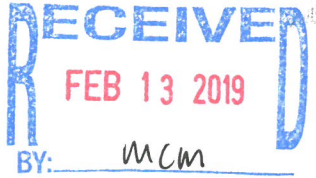


DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

City of Key West Planning Department
1300 White Street, Key West, FL 33040
(305) 809-3764



Development Plan & Conditional Use Application

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

☒ _____

Historic District

Yes _____

No ☒ _____

Please print or type:

- 1) Site Address 3675 S Roosevelt Blvd, Key West, FL 33040
- 2) Name of Applicant Papa Scooters Inc.
- 3) Applicant is: Owner _____ Authorized Representative X _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 5585 2nd Ave #2, Key West, FL 33040
- 5) Applicant's Phone # 305-833-2785 Email Lucas.papascooters@gmail.com
- 6) Email Address: Lucas.papascooters@gmail.com
- 7) Name of Owner, if different than above WINDWARD POINTE II LLC
- 8) Address of Owner 140 FOUNTAIN PKWY N STE 570 SAINT PETERSBURG FL 33716
- 9) Owner Phone # _____ Email _____
- 10) Zoning District of Parcel CT RE# 00054360-000100
- 11) Is Subject Property located within the Historic District? Yes _____ No X _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

Kindly see attached document.

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- 13) Has subject Property received any variance(s)? Yes _____ No ☒

If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

- 14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes _____ No ☒

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials

1. The survey of the subject property will be provided with a road study.
2. There is no proposed development.
3. The reason for this application is that Papa Scooters a locally owned and operated 5 star customer rated scooter and golf cart rental company and it would like to offer on property scooter rental services to guests staying at Hyatt Windward Pointe. Papa Scooters current operations have proven to be low impact to the city of Key West, as shown with previous traffic studies related to prior permit approvals. Papa Scooters would like an additional 20 scooter & 4 low speed vehicle permits for the purpose of operating from Hyatt Windward Pointe. The impact to traffic and roads would be diminished if Papa Scooters is granted these permits as having rental vehicles available on property will eliminate the current necessity of delivering vehicles to Hyatt Windward Pointe utilizing a truck and trailer traveling from Stock Islands. Furthermore, every Papa Scooters customer is offered helmets as a part of their rental and a knowledgeable Papa Scooters employee trains and tests every scooter driver to determine if the client has the skills necessary to safely pilot a scooter here in Key West.

CONDITIONAL USE CRITERIA

Characteristics of Use:

The applicant desires to provide scooter rentals from the additional gravel lot space (outlined in boundary survey and site specific survey) located at Hyatt Windward Pointe 3675 S Roosevelt Blvd, Key West, FL 33040. There will be no planned development for the business. The applicant proposes to keep no more than 20 scooters and 4 golf carts in the appropriate spaces on the premises at any one time. The primary renters of the aforementioned vehicles will be the resort guests. Customers will be directed to return the scooters and golf carts to the appropriate lot at the end of their rental period. In order for a guest to reserve a scooter or golf cart the onsite resort concierge team will follow their check in guidelines and inform Papa Scooters know when a guest is interested in a rental. At that time a Papa Scooters employee will meet and properly train the customer in regards to scooter operation. After the training a Papa Scooters' employee will test the client to determine if they can operate the rental vehicle in a safe and lawful manner. This employee will be fully trained in operations of the scooter and or golf cart and be able to ensure all customers are knowledgeable in regards to the vehicles proper use. The business only rents late model 50cc scooters and street legal golf carts which undergo maintenance in regular

intervals or when otherwise necessary. All of Papa Scooters vehicles are within safe operating parameters for island and road use. Each customer is briefed at the time of rental as to the best ways to transit Key West safely and efficiently, as well as where to find legal parking to ensure that our customers are following city ordinances and laws. Papa Scooters also offers approved DOT helmets free of charge to every renter and rider of scooters and if requested for golf carts.

As the proposed location operates as a resort, Papa Scooters will focus its business on resort guests. Therefore, there will be no impact to or need for off street parking.

