



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Minutes - Draft Sanibel Plan Update Steering Committee

Wednesday, October 15, 2025

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order

The meeting convened at 9:05 A.M.

2. Pledge of Allegiance

Chair Johnson led the Pledge of Allegiance.

3. Roll Call

Present: 6 - Larry Schopp, Eric Pfeifer, Nicole Decker-McHale, Bob Moore, Calli Johnson and Jeffrey Muddell

Absent: 1 - James Evans

a. Motion to excuse absent member(s):

Vice Chair Pfeifer moved, seconded by Committee Member Decker-McHale to excuse absent Committee Member Evans. The motion carried.

Absent: 1 - Committeemember James Evans

4. Consent Agenda

a. Adoption to approve the August 20, 2025, Meeting Minutes

Vice Chair Pfeifer moved, seconded by Committee Member Moore to adopt the August 20, 2025 Meeting Minutes. The motion carried.

Excused: 1 - Committeemember James Evans

5. New Business

a. Introduction of Sanibel Plan Update from Consultant Project Manager, Luis Serna, Calvin Giordano & Associates

Planning Director Paula McMichael introduced Luis Serna from Calvin Giordano & Associates and two partnering consultants who participated via Zoom.

Director MicMichael reviewed the agenda memorandum, tentative priority topics, Section 3.1.1 Hurricane Safety Element, and the Sanibel vision statement Ms. MicMichael also provided a background on the Sanibel Plan and related bylaws prior

to any proposed amendments.

Discussion ensued regarding the schedule of the tentative topics for upcoming meetings, including dividing and alternating subject areas. The committee noted that the Senate Bill 180 remains a complex factor, with general consensus that it may ultimately be repealed. The committee discussed proceeding as though it will not pose an issue and emphasized the importance of incorporating resiliency into the Sanibel Plan.

Director McMichael noted the need to allow sufficient time and the participation of Ashlee Painter, Chief Resiliency Officer in future meetings.

b. Review of Hurricane Safety Element

Planning Director Paula McMichael opened the discussion on the Hurricane Safety Element, providing background information. Director McMichael suggested to the committee to proceed page by page to review the document, allowing the committee to speak to considerations and recommendations for each section.

Discussion ensued regarding improving evacuation communications, emphasizing that the primary concern is information portrayal, not causeway access. The committee noted the Safety Structural Inspector Program (SSI).

Discussion continued regarding historical data and it was recommended for the update to include experiences from Hurricane Ian, Hurricane Milton, Hurricane Helene, and Hurricane Irma. The committee spoke to the consideration of lithium batteries, fires, as well as the potential overlap of possible causeway absence and influx individuals from Captiva.

The committee spoke to references to Hurricane Charlie be updated to include Hurricane Ian. Discussion continued regarding that evacuation orders were not issued by the county, prompting discussion of potential City authority to enforce evacuations if needed.

Discussion ensued regarding updates that were suggested for demographic data, the last census was showing in the Plan was 2010. Discussion continued regarding shelter information and communication strategies for residents and non-residents. Topics included establishing temporary evacuation orders for visitors, clarifying causeway jurisdiction, exploring detailed evacuation routes, and coordinating with Lee County on last minute storm responses.

The Committee emphasized lane conversions notification, public outreach, and ensuring that current shelter data is updated.

Committee Member Evans joined the meeting at 9:41 A.M.

Discussion ensued regarding recovery planning, including vehicle and marine resources, boat ramps, storage, and power outage preparedness. The Committee agreed that this is a long range vision plan and to make awareness of the possible long term power outage. Discussion continued regarding operational details are addressed in the City's Emergency Operations Plan (EOP). Suggestion of residents notifying the City on their evacuation plans whether it would be staying or leaving the island.

Public Comment:

Bonnie Mielke - Inquired about the City's approach to wildlife and tourism protection.

Samuel O'Brien - Inquired about potential obstacles that are slowing down recovery on the Island. The committee responded that some residents are still disputing claims three years after Hurricane Ian, money is a big role people cannot afford to build back ground level structures, nonconforming demolition, or lifting their homes to code. The committee cited the SanCap Resilience Survey, that highlights challenges that the community is facing post Hurricane Ian, such as finding contractors, repair costs, and inadequate insurance payouts.

Charlotte Barnette - Inquired how the City will preserve historical buildings in light of rising sea levels. Chair Johnson noted the ownership of two historical properties and her personal experience and challenges she faced post Hurricane Ian.

Gabe Lawson - Raised concerns about overdevelopment at Southseas, questioning why higher density and height were allowed. The committee explained reinvestment decisions were made and it made good economic sense to their investors. The committee noted that Sanibel was against the higher density and height changes.

Lyman Welch - Emphasized on the importance of public participation and asked when the community's input would be allowed. The committee and Director McMichael spoke to upcoming workshops that will be held with the Consultants that were hired.

Further discussion included reviewing Policy 3.2, tide gauges and the locations they are found along the island. Discussion continued regarding storm drainage, city owned infrastructure, growth management on Captiva, coordination with Lee County Electric Company (LCEC), recovery task preparedness, the 50% rule, economic diversity, and evacuation capacity on Captiva and suggested evacuation process.

i. Agenda Memorandum

ii. Steering Committee Tentative Schedule of Topics

iii. Review of Section 31.1: Hurricane Safety Provisions

iv. The Sanibel Vision Statement

Provided just as informational.

6. Next Meeting Date

a. Wednesday, November 19, 2025 at MacKenzie Hall

7. Public Comment

Committee Member Muddell spoke to attendance.

The consultants thanked the Committee for allowing them to participate and for the feedback. The consultants had no questions just a comment that as we go through this process there will be other on going planning efforts.

8. Adjournment

With there being no further business, the meeting adjourned at 10:52 A.M.