

**JOINT SANIBEL CITY COUNCIL/PLANNING COMMISSION WORKSHOP
DECEMBER 18, 2007**

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

Councilman Jennings gave the Invocation.

Commissioner Marks led the Pledge of Allegiance.

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

Commissioner Berger was absent.

**Toward a Vision for the Periwinkle Way West District:
Project Introduction, Background and Overview of Report and Presentation
Presentation of Alternative Vision Plans and Strategies
Summary of Commercial District Market Analysis**

Mr. Robert Duffy, Planning Director spoke to the following:

- Process begin July, 2007
- Open houses, independent research
- Meetings and interviews with residents
- Community vision workshops
- Part 4 presents a series 10 specific elements
- Alternative plans for implementation

Allen Pruitt gave the following PowerPoint presentation as follows:

- 5 focal areas: 1) Nave property; 2) part of Bailey PUD; 3) Vacant properties Palm Ridge and Tarpon; 4) Cultural properties north of Dunlop Road
- Phase 1 – Existing conditions, opportunities and constraints
- Phase 2 – Preliminary District Vision
- Phase 3 – Vision refinement; Define Guidelines, Land Use and Land Development Code recommendations
- Phase 4 – District Plan Documentation
- Phase 3 and 4 not authorized by City Council to date
- Participation – 1) Open houses; 2) Questionnaire on website; 3) emails; and 4) public comment period at meetings
- Conducted a series of interviews with property owners and businesses
- Open tours of Periwinkle Way
- 2 vision workshops held

A summary of the district economic and market analysis as it relates to the town center district was given as follows:

- Reviewed all inventory
- 600,000 square feet of commercial space - 70% retail and 30% different services
- 80% of businesses within the general commercial district
- 145,000 square feet of restaurants
- 70,000 square feet of bank and real estate offices
- Local resident population various from full-time 6,000 to 20,000 season

- Average income over \$100,00 per year
- Lack enough food stores, medical services, more convenience type goods
- Commercial Land Use Demand
 - Convenience retailing
 - Destination Retail
 - Restaurants
 - Services

Serve Island residents as follows:

- Island growth does not justify more commercial
- Redevelopment would arise from 1) relocating; 2) retaining; or 3) enhancing existing
- Reinvestment and rising rents go hand-in-hand
- Existing inventory aging
- Existing retail poorly organized to maximize performance

Visioning for Periwinkle Way West District possibilities:

Town Center Today possibility:

- May want to restructure Dunlop Road between the Library and the Museum Village
- Palm Ridge Road different from the character of Periwinkle Way - should upgrade the physical environment
- Nave property currently commercial on south and residential on north
- Residential developmental rights on south side of Nave property & the idea of mixed use buildings
- Arrange parking of Schoolhouse theater and open front as a civic space
- St. Michaels interested in expansion and discussion with owners of Nave property

Recommendations:

- Remove the 1,000 square foot penalty for mixed use by adding residential development to a commercial use
- Modify parking requirements for mixed use development
- Relax the 100 foot set-back on Periwinkle Way provided that owners develop better landscaping with improved pedestrian access

Sanibel Commons possibility:

- Residential development on eastern side Nave property at the corner of Periwinkle Way and Dunlop Road and parking behind the Schoolhouse Theater
- Improvement at Palm Ridge Road
- Knave property would have residential development up to 38 units
- Provided incentives – by allowing transfer of residential development

Public Gardens possibility:

- Extension conservation areas to the north of the Nave property

Council recessed at 3:00 p.m.

Council reconvened at 3:09 p. m.

City Council and Planning Commission Questions

Discussion by City Council and Planning Commission

Discussion ensued regarding population fluctuations, did the figures include day trippers, Mr. Owen stated that a 20,000 population was based on the City's housing inventory, refuge numbers currently off 20% to 25%, concern of elimination of schoolhouse parking, concern that a developer would not open the Nave property for green space and give a full range of possibility, Nave property could be used as a university campus, review 4 options, focus areas were to provide an illustration to the district plan for the next phase, resort properties non-conforming and/or finding a way to make them conforming and the impact, island does not sustain any additional commercial, could not take away property owner rights, limited voids in market that offer potential, page 23 blanket statement, spent any time working with the Chamber of Commerce, and notice of changes to move the Historical Village, and would the expectation be to have a developer make the major changes, and the City would not be making any major capital investments by the City.

Public Comment

Jim Lavelle spoke to the number of restaurants, additional food store to serve the peak population.

Bobby Pattawere spoke to understanding the economics. He further spoke to housing cost, return investment, commercial investment, store rental fees and the need to an idea of feasibility.

Tom Krekel spoke to the 8,000 households by bodies and peak population.

Hazel Schuller spoke to her vision of the Knave property and the Bailey medical property would be a medical assisted facility.

