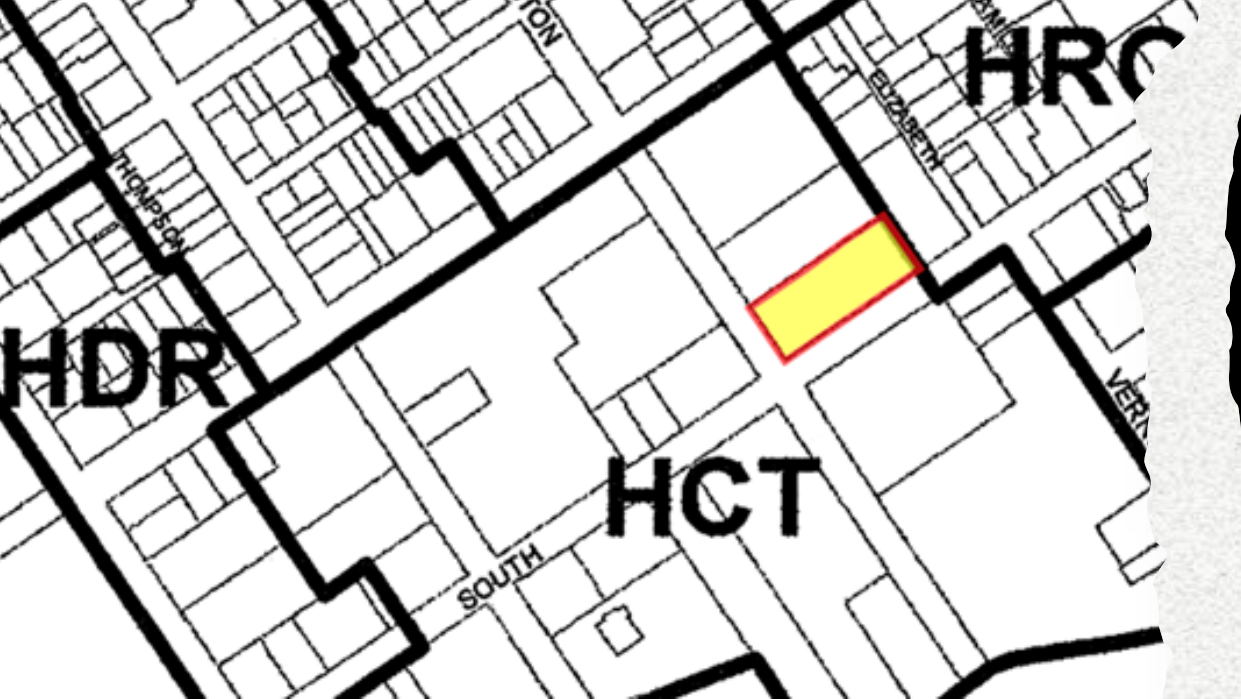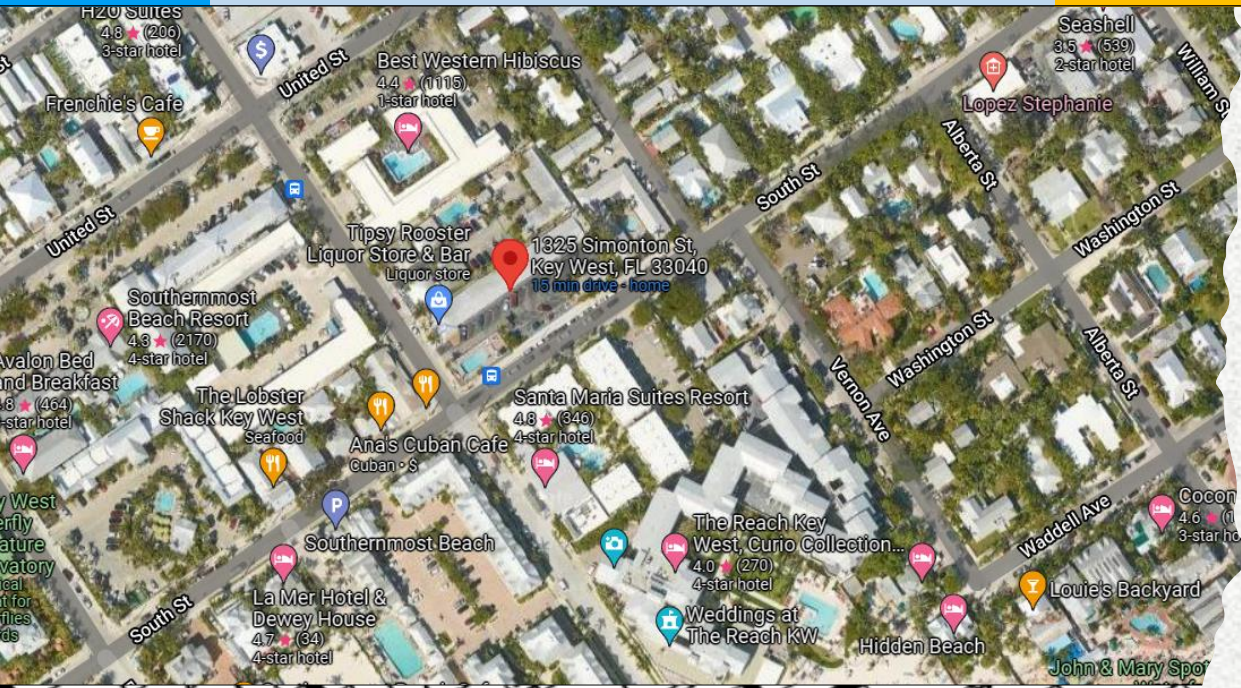# Southwinds Motel
"Spanish Gardens"
1325 Simonton Street

