

**CITY COUNCIL/PLANNING COMMISSION WORKSHOP
DECEMBER 14, 2005**

Vice Mayor Denham called the meeting to order at 6:00 p. m.

Councilman Brown spoke to members being absent that voted for the evening meeting.

Councilman Rothman made a motion, seconded by Vice Mayor Denham, that Mayor Johnston and Councilman Jennings be excused from the meeting

The motion carried 2 to 1 with Councilman Brown voting in opposition.

Members present: Vice Mayor Denham, Councilman Brown, Councilman Rothman, Commissioner Veenschoten, Commissioner Sprankle, Commissioner Valiquette, Chairman Samler, Commissioner Billhiemer and Commission Marks. Commissioner Tony Lapi was absent.

Chairman Jack Samler gave the Invocation.

Councilman Brown led the Pledge of Allegiance.

Ms. Zimomra reminded Council that this was the

Councilman Rothman explained that the Army Corps of Engineers stated that when Lake Okeechobee's level was less than 14 feet the water releases would be pulsed. He further stated that all the studies show that the lower limit was 500 feet per second and the upper limit was 1,600 feet per second.

Discussion ensued regarding Keen Lollar calling Councilman Brown with the information and he thought that Councilman Rothman should be the person to make a statement, pulsating the water was better for the estuaries, but good enough, and the Army Corps of Engineers working through a change of command.

Review of Workshop Agenda and Objectives

Redevelopment Study

Summary of Key Issues or "Forces" from November 29, 2005 Workshop

Redefining Redevelopment – Implementation of the Sanibel Plan

Implementation Strategies

Current Commitments

Potential Strategies

Next Steps

Preparation and Review of a Draft Sanibel Plan Implementation Program

Mr. Bob Duffy, Planning Director spoke to the following:

- 2nd workshop on re-development to further define the issues and set priorities
- Provided a summary of the November 29, 2005 workshop
- Worksheets on major issues and forces impacting the Sanibel Plan
- Worksheets on implementation priorities, current commitments and potential Strategies
- Preliminary Summary of work program and schedule for completion of the EAR amendments to the Sanibel Plan
- Short and long range strategies
- Define a manageable set of priorities for the next 18 months

Discussion ensued regarding enforcing existing code i.e. town center, recommendation to have guidelines for a possible town center, no definitive plan had been established for a town center, the need to enforce the code, and Planning Commission by statute had a sub-committee that identifies those codes that need attention.

Mr. Duffy continued by identifying the following:

- Carrying Capacity
- Water Quality
- Conservation of rural, historic and architectural character of the island
- Balance between resort and residential properties
- Coastal zone management
- Beach management

Strong relationship between the following:

- Carrying Capacity
- Conservation of rural, historic and architectural character of the island
- Balance between resort and residential properties
- Beach management
- Water Quality

Discussion ensued regarding the carrying capacity of the beaches without affecting the beaches and wildlife, concern that Captiva may have on Sanibel, relationship between the two, definition of carrying capacity, definition of water quality, spend time on items that the City could control, traffic on Causeway residents and services, homes being rented by the day on Captiva and impacts traffic, the need for beach walkovers, can not retain island businesses if residents do not support the businesses, reduce parking spaces at beach parks to reduce people on the island, carrying capacity was usually defined as the number of people on the beach at one time where the beach could not recover, analysis of traffic problem and the recent hurricanes account for the number services people on the island, decrease in day trippers due to increase of tolls, shared use paths to small for multiple kinds of vehicles, need to continue to cultivate a more positive relationship with Lee County to be an ally, carry capacity affects wildlife tolerance, less turtle nesting and bird life, transportation controlled by a possible off-parking lot for car pooling , use of a trolley operated with propane, good water quality needed for wildlife to survive, put the health of island first (natural resources), if the environment degrades the island would not be attractive, difficult to get workman to island residences and encourage more on the island, and the City needs to help the business community regarding redevelopment.

Public Comment:

Larry Schopp spoke to focusing the discussion more, what to do with non-conforming businesses needed, and the issue of appropriate sized houses.

Claudia Burns spoke to being encouraged, carry capacity definition, problem with someone riding on the beach, water quality affecting the beach and wildlife, and toxicosis of birds.

Louise Johnson spoke to carry capacity 30 years ago, the Sanibel Report, and compromising island standards.

Commissioner Sprinkle left at 7:30 p. m.

Herb Rubin spoke to compromising the island by allowing all units on Sanibel to be built back, Sanibel predicated on environmental issues, and need to maintain the island character.

Sonia Smith, CASI spoke to the need to address the CCCL as it applies to the resort housing (condominiums).

Karen Storijohan spoke to when a transportation planner would be hired and Ms. Zimomra that the position was being advertised nationally. She also spoke to hiring more personnel for the Planning Department.

Discussion ensued regarding additional staffing, could ask no more for City staff, more time needed for discussion, prioritize what was important, the need to focus on one or two priorities, budgeted funding for re-development, water quality the most important issue, ask staff to create a flow chart on how to work through the issue of redevelopment over the next 6 months, Council agreed, define the task of redevelopment, request that Dr. Loflin attend the redevelopment meetings, and the possibility of the need for a dedicated way for a trolley .

Mr. Duffy stated it was essential to continue with the work plan for the EAR and the other need was redevelopment.

- Begin to define the issue of carry capacity and

- Develop a process
- Define strategies
- Employ the resources (outside and interdepartmental)
- Involve citizens
- Continue to implement the Sanibel Plan

There being no further business the meeting was adjourned at 8:00 p.m.

Respectfully submitted by,

Pamela Smith, CMC
City Clerk