

2:00 P. M. 10. Locally Owned Business Initiative

b. Staff report regarding status of commercial properties

**THE ATTACHED IS THE FULL REPORT
COMPLETED BY BOB DUFFY, PLANNING
DIRECTOR WILL BE GIVING**



City of Sanibel

Planning Department

Preliminary – For Discussion Purposes Only

SUMMARY OF CURRENT COMMERCIAL LAND USE REGULATIONS

INVENTORY OF COMMERCIALLY-ZONED LANDS

and

INVENTORY OF COMMERCIAL LAND USES

January 2006

This report is a preliminary draft of the background materials being compiled as part of the preparation of Commercial Land Use Regulations for the maintenance and redevelopment of existing commercial land uses and the development of the few remaining vacant commercially-zoned parcels. The Planning Department is continuing to review this inventory for errors and omissions. The information is general in nature and is best used for its aggregate value. Although the information in this report is detailed, it is not based on a specific analysis of any specific parcel or area.



City of Sanibel

Planning Department

Preliminary – For Discussion Purposes Only

SUMMARY OF CURRENT COMMERCIAL LAND USE REGULATIONS

INVENTORY OF COMMERCIALLY-ZONED LANDS

and

INVENTORY OF COMMERCIAL LAND USES

January 2006

This report is a preliminary draft of the background materials being compiled as part of the preparation of Commercial Land Use Regulations for the maintenance and redevelopment of existing commercial land uses and the development of the few remaining vacant commercially-zoned parcels. The Planning Department is continuing to review this inventory for errors and omissions. The information is general in nature and is best used for its aggregate value. Although the information in this report is detailed, it is not based on a specific analysis of any specific parcel or area.



City of Sanibel

Planning Department

Table of Contents

	<i>Page</i>
Narrative Summary of Commercial Land Use Regulations and Inventory of Commercially-zoned Lands and Land Uses	iii
Part I. Summary of Current Commercial Land Use Regulations	I-1
Table – I-1. Current Commercial Land Use Regulations by Commercial District	I-2
Table – I-2. Permitted Commercial Uses	I-3
Table – I-3. Conditional Commercial Uses	I-6
Table – I-4. Current Off-street Parking Requirements by Commercial Use	I-8
Table – I-5. Interim Commercial Land Use Regulations (City Council Resolution no. 05-171)	I-9
Part II. Commercially-zoned Lands	II-1
Map – 1. The Commercial District Map of the Sanibel Plan	II-2
Map – 2. The Commercial Zoning Map of the Land Development Code	II-3
Map – 3. The Commercial Permitted Uses (Zoning) Map pursuant to Exhibit “A” of City Council Resolution no. 05-171	II-4
Map – 4. A General Land Use Map along the Periwinkle Way Corridor, showing Commercial Districts	II-5
Part III. Inventory of Commercial Land Uses	III-1
Table – III-1. Commercial Land Uses classified by Permitted Uses Categories	III-2
Table – III-2. Commercial Land Uses classified by Conditional Uses Categories	III-8
Table – III-3. Commercial Land Uses (nonconforming uses, accessory uses & special uses) not located in a Commercial District	III-10
Table – III-4. Commercial Land Uses categorized by Street Address	III-11

NARRATIVE SUMMARY

for the Summary of Commercial Land Use Regulations the Inventory of Commercially-Zoned Lands and the inventory of Commercial Land Uses

This report is intended to provide background for the preparation of Commercial Land Use Regulations for the maintenance and redevelopment of existing commercial land uses and development of the few remaining commercially-zoned parcels.

PART I. COMMERCIAL LAND USE REGULATIONS

This section of the report provides a summary of current Commercial Land Use Regulations. The following tables are provided:

- **Table – I-1. Summary of current Commercial Land Use Regulations, by the three (3) existing Commercial Zoning Districts.**
 - General Commercial District
 - Town Center General Commercial District
 - Town Center Limited Commercial District
- **Table – I-2. List of Permitted Uses by Commercial Zoning District**
- **Table – I-3. List of Conditional Uses by Commercial Zoning District**
- **Table – I-4. Summary of Off-street Parking Requirements for Commercial Uses**
- **Table – I-5. Interim Commercial Land Use Regulations. (pursuant to City Council Resolution no. 05-171)**

Sections of the Land Development Code and City Council Resolution no. 05-071 are cited for reference to the complete list of permitted and conditional uses and development regulations.

The list of permitted and conditional uses is also used to classify and present the Inventory of Commercial Land Uses.

PART II. INVENTORY OF COMMERCIALY-ZONED LANDS

This section of the report maps the geographical inventory of Commercial Land Uses and commercially-zoned Lands. The following maps are provided:

- **Map – 1. The Commercial District Map of the *Sanibel Plan***
- **Map – 2. The Commercial Zoning Map of the Land Development Code**
- **Map – 3. The Commercial Permitted Uses (Zoning) Map**
pursuant to Exhibit “A” of City Council Resolution no. 05-171
- **Map – 4. A General Land Use Map along the Periwinkle Way Corridor,**
showing Commercial Districts

There are about 135 acres of Commercially-zoned land in the City of Sanibel.

- about 77 acres in General Commercial District
- about 37 acres in the Town Center General Commercial District
- about 23 acres in the Town Center Limited Commercial District

These 135 acres of commercially-zoned lands represents 1.2% of the total land area in the City and about 3% of the total of non-conservation lands within the City.

There are less than 10 acres of vacant commercially-zoned lands in the City

PART III. INVENTORY OF COMMERCIAL LAND USES

Commercial land uses enabled by the City’s Commercial Zoning Districts are categorized as Permitted Uses and Conditional Uses. **Commercial land uses not included as part of these 2 categories are prohibited.** Two (2) tables have been included in this report to classify the Inventory of Commercial Land Uses by permitted use and conditional use.

- **Table –III-1. Inventory of Commercial Land Uses classified by Permitted Uses Categories**
- **Table – III-2. Inventory of Commercial Land Uses classified by Conditional Uses Categories**

These two (2) tables provide, as of January 2006, a count of the number of business establishments and an estimate of the amount of commercial floor area for each Permitted Use and Conditional Use. These counts and estimates are further categorized by the City's three (3) Commercial Zoning Districts.

There are about 305 commercial business units (permitted and conditional uses) operating in the City of Sanibel. These commercial business units occupy about 552,000sf of commercial floor area.

In the General Commercial (GC) District, there are about:

- 160 business units occupying about 324,000sf of commercial floor area.
- 16 commercial units, comprising about 18,400sf of commercial floor area that are vacant.

In the Town Center General (TCG) Commercial District, there are about:

- 111 business units occupying about 158,000sf of commercial floor area.
- 19 commercial units, comprising about 21,600sf of commercial floor area that are vacant.

In the Town Center Limited (TCL). Commercial District there are about:

- 33 business units occupying about 70,000sf of commercial floor area.
- 2 commercial unit, comprising about 2,750sf of commercial floor area, that are vacant.

Currently built in the City's three (3) Commercial Districts, are about:

- **342 commercial units (305 in operation and 37 vacant),**
- **comprising a total of about 595,000sf of commercial floor area,**

Aggregate totals for selective commercial uses listed on Tables III-1 and III-2 are provided in the following chart:

<u>Type of Use</u>	<u>No. of Units</u>	<u>Commercial Floor Area</u>
<i>Restaurants (1)</i>	32	91,580sf
<i>Apparel shops</i>	34	67,094sf
<i>Grocery stores, food markets, delicatessens and carry-outs</i>	18	73,150sf
<i>Gift, novelty, souvenir, and shell shops</i>	30	45,800sf
<i>Real estate offices</i>	26	43,700sf

(1) There are an additional 12 restaurants (56,000sf) not located in any of the City's 3 Commercial Districts.

In addition to the above, there are 10 banks and mortgage brokers, 8 law offices 8 jewelry stores, 4 physicians offices, 3 dental offices, 4 offices of health practitioners, 1 drug store, a variety store with a pharmacy, 2 hardware stores, and 2 gasoline stations and 2 business establishments with accessory gas pumps.

Commercial land uses that are located outside the City's Commercial Zoning Districts are also listed in a table. That table is provided in this section of the report

- **Table – III-3. Inventory of Nonconforming Commercial Uses not located in a Commercial District**

Currently, there are about 17 commercial units, comprising a total of about 124,000sf of commercial floor area, not located in any of the City's three (3) Commercial Districts.

Non-residential and non-commercial land uses, such as government buildings, public facilities, churches and other institutional uses are not included in this inventory (table).

The full Inventory of Commercial Land Uses located in the City has also categorized by street address. This table has also been provided in this report.

- **Table – III-4. Inventory of Commercial Land Uses categorized by Street Address**

Non-residential and non-commercial land uses that are located in any of the City's three (3) Commercial Districts are included in this inventory (table).

Summary of Current Commercial Land Use Regulations

The following tables have been compiled to summarize and present the City of Sanibel's Current Commercial Land Use Regulations.

