

Application

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

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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.

-
-
- 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.

Authorization

**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, **Robert Lopez** _____ as
Please Print Name of person with authority to execute documents on behalf of entity

Vice President _____ of **New Ideas, Inc.** _____
Name of office (President, Managing Member) *Name of owner from deed*

authorize **ZAPP Rideshare, Inc.** _____
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 **May 22, 2017** _____
Date

by **Robert Lopez** _____
Name of person with authority to execute documents on behalf on entity owner

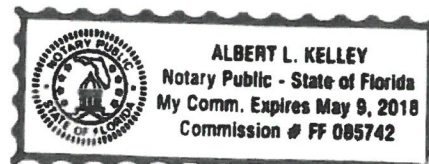
He/She is personally known to me or has presented **FL DL** _____ as identification.



Notary's Signature and Seal

Albert L. Kelley
Name of Acknowledger typed, printed or stamped

FF085742
Commission Number, if any



Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an Entity)

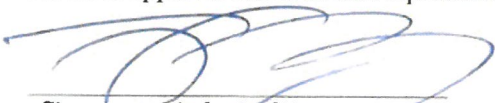
I, **James Blankenship**, in my capacity as **Manager**
(print name) (print position; president, managing member)
of **ZAPP Rideshare, Inc.**
(print name of entity serving as Authorized Representative)

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:

103 Greene St (aka 107 Fitzpatrick St)

(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 of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this **05/22/2017** by
date


Name of Authorized Representative

He/She is personally known to me or has presented **FL DL** as identification.

