



Public Works Facility City of Sanibel, Florida

Space Needs Study

July 2013

Sanibel Public Works Department

800 Dunlop Road

Sanibel, Florida 33957

TABLE OF CONTENTS

Space Needs Study

Exhibit 1

Exhibit 2

Exhibit 3

Exhibit 4

Exhibit 5

Exhibit 6

Executive Summary

Appendix A

Appendix B

PURPOSE

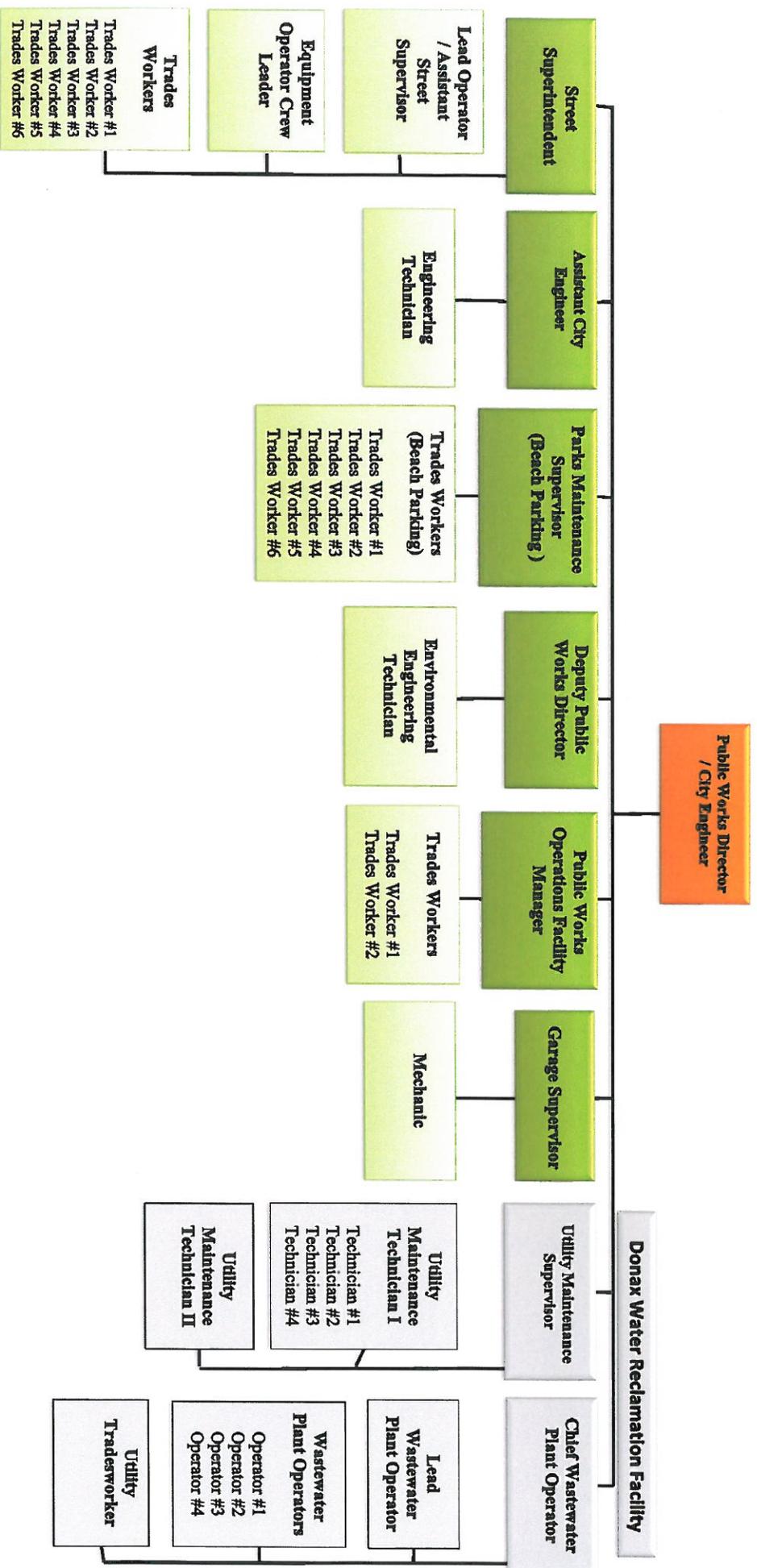
The purpose of this document is to evaluate the current space usage for the Sanibel Public Works complex and identify any recommended changes in land usage should the Public Works complex be modified or relocated.

INTRODUCTION

The City of Sanibel Public Works Department provides essential operations, maintenance and improvements to the infrastructure and facilities of the City. This includes streets, drainage, paths, sewer transport and treatment, reclaimed water, beach accesses, beach parks, non-beach parks, grounds and facilities maintenance as well as City equipment and fleet maintenance. All of the divisions, equipment and personnel associated with Public Works, other than utility maintenance and operations (sanitary sewer and reclaimed water), are based at the Sanibel Public Works Complex. The utility maintenance and operations divisions are housed at the Donax Water Reclamation Facility. In total, the Public Works Complex is the work home to 26 full time employees (see exhibit 1, next page).

PUBLIC WORKS DEPARTMENT

Staff Chart



EXISTING FACILITY HISTORY

The City of Sanibel Public Works facility is located at 800 Dunlop Road. The current site for Public Works is two separate adjacent parcels totaling approximately 27.5 acres. The west parcel is approximately 4.85 acres and the east parcel is approximately 22.65 acres. Of the 27.5 total acres, approximately 3.79 are improved/developed for the Public Works Complex (see exhibit 2, next page). The two parcels hosting the Public Works Complex were acquired by the City in 1986 and 1987. In the process of obtaining these parcels, the City considered 17 different properties for locating Public Works. Prior to its current location, Public Works was located north of Periwinkle Way near the current Roadside City Park. Additional historical information relating to the selection of the current site for Sanibel Public Works can be found in Appendix B.

