Hall and Library as the Sanibel Town Green" (See Attachment 2).

The City of Sanibel's Land Development Code (LDC) also utilizes the term Town Center to define the Town Center General (TCG) and Town Center Limited (TCL) commercial zoning districts (See Figure 6 included as part of Attachment 4) which include properties along Periwinkle Way, west of Dunlop Road, and Palm Ridge and Tarpon Bay Roads.

Finally, the term Town Center has also been applied to the Nave property by a recent real estate marketing campaign and a preliminary mixed residential, commercial and retail redevelopment concept plan prepared by Town Center of Tomorrow, Inc.

For the purposes of this report, the term Town Center is utilized to describe the redevelopment planning focus area which includes the following properties and land uses: Historical Museum and Village; Big Arts; City Hall; Sanibel Library; Schoolhouse Theater; Sanibel Community Association (SCA); recently completed Community Park; St. Michael's Church; and the Nave property. The enclosed Figure 2 defines the location of the Town Center redevelopment planning focus area.

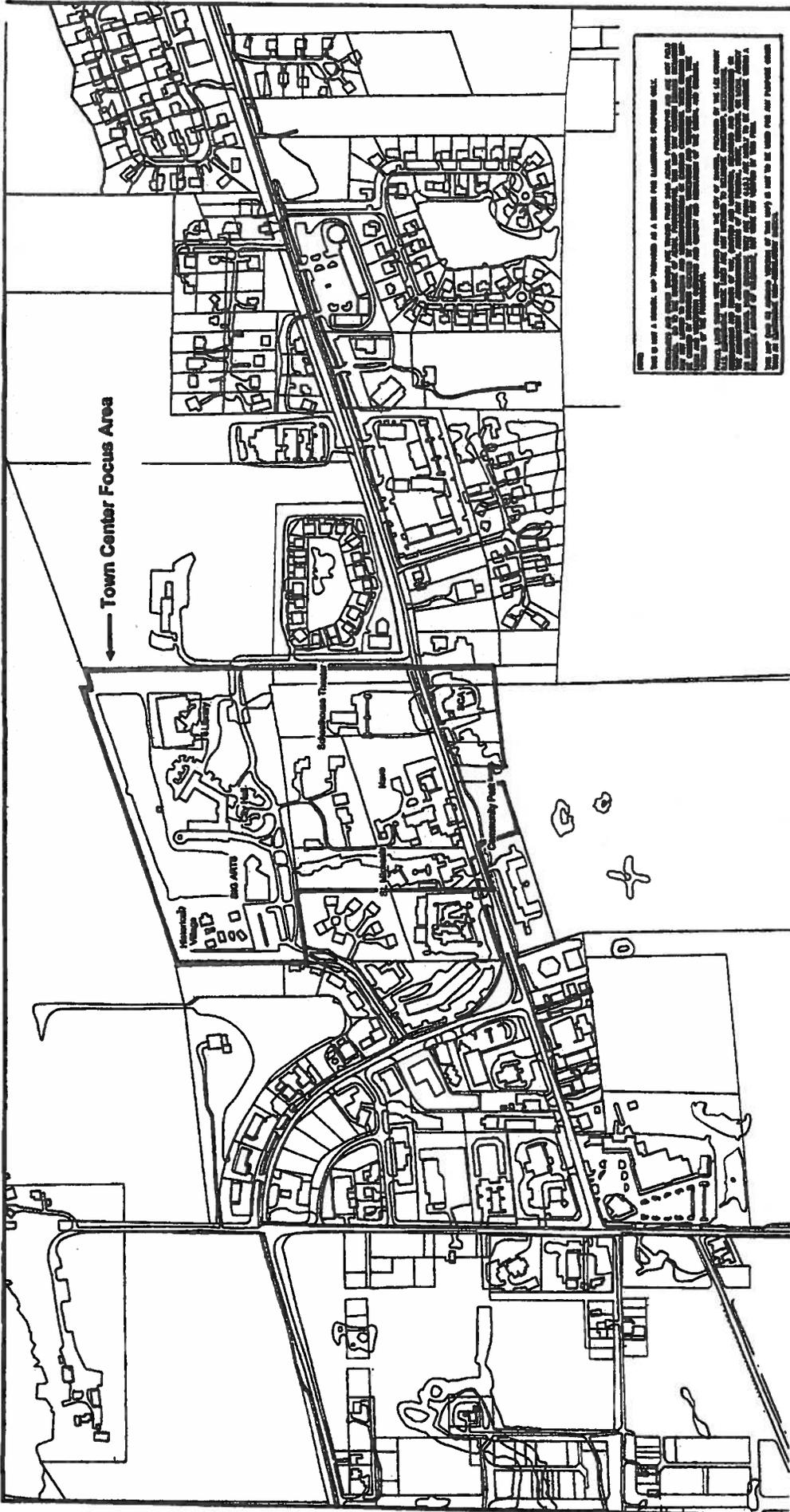
Profile of the Town Center Focus Area

The Town Center redevelopment planning focus area is centered around the approximate 9.7¹ acre Nave property which is currently developed with approximately 16,891sq. ft.¹ of commercial (retail, restaurant, office and service uses) floor area and three single family residential units. Only 5.4¹ acres of the Nave property fronting on Periwinkle Way are zoned for Town Center General (TCG) commercial development.

The Nave property is surrounded by Sanibel's centrally located civic, cultural, historic, recreational and governmental facilities which together comprise approximately 45 acres. The proximity and concentration of these existing uses and facilities, as defined by the accompanying aerial photograph (See Figure 3), is unique to Sanibel and, together with the Nave property, present a unique opportunity for coordinated short and long term redevelopment planning.

Please consult the Phase I: Existing Conditions, Opportunities and Constraints report prepared by Wallace Roberts & Todd, LLC for additional information regarding the Town Center focus area.

¹Total acreage and leasable square feet defined by Appraisal Report prepared by Carlson Norris and Associates, Inc., April 14, 2006.



THIS PLAN IS A GENERAL PLAN AND SHOULD BE USED AS A GUIDE FOR DEVELOPMENT. THE CITY ENGINEER AND THE TOWN ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES SHOWN ON THIS PLAN. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES SHOWN ON THIS PLAN. THE TOWN ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STREETS AND UTILITIES SHOWN ON THIS PLAN.

TOWN CENTER FOCUS AREA

Periwinkle Way West District Plan

PERIWINKLE WAY, PALM RIDGE ROAD, TARPON BAY ROAD
AND DUNLOP ROAD



NOT TO SCALE
 CONSULT WITH THE
 ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AND OTHER PROFESSIONALS FOR A COMPLETE DESIGN AND CONSTRUCTION PLAN.

Figure 3

**Aerial Photograph of Town Center Focus Area
Existing Conditions, Uses and Facilities**



A more detailed profile and a summary analysis of the current conditions and relevant provisions of the Land Development Code that pertain to future private redevelopment of the Nave property located at 2240 Periwinkle Way (Tax Parcel No. 26-46-22-T2-00009.0000) is provided by Attachment 3 (See Table 1 and Figures 4 and 5) of this report.

Redevelopment Planning Principle and Policies

On February 5, 2008, City Council approved the following statement of principle related to future private redevelopment of the Nave property which is centrally located within the Town Center focus area:

“The Sanibel Plan commits to a Town Center and a hierarchy of needs to preserve the scarce natural systems and spaces in commercial areas and Council expresses in principle the willingness to work with the seller and buyers of the Nave property to look at the possibility of paths, pocket parks and conservation areas that would connect with cultural institutions and businesses within the existing permitted density.”

The following redevelopment planning policies have been prepared to support the adopted Sanibel Plan and City Council's approved Town Center (See Figure 2) redevelopment planning principle which is intended to guide private redevelopment of the Nave property consistent with the current Land Development Code and in a fully integrated and coordinated manner with the surrounding civic, cultural, recreation and historic uses and facilities.

1. Preserve, Restore and Connect with Environmentally Sensitive Lands

- 1.1 Preservation of the unique environmental characteristics associated with each of the properties within the Town Center (See Figure 2) focus area and the incorporation of additional green space, particularly within the commercially zoned area of the Nave property, must be a priority.
- 1.2 Future redevelopment and improvements should employ site planning and design strategies consistent with the Sanibel Plan and Land Development Code that will preserve, restore and connect with surrounding environmentally sensitive lands and wildlife habitat.

