



# City of Sanibel

800 Dunlop Road  
Sanibel, FL 33957

## Meeting Agenda - Final City Council

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Tuesday, June 17, 2014

9:00 AM

City Hall

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### REVISED AGENDA - 6 A ii HAS BEEN ADDED, WHICH ARE THE CURRENT PROPOSED GUIDELINES DATED MARCH 11, 2014

1. Call to Order
2. Invocation and Pledge of Allegiance (Councilman Jennings)
3. Public Comments for non-Agenda items
4. Council Comments
5. First Reading of an Ordinance and scheduling of public hearing.
  - a. **ORDINANCE 14-006 AMENDING THE SANIBEL CODE OF ORDINANCES, SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126 ZONING, ARTICLE XVII TELECOMMUNICATIONS DEVICES, DIVISION 4., STANDARDS AND REQUIREMENTS, SECTION 126-1589, GENERAL STANDARDS AND REQUIREMENTS, SUBSECTION 126-1589(2) COLOR, BY ADDING A NEW SUB-SUBSECTION C., TO REQUIRE REFLECTIVE TAPE WRAPPING TO BE INSTALLED ON ALL NEW TELECOMMUNICATIONS SUPPORT STRUCTURES GREATER THAN 75 FEET ABOVE GROUND LEVEL; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE**  
  
*Attachments:*      [Ord. 14-006](#)
6. 9:15 - Second Reading and Public Hearing
  - a. **ORDINANCE 14-001 AMENDING THE SANIBEL CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 126 ZONING, ARTICLE XIV SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2, ACCESSORY STRUCTURES, SUBSECTION 1. IN GENERAL, AND ADDING A NEW SECTION 126-855. INTER- AND INTRA-CONNECTIVITY; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE**

Attachments:            [Ord 14-001](#)  
[PowerPoint Presentation](#)  
[Current Proposed guidelines dated March 11, 2014](#)  
[Interconnectivity PowerPoint Presentation 061714](#)

- b.     **ORDINANCE 14-002 (SEE NOTICE ABOVE) AMENDING THE SANIBEL CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 126 ZONING, ARTICLE XII., RESORT HOUSING DISTRICT; SECTION 126-636. DEVELOPMENT INTENSITY, SUBSECTION (d), SUBSUBSECTIONS (1) and (2), BY PROVIDING LANGUAGE TO ALLOW AN INCREASE IN THE HABITABLE FLOOR AREA OF ONE BEDROOM RESORT HOUSING UNITS (TO A MAXIMUM OF 600 SQUARE FEET) THAT REDEVELOP WITHIN THE RESORT HOUSING DISTRICT; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE**

Attachments:            [Ordinance 14-002](#)

- c.     **ORDINANCE 14-003 AMENDING THE CODE OF ORDINANCES, SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126 ZONING, ARTICLE V NONCONFORMANCES, DIVISION 2 USES, SECTION 126-152 (NONCONFORMING USES) EXCEPTIONS AND PROHIBITIONS BY ADDING LANGUAGE TO ALLOW MINOR NONSTRUCTURAL ALTERATIONS TO LAWFULLY EXISTING STRUCTURES DEVOTED TO A NONCONFORMING USE AND TO ALLOW MODIFICATIONS TO THE ROOFLINES OF LAWFULLY EXISTING STRUCTURES DEVOTED TO A NONCONFORMING USE; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE**

Attachments:            [Ord 14-003](#)

- d.     **ORDINANCE 14-004 AMENDING CHAPTER 126 OF THE SANIBEL CODE OF ORDINANCES ENTITLED “ZONING”, ARTICLE XIV, “SUPPLEMENTARY DISTRICT REGULATIONS”, DIVISION 4 - “OUTDOOR LIGHTING” , SECTION 126-997 “OUTDOOR LIGHTING GENERALLY”, IN ORDER TO EXTEND THE DATE FOR ALL OUTDOOR LIGHTING (OTHER THAN LIGHTING FOR MARINE TURTLE PROTECTION) WITHIN THE CITY OF SANIBEL TO BE BROUGHT INTO COMPLIANCE; EXTENDING THE CURRENT COMPLIANCE DATE OF JANUARY 1, 2015 TO A REVISED COMPLIANCE DATE OF JANUARY 1, 2020; SPECIFYING THAT COMPLIANCE WITH LIGHTING FOR MARINE TURTLE PROTECTION IS CURRENTLY REQUIRED AND IS NOT BEING EXTENDED OR OTHERWISE AFFECTED BY THE REVISED COMPLIANCE DATE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

Attachments:            [Ord 14-004](#)  
                                 [PowerPoint Presentation](#)

- e.     **ORDINANCE 14-007 AMENDING THE SANIBEL CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 86 DEVELOPMENT STANDARDS, ARTICLE II SITE PREPARATION, SECTION 86-42 DETERMINATION OF IMPERMEABLE COVERAGE BY AMENDING SAID SECTION TO ALLOW, UNDER CERTAIN CONDITIONS, THE USE OF PERMEABLE PAVERS WITHIN THE DRIVEWAYS AND PARKING AREAS OF SINGLE-FAMILY, DUPLEX AND TRIPLEX RESIDENTIAL DEVELOPMENT TO BE CONSIDERED ONE HUNDRED PERCENT (100%) PERMEABLE; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE**

Attachments:            [Ord 14-007](#)

## 7. CONSENT AGENDA

- a.     Approval of City Council liaisons

Attachments:            [Council liaison list](#)

- b.     Approval of the new Illegal Discharge Brochure

Attachments:            [Illegal Discharge Brochure](#)

## 8. OLD BUSINESS

- a.     Water Quality Issues
- b.     Report from Mayor Ruane regarding meeting with South Florida Water Management District Board members
- c.     Draft letter dated June 10, 2014 regarding Adaptive Protocols

Attachments:            [Draft letter regarding Adaptive Protocols](#)

- d.     Report from Director Evans regarding Adaptive Protocols
- e.     Continued Discussion regarding City Council Goals

Attachments:            [City Council Goals](#)

## 9. NEW BUSINESS

- a.     Status of Park Impact Funds

Attachments:            [Park Impact Funds](#)

**10. CITY MANAGER**

- a. Voting Delegate for the Florida League of Cities upcoming Annual Conference

Attachments: [FLC Voting Delegate](#)

- b. FLC Legislative Development Process

Attachments: [FLC Legislative Process](#)

**11. CITY ATTORNEY'S REPORT****12. COUNCIL MEMBER'S REPORT**

- a. Attendance at the FMIT meeting (Mayor Ruane)
- b. Attendance at the Metropolitan Planning Organization (MPO) (Mayor Ruane)
- c. Report on Meeting with the Lee County Emergency Operations  
Director Rob Farmer (Councilmember Jennings)

**13. 11:30 a. m. Convene an EXECUTIVE SESSION RELATING TO UNION  
NEGOTIATIONS**

**In attendance shall be only the following persons:**

**Mayor Kevin Ruane**  
**Vice Mayor Doug Congress**  
**Councilman Denham**  
**Councilman Marty Harrity**  
**Councilman Jim Jennings**  
**Sanibel City Manager Judie Zimomra**  
**Sanibel City Attorney Kenneth B. Cuyler**  
**Jim Isom, Director of Administrative Services**  
**Crystal Mansell, Administrative Services Technician**  
**Wayne Helsby, Labor Counsel (Allen, Norton & Blue)**

**14. PUBLIC COMMENT****15. ADJOURNMENT**

IF A PERSON DECIDES,, TO APPEAL A DECISION MADE BY THE COUNCIL ON ANY MATTER CONSIDERED AT THIS MEETING/HEARING, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING, TO INCLUDE HEARING IMPAIRMENT, SHOULD CONTACT JIM ISOM, DIRECTOR OF ADMINISTRATIVE SERVICES, NO LATER THAN ONE DAY PRIOR TO THE PROCEEDINGS AT (239) 472-3700. FOR ADDITIONAL ASSISTANCE IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE AT 711.

Citizens may request to receive Sanibel City Council and Planning Commission meeting agenda directly via e-mail. Citizens wishing to receive a copy of the agenda via e-mail may do so by visiting the City's website at [www.mysanibel.com](http://www.mysanibel.com). Additionally, citizens may register to receive City announcements such as press releases.

Prior to requesting the agendas, the website reminds citizens that all e-mail addresses and requests submitted to the City are public information and governed by the applicable Florida Statute.

**HORIZON – UPCOMING IMPORTANT DATES**

- a. Horizon Dates

*Attachments:* [HORIZON 0617](#)

**“RULES OF CIVILITY FOR PUBLIC PARTICIPATION”**

**In recognition that public discourse is essential to the democratic system of government on April 16, 2002, Sanibel City Council adopted a Proclamation embracing civility in public deliberations. These rules were updated February 22, 2007.**

**Therefore, Sanibel City Council sanctioned these rules for public participation while conducting meetings and workshops:**

- 1. Speakers are permitted to deliver his or her comments without interruption.**
- 2. Speakers and debates should focus on issues, not on persons or personalities.**
- 3. Persons are encouraged to participate in the governmental process.**
- 4. To allow time to hear all points of view, speakers are allotted 3 minutes each time they are recognized.**
- 5. Sidebar discussions while others are speaking are not permitted in Council Chambers. These discussions are to be removed from the chamber so as not to be disruptive to those conducting and following Council business.**
- 6. Only the speaker recognized by the Chairperson has the floor. Speakers should raise their hand to be recognized. Speakers should identify themselves for the record. Speakers should utilize the microphone so that their comments can be recorded.**
- 7. Anyone wishing to speak on an issue is given an opportunity to speak before speakers are recognized for an opportunity to speak a second time on an issue.**
- 8. We seek to understand one another’s points of view.**
- 9. Anger, rudeness, ridicule, impatience and lack of respect for others are not acceptable behavior. Demonstrations in support or opposition to a speaker or idea such as clapping, cheering, booing or hissing or intimidating body language are not permitted in Council Chambers or workshop facilities.**
- 10. We should all take initiative to make things better. Our goal is to foster an environment, which encourages a fair discussion and exchange of ideas without fear of personal attacks.**



**CITY OF SANIBEL**

**ORDINANCE 14-006**

**AN ORDINANCE AMENDING THE SANIBEL CODE OF ORDINANCES, SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126 ZONING, ARTICLE XVII TELECOMMUNICATIONS DEVICES, DIVISION 4., STANDARDS AND REQUIREMENTS, SECTION 126-1589, GENERAL STANDARDS AND REQUIREMENTS, SUBSECTION 126-1589(2) COLOR, BY ADDING A NEW SUB-SUBSECTION C., TO REQUIRE REFLECTIVE TAPE WRAPPING TO BE INSTALLED ON ALL NEW TELECOMMUNICATIONS SUPPORT STRUCTURES GREATER THAN 75 FEET ABOVE GROUND LEVEL; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City has adopted a Land Development Code to implement the goals, objectives and limitations of the Comprehensive Land Use Plan; and

**WHEREAS**, the maximum above ground level height for telecommunication support structures is 149 feet and artificial lighting, marking or painting by the Federal Aviation Administration (FAA) is not required; and

**WHEREAS**, reflective tape wrapping can assist low-flying aircrafts, particularly those used by emergency services, Coast Guard, police agencies, and the Lee County Mosquito Control District, to visually identify telecommunications towers during power outages and at night; and

**WHEREAS**, a procedure has been established to revise and amend regulations contained in the Land Development Code in a manner consistent with the Comprehensive Land Use Plan; and

**WHEREAS**, the City Council deems it necessary to make such revisions, as contained in this ordinance; and

**WHEREAS**, all required public notices and public hearings for such revisions have been properly given and held; and

**WHEREAS**, such revisions have been referred to the Planning Commission for a recommendation as to the consistency of such revisions with the Comprehensive Land Use Plan;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Sanibel, Florida:

**SECTION ONE.** The Code of Ordinances, Subpart B Land Development Code, Chapter 126 Zoning, Article XVII., Telecommunications Devices, Division 4., Standards and

Requirements, Section 126-1589, General Standards and Requirements, Subsection 126-1589(2) Color, is hereby amended with underlining indicating added language as follows:

**Land Development Code Section 126-1589 General standards and requirements**

The standards and requirements of this section and the standards under section 126-1596, pertaining to protection of historic sites and structures, section 126-1597, pertaining to collocation, and section 126-1598, pertaining to visual compatibility standards, are applicable to all telecommunications facilities and devices, unless the text clearly indicates otherwise.

...

(2) *Color.*

- a. Antennas or antenna arrays and mounts shall be placed and colored to blend into the architectural detail and coloring of the host structure.
- b. Telecommunications devices not requiring Federal Aviation Administration painting or marking shall have either a nonreflective galvanized finish or be colored to blend in with the background against which they are seen from the public view. The mount and all attachments shall be a single color, either light gray where visible against the sky or the color of the background against which they are viewed.
- c. All new telecommunications support structures, greater than 75 feet above ground level, shall install reflective tape wrapping to assist in their visibility by low-flying aircraft, including those used by emergency medical services, Coast Guard, police agencies, and the Lee County Mosquito Control District, during power outages and at night. The reflective tape wrapping shall be:
  - 1. 3M™ Diamond Grade VIP Reflective Sheeting, series 3990” brand or an equivalent product;
  - 2. Installed beginning 20 feet above ground level at ten-foot intervals; and
  - 3. Overlapped by one inch to ensure a proper seal.

**SECTION 2.** Codification.

This ordinance shall be an amendment to the Code of Ordinances of the City of Sanibel.

**SECTION 3.** Conflict.

All ordinances and parts of ordinances in conflict herewith shall be and the same are hereby repealed. If any part of this ordinance conflicts with any other part, it shall be severed and the remainder shall have full force and effect and be liberally construed.

**SECTION 4. Severance.**

If any section, subsection, sentence, clause, phrase or portion of this ordinance or application hereof, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion or application hereof.

**SECTION 5. Effective date.**

This ordinance shall take effect immediately upon adoption.

**DULY PASSED AND ENACTED** by the Council of the City of Sanibel, Lee County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2014

AUTHENTICATION: \_\_\_\_\_  
Mayor City Clerk

APPROVED AS TO FORM: \_\_\_\_\_  
City Attorney Date

Vote of Council Members:

- Ruane \_\_\_\_\_
- Congress \_\_\_\_\_
- Denham \_\_\_\_\_
- Harrity \_\_\_\_\_
- Jennings \_\_\_\_\_

Date filed with the City Clerk: \_\_\_\_\_

First Reading: \_\_\_\_\_

Publication Date: \_\_\_\_\_

Second Reading: \_\_\_\_\_

**CITY OF SANIBEL**

**ORDINANCE 14-001**

**AN ORDINANCE AMENDING THE SANIBEL CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 126 ZONING, ARTICLE XIV SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2, ACCESSORY STRUCTURES, SUBSECTION 1. IN GENERAL, AND ADDING A NEW SECTION 126-855. INTER- AND INTRA-CONNECTIVITY; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City has adopted a Land Development Code to implement the goals, objectives and policies of the Sanibel Plan; and

**WHEREAS**, a procedure has been established to revise and amend regulations in the Land Development Code in a manner consistent with the Sanibel Plan; and

**WHEREAS**, the City Council deems it necessary to make such revisions to the Land Development Code, as outlined in this ordinance; and

**WHEREAS**, all required public notices and public hearings for such revisions have been properly given and held; and

**WHEREAS**, such revisions have been referred to the Planning Commission for a recommendation as to the consistency of such revisions with the Sanibel Plan.

**NOW, THEREFORE BE IT ORDAINED** by the City Council of the City of Sanibel, Florida:

**SECTION 1.** A new section 126-855 is added to read as follows in its entirety:

Sec. 126-855. Inter- and Intra-connectivity

- (a) In the interest of public safety and the general welfare, providing Inter-connectivity and Intra-connectivity is encouraged and shall be accommodated. To that end, the city manager or the manager's designee is authorized to approve deviations from limits on coverage with impermeable surfaces and developed area and from vegetation buffer requirements to facilitate the issuance of a development permit for Inter-connectivity and Intra-connectivity. Such deviations may be issued only upon a finding by the city manager, or the manager's designee, that the following standards have been met.

- (1) Alternatives to avoid the need for the deviation have been explored and found to be impracticable.
  - (2) The deviation is the minimum necessary to provide Inter-connectivity and Intra-connectivity.
  - (3) The Inter-connection or Intra-connection path is located, designed and constructed in a safe, practical and convenient manner such that the public interest is served.
  - (4) The Inter-connection or Intra-connection path meets all requirements of Division 4 of Chapter 126 of the Sanibel Code.
  - (5) The Inter-connection or Intra-connection path meets all drainage standards of Article IV of Section 118 of the Sanibel Code.
  - (6) The Inter-connection or Intra-connection path meets all signage standards of Chapter 106 of the Sanibel Code.
  - (7) The vegetation impacted by an Inter-connection or Intra-connection path has been included in a mitigation plan that identifies the treatment, relocation, replacement or removal of any such plants.
- (b) The city manager or the manager's designee is authorized to attach conditions to the approval, as necessary, to assure compliance with the standards set out above.
  - (c) In addition to the standards set out above, in considering applications for deviations under this section, no deviation approved under this section shall frustrate the underlying purpose and intent of this section or policies of the city, including the Sanibel Code and Sanibel Plan.
  - (d) City Council may adopt and, from time to time, amend an illustrated guide of Inter-connectivity and Intra-connectivity guidelines to aid in the administration and interpretation of the above standards.
  - (e) Definitions: The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this subsection:
    - (1) Inter-connectivity means a pedestrian and bicycle connection to the shared use path system.
    - (2) Intra-connectivity means a pedestrian and bicycle connection between adjacent properties.

## **SECTION 2. Codification**

The city manager is hereby authorized and directed to cause the amendment approved herein to be incorporated into the adopted Land Development Code.

## **SECTION 3. Conflict**

If any part of this ordinance conflicts with any other part, it shall be severed and the remainder shall have full force and effect and be liberally construed.

**SECTION 4. Severance**

If any section, subsection, sentence, clause, phrase or portion of this ordinance, or application hereof, is, for any reason, held invalid or unconstitutional by any Court or competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion or application hereof.

**SECTION 5. Effective Date**

This ordinance shall take effect immediately upon adoption.

**DULY PASSED AND ENACTED** by the Council of the City of Sanibel, Lee County, Florida this \_\_\_\_ day of \_\_\_\_\_, 2014.

**AUTHENTICATION:**

\_\_\_\_\_  
Kevin Ruane, Mayor

\_\_\_\_\_  
Pamela Smith, City Clerk

**APPROVED AS TO FORM:**

*Kenneth B. Cuyler*  
\_\_\_\_\_  
Kenneth B. Cuyler, City Attorney

*4/18/14*  
\_\_\_\_\_  
Date

Vote of Council Members:

Ruane \_\_\_\_\_  
Congress \_\_\_\_\_  
Denham \_\_\_\_\_  
Harrity \_\_\_\_\_  
Jennings \_\_\_\_\_

First Reading \_\_\_\_\_  
Publication Date \_\_\_\_\_  
Second Reading \_\_\_\_\_

Date Filed with City Clerk: \_\_\_\_\_

# INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

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**Prepared by: The City of Sanibel Planning Department  
March 6, 2014**



## INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

### Introduction

One of the City Council's goals adopted for the fiscal year of 2013-2014 was to conduct a redevelopment work plan study for the City's Commercial District. The intent of this study focuses upon the examination of potential Land Development Code amendments that would ensure and maintain the future success and stability of the City's Commercial District. One key element coming out of this study was the development of specific guidelines to assist property owners with the installation of Inter- and Intra-connectivity paths that would provide both pedestrian and bicycle ingress and egress to the City's Shared Use Path system and between adjacent properties and land uses.

Herein, Inter-connectivity and Intra-connectivity shall be defined to mean the following:

- **Inter-connectivity**: Pedestrian and bicycle connections to the shared use path system
- **Intra-connectivity**: Pedestrian and bicycle connections between adjacent properties.

### Intent

The goals of these interpretive guidelines for Inter- and Intra-connectivity are as follows:

- To remain consistent with the goals, objectives and policies of the Sanibel Plan.
- To build upon the success of the shared use path system.
- To ensure pedestrian, bicyclists and motorist safety by providing unobstructed sight lines at points of ingress and egress.
- To mitigate vehicular traffic volumes by continuing to promote walking and bicycling.
- To improve safety by eliminating conflict points between automobiles and pedestrians and bicyclists.
- To enhance pedestrian and bicyclist access to properties within the commercial district.
- To encourage opportunities for shared parking, thus reducing the need for large parking lots.

This document is intended to serve as a guide to aid interested property owners and other similar entities with the permitting and installation of Inter and Intra-connectivity paths for pedestrian and bicycle use.



## INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

### Width

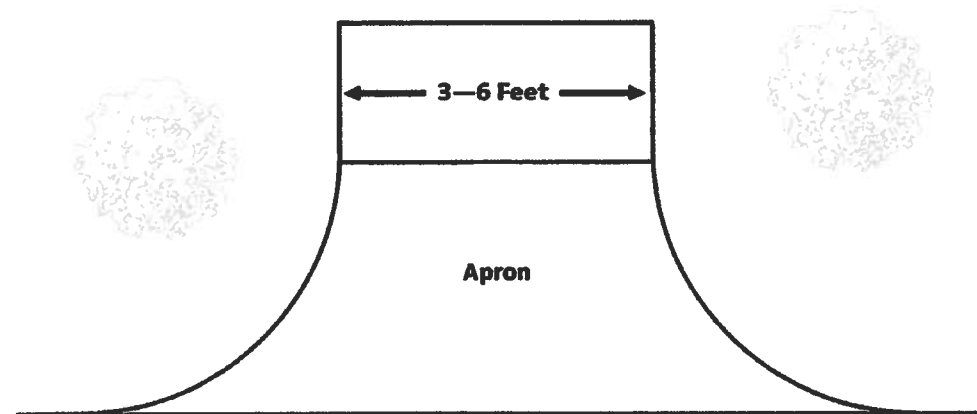
The width of Inter- and Intra-connection paths should be a minimum of three (3) feet, or the minimum width standard as defined in the ADA Accessibility Guidelines (ADAAG), and a maximum of six (6) feet, as measured from the outside edges of the Inter- or Intra-connection path (See Figure 1).

### Surface Materials

The surface materials utilized in the construction and installation of Inter and Intra-connection paths may consist of any the following or similar substances:

- Asphalt
- Concrete
- Wood
- Pavers
- Gravel
- Stone
- Shell

Figure 1: Width





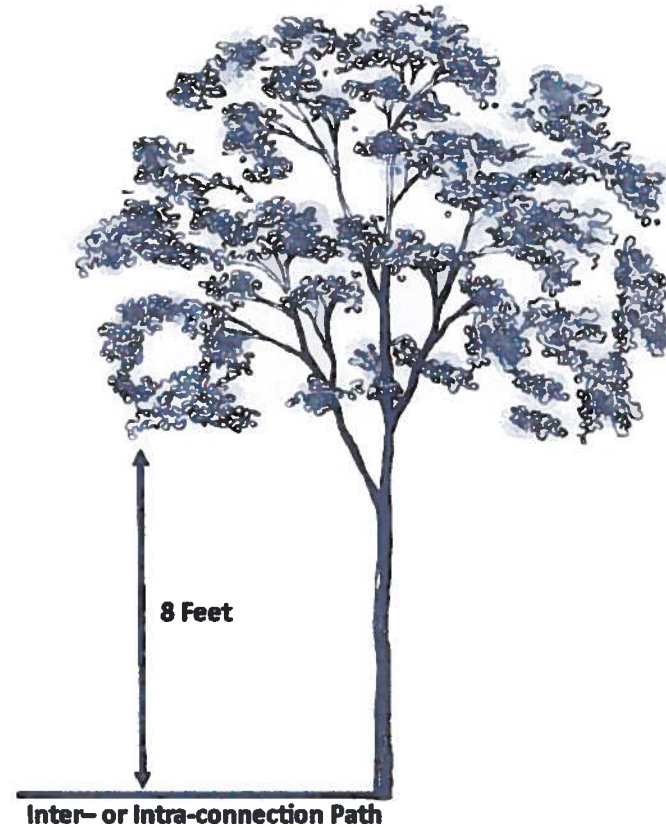
## Vertical Clearance

The recommended vertical clearance provided and maintained for pedestrian and bicycle use should be no higher than eight (8) feet, as measured from the surface area of the Inter- or Intra-connection path up to the lowest elevation of the nearest overhead obstruction (See Figure 2).

## Number

There are not a recommended number of Inter- or Intra-connection paths that a property may provide; however, the number of paths should be the minimum reasonably necessary to provide safe pedestrian and bicycle ingress and egress to either the shared use path or between one property and another.