Table – I-1. Summary of Current Commercial Land Use Regulations

**Table – I-2. List of Permitted Commercial Uses
by Commercial District**

**Table – I-3. List of Conditional Commercial Uses
by Commercial District**

**Table – I-4. Summary of Current Off-street Parking Requirements
by Commercial Use**

**Table – I-5. Interim Commercial Land Use Regulations
(City Council Resolution no. 05-071)**

The full list of permitted and conditional uses and the complete statement of development regulations can be found in the Land Development Code.

TABLE - I-1.

Summary of Current Commercial Land Use Regulations by Commercial District			
Commercial Land Use Regulations	General Commercial District	Town Center General Commercial District	Town Center Limited Commercial District
Permitted Uses	All commercial uses, except for conditional uses, that are permitted in the City of Sanibel Sec. 126-491	Same as General District Sec. 126-511	Same as General District, except that Apparel, Children's Wear, Gift and Jewelry stores are prohibited Sec. 126-531
Conditional Uses	All conditional uses that are permitted in the City of Sanibel Sec. 126-492	Same as General District Sec. 126-512	Same as General District Sec. 126-532
Maximum Floor Area Ratio	10% for parcels larger than 20,000sf 5% for all other parcels Sec 124-494(a)	12% for parcels >20,000sf 5% for all other parcels Sec 126-514(a)	Same as Town Center General District Sec 126-534(a)
Height	45 feet above mean sea level Sec 126-494(b)	Same as General District Sec. 126-514(b)	Same as General District Sec. 126-534(b)
Front Yard Setbacks	100 feet from centerline of major roads 50 feet from centerline of local roads Sec. 126-494(c)	Same as General District Sec. 126-514(c)	Same as General District Sec. 126-534(c)
Side Yard Setbacks	25 feet for parcel with >125' of road frontage 15 feet all other parcels Sec. 126-494(d)	Same as General District Sec. 126-514(d)	Same as General District Sec. 126-534(d)
Rear Yard Setbacks	20 feet Sec. 126-494(d)	Same as General District Sec. 126-514(d)	Same as General District Sec. 126-534(d)
Coverage with Impermeable Surfaces	45% of lot area Sec 126-494(e)	Same as General District Sec. 126-514(e)	Same as General District Sec. 126-534(e)
Developed Area and Vegetation Removal	50% of lot area Sec 126-494(f)	Same as General District Sec. 126-514(f)	Same as General District Sec. 126-534(f)
Notes: Off-street Parking Requirements are not included in this table			
Sections of the Land Development Code are cited for reference to the full list of permitted and conditional uses and the complete statement of the development regulation.			

List of Permitted Commercial Uses By Commercial District

DIVISION 2. GC GENERAL COMMERCIAL DISTRICT

Sec. 126-491. Permitted uses.

(a) *Primary intended uses.* The GC general commercial district is designed to permit low intensity commercial development with a wide variety and mixture of retail, office, and service uses, with integrated residential uses offered as an alternative to commercial uses. Primary intended commercial uses in the GC general commercial district are the following, provided no such use involves on-site food preparation or processing, drive-in or drive-through facilities, outdoor storage, or combined residential and commercial development, so as to require conditional use approval:

- (1) Accounting, auditing and book keeping services.
- (2) Advertising agents.
- (3) Animal training and grooming services.
- (4) Apparel and apparel accessories stores.
- (5) Appraisers.
- (6) Architectural, engineering and surveying services.
- (7) Artists' studios.
- (8) Auctioneering services.
- (9) Auto and home supply stores.
- (10) Bait and tackle shops.
- (11) Banks.
- (12) Barber shops.
- (13) Beauty shops.
- (14) Bicycle shops.
- (15) Blueprinting and photocopying services.
- (16) Book stores.
- (17) Building contractors and subcontractors.
- (18) Building materials stores.
- (19) Business associations.
- (20) Cablevision services.
- (21) Camera and photographic supply stores.
- (22) Candy, nut and confectionery stores.
- (23) Carpet and upholstery cleaning.
- (24) Child care services.
- (25) Children's and infant's wear stores.
- (26) Cleaning and maintenance services.
- (27) Commercial art galleries.
- (28) Commercial photography.
- (29) Communication services.
- (30) Computer services.
- (31) Credit institutions.
- (32) Dairy products stores.
- (33) Detective agencies and protective services.
- (34) Developers.
- (35) Disinfecting and exterminating services.
- (36) Drug and proprietary stores.
- (37) Florists.
- (38) Fruit and vegetable markets.
- (39) Funeral homes and parlors.
- (40) Furniture and wood products, manufacturing.
- (41) Furniture stores.
- (42) Garment pressing, and agents, laundries and dry cleaning.
- (43) Gift, novelty, and souvenir shops, including shell shops.
- (44) Hand painting and printing of textiles.
- (45) Hardware stores.
- (46) Health clubs or spas.
- (47) Hobby, toy and game stores.
- (48) Household appliance stores.

List of Permitted Commercial Uses By Commercial District

- (49) Insurance agents.
 - (50) Interior decorators.
 - (51) Jewelry stores.
 - (52) Landscape and horticultural services.
 - (53) Legal services.
 - (54) Linen supply.
 - (55) Liquor stores.
 - (56) Luggage and leather goods stores.
 - (57) Mail order houses and distributors.
 - (58) Management, consulting and public relation services.
 - (59) Mortgage bankers and brokers.
 - (60) Music stores.
 - (61) News dealers.
 - (62) Notary publics.
 - (63) Offices of dentists.
 - (64) Offices of health practitioners.
 - (65) Offices of physicians.
 - (66) Office supply stores.
 - (67) Optical goods stores.
 - (68) Packaging and labeling services.
 - (69) Paint, glass and wallpaper stores.
 - (70) Pet food stores.
 - (71) Pet shops.
 - (72) Printing, publishing and allied industries.
 - (73) Professional membership organizations.
 - (74) Radio and television stores.
 - (75) Real estate agents and managers.
 - (76) Religious goods stores.
 - (77) Repair shops.
 - (78) Retail bakeries.
 - (79) Retail nurseries, lawn and garden supply stores.
 - (80) Reupholstery and furniture repair.
 - (81) Savings and loan associations.
 - (82) Security brokers and services.
 - (83) Sewing, needlework, and piece goods stores.
 - (84) Shoe stores.
 - (85) Sign painting and lettering shops.
 - (86) Sporting goods stores.
 - (87) Stationery and card stores.
 - (88) Swimming pool cleaning and maintenance.
 - (89) Tailoring and dressmaking services.
 - (90) Taxicab services.
 - (91) Telephone message services.
 - (92) Title abstract offices.
 - (93) Tobacco shops.
 - (94) Tool and equipment rental.
 - (95) Travel agents.
 - (96) Uniform supply stores.
 - (97) Used merchandise stores.
 - (98) Variety or department stores of at least 5,000 square feet of floor area.
 - (99) Veterinary services.
 - (100) Video equipment and tapes, sales and rentals.
 - (101) Warehousing and storage.
- (b) *Other permitted uses.* The following uses are also permitted in the GC general commercial district:
- (1) Single-family dwellings.
 - (2) Duplex dwelling units.
 - (3) Residential cluster developments and multifamily developments, subject to the provisions of section 86-71.
 - (4) Occupancy of a dwelling unit by one family.
 - (5) Public facilities.
 - (6) Rental of a dwelling unit by one family for periods of no less than four consecutive weeks.

List of Conditional Commercial Uses By Commercial District

DIVISION 2. GC GENERAL COMMERCIAL DISTRICT

Sec. 126-492. Conditional uses.

The following uses in the GC general commercial district shall be permitted as conditional uses subject to the conditions and procedures set forth in articles II and IV of this chapter:

- (1) Assisted living facilities.
- (2) Any drive-in or drive-through facility in conjunction with a permitted, or approved conditional, commercial use; except that drive-up, drive-through or drive-in lanes with carry-out service windows shall not be permitted in or at any eating place, restaurant, food service operation or beverage or liquor store; and except that formula restaurants shall not be permitted in this, or in any, district of the city.
- (3) Any permitted, or approved conditional, commercial use involving on-site food preparation or processing; except that drive-up, drive-through or drive-in lanes with carry-out service windows shall not be permitted in or at any eating place, restaurant, food service operation or beverage or liquor store; and except that formula restaurants shall not be permitted in this, or in any, district of the city.
- (4) Automobile and other motorized vehicle rental agencies.
- (5) Automotive repair shops.
- (6) Bicycle rentals.
- (7) Boat and canoe rentals.
- (8) Car washes.
- (9) Carry-out food stores not listed as a permitted use, including ice cream shops.
- (10) Caterers.
- (11) Coin-operated laundries.
- (12) Combined residential and commercial developments.
- (13) Foster family homes.
- (14) Gasoline service stations.
- (15) Grocery stores, delicatessen stores, and food markets.
- (16) Increased-density below market rate housing.
- (17) Institutional uses.
- (18) Marine sales and repair shops.
- (19) Motion picture theatres, except drive-in.
- (20) Outdoor storage in conjunction with a permitted, or approved conditional, commercial use.
- (21) Public utility uses.
- (22) Rehabilitation centers.
- (23) Residential child caring facilities.
- (24) Restaurants and other eating places; except that:
 - a. Drive-up, drive-through or drive-in lanes with carry-out service windows shall not be permitted in or at any eating place, restaurant, food service operation or beverage or liquor store; and
 - b. Formula restaurants shall not be permitted in this, or in any, district in the city.
- (25) Social service homes.
- (26) Theatres for live performances.

