

**CITY COUNCIL  
REDEVELOPMENT WORKSHOP  
TUESDAY, MARCH 12, 2013**

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

Councilman Harrity gave the Invocation and led the Pledge of Allegiance.

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

Mayor Ruane explained the following:

- Four items on four different City Council meetings
- Opportunity to discuss
- Maintain a healthy and vibrant community

Council comments were as follows:

- Make improvements within the confine of the island environmental sensitive area
- What Sanibel residents want
- Be patient and work together
- Respect the past, but pay attention to correcting the problems of the present
- Focus on what could be done
- Any discussion of a town center was mote due to land not available

Ms. Zimomra noted the following:

- Brain storming session
- Held other workshops that have been very successful
- Ideas and gain consensus

**What goals do we want to achieve through Redevelopment?**

**What are our Redevelopment Priorities?**

**Direction to Staff**

Discussion ensued regarding the following:

- Need capital investment public; private and non-profit
- Improve traffic flow and congestion – parking
- Reduce traffic congestion particularly on Periwinkle Way
- Facilitate the long-term needs of non-profits
- Reinvigorate commercial properties
  - Improving appearance of commercial district
  - Improve quality of life culturally, financial,
- Technology - WiFi
- Code updates and intended uses
- Examine and use best management practices in development scenarios
- Establish a civic and cultural center
- Encourage and collaboration of City and cultural activities
  - Unity in the community
  - Community friendly connectivity
  - Enhancing public green space
- Acquire properties and land banking for public purpose lands

- Evaluate current land holdings for future uses
  
- Eco friendly uses
- Small gathering area for public uses
- More flexible with building and site design respecting the harmony of the island without diminishing current standards
- Global needs assessment
- Permitting considerations
- Code Improvements – Commercial Invigorating – Review Code #1
  - Nonconforming
  - Setbacks
  - Permissible uses
  - Parking
  - Interconnectivity
- How the above applies to existing and new development
- Possible master plan for cultural setting
- Code Enforcement
- Needs Assessment for Civic corridor #2
  - Long-term of civic entities
  - Parking
  - Traffic
  - Community friendly green space
  - Unity
  - Coordinate

Council recessed at 10:18 a.m.

Council reconvened at 10:30 a.m.

Ms. Zimomra noted that the two distinctive objectives were as follows:

- Reinvigorating commercial district
- Assess community needs to improve cultural and civic quality of life on Sanibel

She further advised that staff would have ready for Council at their March 19, 2013 meeting.

Discussion ensued regarding a key objective was traffic congestion, Ms. Zimomra noted that was under access our community, traffic parking and other items under assess our community, needs to be by itself, not going down the same road, beginning a new process, Ms. Zimomra noted that a list would be brought back to Council for approval, first item code related and second item cultural and civic related, any changes would be brought back for Council approval and Council not going down the same road.

#### Public Comment

Peter Pappas spoke to embracing change, never intended to perpetuate rigidity, balance needs to be changed, have a very tired commercial area and was unsustainable, prosperity demand it be healthy, balanced needs to be changed, structure redevelopment, mandate less and permit more, careful of public ownership that was not designed to service legitimate interest of government, overall healthy community and need to complete fast.

Hazel Schuller spoke to the gulf beach gulf ridge zones, beach management plan removed from Sanibel Plan. She further spoke to replacing commercial beach chairs with sea oats, construct walkway to and from pool bars, bring your own beach chairs and place signs at all beach accesses that say the same.

Larry Schopp encouraged Council to continue discussions.

Ralph Clark spoke to B.I.G. Arts noted the need for a vibrant cultural area.

Dave Wax spoke to being on the Board of Pt. Santo and a major issue was WiFi. Pt. Santo invested funds to improve network.

Judy Minchie suggested consequences for actions taken today tomorrow. She also suggested empty businesses with parking places and could the City have satellite offices on island to pass along information and the need to stream Council meetings.

John McCabe asked that this project been done in an environmentally way. He further asked that green areas be enhanced.

**What are our next steps?**

Mayor Ruane asked that if other entities had completed a needs assessment please forward to the City Manager.

Discussion ensued regarding was Council really serious on the issues and Council asked public to send emails of their ideas.

There being no further business the meeting was adjourned at 10: 56 a.m.

Respectfully submitted by,

Pamela Smith, MMC  
Sanibel City Clerk