

# Planning Commission Meeting

April 14, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7A**
- **APPLICATION NUMBER: PL20260011**
- **PROPERTY ADDRESS: 2330 PALM RIDGE ROAD**

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## **Applicant**

Bernard Arroyo on behalf of property owner Nancy Bass Cooke

INCORPORATED

1974

# Issues

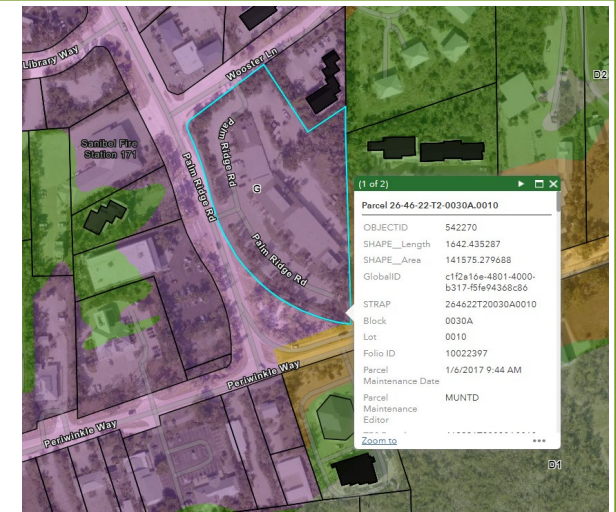
1. Does the proposed development comply with the general requirements of a conditional use provided in Land Development Code Section 126-82. – General requirements?
2. Does the proposed development comply with the specific requirements of restaurant use provided in LDC Sec. 126-33. – Institutional uses?
3. If the Planning Commission approves the application, what additional conditions should be required?



# Background

The subject property is

- located in the TCG – Town Center General Commercial District and the G – Altered Land ecological zone
- approximately 3.1 acres in size
- shared-use path along the south, east, and north property boundaries
- property also provides direct access through two inter-connectivity paths to the shared-use path for cyclists and pedestrians
- surrounding uses include commercial development to the north across Wooster Lane, as well as to the south across Periwinkle Way, and to the east and west.
- contains a commercial plaza with multiple uses including a restaurant, offices, an art gallery, and a health clinic



City of Sanibel GIS FLUM map

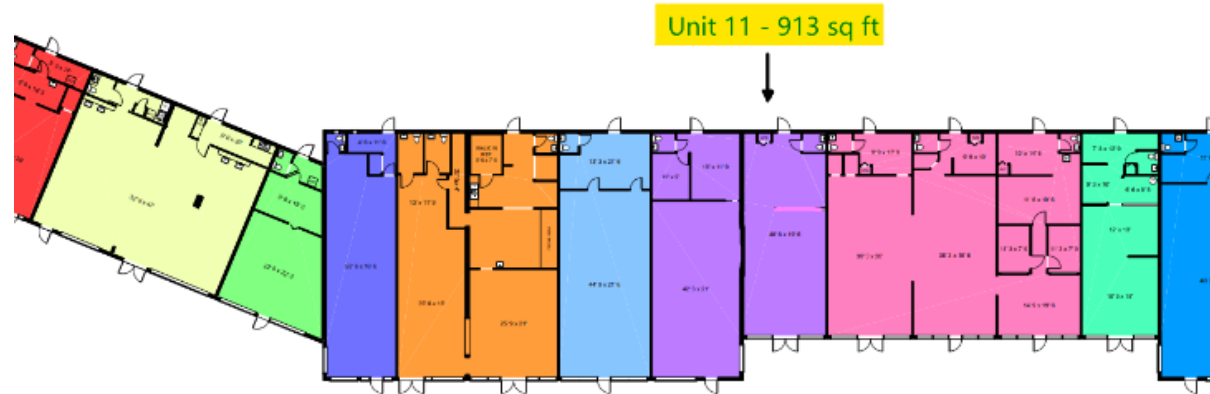
# Proposal

SUITE 1	2827 sq. ft.
SUITE 2	832 sq. ft.
SUITES 3 & 4	1910 sq. ft.
SUITE 5	795 sq. ft.
SUITE 6	1043 sq. ft.
SUITES 7 & 8	2305 sq. ft.
SUITE 9	1321 sq. ft.
SUITES 10 & 11	1400 & 913
SUITES 12, 13, & 14	3025 sq. ft.
SUITE 15	932 sq. ft.
SUITE 16	1545 sq. ft.
SUITE 17	1018 sq. ft.
SUITE 18	1034 sq. ft.

TOTAL AREA 20700 sq. ft.

## 2330 PALM RIDGE ROAD SITE PLAN SANIBEL, FL

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Approval of a conditional use permit to establish a nonprofit organization (institutional use), known as Santiva Islanders, within Unit 11 of the Palm Ridge Plaza commercial center.

The proposed use will function as a senior center, promoting health and wellness, as well as educational, social, and recreational opportunities for older adults on Sanibel, Captiva, and surrounding areas.



