

Organization Description — Island Seniors, Inc. (d/b/a Santiva Islanders)

Island Seniors, Inc., operating as the Santiva Islanders, is a nonprofit organization incorporated in the State of Florida and dedicated exclusively to advancing the health, wellness, educational, social and recreational needs of senior adults residing in and visiting Sanibel, Captiva, and the surrounding communities.

The organization's participant base is overwhelmingly senior in nature, with more than 97% of active participants aged 62 years or older. Programs are designed to address the well-documented physical, mental, and social needs of older adults, including combating the epidemic of social isolation identified in the 2023 U.S. Surgeon General's Advisory on Loneliness and Isolation.

History and Charitable Purpose

Founded in 1992, Island Seniors, Inc. was established to support the City of Sanibel's Center 4 Life senior program through volunteer coordination, program guidance, and financial contributions. This public-private partnership served the senior community of Sanibel and Captiva for nearly three decades.

Following two significant community disruptions — the COVID-19 pandemic and the catastrophic destruction caused by Hurricane Ian in 2022 — the City of Sanibel discontinued its Center 4 Life senior program. Recognizing the profound and urgent need for continued senior services in the aftermath of these events, the Board of Directors of Island Seniors, Inc. resolved to independently sustain the organization's charitable mission of serving older adults in the community with assistance from various other nonprofit organizations on the island.

The need for the organization's services has never been greater. Hurricane Ian caused widespread displacement, loss, and trauma among the island's senior population. Social isolation, diminished access to wellness resources, and the erosion of community support networks have created measurable hardship for older adults throughout the Sanibel-Captiva area. Island Seniors, Inc. exists to directly address these documented community needs.

Programs and Services

Island Seniors, Inc. will deliver its charitable mission through the following program areas:

Health and Wellness Programming: The organization offers ongoing exercise classes and fitness programming specifically designed for older adults, targeting physical health,

mobility, balance, and fall prevention — all critical health concerns for the senior population. These programs are provided at low or no cost, with financial assistance available to those in need.

Educational Programming: The organization plans to conduct seminars, workshops, and educational sessions on topics of direct relevance to senior adults. These programs advance the organization's educational exempt purpose and serve the broader public interest.

Social Connection and Community Programming: Consistent with the findings of the U.S. Surgeon General regarding the public health crisis of loneliness and social isolation, the organization provides structured social programming — including group activities, discussion groups, and community gatherings — specifically designed to reduce isolation among older adults and promote mental and emotional wellbeing.

Recreational Programming: Recreational activities are offered, providing opportunities for active engagement that support physical and mental health outcomes among senior participants.

Physical Facility

To further advance its charitable mission, Island Seniors, Inc. intends to establish a permanent senior center at 2330 Palm Ridge Drive, Unit 11, Sanibel, FL 33957. This facility will serve as a dedicated community hub for the delivery of health, wellness, educational, and social programming for older adults.

Community Impact

The organization currently serves more than 250 active participants and continues to grow in response to documented community needs. Island Seniors, Inc. has been an integral part of island life for more than 30 years and remains committed to delivering meaningful, measurable charitable benefit to the senior population of Sanibel, Captiva, and the surrounding region.

Appropriateness of Island Seniors Inc., as an Institutional Use located within the Palm Ridge Plaza, Under Sec. 126-33

Compliance with Subsection (a): Conditional Use Requirements

The conditions in subsection (a) are designed to mitigate potential impacts on adjacent properties and support aesthetic and functional harmony within the zoning district. The Palm Ridge Plaza readily meets these standards through thoughtful site planning and design:

1. Landscaped Buffer Strip and Screening from Residentially Zoned Properties (1): The Palm Ridge Plaza incorporates a landscaped buffer strip along Wooster Lane (the only adjacent residential area) adjoining residential zones to provide visual and acoustic screening. This includes native plantings all along Wooster Lane. This creates a natural barrier that obscures views of parking areas, building facades, or outdoor activity spaces from the handful of neighboring homes on Wooster Lane.
2. Overall Lot Landscaping (2): The entire property of the Palm Ridge Plaza is landscaped and promotes an inviting and sustainable environment. This includes various types of native plants such as sea grape trees, cabbage palms, as well as an abundance of large shade trees for outdoor activities.
3. Limitation to Approved Uses (3): The Island Seniors Inc., would strictly adhere to the principal and accessory uses specified in the conditional use approval. Principal uses would include activities related to social, education and recreational activities that are related to the mission of the organization. No unrelated commercial activities, such as retail sales, would be allowed, ensuring the facility remains focused on its institutional purpose.
4. Special Provisions for Impermeable Surfaces and Vegetation Clearance (4) (a), (b) & (c) – This section is not applicable.

Compliance with Subsection (b): Conditional Use Requirements

1. Relevance of Subsection (b): Integration of Incidental Dwelling Units – This section is not applicable.

Adherence of a Senior Center in Palm Ridge Plaza, Sanibel, Florida, to Sec. 126-82 General Requirements

The establishment of Island Seniors Inc. within Palm Ridge Plaza, located at 2330 Palm Ridge Road unit #11 on Sanibel Island, Florida, represents a community-focused institutional use that has been operating in some form or fashion on Sanibel since 1992. The Palm Ridge Plaza, an established commercial hub featuring The Sanibel Deli, an art gallery, vacation

rental services, business offices and other small home remodeling businesses, provides an ideal setting for a senior center due to its central location and existing infrastructure. Sanibel Island's emphasis on preserving natural beauty, supporting tourism, and enhancing resident quality of life further complements the senior center's purpose of offering recreational, social, and wellness programs for active adults. Below, we demonstrate how this application meets each general requirement, ensuring minimal impact while advancing public welfare.

Compliance with Subsection (a): No Adverse Effects on Compatibility, Health, Safety, Welfare, Traffic, and Community Goals

The Island Seniors Inc. would enhance compatibility with surrounding sites in Palm Ridge Plaza and adjacent areas, which include commercial retail spaces and nearby residential neighborhoods typical of Sanibel's mixed-use environment. As a non-profit and community-oriented facility, it would integrate harmoniously with existing businesses, fostering a vibrant, intergenerational community space without introducing high-intensity commercial activities. For instance, the center's extremely popular evening social gatherings— which can garner 50 to 70 individuals— occur during evening hours, opposite the plaza's primary operational hours thus avoiding any conflicts with parking.

Regarding health, safety, and welfare, the Island Seniors Inc. directly supports Sanibel's community goals by addressing the needs of an aging population on the island, where residents and visitors are retirees seeking accessible services. It would promote physical and mental well-being through its wide range of activities, thereby contributing positively to public health objectives.

On traffic flow, the Island Seniors Inc benefits from a rebuttable presumption of no significant adverse effects, as per the ordinance. Located on Palm Ridge Road—a connector road on Sanibel—the plaza already accommodates moderate vehicular activity from shoppers and service visitors. The Island Seniors Inc. anticipated traffic would be modest, as many of our members carpool and/or bicycle to the center between the hours of 9 am and 5 pm. General activities that would occur during those hours include Lunch gatherings, card playing, game days, Mahjong, exercise class, Book Club, and various other similar activities. These activities occur throughout the day and the typical attendance for these activities can range from five individuals to thirty individuals. On average our activities will be 15-20 individuals. We anticipate the typical use of parking spaces to be approximately ten spaces most days.

Parking Generation Study: Analysis of Demand at 2330 Palm Ridge Drive Plaza

This parking generation study evaluates vehicle parking demand at the commercial plaza located at 2330 Palm Ridge Drive, Sanibel, FL 33957. The plaza encompasses 20,700 square feet of gross floor area (GFA), featuring a mix of primarily offices, restaurant, art gallery and urgent care center. Data collected for this analysis was conducted on February 17, 2026, during a standard weekday between 9:00 AM and 5:00 PM, focusing on stationary vehicles to determine peak hour accumulation, average occupancy, and implications for future development. Bicycle counts were also recorded.