List of Permitted Commercial Uses By Commercial District

DIVISION 3. TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT

Sec. 126-511. Permitted uses.

(a) *Primary intended uses.* The TCG town center general commercial district is designed to provide a wide variety and mixture of retail, office, and service uses, along with integrated residential uses of low and moderate intensities. Primary intended commercial uses for the TCG town center general commercial district are the same as for the GC general commercial district, but with higher permitted floor area ratios and residential densities. See subsection 126-491(a) for the listing of permitted uses.

(b) *Other permitted uses.* The following uses are also permitted in the TCG town center general commercial district:

- (1) Single-family dwellings.
- (2) Duplex dwelling units.
- (3) Residential cluster developments and multifamily developments, subject to the provisions of section 86-71.
- (4) Occupancy of a dwelling unit by one family.
- (5) Public facilities.
- (6) Rental of a dwelling unit by one family for periods of no less than four consecutive

DIVISION 4. TCL TOWN CENTER LIMITED COMMERCIAL DISTRICT

Sec. 126-531. Permitted uses.

(a) *Primary intended uses.* The TCL town center limited commercial district is designed to provide an opportunity for a variety and mixture of retail, office, and service uses which serve the needs of city residents, with integrated residential uses of moderate intensity. Primary intended commercial uses for the TCL town center limited commercial district are the same as for the GC general commercial district and the TCG town center general commercial district, except that the following uses are not permitted:

- (1) Apparel and apparel accessories stores.
- (2) Children's and infant's wear stores.
- (3) Gift, novelty, and souvenir shops, including shell shops.
- (4) Jewelry stores.
- (5) See subsection 126-491(a) for the listing of other uses which are permitted.

(b) *Other permitted uses.* The following uses are also permitted in the TCL town center limited commercial district:

- (1) Single-family dwellings.
- (2) Duplex dwelling units.
- (3) Residential cluster developments and multifamily developments, subject to the provisions of section 86-71.
- (4) Occupancy of a dwelling unit by one family.
- (5) Public facilities.
- (6) Rental of a dwelling unit by one family for periods of no less than four consecutive weeks.

List of Conditional Commercial Uses By Commercial District

DIVISION 3. TCG TOWN CENTER GENERAL COMMERCIAL DISTRICT

Sec. 126-512. Conditional uses.

Conditional uses in the TCG town center general commercial district are the same as for the GC general commercial district. See section 126-492 for the listing of conditional uses.

DIVISION 4. TCL TOWN CENTER LIMITED COMMERCIAL DISTRICT

Sec. 126-532. Conditional uses.

Conditional uses in the TCL town center limited commercial district are the same as for the GC general commercial district and the TCG town center general commercial district. See section 126-492 for the listing of conditional uses.

TABLE - I-4

**SUMMARY OF CURRENT OFF-STREET PARKING REQUIREMENTS
BY COMMERCIAL USE
LDC Section 126-1361**

Commercial Retail Uses	5 spaces, plus one space for every 200sf of floor area in excess of 1000sf
Office and Service Uses	5 spaces, plus one space for every 250sf of floor area in excess of 1000sf
Food stores, delicatessens, carry-out food stores and fast food restaurants without seats	8 spaces, plus one space for every 200sf of floor area in excess of 1000sf
Restaurants, general	15 spaces, plus 1 for each 3 seats in excess of 20 seats; or 1 space for every 75sf of floor area (whichever is greater)
Restaurants, general with carry-out services	20 spaces, plus 1 for each 3 seats in excess of 20 seats; or 1 space for every 75sf of floor area (whichever is greater)
Restaurants, fast food, with seats	20 spaces, plus 1 for each 2 seats in excess of 20 seats; or 1 space for every 62.5sf of floor area (whichever is greater)
Bars and lounges	5 spaces, plus 1 for every 50sf in excess of 200sf; or 1 space for every 2 seats (whichever is greater)
Medical clinics, medical offices and dental clinics	5 spaces for each practitioner, plus 1 space for each employee; or 1 for each 200sf of floor area (whichever is greater)
Dental Offices	1 for each dentist or employee, plus 2 for each dental chair; or 1 for each 200sf of floor area (whichever is greater)
Car rentals	5 spaces, plus 1 for each car in the on-site inventory in excess of 2
Bicycle and moped rentals	5 spaces, plus 1 for each 10 bicycles in excess of 40
Boat rentals	1 space for each boat docked in the water, plus 1 for ever 3 boats >16' that are not stored in the water; and 1 for every 6 other boats, sailboards or canoes

Note: LDC Section 126-1361 provides a complete statement of parking requirements.

**INTERIM COMMERCIAL LAND USE REGULATIONS
CITY COUNCIL RESOLUTION NO. 05-171**

UNIT SIZE

The following development shall be prohibited:

- a) The combining of commercial units if the resulting unit size would exceed 2000sf in commercial floor area or the development or redevelopment of new commercial units that exceed 2000sf in commercial floor area.
- b) The combining of commercial units if the resulting unit would have more than 50 linear feet or more of commercial unit frontage within 200' of the street right-of-way or the development or redevelopment of new commercial units that have more than 50 linear feet or more of commercial unit frontage within 200' of the street right-of-way.

PROHIBITED USES

The following uses shall be prohibited:

- a) The establishment of any of the following retail uses within those commercial areas designated on attached Exhibit "A":
 - Apparel and apparel accessory stores;
 - Children's and infant's wear stores;
 - Gift, common novelty and souvenir shops, including shell shops;
 - Jewelry stores.
- b) The establishment of any new residential dwelling units in the outlying areas of the General Commercial District. This does not include the areas in the General Commercial District fronting on Periwinkle Way from Causeway Boulevard to Tarpon Bay Road.
- c) Any Formula Retail Use, except for financial and medical uses, gas and service stations, "non-formula restaurants and any business that initially started in the City of Sanibel.

Formula Retail Use means a type of retail sales activity or retail sales establishment that is required by contractual or other arrangement to maintain any of the following:

- Standardized name of business*
- Standardized business signage*
- Standardized architecture*
- Standardized (formula) array of services or merchandise*
- Trademark*
- Logo*
- Uniforms*

ARCHITECTURAL STANDARDS

The following architectural standards shall apply to all development or redevelopment of commercial land uses, and to major improvements to the exterior of existing commercial buildings:

- a) Large commercial buildings shall be designed to appear as a group of buildings that vary in scale and size.
- b) Commercial buildings shall not appear monolithic.
- c) Commercial buildings shall have architectural features and patterns that provide visual interest from the perspective of the pedestrian, bicyclist and motorist, appear to reduce building mass, and recognize and respect local character and site conditions.
- d) Large facades, both horizontal and vertical, shall be broken up to present a more human scale, particularly to the public right-of-way view and the view of nearby residential uses, if any. The following provides a basis for general standards:
 - 1. Facades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls.
 - 2. Articulation of facades and roofing shall be used to vary the building's mass, in height and width, so that it appears to be divided into distinct elements and details.
 - 3. Facades shall provide, through the use of detail and scale, visual interest that is consistent with the character of the community.
- e) All rooftop mechanical equipment protruding from the roof must be screened from public view by integrating it into a building and roof design.

Commercially-Zoned Lands

Maps of Commercial Land Use and Zoning

The following maps have been compiled as part of the City of Sanibel's Inventory of Commercial Land Uses and Zoning.

- Map – 1.** The **Commercial District Map** from the *Sanibel Plan*
- Map – 2.** The **Commercial Zoning Map** from the Land Development Code
- Map – 3.** The **Commercial Permitted Uses (Zoning) Map** pursuant to Exhibit "A" of City Council Resolution no. 05-171
- Map – 4.** A **General Land Use Map** along the Periwinkle Way Corridor, showing Commercial Zoning District Boundaries and Existing Land Use

There are about 135 acres of Commercially-zoned land in the City of Sanibel.

- about 77 acres in General Commercial District
- about 37 acres in the Town Center General Commercial District
- about 23 acres in the Town Center Limited Commercial District

These 135 acres of commercially-zoned lands represent 1.2% of the total land area, and about 3% of the total of non-conservation lands, within the City.

