

Planning Commission Meeting

February 24, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7B**
- **APPLICATION NUMBER: PL20260005**
- **PROPERTY ADDRESS: 2351 PALM RIDGE ROAD**

Applicant

Lisa Giordano, John Wojdak (RESPEC Company LLC), on behalf
of the property owner Sanibel Fire and Rescue District

INCORPORATED

1974

Issues

1. Is the application complete and is the proposed development, including the requested deviation, consistent with the intent and purpose of the Sanibel Plan?
2. If the Planning Commission approves the application, what additional conditions should be required to ensure consistency with the Sanibel Plan and Land Development Code?



Background

The subject property is

- Located in the TCL – Town Center Limited Commercial District and predominantly within the G – Altered Land ecological zone, with smaller portions of the site within the D-2 – Upland Wetlands ecological zone
- Located at the intersection of Palm Ridge Road and Wooster Lane, with a shared-use path adjacent to the driveway, commercial uses to the east and south, and vacant City-owned property to the north and west
- Approximately 1.64-acre parcel

The lawfully existing fire and rescue station and accessory structures were

- Reconstructed in 2005 via Planning Commission Resolution No. 04-04 and 04-05 for impermeable coverage, developed area and vegetation removal, and a side setback requirement.
- The property also received a variance for a detached telecommunications device via Planning Commission Resolution No. 05-008.



City of Sanibel GIS FLUM map

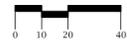
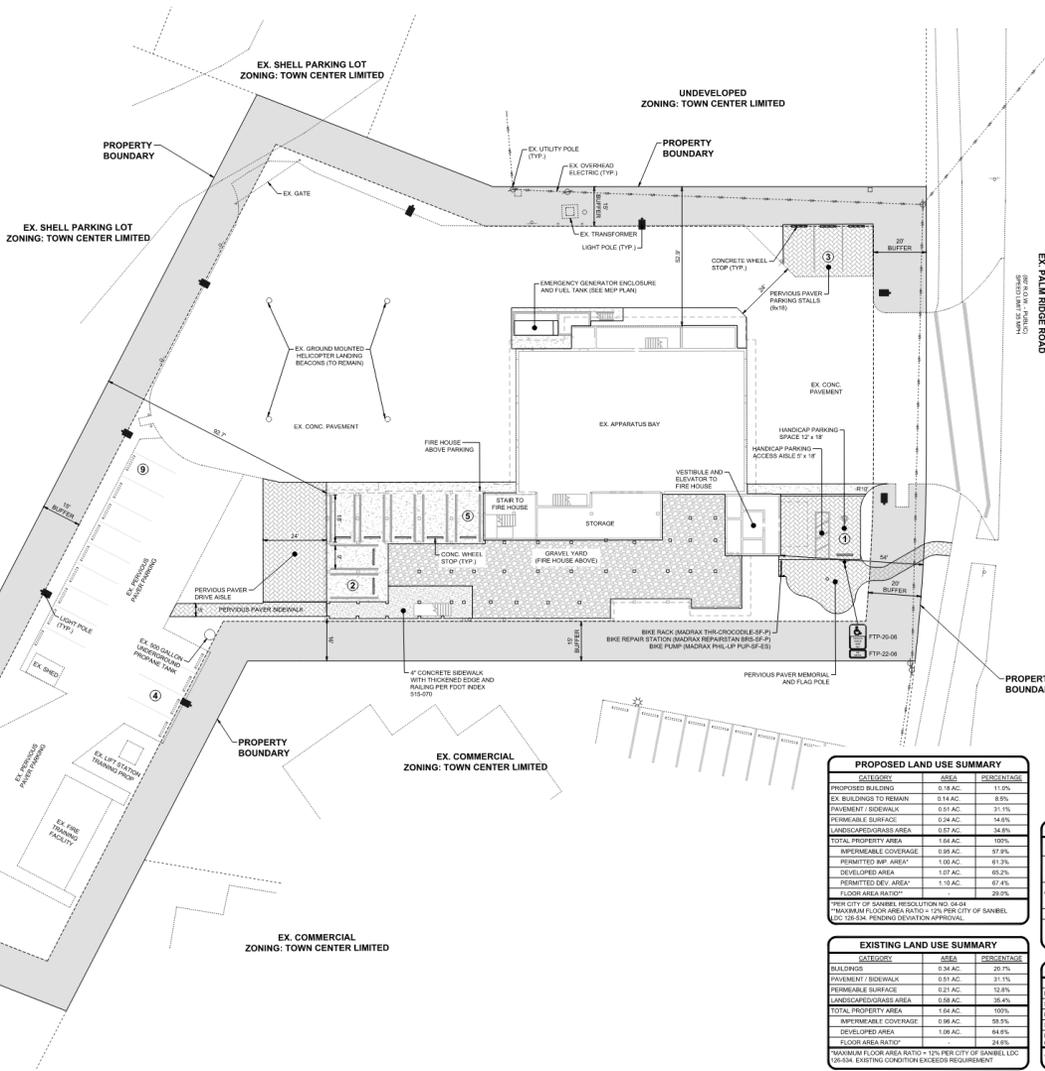
Proposal