Conditional Use

Variance
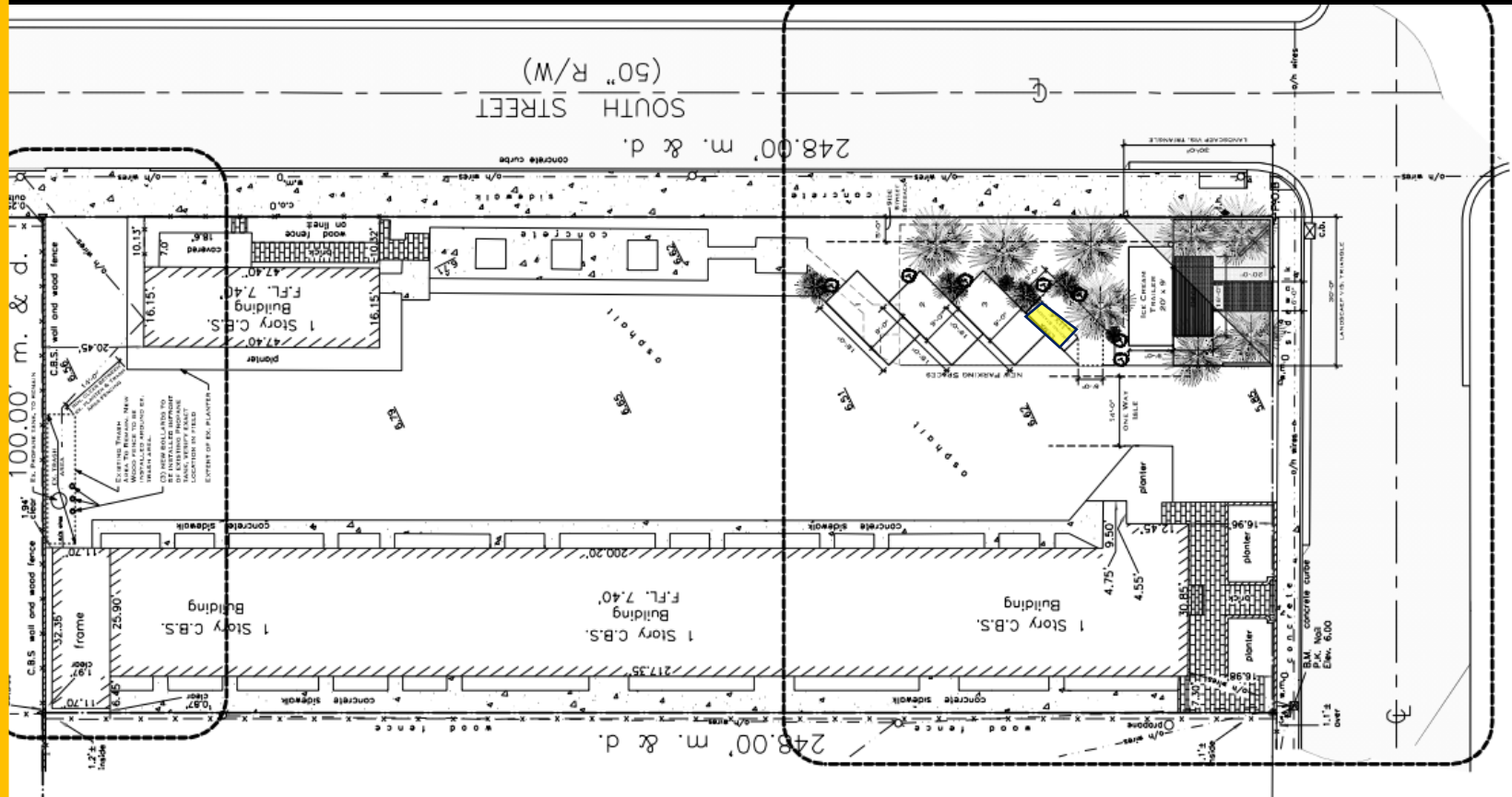