

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
Glattig 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.

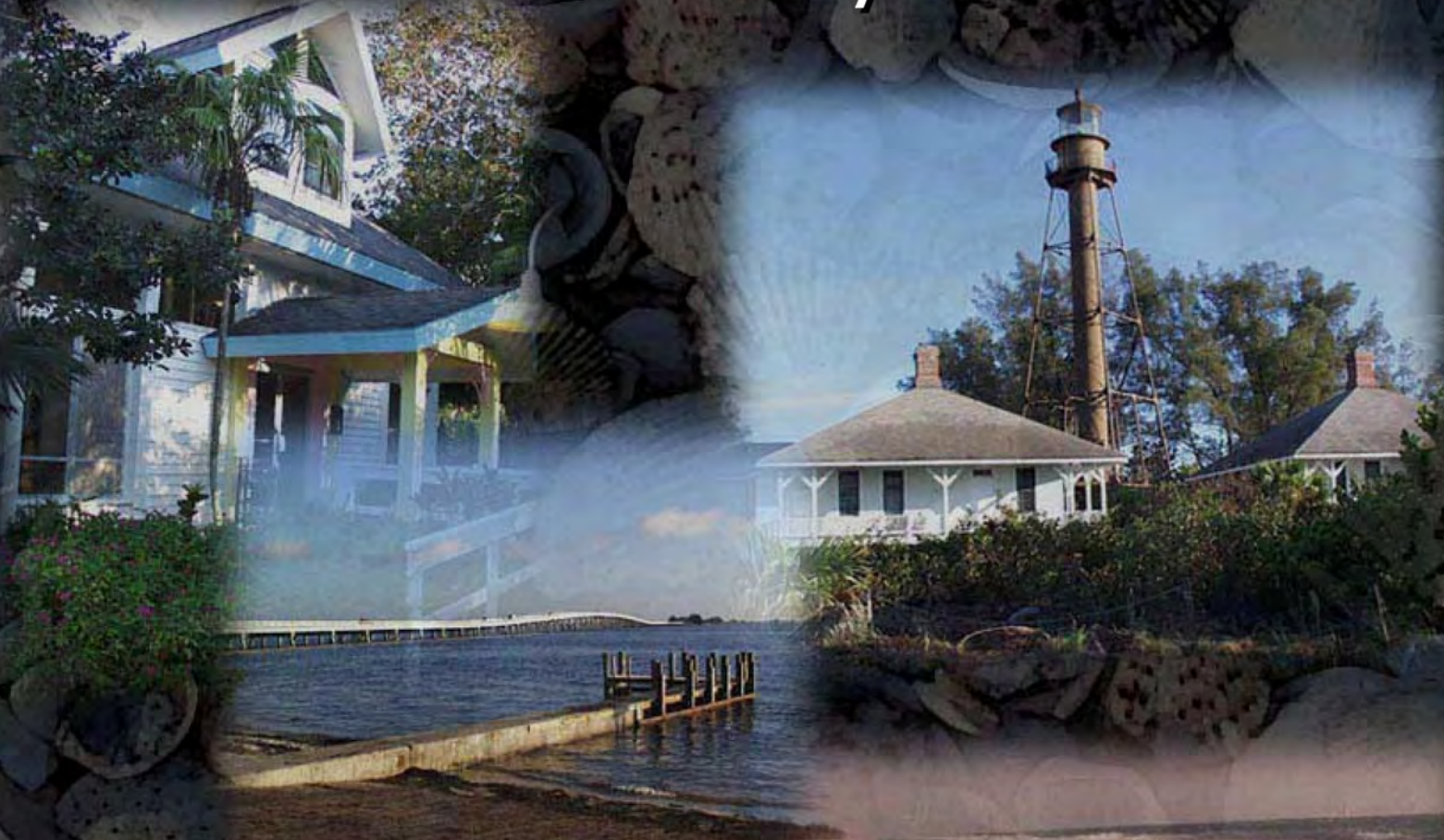
Interviews and Public Workshops

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

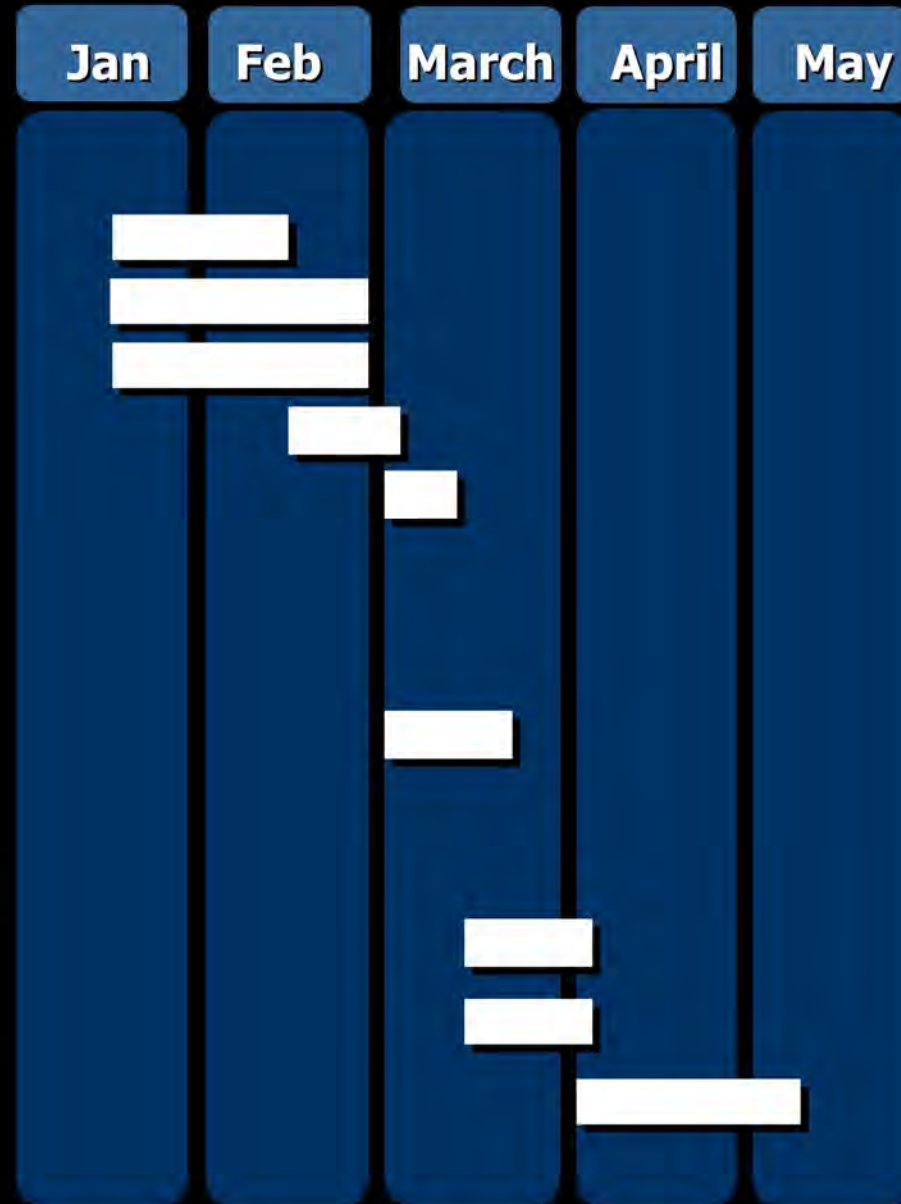
Implementation Strategies

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 1/2 mile) walk of every resident

Tennis Courts at Sanibel School

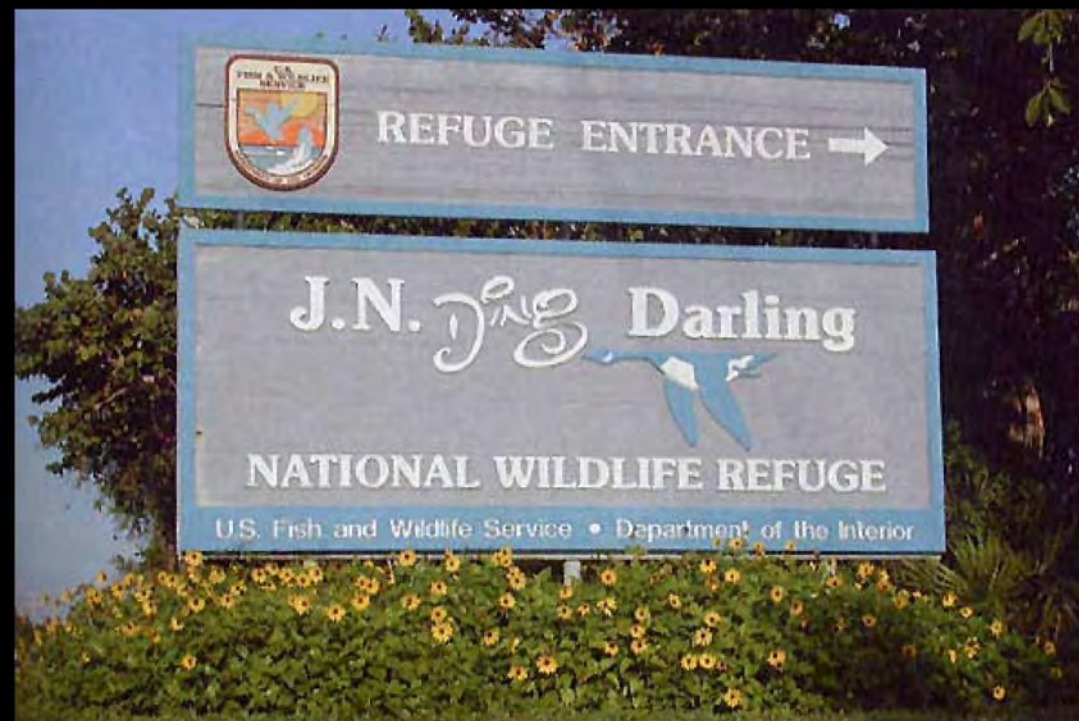


Located within 3 miles of every resident

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



Sanibel Recreation Center



Clam Bayou



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

Draft

City of Sanibel Parks and Recreation System Master Plan



Existing Conditions Summary

- 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

Summary of Existing Conditions



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.

City of Sanibel Parks and Recreation System Master Plan

May 2002

PARKS AND RECREATION SITES

COMMUNITY PARKS (may include play-ground, 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 JN Ding Darling National Wildlife Refuge Visitor's Center
- 18 Dixie Beach Park
- 19 Lighthouse Park
- 20 Observation Point
- 21 SCCF 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

- 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.
- 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.
- 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.
- 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

- Existing Civic Center**
 - Maintain current use.
- 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.
- Existing J.N. Ding Darling Canoe/Kayak Center**
 - 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.
- 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.
- 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.