EXISTING FACILITY FUNCTIONS

The Sanibel Public Works complex is host to five divisions within the department: Administration/Engineering, Streets, Garage, Beach Parks, and Operations/Facilities. The facility serves as the hub and dispatch point for maintenance and improvements island-wide for City responsibilities including, but not limited to, 53 miles of public paved roads, 8 miles of public unpaved roads, 25 miles of paved bike paths, all publicly maintained stormwater infrastructure, five City facilities and their grounds, seven public beach parks, 17 public beach accesses, 3 public non-beach parks, and the entire City motor vehicle fleet. The facility also hosts the office space and finished storage associated with the administration and engineering facets of the department. In its current location, the facility is relatively centrally located on the island with extremely convenient access to a number of City facilities that fall under the departments maintenance umbrella (City Hall, Historical Village, Center4Life).

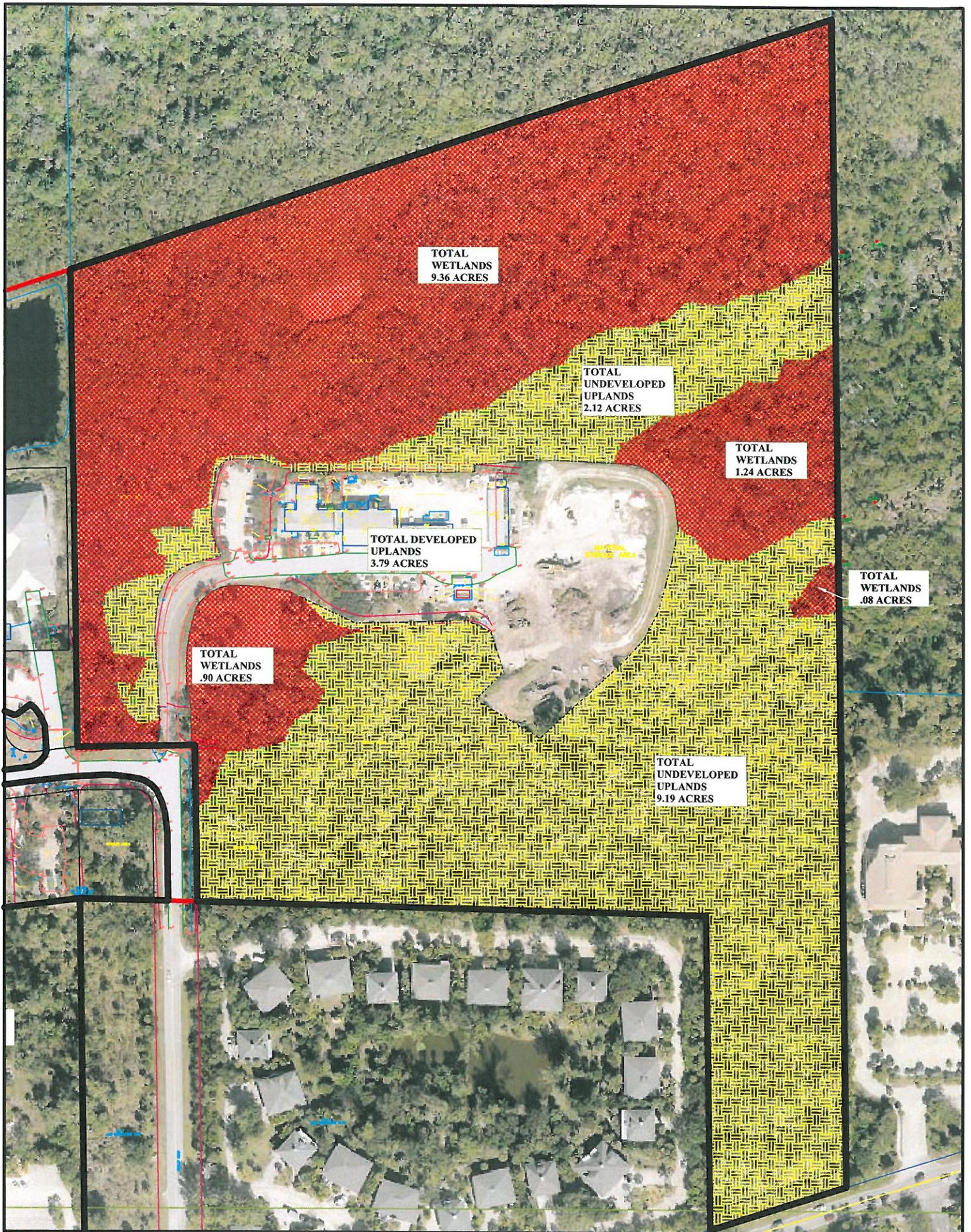


Exhibit 2

EXISTING FACILITY SPACE USAGE

As stated prior, the physical “footprint” of the current Sanibel Public Works Complex is approximately 3.79 acres of developed area. The breakdown of site area uses within the 3.79 acres, as well as the off-site area dedicated to the City Recycling Facility (also located in the Civic Core) are illustrated in exhibit 3, below.

Public Works Existing Site Use	Sq. ft.
Office Building	3,294
Garage/Unfinished Storage	3,900
Enclosed Storage/Workshop	2,160
Covered, Open Sided Storage	1,500
Uncovered Equipment Storage/Fleet Parking	17,375
Bulk Material Storage	64,933
Employee/Public Parking	8,470
Circulation/Drive Lanes	26,845
Dumpster Area	1,200
Fuel Station	1,360
Green Space	34,055
Total (sq. ft.)	165,092
Total (acres)	3.79
Public Works Off-Site Use	
Recycling Facility	19,164
On and Off-Site Total (sq. ft.)	184,256
On and Off-Site Total (acres)	4.23

Exhibit 3

Additionally, within the existing enclosed structures, the building space usage can be broken down as reflected in Exhibit 4, below.

