

Planning Commission Meeting

May 12, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7A**
- **APPLICATION NUMBER: PL20260015**
- **PROPERTY ADDRESS: 2330 PALM RIDGE ROAD UNITS 1 AND 2 (PALM RIDGE PLACE)**

APPLICANT

RACHEL L. BIELERT, RLBCM, ON BEHALF OF
NANCY BASS COOKE (PROPERTY OWNER)

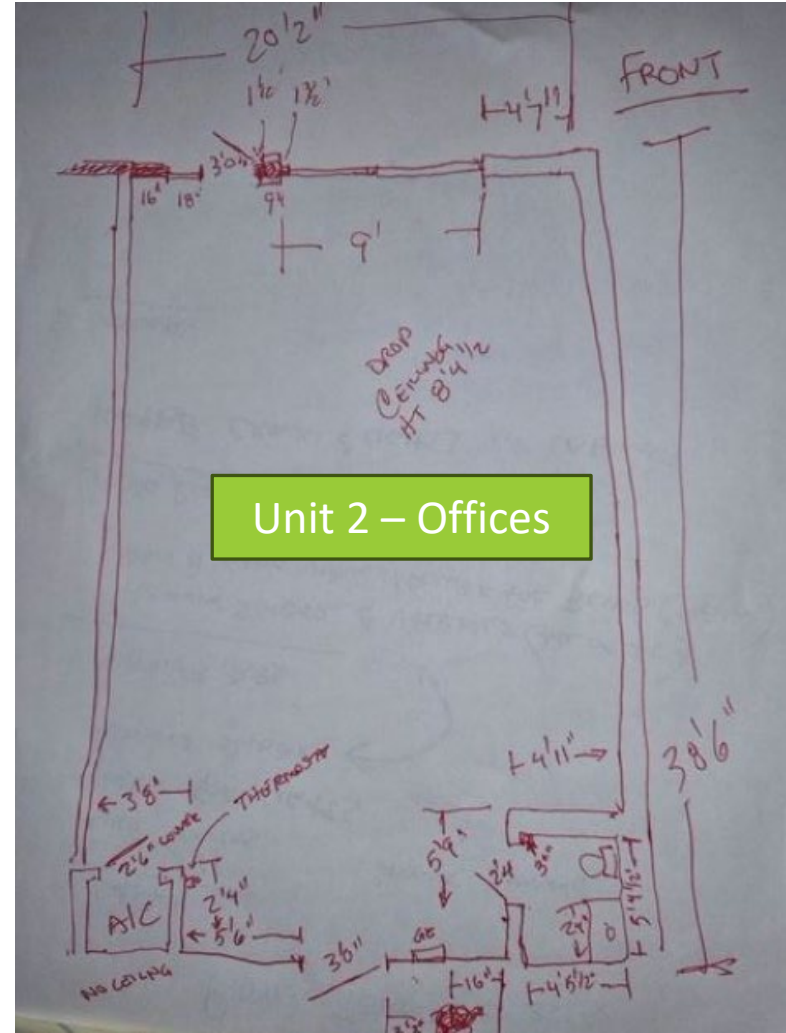
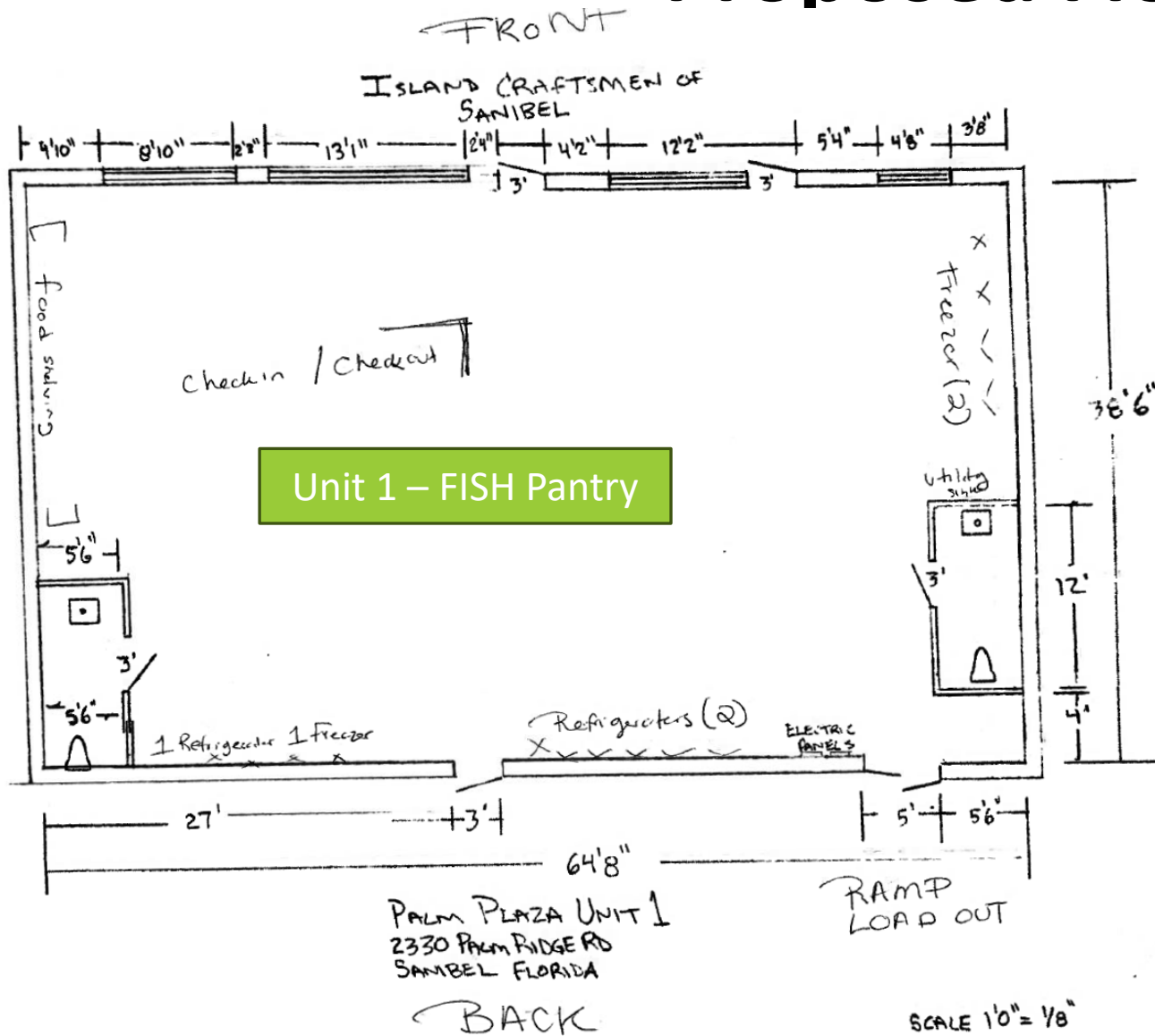
Conditional Use Permit and Bonus Outdoor Dining Applications

