



Meeting Minutes - Draft
Sanibel Plan Update Steering Committee

Wednesday, May 20, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order

The meeting convened at 9 A.M.

2. Pledge of Allegiance

Vice Chair Pfeifer led the pledge of allegiance.

3. Roll Call

Present: 5 - Larry Schopp, Eric Pfeifer, James Evans, Nicole Decker-McHale and Bob Moore

Absent: 2 - Calli Johnson and Jeffrey Muddell

- a. Motion to excuse absent member(s): Jeff Muddell

Committee Member Evans moved, seconded by Committee Member Decker-McHale, to excuse Chair Johnson and Committee Member Muddell. The motion carried.

Excused: 2 - Committeemember Calli Johnson and Committeemember Jeffrey Muddell

4. Consent Agenda

- a. Adoption of the April 15, 2026, Meeting Minutes

The Committee noted three corrections to the draft minutes: (1) the capitalization of Planning Director Paula McMichael's last name should be made consistent throughout the document, (2) the consultant's company name should be corrected to Kimley-Horn, and (3) under Public Comments, Bob Brookes should be corrected to Bob Brooks.

Committee Member Evans moved, seconded by Committee Member Moore to adopt the April 15, 2026, meeting minutes with corrected scrivener errors. The motion carried.

5. Public Comment

No public comment at this time.

6. Old Business

- a. Steering Committee Tentative Schedule of Topics

Planning Director Paula McMichael spoke to the tentative schedule of topics. The Future Land Use Element is tentatively scheduled for discussion in June.

The committee inquired about Transfer of Development Rights (TDRs) and whether the Future Land Use Element would be the appropriate element in which to discuss TDRs.

The committee discussed summer meeting schedules. Committee Member Moore noted that he would be absent in August. The consultant spoke to the third public engagement event being held after school resumes, sometime in August.

b. The Sanibel Vision Statement

Informational only.

c. Discussion of Second Workshop 6/3/26

Planning Director Paula McMichael spoke to the outline of the second Public Engagement Meeting on June 3, 2026. There will be two stakeholder group meetings on June 3, one with Dolly Farrell and one with the Chamber of Commerce.

Ms. McMichael spoke to the logistics of the meeting and the plans for how the meeting will be conducted. The meeting will begin with a presentation followed by roundtable discussions. The meeting will not be livestreamed on Facebook, as it is intended to be held in person. Staff is planning a public engagement opportunity that will be conducted exclusively online for those who cannot attend.

Planning Director Paula McMichael introduced Brooke Fleming and Bill Wadill, who were joining the meeting virtually from Kimley-Horn.

Consultant Jim Hickey spoke to expectations for the public engagement meetings. Mr. Hickey provided an overview of the PowerPoint presentation regarding the Sanibel Plan Update Workshop #2, which is scheduled for June 3, 2026.

Committee Member Schopp stepped out of the meeting at 9:15 A.M.

Committee Member Schopp rejoined the meeting at 9:15 A.M.

Committee Member Moore spoke to slides from the first workshop regarding feedback received. Mr. Moore suggested adding a question regarding the importance of protecting the sanctuary status of the island. Mr. Moore continued to speak to the various perspectives residents may have regarding permits and protections.

Committee Member Evans noted that certain businesses are not being supported. Mr. Evans emphasized the importance of clearly identifying in the plan which uses are permitted and which uses are not permitted.

The Vice Chair spoke to Land Use and the Town Center Plan. The Civic Core project may be returning to City Council for consideration in July. Discussion ensued regarding the project and whether additional explanation should be provided prior to including related questions in the public engagement process.

Committee Member Moore encouraged the public to think creatively and at a higher level regarding transportation issues. Mr. Moore noted that transportation issues will not be resolved at the second Public Engagement Meeting.

Committee Member Decker-McHale spoke to the goal of the second Public Engagement Meeting, stating that the primary focus should be on the feedback received during the first Public Engagement Meeting.

Public Comment:

Chet Sadler spoke to his interest in seeing the direction of future meetings. Mr. Sadler noted that approximately 75 people attended the first meeting and expressed a desire to increase attendance to 200 participants at the second meeting. Mr. Sadler discussed ways to encourage greater public participation and engagement. He stated that the questions appeared to be well developed and expressed uncertainty regarding what additional measures could be taken to increase community involvement.

Laura Gales stated that there is an appetite to hear from families on the island. Ms. Gales questioned whether the topics currently being discussed align with the needs of young families and suggested incorporating additional discussion points in future meetings that specifically target younger families.

Committee Member Schopp stepped out of the meeting at 9:49 A.M.

Committee Member Schopp re-joined the meeting at 9:50 A.M.

Committee Member Evans spoke to embracing the island's sanctuary status. Discussion ensued regarding land uses and amenities that are available to residents of all ages.

Brooke Fleming emphasized the importance of hearing from all generations within the community.

Discussion ensued regarding the expiration of SB 180.

Committee Member Schopp inquired about the future presentation of the Sanibel Plan Update to the Planning Commission and whether the review process would occur during a single meeting or multiple meetings. Jim Hickey responded that the process could occur either way depending on the extent of the proposed changes.

Discussion ensued regarding the process for presenting the plan to the Planning Commission and City Council.

Paula McMichael spoke to the ten questions included in the Family Survey.

Committee Member Evans suggested using the question, "What current activities do you participate in?" and discussed potential follow-up questions.

Committee Member Moore suggested including the questions, "What inspired you to move your family to Sanibel?" and "What barriers exist to attracting families to Sanibel?"

Discussion ensued regarding how the survey would be distributed to families. The committee discussed including questions not only for families currently living on the island, but also for families who do not currently reside on Sanibel, in order to better understand what factors would make the island attractive to prospective residents.

Paula McMichael reiterated the suggestions provided by the committee and inquired whether the committee would be comfortable with staff distributing the survey after incorporating the recommended revisions or if the committee preferred to review the survey prior to distribution.

Consensus was reached that all comments be sent to Paula McMichael.

.d. Discussion of Future Community Outreach Efforts

Paula McMichael spoke to the next in-person community outreach meeting scheduled for August. Ms. McMichael briefly discussed plans for a virtual meeting.

Committee Member Moore recommended including a preview of the virtual meeting.

7. Next Meeting Date

a. Wednesday, June 17, 2026 at MacKenzie Hall

Vice Chair Pfeiffer notified the committee that he will be out of town for the June 17th meeting.

8. Public Comment

No public comment at this time.

9. Adjournment

With there being no further business, the meeting adjourned at 10:07 A.M.