

City of Sanibel



Parks and Recreation System Master Plan

May 2002



GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART

May 31, 2001

Ms. Helene Phillips, Recreation Director
Office of the City Manager
800 Dunlop Road
Sanibel, FL 33957

Re: City of Sanibel Parks and Recreation System Master Plan
Glatting Jackson Project Number 16222

Dear Helene:

We are pleased to present you with the final Parks and Recreation System Master Plan. The notebook contains the hard copy deliverables of the project, broken down by the phase in which they were completed.

Please let us know if you have any questions.

Sincerely,

Dave L. Barth, ASLA, AICP
Principal-in-Charge

Richard E. Durr, ASLA, AICP
Senior Associate

Cc: Judith Zimomra, City Manager
Victoria Zinser Johnson, Project Planner

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I. Needs and Priorities Assessment

Needs and Priorities Assessment Summary

The purpose of a needs assessment is to identify a community's top priority needs for parks and recreation land, facilities and programs. Because conducting a needs assessment is not an exact science, several different types of techniques are used to identify dominant themes. Six (6) techniques were utilized for this assessment of needs for the parks and recreation system in Sanibel, including:

- Service area analysis
- Acreage analysis (by level of service)
- Facilities analysis (by level of service)
- Mail survey
- Interviews with City officials, staff and County representatives
- Focus groups and public workshops

Summaries of the first three techniques can be found in the PowerPoint presentation which follows. The mail survey results are located in the appendix. The final two techniques are discussed below.

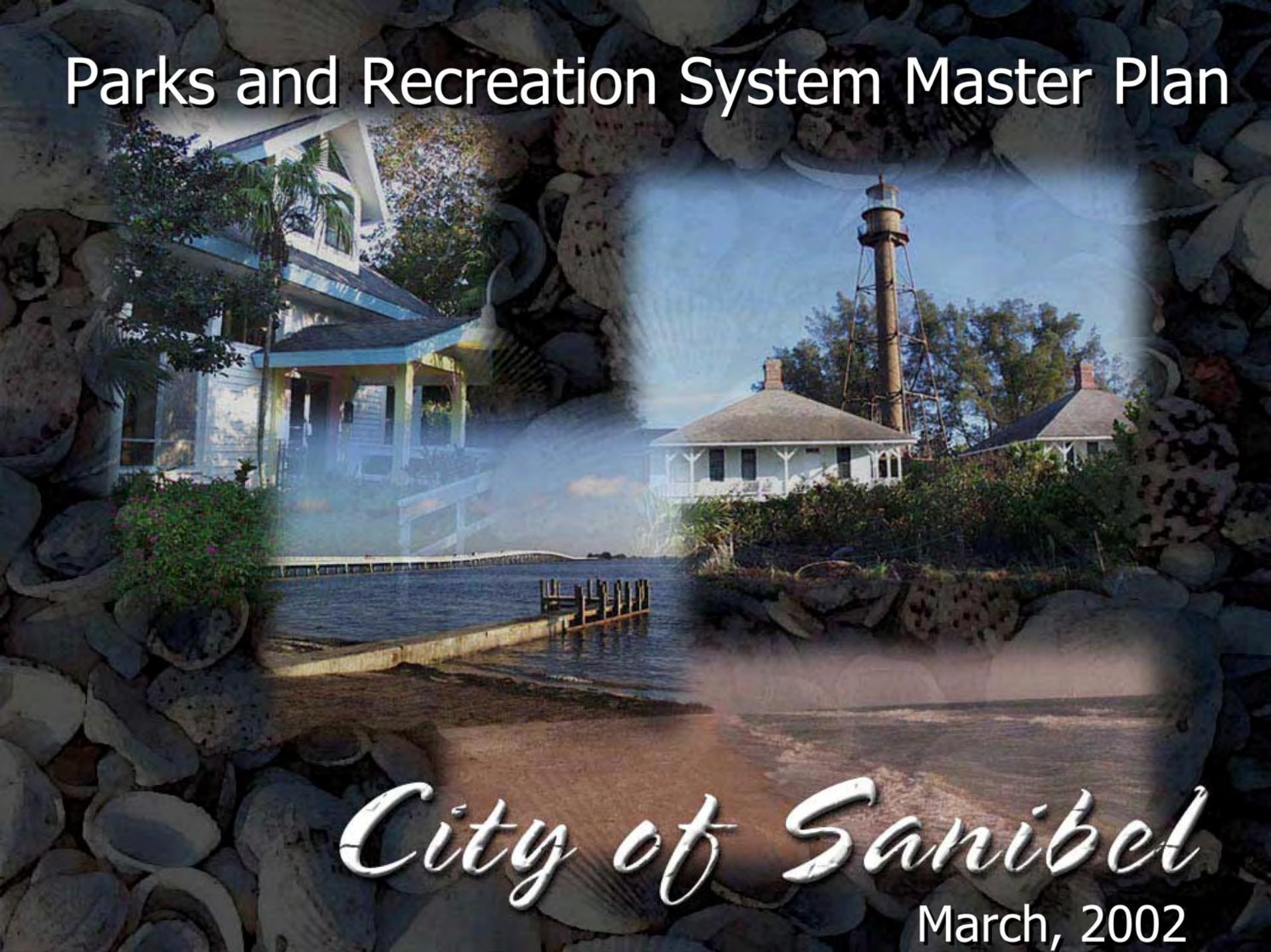
Interviews and Public Workshops

During the week of March 11-15, 2002, Glatting Jackson held a series of workshops with City staff, official boards, and the public to complete the Needs and Priorities Assessment phase of the project. These included the following meetings:

- March 11, 2002- Meeting with City Manager and staff
- March 12, 2002- Interviews with City Council Members, School Board and County representatives
- March 13, 2002- Workshop with project Steering Committee/ Parks and Recreation Advisory Board
- March 13, 2002- Focus Group workshops with seniors, teens, adults and family subgroups
- March 13, 2002- Public Workshop
- March 14, 2002- Workshop with project Steering Committee/ Parks and Recreation Advisory Board

The following PowerPoint presentation (given to the Steering Committee on March 14, 2002), summarizes the results of all needs assessment techniques utilized, including the results from the workshops held during this week.

Parks and Recreation System Master Plan



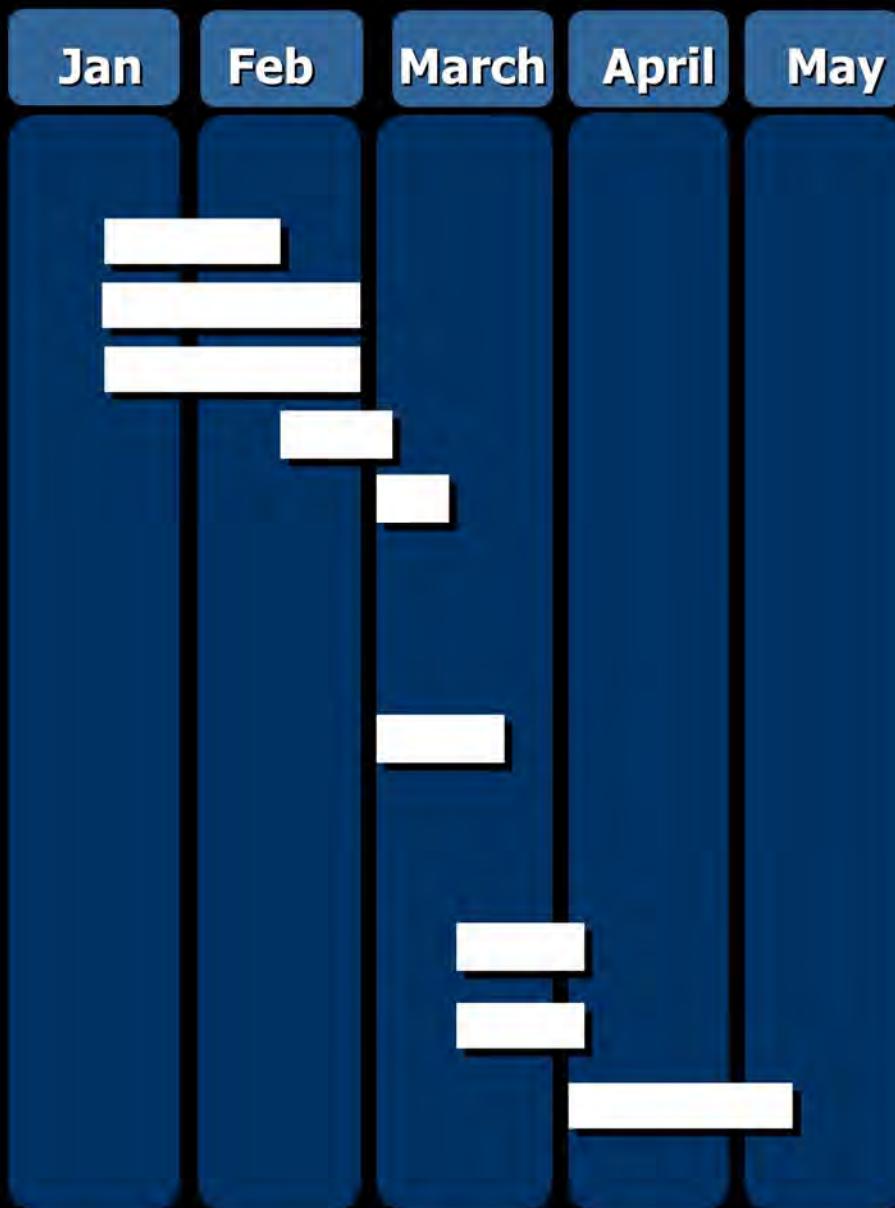
City of Sanibel

March, 2002

- **Welcome, Introductions**
- **The Planning Process**
- **Park System Model**
- **Existing Conditions Analysis (interim)**
- **Backcasting – Vision from the Future**
- **Needs Assessment (interim)**
- **Opportunities to Meet Needs**
- **Next Steps**
- **Public Comment**



The Planning **Process**



Existing Systems Analysis

Review Existing Documents

Demographics Analysis

Base Map

Service Area Analysis

Interviews

Needs Assessment/ Preliminary Vision

Implementation Strategies

Draft System Plan

Draft Community Center Plan

April 30 Council Presentation

Final Master Plan



Parks System **Model**





A Neighborhood/ School Park within a 10 minute (approximately $\frac{1}{2}$ mile) walk of every resident

Tennis Courts at Sanibel School



Located within 3 miles of every resident

40% - 50% left as undeveloped, multi-purpose open space – grass, trees, etc.



Sanibel Recreation Center



Clam Bayou

Beach and Waterway Access



Bowman's Beach



Kayak Trails at Tarpon Bay



Fishing Pier at Lighthouse Park



Bike Path



Bike Lanes



EXAMPLE

	City of Sanibel	Lee County	Other Municipalities	Non-Profit	School District	Homeowners Assoc/Churches
Long Range Planning	●	●	●	●	●	
Large Community Parks		●	●			
Design Standards	●	●				
Trails, Bikeways	●	●	●			
Ordinances, Codes	●	●	●			
Neighborhood Parks	●		●	●	●	●
Community / Rec Centers	●	●	●	●	●	●
Recreation Programs	●	●	●	●	●	●
Transportation		●				
School / Parks Development		●			●	
School / Parks Planning	●	●		●	●	
Joint Use Agreements	●	●		●	●	●
Land / Fees for Community Parks	●	●			●	
Partnerships, Joint Ventures	●	●	●	●	●	●
Special Events	●	●	●	●	●	●



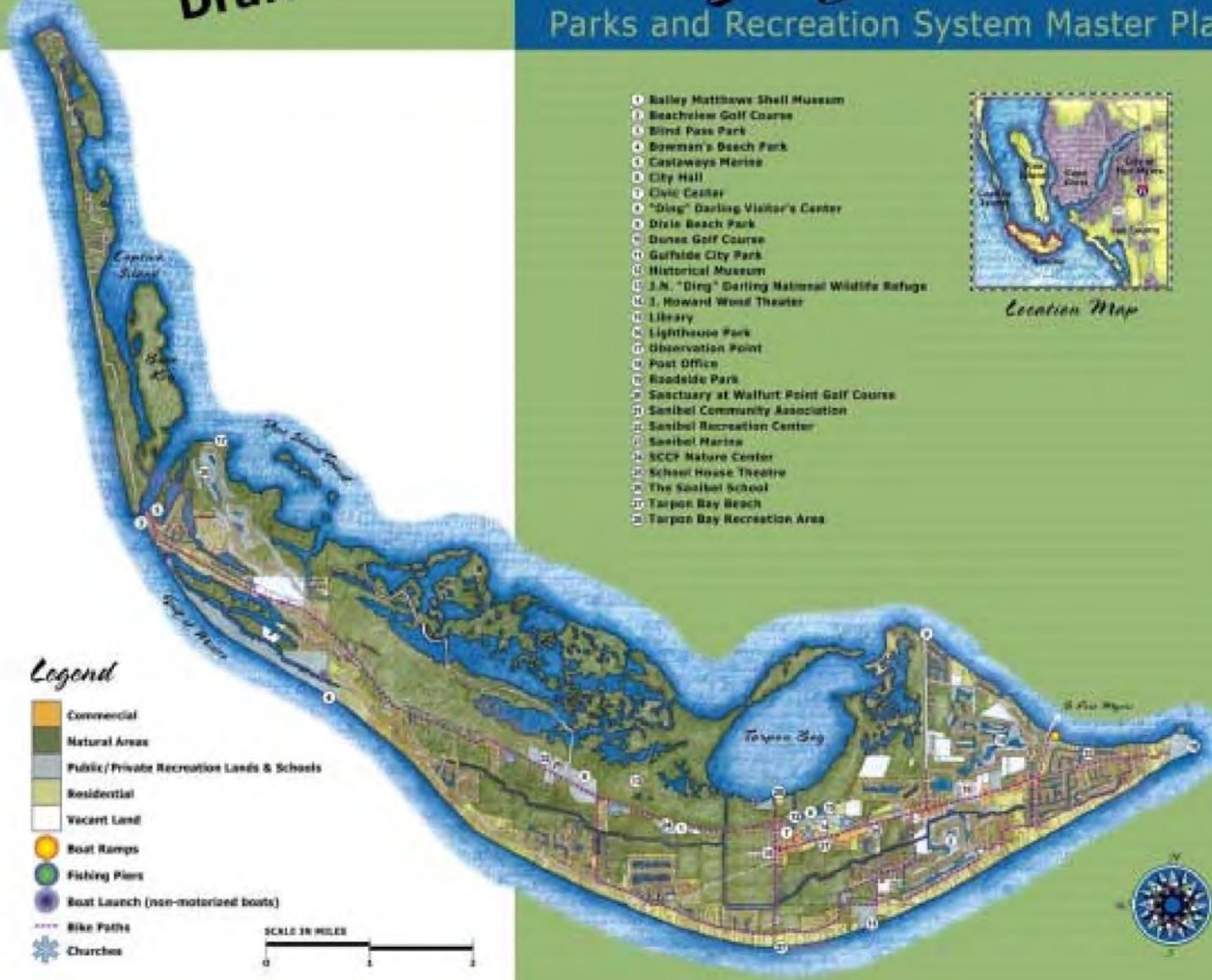
Existing Conditions **Analysis**

Existing Parks and Recreation System

City of Sanibel

Parks and Recreation System Master Plan

Draft





- Great Bike Path System – Connects Most Neighborhoods, Parks, Activity Centers
- Need to Widen Sections, Complete Connections
- Enhance w/ Shade Trees, Amenities



Gulfside Bay Park



Lighthouse Park

- Most Parks are Well-Maintained
- Mostly Passive Facilities – Need More Recreation Facilities i.e Playgrounds, Basketball Courts, Etc
- Need to Enhance Some Existing Parks w/ New Site Furnishings, Amenities



Bowman's Beach



Wetlands

- Natural Lands and Preserved Ecosystems Comprise a Significant Portion of the Island
- Waterways (Gulf, wetlands, estuaries and canals) Provide Access to Many Types of Boating, Fishing Activities
- Natural Lands on the Island are Multi-Jurisdictional
 - City
 - Federal
 - Private/non-profit



Needs Assessment

QUANTITATIVE

- Service Area Analysis
- Facilities Analysis (SCORP)
- Acreage Analysis (SCORP)

QUALITATIVE

- Comprehensive Plan
- 2000 Needs Assessment
- CIP
- Site Visits
- Recreation Center Evaluation
- Interviews: City Manager, City Council, School Board, County
- Steering Committee/PRAB Workshop
- Focus Groups
- Community Workshop
- Mail survey

Vision from the Future!

Community Parks in Sanibel -

- None

Neighborhood Parks in Sanibel -

- Lighthouse Park
- Recreation Center
- Roadside Park (with improvements)
- Civic Center (with improvements)

Vision:

A central corridor of community parks, bikeways and gathering spaces - and strategically located special use facilities and neighborhood parks - all sensitively woven into the island's existing environmental "fabric" to meet residents' recreation and social needs.

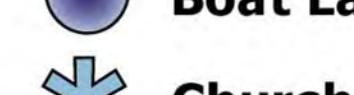


Legend

LAND USES
Commercial/Non Residential
Natural Areas
Public Lands, Schools, Churches and Private Recreation Lands
Residential
Vacant Land



Fishing Piers



Boat Launch (non-motorized boats)



Churches

SCALE IN MILES



City of Sanibel

Parks and Recreation System Master Plan

May 2002

PARKS AND RECREATION SITES

COMMUNITY PARKS (may include playground, basketball/skate/multipurpose court, picnic pavilion/areas, parking area)

- 1 Roadside Park
- 2 Sanibel Community Association Site
- 3 Sanibel Recreation Center
- 4 West End Community Park
- 5 Bayview Park

SPECIAL USE FACILITIES

- 6 Civic Center
- 7 Town Green Special Events Area
- 8 J.N. Ding Darling Canoe/Kayak Center
- 9 Sailing Center at Bailey's Beach
- 10 Sanibel Boat Ramp

NEIGHBORHOOD PARK FACILITIES (may include tot lot, picnic areas)

- 11 Neighborhood Park at Bailey's Beach
- 12 Neighborhood Park at Bowman's Beach
- 13 Neighborhood Park - "Gulfside Park"

LINKAGES

- Bike Paths

RESOURCE PARKS/CONSERVATION AREAS

- 14 Causeway Islands Park (Lee County)
- 15 Blind Pass Park
- 16 Bowman's Beach Park
- 17 J.N. Ding Darling National Wildlife Refuge Visitor's Center
- 18 Dixie Beach Park
- 19 Lighthouse Park
- 20 Observation Point
- 21 SCFF Nature Center
- 22 Tarpon Bay Beach
- 23 Tarpon Bay Recreation Area
- 24 Turner Beach
- 25 Pond Apple Park
- 26 Pick Preserve
- 27 Bailey's Beach
- 28 Gulfside City Park
- 29 Sanibel Garden Park Preserve

OTHER SITES

- 29 Bailey Matthews Shell Museum
- 30 Private Golf Course
- 31 Marina
- 32 City Hall
- 33 J. Howard Wood Theater
- 34 Library
- 35 Private Golf Course
- 36 Marina
- 37 School House Theater
- 38 The Sanibel School
- 39 Big Arts
- 40 Historical Museum
- 41 Private Golf Course
- 42 Children's Center Preschool

PRIORITY RECOMMENDATIONS

COMMUNITY PARKS

1. Existing Roadside Park
 - Develop a site Master Plan.
 - Re-name park to communicate community-wide significance and use.
 - Add new site amenities (benches, picnic tables, trash receptacles, signs, grills).
 - Fund/construct improvements.
2. Existing Sanibel Community Association/City Site(s)
 - Investigate partnering with SCA to develop SCA/City Sites as a Community Park.
 - Develop a site Master Plan.
 - Re-name park to communicate community-wide significance and use.
 - Fund/construct improvements.
3. Existing Sanibel Recreation Center
 - Continue working with County, School Board, Sanibel School and USFWS to develop joint-use Master Plan and agreement.
 - Determine phasing/cost-sharing.
 - Fund/construct improvements.
4. Proposed West End Community Park
 - Investigate opportunities to develop a small parcel (approx. 2-3 acres) with road frontage as a Community Park on the west end of the island.
 - Develop a site Master Plan.
 - Name park to communicate community-wide significance and use.
 - Fund/construct improvements.

