

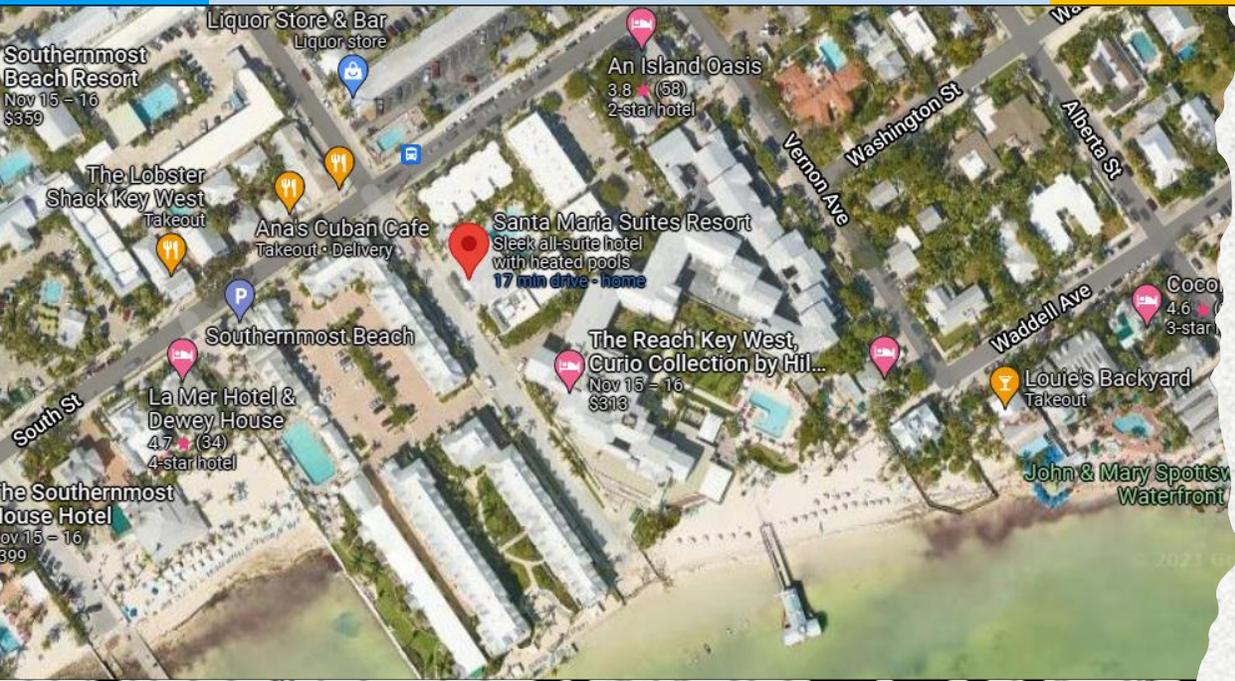


Santa Maria Resort

1401 Simonton Street

