

10. **OLD BUSINESS**

- b. Re-development Planning Work Program and Priorities – Progress Report and Next Phases
 - i. Build-back
 - ii. Commercial Redevelopment
 - iii. Resort Redevelopment
 - iv. Residential Redevelopment



City of Sanibel

Planning Department

MEMORANDUM

DATE: January 30, 2008

TO: Judie Zimomra, City Manager

FROM: Robert J. Duffy, AICP, Planning Director

**SUBJECT: Redevelopment Planning Work Program and Priorities
- Progress Report and Next Phases**

**Periwinkle Way West District Plan
- Alternative Planning and Implementation Work Programs**

Enclosed for review and consideration by City Council at the February 5, 2008 meeting are the following reports.

**Attachment 1: Redevelopment Planning Work Program and Priorities
- Progress Report and Next Phases**

This brief report summarizes the progress that has been achieved over the past two years to implement the City of Sanibel's four part redevelopment planning work program. The report outlines the priority order for build-back, commercial, resort and residential redevelopment planning efforts resulting from the joint meetings of City Council and the Planning Commission in late 2005 and early 2006. The report notes both progress to date and next phases of work now underway or to be initiated during Fiscal Year 2007-2008.

**Attachment 2: Periwinkle Way West District Plan
- Alternative Planning and Implementation Work Programs**

As a result of the completion of Phases One and Two of the Periwinkle Way West District Planning effort and the joint meetings of City Council and the Planning Commission, the Planning Department has prepared the enclosed brief report which summarizes three alternative courses of action designed to address three key issues or opportunities defined by the planning efforts completed by Wallace Roberts & Todd, LLC. The alternatives focus on the following: design guidelines for the Town Center commercial zoning districts; revised front yard set back regulations; and the preparation of a plan for maintaining, connecting and improving the public facilities, civic spaces, streets, shared use paths and parking areas that serve Sanibel residents.

Please contact me if you would like to review the enclosed reports prior to City Council's meeting.

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City of Sanibel

Planning Department

REDEVELOPMENT PLANNING WORK PROGRAM AND PRIORITIES PROGRESS REPORT AND NEXT PHASES

February 5, 2008

1. Build Back

Progress Report

- City Council adopted (Ord. No. 05-017) Build Back amendments to the Land Development Code on January 4, 2006.
- Home Owners and Property Owners Guide to Build Back regulations completed and distributed in May 2006.

2. Commercial Redevelopment

Progress Report

- City Council adopted (Ord. No. 06-022) amendments to the Land Development Code's Commercial District regulations on February 20, 2007.
- Inventory of Commercial Land Uses approved by City Council on January 4, 2006 and March 20, 2007 (Res. No. 07-040).
- Business Round Tables Conducted on June 23, 24 and 26, 2006.
- City Council adopted (Ord. No. 06 - 009) amendments to Land Development Code on August 15, 2006 to enable General Restaurants to provide bonus seating for outdoor dining.
- Report on Alternative Zoning Approaches for Mixed Commercial and Residential Uses completed and presented to Planning Commission and City Council in May 2007.
- Periwinkle Way West District planning project initiated in July 2007. Phase 1: Existing Conditions, Opportunities and Constraints report completed and presented to joint meeting of City Council and Planning Commission in October 2007. Phase 2: Toward a Vision for the Periwinkle Way West District report completed and presented to City Council and Planning Commission in December 2007.
- Planning Commission approved Resolution No. 08 -01 recommending revisions to the Land Development Code to enable outdoor seating for Carry Out Restaurants. City Council to consider adoption of recommended revisions on February 19, 2008.

REDEVELOPMENT PLANNING WORK PROGRAM AND PRIORITIES PROGRESS REPORT AND NEXT PHASES

2. Commercial Redevelopment (Cont.)

Next Phases

- City Council to consider alternative planning and implementation work programs (See Attachment 2) on February 5, 2008 for next planning and implementation phases of the Periwinkle Way West District Plan.
- Planning Commission's Land Development Code Review Subcommittee to meet on February 12, 2008 to initiate review and revisions to the Land Development Code's commercial site planning and architectural design review standards and procedures.