SPECIAL USE FACILITIES

5. Existing Civic Center
 - Maintain current use.
6. Proposed Town Green Special Events Area
 - Formally dedicate open space between/in front of City Hall and Library as the "Sanibel Town Green".
 - Investigate possibility of expanding onto SCA-owned land(s).
 - Develop a site Master Plan to show relocation of trees to perimeter, location of special event temporary restrooms, stage areas, and utilities.
 - Fund/construct improvements.
7. Existing J.N. Ding Darling Canoe/Kayak Center
8. Proposed Sanibel Sailing Center at Bailey's Beach
 - Designate Bailey's Beach as public beachfront park.
 - Develop site Master Plan to show removal of existing asphalt road, vegetation restoration, adding passive facilities (picnicking, grills, path).
 - Investigate expansion of sailing program for residents'/members' use.
 - Add new site amenities (benches, picnic tables, trash receptacles, grills, signs).
 - Fund/construct improvements.
9. Existing Sanibel Boat Ramp
 - Maintain current use.
 - Add new site amenities (benches, picnic tables, trash receptacles, grills, signs).
 - Fund/construct improvements.

NEIGHBORHOOD PARKS

- 11, 12, 13. Proposed Neighborhood Parks
 - Investigate adding tot lots and picnic areas at Bailey's Beach, Bowman's Beach and Gulfside Park
 - Add new site amenities (benches, picnic tables, trash receptacles, grills, signs).
 - Phase/fund/construct improvements.

LINKAGES

- Develop City-wide Bikeways, Trails and Sidewalks Master Plan to determine needed improvements.
- Investigate alternative transportation systems (including vans and trolleys) to provide public access to public parks and civic sites.
- Phase/fund/construct improvements.

FACILITY, SIGN DESIGN STANDARDS

- Develop City-wide park facility standards for play structures, site furnishings, parking, lighting and other amenities.
- Develop a City-wide Park Graphics and Signage System
- Phase/fund/construct improvements.

PROGRAMMING

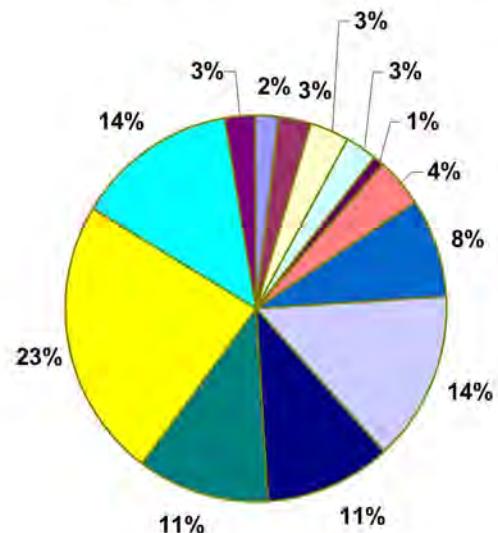
- Investigate partnering with resorts to create central reservation system that coordinates use of both public and private tennis courts throughout the island.
- Expand recreation/social programs using both volunteers and user fee revenues.



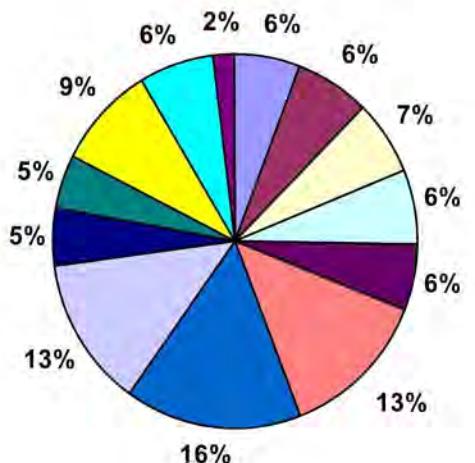
Quantitative - Service Area Analysis



Sanibel Resident Age Distribution

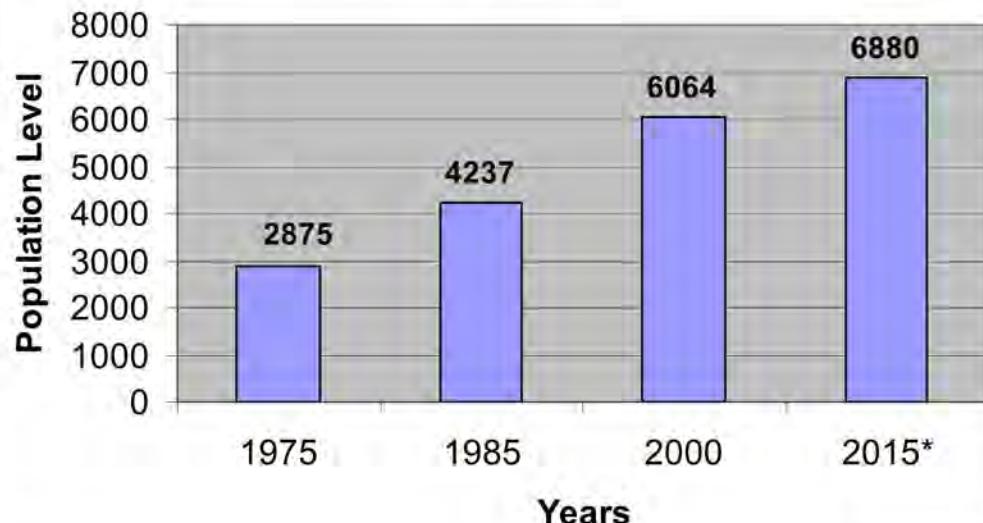


State of Florida Age Distribution



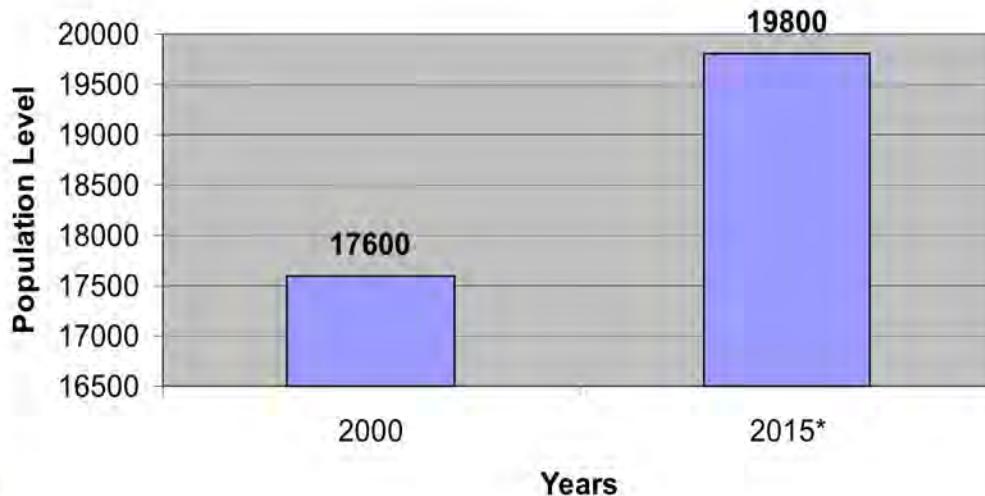
- Sanibel's population is not as diverse in age groups as Florida as a whole
- 62% of Sanibel residents are ages 55 and older, compared to 27% in the State
- 11% of Sanibel residents are ages 19 and younger, compared to 25% in the State

Resident Population Growth in Sanibel 1975-2015



- Resident population growth will continue, although at a slower rate than experienced during the last 20 years
- Growth will also continue, at a slower rate, for seasonal and resident population

Projected Seasonal & Resident Population Growth in Sanibel 2000 to 2015



Resident Population Levels

Deficient Public Facilities	2000	2015
Football Fields	-1	-1
Soccer Fields	-1	-1
Multipurpose Fields	-1	-1
Basketball Courts	-1	-1
Racquetball Courts	-1	-1
Fishing Piers	0	0
Play Areas	0	0

Resident and Seasonal Population Levels

Deficient Public Facilities

	2000	2015
Football Fields	-3	-3
Soccer Fields	-3	-3
Multipurpose Fields	-4	-4
Basketball Courts	-2	-2
Racquetball Courts	-2	-2
Fishing Piers	-2	-3
Play Areas	-1	-1
Tennis Courts	-5	-6
Shuffleboard Courts	-3	-3
Volleyball Courts	-2	-2
Boat Ramps	-1	-1

NEIGHBORHOOD PARKS (35 acres in 4 parks)

- Surplus for 2000 resident population = +20 acres
- Surplus for 2015 resident population = +18 acres
- Deficit for 2000 resident & seasonal population = -3 acres
- Deficit for 2015 resident & seasonal population = -8 acres

COMMUNITY PARKS (none)

- Deficit for 2000 resident population = 12 acres
- Deficit for 2015 resident population = 14 acres
- Deficit for 2000 resident & seasonal population = 35 acres
- Deficit for 2015 resident & seasonal population = 40 acres

NEED:

- **Everything**
- **Active Recreation Facilities – Basketball, Playgrounds, etc**
- **New/Renovated Rec Center, “State-of-the Art” Gymnasium**
- **Bike Paths**
- **Teen Center/Programs**
- **Gathering/ Special Events Areas**
- **Money (G.O. Bonds, Grants, County/School Partnerships)**

DON'T NEED:

- **Anything**
- **More Natural Areas**
- **More Boat Ramps, Fishing Piers**
- **More Public Pools**
- **More Athletic Fields**
- **Skate Parks**



Next
Steps

Needs Assessment Summary

NEEDS and PRIORITIES ASSESSMENT SUMMARY

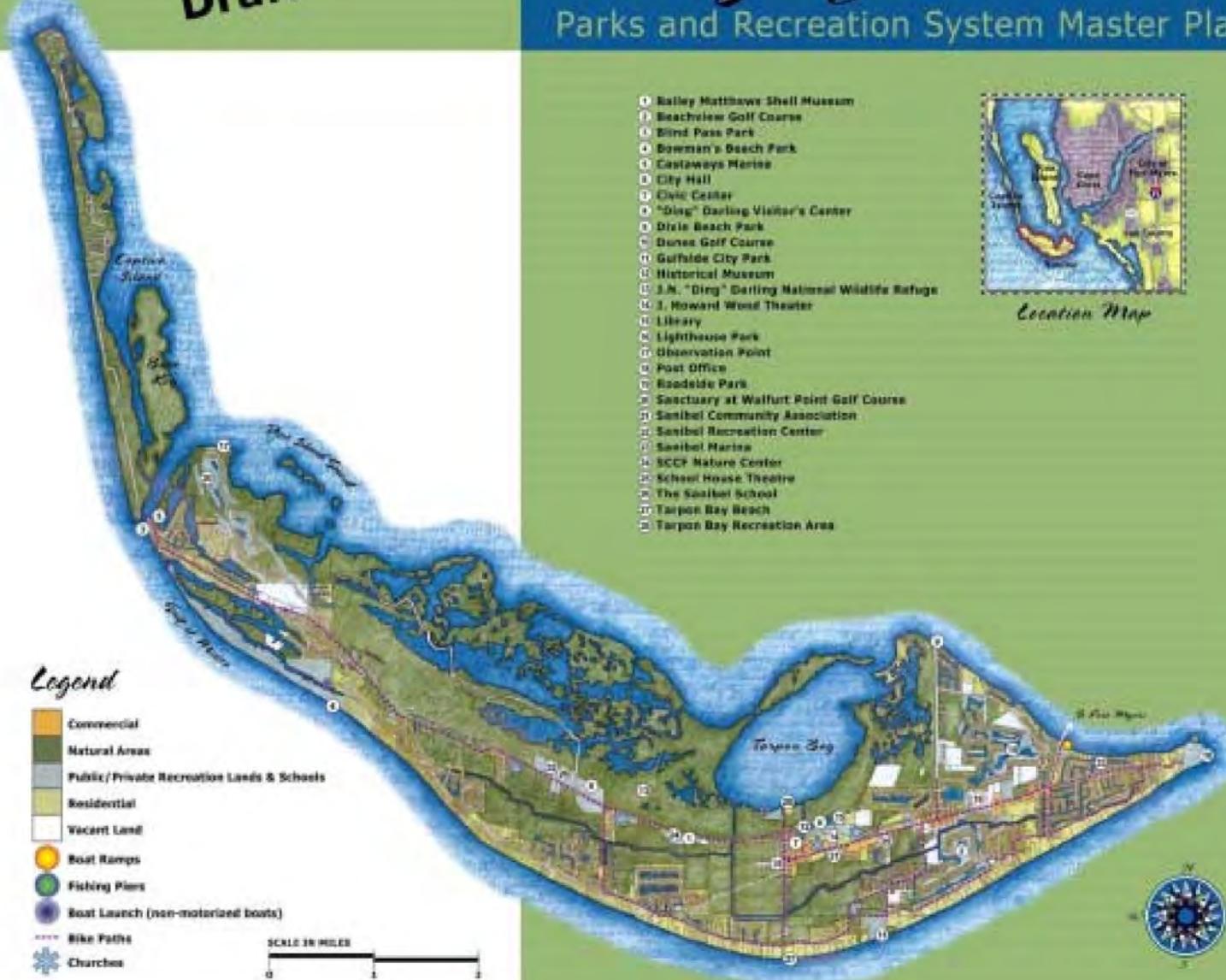
	<input checked="" type="checkbox"/> Priority Need	<input checked="" type="checkbox"/> Future Need	<input type="checkbox"/> Not Applicable	EXISTING DOCUMENTS	CITIZEN PARTICIPATION	ANALYTICAL
				Code Plan CIP 2001 Needs Survey COT Survey	School Board County Indicators CIP Citizen Survey Focus Group Meetings Community Meetings Planning 2008 Needs Mail Survey	Service Area Facility Analysis Armed Analysis Site Visit Community Concern Evaluation
FACTILITIES						
Baseball Fields/Softball Fields						
Football/Soccer Fields						
Handball/Basketball Courts						
Basketball Courts						
Aquatics Center/Swimming Pool						
Skate Park Facility						
Volleyball Courts						
Playgrounds						
Multipurpose Fields						
Multipurpose Courts						
TEENNIS COURTS						
Roller Hockey Rink						
Large Special Events Area						
Picnic Areas						
Amphitheater						
Fishing Piers						
Boat Ramps						
Dog Park						
Nature Trails/Boardwalks/						
Multi-Purpose Open Space						
INDOOR FACILITIES						
Meeting Rooms						
Classrooms						
Resource Room/Library						
Fitness Center						
Game Room						
Arts & Crafts Room						
Computer Room						
Gymnasium						
LINKAGES						
Paved Sidewalks/Trails						
Bike Lanes						
Transit (van service)						
PROGRAMS						
Recreation Programs						
Social Programs						
Educational Programs						
Health Services						
Arts & Cultural Programs						
Promotional/Marketing						

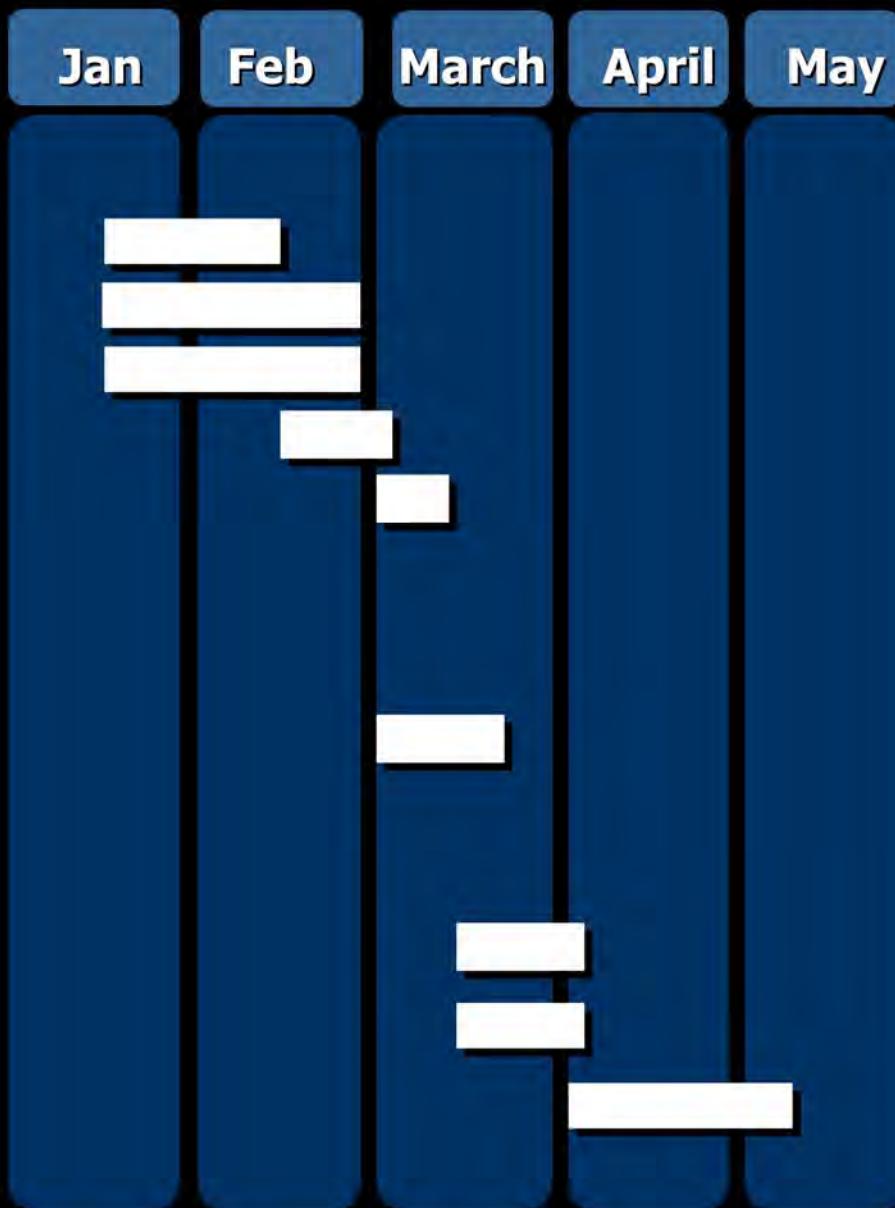
Future Parks and Recreation System

City of Sanibel

Parks and Recreation System Master Plan

Draft





Existing Systems Analysis

Review Existing Documents

Demographics Analysis

Base Map

Service Area Analysis

Interviews

Needs Assessment/ Master Plan Charrette

Implementation Strategies

Draft System Plan

Draft Community Center Plan

Final Master Plan

II. Parks and Recreation System

Parks and Recreation System Vision

The vision for the Parks and Recreation System for the City of Sanibel is a central corridor of community parks, bikeways and gathering spaces- and strategically located special use facilities and neighborhood parks- all sensitively woven into the island's existing environmental "fabric", to meet residents' recreation and social needs. This is accomplished through fine grain enhancements to mainly existing City owned properties.

The following map depicts existing facilities as well as recommended improvements and new developments. The implementation plan, included as Section III of this document, details the recommended steps to be taken to achieve this vision.

Recreation Center Conceptual Plan

Working in conjunction with the Lee County School Board and the City, Glatting Jackson developed three alternative site plans for the expansion of the existing Sanibel Recreation Center and School site. The development program for the Recreation Center expansion was based on the observations and conclusion of Thaddeus Cohen, Architect, who is a subconsultant to Glatting Jackson. A summary memorandum from these observations is provided subsequently.

The three alternative plans follow this memorandum, and are labeled Alternative A, Alternative B and Alternative C. Alternative C is the recommended conceptual design plan, which was also approved by the City Council on April 30, 2002.

Recreation Center Summary Memorandum

Existing Conditions:

Gymnasium

The gymnasium facility was built approximately twenty (20) years ago. The construction is concrete tilt wall panels. The roof system is steel girders supporting steel joists. The lighting system is either mercury vapor or metal halide. On the poolside there are through the wall ventilating fans and four overhead exhaust fans. The facility is not air-conditioned. The synthetic flooring is bubbling in various locations. The lighting levels are low; sound attenuation is not effective.

Weight Training Room

There is a weight training room attached to the gymnasium, it is approximately 40 feet by 44 feet. The room contains free weights and machine stations. The lighting is adequate. The area is ADA accessible and is air-conditioned.

Game Room

Next to the weight training room is a teen/ multipurpose room approximately 26 feet by 40 feet. This area contains pool tables, a ping-pong table, a hockey table, a pinball machine, two seating areas (each with a television), and storage. Lighting is adequate. The area is ADA accessible and is air-conditioned.

Teen Room

A teen room exists, which is 20 feet by 20 feet. Around the perimeter there is seating to watch television. The area is air-conditioned.

Life Guard Office

The lifeguard office provides space for three staff members and storage of supplies and equipment. The office does not have a view of the pool or direct access to the pool area.

Restroom Area

The restrooms are external to the building to provide access for both the gymnasium and the pool. The number of fixtures is inadequate for the area currently served. The showers are not ADA accessible; the hand controls at the sink are ADA deficient. There should be panic hardware on the rear exit door. The current door knob at the rear exit is not ADA compliant. An ADA compliant sink is not available in the restroom. The drinking fountain appears not to be connected to a GFI receptacle. There is a solar unit attached to the roof of the restroom that provides hot water.

