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MEMORANDUM

TO: Fort Myers Beach Town Council
FROM: Bill Spikowski
DATE: June 19, 2001
SUBJECT: COMPREHENSIVE PLAN AMENDMENTS
Application 2001-2-TEXT (requested by the Town of Fort Myers Beach): Consideration of amending Comprehensive Plan Policy 4-C-6 to encourage landowners along both sides of Old San Carlos Boulevard (see inset map) to build second and third stories over their storefronts without being limited by the current motel-room equivalency factor.

This amendment was initiated by the Town of Fort Myers Beach to resolve an apparent inconsistency between the town's redevelopment plans for Old San Carlos Boulevard and the current motel density limitation in Policy 4-C-6. The LPA held public hearings on the request on April 17 and May 8, and recommended the following change be adopted by the Town Council:

RECOMMENDATION: Amend Policy 4-C-6 as follows:

POLICY 4-C-6 – MOTEL DENSITIES: The Land Development Code shall specify equivalency factors between motel rooms and full dwelling units. These factors may vary based on size of motel room and on land-use categories on the Future Land Use Map. They may vary between a low of one motel room and a high of three motel rooms for each dwelling unit. (These factors would apply only where motels are already permitted.) In order to implement the 1999 Old San Carlos Boulevard / Crescent Street Master Plan that encourages mixed-use buildings with second and

third floors over shops on Old San Carlos, hotel rooms may be substituted for otherwise allowable office space in that situation and location only without using the equivalency factors that apply everywhere else in the town. This alternate method for capping the number of hotel rooms applies only to properties between Fifth to First Streets that lie within 200 feet east and west of the centerline of Old San Carlos Boulevard. Hotel rooms built under this alternate method must have at least 250 square feet per rentable unit.

REFINEMENTS MADE BY THE LPA

During the first public hearing on this request, LPA members expressed several concerns about the original language they had considered:

- Instead of simply raising the hotel equivalency factor along Old San Carlos, the proposed policy language seemed to give the impression of “the sky being the limit” – partly because hotel rooms were being allowed in addition to other uses, partly because there was no minimum size for individual hotel rooms, and partly because it’s not clear how severely the on-site parking requirements will limit the intensity of uses on these properties.
- Hotel rooms were being seen as possibly the only economic engine to revitalize Old San Carlos, even though some other uses might also be economically viable for the second and third floors of buildings.

On May 8, the LPA selected the recommended language as the best way to resolve their concerns.

AREA AFFECTED BY THIS AMENDMENT

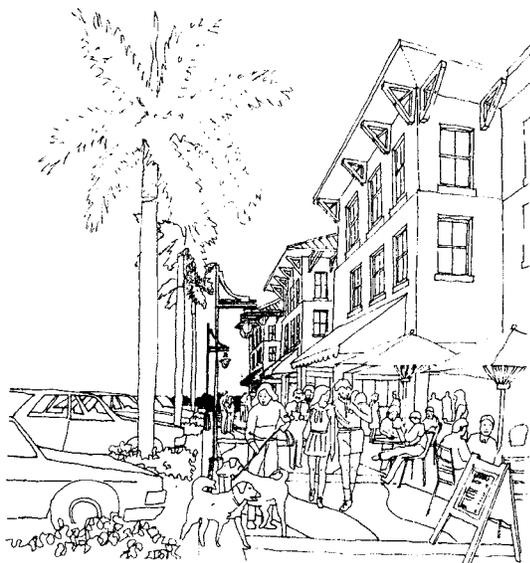
As proposed above, this amendment would only affect properties between Fifth to First Streets that lie within 200 feet east and west of the centerline of Old San Carlos Boulevard.

The attached map shows this area bounded by a thin white line (the dotted line is the centerline of Old San Carlos). The heavy outline shows the boundary of the “Pedestrian Commercial” area on the Future Land Use Map.