Figure 2: Vertical Clearance





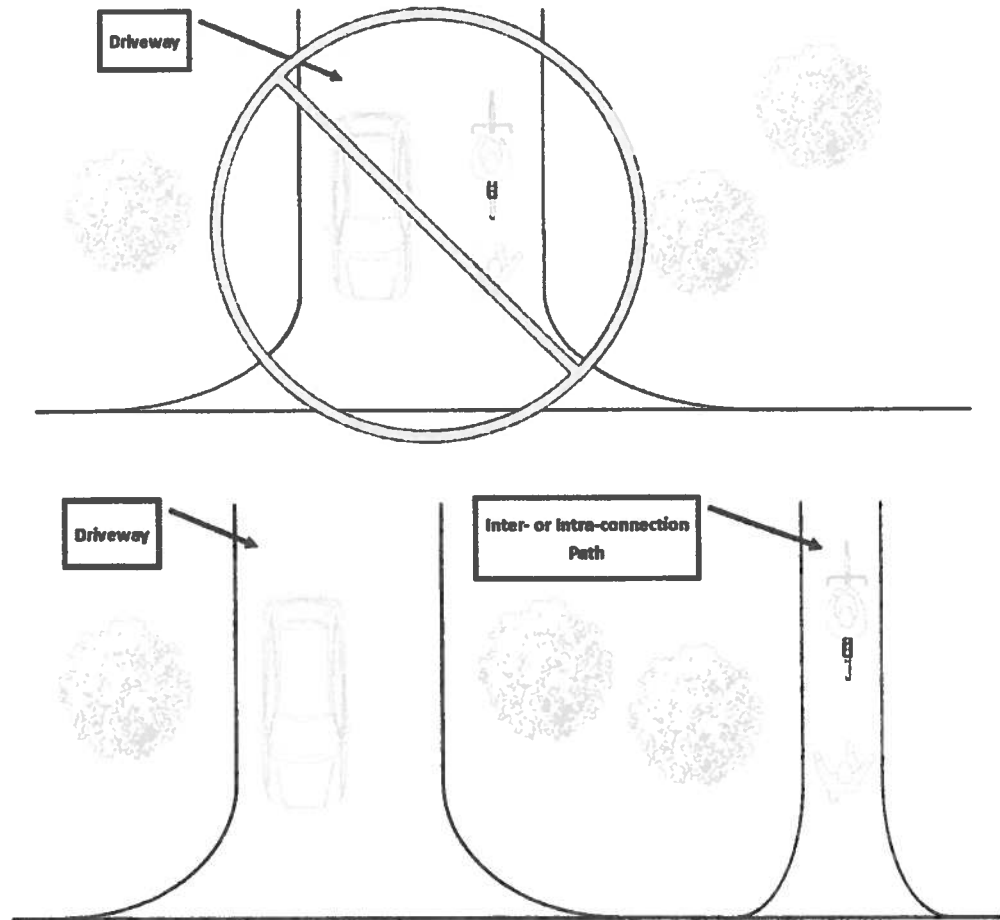
## Location

The actual location of all Inter- or Intra-connection paths should be situated to ensure the safe and efficient circulation and movement of pedestrians and bicyclists both on and off-site.

## Driveway Separation

There should be sufficient separation established between existing driveways used to provide vehicular ingress and egress to a property and Inter- and Intra-connection paths (See Figure 3).

Figure 3: Driveway Separation



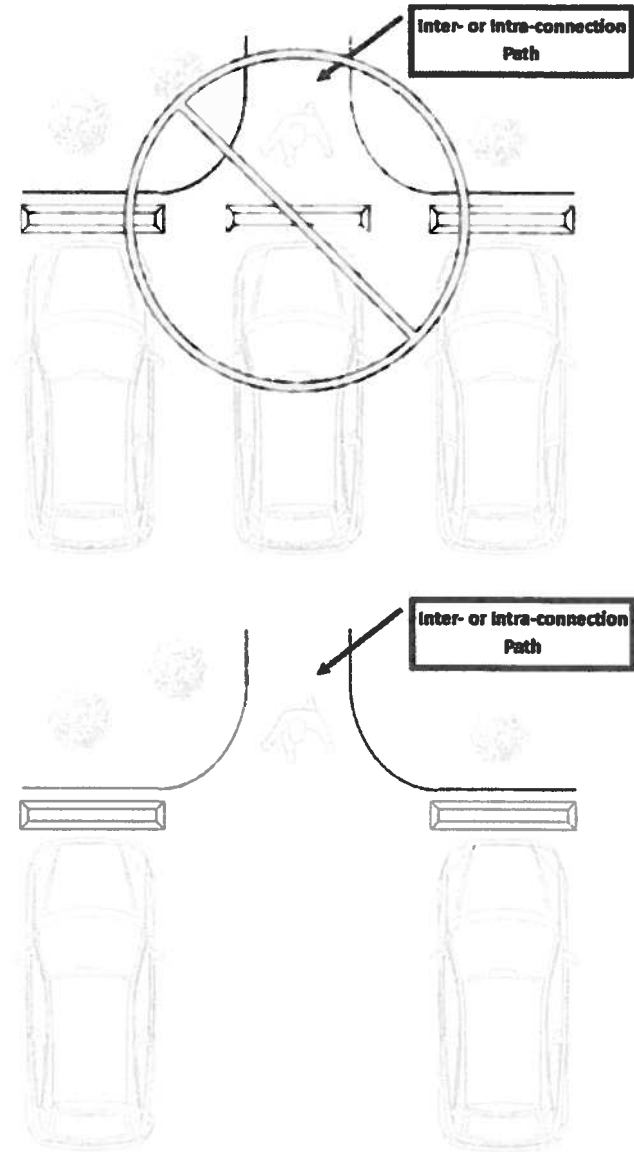


## INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

### Obstructions

The point at which an Inter- and Intra-connection path enters property should not lead pedestrians or bicyclists into an off-street parking space, loading area or other areas where there is a conflict with vehicular parking, movement or ingress/egress. (See Figure 4).

Figure 4: Unobstructed Entry





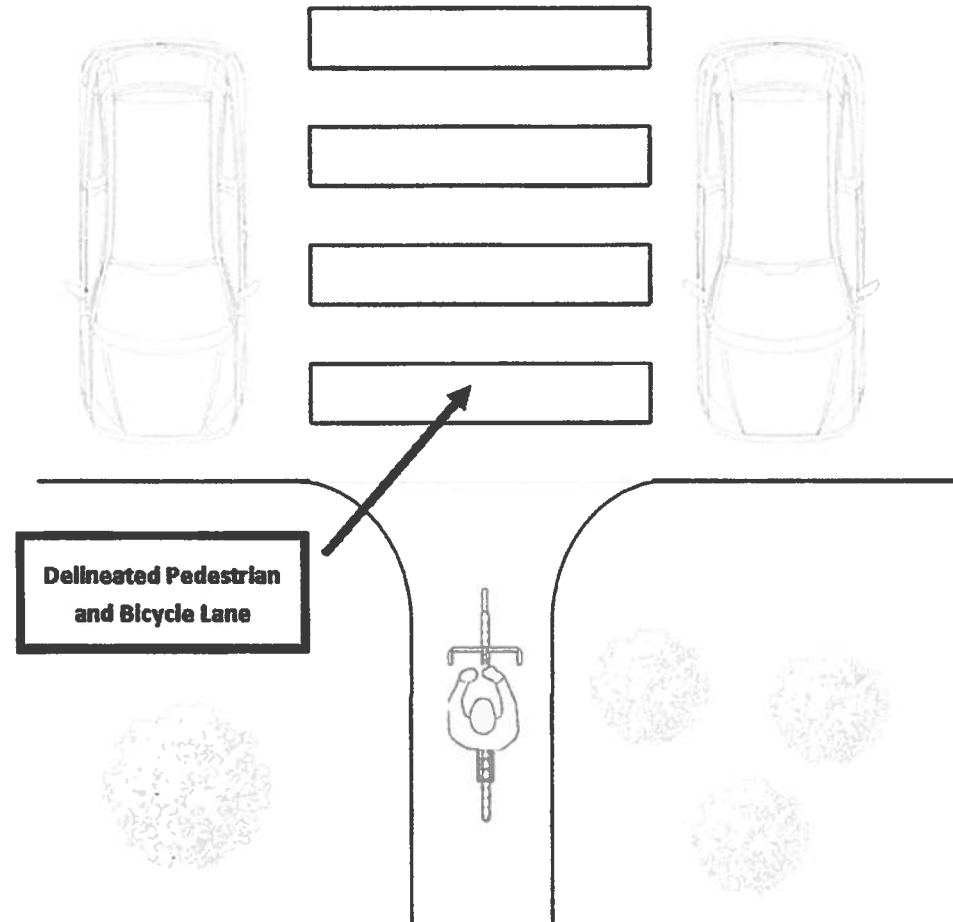
## Visibility

In order to ensure the safety of pedestrians, bicyclists and motorists alike, unobstructed visibility should be taken into consideration when installing Inter- and Intra-connection paths.

### Pedestrian and Bicycle Lanes

Parking lots with a hard surface, such as asphalt, concrete or pavers, are encouraged to properly delineate all pedestrian and bicycle lanes, with surface striping or marking. Such striping or markings should begin at the ingress/egress point of the Inter- or Intra-connection path onto the property (See Figure 5).

Figure 5: Delineated Pedestrian and Bicycle Lane





## INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

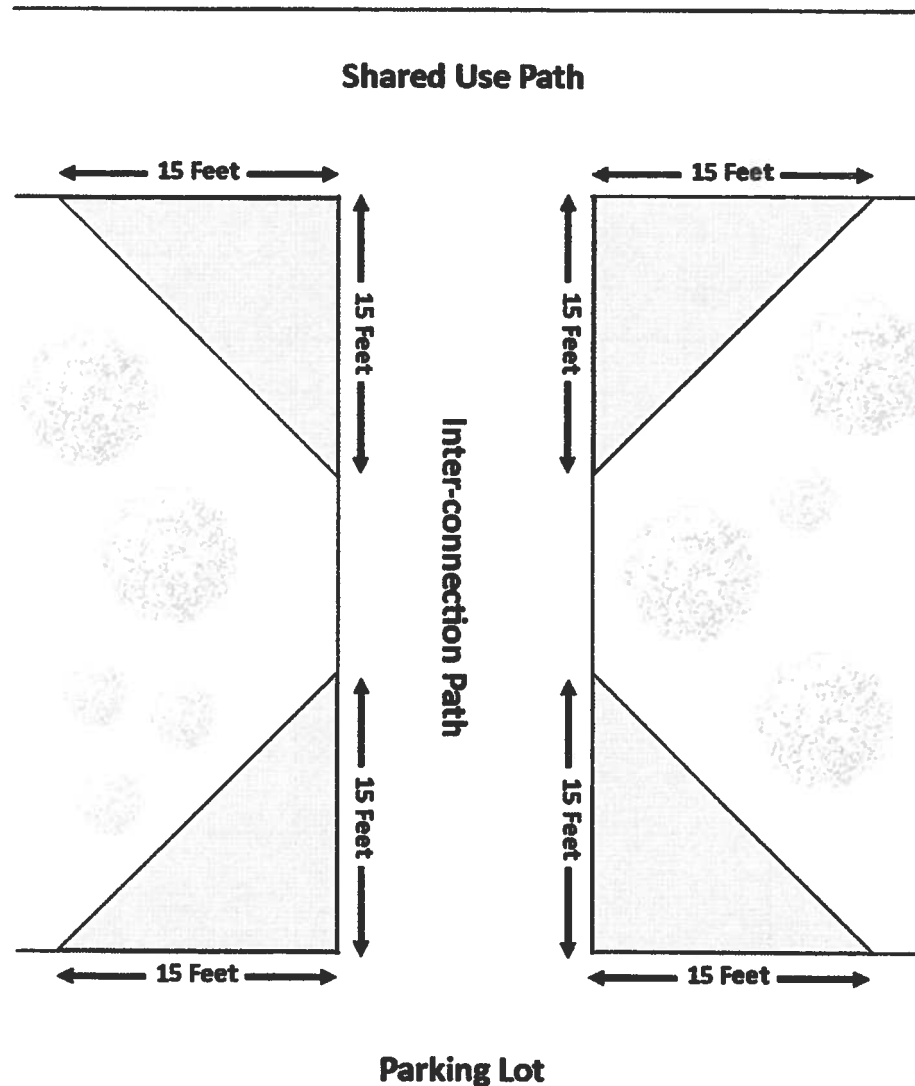
### Line of Sight

It is recommended that Inter-connection paths meet the requirements for traffic visibility at driveway intersections standards from Section 126-935 of the Sanibel Code (See Figure 6). As applied to Inter-connection paths, it is recommended:

- The establishment of a sight triangle formed by the point of intersection of the lines established by the edge of the interconnection and the edge of the shared use path or parking lot and the points on each such lines 15 feet from the point of the intersection.
- No structure, including street graphic, vegetation or other visual obstruction may intrude at a height of between 30 inches and 60 inches above ground level within this sight triangle.

Due to the nature of Intra-connection paths, adhering to the traffic visibility at driveway intersections standards may not always be practical; therefore, it is recommended that a clear sightline devoid of visual obstructions be provided to the extent possible.

Figure 6: Inter-connection Sight Triangle



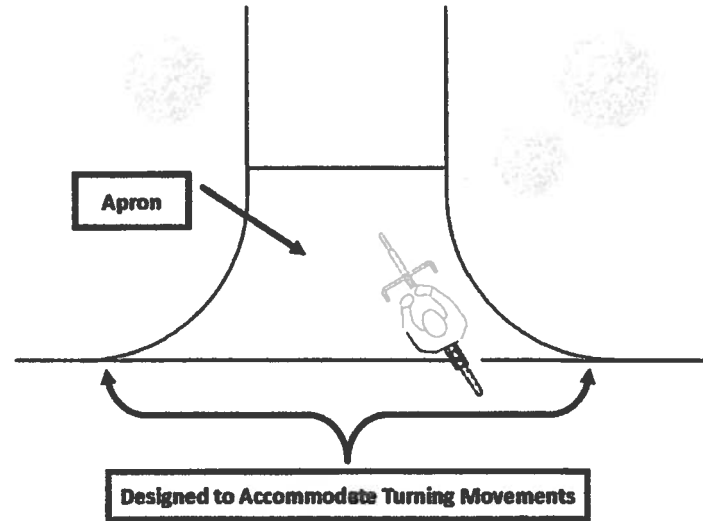


## Design

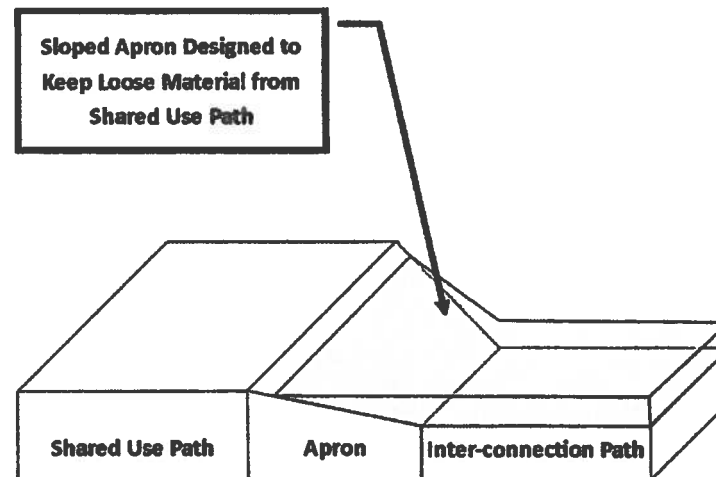
Inter- and Intraconnection paths should be clearly delineated. Inter-connection paths should be installed perpendicular to the shared use path to the extent possible and a hard surfaced apron, designed to accommodate the turning movements of bicycles, should be installed where the Inter-connection path abuts the shared use path (See Figure 7).

If the Inter-connection path is comprised of a loose material, such as gravel, stone or shell, the apron should be designed appropriately to keep the material from spilling or being tracked onto the shared use path (See Figure 8).

**Figure 7: Inter-connection Apron Designed for Turning Movements**



**Figure 8: Inter-connection Loose Material Apron**





## INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

### Lighting

All lighting associated with the installation of Inter- and Intra-connection paths are required to meet the outdoor lighting standards of Division 4 of Chapter 126 of the Sanibel Code, with the exception that lighting installed for Intra-connection paths may trespass onto the adjacent property joined by the Intra-connection path.

### Drainage

Where Inter- and Intra-connection paths are installed on a site with an approved or existing storm-water management system all drainage features must be maintained in compliance the drainage design standards of Article IV of Section 118 of the Sanibel Code.

### Signage

All way-finding and directional signage associated with the installation of Inter- and Intra-connection paths are required to meet the sign standards found in Chapter 106 of the Sanibel Code.

**Note:** City council may, from time to time, amend this illustrated guide to aid in the administration and interpretation of the above guidelines for Inter-and Intra-connectivity.

### Coverage and Developed Area

Inter- and Intra-connection paths may deviate from limitations on coverage and developed area if the Inter- or Intraconnection path is found to meet all standards of Section 126-### of the Sanibel Code.

### Cross Access

For all properties that are joined together via an Intra-connection path are required to establish a cross access agreement between them. The cross access agreement between the properties must contain provisions for the maintenance of the Intra-connection path and be recorded with the Lee County Clerk of Court.

**RESOLUTION NO. 14-05**

**CITY OF SANIBEL  
PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE ENTITLED: AN ORDINANCE AMENDING THE SANIBEL CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 126 ZONING, ARTICLE XIV SUPPLEMENTARY DISTRICT REGULATIONS, DIVISION 2, ACCESSORY STRUCTURES, SUBSECTION 1. IN GENERAL, ADDING A NEW SECTION 126-855. INTER- AND INTRA-CONNECTIVITY; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE. APPLICATION NO. 14-7897LDC**

**WHEREAS**, public hearings on the pending ordinance addressing Inter- and Intra-connectivity were legally and properly advertised and held on October 22, 2013, December 10, 2013, February 11, 2014, February 25, 2014 and March 11, 2014 before the Sanibel Planning Commission; and

**WHEREAS**, the Planning Commission has heard and considered comments and recommendations from the Planning Department staff and public; and

**WHEREAS**, the Planning Commission finds the proposed amendment to be consistent with the Sanibel Plan; and

**WHEREAS**, the Planning Commission may recommend to the City Council amendments to regulations of the Land Development Code, in accordance with the following standards, as set forth in LDC Section 82-241:

- (1) *The Planning Commission shall make reference to the Sanibel Plan to determine if the proposed amendment to the land development regulations is consistent with the intent and purpose of the Sanibel Plan.*
- (2) *The Planning Commission shall determine whether the proposed amendment:*
  - a. *Will encourage the most appropriate use of land and City resources, consistent with the public interest;*
  - b. *Will prevent the overcrowding of land and avoid the undue concentration of population;*
  - c. *Will adversely affect the development of adequate and efficient provisions for transportation, water, sewage, schools, parks, recreation facilities, and the environmental, social and economic resources of the city;*
  - d. *Will adversely affect the character and stability of the present and future land use and development of the community;*
  - e. *Will adversely affect orderly growth and development;*
  - f. *Will preserve, promote, protect and improve the public health, safety and general welfare of the community; and*

g. Is consistent with the City Charter.

(3) If the Planning Commission determines that a proposed amendment is inconsistent with the Sanibel Plan or its intent and purpose, the Planning Commission may, nevertheless, recommend approval of the proposed amendment, along with a corresponding amendment to the Sanibel Plan, if the Planning Commission determines that the proposed amendment should be approved based upon a consideration of all of the factors specified in subsection (2) of this section.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission finds that proposed ordinance No. 14-001 is consistent with the Sanibel Plan and meets the above referenced requirements and recommends that the City Council adopt said Ordinance No. 14-001, the title of which is provided in this Resolution.

The foregoing Resolution was adopted by the Planning Commission upon a motion by Com. Ketteman and seconded by Vice Chair Marks and the vote was as follows:

|                |            |                    |            |
|----------------|------------|--------------------|------------|
| Chris Heidrick | <u>Yes</u> | Holly Smith        | <u>Yes</u> |
| Chuck Ketteman | <u>Yes</u> | John Talmage       | <u>Yes</u> |
| Tom Krekel     | <u>Yes</u> | Michael Valiquette | <u>Yes</u> |
| Phillip Marks  | <u>Yes</u> |                    |            |

DULY PASSED AND ADOPTED this 8<sup>th</sup> day of April 2014 .

**SANIBEL PLANNING COMMISSION**

Signed: Michael Valiquette  
Michael Valiquette, Planning Commission Chair

4/8/2014  
Date Signed

Approved As To Form: Kenneth B. Cuyler  
Kenneth B. Cuyler, City Attorney

4/4/14  
Date Signed

Date Filed With City Manager: 4/8/2014

**COMMERCIAL REDEVELOPMENT**

**INTERCONNECTIVITY &  
INTRACONNECTIVITY  
PRESENTATION**

Planning Commission  
February 11, 2014

# TODAY'S PRESENTATION

- What we will be covering today:
  - Interconnectivity and Intraconnectivity Guideline Recommendations
  - Proposed next steps
  - Questions and feedback

# SANIBEL PLAN (SANIBEL CODE)

- Sanibel Plan Section 3.3.3
  - City's policy to encourage use of alternatives to the private motor vehicle
  - Reduce auto ridership, expand and increase the safety of the shared use path system.
  - Important that Sanibel be a walkable and bikeable community
- Sanibel Code Section 126-1029
  - *(c) When possible, bicycle and pedestrian cross access between commercial sites and developments shall be established.*

# BICYCLE FRIENDLY EXAMPLES



# BICYCLE FRIENDLY EXAMPLES



# GOALS

- Stay consistent with the Sanibel Plan
- Build upon the success of the shared use path system
- Mitigate automobile traffic by continuing to promote bicycling and walking
- Improve safety by eliminating conflict points between automobiles and bicyclists and pedestrians
- Enhance bicyclist and pedestrian access to properties in the commercial district
- Encourage shared parking, reducing the need for large parking lots

# PROPOSED DEFINITIONS OF INTERCONNECTIVITY AND INTRACONNECTIVITY

- Interconnectivity – Bicycle and pedestrian connections to the shared use path system
- Intraconnectivity – Bicycle and pedestrian connections between adjacent properties

# OPTIONS

- Maintain status quo
- Develop guidelines to encourage interconnections and intraconnections
- Create an ordinance requiring interconnections and intraconnections

# ADVANTAGE OF GUIDELINES

- Provides flexibility
- Property owner friendly
- Easier to monitor for revisions
- Encourages interconnectivity and intraconnectivity

# SURFACE MATERIALS

- Interconnectivity and Intraconnectivity
  - Asphalt
  - Concrete
  - Wood
  - Brick
  - Pervious Pavers
  - Gravel
  - Stone
  - Shell
  - Other similar materials

# WIDTH

- Interconnectivity and Intraconnectivity
  - Minimum of three (3) feet
    - ADA requirement
  - Maximum of six (6) feet

# VERTICAL CLEARANCE

- Interconnectivity and Intraconnectivity
  - Eight (8) foot vertical height clearance
    - In line with the shared use master plan

# NUMBER

- **Interconnectivity** and **Intraconnectivity**
  - Minimum necessary to provide safe ingress and egress between adjoining properties and properties to the shared use path

# LOCATION

- **Interconnectivity** and **Intraconnectivity**
  - Separate from driveways
  - Located in a way to connect adjacent properties and properties to the shared use path in a safe, convenient and practical manner.
  - Ingress and egress points should not lead into a parking space

# VEGETATION

- **Interconnectivity** and **Intraconnectivity**
  - Every effort should be made to relocate vegetation removed from private property onsite
  - The City will make every effort to relocate vegetation removed from the right-of-way to elsewhere in the City.

