

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**

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



**RECEIVED**  
FEB 13 2019  
BY: MCM

**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.

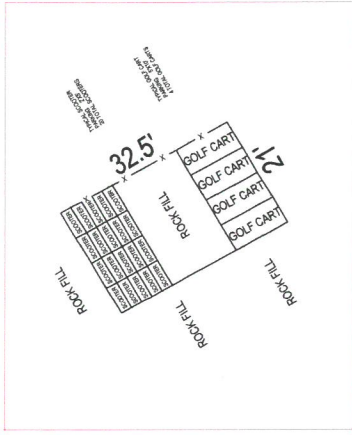
4. The proposed business will not generate hazardous waste or materials. Any repairs or maintenance, including the replacement of expired batteries will be conducted off property at an appropriate repair facility.

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.

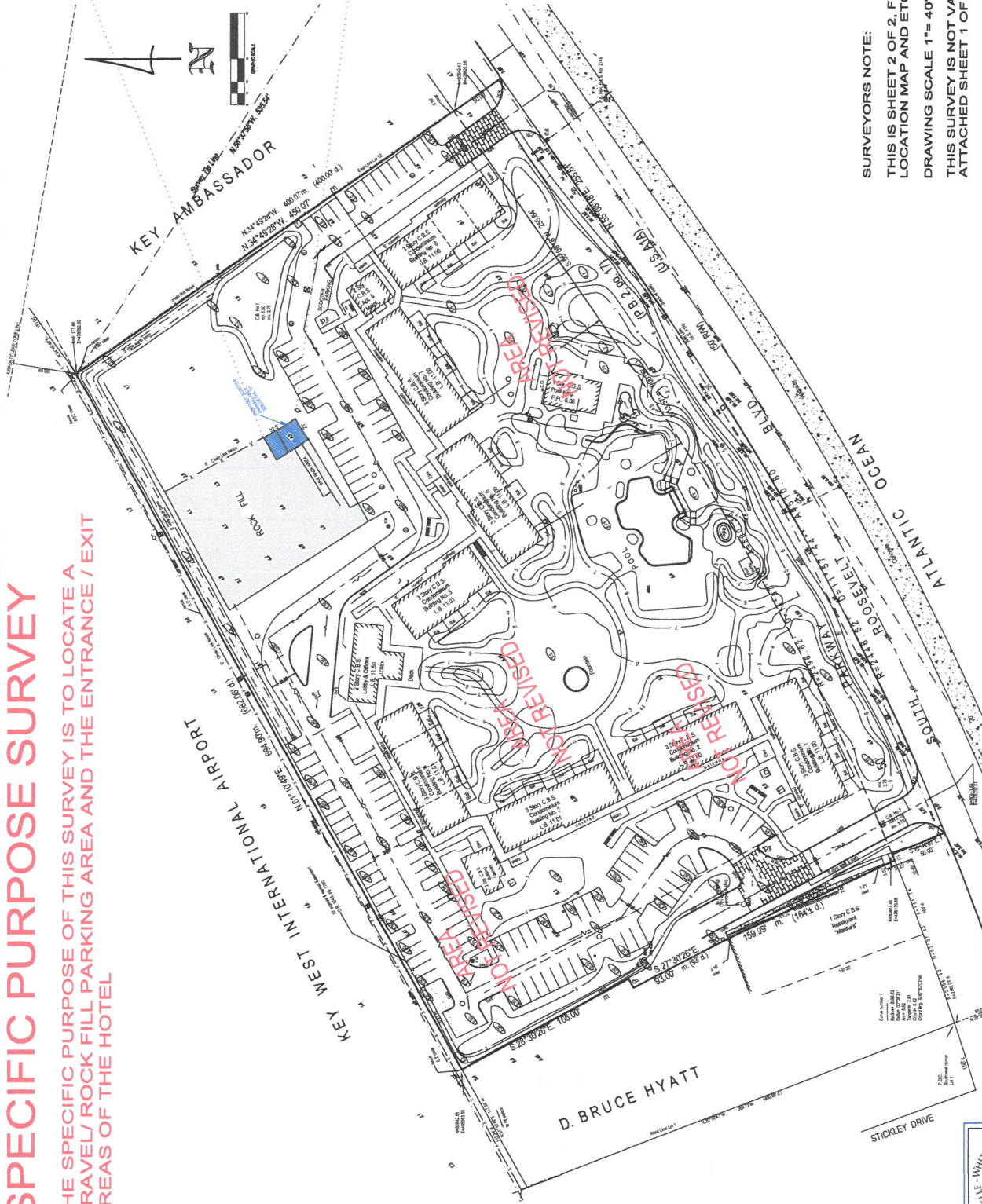
6. The proposed rental location will not endure any physical or structural changes to the resort or surrounding property related to the proposed use. In addition, the proposed location is not visible from a public road or sidewalk. Therefore, this use shall not require any change to the physical appearance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