DISCUSSION

Planning for the redevelopment of Old San Carlos Boulevard began in the early 1990s when the Estero Island CRA examined various concepts for rejuvenating Times Square and the area around it. That effort culminated in specific proposals for converting Old San Carlos into a pedestrian-oriented “Main Street,” with buildings having second and third stories over shopfronts, as spelled out in a 1995 overlay zoning master plan prepared the CRA’s consultant.

This design concept was carried forward in the town’s first comprehensive plan, particularly in the Community Design Element, which reproduced this illustration from the CRA’s plan and stated the following vision for Old San Carlos:



Looking east on Old San Carlos — what could be...

“Old San Carlos Boulevard is an active pedestrian-friendly “Main Street” linking Times Square and the marina on the Bay side. The street is framed with refurbished and new buildings designed to flood regulations with stores on the ground level. On-street parking is available. Continuous tree-lined sidewalks and safe intersections promote pedestrian safety and comfort. The corner at Third Street has become as a focal point midway between Times Square and the Bay side, with “corner stores” providing a variety of goods and services.”

This concept and others were subjected to public scrutiny, and potential designs were developed further, in the Old San Carlos / Crescent Street Master Plan, which was approved by the town a few months after the comprehensive plan took effect. Along Old San Carlos, new buildings would be placed at ground level adjoining the sidewalk, screening parking lots from pedestrians. Second and third stories over storefronts would visually frame both sides of this street and allow a mixture of uses within classic “Main Street” buildings. Pedestrian spaces would anchor each end of this street: a proposed “Bayfront Square” park along Matanzas Pass at one end, and the fishing pier and the Times Square pedestrian plaza at the other.

To make Old San Carlos succeed as a walking street, it must have wide sidewalks, interesting things for pedestrians to look at while walking, and walkable destinations. A conventional motel that promises ample parking for every guest would not work on Old San Carlos; by consuming a great deal of space for parking, it would create an uninteresting place for pedestrians. However, small urban-type hotels with limited or valet-only parking are consistent with the building types and pedestrian orientation contemplated for Old San Carlos (as shown in this illustration from the Old San Carlos master plan).



Current regulations allow and encourage landowners on Old San Carlos to build shallow two- and three-story buildings with small shops or restaurants on the ground floor and with moderate levels of parking placed *behind* the buildings. The upstairs space can be used for retail purposes, but most retailers do not believe they can succeed if located upstairs. Offices are also acceptable upstairs, but thus far no property owners have come forward with any proposals for office-only uses upstairs. Restaurants are also acceptable, but parking requirements make large restaurants infeasible. Apartments would be a desirable upstairs use along Old San Carlos, but the town-wide density cap in the comprehensive plan greatly inhibits the numbers of apartments that may be built here.

Small hotels or inns seem to be the economically viable engine that will spur the replacement of the obsolete buildings along Old San Carlos in the near future. A hotel with limited parking will market itself toward those who will arrive by taxi, or who plan to walk for many of their trips, or those who will sacrifice some convenience with

their car for a lively central location. With such hotels, the private sector will help implement the town's "park-once" concept (as explained more fully in the Old San Carlos master plan).

However, the application of the equivalency factors for conventional motels arguably applies along Old San Carlos, making it impossible for landowners there to substitute hotel rooms in the same floor space they are now allowed to construct for office or retail uses. The recommended change to Policy 4-C-6 would allow this substitution in this very limited geographic area of about 10 acres in the hub of the "Pedestrian Commercial" land-use category north.

Building sizes along Old San Carlos are now limited by the space required for parking and by a maximum building height of 40 feet above flood elevation. In the new land development code, there will also be maximum floor-area-ratios for new buildings, and the current draft includes a more restrictive height limit that would allow (by right) only a second and third story above ground-level shops.

SIZE OF HOTEL ROOMS

This proposal would allow hotel rooms to be substituted for otherwise allowable office space along Old San Carlos. Office space is limited by building size, through a floor-area-ratio, and by minimum parking requirements.

