



# City of Sanibel

Planning Commission

## PLANNING DEPARTMENT Staff Report

**Planning Commission Meeting:** December 10, 2024  
**Planning Commission Agenda Item:** 7b.  
**Application Number:** CUP-2024-000251  
**Applicant:** Laura DeBruce on behalf of OnIsland eBikes, LLC

**RE:** Consideration of an application filed pursuant to Land Development Code Chapter 82, Article III, Division 3, Subdivision V. – Conditional Uses, Section 82-204. – Application and hearing to amend the approval granted by Resolution 21-25 and obtain a conditional use permit for the addition of bicycle rental to an existing vehicle rental use in the General Commercial district at 975 Rabbit Road, unit 6 – tax parcel (STRAP) no. 21-46-22-T3-00002.0020. The application is submitted by Laura DeBruce, the applicant, on behalf of Timothy McGowan, the property owner. **Application Nos. CUP-2024-000251.**

### ISSUES

Pursuant to *Land Development Code (LDC) Section 82-202. – Requirements* and *Section 82-203 – Conditions*, the subject application has been referred to the Planning Commission to address the following issues:

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

### ATTACHMENTS

A	Application overview
B	Applicant’s narrative response to general requirements (Sec. 126-82)

C	Applicant’s narrative response to specific requirements (Sec. 126-94)
D	Site Plan
E	Landscape Plan (as adopted by PC Res. 24-14)
F	PC Resolution 21-25

**BACKGROUND**

The subject property at 975 Rabbit Road is approximately 2.89-acres in size and located in the GC – General Commercial District and F – Mid-Island Ridge ecological zone.

The site developed as the Rabbit Road Center in 1979, a commercial center, which includes 16,582 square-foot of commercial floor area. The applicant, OnIsland eBikes LLC, proposes to share office and retail space in unit 6, alongside existing businesses Sanibel Carts and Sanibel Carts Taxi. Other businesses located at the Rabbit Road Center include a 210-seat restaurant, Rosalita’s Cantina, and A Bit of Baileys grocery store.

The subject parcel is located at the corner of the intersection at Sanibel-Captiva Road and Rabbit Road. The Shared Use Path abuts to the north and west of the center. Island Water Association facility and Special Use District is located to the west, a duplex is situated to the south, and to the east, across Rabbit Road, is St. Isabel’s Church and several single-family residences.

Recent long-form permit history at the Rabbit Road Center includes a Conditional Use Permit, approved by Resolution 24-14, for A Bit of Bailey’s grocery store. A Waiver Permit to installation, location, numbers, types, size and variety specified for commercial vegetation buffers and landscaping was approved in 2021 (PC Res. 21-26). The existing vehicle rental conditional use approval, approved by PC Resolution 21-25, allows up to 10 vehicles for taxi service or for rent.

**PROPOSAL**

The applicant is seeking to amend Planning Commission Resolution 21-15 to allow rental of up to twenty (20) class-1 e-bikes in addition to the existing vehicle rental use (10 motorized vehicles).

A copy of the Site Plan is provided with this report as **Attachment D**. The landscape plan, as approved by PC Resolution 24-14, is included as **Attachment E**.

**ANALYSIS**

Staff finds the subject application complies with general requirements of Section 126-82 for conditional uses, as it relates to no adverse impacts and external compatibility of the proposed improvements.

Staff also reviewed proposed plans for compliance with specific requirements for this type of conditional use per Section 126-94. The table below summarizes staff findings for each standard.

Section 126-94	Review Status	Notes
(1) 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.	Compliant	E-bike inventory is proposed for indoor storage.
(2) Conditional use permits shall not be issued for the rental of bicycles or other human-powered vehicles which exceed 36 inches total width.	Compliant	No bikes over 36-inches wide are proposed.

**PUBLIC COMMENT**

Staff has not received any public comment on this item.

**RECOMMENDATIONS AND CONDITIONS**

Staff has made the following findings in support of its recommendations:

- Staff finds the subject application in compliance with Section 126-82. – General requirements.
- Staff finds the application in compliance with Section 126-94 – the specific requirements for this conditional use.
- In addition to three existing conditions for vehicle rental use adopted by PC Resolution 21-25, staff recommends seven (7) additional conditions, which generally relate to permitting development for implementation of the use or to maintain compliance with prior required conditions until the use is abandoned or discontinued.

Staff, therefore, recommends approval of application CUP-2024-000251 to amend an existing conditional use approval subject to the following conditions:

1. The total number of motorized vehicles associated with vehicle rental use, including taxis, motorized rental vehicles, and employee vehicles, is ten (10) with five motorized vehicles associated with Suite 1-1A and five motorized vehicles associated with Suite 6.
2. The motorized vehicles may only park in the locations shown on the approved site plan.
3. Business Tax Receipts for Vehicle Rental and Leasing must be obtained from the City of Sanibel Finance Department prior to commencement of renting or leasing vehicles.
4. File a permit application to obtain a development permit (change of use) as needed to implement approved plans that are substantially compliant with all the conditions of this resolution.
5. Vehicle rental of bikes or class 1 e-bikes is permitted with an inventory of up to twenty (20) bikes stored indoors. Class 2 and Class 3 e-bikes are expressly prohibited from use on City of Sanibel Shared Use Paths and therefore are not permitted for vehicle rental by this resolution.

6. Maintain an improved interconnectivity path from that provides access from Unit 6 of the Rabbit Road Center to the Shared Use Path (west) to accommodate bicyclists and pedestrians, as adopted by Planning Commission Resolution 24-14.
7. Maintain vegetation and landscape buffers in compliance with the approved landscape plan, as adopted by Planning Commission Resolution 21-26.
8. Exotic species of plants which out compete or otherwise displace native plants, including Brazilian pepper *Schinus terebinthifolius*, the Cajeput or Punk tree *Melaleuca quinquenervia*, Earleaf Acacia *Acacia auriculiformis*, Lead tree *Leucaena leucocephala*, Java Plum *Syzygium cumini*, Air Potato *Dioscorea bulbifera*, Exotic Inkberry *Scaevola frutescens*, *Scaevola sericea* and Mother-in-law's Tongue/Bowstring Hemp *Sansevieria hyacinthoides* shall be removed from within the boundaries of the subject parcel. The parcel shall be kept permanently free of such exotics.
9. This permit shall not relieve the applicant from the requirement of obtaining permits from and complying with lawful requirements imposed by the US Army Corps of Engineers, the Florida Department of Environmental Protection and any applicable, local, state and federal law.
10. Many of the conditions contained herein are for information purposes to assist the applicant and are requirements of the Sanibel Code. The applicant is required to comply with all regulations of the City of Sanibel. Some conditions stated herein reflect the current code requirements applicable at the time of approval of this permit. After the issuance of the completion certificate for this development or upon expiration of the development permit, any subsequent development or change of use for the parcel must comply with the regulations in effect at that time.