Pool Area

The shallow end is 4 feet, 6 inches deep, and slopes to a depth of 6 feet, 6 inches deep. The pool appears to be in good condition. There is concern that the filtration system has past its prime. Pool storage is in a separate shed structure. There are two exterior showers.

Multipurpose Area

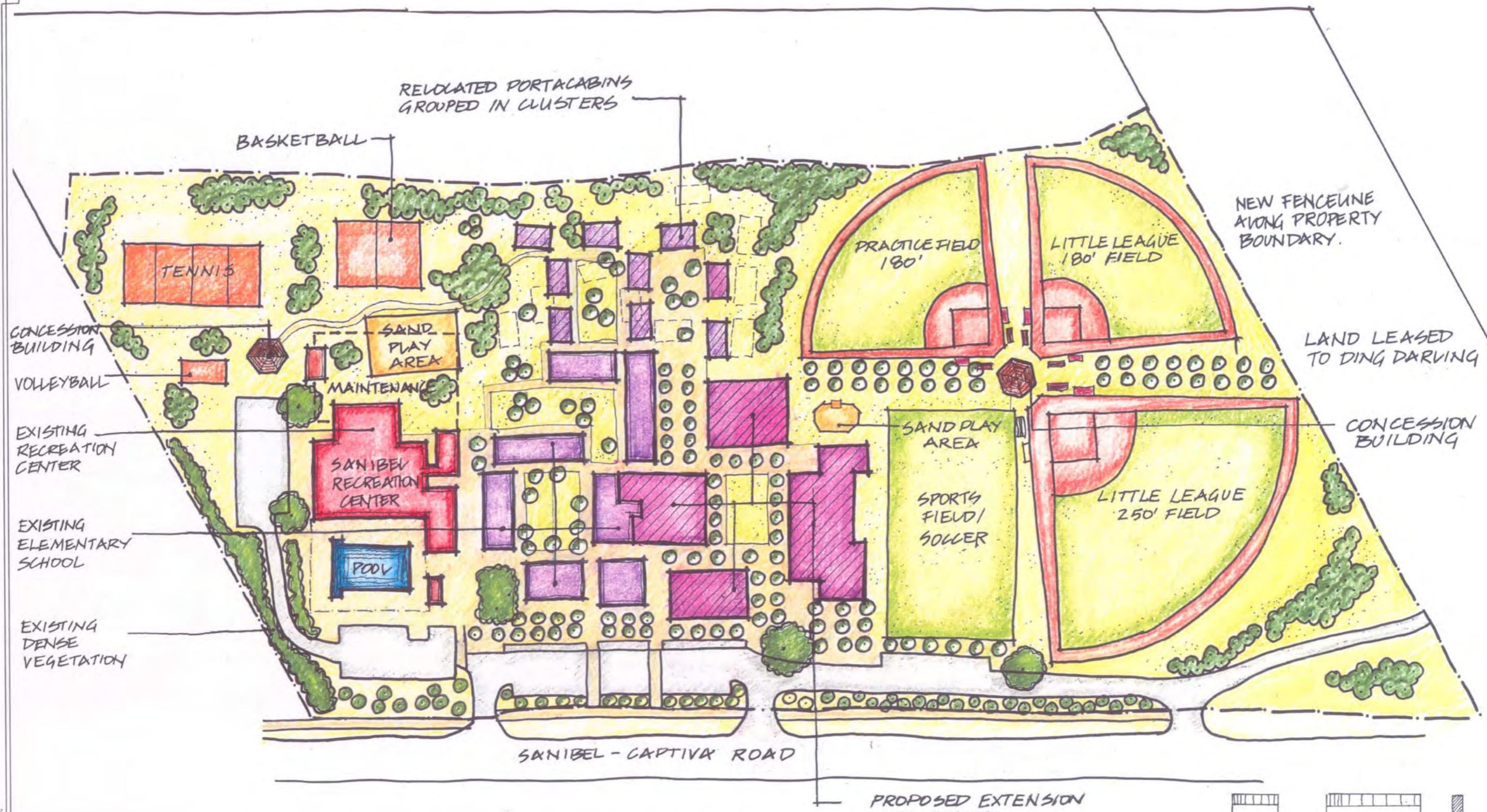
There is a separate multi-purpose building located next to the gymnasium, measuring approximately 20 feet by 48 feet. The building is block wall with a painted wood siding exterior. The roofing is asphalt shingles. There are no gutters. The interior is wood flooring, with two feet by four feet ceiling tiles. The ceiling tiles are sagging due to high moisture content in the air. The lighting is 1 foot by 4 feet surface mounted fluorescent lighting. Furnishing consists of tables and chairs. Ventilation is provided by portable fans. The room is air-conditioned.

Proposed Recreation Program for Expanded Recreation Center/Community Park:

The following is an outline of a proposed facility list of recreational space which could be located at the current elementary school site.

- A. Gymnasium- 84 ft. by 50 ft. full basketball court (10,000 square feet), with 2 cross courts and volleyball court; seating for 100
- B. Homework/ computer laboratory/ library (500 square feet)
- C. Arts and crafts room with water and storage cabinets (900 square feet)
 - Material storage (64 square feet)
 - Kiln room (64 square feet)
- D. Game room with pinball, pool table, foosball, etc. (1200 square feet)
- E. Play room with board games, Legos, etc. (1200 square feet)
- F. Movie room/ multipurpose room (1000 square feet)
- G. Fitness room (900 square feet)
- H. Administrative Space- offices/ conference room/ reception (910 square feet)
- I. Restroom module- men's and women's restrooms, janitor's closet (900 square feet)
- J. Teen room (1,000 square feet)
- K. Aerobic room/ meeting room (1,000 square feet)

This proposed recreation program results in 10,000 square feet of gymnasium space, and an additional 9,138 square feet of additional building space for the other components of the program.



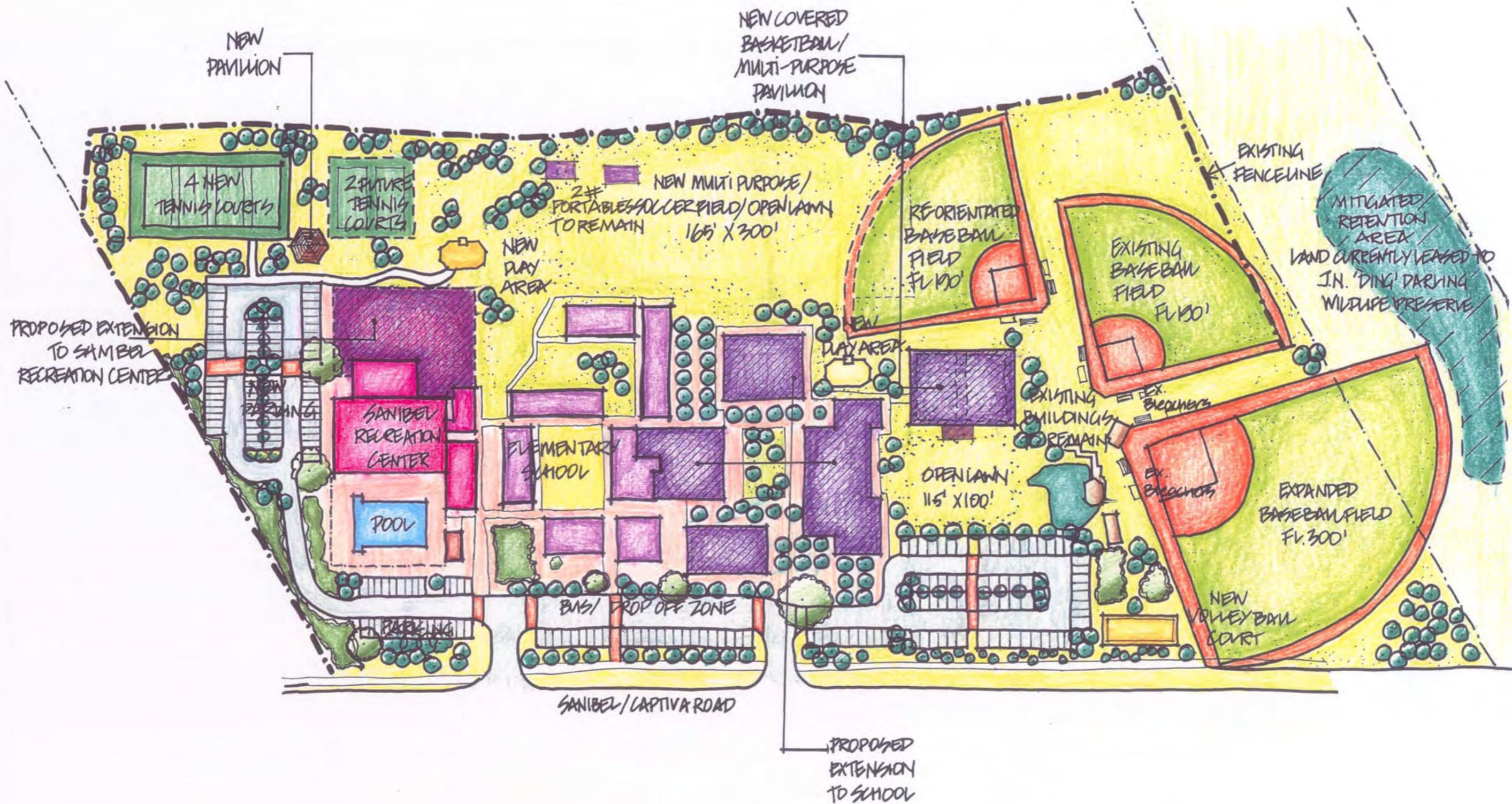
THE SANIBEL SCHOOL / SANIBEL RECREATION CENTER

CITY OF SANIBEL, FLORIDA

APRIL 2002

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART

ALTERNATIVE A

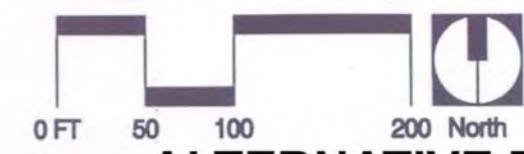


THE SANIBEL SCHOOL / SANIBEL RECREATION CENTER

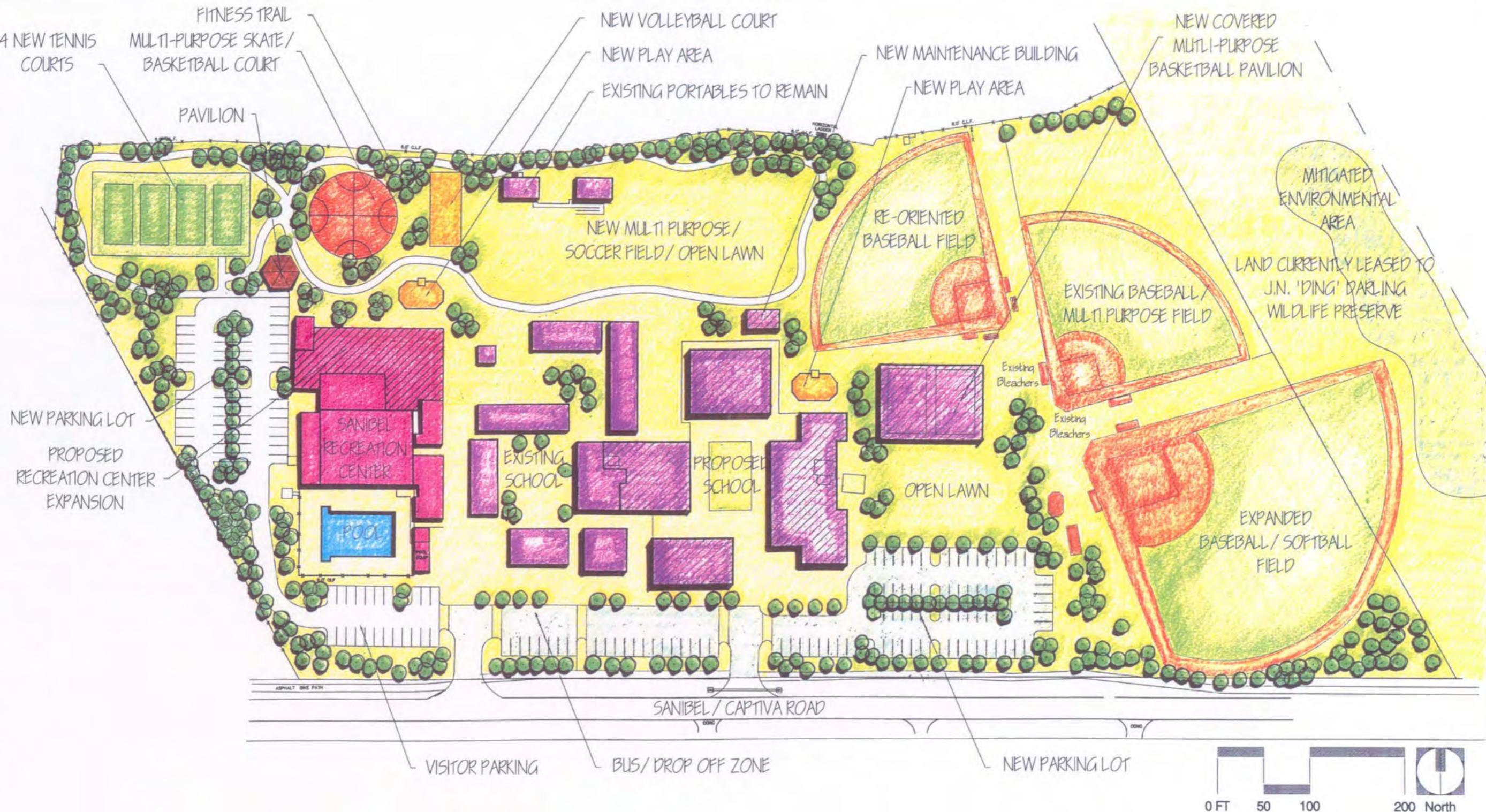
CITY OF SANIBEL, FLORIDA

APRIL 2002

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART



ALTERNATIVE B



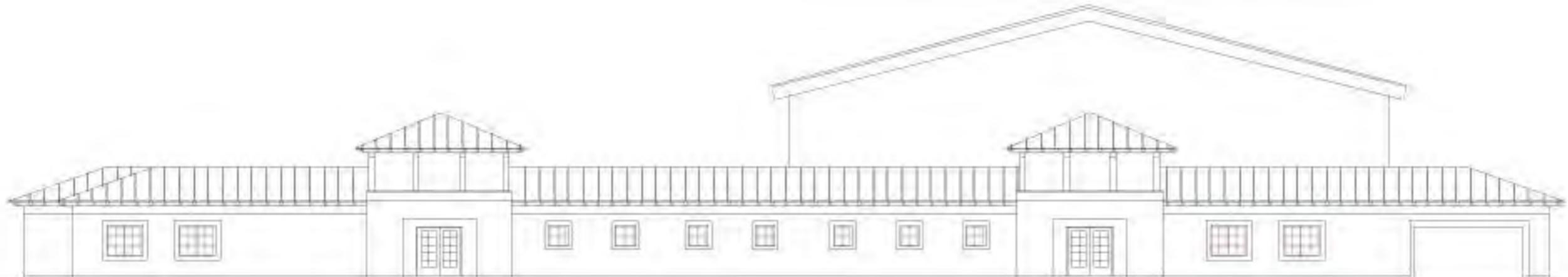
SANIBEL COMMUNITY PARK CONCEPTUAL MASTER PLAN

CITY OF SANIBEL, FLORIDA

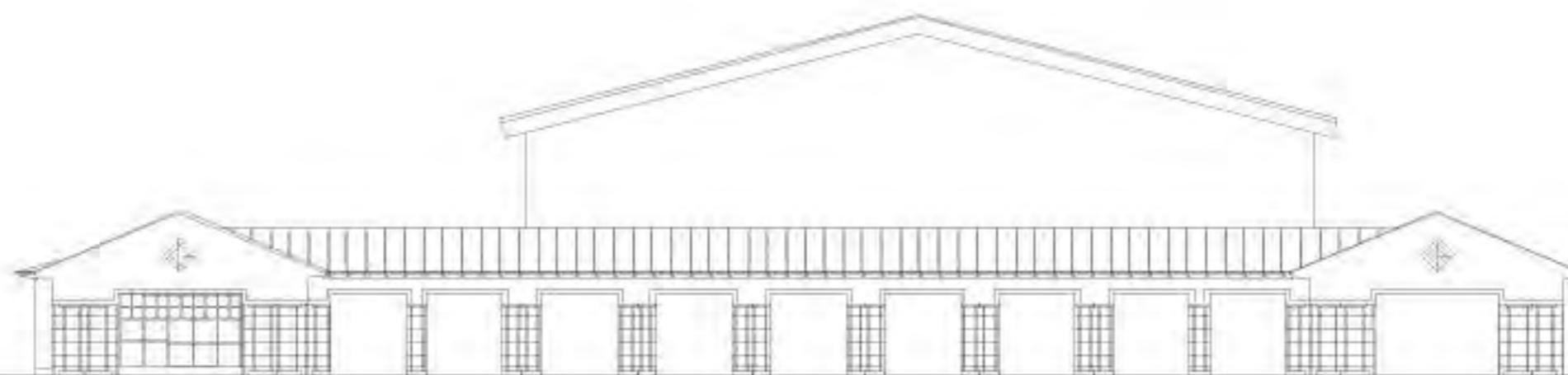
APRIL 2002

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART

ALTERNATIVE C



SCHEME 1



SCHEME 2

EXTERIOR ELEVATIONS

SANIBEL ISLAND RECREATIONAL CENTER PROPOSED ADDITION

THADDEUS
COHEN
ARCHITECT

75 NE 8TH AVENUE
DELRAY BEACH, FL 33483
561 276 4300
AIA/CD/ASID

SANIBEL ISLAND - FLORIDA



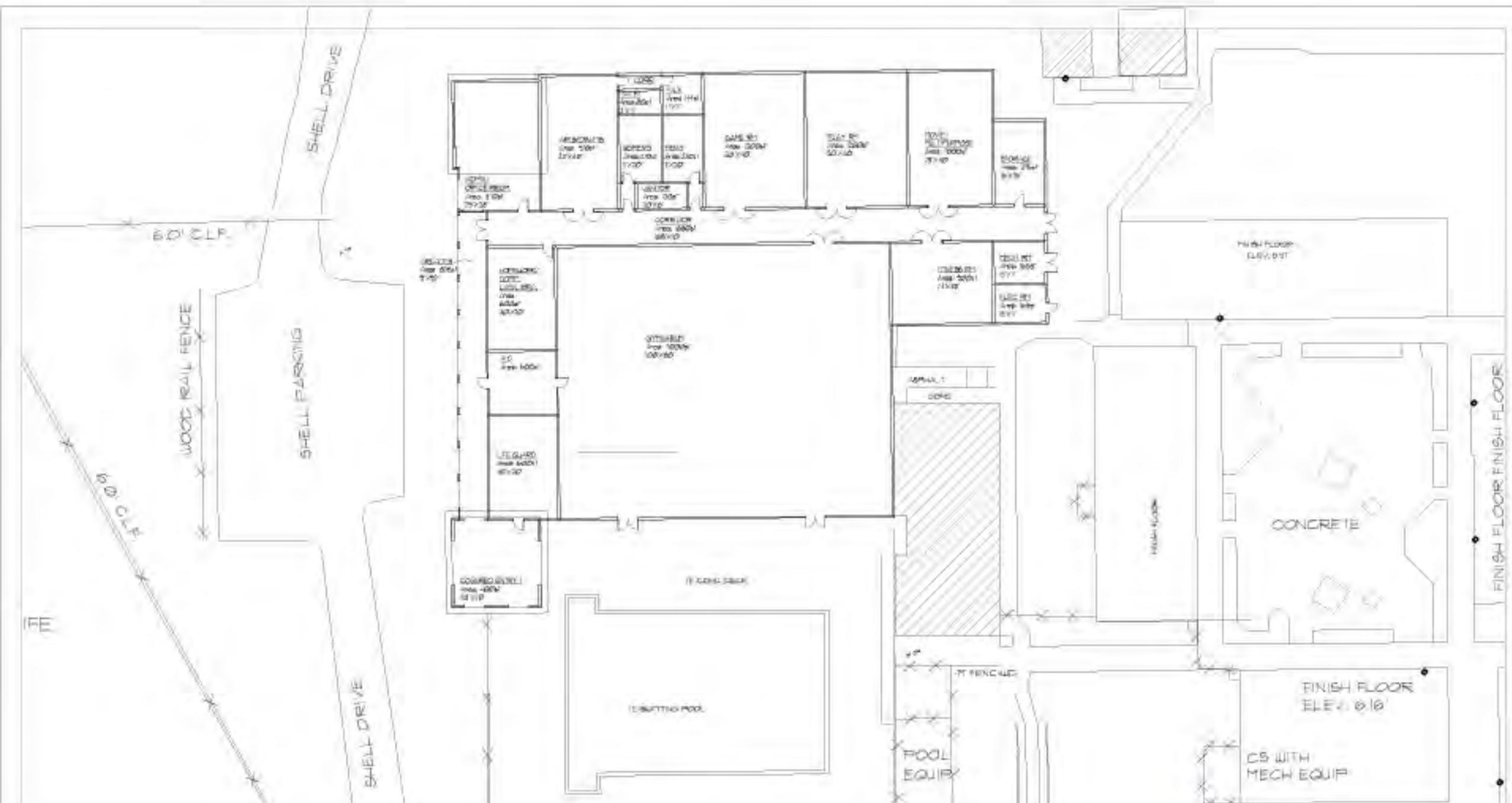
**SANIBEL ISLAND RECREATIONAL CENTER
PROPOSED ADDITION
SCHEME 1**

SANIBEL ISLAND - FLORIDA



THADDEUS
COHEN
ARCHITECT

75 NE 9TH AVENUE
DELRAY BCH, FL 33445
561 278-4300
446-0437



SITE PLAN

**SANIBEL ISLAND RECREATIONAL CENTER
PROPOSED ADDITION
SCHEME 2**

SANIBEL ISLAND - FLORIDA



PowerPoint Presentation to City Council

On April 30, 2002, Glatting Jackson presented the draft system plan to the Sanibel City Council. The following PowerPoint presentation summarizes the results of the project to this date. This includes the needs and priorities assessment, the draft system plan, and preliminary cost estimates for both the parks system plan and the Recreation Center improvements.