There are less than 10 acres of vacant commercially-zoned lands in the City



PINE ISLAND SOUND

SAN CARLOS BAY

PINE ISLAND SOUND

SANIBEL-CAPTIVA ROAD

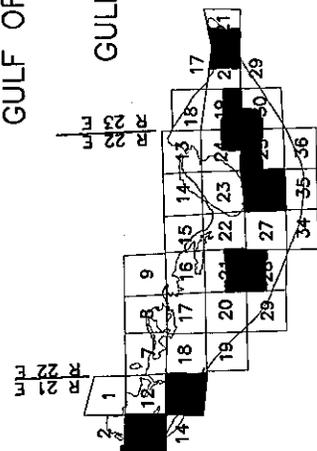
PERIWINKLE WAY

TARPON BAY

GULF OF MEXICO

GULF OF MEXICO

GULF DRIVE



SECTION DETAIL

SECTIONS INCLUDED IN THIS MAP SERIES



COMMERCIAL DISTRICT MAP

COMPILED BY: [unreadable] INC. QUINCY, ILL. 62217
SANIBEL, FLORIDA
DATE: [unreadable]



PINE ISLAND SOUND

SAN CARLOS BAY

PINE ISLAND SOUND

PERIWINKLE WAY

SANIBEL-CAPTIVA ROAD

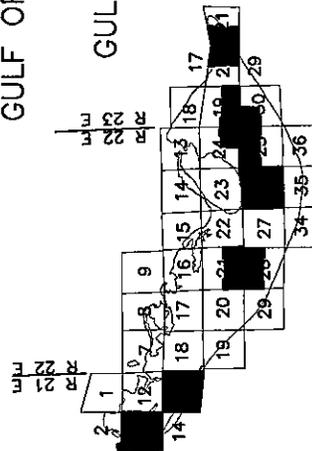
TARPON BAY

GULF OF MEXICO

GULF OF MEXICO

GULF DRIVE

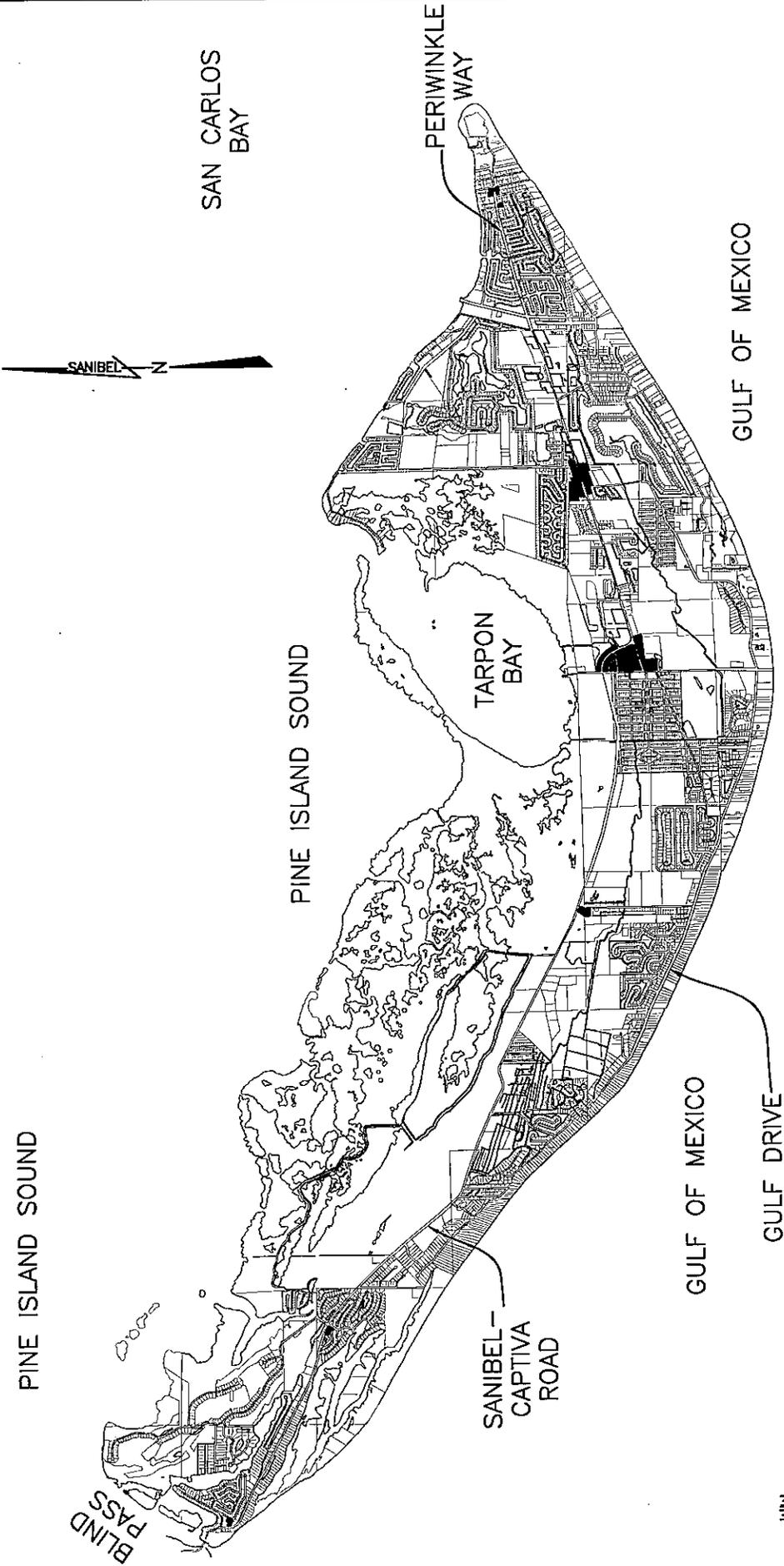
-  GENERAL COMMERCIAL DISTRICT
-  TOWNCENTER COMMERCIAL DISTRICT
-  TOWNCENTER COMMERCIAL DISTRICT



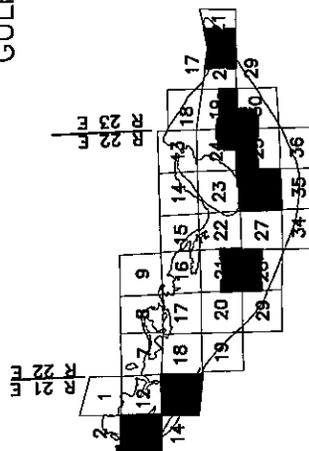
SECTION DETAIL
 ■ SECTIONS INCLUDED IN THIS MAP SERIES

CONFILED BY: [illegible]
 DATE: [illegible]
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 APPROVED BY: [illegible]

COMMERCIAL ZONING MAP



-  OUTLYING COMMERCIAL ZONED LANDS PROHIBITING SPECIFIC COMMERCIAL USES AND ALL ADDITIONAL RESIDENTIAL USES.
-  COMMERCIAL ZONED LANDS PROHIBITING SPECIFIC COMMERCIAL USES.
-  OTHER COMMERCIAL ZONED LANDS.



SECTION DETAIL
 SECTIONS INCLUDED IN
 THIS MAP SERIES

COMPILED BY:
 Ben, Wheeler, Lutz & Korsh, Inc.
 1000 W. WASHINGTON ST., SUITE 100, SANIBEL, FLORIDA 34110
 (813) 481-1001

COMMERCIAL PERMITTED USES (ZONING) MAP
 PURSUANT TO EXHIBIT "A" OF CITY COUNCIL RESOLUTION NO. 05-171

PINE ISLAND SOUND

SAN CARLOS BAY

PERIWINKLE WAY

PINE ISLAND SOUND

SANIBEL-CAPTIVA ROAD

GULF OF MEXICO

GULF OF MEXICO

GULF DRIVE

Inventory of Commercial Land Uses

These tables have been compiled to present the inventory of Commercial Land Uses in the City of Sanibel. These tables include:

Table – III-1. Commercial Land Use Inventory - Permitted Uses

Table – III-2. Commercial Land Use Inventory - Conditional Uses

Table – III-3. Commercial Uses located outside Commercial Districts

Table – III-4. Commercial Land Uses – Street Address Listing

The information used to compile this inventory was based on historical records and updated using data from the City's occupational licenses files and the Lee County Property Appraiser's on-line files and field verifications.

In the City's three (3) Commercial Districts there are about 600,000sf of commercial floor area.

Another 65,000sf of commercial floor area is not located in any of the City's Commercial Districts: about 10,000sf are nonconforming commercial uses and about 36,000sf are located in the R Housing District. The additional commercial floor area is in three (3) golf course clubhouses and administrative facilities and two (2) Special Use Districts (a marina and a medical facility).

The information in these tables is general in nature and is best used for its aggregate value. Although the information in this report is detailed, it is not based on a specific analysis of any specific parcel or area. The Planning Department is continuing to review this inventory for errors and omissions.

Preliminary – For Discussion Purposes Only

TABLE III - 1.

