



## AGENDA MEMORANDUM

### *Planning Department*

---

---

#### Joint City Council / Planning Commission Workshop

Meeting Date: September 9, 2025

**To:** City Council & Planning Commission  
**From:** Paula McMichael, AICP, Planning Director  
**Date:** August 29, 2025

---

#### **SUBJECT: DISCUSSION OF TRANSFER OF DEVELOPMENT RIGHTS**

#### **BACKGROUND**

At the City Council meeting of July 15, 2025, City Council discussed the possibility of creating a transfer of development right (TDR) program; providing a framework to be able to sell units of density from one place to another. Direction was given for the city attorney to provide an opinion on how the city's charter would affect such a program and for Planning Commission to discuss the topic further. Subsequent to the meeting of the 15<sup>th</sup>, it was decided a joint workshop with both bodies would be preferable.

The workshop will have three sections:

1. The city attorney will review the City Charter provisions related to density (Section 3.10.2 – Ordinance increasing residential development intensity).
2. The planning director will provide an overview of development intensity provisions in the Sanibel Plan and Sanibel Code.
3. Robert Mulhere, FAICP, Senior Vice President with Bowman, will provide an overview of two TDR programs in Collier County as examples for consideration.

The following attachments are provided:

- Section 3.10.2. from the City Charter – Ordinance increasing residential development intensity.
- Pages from the *Sanibel Plan* Section 3.6.2 related to Development Intensity, the Plan for Development Intensity, and Resort Housing.
- Staff's PowerPoint presentation.
- Mr. Mulhere's resume and PowerPoint presentation.

*Sanibel is and shall remain a barrier island sanctuary*