

**JOINT SANIBEL CITY COUNCIL/PLANNING COMMISSION WORKSHOP  
JANUARY 15, 2008**

Mayor Denham called the meeting to order at 2:00 p. m.

Vice Mayor Johnston gave the Invocation.

Commissioner Valiquette led the Pledge of Allegiance.

Members present: Mayor Denham, Vice Mayor Johnston, Councilman Jennings, Councilman Pappas, Councilman Ruane, Commissioner Valiquette, Commissioner Marks, Commissioner Berger, Commissioner Sprankle, Commissioner Forney, Commissioner Krekel, and Commissioner Reynolds.

**Continuation of Review of Phase II Report: Toward a Vision for the Periwinkle Way West District (Robert J. Duffy, AICP, Planning Director, Alyn Pruett, AIA, WRT and William H. Owen, CRE, RERC)**

**Discussion by City Council and Planning Commission**

**Next Steps**

Discussion ensued regarding increasing density and using a method of getting around the density rules previously adopted, increasing density for the "Town Center" would set a precedence, undermining the redevelopment process, density rules all fair for all, why is there a need to increase density for a proposed "Town Center" (Knave property), if something can not be developed it is not the City's problem to increase density, less than 10 units allowed for the Knave property, density given today for the Knave property accurate, Mr. Duffy stated the LDC allows multiply of acreage and based on the consultants independent analysis there are 23 units, the planning department had the unit number higher, should a third party review the number of units allowed on the Knave property, number of units allowed if the 1,000 foot penalty were eliminated as part of the development rights, Mr. Duffy stated the residential yield was 23 units, 12% floor area ration, 25,000 sq. ft of commercial zone property and density of 4 units, leaving 19 units on the commercially zoned property, 5 specific standards (pg 15/16) , maximum number of units if the 1,000 sq foot penalty was eliminated, 19 units, number of units if all property rights were transferred from neighboring properties, Mr. Duffy stated there were 3 privately held parcels, Knave, St. Michaels, and SCA, property east and west and the church was not there it would be 6 units, theater property would have 7 units with a total of 13 units, if a parcel is currently not developed and is residential the calculation must be used and deduct the development intensity, and assume a significant amount would be reduced to half, intent of developer was not factored in the consultants report, property owner has the right to proceed with a conditional use, which of the 4 Alternatives would be selected, Mr. Pruett would select #2 or #4 or a combination, Mr. Duffy stated that it was a combination of residential and BMRH, Mr. Pruett stated #2 represented increase density, Sanibel Plan determines density on ecological zones, determination on density on zones, bad precedent to allow increased density for a special district, are BMRH density considered, Mr. Duffy stated the density was BMRH, areas not conforming due to structures having a larger structure that the foot print, separating out transferred rights to a PUD and focusing on transfer of rights and assuming people want to do that would an ordinance need to be adopted and what about a charter changer, Mr. Cuyler stated the Charter amendment deals with "density" and the question is what is the increase in density. He further stated that form a district and the density does not increase in that district, he also stated it was not clear, would need the vote of the electorate as well Council approval, not a great deal of support to increase density, changes to someone's property would have to ask the owner, Mr. Cuyler stated that the property owner would be included in the plan, and any change made with the cooperation of the property owner, ask principles of the Knave property, St. Michaels, and SCA meet for agreement and possibly include B. I. G. Arts, parking changes, changes in Dunlop, support of property owners, Mr. Duffy stated that staff would continue to met with property owners, the City has no redevelopment ordinance, and no planned unit development description in the code.

**Public Comment**

Bruce Rogers asked once an ordinance was completed what does Council want to see in the district that is not there today. He further spoke to within the commercial district the 1,000 square foot deduction be eliminated and develop the full commercial property and add residential as sited on the density map. He also stated that the Sanibel Plan

makes it clear that rezoning to commercial is a clear violation of the Sanibel Plan, and the Sanibel Plan makes it clear of providing alternatives, if commercial/residential combined there needs to be a formula that is equitable. He spoke to all uses of property carries a certain intensity use and all uses fully utilized for property surrounding the Knave property, and intensity uses are already used.