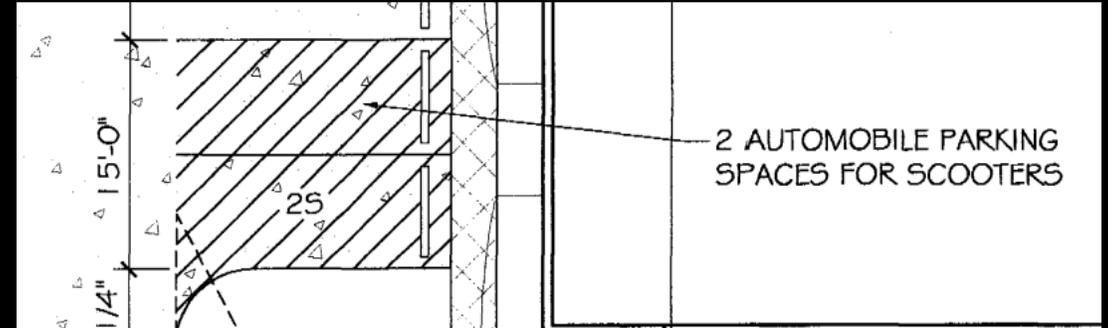
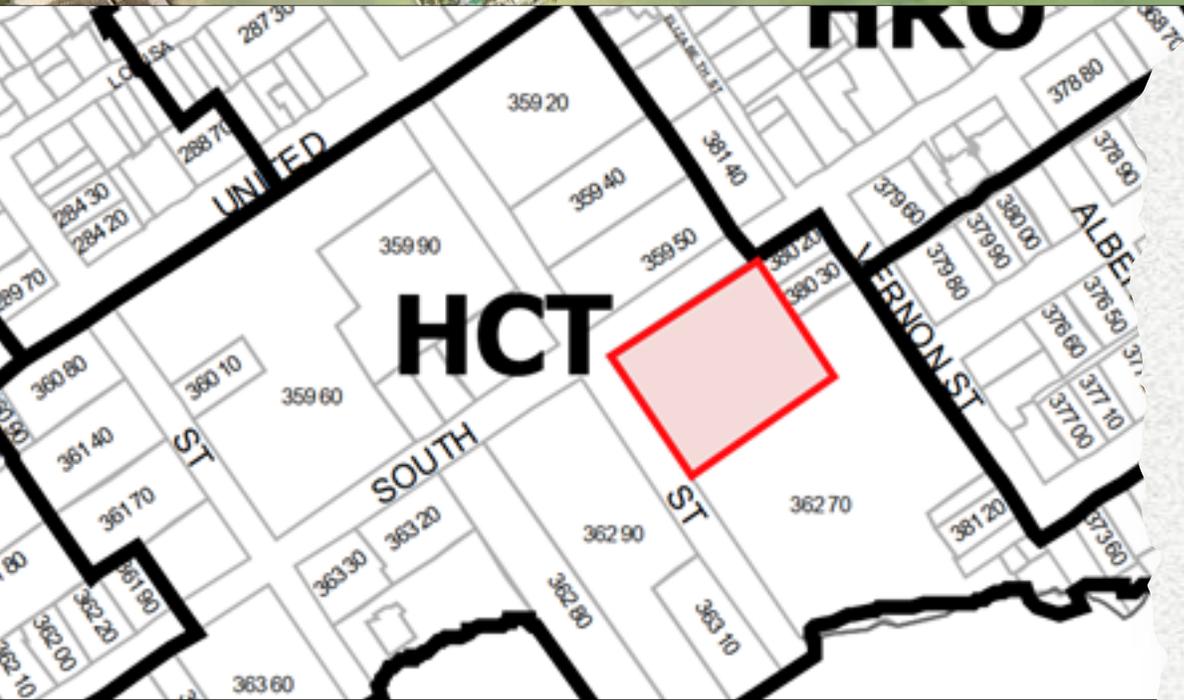
Conditional Use
Variance