Description	Existing Area	Area in SF
Public Works Office Building		
Offices		
Environment Engineering Technician	12' x 14'	168
Operations/Facility Manager	10' x 10'	100
Deputy Director	11'2" x 11'4"	127
Department Director/City Engineer	10' x 14'	140
Employee Self Service / Fax Room	8'6" x 10'	85
Assistant City Engineer	11'2" x 11'4"	127
Engineering Technician	11'1" x 11'4"	126
Beach Parking Supervisor	11'2" x 11'4"	127
Streets Superintendent	10' x 14'	140
Total		1138
Common Space		
Lunch Room	14' x 30'	420
Locker Room Men's Restroom	8'6" x 5'	43
Ladies Restroom	8'6" x 5'	43
Restroom (in breezway)	10' x 10'	100
Locker Room	10' x 26'	260
Conference Room	0	0
Main Entrance Hallway	5' x 20'	100
Primary Hallway	4' x 55'	220
Engineering Wing Hallway	5'8" x 34'8"	197
Total		1382
Print room (office supplies storage)		
Print Room	13' x 9'6"	124
Total		124
Finished File Storage		
Plan Room	9'6" x 11'	105
Public Works File Room	11'2" x 11'4"	127
Utilities File Room	11'1" x 11'4"	126
Old Breezway	18' X 10'	180
Total		537
Public Works Office Building Total		Interior (sq. ft.): 3180
		Exterior Footprint (sq. ft.): 3294
Public Works Additional Buildings		
Unfinished File Storage		
Garage Mezzanine	46' x 15'	690
Total		690
Garage Space		
includes office(15'x12') and tool room(15'x34')	75'6" x 49'6"	3737.25
compressor room	13'6" x 12'	162
Total		3899.25
Covered Equipment Storage		
finished storage	30' x 72'	2160
Total		2160

Exhibit 4

PROPOSED SPACE PROJECTIONS

The overall existing site of the current Public Works, with its size and geometry, does not possess any insufficiencies or cause any reduction in department operating efficiency. In an effort to predict site acreage needs, should the Sanibel Public Works operation be relocated, the department does not expect a need for useable site sizing above and beyond the current footprint of department operations; assuming the proposed site does not possess irregularities in shape or orientation. As a result, the department would recommend that any proposed future site for Public Works provide approximately 4 acres of useable, contiguous land. Any area dedicated to vegetative buffers or stormwater management facilities would be in addition to the recommended 4 acres of useable space.

In considering a relocation of the Public Works Facility, the department does recommend adjustments to the nature of space usage within the needed 4 acres of useable space. The recommended **site** area revisions are as follows:

- 1) Increase covered, open sided storage from the existing 1,500 sq. ft. to 6,400 sq. ft.
- 2) Reduce uncovered equipment storage from the existing 17,375 sq. ft. to 14,875 sq. ft.
- 3) Increase office building footprint area from the existing 3,294 sq. ft. to 3,684 sq. ft.
- 4) Add on-site recycling facility area of 19,164 sq. ft.
- 5) Reduce green space area from the existing 34,055 sq. ft. to 22,055 sq. ft.

These recommended changes are illustrated in Exhibit 5, below. Justification sheets addressing each change are located within Appendix A.

Public Works Existing Site Use	Sq. ft.	Recommended Sq. Ft.	Net Change	%
Office Building	3,294	3,684	390	11.84%
Garage/Unfinished Storage	3,900	3,900	0	0.00%
Enclosed Storage/Workshop	2,160	2,160	0	0.00%
Covered, Open Sided Storage	1,500	6,400	4,900	326.67%
Uncovered Equipment Storage/Fleet Parking	17,375	14,875	-2,500	-14.39%
Bulk Material Storage	64,933	64,933	0	0.00%
Employee/Public Parking	8,470	8,470	0	0.00%
Circulation/Drive Lanes	26,845	26,845	0	0.00%
Dumpster Area	1,200	1,200	0	0.00%
Fuel Station	1,360	1,360	0	0.00%
Green Space	34,055	22,055	-12,000	-35.24%
Total (sq. ft.)	165,092	155,882	-9,210	-5.58%
Total (acres)	3.79	3.58	-0.21	
Public Works Existing Off-Site Use		Convert to On-Site Use		
Recycling Facility	19,164	19164		
On and Off-Site Total (sq. ft.)		184,256	175,046	Recommended
On and Off-Site Total (acres)		4.23	4.02	Proposed Useable Space

Exhibit 5

Within the recommendation stated in item 3 above, the changes recommended for **building** space usage within the Public Works Office building are as follows:

- 1) Increase total office space from the existing 1,138 sq. ft. to 1,296 sq. ft.
- 2) Add a 12' x 18' (216 sq. ft.) conference room to the facility

These recommended changes are illustrated in Exhibit 6, below. Justification sheets addressing each change are located within Appendix A.

Description	Existing Area	Area in SF	Recommended Area in SF
Public Works Office Building			
Offices			
Environment Engineering Technician	12' x 14'	168	144
Operations/Facility Manager	10' x 10'	100	144
Deputy Director	11'2" x 11'4"	127	144
Department Director/City Engineer	10' x 14'	140	144
Employee Self Service / Fax Room	8'6" x 10'	85	144
Assistant City Engineer	11'2" x 11'4"	127	144
Engineering Technician	11'1" x 11'4"	126	144
Beach Parking Supervisor	11'2" x 11'4"	127	144
Streets Superintendent	10' x 14'	140	144
Total		1138	1296
Common Space			
Lunch Room	14' x 30'	420	420
Locker Room Men's Restroom	8'6" x 5'	43	43
Ladies Restroom	8'6" x 5'	43	43
Restroom (in breezway)	10' x 10'	100	100
Locker Room	10' x 26'	260	260
Conference Room	0	0	12' x 18' 216
Main Entrance Hallway	5' x 20'	100	100
Primary Hallway	4' x 55'	220	220
Engineering Wing Hallway	5'8" x 34'8"	197	197
Total		1382	1599
Print room (office supplies storage)			
Print Room	13' x 9'6"	124	124
Total		124	124
Finished File Storage			
Plan Room	9'6" x 11'	105	105
Public Works File Room	11'2" x 11'4"	127	127
Utilities File Room	11'1" x 11'4"	126	126
Old Breezway	18' X 10'	180	180
Total		537	538
Public Works Office Building Total		Interior (sq. ft.): 3180	3557
		Exterior Footprint (sq. ft.): 3294	3684
Public Works Additional Buildings			
Unfinished File Storage			
Garage Mezzanine	46' x 15'	690	690
Total		690	690
Garage Space			
includes office(15'x12') and tool room(15'x34')	75'6" x 49'6"	3737.25	
compressor room	13'6" x 12'	162	
Total		3899.25	3900
Covered Equipment Storage			
finished storage	30' x 72'	2160	2160
Total		2160	2160

Exhibit 6

EXECUTIVE SUMMARY

The current City of Sanibel Public Works Facility occupies approximately 3.79 acres of useable space. Based on the analysis of current space uses and demands, it is anticipated that a new, relocated Public Works Facility would need approximately 4 acres of contiguous useable space. A 4 acre area is expected to be sufficient to host comparable facilities to the current site as well as provide additional space uses including a public recycling facility as well as a new structure to house the department's portable generator fleet (see Appendix A). In considering the target site acreage, any space needed for vegetative buffers, required green space or stormwater management facilities would be in addition to the proposed 4 useable acres.