Parks and Recreation System Master Plan

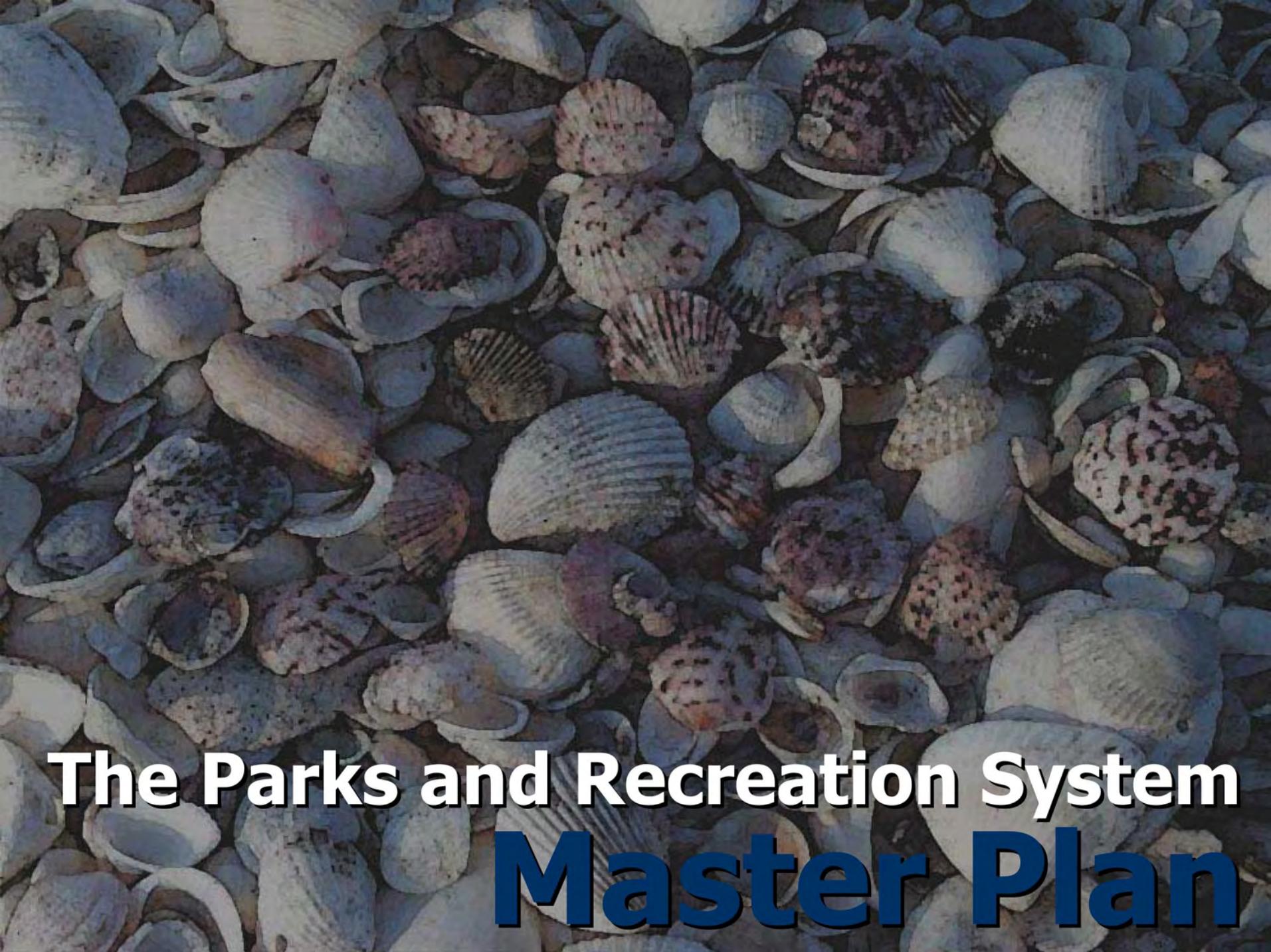
City of Sanibel
April 30, 2002

1. Parks and Recreation System Master Plan

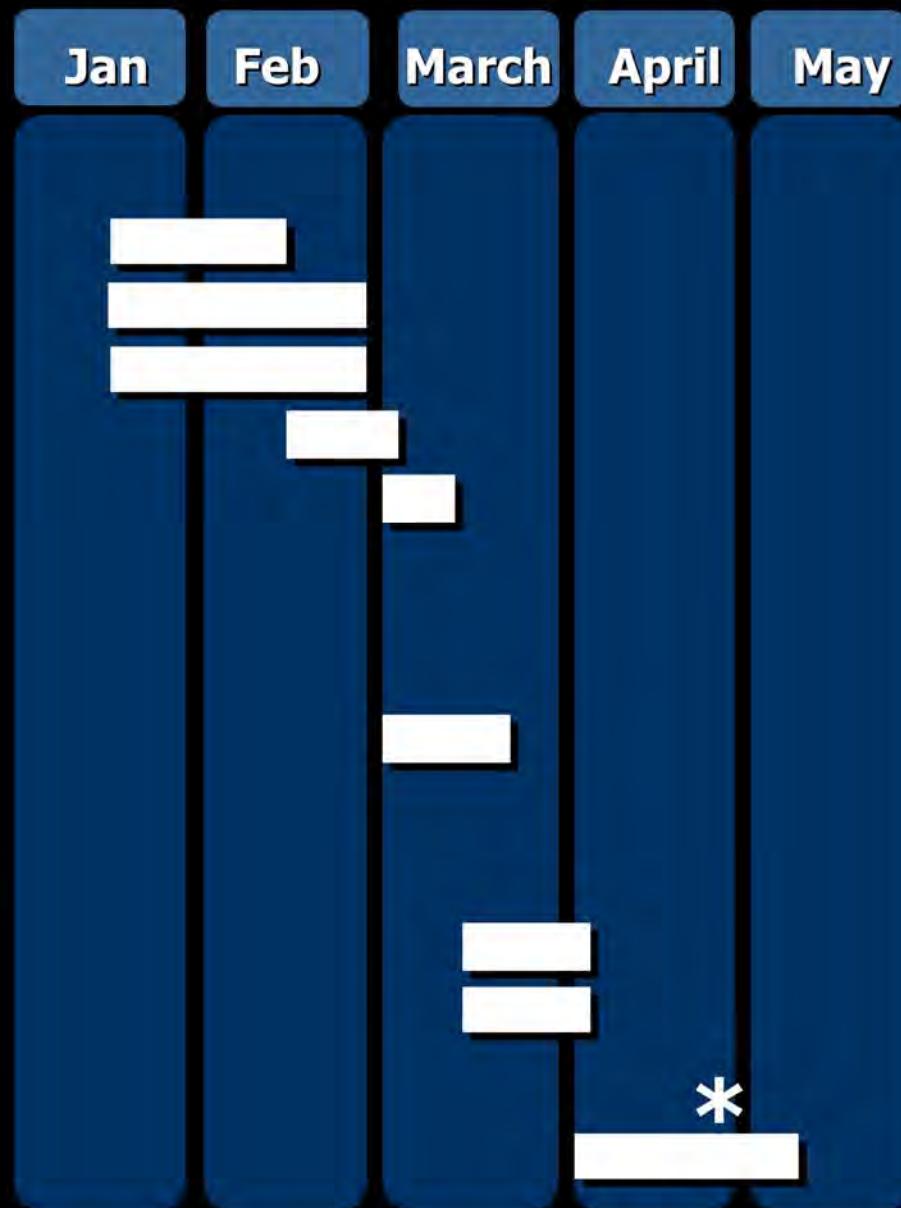
- **Planning Process**
- **Needs/Priorities Assessment**
- **Response to Needs**
- **Preliminary Estimate of Costs**
- **Proposed Phasing**
- **Next Steps**
- **Comments/Discussion**

2. Sanibel School/ Community Park

- **Proposed School Plan**
- **Proposed Park Plan**
- **Preliminary Estimate of Costs**
- **Proposed Phasing/ Funding**
- **Next Steps**
- **Comments/Discussion**



The Parks and Recreation System **Master Plan**



Existing Systems Analysis

Review Existing Documents

Demographics Analysis

Base Map

Service Area Analysis

Interviews

Needs Assessment/ Preliminary Vision

Implementation Strategies

Draft System Plan

Draft Community Center Plan

April 30 Council Presentation

Final Master Plan





City Mission:

“Sanibel is and shall remain a Barrier Island Sanctuary, one in which a diverse population lives in harmony with the Island’s wildlife and natural habitats.”



Needs Assessment

QUANTITATIVE

- Service Area Analysis
- Facilities Analysis (SCORP)
- Acreage Analysis (SCORP)

QUALITATIVE

- Comprehensive Plan
- 2000 Needs Assessment
- CIP
- Site Visits
- Recreation Center Evaluation
- Interviews: City Manager, City Council, School Board, County
- Steering Committee/PRAB Workshop
- Focus Groups
- Community Workshop
- Mail survey

Approximately 200 residents attended these public workshops

1. Public Pool
2. Tennis Courts
2. Playgrounds
2. Bike/Pedestrian System
2. Special Events/Gathering Spaces
3. Neighborhood Parks
3. Public Transit
4. Basketball Courts
4. Teen Center
4. Recreation Programs
4. Kayak/Canoe/Sailing Center
5. Community Center
5. Skate Facility
5. Arts/Cultural Programs



Interviews/Workshop Priorities Compared to Mail Survey Priorities

Mail survey immediate + future needs (in percent)
(1,863 surveys returned and tabulated)

1. Public Pool (14%)
2. Tennis Courts (20%)
2. Playgrounds (25%)
2. Bike/Pedestrian System (43%)
2. Special Events/Gathering Spaces (24%)
3. Neighborhood Parks (23%)
3. Public Transit n/a
4. Basketball Courts (24%)
4. Teen Center (36%)
4. Recreation Programs n/a
4. Kayak/Canoe/Sailing Center (27%)
5. Community Center (46%)
5. Skate Facility (16%)
5. Arts/Cultural Programs n/a

Mail Survey Immediate and Future Priorities (in %)

1. AC in Rec. Facility (49%)
2. Renovate Rec. Center (46%)
3. Multipurpose Paths (44%)
4. Bike Paths (43%)
5. Walking Paths (41.3%)
6. Nature Areas (41.1%)
7. Nature Trails (41.1%)
8. Teen Facilities (36%)
9. Beach Parking (33%)
10. Picnic Areas (28%)
11. Sailing/Kayak Facilities (27%)
12. Senior Facilities (26.2%)
13. Family Facilities (26.1%)
14. Large Gathering Area (25%)
15. Playgrounds (24.5%)

WHAT HOME BUYERS WANT IN A SUBDIVISION

Natural, open space.....	77 percent
Walking and biking paths	74 percent
Gardens	56 percent
Convenience stores	55 percent
Wilderness areas	52 percent
Outdoor swimming pool.....	52 percent
Community/recreation center	52 percent
Easy walk to parks, stores	52 percent
Shopping center	51 percent
Interesting little parks	50 percent
Exercise/fitness center	50 percent
Town center with shops, coffee bars, meeting places	48 percent
Recreation activities	47 percent
Library	47 percent
Places of worship	46 percent
Tennis courts	39 percent
Golf course	39 percent
Teen center	36 percent
Golf clubhouse	33 percent
Amphitheater	26 percent
Organizer to start clubs and community events	23 percent
Community concierge	18 percent

Source: American LIVES Inc. and InterCommunications Inc.; 1995 survey of nearly 5,000 prospective buyers in California, Florida, Georgia, North Carolina and Texas.



Response to Needs: **Parks System Master Plan**



City Mission:

“Sanibel is and shall remain a Barrier Island Sanctuary, one in which a diverse population lives in harmony with the Island’s wildlife and natural habitats.”

Parks & Rec. System Vision:

A central corridor of community parks, bikeways and gathering spaces- and strategically located special use facilities and parks- all sensitively woven into the island’s existing environmental fabric to meet residents’ recreation and social needs

Future Parks and Recreation System

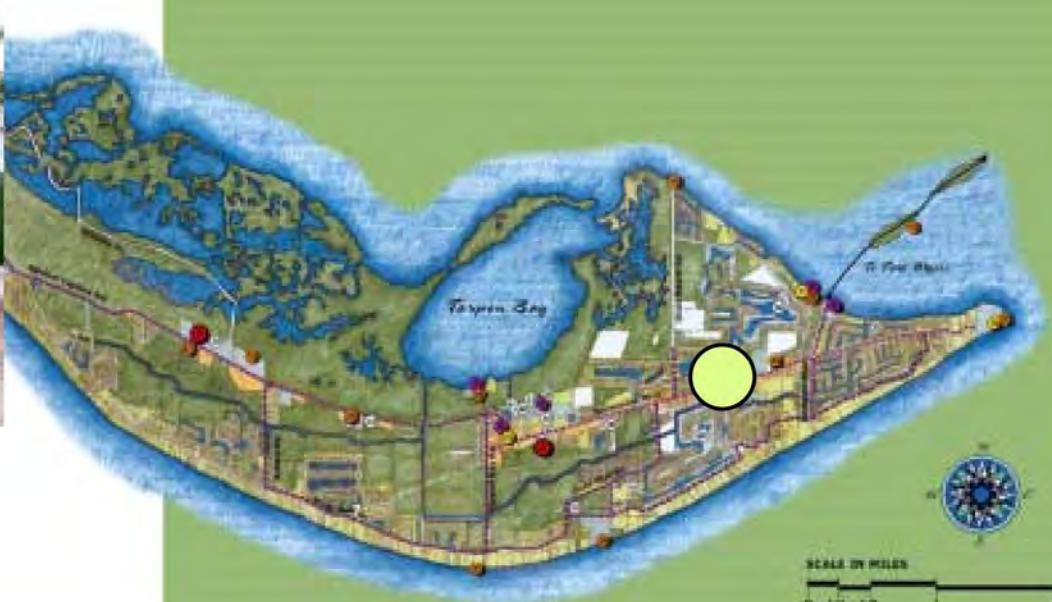
Community Parks



Existing Roadside Park



- Develop a site Master Plan
- Re-name park to communicate-wide significance and use
- Add new site amenities (benches, picnic tables, trash receptacles, signs, grills)



Existing Sanibel Community Association/City Site(s)



- Investigate partnering with SCA to develop SCA/City sites as a Community Park
- Develop a site Master Plan
- Re-name park to communicate community-wide significance and use
- Fund/construct improvements
- Add new site amenities (benches, picnic tables, trash receptacles, signs, grills)



Existing Sanibel Recreation Center



- Continue working with County, School Board, Sanibel School and USFWS to develop joint-use a Master Plan and agreement
- Determine phasing/cost sharing
- Fund/construct improvements



Proposed West End Community Park

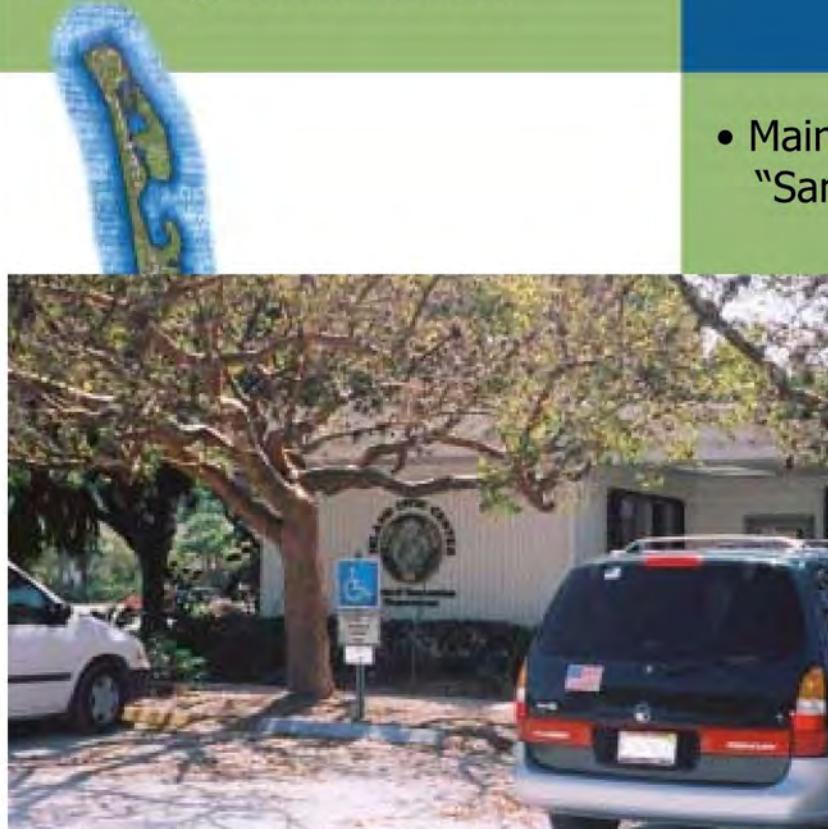


Future Parks and Recreation System

Special Use Facilities



Existing Civic Center



- Maintain current use, consider renaming as "Sanibel Senior Center"



Proposed Town Green Special Events Area



- Formally dedicate open space between/in front of City Hall and Library as the "Sanibel Town Green"
- Investigate the possibility of expanding onto SCA-owned land(s)
- Develop a site Master Plan to show relocation of trees to perimeter, location of special event/temporary restrooms, stage areas and utilities
- Fund/construct improvements



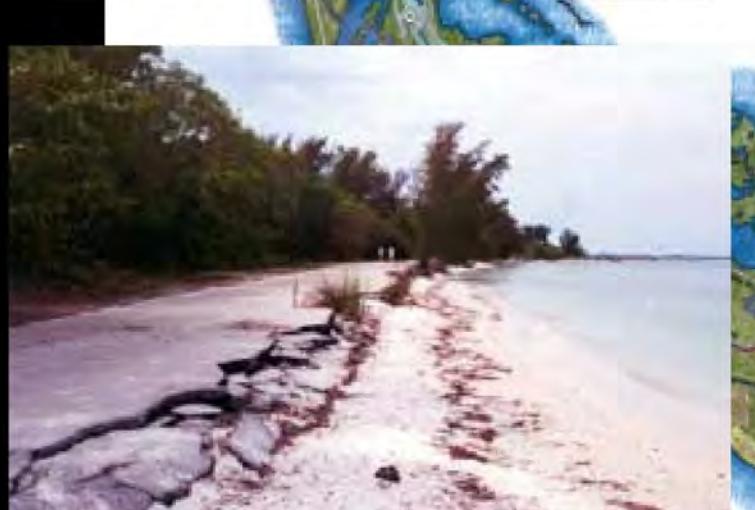
Existing J.N. Darling Darling Canoe/Kayak Center



- Explore adding storage facilities for residents' canoes/kayaks to existing concession area