Zoning and Existing Conditions

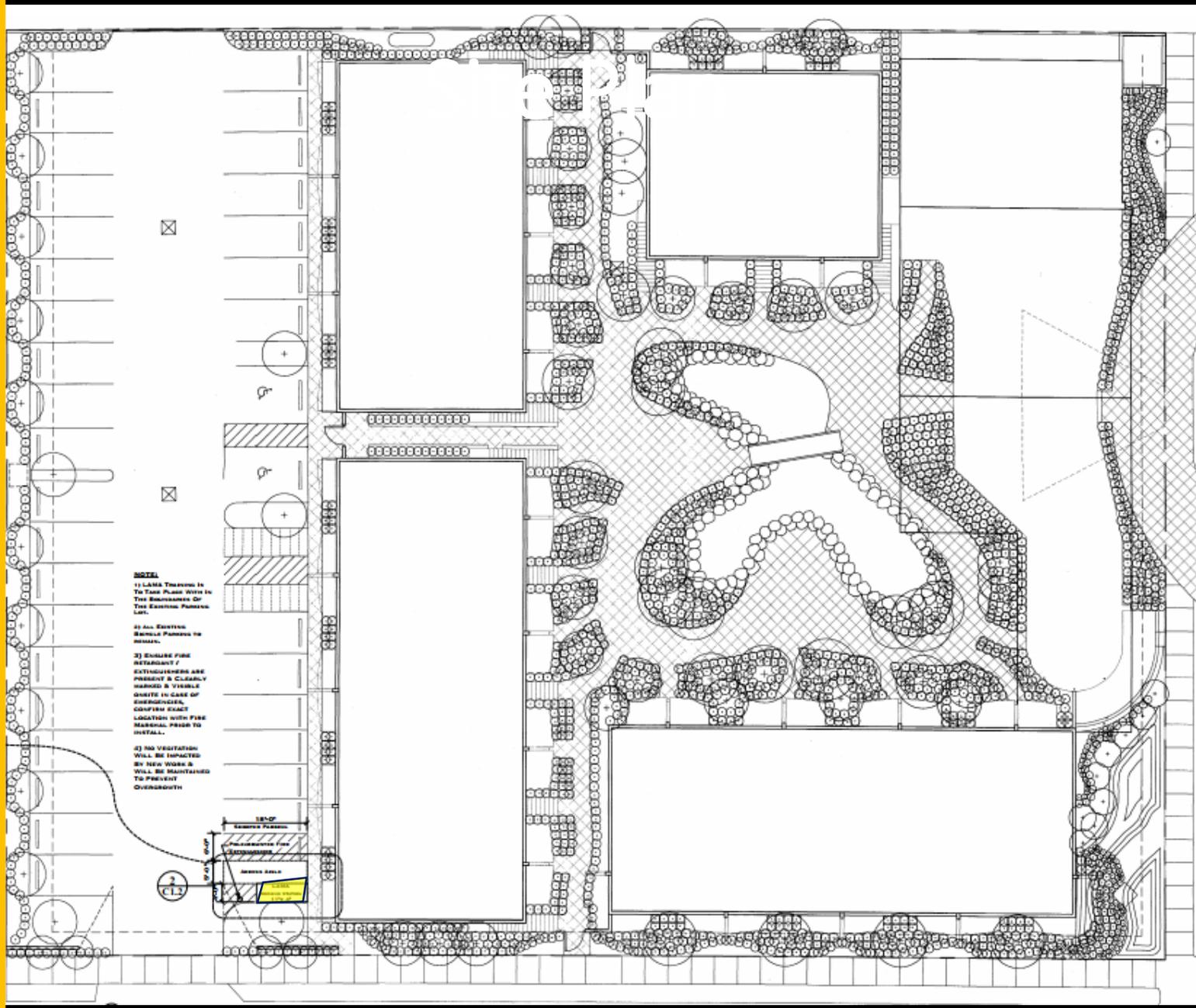
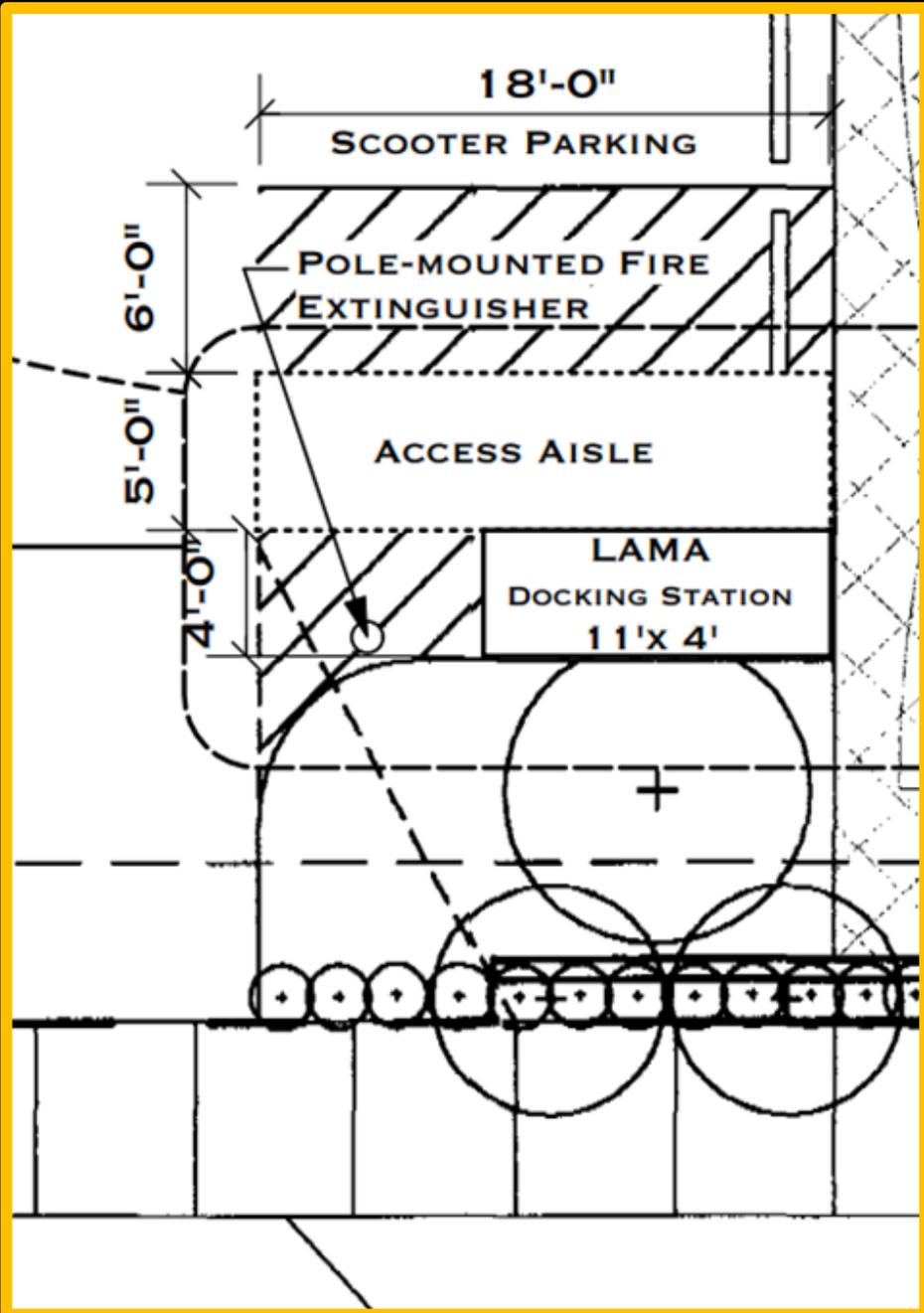
- Historic Commercial Tourist (HCT)
- 2004 Major Development Plan: 2 Compact Auto Spaces used as Scooter Parking