Methodology

The data collection involved volunteers recording license plates of parked vehicles and bicycles every 15 minutes via perimeter walks around the building, ensuring comprehensive coverage of all parking areas. This method allows for accurate occupancy counts and basic turnover insights (changes in license plates between intervals). Current land use breakdowns (details by each unit # are in the Appendix) are:

- Office: 14,457 sq ft
- SBV (assumed office): 3,025 sq ft
- Restaurant: 2,305 sq ft (Sanibel Deli)

Total 20,700

- Institutional (proposed conversion): 913 sq ft
- Vacant (office): 5,823 sq ft

Results

Occupancy fluctuated with business hours, peaking mid-afternoon. Key metrics:

- **Peak Hour Occupancy**: 34 vehicles (1:00–2:00 PM interval).
- **Average Occupancy**: 26 vehicles per 15-minute interval.
- **Occupancy by Interval**:

| Time Interval | Parked Vehicles |

| 0900-0915 | 18 |

| 0915-0930 | 22 |

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0930-0945	27	
0945-1000	27	
1000-1015	31	
1015-1030	26	
1030-1045	32	
1045-1100	28	
1100-1115	33	
1115-1130	33	
1130-1145	32	
1145-1200	26	
1200-1215	26	
1215-1230	34	
1230-1245	32	
1245-1300	28	
1300-1315	31	
1315-1330	35	
1330-1345	37	
1345-1400	33	
1400-1415	29	
1415-1430	26	
1430-1445	29	
1445-1500	30	
1500-1515	18	
1515-1530	19	
1530-1545	20	
1545-1600	16	

1600-1615	19	
1615-1630	17	
1630-1645	14	
1645-1700	14	

- **Turnover Analysis**: Moderate churn observed, with average arrivals/departures of ~5–7 vehicles per 15-minute interval during peak hours (calculated from license plate differences). Overall turnover rate ~20% per hour, indicating a mix of short- and long-stay users.

Bicycle occupancy showed distinct midday peaks, reflecting use for the Deli. There are several bicycle racks in front of the Deli. Existing bicycle racks can accommodate 20- 25 bicycles. Key metrics:

- **Peak Count**: eight bicycles (occurred multiple times between 12:15–1:00 PM).
- **Minimum Count**: zero bicycles (3:30–4:00 PM).
- **Average Count**: Approximately 2.9 bicycles per interval (total observations: ninety-two bicycles across thirty-two intervals/8 hours).

Analysis and Implications

The observed peak hour of thirty-four vehicles for 13,964 sq ft occupied space yields an empirical rate of 2.43 vehicles per 1,000 sq ft, aligning closely with ITE office benchmarks (2.39 average). The overall peak hour parking rate is fairly low especially considering the restraint use makes up 16% of the currently occupied space.