# VISIBILITY

- **Interconnectivity**

- Efforts should be made to meet the driveway standards of the Sanibel Code.
  - No obstruction between 30 and 60 inches in height
  - Maintain sight triangle
  - Minimum 15 feet sightline from intersection
- A delineated bicycle/pedestrian lane through the parking lot is encouraged

- **Intraconnectivity**

- Clear sightline devoid of visual obstructions should be provided to the extent possible.
- A delineated bicycle/pedestrian lane through the parking lot is encouraged

# DESIGN

- **Interconnectivity**
  - Clearly delineated
  - Installed perpendicular to the shared use path to the extent possible.
  - A hard surfaced apron should be installed where the interconnection abuts the shared use path.
    - Should be sized appropriately to keep shell, gravel, etc. from interconnection off shared use path
  - Apron should be designed to accommodate turning movements of bicycles
- **Intraconnectivity**
  - Clearly delineated

# LIGHTING

- **Interconnectivity**
  - Meet all lighting requirements of the Sanibel Code
- **Intraconnectivity**
  - Lighting installed as part of an intraconnection may trespass onto the adjacent property linked by the intraconnection
  - Meet all other lighting requirements of the Sanibel Code

# DRAINAGE

- Interconnectivity and Intraconnectivity
  - Meet City requirements

# SIGNAGE

- Interconnectivity and Intraconnectivity
  - Meet City requirements

# CROSS ACCESS AGREEMENT

- Interconnectivity
  - None
- Intraconnectivity
  - Agreement established between adjoining property owners
  - Includes provisions for maintenance
  - Recorded with Lee County
  - Required

# INCENTIVES

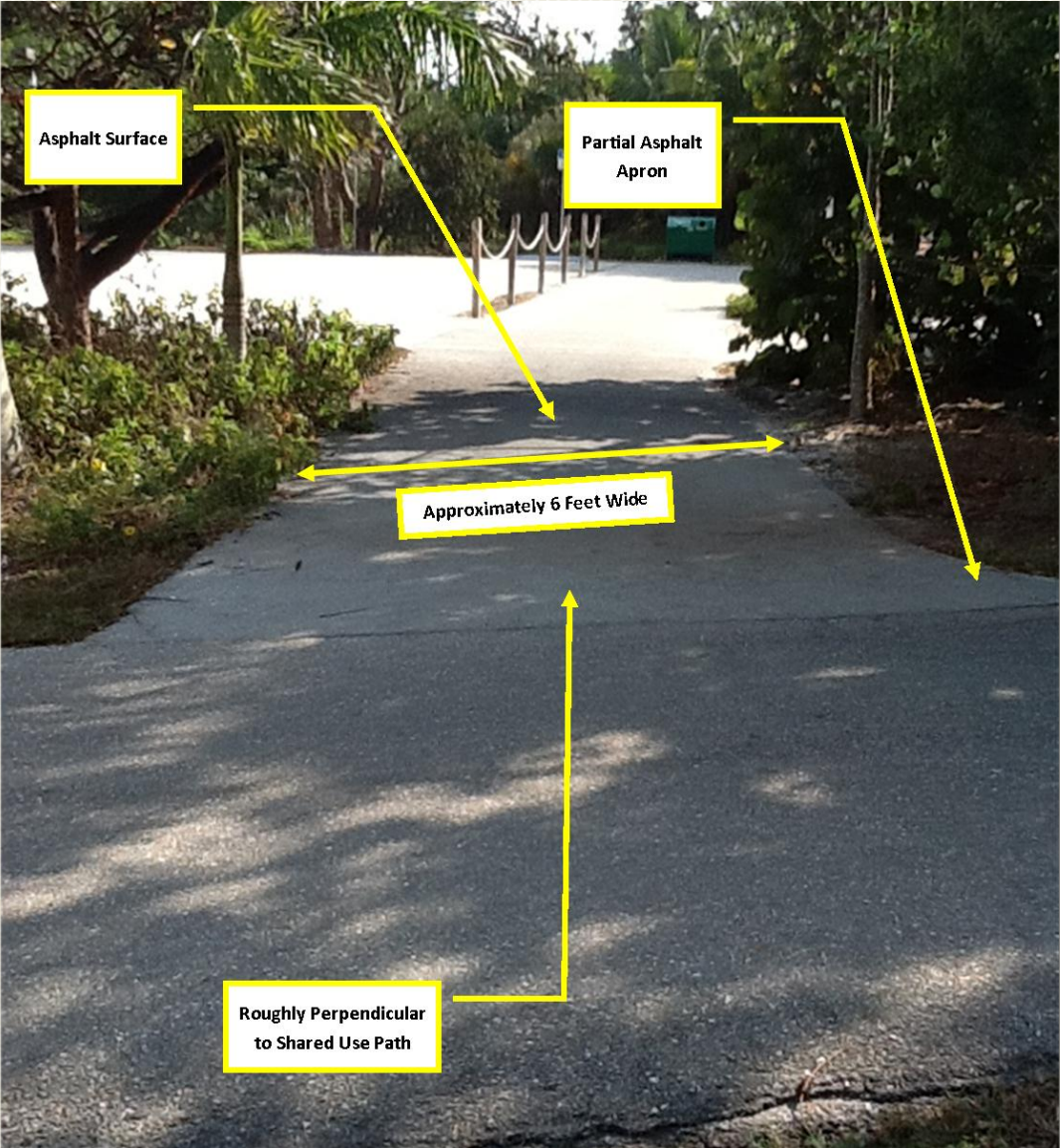
- **Interconnectivity**

- Does not count towards impervious coverage or developed area calculation
- Development permits reviewed as information only
- City may partner with property owners where an interconnection is in the public interest

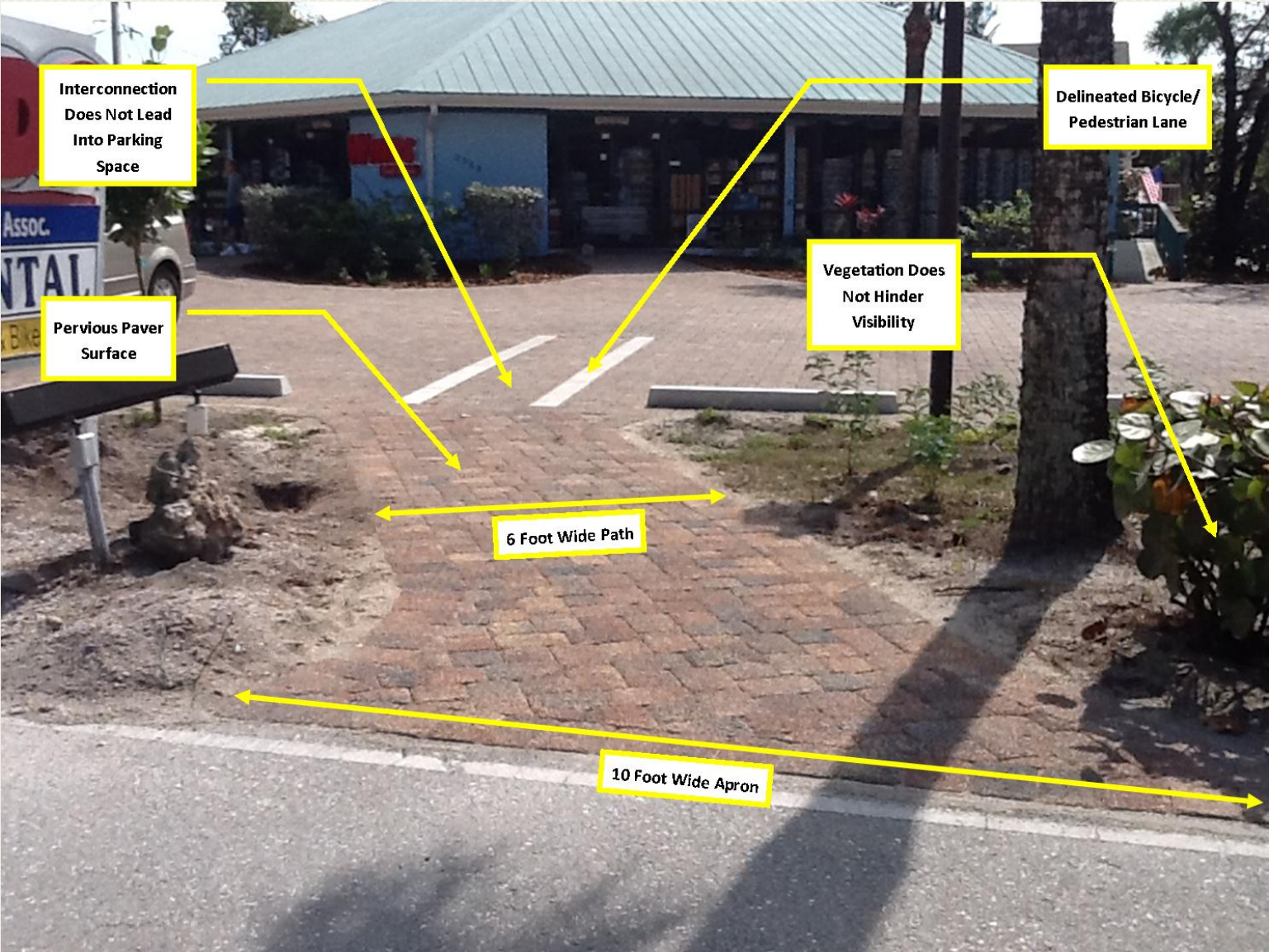
- **Intraconnectivity**

- Does not count towards impervious coverage or developed area calculation
- Development permits reviewed as information only

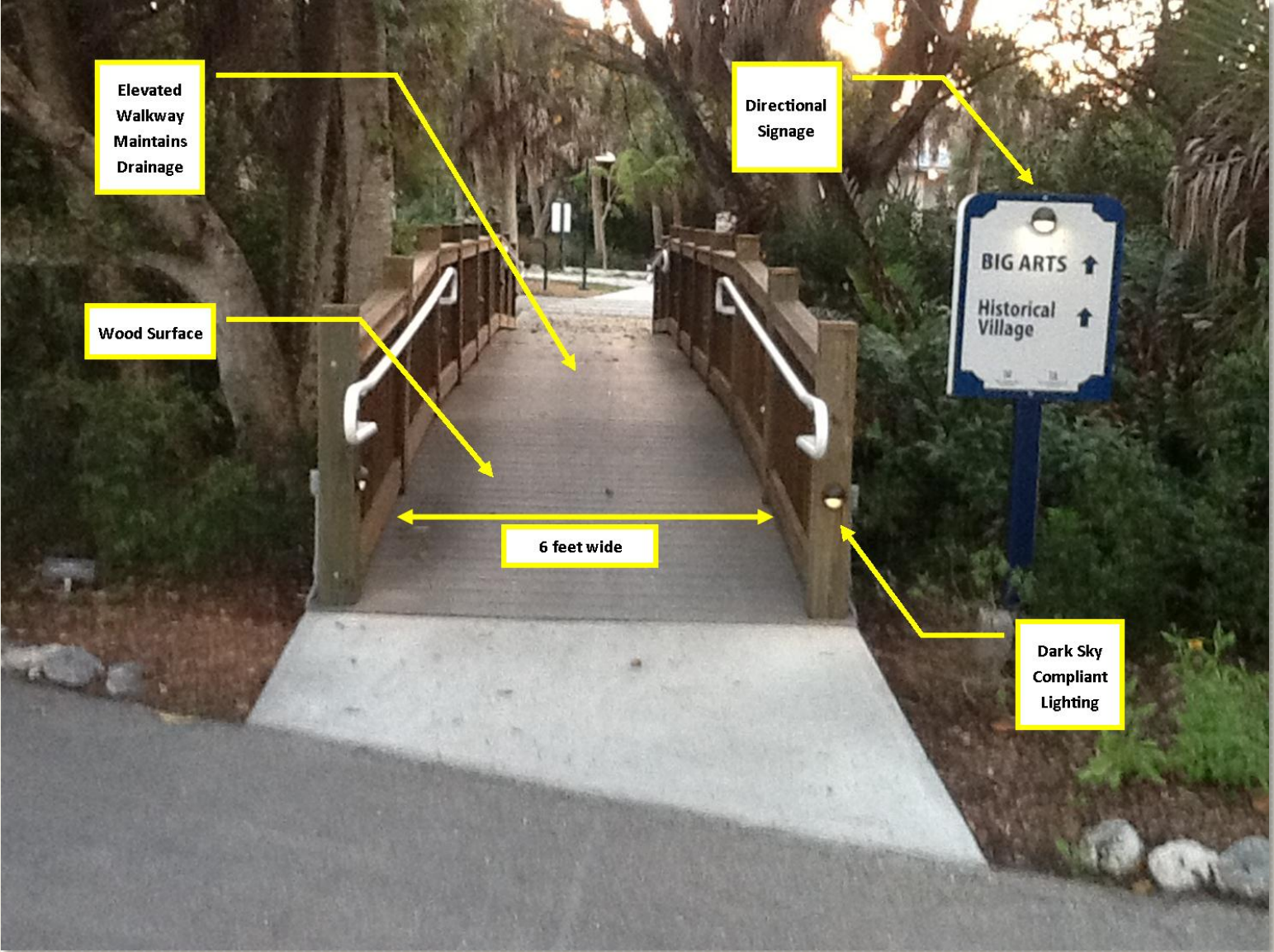
# INTERCONNECTIVITY EXAMPLE



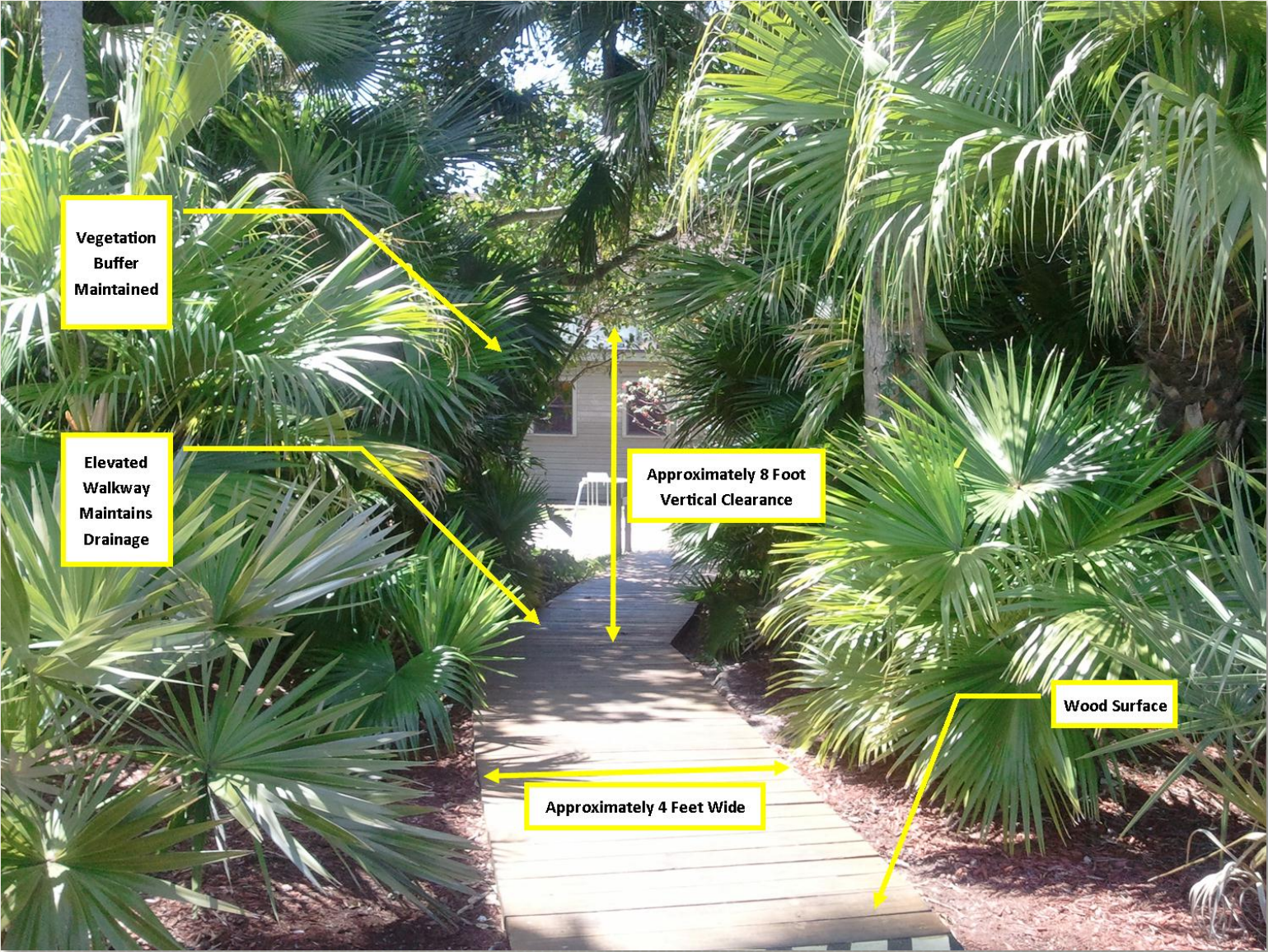
# INTERCONNECTIVITY EXAMPLE



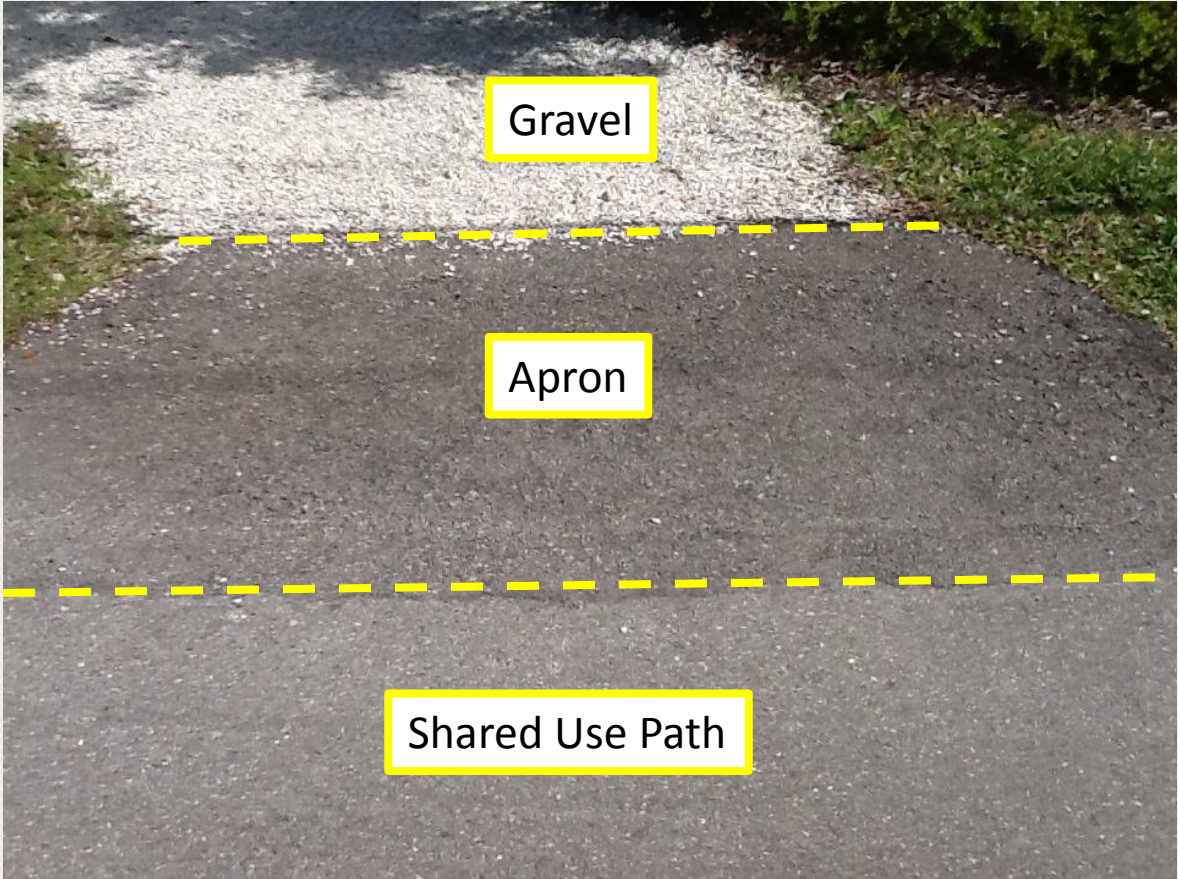
# INTRACONNECTIVITY EXAMPLE



# INTRACONNECTIVITY EXAMPLE



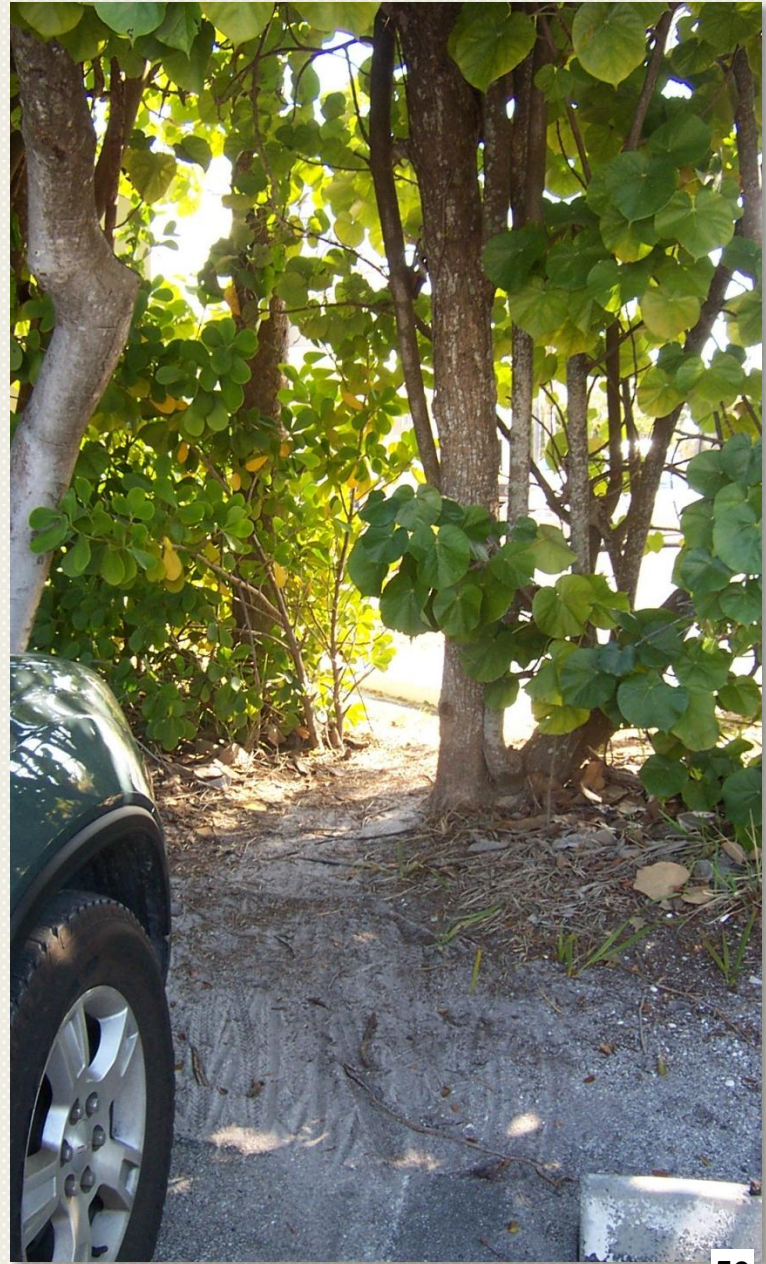
# APRON EXAMPLE



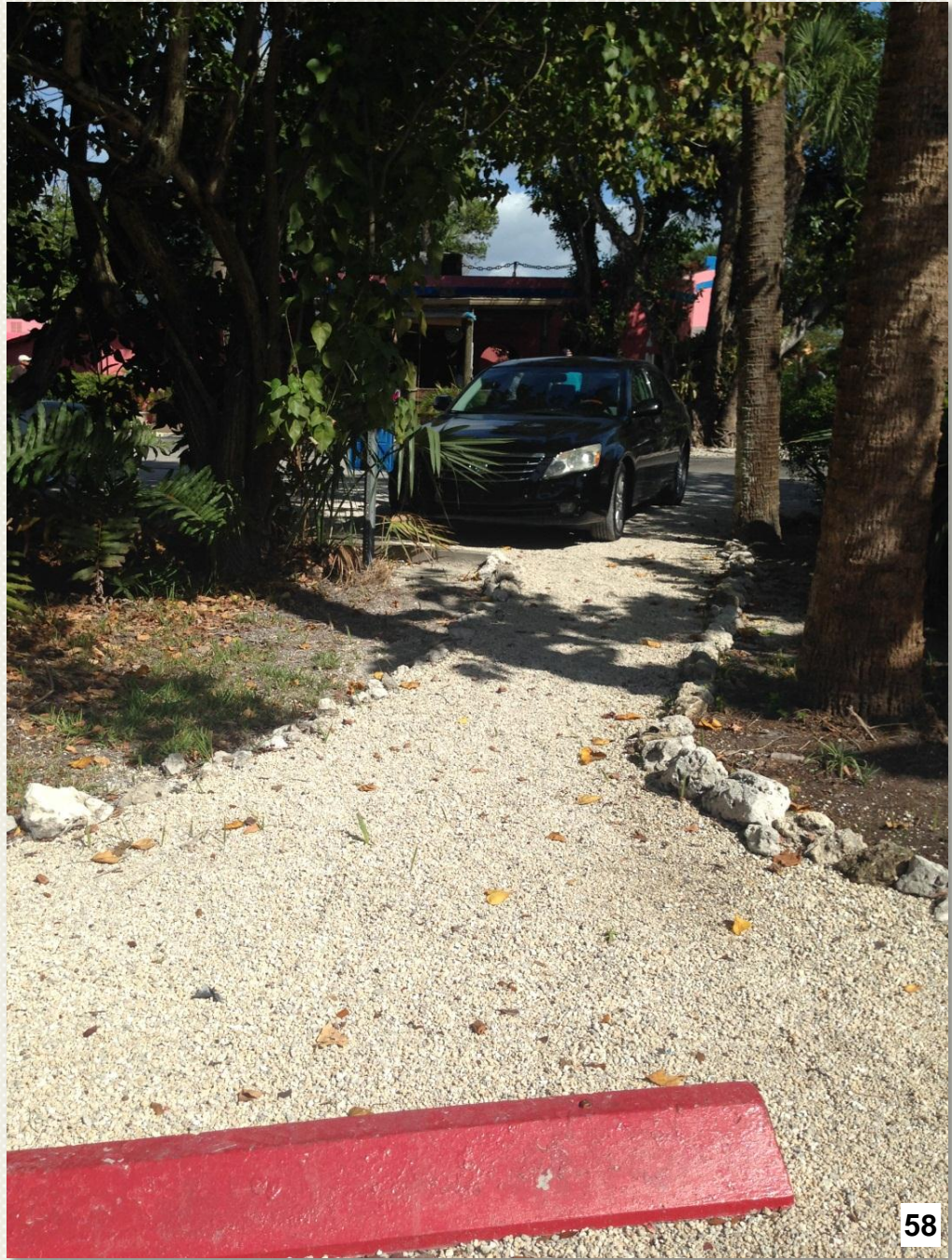
# NEXT STEPS

- Create draft interconnectivity and intraconnectivity guidelines to be reviewed and approved by the Planning Commission and then forward to City Council

**QUESTIONS?**









# INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

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Prepared by: The City of Sanibel Planning Department

March 11, 2014



## INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

### Introduction

One of the City Council's goals adopted for the fiscal year of 2013-2014 was to conduct a redevelopment work plan study for the City's Commercial District. The intent of this study focuses upon the examination of potential Land Development Code amendments that would ensure and maintain the future success and stability of the City's Commercial District. One key element coming out of this study was the development of specific guidelines to assist property owners with the installation of Inter- and Intra-connectivity paths that would provide both pedestrian and bicycle ingress and egress to the City's Shared Use Path system and between adjacent properties and land uses.

