

**JOINT CITY COUNCIL/PLANNING COMMISSION WORKSHOP  
OCTOBER 16, 2007**

Mayor Denham called the meeting to order at 2:30 p.m.

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

Councilman Jennings gave the Invocation.

Commissioner Valiquette led the Pledge of Allegiance

Mayor Denham requested that public comment be held before Council/Planning Commission discussion.

Discussion ensued regarding allow presentation without questions, City Council/Planning Commission questions and then public comment.

Robert Duffy introduced Wallace Roberts and Todd, LLC. He further spoke to the consultants ready to discuss the results of the research analysis to date concerning existing conditions, constraints and opportunity within the Periwinkle Way West District planning area. He also spoke to an opportunity for Council and the community to make comments on the early efforts to date that would provide a framework and foundation for the next phases. He spoke to the following:

- City Council approved in July, 2007
- Recommended by the Sanibel Plan
- Pursuant to goals defined by City Council
- To provide a clear comprehensive community-based vision
- Articulate a specific and sustainable plan for future land use, design and regulatory strategies to guide future improvements and private redevelopment efforts consistent with the Sanibel Plan
- Presentation would be included in the conclusion of Phase 1
- Base line information
- Define planning and redevelopment opportunities
- Includes several preliminary visioning concepts
- Focus area of Periwinkle Way West and Palm Ridge Road
- Initial ideas of citizen/business involvement
- Concept and visions not a final plan
- Concept and visions serve as a vehicle of the planning effort

**Presentation of Draft Preliminary Phase I existing conditions, constraints, and opportunities report for the Periwinkle Way West District Plan by Wallace Roberts and Todd, LLC**

A PowerPoint presentation was given along with the following report:

Major purposes:

- Implementing the Sanibel Plan
- Pursuing City Council redevelopment goals of 2006/2007
- Enabling a vision for the district

- Sanibel Plan identified 200 acre City center for a town center as a community gathering place and focal point serving island needs
- City Council identified the Periwinkle Way West District Plan as a 2007/2008 priority
- Planning includes five focus areas
  
- Study area with 5 properties
  - Knave property
  - West Bailey Center property
  - Vacant property Palm Ridge Road and Tarpon Bay Road
  - Jean Paul French corner property Tarpon Bay Road
  - Civic and Institutional properties (City hall, B. I. G. Arts, theater)
  
- Two open house sessions earlier in the process
- Public comments taken at City Council and Planning Commission meetings
- Interviews conducted at open houses
- Walking tour conducted of planning district
- Community responses i.e. work force housing, public open space, island style architecture and native vegetation, sustainability, concern of increase density, pedestrian friendly and maintaining Sanibel sense of place

Physical Planning was the underlying ecological zones being the foundation of island intensities across the island.

- Lowland wetlands
- Upland wetlands
- Mid island ridges east and west
- Alter Lands
- Conservation lands

#### Community Framework

- City Hall, Library and B. I.G Arts
- Community Center and Community Park
- Baileys
- Several institutions i.e., Schoolhouse Theater and St. Michaels' Church
- Properties subject to change as mentioned-above

#### Architectural and Built Environment

- Early Schoolhouse Theater
- Commercial Establishments
- Historical Museum and Village

#### Character and Quality of Landscape

- Area behind the theater
- Community Park
- Green areas along Periwinkle Way with a significant vegetation buffer

#### Circulation System

- Shared Use Path

#### Land Use within district

- Commercial
- Residential
- Institutional

- Town Center Limited - inter core of district Palm Ridge and Tarpon Bay
- Town Center General - flanks limited area and extends to the Knave property
- General Commercial District the same as the Town Center General with intensity of development allowed
- Difference in the Town Center Limited and Town Center General was the reduction of types of uses allowed

