



City of Sanibel

800 Dunlop Road
Sanibel, FL 33957

Meeting Minutes - Draft Sanibel Plan Update Steering Committee

Wednesday, June 17, 2026

9:00 AM

MacKenzie Hall - 800 Dunlop Road

1. Call To Order

The meeting convened at 9:01 A.M.

2. Pledge of Allegiance

Chair Johnson led the pledge of allegiance.

3. Roll Call

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

Absent: 1 - Eric Pfeifer

- a. Motion to excuse absent committee member(s): Eric Pfeifer

Committee Member Evans moved, seconded by Committee Member Moore to, excuse Vice Chair Pfeifer. The motion carried.

Absent: 1 - Committeemember Eric Pfeifer

4. Consent Agenda

- a. Adoption of the May 20, 2025, Meeting Minutes

Committee Member Evans moved, seconded by Committee Member Schopp, to adopt the May 20, 2025, meeting minutes. The motion carried.

5. Public Comment

No public comment at this time.

6. Old Business

- a. Future Schedule of Topics (Revised)

Planning Director Paula McMichael reviewed the revised schedule of upcoming topics. She noted that the Transportation Committee will hold its next workshop on Thursday of the following week.

Discussion ensued regarding proposed topics and scheduling for the August,

September, October, November, and December meetings.

b. Sanibel Vision Statement

Informational only

c. Continued Discussion of Upcoming Virtual Public Workshop and Update Related to On-line Survey for Families

Chair Johnson discussed concerns regarding the survey distribution, noting that it had been sent to the Sanibel School and the Recreation Center to reach families with children. Planning Director Paula McMichael reported that, as of Monday, 49 survey responses had been received and that the survey remained open.

Committee Member Moore suggested distributing the survey to families affiliated with CECI. Planning Director Paula McMichael clarified that the survey had already been sent to CECI.

Committee Member Decker-McHale commented on the importance of reaching home schooled children.

Committee Member Evans noted that the survey had also been distributed to SeaSchool, which serves some home schooled students.

The consultant provided an overview of the planned virtual public meeting, explaining that it would be similar to the in-person workshop and would require participants to RSVP. The meeting would be conducted using Zoom and an additional platform to collect participant feedback. The consultant noted that staff would manage discussion to minimize participants speaking simultaneously. No date or time had been finalized; however, if attendance exceeded expectations, an additional meeting would be scheduled. The committee inquired about the use of breakout groups, and the consultant explained the rationale for utilizing the RSVP format instead.

Planning Director Paula McMichael stated that the tentative date for the virtual meeting was Thursday, July 23.

Committee Member Muddell joined the meeting at 9:09 a.m.

The consultant noted that the virtual meeting would provide an opportunity for individuals who were unable to attend the in-person workshop to participate. It was also noted that the first twenty minutes of the meeting would be recorded and posted on the City's social media channels and the Sanibel Plan page on the City's website.

Committee Member Decker-McHale submitted suggested revisions to the Sanibel

Plan language, specifically recommending changes to the use of the word "stigma" to promote a more inclusive tone for the community.

Discussion ensued regarding the use of the word "stigma" and its association with Community Housing Resources (CHR).

Planning Director Paula McMichael provided an updated summary of the survey responses received to date, including responses from:

- Residents
- Non-residents
- Home School families
- CECI

7. New Business

a. Future Land Use Element

Planning Director Paula McMichael provided an overview of the PowerPoint presentation regarding the Future Land Use Element.

Committee Member Evans inquired about the decrease of approximately 20,000 in the population projections. Planning Director Paula McMichael explained that traffic volumes, including approximately 14,000 vehicles crossing the causeway, were among the factors considered due to their impacts on the community.

Discussion ensued regarding resort district units.

Planning Director Paula McMichael provided an update on the Sanibel Report, noting that the Sanibel-Captiva Conservation Foundation is working with a consultant to update the report, which reflects approximately 50 years of research. A draft is anticipated in July, with finalization expected in the fall.

The committee discussed a property that had been designated within a particular district. Planning Director Paula McMichael explained that, during the previous update to the Comprehensive Plan, the proposed Future Land Use Map identified the property as Interior Wetland Conservation Land. She stated that she would research the matter further and provide additional information to the committee at a later date.

Discussion ensued regarding residential properties along Periwinkle Way, commercial zoning, and the continued application of the 1,000-square-foot standard contained in the Land Development Code.

Discussion ensued regarding the concept of developing a town center, including previous discussions and potential funding opportunities.

The committee discussed potential additions to the Future Land Use policies, including:

- Recognizing workforce housing as infrastructure and an element of economic resilience.
- Continuing incentives and bonuses for workforce housing.
- Encouraging mixed-use housing.
- Acknowledging that future development and redevelopment on the island may differ from pre-Hurricane Ian construction due to changing building practices, available land, and workforce housing needs.

Discussion ensued regarding balancing workforce housing opportunities with maintaining the character, carrying capacity, and sanctuary qualities of the island.

Planning Director Paula McMichael and the consultant discussed existing and potential incentives for workforce housing, including provisions related to Community Housing Resources (CHR).

The committee discussed population growth, development density, and regional growth pressures affecting Sanibel, including workforce housing needs associated with neighboring Captiva.

Additional discussion included:

- County jurisdiction over annexed property near the causeway.
- Potential revisions to Goal Statement B.
- Comments regarding content on Page 219 of the draft document.
- The Transfer of Development Rights (TDR) Program and the Resort District.
- Updating plan language, data, and statistics.
- References to adjacent waterways.
- Clarifying the City's goal related to undertaking climate adaptation.
- Historical traffic volumes crossing the causeway during 2021 and 2022.

i. Agenda Memorandum Future Land Use Element

ii. Future Land Use Element

iii. Staff PowerPoint Presentation

8. Next Meeting Date

- a. Wednesday, July 15, 2026

9. Public Comment

Sanibel Resident and Planning Commissioner Tiffany Burns requested clarification regarding Transfer of Development Rights (TDRs), citing confusion and misinformation circulating online. Ms. Burns provided a brief overview of recent Planning Commission discussions regarding TDRs and spoke in support of preserving density and resort housing.

Sanibel Resident and Planning Commissioner Erika Steiner commented on updating the language in the Sanibel Plan, stating that certain wording casts an unnecessarily negative light. She supported revising the language rather than eliminating supporting data.

Discussion ensued regarding presenting the data in its proper historical context and ensuring it does not imply that the information reflects current conditions.

10. Adjournment

With there being no further business, the meeting adjourned at 10:21 A.M.