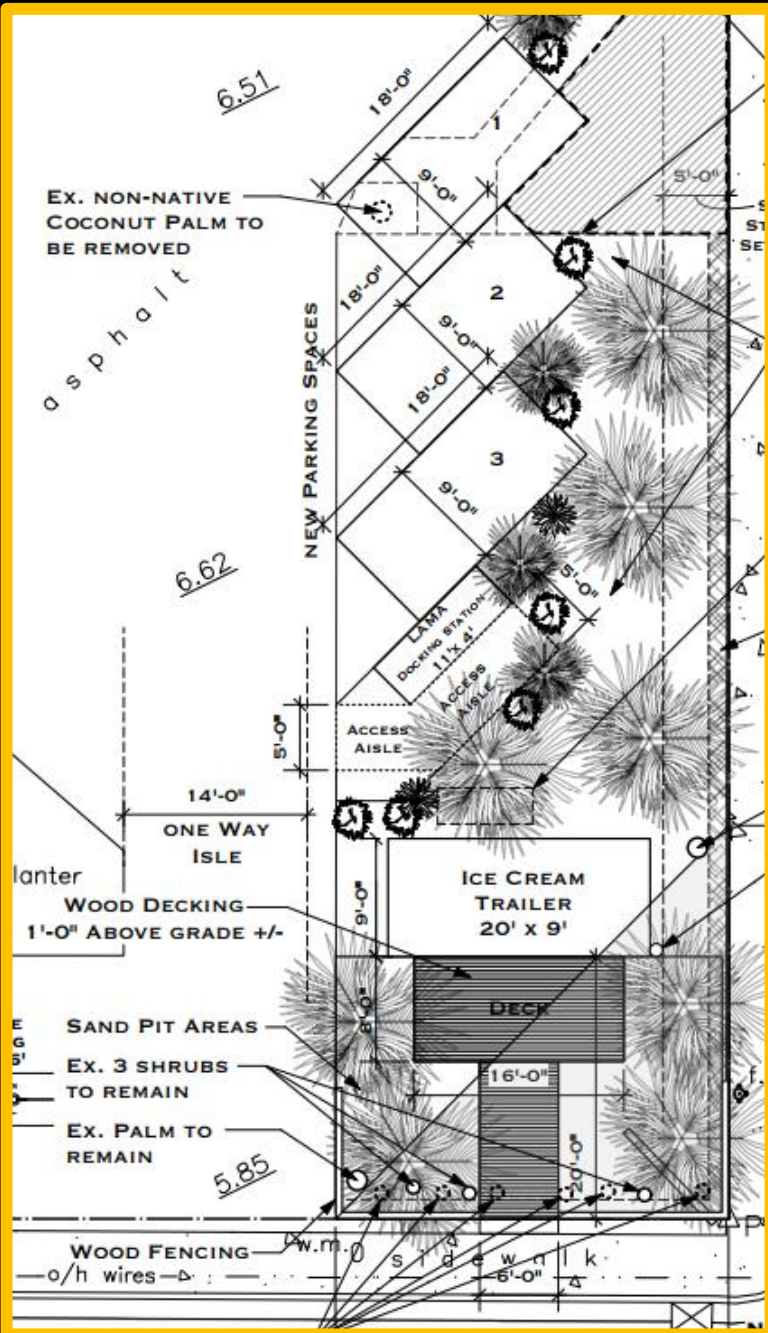
Zoning and Existing Conditions