Should the City of Sanibel Public Works Facility be proposed to be relocated a significant distance from the current civic core, additional consideration for a maintenance annex is recommended. The maintenance needs of the civic core facilities and grounds are very intense and a small building to host equipment and staff will improve efficiency in carrying out those endeavors. Additional information and justification for this improvement is located in Appendix A.

In the same vein as the above recommendation, should the Public Works Facility be proposed to relocate west of its current location a significant distance, the department also recommends consideration in expanding and improving the existing beach maintenance building at Lighthouse Beach Park. A more westerly located Public Works Facility will increase distance and response time to this very popular beach park. An improved maintenance facility will provide opportunity to store on-site more equipment and supplies as well as reduce trips between the park and the Public Works Facility. Additional information and justification for this improvement is located in Appendix A.

APPENDIX A

SITE NEEDS JUSTIFICATION #1

Needs change:

Increase covered, open sided storage from the existing 1,500 sq. ft. to 6,400 sq. ft.

Needs justification narrative:

The current Public Works Facility has 1,500 sq. ft. of open-air, covered storage. This storage serves to protect equipment and supplies from the harsh outdoor elements. Exposure to direct sunlight and rain are significant factors in the aging and condition of City equipment and materials. The current covered storage area is insufficient to provide cover for the department's equipment and supplies that would most benefit from being protected. It is proposed that the recommended storage area, to protect the departments existing inventory of equipment and supplies, be increased from 1,500 sq. ft. to 4,000 sq. ft.

Additionally, the Public Works department maintains a fleet of portable generators for use during emergencies or extreme weather when power is unavailable. These generators are currently stored at the Donax Wastewater Reclamation Facility. There is no storage structure for these generators; so they sit out in the open, exposed to the elements. The department has proposed, in the past, to construct a storage building for the generator fleet at the Donax Facility. It is recommended that the proposed structure be rolled into the needs assessment for a proposed Public Works Facility. This would physically place the generators closer to the City's garage facility (which maintains the generators) as well as relieve some space usage at the already crowded Donax Facility. The structure needed to house the generator fleet would be approximately 60' x 40'. As a result, the department recommends addition of another 2,400 sq. ft. of covered storage for hosting the City portable generator fleet.

SITE NEEDS JUSTIFICATION #2

Needs change:

Reduce uncovered equipment storage from the existing 17,375 sq. ft. to 14,875 sq. ft.

Needs justification narrative:

Needs justification #1 proposed to increase covered storage for Public Works equipment and supplies. This needs justification reduces the area dedicated to uncovered storage to offset the increase in proposed covered storage.

SITE NEEDS JUSTIFICATION #3

Needs change:

Increase office building footprint area from the existing 3,294 sq. ft. to 3,684 sq. ft.

Needs justification narrative:

In evaluating the space usage and needs within the existing office building, a few areas of need were identified. The details for each item within the building are addressed in Appendix A for Office Needs #1 and Office Needs #2. The net impact of these needs increases the office building footprint from 3,294 sq. ft. to 3,684 sq. ft.

SITE NEEDS JUSTIFICATION #4

Needs change:

Add on-site recycling facility area of 19,164 sq. ft.

Needs justification narrative:

Public Works currently maintains the City recycling facility which is located off of, but immediately adjacent to, the facility site. The current recycling facility occupies 19,164 sq. ft. of space. The department anticipates that the current facility location will be proposed for a new use with the redevelopment of the civic core. In response to this expectation, the department is proposing to roll the area needed for a recycling facility into the site needs of a new Public Works Facility.

SITE NEEDS JUSTIFICATION #5

Needs change:

Reduce green space area from the existing 34,055 sq. ft. to 22,055 sq. ft.

Needs justification narrative:

No site layout can be 100% efficient in its space usage. The current Public Works Facility has approximately 34,055 sq. ft. of improved green space on site. This includes landscaped areas, driveway shoulders, maintained slopes and other areas without a designated use. The department, in an effort to maximize space efficiency, is proposing to reduce the future green space needs from 34,055 sq. ft. to 22,055 sq. ft. A more efficient site layout with less “waste” space will assist the department in keeping with the target site size of 4 useable acres.

OFFICE NEEDS JUSTIFICATION #1

Needs change:

Increase total office space from the existing 1,138 sq. ft. to 1,296 sq. ft.

Needs justification narrative:

The existing offices within the current Public Works building range in size from 85 sq. ft. to 168 sq. ft. The smaller offices lack the necessary space for workstations, files, texts and engineering plans. The department is proposing more consistent, and slightly larger, office sizes. This additional space will also serve to provide additional computer terminals for the City's Employee Self Service electronic human resources system.

OFFICE NEEDS JUSTIFICATION #2

Needs change:

Add a 12' x 18' (216 sq. ft.) conference room to the facility

Needs justification narrative:

The current Public Works facility has no designated conference room. Public Works personnel often host meetings with other City staff, consulting engineers and architects, contractors as well as internal staff meetings. Meetings carried out by Public Works often include evaluation of engineering plans and drawings, which require considerable space. The department proposes including a 12' x 18' room for meeting/conference purposes.

ALTERNATE OFF-SITE NEEDS JUSTIFICATION #1

Needs change:

Add a 20' x 25' (500 sq. ft.) maintenance annex in the civic core

Needs justification narrative:

The current Public Works facility is located immediately adjacent to the Sanibel civic core, with easy access to maintain the buildings and grounds of City Hall, Historical Village and Center4Life. Should Public Works be relocated to a more remote location it is recommended for consideration the construction of a small annex building to aid in the day-to-day maintenance of the civic core facilities and grounds.

