

Thomas Francis-Siburg

From: Office Manager
Sent: Tuesday, November 16, 2021 2:33 PM
To: lindalewisdonn@gmail.com
Subject: Good Neighbor Policy LAMA MOBILITY 1-6
Attachments: Good Neighbor Meeting Summary.pdf

Hello Linda & John Donn,

I have attached the Good Neighbor Meeting pages 1 through 6. Owen will follow up with you later. Thank you so very much.

Rahn Clayton
Office Manager

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street
Key West, FL 33040-3648
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

Thomas Francis-Siburg

From: Office Manager
Sent: Tuesday, November 16, 2021 2:37 PM
To: kw.karch@hotmail.com
Cc: sjkarch@gmail.com
Subject: Good Neighbor Meeting Summary
Attachments: Good Neighbor Meeting Summary.pdf

Hello James & Stephanie Karch,

I have attached the Good Neighbor Meeting pages 1 through 6. Owen will follow up with you later. Thank you so very much.

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Thomas Francis-Siburg

From: Office Manager
Sent: Tuesday, November 16, 2021 2:51 PM
To: timothysmaloney@gmail.com
Subject: Good Neighbor Meeting Summary
Attachments: Good Neighbor Meeting Summary.pdf

Hello Tim Maloney & Robert Maykut,
I have attached the Good Neighbor Meeting pages 1 through 6. Owen will follow up with you later. Thank you so very much.

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Thomas Francis-Siburg

From: Office Manager
Sent: Tuesday, November 16, 2021 2:48 PM
To: dancocco29@gmail.com
Subject: Good Neighbor Meeting Summary +
Attachments: Good Neighbor Meeting Summary.pdf

Hello Dan Cocco & James Salem,

I have attached the Good Neighbor Meeting pages 1 through 6. Owen will follow up with you later. Thank you so very much.

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Thomas Francis-Siburg

From: Office Manager
Sent: Tuesday, November 16, 2021 2:44 PM
To: ma@a2zmatter.com
Cc: Thomas Francis-Siburg
Subject: Good Neighbor Meeting Summary
Attachments: Good Neighbor Meeting Summary.pdf

Hello Mary Ann Matter,

I have attached the Good Neighbor Meeting pages 1 through 6. Owen will follow up with you later. Thank you so very much.

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Thomas Francis-Siburg

From: Office Manager
Sent: Tuesday, November 16, 2021 2:42 PM
To: kwlobstermugr@comcast.net
Subject: Good Neighbor Meeting Summary
Attachments: Good Neighbor Meeting Summary.pdf

Hello Peter Cone,

I have attached the Good Neighbor Meeting pages 1 through 6. Owen will follow up with you later. Thank you so very much.

Rahn Clayton
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Thomas Francis-Siburg

From: Office Manager
Sent: Tuesday, November 16, 2021 3:41 PM
To: johncurtismacmurray@gmail.com
Subject: Good Neighbor Meeting
Attachments: Good Neighbor Meeting Summary.pdf

Hello John Curtis MacMurray,

I have attached the Good Neighbor Meeting pages 1 through 6. Owen will follow up with you later. Thank you so very much.

Rahn Clayton

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Thomas Francis-Siburg

From: Office Manager
Sent: Tuesday, November 16, 2021 3:44 PM
To: darins825@gmail.com
Subject: Good Neighbor Meeting
Attachments: Good Neighbor Meeting Summary.pdf

Hell Daryl,

I have attached the Good Neighbor Meeting pages 1 through 6. Owen will follow up with you later. Thank you so very much.