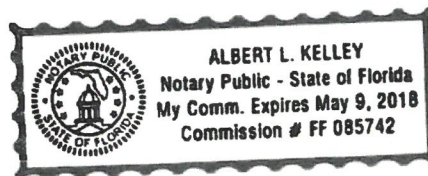

Notary's Signature and Seal

Albert L. Kelley

Name of Acknowledger typed, printed or stamped

FF085742

Commission Number, if any



Additional Information

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

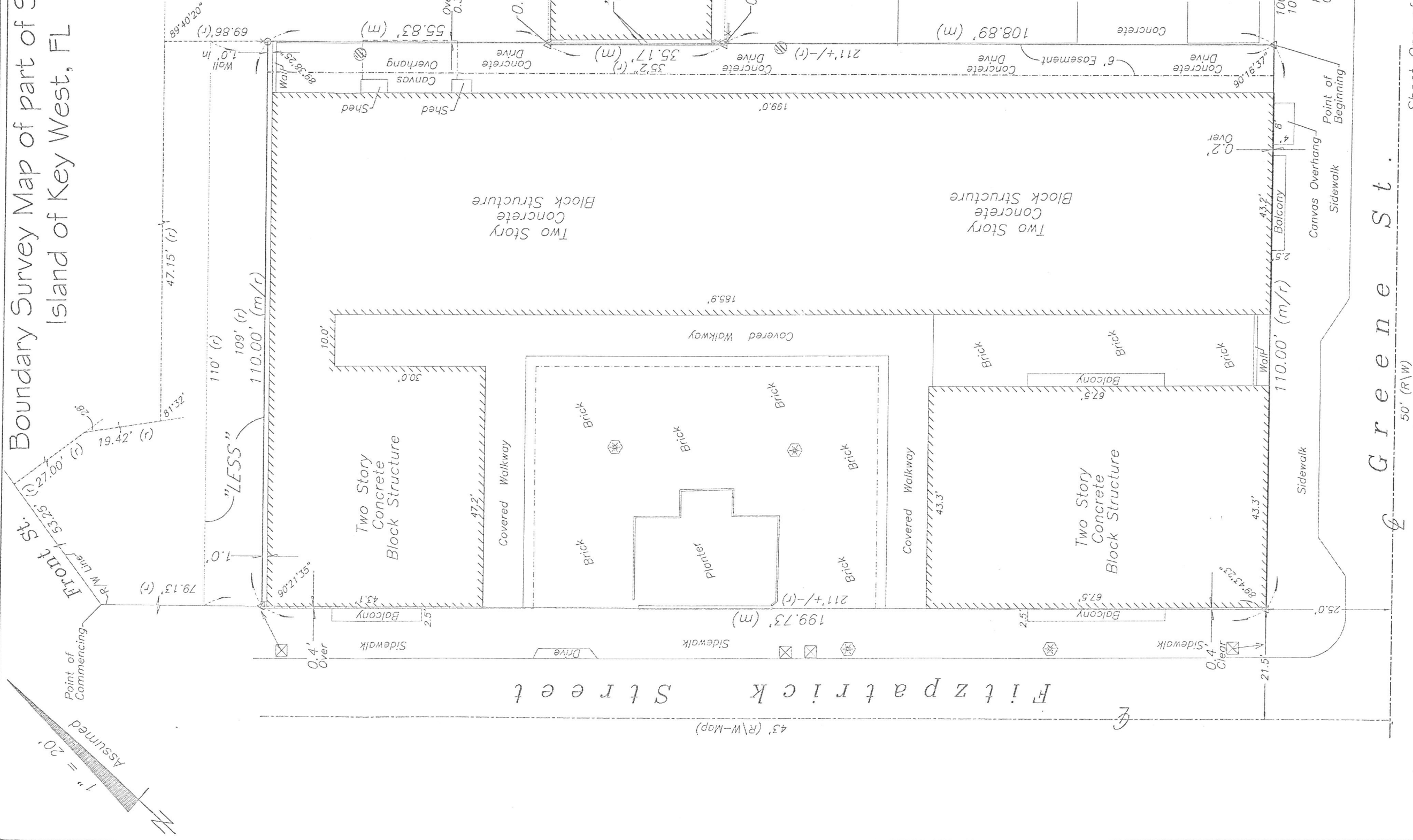
Thank You

Robert Lopez

V.P. NewIdeas.

Survey

Boundary Survey Map of part of Square 8
Island of Key West, FL



NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Report of part of Square 8 Island of Key West, FL

LEGEND

○	Found 1" Iron Pipe (No ID)	C.B.S.	Concrete Block Structure
○	Set 3/4" Iron Pipe w/cap (6298)	R\W	Right of Way
●	Found 1/2" Iron Rod (5234)	CLF	Chain Link Fence
▲	Found Nail & Disc (5234)	℄	Centerline
△	Set Nail & Disc (6298)	⊗	Wood Utility Pole
(M)	Measured	⊠	Concrete Utility Pole
(R)	Record	-P-	Overhead Utility Lines
(M/R)	Measured & Record		

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 413 Greene Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: June 13, 2017
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West, and known on William A Whitehead's map delineated in February A.D. 1829, as part of Square 8, and more particularly described as follows:

Beginning at a point on Greene Street 100 feet more or less, from Duval Street, on the Northerly side, thence run Westerly 110 feet to the corner of Greene and Fitzpatrick Streets; thence run Northerly 211 feet, more or less; thence Easterly 110 feet; thence Southerly 211 feet to the point of beginning.

EXCEPTING from the above Southwesterly 6 inches of the following described property, to-wit: On the Island of Key West and known on the map of William A. Whitehead delineated in February, A.D. 1829, as a part of Lot 2, Square 8, and more particularly described as follows: Commencing at a point on Duval Street 108 feet, 10 inches from the corner of Duval and Greene Streets, and running thence in a Northwesterly direction 35 feet, 2 inches, more or less; thence at right angles in a Southwesterly direction 100 feet, 6 inches; thence at right angles in a Southeasterly direction 35 feet, 2 inches, more or less; thence at right angles in a Northeasterly direction 100 feet, 6 inches to the point of beginning.

ALSO LESS

On the Island of Key West and is Part of Lots 5 and 6, Square 8, according to William A. Whitehead's Map of said Island delineated in February 1829 and is more particularly described as follows:

Begin at the intersection of the Northeasterly line of Fitzpatrick Street (as constructed) and the Easterly line of Front Street (as constructed); thence Northerly along the Easterly line of Front Street a distance of 53.25 feet to a point; thence Easterly and at right angles a distance of 27.00 feet to a point; thence Southeasterly making a deflection angles of 28 degrees 0 minutes with the prolongation of the previously described course a distance of 19.42 feet to a point; thence Northeasterly making a deflection angles of 81 degrees 32 minutes with the prolongation of the previously described course a distance of 47.15 feet to a point; thence Southeasterly making a deflection angle of 89 degrees 40 minutes 20 seconds with the prolongation of the previously described course a distance of 69.86 feet to a point; thence Southwesterly making a deflection angle of 90 degrees 19 minutes 40 seconds with the prolongation of the previously described course a distance of 109.00 feet to a point in the Northeasterly line of Fitzpatrick Street; thence Northwesterly and at right angles and along the Northeasterly line Fitzpatrick Street a distance of 79.13 feet back to the point of beginning.

BOUNDARY SURVEY FOR: New Ideas Inc.;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298



3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

June 22, 2017

Property Appraiser Information



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)

Date created: 5/17/2017
Last Data Uploaded: 5/17/2017 1:47:09 AM

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

Site Plans

The site plan illustrates the layout of Kimo Siam's Factory Plaza. The main building is a long, rectangular structure with a central section and two side wings. The central section is divided into three parts, with dimensions of 13', 11', and 11' indicated. The side wings are 8' wide. A central walkway is 16' wide. The building is surrounded by a 73' wide walkway/breezeway. The site is bordered by sidewalks on all four sides, with a 22' wide sidewalk on the left. Landscaping includes several trees and a central area with a 16' wide path. A light pole is located near the central section. The address 107 Fitzpatrick St, Key West, FL 33040 is provided. The plan also shows the locations of 'Shop / Business' units and 'Walkway / Breezeway' areas.

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20 feet

modified June 28, 2017