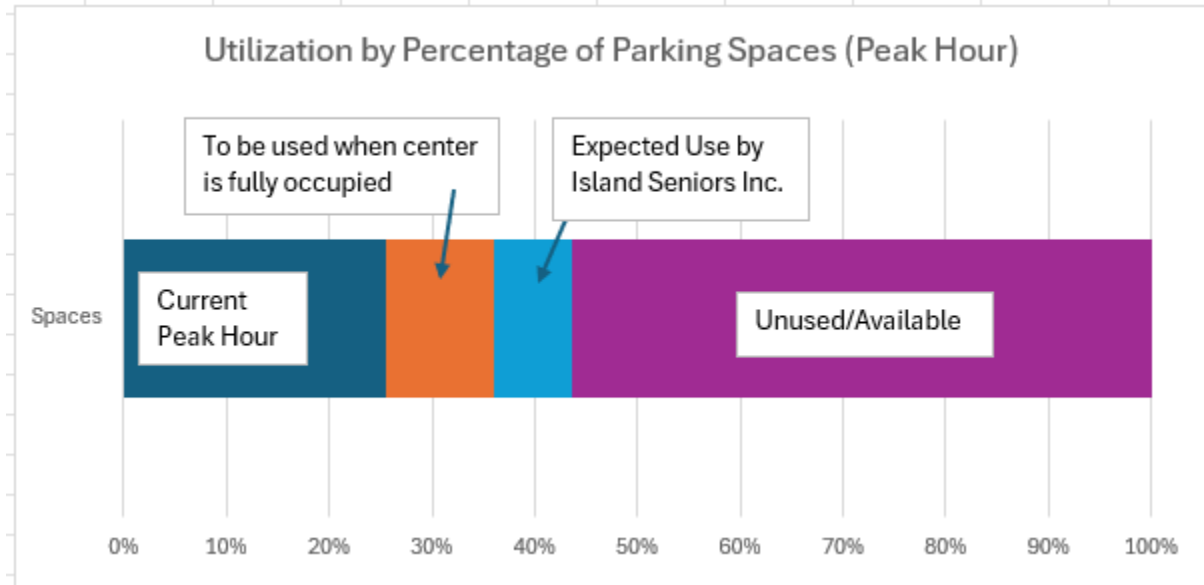
For proposed/full build-out:

- Institutional (913 sq ft): 10 per 1000 \approx 10 vehicles.
- Vacant Office (5,823 sq ft, including adjustment for institutional if separate): 2.43 per 1,000
= 14 spaces
- **Additional Demand**: ~24 vehicles
- **Total Estimated Peak Hour at Full Occupancy**: \approx 58 vehicles

(34 observed + 24 additional)

Conclusion

The total number of parking spaces in the plaza is 133 spaces. Filling vacant office spaces and converting unit #11 to institutional use would increase peak hour demand from 34 to ~58 vehicles.



Compliance with Subsection (b): Submission of a Site Development Plan

The conditional use application for the Island Seniors includes a site development plan prepared in full accordance with subsection 82-382(13). This plan details the facility's layout within an existing space in Palm Ridge Plaza, including floor plans for interior program areas, exterior modifications (if any), and parking allocations.

Consideration of Subsection (c): Imposition of Necessary Conditions

The Island Seniors Inc. understands that the planning commission retains authority to impose tailored conditions to safeguard adjacent parcels and promote public interests.

Compliance with Subsection (d): Coordination with Adjoining Developments

As part of a multi-tenant commercial complex, it would use existing shared infrastructure, including the Shared Use Path that runs the property, parallel to Palm Ridge Road. As well as

driveways and parking spaces that have been used by individuals that periodically frequent the Sunday Sanibel Farmers Market or those that park there to explore the island by bicycle.

Site Adequacy Assessment: Compliance with Planning Commission Criteria

In alignment with the planning commission's guidelines under Section (e), Santiva Islanders has conducted a thorough evaluation of the proposed site at 2330 Palm Ridge Drive, Unit 11, Sanibel, FL 33957. This ~900 square-foot commercial unit, situated within a well-established mixed-use plaza, exemplifies a thoughtful integration of site characteristics—its compact yet versatile footprint, proximity to key community arteries, and harmonious placement among complementary retail and service-oriented businesses. The site's nature as a low-impact, pedestrian-friendly enclave, combined with its modest size and linear configuration along Palm Ridge Drive, positions it ideally to support our nonprofit's mission of fostering social, recreational, wellness, and educational programs for adults of all ages. Below, we outline how the parcel adeptly addresses each criterion, ensuring sustainable, community-oriented development.

Our proposed interior layout will feature flexible, open-plan space with a single multi-purpose activity room. Pedestrian access is enhanced by direct Shared Use Path (SUP) connections to the plaza's central walkway, facilitating safe arrival for participants arriving on foot or bicycle—common modes of transport on Sanibel.