- Demolish the existing fire station, while retaining the one-story apparatus bay.
- Reconstruct the fire station within a footprint similar to the existing building footprint, with similar driveway and parking configurations.
- The applicant is requesting a deviation from Section 126-534(a), maximum floor area ratio (FAR).
- The maximum FAR for parcels located within the Town Center–Limited Commercial zoning district is 12%. The existing development has a FAR of 24.6%, while the proposed project will have a FAR of approximately 29%.
- The applicant proposes a total of 57.9% impervious coverage (41,382 sf) and 65.2% developed area (46,609 sf) .

Proposal

GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE UTILITIES TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT AS P.O.E. # 18941.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF SANIBEL LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATING OF UTILITIES IN THE AREA TO BE DEVELOPED PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALK PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE OBTAINED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION. AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION. ANY DEVIATION FROM THE PLANS INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCE OF NATURAL VEGETATION. TRENCHES FROM TRENCHES SHALL BE PLACED ON OR NEAR EXISTING OR EXISTING OR NEAR EXISTING AREAS WITHOUT PREVIOUS APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREET ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL AND BEST PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL, OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, NO DRAIN FROM SPREAD IN ACCORDANCE WITH 261.261.1 F.A.C. SHALL BE OBTAINED.
15. NO BULKHAUL IS PROPOSED WITH THIS PROJECT.
16. WHERE APPLICABLE, THE COST OF MATERIALS AND INSTALLATION OF DETECTABLE WARNING PADS SHALL BE INCIDENTAL TO COST OF INSTALLING SIDEWALKS.



LEGEND	
[Symbol]	4" CONCRETE PAVEMENT
[Symbol]	4" CONCRETE SIDEWALK
[Symbol]	PERVIOUS PAVEMENT BRICK
[Symbol]	GRAVEL YARD (7.40" STONES)
[Symbol]	LANDSCAPE BUFFER
[Symbol]	BUILDING SETBACK
[Symbol]	LIGHT POLE
[Symbol]	PARKING COURT



RESPEC
1412 Jackson Street, Suite #1
Fort Myers, FL 33901
2391-418-0001
Florida Registry License No. 33252

ENGINEER OF RECORD:
USA M. GIORDANO
PROFESSIONAL ENGINEER
LICENSE NO. 59118
THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF SANIBEL LDC 126-534. EXISTING CONDITION EXCEEDS REQUIREMENT.

PROPOSED LAND USE SUMMARY

CATEGORY	AREA	PERCENTAGE
PROPOSED BUILDING	0.18 AC.	11.0%
EX. BUILDINGS TO REMAIN	0.14 AC.	8.5%
PAVEMENT / SIDEWALK	0.51 AC.	31.1%
PERMEABLE SURFACE	0.24 AC.	14.6%
LANDSCAPED/GRASS AREA	0.57 AC.	34.8%
TOTAL PROPERTY AREA	1.64 AC.	100%
IMPERMEABLE COVERAGE	0.95 AC.	57.9%
PERMITTED IMP. AREA*	1.00 AC.	61.3%
DEVELOPED AREA	1.07 AC.	65.2%
PERMITTED DEV. AREA*	1.10 AC.	67.4%
FLOOR AREA RATIO**	-	29.0%

*PER CITY OF SANIBEL RESOLUTION NO. 04-04
**MAXIMUM FLOOR AREA RATIO = 12% PER CITY OF SANIBEL LDC 126-534. PENDING DEVIATION APPROVAL.