# Analysis

Conditional Use General Standards (Sec. 126-82)	Staff Finding
<p><b>Sec. 126-82 (a).</b> The proposed development shall be compatible with surrounding uses and shall not negatively impact public health, safety, welfare, or traffic beyond what is typical for permitted uses.</p>	<p>Staff finds the proposed use is compatible with the surrounding uses in the mixed use plaza within the City’s town center.</p>
<p><b>Sec. 126-82(b).</b> A request for conditional use approval shall be accompanied by a site development plan prepared in accordance with the requirements of subsection <a href="#">82-382</a>.</p>	<p>The site plan submitted with this application satisfies this requirement for the use proposed.</p>
<p><b>Sec. 126-82(c).</b> In reviewing requests for conditional uses, the planning commission may impose, as necessary, conditions to protect adjacent or nearby parcels and in furtherance of the public interests, with regard to location, design, intensity of use, architectural treatment, siting, landscaping, maintenance, and operation of the uses.</p>	<p>Staff’s recommended conditions are listed at the bottom of this staff report, for Planning Commission’s consideration.</p>
<p><b>Sec. 126-82(d).</b> The proposed use shall be coordinated with adjacent developments, including shared access, parking, and infrastructure where feasible.</p>	<p>The proposed use will be located within an existing plaza that shares parking with the other existing businesses. The applicant has prepared a detailed parking generation study including vehicle and bicycling parking. The property currently has ~135 parking spaces and racks to accommodate 20-25 bikes.</p>

# Analysis

Conditional Use General Standards (Sec. 126-82)	Staff Finding
<p><b>Sec. 126-82(e).</b>The Planning Commission shall consider the site’s size and configuration to ensure it can accommodate appropriate building placement, efficient vehicular and pedestrian circulation, compatibility with surrounding uses, and minimize the need for additional off-site transportation improvements.</p>	<p>Staff finds that this general requirement is satisfied, as the commercial building is already established and no expansion of the existing structure or its configuration is proposed.</p>
<p><b>Sec. 126-82(f).</b> The Planning Commission shall evaluate consistency with the Sanibel Plan; compatibility with uses on-site and surrounding properties; and whether the proposed intensity of development is appropriate for the site and nearby area.”</p>	<p>Staff finds that the proposed conditional use application is consistent with the Sanibel Plan, specifically Section 3.6.2 as it relates to commercial development and Section 3.3.7 as it relates to a senior center. Additionally, the proposed conditional use application demonstrates compliance with internal compatibility, external compatibility, intensity standards, environmental considerations, and off-street parking requirements.</p>

# Analysis

Institutional Use Specific Standards (Sec. 126-33)	Staff Finding
<p><b>Sec.126-33(a)(1)-(2).</b> Institutional uses shall provide a landscaped buffer adjacent to residential zones to ensure adequate screening, and the site shall be otherwise appropriately landscaped.</p>	<p>A small portion of the subject property abuts CHR- property (Loggerhead Way) along Wooster Ln but is separated by dense vegetation. The subject property also has an approved vegetation waiver (WVR-2021-000017) that is pending installation.</p> <p>Pursuant to Section 122-46, the Planning Commission may waive the landscape buffer requirements of Chapter 122, Article II, Division 2 for institutional uses where the proposed development, addition, expansion, or change of use does not result in an increase in the developed area.</p>
<p><b>Sec.126-33(a)(3).</b> Only those principal and accessory uses specifically approved as part of the conditional use shall be permitted on the property.</p>	<p>Condition #2 lists the specific principal and accessory uses being approved with this request.</p>
<p><b>Sec.126-33(a)(4).</b> The Planning Commission may allow increased impermeable surface coverage and vegetation clearance for certain institutional uses, subject to findings related to parking demand, frequency of use, and roadway access.</p>	<p>Staff finds that this general requirement is satisfied, as the commercial building is already established and no expansion of the existing structure or its configuration is proposed. Permit DP-2025-021270 has been approved to replace shell parking area with pervious pavers. The approved plan incorporates improved inter-connectivity to the SUP.</p>
<p><b>Sec.126-33(b).</b> Institutional uses may include incidental residential units (e.g., employee housing), provided they comply with applicable density, occupancy, and code requirements.</p>	<p>N/A</p>

# Conditions of Approval

Staff, therefore, recommends approval of application PL2026011 for an institutional use in Unit 11 of the commercial plaza located at 2330 Palm Ridge Road, subject to the conditions outlined in the resolution:

1. Palm Ridge Plaza, Unit 11 (approximately 945 square feet of commercial floor area), is approved for institutional use (Santiva Islanders).
2. Accessory uses associated with the senior center shall be clearly incidental and subordinate to the primary use, including but not limited to:
  - a. Meeting and event activities for civic, educational, and social purposes.
  - b. Recreational, wellness, and educational programs.
3. Such uses shall not result in operational characteristics (including but not limited to traffic generation, noise, or hours of operation) that exceed those evaluated as part of this approval, unless otherwise reviewed and approved by the Planning Commission. A Business Tax Receipt shall be obtained prior to the commencement of operations.
4. No on-site food preparation shall be permitted as part of this approval. Any proposal for on-site food preparation shall require additional review and approval by the Planning Commission.
5. A permit shall be obtained for any proposed signage.
6. A change of use (occupancy) permit shall be obtained prior to operation to implement the approved conditional use and associated conditions.
  - a. The permit application shall include a site plan identifying additional bicycle parking racks sufficient to accommodate 15–20 bicycles.
  - b. The permit application shall include a floor plan demonstrating compliance with ADA requirements.
  - c. The unit shall receive approval from the Sanibel Fire Marshal prior to issuance of the certificate of occupancy.
7. The approved vegetation buffer, approved via WVR-2021-000017, shall be installed in accordance with the approved plans within 12 months of this approval.
8. All exotic plant species shall be removed from the subject property, including but not limited to Brazilian pepper (*Schinus terebinthifolius*), melaleuca (*Melaleuca quinquenervia*), earleaf acacia (*Acacia auriculiformis*), lead tree (*Leucaena leucocephala*), Java plum (*Syzygium cumini*), air potato (*Dioscorea bulbifera*), and scaevola species. The property shall be maintained free of such species in perpetuity.