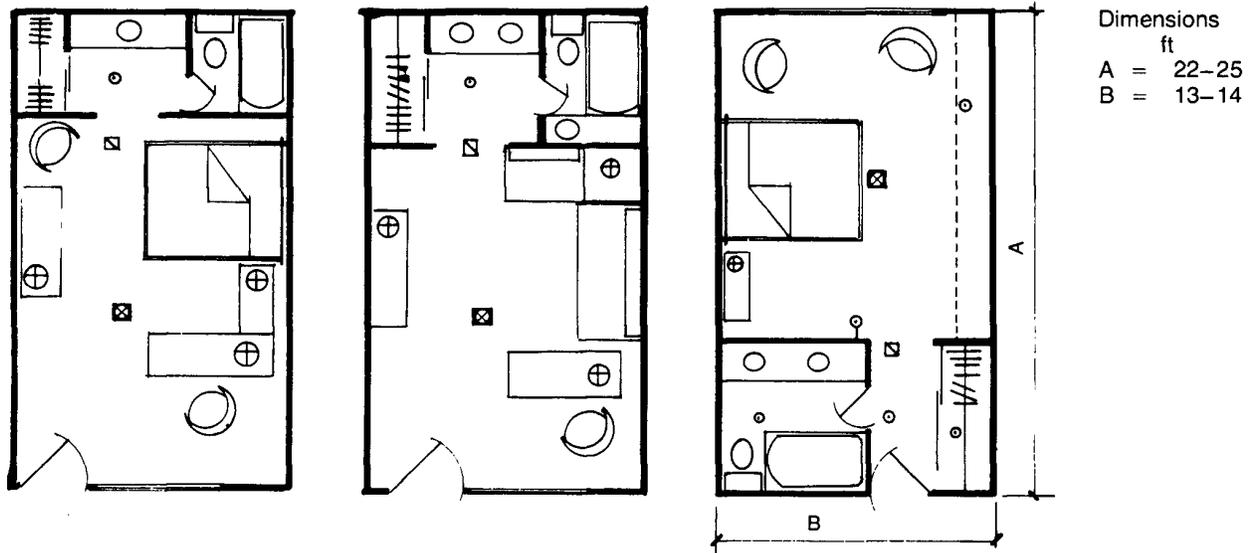
A concern originally expressed by several LPA members was that if the town limited hotels by their total square footage, rather than by the number of rentable rooms, there would be an inducement to landowners to build a large number of very small hotel rooms. (Everywhere else in the town, hotel rooms are limited by number, not square footage, and as a result there is a seeming incentive to build *large* hotel rooms, not *small* rooms.)

The current hotel regulations for Fort Myers Beach are found in Sec. 34-1802 of the land development code. Hotel rooms as small as 120 square feet are permitted. When Lee County completely revised its regulations for the unincorporated area in 1996, it also kept this same 120-square-foot minimum size.

A minimum size of 120 square feet might be reasonable for a sleeping room in a bed-and-breakfast inn or small urban hotel that provides common living spaces and shared bathrooms. However, for a self-contained hotel room with private bath it is almost unimaginable, as small bathrooms are typically 35 to 60 square feet and a double bed alone takes up 28 square feet.

The language proposed above would use a minimum size for hotel rooms of 250 square feet (for the special Old San Carlos regulations only), anticipating modern hotel rooms without common living space or shared bathrooms. To understand the effect of this minimum size, the illustration below shows three different floor plans for modern hotel rooms in the 285-350 square foot range.

TYPICAL 300 SQ FT (27.87 m²) HOTEL LAYOUTS



Minimum sizes for dwelling units are not needed because the *number* of dwelling units is severely capped by the density restrictions of the comprehensive plan, not by this policy. It is very unlikely that such a scarce commodity as dwelling units would be used on substandard-sized units.