**COMMERCIAL LAND USE INVENTORY -
PERMITTED USES**

By Commercial District
GC General Commercial District
TCG Town Center General Commercial District
TCL Town Center Limited Commercial District

Permitted Uses	General LDC Sec. 126-491		Town Center General LDC Sec. 126-511		Town Center Limited LDC Sec. 126-531	
	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.
(1) Accounting, auditing and bookkeeping	3	2,300			1	770
(2) Advertising Agents						
(3) Animal training and grooming services	1	400	1	650		
(4) Apparel and apparel accessories stores	24	50,387	10	16,707		
(5) Appraisers			1	700		
(6) Architectural, engineering and surveying services			2	1,500		
(7) Artists' studios	1	2,500				
(8) Auctioneering Services						
(9) Auto and Home Supply Stores						
(10) Bait and tackle shops	1	800				
(11) Banks	2	7,200			4	14,500
(12) Barber shops			1	400		
(13) Beauty shops	1	400	5	4,450	1	750
(14) Bicycle shops	1	1,300	1	1,000		
(15) Blueprinting and photocopying services	2	2,950				
(16) Bookstores	1	1,000	2	2,950		

Permitted Uses	General Commercial LDC Sec. 126.491		Town Center General LDC Sec. 126-511		Town Center Limited LDC Sec. 126.531	
	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.
(17) Building contractors and subcontractors	8	6,750	3	3,383		
(18) Building materials stores			2	1,828		
(19) Business associations						
(20) Cablevision services	1	1,000				
(21) Camera and photographic supply stores						
(22) Candy, nut, and convectionary stores	1	1,000	1	1,350		
(23) Carpet and upholstery cleaning						
(24) Child care services	1	2,000				
(25) Children's and infant's wear shops			1	900		
(26) Cleaning and maintenance services	2	2,450				
(27) Commercial art galleries			4	3,790	2	1,500
(28) Commercial Photography			1	1,000		
(29) Communication Services						
(30) Computer services			2	2,400		
(31) Credit Institutions						
(32) Dairy products stores						
(33) Detective agencies and protective services						
(34) Developers					1	3,000

Permitted Uses	General Commercial LDC Sec. 126.491		Town Center General LDC Sec. 126-511		Town Center Limited LDC Sec. 126.531	
	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.
(35) Disinfecting and exterminating services						
(36) Drug and proprietary stores	1	1,000				
(37) Florists			3	3,930		
(38) Fruit and vegetable markets						
(39) Funeral homes and parlors						
(40) Furniture and wood products, manufacturing						
(41) Furniture stores	2	6,600				
(42) Garment pressing, and agents, laundries and dry cleaning			1	400		
(43) Gift, novelty and souvenir shops, including shell shops	20	35,578	9	7,622		
(44) Hand painting and printing of textiles						
(45) Hardware stores	1	4,800	1	7,200		
(46) Health clubs or spas	2	6,720	2	1,900		
(47) Hobby, toy, and game stores	1	850				
(48) Household appliance stores						
(49) Insurance agents			1	1,000	1	1,000
(50) Interior decorators	2	1,800			1	750
(51) Jewelry stores	4	8,100	4	3,970		
(52) Landscape and horticultural services	2	1,400				

Permitted Uses	General LDC Sec. 126-491		Town Center General LDC Sec. 126-511		Town Center Limited LDC Sec. 126-531	
	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.
(53) Legal services	3	3,270	4	3,500	1	750
(54) Linen Supply						
(55) Liquor Stores	2	2,640	1	1,850		
(56) Luggage and leather goods stores						
(57) Mail order houses and distributors						
(58) Management consulting, and public relations			1	700		
(59) Mortgage bankers and brokers	3	6,480			1	750
(60) Music stores						
(61) News dealers						
(62) Notary publics						
(63) Offices of dentists	2	1,800	1	1,000		
(64) Offices of health practitioners	1	800	3	1,850		
(65) Offices of physicians	2	4,350	1	1,000	1	700
(66) Office supply stores						
(67) Optical stores	1	1,000				
(68) Packaging and labeling services	1	750	1	700		
(69) Paint, glass, and wallpaper stores			1	700	1	2,000
(70) Pet food stores			1	700		
(71) Pet shops						
(72) Printing, publishing, and allied industries	1	800	1	800	2	1,950

Permitted Uses	General Commercial LDC Sec. 126-491		Town Center General LDC Sec. 126-511		Town Center Limited LDC Sec. 126-531	
	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.
(73) Professional membership organizations	1	3,000			1	736
(74) Radio and television stores			1	500		
(75) Real estate agents and managers	15	30,900	7	6,300	4	6,500
(76) Religious goods stores						
(77) Repair shops						
(78) Retail bakeries						
(79) Retail nurseries, lawn and garden supply stores	1	2,000				
(80) Reupholstery and furniture repair						
(81) Savings and loan associations						
(82) Security brokers and services			1	2,200	1	750
(83) Sewing, needlework and piece goods stores			1	800		
(84) Shoe stores	3	2,550	1	775		
(85) Sign painting and lettering shops						
(86) Sporting goods stores						
(87) Stationary and card shops	1	1,500				
(88) Swimming pool cleaning and maintenance						
(89) Tailoring and dressmaking services						
(90) Taxicab services					1	750

Permitted Uses	General LDC Sec. 126-491		Town Center General LDC Sec. 126-511		Town Center Limited LDC Sec. 126-531	
	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.
(91) Telephone message services						
(92) Title abstract services	2	2,600	2	1,300	1	750
(93) Tobacco shops						
(94) Tool and equipment rental			1	1,000		
(95) Travel agents			1	450		
(96) Uniform supply stores						
(97) Used merchandise stores			3	5,970		
(98) Variety or department stores of at least 5,000 sf of floor area					1	10,356
(99) Veterinary services	1	1,000				
(100) Video equipment and tapes, sales and rentals			1	1,000		
(101) Warehousing and storage			1	2,000		
TOTALS	125	214,725	93	104,125	27	50,862

TOTALS FOR ALL COMMERCIAL DISTRICTS

Total Number of Commercial Units - 245

Total Square Footage - 369,712

TABLE III - 2.

COMMERCIAL LAND USE INVENTORY
- CONDITIONAL USES

By Commercial District
 GC General Commercial District
 TCG Town Center General Commercial District
 TCL Town Center Limited Commercial District

Conditional Uses	General LDC Sec. 126-492		Town Center General LDC Sec. 126-512		Town Center Limited LDC Sec. 126-532	
	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.
(1) Assisted living facilities						
(2) Any drive-in or drive-through facility in conjunction with a commercial use						
(3) Any commercial use involving on-site food preparation or processing						
(4) Automobile and other motorized vehicle rental agencies.	1	300				
(5) Automobile repair shops	1	1,000				
(6) Bicycle rentals	1	3,000	1	3,000		
(7) Boat and canoe rentals						
(8) Car washes						
(9) Carry out food stores not listed as a permitted use, including ice cream shops	6	8,600	4	3,250		
(10) Caterers						
(11) Coin-operated laundries						

Conditional Uses	General LDC Sec. 126-492		Town Center General LDC Sec. 126-512		Town Center Limited LDC – Sec. 126-531	
	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.	No. of Uses	Sq. Ft.
(12) Combined residential and commercial developments						
(13) Foster family home						
(14) Gasoline service stations	1	2,800	1	2,000		
(15) Grocery stores, delicatessen stores and food markets	4	30,950	1	22,000	3	8,350
(16) Increased-density below market rate housing						
(17) Institutional uses						
(18) Marine sales and repair shops	1	1,800				
(19) Motion picture theatres, except drive-in			1	2,500		
(20) Outdoor storage in conjunction with a permitted, or approved conditional, commercial use						
(21) Public utility uses	2	1,850				
(22) Rehabilitation centers						
(23) Residential child caring facilities						
(24) Restaurants	19	59,560	10	21,250	3	10,770
TOTALS	36	109,860	18	54,000	6	19,120

TOTALS FOR ALL COMMERCIAL DISTRICTS

Total Number of Commercial Units - 60

Total Square Footage - 182,980

TABLE III - 3

COMMERCIAL USES
Located Outside Commercial Districts

Non-conforming Use	Sq. Ft.	Notes
Title abstract office (Periwinkle Way)	1,000	
Real Estate (Causeway Boulevard)	2,500	
Real Estate (Periwinkle Way)	1,000	
Restaurant (Sanibel-Captiva Road)	2,500	
Restaurant (West Gulf Drive)	3,000	
Repair shop (Periwinkle Way)	500	
Does not include formula restaurants located in Commercial Districts. Does not include the gift shop in the Town Center Limited Commercial District.		
Accessory to Resort Uses	Sq. Ft.	Notes
Sanibel Inn	3,000	
Holiday Inn	5,000	
Sundial	8,000	Conference facilities
Casa Ybel	8,000	
Island Inn	9,850	
West Wind Inn	2,500	
Accessory to Country Clubs	Sq. Ft.	Notes
The Dunes of Sanibel Island	3000 + admin	
Beachview Country Club Estates	3000 + admin	Special Use District
The Sanctuary at Wulfert Point	7000 + admin	Planned Unit Develop
Special Use Districts	Sq. Ft.	Notes
Sanibel Marina	1,150 + marine sales	Special Use District
Medical Facility	5,400	Special Use District