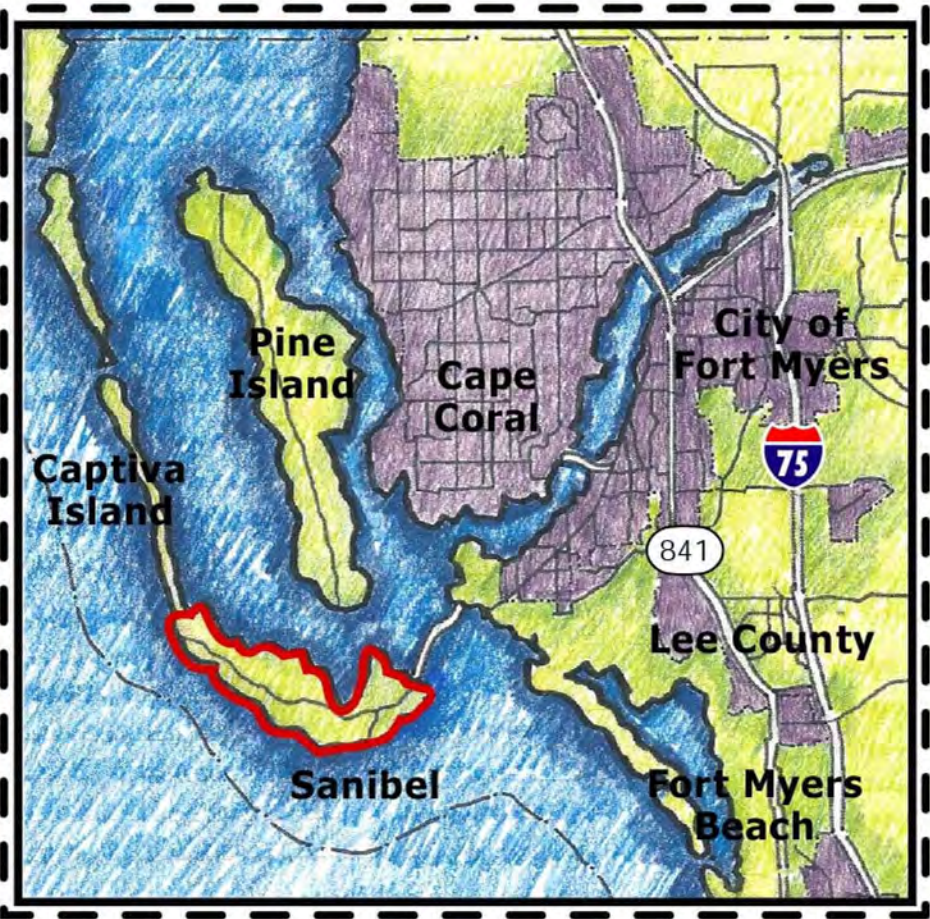
FACILITY, SIGN DESIGN STANDARDS

- 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.

Location Map



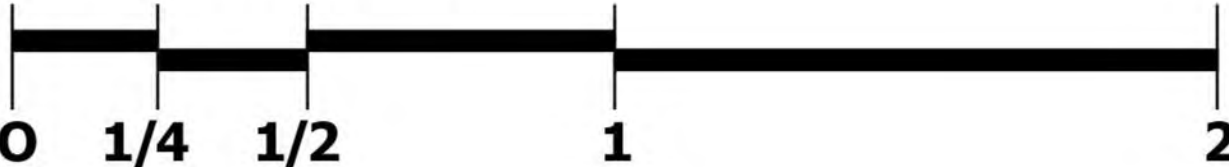
Legend

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

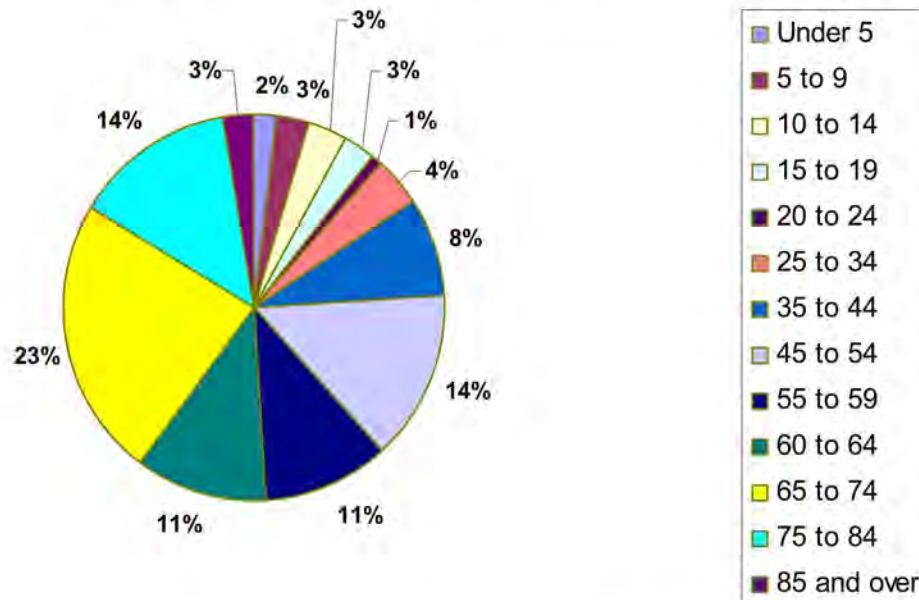
SCALE IN MILES



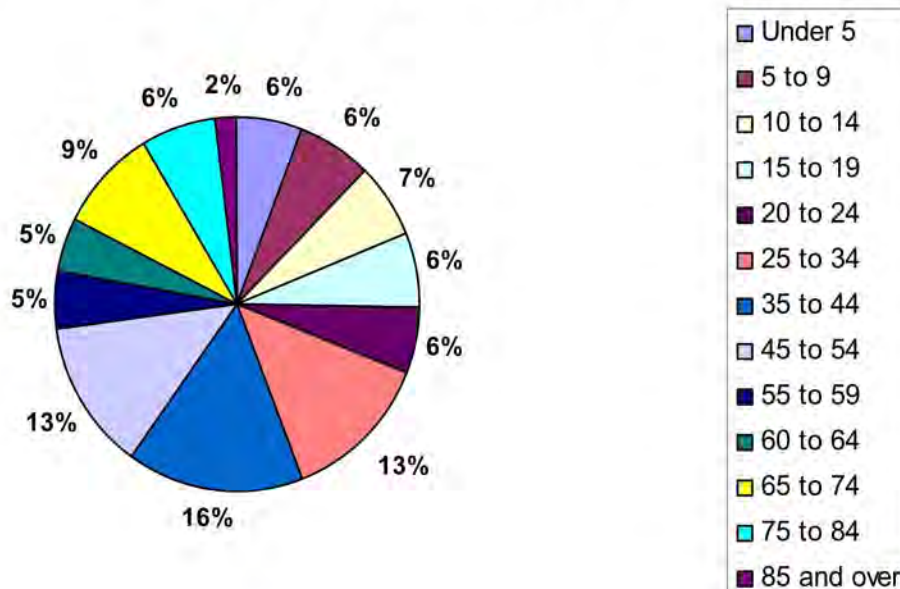
Quantitative - Service Area Analysis



Sanibel Resident Age Distribution



State of Florida Age Distribution

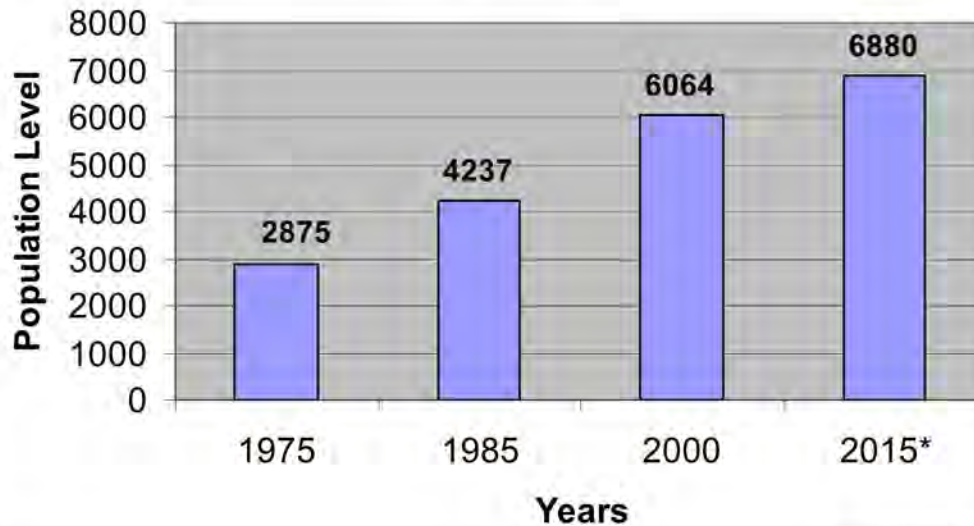


- Sanibel's population is not as diverse in age groups as Florida as a whole

- 62% of Sanibel residents are ages 55 and older, compared to 27% in the State

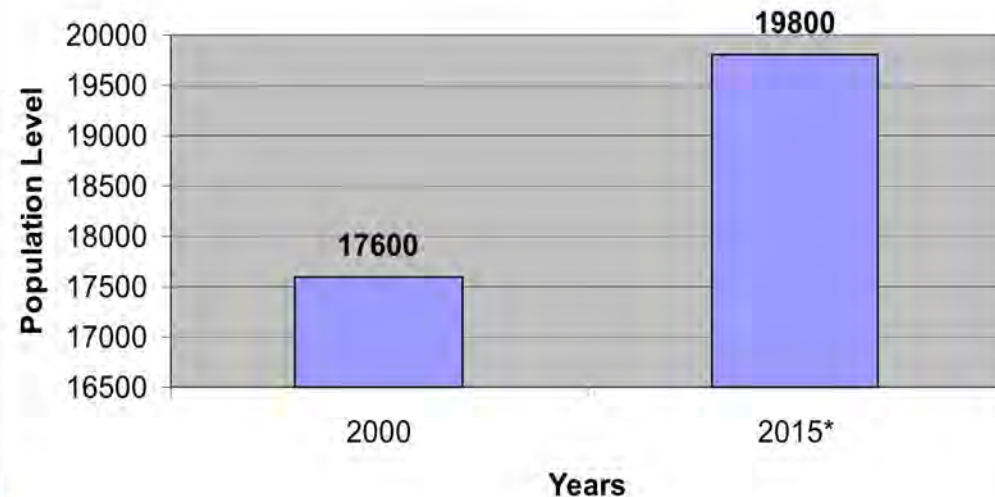
- 11% of Sanibel residents are ages 19 and younger, compared to 25% in the State

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” Gymnasism**
- **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 and PRIORITIES ASSESSMENT SUMMARY

✓ Priority Need
 ✓ Future Need
 n/a Not Applicable

EXISTING DOCUMENTS

Concept Plan
 CIP
 2000 Needs Survey
 COTI Survey

CITIZEN PARTICIPATION

School Board/County Interviews
 City Council/Staff Interviews
 Focus Group Meetings
 Community Workshop
 Steering Committee/PRAG Meetings
 Mail Survey

ANALYTICAL

Service Area
 Facility Analysis
 Age/age Analysis
 Site Visits
 Community Center Evaluation

FACILITIES

Baseball Fields/Softball Fields
 Football/Soccer Fields
 Handball/Racquetball Courts
 Basketball Courts
 Aquatics Center/Swimming Pool
 Skate Park Facility
 Volleyball Courts
 Playgrounds
 Multipurpose Fields
 Multipurpose Courts
 Tennis 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

City of Sanibel

Draft



Location Map

Legend

-  Commercial
 Natural Areas
 Public/Private Recreation Lands & Schools
 Residential
 Vacant Land
 Boat Ramps
 Fishing Piers
 Boat Launch (non-motorized boats)
 Bike Paths
 Churches
- SCALE IN MILES

