

### **Proposed Project Overview: Piña Pop at 1025 Periwinkle Way**

Piña Pop is a vibrant, tropical-inspired retail and refreshment concept celebrating Sanibel's island lifestyle with fresh, pineapple-forward treats, beverages, and light fare. The project involves the adaptive reuse and minor interior/exterior improvements to the existing 1,780 sq ft commercial space (built 1967) within the Priscilla Murphy Center, a well-maintained multi-tenant retail property along Periwinkle Way. No new building footprint, major additions, or increases in lot coverage are proposed. The site is a small 0.04-acre parcel in a high-visibility location near the Sanibel Causeway, ideal for serving both residents and visitors with convenient on/off-island access.

The design maintains the existing single-story structure with enhanced tropical landscaping, refreshed paving in the shared parking area, and subtle exterior updates (e.g., signage, awnings, and native plantings) to blend seamlessly with Sanibel's relaxed, natural aesthetic. The proposed operation includes **20 indoor seats** and **16 outdoor seating spots** (total 36 seats), with a primary focus on low-impact, carry-out service complemented by limited on-site seating. A **10-spot bike rack** will be installed as previously approved under the Priscilla Murphy Center site plan, further encouraging bike-friendly customer traffic and aligning with the City's goals for reduced vehicular congestion and promotion of alternative transportation.

### **Request for Conditional Use Permit and Compliance with General Site Plan Criteria**

The proposed Piña Pop development requires a **conditional use permit** because it represents a change in use from the previous furniture store to a fast-food style restaurant (carry-out focused food service with limited seating). This use is addressed as a conditional use in the General Commercial (GC) district under the Sanibel Land Development Code. The project otherwise fully conforms to the zoning district, the Sanibel Plan's emphasis on sustainable redevelopment, environmental protection, hazard mitigation, traffic management, and community character, as well as standard site plan review requirements.

**1. Zoning and Land Use Compatibility** The site is zoned General Commercial (GC), where the proposed fast-food style restaurant with seating qualifies as a conditional use. The applicant requests conditional use approval to allow this change of use in the existing commercial space. The project reuses the building without expanding the developed area or impermeable coverage beyond current levels, avoiding any increase in nonconformities. This supports the Sanibel Plan's objectives for infill and redevelopment that maintain established development patterns without intensifying density or altering the island's low-

intensity commercial character. Lot coverage calculations (impermeable surfaces and developed area) will be provided on the site plan to confirm compliance with LDC limits.

**2. Environmental Protection and Resource Conservation** Consistent with the Sanibel Plan's strong focus on preserving natural resources, vegetation, wetlands, and water quality:

- All improvements prioritize native and drought-tolerant tropical plantings to enhance the site's lush landscaping and support pollinators/wildlife.
- No fill material will be added except as minimally needed for any site maintenance.
- The project incorporates low-impact materials where feasible in exterior updates.
- A vegetation plan will detail roadside buffers and open space enhancements, ensuring no removal of protected vegetation and full compliance with the City's vegetation preservation standards. This approach minimizes impacts on Sanibel's unique ecological functions and coastal resources.

**3. Parking, Access, and Transportation** The Priscilla Murphy Center features a total of **28 shared parking spots** in its recently upgraded paved parking lot. Discussions with other tenants confirm that, on any given day, they combined rarely utilize more than 7–8 spaces. Furthermore, most businesses in the center close by 4:00 PM on weekdays, and none are open on weekends, which significantly minimizes any potential overlap in parking demand and further reduces parking concerns.

The Property Owners Association allots **8 spaces** to the building at 1025 Periwinkle Way, which meets the minimum requirement under Sanibel code for fast-food style restaurants with up to 20 seats. Given the modest scale of the operation, the primarily carry-out model, the anticipated customer profile (many arriving on foot, bike, or as part of existing center traffic), and the flexible shared parking arrangement among tenants, no additional parking spaces are needed. Access remains via Periwinkle Way with no new driveways or curb cuts proposed.

To further reduce vehicle trips and support Sanibel's transportation goals, a **10-spot bike rack** will be installed consistent with the previously approved Priscilla Murphy Center site plan. This promotes biking and walking along Periwinkle, enhances inter- and intra-connectivity, and aligns with City efforts to manage traffic congestion through shared parking and alternative transportation modes.

**4. Architectural and Community Design Standards** Exterior improvements will follow Sanibel's community design principles—tropical, low-scale, and harmonious with the island's sanctuary character. Signage will be modest and integrated. The refreshed design,

including provisions for the 16 outdoor seating spots, enhances curb appeal without dominating the streetscape, supporting scenic preservation and the overall "Sanctuary Island" vision.

**5. Infrastructure and Utilities** The project connects to existing centralized water (Island Water Association) and wastewater systems. No expansions to public infrastructure are required, ensuring consistency with the Sanibel Plan's goals for coordinated growth within available resources.

**6. Overall Consistency with Sanibel Plan Objectives and Conditional Use Standards** Piña Pop advances multiple elements of the Sanibel Plan, including sustainable commercial development that serves the community without overdevelopment, preservation of the island's unique environment and quality of life, and support for the local economy and tourism in a controlled, low-impact manner.

The proposed use, with its limited seating (20 indoor + 16 outdoor) and emphasis on carry-out, will not be detrimental to public health, welfare, or safety, nor will it adversely affect compatibility with surrounding commercial uses, traffic flow, or the goals of the Sanibel Plan. The low-intensity operation is compatible with the Priscilla Murphy Center's mix of tenants and will not create significant adverse impacts beyond those of permitted uses in the GC district.

No variances or waivers are anticipated beyond the conditional use permit itself. A full site plan (with setbacks, flood lines, easements, and infrastructure details—including the bike rack location), architectural/structural/electrical plans, boundary survey, and supporting documentation (including conformance to relevant LDC sections such as Sec. 126-82 for conditional uses) will accompany this submission.

We are committed to working closely with the Sanibel Planning and Building Departments during the conditional use and site plan review process to ensure the project enhances the Periwinkle Way corridor while upholding Sanibel's core values of environmental stewardship and thoughtful development.