**CITY OF SANIBEL
INVENTORY OF COMMERCIAL LAND USES
STREET ADDRESS LISTING**

Prepared by the Planning Department
January 2006

NAME	ADDRESS	USE	Est. SF	NOTES
CASA YBEL RESORT Thistle Lodge	2255 Casa Ybel Road	Restaurant (230 seats)	8,100	Accessory Use
Chamber Of Commerce	1159 Causeway Boulevard	Business Service	2,500	Conditional Use
Resort Quest	1157 Causeway Boulevard	Real Estate Broker	2,500	Non-Conforming Use
SANIBEL INN Ellingtons	937 East Gulf Drive	Restaurant (100 seat)	3,000	Accessory Resort Use
Sanibel Sea Shell Industry	905 Fitzhugh	Gift shop	1,000	
Vacant	414 Lagoon Drive		1,200	
CIVIC CENTER City Administrative Offices Sanibel Civic/Senior Center CHR/City Administrative Offices	2401 Library Way	Government Government Government	700 2,900 1,500	
Sanibel-Captiva Community Bank	2475 Library Way	Bank	3,500	
Sanibel Glass and Mirror	2470 Library Way	Glass Contractor	2,000	
Tin Can Alley Gallery	2480 Library Way	Art Gallery	500	
Hirdie Girdie Gallery	2490 Library Way	Art Gallery	1,000	
HOLIDAY INN Morgans	1231 Middle Gulf Drive	Restaurant (200 seats)	5,000	Accessory Resort Use
SUNDIAL Windows on the Water Bandanna's Beach and Tennis	1451 Middle Gulf Drive	Restaurant (285 seats) Gift shop	8,000 1,000	Accessory Resort Use Accessory Resort Use
SANIBEL MARINA Sanibel Marina Sanibel Marina Gramma Dot's	634 North Yachtsman Dr.	Gas Station (3 pumps) Marine Accessories Restaurant (59 seats)	n/a 1,000 1,150	Special Use District Special Use District Special Use District

NAME	ADDRESS	USE	Est. SF	NOTES
PALM RIDGE PLACE	2330 Palm Ridge Road			
Vacant			800	
Rinaldi Fashion Shoes		Shoe Store	775	
Sandpiper of Sanibel		Jewelry-Store	1,300	
Tropical Scents		Gift Shop	1,000	
On Shore Casually		Apparel Store	1,300	
Sandpiper		Apparel Store	1,300	
Mozellas Food Works		Carryout Food Store	1,200	Conditional Use
Island Book Nook		Book Store	1,000	
Joann's		Apparel Store	1,500	
Weeds and Things		Florist	950	
Hungry Heron		Restaurant (82 seats)	1,500	Conditional Use
McEnroe Gallery		Art Gallery	1,000	
Vacant			1,000	
Chico's		Apparel Store	1,700	
Vacant			850	
CVS Pharmacy	2331 Palm Ridge Road	Variety Store	10,350	
SunTrust	2408 Periwinkle Way	Bank	4,000	
Sanibel Accommodations	2341 Palm Ridge Road	Real Estate	2,750	
Sanibel Fire & Rescue Station	2351 Palm Ridge Road	Government	15,150	
PALM RIDGE PLAZA	2400 Palm Ridge Road			
Remax Rental		Realty	800	
Remax Sales		Realty	1,600	
Island Chiropractic Center		Chiropractor	1,000	
Floral Artistry		Florist	1,500	
BAYWIND PLAZA	2402 Palm Ridge Road			
Pak-N-Ship		Packaging and Mailing	700	
Sandcastle Construction		Contractor	550	
Sanibel Wellness		Health Services	550	
Wachovia Bank	2407 Palm Ridge Road	Bank	2,000	
PALM COURT CENTER	2410 Palm Ridge Road			
Sanibel Survey		Surveyor	500	
Buyers Choice Real Estate		Realty	500	
Wooster TV & AC, Inc.		TV Repairs & Sales	500	
Auditory and Associates		Healthcare	500	
Steve & Sons		Contractor	700	
PELICAN PLACE	2440 Palm Ridge Road			
Great White Grill		Restaurant (32 seats)	1,400	Conditional Use
Goodwill Industries of SW FL		Used Merchandise	2,800	
Zebis		Computer Services	1,400	
Vacant			700	
Henshaw & Associates		Business Consultation	700	
Head to Toes by Tina		Beauty Shop	700	

NAME	ADDRESS	USE	Est. SF	NOTES
TARPON BAY CENTER	2460 Palm Ridge Road			
Sanibel Art and Picture		Art Gallery	2,000	
Designer Consignment Shop		Used Apparel/Mdse	1,920	
Island Grooming by Lisa		Pet Grooming	650	
HESS PLAZA	2495 Palm Ridge Road			
Dr Fulk Sanibel Medical Clinic		Physician's Office	700	
Times of the Islands		Publishing	1,200	
Hess Market		Food Store/ (8 bays)	4,700	Conditional Use
TOWN CENTER	2496 Palm Ridge Road			
Kelly's Cocoons		Gift Shop	950	
Subway		Carryout Food Store	900	Conditional Use
Johnny's Pizza		Carryout Food Store	900	Conditional Use
Curves		Health Fitness	900	
Beachview Steakhouse		Restaurant (180 seats)	3,000	
Pro shops		Club Admin & accessory sales	1,200	
PUNTA YBEL	359 Periwinkle Way			
Keylime Clothing		Apparel Store	2,600	
East End Deli		Carry-out Food Store	1,200	Conditional Use
SEAHORSE SHOPS	362 Periwinkle Way			
Pinnocchio's Ice Cream Shop		Carry-out Food Store	400	Conditional Use
Rosie's Grocery & Deli		Carry-out Food Store	1,200	Conditional Use
Sporty Seahorse Shop		Apparel	7,500	
Lighthouse Cafe		Restaurant (60 seats)	1,500	Conditional Use
Tuttle's Seahorse Shell Shop		Gift Shop	1,000	
Island Graphics	459 Periwinkle Way	Printing	2,150	
Rene's Jewelry/Island Girl Boutique	455 Periwinkle Way	Jewelry and Apparel Store	2,300	
Century 21	950 Periwinkle Way	Real Estate	4,000	Nonconforming Use
BP Gas Station	1015 Periwinkle Way	Gas Station (6 bays)	2,800	Conditional Use
Resort Quest	1019 Periwinkle Way	Real Estate	6,000	
Sea Shell Co.	1025 Periwinkle Way	Gift Shop	1,688	
South Seas San-Cap Properties	1020 Periwinkle Way	Real Estate	2,600	
Lazy Flamingo II	1036 Periwinkle Way	Restaurant (114 seats)	2,200	Conditional Use
Sanibel Captiva Community Bank	1037 Periwinkle Way	Bank	800	
Bait Box	1041 Periwinkle Way	Bait and Tackle Shop	800	
Dairy Queen	1048 Periwinkle Way	Restaurant (70 seats)	3,000	Conditional Use

NAME	ADDRESS	USE	Est. SF	NOTES
TREE TOPS CENTER	1101 Periwinkle Way			
Big Red Q Quick Print		Printing	800	
Gem Essence		Gift Shop	700	
Asia Direct		Gift Shop	800	
Ecophilia Design Associates		Interior Decorators	800	
Neptune's Treasures		Gift Shop	745	
Jason Maughan-Attorney		Attorney	800	
Island Vacations		Real Estate	800	
Wells Fargo Home Mortgage		Mortgage Broker	1,600	
Vacant			850	
Sprint	1137 Periwinkle Way	Utility	850	
Coldwell Banker	1149 Periwinkle Way	Real Estate	2,000	
She Sells Sea Shells	1157 Periwinkle Way	Gift Shop	1,000	
Matzaluna	1200 Periwinkle Way	Restaurant (150 seats)	7,500	Conditional Use
Royal Shell Vacations	1200 Periwinkle Way	Real Estate	2,400	
Huxter's Liquors	1201 Periwinkle Way	Liquor Store	1,500	
Huxter's Market & Deli	1203 Periwinkle Way	Carry-out Food Store	2,300	Conditional Use
Island Condo Maintenance	1205 Periwinkle Way	Property Management	1,450	
Sanibel Air	1213 Periwinkle Way	Contractor	1,400	
Jacaranda	1223 Periwinkle Way	Restaurant (190 seats)	7,000	Conditional Use
Dolce Vita	1244 Periwinkle Way	Restaurant (150 seats)	3,500	Conditional Use
Islander Trading Post	1446 Periwinkle Way	Gift Shop	2,200	
PERIWINKLE PROF. CENTER	1456 Periwinkle Way			
Barrier Island Pharmacy		Drug Store	1,000	
Quick Sanibel Pak ' N' Ship		Packaging and Mailing	750	
Sanibel Chiropractic		Chiropractor	750	
Billy's Rentals	1470 Periwinkle Way	Rental (400 bikes)	3,000	
Sanibel Steakhouse	1473 Periwinkle Way	Restaurant (53 seats)	1,800	
T-Shirt Hut	1504 Periwinkle Way	Apparel	1000	
Grande Island Vacations	1506 Periwinkle Way	Real Estate	1000	
Billy's Bikes	1509 Periwinkle Way	Sporting Goods	1,300	
Billy's Segway Tours	1509 Periwinkle Way	Tour Operator/vehicle rentals	300	Conditional Use
Hilton Grand Vacations	1509 Periwinkle Way	Property Management	1,600	
Seven-Eleven	1521 Periwinkle Way	Food Store	2,650	Conditional Use
McT's Shrimphouse	1523 Periwinkle Way	Restaurant (200 seats)	3,800	Conditional Use

