

**CITY COUNCIL WORKSHOP
REDEVELOPMENT WORKSHOP
TUESDAY, MAY 21, 2013**

Mayor Ruane called the meeting to order at 9:00 a.m.

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

Members present: Mayor Ruane, Vice Mayor Congress, Councilman Denham, Councilman Harrity and Councilman Jennings.

Discussion relative to potential Land Development Code (LDC) amendments

Permitted Uses

Nonconformities (Uses & Structures)

On-site Parking Requirements (Dimension & Number)

Interconnectivity Between Properties

Setbacks

Mayor Ruane introduced Director Jim Jordan. Director Jordan presented a PowerPoint presentation.

Director Jordan explained that Council's previous direction was to review five potential code provisions that may warrant change to facilitate redevelopment efforts and options for each as follows:

- Permitted Uses
 - Retain current list of permitted uses
 - Retain current list of permitted uses and replace prohibitive uses, which would restrict any use not permitted today to allow for language that existed prior to the Land Development Code and the Sanibel Plan (If a use was similar in intensity of use permitted that Planning Commission could approve such use)
 - Expand current list of permitted uses
 - Expand list of permitted uses and replace prohibitive language, which would currently restrict uses not include in the Land Development Code to language similar prior to 1985
- Nonconformity and Structures and Uses
 - Retain regulations of non-conforming uses and structures (provisions made to allow buildback of non-conforming structures, but if a structure was non-conforming the use cannot be expanded beyond the three-dimensional building footprint)
 - Change code structure would be allowed as long as it did not amount to a substantial improvement
 - Change code to allow certain improvements that do not further the non-conformity and would grandfather in the non-conforming structures
 - Consider redefining the commercial district boundaries to include non-conforming commercial uses on a case-by-case basis
 - Identified seven properties outside the commercial district
- Outside Parking Requirements
 - Compared Sanibel parking requirements with other municipalities
 - Retain current parking standards
 - Reduce required diminishes to 8.5 by 18 feet (Would increase parking for certain commercial uses and require 24 square foot of additional material landscaping and could reduce parking land coverage by 27%)
 - Reduce the number of off street parking spaces for office uses with more than 1,000 square feet of floor area
 - Some merit for reviewing parking requirements for physician offices (Currently general offices have a requirement of 5 spaces per 1,000 square feet; physician offices driven by the number of medical practitioners)
- Interconnectivity Between Commercial Properties
 - Retain interconnectivity requirement – applied to new development and redevelopment with a conditional use permit

- Investigate opportunities to install a new shared use path
- Obtained additional right-of-way from the Bailey property and with Bennett's Fresh Roast right-of-way on the north side
- Research what other communities had completed
- Contact existing properties for a pilot program to review any shortcomings
- Continue to limited bike crossing only for new development or redevelopment properties
- Allow bike connectivity between existing properties not only commercial, but residential
- Setbacks
 - Maintain retain regulations
 - Research further options
 - Investigate potential code revision for businesses developed prior to the Sanibel Plan

Ms. Zimomra advised audience that this is a workshop only and that Council would not be voting, because this workshop was for discussion only.

Discussion ensued regarding streamlining the Planning Commission agenda by adding a Consent Agenda to speed up the process of permitted uses, agreed this was a good idea, would there be consequences to streamlining, application process, what was Director Jordan's experience in the past relative to applications and the Planning Commission process, not in favor of some issues of streamlining, what was the process of amending the code and application fees, application fees, no provision to include non-conforming structures, un-intended consequences should be evaluated, fee structure should be revisited, businesses on Sanibel should be given options to redevelop, create an environment to use commercial space available, Planning Department and Planning Commission to bring a list of uses back to City Council, cannot be any binding decisions today, might bifurcate and move what can be moved, expressed concerns with amending the process of applications and fees, safeguarding and streamlining and used outdoor dining as example, consequences and safeguarding uses, non-conforming structures, parking analysis and obtaining more data from Planning, inter-connectivity of properties, setbacks and grandfathering of existing businesses.

Director Jordan explained option 4 as follows:

- Uses evolved and add limited prohibitive language similar in nature and intensity to the Planning Commission
- Must have a threshold of permitted use

