

**CITY COUNCIL/PLANNING COMMISSION WORKSHOP
JANUARY 12, 2006**

Mayor Johnston called the meeting to order at 1:05 p. m.

Mayor Johnston gave the Invocation.

Members present: Mayor Johnston, Vice Mayor Denham, Councilman Brown, Councilman Jennings, Councilman Rothman, Commissioner Samler, Commissioner, Valiquette, Commission Patty Sprankle, Commissioner, Marks, Commissioner, Mike Billheimer, Commissioner Tony Lapi and Commissioner Veenschoten.

Jack Samler, Chairman Planning Commission led the Pledge of Allegiance.

Discussion regarding Councilman Rothman's redevelopment memorandum
Review of Workshop Objectives
Define Redevelopment Priorities
Approach and Objectives for the Preliminary Redevelopment Work Program and Process
Next Steps
Agenda for January 31 Joint City Council/Planning Commission Meeting

Councilman Rothman spoke to the following:

- Redevelopment includes structures, their uses and the land they sit upon
- Redevelopment must be reviewed within the context on the Sanibel Plan
- Issues include water quality, transportation, beach capacity

Discussion ensued regarding redevelopment involving only structures.

Bob Duffy, Planning Director spoke to the following:

- Summary of December 14, 2006 workshop
- Part B page 4 defined carrying capacity
- Described January 12 and January 31, 2006 agendas
- Structuring work program
- January 10 memo – attachment 1 defines elements for redevelopment and attachment 2 defines current and potential redevelopment planning priorities work sheet

Discussion ensued regarding redevelopment in the context of the Sanibel Plan, primary focus regarding structures, the need for a clear understanding of carrying capacity, important to encourage the public to be involved, the need to conduct workshops during the winter months, define the Sanibel Plan or review structures for non-conformances use, structures grouped as 1) Small Business and review mainstreet, town center design and historical preservation; 2) residential community character; 3) other aspects of resort and business community alive and vital; redevelopment pertaining to the commercial district, the need to prioritize the planning Department work schedule, the need to define the capacity of the Planning Department, opportunity to control future changes on Sanibel, agree on definitions, breaking down complex projects into doable solutions, dealing with off-island building that affect Sanibel, Lee County DOT discussing the need for a red light at Periwinkle Way/Lindgren intersection, possibility of reviewing carrying capacity be considered concurrently with redevelopment, and the need for public participation. Councilman Brown left at 2:00 p. m.

Public Comment:

Herb Rubin spoke to the large house issue and recent changes to the community. He further spoke to the number of large houses built since the Clarion report and the need for preservation of the island character.

Sonia Smith spoke to the Planning Department work sheet including non-conforming structures.

Larry Schopp spoke to the need for the meeting to be noticed in the newspaper. He further spoke to carrying capacity and deviating from the Sanibel Plan as it speaks to non-conforming structures.

Vice Mayor Denham made a motion, seconded by Councilman Jennings, to excuse Councilman Brown.

The motion carried by consensus.

Vice Chairman Valiquette made a motion, seconded by Commissioner Marks, to excuse Chairman Samler at 2:15 p.m.

The motion carried by consensus.

Karen Stori Johan spoke to architectural design. She also spoke to her understanding that Lee County could not put buses on City roads.

Mr. Cuyler spoke to Lee County owning Periwinkle Way through San-Cap Road. He further stated that he had not researched the issue of Lee County putting buses on Sanibel roads. He also spoke to Fort Myers Beach officials supporting buses running through that City and Sanibel officials would decide if buses would have routes on City streets.

Discussion ensued regarding subdivisions in the City having vacant lots that do not enough footage to build a house, but was built before incorporation rebuild.

Mr. Duffy stated that if the structure was destroyed by a natural disaster the house could be rebuilt within the existing footprint and abiding by all City and State codes.

Mayor Johnston summarized the following:

- Agreement to focus on structures
- Carrying capacity an important context
- Kind of structures
- Affordable residences
- Town Center

Chairman Samler left at 2:15 p.m.

Discussion ensued regarding the lack of priorities in the Planning Department and the current work load, Mr. Duffy spoke to the committed work program; in-progress related to the LDC and operational issues for the department, improving the occupational license procedures, technology based programs, the need for some direction and priority setting by Council, reviewing pending and potential schedule, Ms. Zimomra stated that Council set goals and staff could work on a comprehensive lists for the Planning Department and asked Council/Planning Commission members to review, remove items that were not specifically LDC related, define the focus of work by consultants, concern if work was outsourced, remove internal Planning Department issues for worksheet, Ms. Zimomra stated staff could prepare a comprehensive list and e-mail to Council/Planning Commission members, and Mr. Cuyler stated that in terms of legal constraints of the Sunshine Law was how Planning Department priorities were set, ensure public input.

Public Comment:

Karen Stori Johan spoke to using the City's website and suggested having public input through the website.

Mr. Duffy spoke to staff level and the contributions from Council and the Planning Commission there would be a staff report on dealing with the priorities in draft form including on-going public dialogue.

Discussion ensued regarding a candidate for the traffic planner, and a goal for the planner would be to consider carrying capacity, Mr. Duffy spoke to looking for a special individual that would fit with Sanibel work program, define the scope and break out the issue of redevelopment as was done in the EAR discussion, and possible establishment of standards.

Mr. Duffy spoke to the following:

- Put together a brief report
- Separating out operational issues
- Ranking, adding and/or revising the Planning Department worksheet
- Post on the City's website

There being no further business the meeting was adjourned at 2:50 p.m.

Respectfully submitted by,

Pamela Smith, CMC
City Clerk