NAME	ADDRESS	USE	Est. SF	NOTES
CORAL CENTER				
Schnapper's Hots	1528 Periwinkle Way	Carryout Food Store	1,500	Conditional Use
Coral Veterinary Clinic	1530 Periwinkle Way	Veterinarian	1000	
Kembre Dog Grooming	1530 Periwinkle Way	Pet Grooming	400	
A Touch Of Sanibel Pottery	1544 Periwinkle Way	Studio and Art Gallery	2,500	
Vacant	1547 Periwinkle Way		500	Conditional Use
Vacant	1547 Periwinkle Way	Restaurant (50 seats)	3,300	
Traders Restaurant	1551 Periwinkle Way	Restaurant (59 Seats)	2,100	Conditional Use
Traders Retail	1551 Periwinkle Way	Gift Shop	6,150	
Norfleet Interiors	1554 Periwinkle Way	Interior Decorator	1,000	
VIP Realty	1560 Periwinkle Way	Real Estate Office	6,000	
Sanibel Island Bookshop	1571 Periwinkle Way	Book Store	1,000	
Doctor's Eyecare Center	1571 Periwinkle Way	Optometry	1,000	
Island Gifts	1609 Periwinkle Way	Gift Shop	300	
Island Garage	1609 Periwinkle Way	Auto Repair/Towing	1,000	
ISLAND PIZZA CENTER				
Louwers Accounting	1615 Periwinkle Way	Accounting	600	Conditional Use
Island Pizza		Restaurant (48 seats)	1,500	
Custom Pin & Design		Sales/Distribution	600	
Mike McGinn		Contractor	600	
DeCorte Four		Contractor	600	
Island Home Mortgage		Mortgage Broker	600	
Barb's Cleaning		Cleaning Service	1,000	
Procom		Contractor	1,000	
Grounds by Greenways		Landscaper	600	
HEART OF THE ISLANDS				
Showcase Shells	1600 Periwinkle Way	Gift Shop	1,500	
Sanibel Home Furnishings		Home Furnishings	5,000	
Arundel's Hallmark Shoppe		Stationary Card Store	1,500	
Sell State		Real Estate	1,400	
Three Crafty Ladies		Gift Shop	1,200	
La Vigna	2425 Periwinkle Way	Restaurant (72 seats)	2,500	Conditional Use
SANIBEL HOLIDAY CENTER				
Sanibel Holiday Sales	1630 Periwinkle Way	Real Estate	1,600	
JF Smith Contractors		Contractor	800	
Healing Massage Therapy		Health Services	800	
Vacant			800	
Out Island Marine, Ltd.		Marine Sales/Services	1,800	
Dr. Hionodes		Dentist	800	

NAME	ADDRESS	USE	Est. SF	NOTES
ANCHOR POINT	1633 Periwinkle Way			
Vacant			1,400	
Murty, Attorney		Attorney	700	
Sanibel One (3-Units 2nd floor)		Property Management	1500	
Island Nutrition		Food Store	800	
Vasanta Senerat		Accountant	700	
Earth Care, Inc		Landscaper	800	
LIME TREE CENTER	1640 Periwinkle Way			
Cornerstone Kitchens		Cabinette Maker	800	
Country Gifts & Antiques		Gift Shop	860	
Island Sun		Newspaper Publication	800	
Sanibel Title		Title Abstract Office	800	
Comfort by Design		Shoe Store	850	
ISLAND MED & BUS. CTR.	1648 Periwinkle Way			
Island Dental		Dentist	1,000	
San-Cap Association of Realtors		Real Estate Broker	3,000	
Pinnical Mortgage		Mortgage Broker	4,280	
Henderson Franklin		Law Office	1,770	
Guardian Title		Title Abstract Office	800	
William Boswell		Accountant	1,000	
Bank of the Islands	1699 Periwinkle Way	Bank	6,400	
Healthpark of the Islands	1699 Periwinkle Way	Doctors	3,600	
JERRY'S	1700 Periwinkle Way			
Friday' Fine Jewelers		Jewelry Store	1,200	
Country Notions		Gift Shop	4,080	
H2O Outfitters, Inc.		Apparel Store	1,200	
Sanibel Spirits		Liquor Store	1,140	
Sanybel's Finest		Gift Shop	3,359	
Jerry's Foods		Grocery Store	26,500	Conditional Use
Bazaar Beach Stuff d/b/a		Gift Shop/Variety Store	4,262	
Sanibel Surf Shop				
Mango Bay	1711 Periwinkle Way	Apparel Store	8,450	
Sanibel Creative Tile Company	1711 Periwinkle Way	Contractor	1,000	
TAHITIAN GARDENS	1975 Periwinkle Way			
Cheeburger Cheeburger		Restaurant (200 seats)	6,000	Conditional Use
Vacant			1,200	
Vacant			1,200	
Vacant			600	
Vacant			1,000	
Wilford Lee		Home Décor	1,600	
Tahitian Surf		Apparel Store	800	
Vacant			1,600	
Cotton Veranda		Apparel Store	1,200	
Vacant			600	
Cedar Chest		Jewelry Store	1,600	
Needful Things		Gift Shop	600	
Sanibel Glass Blower		Gift Shop	1,000	
Sanibel Bead Shop		Gift Shop	800	
Vacant		Carry-out Food Store	900	Conditional Use
Sanibel Café		Restaurant (75 seats)	1,500	Conditional Use

NAME	ADDRESS	USE	Est. SF	NOTES
Coldwell Banker	2000 Periwinkle Way	Real Estate	1,200	Non-conforming Use
FOREVER GREEN	2025 Periwinkle Way			
Forever Green Ace Hardware		Hardware Store	4,800	
Forever Green Garden Center		Nursery	2,000	
Eileen Fisher		Apparel Store	1,121	
Vacant			1,200	
Vacant			1,142	
Vacant			938	
Mermaid Kitchen		Restaurant (50/150 Seats)	3,500	Conditional Use
PERIWINKLE PLACE	2075 Periwinkle Way			
Gully's Restaurant		Restaurant (72 seats)	2,160	Conditional Use
H2O Island Outfitters		Apparel Store	850	
Island Pursuit		Apparel Store	2,000	
Valhalla		Gift Shop	920	
West Wind Surf Shop		Apparel Store	2,000	
Caribbean Coast		Apparel Store	750	
Pandora's Box		Gift Shop	2,500	
Sanibel Day SPA		Health Club	2,720	
Beach House		Apparel Store	1,314	
Peach Republic		Apparel Store	1,640	
Paradise Boutique		Apparel Store	1000	
Brown Bag		Apparel Store	767	
Her Sports Closet		Apparel Store	800	
Peaches Plus		Apparel Store	764	
Trader Rick's		Apparel Store	976	
Congress Jewelry		Jewelry Store	3,000	
Footloose		Shoe Store	900	
Toys Ahoy		Toy Store	850	
Fresh Produce		Apparel Store	3,700	
The End Result		Apparel Store	1887	
Island Style		Gift Shop	1686	
Vacant			778	
Chico's		Apparel Store	3,580	
Chocolate Expressions		Candy Store	1000	
T-Shirts Place of Sanibel		Apparel Store	708	
Camp Sanibel		Apparel Store	1,000	
Cheese Nook & Gadget Shop		Food Store	1000	
Jim's Repair Shop	2133 Periwinkle Way	Repair Shop	500	Nonconforming Use
Realty Title Services	2133 Periwinkle Way	Title Abstract Office	1,000	Nonconforming Use
Island Cow	2163 Periwinkle Way	Restaurant (87 seats)	3,100	Conditional Use
SANIBEL SQUARE	2240 Periwinkle Way			
Beach Floor & Decor		Building Materials	1,018	
Sanibel Bean		Resturant (58 Seats)	3,200	Conditional Use
C Turtles		Apparel Store	1,696	
Goumas		Candy Store	1,350	Conditional Use
Molnar Electric		Building Materials	810	
Barrier Island Title Services		Title Abstract Office	600	
Nave Plumbing		Contractor	1,773	
Sanibel Rental Service		Equipment Rental	1,000	
Vacant			600	

