

Index of Public Comments**Received as of 5/18/2018****DeBruce Conditional Use Permit 18-10726**

	Sender	Date Received	Form of Communication	Time	Notes
1	Bruce Rogers	May 18, 2018	Letter/Rec'd May 18, 2018		
2	Tom and Ann Nancy Lagan	May 18,2018	Letter/Rec'd May 18, 2018		
3	Emma C. Brown	May 17,2018	Letter/Rec'd May 17, 2018		
4	Lisa Cochrane	May 16, 2018	E-mail	12:34 p.m.	
5	Mary O'Neill	May 15, 2018	E-mail	6:01 a.m.	

Testimony of Bruce A Rogers RE: Conditional Use Application to rent motor vehicles as submitted by Laura DeBruce and Jeffrey Blackman. Sanibel Planning Commission hearing on May 22, 2018.

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My name is Bruce Rogers. I reside at 1695 Serenity Lane, Sanibel, FL. I was Sanibel Planning Director from 1978 - 2005. I am a principal author of the Sanibel Plan and the Sanibel Land Development Code. During my 27 years as Planning Director I was responsible for the administration of both the Sanibel Plan and the Land Development Code.

The subject application is filed pursuant to Land Development Code Article IV Conditional Uses.

Sec 126 - 82 - General Requirements

(6) In considering a proposed conditional use for approval the Planning Commission shall evaluate the proposal in consideration of the following factors:

a. Conformance with the Sanibel Plan. No conditional use may be approved unless it is in accord with the Sanibel Plan.

IT IS APPARENT THAT ANY PROPOSAL, INCLUDING THIS ONE, WHICH PUTS ADDITIONAL MOTOR VEHICLES ON SANIBEL ROADS IS NOT IN ACCORD WITH THE SANIBEL PLAN. THIS PROPOSAL TO RENT MOTOR VEHICLES WILL, BY DEFINITION, PUT MORE MOTOR VEHICLES ON THE ROADS.

Next, consider what the Sanibel Plan actually says with respect to this application.

Sanibel Plan Sec 1.3 Economic Assumptions of the Plan

"Although difficult to do, some say impossible, means need to be pursued to reduce automobile traffic"

RENTING MOTOR VEHICLES ON SANIBEL WILL INEVITABLY ADD MOTOR VEHICLES AND THEREFORE WILL NOT BE IN ACCORD WITH THE SANIBEL PLAN. THIS IS TRUE REGARDLESS OF THE TYPE OF RENTAL MOTOR VEHICLE.

Sanibel Plan Sec 3.3.3 Transportation Element

"The Transportation Element is founded on the City's belief that ever-increasing volumes of auto traffic are not something like rainfall that has to be accepted."

Auto Ridership Reduction

"It is clear that the existing transportation system's capacity to substantially improve service can only be accomplished by reducing the use of motor vehicles to and within

the City. — — the long-term alternative , therefore, is efforts to reduce auto ridership.

ADDING RENTAL MOTOR VEHICLES, regardless of the type, IS BY DEFINITION NOT IN ACCORD WITH THE SANIBEL PLAN.

Goals, Objectives and Policies

Objective 2

“A balanced transportation system is desired which is compatible with other elements of the Sanibel Plan. It should provide to the extent possible transportation alternatives to the automobile — “

THE APPLICANT 'S PROPOSAL IS NOT IN ACCORD WITH THIS OBJECTIVE BECAUSE THEIR PROPOSAL IS A RENTAL AUTOMOBILE, NOT AN ALTERNATIVE TO THE AUTOMOBILE.

Policy 2.17

“ Continue to explore the economic, legal and practical feasibility of measures to reduce auto ridership — “

THE APPLICANT BY PROPOSING TO ADD RENTAL MOTOR VEHICLES IS BY DEFINITION NOT EXPLORING WAYS TO REDUCE AUTO RIDERSHIP. QUITE TO THE CONTRARY, THEY ARE MAKING ACCESS TO MOTOR VEHICLES MORE CONVENIENT.

THIS IS ANOTHER INSTANCE WHERE THE APPLICATION IS NOT IN ACCORD WITH THE SANIBEL PLAN, AS REQUIRED FOR CONDITIONAL USE APPROVAL.

Conclusion and Recommendation

It is the applicant's burden to demonstrate how their proposal is in accord with the Sanibel Plan. They have not done this as I have amply demonstrated in my testimony. For this reason the application should be DENIED.

If the City is persuaded that rental of these type of vehicles would be a desirable addition to Sanibel, then the proper procedure would be to amend the Sanibel Plan and Land Development Code to permit this use and set out standards for approval.

RECEIVED

MAY 18 2018

PLANNING DEPT
CITY OF SANIBEL

To PLANNING Commission

We are both (Tom LAGAN & ANN NANCY LAGAN) opposed to the two issues that are scheduled to be discussed at the public hearing scheduled for 5/22/18

(B) (A) If the planning Commission wanted to practice what they preach. They would take exception to disrupting wild life (X) in the canal in question. There is also the issue of boating safety

(X)

(A) Don't we have enough traffic on Sanibel roads now?

Tom & Ann Nancy Lagan
2444 HARBOR LANE
SANIBEL FL 33957

(X) MANATEE - BIRDS ETC

May 17, 2018

Sanibel Planning Commission
800 Dunlop Road
Sanibel, FL 33957

Re: Conditional Use Application Submitted by Laura DeBruce and Jeffrey Blackman
for the Rental of Street-Legal Electric Vehicles

Dear Commissioners,

I am writing in support of the Conditional Use Application submitted by Laura DeBruce and Jeffrey Blackman for the Rental of Street-Legal Electric Vehicles on Sanibel Island. My husband and I have been residents of Sanibel since 2011. We were drawn to Sanibel like so many others by the natural beauty and village charm that abounds.