ATTACHMENTS: Aerial map showing area affected by this change
LPA Minutes from April 17, 2001



Area to be affected
by Policy 4-C-6

Application 2001-2-TEXT (requested by the Town of Fort Myers Beach) Bill Spikowski commented that the next two are related. If the public has comment that are different on the two they should be made separately. This application was requested by the Town and is on a subject that you are familiar with because of the re-zoning hearings that we have had over the last several months. At the very end of adopting your Comprehensive Plan state reviewers noticed that the density or intensity of motels was not stated in the Comprehensive Plan. Never has been in Lee County's or anyone else's. They felt compelled to insist that we address this in our plan. Trying to avoid them from challenging our entire plan, which is the power they have, and to get into litigation over this Bill Spikowski drafted a policy that they found unacceptable. It basically said that we would have these hotel equivalency factors in the Land Development Code. They insisted that we put a cap in the Comprehensive Plan itself and we did. This is Policy 4-C-6. It states that the equivalency factor would be in the Land Development Code. It may be one motel room equals one dwelling unit or it may be as high as three motels rooms equal one dwelling unit, depending on the category on the Land Use Plan.

We were gearing up on the Old San Carlos Master Plan and discussing ways along Old San Carlos to make that into the Town's main street and encourage building two and three stories tall rather than single story. To make the space economically feasible, to be constructed upstairs, we suggested the options of office space, retail or hotel rooms. The third that was discussed seems to be the only one that has the economic vitality behind it to work at this time. While working on the new Land Development Code and also in reviewing the zoning cases it became clear that this concept conflicted with 4-C-6, unless you suggested that motel and hotel meant something different. It did mean something different, but it is not defined in the Plan. Rather than ending up in court defending what we meant to do, but did not quite do, it just made sense to amend the Plan and state clearly our attempt. This applies only to Old San Carlos, whereas the next amendment we will discuss expands to a larger area.

The wording that Bill Spikowski suggested is adopted and is very simple. It adds a single sentence on to the Policy that states the following. In order to implement the town's redevelopment plan that encourages mixed-use buildings with second and third floors over shops along both side of Old San Carlos Boulevard, hotel rooms may be substituted for otherwise allowable office space in that situation and location only, without the limitations otherwise imposed by this policy. The remainder of his memo goes on to discuss the planning for Old San Carlos, basically explaining why this is something we have been trying to do for many years, but an obvious interpretation of this Policy might make impossible. The wording that was suggested is probably not as precise as it should be related. When we are done with this one we will need to say to hold properties on both sides of Old San Carlos back 250 feet to make it clear we are not talking about two, three or four blocks away from Old San Carlos. The ultimate wording of what we are trying to accomplish might involve including a small map in the plan or the words that were just suggested that it would be back so many feet. The ultimate decision does not need to be made today. The State, when it is reviewed, will have some ideas of how it needs to be done along with the Council. The concept is that if you are allowed to build, and we are encouraging you to build a three story building, you can change the office space upstairs to hotel rooms at your discretion. The parking and all other rules change, but this is something would be allowed to be done along Old San Carlos only.

Jennifer Kaestner asked a question regarding the wording. It was stated that this would be done along Old San Carlos only. If you look at the Dock Side Plan, on First Street, there are hotel rooms fronting there. Are we opening up that all the properties on First Street can expect this increased density? Bill Spikowski apologized for not proof reading carefully enough. The map shows an area that would be bounded by the Sky Bridge to the east and Matanzas Pass to the north. All the properties fronting on Old San Carlos, but it also includes part of the properties fronting on First, Second and Third Street, as long as they are between Old San Carlos and the Sky Bridge. It would not go past the Sky Bridge. This is why he feels that the map or wording discussing how many feet back is necessary.