- Historic Commercial Tourist (HCT)

- 1 of 3 lots which make up the "Southwinds Motel"

- Pool and pool deck at corner of South & Simonton, existing food and drink service to hotel guests

Application – Conditional Use

- Remove pool structure and pool deck consumption area (2,093 sq. ft.)
- Add food trailer with consumption area (160 sq. ft.)
- Add landscaping and open space (1,042 sq. ft.)
- Add auto parking (3 spaces)
- Add bicycle parking (2 spaces)
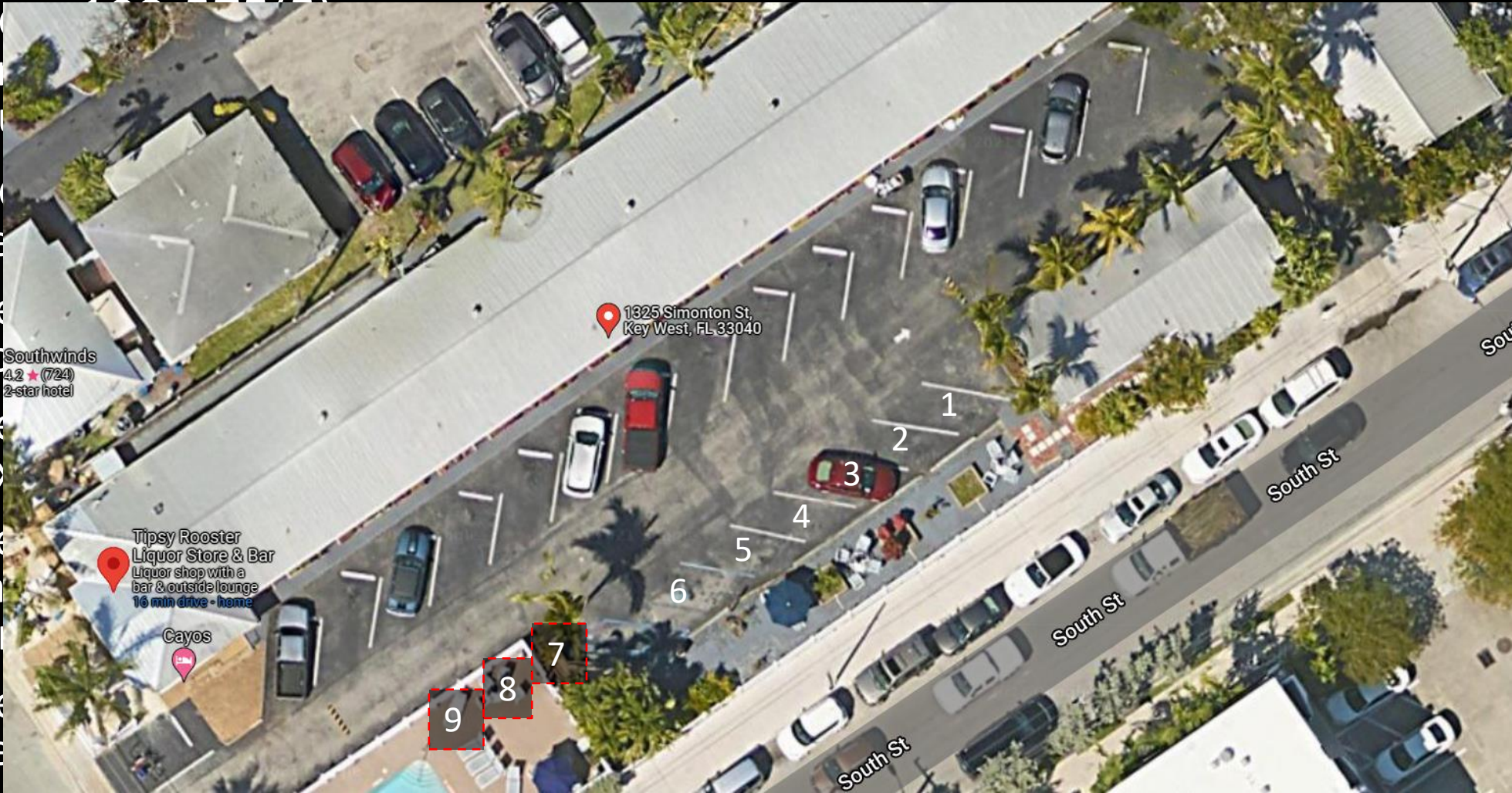- Add 12 "Lama" E-kick Scooters

