



Hakan Ugdur

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City of Sanibel

Planning Department
Planning Commission

Dear City of Sanibel Planning Team,

My name is Hakan Ugdur, and I am the Founder and CEO of Unlimited Biking, an international bicycle rental and tour company currently operating in 19 cities worldwide.

We are preparing to open a new location in Sanibel and would like to provide clarity regarding our planned operations to ensure full transparency as part of the review process.

At this location, we anticipate maintaining a fleet of approximately 150 bicycles. Importantly, this store will not function as a traditional, high-traffic walk-in rental shop. Based on our operating model and historical performance in similar hospitality-driven markets, we expect that approximately 65% of our rentals will be delivery-based, serving residential homes, vacation properties, and local hotels.

Customers primarily reserve bicycles online in advance. Our staff delivers and retrieves bicycles directly from guests' accommodations, which substantially reduces in-store foot traffic, on-site parking demand, and localized congestion. The storefront itself will operate primarily as a staging and logistics hub, supporting bicycle storage, maintenance, delivery operations, and limited walk-in service.

This delivery-focused model has been successfully implemented in comparable coastal and resort communities and allows us to serve visitors efficiently while minimizing impacts to surrounding businesses, traffic patterns, and public spaces.

We are committed to operating in a manner that aligns with Sanibel's unique character, emphasizing safety, organization, and minimal disruption to the community.

Thank you for your consideration. We are happy to provide any additional information or clarification as needed.

Sincerely,

Hakan Ugdur

Founder & Chief Executive Officer
Unlimited Biking

General Conditional Use Requirements

(LDC §126-82)

(1) Compatibility; Traffic; Health, Safety and Welfare

The proposed conditional use shall not adversely affect compatibility with other uses, either on, adjacent to, or nearby the parcel; shall not adversely affect traffic flow to a significantly greater extent than permitted uses; shall not adversely affect the health, safety, and welfare of the community or its goals and objectives; and shall be inherently beneficial to the community or reasonably necessary to its convenience.

a. Compatibility; Health, Safety and Welfare

Unlimited Biking is proposed as a **Bicycle Sales and Rental** use within the Islander Center, located at **2407 Periwinkle Way**, within the Town Center General Commercial (TCG) District.

The proposed use is compatible with surrounding and adjacent uses. To the west are existing commercial uses including Sanibel Sprout and office/retail properties, as well as vacant commercial parcels. To the south is City-owned preserved land. To the north, across Periwinkle Way, are established commercial uses including Sanibel Captiva Community Bank, Gene's Books, and CVS Pharmacy. Farther west along Tarpon Bay Boulevard is the former/future Bailey's Shopping Center retail area.

The proposed bicycle rental and sales use is consistent with, and complementary to, existing commercial and recreational uses in the area. As Sanibel is a tourist-oriented community with an extensive shared-use path network, bicycle rentals provide an active recreational service that is inherently beneficial and reasonably necessary to the convenience of residents and visitors alike. Locating this use within an established commercial center supports the City's goals of concentrating activity in designated commercial areas and reducing off-island vehicle trips associated with recreational services.

The proposed use will not adversely affect the health, safety, or welfare of the community and is fully compatible with the surrounding commercial and recreational context.

b. Traffic Impacts

The proposed bicycle rental use will occupy an **existing retail unit** within the Islander Center. No outdoor storage is proposed. Bicycles will be provided to customers from within the building and accessed from the rear/side of the structure in a manner consistent with prior operations.

The use will not adversely affect traffic flow to a greater extent than other permitted retail uses. A **Traffic Impact Statement (TIS) and Parking Analysis completed in 2021** evaluated traffic generation for this use and concluded that the bicycle rental operation generated **no additional**

traffic beyond what was already permitted for the existing retail space. The proposed use and operational scale remain consistent with that analysis.

(2) Site Development Plan

Pursuant to LDC §126-82 and §82-382(13), a survey and site development plan for the Islander Center are provided. The Islander Center is an existing commercial shopping center with office, restaurant, and retail uses already developed and permitted.

Re-occupancy of an existing retail unit within the shopping center does not alter the overall site design or circulation. Consistent with LDC §126-492(5), the reuse of existing commercial space within a shopping center does not necessitate re-evaluation of the entire site. Where applicable, waiver requests have been submitted as requested by staff.

(3) Conditions of Approval

The applicant acknowledges that the Planning Commission may impose reasonable conditions of approval as necessary to protect adjacent or nearby parcels and to further the public interest with respect to location, design, intensity, landscaping, maintenance, or operation. The applicant is amenable to such conditions if deemed appropriate.

(4) Coordination with Adjoining Developments

The Islander Center is an existing, multi-tenant shopping center with shared access, parking, and circulation already provided in accordance with the Sanibel Land Development Code. Opportunities for shared parking and access are fully realized within the site.

Pedestrian connectivity is provided via existing sidewalks along the front of the buildings. The site has **direct access to the Shared Use Path along Periwinkle Way**, allowing bicycle users to access adjacent commercial uses and recreational destinations without crossing Periwinkle Way, thereby enhancing non-vehicular connectivity.