Bill Van Duzer is still trying to understand this. It was explained to him that the Land Development Code would be developed to include that there would be a certain number of units per acre and this would be specified. He believes what has been explained today is that this was not acceptable to the State and they wanted it in the Comprehensive Plan. The new wording sounds to him like it just lets it go to whatever can be put in the spot without any density limitations. He does not understand what is being done. Bill Spikowski explained that the State decided after administrating the 1985 planning offer that it had been interpreted wrong all along. The State law says that the Comprehensive Plan must state the limits on density/intensity for all land within your jurisdiction. They have always insisted that density, which is how you measure residential development, have a number of so many units per acre. The words in the State law state density and intensity. It has now been decided that every land use must have a measure of intensity and use density for residential. We added a policy at last minute that said there will be limits on floor-area-ratio, how many square feet of building you can place relate to the size of your lot. For motels they wanted a specific intensity measure in addition. The wording Bill Spikowski wrote for you makes sense for floor-area-ratio and it would not allow upstairs spaces for hotel rooms. This gives the land owners flexibility to build the space. As long as the building is built like we want at

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the size we want they will have more flexibility with what they do inside. This is just this approach, but is

not the only one. Bill Spikowski feels that this is a good one.

Bill Van Duzer still does not understand. His feeling is that you can have 59 units per acre in hotel rooms plus all the commercial you can stick in there too. Bill Spikowski responded that his plan does say that in the areas where you are allowed to have mixed use building, which basically includes the existing overlay zone, it is encouraged to have commercial at the ground floor and you are not penalized on your density computations. If you built a little building with some shops right at the sidewalk on the ground floor and you wanted to put condos above you are allowed to have the condos at six units per acre in addition to the commercial. You will not be penalized for having the commercial. You would also be able to have the hotels rooms in addition to the commercial on the ground floor. If we do nothing we will end up with elevated buildings with parking at the ground floor. This is the lowest cost way to develop. This will kill the idea of a main street on Old San Carlos.

Bill Van Duzer will carefully listen to try to fully understand. He feels the way it is now written nobody truly understands. His concern is that with all commercial on the ground floor and then stack on top 59 units per acre in hotel rooms he feels that the density is too much. He would like to see some type of limit, but he sees the limit and then reads the next line which says that there is not a limit. Bill Spikowski responded that the 1 to 1 and 3 to 1 would still be in the Land Development Code and it would not apply on both sides of Old San Carlos, but would apply everywhere else on the island.

Bill Spikowski commented that the language does not need to be approved if you feel it is too much. If you feel the buildings along there should be two stories instead of three, and this is what the Town would like then this is the time to do it. Bill Van Duzer responded that he did not have a problem with three story buildings, but just wants everyone to know what they can do with their property. Some type of criteria needs to be provided and he feels that this has been done backward. This should have been done first.

Jennifer Kaestner would like to pick up with Bill Van Duzer's comments and ask some concept questions. She has read in a few different places and one place includes where this has been presented to the Town Council, and asked them to file this amendment. She reads over and over that the redevelopment for Old San Carlos cannot move forward without this amendment. This is necessary for us to implement the Old San Carlos Plan. She went back to look over the information that was first presented to us. She was never under a concept plan that the only way the Old San Carlos Master Concept could be implemented was to allow a total exchange of the office space for hotel rooms. She was comfortable with the concept of three story buildings. A comfort level was not met by Jennifer that the space could be equally traded out as office and retail and equally traded for motel/hotel rooms. To now say that we cannot have the Old San Carlos Master Plan unless we allow for this massive increase in hotel/motel density along those two sides it is a bit misleading. The Plan can be implemented. Whether or not the property owners will go along with it will be the issue. She is concerned with the timing and the approach of what came first. Increasing the density should be looked at as a last resort. The way this has been presented makes her feel like it is being done as a first resort. The first thing being discussed to implement the Old San Carlos Master Plan is to let them fill the space with whatever they need to make it financially viable. When she goes back to the Old San Carlos Plan and looks at the phasing for the improvements the first phase has not been addressed or done. The Town Council has looked at a temporary experiment to try and calm the traffic and decided not to even try it. Phase two, referring to the shared parking lots, as she looks at the draft of the Land Development Code, and she is not sure that this has been done.

Bill Spikowski replied that this has been done and is located in a different part of 34.

Jennifer Kaestner went on to comment that even if these items are in there they are drafts and has not been approved or had public hearings on. This has not been made into the law of Fort Myers Beach. Shared parking requirements are not yet the law and we are discussing letting them use the space as hotel/motel rooms without committing them to the concept of shared parking through the regulations. We are granting this increased density and we do not have a commitment from this Town to actually buy the Bayfront property. This is crucial to implementing this plan. Why is the increase in density the first step in implementing the Old San Carlos Plan?