ALTERNATE OFF-SITE NEEDS JUSTIFICATION #2

Needs change:

Improve/expand Lighthouse Beach maintenance building

Needs justification narrative:

Based on traffic patterns and distance, Lighthouse Beach Park is already one of the more difficult to reach facilities that the Public Works Department maintains. Should a future Public Works facility be proposed further west than the current location it is recommended that consideration be placed on improving and/or expanding the Lighthouse Beach Park maintenance building. The ability to house and store equipment and supplies on the east end of the island would improve operating efficiency as well as conserve fuel and reduce trips between the beach park and the public works facility.

APPENDIX B

MEMORANDUM

DATE: March 4, 1986
TO: City Council
FROM: City Manager *GP.*
RE: Public Works Facility

RECOMMENDATION: Narrow choices and authorize City Manager to discuss acquisition with property owners involved.

As requested at your February 18, 1986 Council meeting, I have quickly surveyed the City to determine available parcels as likely sites for the Public Works facility.

I looked for vacant parcels of over 5 acres with frontage on Periwinkle, Sanibel-Captiva Road, Tarpon Bay Road or Casa Ybel Road and located toward the center of City.

I found 17 parcels or combination of parcels that could be considered as a location for a Public Works facility. The attached map shows the general location of each parcel described as follows:

- 1) Approximately 5 acres located immediately east of City Hall site previously discussed by City Council - assessed at \$45,190.00.
- 2) Approximately 22.85 acres, located immediately east of Periwinkle Pines Subdivision and west of new church, 200' frontage on north side of Periwinkle - assessed at \$206,250.00.
- 3) 7.49 acres located north of Pirate Playhouse, 250' frontage on the north side of Periwinkle - assessed at \$92,750.00. Possibly insufficient area for proper utilization.
- 4) 27.4 acres located west of the Community Church and Jerrys Shopping Center and east of #3 above, over 1200' on the north side of Periwinkle - assessed at \$437,500.00.
- 5) 36.57 acres located west of Sanibel Center Shopping Center and Lagoon Estates, east of Foley Subdivision, 850'+ frontage on the south side of Periwinkle - assessed at \$201,140.00. Located in interior wetlands, but may have enough high elevation land to utilize without filling.
- 6) 27.02 acres located south of Periwinkle straddling Casa Ybel Road - assessed at \$40,000.00. All within the interior wetlands and possibly would require extensive fill.
- 7) 8.02 acres located on northwest corner of first Casa Ybel curve, formerly considered for City Hall. Probably too little high land available without extensive fill in interior wetlands.
- 8) 11.94 acres located on the east side of Casa Ybel Road south of Bank of the Islands - assessed value \$95,520.00. Probably extensive fill required - also in interior wetlands.
- 9) South side of Periwinkle, west of Donax Street - combination of 3 separately owned parcels totalling 10 acres - assessed at \$176,970.00. Probably too odd shaped to be useful for Public Works.
- 10) 41.58 acres on north side of Periwinkle west of Bailey Road - assessed at \$526,890.00. Probably sufficient, useful land area available, but at a high price. Zoned commercial. Congested area.
- 11) 6.91 acres straddling Casa Ybel Road just north of Sable Sands Subdivision and #7 above and south of #6 above. Not enough usable area without extensive filling. Also, in interior wetlands.

- 12) 6.3 acres north side of Periwinkle, 220' frontage on Periwinkle between the Bailey house and Wils Landing. Probably too small to use and buffer properly.
- 13) 29.01 acres - three parcels north of Gumbo Limbo, west side of Dixie Beach Blvd. - assessed at \$28,940.00. Extensive mangrove filling required to utilize. Also would be adding traffice to congested intersection.
- 14) Condon/Trost parcels 270+ acres - assessed value over \$1,286,000.00. Some high elevation land that could be used. Not the best location due to Casa Ybel and Tarpon Bay frontage.
- 15) Sanibel Gardens Subdivision - all in interior wetlands. Could acquire combinations of lots sufficient to utilize for Public Works and restore to wetlands. Would required acquisition of 250 lots and adjacent right-of-way just for use by Public Works. Probably double that number to allow restoration. Would take much time and extensive funds - approximately \$3/4 million - for acquisition and site preparation alone, plus building costs.
- 16) Tarpon Bay Subdivision - similar to #15 above.
- 17) Acquisition of 6 smaller parcels or parts of parcels, south of Sanibel-Captiva Road west of CROW. Similar to previously discussed Sawbridge parcel - all of low elevation and located within the interior wetlands.

As a summary, probably parcels numbered 1, 2, 3, 4, 5, and 14 are the only tracts that are reasonable because of cost, location, access and configuration.