My first reaction upon reading the Application was that approval should be a no-brainer for ecological reasons alone. I have often thought that owning an electric vehicle here in Sanibel made enormous sense. We are serious bikers and our driving on Sanibel is essentially limited to dinner out and occasional large supermarket runs where grocery bags exceed the capacity of the bike baskets. A car is rarely used. Judging from the overflow of rental bikes in the bike racks at Jerry's, visitors to Sanibel share this reluctance to get in the car. I believe that visitors who for what ever reason do not wish to rent bikes would find electric street-legal vehicles a viable alternative means for enjoying Sanibel in the slow lane. This is, after all, part of its charm.

On rereading the Application I find many other persuasive arguments in its favor. I can't imagine that the presence of seven additional Low Speed Vehicles ("LSVs") on Sanibel roads will have significant impact on traffic one way or the other, although increased visibility of electric vehicles is in itself a good thing. To anyone concerned about being slowed down by a LSV I would say that, (i) if it is In Season, traffic is probably moving at less than 25 miles an hour, (ii) distances are short so any inconvenience will be short lived, and (iii) federal and state authorities have deemed LSVs legal on roads where maximum posted speed limit does not exceed 35 miles per hour.

The proposed location of the business on Palm Ridge Court seems ideal in terms of required parking spaces and street access. The fact that unrented commercial space is being leased to a business owned by Sanibel residents is desirable. If off island businesses are supplying non-electric LSVs on Sanibel why should Sanibel not offer a cleaner alternative provided by a local business. The Application offers cogent reasons differentiating this proposal from the prior Stewart Application.

I see no meaningful and persuasive downside to the DeBruce and Blackman Application. While LSVs are not exactly an "attraction", they are fun and particularly appropriate for a tourist destination. I can see myself renting one just for the fun of it. More to the point, supporting the use of non-polluting electric vehicles by increasing their visibility on our roads will over time increase everyone's quality of life,

Respectfully submitted,

Emma C. Brown
951 Sand Castle Road
Sanibel, FL 33957

Sherri L. Enright

From: Joshua G. Ooyman
Sent: Wednesday, May 16, 2018 12:36 PM
To: Sherri L. Enright
Cc: Roy Gibson; Laura DeBruce (ldebruce@icloud.com); Jeff Blackman (jlb@debruceblackman.com)
Subject: FW: Golf cart rentals on Sanibel

FYI - see the below email comments relating to the Sanibel Carts CUP.

From: Lisa Cochrane [<mailto:doradomgmt@hotmail.com>]
Sent: Wednesday, May 16, 2018 12:34 PM
To: Joshua G. Ooyman
Subject: Golf cart rentals on Sanibel

Good morning Joshua,

I wanted to share with you my and many other thought about golf carts and golf cart rentals on Sanibel Island. Below you will find a copy of what I expressed at a planning committee meeting and below are some more items to consider.

*Lisa Newmeyer-Cochrane, Sanibel Resident. She rented a golf cart in June and now owns a similar low-speed vehicle. She is in support of this application and believes it is a no-brainer. She is also able to park in smaller spots. In season, we already experience reduced traffic and noted she would prefer to be behind a golf cart versus a car spewing exhaust. She also noted that the Island already has many people that drive 20-25 miles per hour and we have to accept that as part of the Island.

I remember one of the council members saying "that it could hold traffic up" but then so could bikes and also slow cars which we experience all the time!

Those that think that Golf Carts are too slow for the island should reconsider why they live on Sanibel Island. Do we want to support an island business to prosper from this business or do we want to keep supporting off island companies to prosper from it??

Additionally, we already allow scooter rentals on Sanibel. Golf carts are much safer and a family friendly option. Also Captiva allows golf cart rentals and it would be a shame for Sanibel to be excluded from this opportunity. In addition to scooter and golf cart rentals Captiva also rents scoot coupes and they are often on Sanibel.

Thank you for taking the time to consider the above.

Best regards,

Lisa 🐼

Lisa Newmeyer-Cochrane
Dorado Property Management
(239) 472-8875-office
(239) 246-8875-cell
(239) 472-7789-fax

Sent from my iPad
Please excuse any typos

At your service,

Lisa 🐼

Lisa Newmeyer-Cochrane
Dorado Property Management
(239) 472-8875-office
(239) 246-8875-cell
(239) 472-7789-fax

Sent from my iPad
Please excuse any typos

Sherri L. Enright

From: Joshua G. Ooyman
Sent: Tuesday, May 15, 2018 9:54 AM
To: Sherri L. Enright
Subject: FW: Sherri.enright@mysanibel.com

Fyi - comments regarding the Sanibel Carts CUP

-----Original Message-----

From: Mary [<mailto:meondo@sbcglobal.net>]
Sent: Tuesday, May 15, 2018 6:01 AM
To: Joshua G. Ooyman
Subject: Sherri.enright@mysanibel.com

Fellow Sanibel Residents,

As the owner of two homes on Sanibel I am delighted to hear about the prospect of being able to rent a vehicle on Sanibel that is in keeping with the conservational philosophy that has kept our island unique.

Electric vehicles are a growing phenomenon because they do not consume nor burn fossil fuel and sound like a kitten purring.

The forward-thinking concept of bringing an alternative to gas-polluting vehicles is a positive step for the preservation of our delicate eco system.

I have recently spent time on the Hawaiian islands and was horrified by the growing pollution problem. I visualized a better Hawaii without cars. As an island we are especially vulnerable.

We have an opportunity here to advance ourselves and become leaders in economic sensitivity. Please welcome the electric golf carts across the bridge and consider offering rebates of some kind to encourage their use.

Thank you,
Mary O'Neill

Sent from my iPhone