

**CITY COUNCIL/PLANNING COMMISSION WORKSHOP
MARCH 9, 2006**

Mayor Johnston called the meeting order at 1:04 p.m.

Members present: Mayor Johnston, Vice Mayor Denham, Councilman Brown, Councilman Jennings, Councilman Rothman, Commissioner, Samler, Commissioner, Valiquette, Commissioner Sprankle, Commissioner Billheimer, Commissioner Lapi and Commissioner Marks

Council Rothman led the Invocation.

Commissioner Sprankle led in the Pledge of Allegiance.

Chairman Samler noted that Commissioner Billheimer and Commissioner Veenschoten would not be in attendance.

**Presentation of Preliminary Redevelopment Planning Work Program
City Council and Planning Commission Review and Discussion
Priorities, Process and Schedule for Preparation of Final
Draft of the Redevelopment Work Program**

Bob Duffy, Planning Director spoke to the preliminary redevelopment planning work program.

Discussion ensued regarding having an architectural board for review, Mr. Duffy answered it was to early to discuss such a board, but had been utilized in other communities, possible solutions that might violate the Sanibel Plan as it relates to resort hotel and motel land use inventory and the need to validate the assumptions, Mr. Duffy answered that 2 alternatives were phased in to the work product that would give options and strengthen regulations, Coastal Construction Control Line (CCCL), new FEMA flood map, Mr. Duffy stated that a report would be forthcoming of a preliminary status of the consultant report for the new FEMA flood maps, next step to tie the work product into months an years, 1974 Coastal Construction Control Line (CCCL) strictest in the state, if 1991 CCCL adopted everything seaward of Middle Gulf Drive and West Gulf Drive would have been eliminated, fitting in best practices from similar sanctuary communities, Mr. Duffy answered that within the appendices there was work completed reviewing best practices, a large home was sent to an independent architectural board for review, better understanding of Section 83-46, ground level homes and how they may be affected by increased insurance rates due to the new FEMA flood maps, FEMA considering shifts in zones and a shift in the scale measuring homes, impact of timeshare and hotel/motel use by tourists, Mr. Duffy answered the frequency of visitation and occupancy/resident could be dramatically different, maintain the sustainable mix of year round mix, Figure #1 map and the reason to study each zone noted on the map, the numbers for single-family homes from 1998 to 2005, City Manager reported to Council March 07 the tourist statistics, the need for the City to remain constant regarding the 1974 CCCL, Mr. Duffy spoke to structures conforming with flood regulations, consider filing buildback registration, Planning Department preparing a citizens guide to buildback regulations and CCCL, City to provide options and incentives to come in to compliance.

Councilman Brown left at 1:49 p.m.

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

The motion carried unanimously.

Public Comment:

Claudia Burns spoke to living in Sanibel due to the beaches. She spoke to the need to study the carrying capacity of the beaches.

Bert Jenks spoke to his agreement of what Council, the Planning Commission and Planning Department had accomplished.

Sonia Smith, CASI asked why only the residential homes were addressed within the Gulf Beach Zone and Mr. Duffy stated staff was working with preliminary numbers. She also spoke to Casa Ybel and Sundial being the only resort noted in the Gulf Beach Zone and her understanding that how a property was use would determine the usage. Mr. Duffy answered that map 2 was preliminary and wanted to show the relationship of the resort housing district, condominium and single-family dwellings to the beach, property number would be refined as the analysis was completed.

Larry Schopp spoke to the availability of the report.

Louise Johnson asked why the guidelines for preservation of historic, cultural and architectural character would be delayed, Mr. Duffy answered that the historic value of Sanibel was very important. She also spoke to buildback and a previous policy.

Councilman Rothman left at 2:33 p. m.

Discussion ensued regarding carrying capacity should not be increased due to the redevelopment study, the need for a carry capacity study to ensure there would be no over development, control carry capacity by radioing the toll to stop vehicles from coming over, Ms. Zimomra stated that parking statistics were taken daily and even though the traffic was heavy it does not reflect heavy use of the beaches, reviewing the work product and certain items that could be completed in short order, and Councilman Jennings speaking with Commissioner Judah and gaining support for the forward pumps, speaking with Commission Albion and asked that staff create talking points for Councilman Jennings attending Lee County Days.

Discussion ensued regarding Regional Planning Council speaking points for Vice Mayor Denham, Commissioner Lapi on the Visit Florida Committee, Nature Conservancy Report to Commissioner Lapi, and Dr. Loflin working on meeting involvement.

There being no further business the meeting was adjourned at 3:00 p.m.

Respectfully submitted by,

Pamela Smith, CMC
City Clerk