

**Executive Summary: Conditional Use Permit Application for Santiva Islanders at 2330 Palm Ridge Drive, Unit 11, Sanibel, FL**

Santiva Islanders, officially known as Island Seniors, Inc., is a nonprofit organization founded in 1992 to promote health and wellness, educational and social/recreation opportunities for older adults on Sanibel, Captiva, and surrounding areas.

This application seeks conditional use approval for institutional use (Senior Center) in a ~913 square-foot rental unit within the Palm Ridge Plaza, a mixed-use commercial center featuring offices, a deli, an art gallery, and a health clinic. The site is ideally located for accessibility, with pedestrian and bicycle connections via the Shared Use Path (SUP), and aligns with Sanibel's emphasis on low-impact, community-oriented development.

The proposal follows Sanibel Land Development Code Sections 126-33 and 126-82. It poses no adverse effects on compatibility, health, safety, welfare, traffic, or community goals, benefiting from a rebuttable presumption of minimal traffic impact. Activities are scheduled primarily from 9:00 AM to 5:00 PM, with average attendance of 15-20 participants during the day depending on the activity type. Evening events (50-70 attendees) occur once a month during Jan-April, outside peak plaza operating hours, minimizing parking conflicts.

A parking generation study conducted on February 17, 2026, observed peak hour occupancy of 34 parked vehicles (average 26 for the 8-hour period) across the 20,700 square-foot plaza, yielding a rate of 2.43 vehicles per 1,000 square feet—consistent with ITE Parking Generation benchmarks. At full occupancy, including the proposed institutional use, peak hour demand is estimated at ~58 vehicles, well within the plaza's 133 parking spaces.

The site fully conforms to the Sanibel Plan's goals of environmental preservation, balanced land use, and public welfare by repurposing existing space without new construction, reducing vehicle reliance, and enhancing social resilience for an aging population.

In conclusion, this conditional use will transform a vacant unit into a vibrant community hub, advancing Santiva Islanders' mission while upholding Sanibel's sustainable development principles. Approval is recommended, with flexibility for commission-imposed conditions.