(5) Site Adequacy

The size, configuration, and existing development of the site are adequate to accommodate the proposed use. The existing arrangement of structures, parking, and circulation promotes safe vehicular and pedestrian access and minimizes the need for off-site transportation improvements.

The site is already served by utilities and infrastructure consistent with commercial development, and no off-site improvements are required to support the proposed use.

(6) Additional Evaluation Factors

a. Conformance with the Sanibel Plan

The proposed bicycle rental use is located within an area designated as **Commercial** under the Sanibel Plan and is consistent with the Plan's goals and policies for commercial activity within the TCG District.

b. Internal Compatibility

The proposed use will not adversely affect internal site compatibility. All bicycles will be stored indoors, and no changes to existing buildings, landscaping, or streetscape are proposed. The use does not introduce noise, lighting, or visual impacts inconsistent with other commercial uses in the center.

c. External Compatibility

The proposed use is compatible with existing and planned surrounding commercial uses and provides an additional recreational service within an established commercial corridor.

d. Intensity of Development

The intensity of the proposed use is consistent with the anticipated level of commercial activity for the site and surrounding area. The use does not increase building coverage, density, or demand for utilities beyond what is already accommodated by the existing development.

e. Environmental Constraints

The site is fully developed and suitable for the proposed use. No environmental impacts, hazards, or site disturbances are anticipated.

f. Off-Street Parking

Sufficient off-street parking is provided within the Islander Center to accommodate the proposed use. The **2021 Parking Analysis**, prepared in accordance with LDC §126-1361, demonstrated that parking requirements for bicycle rentals are minimal and that the center contains adequate parking supply to serve existing and proposed uses within a shared-parking context.

Bike racks may also be provided to encourage non-vehicular access consistent with City goals.

Specific Conditional Use Requirements for Bicycle Rental (LDC §126-94)

Sec. 126-94. - Vehicle rental and leasing. ... [R]ental of bicycles shall be permitted as conditional uses subject to the following conditions set forth in this section:

(1) No access driveway to any parcel on which such use is located shall be any closer than 200 feet to the intersection of Periwinkle Way with Causeway Road, Beach Road, Donax Street, Dixie Beach Boulevard, Casa Ybel Road, Palm Ridge Road, or Tarpon Bay Road, or the intersection of Tarpon Bay Road with Palm Ridge Road, as measured from the closest outermost edge of the intersecting access driveway, not including the turning radius, as extended to the centerline of the intersected street to the closest outermost edge of the intersecting street, not including the turning radius, as extended to the centerline of the intersected street.

(2) All areas in which rental cars, mopeds, bicycles, and boats are parked or stored shall be located behind minimum required setbacks and shall be counted toward the maximum permitted developed area for the parcel.

(3) Conditional use permits shall not be issued for the rental of bicycles or other human-powered vehicles which exceed 36 inches total width:

1. The access drive on Periwinkle Way for the Islander Center is not closer than 200' to any of the intersections listed.

2. The bicycles being sold and rented will be located inside the store and will meet all required setbacks and the permitted developed area for the Islander Center will not change.

3. The bicycles being rented will be not exceed 36 inches in width.

Response to Sec. 126-102 – Formula Retail Stores Specific Conditional Use Requirements

Applicability

Unlimited Biking acknowledges that the proposed use meets the City's definition of a Formula Retail Store and that Conditional Use approval is required pursuant to Sec. 126-102. This response addresses the applicable criteria for Formula Retail Stores as set forth in the Land Development Code.

City staff has confirmed that the cumulative commercial floor area occupied by Formula Retail Stores within the City of Sanibel does not exceed 60,000 square feet. Accordingly, Conditions (6) through (10) are not applicable to this application. Responses below address Conditions (1) through (5) only.

(1) Compatibility with Existing Land Uses

The proposed Formula Retail Store is located within an existing multi-tenant commercial center (Islander Center) and is compatible with existing and permitted retail, office, and service uses on the site and in the surrounding area. The use operates within an existing commercial unit and does not introduce land use conflicts with adjacent or nearby properties.

(2) Design and Operational Compatibility

The proposed use will operate entirely within an existing commercial building and will not introduce formula or standardized "cookie-cutter" architecture. No exterior building modifications are proposed. Existing architectural character, scale, and visual appearance of Islander Center will be preserved and remain consistent with the established commercial character of the area.

(3) Floor Area Limitation

The proposed Formula Retail Store will occupy approximately ±1,452 square feet, which is below the maximum 2,000 square feet permitted by Sec. 126-102(3).

(4) Development Intensity

The proposed development intensity will not exceed that of other low- and moderate-intensity retail uses permitted on the site. The use does not expand the building footprint, increase density, or intensify site development beyond what is currently approved for Islander Center.

(5) Retail Mix and Balance

The proposed Formula Retail Store will not imbalance the existing mixture of retail, office, and service uses within the commercial sector of the community. The use is complementary to existing businesses within Islander Center and contributes to the variety of visitor-serving and service-oriented commercial activity without displacing or dominating local uses.

Conditions (6) – (10)

Not Applicable. City staff has confirmed that the City's cumulative Formula Retail square footage does not exceed 60,000 square feet. As such, Conditions (6) through (10) of Sec. 126-102 do not apply to this application.