Consideration of an application filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision V – Conditional Uses, Section 82-201 – Authorization, and Section 82-204 – Application and hearing, for a Conditional Use Permit to allow an institutional use (FISH of Sanibel-Captiva, Inc.) to operate in units 1 and 2 of Palm Ridge Place, located within the TCG – Town Center General Commercial District, at 2330 Palm Ridge Road.

Property Location



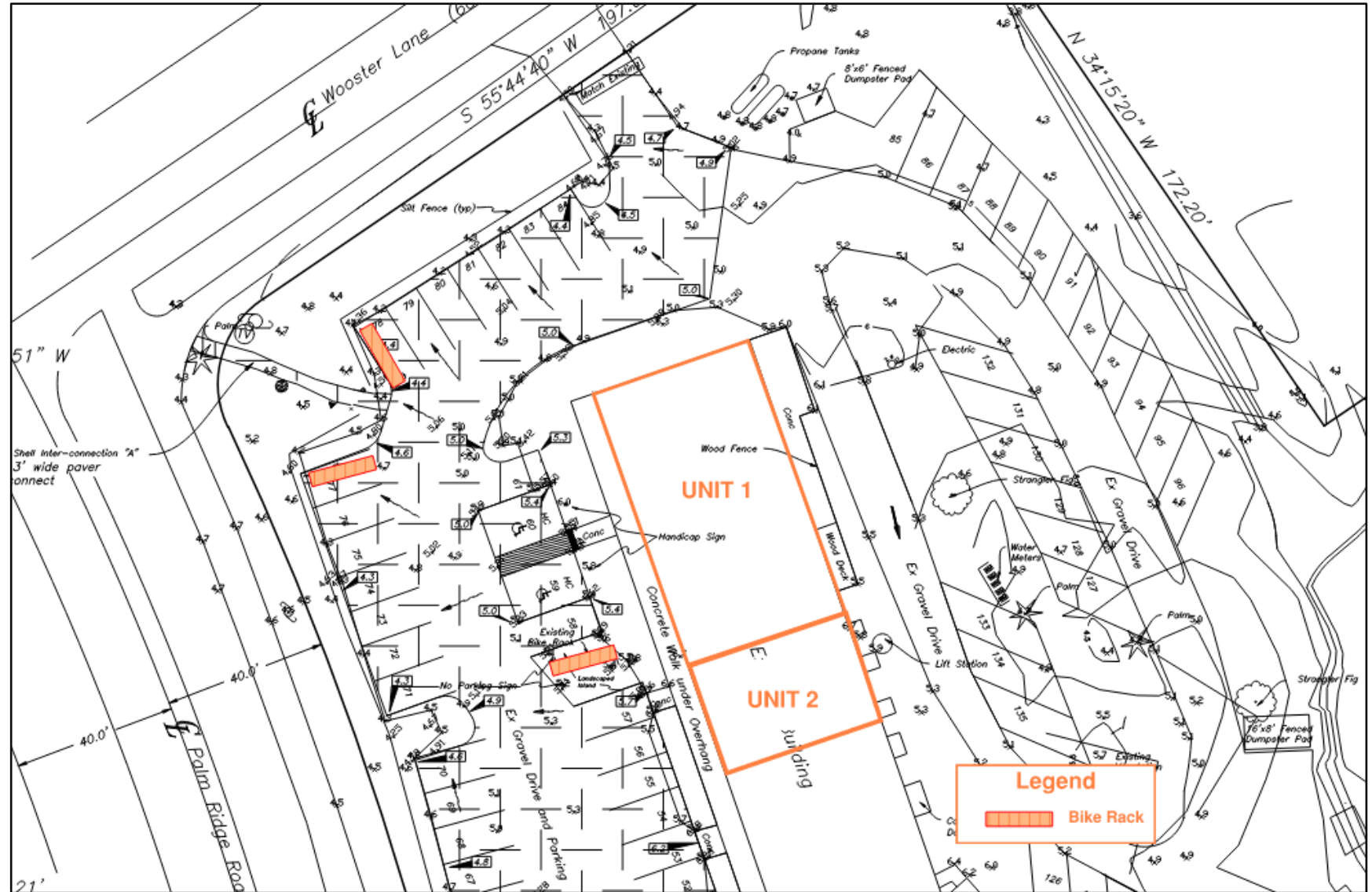
Proposed Floor Plans



Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 126-82 – General Requirements for CUP		
(a) The proposed development shall not adversely affect compatibility with other uses, either on, adjacent to, or nearby the parcel; and shall not adversely affect the health, safety and welfare of the community or its goals and objectives. The proposed development shall not adversely affect the traffic flow to a significantly greater extent than permitted uses; however, there shall be a rebuttable presumption of no such relative adverse effects, absent competent, substantial evidence presented to the contrary.	The proposed use will be located within existing units at the end of the commercial building and a lower intensity than the previously existing restaurant. The lower intensity reduces the parking demand. In addition, FISH clients and volunteers often ride bicycles to the food pantry. Staff finds the proposed use to be compatible to other uses on, adjacent to, and nearby the parcel; and that the proposed use improves the health, safety, and welfare of the community.	Yes
(b) A request for conditional use approval shall be accompanied by a site development plan prepared in accordance with the requirements of subsection <u>82-382(m)</u> .	Staff finds the site plan and the proposed floor plans meet this requirement.	Yes
(c) 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.	Staff finds recommended conditions relating to bike parking and landscape buffers will protect public interests detailed by this standard.	Yes, with recommended conditions of approval
(d) The developer must demonstrate that the proposed use is coordinated, to the greatest extent possible, with adjoining developments. Where applicable, this coordination shall include examination of all opportunities to share or combine drives and entry points, parking areas, sewage treatment facilities, pedestrian walkways, and other service facilities.	Staff finds the existing commercial center with a parking lot interconnection with the Village Shops to the east; an entrance on Palm Ridge Road; an entrance on Wooster Lane, shared use path located along the north, west, and south sides of the property; and connection to the city’s sewer system meets this requirement.	Yes
(e) The planning commission shall consider the nature of the site, its size, and its configuration to determine whether the parcel is adequate to: (1) Accommodate the placement and arrangement of structures so as to promote the best possible vehicular and pedestrian access and internal circulation; (2) Maximize energy efficiency and compatibility with adjoining uses on and off the site; and (3) Minimize the need for additional off-site transportation improvements.	Staff finds the existing commercial center meets this requirement.	Yes

Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 126-82 – General Requirements for CUP (continued)		
<p>(f) In considering a proposed conditional use for approval, the planning commission shall evaluate the proposal in consideration of the following factors:</p> <p>(1) <i>Conformance with Sanibel Plan.</i> No conditional use may be approved unless it is in accord with the Sanibel Plan.</p> <p>(2) <i>Internal compatibility.</i> Any proposed conditional use must be compatible with other existing or proposed uses on the same site; that is, no use may have any undue adverse impact on any neighboring use.</p> <p>(3) <i>External compatibility.</i> All proposed conditional uses must be compatible with existing and planned uses of surrounding properties; that is, no internal use may have any avoidable or undue adverse impact on any existing or planned surrounding use.</p> <p>(4) <i>Intensity of development.</i> The residential density and intensity of commercial use of a conditional use shall be compatible with (that is, shall have no undue adverse impact upon) the physical and environmental characteristics of the site and surrounding lands.</p> <p>(5) <i>Environmental constraints.</i> The site of the proposed conditional use shall be suitable for 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. Condition of soil, water level, drainage, and topography shall all be appropriate to the pattern and intensity of development intended.</p> <p>(6) <i>Off-street parking.</i> Sufficient off-street parking, for bicycles and other vehicles as well as cars, shall be provided. The specific requirements of this Land Development Code shall be used as a guide only. Parking areas shall be constructed in accordance with such standards as are approved by the planning commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses.</p>	<p>Staff finds the existing commercial center meets this requirement with the recommended condition for additional bicycle parking. Figure 2 shows recommended locations for bicycle racks.</p>	<p>Yes, with recommended conditions of approval</p>

Recommended bicycle rack locations



Sanibel Code Requirement	Staff Comments	Requirement met?
Sec. 126-33 – Specific Requirements for CUP		
(1) There shall be a landscaped buffer strip between the subject use and adjoining residential zones. Such buffer strip shall provide adequate screening of the proposed facility from residentially zoned property. Such screening shall be appropriately planted as approved by the planning commission.	There shall be a landscaped buffer strip between the subject use and adjoining residential zones. Such buffer strip shall provide adequate screening of the proposed facility from residentially zoned property. Such screening shall be appropriately planted as approved by the planning commission.	Yes, with condition of approval
(2) The lot shall be otherwise appropriately landscaped.	Staff finds this requirement is met with the existing landscape areas between the parking lot and building.	Yes
(3) No institutional use shall be permitted on the parcel except those principal and accessory uses specifically identified in the conditional use approval.	This CUP application is for Units 1 and 2 within Palm Ridge Place. Staff finds this requirement to be met with the recommended condition of approval specifying the permitted uses.	Yes, with condition of approval
(4) Regardless of the regulations and required conditions set forth for the applicable district, the planning commission may authorize an institutional use to be developed with up to 45 percent coverage with impermeable surfaces, and with up to 50 percent vegetation clearance and developed area, for lands located in the altered land, mid-island ridge, or upland wetland zones, whenever: a. The institutional use requires more than 50 parking spaces; b. The planning commission finds that the majority of the required parking spaces will be used only infrequently; and c. The lot or parcel on which the institutional use is to be developed fronts on an arterial or collector road.	N/A	N/A

Conditions of Approval

- Bicycle rack for a minimum 10 bikes
- Loading area in rear of building
- No onsite food preparation
- Landscape buffer waiver implemented within 12 months