Bill Spikowski responded that he would not call it the first step. The Town has done all the preliminary engineering on the sidewalks, street trees and on street parking. The construction drawings

are nearly done, and as of the other it looks as if we have a good chunk of the money. When it comes

down to which one the Town would rather see he believes that we would rather see urban hotel rooms over the shops than very large restaurants. He would love to see the demand for office space. He feels that there is not a lot of vacancy for office space. If this amendment was rejected and we left the equivalency of three motel rooms per dwelling these projects simply will not happen until something changes in the economy.

Bill Van Duzer commented that his opinion is if it were little offices it would take more parking than for the hotel rooms. He is not opposed, but how to tell others that they can only put so many units there and make it reasonable as to not overburden our infrastructure. A 200 sq. ft. office could take 3 to 4 parking spaces. If it is a hotel/motel room it will take half of that. Someplace in the Plan he would like it to say you can have so many hotel rooms there and so much commercial space. He would like it to be more of a definitive thing and he does not see this and this is what bothers him.

Bill Spikowski commented that a hotel equivalency number can be placed. The problem is that the hotel equivalency number looks really high.

Chairman Roxie Smith asked what the number would be? Bill Spikowski commented that it could be 60 hotel rooms per acre. It could be an equivalency of 10 to 1 instead of 3 to 1.

Jane Plummer commented that her thought process is that hotel rooms make sense because our industry is not factory oriented. We are in the industry of the hotel business. We are a tourist spot and this is what we make money on. Possibly we do not know the difference between what a hotel room is versus a dwelling unit. Maybe if we had square footage to determine, if you have a box this size and only this much space can be built on it how many boxes can go in there. We know it cannot go over this level and we know it cannot go past the boundaries or cannot go under the ground. A hotel denominator should not exist because the box only holds so many boxes.

Bill Spikowski replied that the problem with this is within the applications that have been received by you. The days of the 350 sq. foot hotel room are going down. We are seeing some 500, 700 or 1200. Jane Plummer commented that this is OK, because it reduces the density and we do not care if it is smaller. We do not want 100 sq. foot rooms with three beds going straight up a wall. They can then put in 200 because density allows that because there is no rules. She feels that a minimum size should be indicated.

Bill Spikowski replied that he liked that also, but this is the concept that he has used and so far is the only one who likes it. We have a floor-area-ratio of how many square feet can be in the building. Minimum sizes could be put in and the trend has been that people are not building the small hotel rooms or dwellings units. He feels that this will not solve the concerns that everyone has. The maximum size, jumping ahead to the downtown zoning district, regulations that he has drafted and are not adopted along Old San Carlos and the floor-area-ratio would be 1.8. This means the total number of square feet in the building, including the ground flooring, and parking under the building cannot be more than 1.8 times the size of the property. It cannot be more than three stories tall on Old San Carlos. This sets the maximum size of the box. Although, the parking requirements may make it be smaller than this.

Bill Van Duzer asked if you take a lot that is 1000 sq. ft. you could have 1800 sq. ft. of structure on that 1000 sq. ft. lot? Bill Spikowski responded "yes". 60% of the area of the lot, if you are going three stories, 60% of the area would be covered by structure? Bill Spikowski responded "yes". Bill Van Duzer asked if this included parking? Bill Spikowski responded that the way it is now written it would include the parking underneath the building, but does not include the parking outside.

Chairman Roxie Smith commented that it is understood of the feasibility and the economics. We are trying to get to something. We need to fall back and regroup.

Harold Huber feels that we should have a formula in this. He likes the numbered formula in it rather than 59 per acre. He also likes the minimum room size.