2. Maintain, Integrate and Improve Public Spaces

- 2.1 The wide range of public spaces within the Town Center focus area (See Figure 2), which consist of roads, shared use paths, sidewalks, walkways and open spaces, should be maintained, integrated and improved to provide a unified network that supports and invites public interaction and pedestrian connections both during the daytime and evening.
- 2.2 Consistent with the adopted Recreation and Open Space element of the Sanibel Plan (See Attachment 1) and the Parks and Recreation System Master Plan (See Attachment 2), the feasibility of creating a centrally located open space or spaces should be considered as a focal point and key organizing design and site planning element as part of the future redevelopment of the Nave property. The open space or spaces will serve a wide range of activities and be integrally connected with the adjoining civic, cultural, recreational, historic, residential and commercial uses and facilities.

3. Enhance and Expand Pedestrian and Bicycle Accessibility

- 3.1 Enhance and expand pedestrian and bicycle accessibility and connectivity between existing and future civic, cultural, recreation, governmental, residential and commercial uses through both private and public strategies and partnerships that

focus on: internal connections that link properties, land uses and facilities; and along the Dunlop Road and Periwinkle Way right-of-ways consistent with the updated Shared Use Path Master Plan.

- 3.2 Maintain, improve and expand pedestrian and bicycle connections between the Town Center (See Figure 2), Palm Ridge and Tarpon Bay focus areas as well as with other commercial districts and properties in order to achieve the goals, policies and recommendations of the Sanibel Plan and the Shared Use Path Master Plan to insure Sanibel “will be a walkable and bikeable community.”

4. Provide Opportunities for Shared Parking

- 4.1 Future redevelopment plans within the Town Center (See Figure 2) focus area should introduce opportunities to: minimize lot area coverage dedicated to off-street parking; provide for reduced impermeable surfaces; eliminate multiple vehicular trips that contribute to congestion; encourage pedestrian and bicycle activity and connectivity; and enable cross access and parking agreements, where appropriate, that will enable the shared use of the 460 existing parking spaces located today within the focus area.

- 4.2 Shared parking plans that recognize varying parking demands associated with existing and future permitted land uses should be developed for consideration by the Planning Commission pursuant to Land Development Code, Chapter 126. Article XVI. Off-Street Parking and Loading.

5. Continue to Introduce Parking Management Strategies

- 5.1 The City of Sanibel, property owners and facility managers of both existing and future private, public, civic, cultural, recreation and historic properties within the Town Center (See Figure 2) focus area should continue to work in partnership to implement joint parking management strategies that maximize utilization of the daytime, evening, seasonal and off-seasonal parking supply.

6. Support Seasonal Special Events and Provide Safe and Efficient Pedestrian and Vehicular Access and Off-Street Parking

- 6.1 The Town Center (See Figure 2) focus area will continue to be Sanibel’s primary location for staging special events that are enjoyed by Island residents and visitors. Efforts to develop and manage special event parking will continue to be a high priority to insure pedestrian accessibility and safety and to minimize traffic congestion and unnecessary vehicular circulation.

7. Retain and Support Island Serving Commercial Uses

- 7.1 The City is committed to the retention, start-up and successful operation of independent and island serving businesses and entrepreneurs that are essential to the character and quality of life on Sanibel.
- 7.2 The Town Center (See Figure 2) focus area and surrounding Town Center General (TCG) and Town Center Limited (TCL) commercial zoning districts (See Attachment 4) will continue to be, as recommended by the Sanibel Plan, the primary location for retaining and supporting Island serving commercial uses.
- 7.3 Future Island serving commercial redevelopment within the Town Center (See Figure 2) focus area shall be consistent with: Section 3.6.2. Future Land Use Element of the Sanibel Plan; Land Development Code Chapter 126, Zoning, Article VIII. Commercial Districts, Division 3. TCG Town Center General Commercial District (See Attachment 4).
- 7.4 In order to maintain Sanibel's environmentally based economy, community character and unique composition of Island serving commercial land uses, the introduction of new formula retail uses shall not be permitted unless conditional use approval is granted by City Council pursuant to Land Development Code, Sec. 126-102. Formula Retail Stores.
- 7.5 As defined by the Sanibel Plan and Land Development Code, Chapter 126. Zoning, Article XIV. Supplementary District Regulations, Division 5. Commercial Uses Generally (See Attachment 4), future commercial redevelopment shall be designed to insure compatibility with standards that address: commercial unit size; maximum building size; economic and traffic impacts; maximum street frontage; architectural character and site planning standards and guidelines; and compatibility with wildlife habitat, conservation areas and residential land uses.
- 7.6 The total permitted commercial floor area (Floor Area Ratio (FAR)) within the Town Center General (TCG) commercially zoned portion of the Nave property shall not exceed 12% as defined by Land Development Code, Chapter 126. Zoning. Article VIII. Commercial Districts, Division. TCG Town Center General Commercial District (See Attachments 3 and 4).
- 8. Support Mixed Use Site Plans and Structures Consistent with the Sanibel Plan and Land Development Code**
- 8.1 Mixed use structures consisting of commercial space, market rate and/or below market rate housing shall be consistent with Land Development Code, Chapter 126,

Conditional Uses, Sec. 126-87 Combined Commercial and Residential Development and Chapter 86. Development Standards, Sec. 86-1. Combined residential and commercial development.

9. Residential Densities within the Town Center Focus Area shall be Consistent with the Sanibel Plan and Land Development Code.

9.1 Maintain the existing permitted residential density pursuant to the adopted Sanibel Plan and consistent with Land Development Code, Chapter 86. Development Standards, Article III. Residential, Division 2. Density and Chapter 126, Sec. 126-976 which stipulate that the maximum number of dwelling units permitted on a lot or parcel which consists of areas having different residential densities shall be the total of the dwelling units permitted by those areas (See Attachment 5).

10. Below Market Rate Housing

10.1 A total of 26 Below Market Rate Housing (BMRH) units have been developed to date within the Periwinkle Way West Commercial District planning area. The Sanibel Plan envisions that, at build out, BMRH housing will be available to 3% (104 Dwelling Units) of the Island's residential households. BMRH opportunities should continue to be distributed Island-wide and not concentrated within any one area of Sanibel, including the Town Center (See Figure 2) focus area.

10.2 Future opportunities for the addition of BMRH within the Periwinkle Way West District will conform to the provisions of the Land Development Code, Chapter 102. Housing, Article II. Below Market Rate Housing.

11. Improvement and Expansion of the Town Center's Civic and Cultural Facilities.

11.1 The City will continue to work in partnership to define short and long term strategies and opportunities for maintaining, integrating, improving and expanding, as warranted, BIG ARTS, Sanibel Library, Schoolhouse Theater, Historic Museum and Village, SCA and Senior Center facilities which together form the civic and cultural center of Sanibel.

11.2 The Town Center (See Figure 2) focus area's civic, cultural, historic and recreational facilities shall be reinforced by plans for maintaining, managing and improving public spaces, pedestrian connections, shared use paths and parking facilities.

- 11.3 Opportunities to provide joint programming and utilization of existing civic, cultural and related facilities within the Town Center (See Figure 2) focus area should continue to be a high priority.
- 12. Future Town Center Redevelopment shall be Consistent with the City's adopted Architectural Design and Site Planning Standards and Guidelines.**
- 12.1 Future improvements, construction and site planning within the Town Center (See Figure 2) focus area shall be consistent with the specific design, architectural, and landscape architectural design and site planning standards and guidelines adopted for the Town Center General (TCG) Commercial Zoning District pursuant to Land Development Code, Chapter 126. Zoning. Sec. 126-1028 and 1029.
- 12.2 Architectural standards and guidelines shall encourage future improvements, additions and alterations within the Town Center (See Figure 2) focus area to employ green building design and infrastructure features, energy efficiency, and climate and weather resistant materials and construction techniques.

L:rjd:Town Cntr Profile and Red Objec 3 08 Revised 3 27 08

ATTACHMENT 1

Sanibel Plan

Section 3.3.7. Recreation and Open Space Element
Section 3.6.2. Future Land Use Element

ATTACHMENT 1

Sanibel Plan Section 3.3.7. Recreation and Open Space Element Section 3.6.2. Future Land Use Element

Supporting City Council's approved Town Center redevelopment planning principal and policies are the following recommendations from the Sanibel Plan's Section 3.3.7 Recreation and Open Space Element and Section 3.6.2 Future Land Use Element.

Section 3.3.7. Recreation and Open Space Element

Plan for Recreation and Open Space (Page 158)

The components of the City's Plan for Recreation and Open Space (See Attachment 2) are as follows

15 .Consider development of an area to serve as a focal point for community activity, special events and informal assembly.

Section 3.6.2. Future Land Use Element

Background Discussion (Page 223)

The development of the Periwinkle Way West Commercial District Master Plan, including the Palm Ridge Area, called for in the Plan for Commercial Development will be included as part of the City's Redevelopment Planning Work Program.