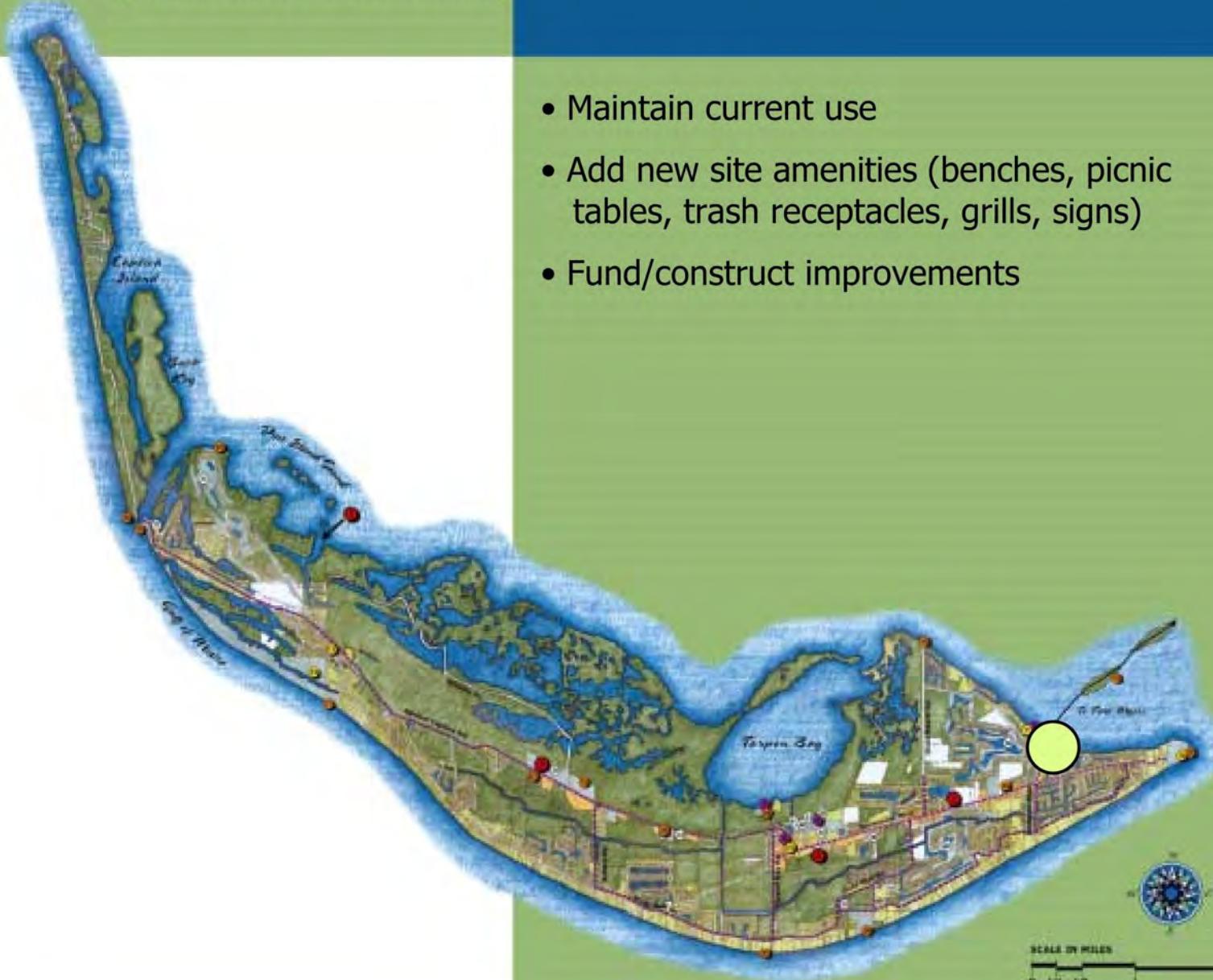
Proposed Public Beach/Sailing Center at Bailey's Beach



- Designate Bailey's Beach as public beachfront park
- Develop site Master Plan to show removal of existing asphalt road, vegetation restoration, adding passive facilities (picnicking, grills, path)
- Investigate expansion of sailing program for residents'/members' use
- Add new site amenities (benches, picnic tables, trash receptacles, grills, signs)
- Fund/construct improvements



Existing Sanibel Boat Ramp



Future Parks and Recreation System

Neighborhood Park Facilities



Proposed Neighborhood Parks



- Investigate adding tot lots and picnic areas at Lighthouse Park, Bailey's Beach, Causeway Park, Bowman's Beach, the fire station at Bowman's Road, and the fire station at Palm Ridge Road
 - Add new site amenities (benches, picnic tables, trash receptacles, grills, signs)
 - Phase/fund/construct improvements



Future Parks and Recreation System

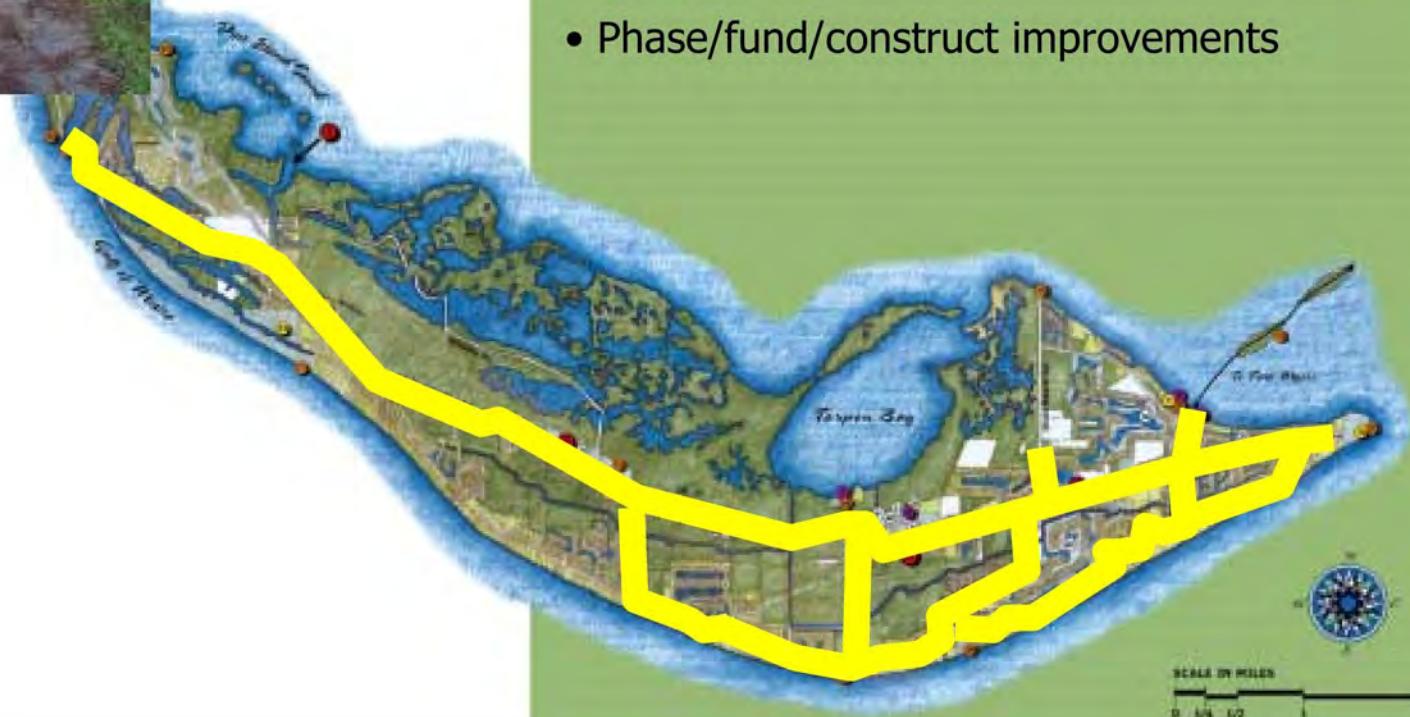
Linkages



Linkages



- Develop City-wide Bikeways, Trails and Sidewalks Master Plan to determine needed improvements
- Investigate alternative transportation systems (including vans and trolleys) to provide public access to public parks and civic sites
- Phase/fund/construct improvements



Estimate of Costs

<u>Recommendation</u>	<u>Total Approximate Costs</u>
1. Roadside Park	\$220,000
2. SCA Site	\$900,000
3. Sanibel Rec. Center	\$8,470,000
4. West End Community Park	\$950,000
5. Civic Center	\$0
6. Town Green Special Events Area	\$110,000
7. J.N. Ding Darling Canoe/Kayak Ctr.	\$10,000
8. Sailing Center at Bailey's Beach	\$275,000
9. Sanibel Boat Ramp	\$25,000
10-14. Proposed Neighborhood Parks	\$900,000
Linkages	\$2,200,000
Facility, Sign Design Standards	\$550,000

Total: \$14,610,000

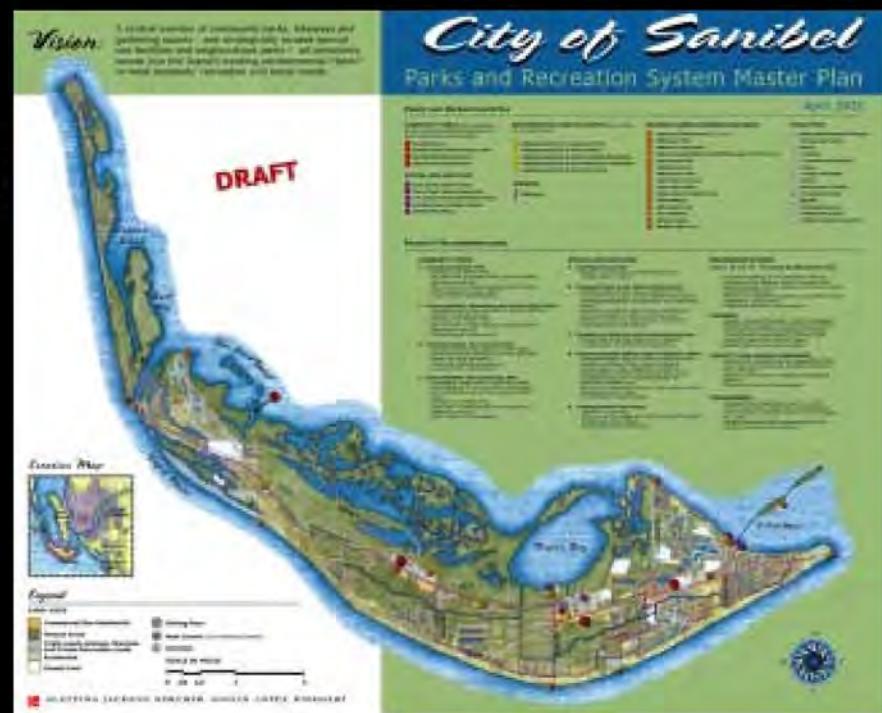
- 75% of respondents either *strongly support* or *support* user fees in order to fund recreation facilities
- 55% of respondents either *do not support* or *strongly disagree* with an increase in property taxes in order to fund recreation facilities



Next
Steps

- Parks and Recreation Advisory Committee Review
- Planning Commission Review
- Council Final Approval

COMMENTS/DISCUSSION





Sanibel School/ **Community Park**

Proposed Park Plan



DRAFT

SANIBEL COMMUNITY PARK CONCEPTUAL MASTER PLAN

CITY OF SANIBEL, FLORIDA

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GLATTING JACKSON KERCHER APRIL 1965 ANGLIN LOPEZ RINEHART

Proposed Phasing/Funding



SANIBEL COMMUNITY PARK CONCEPTUAL MASTER PLAN

CITY OF SANIBEL, FLORIDA

APRIL 2002

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART

SANIBEL COMMUNITY PARK

Phase 1A: Ballfields, Tennis Courts, Maintenance Building, Recreation Center Parking (shell)	Up to +/- \$625,000
Phase 1B: Multi-use Field, Volleyball Court, Multi-purpose Court, Fitness Trail, Site Lighting	+/- \$1,000,000
Phase 2: Recreation Center/Pool Renovation	+/- \$5,000,000
Entire Site Landscaping, Irrigation, Signs, Site Furnishings	+/- \$1,000,000
Approximate Total:	=/- \$7,600,000



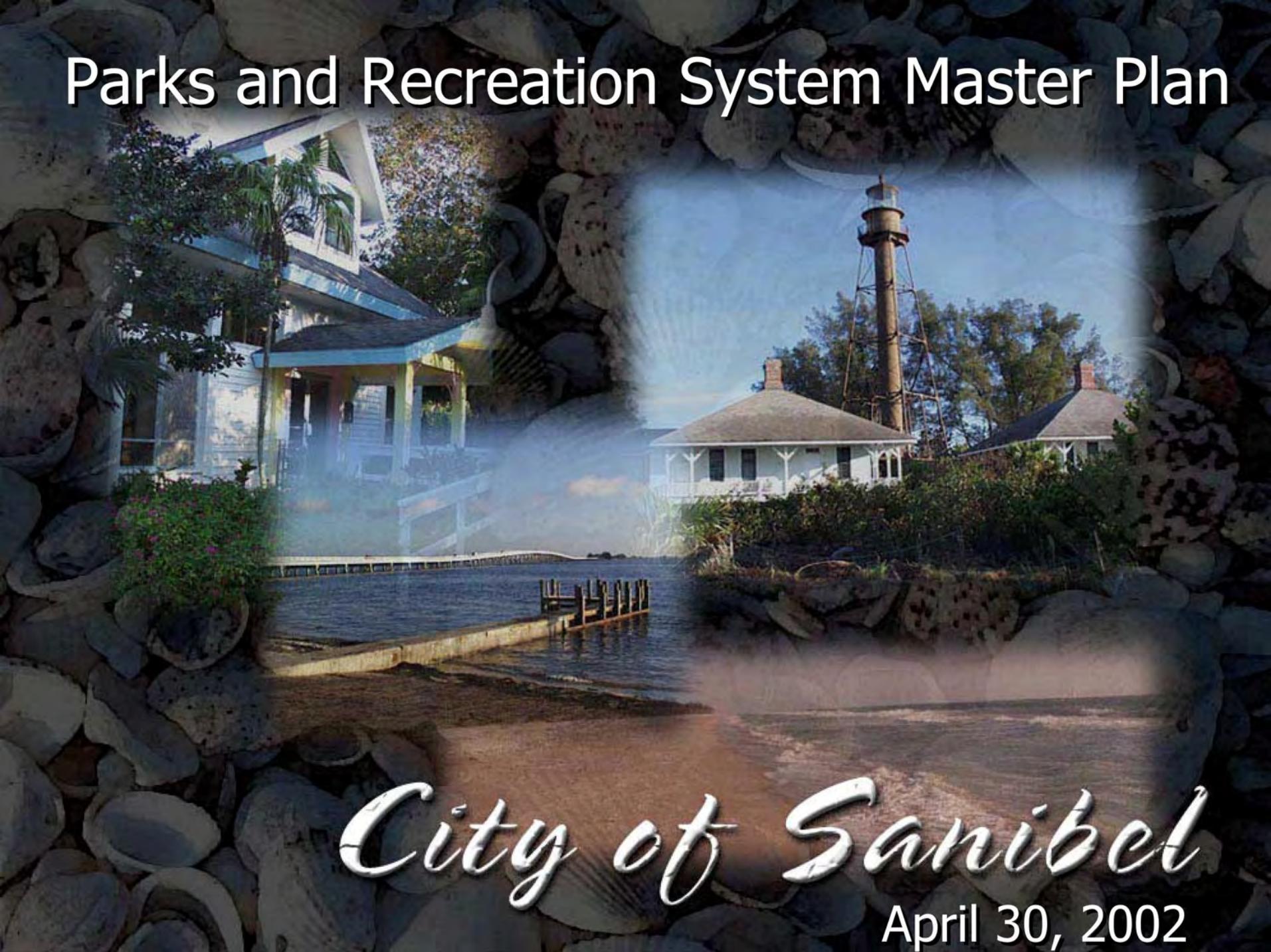
Next
Steps

- Approval to Proceed w/ Phase One Design

COMMENTS/DISCUSSION



Parks and Recreation System Master Plan



City of Sanibel

April 30, 2002

III. Implementation Program

Implementation Program

The preceding section defined the vision for the County's future parks system. In order to realize the vision over time, an implementation strategy is needed. The following implementation strategy identifies a recommended course of actions to meet this strategy, broken down by facility type. These recommendations offer a method by which the City may pursue the implementation actions most efficiently.

Following the description of actions is an estimate of the probable costs associated with each of these steps. These order of magnitude cost estimates are provided for both the parks and recreation system plan and the Recreation Center improvements.

Priority Recommendations

Community Parks

1. Existing Roadside Park

- Develop a site Master Plan
- Re-name park to communicate community-wide significance and use
- Add new site amenities (benches, picnic tables, trash receptacles, signs, grills)

2. Existing Sanibel Community Association/City Site(s)

- Investigate partnering with SCA to develop SCA/City sites as a Community Park
- Develop a site Master Plan
- Re-name park to communicate community-wide significance and use
- Fund/construct improvements

3. Existing Sanibel Recreation Center

- Continue working with County, School Board, Sanibel School and USFWS to develop joint-use Master Plan and agreement
- Determine phasing/cost-sharing
- Fund/construct improvements

4. Proposed West End Community Park

- Investigate opportunities to develop a small parcel (approximately 2-3 acres) with road frontage as a Community Park on the west end of the island
- Develop a site Master Plan
- Name park to communicate community-wide significance and use
- Fund/construct improvements

Special Use Facilities

5. Existing Civic Center

- Maintain current use, consider renaming as “Sanibel Senior Center”

6. Proposed Town Green Special Events Area

- Formally dedicate open space between/in front of City Hall and Library as the “Sanibel Town Green”
- Investigate the possibility of expanding onto SCA-owned land(s)
- Develop a site Master Plan to show relocation of trees to perimeter, location of special event temporary restrooms, stage areas and utilities
- Fund/construct improvements

7. Existing J.N. Ding Darling Canoe/Kayak Center

- Explore adding storage facilities for residents' canoes/kayaks to existing concession area

8. Proposed Sanibel Sailing Center at Bailey's Beach

- Designate Bailey's Beach as public beachfront park
- Develop site Master Plan to show removal of existing asphalt road, vegetation restoration, adding passive facilities (picnicking, grills, path)
- Investigate expansion of sailing program for residents'/members' use
- Add new site amenities (benches, picnic tables, trash receptacles, grills, signs)
- Fund/construct improvements

9. Existing Sanibel Boat Ramp

- Maintain current use
- Add new site amenities (benches, picnic tables, trash receptacles, grills, signs)
- Fund/construct improvements

Neighborhood Parks

10, 11, 12, 13, 14. Proposed Neighborhood Parks

- Investigate adding tot lots and picnic areas at Lighthouse Park, Bailey's Beach, Causeway Park, Bowman's Beach, the fire station at Bowman's Road, and the fire station at Palm Ridge Road
- Add new site amenities (benches, picnic tables, trash receptacles, grills, signs)
- Phase/fund/construct improvements

Linkages- Bicycle and Pedestrian Systems and Transit

- Develop City-wide Bikeways, Trails and Sidewalks Master Plan to determine needed improvements
- Investigate alternative transportation systems (including vans and trolleys) to provide public access to public parks and civic sites
- Phase/fund/construct improvements

Facility, Sign Design Standards

- Develop City-wide park facility standards for play structures, site furnishings, parking, lighting and other amenities
- Develop a City-wide Park Graphics and Signage System
- Phase/fund/construct improvements

Programming

- Investigate partnering with resorts to create central reservation system that coordinates use of both public and private tennis courts throughout the island
- Expand recreation/social programs using both volunteers and user fee revenues