David Smith commented that most of us live in the South of the area that is being discussed. We sit in the traffic from anywhere between ½ hour to 1 ½ hours to head North during the season. As we are moving along slowly in our cars in is hard to imagine putting another 59 units here and 100 units there. People need to get from somewhere and move around somehow. This concerns a lot of people.

Bill Spikowski commented that when the Comprehensive Plan was set up with such a series of restrictions and reductions to what was allowed before. The public does not understand this. He is not sure because it has not been discussed. In some degree we do not want to discuss all the reductions we

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have had because all the reductions comes out of somebody. The Lanai Kai, for example, under the old

days the property was able to be counted all the way down to the mean high water line for density purposes. The area on the dry beach is counted at one unit per 20 acres. Huge island wide reduction of beach front densities. All the areas shown as mixed residential on the future land use map, no more commercial. Island wide reduction and some increases. 10 acres along Old San Carlos as a main street and the pre-disaster build back. The idea that the Town is being irresponsible for development is really baffling. Many people have expressed this and it simply not the case.

Jennifer Kaestner would like Bill Spikowski to editorialize on how is the increase in density not overdeveloping and threatening the resident. She has no problem with the two projects present, except that she has not seen evidence as a resident that she will be protected from the increase in traffic impact and the impact of people looking for places to park. She feels that it is irresponsible to her as a resident to not show her how this will keep from impacting her traffic and keep that parking from cruising up and down. This is the answer she would like to see.

Town Manager Marsha Segal-George commented that the Town has spent more time on planning and putting a plan together with visioning to try to bring the community together and come up with plans then any other community she knows of. She has worked very hard to plan, design Old San Carlos and fighting for years to get the money to do Old San Carlos. We now have the money and it is ready. A few meetings ago this was a big issue of getting the money and we now have it.

With regards to the Bayside Park, the land owner has been approached and has refused to sell. We cannot have the park the way we wanted to have it unless the Town is willing to go in and condemn the property, and take it from the landowner. The Council has been reluctant to do something like this. All we can do is deal with the hand that has been dealt. She does not know of anything more the Town could have done with regards to having planned for the area, with regard to trying to find a way to do Old San Carlos, and a way to try to lay the ground work so that redevelopment is possible without investing a whole lot of our taxpayer money in trying to make it so.

Chairman Roxie Smith wanted to state that she hears Jennifer Kaestner's frustration regarding traffic. However, three weeks ago she was at an event in Tallahassee and it was mentioned that if it were not for tourism we would have a state income tax. Maybe we all need to remember this and we can take this back to your communities when they complain about traffic. To prevent herself from having to pay state income tax she will sit in traffic. The planning of this particular area goes back about ten years. She does not feel that it is a poor lack of planning. We are all very sincerely trying to plan and trying to make it just as nice as we can.

Jennifer Kaestner commented that she has been misunderstood to a point. She is not saying that it is not planned well. She is looking for some implementation of the plan. Yes, the money is here. Has it been designated? Have we voted? Have we said we are going to spend this money and this is what the design is going to look like? If there is not going to be a park we may not be on the same concept plan as we were to begin to with.

Chairman Roxie Smith asked Bill Spikowski if there is a number formula that would fit in to this? He replied that if a numeric formula was wanted rather than the written language due to the floor-area-ratios being hard for people to understand. It is in the Plan and the Code, but it is difficult to understand. One that would be easy to understand would be hotel room equivalency number higher than 3 to 1. This would apply only along Old San Carlos. When he first started this it is what he was going to suggest to you. This is the most obvious and more satisfactory. If it is your recommendation today he can present to the Council more than just this one option on how to deal with it. He can draft a second option that would use the hotel room equivalency idea, a higher number limited to this area. The equivalency factor is going to be high. It will probably be 10, if you want to allow what you have approved over the last few weeks, and if you want to allow only half it would be around 5. He can do this in conjunction with this. It would accomplish the same goal. It is a matter of people understanding and do they feel good about it.