Permitted Floor area ratio – amount of building on site to the area on site

- Higher the ratio the more development permitted
- Lower the ration less development permitted
- Development on property would equal the amount of land
- Identified properties that were at or above the ratio resulted from the age of the structures
- Reviewing commercial land uses island wide 600,000 square feet island wide with 70% retail and 30% services
- Vacancy range of 5 to 10%
- 82% commercial inventory included within the above-mentioned zoning
- 85% of total of 82% retail space; 95% services; 28% miscellaneous

District wide opportunities and constraints

Identified Constraints:

- Many existing properties exceed the currently permitted maximum floor area ratio
- May be a dis-incentive
- Mixed use provision of code require a reduction of 1,000 square-foot commercial use for each market rate residential structure incorporated in to a mixed use development site
- Beneficial effect of encouraging below market rate housing usage
- Reverse effect to discourage market rate residential
- Shared parking not permitted
- 100 foot set back along arterial street forces landscape structure and allowing parking, which may not be a good thing when trying to promote more pedestrian traffic and pedestrian access
- Poor pedestrian activity
- Council adopted a number of design guidelines, not yet a comprehensive set of guidelines such as addressing buildings, landscape, open space, sustainability and storm water management
- More guidelines to further safe guard development

Identified Opportunities

- Reducing the 100-foot setback on certain roads
- Keep 100-foot setback on Periwinkle Way and Palm Ridge Road
- Reduce 100-foot setback on smaller roads
- Reconfigure Dunlop Road to allow a better connector – improve accessibility and visibility of civic functions
- Palm Ridge Road with no landscape buffers on some segments
- Right-of-way that could be develop for landscaping and public access improvements
- Better vehicular access on Periwinkle Way
- Relocating the recycling center
- Reducing vehicular access points
- Adoption of green buildings infrastructure guidelines and incentives

Consultants performed an Opportunities Analysis of Focus Area requirements including vegetation, buffer, building setback, building size permitted under floor area ration, parking and existing vegetation.

Knave property – allowable development under current zoning

- 2 separate zoning areas; south side TC general with 28,000 square feet of commercial development and 17 residential units; north side residential use include 6 dwelling units

3 Separate Concepts as listed below:

#### Community Street Concept

- Develop a community street from Periwinkle Way to City Hall with development
- Retail commercial – 28,000 square feet of single floor dwelling area with pedestrian access and parking behind the buildings
- Access to parking from internal driveway and connect to theater as well as other uses
- Connect parking to allow access to area; vehicular and pedestrian connection
- North segment – 23 residential units with internal driveways and pedestrian oriented
- Parking underneath if buildings raised
- Roadway narrow and a pedestrian street and paved with special pavement and could be closed for specific purposes
- Consistent old Florida architecture
- Significant out door covered space
- Cover walkways between buildings

#### Civic Green Space Concept

- Pedestrian vehicular street in the middle of the Knave property create a civic green space and bring natural landscape connecting to other properties and Periwinkle Way
- Commercial development
- North side of property in lieu of residential a place holder for a community facility pulling existing civic uses in to the site
- Own parking serving all new and proposed development
- Elevated walk space

#### Town Square Concept

- Civic space fronting Periwinkle Way
- Allows vehicular access
- Parking behind north side of uses
- Residential extending on rear of property
- Civic space more open for public events and a connection to St. Michaels and B. I. G. Arts
- Old Florida architecture
- Increased public events
- Outdoor events would have parking and not having to cross Periwinkle way

### **City Council and Planning Commission Questions**

#### **Discussion by City Council and Planning Commission**

Discussion ensued regarding concern of increasing density, concern of increased density on Knave property, do not have to have a town center, but a connection, why would condos needed in the center of town, shared parking may not work due to the large majority of residents retired, concepts presented would compound other problems, marketability of residences within a commercial district, how to determine the demand for housing within the commercial district, would a precedent be established and limitations imposed, vegetation buffer reduce parking, group called Town Center tomorrow and discussions included 32 condos and 8 would be workforce housing, and the proposed plans include 23 units all workforce housing, do not need another green area, all new structures must be elevated, good suggestion to use right-of-way on Palm Ridge, more practical place for the recycle place currently on Dunlop Road, minimizing vehicles actually increases visibility, proposal did not provide a clear connectivity through civic operations, plan must be designed to account for all amenities and impact of all uses, do not need a civic center, should include current resources, do not want increased density, attempting to examine a vision of the future, City not looking for a buyer for the Knave property, City not building a civic center, vision should include a true mixed use of workforce housing and residential over commercial uses, codes may need to be amended to continue with the founding fathers vision, current code creating problems for design of new buildings, no incentive