Herein, Inter-connectivity and Intra-connectivity shall be defined to mean the following:

- **Inter-connectivity**: Pedestrian and bicycle connections to the shared use path system
- **Intra-connectivity**: Pedestrian and bicycle connections between adjacent properties.

### Intent

The goals of these interpretive guidelines for Inter- and Intra-connectivity are as follows:

- To remain consistent with the goals, objectives and policies of the Sanibel Plan.
- To build upon the success of the shared use path system.
- To ensure pedestrian, bicyclists and motorist safety by providing unobstructed sight lines at points of ingress and egress.
- To mitigate vehicular traffic volumes by continuing to promote walking and bicycling.
- To improve safety by eliminating conflict points between automobiles and pedestrians and bicyclists.
- To enhance pedestrian and bicyclist access to properties within the commercial district.
- To encourage opportunities for shared parking, thus reducing the need for large parking lots.

This document is intended to serve as a guide to aid interested property owners and other similar entities with the permitting and installation of Inter and Intra-connectivity paths for pedestrian and bicycle use.



## INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

### Width

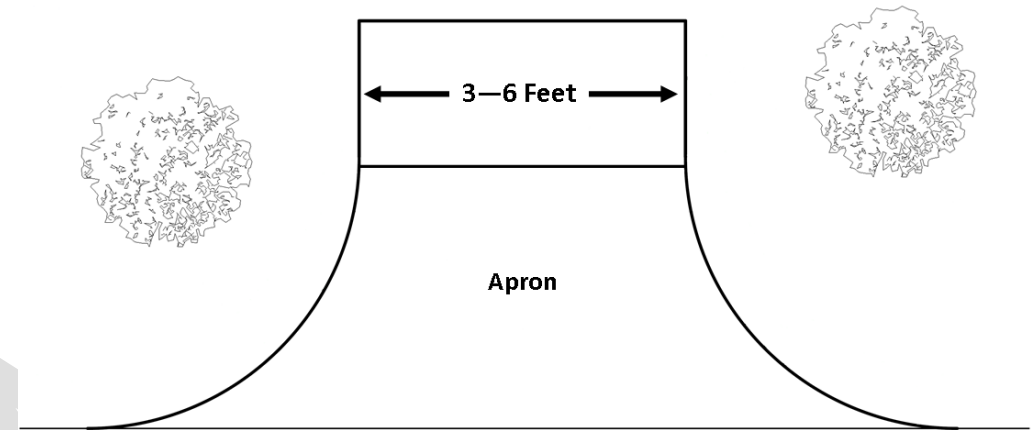
The width of Inter- and Intra-connection paths should be a minimum of three (3) feet, or the minimum width standard as defined in the ADA Accessibility Guidelines (ADAAG), and a maximum of six (6) feet, as measured from the outside edges of the Inter- or Intra-connection path (See Figure 1).

### Surface Materials

The surface materials utilized in the construction and installation of Inter and Intra-connection paths may consist of any the following or similar substances:

- Asphalt
- Concrete
- Wood
- Pavers
- Gravel
- Stone
- Shell

Figure 1: Width





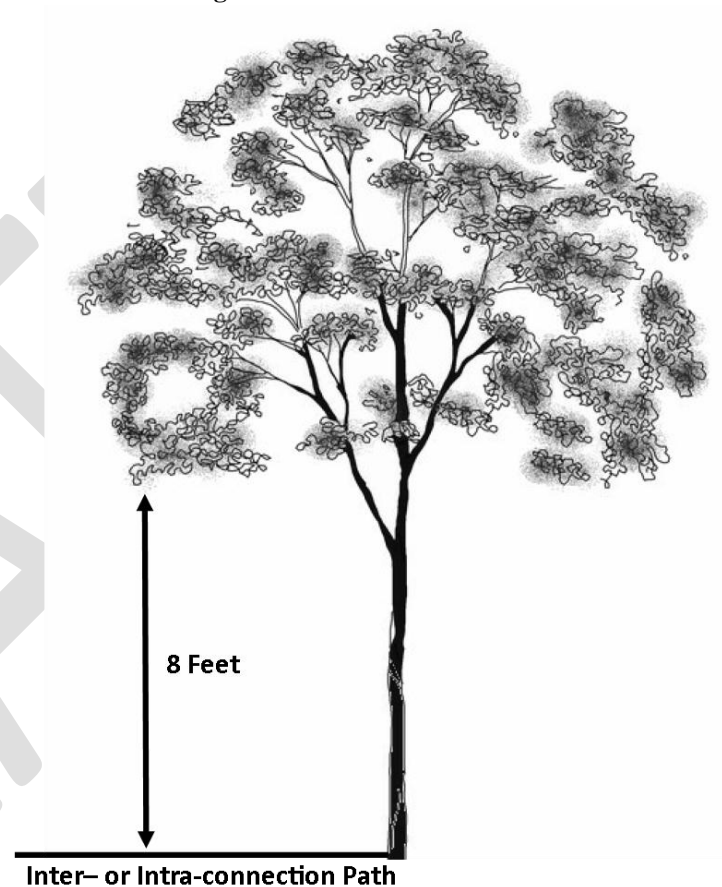
## Vertical Clearance

The recommended vertical clearance provided and maintained for pedestrian and bicycle use should be no lower than eight (8) feet, as measured from the surface area of the Inter- or Intra-connection path up to the lowest elevation of the nearest overhead obstruction (See Figure 2).

## Number

There are not a recommended number of Inter- or Intra-connection paths that a property may provide; however, the number of paths should be the minimum reasonably necessary to provide safe pedestrian and bicycle ingress and egress to either the shared use path or between one property and another.

Figure 2: Vertical Clearance





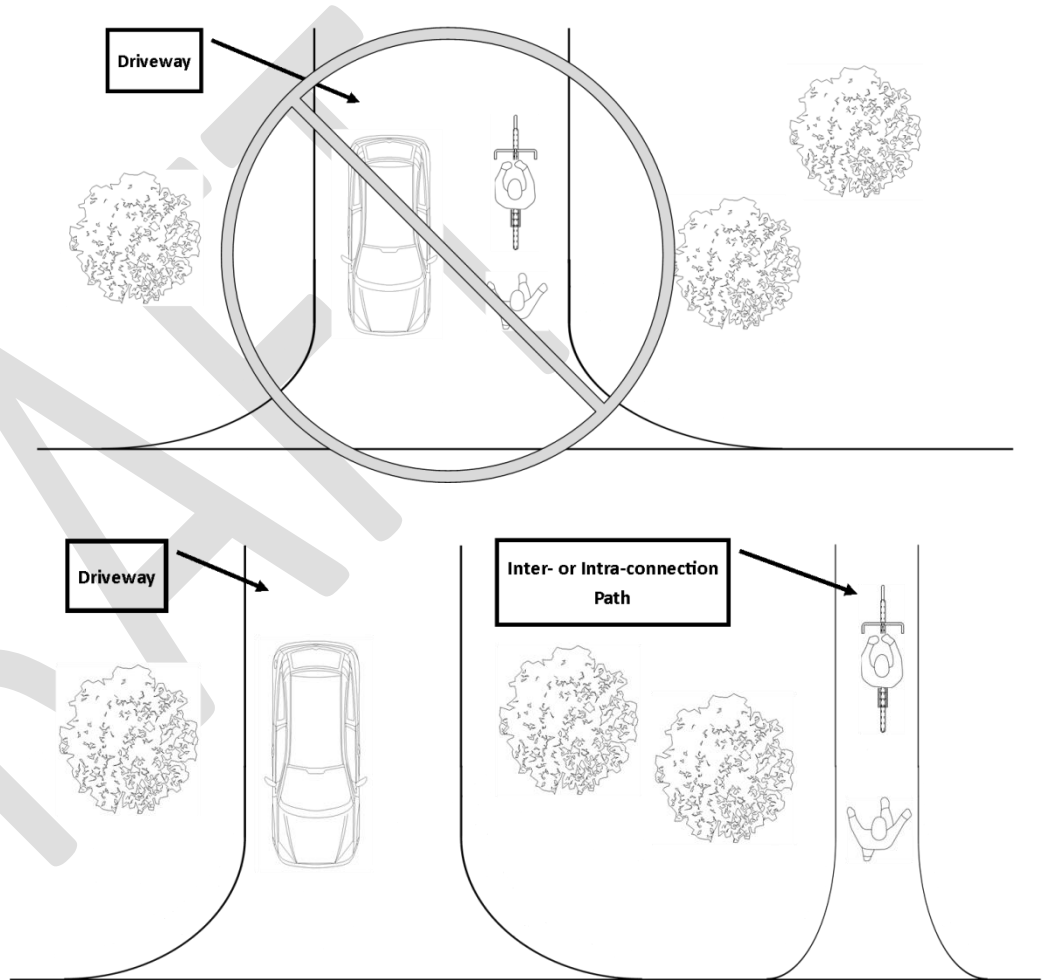
## Location

The actual location of all Inter- or Intra-connection paths should be situated to ensure the safe and efficient circulation and movement of pedestrians and bicyclists both on and off-site.

## Driveway Separation

There should be sufficient separation established between existing driveways used to provide vehicular ingress and egress to a property and Inter- and Intra-connection paths (See Figure 3).

Figure 3: Driveway Separation



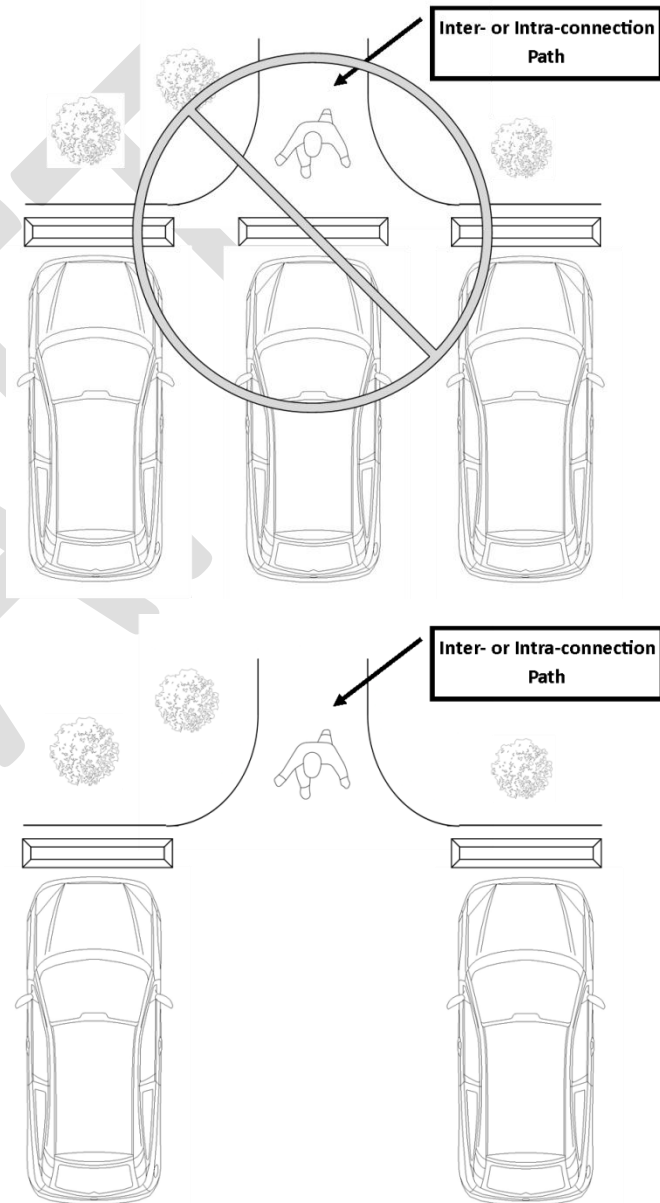


# INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

## Obstructions

The point at which an Inter- and Intra-connection path enters property should not lead pedestrians or bicyclists into an off-street parking space, loading area or other areas where there is a conflict with vehicular parking, movement or ingress/egress. (See Figure 4).

Figure 4: Unobstructed Entry





# INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

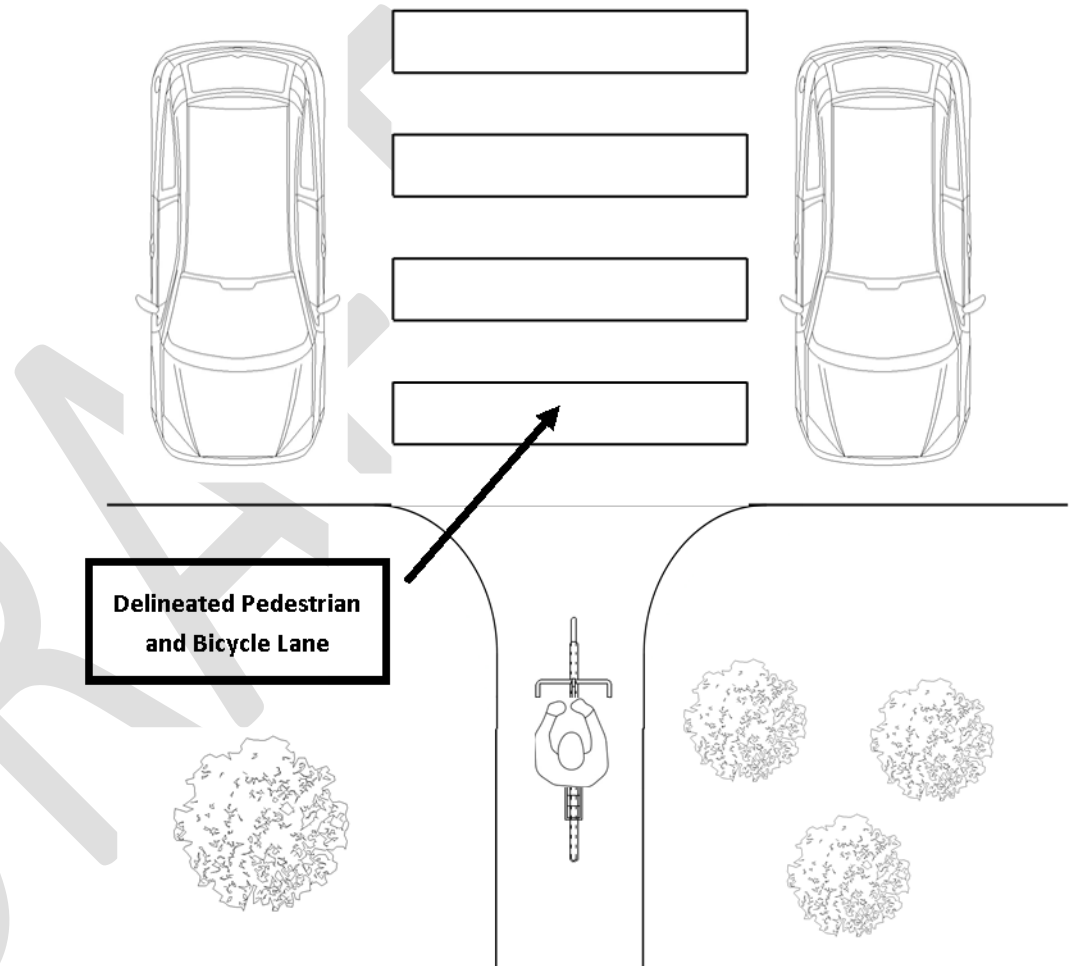
## Visibility

In order to ensure the safety of pedestrians, bicyclists and motorists alike, unobstructed visibility should be taken into consideration when installing Inter- and Intra-connection paths.

## Pedestrian and Bicycle Lanes

Parking lots with a hard surface, such as asphalt, concrete or pavers, are encouraged to properly delineate all pedestrian and bicycle lanes, with surface striping or marking. Such striping or markings should begin at the ingress/egress point of the Inter- or Intra-connection path onto the property (See Figure 5).

Figure 5: Delineated Pedestrian and Bicycle Lane





## INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

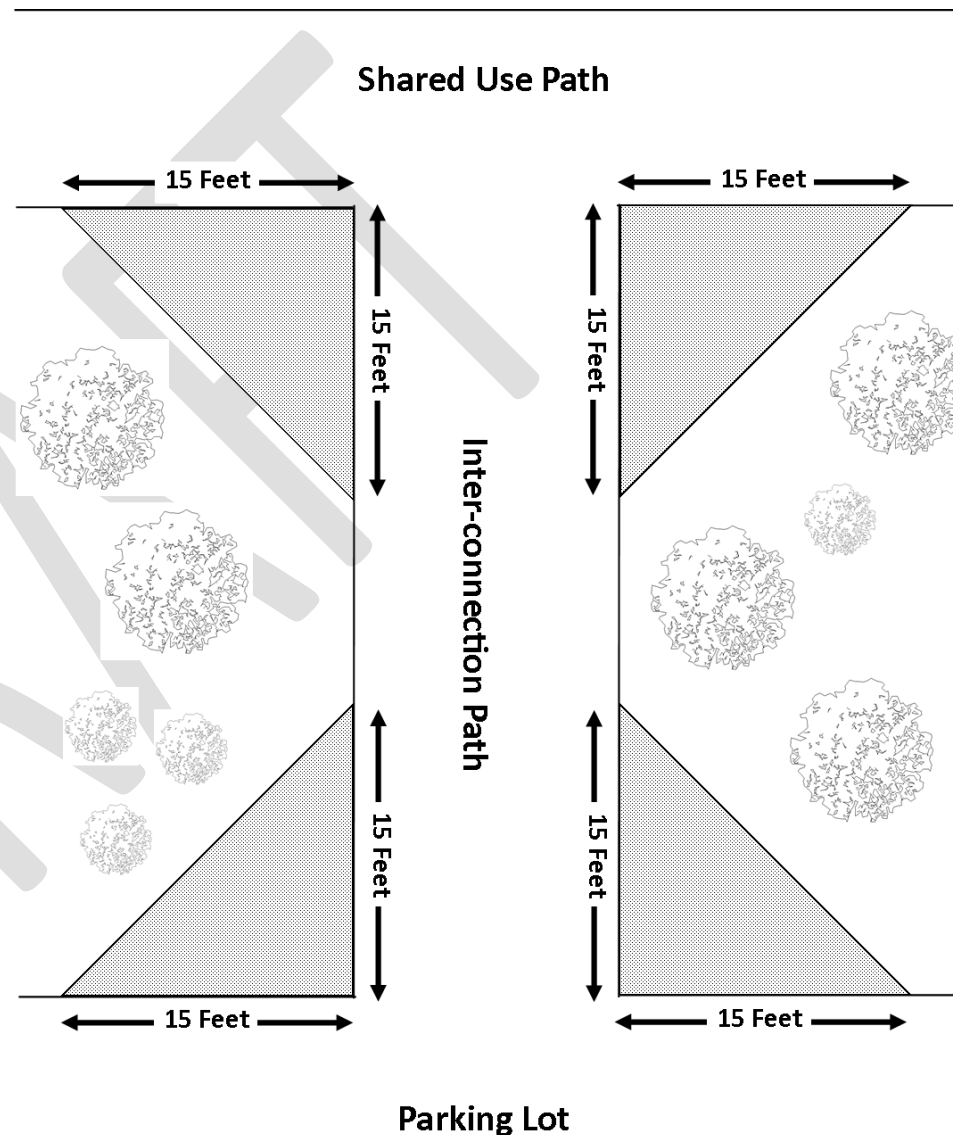
### Line of Sight

It is recommended that Inter-connection paths meet the requirements for traffic visibility at driveway intersections standards from Section 126-935 of the Sanibel Code (See Figure 6). As applied to Inter-connection paths, it is recommended:

- The establishment of a sight triangle formed by the point of intersection of the lines established by the edge of the interconnection and the edge of the shared use path or parking lot and the points on each such lines 15 feet from the point of the intersection.
- No structure, including street graphic, vegetation or other visual obstruction may intrude at a height of between 30 inches and 60 inches above ground level within this sight triangle.

Due to the nature of Intra-connection paths, adhering to the traffic visibility at driveway intersections standards may not always be practical; therefore, it is recommended that a clear sightline devoid of visual obstructions be provided to the extent possible.

Figure 6: Inter-connection Sight Triangle





# INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

## Design

Inter- and Intraconnection paths should be clearly delineated. Inter-connection paths should be installed perpendicular to the shared use path to the extent possible and a hard surfaced apron, designed to accommodate the turning movements of bicycles, should be installed where the Inter-connection path abuts the shared use path (See Figure 7).

If the Inter-connection path is comprised of a loose material, such as gravel, stone or shell, the apron should be designed appropriately to keep the material from spilling or being tracked onto the shared use path (See Figure 8).

Figure 7: Inter-connection Apron Designed for Turning Movements

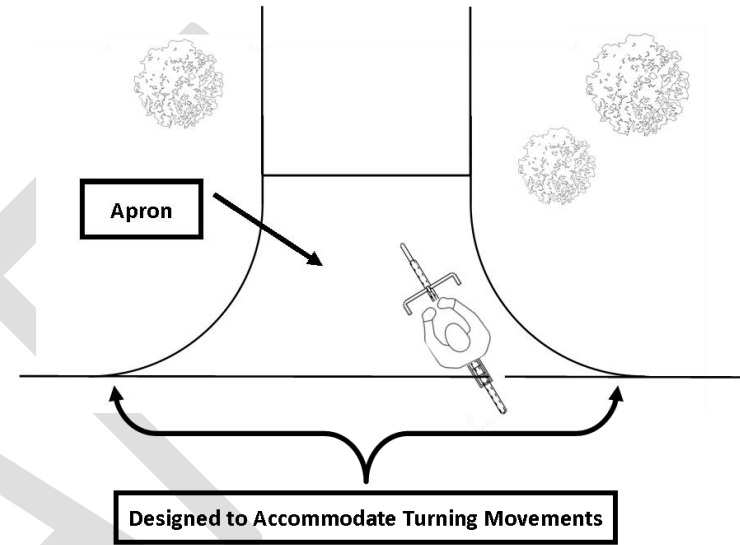
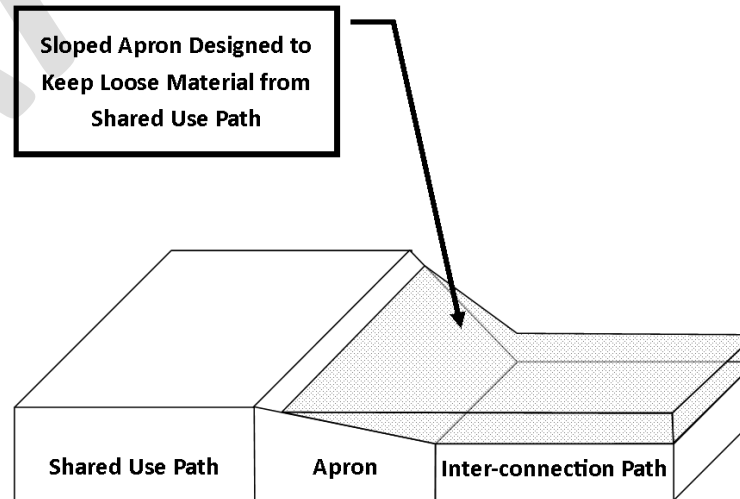


Figure 8: Inter-connection Loose Material Apron





## INTER- AND INTRA-CONNECTIVITY INTERPRETIVE GUIDELINES

### Lighting

All lighting associated with the installation of Inter- and Intra-connection paths are required to meet the outdoor lighting standards of Division 4 of Chapter 126 of the Sanibel Code, with the exception that lighting installed for Intra-connection paths may trespass onto the adjacent property joined by the Intra-connection path.

### Drainage

Where Inter- and Intra-connection paths are installed on a site with an approved or existing storm-water management system all drainage features must be maintained in compliance the drainage design standards of Article IV of Section 118 of the Sanibel Code.

### Signage

All way-finding and directional signage associated with the installation of Inter- and Intra-connection paths are required to meet the sign standards found in Chapter 106 of the Sanibel Code.

### Coverage and Developed Area

Inter- and Intra-connection paths may deviate from limitations on coverage and developed area if the Inter- or Intraconnection path is found to meet all standards of Section 126-855 of the Sanibel Code.

**Note:** City council may, from time to time, amend this illustrated guide to aid in the administration and interpretation of the above guidelines for Inter-and Intra-connectivity.

