

| Planning Application   |  |  |                                 |                            |
|--|--|--|---------------------------------|----------------------------|
| Project Number<br>PL20260012   | Master Project<br>Appealing Decision on Unlimited Biking ID# 25-4085 | Type<br>Appeal   | Status<br>Under Appeal          | Date Entered<br>03/11/2026 |
| Primary Contact<br>Stephen Robinson Brown Jr, Address:PO Box 138, Phone:(239) 246-6993 |  | Primary Location<br>2407 PERIWINKLE WAY, Unit:3, SANIBEL, FL 33957                                 |                                 |                            |
| Planning Application Details   |  |  |                                 |                            |
| Commercial Application<br><input type="checkbox"/>                                     | Department<br>Planning   | Planner<br>Savannah White  | Jurisdiction<br>City of Sanibel | Site Area (Acres)          |
| Name<br>Appealing Decision on Unlimited Biking ID# 25-4085                             |  | Location Description<br>PARL IN S W 1/4 OF SE 1/4 DESC IN OR 1118 PG 0176 LESS R/W OR 1781 PG 4211 |                                 |                            |
| Expiration Date<br>MM/dd/yyyy  | Date Closed<br>MM/dd/yyyy  | Entered By<br>Web Registered   |                                 |                            |
| Comments   |  |  |                                 |                            |

I am filing this appeal of the Planning and Zoning Commissions February 24<sup>th</sup> meeting's Conditional Use Permit for Unlimited Biking (ID# 25-4085) for the following two reasons:

1. **Safety Concerns.** As brought up in Planning and Zoning public comments and by members of the planning commission during the February 24<sup>th</sup> meeting. Unlimited Biking applied for an almost identical CUP at the same location five years ago. The principal reason this was denied by a vote of 7-0 was over the safe operations of a bike rental at that location. There was very little mentioned about upgrades to the site that would alleviate the safety concerns. In fact, the 70 bikes requested in 2021 is now a request for 100 bikes. In looking for administrative consistency, I'm concerned this application went from a 7-0 denial to a 6-0 approval with little to no positive changes in addressing the safety concerns in renting both bikes and e-bikes.
2. **Intensity of Use –** Under sec 126-102(4), “the proposed development intensity of the formula retail store shall not exceed that of other low and moderate intensity retail uses that are permitted on the site of the formula retail store.” From previous discussions of this applicant, and also anyone who lives on this island knows, a bike rental business does not have the same intensity of use and customer flow as the mix of businesses currently planned or located at 2407 Periwinkle Way. For this reason, a multinational franchise should not be allowed within this space per the city code.

While I truly respect the biking behemoth that Mr. Ugdur has created, I feel this may not be the next franchise and precedent setting entity Sanibel wants to approve under a Conditional Use Permit. I have nothing but respect for both the planning department and the members of the Sanibel Planning Commission. I do however feel this decision was erroneous and the reason I have chosen to exercise my right as a resident of Sanibel to appeal their approval. I will fully support the city's decision regardless of the outcome and only want our island and its unmatched sense of community to thrive.

Sincerely,  
Stephen Brown Jr  
Sanibel FL