In summary, the 2330 Palm Ridge Drive site not only meets but exceeds the planning commission's adequacy standards, offering a resilient foundation for Santiva Islanders' expanded services. This development will enhance community vitality while respecting Sanibel's unique environmental and social fabric.

Conformance with the Sanibel Plan

In accordance with Section (1) of the applicable zoning ordinance, Santiva Islanders proposed conditional use at 2330 Palm Ridge Drive, Unit 11, Sanibel, FL 33957, fully aligns with the guiding principles and goals of the Sanibel Plan—the City's Comprehensive Land Use Plan. Adopted to preserve Sanibel's unique ecological integrity, low-density character, and resilient community fabric, the Sanibel Plan emphasizes sustainable development that safeguards natural systems, mitigates environmental risks, and enhances quality of life amid challenges such as hurricanes, traffic congestion, and overdevelopment. As a nonprofit dedicated to fostering social connections and active living for adults of all ages, our modest 850 square-foot facility within an existing mixed-use plaza embodies these tenets, introducing no new structures or land alterations while amplifying the island's communal resilience. Below, we demonstrate this conformance through direct ties to the Plan's core goals and policies.

The Sanibel Plan's foundational Goal 1—preserving and enhancing the island's natural environment and ecological zones—finds direct support in our low-impact design. By repurposing an underutilized commercial unit without exterior modifications, the project avoids encroachment on Sanibel's nine designated ecological zones, including sensitive coastal and wetland areas. Our indoor-focused programming, such as wellness classes and educational workshops, generates negligible stormwater runoff or habitat disruption, aligning with Policy 1.1.2's mandate to minimize development's adverse effects on native flora and fauna. Furthermore, by promoting awareness of local conservation through themed events (e.g., regular participant in Coastal Cleanup), we actively contribute to Objective 1.3: public education on environmental stewardship, reinforcing the Plan's vision of harmonious human-nature coexistence.

Under Goal 2, which prioritizes a balanced land use pattern to prevent overdevelopment and traffic overload, our proposal exemplifies restrained, community-serving growth. The site's integration into the established Palm Ridge Drive commercial corridor—designated for light commercial use ensures compatibility with surrounding low-intensity retail/commercial office space. Our organization encourages both carpool and bicycling. This approach supports Objective 2.2: fostering pedestrian-oriented developments that reduce reliance on automobiles, thereby alleviating congestion on key routes like Periwinkle Way.

The Plan's Goal 3—promoting public health, safety, and welfare—resonates deeply with Santiva Islanders' mission to combat isolation, as highlighted in the 2023 Surgeon General's Advisory. In the context of Sanibel's vulnerability to disasters like Hurricane Ian, our programs build social capital and emotional resilience, directly advancing Policy 3.1.1's emphasis on community facilities that enhance well-being. By serving year-round and seasonal residents in an ADA-compliant, accessible space, we address Objective 3.4: equitable access to recreational and educational amenities, while our flexible scheduling minimizes noise and light pollution, safeguarding neighboring residential quality of life.

In conclusion, Santiva Islanders' conditional use not only conforms to but advances the Sanibel Plan's overarching vision of a sustainable, connected island community. This initiative transforms a vacant commercial space into a vital hub for positive aging and mutual support, without compromising the environmental, developmental, or infrastructural safeguards that define Sanibel.

APPENDIX

One Sheet Flyer on The Santiva Islanders

Photographs of Parking

List of Santiva Islanders Activities

Current Occupancy/Use Type

THE SANTIVA ISLANDERS



The Santiva Islanders is a non-profit organization providing social, recreational, wellness, and educational activities for all.

We serve Sanibel, Captiva, and the surrounding area. Whether you are a year-round resident, part-time resident, or visitor, please join us!

Fostering a Vibrant Community Through Fun & Engaging Activities that Promote Unity & Enrichment.