SCHEMATIC



Existing Systems Analysis

Review Existing Documents

Demographics Analysis

Base Map

Service Area Analysis

Interviews

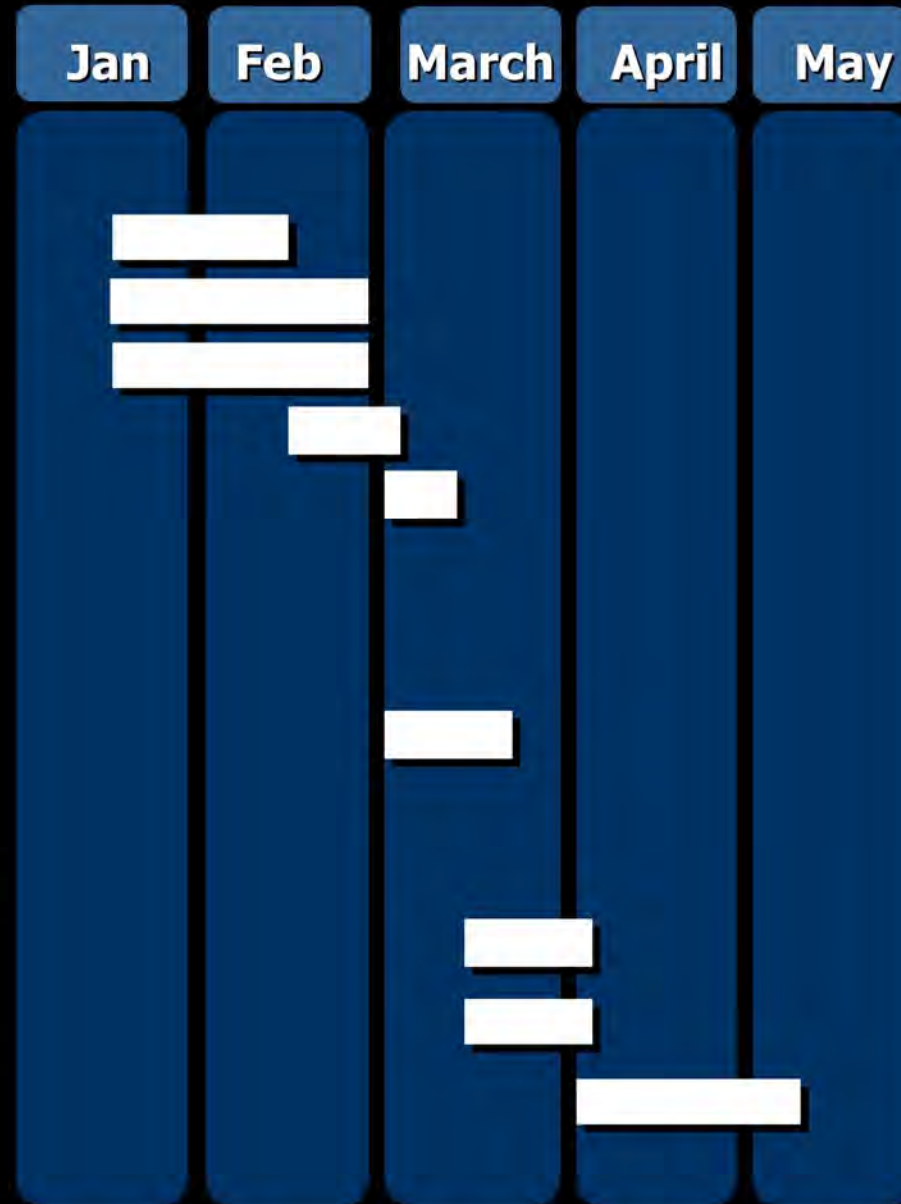
Needs Assessment/ Master Plan Charrette

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

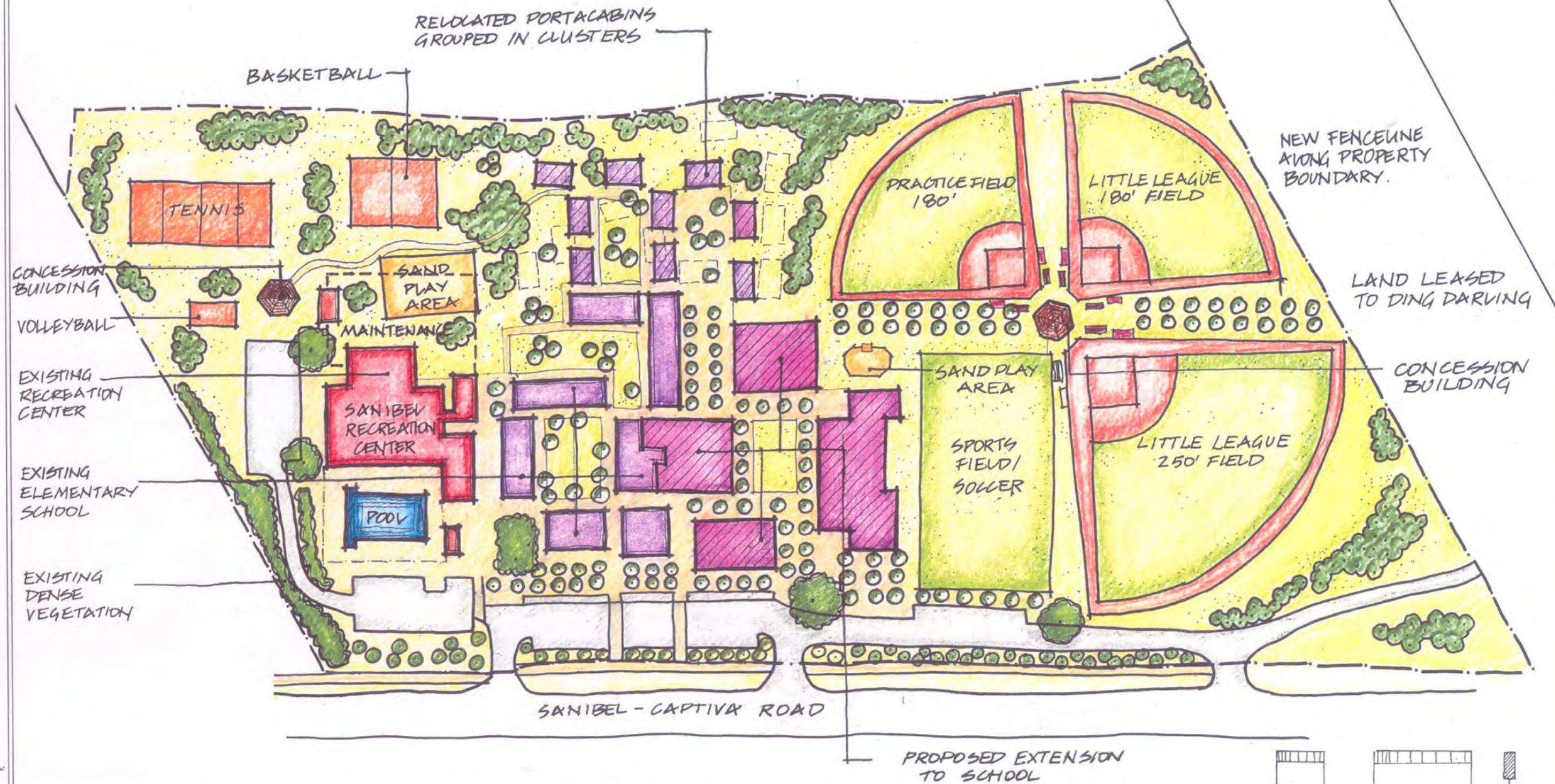
There is a separate multi-purpose building located next to the gymnasium, measuring approximately 20 feet by 48 feet. The building is block wall with a painted wood siding exterior. The roofing is asphalt shingles. There are no gutters. The interior is wood flooring, with two feet by four feet ceiling 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.

