

**PLANNING BOARD  
RESOLUTION No. 2018-**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING AN EXCEPTION FOR OUTDOOR MERCHANDISE DISPLAY WITHIN THE HISTORIC RESIDENTIAL COMMERCIAL CORE DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PER SECTION 106-52 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES FOR PROPERTY LOCATED AT 205 ELIZABETH STREET (RE# 00072082-00030903), KEY WEST FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the subject property is located in the Historic Residential Commercial Core Duval Street Gulfside Zoning District (HRCC-1); and

**WHEREAS**, Section 106-51 of the City Code of Ordinances imposes certain conditions on the display of merchandise where visible from any public place, right-of-way, street or sidewalk; and

**WHEREAS**, Section 106-52 of the City Code of Ordinances provides that exceptions to the general prohibition may be granted upon application to the Planning Board; and

**WHEREAS**, a request was submitted for Planning Board consideration to clarify that clothing items on non-permanent, portable racks for merchandise sold in the store can be displayed within the approved Exception area; and

**WHEREAS**, the Planning Board met on October 18, 2018 to consider factors favoring and disfavoring the Exception pursuant to Chapter 106-52 of the Land Development Regulations; and

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

**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 an Exception for Outdoor Display under the Code of Ordinances of the City of Key West, Florida, is hereby granted for property located at 205 Elizabeth Street (RE# 00072082-003904), with the following conditions, and per the attached floor plans dated 07/19/2011:

1. The Exception is specific to the current tenant, Kier Loranger, and granted for 60 months.
2. The Exception is limited, and will not be placed in the City right-of-way, as shown on the site plan to:
  - Three mannequins upheld by rods that are stabilized within flower pots to be placed around the garden area;
  - One rod, placed horizontally from the outside beam of the covered porch to the wall of the building for hanging merchandise;
  - A four tiered freestanding shelving display of 5' high x 26" wide;
  - One hook hanging to the left of the double doors for display of merchandise.
3. The Exception will only be present during hours of operation.
4. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches.
5. A certificate of appropriateness will be required for signage, or any other elements of the site plan that are required pursuant to the Historical Architectural Review Commission (HARC) guidelines.

**Section 3.** Exceptions to 106-51 may be revoked by the Planning Board after notice and hearing on grounds:

- a. The applicant has failed to comply with terms and conditions specified

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

pursuant to the grant of an Exception in this section.

- b. The Exception was granted pursuant to mistaken or misleading information;  
or
- c. The Exception is not compatible, or in visual harmony, with development of the neighborhood occurring subsequent to grant of the Exception.

**Section 4.** The City Manager or the Planning Board, upon any written petition by any city resident, may cause issuance of a notice of hearing on revocation of an Exception, which notice shall be issued by the City Clerk.

**Section 5.** This Exception for Outdoor Display 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 6.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 7.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 9J-1, F.A.C., this permit is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period the DEO can appeal the permit to the Florida Land and Water Adjudicatory Commission; and that

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director

such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 18th day of October, 2018.

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

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Sam Holland, Planning Board Chairman

Date

**Attest:**

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Patrick Wright, Planning Director

Date

**Filed with the Clerk:**

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Cheryl Smith, City Clerk

Date

\_\_\_\_\_ Chairman

\_\_\_\_\_ Planning Director