Chairman Roxie Smith responded that she did not have a problem with the 10 to 1. If she can take a dwelling unit of 4 bedrooms will this be four hotel rooms? Or is this one hotel room? Bill Spikowski responded that when you explain it that way people begin to understand it. It will be a high and scary number. We can do this with the minimum room size as suggested by Jane Plummer. We can combine the two in a second approach with maybe some others. We do not have to take action on this today. We can bring it back next time.

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Town Manager Marsha Segal-George expressed concern for bringing the topic back due to

having two May dates with three and four hearings. We would have to add another meeting date in May to bring it back.

Jane Plummer asked if this is where we need to decide and she feels that this still needs to have a definition. Where we are getting confused is that they are calling a hotel unit a three bedroom unit. To her that is a dwelling unit. She wants to know how many hotel rooms this equals? Bill Spikowski responds that if we had the hotel equivalency factor, unless you specify real clearly he is not sure how this would work.

Jane Plummer commented that what she feels is confusing is that if you say you are only having 10 units and they are all three bedrooms this seems to be a thirty unit room. This can have lots of people. She would rather know that it is worth 30 hotel units, so that once again only so many boxes will fit into the big box. If we had a size minimum this would help to.

Chairman Roxie Smith asked if we can have a minimum/maximum? Bill Spikowski responded that you could have both. Do you want to have a maximum if someone would like to have some luxury units and take up more of the space.

Bill Spikowski stated that the options are moving forward with a direction that you would like to see some changes or bringing it back. This is the reason a Council meeting has not been scheduled in case you would like to bring it back.

Bill Van Duzer would like to hear the public opinion. As an explanation about the units per acre he would use the Dockside to consider that. They had a ½ acre and they wanted 34 motel units, and it figured out to 59 or 60 units per acre. This will give you a comparison, so if you were going to do it as to dwelling units and you were allowed 6 units per acre they could have had 3 dwelling units times 10 would give the 30. On top of this you have a considerable amount of space in the building that was designated for retail sales or commercial use. This needs to be tied down and black and white. He does not know the answer.

Harold Huber asked Bill Spikowski if this would be the time to put in that the area covered by the Old San Carlos area is from the Skybridge on the South to 250 feet west of Old San Carlos. Bill Spikowski responded that "yes" in today's or May's motion.

Jane Plummer feels that a map would be better with the actual lot numbers on it.

Jodi Hester commented that she really liked Bill's proposal. She is probably the only one who likes it. She feels that it will be controlled by the owners of the hotels. They will not build a 50 sq. ft. hotel room. Nobody would stay there. It is a little ridiculous to suggest a minimum size. She would go with the one right here.

Bill Van Duzer mentioned that Bill Spikowski made a comment earlier that brings this into perspective. He said if we did not accept this proposal we would be going against those projects which we had already approved. We were told when we approved those there was not an equivalency factor or anything set in stone, and this would come later. He agrees with Jodi, but would like it explained better before he will buy into it. He feels that a better explanation needs to be established, it needs to be something that is economically feasible and it needs to be agreeable to the citizens that live on this island.

Jane Plummer asked if it is possible to get Bill Spikowski to come back to the next meeting to re-propose better clarification on our formula, and to bring back a map with lot numbers to designate, so that will be the only two things that need to be clarified. Could we approve this with the clarification of those two things at our next meeting?

Chairman Roxie Smith asked if anything needed to be done with the minimum room size? This seems to have quite an impact.

Town Manager Marsha Segal-George commented that it seems the LPA is not ready.

Harold Huber asked if the next meeting could start at 11:30 a.m. and have Bill Spikowski on first.

Town Manager Marsha Segal-George responded that could be done or another meeting in May could be added.

MOTION: Made by Jodi Hester and seconded by Linda Beasley to continue this Comprehensive Plan Amendment Application 2001-2-TEXT to May 8, 2001 at 11:00 a.m.. Passed Unanimously.

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Jane Plummer would like to see formulas that we can look at to identify. She would like to get a clarification on the minimum sizes for hotel rooms. She would also like a map to identify the lot that would be included, so there would be no question as to whether it ends or starts at the sidewalks or 50 feet in someone's yard.