Background Discussion (Page 224)

The community's interest in the development of a Town Center/Town Square, considered in the Plan for Community Design, has evolved. The *Master Parks and Recreation Plan* recognizes the community benefit in providing a place to serve as a focal point for community activity, special events and informal assembly. Implementation of the *Master Parks and Recreation Plan* is a major issue in the 2004/2005 Evaluation and Appraisal Report of the *Sanibel Plan*.

Commercial Development (Page 232)

Further retail development should be discouraged on Periwinkle Way and encouraged in the Town Center District (the Palm Ridge area) because of the latter area's relatively good access from Periwinkle Way, Palm Ridge Road and Tarpon Bay Road, and because it is the geographical center of the Island. Development regulations designed for the Town Center and Palm Ridge area should provide incentives to combine substandard (smaller) lots and to promote commercial development that primarily serves the needs of residents. In addition, the City's Redevelopment Planning Work Program will include the preparation of specific district plans for the commercially zoned areas along Periwinkle Way, including a plan for the Town Center and Palm Ridge Road area.

Plan for Preservation and Community Design (Page 239)

Consider development of a specific district plan for the Periwinkle Way West Commercial District, including the Palm Ridge area, which will include strategies to improve and integrate City Hall and the surrounding civic, cultural and recreational uses to serve as a focal point for community activity, special events and informal assembly.

ATTACHMENT 2

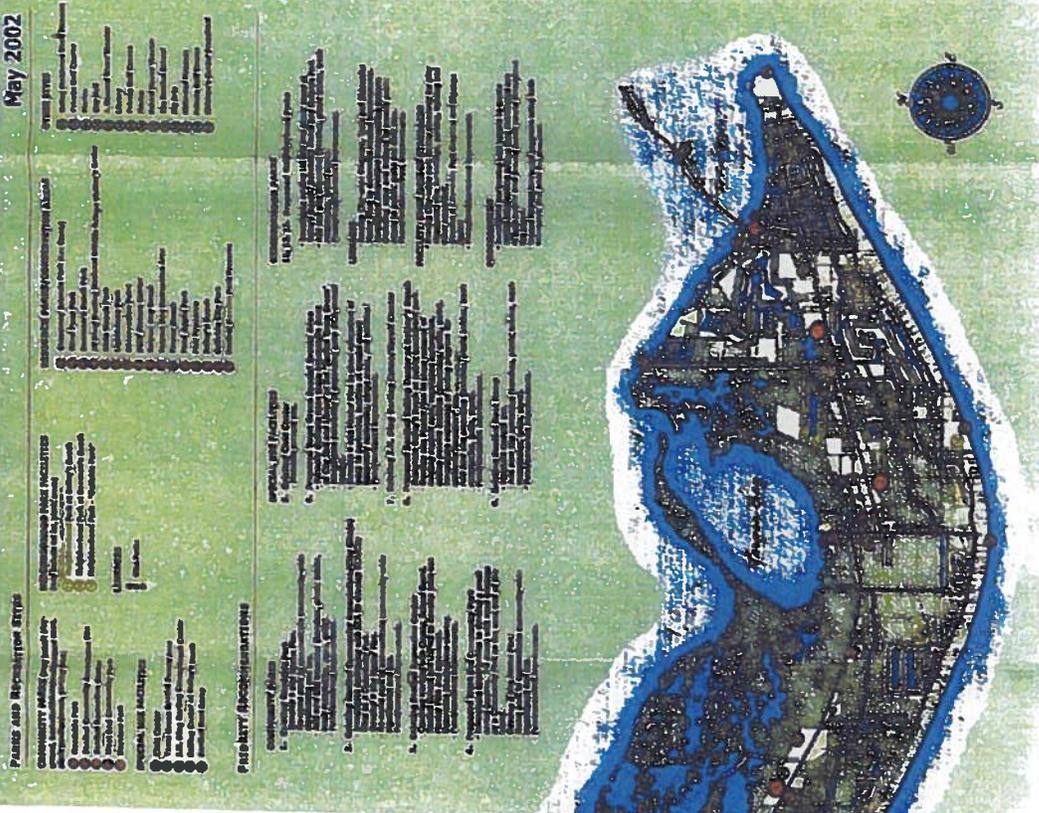
**City of Sanibel
Parks and Recreation System
Master Plan**

City of Sanibel

Parks and Recreation System Master Plan

May 2002

Vision:
A central corridor of community parks, bikeways and gathering spaces - and strategically located special use facilities and neighborhood parks - all sensitively woven into the island's existing environmental "fabric" to meet residents' recreation and social needs.



Primary and Secondary City Parks

- Community Parks (any park that serves a neighborhood or group of neighborhoods)
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Location Map



Legend

- LAND USES**
- Commercial/Plan Residential
 - Residential
 - Public Parks, Schools, Churches, Mosques, Synagogues, Libraries
 - Residential
 - Vacant Land
 - Parking Pads
 - Swamp Land (non-wooded bars)
 - Churches
- SCALE IN MILES**
0 1/4 1/2 3/4 1

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART

ATTACHMENT 3

**Detailed Profile and Summary of
Land Development Code
Requirements and Zoning
Analysis for the Nave Property**

Table 1
Detailed Profile and Summary of Land Development code
Requirements and Zoning Analysis for the Nave Property

A. EXISTING CONDITIONS¹:

1. Parcel Size	9.7 Acres
2. Ecological Zones	Lowland Wetlands; Upland Wetlands and Mid Island Ridge
3. Development Intensity (Figure 4) <i>(See LDC Section 126-976 Applicability of regs. to parcels ... w/ 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 (Figure 5) Residential Commercial (Sanibel Square Center)	3 Single Family Residential Units 16,891sf Commercial Floor Area
4. Commercial Zones (See Attachment 4)	Town Center General (TCG) 5.4 Acres @ 12% Floor Area Ratio
6. Permitted Land Uses Residential (See Attachment 5)	Single Family and Two Family Multi-Family (w/in 400' of Periwinkle not in Lowlands) Cluster Housing (See LDC Section 86; Art III; Div 3) Below Market Rate Housing (See LDC Chapter 102)
Commercial (See LDC Ch 126; Art VIII) (See Attachment 4)	All Permitted Commercial Uses (LDC Article VIII, division 3)

B. PERMITTED DEVELOPMENT

1. Residential² (See Figure 4) 4.0 Acres @ 4.0 Dus/Acre 2.9 Acres @ 2.2 DUs/Ac 2.6 Acres @ 0.3 DUs/Ac Total (See LDC Section 126-976) ³	16 Dwelling Units 6.4 Dwelling Units 0.8 Dwelling Units 23 Dwelling Units
2. Commercial (See Attachment 4)	28,000sf of Commercial Floor Area <i>(See LDC Ch 126; Art VIII Permitted & Conditional Uses)</i>
3. Combined Residential & Commercial³ (Conditional Use - See LDC Section 126.87)	1 Du, in addition to the 4 Dus permitted outside the TCG District, can be developed for every 1,000sf reduction of permitted com. floor area (not to exceed the total of 23 Dus for the entire 9.5 acre parcel). Ergo: 23 Dus & 9,000sf of Com. Floor Area to 5 Dus & 27,000sf of Com. Floor Area

¹ Total acreage and leasable square feet defined by Appraisal Report prepared by Carlson Norris and Associates, Inc., April 14, 2006.

