



City of Sanibel

Planning Department

MEMORANDUM

DATE: May 24, 2013
TO: Judie Zimomra, City Manager
FROM: James Jordan, City Planner
SUBJECT: Summary of City Council's May 21, 2013 Redevelopment Workshop

The intent of this outline is to summarize the March 12, 2013 City Council workshop and the preferred options that were discussed and decided upon with regards to potential revisions to the Land Development Code related to:

- Permitted Uses
- Nonconforming Uses and Structures
- Off Street Parking Standards
- Interconnectivity Between Properties
- Setbacks

I. Permitted Uses

Currently, commercial uses that are not listed within the Land Development Code are prohibited. City Council was presented with the following four options.

1. Retain the current list of permitted uses and expressly prohibit all other uses not listed.
2. Retain the current list of permitted uses and replace prohibitive language with the language from the Sanibel Comprehensive Land Use Plan prior to 1985.
3. Expand the list of permitted uses and expressly prohibit all other uses not listed.
4. Expand the list of permitted uses and replace the prohibitive language with the language from the Sanibel Comprehensive Land Use Plan prior to 1985.

City Council indicated a preference to option No. 4 whereby the current list of permitted commercial uses would be further expanded; and the ability to consider a use not currently listed, if the use is proven to be similar in nature, character, size, or intensity as a permitted commercial use.

In the instance of allowing a use that is not currently listed City Council also discussed whether such cases should be considered by the Planning Commission or Council.

Staff recommends that such requests be treated as an amendment to the Land Development Code with the Planning Commission providing recommendation to City Council. This would provide for another level of review and should help to alleviate any concerns that a particular use not currently listed may not be consistent with the City's Vision Statement and the Sanibel Plan.

II. Nonconforming Uses and Structures

City Council was presented with the following options:

1. Retain current regulations on nonconforming structures and uses.
2. Change the code regarding the types of improvements permitted for nonconforming structures and uses that do not amount to a substantial improvement.
3. Change the code to permit certain improvements to be made that do not further the nonconformity and do not amount to a substantial improvement.
4. Consider redefining the commercial district boundaries to include the nonconforming commercial uses on a case by case basis.

City Council indicated a preference to Option No. 1, whereby the current regulations pertaining to nonconforming uses, i.e., a lawfully-established use located in a zone or district restricted against such use would be retained.

With respect to nonconforming structure it was discussed that there should be a provision to grandfather certain nonconformities, so long as the nonconformities are not furthered.

III. Off-Street Parking Standards

City Council was presented with the following options:

1. Retain the current parking space dimensions and minimum number of required parking spaces.
2. Reduce the required dimension of parking spaces to 8.5 feet by 18 feet (length may still vary relative to the angle of parking). The potential impacts of implementing this option include:
 - Increase parking by 1 space for every 7 spaces
 - Require 20 SF of additional interior landscaping

- Reduce parking land coverage by up to 27 percent.
3. Reduce the minimum number of required off-street parking spaces for office uses with more than 1,000 SF of floor area.

City Council indicated a preference to Option No. 2, whereby alternative off-street parking design standards would be examined for further recommendation and consideration.

IV. Interconnectivity

City Council was presented with the following options:

1. Retain the current interconnectivity specifications.
2. Investigate opportunities for installation of additional shared use paths for properties that do not have convenient access to the shared use path system.
3. Research what other cities have done to promote interconnectivity between commercial properties.
4. Contact commercial properties on Sanibel that currently have makeshift paths and determine if they would be willing to participate in an interconnectivity pilot program.
5. Continue to limit, where possible, bicycle and pedestrian cross access connections between commercial sites that only qualify as new development and redevelopment projects.
6. Revise Option 5 to also allow the same opportunity to establish bicycle and pedestrian cross access connections between properties to existing residential and other noncommercial uses and developments.

Council chose to proceed with a variation of Option No. 4 whereby existing informal pathways between commercial properties would be further examined in order to develop specific standards to accommodate and encourage interconnectivity for pedestrian use.

V. Setbacks

City Council was presented with the following options:

1. Retain the current regulations for setbacks.
2. Research further options that would be consistent with the Sanibel Plan.

3. Investigate potential code changes that would provide certain setback relief for businesses located in the Commercial District that were developed prior to the City's incorporation.

City Council chose Option No. 1, whereby the current regulations pertaining to setbacks would be retained with the exception of certain properties with nonconforming structure that cannot possibly meet setbacks.