NAME	ADDRESS	USE	Est. SF	NOTES
SANIBEL SQUARE (cont.)				
Molnar Office		Contractor	600	
Sanibel Susan		Real Estate	800	
Vacant			800	
VILLAGE OF SANIBEL				
	2340 Periwinkle Way			
San-Cap Central Reservations		Real Estate	800	
Sea Weed Gallery		Gift Shop	350	
Why Knot-Relax		Apparel Store	875	
Wilson Fine Jewelry		Jewelry Store	1,170	
Why Knot		Apparel Store	1,236	
L'il Sandy Toes		Children's Wear Store	900	
Polish Pottery Shop		Gift Shop	500	
Florida Pantry		Gift Shop	500	
Roseanne Giordani		Legal Services	1,000	
Ikki Matsumoto Art Gallery		Art Gallery	740	
Esentials for Bath and Body		Gift Shop	522	
Tommy Dixon Collections		Gift Shop	800	
Vacant			800	
Island Reporter		Newspaper	800	
Thomas Rizzo		Legal Services	800	
Victoria Ryan, PhD		Psychologist	800	
Vacant			916	
Vacant			660	
Vacant			800	
Vacant			800	
Geez Leweez		Needlework Supplies	800	
Winds Center				
	2353 Periwinkle Way			
Winds		Apparel Store	4,000	
Finnimore's Rent a Bike		Bike Rentals (100 bikes)	3,000	
Finnimore's Bike Sales		Retails Sales	1,000	
Nick Adams Photography		Photographer	1,000	
Vacant			3,000	
Lucky Dog	2359 Periwinkle Way	Apparel Store	1,000	
Sanibel Storage	2361 Periwinkle Way	Storage	2,000	
MacIntosh Bookshop	2365 Periwinkle Way	Book Store	1,950	
ISLANDER CENTER				
	2407 Periwinkle Way			
Sanibel Captiva Trust Co.		Securities Services	2,200	
All You MediSpa		Health Club/Spa	1,000	
Sanibel Goldsmith		Jewelry Store	1,100	
Cape Nails Salon		Beauty Salon	1,100	
Greenhouse Grill		Restaurant (50 seats)	3,600	Conditional Use
Vacant	2413 Periwinkle Way	Restaurant (40 seats)	2,000	Conditional Use
She Sells Sea Shells	2422 Periwinkle Way	Gift Shop	2,600	
Cottages to Castles	2427 Periwinkle Way	Real Estate	1,000	
Sunglasses International	2427 Periwinkle Way	Gift shop	1,000	
Armenia Group	2430 Periwinkle Way	Developer	3,000	
Vacant		Delicatessen	2,000	Conditional Use

NAME	ADDRESS	USE	Est. SF	NOTES
Periwinkle Consignment	2431 Periwinkle Way	Used Merchandise Store	1,250	
Bank of America	2450 Periwinkle Way	Bank	5,000	
7-Eleven	2460 Periwinkle Way	Food Store/Gas (2 bays)	2,700	Conditional Use
BAILEY'S SHOPPING CTR.	2477 Periwinkle Way			Planned Unit Devlpmnt
Sanibel Shell Service Station		Gas Sta./Towing (6 bays)	2,400	
Sanibel Beauty Salon		Beauty Salon	850	
Seafood Factory		Restaurant (240 seats)	7,000	Conditional Use
Bailey's Grog Shop		Liquor Store	1,850	
A Slight Indulgence		Jewelry Store	400	
Bailey's General Store		Grocery Store	22,000	Conditional Use
Bailey's True Value		Hardware/Variety Store	7,200	
Island Cleaners		Dry Cleaners	400	
Nick's Yogurt		Carryout Food Store	250	Conditional Use
Vacant			450	
Flower Shop of the Islands		Florist	1,480	
Sanibel Island Barber Shop		Barber Shop	400	
Shell Net		Gift Shop	1,350	
Video Scene		Video Rentals	1,000	
Island Cinema		Motion Picture Theater	2,500	
Sunset Grill	6536 Pine Avenue	Restaurant (24 seats)	1,800	Conditional Use
Santiva General Store	6536 Pine Avenue	Carry-out Food Store	2,000	Conditional Use
Lazy Flamingo	6520 Pine Avenue	Restaurant (30 seats)	2,000	Conditional Use
Lazy Flamingo, Inc.	6520 Pine Avenue	Office Space	1,500	
RABBIT ROAD CENTER	975 Rabbit Road			
Doc Ford's		Restaurant (210 seats)	5,200	Conditional Use
Vacant			1,700	
Rabbit Road Center		Child Care	2,000	
Harry Ruby Salon		Beauty Salon	400	
Comcast Cablevision		Utility	1,000	
Club Sanibel Fitness Center		Health Club	4,000	
DUNES COUNTRY CLUB	949 Sandcastle Road			Court Settlement
Rassa		Restaurant (111 seats)	3,000	
Pro shops		Club Admin & accessory sales	2,000	
Green Earth Landscaping	3889 Sanibel-Captiva Road	Retail Sales/Landscaping	1,000	Conditional Use
Coldwell Banker	5301 Sanibel-Captiva Road	Real Estate	800	
Mad Hatter	6460 Sanibel-Captiva Road	Restaurant (44 seats)	2,000	Non-Conforming Use
Vacant	520 Tarpon Bay Road		2,400	
OLDE SANIBEL SHOPPES	630 Tarpon Bay Road			
Vacant			600	
Island Paws		Pet Food Store	700	
New Spirit		Beauty Salon	1,200	
Amy's Over Easy		Restaurant (30 seats)	1,250	Conditional Use

NAME	ADDRESS	USE	Est. SF	NOTES
OLDE SANIBEL SHOPPES (cont.)				
Looking Good		Apparel	800	
Suncatcher's Dream		Gift Shop	800	
Vacant			700	
Vacant			800	
USPS Post Office	650 Tarpon Bay Road	Government	6,500	
SANIBEL PROMENADE				
Vacant	695 Tarpon Bay Road		750	
Island Winds Coiffures		Beauty Salon	750	
Sanibel Taxi		Taxi	750	
Stern, Attorney		Legal Services	750	
Sanibel-Captiva Shopper, Islander		Newspaper	750	
Interiors by Decorating Den		Interior Decorator	750	
Manzella, Income Tax		Accounting Services	750	
Investment Services Financial		Security Services	750	
Executive Title		Title Abstract Office	750	
Literacy Leadership		Education	750	
CAC Mortgage		Mortgage Broker	750	
RLR Investments		Property Management	750	
TIMBERS CENTER				
Timbers Restaurant/Sanibel Grill	703 Tarpon Bay Road	Restaurant (204 seats)	6,800	Conditional Use
Timber's Fish Market		Food Store	950	Conditional Use
Century 21		Retail Sales	1,000	
Island Management		Property Management	2,000	
Island Insurance Services		Insurance Services	1,000	
Vacant	708 Tarpon Bay Road	Restaurant (56 seats)	2,880	Conditional Use
Tower Gallery	751 Tarpon Bay Road	Art Gallery	1,000	
Twilight Pasta	751 Tarpon Bay Road	Restaurant (40 seats)	1,000	Conditional Use
TARPON BAY MARINA				
Tarpon Bay Recreation	900 Tarpon Bay Road	Gift Shop	1,000	Nat'l Wildlife Refuge
CASA YBEL RESORT				
Thistle Lodge Bar and Grill	2255 West Gulf Drive	Restaurant (230 seats)	7,500	Accessory Resort Use
The Riviera	2761 West Gulf Drive	Restaurant (92 seats)	3,500	Non-Conforming Use
John Gee & Co.	2807 West Gulf	Real Estate Broker	800	Non-Conforming Use
Island Inn Company	3111 West Gulf Drive	Restaurant (135 seats)	9,500	Accessory Resort Use
WEST WIND INN				
Normandie Inn	3345 West Gulf Drive	Restaurant (69 seats)	2,500	Accessory Resort Use
Woodring's Marina	1816 Woodring Road	Bait shop	400	Non-Conforming Use

NAME	ADDRESS	USE	Est. SF	NOTES
SANIBEL PROFESSIONAL CT	2323 Wooster Lane			
Kreg Information Systems		Computer Services	1,000	
Ron Urkovich		Legal Services	1,000	
Dr Alan Rembos		Dentist	1,000	
Irwin Stein Associates		Architect	1,000	
San-Cap Insurance Office		Insurance Agents	1,000	
Vacant			1,000	
THE SANCTUARY at WP CC	2801 Wulfert Road			
Restaurant and Grill		Restaurant (seats)	7,500	Planned Unit Devlpmt
Pro shops/Administration		Club admin & accessory sales	18,000	