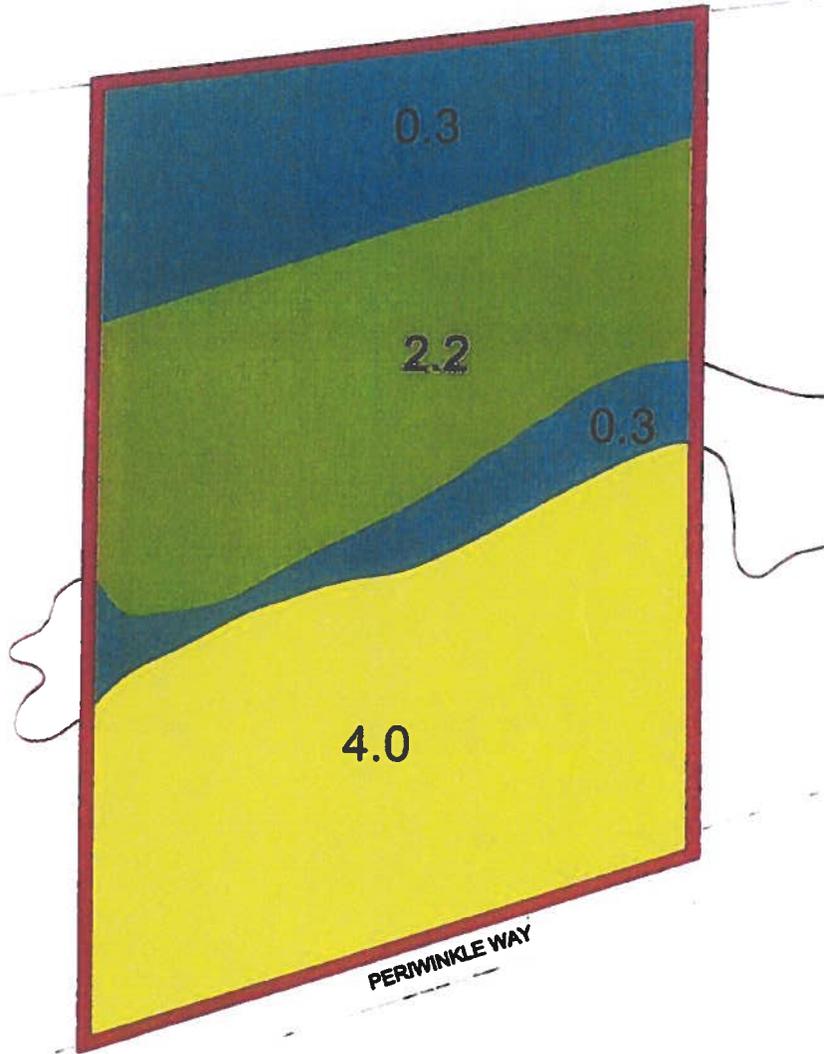
² Based on the analysis completed by bean, Whitaker, Lutz & Kareh, Inc. (December 2007)

³ Survey and site plan required for computation of specific permitted residential density and commercial floor area.

9.5± acre Periwinkle Way Parcel
Focus Area A

Periwinkle Way West
Commercial District Plan

north side of road between Dunlop Road and Palm Ridge Road



LEGEND

-  0.3 1 D.U. 3.34 ACRES
-  2.2 1 D.U. PER 0.45 ACRES
-  4.0 1 D.U. PER 0.25 ACRES

PARCEL AREAS ARE FROM
LEE COUNTY GRAPHIC TAX MAPS.
SURVEY REQUIRED FOR ACCURATE ACREAGE

DEVELOPMENT INTENSITY

4.0 ACRES AT 4.0 DU/ACRE = 16.0 UNITS
PLUS (+)
2.9 ACRES AT 2.2 DU/ACRE = 6.4 UNITS
PLUS (+)
2.6 ACRES AT 0.3 DU/ACRE = 0.8 UNITS
EQUALS (=)
TOTAL 23.2 UNITS
MAXIMUM PERMITTED NUMBER OF UNITS

FIGURE 4

Figure 5

**Aerial Photograph of Nave Property
Existing Conditions, Uses and Facilities**



**Summary of Current Commercial Land Use Regulations
by Commercial District**

Commercial Land Use Regulations	General Commercial District	Town Center General Commercial District	Town Center Limited Commercial District
Permitted Uses	All commercial uses, except for conditional uses, that are permitted in the City of Sanibel Sec. 126-491	Same as General District Sec. 126-511	Same as General District, except that Apparel, Children's Wear, Gift and Jewelry stores are prohibited Sec. 126-531
Conditional Uses	All conditional uses that are permitted in the City of Sanibel Sec. 126-492	Same as General District Sec. 126-512	Same as General District Sec. 126-532
Maximum Floor Area Ratio	10% for parcels larger than 20,000sf 5% for all other parcels Sec 124-494(a)	12% for parcels >20,000sf 5% for all other parcels Sec 126-514(a)	Same as Town Center General District Sec 126-534(a)
Height	45 feet above mean sea level Sec 126-494(b)	Same as General District Sec. 126-514(b)	Same as General District Sec. 126-534(b)
Front Yard Setbacks	100 feet from centerline of major roads 50 feet from centerline of local roads Sec. 126-494(c)	Same as General District Sec. 126-514(c)	Same as General District Sec. 126-534(c)
Side Yard Setbacks	25 feet for parcel with >125' of road frontage 15 feet all other parcels Sec. 126-494(d)	Same as General District Sec. 126-514(d)	Same as General District Sec. 126-534(d)
Rear Yard Setbacks	20 feet Sec. 126-494(d)	Same as General District Sec. 126-514(d)	Same as General District Sec. 126-534(d)
Coverage with Impermeable Surfaces	45% of lot area Sec 126-494(e)	Same as General District Sec. 126-514(e)	Same as General District Sec. 126-534(e)
Developed Area and Vegetation Removal	50% of lot area Sec 126-494(f)	Same as General District Sec. 126-514(f)	Same as General District Sec. 126-534(f)

Notes: Off-street Parking Requirements are not included in this table.

Sections of the Land Development Code are cited for reference to the full list of permitted and conditional uses and the complete statement of the development regulations.

Consult with Land Development Code, Chapter 126. Zoning, Article XIV. Supplementary District Regulations, Division 5 Commercial Uses Generally regarding the following regulations pertaining to: commercial unit size; economic and traffic impacts; maximum size of commercial buildings; formula retail; architectural standards; site planning standards; and standards for compatibility with wildlife habitat, conservation land and residential areas.

ATTACHMENT 4

**Summary of Current Commercial
Land Use Regulations
By Commercial District**

**Summary of Current Commercial Land Use Regulations
by Commercial District**

Commercial Land Use Regulations	General Commercial District	Town Center General Commercial District	Town Center Limited Commercial District
Permitted Uses	All commercial uses, except for conditional uses, that are permitted in the City of Sanibel Sec. 126-491	Same as General District Sec. 126-511	Same as General District, except that Apparel, Children's Wear, Gift and Jewelry stores are prohibited Sec. 126-531
Conditional Uses	All conditional uses that are permitted in the City of Sanibel Sec. 126-492	Same as General District Sec. 126-512	Same as General District Sec. 126-532
Maximum Floor Area Ratio	10% for parcels larger than 20,000sf 5% for all other parcels Sec 124-494(a)	12% for parcels >20,000sf 5% for all other parcels Sec 126-514(a)	Same as Town Center General District Sec 126-534(a)
Height	45 feet above mean sea level Sec 126-494(b)	Same as General District Sec. 126-514(b)	Same as General District Sec. 126-534(b)
Front Yard Setbacks	100 feet from centerline of major roads 50 feet from centerline of local roads Sec. 126-494(c)	Same as General District Sec. 126-514(c)	Same as General District Sec. 126-534(c)
Side Yard Setbacks	25 feet for parcel with >125' of road frontage 15 feet all other parcels Sec. 126-494(d)	Same as General District Sec. 126-514(d)	Same as General District Sec. 126-534(d)
Rear Yard Setbacks	20 feet Sec. 126-494(d)	Same as General District Sec. 126-514(d)	Same as General District Sec. 126-534(d)
Coverage with Impermeable Surfaces	45% of lot area Sec 126-494(e)	Same as General District Sec. 126-514(e)	Same as General District Sec. 126-534(e)
Developed Area and Vegetation Removal	50% of lot area Sec 126-494(f)	Same as General District Sec. 126-514(f)	Same as General District Sec. 126-534(f)

Notes: Off-street Parking Requirements are not included in this table.
Sections of the Land Development Code are cited for reference to the full list of permitted and conditional uses and the complete statement of the development regulations.

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ATTACHMENT 5

**Summary of Permitted Residential Uses
and Required Conditions
for Residential Districts**



Summary of Permitted Residential Uses and Required Conditions for Residential Districts