EXISTING LAND USE SUMMARY

CATEGORY	AREA	PERCENTAGE
BUILDINGS	0.34 AC.	20.7%
PAVEMENT / SIDEWALK	0.51 AC.	31.1%
PERMEABLE SURFACE	0.21 AC.	12.8%
LANDSCAPED/GRASS AREA	0.58 AC.	35.4%
TOTAL PROPERTY AREA	1.64 AC.	100%
IMPERMEABLE COVERAGE	0.96 AC.	58.5%
DEVELOPED AREA	1.06 AC.	64.6%
FLOOR AREA RATIO**	-	24.6%

*PER CITY OF SANIBEL RESOLUTION NO. 04-04
**MAXIMUM FLOOR AREA RATIO = 12% PER CITY OF SANIBEL LDC 126-534. PENDING DEVIATION APPROVAL.

DESIGN STANDARD	REQUIRED	PROVIDED
FRONT YARD SETBACK (PALM RIDGE RD.)	20'	54.0'
SIDE YARD SETBACK	15'	16.0'
REAR YARD SETBACK	15'	92.7'
SETBACK FROM OPEN BODIES OF WATER	20'	N/A
MAX. BUILDING HEIGHT (ABOVE MEAN SEA LEVEL)	45' NAVD	45'-0" NAVD*

*THIS VALUE ASSUMES A PRE-DEVELOPMENT GRADE OF 7.46' NAVD

PARKING SUMMARY

USE	RATIO	SPACES REQUIRED	SPACES PROVIDED
ESSENTIAL SERVICES FACILITIES	1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT CHANGE	14	20
ADMINISTRATIVE SPACES	2 SPACES REQUIRED FOR PUBLIC VISITORS	2	4
TOTAL		16	24(1)

NOTE:
1. *(#) REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.

BUILDING DESIGN STANDARDS

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Project Number: W0419-2500
County: Lee
City: Fort Myers
Date: 11/11/25
Sheet Number: 4

Proposal



SANIBEL FIRE & RESCUE DISTRICT
2361 PALM RIDGE ROAD, SANIBEL, FLORIDA 33957

SANIBEL FIRE AND RESCUE STATION 171 RENOVATION

PROJECT LOCATION:
2361 PALM RIDGE ROAD,
SANIBEL, FLORIDA 33957



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SPR 1, FL 33833 USA www.schenkelshultz.com
Phone (239) 251-4848 Copyright © 2024
www.schenkelshultz.com/CONTACT SEE FOR POLICY AND INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE



COMM NO.: 202506
ISSUE DATE: 11.11.2025
DRAWN BY: Authr

RENDERINGS

Analysis

Sanibel Plan/Land Development Code	Staff Finding
<p>Sanibel Plan, Section 3.3.9, <i>Other Human Support Systems</i> Objective 1: <i>“Ensure continued maintenance of an adequate level of service for these other human support systems.”</i> Policy 1.2: <i>“Expand and add facilities as needed to provide adequate service.”</i></p>	<p>Supports the applicant’s request to deviate from compliance with FAR in order to expand the second-level area of the fire station to accommodate additional space required for emergency services.</p>
<p>Sanibel Plan, Section 3.6.2, <i>Other Human Support Systems</i> Objective B4: <i>“Ensure the availability of suitable land for public facilities (human support systems) necessary to support development consistent with the Future Land Use Map, which is consistent with the densities and permitted uses regulated by the Development Intensity Map, Ecological Zones Map, Commercial District Map, Wetlands Conservation Lands Map and Resort Housing District Map.”</i></p>	<p>Finds the reconstruction of the fire station ensures the continued availability of suitable land for an essential public facility (human support system) and complies with the other regulations permitted in the TCL Commercial district, Altered Land Zone and Upland Wetland Zone.</p>
<p>Sanibel Land Development Code Sec. 86-44, Public Facilities <i>“Planning commission may allow deviations from the required conditions, limitations and restrictions of this Land Development Code which would otherwise be applicable, as long as the development approved is not inconsistent with the intent and purpose of the Sanibel Plan.”</i></p>	<p>Finds the proposed public facility and associated improvements are not inconsistent with the intent and purpose of the Sanibel Plan.</p>

Recommendation

Staff, therefore, recommends approval of application **PL20260005** for the reconstruction of Fire and Rescue Station 171 located at **2351 Palm Ridge Road**, subject to the conditions outlined in the resolution:

- The conditions set forth in Planning Commission Resolutions 04-04 and 04-05.
- A maximum FAR of 29%.
- Development generally consistent with the building and site layout indicated in the architectural plans and civil plans (Attachments C & D).
- An as-built survey is required to verify compliance prior to issuance of a completion certificate.