Roger Jayburn, representing the Knave property, spoke to this vision being a City vision. He asked what is a dwelling unit, how many units can be put on the Knave property?

Ralph Clark, St. Michaels stated transfer of development rights was attractive to allow increasing worship size in the future. He further stated the proposal was an increase of 6 units due to trading development rights.

Hazel Schuller spoke to an article in the National Geographic on tourism overkill. She also spoke to resort beach chairs on the beach.

Chuck Ketteman, representing B. I. G. Arts, and SCA spoke to endorsing the concept of pedestrian access. He further spoke to the most critical long-term issues was volunteers, losing most valuable volunteers due to moving, providing amenities for an older population, support idea on the development direct, and further spoke in favor of the transfer of property rights.

Jack Samler spoke to the previous PUD (Wulfert) was owned by one owner and was under a court order, which ended up having 288 units; people would still have to drive, spending staff time and funds on private property land planning, and need to have a redevelopment study.

Barbara Cooley spoke to attending the Everglades Coalition and Porter Goss' first Sanibel Mayor's message regarding the Sanibel Plan, and the importance of controlling density.

Louise Johnson spoke to how important it was to keep Sanibel the way it currently is, consider the long-term benefits of a senior center, but if it means increasing density and use what would it do to the community.

John Carney asked for a legal ruling on ethics and conflict of interest of 2 realtors on the Planning Commission regarding voting on the issue.

Larry Schopp representing COTI spoke to the need to adopt a redevelopment scheme for the mentioned parcels.

Judy Workman spoke to the need of a plan for the Knave property, and if no action taken what is the future of the Knave property.

Discussion ensued regarding the need to discuss redevelopment, City doing the work for a private property owner, need to keep the current density, Council decided to start with Knave (Town Center) then Palm Ridge and then Tarpon Bay, spent a lot of time on the Knave property, appropriate to ask staff, Knave family, St. Michaels, B. I. G. Arts to meet and work out a plan and develop in existing density rule and FRA within 30 days, ask WRT to begin the next part (Palm Ridge), move ahead on architectural standards piece, how to deal with commercial spaces that want to redevelop, recognize that the Knave property is private property, live within the Sanibel Plan, should adopt certain things, setback, shared parking, green space and access, and architectural standards, Mr. Duffy stated the next phase focus on 2 areas within the Periwinkle District (Town Center and Palm Ridge), and set out objective showing the community vision with no increases in density, no mixed use structures, and maintain the 1,000-square foot rule within 30 days.

#### Public Comment

Roger Tabor spoke to the need to move on and what is a dwelling unit. He stated that he was not interested in attending anymore meeting about what the City wants to do with the Knave property.

Sidney Picker, President of Town Center Tomorrow spoke to the Knave family wanting to leave a legacy. He further spoke to an active population, a way to maintain the older population involved in the cultural part of the City. He also stated that BMRH affected density.

Discussion ensued regarding the "Town Center" driven by the population getting older, the need for someone to purchase the property and create a plan, status of the Knave property, verbal agreement between Town Center Tomorrow and the Knaves, Knave property up for sale, potential purchasers responsibility was to create a plan, the

discussion was wholly on the Knave property and there should have been discussion on the Periwinkle Way District Plan, and WRT should begin working on architectural standards.

Public Comment

Roger Tabor asked for a dwelling unit definition?

Mr. Duffy stated that a dwelling unit could be a single-family home, multi-family or duplex and about 23 units.

Dr. Kaplan spoke to providing for an older population.

Dick Walsh spoke to continuing with current density and maintaining the integrity of the Sanibel Plan.

Karen Stori Johann suggested giving green buildings to a committee. She further spoke to respecting the Sanibel Plan and how to work within its constraints.

There being no further business the meeting was adjourned at 4:29 p. m.

Respectfully submitted,

Pamela Smith, CMC  
City Clerk