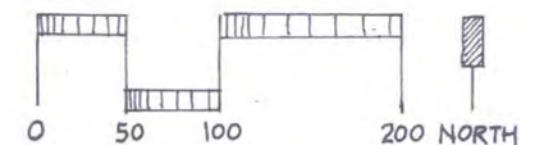


THE SANIBEL SCHOOL / SANIBEL RECREATION CENTER

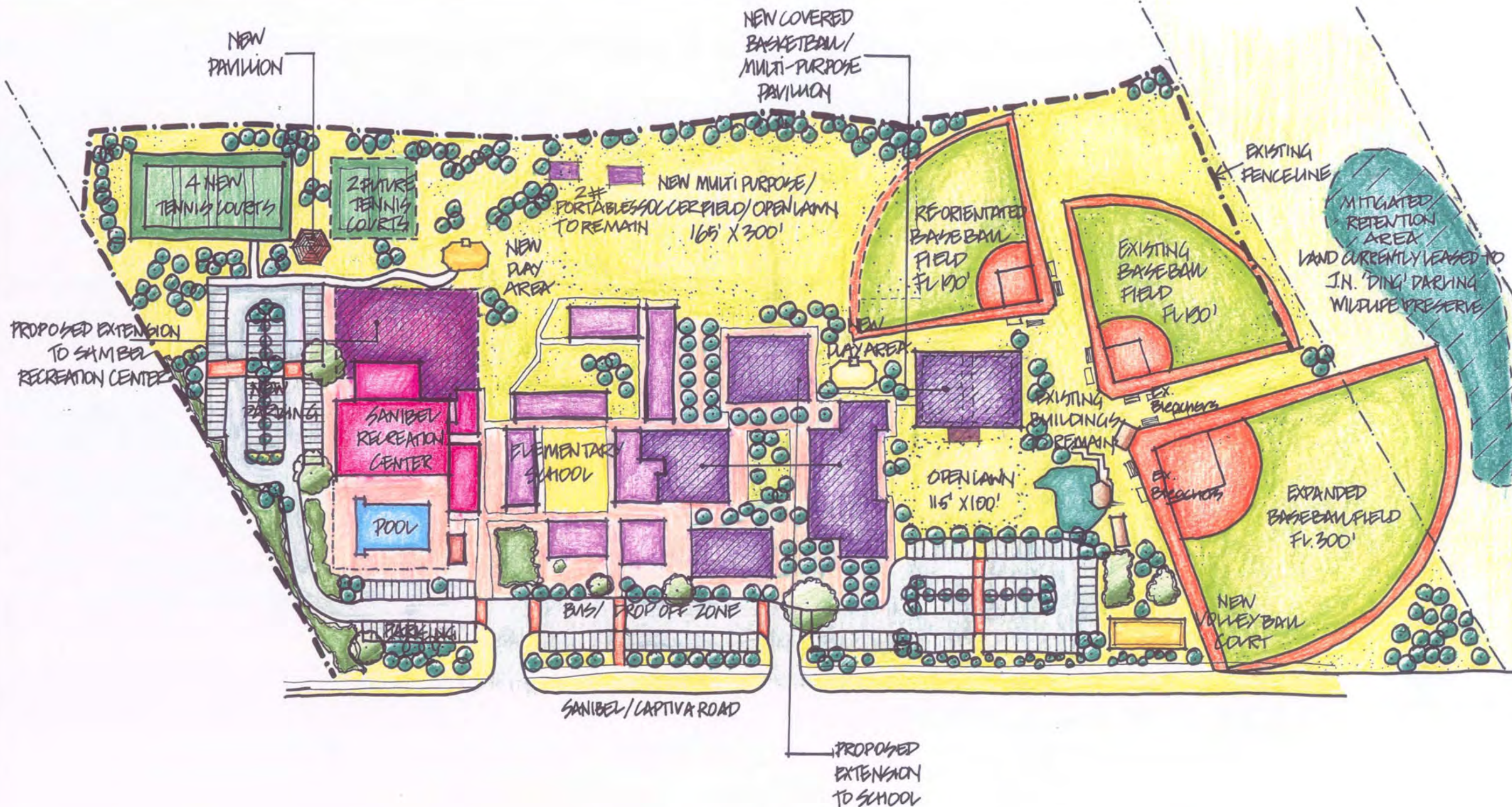
CITY OF SANIBEL, FLORIDA

APRIL 2002

G L A T T I N G J A C K S O N K E R C H E R A N G L I N L O P E Z R I N E H A R T



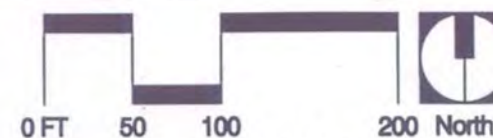
ALTERNATIVE A



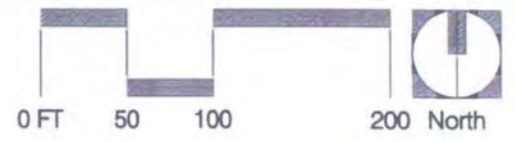
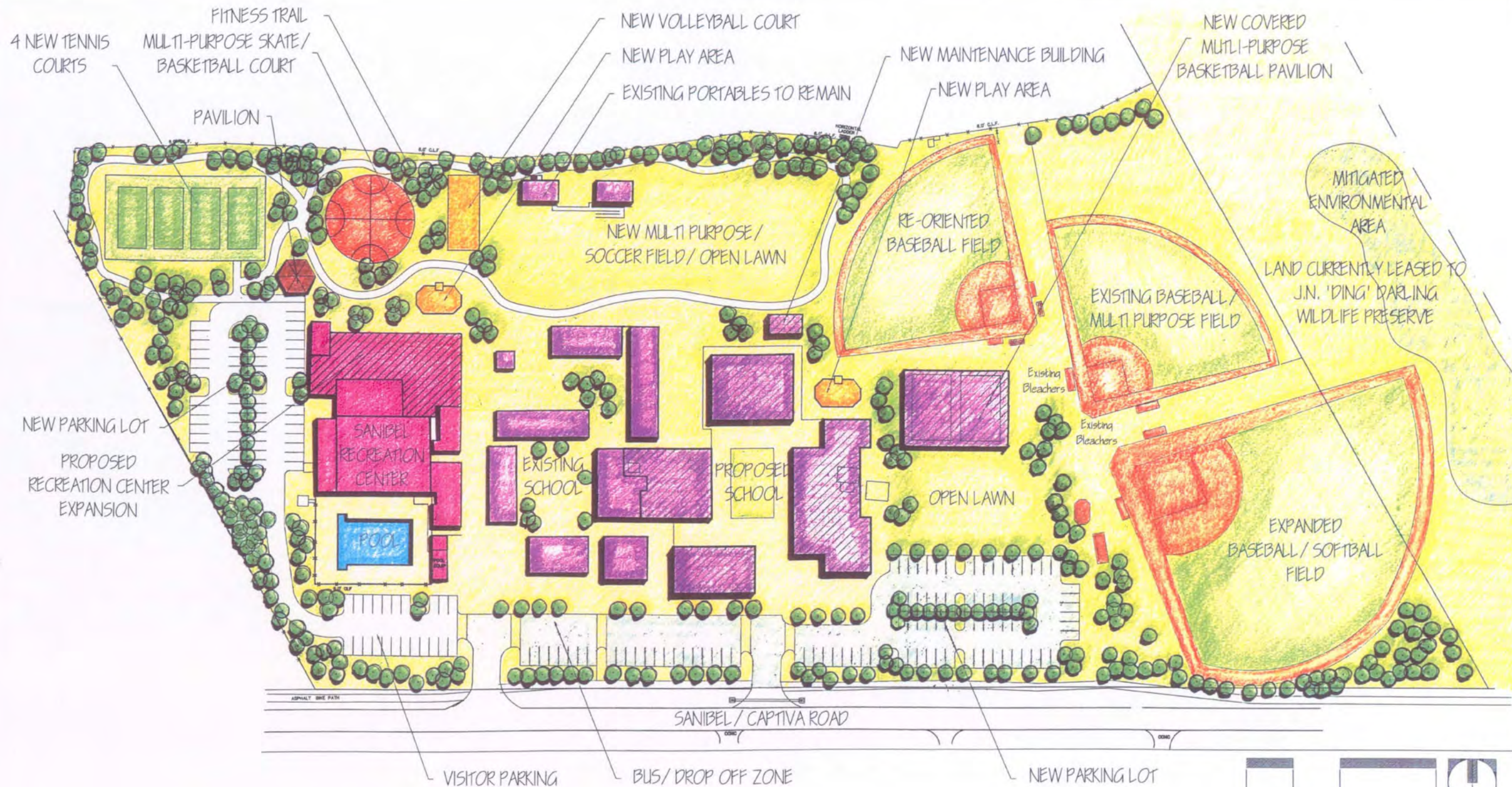
THE SANIBEL SCHOOL / SANIBEL RECREATION CENTER

CITY OF SANIBEL, FLORIDA

APRIL 2002



GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART **ALTERNATIVE B**



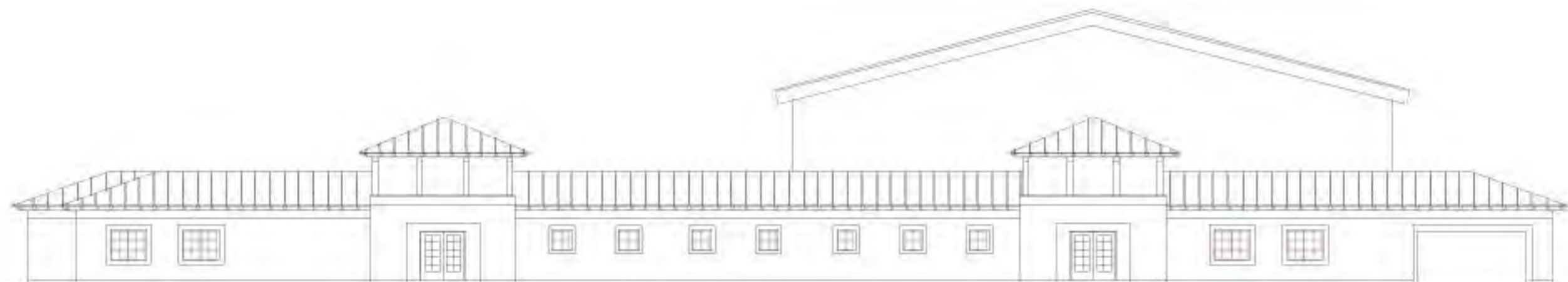
SANIBEL COMMUNITY PARK CONCEPTUAL MASTER PLAN