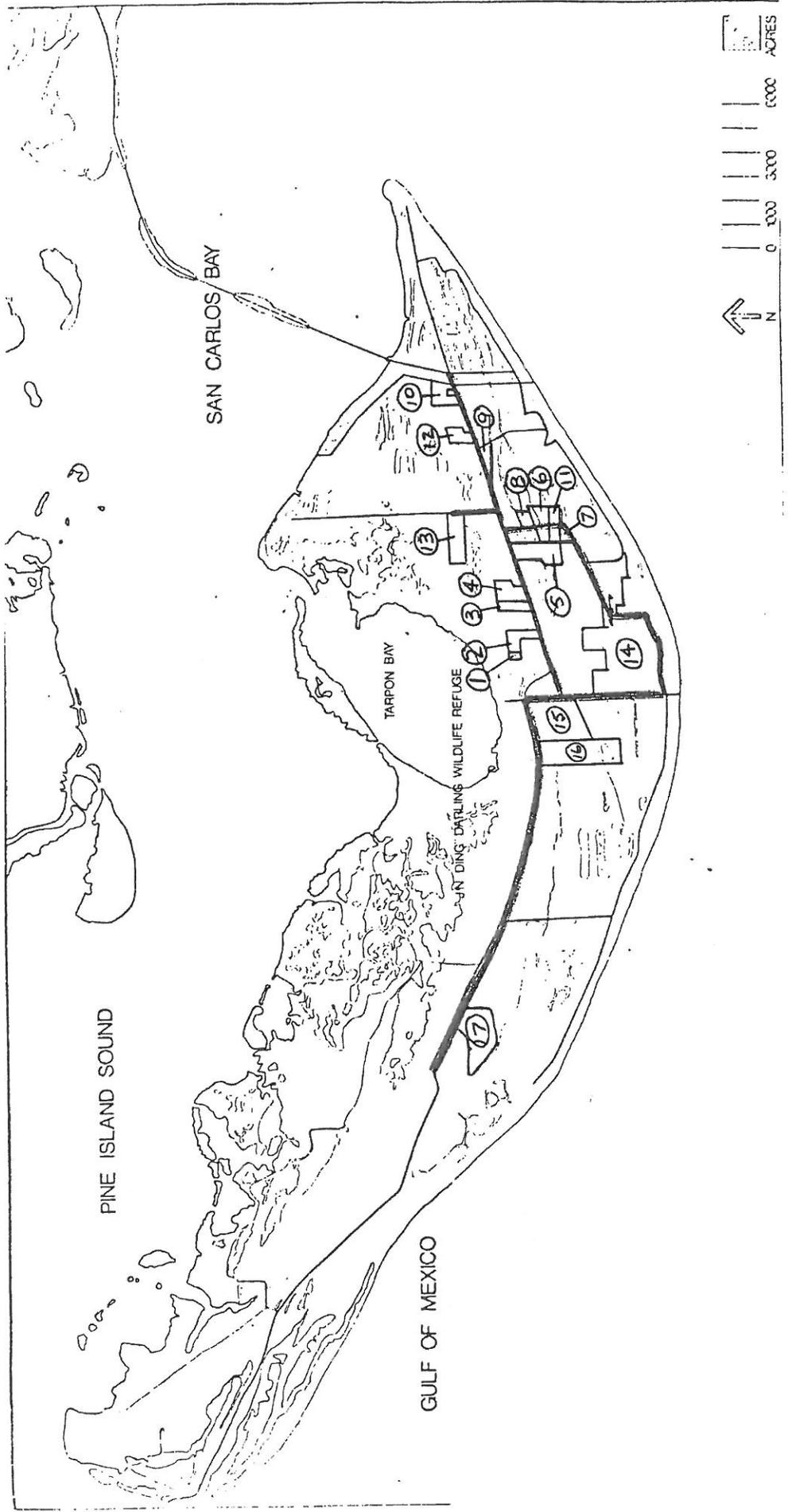
A portion of #14 (Condon/Trost tract) would probably not be available at a reasonable cost due to the need for the owner to keep the high elevation land for clustering permitted. development.

Parcel #5 would require location of the Public Works facility on the extreme north end, close to Periwinkle. There are also two single family subdivisions on each side - Foley and Lagoon Estates - which could cause neighborhood problems if buffering and setbacks are not very dense and wide.

This leaves parcels 1, 2, 3, and 4 as possibilities.

Gary A. Price,
City Manager

GAP:VJS



PINE ISLAND SOUND

SAN CARLOS BAY

GULF OF MEXICO

TARPON BAY

SAN CARLOS BAY

TARPON BAY WILDLIFE REFUGE



MEMORANDUM

TO: City Council

FROM: City Manager

DATE: January 6, 1987

RE: Public Works Parcel, Buildings, and Computer

LAND

As per Council instructions, I have been investigating a site for the City's Public Works Facility. You will remember that back on March 4, Council reviewed a report containing 17 possible sites. For various reasons, only 4 of these sites seemed reasonable for our proposed use, and Council instructed me to proceed with these 4.

One of the four located immediately east of City Hall (consisting of 5 acres with 2 unit density) would not provide space for the Public Works facility without also utilizing some of the existing City Hall site. However, Council decided that while they did not wish to utilize the City Hall site for Public Works uses, they did want to purchase the site for buffering and aesthetic reasons.

Subsequently, this parcel was purchased in late March utilizing funds previously budgeted for the Public Works parcel.

The owner of one of the other three parcels refused to sell leaving two possible sites: 7.49 acres across from the Pirate Playhouse, and 23 acres directly east of the 5 acres purchased in March. Upon investigation, the first parcel did not have the shape, size, or elevation to allow us to utilize it properly. Therefore, our investigation focused primarily on the 23 acre site east of City Hall.

The parcel is flag shaped with 200' fronting on Periwinkle, 22.85 acres in size, containing a 14-15 unit density with a 1986 assessment of 206,250.00. (The actual density depends upon detailed field work not yet available).

To obtain a starting price, I had an appraisal done by Amerifirst Appraisal Company, which came in at \$240,000. (Copies of the operative sections of this document are enclosed.) An offer was made to the owner on December 3, subject to Council approval, for the appraised value. They returned a counter offer of \$260,000.00 on December 10. I decided to tentatively accept this counter offer. A copy of the contract is attached for your review. Apparently, the increase over the appraised price is based largely upon the change in the capital gains tax laws that will go into effect before the City can consummate the purchase.

While this amounts to a 8.3% increase over the appraisal, I recommend that Council approve the acquisition for the following reasons:

1. Its location immediately east of City Hall and the close proximity that this allows will make administration of this department faster and more convenient.
2. This is one of the last parcels of this size located toward the activity center of the City with easy access to Periwinkle, San-Cap and Tarpon Bay Roads, and yet outside the Interior Wetlands Conservation District. Note that both the D.E.R. and Corp of Engineers have indicated tentative approval of our fill plans.
3. Its location next to City Hall and the south side of the Refuge give two sides existing natural buffers, and its configuration makes it easy to buffer the other two sides.
4. Its size allows us to utilize approximately 4 acres in the center for both buildings and Public Works storage without affecting adjacent uses.
5. The parcel is not being actively marketed by its owner, and her attorney is not recommending a lower price. For your information, originally the owner had discussed a desire to maintain one unit and a parcel toward the center of the site, selling the City all that remained. Therefore, it is unlikely that a lower price will be accepted and could even jeopardize the sale as we have arranged it. This would greatly complicate the construction of the proposed use and reduce the attractiveness of the site to the City.
6. While the purchase and proposed layout would require use of the 5 acre parcel purchased in March for a driveway and parking area, the majority of the tract would be untouched, providing a buffer for the City Hall, which was Council's original intention.

Additionally, this parcel has a density of 14 or 15 units. It is possible that some of these units could be sold to Periwinkle Pines to reduce the City's expenses, used for some type of BMRH trade-off, or retained by the City as another density reduction device.

