

**PLANNING BOARD
RESOLUTION NO. 2018-**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A SPECIAL EXCEPTION TO CLEMENTE'S WOOD FIRED TROLLEY PIZZERIA; S COPR., JOINED BY TANNER PARTNERS, LLLP ALLOWING FOR THE SALE AND CONSUMPTION OF BEER, WINE AND LIQUOR AS AN ACCESSORY USE TO A NEW RESTAURANT ON PROPERTY WITHIN 300 FEET OF ONE CHURCH AND ONE FUNERAL HOME LOCATED WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE (HRCC-1) ZONING DISTRICT AT 516 FLEMING STREET (RE # 00009530-000000) PURSUANT TO SECTION 18-28(B) OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 18-28(a) of the Code of Ordinances of the City of Key West, Florida provides that no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is within 300 feet of any established church, school, cemetery, or funeral home; and

WHEREAS, City Code Section 18-28(b) (2) provides that the prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages pursuant to authorization granted by the Planning Board that the use will not detrimentally impact the public health, safety or welfare after consideration of all of the following criteria:

- A. Compatibility with surrounding existing uses;
- B. The extent of conflict between the proposed use and the hours of operation of the facilities described above;

_____ Chairman

_____ Planning Director

- C. Mitigation measures agreed to be implemented by the applicant;
- D. Public input;
- E. That the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors;
- F. Any other factors the approving body determines relevant to the public’s health, safety, and welfare; and

WHEREAS, the applicant requested a Special Exception for sales and consumption of wine, beer and alcohol as an accessory use to the new restaurant that is located within 300 feet of the following: St. Paul’s Episcopal Church, 401 Duval Street, and Dean-Lopez Funeral Home, 418 Simonton Street pursuant to City Code Section 18-28(b)(2); and

WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on January 18, 2017; and

WHEREAS, the Planning Board finds that the applicant’s proposal to sell wine and beer is compatible with surrounding existing uses; and

WHEREAS, the Planning Board finds that the extent of conflict between the proposed use and the established church will be minimal; and

WHEREAS, the Planning Board considered the mitigation measures agreed to be implemented by the applicant; and

WHEREAS, the Planning Board considered public input; and

WHEREAS, the Planning Board has found that the applicant has demonstrated a “good neighbor policy” by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors; and

WHEREAS, the Planning Board considered other factors determined relevant to the public’s health, safety, and welfare; and

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 if fully set forth herein.

Section 2. That a Special Exception, under Section 18-28(b)(2) of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: exclusive to Clemente’s Wood Fired Trolley Pizzeria; S Corp., joined by Tanner Partners, LLLP located at 516 Fleming Street (RE # 00009530-000000) Key West, Florida with the following conditions:

1. The Special Exception is granted exclusively to Clemente’s Wood Fired Trolley Pizzeria; S Corp., joined by Tanner Partners, LLLP, and shall not be transferable.

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 within 12 months after the date hereof.

Section 4. This Special Exception 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, 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).

Read and passed at a dually noticed meeting held this 18th day of January, 2018.

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

Sam Holland, Chairman
Key West Planning Board

Date

Attest:

Patrick Wright,
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director