Source: LDC Chapter 126 Zoning, Article VII, Residential Districts

Planning Department
February 2008

Residential Districts	Permitted Residential Uses	Minimum Lot Area	Maximum Height ¹	Front Yard Setback	Side Yard Setbacks	Rear Yard Setback	Setback from Open Water Bodies	Coverage (Impermeable Surface)	Vegetation - Removal and Developed Area
E-1 Blind Pass Area Zone	1 Family DU Duplex DU Cluster Dev.	20,000 Sq. Ft.	35 Ft.	50 Ft. Local Rds. 75 Ft. Major Rds.	10 Ft.	10 Ft.	20 Ft.	25% of Lot Area	30% of Lot Area
E-2 Gulf Beach Ridge Zone	1 Family DU Duplex DU Cluster Dev. Multi-Family DU	20,000 Sq. Ft.	35 Ft.	50 Ft. Local Rds. 75 Ft. Major Rds.	10 Ft.	10 Ft.	20 Ft.	25% of Lot Area	30% of Lot Area
D-1 Lowlands Wet Lands Zone	1 Family DU Cluster Dev.	20,000 Sq. Ft.	35 Ft.	50 Ft. Local Rds. 75 Ft. Major Rds.	10 Ft.	10 Ft.	20 Ft.	15% of Lot Area	20% of Lot Area
D-2 Uplands Wetlands Zone	1 Family DU Duplex DU Cluster Dev. Multi-Family DU	15,000 Sq. Ft.	35 Ft.	50 Ft. Local Rds. 75 Ft. Major Rds.	10 Ft.	10 Ft.	20 Ft.	25% of Lot Area	30% of Lot Area
F - Mid-Island Ridge Zone	1 Family DU Duplex DU Cluster Dev. Multi-Family DU	10,000 Sq. Ft.	35 Ft.	50 Ft. Local Rds. 75 Ft. Major Rds.	10 Ft.	10 Ft.	20 Ft.	30% of Lot Area	35% of Lot Area
C - Mangrove Forest Zone	1 Family DU	20 acres or 20,000 Sq. Ft. for existing parcels	35 Ft.	50 Ft. Local Rds. 75 Ft. Major Rds.	10 Ft.	10 Ft.	20 Ft.	1% of Lot Area	2% of Lot Area
G - Altered Land Zone	1 Family DU Duplex DU Cluster Dev. Multi-Family DU	10,000 Sq. Ft.	35 Ft.	50 Ft. Local Rds. 75 Ft. Major Rds.	10 Ft.	10 Ft.	20 Ft.	35% (Lot ≤ 10,000 Sq. Ft.) 30% (Lot > 10,000 Sq. Ft.)	40% (Lot ≤ 10,000 Sq. Ft.) 30% (Lot > 10,000 Sq. Ft.)

¹Maximum Height for Multi-family buildings in the Resort Housing District is 45 ft.
See Angle of Light, Chimney, Gable Ends, Dormer and Other Architectural Features

ATTACHMENT 5

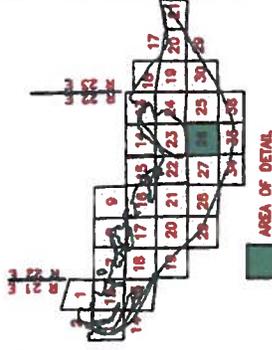
Summary of Permitted Residential Uses
and Required Conditions for
Residential Districts

LEGEND

- PROPERTY LINES
- EDGE OF WATER
- GENERAL COMMERCIAL DISTRICT
- TOWNCENTER GENERAL DISTRICT
- TOWNCENTER LIMITED COMMERCIAL DISTRICT



KEY MAP



SECTION	TOWNSHIP	RANGE
26	46S	22E

TARPON BAY VISITORS CENTER & RECREATION AREA

FIGURE 6
Town Center General (TCG)
Town Center Limited (TCL)
Commercial Zoning Districts

DING DARLING WILDLIFE REFUGE

CITY HALL

SANIBEL LIBRARY

WILFORD ROAD

SANIBEL-CAPTIVA CONSERVATION FOUNDATION

DING DARLING WILDLIFE REFUGE

COMMERCIAL ZONING MAP

COMPILED BY
 Bruce, Whitaker, Lutz & Kovich, Inc.
 1000 W. ...
 ...



City of Sanibel

Planning Department

MEMORANDUM

DATE: March 3, 2008

TO: Judie Zimomra, City Manager

FROM: Robert J. Duffy, AICP, Planning Director

SUBJECT: Preliminary 1996 Town Center Redevelopment Concepts

Enclosed as requested are black and white copies of the early Sanibel Town Center concepts that were prepared for the City of Sanibel by Wallace, Roberts and Todd in 1996. To my understanding, these concepts were never finalized.

The Planning Department reviewed these early concepts with Wallace, Roberts & Todd as part of the preparation of the 2007 Phase I and Phase II reports presented to City Council.

If you have any questions regarding these 1996 concepts, please contact me.

**PC MEETING 11/14/00
AGENDA ITEM NO. 9**

MEMORANDUM

To: Planning Commission

From: Planning Department

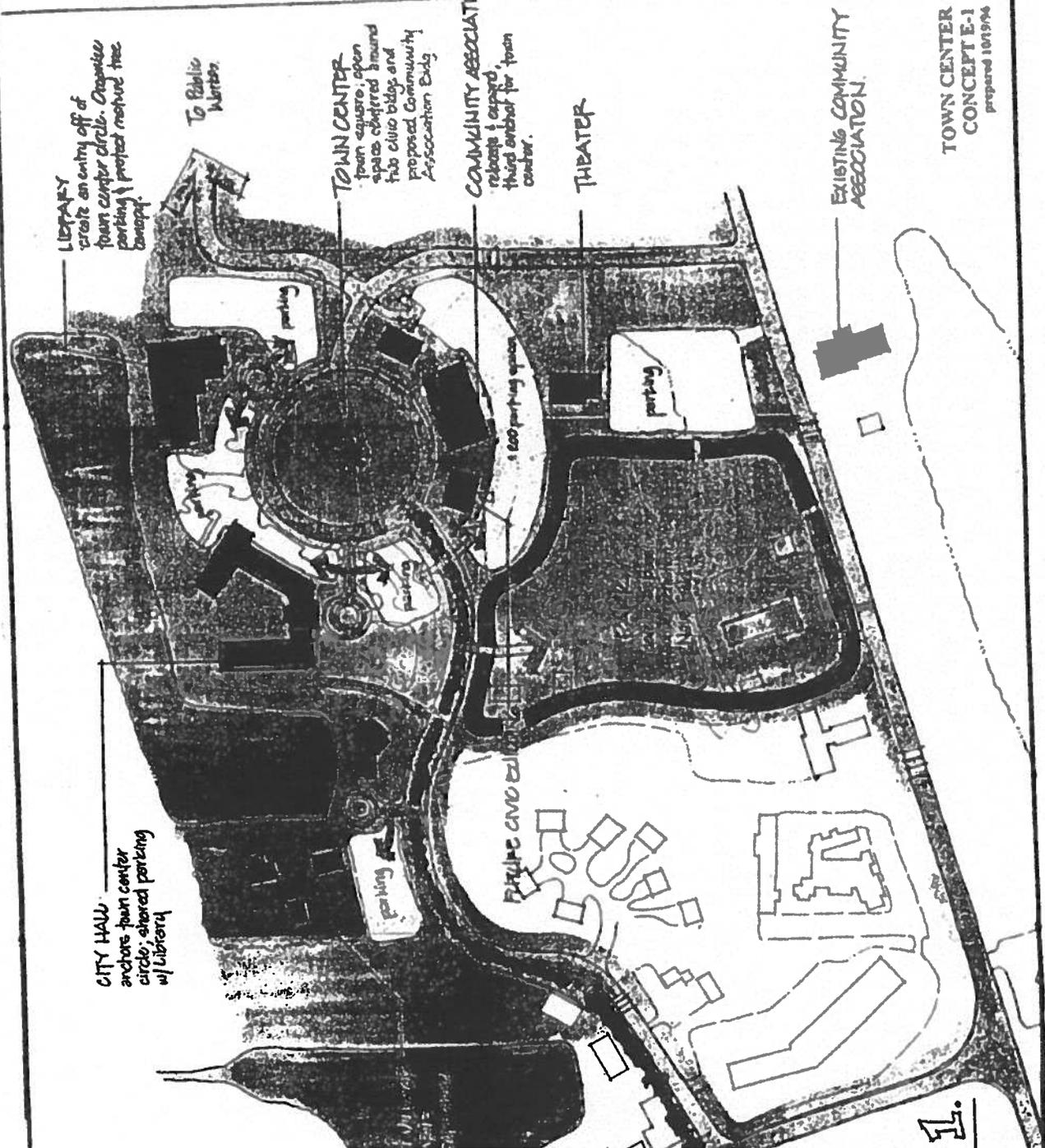
Date: November 6, 2000

RE: TOWN CENTER MATERIALS

The following materials were prepared at the request of the Planning Commission:

- **CONCEPT E1 – SANIBEL TOWN CENTER**
- **CONCEPT E1 – SANIBEL TOWN CENTER Showing PROPERTY LINES**
- **TOWN CENTER AREA Showing PROPERTY LINES**
- **TOWN CENTER AREA, including Town Center Commercial Districts Showing PROPERTY LINES**

GAMBEL TOWN CENTER



LIBRARY
 create an entry off of town center circle. Organize parking & protect mature tree canopy.

To Public Works

TOWN CENTER
 town square, open space clustered around two civic buildings and proposed Community Association Building

COMMUNITY ASSOCIATION
 relocate & expand third building for town center.