The business currently has a mobile scooter license, allowing deliveries to all parts of Key West when requested by customers. By allowing Papa Scooters to operate a part of its business from Hyatt Windward Pointe, traffic currently resulting from the delivery of vehicles will be minimized. In addition, the rental rate structure developed by the company is designed to allow a safe and affordable alternative to cars or taxis while also offering a transportation alternative that comprises a lower impact to the environment and traffic. Finally scooters help to minimize the significant issues related to parking space availability within the city of Key West.

There will be no on-site improvements needed for the business. All necessary utilities and facilities are already present.

As to on-site amenities, this use will occur in the open space of the gravel lot with no impact on any neighboring properties. There is no additional concern for excess noise not already experienced by the resort given this location is in close proximity to the Key West Airport and the relatively low levels of noise produced from Papa Scooters rental vehicles.

Criteria for Conditional Use:

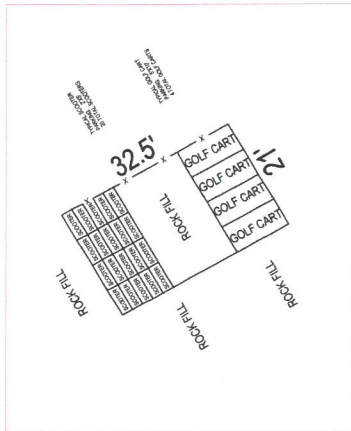
1. Scooter rental is an allowed conditional use in the CT zone, when a rental business is onsite and paired with hotel operations. Although the location has the capacity to hold and withstand an impact greater than the proposed 20 scooters and 4 golf carts, applicant is only proposing 20 scooters and 4 golf carts at the location at any given time in order to minimize any potential but not anticipated negative impact on the surrounding area. The proposed use will reduce traffic rather than increase it and will not adversely impact other business activities in the general vicinity.
2. As shown in the attached sketch, the gravel yard and resort property are more than sufficient to store 20 scooters and 4 golf carts and allow for training sessions to be held on-site so no customer proceeds onto a public road way without first having been fully trained in the scooter operations.
3. As mentioned before, no additional improvements will be made on the property. However, the existing buildings will act as a buffer between the proposed business and neighboring properties. Given the close proximity to the airport and the use of 50cc scooters, there will be no significant noise or emissions generated from the proposed business.

4. The proposed business will not generate hazardous waste or materials. Any repairs or maintenance, including the replacement of expired batteries will be conducted off property at an appropriate repair facility.

5. The applicant is currently permitted for mobile delivery scooter licenses as well as LSV licenses, and has registered its business with the state of Florida. The applicant has complied with all city ordinances and laws pertaining to and maintaining these permits in regards to this type of business. Upon approval of the proposed location for conditional use and additional onsite permits, applicant shall apply for any required additional City and County occupational licenses and comply with all laws, codes, and ordinances. The applicant is currently in compliance with all city codes and ordinances.

6. The proposed rental location will not endure any physical or structural changes to the resort or surrounding property related to the proposed use. In addition, the proposed location is not visible from a public road or sidewalk. Therefore, this use shall not require any change to the physical appearance of the property which would require HARC approval.

THE SPECIFIC PURPOSE OF THIS SURVEY IS TO LOCATE A GRAVEL/ ROCK FILL PARKING AREA AND THE ENTRANCE / EXIT AREAS OF THE HOTEL



DETAIL "A" SCALE 1"=10'

SURVEYORS NOTE:

THIS IS SHEET 2 OF 2, FOR LEGAL DESCRIPTION NOTES, ABBREVIATIONS,
LOCATION MAP AND ETCETERA PLEASE SEE SHEET 1 OF 2

DRAWING SCALE 1"= 40'

THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT THE ATTACHED SHEET 1 OF 2

SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 417.027.

CAD FILE.

