

**PLANNING BOARD  
RESOLUTION NO. 2016-60**

**A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A CONDITIONAL USE APPROVAL FOR THE RELOCATION OF A RECREATIONAL RENTAL VEHICLE USE ON PROPERTY LOCATED IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE - DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO SECTIONS 18-355, 122-62 AND 122-688 (17) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the subject property is located within the Historic Residential Commercial Core – Duval Street Glufside (HRCC-1); and

**WHEREAS**, pursuant to Sections 18-355, 122-62 and 122-688(17) of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”), the applicant filed a conditional use application for the relocation of a 41 electric car and 46 moped recreational rental vehicle use within commercial retail space on property located at 150 Simonton Street; and

**WHEREAS**, City Code Section 122-62 outlines the criteria for reviewing a conditional use application by the Planning Board; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on December 15, 2016; and

**WHEREAS**, the Planning Board found that the proposed use complies with the criteria in City Code Sections 122-62 and 122-63; and

*cust*  
1/9/17 Chairman  
*to*  
1/4/17 Planning Director

**WHEREAS**, the approval of the conditional use application will be in harmony with the general purpose and intent of the LDRs, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

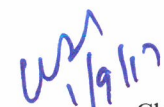
**NOW THEREFORE, BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

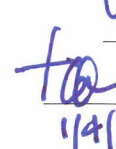
**Section 1.** That the above recitals are incorporated by reference as fully set forth herein.

**Section 2.** That a conditional use request, pursuant to Sections 18-355, 122-62 and 122-688(17) of the Code of Ordinances of the City of Key West, Florida is hereby approved as follows: allowing relocation of a 21 vehicle recreational rental vehicle use on property located at 150 Simonton Street (RE # 00000290-000000; AK # 1000281), with the following conditions:

**General conditions:**

1. The conditional use and site improvements/renovations shall match approved plans dated July 14, 2016 by A20 Architecture.
2. The required off street parking spaces shall be used for automobile parking only and not for sales activity in accordance with Section 108-609 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City").
3. In order to offset the solid waste generated by the proposed use, staff recommends the owner participate in Waste Management's commercial recycling program and/or participate in a certified green business program, such as through Florida Keys Green Living & Energy Education (GLEE)

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Planning Director

1/14/17

**Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax**

**Receipt:**


4. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above general conditions.

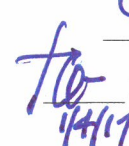
**Section 3.** Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety and construction shall commence within 12 months after the date hereof.

**Section 4.** This 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 (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory

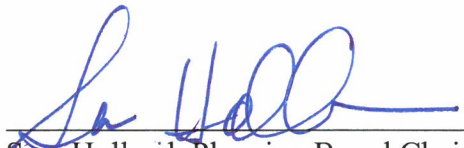
  
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Chairman

  
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Planning Director

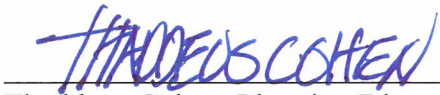
Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 15th day of December, 2016.

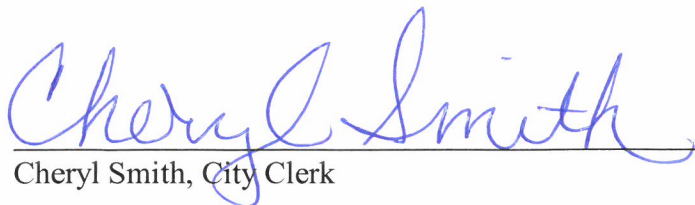
Authenticated by the Chair of the Planning Board and the Planning Director.

  
\_\_\_\_\_  
Sam Holland, Planning Board Chair 1/9/17  
Date

**Attest:**

  
\_\_\_\_\_  
Thaddeus Cohen, Planning Director 1/4/17  
Date

**Filed with the Clerk:**

  
\_\_\_\_\_  
Cheryl Smith, City Clerk 1/9/17  
Date

  
\_\_\_\_\_  
Chairman  
  
\_\_\_\_\_  
Planning Director



*Handwritten:* 1/19/17

# CONDITIONAL USE APPLICATION

**Monroe County, Florida**  
MCPA GIS Public Portal

MONROE COUNTY PROPERTY  
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.  
1:1,450  
Date: 7/14/2016

**CITY OF KEY WEST PLANNING SUBMISSION**  
PROJECT ADDRESS: 150 SIMONTON STREET, KEY WEST, FLORIDA, 33040

**SCOPE OF WORK**

THIS PROJECT ENGAGES THE EXISTING CONDITIONS, DOCUMENTATION OF FLOOR AREAS AND ALLOCATED PARKING FOR THE GROUND FLOOR LEVEL OF AN EXISTING COMMERCIAL UNIT, FOR THE PURPOSES OF ESTABLISHING A CONDITIONAL USE PERMIT BY THE CITY OF KEY WEST, FLORIDA PLANNING DEPARTMENT. NO CONSTRUCTION IS PROPOSED AS A RESULT OF THESE DOCUMENTS.

**SHEET INDEX**

- A.1.0 COVER, AND SCOPE OF WORK
- A.2.1 EXISTING FLOOR PLAN

*Handwritten:*  
1/16/17  
- C. J. [unclear]

