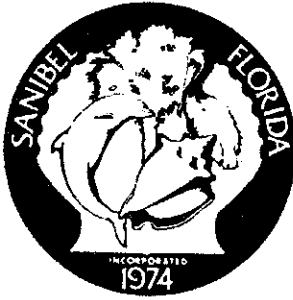


**9. OLD BUSINESS**

- b. Preliminary Redevelopment Planning Work Program, Schedule and Reports for FY 2007-2008 and FY 2008-2009



# City of Sanibel

Planning Department

## MEMORANDUM

DATE: March 7, 2008

TO: Judie Zimomra, City Manager

FROM: Robert J. Duffy, AICP  
Planning Director

RE: **Preliminary Redevelopment Planning Work Program,  
Schedule and Reports for FY2007-2008 and FY2008-2009**

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On February 5 and 19, 2008, City Council reviewed and discussed the January 30, 2008 Redevelopment Planning Progress Report and the redevelopment planning work program and priorities for the current and upcoming fiscal years.

City Council also directed the Planning Department to submit a report detailing the redevelopment planning work program for Sanibel's commercial, resort and residential land uses.

Enclosed is a preliminary report that defines the Redevelopment Planning Work Program, Schedule and Reports, including potential Land Development Code amendments, for FY2007 – 2008 and FY2008 – 2009.

I look forward to the opportunity to review the enclosed preliminary report with the City Manager and City Council.



*Preliminary – For Discussion Only*

**Redevelopment Planning Work Program, Schedule and Reports**  
FY 2007/2008 through FY 2008/2009  
March 18, 2008

Schedule	Work Program and Reports		Residential Redevelopment
	Commercial Redevelopment	Resort Redevelopment	
1 <sup>st</sup> Qtr. FY '07/08	Periwinkle Way West District Plan Phase I: Existing conditions, opportunities and constraints report ( <b>Completed</b> )	Updated Inventory of Resort Housing <b>completed</b> and submitted to Planning Commission and City Council.	Updated Inventory of Housing Stock <b>completed</b> and submitted to Planning Commission and City Council.
2nd Qtr. FY '07/08	Periwinkle Way West District Plan Phase II: District Vision Report ( <b>Completed</b> )  City Council approves (3/5/08) motion defining, in principal, the City of Sanibel's position on future redevelopment within the Town Center focus area.  LDC Section 126-1302 Outdoor Seating for Carryout Restaurants ( <b>Adopted, City Ord. 08-003</b> )		Amendment to LDC Sec. 82-421 Application requiring unified Planning Commission review of principal and accessory structure development permit applications approved by PC Res. No. 08-07. City Council conducts 1 <sup>st</sup> and 2 <sup>nd</sup> readings of recommended Amendment to LDC Sec. 82-421.  Planning Commission's Land Development Code Review Committee (LDCRC) conducts work sessions on LDC (Sec. 86-43) regulations associated with the size, scale, massing and design of single family homes.  Planning Commission's LDCRC conducts work sessions on Town Center General (TCG) and Town Center Limited (TCL) Architectural and Site Planning Design Guidelines.



*Preliminary – For Discussion Only*

## Redevelopment Planning Work Program, Schedule and Reports

FY 2007/2008 through FY 2008/2009  
March 18, 2008

Work Program and Reports			
Schedule	Commercial Redevelopment	Resort Redevelopment	Residential Redevelopment
3rd Qtr. FY '07/08	<p>Draft and Final Town Center General (TCG) and Town Center Limited (TCL) Architectural and Site Planning Guidelines report (Guide) and recommendations submitted by Planning Commission to City Council for review and adoption.</p> <p>Draft final report on Palm Ridge Road redevelopment focus area conditions, issues, strategies and potential Land Development Code amendments submitted to Planning Commission and City Council.</p>		<p>Planning Commission submits to City Council Issues and Options Report with preliminary recommendations regarding potential LDC amendments that pertain to size, scale, massing and design of single family homes.</p>
4th Qtr. FY '07/08	<p>Draft final report on Tarpon Bay Road redevelopment focus area conditions, issues, strategies and potential Land Development Code amendments submitted to Planning Commission and City Council.</p>	<p>Updated survey and report of pre-existing non-conforming resort uses and structures completed and submitted to Planning Commission and City Council.</p>	<p>Future Residential Redevelopment Work Program pertaining to potential DLC amendments to address size, scale, massing and design of single family homes subject to City Council review of Planning Commission report and recommendations.</p>



*Preliminary – For Discussion Only*

## Redevelopment Planning Work Program, Schedule and Reports

FY 2007/2008 through FY 2008/2009  
March 18, 2008

<b>Work Program and Reports</b>			
<b>Schedule</b>	<b>Commercial Redevelopment</b>	<b>Resort Redevelopment</b>	<b>Residential Redevelopment</b>
1 <sup>st</sup> Qtr. FY '08/'09		<p>Preliminary Issues Report for Non-conforming Multi-family Resort Housing Structures and Uses prepared for Planning Commission and City Council review and discussion. The report will focus on the following categories of non-conforming uses resort uses and structures: hotels, motels and inns; cottages; and condominiums. The issues report will be based on the recently completed resort housing inventory and survey, interviews with property owners and managers and other supporting research.</p>	
2nd Qtr. FY '08/'09		<p>Resort Redevelopment Options Report detailing potential alternative LDC amendments prepared for Planning Commission and City Council review and prioritization. The options report will define and utilize several predominant conditions of pre-existing non-conforming resort uses and structures to illustrate the application of various potential LDC amendments. Consistency of potential options with the Sanibel Plan's recommendations, goals and policies will also be defined.</p> <p>Specific LDC amendments prepared for Planning Commission's Land Development Code Review Committee consideration and recommendation.</p>	



City of Sanibel  
Planning Department

*Preliminary – For Discussion Only*

## Redevelopment Planning Work Program, Schedule and Reports

FY 2007/2008 through FY 2008/2009  
March 18, 2008

Schedule	Work Program and Reports		
	Commercial Redevelopment	Resort Redevelopment	Residential Redevelopment
3rd Qtr. FY '08/'09		<p>Planning Commission conducts public hearings on Resort Housing Redevelopment Amendment(s) to LDC.</p> <p>City Council conducts public hearings on Resort Housing Redevelopment Amendments to LDC.</p>	<p>Complete inventory of non-conforming single family and duplex residential uses and structures. Submit report to Planning Commission and City Council.</p>
4th Qtr. FY '08/'09		<p>City Council conducts public hearings on Resort Housing Redevelopment Amendments to LDC.</p>	<p>Complete Issues and Options Report based on inventory of single family and duplex residential uses and structures. Potential amendments to LDC will be identified and evaluated for consistency with the Sanibel Plan.</p>