# 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



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' SHEET SIZE 24"X36"  
 THIS SURVEY IS NOT VALID NOR FULL AND COMPLETE WITHOUT THE ATTACHED SHEET 1 OF 2

**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 THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER S-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.  
 CAD FILE  
 Z:\Data\2024\Drawings\Key West\Key West (Roosevelt Blvd).dwg  
 2/20/24 10:52 AM

REVISIONS	JOB NO.	SCALE	SHEET NO.
	N/A	1"=40'	2 OF 2
DRAWN: DRF	FIELD BOOK:		
(REVISED): EAM	J.C. CAREAGA		
	EDDIE A. MARTINEZ		
	PROFESSIONAL SURVEYOR AND MAPPER NO. 18226		
	STATE OF FLORIDA		

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

**MONROE COUNTY SURVEYING & MAPPING, INC.**  
 SURVEYORS & MAPPERS, CIVIL ENGINEERS  
 A DIVISION OF ZURWELLE-WHITTAKER, INC (ESTAB. 1926)  
 3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040 CERTIFICATE OF AUTHORIZATION NO. LB2826  
 PH: (305) 334-4686 ORT (305) 293-0468 FAX (305) 331-4589 WWW.MCSMCO.COM  
 MEMBER: FLORIDA LAND SURVEYORS COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY



**LEGAL DESCRIPTIONS:**  
 PROPERTY AS DESCRIBED IS OFFICIAL RECORDS BOOK 1803 AT PAGE 844 OF T1  
 PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

- SYMBOL LEGEND:**
- 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

**SURVEYOR'S NOTES:**

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH.
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND/OR OMISSIONS.
4. THIS SURVEY IS ONLY FOR THE LAND AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS SURVEY IS BASED UPON THE ASSUMED USE OF ENTIRE PARCELS HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
7. DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREON ARE THE ASSUMED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
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11. THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
12. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.), OF 1988 UNLESS OTHERWISE NOTED.
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14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90 AS BASED ON THE STATE OF FLORIDA'S D.O.T. FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.), A SPONSORED REFERENCE NETWORK, BASE STATION US62-FK (US AMARANDIA STATION).
15. THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.), OF 1988 UNLESS OTHERWISE NOTED.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS NOT VALID FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
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- ABBREVIATIONS:**
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  - DL DRIVE
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**LOCATION MAP (N.T.S.)**

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

**DRAWING SCALE 1"= 40'**      **SHEET SIZE 24"x36"**

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

**BENCHMARK INFORMATION:**

- 1. National Geodetic Survey, Reference Date - FEBRUARY 4, 2019
- 2. National Geodetic Survey, Reference Date - FEBRUARY 4, 2019
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**PROJECT:**  
**3675 S ROOSEVELT Blvd.**  
**Key West, FL 33040**

**MONROE COUNTY SURVEYING & MAPPING, INC.**  
**SURVEYORS & MAPPERS, CIVIL ENGINEERS**  
 A DIVISION OF ZURWELLE-WHITTAKER, INC. (EST. 1926)  
 3125 NORTHERSIDE DRIVE #201 KEY WEST, FL 33004      CERTIFICATE OF AUTHORIZATION NO. LB268  
 PH: (305) 934-4686 OR (305) 253-0488 FAX: (305) 831-4689      WWW.MCSMCO.COM  
 MEMBER, FLORIDA LAND SURVEYORS COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY  
 SINCE 1926

