

**JOINT CITY COUNCIL/PLANNING COMMISSION WORKSHOP
JANUARY 31, 2006**

Mayor Johnston called the meeting to order at 9:45 a. m.

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

The motion carried by consensus.

Members present: Mayor Johnston, Councilman Brown, Councilman Jennings, Councilman Rothman, Commissioner Jack Samler, Commissioner Sprankle, Commissioner Lapi, Commissioner Marks, Commissioner Billheimer, Commissioner Veenschoten and Commissioner Valiquette. Vice Mayor Denham was absent due to the passing of his father.

Councilman Brown gave the Invocation.

Commissioner Marks led the Pledge of Allegiance.

Discussion ensued regarding the history of redevelopment, discussions began 3 or 4 years ago on a variety of topics, topics were divided and reviewed separately, inventory of structures needed to be reevaluated and updated, previous discussion of a town center, buildback and redevelopment within the spectrum of the Sanibel Plan, and Planning Commission spent years on quasi-judicial hearing without making policy.

Mayor Johnston asked the following person to make comments on the history of redevelopment:

Public Comment:

Louise Johnson, former Council member spoke to the beginning of the City's incorporation the concentration was in adopting building standards, and now the need to help residents to accomplish redevelopment in keeping with the Sanibel Plan.

Dick Walsh, former Council member spoke to discussion beginning from the deterioration of hotels/motels, condition of commercial buildings and maintaining the primary residential character of the island. He further stated that buildings along Periwinkle Way 20 or 25 years ago buildings were new, and need to be redeveloped as not to be torn down. He spoke to the importance of the retention and improvement of resort hotels, motels and related accommodations and facilities and conversion of commercial properties to residential and non-commercial uses.

Discussion ensued regarding finding common ground, properties purchased and want to resale with the same value and zoning, review long-term use, reviewing economic impacts, allow non-conforming business to convert to conforming, during buildback the use stays the same, but during redevelopment the use could not be retained, hotel/motel zone needs to be competitive, allow non-conforming residential to become conforming, the need for compromise, improve the vitality of the business community, keeping neighborhood commercial areas, allow building to elevate, issue of carry capacity critical to future planning, the need for a separate carrying capacity study, need to find a way to change the rules without changing the character of the island, the need to compromise, and to have a living document.

Public Comment:

Herb Rubin spoke to his concern of residential or commercial properties afraid to upgrade due to causing a permit for major development. He further spoke to aesthetic and mechanical standards. He also spoke to offering visitors and residents the preservation of the island.

Commissioner Sprankle made a motion, seconded by Commissioners Valiquette, to excuse Commissioner Lapi.

The motion carried by consensus.

Commissioner Lapi left at 10:47 a. m.

Claudia Burns spoke to there being more than redevelop, Captiva losing businesses due to redevelopment, commercial businesses have been replaced with commercial residential.

Miki Kaplan spoke to 2 areas not address – 1) moderate income housing; and 2) housing for seniors. She spoke to the need of a town center and the need to allow access to island businesses.

Sonia Smith, CASI spoke to non-conforming structures and hotel/motel retention and improvements, properties forward of the CCCL with no ability to move behind the CCCL if buildback was necessary.

Charles Phoneix spoke to the need for the island to accommodate full-time residents, 2/3's to 3/4's of housing in disrepair, disrepair of Periwinkle Way, issue of housing being beach front cottages and vacation homes and need addressed due to Sanibel being a place to live full-time.

Councilman Jennings asked who printed the Mr. Charles Phoenix material.

Councilman Jennings stated that interviewing Mr. Phoneix for the Planning Commission had worthwhile ideas and asked him to put those ideas in writing.

Mary Cutair disagreed with the previous speakers comments.

Bert Jenks spoke to the need to move forward, and crisis with retail and restaurants were in trouble. He further spoke to the need of offering carats for businesses owners to redevelopment.

John Gee spoke to owning a non-conforming building and if destroyed the hardships of rebuilding and the need for options.

Peter Pappas spoke to the health of the community by increasing tourist would be a mistake, but the need to increase the number of people who live on the island either full or part-time.

Sidney Picker spoke to the unique character of the island, the need for a town center, and retain people in a residence rather than senior moving to a retirement community. He further spoke to the Nave property being for sale.

Discussion ensued regarding Council not purchasing the Nave property, but the City would work with a purchaser.

Larry Schopp spoke to his involvement of the charter amendments, and disappointed in making all nonconforming structures a complete pass.

Karen Stori Johan suggested looking at the Historical Committees archives to develop a new look. She further stated that the relocation of the Shared Use Path on Periwinkle Way was a necessity or linking all the driveways/parking lots. She also spoke to if making concession to demands architectural standards that would be echo friendly.

Review of Workshop Agenda and Objectives

Presentation and Review of Results from Previously Distributed Redevelopment Priority Work Sheets from City Council Members and Planning Commission Members

Discussion and Prioritization of Redevelopment Work Program

Approach and Schedule for Review and Preparation of Redevelopment Work Program and Report

Mr. Robert Duffy spoke to the following:

- Staff's ability to develop a work program with Council and Planning Commission comments
- Examine the Carry Capacity Issue

Discussion ensued regarding take 210 issues and eliminate the following:

- Gate way east
- Guideline for preservation and historical character
- Transportation system
- Town Center/Town Square
- Design and compatibility of single-family dwellings
- Beach Management Carrying Capacity
- Non-conforming residential structures and uses within the Gulf Beach and Bay Zone

And concentrate on the following:

- Retention and Improvement of Resort Hotels, motels and related accommodations and facilities
- Conversion of Commercial properties to residential and non-commercial uses
- Design, functional obsolescence and non-conformity of commercial buildings

Discussion ensued regarding not deleting any item from the list included in the agenda packet as stated above, buildback was a separate issue from redevelopment, report from Mr. Duffy evaluating the items.

The City Council and Planning Commission decided to take the following issues separately:

- Gateway East
- Beach Carrying Capacity
- Transportation System Performance and Capacity

Discussion ensued regarding suggested asking staff to review and create a detailed report of the issues, Town Center/Town Square review past Planning Commission discussion, and ask staff to validate the issues.

There being no further business the meeting was adjourned at 11:40 a.m.

Respectfully submitted by,

Pamela Smith, CMC
City Clerk