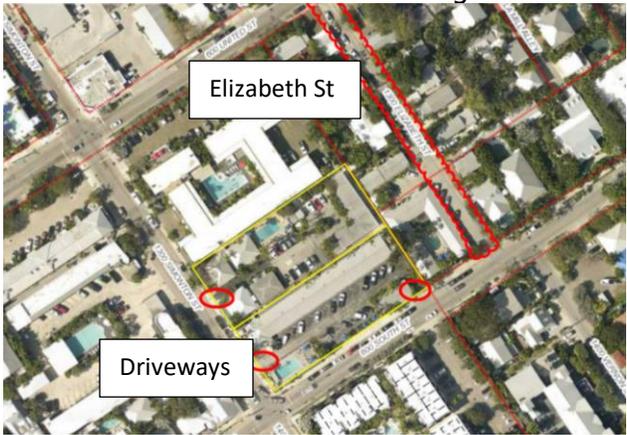
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Neighbor	Address
Linda & John Donn	1308 Elizabeth St.
James & Stephanie Karch	1315 Elizabeth St.
Peter Cone	1312 Elizabeth St.
Daryl Smith	1312 Elizabeth St.
Mary Ann Matter	1309 Elizabeth St.
Dan Cocco & James Salem	1307 Elizabeth St.
Tim Maloney & 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.
Will hit a child on a scooter while backing out of driveway into Elizabeth St	<ol style="list-style-type: none"> Children are not permitted to operate Lamas. Lamas use age verification software to enforce that users must be at least 16 years old, have a valid driver's license or other government I.D., and follow Florida law. There is no access between Spanish Gardens or Southwinds and Elizabeth St. There is no reason someone on a Lama would be using Elizabeth St. <ul style="list-style-type: none">  Lamas have a bright headlight, rear marker lights, and a warning device unlike a child's scooter.

E-Kick Scooters - Neighborhood Character	
100's of scooters will be practicing on Elizabeth St everyday (<i>another neighbor clarified afterwards that the "100's of scooters" comment was hyperbole intended only to make a point</i>).	<ol style="list-style-type: none"> 1. There is no access from any of the proposed properties to Elizabeth St. 2. Spanish Gardens and Southwinds have interior areas on which to practice operating Lamas. 3. The 1300-block of Elizabeth St. can be geo-fenced to ensure minimal scooter impact.
Children will be racing up and down Elizabeth on the scooters	<ol style="list-style-type: none"> 1. Children are not permitted to operate Lamas. Lamas use age verification software to enforce that users must be 16 or older, with a valid driver's license or a government I.D., and follow Florida law. 2. The 1300-block of Elizabeth St. can be geo-fenced to ensure minimal scooter impact.
Scooters will be left haphazardly around the neighborhood	Lamas are "round trip rentals" and therefore must be returned to their designated charging rack at the motel and cannot be left "haphazardly".
Scooter franchise will operate these businesses in a manner similar to Hydro Thunder	Lama is to be operated by the hotel itself for guests of the hotel.
Mary Ann Matter will get the LKMC medical director will testify that these are a public nuisance (<i>another neighbor clarified at a later date that the intent of the word "nuisance" was actually "safety issue"</i>).	Lama scooters are as safe as bicycle use. (See attached safety memo.)
These are not scooters and KW code prohibits them already	Kick-scooters are "small power-driven recreational vehicles" by definition. They are permitted in the HCT zoning district.
Scooters are inconsistent with the character of the neighborhood	"Small power-driven recreational vehicles" are permitted in the HCT zoning district.
E-Kick Scooters - Traffic / Parking	
Scooters will be left parked/stored on Elizabeth	<ol style="list-style-type: none"> 1. Lamas are "round trip rentals" and therefore must be returned to their designated charging rack and cannot be left "haphazardly" 2. None of the proposed locations are adjacent to or have driveway access to Elizabeth St. Scooters will not be left parked or stored on Elizabeth St.
People will be operating the scooters recklessly on the sidewalks	<ol style="list-style-type: none"> 1. Lamas use age verification software to enforce that users are required to be at least 16 years old, have valid driver's licenses or government I.D., and must follow Florida law.

