



December 4, 2012
Commercial Redevelopment

Mission Statement

“To establish and maintain a vibrant and healthy commercial district, consistent with the Sanibel Plan, that provides for the needs and services of Sanibel’s residents & visitors.”

Lessons Learned from Communities that have Successfully Redeveloped

- Work towards a clear & common goal
- Communities maximize their uniqueness
- Stakeholder’s involvement and input is critical and must include the property owners
- Establish a sense of place that embraces the community’s history & heritage
- Decisions are based upon facts not assumptions
- Incremental implementation works best
- Specific organization is tasked with generating sense of community & space
- There is pride in the businesses and property ownership
- Properties are well maintained and kept in good physical condition and appearance
- Strong city leadership
- Involved citizenry
- Maximize ecommerce
- Commercial districts create an inviting environment for shoppers, workers & visitors
- Emphasis on businesses that are self-sustaining rather than subsidized

Identify Sanibel’s Strengths and Local Assets

- Distinctive character
- Weather conditions
- High level of public safety

- Pedestrian scale architecture
- World-class beaches & wildlife sanctuary
- Vast acreage of conservation lands & open space
- Extensive Shared Use Path System
- Historical Structures have been preserved
- Nationally recognized School
- Highly active and involved citizenry;
- Close proximity to Regional Airport and interstate highway system;
- Opportunities for Home Occupations;
- Free Parking

Challenges for Sanibel

- Access to Wi-Fi and Broadband Technology and service
- Electric Power Reliability
- Number of current vacancies
- Increase in off-Island Commercial, Retail & Restaurants
- Age and Appearance of selected Commercial Properties;
- Increase internet shopping;
- Balancing the needs of the community's residents and visitors; and
- Substantial Improvement limitations associated with rehabilitation existing commercial developments that are nonconforming with respect to permitted use, flood elevation, setbacks, floor area, coverage, developed area and parking.

Next Steps

- Inventory, including photographs, of existing commercial retail, restaurants and service uses;
- Analyze trends
- Determine the appropriate mechanism for the facilitation of effective stakeholders input and participation

Memorandum

DATE: December 4, 2012

TO: City Council

THROUGH: City Manager Judie Zimomra

FROM: Public Works Director Keith Williams

RE: Traffic Hot Spot Consultant Studies and Recommendations. City of Sanibel Crosswalk Policy Consultant Recommended Updates.

In an effort to address redevelopment activity as well as increased usage of the City of Sanibel shared use path system, the City of Sanibel has identified three "traffic hot spots" that warrant evaluation and recommendation for potential improvements to the City transportation infrastructure system. These locations are: Periwinkle Way immediately west of Baily Road, the intersection of Casa Ybel Road and Periwinkle Way, and Tarpon Bay Road from its intersection with Periwinkle Road to south of Island Inn Road.

Currently, City of Sanibel staff is in discussions with Kittelson and Associates, Inc. regarding the scope and cost to complete these studies. Kittelson and Associates, Inc., a transportation engineering company with an office in Orlando, has a significant history with the City of Sanibel relating to providing guidance on transportation and traffic issues.

City staff plans on continuing to work with Kittelson and Associates, Inc. to develop scopes, schedules and associated fees for the studies.

Additionally, as a separate task, City staff intends on working with Kittelson and Associates, Inc. to evaluate and provide updated recommendations to the City of Sanibel crosswalk policy. The current crosswalk policies for the City of Sanibel (see resolutions no. 96-230 and 97-91) date back to 1996 and 1997. Since that time, the state of Florida has adopted statewide crosswalk policies. As a result, revisions to the current City of Sanibel policy may be warranted. Kittelson and Associates, Inc. helped draft the Florida state crosswalk policy, so in combination with their history of consulting with Sanibel, they are the logical option for choice in reviewing and recommending updates to Sanibel's current policy. City staff is currently preparing a scope and obtaining a cost estimate from Kittelson and Associates, Inc. for this work as well.

cc: Police Chief Bill Tomlinson
Planning Director Jim Jordan
City Attorney Ken Cuyler
Natural Resources Director James Evans
City Clerk Pamela Smith

