



ATTACHMENT B - PL20260015
Applicant's response to general requirements
(Sec. 126-82)

March 22, 2026

City of Sanibel
Planning Department
Kim Ruiz, Senior Planner
2475 Library Way
Sanibel, Florida 33957

RE: FISH of SanCap Temporary Space
2330 Palm Ridge Rd, Unit #1, Sanibel, FL 33957
Conditional Use / Change of Use – General Requirements Narrative

Dear Ms. Ruiz,

Please accept this general requirements narrative on behalf of FISH of SanCap for the temporary location for institutional use, primarily for the food pantry and ancillary uses associated with FISH's mission for Unit 1, of the Palm Ridge Place shopping center located at 2330 Palm Ridge Road. This unit was formerly Rosie's, a restaurant use.

The temporary FISH of SanCap tenant space as proposed meets the requirements for approval of conditional use pursuant to the following criteria:

- FISH of SanCap's temporary tenant space supports the adjacent commercial tenants and properties, and will not adversely affect the health, safety and welfare of the community. By creating a temporary location to facilitate the food pantry and ancillary uses associated with FISH's mission while the permanent location is in redevelopment, FISH will be able to continue providing imperative services for the community members of Sanibel and Captiva that need it most within close proximity to its permanent location. This is a direct support of policy 1.1 in the Sanibel Plan Objectives, Sections 126-33 and this request is in compliance with Section 82-202.
 - FISH of SanCap's temporary tenant space within an existing multitenant shopping plaza facilitates the City's ability to maintain the unique, small-town character while adhering to natural environmental constraints as no additional external impacts are made to enable this use within an existing structure.
 - The other tenants in the shopping center are the Sanibel Deli, Coastal Health Care, Ulrich Building Company, Odessa Art Gallery, Sanibel Skin Spa & Salt Cave, and temporary offices for FISH of SanCap.
- Utilities services serving this tenant space are more than adequate and recently updated by the shopping center ownership who's providing a "white box" with new HVAC,



electrical panels/disconnects/distribution and two (2) unisex bathrooms utilizing existing main connections providing improved conditions for the safety and services. This project design directly supports the Sanibel Plan Objective 2.

- The food pantry and offices anticipate between the staff, volunteers, and patrons who use the food pantry and meet with the administration, that the existing parking field is more than adequate, being a former restaurant use, to serve the institutional use and all ancillary uses required to maintain the mission serving the community.
 - The food pantry serves an average of 43 patrons per day, and will have 12 staff and/or volunteers per day in all of their spaces (pantry and two office spaces) in a given day.
 - Stats from the are as follows for #s of households served at the existing food pantry location on Periwinkle:
WEEK 3/9/26-3/13/26
 - Mon - 26 HOUSEHOLDS
 - Tues - 76 HOUSEHOLDS
 - Wed - 37 HOUSEHOLDS
 - Thur -44 HOUSEHOLDS
 - Fri - 30 HOUSEHOLDS**WEEK 3/16/26-3/20/26**
 - Mon - 41 HOUSEHOLDS
 - Tues - 67 HOUSEHOLDS
 - Wed - 31 HOUSEHOLDS
 - Thur - 50 HOUSEHOLDS
 - Fri - 36 HOUSEHOLDS
 - Operation hours are Monday, Wednesday, Thursday and Friday: 10AM-3:45PM; and Tuesday 10AM-7PM.
 - Existing bike racks (for approx. 16 bikes) are also on site serving the tenants of the shopping center in front of the Sanibel Deli with direct access to the shared use path.
- FISH of SanCap's temporary tenant space is in accord with the Sanibel Plan, Sections 126-61 and 126-82 with its internal compatibility with the following factors:
 - The streetscape is not impacted other than with a change of tenancy signage in a sector to provide for the Island to service to those in need.
 - The shopping center utilizes open spaces for landscape plantings which improves the environmental conditions for resiliency, and frames the parking, drive aisles and structures with natural features.
 - The traffic pattern and parking field ensures the safety of code compliant drive aisle and life safety access for emergency services.
 - Focal points and vistas are in conformance with the island style architecture preserving the character of the Sanibel community.
 - The setbacks are not impacted with the temporary tenancy of this use and the landlord has been working with the City since Hurricanes Ian, Helene and Milton



on improving to the with landscape plantings to maximize improved conditions with adjacent properties.

- The use remains consistent, though lower intensity than the prior allowed use of a restaurant, as the food pantry and ancillary uses will better serve the community of those in need and supportive services.
 - The building size and style is not proposed to be changed with this use.
 - The materials used for the building remain consistent with the existing façade and will not change other than compliant exterior building signage.
 - Parking buffering is maximized to the greatest extent possible with the utilization of native landscape throughout.
 - The design of the interior space is open to allow for maximum efficiency in operations for circulation of patrons of the food pantry to come in, check in, obtain their food and supplies and check out easily.
- FISH of SanCap's temporary tenant space does not impact the exterior property or cause any environmental constraints, making it a suitable use in the manner proposed without hazards to persons, vegetation, or wildlife, either on or off the site, from the likelihood of increased flooding, erosion or other dangers, annoyances or inconveniences. Existing condition of soil, water level, drainage and topography is designed to be appropriate to the pattern and intensity of the shopping center.
 - Existing off-street parking is in compliance with the requirements of the use proposed and designed to ensure safety, as well as able to be maintained such that it allows for sufficient privacy, safety and trash services.

On behalf of FISH of SanCap, I thank you for your time and consideration with this submittal.

Respectfully,

Rachel Lee Bielert

Rachel Lee Bielert
Project Manager for FISH of SanCap

CC: Maggi Feiner, FISH of SanCap
Maggie Goldsmith, FISH of SanCap
Maria Espinoza, FISH of SanCap
Bill Hayles, FISH of SanCap