Preliminary discussions with the Periwinkle Pines developer have indicated that the first two suggestions are a good possibility should the Council wish to pursue them in the future.

See the attached drawing to see how this division might be accomplished.

BUILDINGS

The buildings will be a prefabricate steel building that meets all Sanibel codes built upon fill with an elevation of 9.0' M.S.L. We need this elevation

Under this scheme, we have two possibilities:

1. We could finance this proposal similar to the existing City Hall bonds through C & S (BOTI).
2. This would require duplicate \$100,000 plus interest payments for the first 3 years of this new issue (interest in 86-87 was \$25,200) until the City Hall bonds are retired.

C & S has advised that they would agree to either scenario up to \$900,000, but that the new issue would carry an interest rate of between 60 to 80% of prime in effect at the date of reissue. The first year would have an interest rate of 80% of prime. The existing agreement for the City Hall bonds has a range of 65 to 85% of prime.

If scenario #1 was followed based upon 6% interest, the City would have the following yearly expenses.

1987-88	\$118,000 City Hall 130,000 Public Works/Computer \$248,000
1988-89	\$112,000 City Hall 124,000 Public Works/Computer \$236,000
1989-90	\$106,000 City Hall Payoff 118,000 Public Works/Computer \$224,000
1990-91	\$112,000 Public Works/Computer
1991-92	\$106,000 Public Works/Computer

Total interest paid \$126,000, assuming 6% interest.

If scenario #2 was followed:

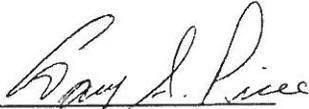
Combining the two issues into one, based upon 6% interest, the City would have the following yearly payments:

1987-88	\$148,000
1988-89	142,000
1989-90	134,000
1990-91	130,000
1991-92	124,000
1992-93	118,000
1993-94	112,000
1994-95	106,000 Payoff

Total interest paid \$214,000.

RECOMMENDATION

Even though scenario 2 would cost \$88,000 in additional interest over scenario #1, I recommend that we proceed with this alternative. While there is no pre-payment penalty, I think that the future revenue vs. necessary new infrastructure ratio contains too many unknowns for us to bind ourselves to the large payments for the first 3 years. On the other hand, should the funds come available, we could always prepay without a penalty.



Gary A. Price
City Manager

GAP/mls

Attachments

USA

831.24

BETTS

15 AC
5 UNITS

CITY
HALL

967.24'

1530'±

DUNLOP RD.

0.6 AC
18 UNITS

610.80'

EDNA M DUNLOP
3228 HERITAGE HILLS
SOMERS, N.Y. 10589

206,250⁰⁰
3290.30/YR.

435.45

N
↑
1" = 200'

200'±

PERIWINKLE

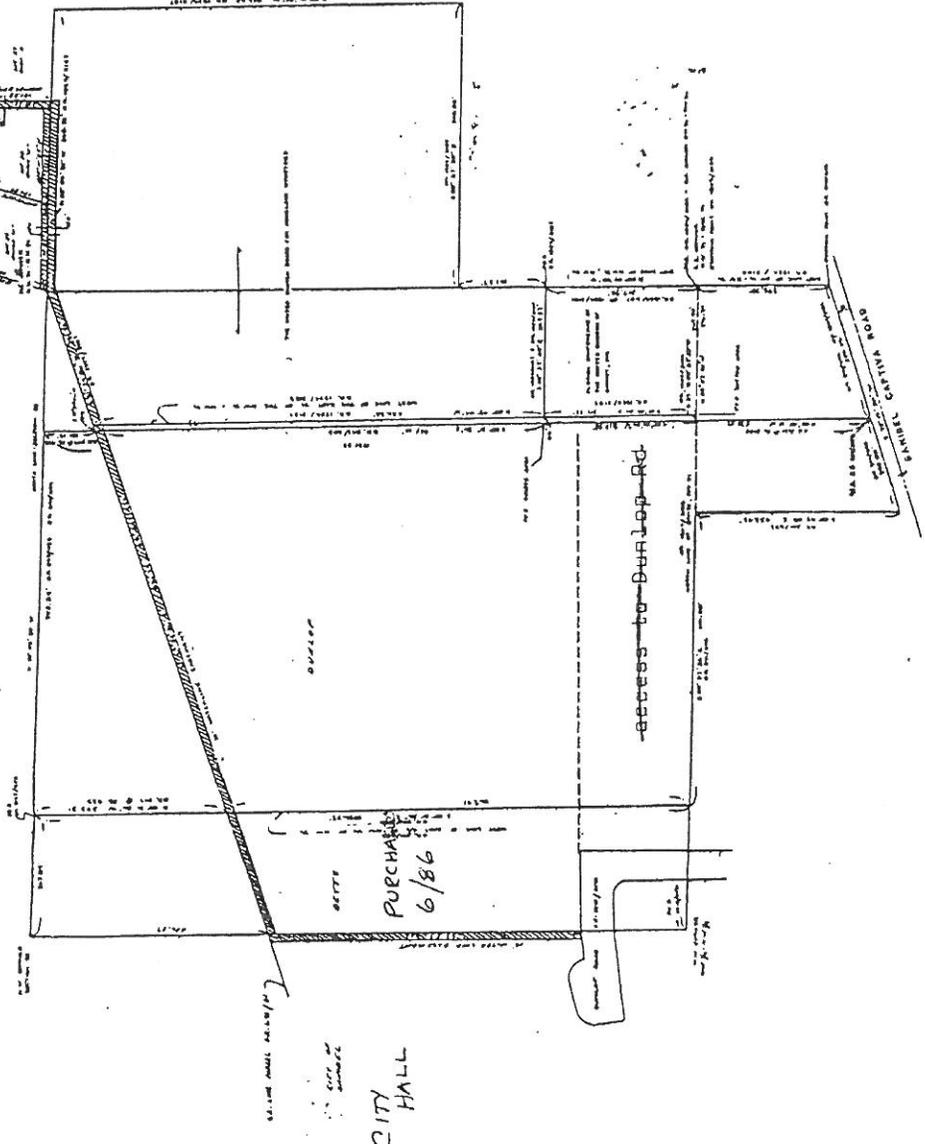
CHAS. J. JAMES

SEP 19 10 31 AM '88

RECORDED IN OFFICIAL RECORDS
LEE COUNTY, FLORIDA
RECORD VERIFIED

SKETCH TO ACCOMPANY DESCRIPTIONS

THIS IS A SKETCH TO ACCOMPANY THE DESCRIPTION OF THE PROPERTY DESCRIBED IN THE ADJACENT RECORDS.



