

City of Sanibel

Planning Commission



Planning Department Agenda Memorandum

Steering Committee Meeting Date: January 21, 2026

To: Sanibel Plan Update Steering Committee

From: Paula McMichael, AICP, Planning Director

Date: January 14, 2026

Subject: Review of the Intergovernmental Coordination Element

Staff's preliminary review of the element is provided for your reference, below. Notes are grouped by the section of the element.

Florida Statutes requires that the Intergovernmental Coordination Element establish relationships, principles and guidelines to be used in coordinating with the plans of school boards, regional water supply authorities, and with the plans of adjacent municipalities, the adjacent counties, or the region.

Background discussion:

- Add a subsection related to coordination with Lee County on below-market rate housing
- Add information regarding recent intergovernmental coordination with Lee County related to the Sanibel Causeway
- p. 164 - Update references to the Charlotte Harbor Comprehensive Conservation and Management Plan (last updated 2025)
- p. 164 - Correct reference to a building permit (not a development permit) – the city cannot require state or federal permits be obtained prior to issuance of a development permit
- p. 166 – 167 – “Roads and Transit” listed as a heading twice – combine these sections – update to reflect current information on Local Options Gas Tax and Lee County’s transit service
- p. 167 – update information on subsequent blue-green algae blooms, particularly impacts from 2018

Provisions of the Plan for Intergovernmental Coordination

- p. 170 – update information related to employee housing at South Seas Resort

Goals, Objectives, and Policies

- Consider adding reference to coordination with special districts (e.g. fire district, library, IWA, MPO)
- p. 171 – Policy 1.4 – revise to reflect that storm surge and storm category are not directly correlated
- p. 173 – Policy 4.1. – remove reference to FAC 9J-11 which no longer exists

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

Infrastructure: Focus on infrastructure needs that sustain and protect the island’s quality of life, including maintaining and improving roads, pathways, historical structures, bridges, sewer, and stormwater systems, and implementing coastal resiliency initiatives.

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.