Sanibel Capital Improvements Cost Estimate - April 29, 2002

PRIORITY RECOMMENDATIONS	APPROXIMATE ACQUISITION COSTS	APPROXIMATE DEVELOPMENT COSTS	TOTAL APPROXIMATE COSTS	POTENTIAL FUNDING SOURCE	*POTENTIAL ADDITIONAL OPERATIONS & MAINTENANCE ANNUAL COSTS (5%)
Community Parks					
1. Roadside Park Master Plan, Design, Permitting @10% Construct Improvements	\$20,000 \$200,000	\$20,000 \$200,000	\$20,000 \$200,000	CIP, Grants CIP, Grants	\$10,000
2. Sanibel Community Association Site Acquire Land Master Plan, Design, Permitting @10% Construct Improvements	\$350,000	\$50,000 \$500,000	\$350,000 \$50,000 \$500,000	Grant, Partnerships CIP User Fees, CIP, Grants, Partnerships	\$25,000
3. Sanibel Recreation Center Master Plan, Design, Permitting @10% Construct Improvements	\$770,000 \$7,700,000	\$770,000 \$7,700,000	\$770,000 \$7,700,000	CIP User Fees, CIP, Grants, Partnerships	\$385,000
4. West End Community Park Acquire Land Master Plan, Design, Permitting @10% Construct Improvements	\$400,000	\$50,000 \$500,000	\$400,000 \$50,000 \$500,000	CIP, Grants, Partnerships CIP CIP, Grants	\$25,000
<i>Subtotal for Community Parks</i>		\$750,000	\$9,790,000	\$10,540,000	\$445,000
Special Use Facilities					
5. Civic Center Maintain Current Use					
6. Town Green Special Events Area Master Plan, Design, Permitting @10% Construct Improvements	\$10,000 \$100,000	\$10,000 \$100,000	\$10,000 \$100,000	CIP CIP, Grants, Partnerships	\$5,000
7. J.N. Ding Darling Canoe/Kayak Center Add storage facilities for residents' boats	\$10,000	\$10,000	\$10,000	Concession	
8. Sailing Center at Bailey's Beach Master Plan, Design, Permitting @10% Expand Existing Sailing Program Construct Improvements	\$25,000 Staff \$250,000	\$25,000 \$250,000	\$25,000 \$250,000	User Fees, CIP, Grants, Partnerships	\$10,000 \$12,500
9. Sanibel Boat Ramp Add Amenities - Benches, etc	\$25,000	\$25,000	\$25,000	User Fees, CIP, Grants, Partnerships	\$1,250
<i>Subtotal for Special Use Facilities</i>		\$0	\$420,000	\$420,000	\$28,750
Neighborhood Parks					
10,11,12,13,14,15 Proposed Neighborhood Parks Construct Improvements Based on Design Stds*	\$900,000	\$900,000	\$900,000	CIP, Grants, Partnerships	\$45,000
Linkages					
Master Plan, Design, Permitting @10% Construct Improvements to Bike Path System (Expansion, Repairs) Investigate Alternative Transportation Systems	\$200,000 \$2,000,000 Staff	\$200,000 \$2,000,000 \$2,000,000	\$200,000 \$2,000,000 \$2,000,000	CIP, Grants, Partnerships CIP, Grants, Partnerships CIP, Grants, Partnerships	\$100,000
Facility, Sign Design Standards					
City-wide Design Standards City-wide Graphics and Signage Standards Construct City-wide Improvements	\$25,000 \$25,000 \$500,000	\$25,000 \$25,000 \$500,000	\$25,000 \$25,000 \$500,000	CIP CIP	\$25,000
<i>Subtotal for Neighborhood Parks, Linkages, Standards</i>		\$0	\$3,650,000	\$3,650,000	\$170,000
APPROXIMATE TOTAL COSTS					
	\$750,000	\$13,860,000	\$14,610,000		\$643,750

* \$150,000/Park

CITY OF SANIBEL
SANIBEL RECREATION CENTER
Estimate of Probable Cost

PROJECT NAME: City of Sanibel - Sanibel Recreation Center
GJ PROJECT NO.: 16222
DATE: April 16, 2002
PROJECT PHASE: Complete Site Plan

City of Sanibel - Sanibel Recreation Center
16222
April 16, 2002
Complete Site Plan

legend
ls - Lump Sum
ea - Each
sf - Square Feet
lf - linear feet

Item No	Item	Quantity	Unit	Price	Subtotal	Description
A	SITE WORK					
1.	Earthwork and Grading	1	ls	\$50,000	\$50,000	Allowance
2.	Drainage / Mitigation	1	ls	\$50,000	\$50,000	Allowance
	Subtotal				\$100,000	
B	ROADWAYS AND DRIVES					
1.	Shell Parking- Recreation Center	23,483	sf	\$2.00	\$46,966	Parking lot at Recreation Center
	Subtotal				\$46,966	
C	RECREATION FACILITIES					
1.	Expanded Baseball 300 (#1)	1	ea	\$100,000	\$100,000	Extension to existing field,
2.	Existing Baseball Field (#2)	1	ea	\$20,000	\$20,000	
3.	Re- Orientated Baseball 190 Field (#3)	1	ea	\$250,000	\$250,000	Graded, Sod, New Bleachers, Lighting,
4.	Multi Use Field / Soccer 165' x 300'	1	ea	\$100,000	\$100,000	
5.	Sand Volleyball Court	1	ea	\$3,500	\$3,500	
6.	New Tennis Courts - 4	4	ea	\$50,000	\$200,000	
7.	Multi Purpose Court	10,000	sf	\$4	\$40,000	
8.	Fitness Trail	1	ls	\$1,000	\$1,000	
9.	Pool Renovation	1	ls	\$250,000	\$250,000	
	Subtotal				\$964,500	
D	SPECIALTY PEDESTRIAN PAVING					
1.	Recreation Center Plaza	22,792	sf	\$5.50	\$125,356	Specialty concrete pavers
2.	Tennis Plaza	1,500	sf	\$2.75	\$4,125	Concrete paving
	Subtotal				\$129,481	
E	ARCHITECTURAL ELEMENTS					
1.	Sanibel Recreation Center Renovation	20,000	sf	\$150	\$3,000,000	
2.	Maintenance Building	1,200	sf	\$100	\$120,000	Covered Basketball Court
3.	Picnic Pavilion 40x40	1	ea	\$40,000	\$40,000	
	Subtotal				\$3,160,000	
F	SITE LIGHTING					
1.	Site Electrical Service/Lighting Controls	1	ls	\$100,000	\$100,000	
2.	Recreation Center Parking Lot Lighting	20	ea	\$2,500	\$50,000	
3.	Baseball Replacement Lighting	1	ls	\$95,000	\$95,000	
4.	Sign Lighting	6	ea	\$700	\$4,200	
5.	Tot lot Lighting	2	ea	\$2,500	\$5,000	
	Subtotal				\$254,200	
Sub Total Page 1						\$4,655,147

CITY OF SANIBEL
SANIBEL RECREATION CENTER
Estimate of Probable Cost

PROJECT NAME:
GJ PROJECT NO.:
DATE:
PROJECT PHASE:

City of Sanibel - Sanibel Recreation Center
16222
April 16, 2002
Phase 1 Estimate

legend
ls - Lump Sum
ea - Each
sf - Square Feet
lf - linear feet

ESTIMATE OF PROBABLE COST

Item No	Item	Quantity	Unit	Price	Subtotal	Description
G. LANDSCAPING						
1. Large Trees		30	ea	\$650	\$19,500	
2. Small Trees		150	ea	\$350	\$52,500	
3. Palm Trees		30	ea	\$750	\$22,500	
4. Seeded Areas		500,000	sf	\$0.10	\$50,000	
5. Revegetated Native Areas		10,000	sf	\$5.50	\$55,000	Natural Areas
Subtotal					\$199,500	
H. IRRIGATION						
1. Primary Service		1	ls	\$10,000	\$10,000	
2. Multi purpose / Soccer Field		49,500	sf	\$0.60	\$29,700	
3. Open Lawn		11,500	sf	\$0.60	\$6,900	Area adjacent to Baseball Fields / School
4. Baseball Field (#1)		15,000	sf	\$0.60	\$9,000	Expanded irrigation
5. Baseball Field (#3)		36,100	sf	\$0.60	\$21,660	New Irrigation
Subtotal					\$77,260	
I. SIGNAGE						
1. Vehicular Directional		5	ea	\$1,000	\$5,000	
2. Vehicular Regulatory		10	ea	\$350	\$3,500	
3. Pedestrian Directional		10	ea	\$500	\$5,000	
Subtotal					\$13,500	
J. SITE AMENITIES						
1. Benches		10	ea	\$1,000	\$10,000	
2. Trash Receptacles		10	ea	\$750	\$7,500	
3. Drinking Fountains		5	ea	\$3,500	\$17,500	
4. Bike Racks		5	ea	\$500	\$2,500	
5. Bleachers		4	ea	\$3,000	\$12,000	
6. Team Benches		6	ea	\$500	\$3,000	
7. Picnic Tables		4	ea	\$1,000	\$4,000	
8. Tot Lot		2	ls	\$100,000	\$200,000	
9. Fencing		1,000	lf	\$35	\$35,000	
Subtotal					\$291,500	
K. Contractor Costs and Contingency						
Total					\$5,236,907	
GC Overhead	8.00%				\$418,953	
GC Home Office Exps	2.00%				\$104,738	
GC Profit	5.00%				\$261,845	
Bond	1.50%				\$78,554	
Design Fees	10.00%				\$523,691	
Contingency	20.00%				\$1,047,381	
Grand Total					\$7,672,069	

Glating Jackson Kercher Anglin Lopez Rinehart, Inc. has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, our opinions of probable construction costs provided for herein are made on the basis of experience and represent our best judgement as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.

IV. Appendix

APPENDIX A: Meeting Summaries



GLATTING

JACKSON

KERCHER

ANGLIN

222 Clematis Street

Suite 200

West Palm Beach

Florida

33401

P 561.659.6552

F 561.833.1790

LOPEZ

RINEHART

COMMUNITY

PLANNING

Meeting Minutes

Meeting Date: March 12, 2002

Project: City of Sanibel
GJ # 16222

Location: Sanibel City Hall, Others

Purpose: Interviews w/ City Leaders/ Partners:
Nola Theiss, Mayor
Dick Walsh, Vice Mayor
Judy Workman, Council member
Marty Harrity, Council member
Barbara Manzo, Lee County Parks and Recreation Deputy Director
Judith Ann Zimomra, City Manager
Barbara Von Harten, Principal, Sanibel School
Stephanie Keyes, Planning Dept. Sanibel School Board
Jack Williams, Architect, Sanibel School Board

Compiled By: Dave Barth, Glatting Jackson

Date: March 22, 2002

Following are notes from a telephone interview with Mayor Theiss on March 7; interviews with Vice Mayor Walsh, Council members Workman and Harrity, and Lee County Deputy Director Manzo on March 12; and an interview w/ City Manager Zimomra on March 14.

1. There is a priority need for both Neighborhood and Community Parks, as well as baseball, softball and soccer fields; tennis, racquet/handball, basketball and volleyball courts; a skate park facility; playgrounds; a large special events area; picnic areas, a toddler wading pool and youth water play area. There's also a need for indoor classrooms, game room and gymnasium. Paved sidewalks and bike paths are needed, as well as recreation, social, educational, arts and cultural programs.
2. All types of funding techniques are appropriate
3. Have a lot of natural lands already
4. Don't need more beach parking
5. Top 3 priorities are a new/renovated recreation center; a special events area; and transit

6. Don't need anything; have beaches and environmental lands, don't need parks
7. Residents should primarily get their recreation needs met "off-island"
8. Need to maintain current character; Sanibel is primarily a residential island
9. Top 3 priorities are a game room/teen center in conjunction with a new/renovated rec center; a new gymnasium; and improved off-road bike paths
10. Should have more access to conservation lands for passive recreation
11. Older kids need something to do
12. Residents have a high education level; don't need computer lab
13. Need to go to referendum for a G.O. Bond
14. Sanibel has never spent any real money on recreation; time to "step up"
15. Need something for everyone
16. Top priorities: state-of-the-art, air-conditioned gymnasium, outdoor basketball courts, parks throughout island w/ picnic areas, basketball courts, swings
17. Needs currently met "off-island" include skate parks, football, playgrounds
18. Need to reunite parks and rec depts.
19. Have plenty of ballfields to meet residents' needs
20. Sanibel collects Community Park impact fees, CIP impact fees, Regional Park impact fees
21. Community projects, bike paths can qualify for County funds
22. Need Teen Council, teen programming
23. Need larger rec facility to separate different youth age groups
24. Sanibel is lucky; has everything
25. Need special events area, gathering spaces
26. Need to create a "sale-able" package that includes annual bike expansion/maintenance money; nature trails on conservation lands; alternative bike paths; upgraded gymnasium, teen wing; upgraded pool w/ handicapped access, "mommy and me" section, lap pool; picnic pavilion(s); outdoor basketball courts; a new east-end community park; bike paths connected to walking/nature trails; operations & maintenance; something for everyone
27. Plan for 2003 bond referendum



GLATTING
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222 Clematis Street
Suite 200
West Palm Beach
Florida
33401
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F 561.833.1790

LOPEZ
RINEHART
COMMUNITY
PLANNING

Meeting Minutes

Meeting Date: March 13, 2002

Project: City of Sanibel
GJ # 16222

Location: Sanibel City Hall

Purpose: Steering Committee Meeting

Compiled By: Rick Durr, Glatting Jackson

Date: March 20, 2002

Backcasting comments:

1. Refuge everyday
2. Citizens' referendum for land acquisition
3. Continue education
4. Easy access
5. Recreation complex funding
6. Upgrade / expand recreation center
7. Safety, financial help
8. Realization that community is multi-faceted
9. Completed bike paths, "solved" traffic problems
10. Looked into long-range plan to meet demographics, made ex. facilities bigger, multi-use
11. People took kids into consideration

Winter residents' needs (5-7 months):

1. Volunteer coordinator / opportunities
2. Maximize use of volunteers to supplement staff, e.g. Birdwatching Program
3. Need more facilities seasonally e.g. tennis courts. Public/private opportunities?
4. Variety – meet all needs, a lot of little things done well

Classifications-

Regional Parks:

1. Blind pass
2. Bailey's Beach
3. Ding Darling
4. Gulfside (Algiers)
5. Tarpon Bay
6. Lighthouse park

Characteristics- Resource-based
 No acreage minimum
 Beaches
 Serves everyone

Community Parks:

1. Sanibel School
2. Recreation Center
3. Civic / senior center
4. Roadside park (improved)

Characteristics- Multiple Facilities
 Used by everyone
 10 minute drive

Neighborhood Parks:

1. Dixie Beach
2. Observation Point
3. Bailey Road Park

Characteristics- Walk / ride bike
 No restrooms
 Basketball court (1 hoop)
 Playground
 May have different standards for east, west

Special use facilities:

1. Museum
2. Golf course(s)
3. Big Arts
4. Marinas
5. SC House
6. Theaters
7. Library
8. SCCF v. Center
9. Tarpon Bay Rec. Area
10. Boat Ramps

Opportunities:

1. Turner Beach / Blind Pass – neighborhood?
2. Border property / adjacent to sanctuary / carve out piece?
3. Improve Bowman's (environmentally sensitive)
4. School – OK for architects to evaluate entire site
5. Land south of Chamber of Commerce – neighborhood park – tennis courts, playground, walking trail (shell), picnic shelters, soccer fields. ESL- would require vote to remove it as such
6. Causeway Park (west side) with boat ramp on east side (community park)
7. Bailey Beach
8. Bailey Tract, other SCCF parcels – meet with Eric of SCCF
9. Roadside Park
10. Land adjacent to Gulfside City Park
11. Improve existing soccer field

Need to evaluate environmental sensitivity of these sites:

12. Dixie Beach – remove parking? Neighborhood park?
13. Land adjacent to / owned by community house / land for sale immediately east
14. Relocate offices from Civic Center. Convert to multi-purpose center.
15. Open space in civic area? City Hall, library, etc.
16. Subsidized trolley?
17. City-owned land across from Mariposa
18. Churches?

City of Sanibel

SIGN IN SHEET

Glattung-Jackson-Kercher-Anglin-López-Rinehart

SIGN IN SHEET				
Gladding Jackson Kercher Anglin Lopez Rinehart				
Name	Address	Phone	Representing	E Mail Address
Scott Conway			Pine & ReCrafth	
Dick Muench				
Helene Phillips			COS	
ARMAND BALL				
Shirley Schuysser				
STEVE MULKINS				
Barbara Von Harten			The Sanibel School	
Barbara Mays			Lee County Parks & Rec.	
Jean Baer			Advisory Board	

Steering Committee Meeting - 8am-12pm
3/13/02



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LOPEZ

RINEHART

COMMUNITY

PLANNING

Meeting Minutes

Meeting Date: March 13, 2002

Project: City of Sanibel
GJ # 16222

Location: Civic Center

Purpose: Seniors Focus Group

Compiled By: Rick Durr, Glatting Jackson

Date: March 20, 2002

What makes the future parks and recreation system in Sanibel so special?

1. Pursuing passive recreational activities into future
2. Both children and adults for whatever needed
3. Trolley service (to activity centers)
4. Tennis courts reserved for seniors from 9:00 – 12:00
5. Pool
6. Beaches
7. Trails
8. Bike path
9. Improve contracts with school for those facilities; additional public facilities
10. Bike path safety enhanced, expanded
11. Tramway along bike path (while island, or break island into two systems east / west)
12. Sidewalks needed along streets (especially for dog walkers)
13. Island's sensitivity needs to be considered
14. Concern with detracting from peaceful, aesthetically pleasing walking trails by more active facilities (exercise course)
15. Nature trails
16. Island's wildlife ethic, care remains consistent
17. Everything done to nurture and protect refuge and beaches
18. Monitor and protect aquifer
19. Dog parks
20. Racquetball / handball courts (4 walls indoor / 3 walls indoor)

21. Horseshoes

What specific facilities, programs/activities do you enjoy the most?

1. Continue seniors' programs and increase trips, if possible
 - a. More times
 - b. Classes
2. Fitness Trail
 - a. Shelling
 - b. Birding
3. Hiking and bike trails
4. Kayaking (more launches / docks)
5. Bridge
6. Tennis
7. Swimming
8. Special events
9. Arts programs
10. Senior music groups (community band, chorus)
11. Square dancing
12. Senior Program is great!
13. Look at active recreational park in east end of island (softball, tennis etc.)
14. .88 acre site west of SCA
15. Small neighborhood parks with playgrounds
16. Island End Rd. sites identified as environmentally sensitive (Sanibel Gardens)

What was the single most important aspect taken to create such a special system?

1. Master Planning
2. Population level will reach a limit (look at build-out analysis)
3. Money: user fees will be an issue
4. Look at issue of how many non-resident children served (75% of residents in school / 25% non)
5. Increase tolls (same since bridge opened)

City of Sanibel

SENIORS FOCUS GROUP

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Lyne Bresgman	716 Emerald Ct	472-6073		
Louise Johnson	3941 Half Dr	472-5376		
Charlotte Kowatch	PO Box 354	395-7637		
Bob Chamberlin	119 Pecan Hill Way, #18	472-7818		
Jerry & Sheltor	943 Cabbage Ct	472-5517		
Doug Miller	1458 Old Dallas	395-0669		
Chuck Jarnum	4237 Old Parryan Way	472-2570		
Ed and Hazel Schneller	805 Lindgren Blvd.	472-4527		
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*COMMUNITY
PLANNING*

Meeting Minutes

Meeting Date: March 13, 2002

Project: City of Sanibel
GJ # 16222

Location: Sanibel School

Purpose: Teens Focus Group

Compiled By: Victoria Zinser Johnson, Glatting Jackson

Date: March 20, 2002

What makes the future parks and recreation system in Sanibel so special?

1. Gym
2. Baseball fields
3. After-school recreation program
4. Bike path
5. Pool
6. Lit tennis courts needed
7. Skate park
8. Paintball
9. More basketball courts
 - o Indoor, air-conditioned
 - o Outdoor
 - o Throughout island
10. Watersports center
 - o Sailing, kayaking
 - o Wakeboarding
11. Movie theater (programs and facility)
12. Lit tennis courts down-island
13. Mini golf
14. Trolleys (cheap or free)
15. Van / ride service; whole island, around school
16. Recreation facilities open earlier, later

17. Teen and pre-teen room

- Espresso machine
- Foozball
- Pool table
- Darts
- TVs
- Video games
- Computers
- Music
- Food
- Live music on occasions

18. Camping

19. Playgrounds

20. Racquetball courts

21. Ping pong tables

22. Go-karts

23. Bigger and more baseball fields

24. Gym on east end with at least basketball courts

25. Track around a football field

26. Fast food

What specific facilities, programs/activities do you enjoy the most?

1. More nature trails
2. Improved vegetation along roadways and in parks
3. Aquarium
4. Better maintenance of paths, wider paths

What was the single most important aspect taken to create such a special system?

1. Skatepark (3)
2. Paintball (5)
3. Basketball center (min. 3) (8)
 - Wooden floored courts with separating walls
 - Multi-purpose courts for volleyball
 - Nice locker rooms
4. Aquatic watersports
5. Mini golf
6. Wave pool

Is there anything that could be done to make the future system even better?

1. Snack stands
2. Big movie theater
3. Large recreational complex with skateboard park, basketball, etc.

4. Improved maintenance
5. Use volunteers to maintain
6. Use card system
7. Age minimum for weight rooms, etc.

City of Sanibel

SIGN IN SHEET

Glatting Jackson Kercher Anglin Lopez Rinehart

Name	Address	Phone	Representing	E Mail Address
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Evan Bogdon				
Brett Shannon				
Zach Farcore				
Joey Harry				
Steve Radakovic				
Kay Mason				
Lura Bredahl				
Steffen Bredahl				
Tyler Baet				
Grey Peplow				
Tom Peplow				
Victoria Holanin				
Kyle Sodlak				
Rob Ham				
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Spencer Hamilton				
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Dylan Conway				



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COMMUNITY
PLANNING

Meeting Minutes

Meeting Date: March 13, 2002

Project: City of Sanibel
GJ # 16222

Location: Sanibel School

Purpose: Adults Focus Group

Compiled By: Rick Durr, Glatting Jackson

Date: March 20, 2002

What makes the future parks and recreation system in Sanibel so special?

