

A wooden display case filled with cigars. The cigars are arranged in rows, with some standing upright and others lying flat. The case has a dark wood finish and a metal latch on the left side. The text is overlaid in a large, white, sans-serif font.

# 501c Greene Street Exception to Outdoor Merchandise Display

A request for an Exception to an Outdoor Merchandise Display on property located within the Historic Residential Commercial Core Duval Street Gulfside (HRCC-1) zoning district pursuant to Section 106-52 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

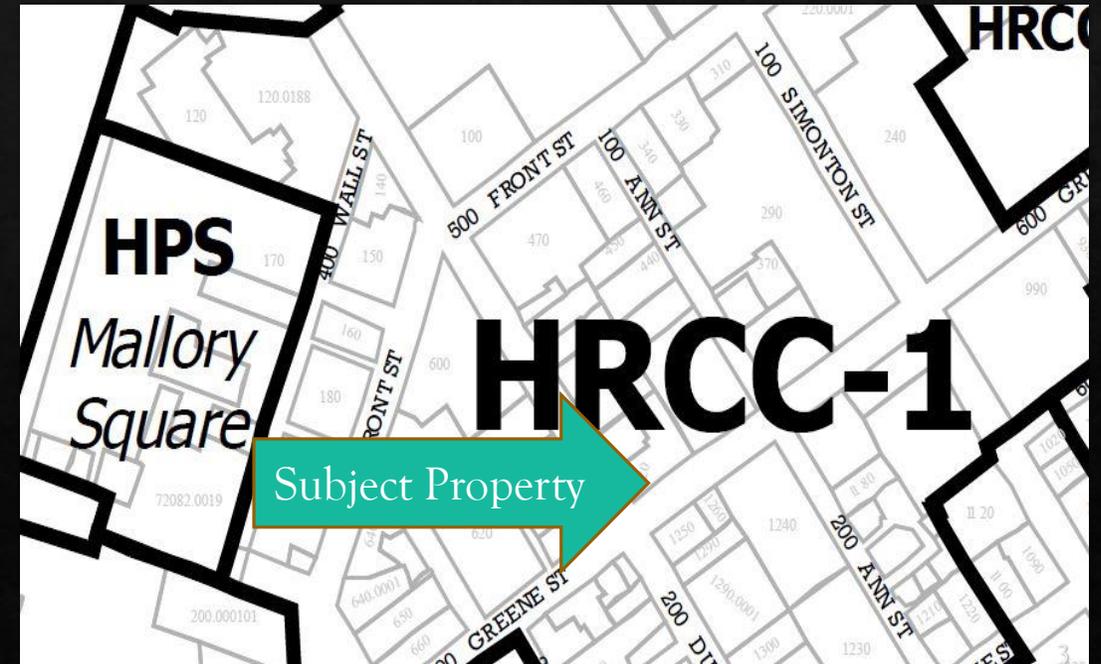


# BACKGROUND

The applicant is the leaseholder of 501c Greene Street. The types of merchandise currently sold at Island Cigar include cigars and tobacco related products.

The applicant applied for and was granted by the previous Planning Board an Exception to Outdoor Merchandise Display for a period of sixty (60) months per Planning Board Resolution No. 2012-043.

A code violation was issued on December 19, 2019, and as a result, the leaseholder applied for an Exception to Outdoor Merchandise Display.



Staff conducted a site visit on February 21, 2020 and has provided the following photographs taken during the site visit showing the current merchandise displays.



# RECOMMENDATION

The factors favoring versus disfavoring this approval are roughly equal. This proposed Exception would be granted for twelve (12) consecutive months, a relatively brief period of time, after which it is likely HARC will have the opportunity to re-evaluate the design and impact of this Exception on this historic neighborhood. Therefore, the Planning Department, based on criteria in the City Code, recommends the request for Exception to Outdoor Merchandise Display be approved per the proposed plan to allow merchandise as currently displayed with the following conditions:

1. The Exception for the Outdoor Merchandise Display shall not be placed in the City right-of-way and shall not extend beyond the applicant's private property.
2. The Exception for the Outdoor Merchandise Display shall only be present during hours of operation.
3. The Exception for the Outdoor Merchandise Display is specific to the current tenant, Alon Croitoru, and granted for twelve (12) consecutive months.
4. The Exception shall provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches around each display. A specific site plan depicting the established location of the elements with approval from the Chief Building Official (CBO) and Fire Marshal shall be filed with the City of Key West.
5. The Exception is limited to two (2) open doors and two (2) wooden model ship displays.
6. Seating and furniture are not outdoor displays and shall not be counted as such. Display items can be rotated but cannot be increased.
7. All signage installed without benefit of a permit will be removed. Any new signage shall require HARC approval.