

Proposed Amendment to PC Res. 21-25 for the addition of Bicycle Rentals

Overview of Proposed Business

There is currently a Conditional Use Permit granted by Planning Commission Resolution 21-25 for Vehicle Renting and Leasing at 975 Rabbit Road, a plaza located at the intersection of Rabbit Road and San Cap Road owned by Rosalita's Cantina Rabbit Road Real Estate, LLC. This is a request to amend the CUP to allow the rental of up to twenty Class I electric bicycles at this location.

The bicycle rental business will be owned and managed by On Island eBikes, LLC. Previously, the Planning Commission and City of Sanibel had allowed Island Taxi, LLC and Sanibel Car Rentals, Inc. to share a suite of offices at this location. Similarly, On Island eBikes, plans to share the same suite of offices with Sanibel Carts, LLC.

The Rosalita's Plaza is within half a mile from the J.N. "Ding" Darling National Wildlife Refuge and C.R.O.W. It is just a little over a mile from The Bailey-Matthews National Shell Museum and Aquarium. This location, closer to Sanibel's west end, is ideally suited for a bicycle rental company that will cater to those individuals, and groups that include individuals, who would otherwise not be able to visit these prime Sanibel locations by bicycle. With a location immediately adjacent to the Shared Use Path and miles from any other commercial businesses, On Island eBikes would like to become a mid-island pit stop where cyclists may take a short break, fill a tire with air, or pause for food or hydration while enjoying Sanibel's miles of bikeable trails.

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For the Addition of Bicycle Rentals
Traffic Impact Study/Parking Demand Analysis

The shopping plaza at 975 Rabbit Road is well situated at the intersection of Rabbit Road and San Cap Road in a mid-island location with no traffic congestion and ease of access from all directions.

The traffic flow is well established at this location, and the proposed amendment to the current Conditional Use Permit (PC 21-25) to include bicycle rentals will not have any negative impacts on traffic. The additional of bicycle rentals at this location as part of the amended conditional use will not have any traffic or parking impacts over any non-conditional (permitted) uses for this location.

There is sufficient off-street parking for biking and other vehicles.

Even with the addition of a bicycle rental business, this shopping center will have fewer businesses located here than before Hurricane Ian when there was a restaurant, a car rental business, a taxi service, a skin spa, and a health & fitness club. It is reasonable to assume that the someone wishing to rent a bike would combine this with a trip to the grocery store soon to be located here. It is also reasonable to assume that the restaurant business will take place later in the day with customers arriving for lunch after noon and, primarily, dinner later in the day, while the individuals seeking bike rentals are more likely to arrive at the plaza early in the day for a full or half-day bike rental to visit the Ding Darling. It should also be noted that one of the current businesses located at 975 Rabbit Road is a vehicle rental business that operates primarily on a delivery model with very few walk-in customers.