LEGEND

IMPERVIOUS MATERIALS (Hatched pattern)

CONCRETE (Stippled pattern)

ASPHALT (Cross-hatched pattern)

GRAVEL (Dotted pattern)

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. (1/4\"/>

PLANNED BY: HOWELL F. DAVIS & ASSOCIATES, INC.

HOWELL F. DAVIS & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
—HFD—
1111 N. W. 11th St., Ft. Lauderdale, FL 33304
Tel: (305) 555-1111

THIS SKETCH IS A PART OF THE RECORDS OF THE LEE COUNTY ENGINEERING DEPARTMENT.

CONTRACT FOR SALE AND PURCHASE

PARTIES: Mrs. Dunlap - Scoppa, New York, as "Seller", Mr. Gary Price c/o City of Sanibel, Sanibel, FL 33957, as "Buyer".

DESCRIPTION: (a) Legal description of real estate ("Property") located in Lee County, Florida: Section 25, Township 46 South, Range 22 East Parcel Identified In Exhibit A Consisting of approximately 11 acres + - (b) Street address, if any, of the Property being conveyed is 25-46-J0-00003.012 (c) Personal property included: N/A

Table with 2 columns: Description and Amount. Rows include PURCHASE PRICE (\$60,000.00), PAYMENT (Priscilla Murphy Realty, Inc. Trust Account \$6,000.00), and TOTAL (\$60,000.00).

III. FINANCING: If the purchase price or any part thereof is to be financed by a third party loan, this Contract for Sale and Purchase ("Contract"), is conditioned upon the Buyer obtaining a firm commitment for said loan within N/A days from date hereof, at an interest rate not to exceed %; term of years; and in the principal amount of \$. Buyer agrees to make application for, and to use reasonable diligence to obtain said loan. Should Buyer fail to obtain same or to waive Buyer's rights hereunder within said time, either party may cancel Contract.

V. TITLE EVIDENCE: Within 14 days, Seller shall, at his expense, deliver to Buyer or his attorney, in accordance with Standard A., either (CHECK) (1) or (2): (1) abstract, or (2) title insurance commitment with fee owner's title policy premium to be paid by Seller at closing.

VII. TIME FOR ACCEPTANCE AND EFFECTIVE DATE: If this offer is not executed by both of the parties hereto on or before July 25, 1986, the aforesaid deposit(s) shall be, at the option of Buyer, returned to him and this offer shall thereafter be null and void. The date of Contract ("Effective Date") shall be the date when the last one of the Seller and Buyer has signed this offer.

VI. CLOSING DATE: This transaction shall be closed and the deed and other closing papers delivered on the 25th day of October 1986, unless extended by other provisions of Contract.

VIII. RESTRICTIONS, EASEMENTS, LIMITATIONS: The Buyer shall take title subject to: Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; Restrictions and matters appearing on the plat or otherwise common to the subdivision; Public utility easements of record, (provided said easements are located contiguous throughout the property lines and are not more than 10 feet in width as to the rear or front lines and 7 1/2 feet in width as to the side lines, unless otherwise specified herein); Taxes for year of closing and subsequent years, assumed mortgages and purchase money mortgages, if any; Other: None except those of record

provided, however, that none of the foregoing shall prevent use of the Property for the purpose of

IX. OCCUPANCY: Seller represents that there are no parties in occupancy other than Seller, but if Property is intended to be rented or occupied beyond closing, the fact and terms thereof shall be stated herein, and the tenant(s) shall be disclosed pursuant to Standard G. Seller agrees to deliver occupancy of Property at time of closing unless otherwise specified below. If occupancy is to be delivered prior to closing, Buyer assumes all risk of loss to Property from date of occupancy, shall be responsible and liable for maintenance thereof from said date, and shall be deemed to have accepted the Property, real and personal, in its existing condition at time of taking occupancy unless otherwise noted in writing.

X. ASSIGNABILITY: (CHECK ONE) Buyer [] may assign [X] may not assign, Contract.

IV. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions inserted herein or attached hereto as Addenda shall control if printed provisions in conflict therewith.

III. INSULATION RIDER: If Contract is used for the sale of a new residence, the Insulation Rider shall be attached hereto and made a part hereof.

II. SPECIAL CLAUSES: See Addendum "A" attached to and to be made part of this offer.

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING. THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS AND THE FLORIDA BAR Copyright 1981 by The Florida Bar and the Florida Association of REALTORS

Executed by Buyer on (SEAL) (Buyer) (SEAL) (Buyer)

Executed by Seller on (SEAL) (Seller) (SEAL) (Seller)

Deposit(s) under II (a) received; if check, subject to clearance.

By: (Escrow Agent)

BROKERAGE FEE: Seller agrees to pay the registered real estate Broker named below, at time of closing, from the disbursements of the proceeds of sale, compensation in the amount of % of gross purchase price or \$ for his services in effecting the sale by finding a Buyer, ready, willing and able to purchase pursuant to the foregoing Contract. In the event Buyer fails to perform and deposit(s) is retained, 50% thereof, but not exceeding the Broker's fee above computed, shall be paid to the Broker, as full consideration for Broker's services including costs expended by Broker, and the balance shall be paid to Seller. If the transaction shall not be closed because of refusal or failure of Seller to perform, the Seller shall pay said fee in full to Broker on demand.

(SEAL) (Name of Broker) (SEAL) (Seller) (SEAL)

ADDENDUM "A"

Attached to and to be made part of this offer; contingent upon:

1. Seller warrants the realty north of the existing water easement is legally owned by the seller. See Exhibit "A".
2. The approval of the Sanibel City Council on or before August 5, 1986.
3. Buyer agrees to provide seller a 100' foot vegetation buffer on all contiguous property lines. See Exhibit "A".
4. Buyer agrees to provide seller a road easement to property from Dunlop Road. See Exhibit "A".
5. Buyer to have property being conveyed surveyed at his expense.
6. Buyer to have legal description drawn up for property being conveyed by an attorney at his expense.