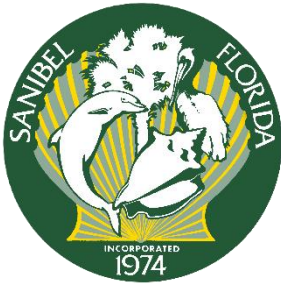


# City of Sanibel

## Sanibel Plan Update Steering Committee

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### Planning Department Agenda Memorandum

**Steering Committee Meeting Date: June 18, 2026**

**To: Sanibel Plan Update Steering Committee**

**From: Paula McMichael, AICP, Planning Director**

**Date: June 10, 2026**

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#### **Subject: Review of the Future Land Use Element**

Staff will provide an overview of the Future Land Use Element that will cover:

- Population estimates – Florida Statutes requires that the comprehensive plan be based upon permanent and seasonal population estimates and projections but recognizes that physical limitations may exist on population growth.
- Ecological zones (land use categories) – Sanibel has unique land use categories that are based on a study of the island’s natural systems and provide development standards meant to manage and preserve those systems.
- Commercial land uses – Many of the comments received by the public related to land use are related to commercial land uses. Staff will provide an overview of commercial standards included in the Sanibel Plan, including a brief overview of previous land use studies related to the “civic core” and the “town center” concepts.

#### **General Background**

Each element of the Sanibel Plan begins with “background discussion.” This portion of the element is not regulatory language but a description of the subject, history, and existing (ca. 2012) conditions. Then there is a “plan” (or plans) with provisions followed by Goals, Objectives, and Policies (GOPs). These two portions—the plans and GOPs—constitute the regulatory language.

The tasks for the steering committee at each meeting will be to review the applicable sections of the Sanibel Plan and suggest additions or revisions to address council’s priorities and community concerns. A line-by-line, word-by-word rewrite is not needed, nor is an update of existing conditions, as this will be undertaken by the consultant. We are looking for community input on the topic at the “big picture” level as to what (if anything) should be added or what (if anything) is no longer relevant.

As you prepare for the steering committee meeting, please keep in mind the following framework:

- The Sanibel Plan is a long-range (10- and 20-year timeframes) policy document that serves as the city’s “constitution” or “blueprint” for development and the foundation for the land development code. It must be consistent with state law and internally consistent in order to be legally defensible.
- All proposed changes should be evaluated for consistency with the overarching Sanibel Vision Statement and its Hierarchy of Values of Sanctuary, Community, and Attraction. The Sanibel Vision Statement is incorporated into the Sanibel Plan as well as the city’s charter. It is included as an attachment to the agenda for your reference.

### **Related City Council Priorities**

*Environmental Stewardship – Lead by example in environmental stewardship to restore, preserve, and enhance our island sanctuary, lead on issues to positively impact local water quality, and support land conservation, waste minimization, renewable energy, and provide recurring education on the Sanibel Plan.*

*Quality of Life: Sustain the safety and well-being of residents, businesses, and visitors by ensuring resources are provided for law enforcement, disaster preparedness, and the delivery of on-island educational, historic, cultural, social, and recreation activities for a diverse multi-generational citizenry.*