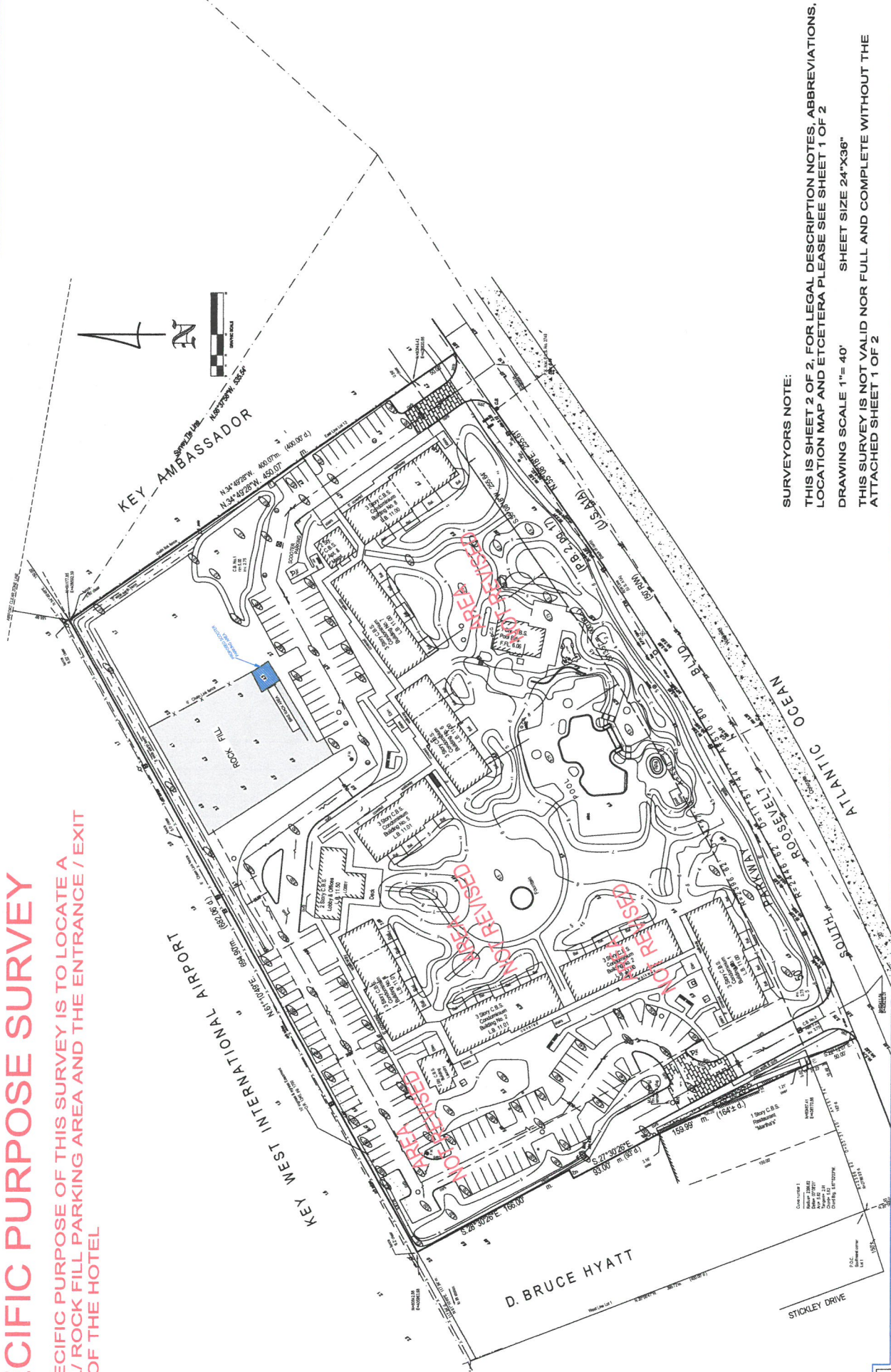
**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
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**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. THE SURVEY AND MAPS WERE PREPARED IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL  
 SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 4617, FLORIDA ADMINISTRATION CODE PURSUANT TO SECTION 4617.01, ALSO THAT THESE ARE  
 VISIBLE ENCROACHMENTS OTHER THAN THOSE INDICATED ON THESE RECORDS.  
 (SIGNATURE) \_\_\_\_\_ (Typed Name) \_\_\_\_\_, (Typed Title) \_\_\_\_\_, (Typed License No.) \_\_\_\_\_, (Typed State) \_\_\_\_\_

# 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

### REVISIONS

NO.	DATE	DESCRIPTION	BY
1		ISSUED	

EDDIE A. MARTINEZ  
REGISTERED PROFESSIONAL SURVEYOR  
MAPPER NO. 18735  
STATE OF FLORIDA

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

### PROJECT:

**MONROE COUNTY SURVEYING & MAPPING, INC**  
**SURVEYORS & MAPPERS, CIVIL ENGINEERS**  
A DIVISION OF ZURWELLE-WHITTAKER, INC (EST. AB. 1926)  
3182 NORTHSIDE DRIVE #201 KEY WEST, FL 33940  
PH: (305) 534-4686 OR (305) 293-5468 FAX: (305) 831-4589  
WWW.MCSMCO.COM  
MEMBER: FLORIDA LAND SURVEYORS' COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY





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

#66051262  
Commission Number, if any

**City of Key West  
Planning Department**



**Authorization Form**  
(Where Owner is a Business Entity)

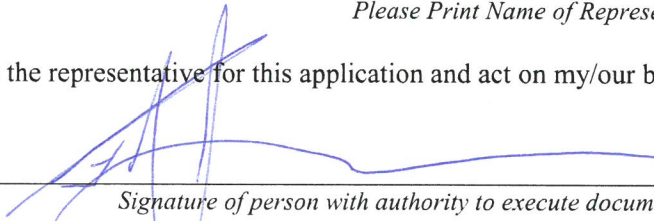
Please complete this form if someone other than the owner is representing the property owner in this matter.

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 LaRoche  
*Please Print Name of Representative*

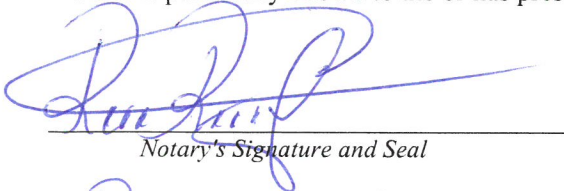
to be the representative for this application and act on my/our behalf before the City of Key West.

  
*Signature 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.

  
*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

*Handwritten notes and stamps*