

**PLANNING BOARD
RESOLUTION NO. 2026-_____**

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 6 GOLF CARTS AT AN EXISTING HOTEL LOCATED AT 2801 NORTH ROOSEVELT BLVD 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 2801 North Roosevelt Boulevard and identified by RE# 00002410-000400 is located in the CG zoning district; and

WHEREAS, the applicant filed an application for conditional use approval to allow for the rental of six golf carts in addition to twenty existing mopeds at the property located at 2801 North Roosevelt Boulevard; and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 15th, 2026; 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 six (6) golf carts at property located at 2801 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. Golf Cart Vehicles shall be stored consistently with the depicted in the Staff report.
2. 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.

3. No vehicle servicing, fueling, fuel storage or washing permitted on site unless appropriate City approvals and site modifications are provided.

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.

Read and passed at a regularly scheduled meeting held this 15th day of January, 2026.

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

Peter Batty Jr. , Planning Board Chairman

Date

Attest:

Taylor Brown, Planning Director

Date

Filed with the Clerk:

Keri O'Brien, City Clerk

Date

_____ Chairman

_____ Planning Director