3. Resort Redevelopment

Progress Report

- Updated inventory of Resort Housing completed and submitted to Planning Commission and City Council in September 2007.
- Updated survey of pre-existing non-conforming uses and structures within Resort Housing District to be completed by September 2008.

4. Residential Redevelopment

Progress Report

- Updated Inventory of Housing Stock in the City of Sanibel completed and submitted to the Planning Commission and City Council in September 2007.
- Revisions and consolidation of cost estimate forms and review procedures completed by Planning and Building Departments in July 2007 to improve permitting process associated with short form applications for the redevelopment, including additions and alterations, of pre-FIRM single family residential dwelling units.

Next Phases

- On February 26, 2008 the Planning Commission will conduct a public hearing on a proposed amendment to the Land Development Code to enable unified Long Form review by the Planning Commission of applications for the single family residential construction involving both principle and accessory structures.
- On February 12, 2007, the Planning Commission's Land Development Code Review Subcommittee to meet to initiate the review of current Land Development Code regulations associated with the size, scale, massing and design of single family residential construction and potential alternative amendments to address neighborhood compatibility and conservation.



City of Sanibel

Planning Department

Preliminary – For Discussion Only

Periwinkle Way West District Plan Alternative Planning and Implementation Work Programs

February 5, 2008

Alternative 1: Finalize Phase 1 and 2 Reports prepared by Wallace Roberts & Todd, LLC and Real Estate Research Consultants

Planning Department and Planning Commission to Prepare Front Yard Setback and Design Guideline Amendments to the Land Development Code

Planning Commission to Conduct Public Meetings and Hearings on proposed Amendments to Land Development Code and Submit Recommendations to City Council

This alternative would conclude the contract and scope of work between the City of Sanibel and Wallace Roberts & Todd LLC and Real Estate Research Consultants. The consultants will complete final report editorial and content revisions. The final Phase 1: Existing Conditions, Opportunities and Constraints and Phase 2: Visioning reports will be compiled as resources to assist with preparation of Land Development Code amendments.

The Planning Department will proceed with preparation of revisions to the following section of the Land Development Code (LDC).

LDC Chapter 126, Article VIII Commercial Districts, Sec. 126-494(c), 514(c) and 534(c) to enable applicants to seek a reduction of the existing 100 ft. setback from the center line of a minor arterial or collector road. Long Form applications will be considered by the Planning Commission and subject to specific site, landscape and design standards.

The Planning Department will also prepare site, landscape and design guidelines in text format for the Town Center Limited and Town Center General commercial zoning districts. The guidelines will be prepared pursuant to LDC Chapter 126 Zoning, Sec. 126-1028 and 1029 which stipulate that “City Council may adopt and, from time to time, amend an illustrated guide of architectural standards to aid in the administration and interpretation of commercial district regulations.”

The range of potential guidelines will address the following site, building and landscape characteristics.

- Site Planning (Front, Side and Rear Yard Setbacks)
- Driveway Location and Orientation
- Exterior Architectural Detailing and Building Materials Used
- Roof Characteristics
- Appearance of Side Walls
- Building Scale, Massing and Form
- Building Height and Angle of Light
- Building Location and Orientation
- Parking Design Location and Width
- Building Fenestration (Arrangement, Proportioning and Design of Window and Doors)
- Landscaping and Vegetation

The Planning Commission's Land Development Code Review Subcommittee will be convened to develop, review and recommend the general site, landscape and design guidelines for consideration and public hearing by the Planning Commission.

The Land Development Code Review Subcommittee will submit preliminary recommendations regarding both the 100 setback regulations and Town Center commercial design guidelines for consideration by the Planning Commission in April 2008.