**COMMERCIAL REDEVELOPMENT**

**INTER & INTRA CONNECTIVITY  
PRESENTATION**

Sanibel City Council  
June 17, 2014

# BACKGROUND

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# COMMERCIAL REDEVELOPMENT WORK PLAN

- Update Permitted and Conditional Uses
- Support Inter & Intraconnectivity
- Address Non-conforming structures
- Improve Parking

# COMMERCIAL REDEVELOPMENT ACCOMPLISHMENTS TO DATE

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- Approved Commercial Redevelopment Vision statement
- City's strengths and challenges have been identified
- Conducted inventory of regional off-island and their impact upon Sanibel's commercial properties & conducted on-Island inventory
- Updated permitted and conditional use sections of the Land Development Code

# INTER & INTRA CONNECTIVITY GOALS

- ✘ Be consistent with the Sanibel Plan
- ✘ Improve safety by eliminating conflict points between automobiles & bicyclist & pedestrians
- ✘ Mitigate automobile traffic by continuing to promoting bicycling & walking
- ✘ Enhanced bicyclist & pedestrian access to properties in the commercial district
- ✘ Encourage shared parking, reducing the need for large parking lots

# DEFINITIONS OF INTERCONNECTIVITY & INTRACONNECTIVITY

- ✘ Interconnectivity – Bicycle & pedestrian connections to the Shared Use Path System
- ✘ Intraconnectivity – Bicycle & pedestrians between adjacent properties

**WHAT IS THE CHALLENGE WE ARE ADDRESSING  
WITH THIS LEGISLATION?**

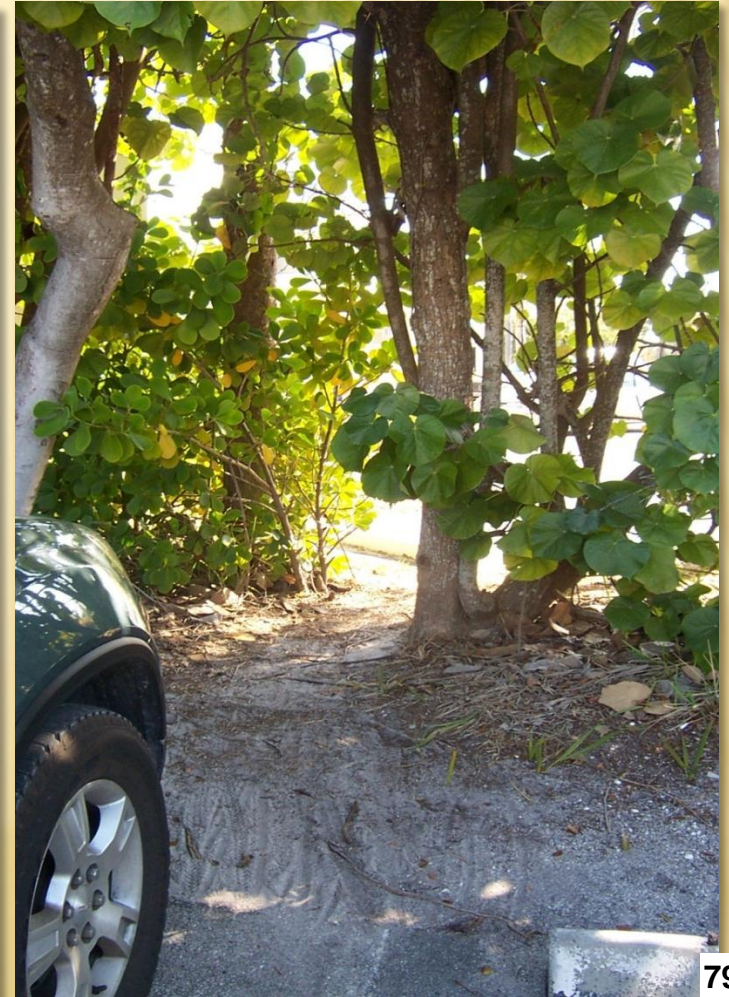
# SANIBEL IS BICYCLE FRIENDLY



# SANIBEL IS BICYCLE FRIENDLY



# INTERCONNECTIVITY BETWEEN PRIORITIES ARE NOT BIKE & PEDESTRIAN FRIENDLY



# INTRACONNECTIVITY BETWEEN PROPERTIES IS NOT BIKE & PEDESTRIAN FRIENDLY



# RESOURCES THE PLANNING COMMISSION REVIEWED TO PREPARE THE RECOMMENDATIONS

- City's Shared Use Path Master Plan adopted on April 21, 2009
- City's Shared Use Path Completed Capital Improvements
- Shared Use Master Plan Update 2-years of compiled safety analysis and reports
- Presentation of future street connectivity options currently under assessment by staff

# RECOMMENDATIONS

# OPTIONS

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- Maintain status quo
- Develop guidelines to encourage interconnections and intraconnections
- Create an ordinance requiring interconnections and intraconnections

# ADVANTAGES OF ADOPTING GUIDELINES RATHER THAN MANDATES

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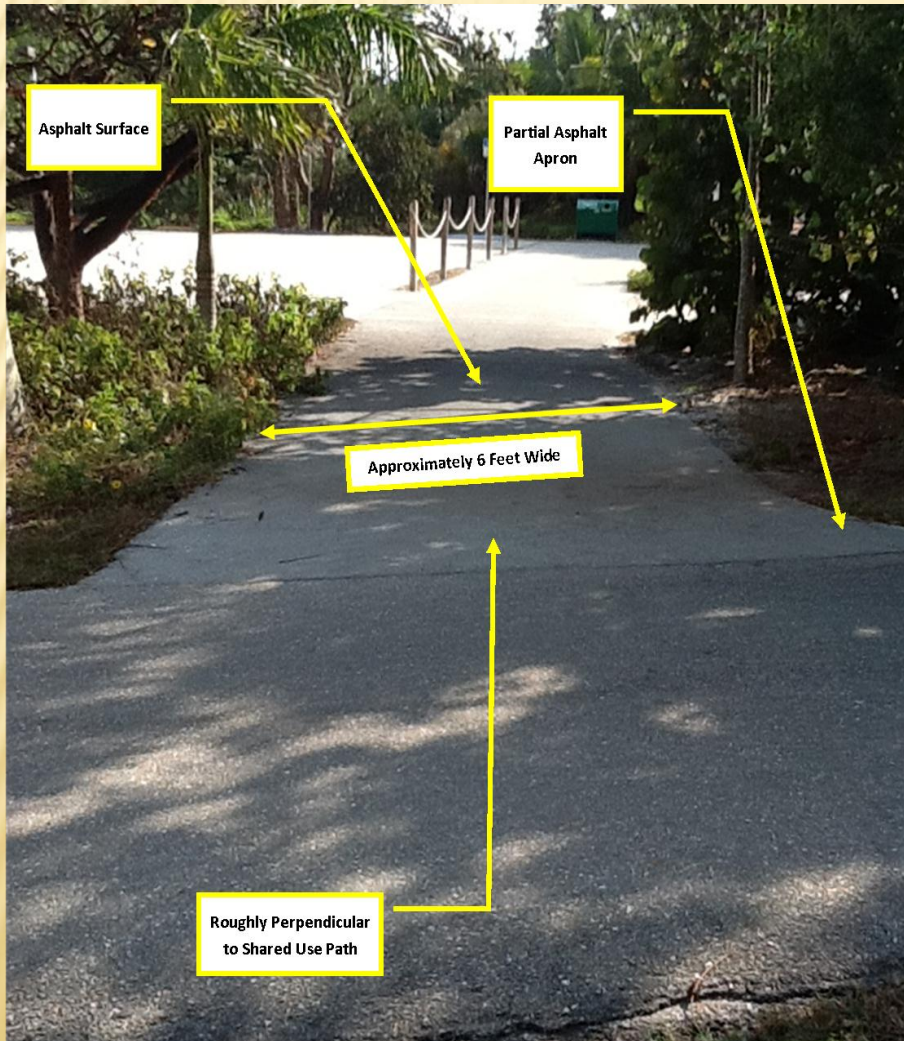
- ✘ Flexibility
- ✘ Property Owner Friendly
- ✘ Easier to Monitor & Update for Revisions

# GUIDELINE PROVISIONS

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- × Width
- × Surface Materials
- × Vertical Clearance
- × Number
- × Location
- × Driveway Separation
- × Obstructions
- × Vegetation
- × Visibility
- × Design
- × Lighting
- × Drainage
- × Signage

# INTERCONNECTIVITY EXAMPLE



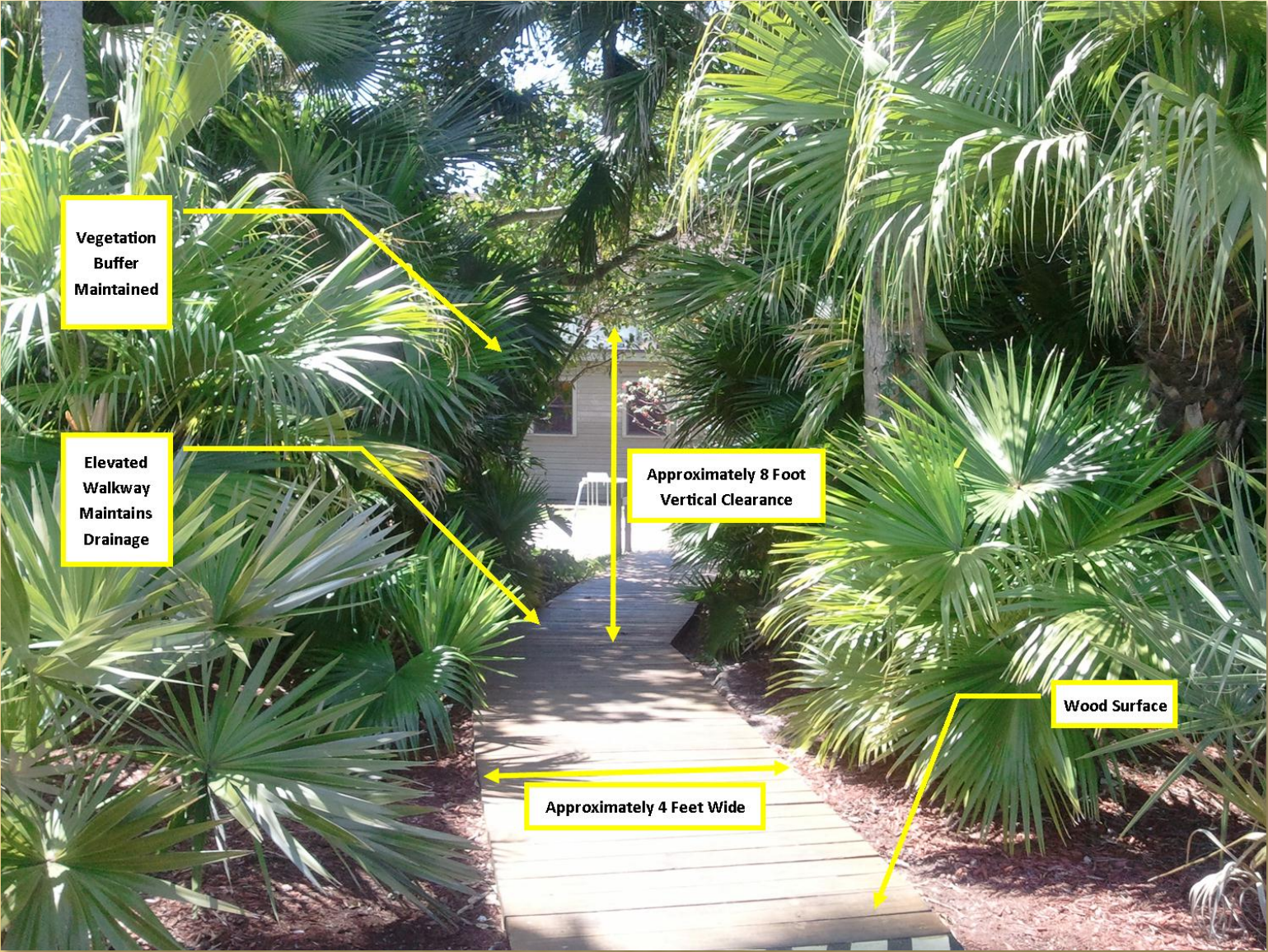
- ✘ Community Park Connection is good example of meeting proper width, surface, vertical clearance, number, location & proper driveway separation

# INTERCONNECTIVITY EXAMPLE

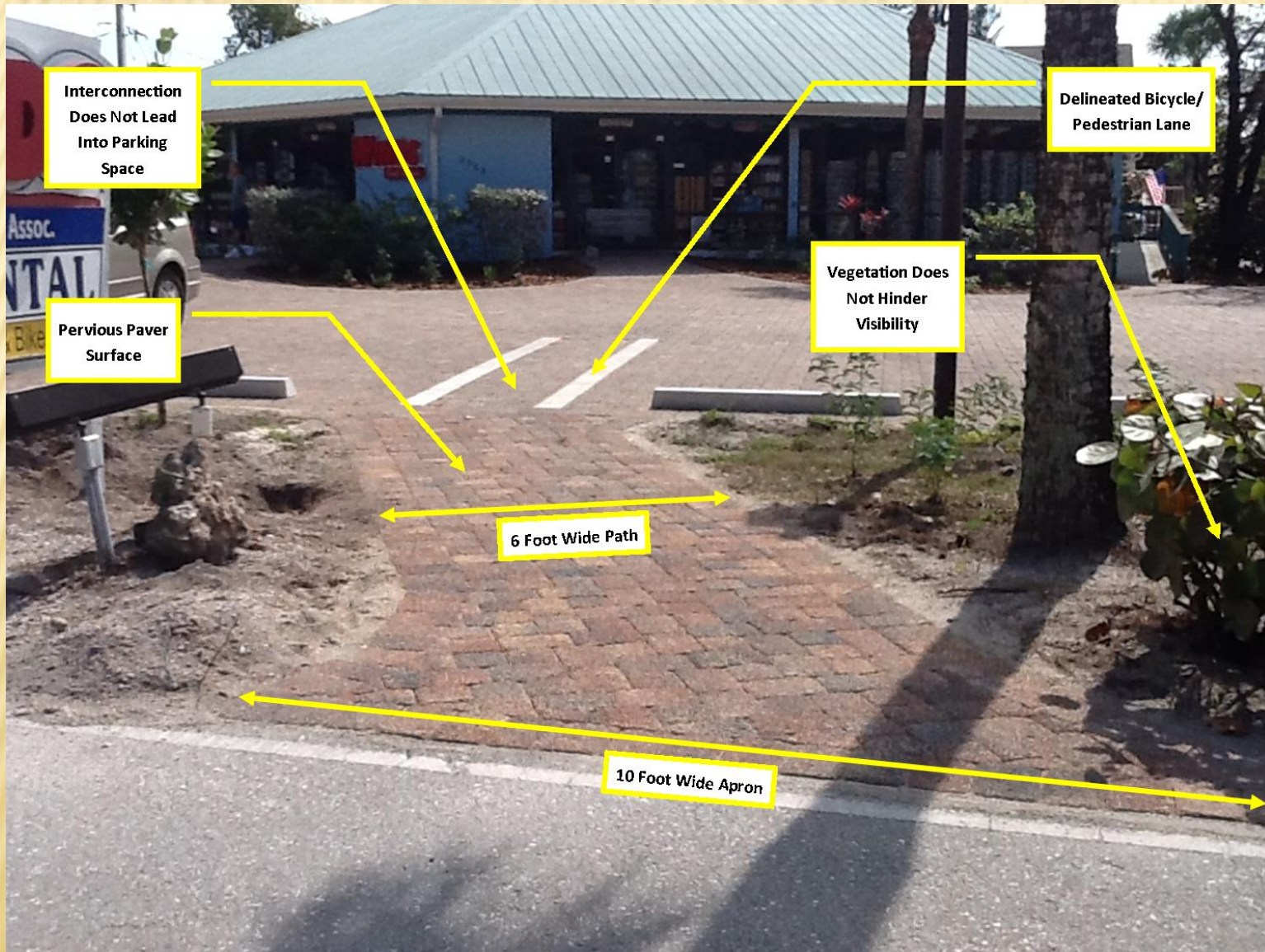


- ✘ City Hall to BIG Arts  
Intraconnectivity good  
example of meeting  
design, lighting, drainage  
& signage standards

# INTRACONNECTIVITY EXAMPLE



# INTERCONNECTIVITY EXAMPLE



# INCENTIVES

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## × Interconnectivity

- + Does not count towards impervious coverage or developed area calculation
- + Development permits reviewed as information only
- + City may partner with property owners where an interconnection is in the public interest

## × Interconnectivity

- + Does not count towards impervious coverage or developed area calculation
- + Development permits reviewed as information only

# SPECIAL NOTE

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- ✘ The Guidelines includes a note that from time to time City Council has the authority to amend the guide to aid in the administration & interpretation of the Guidelines

# QUESTIONS

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# GUIDELINES DETAIL

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# WIDTH

---

- × Interconnectivity and Interconnectivity
  - + Minimum of three (3) feet
    - × ADA requirement
  - + Maximum of six (6) feet

# SURFACE MATERIALS

---

- ✘ Interconnectivity and Interconnectivity
  - + Asphalt
  - + Concrete
  - + Wood
  - + Brick
  - + Pervious Pavers
  - + Gravel
  - + Stone
  - + Shell
  - + Other similar materials

# VERTICAL CLEARANCE

---

- ✘ Interconnectivity and Interconnectivity
  - + Eight (8) foot vertical height clearance
    - ✘ In line with the shared use master plan

# NUMBER

---

- ✘ Interconnectivity and Interconnectivity
  - + Minimum necessary to provide safe ingress and egress between adjoining properties and properties to the shared use path

# LOCATION

---

- ✘ Interconnectivity and Interconnectivity
  - + Separate from driveways
  - + Located in a way to connect adjacent properties and properties to the shared use path in a safe, convenient and practical manner.
  - + Ingress and egress points should not lead into a parking space

# LIGHTING

---

- ✘ Interconnectivity

  - + Meet all lighting requirements of the Sanibel Code

- ✘ Interconnectivity

  - + Lighting installed as part of an intraconnection may trespass onto the adjacent property linked by the intraconnection

  - + Meet all other lighting requirements of the Sanibel Code

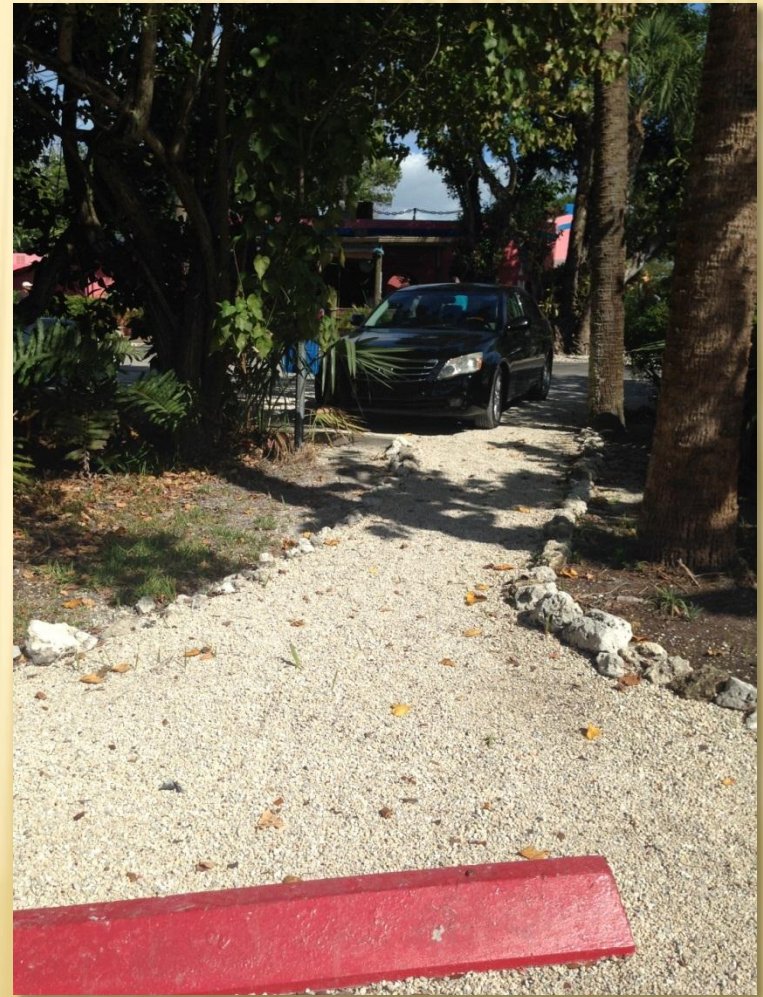
# DRIVEWAY SEPARATION

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- ✘ Sufficient separation is to established between existing driveways

# OBSTRUCTIONS

- ✘ The point where a connection to the path enters the property should not lead pedestrians or cyclist in to an off-street parking, space, loading area or a conflict location



# VEGETATION

---

- ✘ Interconnectivity and Interconnectivity
  - + Every effort should be made to relocate vegetation removed from private property onsite
  - + The City will make every effort to relocate vegetation removed from the right-of-way to elsewhere in the City.

# VISIBILITY

---

## ✘ Interconnectivity

- + Efforts should be made to meet the driveway standards of the Sanibel Code.
  - ✘ No obstruction between 30 and 60 inches in height
  - ✘ Maintain sight triangle
  - ✘ Minimum 15 feet sightline from intersection
- + A delineated bicycle/pedestrian lane through the parking lot is encouraged

## ✘ Interconnectivity

- + Clear sightline devoid of visual obstructions should be provided to the extent possible.
- + A delineated bicycle/pedestrian lane through the parking lot is encouraged

# DESIGN

---

## ✘ Interconnectivity

- + Clearly delineated
- + Installed perpendicular to the shared use path to the extent possible.
- + A hard surfaced apron should be installed where the interconnection abuts the shared use path.
  - ✘ Should be sized appropriately to keep shell, gravel, etc. from interconnection off shared use path
- + Apron should be designed to accommodate turning movements of bicycles

## ✘ Interconnectivity

- + Clearly delineated

# DRAINAGE

---

- ✘ Interconnectivity and Interconnectivity
  - + Meet City requirements

# SIGNAGE

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- ✘ Interconnectivity and Interconnectivity
  - + Meet City requirements

**CITY OF SANIBEL****ORDINANCE 14-002**

**AN ORDINANCE AMENDING THE SANIBEL CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 126 ZONING, ARTICLE XII., RESORT HOUSING DISTRICT; SECTION 126-636. DEVELOPMENT INTENSITY, SUBSECTION (d), SUBSUBSECTIONS (1) and (2), BY PROVIDING LANGUAGE TO ALLOW AN INCREASE IN THE HABITABLE FLOOR AREA OF ONE BEDROOM RESORT HOUSING UNITS (TO A MAXIMUM OF 600 SQUARE FEET) THAT REDEVELOP WITHIN THE RESORT HOUSING DISTRICT; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, a procedure has been established to revise and amend the Land Development Code in a manner consistent with the *Sanibel Plan*; and

**WHEREAS**, the City recognizes the importance of maintaining a healthy and vibrant stock of short-term occupancy housing units within the Resort Housing District; and

**WHEREAS**, revisions to increase the room size/habitable floor area of Sanibel's resort housing units was determined essential to furthering the City's goals to encourage the redevelopment and rehabilitation of short-term occupancy properties within the Resort Housing District; and

**WHEREAS**, the City has reviewed the adequacy of increasing the habitable floor area of single bedroom resort housing units; and

**WHEREAS**, such revisions have been referred to the Planning Commission for a recommendation as to the consistency of this amendment with the *Sanibel Plan*; and

**WHEREAS**, the City Council deems it necessary to make such revision to the Land Development Code, as contained in this ordinance; and

**WHEREAS**, this ordinance does not increase the average occupancy rate/residential density for resort housing uses, the permitted maximum land area to be covered with impermeable surfaces, cleared of vegetation or used as developed area; and

**WHEREAS**, this ordinance does not increase the permitted height of a building or buildings as established in the *Sanibel Plan*; and

**WHEREAS**, all required public notices and public hearings for such amendment have been properly given and held.

**NOW, THEREFORE BE IT ORDAINED** by the City Council of the City of Sanibel, Florida:

**SECTION 1.** Amending Section 126-636, Development Intensity, to state the following with underlining indicating additions and ~~strikethroughs~~ indicating deletions:

Sec. 126-636. Development intensity

- (a) The Development Intensity Map of the Future Land Use Map Series of the Sanibel Plan establishes the limits of density (maximum number of dwelling units) on lands in the Resort Housing District. Section 126-242 incorporates both the development intensity map and the resort housing district map into the Land Development Code.
- (b) This section of the Land Development Code implements a redevelopment strategy that balances property rights with environmental, public safety and community welfare considerations and encourages retention of resort housing units (hotel, motel and resort condominium units), when these resort housing properties redevelop.
- (c) Existing developments, including those in the Resort Housing District, that exceed the number of units permitted by the development intensity map, are nonconforming. However, pursuant to LDC section 126-131, these units are permitted "to continue until they are eventually removed".
- (d) To maintain the City's stock of short-term occupancy units ~~in the city~~, existing hotels, motels or resort condominiums that are rehabilitated or redeveloped in accordance with the Sanibel Plan and the Land Development Code are allowed to maintain their existing nonconforming density and presumed average occupancy rate, provided that redeveloped hotels, motels or resort condominiums shall:
  - (1) Not exceed either the number of bedrooms per unit or the total square footage of habitable floor area that existed within the prior development. However, single bedroom units may increase their habitable floor area up to 600 SF per unit.
  - (2) Continue the same resort housing/short-term rental occupancy use of the prior development.
- (e) Furthermore, pursuant to section 86-71, hotel, motel or resort condominium units have an average occupancy rate that is greater than 2.2 individuals per dwelling unit. However, to maintain the stock of short-term occupancy units in the city without increasing the development intensity of the redeveloped site, existing hotels, motels or resort condominiums that are redeveloped in accordance with the Sanibel Plan and the Land Development Code are allowed to maintain the presumed average occupancy rate of the prior development, calculated pursuant to section 86-71
- (f) (f)When existing hotels, motels or resort condominiums maintain short-term occupancy at the time they redevelop, they can maintain up to their existing number of units. When

existing hotels, motels or resort condominiums change the use to limit short-term occupancy at the time they redevelop, they must conform to the limits established by the development intensity map, which in almost all cases will result in a reduction from the number of units on the site to be redeveloped prior to the redevelopment.

- (g) Redevelopments, that exceed the number of units permitted by the development intensity map, remain nonconforming

**SECTION 2. Codification**

The city manager is hereby authorized and directed to cause the amendment approved herein incorporated into the adopted Land Development Code.

**SECTION 3. Conflict**

All ordinances and parts of ordinances in conflict herewith shall be and the same are hereby repealed. If any part of this ordinance conflicts with any other part, it shall be severed and the remainder shall have full force and effect and be liberally construed.

**SECTION 4. Severance**

If any section, subsection, sentence, clause, phrase or portion of this ordinance, or application hereof, is, for any reason, held invalid or unconstitutional by any Court or competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion or application hereof.