CITY OF SANIBEL, FLORIDA

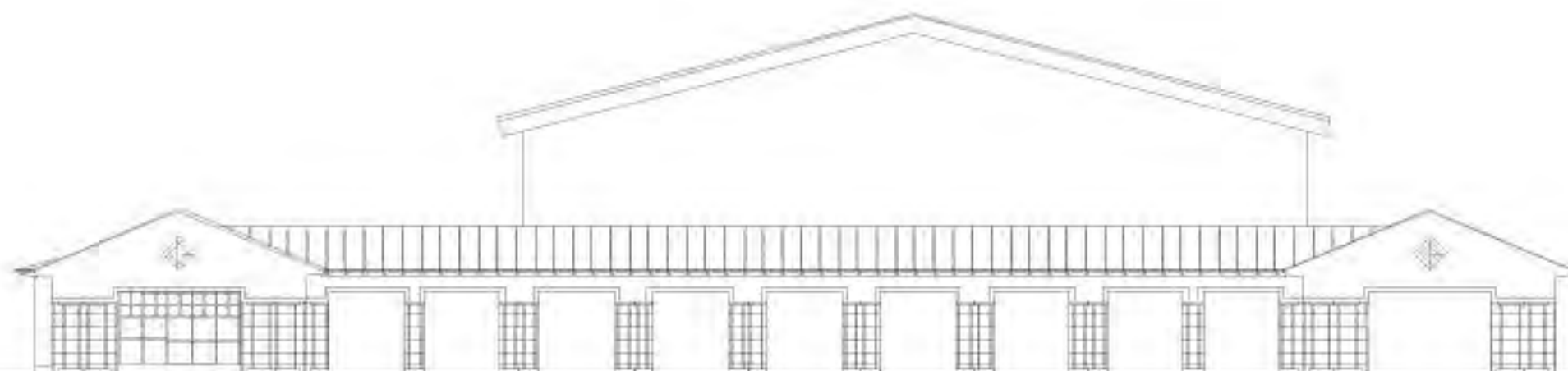
APRIL 2002

GLATTING JACKSON KERCHER ANGLIN LOPEZ RINEHART

ALTERNATIVE C



SCHEME 1



SCHEME 2

EXTERIOR ELEVATIONS

SANIBEL ISLAND RECREATIONAL CENTER PROPOSED ADDITION

SANIBEL ISLAND - FLORIDA

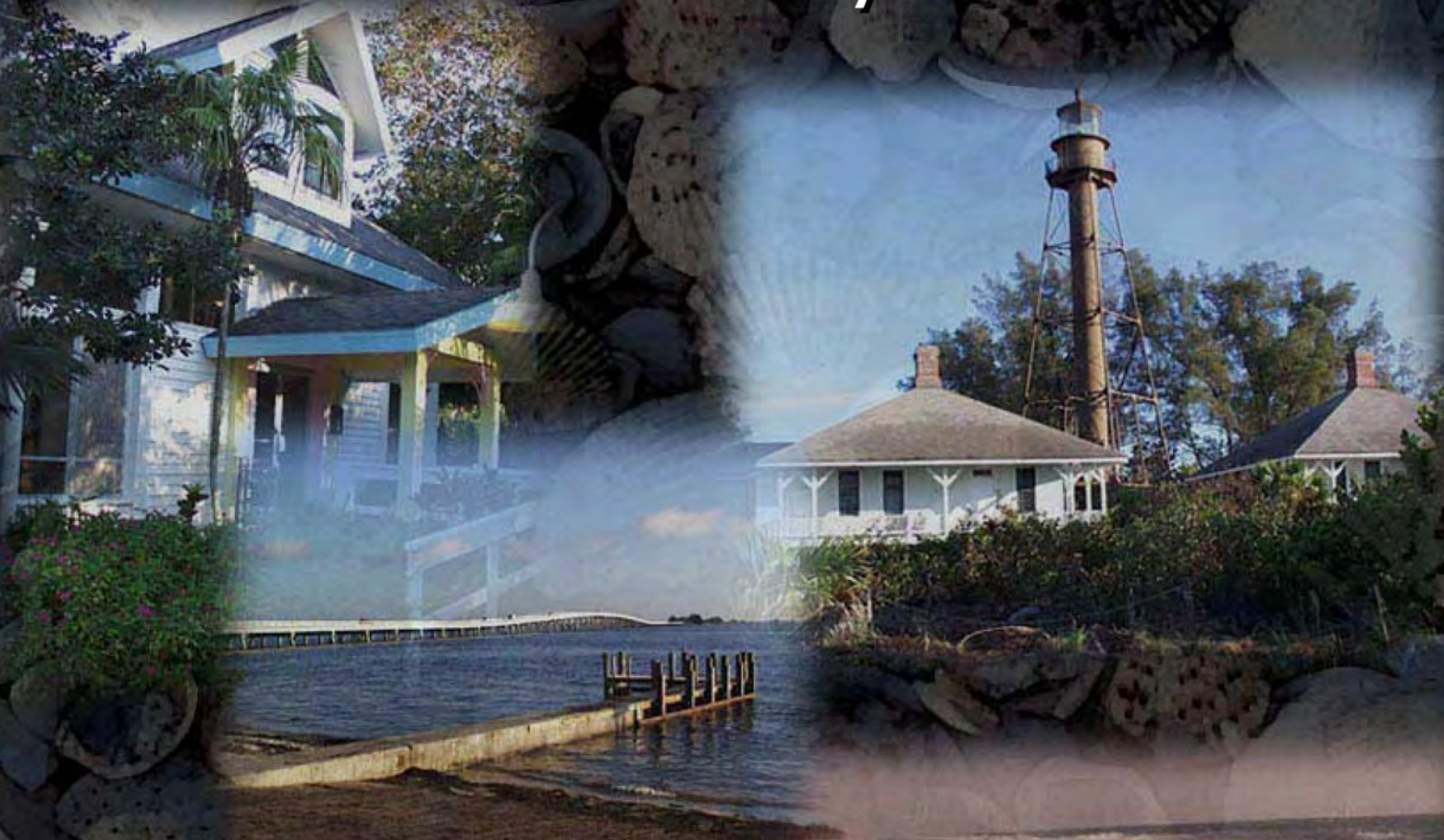


SANIBEL ISLAND - FLORIDA

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

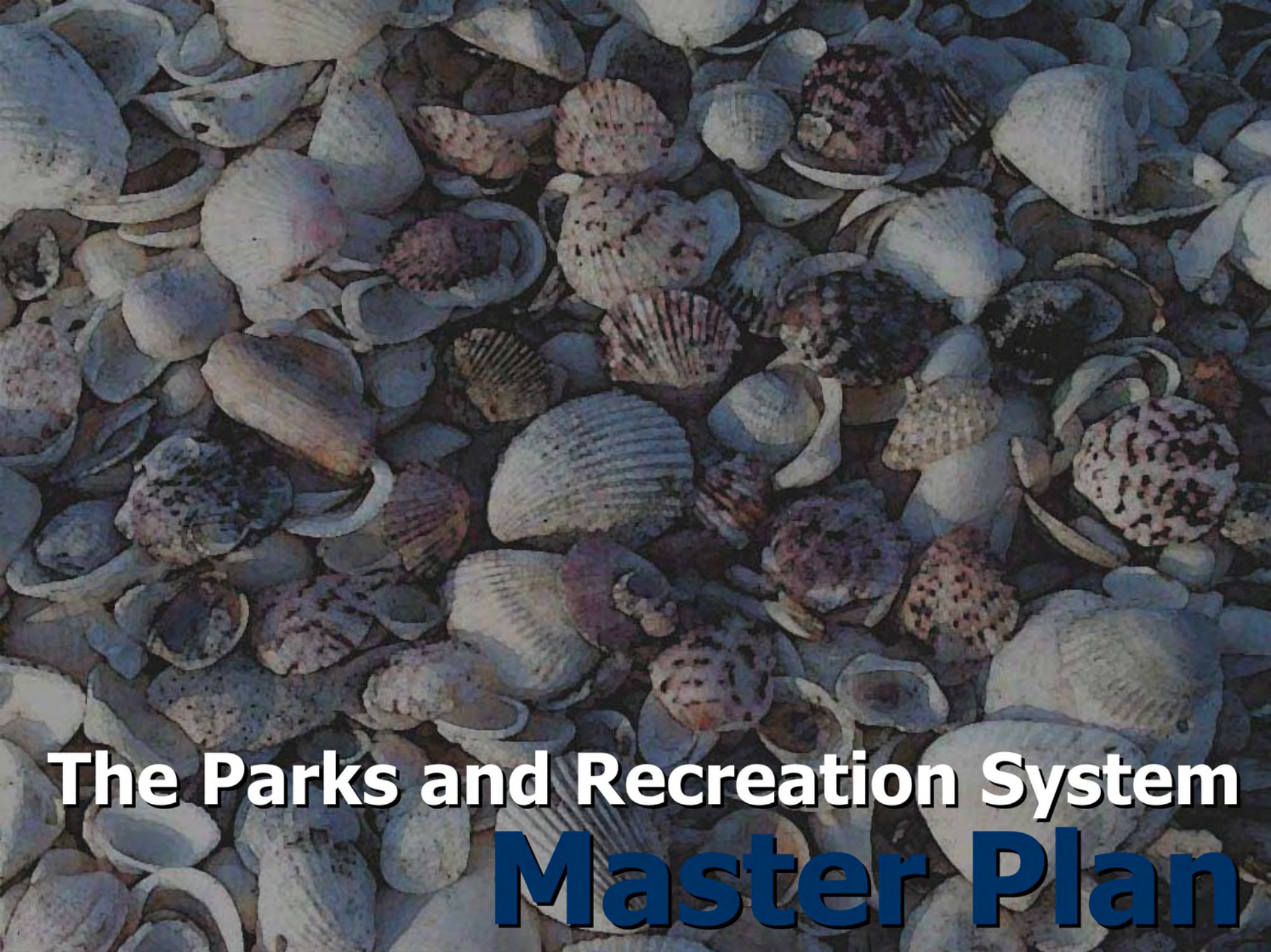
April 30, 2002

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

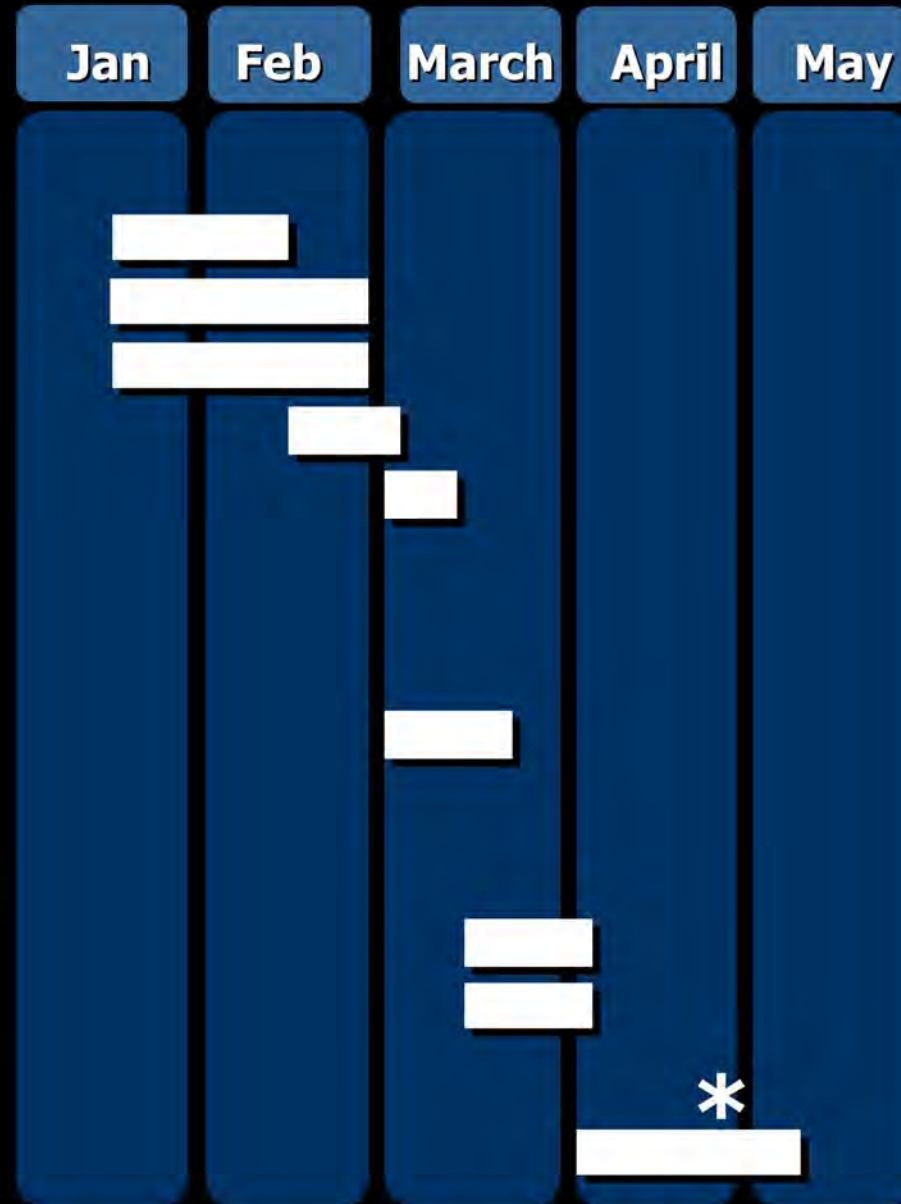
Implementation Strategies

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



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

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 InterComm-
unications Inc.; 1995 survey of nearly 5,000 pro-
spective buyers in California, Florida, Georgia,
North Carolina and Texas.

Response to Needs:
Parks System Master Plan



City Mission:

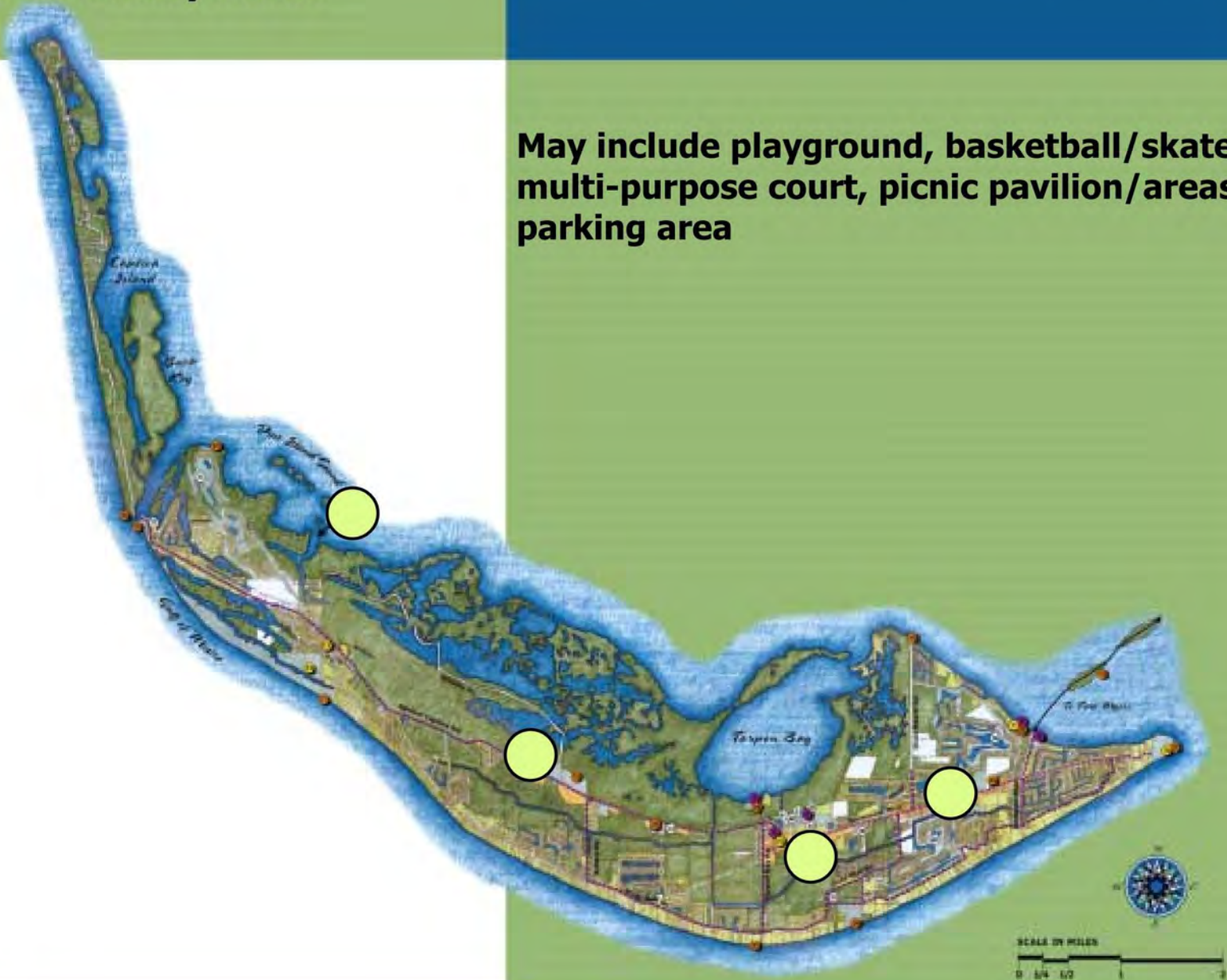
"Sanibel is and shall remain a Barrier Island Sanctuary, one in which a diverse population lives in harmony with the Island's wildlife and natural habitats."