	2. Lama scooters, unlike traditional dockless scooters, provide education and safety training for riders.
These scooters will do nothing to reduce traffic they will only serve to make it more congested	This opinion is contrary to the National Assoc of City Transportation Officials (NACTO) findings that 45% of electric kick scooter trips replaced automobile trips and 9% replace mass transit.
Food Truck	
Food Truck is the functional equivalent of a McDonalds	The proposed ice cream stand, not truck, is the polar opposite of a national chain such as McDonalds. This will be a local, one of kind service.
Food Truck is ok if there were no scooters	There is no rational nexus between the two components.
The food truck will lead to garbage all over the neighborhood, because food will be served in paper products, and no one will "eat-in"	<ol style="list-style-type: none"> 1. There will be seating for customers. 2. To date, the Tippy Rooster has not experienced a garbage problem. 3. No such garbage problem is anticipated for the ice cream food truck. 4. All associated garbage will be housed at Spanish Gardens which has no access to Elizabeth Street and is surrounded on all sides by other commercial properties.
Other Issues	
Garbage, (mostly furniture and appliances) has sat outside Ocean Breeze garbage enclosure for more than a week	<ol style="list-style-type: none"> 1. Meisels have traditionally donated all usable durable goods to the Habitat for Humanity Restore, however when it closed, they had to revert to the WM durable goods recycling program, which requires special order pickups. 2. Meisels will work with hotel managers to ensure the Ocean Breeze trash area is kept within the enclosure and clean and tidy at all times. 3. Neighbors have traditionally used the Ocean Breeze solid waste handling area to dispose of larger items, Meisels dispose of these items along with their own solid waste. 4. Meisels will ensure the enclosure is locked to prevent unauthorized access.
Managers of Ocean Breeze and Spanish Gardens are unresponsive to complaints	<ol style="list-style-type: none"> 1. Meisels will continue to work with hotel managers to ensure they are responsive to neighbor's concerns. 2. Since purchasing the property in 2014, the Meisels have made many needed updates to the hotels, having been sympathetic to neighbors' concerns, especially since Ocean Breeze shares part of a residential street. (A non-exhaustive list of updates can be made available upon request.)

	With this in mind, the Meisels are open to further collaboration with and constructive input from neighbors.
Tipsy's music is too loud	<ol style="list-style-type: none"> 1. Spanish Gardens pays close attention to sound levels and remains in compliance with established legal limits. 2. Meisels will continue to work with hotel managers to ensure full compliance with the sound ordinance. 3. It appears the sound is bouncing off buildings, Meisels will reorient speakers away from reflective buildings and surfaces. 4. Meisels will install soundboard to minimize sound reflection 5. The Ice Cream stand will not have music.
Ocean Breeze is needlessly ugly and unmaintained, which comes across as disrespect for the neighbors on Elizabeth Street, which is discouraging neighbors from participating in finding solutions for the problems posed by the food truck, the electric scooters and the Topsy Rooster. The back of the hotel could be cleaned up with fresh paint, trim and shutters. Southwinds could add landscaping. Neighbors on Elizabeth are happy to assist and provide suggestions.	<p>The Meisels are sympathetic to the visual appearance of the Ocean Breeze hotel buildings, built in the 1940s.</p> <ol style="list-style-type: none"> 1. Ocean Breeze is not part of any pending applications and has no food service. 2. The Meisels will continue to maintain the buildings and other structures on the premises. 3. Meisels welcome and appreciate Ms. Donn's assistance to improve the Elizabeth Street façade of the Ocean Breeze 4. Meisels have agreed to increase landscaping along the South Street side of Spanish Gardens in an attempt beautify the neighborhood.
Meisels have improved the neighborhood and taken their concerns seriously	Meisels appreciate the recognition of their efforts to be good neighbors.
Meisels have enclosed the Ocean Breeze garbage and managed the pick-up schedule in a respectable manner just as they said they would	Meisels appreciate the recognition of their efforts to be good neighbors. The enclosure has been rebuilt twice at the request of neighbors with the current design
The Topsy Rooster has morphed over time and exceeded its original approvals	Topsy Rooster is operating within their existing approval as evidenced by the annual Gilleran Ordinance inspections.
The only reason Meisel is doing this is to create a new income source	Meisels are attempting to create a better experience for their guests while staying at their hotels. They are attempting to add an eco-friendly transportation option for their guests to explore Key West while reducing automobile traffic, parking congestion and noise pollution.

