



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Minutes - Draft Sanibel Plan Update Steering Committee

Wednesday, August 20, 2025

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order

The meeting convened at 9:02 A.M.

2. Pledge of Allegiance

City Attorney John Agnew led the pledge of allegiance.

3. Roll Call

Present: 8 - Larry Schopp, Alternate Committee Member Paul Nichols, Alternate Committee Member Matt DePaolis, Eric Pfeifer, James Evans, Nicole Decker-McHale, Calli Johnson and Jeffrey Muddell

a. Motion to excuse absent member(s):

Committee Member Pfeifer moved, seconded by Committee Member Decker-McHale to excuse Committee Member Sadler. The motion carried

Absent: 1 - Committeemember Chet Sadler

4. New Business

a. Election of Committee Chair and Vice Chair

City Attorney Agnew provided a brief background on the process for the election of Chair and Vice Chair and the duties and responsibilities of the positions.

Discussion ensued regarding nominations for the Chair position. Committee Member Johnson and Committee Member Decker-McHale nominated Committee Member Evans as the Chair. Committee Member Evans respectfully declined the nomination.

Discussion continued regarding the chair nominations. Committee Member Muddell nominated Committee Member Pfeifer. Committee Member Evans and Committee Member Pfeifer nominated Committee Member Johnson. Committee Member Pfeifer rejected his nomination. Committee Member Johnson was unanimously voted as chair.

Discussion ensued regarding nominations for the Vice Chair position.

Committee Member Evans nominated Committee Member Pfeifer. Committee Member Pfeifer was unanimously voted as Vice Chair.

b. Approval of 2025-2026 Scheduled Meeting Dates

City Attorney Johnson read the agenda item into the record.

Vice Chair Pfeifer moved, seconded by Committee Member Evans, to approve the proposed 2025-2026 scheduled meeting dates. The motion carried.

Absent: 1 - Committeemember Chet Sadler

c. Overview of the Comprehensive Planning

City Attorney Agnew introduced Deputy Planning Director Craig Chandler, who noted that Planning Director Paula McMichael would join shortly. Mr. Chandler presented a PowerPoint Presentation on the background of the Comprehensive Plan, the Sanibel Plan and SB 180.

Planning Director Paula McMichael continued the presentation, addressing ecological planning, property rates, and zoning changes under the Sanibel Plan 2.0. Discussion followed on rising sea levels, interior wetlands, and the future land use map series.

Discussion ensued regarding R2P2 projects, canal and seawall conditions, and shoreline stabilization efforts. Ms. McMichael noted no projects are currently being funded. Discussion continued regarding potential Land Development Code updates and the Community Housing Resources report status.

Discussion ensued regarding SB 180. The Committee compared incentive Vs. mandated policies.

Planning Director McMichael introduced Chief Resiliency Officer Ashlee Painter, who shared her background and job role responsibilities. Ms. Painter let the Committee know she is available to the Committee.

The Committee inquired about the process of their recommendations and the chain of command they will go through.

Discussion ensued regarding clarification on the consultant and workshop.

d. The Sanibel Plan

e. SB 180 (Informational)

5. Next Meeting Date

- a. Wednesday, September 17, 2025 at MacKenzie Hall

6. Public Comment

No public comment at this time.

7. Adjournment

There being no further business, the meeting adjourned at 10:10 A.M.