

Planning Commission Meeting

February 24, 2026

- **PLANNING COMMISSION AGENDA ITEM : 7C**
- **APPLICATION NUMBER: PL20250011 PL20260006**
- **PROJECT LOCATION: 2407 PERIWINKLE WAY UNIT 3**

APPLICANT

**BLAKE BARTHOLOMEW ON BEHALF OF
2407 PERIWINKLE SANIBEL LLC**

1974

ISSUES

1. Does the proposed development comply with the general requirements of a conditional use provided in Sanibel Code Section 126-82 – general requirements?
2. Does the proposed development comply with the specific requirements provided in Sec. 126-94. – Vehicle rental and leasing?
3. Does the proposed development comply with the specific requirements provided in Sec. 126-102. – Formula retail stores?
4. If the Planning Commission approves the application, what additional conditions should be required?

Project Location



Unit 1: Sanibel Sprout
Unit 2 Private Physicians Group
Unit 3: Vacant
Unit 4: Island Time Wines
Unit 5: Vacant (CUP allows for 50 seat restaurant)
Unit 6: Vacant

▼ ☒ Sanibel (FLUMS) - Commercial Zoning District ...

 TOWN CENTER GENERAL

 TOWN CENTER LIMITED

 GENERAL COMMERCIAL

21-12559CUP and 21-12562DP

- Applicant proposed bicycle rental with 100 bicycles at Unit #3 of Islander Center.
- Planning staff found compliance and recommended approval of the subject application with conditions.
- Planning Commission denied the applications finding noncompliance relative to the following:
 - Incompatible with other uses at the Islander Center due to traffic volume and safety
 - Lack of inter-connectivity path
 - Incompatible with external use, vehicular access and circulation
 - There is not sufficient parking for the use

Then vs. Now

Since the Planning Commission decision to deny approval of a Conditional Use Permit for bike rental at unit #3 of Islander Center:

- City Council adopted Ordinance 24-019 to reduce minimum parking requirements for nonresidential permitted and conditional uses.
 - Planning Commission voted 6-0 to recommend adoption.
 - Staff cited “less rigidity,” “flexibility for multiple occupancy centers,” and “overlapping parking demand” as reasons in support of the amendment.
- Staff has approved a site plan for an inter-connectivity path under a separate permit application.
- The mix of businesses at Islander Center and in the TCG District has changed.

SANIBEL PLAN

Table 1. Sanibel Plan policies

Plan for Development Intensity

7. Limit the intensity of conditional uses to the extent that these uses generate traffic impact to a significantly greater extent than permitted uses

Future Land Use Element

5. In an effort to maintain a proper balance between the resident-serving and resort (tourist) segments of the commercial sector of the community, the City has amended its commercial land use regulations. These regulations establish and implement the following:

- A maximum percentage of commercial floor area (balance and mix of businesses) occupied by formula retail stores
- A limit on the size of specific commercial retail units
- A limit on the size of commercial buildings
- A requirement that developments of new commercial centers and redevelopments of existing commercial centers, that contain more than 12,000 square feet of retail floor area, must demonstrate that no adverse economic or other consequence would result to this unique Island community from the development or redevelopment of the center

Future Land Use Element

6. All commercial uses, including formula retail uses, shall retain the historical and visual character of the commercial sector and the unique and diverse service and retail base in the local economy.

LAND DEVELOPMENT CODE

Formula retail store means a type of retail sales activity or retail sales establishment, with three or more store locations, that maintains any of the following, which are distinctive to, or standardized among, some or all other locations:

- Name of business;
- Business signage;
- Exterior design or architecture;
- Array of merchandise;
- Trademark or logo;
- Uniforms.

		Address	Unit(s)	Unit Size* (Square Feet)	Business	BTR (# if active)	Sign
GC	7-Eleven Store #17305A	1521 Periwinkle Way		2,640	SAME	MERC-010064	GS
	Eileen Fisher	2055 Periwinkle Way	3-4	2,330	VACANT	MERC-001634 (inactive)	BS + MS
	Emoceen Beachwear	362 Periwinkle Way	1	5,001	SAME	MERC-003039	BS
	Everything But Water	2075 Periwinkle Way	12	1,172	SAME	MERC-010311	BS
	J. McLaughlin	1616 Periwinkle Way		1,500	SAME	MERC-007880	BS
	Mango Bay Beach Company	1711 Periwinkle Way	1-9	8,451	SAME	MERC-004143	BS
	Naples Soap Company	2075 Periwinkle Way	5	750	SAME	MERC-001177	BS
	Synergy Sportswear of Florida Inc.	1981 Periwinkle Way		1,200	SAME	MERC-005132	BS
	Tiki Jims	2075 Periwinkle Way	41	1,000	SAME	MERC-010429	BS
	Wilford and Lee	2009 Periwinkle Way		1,600	SAME	MERC-001242	BS
	Flip Flop Shops (Sanibel Flip Flops)	2075 Periwinkle Way	31	875	SAME	MERC-003953	BS
General Commercial District				26,519	2026 Total		26,519
TCG	Winds	2353 Periwinkle Way		4,000	SAME	MERC-004148	GS+BS
	Town Center General Commercial District			4,000	2026 Total		4,000
TCL	CVS Pharmacy	2331 Palm Ridge Road		10,356	SAME	MERC-003604	GS
Town Center Limited Commercial District				10,356	2026 Total		10,356
Total Formula Retail Square Footage 40,875					2026 Total		40,875

