

11. COMMITTEES BOARDS COMMISSION

- b. To consider a recommendation from the Planning Commission to revise the Redevelopment Planning Work Program and Priorities to enable the Commission to study and report on potential amendments to the Land Development Code that will address Appropriately Sized Houses and Neighborhood Rhythm and Harmony



City of Sanibel

Planning Commission

February 14, 2008

City of Sanibel
City Council
800 Dunlop Road
Sanibel, FL 33957

RE: To consider a recommendation from the Planning Commission to revise the Redevelopment Planning Work Program and Priorities to enable the Commission to study and report on potential amendments to the Land Development Code that will address Appropriately Sized Houses and Neighborhood Rhythm and Harmony.

Dear City Council;

On Tuesday, February 12, 2008, the Planning Commission reviewed the recent Redevelopment Planning Work Program and Priorities Report considered by City Council on February 5, 2008. The report outlines the significant progress that has been achieved over the past two and one half years to address Sanibel's redevelopment issues and opportunities.

On Tuesday, February 26, 2008, the Planning Commission's Land Development Code Review Committee, assisted by the Planning Department, will begin the important task of developing specific and illustrated architectural design and site planning guidelines to support the Land Development Code's commercial zoning district regulations and to address future redevelopment within the Periwinkle Way West District. During the course of developing the guidelines, the Committee will also begin the allied task of defining potential amendments to the Land Development Code that will appropriately address building setback, parking and other standards. The Committee will report periodic progress and present preliminary and final reports to City Council over the next six months as we complete this effort.

During both the January 22 and February 12, 2008 Planning Commission meetings, the important issue of appropriately sized homes and neighborhood rhythm and harmony was once again discussed. Both the Commission and the many citizens who have attended our recent meetings recognize that the current Land Development Code regulations do

not provide appropriate guidance and standards to applicants, the Planning Department and the Planning Commission.

On February 12, 2008, the Commission's Land Development Code Review Committee met and unanimously approved the following recommendation:

Request that City Council reconsider the Redevelopment Planning Work Program and Priorities to enable the Planning Commission to study and report to City Council on potential amendments to the Land Development Code that will address appropriately sized houses and neighborhood rhythm and harmony.

The Committee, which is composed of the full Planning Commission, believes that this issue transcends the Redevelopment Planning Work Program and must be addressed to support the basic principles and policies of the Sanibel Plan.

The Planning Commission is confident that this issue can be addressed concurrently with the task of completing the design and site planning guidelines and associate commercial redevelopment standards. With the professional and technical assistance of the Planning Department, the Commission is prepared to report preliminary and final draft recommendations to City Council prior to the end of this fiscal year.

The Chairman and other members of the Planning Commission look forward to discussing this recommendation with City Council on February 19, 2008.

Sincerely,



Michael Valiquette, Chairman
Planning Commission

C: Planning Commission
Judie Zimomra, City Manager
Robert J. Duffy, AICP, Planning Director