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

Community Parks

May include playground, basketball/skate/multi-purpose court, picnic pavilion/areas, parking area



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

- 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



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



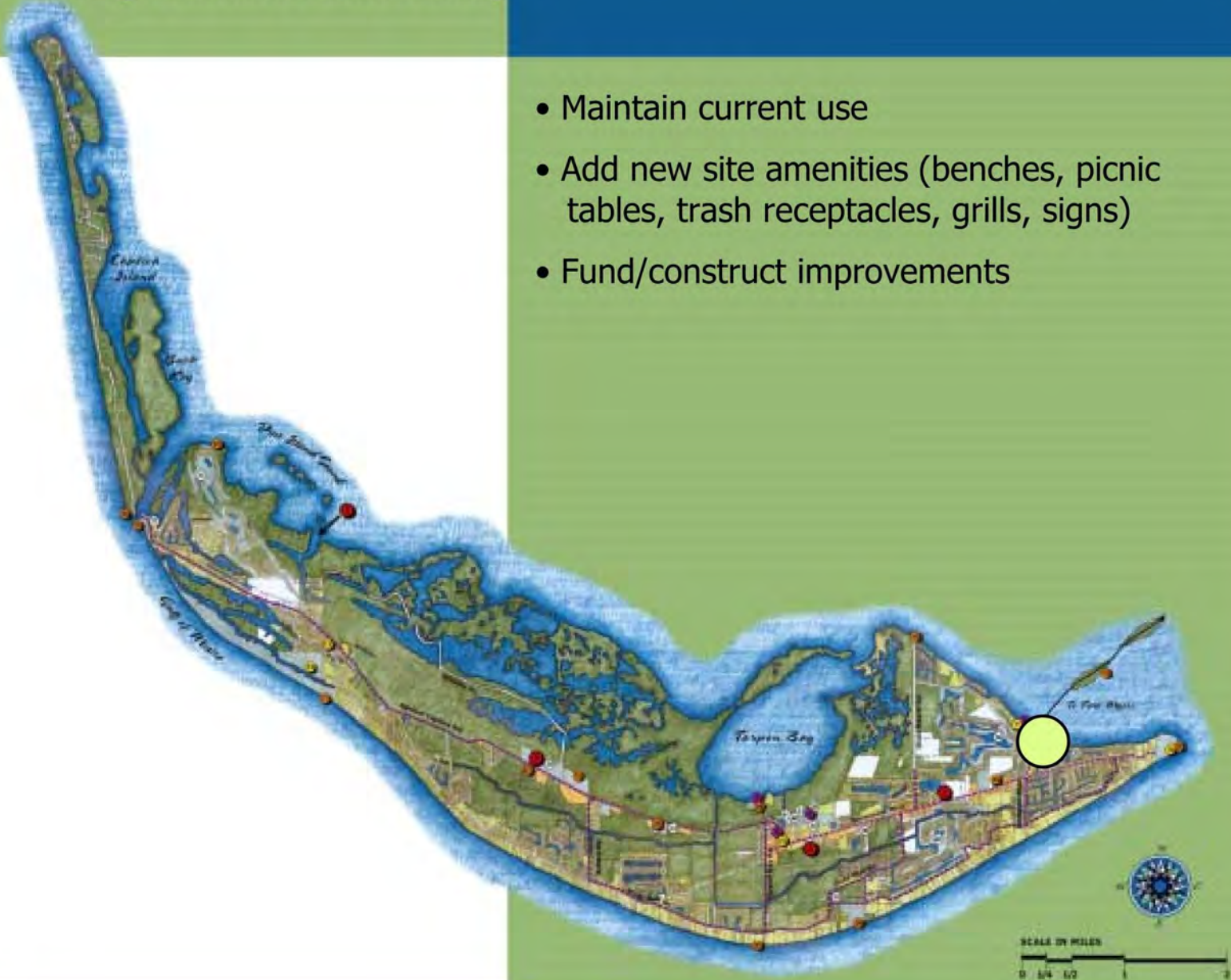
Proposed Public Beach/Sailing Center at Bailey's Beach