* Unit size based upon BTR records or Lee County Property Appraiser if not listed on BTR

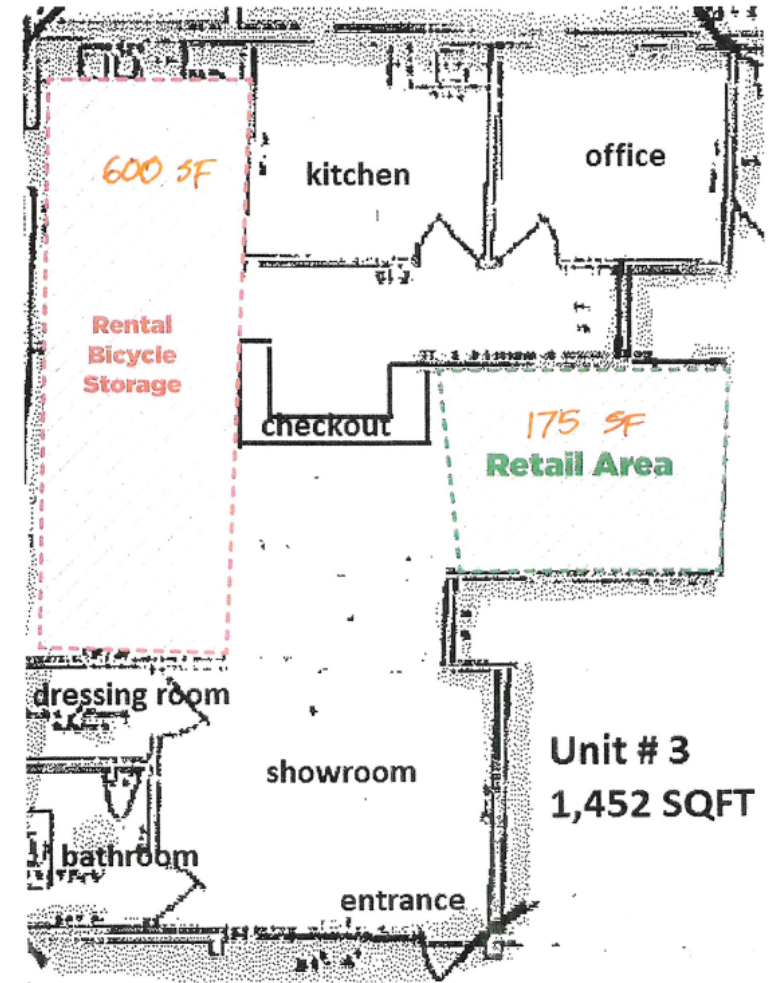
* Vacant businesses that are not yet abandoned area included in the total square fotage

City of Sanibel Ordinance 06-022 establishing formula retail standards was adopted in 2007

Last Updated 12 February 2026

PROPOSAL

- Bicycle rental and retail sales business
- Rental delivery service
- Total rental inventory of 150 bicycles stored inside
- Unlimited Biking is a formula retail store



ANALYSIS

- Proposed use is generally compatible with surrounding land uses.
 - Other bike rental businesses operate or have operated in the same commercial district within 500 feet of the proposed location.
- Traffic Impact Statement (2021), for an inventory of 100 bicycles, concludes this use results in no additional trips for this site.
- Staff concurs with the Traffic and Parking Narrative Statement that 55 existing delineated parking spaces is sufficient for the Islander Center and its tenants at full occupancy.

ANALYSIS

- An inter-connectivity path has been approved and permitted separately for construction at the Islander Center connecting the subject building with the Shared Use Path.
- The proposed use is consistent with the Future Land Use Element of the Sanibel Plan.
- There are no undue adverse impacts on any neighboring use within the Islander Center.
- Bike parking is required by a separate permit and will be installed.

ANALYSIS

- All inventory will be stored inside Unit #3.
- Bicycles greater than 36 inches total width are not proposed.

- Unlimited Biking will operate out of an existing structure (i.e., not “cookie cutter” architecture)
- Unit #3 is 1,452 square feet (less than 2,000 sf restriction)
- Unlimited Biking is consistent with low and moderate intensity retail uses
- The city’s formula retail store inventory is 40,875 sf (less than 60,000 sf threshold for City Council consideration)

Recommendation

A motion to approve including conditions related to:

- Maximum rental inventory of 100 bicycles
- Maintain off-street parking and bike parking facilities
- Delivery of bicycles to public parks or beaches is prohibited
- No outdoor storage, generally
- Other permitting and licensing requirements
- Provision of helmets and bicycle safety, wayfinding and etiquette education information



Questions?