1. Ability to adapt to changing needs – monitoring, design, etc.
2. Great ball fields
3. Organized softball
4. Gymnasium available
5. Competitive swimming pool with children's lessons
6. Outdoor lit, public tennis courts
7. Children's playground
8. Open space
9. Mix of children / adult activities
10. High quality school facility
11. Senior center with activities
12. New facility closer to Pop. Ctr. - accessible by bike, transit, etc.
13. Teen center to keep them on the island – for music, pool table, concerts with partners
14. Good arts programs
15. "Town green"

What specific facilities, programs/activities do you enjoy the most?

1. See above
2. Water aerobics
3. Tennis
4. Outdoor concerts
5. Public shuffleboard courts

6. Public games
7. Outdoor volleyball
8. Good promotion of activities (much better than today)
9. Properly trained staff for supervision of activities (for example: weight room lack of supervision)
10. Groups contributing to the community (fund-raisers, etc.)

What facilities/programs/activities do you enjoy with out of town friends and family?

1. Public / private partnerships on water and resorts, etc.
2. Ding Darling
3. Shell museum
4. Historical Museum
5. Enjoy the water/beach

What was the single most important action taken to create such a special system?

1. Funding of the systems (combination of efforts)
2. Creation of the position of “fundsman” to leverage dollars (city, private, state, federal)

Is there anything else than could be done to make the system even better?

1. Follow-up survey
2. Pay attention to changing needs of the predominant demographic
3. Look at Mt. Dora as comparable – why it is a good place to retire?

City of Sanibel

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C Soobitsky	15172 IONA LAKES - Building on	415-0038	—	—
Joel Soobitsky	15172 IONA LAKES { 2118 STARFISH	"	—	—
John Dillon	201 Daniel Dr	395 1136	—	—
RICHARD MYERSON	6065 DINKINS LAKE RD	395 2469	—	—
MASSEY HANLON	1801 OLDE MIDDLE GOLF	395-1691	—	—
Shirley Jewell	1101 Schooner	395-1099	—	—
JOHN BASHER	1067 SAND CASTLE	395-0739	—	—
PAUL RAVENHORN	588 Boulders	395-0751	—	—
MARK THOMAS	1615 SERENITY LN	472-4042	—	—
George Wilbanks	PO Box 594	395-3619	Myself + my family	doulosgprw@msn.com
PHIL + george souza	7600 Sextant DR - bldg new HOME	395-1695	SERVES	—
Claudia Burns	629 H Merita	472-2682	ADULT TENNIS TEAM	—
JOHN GILL	827 E. GULF DR	395-2583	—	—
Elaine Hoter	1349 Eagle Run	472-1347	—	—



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RINEHART

COMMUNITY

PLANNING

Meeting Minutes

Meeting Date: March 13, 2002

Project: City of Sanibel
GJ # 16222

Location: Sanibel School

Purpose: Families Focus Group

Compiled By: Victoria Zinser Johnson, Glatting Jackson

Date: March 20, 2002

What makes the future parks and recreation system in Sanibel so special?

1. Modern, well-equipped facilities
 - o Air conditioned gym
 - o Pool cooled in summer
 - o Lap pool
 - o Clean air, no mold
 - o Four-court, multi-purpose courts
 - o Lockers, racquetball, etc.
 - o Motorized curtains
 - o Kitchen
 - o Teen area
 - o Screen / theater

What specific facilities, programs/activities do you enjoy the most?

2. Parks with play equipment within 1-2 miles of home
 - o Play equipment
 - o Shade
 - o Restrooms
 - o Water fountains (refrigerated)
 - o Benches, picnic tables
 - o Multi-purpose open space
 - o Picnic shelter

- Multi-purpose court
- 3. Staff with good wages, incentive-based
- 4. Adequate maintenance budget
- 5. Pool
 - Toddler pool
 - Lap pool
 - Open swim
 - Ozone-treated
 - Open 6:00 a.m. – 8:00 p.m.
 - Zero depth-accessible
- 6. Funding
 - Resident taxes
 - Non-resident fees
- 7. Youth foundation that raises funds, awareness, advocates
- 8. Connected by bike paths –safe, off Periwinkle
- 9. Watersports center “club”
 - Kayak / canoe launch
 - Youth sailing
 - Youth fishing
 - Snorkeling
 - Lessons
 - Rentals
 - Resident storage
 - Wind surfing
 - Residents “free” – N.R. fees
- 10. Outdoor amphitheater
 - Stage
 - Concerts, plays, etc
 - “Green” / seating up to 1,500 people
- 11. Best system in U.S.
- 12. Professional staff for programming / recreation department
- 13. Trolley
 - Hydrogen or electric
 - Runs from end to end of island
 - Elevated?
- 14. Water taxi
- 15. Trolley way adjacent to bike path?
- 16. Central skateboard / roller hockey park and small half-pipes, grinding rails, etc.
- 17. Wellness center
- 18. Central tennis facility
- 19. Island-wide computerized signup communications
- 20. Nature trails

21. Multiple kayak launches throughout island
22. "Berms" for bikes / off-road bike trails
23. Picnic tables, trash cans, recycling bins, grills
24. Beach activities, programs:
 - Kite flying
 - Sand castles, etc.
 - Volleyball
25. Central gathering space
26. Security system
27. Teen activities

City of Sanibel

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LOPEZ

RINEHART

COMMUNITY

PLANNING

Meeting Minutes

Meeting Date: March 13, 2002

Project: City of Sanibel
GJ # 16222

Location: Recreation Center Gymnasium

Purpose: Public Workshop
Breakout Group #1

Compiled By: Victoria Zinser Johnson, Glatting Jackson

Date: March 20, 2002

What makes the future parks and recreation system in Sanibel so special?

1. Monorail system/ solving traffic problems
2. Alternative transportation
3. Large special events and bandshell
4. Amount of open space and natural lands (without human intrusion)
5. Air conditioned gym
6. Public tennis facilities (city controlled)
7. Expanded, wider bike paths throughout island
8. Walking trails along bike path
9. Family gathering activities/space
10. Facilities do not displace natural lands
11. Preservation of natural beaches and waterways
12. New facilities don't increase traffic
13. Providing for kids, playgrounds, etc.
14. Gym/recreation center
15. Bike paths
16. Implement policies to coexist with wildlife (especially near beaches)
17. Aquatics complex (city owned- heat pool)
18. Kayaking trails
19. City needs own rec. center as school expands
20. Public private partnerships

21. Preserving character
22. Don't want to be like Marco

What specific facilities, programs/activities do you enjoy the most?

1. Improved communication regarding use of facilities
2. Small neighborhood/pocket parks
3. Adult tennis program (cooler hours)
4. Fitness centers
5. Bike paths
6. Beaches
7. Natural lands
8. Gym/indoor-outdoor volleyball
9. Big Arts
10. Public/private partnerships for tennis (rotating facilities)

What facilities/programs/activities do you enjoy with out of town friends and family?

1. Canoeing, kayaking
2. Natural beaches and natural areas
3. First class bike path
4. Alternative transportation
5. Flexible facilities that can change uses over time

What was the single most important aspect taken to create such a special system?

1. Conservation land/preserve natural lands
2. Tennis
3. Maximizing existing facilities
4. Air-conditioned gym
5. Preserving beaches/natural lands
6. Keeping beaches clean
7. Public/private partnerships
8. Large special events area (for Rotary/Arts and Crafts fair)
9. No over development
10. Combine uses for a multipurpose area for recreation, education, entertainment- require alternative transportation to this site for events



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COMMUNITY

PLANNING

Meeting Minutes

Meeting Date: March 13, 2002

Project: City of Sanibel
GJ # 16222

Location: Recreation Center Gymnasium

Purpose: Public Workshop
Breakout Group #2

Compiled By: Rick Durr, Glatting Jackson

Date: March 20, 2002

What makes the future parks and recreation system in Sanibel so special?

1. Town Center with outdoor restaurants
2. Outdoor amphitheatre / band stand
3. Green area, centrally located
4. Transportation will still be a problem
5. Neighborhood Parks – 4 / 5 parks
 - o Playground equipment
 - o Picnic tables / shelters
 - o Tennis / basketball courts / skate facilities
 - o Well-maintained and safe
 - Facilities are in good condition
 - Visibility
 - o Multi-purpose courts
 - o Sustainable design / tennis courts
6. Specialization of parks – one central location with dispersed parks
7. Coordination of facilities – better linkages, including cultural
8. Expansion of bike paths, walkways
9. Wider bike paths
10. Improved programs / teaching specialized skills geared to lifestyles
11. Mountain bike trails
12. Community facilities: picnic areas, gathering spaces

13. Destination parks off traffic path
14. Facilities are not overcrowded or overused
15. Context – maintains small town feeling / unique aesthetic linking cultural, recreational, environmental, while (?)
16. Educating visitors and anyone
17. Youth areas for teens

What specific facilities, programs/activities do you enjoy the most?

1. Several lap pools
2. Olympic sized pool / diving well
3. Toddlers' pool / infant swim programs
4. Water / splash play area
5. Continued aquatics programs

What was the single most important action taken to create such a special system?

1. Town meeting
2. Cooperation between organizations
3. Purchase land
4. Physical linkage
5. Establish town recreational center on Dunlop Road corridor, linking existing facilities and new outdoor facilities

Is there anything else than could be done to make the system even better?

1. Better public access to water facilities
2. Preserve our beaches
3. Meditation center that overlooks the bay
4. Limit number of cars – have a tram system to shuttle
5. Committees still in place
6. Virtual Sanibel!
7. Look at Mt. Dora as comparable – why it is a good place to retire?



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COMMUNITY

PLANNING

Meeting Minutes

Meeting Date: March 13, 2002

Project: City of Sanibel
GJ # 16222

Location: Recreation Center Gymnasium

Purpose: Public Workshop
Breakout Group #3

Compiled By: Victoria Zinser Johnson, Glatting Jackson

Date: March 20, 2002

What makes the future parks and recreation system in Sanibel so special?

1. Something for everyone – multi-generational
2. Tennis courts available to active seniors
3. Solved the traffic problem by:
 - o Trolleys, public transportation that allow for bikes
 - o Public bicycles
4. Private investment beautification in public areas
5. Teen center – appeal to “driving teens” – keep on island
6. City-owned, fee-based, self-supporting, income-generating tennis courts (non-school)
7. “Main Street” – appeal to kids, all residents (current activities spread out)
8. Reserved open space in neighborhoods for kids to play
9. Activities both on east and west sides
10. Active waterside park (concessions, non-motorized boat rental)
11. Upgraded bike paths – better connected

What specific facilities, programs/activities do you enjoy the most?

1. Cultural events (music, art fairs, concerts)
2. Exercise stations along bike paths (fitness stations)
3. Senior tennis

What facilities/programs/activities do you enjoy with out of town friends and family?

1. Guided tours (trolley)
2. Beach access
3. Ding Darling
4. Bike paths
5. State-of-the-art, air-conditioned recreation facility
6. Multi-purpose playing surface (bball, field hockey, etc)
7. Water park

What was the single most important action taken to create such a special system?

1. Accomplished and completed the master plan
2. Proper infrastructure and proper personnel
3. Acquire land before it's gone



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COMMUNITY

PLANNING

Meeting Minutes

Meeting Date: March 13, 2002

Project: City of Sanibel
GJ # 16222

Location: Recreation Center Gymnasium

Purpose: Public Workshop
Breakout Group #4

Compiled By: Victoria Zinser Johnson, Glatting Jackson

Date: March 20, 2002

Most important facilities/needs

1. Public tennis courts
 - Drinking fountains
 - Restrooms
 - 4 – 8
2. Playgrounds, basketball courts, active play
3. Youth center
 - Recreation center
 - Teen center
 - Pool tables, etc
4. National Superiority
5. Water sports center
 - Rentals
 - Lessons
 - Etc
6. Multi-modal network
 - Bike paths (off Periwinkle)
 - Trolley (frequent), continuous both sides
 - Sidewalks
 - Drinking fountains, restrooms
7. Multi-purpose community park at east end (8-acre site)

8. Multi-purpose Sanibel Gardens area
9. Central community park
10. Satellite university program including Environmental Studies
11. Off-island transit system (e.g. Makinac) for non-residents/ day-trippers
12. Wellness center for all ages
13. User fees for non-residents
14. Children's advocacy group
15. Public gathering / open space (in front of City Hall?)
16. Pool with bubble
 - Laps
 - Aerobics
 - Etc.
17. Parking (A/B stickers only)
18. No dead fish
19. World-class recreation center / gym / pool in one place
20. Diverse, year-round population
21. Places to walk in evening, e.g. boardwalks
22. More parking, increased fees
23. Increase (double?) causeway tolls to help fund tramway that circles island, stops frequently
24. Tennis wall(s)
25. County-developed off-island beaches
26. Municipal golf course (9-hole?)
27. Skate park
28. Batting cage / racquet court
29. Miniature golf

City of Sanibel

SIGN IN SHEET

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Lee Miller		395-0702		
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Dick Boston				
Shirley Schiffman	657 Meridian St. Sanibel	395-0135		
Janet Marriott	663 Meridian Dr.	472-6318		
Murphy				
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City of Sanibel

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John Gworek	555 Rabbit Rd Sanibel	395-4630		
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Allen Dunham	PO Box 1142 Sanibel	day 395-3682		
Gordon Pennington	PO Box 1643 Sanibel	395-2289		
SUSAN WENNER	5460 LK. MURRAY CIRCLE	395-2465		
STEVE WENNER	5460 LK. MURRAY CIRCLE	395-2465		
Elaine Hoffer	472-1349 Eagle Run	472-1347		
Colleen Bauer	675 Sea Oats	395-9215		
Christie Bradley	2125 Sunset Circle	472-4757		
Maurie Spaulding	5871 San Cap	395-9039		
Dick Spaulding	5871 San Cap	395-9039		
Lori Meyer	1290 Sand CASTLE RD.	472-8791		
See	" " " "	" "		
Henry GLISSON	4252 OLD BAYON WAY	472-1862		
Ed & Luis MECHE	1240 SWAY CIRCLE	472-8791		
ERIC & TAYLOR PFAFF	1305 EAGLE RUN DR	472-5257		
LIZ Fowler	1743 VENUS DR Sanibel	395-1797		dk1ks1743@aol.com
John & Carolyn Swanson	5842 Pine Tree Dr. Sanibel	395-9097		
Susan Peck	1058 Fish Crow Rd	395-0079		
Roy Gibson	1725 Windward Way	395-1381		
Kim Scott	970 Sand casting Rd	395-1996		
Dorothy Scott	200 Peavine	472-9616		
CYNTHIA HOCHART	1752 SERENITY LN	472-8101		

Community Workshop

City of Sanibel

SIGN IN SHEET

Glatting Jackson Kercher Anglin Lopez Rinehart

Name	Address	Phone	Representing	E-Mail Address
MIKE GILLESPIE	1291 Sandcastle Rd	472-4828		
Richard P. McCurry	1630-T Periwinkle P.O. Box 229	472-5882	OPTIMIST CLUB	rpmsanibel1@Yahoocom
Raye Scott	970 Sand Castle Rd	395-1996	self	SCOTTBuilders@Hotmail.com
Chef Smith	3918 Coquina (P.O. Box 86)	472-1027	No one	
ED LIBERATOR	P.O. Box 1586 - GULF NECK, FL	395-0793	self	EDLIBERATOR@AOL.COM
Christie Bradley	P.O. Box 1201 (Sunset Circle)	472-5276	self	nicki4757@CS.COM
JAMES POWELL	529 LAKES MUNICIPAL CR	395-0218	self	
ROB. HANDWERK	5663 BARTUSROCK #1A P.O. Box 267	395-3897	self	vhandwerk@mindspring.com
VIBIA HANDWERK	5663 BALTIC ROLL CT. 1A CAPTION			
GAYLE WILBANKS	P.O. Box 594 (LN #32) STANISLAWS	395-3619	self + family	
Bruce Rogers	1695 Serenity Ln, Sanibel	472-4891	self	DOUGSGPW@MSN.COM
GIEVE MILLIERS			PARISH/REC. COMMITTEE	
Judie Zimmerman	1610 Middle Gulf Drive Sanibel	472-3700		jagimomra@prodigy.net
DAVE OWENS	1898 SAND CASTLE RD	472-6865		
DICK MUEENCH	1119 PERIWINKLE	472-2812	LITTLE LEAGUE	DICK1312@AOL
JIM & DIANA ERIKSSON	4220 GOLF PINES DRIVE	395-3043	SELF	JDERIKSSON@CHARTERTH.NET

City of Sanibel

SIGN IN SHEET				
Glatting Jackson Kercher Anglin Lopez Rinehart				
Name	Address	Phone	Representing	E-Mail Address
BERNARD WUBERKIN	2721 WEST GULF DR. UNIT 206	472-5259		b6m@worknet.aff.net
BEVERLY WUBERKIN	" " "	" "		" " "
Berdonna Thompson	5308 Umbrella	472-320)		
Robert Thompson	5308 Umbrella	472-320)		
PEGGY THOMPSON	COT 2 DOOR 10 NE CT			
RAYM GRIZZELL	845 EAST GULF DR #301	468-0944		
Jonna Niles	1610 Middle Gulf #E-6	395-3179		TandLCiles@worldnet.att.com
Steve Alexander	1278 SAND CASTLE Rd.	395-9223		SALEXANDER@AOL.COM
Steve Smith	4117 WGD	395-1721		steven-b-smith@csx.net
VINCENT VOLANIN	SANDBER WGD	225 6100		VINCENT.VOLANIN@PLATOSKY.KB
Daniel & Tracy Mitchell	9470 Balsa Court	472-1772		
MONICA & GREG MARTINE	1174 SANCASTLE	395-3629		MARTINIAU2@MHN.COM
Ed Burton	1725 Windward Way	395-2099		EdBurton@comcast.net
PATI SOUSA	760 Sextant Dr	395-1695		
GEORGE SOUSA	"	"		
MOLLY HEUER	2560 SANBER BLD.	472-8162		MOLLYHEUER@EARTHLINK.NET
+ LOGAN SOZCZAN				
Teddy Wootman	408 OLD Trail Rd	472-8660		jwootmn@adl.com
JOEL & CASSANDRA	Building on 2118 STARFISH LANE	415-0038		
Sobolsky	currently 15172 ZONA LAKES DR. FT MYERS	" "		
KIRK Williams	1406 Sandek Ridge - Sanibel	395-2947		KIRK01L@WINDSPRINGS.102
Flo Williams	1406 Seabrook Circle	395 2947		" ..

City of Sanibel

SIGN IN SHEET
Glatting Jackson Kercher Aholin Lopez Rinehart

Name	Address	Phone	Representing	E-Mail Address
T. MARIE GARGANO	1271 Isabell DRIVE	395-3289	myself & husband	tgargano@worldnet.att.net
Russell Bogen	1644 BUNTING LANE	395-9115	my family	Russwillie@worldnet.att.net
Phyllis Bogen	1053 Sea Hawk Lane	472-2059	myself + spouse	Fern@aol.com
JOAN RING	4500 Bowen Bayou Rd	472-3683	myself	Sanibel.joni@aol.com
Art Cramer	209 Daniel Dr	395-2413	myself	
Mary Cramer	209 Daniel Dr.	395-2413	myself	
SUSAN PECK	350 Casa Ybel	472-4538	Children's Ed. Center	Sipeci@worldnet.att.net
Sandi	Sanibel Maritime School	472-1617	Sanibel School	
Camille Kucaba	The Island Sun	395-1213		
Shirley Rothwell	15811 Punta Reassa Rd	454-6667	Lennies for	Sonoro
STEVE & MARY GREENEIN	290 Southwind DR	472-4446		
Bobbie Pepitone	912 Beachne	395-1197		
Luke M Sweeney	771 Nerita St	395-3288	Sanibel Youth B-ball	



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LOPEZ

RINEHART

COMMUNITY

PLANNING

Meeting Minutes

Meeting Date: March 14, 2002

Project: City of Sanibel
GJ # 16222

Location: City Hall

Purpose: Steering Committee Meeting

Compiled By: Victoria Zinser Johnson, Glatting Jackson

Date: March 20, 2002

- One member of the Steering Committee asked if facilities and programs were mixed within the needs assessment, Project Manager Rick Durr responded that generally these were mixed within the same assessment process
- The document which details bike path specifications should be passed on to Glatting Jackson (note- it was later determined that this was the Bike Club's document which related to maintenance projects that are already planned)
- It was noted that reporters should be publicizing the mail survey to maximize responses
- Project Manager Rick Durr discussed the large turn out at the Community Meeting, and that it was very successful in getting a great deal of input from the public
- The groups discussed the ongoing efforts for the redesign of the school site, and how this would tie in with the plan for the recreation center being undertaken within the Parks System Plan. A proposal was submitted to have the City acknowledge that the entire site (including the Recreation Center and school property) should be studied to plan the best reuse for the whole property
- The City Manager stated that the Steering Committee/Parks and Rec. Advisory Board may wish to recommend the Council to approve a small sum of money to work toward this extended study, such as \$5000
- The Board agreed with this suggestion



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LOPEZ
RINEHART
COMMUNITY
PLANNING

Meeting Minutes Summary

Teleconference

Meeting Date: March 21, 2002

Project: City of Sanibel
GJ # 16222

Re: Public Works Department Input into Process

Compiled By: Victoria Zinser Johnson, Glatting Jackson

Date: March 20, 2002

- Public Works deals with parks maintenance and bike trails
- 5 year budget reflects maintenance and widening of path
- City plan's to have expansion of trail system in the future
- Standard of at least 8 feet wide trail set wherever possible
- 10 foot minimum standard along heavily traveled Periwinkle portion
- Bike Club report is the document that the Steering Committee referred to regarding path data; most of this focused on needed maintenance issues which have already been addressed
- City now completes all maintenance for parks other than contracting out for restroom cleaning and special event maintenance
- Projects listed in the CIP in greater detail include the Periwinkle Bike Path from Beachview to Casa Ybel proposed to go behind stores similarly to that from Beachview to Donnax; addressing vehicular conflicts on the Periwinkle Bike Path from Palm Ridge to Tarpon Bay; Widening the path on San-Cap Road to 8 feet between Tarpon Bay and School; Widening the paths along Palm Ridge Road, Tarpon Bay Road, Rabbit Road and Dixie Beach Road to 8 feet



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RINEHART

COMMUNITY

PLANNING

Meeting Minutes

Meeting Date: March 21, 2002

Project: City of Sanibel
GJ # 16222

Location: Conference Call

Purpose: To review capacity of sites, buildings to meet parks and recreation needs.

