

**CITY COUNCIL/PLANNING COMMISSION WORKSHOP  
NOVEMBER 29, 2005**

Mayor Johnston called the meeting to order at 10:08 a. m.

Mayor Johnston gave the Invocation and led the Pledge of Allegiance.

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

Commissioner Marks made a motion, seconded by Commissioner Valiquette, to excuse Commissioner Samler from the meeting.

The motion carried unanimously.

Mayor Johnston welcomed Robert J. Duffy as the new Planning Director. The City Manager reviewed Mr. Duffy's biography.

Mayor Johnston noted this was a workshop not a regular City Council meeting and the focus was on Redevelopment and public comment would be welcome.

Ms. Zimomra gave an overview of materials that would be discussed during the workshop. She further stated that the workshop was set to begin at 10:00 a. m., and end at 12:30 p. m.

Vice Mayor Denham suggested that the December 14, 2005 meeting begin at 6:30 p. m.

Mr. Duffy thanked the City Manager for her introduction and also thanked the Council and community for their warm welcome stating he looked forward to work with the City and its citizens and to continue the community's values. Mr. Duffy gave the following overview of Comprehensive Planning:

- Historical Overview
- An explanation of Comprehensive Planning
- The Table of Contents from the Comprehensive Plan
- Items taken from the 2004/2005 Evaluation and Appraisal Report of the Sanibel Plan
- A document written and submitted by Vice Mayor Denham regarding Redevelopment.

Mr. Duffy also spoke about the responsibilities and Sanibel's commitment to the Comprehensive Plan.

Ms. Zimomra noted the document written by Councilman Rothman was also submitted to members of City Council and the Planning Commission. She asked if Council wanted to assign the process for updating the EAR to the Planning Commission with the final update would need to come back to Council by September 1, 2006.

Discussion ensued regarding redevelopment as it pertains to things that were developed before, renewal of property, residential, hotel/motels/condos and commercial, issues – residential versus hotels/motels, drawing on experience as project manager, those projects that worked the best were ones that severely limited the scope, breaking a large project into smaller pieces, which issues should be addressed first, carrying capacity being most important, transportation issue very important, road system and how we move people around would also be included in carrying capacity, Sanibel Plan will give good direction, property owners rights were important, redevelopment was to protect natural and environment and scenic resources, Increase in population, the new bridge, tourist development information show people want to be near the beach, balance between the built environment and the natural environment, focused on natural assets and wildlife, keep the balance in the community, keeping the environmental standards to be fair to economic issues

Public Comment:

Claudia Burns asked what makes redevelopment require different requirements than already exist; issues seem to have been covered during the EAR process, and issues may just need a new approach.

Cal Wallace spoke to redevelopment sounding like change, concern that older motels/hotels would be sold and replaced by trophy homes that would not fit the character of the island.

Hazel Schuller spoke to the e-mail she distributed to City Council regarding timeshares, beach carrying capacity had already addressed, but regulations not enforced, recommended working through the Occupational License to enforce regulations, and distributed information regarding advertising beaches of Fort Myers Beach and Sanibel.

Ed Seiber spoke to increased taxes for an commercial entity, City Manager clarified what was reported in the newspapers regarding the increase in taxes, no decreases in market values of property on Sanibel, however, taxes were increased.

Jim Hanlon spoke to the horizon for redevelopment, environment within 10 to 15 years, and pressures would be different and unavoidable.

Dick Walsh spoke to change being critical, the Sanibel Plan very appropriate, redevelopment should be reviewed with respect to the Sanibel Plan, and carrying capacity.

Discussion ensued regarding the inevitability of growth, was redevelopment different from what exists in the Sanibel Plan, Mr. Duffy answered redevelopment and planning make use of standards already in place and make the future manageable, the need to adapt to outside influences and keeping the natural environment, the need for a small business workshop on taxes, the battles that occurred prior to the incorporation of the City show how proactive the founding fathers of Sanibel were, redevelopment must fit with the Comprehensive Planning documents according to the Florida Statutes, threats to the Sanibel Plan, carrying capacity and the increase of population in areas off the Island, threat of what retail businesses would look like – formula retail, new regulations regarding building and the coastal construction control line and how this would be handled , how to handle hotels/motels and timeshare, How do we keep the flavor of our Island and also improve the appearance of businesses, hotels/motels now have densities above what they are allowed, redevelopment of the number of rooms would have to be reduced, The Sanibel Report, available in the Sanibel Library, it is a document composed in the 1970's by experts in different areas of the environment.

Public Comment:

Harris Gilbert reported that the Sanibel Report was on the Internet; input Sanibel Comprehensive Land Plan and Goggle would list the Sanibel Report.

Nola Theiss spoke to using the Sanibel Plan to fight the forces and the changes in the world that could affect Sanibel.

Larry Schopp asked what was the difference between redevelopment and build back; Council decided that people should not lose their properties due to a natural disaster; redevelopment is different because it deals with discretionary building.

Claudia Burns spoke to the sitting City Council had a similar job as those that were the sitting Council during incorporation, not allow the island to be exploited.

Cal Wallace spoke to his discomfort using the word redevelopment, and he asked redevelopment be defined.

Discussion ensued regarding the need for a timeline, the need for a subcommittee, the following be added to the discussion environment, physical, social, and economical.

The following included direction from Council and Planning Commission:

- Reaffirmation of the Sanibel Plan and redevelopment was a preamble

- What are the key forces – need to quality and quantify these forces
- What was currently being done
- Continue to update, adapt and govern
- To guide and manage change
- Identify new programs that could relate to the goals

There being no further business the meeting was adjourned at 12:25 p.m.

Respectfully submitted by,

Susan Beck  
Recording Secretary