- 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

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



Future Parks and Recreation System

Neighborhood Park Facilities

May include tot lot, picnic areas



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



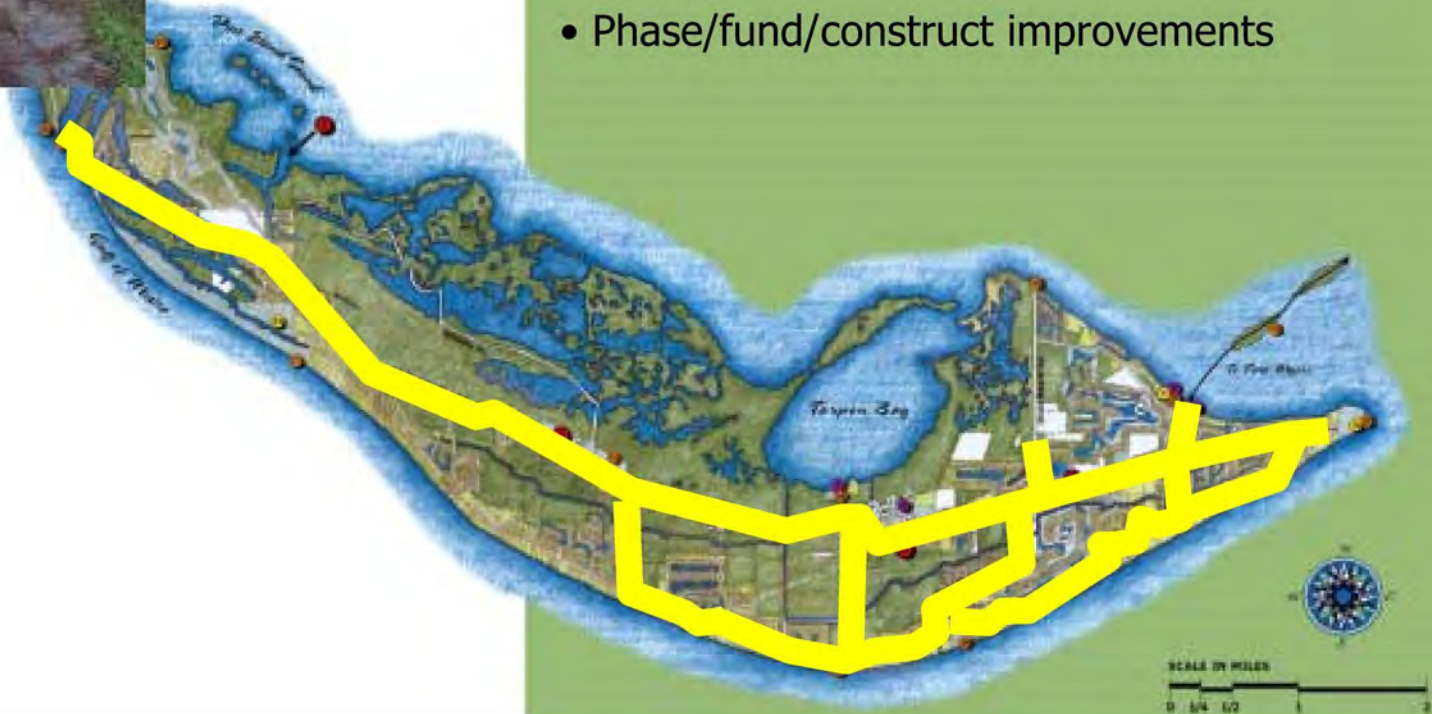
Linkages



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

Recommendation

Total Approximate Costs

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**



Sanibel School/
Community Park



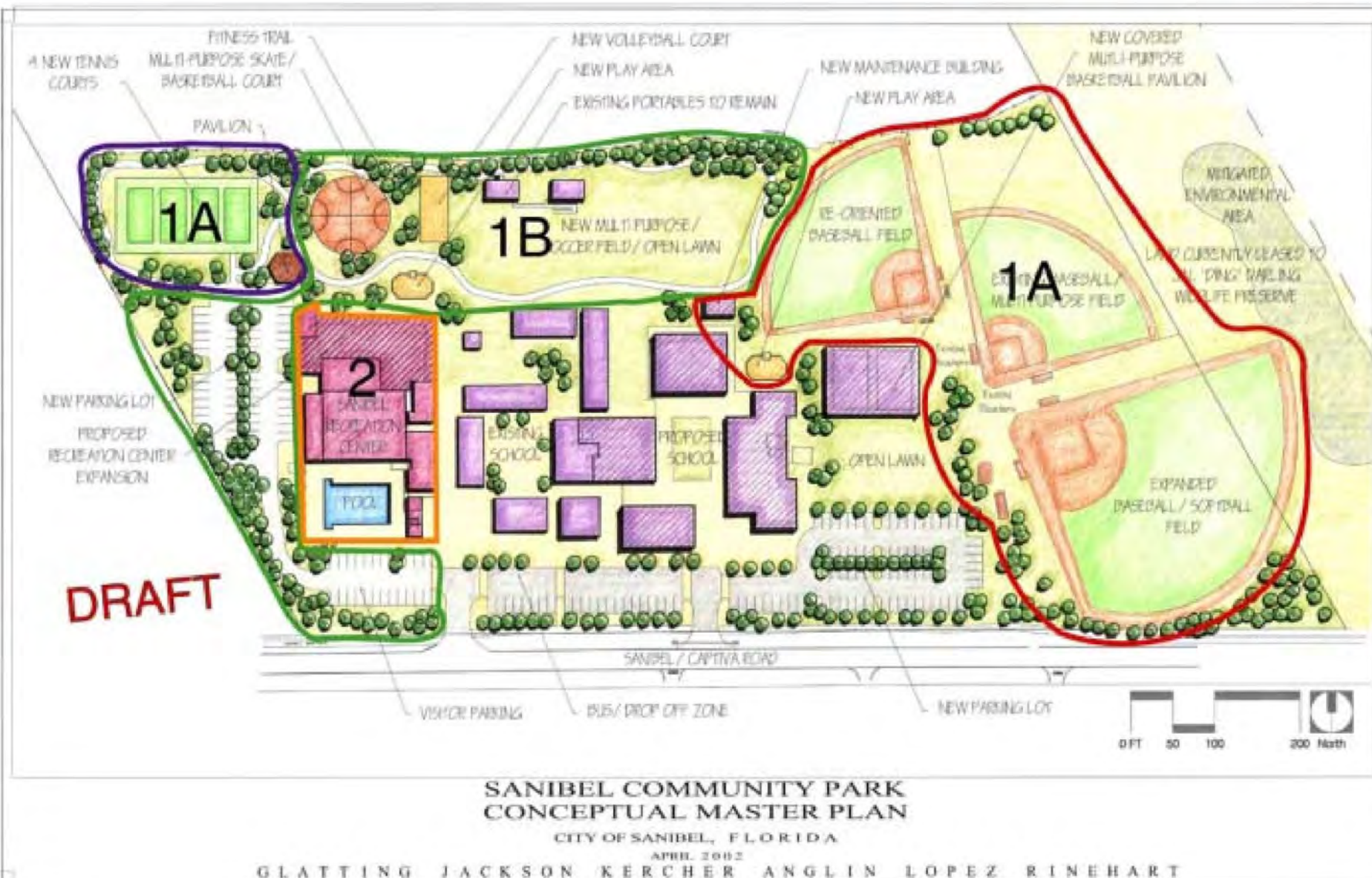
DRAFT

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



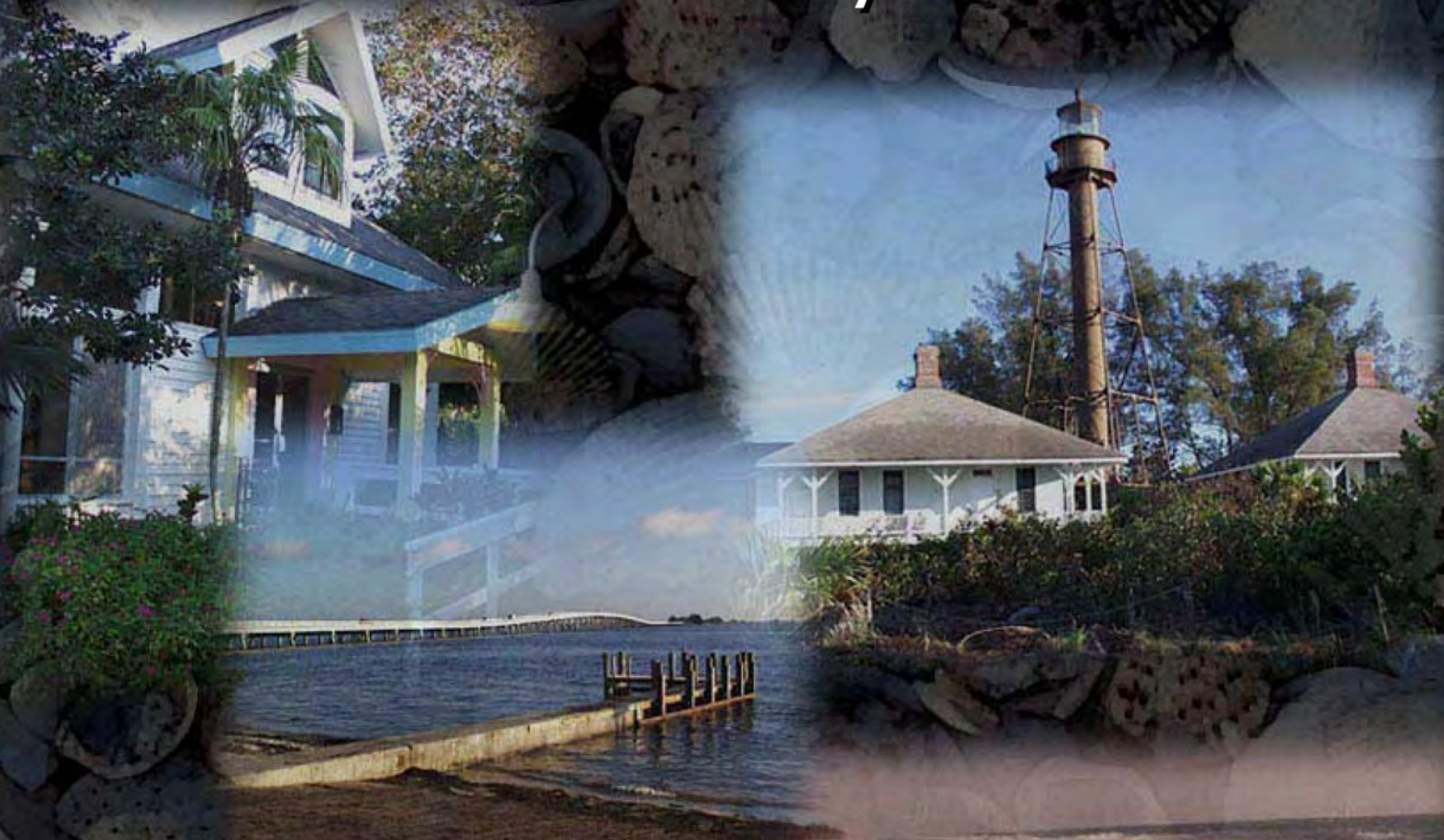
Next
Steps

- **Approval to Proceed w/ Phase One Design**

COMMENTS/DISCUSSION



Parks and Recreation System Master Plan



City of Sanibel

April 30, 2002

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%		\$20,000	\$20,000	CIP, Grants	
Construct Improvements		\$200,000	\$200,000	CIP, Grants	\$10,000
2. Sanibel Community Association Site					
Acquire Land	\$350,000		\$350,000	Grant, Partnerships	
Master Plan, Design, Permitting @10%		\$50,000	\$50,000	CIP	
Construct Improvements		\$500,000	\$500,000	User Fees, CIP, Grants, Partnerships	\$25,000
3. Sanibel Recreation Center					
Master Plan, Design, Permitting @10%		\$770,000	\$770,000	CIP	
Construct Improvements		\$7,700,000	\$7,700,000	User Fees, CIP, Grants, Partnerships	\$385,000
4. West End Community Park					
Acquire Land	\$400,000		\$400,000	CIP, Grants, Partnerships	
Master Plan, Design, Permitting @10%		\$50,000	\$50,000	CIP	
Construct Improvements		\$500,000	\$500,000	CIP, Grants	\$25,000
Subtotal for Community Parks	\$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%		\$10,000	\$10,000	CIP	
Construct Improvements		\$100,000	\$100,000	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%		\$25,000	\$25,000		\$10,000
Expand Existing Sailing Program		Staff			
Construct Improvements		\$250,000	\$250,000	User Fees, CIP, Grants, Partnerships	\$12,500
9. Sanibel Boat Ramp					
Add Amenities - Benches, etc		\$25,000	\$25,000	User Fees, CIP, Grants, Partnerships	\$1,250
Subtotal for Special Use Facilities	\$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	CIP, Grants, Partnerships	\$45,000
Linkages					
Master Plan, Design, Permitting @10%		\$200,000	\$200,000	CIP, Grants, Partnerships	
Construct Improvements to Bike Path System (Expansion, Repairs)		\$2,000,000	\$2,000,000	CIP, Grants, Partnerships	\$100,000
Investigate Alternative Transportation Systems		Staff			
Facility, Sign Design Standards					
City-wide Design Standards		\$25,000	\$25,000		
City-wide Graphics and Signage Standards		\$25,000	\$25,000	CIP	
Construct City-wide Improvements		\$500,000	\$500,000	CIP	\$25,000
Subtotal for Neighborhood Parks, Linkages, Standards	\$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**

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

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

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**

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

ESTIMATE OF PROBABLE COST

PROJECT NAME: City of Sanibel - Sanibel Recreation Center
GJ PROJECT NO.: 16222
DATE: April 16, 2002
PROJECT PHASE: Phase 1 Estimate

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	

Glattig 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.

APPENDIX A: Meeting Summaries



GLATTING
JACKSON
KERCHER
ANGLIN
LOPEZ
RINEHART

222 Clematis Street
Suite 200
West Palm Beach
Florida
33401
P 561.659.6552
F 561.833.1790

*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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LOPEZ
RINEHART

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Florida
33401
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F 561.833.1790

*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

Glating Jackson Kercher Anglin Lopez Rinehart

Name	Address	Phone	Representing	E-Mail Address
Scott Conway			Pine Bluff	
Dick Muench				
Helene Phillips			COS	
ARMAND BALL				
Shirley Schiffman				
STEVE MULLINS				
Barbara Von Harten			The Sankel School	
Barbara Manger			Lee County Public Rec.	
Jean Bauer			Advisory Board	

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

March 12th, 2002

Glatting Jackson Kercher Anglin Lopez Rinehart



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*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)

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2



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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
 - Indoor, air-conditioned
 - Outdoor
 - Throughout island
10. Watersports center
 - Sailing, kayaking
 - 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.

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[illegible]



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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

SIGN IN SHEET				
Glattig Jackson Kercher Anglin Lopez Rinehart				
Name	Address	Phone	Representing	E Mail Address
GORDON KRAFT	8795 LATEW LANE	466-2667	—	—
C Soobitsky	15172 CONA 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	—	—
MADDOY HANLON	1801 OLDE MIDDLE GOLF	395-1691	—	—
Shirley Jewell	1101 Schooner	395-1099	—	—
JOHN BASTER	1067 SAND CASTLE	395 0732	—	—
PAUL RAVENNA	588 BOULDER	395-0751	—	—
MARK WOMBLY	1615 SERENITY LN	472-4042	—	—
Doyle Wilbanks	PO Box 594	395-3619	Myself + my family	douloogpw@MSN.COM
PAT + GEORGE SOUSA	760 GEXHUT DR -- Bldg new HOME	395-1695	SERVES	—
Claudia Burns	629 H NANTA	472-2682	ADULT TENNIS TEAM	—
JOHN GILL	827 E. GULF DR	395-2583	—	—
Elaine Hoyer	1349 Eagle Run	472-1347	—	—

March 12th, 2002

Adults Focus Group

3/13/02
5:30pm

Glattig Jackson Kercher Anglin Lopez Rinehart



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

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

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

SIGN IN SHEET

Glattig Jackson Kercher Anglin Lopez Rinehart

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Greg Martinez	1174 Sandcastle	395-3629	Family	MARTINI4U2@MSN.COM
Raven Hall	Bayview Dr.	472-5822	Family	
Inga & Terry Bredahl	716 Cardium St.	472-4844	Family	Sanibel 7@comcast.net
SPRING POON	505 Light House Way	472-4347	Family	Light House Way @ webtv.net
Toni Shannon	605 Lighthouse Way	395-2879	Family	ToniBS@aol
Julie & Mike Neal	5429 Shearwater Drive	395-9638	Family	Julie@coconutpress.net
Dick & Marti Squitieri	5871 Sanibel Captiva Rd	395-9039	Family	MASQUIT@aol.com
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Daniel & Tracey Mitchell	9470 Balsa Court Sanibel	472-1772	Family	Scor Mitchell@aol.com
IRISH & JAMIE PILLIPS	PO BOX 1531 SANIBEL	437-3730	Family	LMacphil@AOL.COM
DAN & SAMANTHA Howes	961 Ft + 2 Hugh	395-3452	Family	Howes DAN @AOL.com
JACQUE OWENS	1048 SANDCASTLE RD	472-6865	FAMILY	jacque@islandwater.com
MARIONNE RAVENNA	588 Boulder Dr.	395-0751	Family	groovybowl@aol.com
Laura Conway	9292 Belding Dr	395-9621	Family	sanibelSailing@msn.com

March 12th, 2002

Families Focus Groups

3/13/02 5:30pm

Glattig Jackson Kercher Anglin Lopez Rinehart



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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 #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
 - Playground equipment
 - Picnic tables / shelters
 - Tennis / basketball courts / skate facilities
 - Well-maintained and safe
 - Facilities are in good condition
 - Visibility
 - Multi-purpose courts
 - 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:
 - Trolleys, public transportation that allow for bikes
 - 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
 - o Laps
 - o Aerobics
 - o 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 Glattig Jackson Kercher Anglin Lopez Rinehart

Name	Address	Phone	Representing	E-Mail Address
FRANKINE VALZ	903 ALMAS COURT	395-5555		
Roger & Mimi BURGONE	1558 SAND CASTLE	395-9699		
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Sandy & Rudy Zahorchak	902 Limpet Dr.	472-2844		rf2s@aol.com
Bern & Gail Kader	1271 SAND CASTLE	472-3640		
Julie & Kate	1119 Periwinkle #224	472-8416		
Julie & Mike Neal	5429 Shearwater Dr.	395-9638		julie@coconutpress.com
Krish & Jami Phillips		472-9131		
Billy & Rick Ann	1024 S. Vatchman	472-4919		billy@ken/ac.com
Tom & Jeanne Barr	1320 SEASIDE	472-3401		
RAY HORTON		395-0325		
Lisa Miller		395-0702		
Charlotte Kowalek	PO Box 354	395-7637		
Beauclette Kowalek	PO Box 1284	472-3829		
Edna & Joe Boston	595 Sea Oats Sanibel	472-4444		
Dick Boston				
Shirley Schiffman	657 Osidium St. Sanibel	395-0135		
Joanne Marriott	663 Meridian Dr.	472-6318		
Murphy				
Margaret L. McCarty	1630-J Periwinkle Way Sanibel	472-5882	parent	MLM Sanibel 1@yahoo.com