Activities: Exercise Classes, Social Hour, Off Island Outings, Leisure Lunches, Book Club, Bridge, Mahjong, Breakfast Club, Coffee & Conversation, Kayaking, and More!

www.santivaislanders.org



Parking Lot Saturday Feb 14, 2026 between 10 am & 11 am



Parking Lot Saturday Feb 17, 2026

2pm hour



11am hour



Activities Calander

March 2026						
SU	MO	TU	WE	TH	FR	SA
1	2 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Cardio & Strength with Mahnaz 11:00 AM Potluck Lunch	3 10:00 AM Walking Group 1:00 PM Euchre	4 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Cardio & Strength with Mahnaz 4:00 PM Social Hour at The American Legion	5 9:00 AM Breakfast Club 1:00 PM Social Bridge 1:00 PM Social Mahjong	6 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Cardio & Strength with Mahnaz	7
8	9 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Brown Bag Lunch 11:00 AM Cardio & Strength with Mahnaz	10 8:00 AM Echo Farm Tour & Lunch 10:00 AM Walking Group 1:00 PM Page Turners Book Club 1:00 PM Euchre	11 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Cardio & Strength with Mahnaz 4:00 PM Social Hour at The American Legion	12 9:00 AM Breakfast Club 1:00 PM Social Bridge 1:00 PM Social Mahjong	13 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Cardio & Strength with Mahnaz	14 12:00 PM Saturday Brunch @ The Dunes
15	16 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Cardio & Strength with Mahnaz 11:00 AM Hot Dogs and Bingo	17 10:00 AM Walking Group 1:00 PM Euchre	18 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Cardio & Strength with Mahnaz 12:00 PM Leisure Lunch at Green Flash Waterfront Restaurant 4:00 PM Social Hour at The American Legion	19 9:00 AM Breakfast Club 11:30 AM Cats at Broadway Palm 1:00 PM Social Bridge 1:00 PM Social Mahjong	20 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Cardio & Strength with Mahnaz	21
22	23 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Brown Bag Lunch 11:00 AM Cardio & Strength with Mahnaz	24 10:00 AM Walking Group 1:00 PM Euchre	25 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Cardio & Strength with Mahnaz 4:00 PM Social Hour at The American Legion	26 9:00 AM Breakfast Club 1:00 PM Social Bridge 1:00 PM Social Mahjong	27 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Cardio & Strength with Mahnaz	28
29	30 9:30 AM Cardio & Strength with Mahnaz 11:00 AM Brown Bag Lunch 11:00 AM Cardio & Strength with Mahnaz	31 10:00 AM Walking Group 1:00 PM Euchre				

On Site Activities -Seasonal

Event Name	Participants/Notes
Card making, shell painting, crafts	6–8
Owl Box making	17
Movie Night	6
Games Evening	6
Wine & Cheese evenings	45–75
Coconut painting	14
2 Bunko Parties	14 and 27
Mahjong classes over 3 days	15

Event Name	Participants/Notes (Range and Avg. Attendance)
Monday potlucks and Hotdogs & Bingo	4–16; Avg. 12
Quarterly Book Review	3–11; Avg. 4
Euchre	3–16; Avg. 8
Mahjong	4–28; Avg. 8 in summer; Avg. 20 in season

Current Occupancy/Use Type

2330 Palm Ridge Rd			
UNIT	SQ FT	BUSINESS NAME	USE TYPE
1	2627	VACANT	Vacant Office
2	832	VACANT	Vacant Office
3 & 4	1910	Island Homes	Office
5	795	Coastal Healthcare	Office
6	1043	VACANT	Vacant Office
7 & 8	2305	Sanibel Deli	Restraunt
9	1321	VACANT	Office
10	1400	Ulrich	Office
11	913	VACANT	Convert to Institutional
12, 13 & 14	3025	SBV	Office
15	932	Art Gallery	Retail
16	1545	Sanibel Skin & Spa	Office
17	1018	FISH	Office
18	1034	FISH	Office
	20700		
	70%	14457	Office
	4%	913	Institutional
	11%	2305	Restarunt
	15%	3025	SBV
	33%	6736	Vacant