

**PLANNING BOARD  
RESOLUTION NO. 2025-\_\_**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT FOR SMALL RECREATIONAL POWER-DRIVEN EQUIPMENT RENTALS, SPECIFICALLY TEN (10) GOLF CARTS AT AN EXISTING HOTEL LOCATED IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, PURSUANT TO SECTIONS 122-418 AND 122-62 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA. ; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 122-418 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) small recreational power-driven equipment rentals are a conditional use in the CG zoning district; and

**WHEREAS**, pursuant to Code Section 18-358 any new or relocated motorized recreational rental vehicle permit application shall be reviewed for traffic impacts and nuisance prevention; and

**WHEREAS**, the real property located at 2400 North Roosevelt Boulevard and identified by RE#00065220-000100 is located in the CG zoning district; and

**WHEREAS**, the applicant filed an application for conditional use approval to allow for the rental of ten golf carts in addition to twenty existing mopeds at the property located at 2400 North Roosevelt Boulevard; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on June 18, 2025; and

**WHEREAS**, the Planning Board found that the request for a conditional use complies with the criteria in Section 18-358 and Section 122-62(b) and (c) of the Land Development Regulations of the City of Key West; and

**WHEREAS**, the approval of the conditional use application would be in harmony with the general purpose and intent of the Land Development Regulations, and would not be injurious to the neighborhood, or otherwise detrimental to the public welfare;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as fully set forth herein.

**Section 2.** That a request for a conditional use allowing for the rental of ten (10) golf carts at property located at 2400 North Roosevelt Boulevard is hereby approved, pursuant to Sections 18-358, 122-62 and 122-63 of the Code of Ordinances of the City of Key West, Florida with the following conditions:

1. Vehicles shall be stored consistent with the attached plans by K2M Architecture, dated April 14, 2014.
2. A maximum of 10 golf carts shall be kept at 2400 North Roosevelt Blvd.

3. The owner shall obtain and maintain a Conditional Use Approval Permit, pursuant to City Code Chapter 18, Article II, Division 1. The owner shall be subject to an annual inspection to verify compliance with the conditions of this approval.

**Section 4.** This conditional use resolution does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 5.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 6.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances and Land Development Regulations. After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Commerce (DOC). Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty-five (45) days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

**Section 7.** The applicant shall obtain and maintain a Conditional Approval Permit from the City prior to issuance of a Certificate of Occupancy per Ordinance Number 10-22.

Authenticated by the Chairman of the Planning Board and the Planning Director;

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Peter Batty, Planning Board Chair

Date

**Attest:**

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Katie P. Halloran, Planning Director

Date

**Filed with the Clerk:**

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Keri O'Brien, City Clerk

Date