

**DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION**  
City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
(305) 809-3720



**Development Plan & Conditional Use Application**

**Applications will not be accepted unless complete**

Development Plan

Major \_\_\_\_\_

Minor \_\_\_\_\_

Conditional Use

\_\_\_\_\_ x \_\_\_\_\_

Historic District

Yes x \_\_\_\_\_

No \_\_\_\_\_

Please print or type:

- 1) Site Address 413 Greene St., Courtyard
- 2) Name of Applicant ZAPP Rideshare, Inc.
- 3) Applicant is: Owner \_\_\_\_\_ Authorized Representative x \_\_\_\_\_  
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 1801 Taylor St., C  
Columbia, SC 29201
- 5) Applicant's Phone # 917-572-8592 Email frank@zapprideshare.com
- 6) Email Address: frank@zapprideshare.com
- 7) Name of Owner, if different than above New Ideas, Inc.
- 8) Address of Owner 1512 S. Roosevelt Blvd., Key West FL 33040
- 9) Owner Phone # \_\_\_\_\_ Email \_\_\_\_\_
- 10) Zoning District of Parcel HRCC-1 RE# 00000620-000000
- 11) Is Subject Property located within the Historic District? Yes x No \_\_\_\_\_  
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).  
See attached sheets  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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13) Has subject Property received any variance(s)? Yes \_\_\_\_\_ No X

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 X

If Yes, describe and attach relevant documents.

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- 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 will be provided along with the traffic study
2. There is no proposed development
3. The foundation of the business is to provide a “green” solution to a Key West issue. The business rents solely electric scooters, which are not only safer than the traditional scooters rented in Key West, but also reduce noise and pollution caused by traditional gas powered scooters. The electric scooters are speed limited to 29 mph and GPS controlled as to area. Scooter also includes its own helmet and all riders must be fully trained before renting. In addition to on-site training, the company also hires professional motorcycle trainers and offers regular classes for customers who wish to have a more detailed instruction.

## **CONDITIONAL USE CRITERIA**

### **Characteristics of Use:**

The applicant desires to provide electric scooter rentals from the courtyard area of 413 Green St., Key West (Kino Sandals Mall). There will be no planned development for the business. The applicant proposes to keep no more than 20 electric scooters on the premises at any one time. If customers desire to return scooters after hours or after the lot has exceeded its maximum number of scooters, the customers will be directed and required to return the scooters to an off-site location on Stock Island. The business will maintain one employee at the location at all times that the business is open. This employee will be fully trained in operations of the electric scooter and able to ensure all customers are knowledgeable about the use. The business only rents electric scooters, which allows the business to ensure that the scooters cannot exceed 29 mph. Is also reduces the noise and emissions typically associated with gas powered scooters. Each scooter is also connected to a GPS system limiting the area which the scooter may be driven. Each scooter also has a helmet attached for the customer’s use. As this location operates in Old Town, it focuses on foot traffic, so there are no offstreet parking needs associated with the business.

The business currently has a mobile scooter license, allowing deliveries to all parts of the island when requested by customers. By locating the business in a fixed location, it reduces traffic caused by the delivery vehicles. In addition, the rental rate structure developed by the company is designed to allow local residents to rent the scooters on a short-term basis as an alternative to cars or taxis.

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 mall with no impact on any neighboring properties. As this courtyard is in close on three sides, the surrounding buildings will act as a buffer for neighboring businesses. As mentioned before, these are electric scooters which eliminates the noise and emissions that would normally be associated with a scooter operation.

#### **Criteria for Conditional Use:**

1. Scooter rental is an allowed conditional use in the HRCC-1 zone. Although the applicant has 100 scooter licenses, they're only proposing to keep 20 scooters at the location at any given time in order to minimize impact on the area. This use should reduce traffic rather than increase it and therefore not adversely impact other activities in the immediate vicinity.
2. As shown in the attached sketch, the courtyard is sufficient to store 20 scooters and allow for training sessions to be held on-site so no customer proceeds onto a city street without being 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 this business and neighboring properties. By use of electric scooters, there will be no noise or emissions generated from the business other than training discussions.
4. Because the business will be renting only electric scooters, there will be no generation of hazardous waste or materials in relation to the business. Expired batteries will be disposed of properly at the off-site storage location.
5. The applicant owns 100 City permitted scooter licenses, has registered the business with the state of Florida, and upon approval shall apply for City and County occupational licenses. The applicant is currently in compliance of all city codes and ordinances.
6. The proposed rental location has been in existence since at least 1978. This use shall not require any change to the physical appearance of the property which would require HARC approval.

Kino Sandals, Inc.

KINO PLAZA, KEY WEST, FLORIDA 33040 • TELEPHONE (305) 294-5044  
ROBERT LOPEZ

5.17.2017

To whom it may concern:

NewIdeas gives ZappRideShare  
the permission to apply for a  
conditional use permit for a  
small section of the courtyard  
area of Our property at  
107 Fitzpatrick St.  
Key West Fl. 33040

We are currently negotiating  
a lease for a 12 month  
period for use of this space  
starting in June 2017

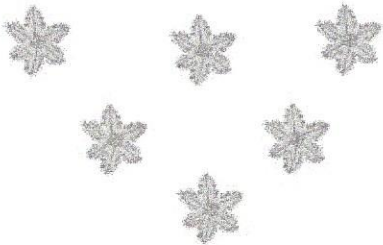
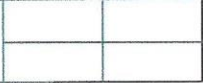
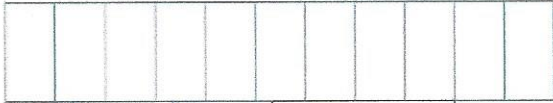
Thank You

Robert Lopez

V.P. NewIdeas.

Walkway / Breezeway

**Kino Sandals Factory Plaza**  
107 Fitzpatrick St, Key West, FL  
33040



Kiosk



#### Overview



#### Legend

-  Major Roads
-  Centerline
-  Hooks
-  Road Center
-  Rights of Way
-  Condo Building
-  Conservation Easement
-  Key Names
-  Subdivisions
-  Parcels

Parcel ID	00000620-000000	Alternate ID	1000612	Owner Address	NEW IDEAS INC
Sec/Twp/Rng	06/68/25	Class	SHOPPING CENTER		1512 S ROOSEVELT BLVD
Property Address	413 GREENE ST	Acreage	22011		KEY WEST, FL 33040-4514
	KEY WEST				

District n/a

Brief Tax Description KW PT LOT 5 & PT LOT P SQR 8 OR 460-962/968 OR 460-981-983 OR 552-847 OR 666-123-124  
(Note: Not to be used on legal documents)

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Developed by  
The Schneider Corporation

199		43	
53	FLA (8687)		
118		PTO	68
13	PTO (13HB)	14 (952)	68
47	FLA (2021)	FLA (2924)	
43		49	43
8		8	