**SECTION 5. Effective Date**

This ordinance shall take effect immediately upon adoption.

**DULY PASSED AND ENACTED** by the Council of the City of Sanibel, Florida this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**AUTHENTICATION:**

\_\_\_\_\_  
Kevin Ruane, Mayor

\_\_\_\_\_  
Pamela Smith, City Clerk

**APPROVED AS TO FORM:**

*Kenneth B. Cuyler*  
Kenneth B. Cuyler, City Attorney

4/28/14  
Date

Vote of Council Members:

Ruane \_\_\_\_\_  
Congress \_\_\_\_\_  
Denham \_\_\_\_\_  
Harrity \_\_\_\_\_  
Jennings \_\_\_\_\_

First Reading \_\_\_\_\_  
Publication Date \_\_\_\_\_  
Second Reading \_\_\_\_\_

Date Filed with City Clerk: \_\_\_\_\_

**CITY OF SANIBEL**

**ORDINANCE 14-003**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES, SUBPART B LAND DEVELOPMENT CODE, CHAPTER 126 ZONING, ARTICLE V NONCONFORMANCES, DIVISION 2 USES, SECTION 126-152 (NONCONFORMING USES) EXCEPTIONS AND PROHIBITIONS BY ADDING LANGUAGE TO ALLOW MINOR NONSTRUCTURAL ALTERATIONS TO LAWFULLY EXISTING STRUCTURES DEVOTED TO A NONCONFORMING USE AND TO ALLOW MODIFICATIONS TO THE ROOFLINES OF LAWFULLY EXISTING STRUCTURES DEVOTED TO A NONCONFORMING USE; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City has adopted a Land Development Code to implement the goals, objectives and limitations of the Comprehensive Land Use Plan; and

**WHEREAS**, regulations have been adopted to allow for the rehabilitation or reconstruction of aging buildings in the Resort Housing District to improve building safety by complying with the Building Code and flood requirements, to provide opportunities for the upgrading of resort accommodations and to encourage the retention of short-term rental units; and

**WHEREAS**, there exist within the Resort Housing District structures that are located partially or entirely within the Gulf Beach Ecological Zone and that are nonconforming uses within this preservation zone; and

**WHEREAS**, a limited number of other structures exist throughout the City that are devoted to uses nonconforming to the zones or districts in which they are located; and

**WHEREAS**, it is desirable to allow property owners to make limited cosmetic, architectural, or structural improvements to these structures that are not currently allowed under the Land Development Code; and

**WHEREAS**, this ordinance does not increase the permitted height of a building or buildings as established in the Sanibel Plan; and

**WHEREAS**, a procedure has been established to revise and amend regulations contained in the Land Development Code in a manner consistent with the Comprehensive Land Use Plan; and

**WHEREAS**, the City Council deems it necessary to make such revisions, as contained in this ordinance; and

**WHEREAS**, all required public notices and public hearings for such revisions have been properly given and held; and

**WHEREAS**, such revisions have been referred to the Planning Commission for a recommendation as to the consistency of such revisions with the Comprehensive Land Use Plan;

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Sanibel, Florida:

**SECTION 1.** The Code of Ordinances, Subpart B Land Development Code, Chapter 126 Zoning, Article V Nonconformances, Division 2 Uses, Section 126-152 (Nonconforming uses) exceptions and prohibitions, is hereby amended with underlining indicating added language and ~~strikethroughs~~ indicating deletions, as follows:

**Section 126-152. - (Nonconforming uses) exceptions and prohibitions.**

(a) No existing structure devoted to a use not permitted in the district in which it is located shall be improved, enlarged, extended, moved, or structurally altered, except in changing the use of the structure to a use permitted in the district in which it is located. The following exceptions, however, shall be permitted, subject to the following exceptions:

...

(2) Alterations within the existing perimeter, i.e., three-dimensional outline, of the structure, which, in conjunction with prior repairs, rehabilitations or alterations do not amount to a substantial improvement, as defined in chapter 94~~;~~, and including modifications to the existing three-dimensional outline of the structure that are:

- a. Minor, cosmetic, nonstructural alterations to the side or front of the structure, such as awnings or decorative architectural features, provided that such alterations do not extend beyond the footprint of the structure and lawfully existing appurtenances attached to the structure; provided that no usable floor area is added; and provided that no other regulation contained in this Land Development Code, and to which the structure does not conform, is violated.
- b. The addition of decorative dormers or other architectural features if they project from a single existing roof plane and if they do not:

- i. Exceed a total of 35 percent of the length of the roof plane from which they project;
- ii. Exceed 50 percent of the vertical height of the roof plane from which they project;
- iii. Project above the top of the roof from which they project;
- iv. Project beyond the existing eave line; and
- v. Provide additional usable floor area.

Measurement of such features shall be at their widest and tallest dimensions. Measurement of the roof plane shall be along the eave line. Calculations shall be as seen from the same elevation view.

#### **SECTION 2. Codification.**

The city manager is hereby authorized and directed to cause the amendment approved herein to be incorporated into the adopted Land Development Code.

**SECTION 3. Conflict.** If any part of this ordinance conflicts with any other part, it shall be severed and the remainder shall have full force and effect and be liberally construed.

#### **SECTION 4. Severance.**

If any section, subsection, sentence, clause, phrase or portion of this ordinance or application hereof, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion or application hereof.

#### **SECTION 5. Effective date.**

This Ordinance shall take effect immediately upon adoption.

**DULY PASSED AND ENACTED** by the Council of the City of Sanibel, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**AUTHENTICATION:**

\_\_\_\_\_  
Kevin Ruane, Mayor

\_\_\_\_\_  
Pamela Smith, City Clerk

APPROVED AS TO FORM: *Kenneth B. Cuyler*  
Kenneth B. Cuyler, City Attorney

4/18/14  
Date

Vote of Council Members:

Ruane \_\_\_\_\_  
Congress \_\_\_\_\_  
Denham \_\_\_\_\_  
Harrity \_\_\_\_\_  
Jennings \_\_\_\_\_

First Reading \_\_\_\_\_  
Publication Date \_\_\_\_\_  
Second Reading \_\_\_\_\_

Date Filed with City Clerk: \_\_\_\_\_

## CITY OF SANIBEL

## ORDINANCE 14-004

AN ORDINANCE AMENDING CHAPTER 126 OF THE SANIBEL CODE OF ORDINANCES ENTITLED “ZONING”, ARTICLE XIV, “SUPPLEMENTARY DISTRICT REGULATIONS”, DIVISION 4 – “OUTDOOR LIGHTING”, SECTION 126-997 “OUTDOOR LIGHTING GENERALLY”, IN ORDER TO EXTEND THE DATE FOR ALL OUTDOOR LIGHTING (OTHER THAN LIGHTING FOR MARINE TURTLE PROTECTION) WITHIN THE CITY OF SANIBEL TO BE BROUGHT INTO COMPLIANCE; EXTENDING THE CURRENT COMPLIANCE DATE OF JANUARY 1, 2015 TO A REVISED COMPLIANCE DATE OF JANUARY 1, 2020; SPECIFYING THAT COMPLIANCE WITH LIGHTING FOR MARINE TURTLE PROTECTION IS CURRENTLY REQUIRED AND IS NOT BEING EXTENDED OR OTHERWISE AFFECTED BY THE REVISED COMPLIANCE DATE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City Council has reviewed the current compliance date of the Sanibel Code requirements generally known as the “dark sky” ordinance, which compliance date is currently January 1, 2015; and

**WHEREAS**, the City Council has taken and considered the comments of the general public and City Staff and has reviewed generally the current state of compliance of City of Sanibel property owners with regard to such regulations; and

**WHEREAS**, the City Council finds that it is appropriate and necessary to provide additional education and explanation to the general public regarding the purpose and intent of the “dark sky” ordinance and the methods and fixtures available to obtain compliance with such requirements; and

**WHEREAS**, the City Council has determined that it is appropriate and necessary to extend the compliance date for the “dark sky” ordinance to accomplish such purposes; and

**WHEREAS**, the extension of such compliance date does not include and is not intended to provide any extension for any time period relating to compliance with the lighting standards for marine turtle protection which have been in effect, are currently in effect, and are currently enforced for the protection of marine sea turtles;

**NOW, THEREFORE BE IT ORDAINED** by the City Council of the City of Sanibel, Florida:

**SECTION 1.** The Sanibel Code of Ordinances CHAPTER 126, “ZONING”, ARTICLE XIV, “SUPPLEMENTARY DISTRICT REGULATIONS”, Division 4 “OUTDOOR LIGHTING”, SECTION 126-997 “OUTDOOR LIGHTING GENERALLY”, be amended with additions indicated by underlining and deletions indicated by strike-through, to read as follows:

**Sec. 126-997. Outdoor lighting generally.**

(a) *Purpose and intent.* The purpose of this section is to set outdoor lighting standards that will minimize glare, light trespass, and skyglow; conserve energy while maintaining nighttime safety, security, and productivity; protect the privacy of residents; minimize disturbance of wildlife; enhance the ambiance of the community; and ensure optimal viewing of spectacular night skies above Sanibel.

It is the intent of this section that all luminaires in the city be brought into compliance with the standards of this section in accordance with the timetable established in subsection (e).

To encourage the replacement of nonconforming outdoor lights, the issuance of a development permit, solely for outdoor lights, does not trigger compliance with code requirements unrelated to outdoor lighting.

Further, the issuance of a development permit for any purpose other than outdoor lighting will not require the replacement or removal of existing non-conforming outdoor lighting as a condition of authorizing such development permit, except in accordance with the timetable in subsection (e).

(b) *Applicability.* All new luminaires, regardless of whether a development permit is required, must comply with the standards of this section.

(1)

*All land uses.* A development permit is required to add or replace outdoor lights in the Gulf Beach or Bay Beach zones.

(2)

*Single family and duplex dwelling units located on an individual lot.* No development permit is required to reposition, replace or add outdoor lights in accordance with the standards of this section; however, an electrical permit may be required depending on the extent of the work.

(3)

*Other residential uses, including motels, cottages and other resort housing (regardless of structure type) and non-residential land uses.* A development permit is required to add, reposition, or replace outdoor lights mounted on poles higher than ten feet above the ground. In all other cases, no permit is required to add, reposition, or replace outdoor lights in accordance with the standards of this section.

(c) *Standards.* In addition to the standards for outdoor lights established in this subsection, there are standards for dock lighting in sections 126-888 et seq. and 126-96

Minimum setback standards and height limitations for outdoor lights are provided in sections 126-852 and 126-853.

- (1) All exterior lighting shall be designed and installed to prevent glare and light trespass. Light shall not be allowed to cause glare affecting motorists, bicyclists, or other users of roads, driveways, and bicycle paths. Light shall not trespass over property lines.

Only outdoor lights compliant with the standards of sections 126-998 and 126-999 and with the standards of sections 126-96 (for docks in the Bay Beach Zone) and 126-152 (for replacement lighting fixtures seaward of the 1974 Coastal Construction Control Line) are permitted in the Gulf Beach and Bay Beach zones.

- (2) Full cutoff fixtures must be used. Uplighting is prohibited. All outdoor lighting, including display, sign, building, parking lot, and aesthetic lighting, must use full cutoff fixtures, which shine light downward.
- (3) Functional equivalents allowed. Lights that are properly installed in an architectural space (such as under a porch roof or a roof overhang) which provides the functional equivalence of a full cutoff fixture, need not use full cutoff fixtures.
- (4) The illustrations contained in Appendix A to this section are intended to provide examples of fixtures and fixture positioning that comply (and that do not comply) with these standards, and are part of these regulations.
- (5) Mercury vapor lighting is prohibited. High pressure sodium lighting is permitted and encouraged.
- (6) Street lighting is, in general, inconsistent with Sanibel's rural character. No street lights shall be installed or maintained on private streets, roads, and rights-of-way.
- (7) In residential settings, motion-detecting security lighting is permitted and encouraged in order to maximize safety, minimize overall illumination, and conserve energy.
- (8) Parking lot lights for nonresidential land uses shall, individually and in aggregation with other outdoor lights, not exceed a maximum site illumination of ten footcandles, measured at two feet above ground level.

(d) *Exemptions.* The following are exempt from the requirements of this section:

- (1) All temporary emergency lighting needed by the police or fire departments or other emergency services, as well as all vehicular luminaires.
- (2) Lighting for public streets, roads, and rights-of-way, except that such lighting shall be reviewed in accordance with section 78-7, applying the policies set forth in Ordinance No. 00-10, as well as general policy 9 in the Plan for Scenic Preservation of the Sanibel Plan: "In order to maintain the dark sky of this nonurban community, minimize outdoor lighting."
- (3) All hazard warning luminaires required by federal or state regulatory agencies are exempt from the requirements of this subsection. Unless otherwise mandated, all luminaires used must be yellow/amber and must be shown to be as close as possible to the federally or state required minimum lumen output requirement for the specific task.

- (4) Holiday lighting, as specified in subsection 106-3(13).
- (5) The Sanibel Lighthouse light.

(e) *Nonconforming luminaires.* The following categories of outdoor lights must be brought into compliance with the standards of this section in accordance with the timetable provided.

- (1) Upon the effective date of Ordinance No. 00-10, all luminaires that direct light toward streets, bicycle paths, or parking lots that cause glare to motorists or cyclists shall be either shielded or redirected so that the luminaires do not continue to cause a potential hazard.
- (2) All luminaires, not identified in paragraph (1) above, shall be permitted to remain until January 1, 2015 \_\_\_\_\_. By this date, all outdoor lights shall be brought into compliance with the standards of this section.

However, any luminaire that replaces a lawfully existing luminaire, or any lawfully existing luminaire that is moved, must meet the standards of this section.

**SECTION 2.** Codification. This ordinance shall be deemed an amendment to Sanibel Code of Ordinances and shall be codified in the Sanibel Code of Ordinances as such an amendment.

**SECTION 3.** Conflict. All ordinances and parts of ordinances in conflict herewith shall be and the same hereby repealed. If any part of this ordinance conflicts with any other part, it shall be severed and the remainder shall have full force and effect and be liberally construed.

**SECTION 4.** Severance. If any section, subsection, sentence, clause, phrase or portion of this ordinance, or application hereof, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion or application hereof.

**SECTION 5.** Effective Date.

This Ordinance shall be effective immediately upon adoption.

**DULY PASSED AND ENACTED** by the Council of the City of Sanibel, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2014.

**AUTHENTICATION:**

\_\_\_\_\_  
Kevin Ruane, Mayor

\_\_\_\_\_  
Pamela Smith, City Clerk

**APPROVED AS TO FORM:**

Kenneth B. Cuyler      4/28/14  
Kenneth B. Cuyler, City Attorney      Date

Vote of Council Members:

Ruane \_\_\_\_\_  
Congress \_\_\_\_\_  
Denham \_\_\_\_\_  
Harrity \_\_\_\_\_  
Jennings \_\_\_\_\_

First Reading \_\_\_\_\_  
Publication Date \_\_\_\_\_  
Second Reading \_\_\_\_\_

Date Filed with City Clerk: \_\_\_\_\_

# Dark-Sky Ordinance Update

April 1, 2014

# History

- ▶ 6/6/2000 Sanibel City Council adopted Ordinance 00-10 by a vote of 3-2
- ▶ All new construction has been required to be built in compliance
- ▶ Beach front properties required compliance within 60 days of ordinance adoption
- ▶ January 1, 2015 compliance deadline for of all other (non beach front) properties

# Current Status

## Citizen Concerns

1. Safety
2. Availability of Compliant Fixtures
3. Misunderstanding and Confusion Regarding Compliance
4. Affordability
5. Enforcement

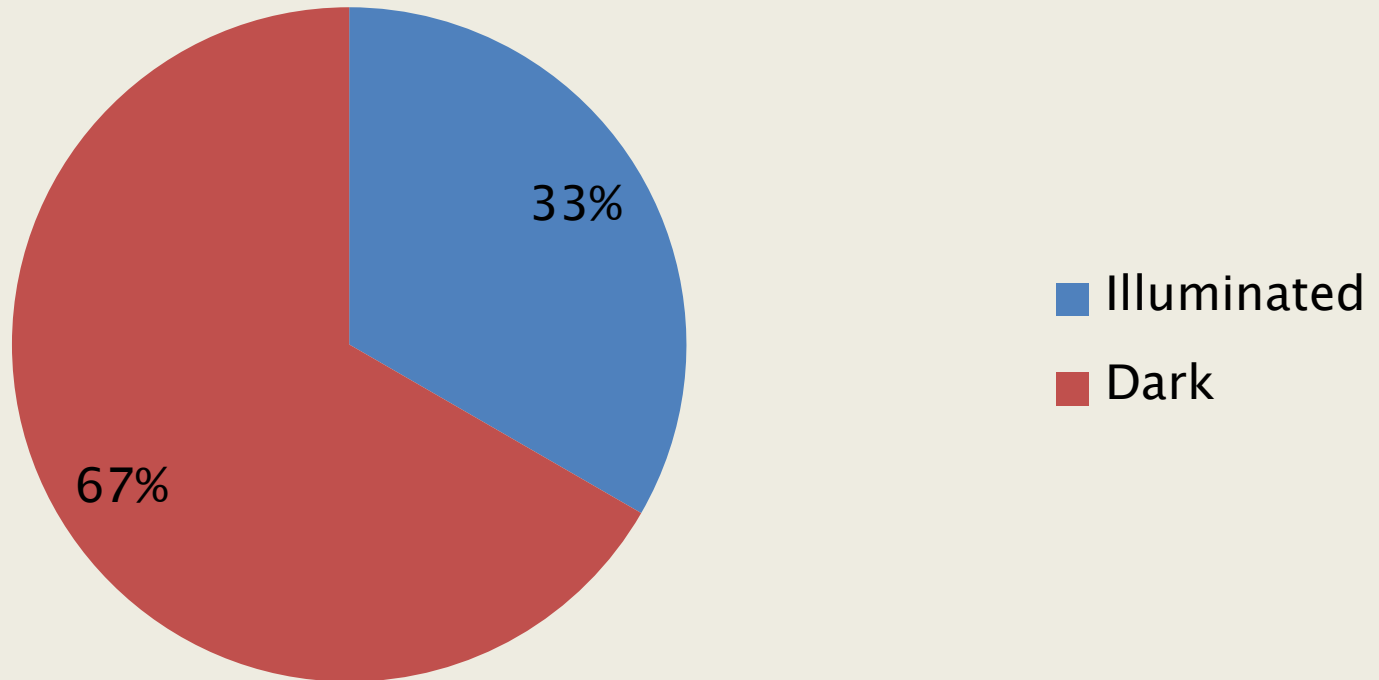
# Current Status

Steps that have taken place:

1. Vice Mayor Congress designated as point person
2. Phone conferences
  - a) The International Dark-Sky Association (IDA)
  - b) South Florida Chapter of IDA
  - c) Planning & Code Administrator for Flagstaff, Az (an internationally recognized Dark Sky community)
3. Presentation by Sanibel electrician reviewing available technology & available fixtures
4. Compliance field survey