Application – Conditional Use

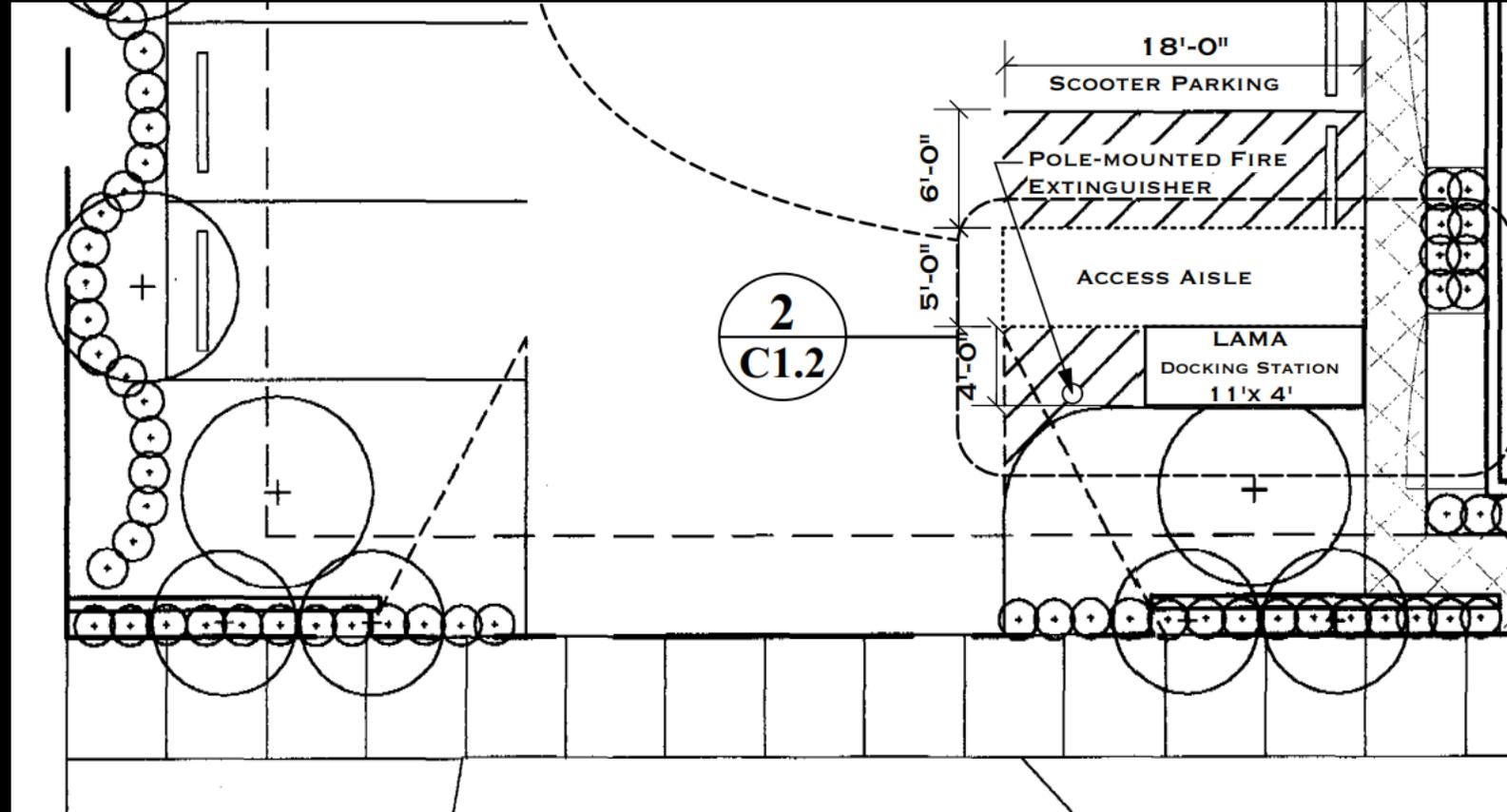
- Add Rental Service for 12 e-Kick “Lama” Scooters



Application – Variance

- Sec. 108-575(5) – Any parking deficiency be brought into conformity with an enlargement or change of use when anything creates a need for a greater number of parking spaces than that existing.

- Sec. 108-572 – Off-street parking requirements of the 39 auto spaces required (35 existing) to the 35 proposed.