JOB No.	N/A	DRAWN:	DRF	REVISIONS
FIELD BOOK:	J.C. CAREAGA	REVISED:	EAM	
SCALE:	1"=40'	SHEET No.	2 OF 2	

Collier b/f
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. LS8755
STATE OF FLORIDA

**3675 S ROOSEVELT Blvd.
Key West, FL 33040**

PROJECT:

MONROE COUNTY SURVEYING & MAPPING, INC.
SURVEYORS & MAPPERS, CIVIL ENGINEERS
 A DIVISION OF ZWILLER-WHITTAKER, INC. (ESTAB. 1926)
 3152 NORTHSIDE DRIVE #201 WEST, FL. 33040 CERTIFICATE OF AUTHORIZATION NO. 188236
 PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 511-4589 WWW.MCSMO.COM
 MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY



SURVEYORS & ENGINEERS

[illegible]

11. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY AFFECTING THE PROPERTY.
12. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS ON UTILITIES OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION HAD BEEN MADE BY THE OFFICIAL FOR ACCURACY AND/OR OMISSIONS.
13. NO SEARCH OF PUBLIC RECORDS FOR ENCROACHMENTS OR EASEMENTS WAS CONDUCTED. THE LAND AS DESCRIBED, IT IS NOT A CERTIFICATION THAT THE TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, THIS ABSTRACT NOT REVISED.
14. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS CERTIFICATION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
15. THE PROPERTY HEREIN IS NOT BEING OFFERED FOR SALE. HEREIN, THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
16. DIMENSIONS, BEARINGS OR ANY OTHER INDICATED HEREIN ARE ASSUMED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED. BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) ON AN ASSUMED VALUE.
17. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
18. ENCROACHMENTS WITHIN UTILITY EASEMENTS NOTED AS VIOLOGATIONS, OR PORTIONS THEREOF WITHIN ROWWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
19. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
20. THE PROPERTY HEREIN CANNOT BE REVERSED WITHOUT WRITTEN CONSENT.
21. THE LOCATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NORTH AMERICAN DATUM (NAD 83) OF 1988 UNLESS OTHERWISE NOTED.
22. BENCHMARK USED: NS BENCHMARK & PPRN (SEE BENCHMARK INFO).
23. BENCHMARK NETWORK (IF ANY) IS RELATIVE TO THE NORTH AMERICAN DATUM OF 1980 AS BASED ON THE STATE OF FLORIDA D.O.T. FLORIDA PERMANENT SURVEYING SYSTEM (FLORIDA PLAT).
24. COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING COORDINATE VERSION 6.1 FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
25. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SIGNED SEAL OF A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING SKETCH, OR ANY PART THEREOF, IS NOT TO BE USED FOR ANY PURPOSE.
26. THE ACCURACY OF HORIZONTAL CONTROL FOR EXPECTED USE IN THE FIELD AS DEFINED BY (64-71) AND THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD AT TOTAL STATION AND OR GPS.
27. UNLESS 1' FOOT IN 10,000 FEET
28. SUBSTANTIAL
29. UNLESS 1' FOOT IN 5,000 FEET
30. RURAL

LIGHT POLE
 WOOD POLE
 ELECTRIC BOX
 TRAFFIC SIGNAL BOX
 FIRE HYDRANT
 STORM SEWER/CATCH BASIN
 WATER METER
 SIGN
 TELEPHONE BOX
 WATER VALVE
 ELEVATIONS
 TRAFFIC LANE FLOW
 CENTER LINE
 MONUMENT LINE
 DIAMETER

PROPERTY AS DESCRIBED IS OFFICIAL RECORDS BOOK 1803 AT PAGE 844 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.



SURVEYORS NOTE:
THIS IS SHEET 1 OF 2, FOR THE GRAPHIC MAPS PLEASE SEE THE
REMAINING SHEET 2 OF 2

[illegible]

FIELD WORK	: 02-07-2019
DRAFTING	: 02-08-2019
SIGNED AND SEALED	: 02-08-2019
FIELD SURVEY	: N/A

COMMUNITY NUMBER	: 120168
E. NUMBER	: 12087C1517K
FX	: N/A
DATE OF FRM	: 02-18-2005
TIMEZONE	: VE
OFFICE ELEVATION	: 11

**33675 S ROOSEVELT Blvd.
Key West, FL 33040**

MONROE COUNTY SURVEYING & MAPPING, INC.
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB 1926)
3182 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB8238
PH: (305) 534-4668 OR (305) 293-0466 FAX (305) 531-4698
MEMBER: FL ORIDA LAND SURVEYORS AND MAPPERS ASSOCIATION
WWW.MCSMCO.COM