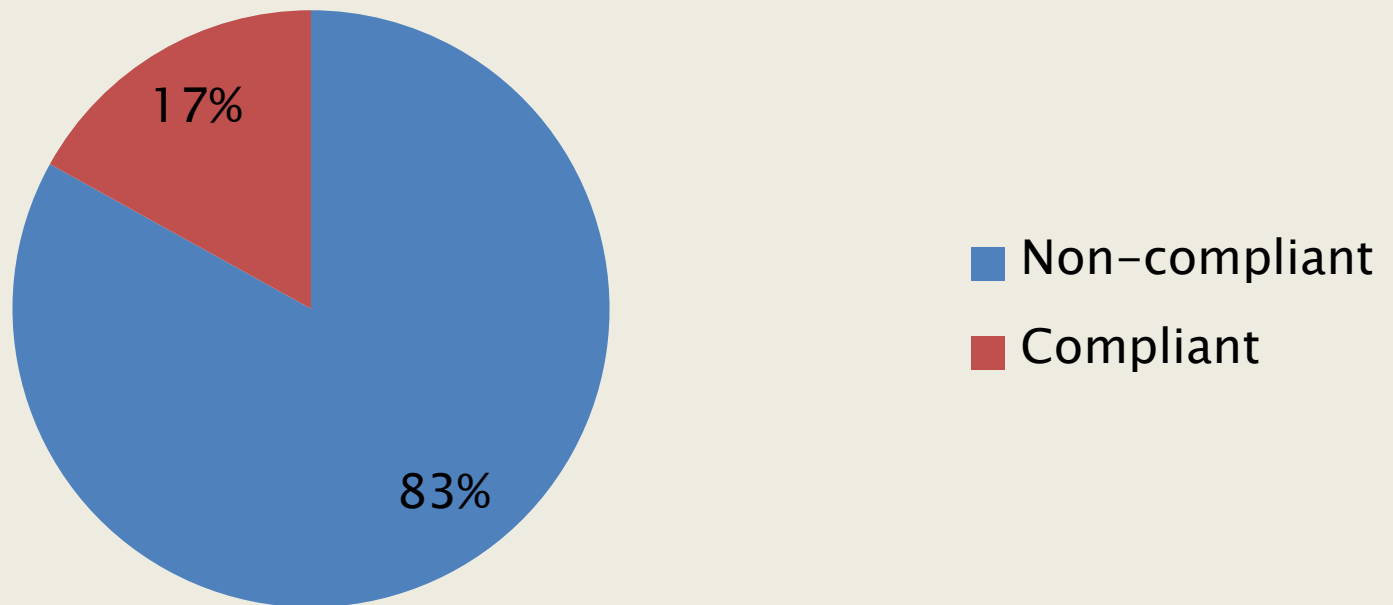
# Single Family Homes Sample A

## Percentage of Homes Illuminated



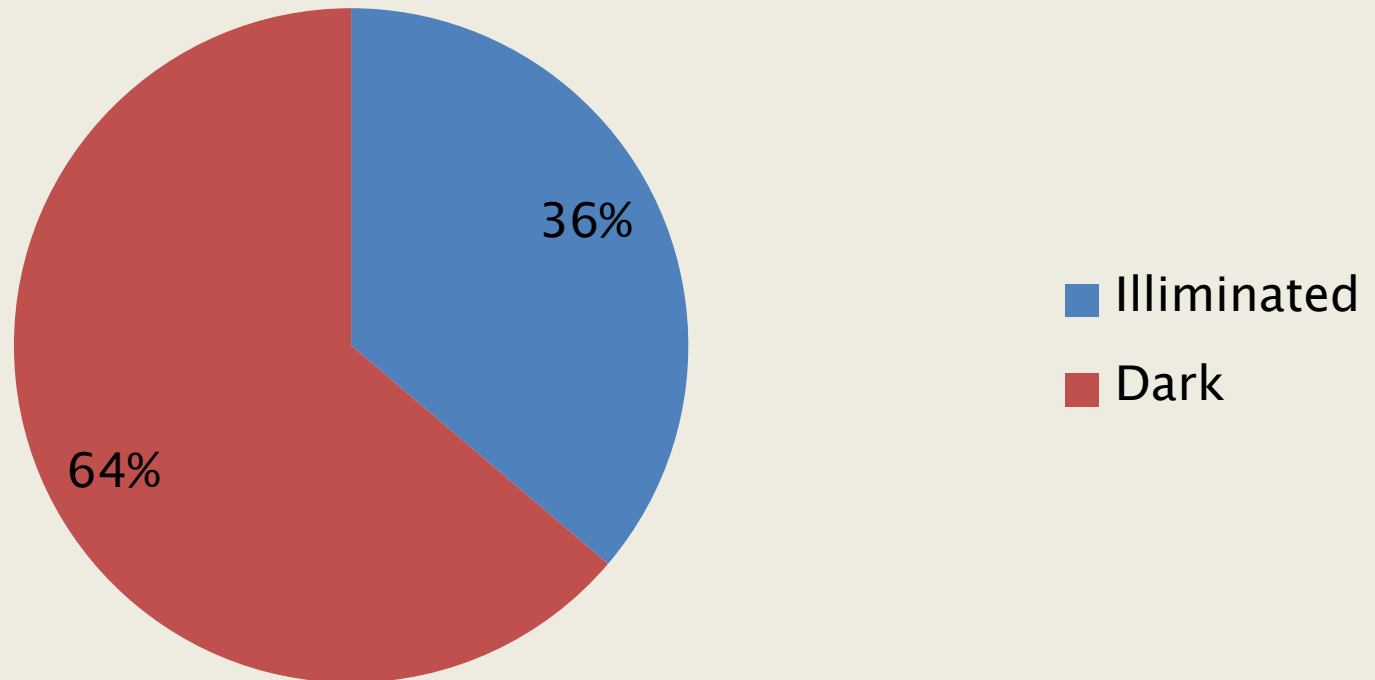
# Single Family Homes Sample A

## Percentage of Illuminated Homes Compliant vs Non-Compliant



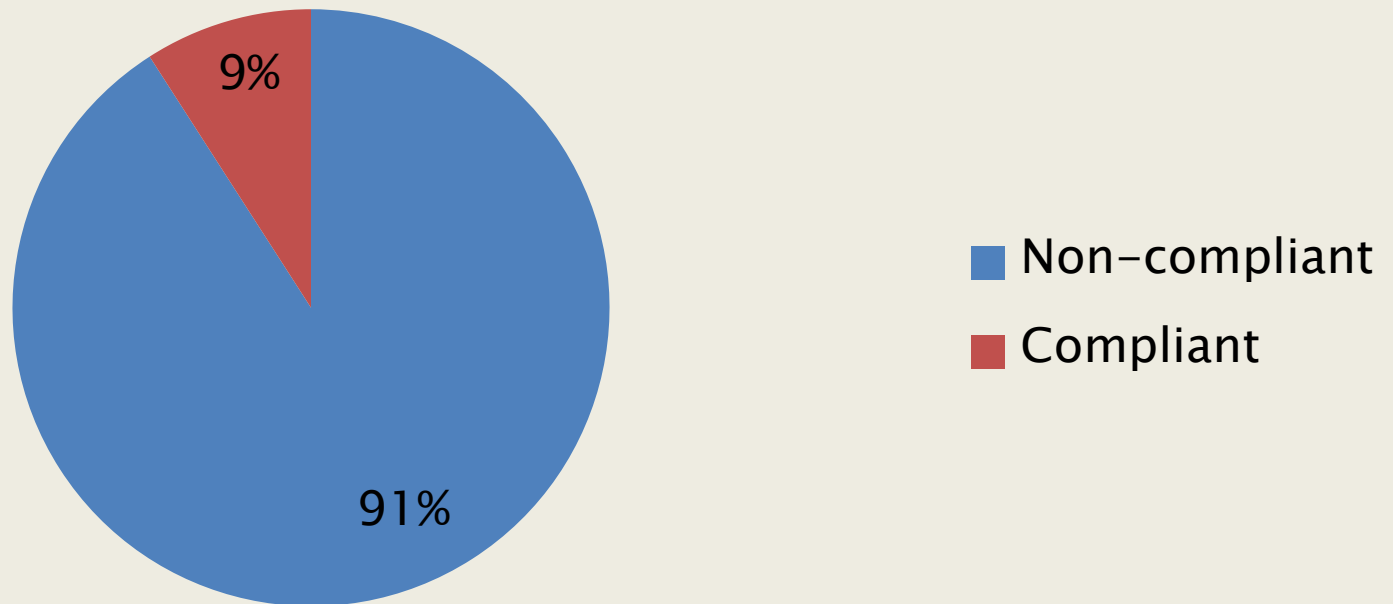
# Single Family Homes Sample B

## Percentage of Homes Illuminated



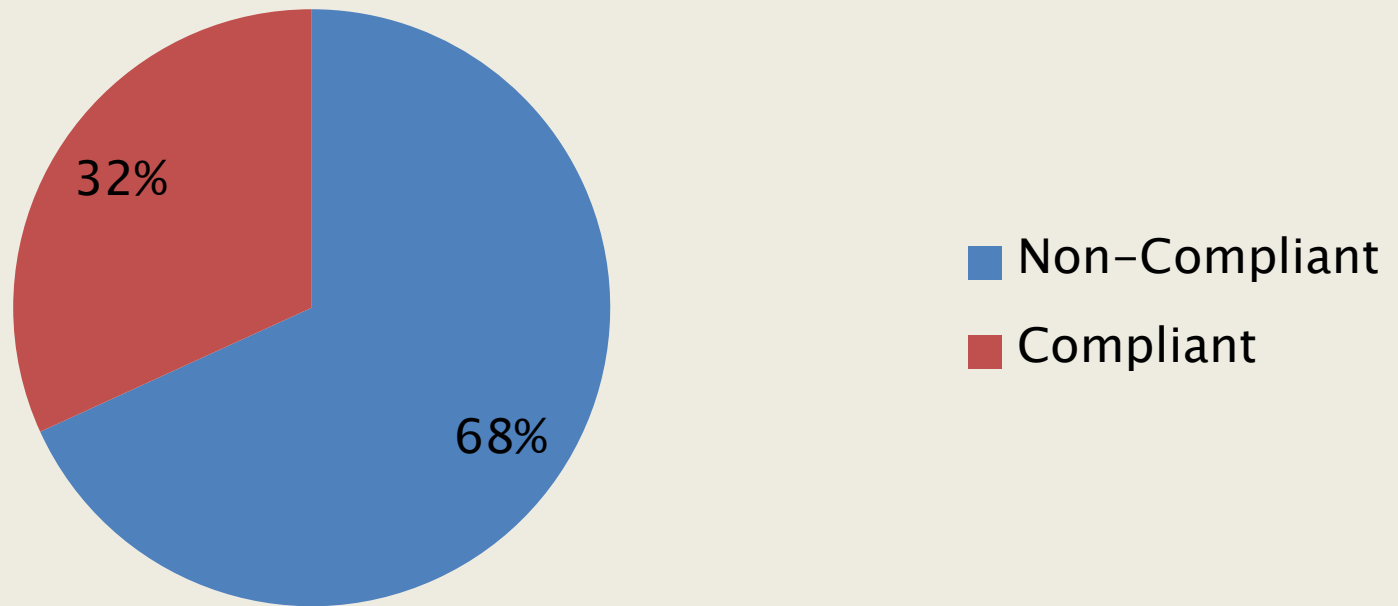
# Single Family Homes Sample B

## Percentage of Homes Compliant vs Non-Compliant



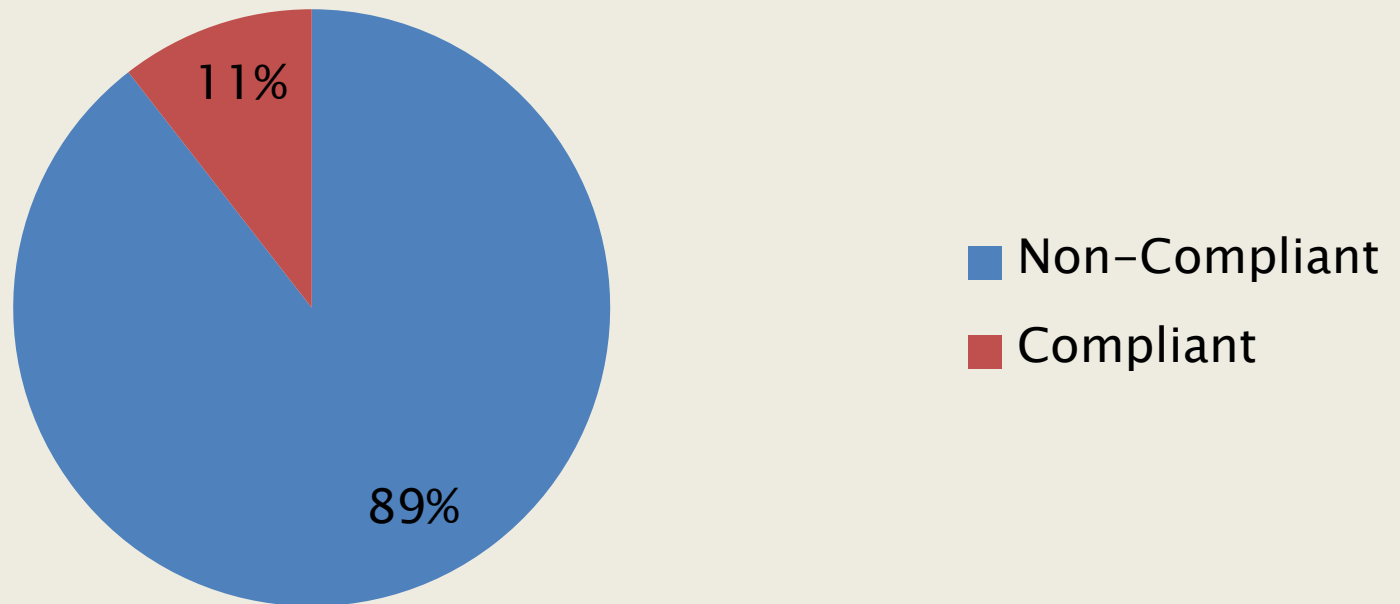
# Commercial & Institutional Findings

Properties  
(all illuminated)



# Resort Findings

## Properties (all illuminated)



# Options

- ▶ Retain Ordinance in Current Format
- ▶ Repeal Ordinance
- ▶ Modify Ordinance

# Modify Ordinance in three phases:

## PHASE I – Extend deadline to comply

1. Staff immediately prepare legislation to extend compliance
2. First reading prepared for May council meeting
3. Second reading at June meeting

# Modify Ordinance in three phases:

**PHASE 2**– Liaison and Staff research and recommend specific ordinance modifications

1. Consider community concerns
2. Examples of Exemptions to Consider
  - a) Small free standing solar lights
  - b) Certain existing fixtures
  - c) Certain stairwell lighting
  - d) Certain lights under roofs or car port
  - e) Other considerations

# Modify Ordinance in three phases:

**PHASE 3** – Develop a comprehensive community education and outreach plan to ensure compliance

**CITY OF SANIBEL  
ORDINANCE NO. 14-007**

**AN ORDINANCE AMENDING THE SANIBEL CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 86 DEVELOPMENT STANDARDS, ARTICLE II SITE PREPARATION, SECTION 86-42 DETERMINATION OF IMPERMEABLE COVERAGE; BY AMENDING SAID SECTION TO ALLOW, UNDER CERTAIN CONDITIONS, THE USE OF PERMEABLE PAVERS WITHIN THE DRIVEWAYS AND PARKING AREAS OF SINGLE-FAMILY, DUPLEX AND TRIPLEX RESIDENTIAL DEVELOPMENT TO BE CONSIDERED ONE HUNDRED PERCENT (100%) PERMEABLE; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City has adopted a Land Development Code to implement the goals, objectives, and limitations of the *Sanibel Plan*; and

**WHEREAS**, a procedure has been established to revise and amend regulations contained in the Land Development Code in a manner consistent with the *Sanibel Plan*; and

**WHEREAS**, City Council deems it necessary to make such revisions, as contained in this ordinance; and

**WHEREAS**, all required public notices and public hearings for such revisions have been properly given and held; and

**WHEREAS**, such revisions have been referred to the Planning Commission for a recommendation and the Planning Commission has found such revisions and this Ordinance to be consistent with the *Sanibel Plan*;

**NOW, THEREFORE**, be it ordained by the Council of the City of Sanibel, Florida that:

**SECTION 1.** The Code of Ordinances of the City of Sanibel, Chapter 86 Development Standards, Article II Site Preparation, Section 86-42 Determination of Impermeable Coverage, is hereby amended to read as follows with underlining indicating additions and strikethroughs indicating deletions:

In residential developments, it is deemed to be desirable to encourage sand and shell driveways and parking areas, because the more natural appearance of such substance is more in harmony with the character of the city as a whole and its emphasis on environmental and aesthetic priorities. The same factors apply to the use of sand and shell within higher density, larger, multi-family residential, mixed-use and commercial development as well. However, the use of such substances in high traffic

projects also entails some inconvenience and maintenance problems in wet weather conditions.

It is similarly deemed desirable to encourage the use of permeable pavers within low density, small scale residential developments such as single family, duplex and triplex because permeable pavers offer an attractive alternative to sand and shell driveways in that permeable pavers can, under appropriate conditions, contribute to the improved handling and treatment of onsite stormwater runoff. In light of the considerations in this section, the following rules shall apply in the determination and limitation of the area of a lot or parcel which may be covered with impermeable surfaces:

- (1) For residential developments, sand or shell driveways and parking areas shall be deemed to be 100 percent permeable, provided that the slope of such surfaces does not exceed one to 12, vertical to horizontal; that is, such areas shall not be counted in the determination of coverage by impermeable surfaces.
- (2) For nonresidential developments, and for developments containing both commercial and residential uses on the same lot or parcel, sand or shell driveways, parking areas, loading areas, and turnaround areas shall be deemed to be 50 percent permeable, provided that the slope of such surfaces does not exceed one to 12, vertical to horizontal; that is, only one-half of such surface areas shall be counted in the determination of coverage by impermeable surfaces.
- (3) For the purposes of this section, the term "driveway and parking area" shall mean that area necessary to provide for safe and convenient access and off-street parking accommodation for the number of vehicles required for the specific use.
- (4) For all new and existing single-family, duplex and triplex residential developments in conformance with the maximum allowed developed area requirements of this Land Development Code, the use of permeable pavers for driveways and parking areas, and the replacement of existing sand, shell, asphalt, brick or concrete driveways and parking areas with permeable pavers, shall be deemed

to be 100 percent permeable, and such areas shall not be counted in the determination of coverage by impermeable surfaces provided that:

a. the pavers are installed to the manufacturer's specifications and are not less than 50% permeable;

b. the slope of such surfaces does not exceed one to 12, vertical to horizontal;

c. a vegetated landscaped buffer at least 10 feet in depth is provided on each side of the driveway, unless the driveway is existing, and is located closer than 10 feet to a side property line, and cannot be relocated in order to comply with this requirement, then the buffer on the one side of the driveway can be less than 10 feet in depth;

d. the required vegetated landscaped buffer areas shall not consist of primarily sod. All installed landscape buffers shall be subject to the maintenance standards of Land Development Code Section 122-75 and the Traffic visibility at driveway intersections requirements of Land Development Code Sec. 126-935.

e. native plant species shall comprise no less than seventy-five percent (75%) of the required vegetated landscape buffer and shall otherwise comply with the required types, numbers, varieties and installation standards of Land Development Code Sections 122-73 and 74.

f. the driveway shall not be curbed or blocked along its sides in order to ensure that stormwater is allowed to drain into the adjacent vegetated landscape buffer;

g. where there is a shared use path, the paver driveway must stop at and abut the interior edge of the path in order to allow for a continuous pathway without any changes in either height or texture;

h. where there is no shared use path, the paver driveway must stop at and abut the paved edge of the roadway, matching the elevation of the roadway at their juncture. The property owner shall be responsible for normal maintenance and repair of the paver driveway; but the City shall either pick-up or replace any disturbed pavers to match the roadway surface whenever the City repaves or resurfaces the roadway; and

i. The City reserves the right to address the use of pavers on driveways and parking areas for residential duplex and triplex structures, on a case by case basis, in order to accommodate the variety of parking layouts that exists or may be employed by such structures and to ensure that the intent of this section is achieved.

~~(53)~~ All other nonnatural surfaces shall be deemed to be 100 percent impermeable unless a developer demonstrates by engineering report or other competent evidence that the surface is less than 100 percent impermeable.

~~(6)~~ Nothing in this section shall relieve the property owner from the need to meet all other provisions and requirements of this Land Development Code. Furthermore, the use of permeable pavers shall neither create nor further any nonconformity.

~~(74)~~ For all buildings, up to a four-foot roof overhang shall not count toward impermeable surface coverage, except for impermeable surfaces located under such overhang.

**SECTION 2.** Codification.

This ordinance shall be an amendment to the Code of Ordinances of the City of Sanibel. In Chapter 86 of Subpart B of Part II of the Sanibel Code of Ordinances, Section 86-42 of Article II is hereby amended.

**SECTION 3.** Conflict.

All ordinances and parts of ordinances in conflict herewith shall be and the same are hereby repealed. If any part of this ordinance conflicts with any other part, it shall be severed and the remainder shall have full force and effect and be liberally construed.

**SECTION 4.** Severance.

If any section, subsection, sentence, clause, phrase or portion of this ordinance or application hereof, is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion or application hereof.

**SECTION 5.** Effective date.

This ordinance shall take effect immediately upon adoption.

**DULY PASSED AND ENACTED** by the Council of the City of Sanibel, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2014

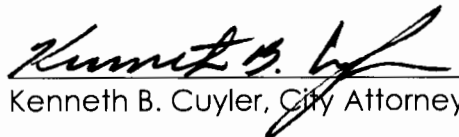
AUTHENTICATION:

AUTHENTICATION:

\_\_\_\_\_  
Kevin Ruane, Mayor

\_\_\_\_\_  
Pamela Smith, City Clerk

APPROVED AS TO FORM:

  
Kenneth B. Cuyler, City Attorney

5/28/14  
Date

Publication and Hearing Dates:

Section 163, F.S. Publication Date: \_\_\_\_\_, 2013

Date of First Public Hearing: \_\_\_\_\_, 2013

Section 163, F.S. Publication Date: \_\_\_\_\_, 2013

Ordinance Publication Date: \_\_\_\_\_, 2013

Date of Second Public Hearing: \_\_\_\_\_, 2013

Vote of Council Members:

|          |       |
|----------|-------|
| Ruane    | _____ |
| Congress | _____ |
| Denham   | _____ |
| Harrity  | _____ |
| Jennings | _____ |

Date filed with the City Clerk: \_\_\_\_\_

RESOLUTION NO. 14-10

CITY OF SANIBEL  
PLANNING COMMISSION

**A RESOLUTION RECOMMENDING THAT CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE SANIBEL CODE OF ORDINANCES, SUBPART B, LAND DEVELOPMENT CODE, CHAPTER 86 DEVELOPMENT STANDARDS, ARTICLE II SITE PREPARATION, SECTION 86-42 DETERMINATION OF IMPERMEABLE COVERAGE; BY AMENDING SAID SECTION TO ALLOW, UNDER CERTAIN CONDITIONS, THE USE OF PERMEABLE PAVERS IN DRIVEWAYS AND PARKING AREAS OF SINGLE-FAMILY, DUPLEX AND TRIPLEX RESIDENTIAL DEVELOPMENT TO BE CONSIDERED ONE HUNDRED PERCENT (100%) PERMEABLE; PROVIDING FOR CONFLICT AND SEVERANCE; PROVIDING FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE. APPLICATION NO. 14-7983LDC.**

**WHEREAS**, a public hearing on the proposed ordinance referenced in the above title was legally and properly advertised and held on May 27, 2014 before the Sanibel Planning Commission; and

**WHEREAS**, the Planning Commission has heard and considered comments and recommendations from the Planning Department staff, the Land Development Code Review Subcommittee and the public; and

**WHEREAS**, the Planning Commission finds the proposed amendment to be consistent with the Sanibel Plan; and

**WHEREAS**, the Planning Commission may recommend to the City Council amendments to regulations of the Land Development Code, in accordance with the following standards, as set forth in LDC Section 82-241:

- (1) *The Planning Commission shall make reference to the Sanibel Plan to determine if the proposed amendment to the land development regulations is consistent with the intent and purpose of the Sanibel Plan.*
- (2) *The Planning Commission shall determine whether the proposed amendment:*
  - a. *Will encourage the most appropriate use of land and City resources, consistent with the public interest;*
  - b. *Will prevent the overcrowding of land and avoid the undue concentration of population;*
  - c. *Will adversely affect the development of adequate and efficient provisions for transportation, water, sewage, schools, parks, recreation facilities, and the environmental, social and economic resources of the city;*
  - d. *Will adversely affect the character and stability of the present and future land use and development of the community;*
  - e. *Will adversely affect orderly growth and development;*

- f. Will preserve, promote, protect and improve the public health, safety and general welfare of the community; and
- g. Is consistent with the City Charter.

(3) If the Planning Commission determines that a proposed amendment is inconsistent with the Sanibel Plan or its intent and purpose, the Planning Commission may, nevertheless, recommend approval of the proposed amendment, along with a corresponding amendment to the Sanibel Plan, if the Planning Commission determines that the proposed amendment should be approved based upon a consideration of all of the factors specified in subsection (2) of this section.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission finds that proposed Ordinance No. 14-007 is consistent with the Sanibel Plan and meets the above referenced requirements and recommends that the City Council adopt said Ordinance, the title of which is provided herein this Resolution.

The foregoing Resolution was adopted by the Planning Commission upon a motion by Chuck KETTAMAN and seconded by Phil MARKS and the vote was as follows:

|                |                 |                    |            |
|----------------|-----------------|--------------------|------------|
| Chris Heidrick | <u>YES</u>      | Holly Smith        | <u>YES</u> |
| Chuck Ketteman | <u>YES</u>      | John Talmage       | <u>YES</u> |
| Tom Krekel     | <u>EXCLUDED</u> | Michael Valiquette | <u>YES</u> |
| Phillip Marks  | <u>YES</u>      |                    |            |

DULY PASSED AND ADOPTED this 27<sup>TH</sup> day of May 2014.

**SANIBEL PLANNING COMMISSION**

Signed:  5/27/2014  
 Michael Valiquette, Planning Commission Chair Date Signed

Approved As To Form:  5/22/14  
 Kenneth B. Cuyler, City Attorney Date Signed

Date Filed With City Manager: 5/27/2014

## 2013/2014 COUNCIL LIAISONS

APPROVED May 07, 2013

REVISED January 07, 2013

| <b><u>National/Regional</u></b>                              | <b><u>City of Sanibel Representative</u></b> |
|--|--|
| <b><u>Charlotte Harbor Policy Committee</u></b>              |  |
| Florida Municipal Insurance Trust Board of Directors         | Kevin Ruane                                  |
| Florida Municipal Insurance Investment Fund Chair            | Kevin Ruane                                  |
| National League of Cities Voting Delegate                    | Jim Jennings                                 |
| Florida League of Cities Mayor's Round table                 | Kevin Ruane                                  |
| Florida League of Mayors Board of Directors                  | Kevin Ruane                                  |
| Florida League of Cities Voting Delegate                     | Mick Denham                                  |
| Florida League of Cities Environmental & Energy Committee    | Mick Denham                                  |
| Florida League of Cities Nominating Committee                | Mick Denham                                  |
| SW Florida League of Cities (Vice Chair)                     | Mick Denham                                  |
| <b><u>Lee County Committees for Council</u></b>              |  |
| Horizon Council  | Doug Congress                                |
| Metropolitan Planning Organization (MPO)                     | Kevin Ruane/Mick Denham (alternate)          |
| Metropolitan Planning Organization (MPO) Executive Committee | Kevin Ruane                                  |
| SW Florida Regional Planning Council                         | Doug Congress                                |
| Tourism Development Council (TDC)                            | Kevin Ruane                                  |
| Lee County Mayor's Council                                   | Kevin Ruane                                  |
| Toll Study Committee   | Doug Congress                                |
| Lee County School District                                   | Doug Congress                                |
| <b><u>Sanibel Committees/Functions</u></b>                   |  |
| CHR  | Mick Denham                                  |
| Coast & Island Community Land Trust (CHR)                    | Mick Denham                                  |
| Chamber Governmental Affairs Committee                       | Kevin Ruane                                  |
| Recreation Financial Assistance Program                      | Doug Congress                                |
| Historical Committee   | Marty Harrity                                |
| Historical Museum & Village, Inc.                            | Marty Harrity                                |
| Planning Commission  | Doug Congress                                |
| Vegetation Committee   | Jim Jennings                                 |
| Employee Dependent Scholarship Committee                     | Jim Jennings                                 |
| Audit Committee (sunset)                                     | Kevin Ruane                                  |
| Contractors Review Board                                     | Jim Jennings                                 |
| General Employee Pension Board                               | Doug Congress/Kevin Ruane                    |
| Police Pension Board   | Mick Denham                                  |
| Causeway Toll Project  | Doug Congress                                |
| Redevelopment Project  | Kevin Ruane                                  |
| Redevelopment Needs Assessment                               | Mick Denham                                  |
| <b><u>Lee County Committees for Staff or Citizens</u></b>    |  |
| Blind Pass Management & Coastal Advisory                     | James Evans                                  |
| Charlotte Harbor Natural Estuary Program                     | James Evans                                  |
| Disaster Recovery Task Force                                 | Chief Tomlinson                              |
| Technical Advisory to MPO                                    | Keith Williams /Ben Pople                    |
| *Citizen Advisory to MPO (CAC)                               | Joseph Modelli                               |
| Bicycle Pedestrian Coordinating Committee MPO)               | Steve Avakian                                |
| Traffic Management & Operations Committee (MPO)              | Scott Krawczuk/Keith Williams                |
| Lee County Beach Preservation Task Force                     | James Evans                                  |
| *Public Parks & Recreation Services Advisory                 | Jean Baer                                    |
| *Regional Harbor Board                                       | Darla Letourneau                             |
| *Human Services Council                                      | Jean Ann DeWalt                              |

### **Lee County Committees with Staff or Citizen representative (\*citizen appointed directly by Lee County Board of County Commissioners)**

## Residential Conservation

Consider these easy ways

YOU can help to protect our local waters:

### ✓ **Dispose of Waste Properly**

Improper disposal of oil-based paints, mineral spirits, pool chemicals, pesticides, or other home chemicals can pollute our sensitive Sanibel environment. Did you know that used automobile batteries and fluids can be returned to an auto parts shop?

Other household waste items can be dropped off at the

### **LEE COUNTY HOUSEHOLD CHEMICAL WASTE FACILITY**

6441 Topaz Court Fort Myers, FL 33966  
(239) 533-8000

For more information about hazardous waste disposal please call the City of Sanibel Public Works Department (239) 472-6397 or visit

<http://www.mysanibel.com> and click on Public Works Department.

### ✓ **Protect Your Storm Drain**

Water in storm drains does not go to the water treatment plant! Pollutants entering storm drains end up in our canals and coastal waters. Maintain a "fertilizer-free" zone around all storm drains and be sure that pet waste and yard clippings near storm drains are picked up and disposed of properly.

For additional information visit NPDES <http://www.leegov.com>

## Stormwater pollution

Stormwater runoff is one of the greatest threats to water quality in Florida.



Stormwater runoff is rain that does not soak into the ground where it falls. This water runs off yards, streets, and parking lots into storm sewers or waterways and carries a variety of pollutants including:

- Illicit discharge
- Fertilizers
- Yard waste
- Paint
- Gasoline/Motor oil
- Pesticides/Weed Killers
- Pet Wastes
- Detergents and Soaps
- Other pollution/hazardous wastes

## To Report an Illicit Discharge

Call the  
**City of Sanibel Police Department**  
**(239) 472-3111**

Every action we take in our homes and yards affects our water and wildlife resources. Storm drains along Sanibel's neighborhood streets. Drain into roadway swales, canals, and wetlands and end up in our estuaries, bay and Gulf waters. This is the same water we drink and enjoy recreationally. As individuals, and collectively, we CAN protect Sanibel's fragile estuaries and wildlife, and continue to enjoy our sanctuary island!