Site Plan

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 28.6 auto spaces required (21 existing) to the 24 proposed.

- Sec. 108-346 – Min. open space of 3.4% from the 20% required (12.4% existing) to the 16.6% proposed.

- Sec. 108-412 – Min. landscape area of 3.4% from the 20% required (12.4% existing) to the 16.6% proposed.

- Sec. 108-414(c) – Interior parking landscape strips of 5 spaces from the required landscape strips every 10 spaces (landscape strips every 15 spaces existing) to the proposed landscape strips every 15 spaces.

- Sec. 122-900(4)b. – Max. impervious surface ratio of 13.4% from the 70% required (87.6% existing) to the 83.4% proposed.

Application – Variance

Comp Plan-LDR Consistency Analysis

- Comp Plan adopted in 2013
- F.S. 163.3194 – LDRs must be consistent with Comp Plan; if inconsistencies exists, 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)
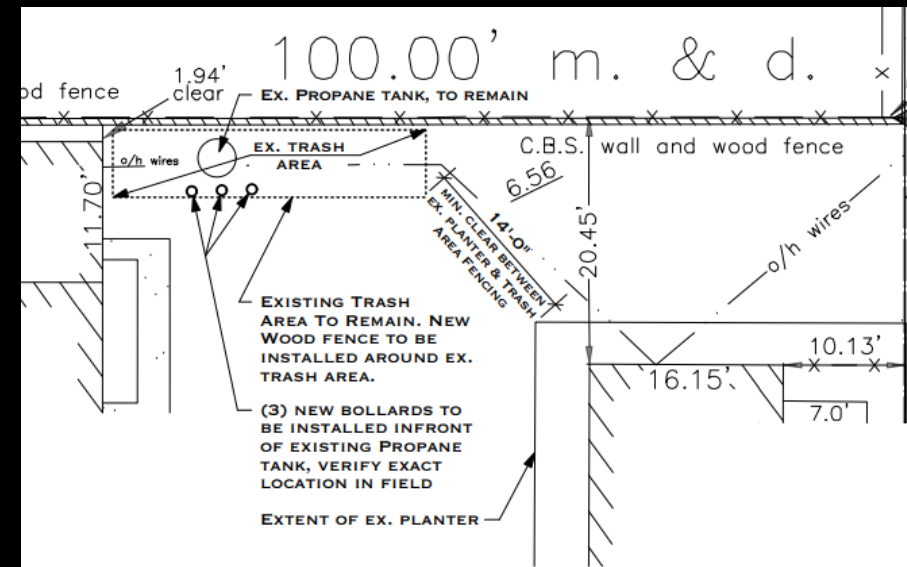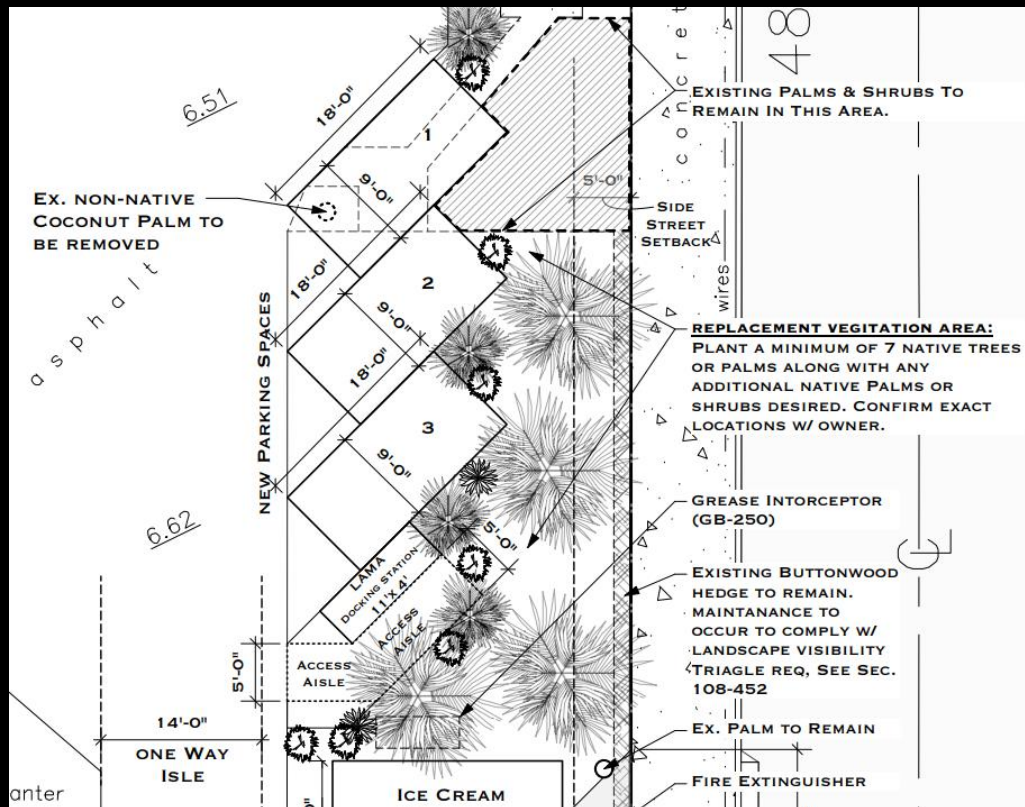
Comp Plan-LDR Consistency Analysis (cont.)

- 2 inconsistent LDRs trigger 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
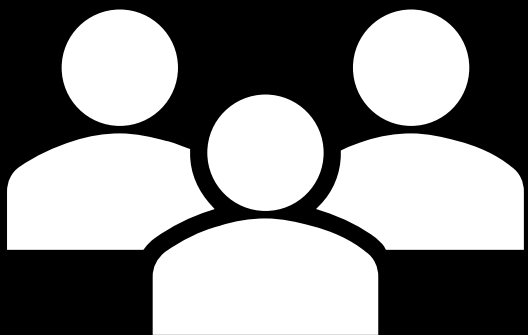
Comp Plan-LDR Consistency Analysis (cont.)

- 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

Additional Mitigative Improvements Proposed

- Added landscaping with canopy trees +

- Waste area screening, protective bollards +

- Install soundboards to minimize sound reflection

- No sound amplification from the ice cream food stand

- And more...

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 (*another neighbor clarified afterwards that the "450lb people" comment was hyperbole intended only to make a point*).	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

Variance:

- No. 3. ~~The Southwinds Motel sign within the sight-triangle should be moved or changed to meet the visibility triangle standards.~~

Conditional Use:

- No. 1. The approval be for a 12-scooter docking station with all electric scooters and no electric displays shall be <u>directly</u> visible from the right of way.
- No. 2. Geo-fencing technology shall be activated to <u>address the concerns of Elizabeth Street neighbors of speed and parking concerns</u>.
- No. 6. The <u>solid waste</u> area at 1325 Simonton shall be fully fenced and screened from view from the City right of way. The property owner shall maintain <u>a solid waste account</u>.
- No. 11. ~~The Southwinds Motel sign within the sight-triangle should be moved or changed to meet the visibility triangle standards.~~

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Conditional Use

Variance