Michael Hannan spoke to the old transportation study.

Discussion ensued regarding mixed use, 1,000-foot penalty currently in the code and fairly uniform agreement that mixed use was a good idea with the elimination of the penalty, and mixed use popular in many newly developed areas or redeveloped areas.

Larry Schopp spoke to his agreement of the concept of mixed use and the need to waive the 1,000-foot penalty if residential would be above the commercial. He further spoke to the Knave property having 28/29 dwelling units and not waiving the 1,000-foot penalty.

Wayne Snyder spoke to mixed use and no agreement at his focus group table for mixed use.

Bernie Lubetkin asked if the discussion was to make a change for the 1,000-foot penalty to only the Knave property? He further spoke that the Land Development Code would need to be amended

Mayor Denham stated this was just a discussion without any decision.

Karen Storjohann spoke to not having tourist rental. She further stated keeping the residential without being rentals. She also stated that new buildings should be green buildings.

Jane Picker spoke to page 21 and the possibility of the Southside portion of Knave property having residential use and that the LDC did not apply.

Mr. Duffy stated the Planning Department did a break out of the current conditions and ecological zones and the different development requirements. He also stated that Ms. Picker was alluding to the 1st report. He further stated that in terms of build-out the 3 residential density yield could be 29 dwelling units and the proposal blended in residential and below market rate units with a higher density.

Vice Mayor Johnston made a proposal that the Planning Department working with the Planning Commission consult to look at a draft ordinance eliminating the 1,000-foot penalty and then the mixed use would fit in to that discussion.

Mr. Duffy stated at the beginning of the presentation the 4 phases of the process was discussed and only the initial 2 phases have been authorized. He further stated the first phase provided a foundation and the second phase provided choices including policy choices for City Council. He spoke to a range of alternative were being presented with possible elements to provide a vision with goals and objectives. He explained that alternative strategies were possible changes to the LDC, long-term capital investments, and involvement of the public and non-for-profit entities that would develop an action plan with implementation of a number of elements.

Discussion ensued regarding proposals have a requirement to increase density, reluctant to change density unless the City Attorney could opinioned that the change would be for the Town Center area only without transfer, if density was increase it would need to be ironclad, allowance of increase density for below market rate housing, do not want the below market rate housing in one location, and the need to look at shared density.

Public Comment

Ralph Clark, St. Michaels Church expressed concern of parking.

Larry Schopp spoke to increasing density and transfer of development rights. He further stated that there was no need to increase density on the Knave property. He further stated that the transfer of development rights was to protect environmentally protected land.

Discussion ensued regarding not increasing the density of the island, Mr. Duffy spoke to a Land Development Code provision (LDC) there was a special district provision of Planned Unit Development (PUD) that was not used much , but was a potential zoning vehicle,

Sidney Picker, Town Center Tomorrow spoke to trading off density and the next level of life as people get older. He further stated the Knave property was centrally located and could be reserved for 55 and older with condo type apartments, and condos built around the fringes of the property.

Wayne Ponader spoke to anything allowed for the Knave property would have repercussions around Sanibel

John Rafflesberger spoke to any increase of density would increase island population.

Claudia Burns spoke to the island not taking care of and/or nurture the older population.

Dr. Harries spoke to his understanding that the older population wanted to stay in there homes with additional needs.

Mickey Kaplan spoke to wanting to stay on the island and have below market rate housing on the Knave property.

Jane Picker spoke a second time regarding the misconception of assisted living units on the island. She further stated that services would be provided by individual contractors for the condo association. She also stated that Florida law dictated the amount of assisted living facility nits.

Closing comments are as follows:

- o Shared-use parking overlay vision
- o Pedestrian path overlay
- o Remove the formal garden
- o Remove the performance area
- o Old Florida design
- o Review the attributes of a PUD

- Come back with a range of variations of Shared Parking
- Leave BMRH bonus space
- Cluster units if dealing with the Town Center
- Remove relocating the Historical Village

Council agreed to remove the formal garden, Council directed staff to find a date for an additional meeting as long as there was a quorum from both groups, the need to address redevelopment, agreement to remove the garden, combine PUD possibility with shared-use parking and pedestrian overlay, and Planning Department working on the 1,000-foot question.

Mr. Duffy stated he could put together a brief report of action given to the consultants and Planning Department and prepare for another meeting.

Ms. Zimomra asked if Council agreed for another joint meeting in January, on a Council meeting or a different day, or January 22 after the Planning Commission.

She stated that the next joint meeting would be 2:00 p.m. January 15th after the regular City Council meeting. Council agreed by consensus.

There being no further business the meeting was adjourned at 5:11 p. m.

Respectfully submitted by,

Pamela Smith, CMC
City Clerk