If you have any questions about a possible illicit discharge, please call the City of Sanibel Public Works Department (239) 472-6397 or visit <http://www.mysanibel.com> and click on Public Works Department.

## Identifying and Reporting

# Illicit Discharge



### A Homeowners Guide to:

- Recognizing Illicit Discharges
- Sanitary Sewage Pollution
- Stormwater Pollution
- Residential Conservation
- Reporting Illicit Discharges



## What is Illicit Discharge?

An Illicit Discharge is ANY disposal, emptying, or dumping of any substance other than rainfall into the stormwater drainage system. Pollutants entering Sanibel's storm water system do not flow to the water treatment plant, they empty into our local canals, wetlands, fragile estuaries, bays and Gulf waters! Chemicals and nutrients become stormwater pollution as they are soaked up by the passing water. The stormwater is harmful and can lead to algae blooms, resulting in hypoxia and other impacts to fish and wildlife.

Water quality is important to improve and sustain the wonderful waters of Sanibel for future generations to enjoy. Keeping this ecosystem and fishery healthy is critical to protecting the quality of life of the Island's residents and wildlife, as well as our local economy



Photo Credits: EPA Website

## Sanitary Sewer System

The Sanitary Sewer System takes our waste away from our homes to the sewage treatment plant. The waste is moved through a gravity system collection and lift stations. There are 126 lift stations throughout the island. When non-sewer objects such as diapers, clothing and other non-degradable objects are improperly disposed of in the sanitary sewer system lift stations can become backed up and cause a flood in your home and the surrounding environment. This type of clean up is very costly. Please properly dispose of wastes.

A clogged sewer system can over flow and can flood your house and the environment with sewer waste. Clean up can cost can be extremely expensive.



## Disposing Cooking Waste

Cooking oil and grease are wastes that the sewer system cannot handle and should not be discarded down the sink. Dumping grease, fats, and oil can clog sewer lines, causing sewage back-ups and flooding. Sewage back-ups can damage personal property, public property, and also the surrounding environment.

**DO NOT** dump cooking oil, poultry fat and grease into the kitchen sink or the toilet bowl.

**DO NOT** use hot water and soap to wash grease down the sink, because it will cool and harden in your pipes or in the sewer down the line.

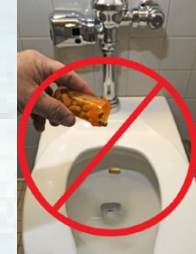


**DO** place cooled cooking oil, poultry and meat fats in sealed non-recyclable containers and discard with your regular garbage.

**DO** use paper towels to wipe residual grease or oil off of dishes, pots and pans prior to washing them.

## Disposing Pharmaceuticals

Flushing medications down the toilet or throwing them into your trash can also be harmful to our environment. These pharmaceuticals can end up in our water system .



Islanders have two options for properly disposing of expired prescription, over-the-counter medications, needles and "sharps."

- Island Pharmacy accepts pharmaceuticals and "sharps" for proper disposal daily.

[Island Pharmacy, 2330 Palm Ridge Road #12, Sanibel, FL 33957 \(239\) 472-6188,](#)

- Lee County Sheriff's Office has a prescription drug drop-off box open Monday through Friday from 7:30 a.m. to 5:30 p.m. **Syringes cannot be disposed here.**

[14750 Ben C. Pratt Six-Mile Cypress Parkway](#)

[Fort Myers, FL 33912 \(239\) 477-1000](#)

# CLEAN WATER IS SANIBEL



June 9, 2014

Daniel O'Keefe, Chairman  
South Florida Water Management District  
3301 Gun Club Road  
West Palm Beach, FL 33406

Re: Request from Lee County Mayors to Reassess the Adaptive Protocols for Lake Okeechobee Operations

Dear Chairman O'Keefe:

The five Mayors of Lee County urge the South Florida Water Management District to reassess the Adaptive Protocols for Lake Okeechobee to address the shortcomings in the protocols that unilaterally cut off or restrict freshwater releases from Lake Okeechobee to the Caloosahatchee when there is little to no chance of water shortage; no other ecosystems are being harmed; and permitted users are not experiencing water shortage cutbacks.

This year provided a perfect example of how the limited flexibility in the current Adaptive Protocols resulted in guidance that conflicts with real-time conditions and negatively impacts the Caloosahatchee, when no other natural systems or permitted users are being harmed. In January, the Protocols triggered freshwater cutbacks to the Caloosahatchee that resulted in average salinities exceeding the 10 psu Minimum Flow and Level (MFL) "harm" threshold in the upper estuary. Fortunately, localized rainfall at the end of January restored flows to the Caloosahatchee and reduced salinities below the harm threshold. Since April when the Lake elevation crossed into the Base Flow Sub-band of LORS 2008, the Adaptive Protocols recommended "no releases" to the Caloosahatchee despite the Lake being higher than desired; a preferred recession rate of 0.50 feet per month for the ecology of the Lake; the short and long-term meteorological forecasts predicting "wet" to "very wet" conditions; and the needs of the Caloosahatchee for additional flow to maintain salinity within the upper estuary below the 10 psu harm threshold.

The C-43 West Basin Reservoir is the primary Prevention and Recovery Strategy for the Caloosahatchee MFL. This year now marks the seventh consecutive year of MFL violations, resulting in "serious harm" to the resource as defined in 40E-8, F.A.C. We are pleased that the Water Resources Reform and Development Act (WRRDA) passed the U.S. House and Senate and that the Governor's budget includes \$18 million for the C-43 Reservoir. However, realistically it will still be a minimum of five years before the Caloosahatchee estuary realizes the benefits of this project. While we continue to wait for the C-43 Reservoir to be constructed, there must be an interim strategy for providing minimal freshwater releases to the estuary. This is critical to prevent further harm to the estuarine ecosystem and the economies of our coastal communities. We feel that the Adaptive Protocols are the appropriate

mechanism for providing the minimum flows necessary to meet the Caloosahatchee MFL salinity targets.

We respectfully request that the Adaptive Protocols be revisited to address the inherent inequity that cuts off freshwater releases to the Caloosahatchee prior to cutting back other users and consider the following additional recommendations:

- Identify areas within the transitional periods between the wet and dry seasons where additional operational flexibility can be implemented to minimize the impacts of too much or too little water being discharged to the estuary;
- Consider a modified flow chart that does not cut off or limit any one user, natural system, or permittee;
- Establish uniform evaluation criteria for water rationing for Lake Okeechobee Service Area (LOSA) permittees and natural systems of 10.5 feet for both (currently LOSA is 10.5 feet and the Caloosahatchee is 11 feet);
- Instead of establishing an optimum demand for permitted users and a MFL (harm standard) for natural systems, create a non-harm target proxy for the Caloosahatchee;
- Incorporate an implementable Prevention & Recovery Strategy for the Caloosahatchee so that operations are changed as a result of any MFL exceedence.


The stated goal of the Adaptive Protocols is “To provide maximum flexibility to operate the system for benefit of all users.” Unfortunately, that outcome has not been achieved for natural systems and we recommend revisions that will address this inequity.

We want to thank you for your leadership and hope that you will consider supporting our request.

Sincerely,



Ben Nelson Jr., Mayor  
Bonita Springs



Randall P. Henderson Jr., Mayor  
Fort Myers



Marni L. Sawicki, Mayor  
Cape Coral

\*Awaiting Signature

Anita T. Cereceda, Mayor  
Fort Myers Beach



Kevin Ruane, Mayor  
Sanibel

\* DRAFT denotes awaiting signature

C.c.: Kevin Powers, Vice Chairman  
Rick Barber  
Sandy Bachelor  
Mitch Hutchcraft  
James Moran  
Juan Portuondo  
Glenn Waldman  
Blake Guillory, Executive Director

DRAFT

**PROPOSED FY 2013-2014  
CITY COUNCIL GOALS  
APPROVED NOVEMBER 05, 2013**

- I. CONTINUE THE CITY'S REDEVELOPMENT WORK PLAN**
  
- II. SUSTAIN AND STRENGTHEN THE CITY'S FINANCIAL STABILITY**
  
- III. IMPROVE WATER QUALITY**

**FY 2013-2014  
CITY COUNCIL GOALS**

**I. REDEVELOPMENT WORK PLAN FOR THE COMMERCIAL DISTRICT**

**Continue the City-wide redevelopment work plan by focusing on the future success and stability of the Island's Commercial District as it relates to the existing mix of retail and service uses that accommodate fulltime and seasonal residents and visitors of Sanibel. As an outcome of this work plan and effort Staff will:**

- Develop an area referred to as the “Civic Core,” which would incorporate architectural and environmental design standards that reinforces the natural rural and residential character of the community, eases traffic and parking congestions, and provides for a centralized area for community events and gatherings
- Update specific redevelopment zoning and land use requirements that consider the evolution of our community and are consistent with the community's vision statement and Sanibel Plan. The specific land use issues will include permitted uses, parking, interconnectivity, non-conforming structures and setbacks

## **II. SUSTAIN THE STRENGTH OF THE CITY'S FINANCIAL STABILITY**

**Develop a long-term debt early retirement plan, identify adequate reserves to sustain the City and identify a policy to adequately track and better evaluate potential revenue that might come from Causeway toll revenues**

- Continue to evaluate options to retire the City's debt in order to reduce annual fixed costs and produce substantial finance cost savings for taxpayers
- Evaluate current reserves to determine and identify a policy to adequately ~~to~~ determine appropriate levels based on risk factors, access to liquidity, insurance deductibles and current condition based on historical values
- Develop a process for evaluating, communicating and collecting toll revenues from Lee County that allows for open dialog and transparency between staffs

## **II WATER QUALITY and QUANTITY**

### Local

- Continue the education campaign for the responsible use of fertilizer in concert with Lee County, local municipalities, and other partners with the objective of enhancing public awareness
- Work with local and State legislators to reduce the impact of unreliable septic systems impact on the Caloosahatchee River and estuary

### Regional

- Support all legislative actions which reduce freshwater releases from Lake Okeechobee that impact the St. Lucie and Indian River Lagoon and Caloosahatchee River and estuary

### Federal or National

- Work with Federal representatives to approve and fund WRDA and associated water projects

## MEMORANDUM

**DATE:** June 17, 2014  
**TO:** City Council  
**THROUGH:** City Manager Judie Zimomra  
**FROM:** Recreation Director Andrea Miller  
**RE:** Utilization of Lee County Impact Fees

### Background

Recently, Staff was notified by Lee County that there was a balance of approximately \$17,000 that had accumulated in the Sanibel Impact Fee District to be spent on NEW park facilities and/or equipment (\$2,000 of those dollars must be spent by September 30, 2014 or they will be forfeited). The impact fee dollars cannot be spent to replace or improve something existing. The selected project would go before the Lee County Board of Commissioners for approval at their August 5<sup>th</sup> meeting. Upon Board approval, the City would move forward to have the selected project completed by September 30, 2014.

### Status

Staff has applied for several local grants with the plan to upgrade the Community Park playground with a "toddler section" which is a request we often receive from users. To date, the total amount we have received in grants is \$1,000 (from Kiwanis) which when combined with the \$17,000 in impact fees is still below the amount needed for the new toddler play equipment. The new toddler section would be approximately \$29,700 not including fencing (\$15,200 for equipment, mulch, border and installation, plus \$14,500 for a shade structure plus the cost for fencing).

### Options

- A. Proceed with the installation of the toddler lot at Community Park with less pieces of equipment and supplement as more funds become available.
- B. Proceed with the installation of the full toddler lot at Community Park & fund the difference from the contingency fund.
- C. Installation of a picnic shelter over the existing concrete pad at Roadside Park (we are currently obtaining price quotes and based upon other projects we anticipate it would be in the \$17,000 - \$20,000 range). As the only free public parking lot on the island, this park is being used with increased frequency by off-island bikers as well as by on-island workers for lunch and by visitors for picnics. In addition to parking, the park has a drinking fountain but no restrooms.
- D. We also have the option, that the staff does not recommend, to forfeit the \$2,000 of impact fees.

CC: Public Works Director Keith Williams  
Finance Director Sylvia Edwards  
City Attorney Ken Cuyler



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301 South Bronough Street • Suite 300 • P.O. Box 1757 • Tallahassee, FL 32317 • (850) 222-9684 • Fax (850) 222-3806 • www.floridaleagueofcities.com

CITY OF SANIBEL  
ADMIN./LEGIS.

TO: Municipal Key Official  
FROM: Michael Sittig, Executive Director  
DATE: May 19, 2014

SUBJECT: 88th Annual FLC Conference –“*Cities take on Technology*”  
VOTING DELEGATE AND RESOLUTION INFORMATION  
August 14-16, 2014 – Westin Diplomat, Hollywood

As you know, the Florida League of Cities’ Annual Conference will be held at the Westin Diplomat, Hollywood, Florida on August 14-16. This year we are celebrating “*Cities take on Technology*”, which will provide valuable educational opportunities to help Florida’s municipal officials serve their citizenry more effectively.

It is important that each municipality designate one official to be the voting delegate. Election of League leadership and adoption of resolutions are undertaken during the business meeting. One official from each municipality will make decisions that determine the direction of the League.

In accordance with the League’s by-laws, each municipality’s vote is determined by population, and the League will use the Estimates of Population from the University of Florida for 2013.

Registration materials will be sent to each municipality in the month of June. Materials will also be posted on-line. Call us if you need additional copies. The League adopts resolutions each year to take positions on commemorative, constitutional or federal issues. We have attached the procedures your municipality should follow for proposing resolutions to the League membership. A resolution is not needed to become a voting delegate. If you have questions regarding resolutions, please call Allison Payne at the League at (850) 701-3602 or (800) 616-1513, extension 3602. **Proposed resolutions must be received by the League no later than July 9, 2014.**

If you have any questions on voting delegates, please call Gail Dennard at the League (850) 701-3619 or (800) 616-1513, extension 3619. **Voting delegate forms must be received by the League no later than August 11, 2014.**

Attachments: Form Designating Voting Delegate  
Procedures for Submitting Conference Resolution

President **P.C. Wu**, Councilmember, Pensacola

First Vice President **Lori C. Moseley**, Mayor, Miramar • Second Vice President **Matthew D. Surrency**, Mayor, Hawthorne

Executive Director **Michael Sittig** • General Counsel **Harry Morrison, Jr.**

**88th Annual Conference  
Florida League of Cities, Inc.  
August 14-16, 2014  
Hollywood, Florida**

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities, designate one of their officials to cast their votes at the Annual Business Session. League By-Laws requires that each municipality select one person to serve as the municipalities voting delegate. Municipalities do not need to adopt a resolution to designate a voting delegate.

Please fill out this form and return it to the League office so that your voting delegate may be properly identified.

**Designation of Voting Delegate**

Name of Voting Delegate: \_\_\_\_\_

Title: \_\_\_\_\_

Municipality of: \_\_\_\_\_

**AUTHORIZED BY:**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

Return this form to:

Gail Dennard  
Florida League of Cities, Inc.  
Post Office Box 1757  
Tallahassee, FL 32302-1757  
Fax to Gail Dennard at (850) 222-3806 or email [gdennard@flcities.com](mailto:gdennard@flcities.com)

**Procedures for Submitting Resolutions  
Florida League of Cities' 88th Annual Conference  
Westin Diplomat  
Hollywood, Florida  
August 14-16, 2014**

In order to fairly systematize the method for presenting resolutions to the League membership, the following procedures have been instituted:

- (1) Proposed resolutions must be submitted in writing, to be received in the League office by July 9, 2014, to guarantee that they will be included in the packet of proposed resolutions that will be submitted to the Resolutions Committee.
- (2) Proposed resolutions will be rewritten for proper form, duplicated by the League office and distributed to members of the Resolutions Committee. (Whenever possible, multiple resolutions on a similar issue will be rewritten to encompass the essential subject matter in a single resolution with a listing of original proposers.)
- (3) Proposed resolutions may be submitted directly to the Resolutions Committee at the conference; however, a favorable two-thirds vote of the committee will be necessary to consider such resolutions.
- (4) Proposed resolutions may be submitted directly to the business session of the conference without prior committee approval by a vote of two-thirds of the members present. In addition, a favorable weighted vote of a majority of members present will be required for adoption.
- (5) Proposed resolutions relating to state legislation will be referred to the appropriate standing policy committee. Such proposals will not be considered by the Resolutions Committee at the conference; however, all state legislative issues will be considered by the standing policy councils and the Legislative Committee, prior to the membership, at the annual Legislative Conference each fall. At that time, a state Legislative Action Agenda will be adopted.
- (6) Proposed resolutions must address either federal issues, state constitutional issues, matters directly relating to the conference, matters recognizing statewide or national events or service by League officers. All other proposed resolutions will be referred for adoption to either the Florida League of Cities Board of Directors or FLC President.

Municipalities unable to formally adopt a resolution before the deadline may submit a letter to the League office indicating their city is considering the adoption of a resolution, outlining the subject thereof in as much detail as possible, and this letter will be forwarded to the Resolutions Committee for consideration in anticipation of receipt of the formal resolution.

## **Important Dates**

### **May 2014**

Notice to Local and Regional League Presidents and Municipal Associations  
regarding the Resolutions Committee

### **June 2014**

Appointment of Resolutions Committee Members

### **July 9th**

Deadline for Submitting Resolutions to the League office

### **August 14th**

League Standing Council Meetings  
Resolutions Committee Meeting  
Voting Delegates Registration

### **August 16th**

Immediately Following Breakfast – Pick Up Voting Delegate Credentials  
Followed by Annual Business Session



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## Memorandum

**To:** Florida League of Cities Membership

**From:** C. Scott Dudley, Legislative Director  
Legislative Affairs

**Date:** June 9, 2014

**Re:** FLC Legislative Policy Development Process

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The Florida League of Cities is pleased to announce the start of the League's legislative policy process for 2014 – 2015. The policy committees develop the League's legislative priorities and help League staff understand the real world implications of proposed legislation. In an effort to get more cities involved, the League is requesting that each city be represented on one or more of the League's Legislative policy committees.

Due to potential Sunshine Law issues, only one elected official per city can be represented on each committee, but a city could have both an elected and non-elected city official on each of the five committees. **Please complete the online sign-up form by August 16, 2014 by clicking [here](#).** Sign-up forms can also be submitted to Holly McPhail via mail, fax or email.

League policy committee appointments will be confirmed by August 22, 2014. Policy committee members are expected to attend the following meetings: (please note that the League is unable to reimburse travel costs)

**Legislative Policy Committee Meeting Dates:**

- September 12, 2014 – Hyatt Regency Orlando
- October 10, 2014 – Hilton Orlando
- November 13, 2014 – Hyatt Regency Orlando International Airport

Below is a listing of the five League policy committees and the issues that fall within the purview of those committees. Should you have any questions or require additional information, please contact Holly McPhail at the League at (850) 222-9684 or by e-mail at [hmcp@mail@flcities.com](mailto:hmcp@mail@flcities.com).

We look forward to your city's involvement developing the League's legislative agenda for the 2015 Legislative Session.

## 2014 -2015 FLC Legislative Committees

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### **Energy, Environmental & Natural Resources** *(Ryan Matthews)*

- coastal management
- energy
- environmental and wetlands permitting
- general utilities
- hazardous and toxic wastes
- recycling
- solid waste collection and disposal
- stormwater
- wastewater treatment and reuse
- water management
- water quality and quantity

### **Finance, Taxation & Personnel** *(Amber Hughes)*

- general finance & tax issues
- home rule revenues
- infrastructure funding
- insurance
- local option revenues
- pension issues
- personnel and collective bargaining issues
- revenue sharing
- tax and budget reform
- telecommunications
- workers' compensation

### **Growth Management & Economic Affairs** *(David Cruz)*

- community redevelopment
- economic development
- growth management and land use planning issues
- annexation
- eminent domain
- tort liability
- property rights
- ethics/elections

### **Transportation & Intergovernmental Relations** *(Megan Sirjane-Samples)*

- affordable housing/foreclosures
- billboards
- charter counties
- charter schools
- gaming
- rights-of-way
- sunshine law
- transportation and highway safety

### **Urban Administration** *(Casey Cook)*

- building & fire safety codes
- building codes and construction
- code enforcement
- emergency management
- homeland security
- public meetings
- public property management
- public records
- public safety
- purchasing
- special districts



## 2014-2015 Legislative Committee Sign-Up Form

**Due: August 16, 2014**

**Complete online or return this form to the attention of Holly McPhail**

P.O. Box 1757, Tallahassee, FL 32302; fax: (850) 222-3806; email: [hmcphail@flcities.com](mailto:hmcphail@flcities.com)

City/Town/Village of: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Address/Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

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**Please rank 1 - 5**

**(1 being your first choice, and 5 being your last choice)**

\_\_\_ Energy, Environmental & Natural Resources

\_\_\_ Finance, Taxation & Personnel

\_\_\_ Growth Management & Economic Affairs

\_\_\_ Transportation & Intergovernmental Relations

\_\_\_ Urban Administration

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## HORIZON – UPCOMING IMPORTANT DATES

|                   |   |  |                |                         |
|-------------------|---|--|----------------|-------------------------|
| Friday            | July 04, 2014   | City Hall Closed in observance of Independence Day     |                |                         |
| Tuesday           | July 22, 2014   | City Council Meeting<br>Set proposed Millage rate      | MacKenzie Hall | 9:00 a.m.               |
| Tuesday           | August 05, 2014   | City Council Meeting                                   | MacKenzie Hall | 9:00 a.m.               |
| Thursday          | August 14, 2014   | Victory in Japan Day                                   |                |                         |
| Saturday          | September 06, 2014  | First Budget Hearing<br>Regular Meeting                | MacKenzie Hall | 9:00 a.m.<br>11:00 a.m. |
| Tuesday           | September 16, 2014  | City Council Meeting<br>Final Budget Hearing           | MacKenzie Hall | 9:00 a.m.<br>5:01 p.m.  |
| Wednesday         | September 24, 2014 Rosh Hashanah begins at sunset through Friday, September 26  |  |                |                         |
| Friday            | October 03, 2014 Yom Kippur begins at sunset through Saturday, October 04, 2014 |  |                |                         |
| Tuesday           | October 07, 2014  | City Council Meeting                                   | MacKenzie Hall | 9:00 a.m.               |
| Tuesday           | November 04, 2014   | City Council Meeting                                   | MacKenzie Hall | 9:00 a.m.               |
| Tuesday           | November 11, 2014   | City Hall will be closed in Observance of Veterans Day |                |                         |
| Thursday & Friday | November 27 <sup>th</sup> & 28 <sup>th</sup>                                    | City Hall will be closed in observance of Thanksgiving |                |                         |
| Tuesday           | December 02, 2014   | City Council Meeting                                   | MacKenzie Hall | 9:00 a.m.               |
| Friday            | December 05, 2014   | Student Government Day                                 |                | 10:15 a.m.              |
| Sunday            | December 07, 2014   | Pearl Harbor Day                                       |                |                         |
| Thursday          | December 25, 2014   | City Hall Closed in Observance of Christmas            |                |                         |
| Thursday          | January 01, 2015  | City Hall Closed in Observance of New Year's           |                |                         |
| Tuesday           | January 06, 2015  | City Council Meeting                                   | MacKenzie Hall | 9:00 a.m.               |

## HORIZON – UPCOMING IMPORTANT DATES

|           |                         |   |                |                         |
|-----------|-------------------------|---|----------------|-------------------------|
| Monday    | January 12, 2015        | Candidate Qualifying Begins                                 |                | 12:00 a.m.              |
| Friday    | January 16, 2015        | Candidate Qualifying Ends                                   |                | 12:00 a.m.              |
| Tuesday   | February 03, 2015       | City Council Meeting  | MacKenzie Hall | 9:00 a.m.               |
| Tuesday   | March 03, 2014          | City Council Meeting  | MacKenzie Hall | 9:00 a.m.               |
| Tuesday   | March 03, 2015          | Sanibel Municipal Elections                                 |                |                         |
| Tuesday   | March 17, 2015          | City Council Meeting<br>Annual Election of Mayor/Vice Mayor | MacKenzie Hall | 9:00 a.m.               |
| Tuesday   | April 07, 2015          | City Council Meeting  | MacKenzie Hall | 9:00 a.m.               |
| Tuesday   | May 05, 2015            | City Council Meeting  | MacKenzie Hall | 9:00 a.m.               |
| Friday    | May 08, 2015            | Victory in Europe Day                                       |                |                         |
| Monday    | May 25, 2015            | City Hall Closed in Observance of Memorial Day              |                |                         |
| Tuesday   | June 02, 2015           | City Council Meeting  | MacKenzie Hall | 9:00 a.m.               |
| Saturday  | June 06, 2015           | D-Day   |                |                         |
| Saturday  | July 04, 2015           | City Hall Closed in Observance of Independence Day          |                |                         |
| Tuesday   | July 15, 2015           | City Council Meeting<br>Set proposed Millage Rate           | MacKenzie Hall | 9:00 a.m.               |
| Tuesday   | August 04, 2015         | City Council Meeting  | MacKenzie Hall | 9:00 a.m.               |
| Friday    | August 14, 2015         | Victory in Japan Day  |                |                         |
| Saturday  | September 12, 2015      | First Budget Hearing<br>Regular Meeting                     | MacKenzie Hall | 9:00 a.m.<br>11:00 a.m. |
| Tuesday   | September 14 & 15, 2015 | Rosh Hashana  |                |                         |
| Tuesday   | September 15, 2014      | City Council Meeting<br>Final Budget Hearing                | MacKenzie Hall | 9:00 a.m.<br>5:01 p.m.  |
| Wednesday | September 23, 2015      | Yom Kippur  |                |                         |