Discussion ensued regarding the safeguard of the intended use of a business comes before Council and then sent to the Planning Commission, streamline process, expand list and make comprehensive or a hybrid of the expanded list with the ability to come before Council as a safeguard, if a suggested use not on list, then would come toward Council, not penalize a new business, use the consent agenda to forward to the Planning Commission, avoid cost that prohibits some businesses, un-intended consequences was an affect that causes bi-products, Council agrees that number 4 is of interest with understanding of hybrid language that would allow similar intensity, business and utilization to come before Council, if approved then go to the Planning Commission, number 2 was more complex, and the simple process was the grandfather approach, spirit of what a business had today that use would be grandfathered as of today, Director Jordan noted that a non-conforming use was a use that was not allowed within a certain district, he further noted that these non-conforming businesses could not change the current use to a more intensive use and had to maintain what there was today, staff thinks that non-conforming use did not need to be address, Royal Shell was an example within a residential area, no expansion, but if already there honor the non-conforming use, non-conforming also affected set-back, floor area, height, flood elevation, parking, drainage, etc., non-conforming structure would be allowed to re-develop in their existing footprint without increasing the square footage even though they might encroach on the 100 foot set-back or exceed the floor area ratio or not have sufficient parking and would comply with land development standards in all other aspects and granted a waiver on all other deficiencies not possible to correct given lot dimensions, do not want non-conforming status to worsen, but improve, an example was Huxter's by allowing them to maintain what they currently had, but under the discussion Huxter's would be allowed to re-develop, Director Jordan noted that if a building was non-conforming in coverage and clearance they could swap a one square foot to one square foot, move position of building, was it time to rezone the 7 non-conforming buildings, parking should be reviewed for compact vehicles and the difference today from yesterday, look at other communities and understand that certain businesses may need more than the allowed parking spaces, medical professionals need five more spaces and penalizing those standards and the ability to review with more data, staff to perform an analysis and may add a certain amount and come back to Council on June 6th, interconnectivity between properties and trying to embrace a cultural center and take away from a property by having a bridge to connect property a and b, do not encourage businesses to have a interconnectivity, the current

standards penalize because if a business wants to have a bridge for interconnectivity to the next business that bridge goes against coverage and coverage is reduced, Ms. Zimomra noted that a few businesses do have bridges and staff had not taken action because of the increased use of bicyclist and pedestrians, find a way to interconnect more than adjacent businesses, challenges maybe right-of-way acquisitions, envision more shared use paths, maybe be two options for interconnectivity and ask staff to review, set-backs standards work with embracing grandfathering, retain current regulations on set-back, willing to review individual needs and situations, any new businesses comply with current set-backs, but existing set-back would be grandfathered, variance process was necessary, but existing businesses would not need to go through a variance, Director Jordan suggested retaining current set-backs, but give acknowledgment to existing businesses and not certain that parking would be ready for the June 6th Council meeting.

PUBLIC COMMENT

Karen Storijschan spoke to interconnectivity and parking and future planning issues.

Larry Schopp spoke to the small town character of the island.

Claudia Burns spoke to business regulations and process and fees for small businesses and setting up a committee to review

Council recessed at 10:24 a.m.

Council reconvened at 11:02 a.m.

Staff presentation of Results of Land Survey of the Civic Core Area

Ms. Zimomra explained the purpose of the land survey analysis by staff to do the following:

- Perform an analysis of Public Works property to discover the actual amount of land that could be used should Council decide to use other than a public works facility
- How much was environmental sensitive land
- Natural Resources staff walked the property and flagged and hired a surveying company to survey
- Hired an architectural firm performing the Center4Life needs assessment and hire Woodroffe Architectural firm and what was the feasibility of use
- No analysis of drainage or traffic engineering completed
- Very cursory review with options and possibilities

Mr. Henry Woodroffe gave a brief PowerPoint presentation as follows:

- Reviewed all lands near core development area including B.I.G. Arts, SCA, Library, etc.
- Natural wetlands
- Public Works facility takes up four acres
- Man made drainage wetland
- Undeveloped acres
- Protected tortoise areas
- Farmers Market use area
- 15.1 acres for potential development
- 11 acres of wetlands
- 1.28 acres of City development
- 3.91 acres could be used
- Additional wetlands
- Full analysis of usable space
- Potential of 15.5 acres
- Re-route road to add land
- All non-profits involved submitted their needs assessments
- All agencies looking for additional growth

Ms. Zimomra stated that the Library, Historical Museum and Village and Farmers Market were not looking for additional space.

Mr. Woodroffe continued:

- Reviewed possible facility area, needed parking and drainage
- B.I.G. Arts proposal was for approximately 56,000 square feet, but with sidewalks and landscaping would end up with about two acres, but to get to the parking total the need increased to six acres
- Center4Life facility would need about one acre, but to include parking the need increases to four or five acres
- Need for sharing facilities and large spaces could be shared
- Relocate Public Works for core area and need four or five acres for the facility, storage and fleet maintenance
- Potential 30 acres for development and maintain the most traffic
- If broken into parcels to isolate different entities, but reviewing synergy for possibilities
- Develop green spaces with shared parking and drainage

Ms. Zimomra spoke to the beginning steps were the same used for the Parks Master Plan, but with a broad vision and needs study, as well as an understanding the realities of parking and drainage needs, the excitement of the future and the presentation, Council commended Mr. Woodroffe for his presentation and his previous dealings with the City, suggested Council continue their affiliation with Mr. Woodroffe, Ms. Zimomra spoke to identifying funds, piggy-back on an existing agreement, go out for bids and noted that discussion would continue on the June 04, 2013 Council agenda.

Public Comment

Ralph Clark spoke in favor of the Civic Core.

Karen Storijohan spoke about where Public Works would move to and Library needs and historical buildings.

Claudia Burns spoke in favor of the civic core plan.

Richard Johnson spoke on behalf of SCA Board. Support the planning effort.

Mayor Ruane noted that all stakeholders would be involved.

There being no further business the meeting was adjourned at 11:43 a.m.

Respectfully submitted by,

Pamela Smith, MMC
City Clerk