Lama Mobility - Safety Memo

Electric kick "e-kick" scooters are new, unfamiliar, wildly popular around the globe, and continue to intrigue many. Perhaps this explains the sensationalized media coverage on e-kick scooters, much of which is driven by anecdotes of accidents meant to instill some fear. However, road safety is not a simple matter that can be summarized in a headline looking to gain attention but instead needs to be based on facts and studies which find that e-kick scooters are inherently safe.

The National Trade Association for Bicycle's in the U.K. conducted a recent two-year study across the U.K. revealing that of approximately 250,000 riders of e-kick scooters, hoverboards, and Segways (also known as micromobility devices), 1,600 accidents occurred; a 0.64% ratio. At the same time, of 2.5 million cyclists through the U.K., 17,500 bicycle accidents occurred; a 0.70% ratio. The study determined that e-kick scooters are just as safe, if not safer, than cycling.

The University of North Carolina Highway Safety Research Center has been tracking fatal crashes involving *dockless* e-kick scooters in the U.S. since late 2018. Of the 18 fatal crashes in 2019, 16 of them involved e-kick scooter riders killed from being struck by motor vehicles and concluded that the results probably would have been the same if e-kick scooter riders were on bicycles instead of e-kick scooters. These studies suggest that dockless e-kick scooters share similar vulnerabilities as cyclists, but they're not necessarily more dangerous.

In 2019 the City of Baltimore, Maryland, conducted a dockless vehicle pilot program. The evaluation report found that:

"The available data suggest that scooters are not more dangerous than other modes of transportation. In context with other active transportation modes, scooters are involved with fewer injuries than walking and driving & only slightly more than biking."

To summarize, due to the recent explosion of mass popularity of e-kick scooters, news headlines report the occurrence of unfortunate accidents. Nevertheless, when actual studies have been performed, results have proven e-kick scooters are no more dangerous than bicycles.

Uniqueness of Lama Scooters

The Lama Mobility program is a relatively unique e-kick scooter rental program, having added safety and training precautions. Lama Mobility set out to build a *safer* program from traditional dockless e-kick scooter rentals which have been making headlines. Traditional dockless e-kick scooter rentals provide no safety information/training, no

enforceable age restrictions, no speed restrictions. They simply allow anyone with a cell phone to jump on and ride. Lama Mobility values our riders' safety and the safety of pedestrians, bicycles, and vehicles that share paths with Lama scooters. We believe that the first step in safety is education, and we go the extra mile to educate our riders, keeping them safe before stepping on a scooter. We accomplish this by restricting riders' age, reinforcing instructions and training to ensure riders understand local laws, how to ride safely, where and where not to ride and park, and how to return scooters. This is accomplished by utilizing the charging rack docking station, constant cellphone in-app messaging, and our website.

Lama Mobility charging rack docking stations have built-in monitors that play videos, use infographics, pictures, and texts to educate and train riders. At the same time, the cellphone app utilizes the same videos, infographics, photos, and texts to also educate and train. Upon checking out a Lama scooter, a rider must first register. As part of the registration process, the rider is provided rules (in this case, Key West-specific local rules), a short, animated video that explains how to use the Lama scooter safely along with other regulations. Additionally, each time the rider wants to start, pause, or end a ride, a brief animated video provides further training information to reinforce safe, appropriate riding education.

The Lama Mobility cellphone app has built-in age verification software that will not allow anyone under 16 years old to rent a scooter without registering a valid driver's license or other government I.D. This age verification process confirms that the I.D. is not expired or fake and validates through facial recognition that the person renting the scooter matches the picture presented on the I.D.

Additionally, Lama scooters provide bright headlights, a rear marker light, a loud bell, an extra-wide floorboard, and can reduce speed and restrict access in designated areas.

Finally, the Lama Mobility program includes added safety and training precautions making Lama scooters even safer than other e-kick scooter programs which are found to be at least as safe as bicycle use.