I HEREBY CERTIFY THAT THE ATTORNEY'S "ROUND TRIP" SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY LISTS THE SUNDAY SCHOOL MEMBERS OF THE CHURCH OF THE FIRST METHODIST EPISCOPAL, NORTH BAY, MIAMI, FLORIDA, AND THE SURVEYORS AND MAPS ARE PURSUANT TO CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO BESTION 472.027, ALSO THAT THERE ARE NO VERBIL ENCRICHMENTS OTHER THAN SHOWN HEREON.

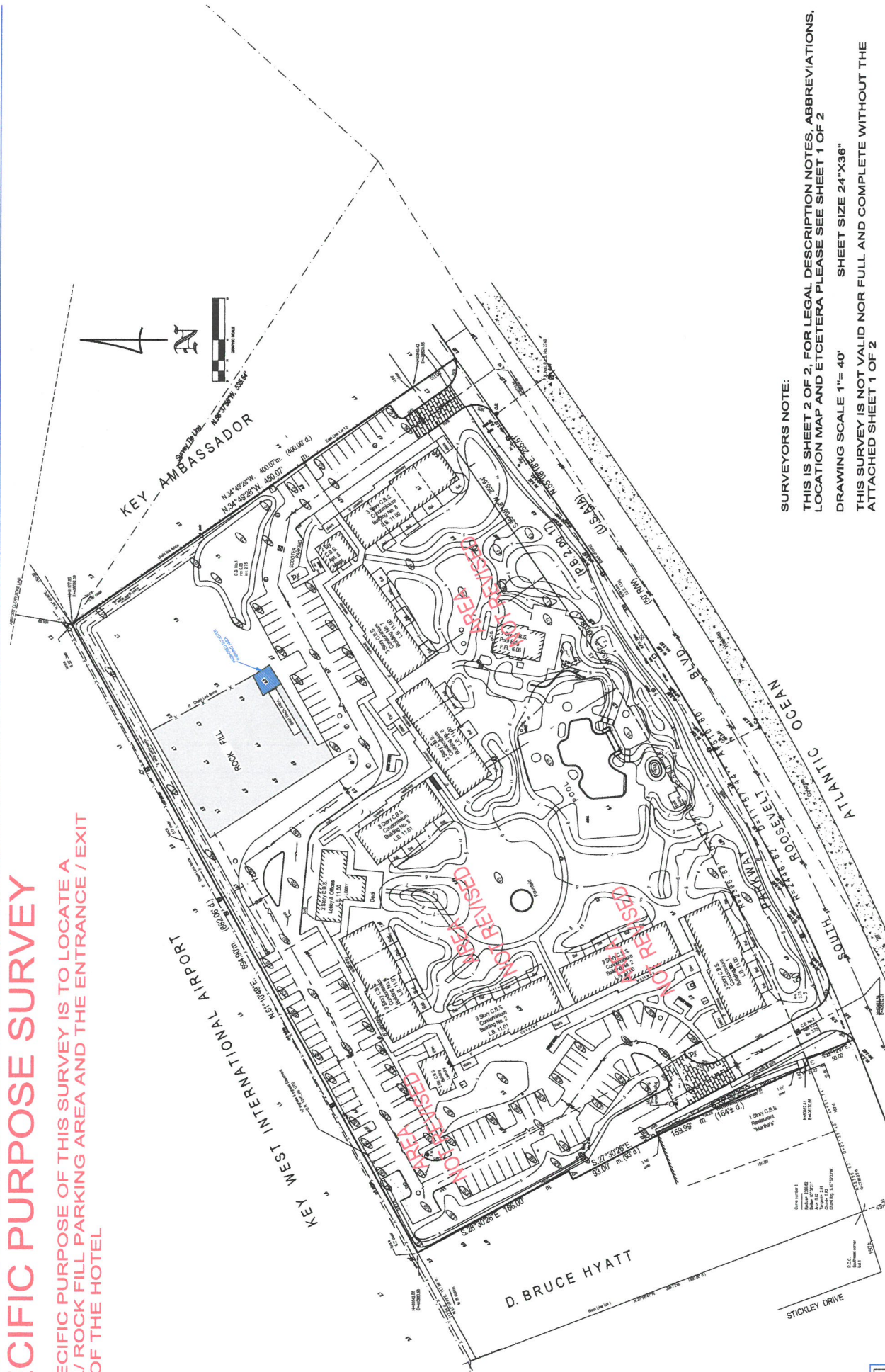
CAD FILE

DRAWN: DRF	REVISED: EAM	SHEET No. 1 OF 2
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Edie A. Martinez
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. L86756
STATE OF FLORIDA

SPECIFIC PURPOSE SURVEY

THE SPECIFIC PURPOSE OF THIS SURVEY IS TO LOCATE A GRAVEL/ ROCK FILL PARKING AREA AND THE ENTRANCE / EXIT AREAS OF THE HOTEL



SURVEYORS NOTE:
THIS IS SHEET 2 OF 2, FOR LEGAL DESCRIPTION NOTES, ABBREVIATIONS, LOCATION MAP AND ETCETERA PLEASE SEE SHEET 1 OF 2
DRAWING SCALE 1"= 40'
THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT THE ATTACHED SHEET 1 OF 2



ZURWELLE-WHITTAKER
SURVEYORS & ENGINEERS
SINCE 1926

MONROE COUNTY SURVEYING & MAPPING, INC.
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF ZURWELLE-WHITTAKER, INC. (EST. 1926)
3162 NORTHERN DRIVE #201 KEY WEST, FL 33940
PH: (305) 534-4666 OR (305) 293-5466 FAX (305) 531-4589
WWW.MCSMCO.COM
MEMBER: FLORIDA LAND SURVEYORS COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT:
3675 S ROOSEVELT Blvd.
Key West, FL 33040

REVISIONS	DRAWN	DRF
	JOE NG	N/A
	FIELD BOOK	U.C. CAREASA
	REVISION	EAM
	MAPPER NO. 18735	
	STATE OF FLORIDA	

EDDIE A. MARTINEZ
PROFESSOR NO. 18735
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR AND MAPPING PROFESSIONAL SURVEYOR AND MAPPING PROFESSIONAL PURSUANT TO CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02.