Alternative 2: Finalize Phase 1 and 2 Reports prepared by Wallace Roberts & Todd, LLC (WRT) and Real Estate Research Consultants

Revise Scope of Work to enable WRT to assist the Planning Department and Planning Commission with Preparation of Design Guideline Amendments to the Land Development Code

Planning Commission to Conduct Public Meetings and Hearings on proposed Amendments to Land Development Code and Submit Recommendations to City Council

This alternative is similar to Alternative 1 except that a contract amendment with WRT would be approved by City Council enabling the firm to provide professional architecture, landscape architecture and design services to assist the Planning Department and Planning Commission with the preparation of a more comprehensive and illustrated set of design standards for the Town Center commercial districts, including sub-districts such as Palm Ridge Road. The set of design guidelines would also be expanded to

address best “green” building and infrastructure practices consistent with the Sanibel Plan.

Alternative 3: Finalize Phase 1 and 2 Reports prepared by Wallace Roberts & Todd, LLC (WRT) and Real Estate Research Consultants

Revise Scope of Work to enable WRT to assist the Planning Department and Planning Commission with the Following Tasks:

- 1. Preparation of Commercial District Design Guideline Amendments to the Land Development Code.**
- 2. Prepare Both Preliminary and Final District Plans and Recommendations that will Focus on Civic and Cultural Facilities, Public Spaces, Public Right of Ways, Shared Use Paths, Pedestrian Accessibility and Parking.**

Planning Commission to Conduct Public Meetings and Hearings on Proposed Plans and Amendments to Land Development Code and Submit Recommendations to City Council.

This alternative will expand Alternative 2 and will require a contract amendment with WRT to enable the firm to assist the City of Sanibel with the preparation of both preliminary and final district plans that will address the following.

Public Realm - Civic and Cultural Facilities

Define short and long term recommendations for maintaining, integrating, improving and expanding, as warranted, BIG ARTS, Library, Schoolhouse Theater, Historic Village, SCA and Senior Center facilities which together form the civic and cultural center of Sanibel.

Recommendations for civic, cultural and historic facilities shall be reinforced by plans for maintaining, managing and improving this District’s public spaces, pedestrian connections, shared use paths and parking facilities.

Public Realm – Open Space

Identify strategies to fully integrate the surrounding environmentally sensitive lands and natural areas into the City’s commercial and civic center.

Define short and long term strategies for maintaining and improving existing civic, park, recreation and open spaces. Provide recommendations for the location, size, character

and quality of expanded and/or new civic and open spaces that will complement and reinforce the center of Sanibel and support the range of programs, events and activities that serve Island residents and visitors.

Public Realm – Streets and Paths

Define a comprehensive set of inter-related recommendations to improve and expand pedestrian and bicycle accessibility and connectivity between civic, cultural, park, recreation, residential and commercial uses within the district. The Plan will be integrated with recommendations for managing and improving open spaces and the public and private parking locations.

Specific Recommendations Will Address:

- a. Dunlop Road
- b. Palm Ridge Road
- c. Shared Use Path improvements along Periwinkle Way and Tarpon Bay Road
- d. Pedestrian connections between the Historic Village, BIG ARTS, City Hall, Library, SCA, Schoolhouse Theater and commercial and residential properties within the District

Parking

Shared Parking

Define potential amendments to LDC Chapter 126 Zoning, Article XVI Off-Street Parking and Loading to enable the Planning Commission to consider shared parking plans that will recognize varying parking demands associated with permitted uses and between adjoining properties in order to reduce vehicular trips, minimize impervious surface coverage and support pedestrian accessibility.

Civic and Cultural Facility Parking

Define short and long range plans to improve access and connectivity between the 460 parking spaces dedicated to the District's civic and cultural facilities.

Special Event Parking

Prepare a special event parking location and management plan to support the Island's major seasonal special events, insure pedestrian safety and accessibility and minimize traffic congestion and circulation.

WRT and the Planning Department will meet with the Planning Commission to prepare preliminary alternatives, plans, and recommendations for presentation and review with City Council.