THEATER

EXISTING COMMUNITY ASSOCIATION

TOWN CENTER CONCEPT E-1
 prepared 10/19/94

CITY HALL
 anchors town center circle; shared parking w/ library

PHILIP CINDO BUILDING

200 parking spaces

parking

parking

parking

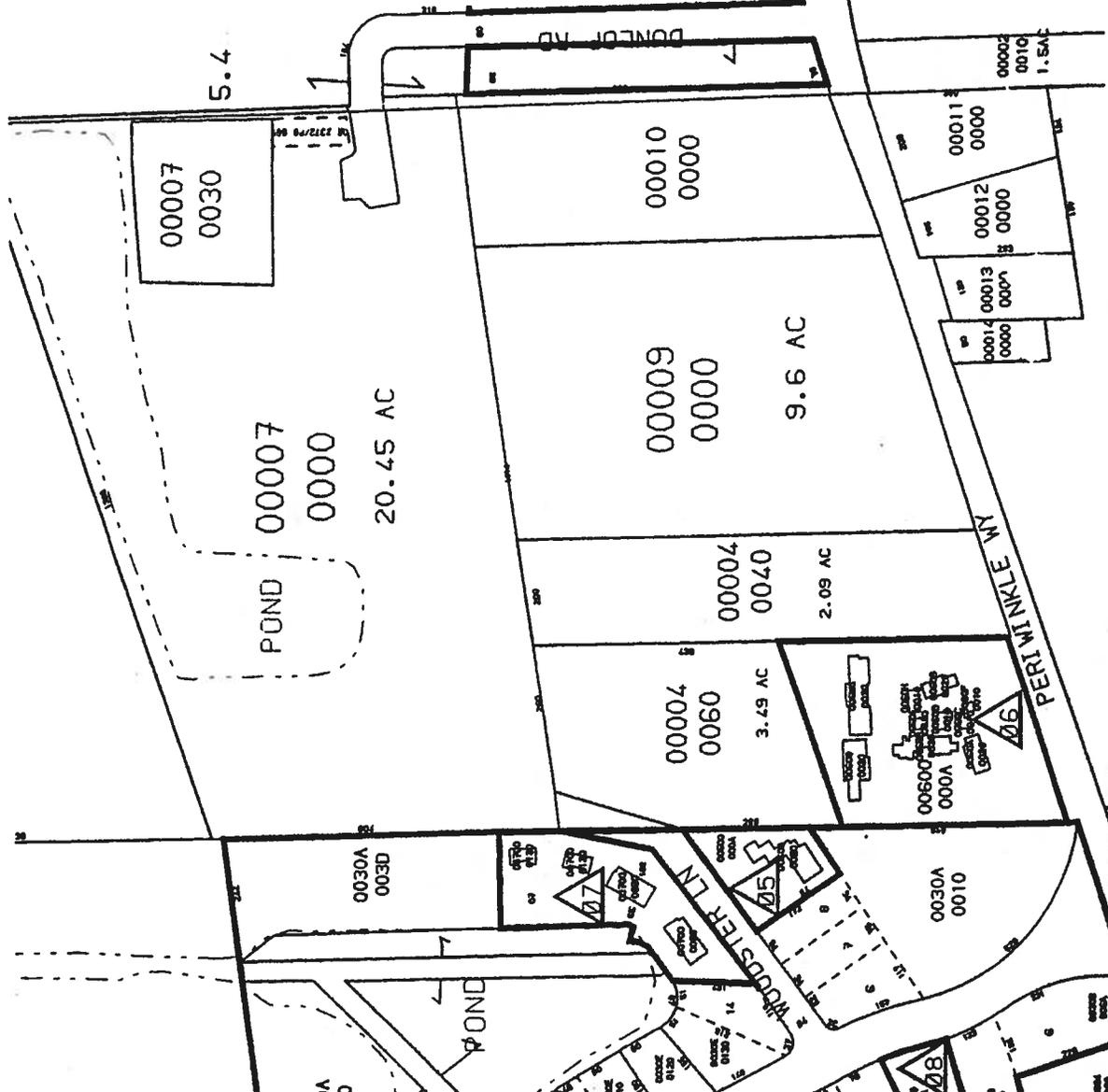
WRT

1" = 300'

9/26/94

10/19/94

1



TOWN CENTER AREA
showing PROPERTY LINES

Ken
FAX

Date 10/21/96

Number of pages including cover sheet 5

TO: Bruce A. Rogers
Director of Planning
City of Sanibel

FROM: Albert Riddle
WRT

Phone 941.472.4136
Fax Phone 941.472.8826

Phone 305.448.0788
Fax Phone 305.443.8431

CC:

REMARKS: Urgent For your review Reply ASAP Please Comment

Bruce,

These are the copies of the revised concepts.

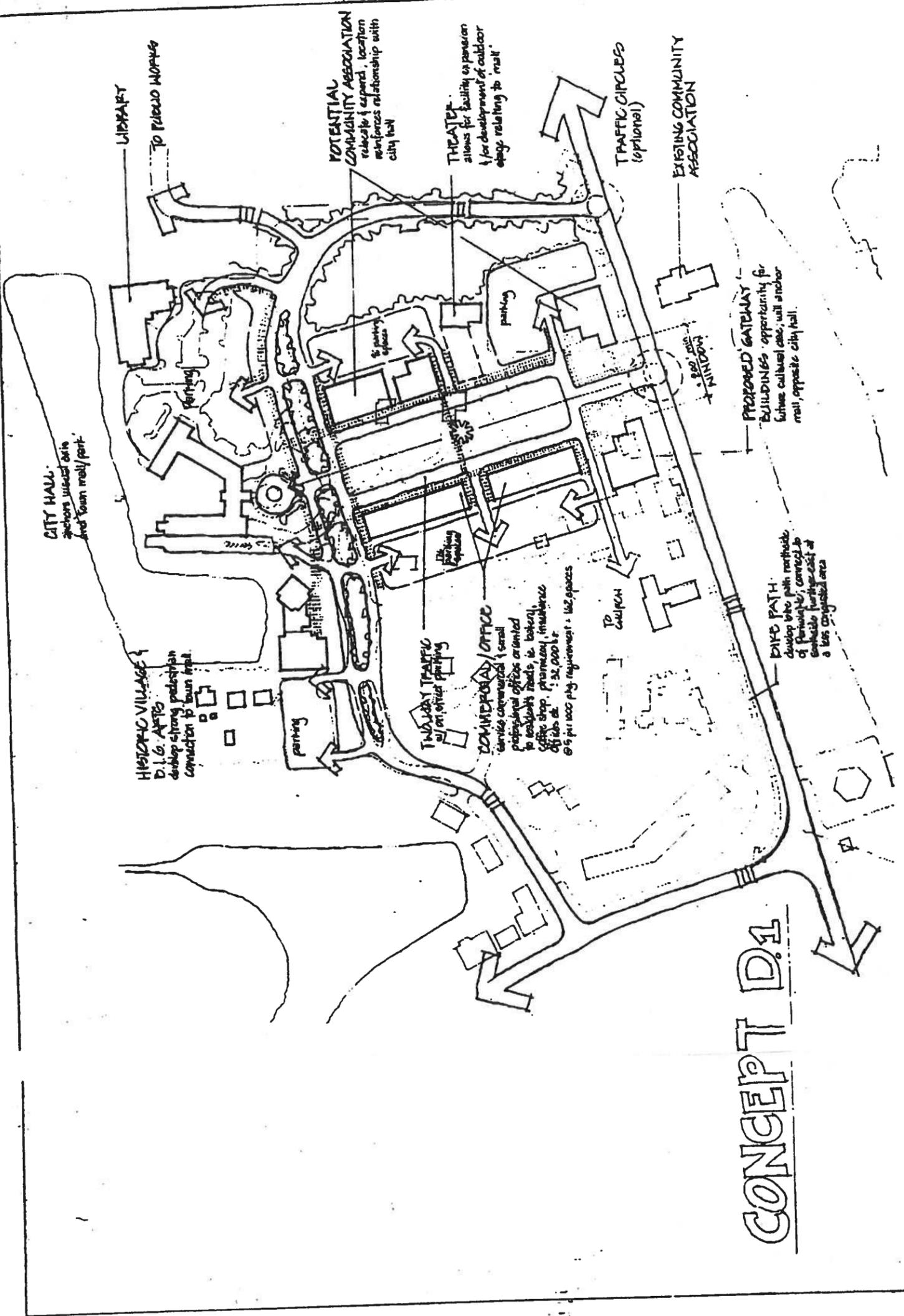
Should we show the area South of the Periwinkle as acquired park??

Please call Patrea St. John upon receipt to discuss, thank you.