to put residential above commercial businesses, no incentive for below market rate housing, may need to review codes for bonus housing, may need to decrease setback for vegetation buffer and allow parking behind buildings, design guidelines must be agreed upon during the study, vision in place for Knave property, should have real mixed use, change or modify codes for town center, need an incentive built into the codes for investor(s), may need to decrease some set backs for development, the need for design guidelines, revisit outdoor dining, revisit penalties on sewer, concern carry capacity and traffic, circulation patterns, and are considerations economically feasible.

## **Public Comment**

Jack Luft spoke to consultant hands tied due to constraints of staying within the code, codes written to limit commercial business, density offer solutions, i.e. population of walk to business, need different housing types, and create a mixed use, and the need to concentrate activity area, and workable green space town square.

Ann Yarnall spoke to bring alternative ideas for town center, different density requirements for different parts of the island, and presentation was very conservative.

Hazel Schuller spoke to Historical Museum and Village and why consider lowering density, City over developed Dunlop and Wooster Roads, economic assumptions in Sanibel Plan and strategies to re-enforce the plan.

Jack Samler spoke to consultants hands tied due to the current codes regarding the development of a town center, impossible to create more dwelling units, no redevelopment because under current codes density would be lost, the need for a re-development plan, and incentives needed to develop properties in the center of town.

Karen Storijohann spoke to not paying attention, need to allow consultants to think creatively, a plan needed that would be ecological based, and concerned that there was no solution of parking problems at B. I. G. Arts.

Claudia Burns spoke to her agreement of the consultant's presentation.

Roger Tabor spoke to density issues being different today than 30 years ago, need to bring City residents back to the City, and time to allow process.

Ralph Clark spoke to the need to address incentives for existing properties that were not in conformance in to the over plan.

Jack Luft spoke a second time to Florida Keys redeveloping land by transferring density rights from conservation lands to residential/commercial areas.

Mattie Hamlin spoke to B.I. G. Arts being short of space and no developer would give space.

Lee Harter, Executive Director B. I. G. Arts spoke to board working on a long-term strategy.

Mr. Duffy, Planning Director spoke to the Sanibel Plan being the City's constitution. He spoke to the following:

- Page 232 town center and retail development along Periwinkle Way and encourage near and around the town center area
- Opportunity to develop with the right vision and press the envelope

Discussion ensued regarding forefathers speaking for the time that they lived in, and the reasons people come to Sanibel property was under valued, Sanibel was under utilized as a premier vacation destinations, City has a transportation planner and the need to review proposed plans, resolution adopted in another place to allow mixed use on the 2<sup>nd</sup> and 3<sup>rd</sup> floor of a commercial establishment, invite people to take a blank piece of paper and put on 2 creative ideas, develop some green space, the need for walking aides for people, disperse residential within to make a development more homogeneous, shared parking, overlays to increase pedestrian movement, discussion on smaller segments and let imaginations to be freer.

Mr. Duffy stated the next joint meeting would be Tuesday, November 6<sup>th</sup> at 2:30 p. m.

## **Next Steps – November 2<sup>nd</sup> and 3<sup>rd</sup> Visioning Workshops**

Mr. Duffy spoke to the dates above between 9:00 a. m. and 1:00 p.m. for the community to have the opportunity for input. He further stated that notices would be sent to all property owners.

There being no further business the meeting was adjourned at 4:39 p. m.

Respectfully submitted by,

Pamela Smith, CMC  
City Clerk