3/13/02 - Community Workshop -

City of Sanibel

SIGN IN SHEET

Glatting Jackson Kercher Anglin Lopez Rinehart

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Janet Gworek	555 Rabbit Rd Sanibel	395-4630		
John Gworek	555 Rabbit Rd Sanibel	395-4630		
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BARRY LITOFKY	200 PEARL VINH LAY #116, SAN	395-2207		
Allen Dunham	PO Box 1142 Sanibel	472-3682		
Gordon Pennington	PO Box 1643 Sanibel	395-2289		
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Elaine Hater	412 1349 Eagle Run	472-1347		
Colleen Bauer	675 Sea Oaks	395-9215		
Christie Bradley	2125 Sunset Circle	472-4757		
Hank Spelman	5871 San Cay	395-9039		
Dick Spelman	5871 San Cay	395-9039		
Lou Meyer	1290 SAND CASTLE RD.	472-8791		
Ed	" " " "	" "		
Henny GLISSMAN	4252 OLD BAYAN WAY	472 1862		
Ed & Lulu MEYER	1290 SAND CASTLE	472-8791		
ERIC CHRYSLER PFAFF	1305 EAGLE RUN DR	472-5257		
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John Archibald Swinney	5842 Pine Tree Dr. Sanibel	395-9097		
Susan Peck	1058 Fish Crow Rd	395-0079		
Roy Gibson	1725 Windward Way	395-1381		IslandRoy@aol.com
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Dorothy Leahy	200 Pensacola	472-9616		
CYNTHIA HOGGATT	1752 SERENITY LN	472-8101		

City of Sanibel

SIGN IN SHEET

Glattig Jackson Kercher Anglin Lopez Rinehart

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Richard P. McCarry	1630 -J Periwinkle P.O. Box 229	472.5882	OPTIMIST CLUB	rpmsanibel1@yahoo.com
Raye Scott	970 Sand Castle Rd	395-1996	self	SCOTT Builders@hotmail.com
Chet Smith	3918 Coquina (P.O. Box 846)	472-1027	No one	
ED LIBERATOR	P.O. Box 1586 - GET NEERITA - E	395-0793	Self	EDLIBERATOR@aol.com
Christie Bradley	P.O. Box 1201 (Sunset Circle)	472-5276	Self	nicky4757@cs.com
JAMES POWELL	529 LAKE MURKIN CR	395-0218	SELF	
ROBT. HANDWERK	5663 BARTUSOCT #1A P.O. Box 267	395-3897	Self	vhandwerk@mindspring.com
VICHA HANDWERK	5663 BALTUSOCT #1A (Captiva)			
GAYLE WILBANKS	P.O. Box 594 (LNE #32)	395-3619	Self + family	DOUGSGPW@MSN.COM
Bruce Rogers	1695 Serenity Ln, Sanibel	472-4891	Self	
STEVE MULLINS			PARKS/REC. COMMITTEE	
Jude Jimmura	1610 Middle Gulf Drive Sanibel	472-3700		jagimorra@prodigy.net
DAVE OWENS	1899 SAND CASTLE RD	472-6865		
DICK MUEWCH	1119 Periwinkle	472-2812	Little league	DICK1312@aol
JIM & DIANA ERIKSSON	4220 GOLF PINES DRIVE	395-3043	SELF	JDERIKSSON@CHARTER.NE.T

City of Sanibel

SIGN IN SHEET

Glattig Jackson Kercher Anglin Lopez Rinehart

Name	Address	Phone	Representing	E Mail Address
BERNARD WABETKA	2721 WEST GULF DR UNIT 206	472-5259		b6m/a/worknet.att.net
BEVERLY WABETKA	" " " "	" "		" " "
Berdenna Thompson	5308 Umbrella	472-3201		
Robert Thompson	5308 Umbrella	472-3201		
PEGGY THOMPSON	672 DUBOIS CT			
RAYMOND GRIZZELL	845 EAST GULF DR #301	465-0944		
Dana Nelo	1610 Middle Gulf #E-6	395-3179		TandLGiles@worldnet.att.com
Steve Alexander	1278 SAND CASTLE RD.	395-9223		SALEXANDER@ACTOINSTORE.COM
Steve Smith	4117 WGD	395-1721		STEVEN-B-SMITH@AOL.NET
VINCENT WOLANIN	SANIBEL WGD	225 6100		VINCENT.WOLANIN@PRIVATISKY.NET
Daniel Tracy Nilsen	9470 Balsa Court	472-1772		
Monica Grogan	1174 Sandcastle	395-3629		martini402@msn.com
Ed Burton	1725 Windward Way	395-2099		EdBurton@comcast.net
PATTI SOUSA	760 Sextant Dr	395-1695		
GEORGE SOUSA	" "	" "		
MOLLY HEUER	and Logan 2560 SANIBEL BLVD.	472-8162		MOLLYHEUER@EARTHUNK.NET
+ LOGAN SOBCEAN				
Judy Whitman	408 Old Trail Rd	472-8660		jwhitman@aol.com
JOEL & ALESSANDRA	Building on 2118 STARFISH LANE	415-0038		
Sobitsky	currently 15172 ZONA LAKES DR. FT. MYERS	" "		
Kirk Williams	1406 Sanderling Circle - Sanibel	395-2947		KIRKWL@MIDGASINS.100
Flo Williams	1406 Sanderling Circle	395 2947		" " "

City of Sanibel

SIGN IN SHEET

Glattig Jackson Kercher Anglin Lopez Rinehart

Name	Address	Phone	Representing	E-Mail Address
T. MARIE GARGANO	1271 Isabel DRIVE	395-3089	myself & husband	tmgargano@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 KING	4500 Bowen Bogen Rd	472-3683	myself	Sanibeljoni@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	siperi@worldnet.att.net
Sandi Peck	Sanibel School	472-1617	Sanibel School	
Camille Kucaba	The Island Sun	395-1213		
Shirley Rothwell	15811 Punta Rassa Rd	474-6467	Lemnis for seniors	
STEVE & MAUDY GREENSTEIN	290 Southwinds Dr	472-4446		
Bobbie Pepitone	912 Beach rd	395-1197		
Luke M Sweeney	771 Nerita St	395-3288	Sanibel Youth Bball	



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*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, Gladding 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 Gladding 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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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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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

SANIBEL SURVEY AND QUESTIONNAIRE

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
Totals	117	567	345

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
Totals	514	821	784	775	673	357	131	99	87	124	417	587

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
Totals	446	331	410

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

	Age category					
	0- 5	6-11	12-17	18-34	35-54	55+
Number in household	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	318
	3	5	11	26
	105	139	230	288
Total	175	260	467	632
Playground	93	100	139	387
	4	5	3	31
	118	137	131	355
Total	215	242	273	773
Larger Community Parks	45	92	232	343
	2	5	10	27
	48	118	262	311
Total	95	215	504	681
Natural Areas, Passive Open Space	183	172	36	357
	14	8	4	21
	234	155	52	338
Total	431	335	92	716
Bike Paths	245	127	20	387
	13	10	2	25
	259	152	16	381
Total	517	289	38	793
Multipurpose Paths	222	177	82	279
	10	9	6	23
	219	179	75	309
Total	451	365	163	611
Nature Trails	160	210	36	361
	11	8	4	26
	175	202	58	351
Total	346	420	98	738
Teen Facilities	139	159	166	214
	7	6	11	18
	203	151	162	225
Total	349	316	339	457
Senior Facilities	77	140	107	383
	8	5	4	24
	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	337
	8	5	8	20
	114	145	155	311
Total	200	287	288	668
Tennis Courts	89	87	108	457
	4	2	6	33
	85	102	117	454
Total	178	191	231	944
Gymnasium	77	75	155	392
	1	3	10	28
	71	102	176	407
Total	149	180	341	827
Baseball Fields	18	45	136	486
		3	8	33
	30	81	130	505
Total	48	129	274	1024
Softball Fields	23	50	134	482
		2	9	31
	30	70	129	481
Total	53	122	272	994
Football Fields	11	41	263	358
	1	1	9	31
	19	58	243	368
Total	31	100	515	757
Soccer Fields	22	82	170	398
	1	2	9	30
	39	94	173	395
Total	62	178	352	823
Handball/Raquetball courts	32	100	300	241
	3	6	13	20
	46	109	322	228
Total	81	215	635	489
Basketball courts (outdoor)	70	134	190	277
	2	7	7	26
	76	151	215	265
Total	148	292	412	568
Skate facility/Skate Park	40	94	402	160
	4	2	17	20
	50	105	413	149
Total	94	201	832	329
Volleyball Courts	34	120	248	262
	2	7	9	21
	52	159	269	219
Total	88	286	526	502

Immediate Community Need		Future Need	Not a Community Need	Current Facilities are Adequate
Renovation Existing Center	164	238	67	192
	11	10	6	15
	191	251	95	175
Total	366	499	168	382
Air condition Existing Rec. Facility	233	188	92	158
	11	10	4	17
	269	194	111	138
Total	513	392	207	313
Beach Parking	162	131	103	346
	7	8	4	29
	168	139	94	355
Total	337	278	201	730
Roller Hockey Rinks	4	33	501	149
		4	20	16
	18	45	538	139
Total	22	82	1059	304
Special Events Area	50	143	257	235
	3	11	8	19
	86	161	256	233
Total	139	315	521	487
Picknicking Area with Pavilion	90	133	263	221
	6	8	8	19
	106	173	260	218
Total	202	314	531	458
Fishing Areas	106	98	96	422
	6	8	4	23
	116	116	113	400
Total	228	222	213	845
Boats Ramps	67	103	99	433
	6	5	4	26
	89	104	109	429
Total	162	212	212	888
Sailing/Kayak Facilities	94	124	105	386
	8	5	8	22
	111	152	125	354
Total	213	281	238	762
Toddler Wading Pool Area	67	83	311	221
	6	3	11	21
	81	107	301	219
Total	154	193	623	461
Youth Water Play Area	65	84	286	244
	7	4	10	21
	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	376
	5	3	10	25
	70	62	227	359
Total	124	129	453	760
Dog Park	72	83	387	165
	6	3	18	17
	82	100	416	142
Total	160	186	821	324
Lg. Outdoor area for com. Gathering	60	137	233	264
	3	9	11	20
	100	156	256	224
Total	163	302	500	508
Interest group meeting rms.	54	127	179	357
	2	7	7	26
	56	141	182	348
Total	112	275	368	731
Walking Paths	203	161	66	321
	10	9	1	24
	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%		\$20,000	\$20,000	CIP, Grants	
Construct Improvements		\$200,000	\$200,000	CIP, Grants	\$10,000
2. Sanibel Community Association Site					
Acquire Land	\$350,000		\$350,000	Grant, Partnerships	
Master Plan, Design, Permitting @10%		\$50,000	\$50,000	CIP	
Construct Improvements		\$500,000	\$500,000	User Fees, CIP, Grants, Partnerships	\$25,000
3. Sanibel Recreation Center					
Master Plan, Design, Permitting @10%		\$770,000	\$770,000	CIP	
Construct Improvements		\$7,700,000	\$7,700,000	User Fees, CIP, Grants, Partnerships	\$385,000
4. West End Community Park					
Acquire Land	\$400,000		\$400,000	CIP, Grants, Partnerships	
Master Plan, Design, Permitting @10%		\$50,000	\$50,000	CIP	
Construct Improvements		\$500,000	\$500,000	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%		\$10,000	\$10,000	CIP	
Construct Improvements		\$100,000	\$100,000	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%		\$25,000	\$25,000		\$10,000
Expand Existing Sailing Program		Staff			\$12,500
Construct Improvements		\$250,000	\$250,000	User Fees, CIP, Grants, Partnerships	
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	\$45,000
Linkages					
Master Plan, Design, Permitting @10%		\$200,000	\$200,000	CIP, Grants, Partnerships	
Construct Improvements to Bike Path System (Expansion, Repairs)		\$2,000,000	\$2,000,000	CIP, Grants, Partnerships	\$100,000
Investigate Alternative Transportation Systems		Staff			
Facility, Sign Design Standards					
City-wide Design Standards		\$25,000	\$25,000		
City-wide Graphics and Signage Standards		\$25,000	\$25,000	CIP	
Construct City-wide Improvements		\$500,000	\$500,000	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: City of Sanibel - Sanibel Recreation Center
GJ PROJECT NO.: 16222
DATE: April 16,2002
PROJECT PHASE: 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: City of Sanibel - Sanibel Recreation Center
GJ PROJECT NO.: 16222
DATE: April 16, 2002
PROJECT PHASE: Phase1 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 Basebal 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.

