

# JOINT CITY COUNCIL/PLANNING COMMISSION WORKSHOP

May 09, 2007

Mayor Denham called the meeting to order at 2:00 p. m.

Members present: Mayor Denham, Vice Mayor Johnston, Councilman Jennings, Councilman Pappas, Councilman Ruane, Commissioner Valiquette, Commissioner Billheimer, Commissioner, Commissioner Sprankle, Commissioner Forney, Commissioner Marks, and Commissioner Berger.

Commissioner Lapi was absent.

Mayor Denham gave the Invocation.

Mike Valiquette, Planning Commission Chair led the Pledge of Allegiance.

## Discussion Items

### Charter and Statutory Definition of City Council and Planning Commission Roles and Responsibilities

### Communications and the Role of Liaisons

### Protocols for City Council and Planning Commissioners Procedures

Mr. Bob Duffy reviewed the exhibits within the agenda packet:

- Organizational Chart showing the relationships between Council, the Planning Commission, residents and the Planning Commission sub-committees
- Summarization of functions and delegated functions between City Council, the Planning Commission as authorized by the Charter, Code of Ordinances and Land Development Code
- Chart summarizes the important roles of the Planning Commission
- Summarization of interaction between City Council, Planning Commission, City Manager and Planning Department through liaisons
- Preliminary draft of City Council and Planning Commission Protocol on communication and how liaison roles could occur

Discussion ensued regarding an opportunity to allow each member of Council and the Planning Commission know their roles, significant changes/additions to the code in recent months, opportunity to review roles of each body, liaisons official conduit, issues dealt with by Planning Commission were often times technical, Mr. Cuyler stated that any one Planning Commissioner could talk with any one Councilmember and there should never be more than one Planning Commissioner speaking to a Councilmember together or one Planning Commissioner speaking with more than one Councilmember at one time which would be a violation of the Sunshine Law, he further spoke to discussions that may be appealed to City Council, and disclosure would be required at the time of the appeal, concern that Council overturns the Planning Commission decision, any recourse if overturned, Mr. Cuyler stated that it was a policy matter for Council to determine and Council could make certain all information was received, liaison could do a better job of reporting, the division of Council and Planning Commission discussion of items and different views, liaisons should not be giving direction to Council or the Planning Commission, reason to complain if Planning Commission reaches an unanimous vote and the Council changes the direction, sometime ago Council decided that the Planning Commission liaison did not have to stay for the entire Council meeting, not all members of Council should agree with all members of the Planning Commission, consideration if there was an unanimous vote by the Planning Commission, obligation to give Council the best judgment, elected officials follow a different drummer, should have a joint City Council and Planning Commission meeting every 5<sup>th</sup> Tuesday, if it looks as if Council would reverse a decision would it be possible to send the item back to Council or schedule a joint meeting for discussion.

## Public Comment

None.

Discussion ensued regarding an understanding that 1) if in the course of Planning Commission deliberation the liaison should come to Council regarding the direction of said discussion, 2) liaison should give a significant progress report, and 3) protocol on major items when Council gave parameters of Planning Commission discussion, not a good use of time to intervene in ongoing small matters, each body could request a joint meeting, and Sanibel Plan should supersede everything else when making decisions.

Public Comment:  
None.

Discussion ensued regarding reversal of a decision not a personal thing, Council had different functions, concern that both bodies depend heavily on staff, live in a place that has limitation of land usage, reversal must be persuasive, liaison should not stay for the entire Council meeting if they have something else to do, at one time the Planning Commission liaison sat at the dais with Council, if there was something significant the item, topic or idea should be re-enforced, and Council asked Mr. Duffy to speak to issue coming before the Planning Commission.

Mr. Duffy spoke to:

- May 15 Council to authorize negotiations of Periwinkle Way west
- Would present opportunities for possible joint meetings and a number of public meeting
- Economic Analysis – 6-month effort and report to Council and the Planning Commission
- Mixed use – report provided to Council and defined give a number of potential defining actions
- Council voted to ask the Planning Department to place that work as a lesser priority

Mayor Denham explained that Council decided to focus on the Town Center district focus and give the outlying district issue as a lesser priority.

Discussion ensued regarding mixed use and Town Center the same thing, Town Center would provide mixed use, Mr. Duffy stated it was always an objective to have a mixed use component of the Town Center district, hired a Transportation Planner, read articles of negative comments of a trolley, trolley would overload the beach carrying capacity, Mr. Duffy stated the Interlocal Agreement for cooperation between the City, Lee Tran and Ding Darling for alternative transportation, Ms. Zimomra stated City Council was responsible for establishing policy, carrying capacity of beaches as a past goal, review the contract regarding the amount of vehicles the new bridges expect to bring to Sanibel, Ms. Zimomra stated that Council did not de-emphasize the carrying capacity, but other items were given priority, any Planning Commission goals that Council should know about, provide discussion from Planning Commission to City Council, should discuss green issues and solar power, using recycle water on golf courses, City recycles, limited amount of re-use water, requiring businesses and condo to recycle, and Ms. Zimomra stated that Council had adopted an ordinance for mandatory recycling for condos.

Public Comment:  
Charles Emerson spoke to setting an example with City-owned property.

Jane Picker requested clarification of mixed use and a response that the Town Center was a priority for City Council.

Mr. Duffy stated there were several potential amendments to the Sanibel Plan, the Town Center plan was to provide implementation of the Sanibel Plan and further revise commercial regulations, and provide direction how re-development would occur as it would apply to work force housing and market rate housing with prescribed densities. He further stated the report defines the Town Center and includes several large parcels.

Discussion ensued regarding the Town Center District the top priority, in the past there was an appraisals done of the Knave property, definition was part of the RFP and graphic that defined the area, including today that were zoned for Town Center General and Town Center limited zoning and part of that stems from the existing Sanibel Plan, parcel of property change hands, Council asked to complete work within 9 months, would an application be denied prior to changing the code, Mayor Denham answered no, currently working with a property that would have mixed-use, Town Center zone had not began after 6-months, put mixed use on a Council agenda,

Ms. Zimomra stated that the approval of a contract negotiations and the Zoning-in-Progress resolution was on the Tuesday, May 15 Council meeting, she further stated that there was a statutory process for the RFQ process, and contract negotiations.

There being no further business the meeting was adjourned at 1:40 p. m.

Respectfully submitted by,

Pamela Smith, CMC  
City Clerk