In Attendance: Glatting Jackson: Dave Barth, Richard Durr, Victoria Johnson
City of Sanibel: Judy Zimomra, Helene Phillips, Ken Pfalzer,
Eric Lindblatt, and Dr. Laughlin

Compiled By: Dave Barth, Glatting Jackson

Date: March 22, 2002

The following sites and buildings were discussed to determine if they could meet any of the community's recreation and/open space needs, including:

- Building use, expansion and/or redevelopment (square footage capacity)
- Site use (open space) and/or facility development (site capacity)

Existing Parks and Facilities

- Big Arts – *private, no real capacity*
- Blind Pass Park – *no capacity*
- Bowman's Beach Park – *capacity for pavilion(s), playground*
- City Hall (building and site) – *may have capacity for "town green"; City to send site plan*
- Civic (Senior) Center – *site approx. 1.5 acres, could be redeveloped*
- Dixie Beach Park – *no capacity*
- Gulfside City Park - – *no capacity*
- Historical Museum– *no capacity*
- J. Howard Wood Theater– *no capacity*
- Library– *no capacity*
- Lighthouse Park– *capacity for small playground*
- Observation Point– *no capacity*
- Roadside Park – *approx. 3 acres, capacity for pavilion(s), playground*

- Sanibel Comm. Assoc – *underutilized, approx. 2 acres; possible teen center site if SCA moves. Long range potential for community park w/ Dobbs property (.88 ac), Backes property (.25 ac), Paulson Tract*
- Sanibel Rec. Center – *being evaluated for expansion*
- School House Theater – *6+ ac site, possibly 8+ ac w/ adjacent property; long range potential to move theater to historical village, open site up for park development*
- SCCF Nature Center and Conservation Lands – *4 ½ miles of trails, overlooks, resource-based recreation*
- Sanibel School - *being evaluated for expansion*
- Tarpon Bay Beach – *no capacity*
- Tarpon Bay Recreation Area – *potential to enhance existing site*
- Sanibel Boat Ramp – *1 ½ acres vacant*
- Fire Stations – *Possible capacity for playgrounds*

Potential Sites (identified by staff, Steering Committee)

- Turner Beach - *no capacity*
- Broder property (*Sanibel Bayous*) – *zoned residential; slough adjacent to road, developable land further “in”*
- Water Company Site – *Potentially high cost to demolish old facilities. Being evaluated as a research/dormitory site by Feds*
- Causeway park/ south of Chamber – *potential special events site, capacity for playground, nature trail*
- Bailey beach - *capacity for pavilion(s), playground*
- Bailey tract – *resource-based recreation only*
- Property adjacent to Gulfside Park – *resource-based recreation only*
- Property adjacent to Community House- *Dobbs property, see notes above*
- Open space in civic area (City Hall/library) – *potential town green, see notes above*
- Church owned properties – *to be determined*
- Sanibel Gardens property - - *resource-based recreation only*
- Pick Preserve Teaching Shelter and Nature Preserve - *resource-based recreation only*
- Vacant commercial sites – *potential capacity, high price, multiple benefits to community (increased recreation/open space, decreased commercial development, traffic)*
- Pond Apple Park – *Potential capacity*

Other Notes

- Need to develop Trails Map for residents, showing how trails, open spaces, bikeways all interconnect. May want to consider Outdoor Recreation Guide to Sanibel showing entire system: Conservation Lands, Parks, Trails, Bikeways, Water Access, Picnic Areas, etc
- Consider initiating a Neighborhood Park Matching Grant Program for neighborhoods who want Neighborhood Parks

These notes reflect my understanding of our discussion. Please notify me immediately of any errors or omissions.

APPENDIX B: Mail Survey Results

QUESTIONS

1 As identified on the map which area do you reside in?

A	B	C	D
60	269	165	298
5	50	31	55
49	226	142	215
3	22	7	17
<hr/>			
<i>Totals</i>	117	567	345

SANIBEL SURVEY AND QUESTIONNAIRE

2 Which months do you typically live on Sanibel?

All	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
304	358	345	339	298	178	57	48	37	72	200	383	272
43	68	63	62	61	36	16	6	8	9	40	57	56
163	368	352	353	296	134	52	41	34	41	166	272	243
4	27	24	21	18	9	6	4	8	2	11	20	16
<hr/>												
<i>Totals</i>	514	821	784	775	673	357	131	99	87	124	417	732

3 How many years have you lived on Sanibel?

0-5 years	6-10 years	11-19 years	20 + years
208	149	191	192
37	28	36	29
185	144	173	122
16	10	10	12
<hr/>			
<i>Totals</i>	446	331	410

4 Please list the number of household members in each age category (Including yourself)

Number in household	Age category					
	0- 5	6-11	12-17	18-34	35-54	55+
83	68	114	158	431	1087	
13	17	11	34	82	179	
56	79	81	157	360	968	
9	7	7	12	41	54	
<i>Totals</i>	161	171	213	361	914	2288

Letter count	1038
	769
	56
<i>Totals</i>	1863

Out of all the facilities (listed) which do you believe are needed now, will be needed, not needed at all, or are adequate? (Please check appropriate box for each question)

Immediate Community Need	Future Need	Not a Community Need	Current Facilities are Adequate
Small Neighborhood Parks	67	116	226
	3	5	11
	105	139	230
			288
Total	175	260	467
Playground	93	100	139
	4	5	3
	118	137	131
			355
Total	215	242	273
Larger Community Parks	45	92	232
	2	5	10
	48	118	262
			311
Total	95	215	504
Natural Areas, Passive Open Space	183	172	36
	14	8	4
	234	155	52
			338
Total	431	335	92
Bike Paths	245	127	20
	13	10	2
	259	152	16
			381
Total	517	289	38
Multipurpose Paths	222	177	82
	10	9	6
	219	179	75
			309
Total	451	365	163
Nature Trails	160	210	36
	11	8	4
	175	202	58
			351
Total	346	420	98
Teen Facilities	139	159	166
	7	6	11
	203	151	162
			225
Total	349	316	339
Senior Facilities	77	140	107
	8	5	4
	101	158	95
			380
Total	186	303	206
			787

Immediate Community Need	Future Need	Not a Community Need	Current Facilities are Adequate
Facilities designed for Family Activities	78	137	125
	8	5	8
	114	145	155
Total	200	287	288
Tennis Courts	89	87	108
	4	2	6
	85	102	117
Total	178	191	231
Gymnasium	77	75	155
	1	3	10
	71	102	176
Total	149	180	341
Baseball Fields	18	45	136
		3	8
	30	81	130
Total	48	129	274
Softball Fields	23	50	134
		2	9
	30	70	129
Total	53	122	272
Football Fields	11	41	263
	1	1	9
	19	58	243
Total	31	100	515
Soccer Fields	22	82	170
	1	2	9
	39	94	173
Total	62	178	352
Handball/Raquetball courts	32	100	300
	9	6	13
	46	109	322
Total	81	215	635
Basketball courts (outdoor)	70	134	190
	2	7	7
	76	151	215
Total	148	292	412
Skate facility/Skate Park	40	94	402
	4	2	17
	50	105	413
Total	94	201	832
Volleyball Courts	34	120	248
	2	7	9
	52	159	269
Total	88	286	526

Immediate Community Need	Future Need	Not a Community Need	Current Facilities are Adequate
Renovation Existing Center	164	238	67
	11	10	6
	191	251	95
			175
Total	366	499	168
Air condition Existing Rec. Facility	233	188	92
	11	10	4
	269	194	111
			138
Total	513	392	207
Beach Parking	162	131	103
	7	8	4
	168	139	94
			355
Total	337	278	201
Roller Hockey Rinks	4	33	501
		4	20
	18	45	538
			139
Total	22	82	1059
Special Events Area	50	143	257
	3	11	8
	86	161	256
			233
Total	139	315	521
Picknicking Area with Pavilion	90	133	263
	6	8	8
	106	173	260
			218
Total	202	314	531
Fishing Areas	106	98	96
	5	8	4
	116	116	113
			400
Total	228	222	213
Boats Ramps	67	103	99
	6	5	4
	89	104	109
			429
Total	162	212	212
Sailing/Kayak Facilities	94	124	105
	8	5	8
	111	152	125
			354
Total	213	281	238
Toddler Wading Pool Area	67	83	311
	6	3	11
	81	107	301
			219
Total	154	193	623
Youth Water Play Area	65	84	286
	7	4	10
	81	117	294
			218
Total	153	205	590
			483

Immediate Community Need	Future Need	Not a Community Need	Current Facilities are Adequate
Public Pool	49	64	216
	5	3	10
	70	62	227
			359
Total	124	129	453
Dog Park	72	83	387
	6	3	18
	82	100	416
			142
Total	160	186	821
Lg. Outdoor area for com. Gathering	60	137	233
	3	9	11
	100	156	256
			224
Total	163	302	508
Interest group meeting rms.	54	127	179
	2	7	7
	56	141	182
			348
Total	112	275	368
Walking Paths	203	161	66
	10	9	1
	204	183	59
			348
Total	417	353	126
			693

Sanibel Survey and Questionnaire

7. If additional or expanded recreation facilities are determined to be a community need, which funding methods do you support:

	Strongly Support	Support	Do Not Support	Strongly Disagree
User's Fees	375	241	48	25
	74	53	8	9
	402	197	22	29
	35	17	3	1
<i>Totals</i>	886	508	81	64
Increase in Property Taxes	25	125	163	302
	2	21	38	57
	25	89	146	286
	2	2	16	21
<i>Totals</i>	54	237	363	666

Sanibel Capital Improvements Cost Estimate - April 29, 2002					
PRIORITY RECOMMENDATIONS	APPROXIMATE ACQUISITION COSTS	APPROXIMATE DEVELOPMENT COSTS	TOTAL APPROXIMATE COSTS	POTENTIAL FUNDING SOURCE	*POTENTIAL ADDITIONAL OPERATIONS & MAINTENANCE ANNUAL COSTS (5%)
Community Parks					
1. Roadside Park Master Plan, Design, Permitting @10% Construct Improvements		\$20,000 \$200,000	\$20,000 \$200,000	CIP, Grants CIP, Grants	\$10,000
2. Sanibel Community Association Site Acquire Land Master Plan, Design, Permitting @10% Construct Improvements	\$350,000	\$50,000 \$500,000	\$350,000 \$50,000 \$500,000	Grant, Partnerships CIP User Fees, CIP, Grants, Partnerships	\$25,000
3. Sanibel Recreation Center Master Plan, Design, Permitting @10% Construct Improvements		\$770,000 \$7,700,000	\$770,000 \$7,700,000	CIP User Fees, CIP, Grants, Partnerships	\$385,000
4. West End Community Park Acquire Land Master Plan, Design, Permitting @10% Construct Improvements	\$400,000	\$50,000 \$500,000	\$400,000 \$50,000 \$500,000	CIP, Grants, Partnerships CIP CIP, Grants	\$25,000
<i>Subtotal for Community Parks</i>	<i>\$750,000</i>	<i>\$9,790,000</i>	<i>\$10,540,000</i>		<i>\$445,000</i>
Special Use Facilities					
5. Civic Center Maintain Current Use					
6. Town Green Special Events Area Master Plan, Design, Permitting @10% Construct Improvements		\$10,000 \$100,000	\$10,000 \$100,000	CIP CIP, Grants, Partnerships	\$5,000
7. J.N. Ding Darling Canoe/Kayak Center Add storage facilities for residents' boats		\$10,000	\$10,000	Concession	
8. Sailing Center at Bailey's Beach Master Plan, Design, Permitting @10% Expand Existing Sailing Program Construct Improvements		\$25,000 Staff \$250,000	\$25,000 \$250,000	User Fees, CIP, Grants, Partnerships	\$10,000 \$12,500
9. Sanibel Boat Ramp Add Amenities - Benches, etc		\$25,000	\$25,000	User Fees, CIP, Grants, Partnerships	\$1,250
<i>Subtotal for Special Use Facilities</i>	<i>\$0</i>	<i>\$420,000</i>	<i>\$420,000</i>		<i>\$28,750</i>
Neighborhood Parks					
10,11,12,13,14,15 Proposed Neighborhood Parks Construct Improvements Based on Design Stds*		\$900,000		\$900,000	CIP, Grants, Partnerships
Linkages					
Master Plan, Design, Permitting @10% Construct Improvements to Bike Path System (Expansion, Repairs) Investigate Alternative Transportation Systems		\$200,000 \$2,000,000 Staff		CIP, Grants, Partnerships CIP, Grants, Partnerships	\$100,000
Facility, Sign Design Standards					
City-wide Design Standards City-wide Graphics and Signage Standards Construct City-wide Improvements		\$25,000 \$25,000 \$500,000	\$25,000 \$25,000 \$500,000	CIP CIP	\$25,000
<i>Subtotal for Neighborhood Parks, Linkages, Standards</i>	<i>\$0</i>	<i>\$3,650,000</i>	<i>\$3,650,000</i>		<i>\$170,000</i>
APPROXIMATE TOTAL COSTS	\$750,000	\$13,860,000	\$14,610,000		\$643,750

* \$150,000/Park

CITY OF SANIBEL
SANIBEL RECREATION CENTER
Estimate of Probable Cost

PROJECT NAME:
GJ PROJECT NO.:
DATE:
PROJECT PHASE:

City of Sanibel - Sanibel Recreation Center
16222
April 16, 2002
Complete Site Plan

legend
 ls - Lump Sum
 ea - Each
 sf - Square Feet
 lf - linear feet

Item No	Item	Quantity	Unit	Price	Subtotal	Description
A.	SITE WORK					
1.	Earthwork and Grading	1	ls	\$50,000	\$50,000	Allowance
2.	Drainage / Mitigation	1	ls	\$50,000	\$50,000	Allowance
	Subtotal				\$100,000	
B.	ROADWAYS AND DRIVES					
1.	Shell Parking- Recreation Center	23,483	sf	\$2.00	\$46,966	Parking lot at Recreation Center
	Subtotal				\$46,966	
C.	RECREATION FACILITIES					
1.	Expanded Baseball 300 (#1)	1	ea	\$100,000	\$100,000	Extension to existing field,
2.	Existing Baseball Field (#2)	1	ea	\$20,000	\$20,000	
3.	Re- Orientated Baseball 190 Field (#3)	1	ea	\$250,000	\$250,000	Graded, Sod, New Bleachers, Lighting,
4.	Multi Use Field / Soccer 165' x 300'	1	ea	\$100,000	\$100,000	
5.	Sand Volleyball Court	1	ea	\$3,500	\$3,500	
6.	New Tennis Courts - 4	4	ea	\$50,000	\$200,000	
7.	Multi Purpose Court	10,000	sf	\$4	\$40,000	
8.	Fitness Trail	1	ls	\$1,000	\$1,000	
9.	Pool Renovation	1	ls	\$250,000	\$250,000	
	Subtotal				\$964,500	
D.	SPECIALITY PEDESTRIAN PAVING					
1.	Recreation Center Plaza	22,792	sf	\$5.50	\$125,356	Speciality concrete pavers
2.	Tennis Plaza	1,500	sf	\$2.75	\$4,125	Concrete paving
	Subtotal				\$129,481	
E.	ARCHITECTURAL ELEMENTS					
1.	Sanibel Recreation Center Renovation	20,000	sf	\$150	\$3,000,000	
2.	Maintenance Building	1,200	sf	\$100	\$120,000	Covered Basketball Court
3.	Picnic Pavilion 40x40	1	ea	\$40,000	\$40,000	
	Subtotal				\$3,160,000	
F.	SITE LIGHTING					
1.	Site Electrical Service/Lighting Controls	1	ls	\$100,000	\$100,000	
2.	Recreation Center Parking Lot Lighting	20	ea	\$2,500	\$50,000	
3.	Baseball Replacement Lighting	1	ls	\$95,000	\$95,000	
4.	Sign Lighting	6	ea	\$700	\$4,200	
5.	Tot lot Lighting	2	ea	\$2,500	\$5,000	
	Subtotal				\$254,200	
Sub Total Page 1						\$4,655,147

CITY OF SANIBEL
SANIBEL RECREATION CENTER
Estimate of Probable Cost

PROJECT NAME:
GJ PROJECT NO.:
DATE:
PROJECT PHASE:

City of Sanibel - Sanibel Recreation Center
16222
April 16, 2002
Phase 1 Estimate

legend
 ls - Lump Sum
 ea - Each
 sf - Square Feet
 lf - linear feet

ESTIMATE OF PROBABLE COST

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
G.	LANDSCAPING					
1.	Large Trees	30	ea	\$650	\$19,500	
2.	Small Trees	150	ea	\$350	\$52,500	
3.	Palm Trees	30	ea	\$750	\$22,500	
4.	Seeded Areas	500,000	sf	\$0.10	\$50,000	
5.	Revegetated Native Areas	10,000	sf	\$5.50	\$55,000	Natural Areas
	Subtotal				\$199,500	
H.	IRRIGATION					
1.	Primary Service	1	ls	\$10,000	\$10,000	
2.	Multi purpose / Soccer Field	49,500	sf	\$0.60	\$29,700	
3.	Open Lawn	11,500	sf	\$0.60	\$6,900	Area adjacent to Baseball Fields / School
4.	Baseball Field (#1)	15,000	sf	\$0.60	\$9,000	Expanded irrigation
5.	Baseball Field (#3)	36,100	sf	\$0.60	\$21,660	New Irrigation
	Subtotal				\$77,260	
I.	SIGNAGE					
1.	Vehicular Directional	5	ea	\$1,000	\$5,000	
2.	Vehicular Regulatory	10	ea	\$350	\$3,500	
3.	Pedestrian Directional	10	ea	\$500	\$5,000	
	Subtotal				\$13,500	
J.	SITE AMENITIES					
1.	Benches	10	ea	\$1,000	\$10,000	
2.	Trash Receptacles	10	ea	\$750	\$7,500	
3.	Drinking Fountains	5	ea	\$3,500	\$17,500	
4.	Bike Racks	5	ea	\$500	\$2,500	
5.	Bleachers	4	ea	\$3,000	\$12,000	
6.	Team Benches	6	ea	\$500	\$3,000	
7.	Picnic Tables	4	ea	\$1,000	\$4,000	
8.	Tot lot	2	ls	\$100,000	\$200,000	
9.	Fencing	1,000	lf	\$35	\$35,000	
	Subtotal				\$291,500	
K.	Contractor Costs and Contingency					
	Total				\$5,236,907	
	GC Overhead	8.00%			\$418,953	
	GC Home Office Expns	2.00%			\$104,738	
	GC Profit	5.00%			\$261,845	
	Bond	1.50%			\$78,554	
	Design Fees	10.00%			\$523,691	
	Contingency	20.00%			\$1,047,381	
Grand Total						
\$7,672,069						

Glatting Jackson Kercher Anglin Lopez Rinehart, Inc. has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, our opinions of probable construction costs provided for herein are made on the basis of experience and represent our best judgement as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.

