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What Re-development Means to Me

(This is an exercise I went through to get me to think about re-development a little)

To me redevelopment means just that, to development anew, to development again, to build again. So I think of redevelopment as it pertains to things that were developed once before, are reaching the end of their useful or appropriate life, and because of different community forces (the forces may be economic, regulatory, demographic or other), are being changed physically or in their use to something different. Because that change made have negative, as well as positive effects on the our community, it is important that we steer the change as best we can, in as positive a direction as possible.

To me the biggest question I see is **What do we want Sanibel to be like 200 years from now?** One answer is that we want Sanibel to look pretty much exactly as it does today. The problem is that there are forces operating on our community today that will change Sanibel and if we're not careful, those forces will over power us before we know that they are there.

One very insidious force that I am most concerned about is conversion of hotels and motels to condominiums, such as might happen with Shallimar. The economics at this point drive property owners in that direction. So why should we care? I feel that it is the short term rental customer that provides a substantial amount of trade to our locally owned businesses, including our restaurants. It is that group that is constantly changing week after week, brining in people that eat out every night and buy products and services that they can't bring here. Not only do I feel that the short term renter supports the retail side of our island, but I believe that they also provide a link into the real estate market on Sanibel. I was one of those that first came here on vacation, stayed in a motel each year, and then liked it so much, decided to buy here. How much does the short term renter affect the rising value of island property by being one drivers of demand?

I see re-development as a tool for keeping and strengthening a sense of place based on Sanibel's unique natural and cultural assets. I do not see re-development on Sanibel as 'economic revitalization' or blight elimination although it may bring economic benefits.

I also think of re-development as ‘property’ re-development. There are many other issues in the Sanibel community but I’m not sure they should be combined into the issue ‘re-development.’ Re-development seems big enough as it is.

<u>Type of Property</u>	<u>Possible Issues</u>
Residential housing	Size Architecture Conversion to Timeshare Short Term vs 30 day rental FEMA Flood Requirements Single vs Multi Family Non-conforming vs conforming 50% replace/rebuild rule Location with respect to the beach/bay zone Protection of the beaches Zoning
Hotels and Motels	Conversion to condominiums Replacement Density Use Height 50% replace/rebuild rule Location with respect to the beach/bay zone Protection of the beaches Zoning
Condominiums	Density Use Height Replacement 50% replace/rebuild rule Location with respect to the beach/bay zone Protection of the beaches Zoning
Commercial	Parking Available Services (ex. Outside dining) Island Location (commercial vs residential center) 50% replace/rebuild rule Visual Buffers Lot placement with respect to street and parking Location with respect to the beach/bay zone Zoning

'Big Box'
'Formula'
Services/products for residents vs. visitors
Home businesses

Timeshares Limit/support prevalence

Public Buildings Location

Issues I don't see as part of re-development:
Beach carrying capacity

Transportation
 Shared use paths
 Roads
 Public Transit