Albert Riddle

RECEIVED
OCT 21 1996
Planning Dept.
City of Sanibel

SANBET TOWN CENTER



CONCEPT D.1

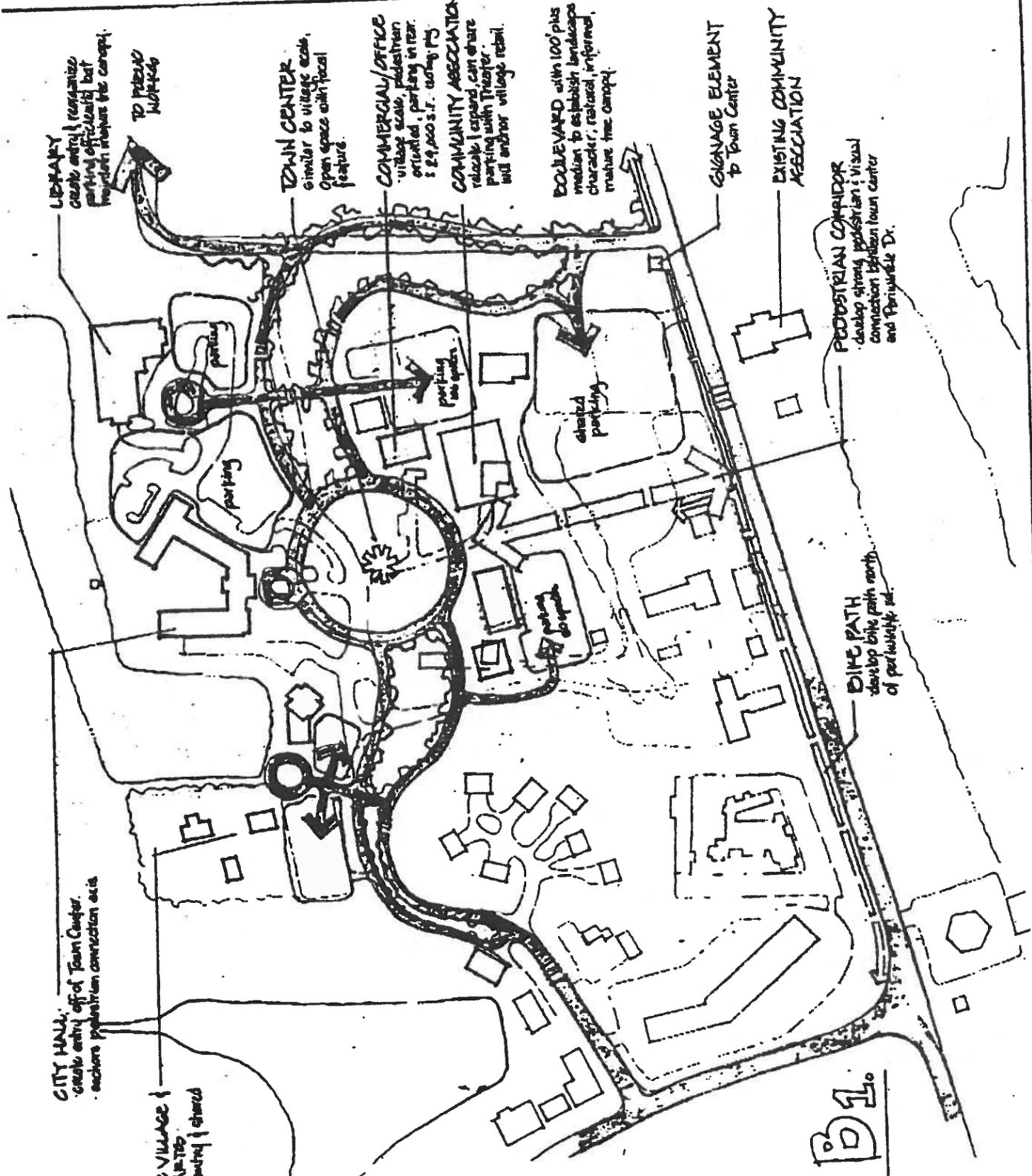
SANBELL TOWN CEN

W/13/7

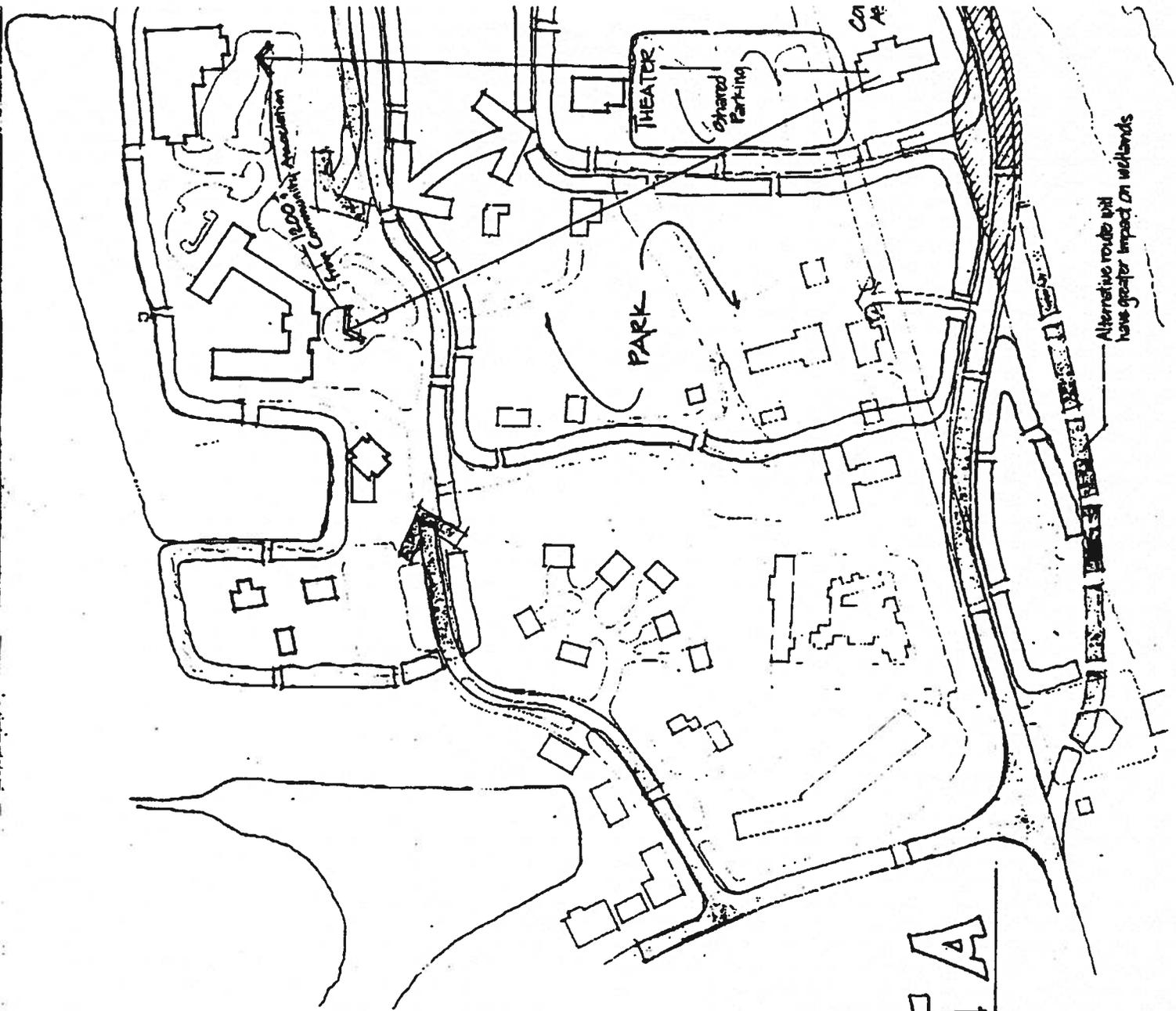
1"=00'

9/26/96

10/1/96



CONCEPT B1



CONCEPT A



SANIBEL TOWN CENTER

WRT

1"=60'