Comp Plan-LDR Consistency Analysis

- Comp Plan adopted in 2013
- F.S. 163.3194 – LDRs must be consistent with Comp Plan; if inconsistencies exist, Comp Plan governs
- City began updating LDRs in 2015, abandoned in early 2017
- Applicable to Lama, at least 22 inconsistent LDRs vs. Comp Plan
- Comp Plan requires:
 - Reduced auto vehicle traffic within the Historic District (LDRs = limited & inconsistent)
 - Increased multimodal transportation to relieve congested roadways (LDRs = none)
 - Multimodal transportation LOS standards, to address current & projected transportation needs (LDRs = limited & inconsistent)
 - Reduced greenhouse gas emissions; links automobiles as producing greenhouse gases (LDRs = none)
 - Multimodal transportation improvements, to address current & projected greenhouse gas emissions (LDRs = none)

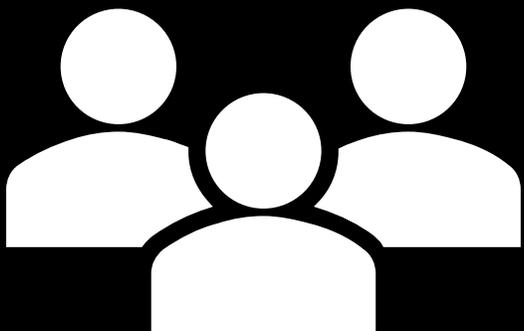
Comp Plan-LDR Consistency Analysis (cont.)

- 2 inconsistent LDRs require parking variances for Lama:
 - Sec. 108-572 – requires auto parking in and out of historic district, regardless of whether proposal is auto-reducing multimodal transportation
 - Sec. 108-575(5) – requires increases in auto parking capacity when site's uses increase auto parking demand; no methodology, framework, strategy, or requirement to reducing auto traffic or increase non-auto alternative transportation
- 2 consistent LDRs reduce auto parking
 - Sec. 108-574 – Substitution of bicycle parking spaces; N/A, since no development plan approval
 - Sec. 122-1470 – Accessory unit infill; N/A, since no new units proposed

Comp Plan-LDR Consistency Analysis (cont.)

- Lama governed by Comp Plan:
 - Reduces vehicular traffic within Historic District, proposing multimodal transportation alternative to auto-dependence
 - A multimodal transportation solution to relieve congested roadways by not consuming roadway capacity, operates consistent with bicycles
 - Reduces up to 12 greenhouse gas-emitting automobiles from City streets; round-trip rental nature does not waste fossil-fuels, eliminates need to retrieve abandoned, dockless-style
- Requirement for variance(s) to LDRs to be consistent with Comp Plan does not meet variance approval criteria
- City Planner: Project requires parking variances

Good Neighbor Policy Actions Taken



Neighbor	Address
Linda & John Donn	1308 Elizabeth St.
James & Stephanie Karch	1315 Elizabeth St.
Peter Cone	1312 Elizabeth St.
Daryl Smith	1312 Elizabeth St.
Mary Ann Matter	1309 Elizabeth St.
Dan Cocco & James Salem	1307 Elizabeth St.
Tim Maloney & Robert Maykut	703 South St.

Lama Mobility Good Neighbor Policy

10/26/21 Neighbor Meeting
1308 Elizabeth St, 5:30-6:45pm

COMMENT/ CONCERN	RESPONSE
E-Kick Scooters - Safety	
This style scooter is highly dangerous, (much more dangerous than regular scooters)	Lama scooters are as safe as bicycle use. (See attached safety memo.)
450lb people will hit and run on the scooters (<i>another neighbor clarified afterwards that the "450lb people" comment was hyperbole intended only to make a point</i>).	Users are required to be at least 16 years old, have valid driver's licenses or other government I.D., and must follow Florida law. Further, a weight limit far below 450lbs is imposed for Lama use.
Meisel will not take responsibility for accidents	The hotels are and will be fully insured to operate the Lama program.
	1. Children are not permitted to operate Lamas. Lamas

Proposed Modified Conditions of Approval

Conditional Use:

- No. 5. Geo-fencing technology shall be activated to address the concerns of Elizabeth Street neighbors of speed and parking concerns.



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