CAD FILE
1/2009 MCSMCO/Key West/Key West Blvd, FL Key West/Key West S. 3675/3675 1. 02/2009 1. 02/2009

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, LUCAS J. ROWELL, in my capacity as COO
(print name) (print position; president, managing member)
of PIAPA SCOOTERS INC
(print name of entity serving as Authorized Representative)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

3675 N ROOSEVELT BLVD KEY WEST 33040
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

[Signature]
Signature of Authorized Representative

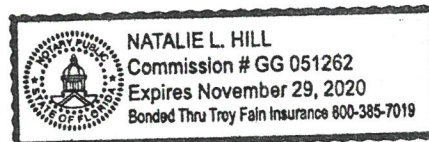
Subscribed and sworn to (or affirmed) before me on this 14 February 2019 by
date

Lucas J. Rowell
Name of Authorized Representative

He/She is personally known to me or has presented FL DL R400-530-88-127-0 as identification.

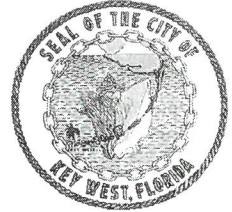
Natalie L Hill
Notary's Signature and Seal

Natalie L. Hill
Name of Acknowledger typed, printed or stamped



#6051262
Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Scott M Jacobson as
Please Print Name of person with authority to execute documents on behalf of entity

Project Director of Hyatt Residence Club
Name of office (President, Managing Member) *Name of owner from deed*

authorize Papa Scooters Inc - David LaRochelle
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 01/07/2019
Date

by Scott M Jacobson
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented TN DL as identification.

[Signature]
Notary's Signature and Seal

Rosemond Richard
Name of Acknowledger typed, printed or stamped

GG 275775
Commission Number, if any



ROSEMOND RICHARD
Commission # GG 275775
Expires November 12, 2022
Bonded Thru Budget Notary Services