9/26/76

DATE

SCALE

PROJECT

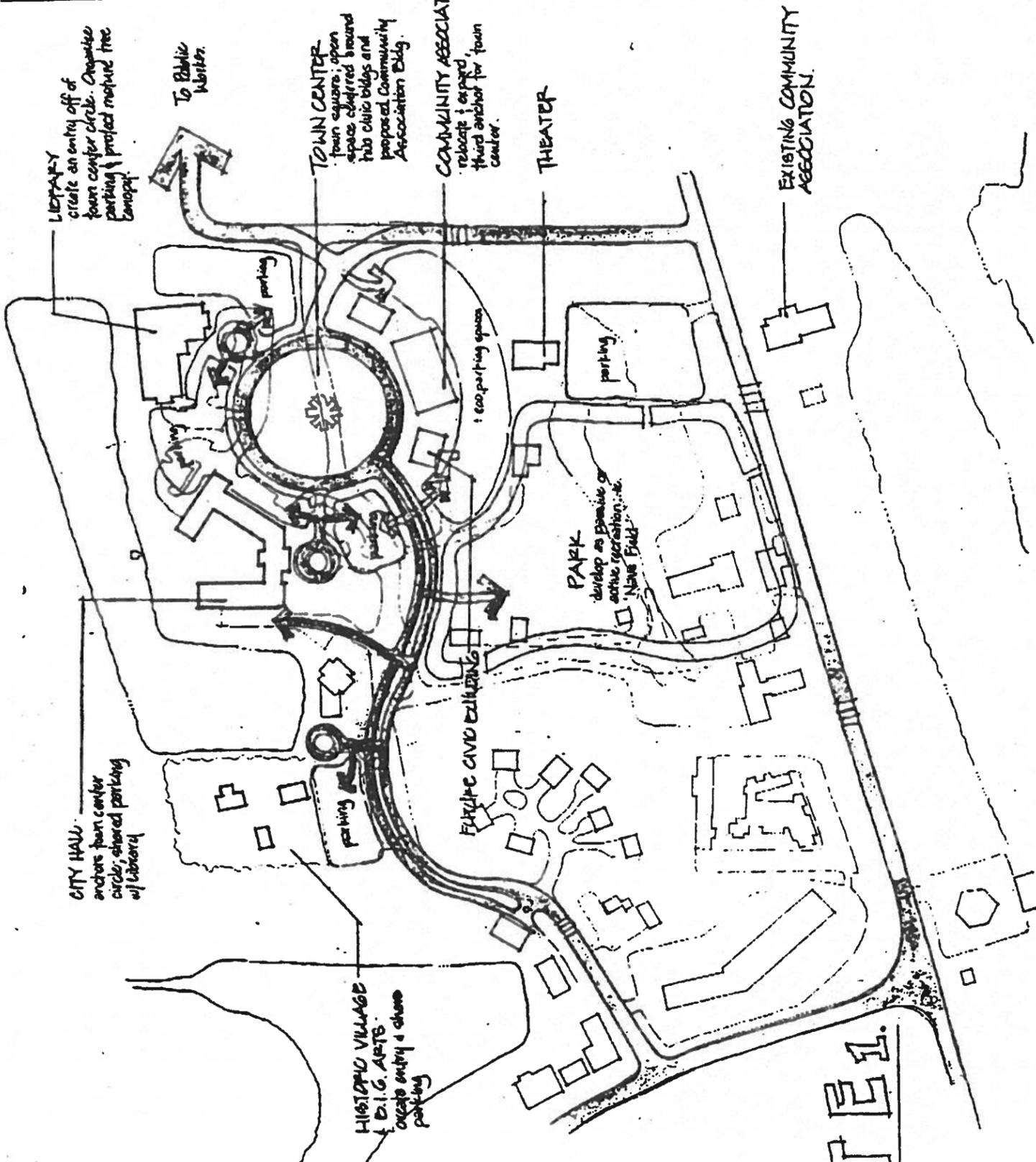
CLIENT

DESIGNER

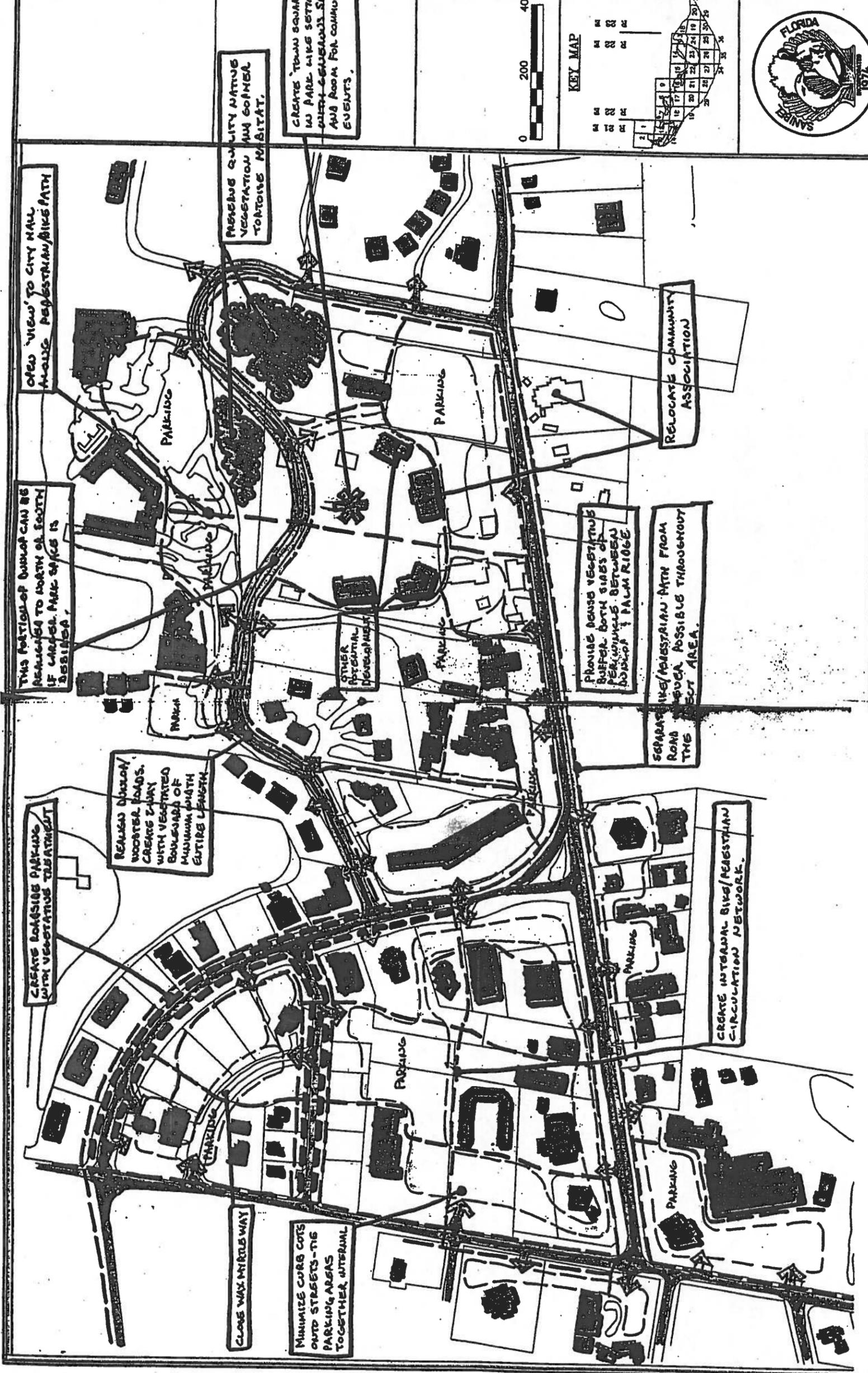
DATE

SCALE

PROJECT



CONCEPT E1.



THIS PORTION OF DUNWOOD CAN BE RELOCATED TO NORTH OR SOUTH IF CIRCULAR PARK SPACE IS DESIRED.

CREATE BAYSIDE PARKING WITH VEGETATION TREATMENT

RELOCATE DUNWOOD WOODSIE PARKS. CREATE 2-WAY BOULEVARD OF MINIMUM WIDTH ENTIRE LENGTH.

CLOSE MAX MILES WAY

MINIMIZE CURB CUTS ONTO STREETS-TIE PARKING AREAS TOGETHER INTERNAL

RELOCATE QUALITY NATIVE VEGETATION AND CORNER TORTOISE HABITAT.

CREATE TOWN SQUARE PARK LIKE SETTING WITH GROUNDWORK AND ROOM FOR COMMON EVENTS.

OTHER POTENTIAL DEVELOPMENTS

PROVIDE BAYSIDE VEGETATION BUFFER BOTH SIDES OF BOULEVARD BETWEEN DUNWOOD & PALM RIDGE

SEPARATE BIKE/PEDESTRIAN PATH FROM ROAD WHERE POSSIBLE THROUGHOUT THIS PROJECT AREA.

RELOCATE COMMUNITY ASSOCIATION

CREATE INTERNAL BIKE/PEDESTRIAN CIRCULATION NETWORK.



KEY MAP



**TOWN SQUARE
CONCEPTUAL DESIGN**
10/24/90

SECTION TOWNSHIP RANGE