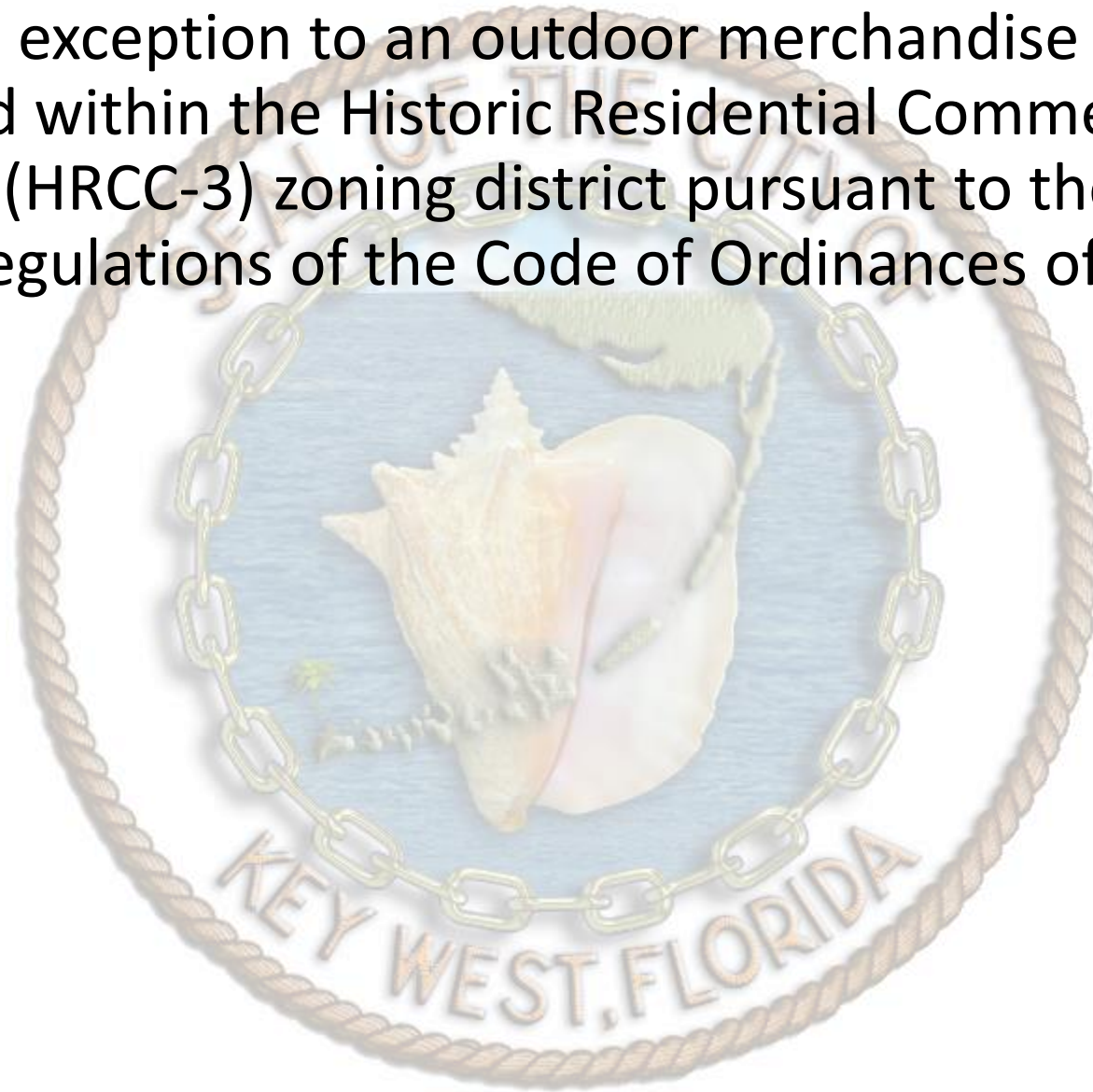


Exception to Outdoor Merchandise Display for 417-419 Greene Street

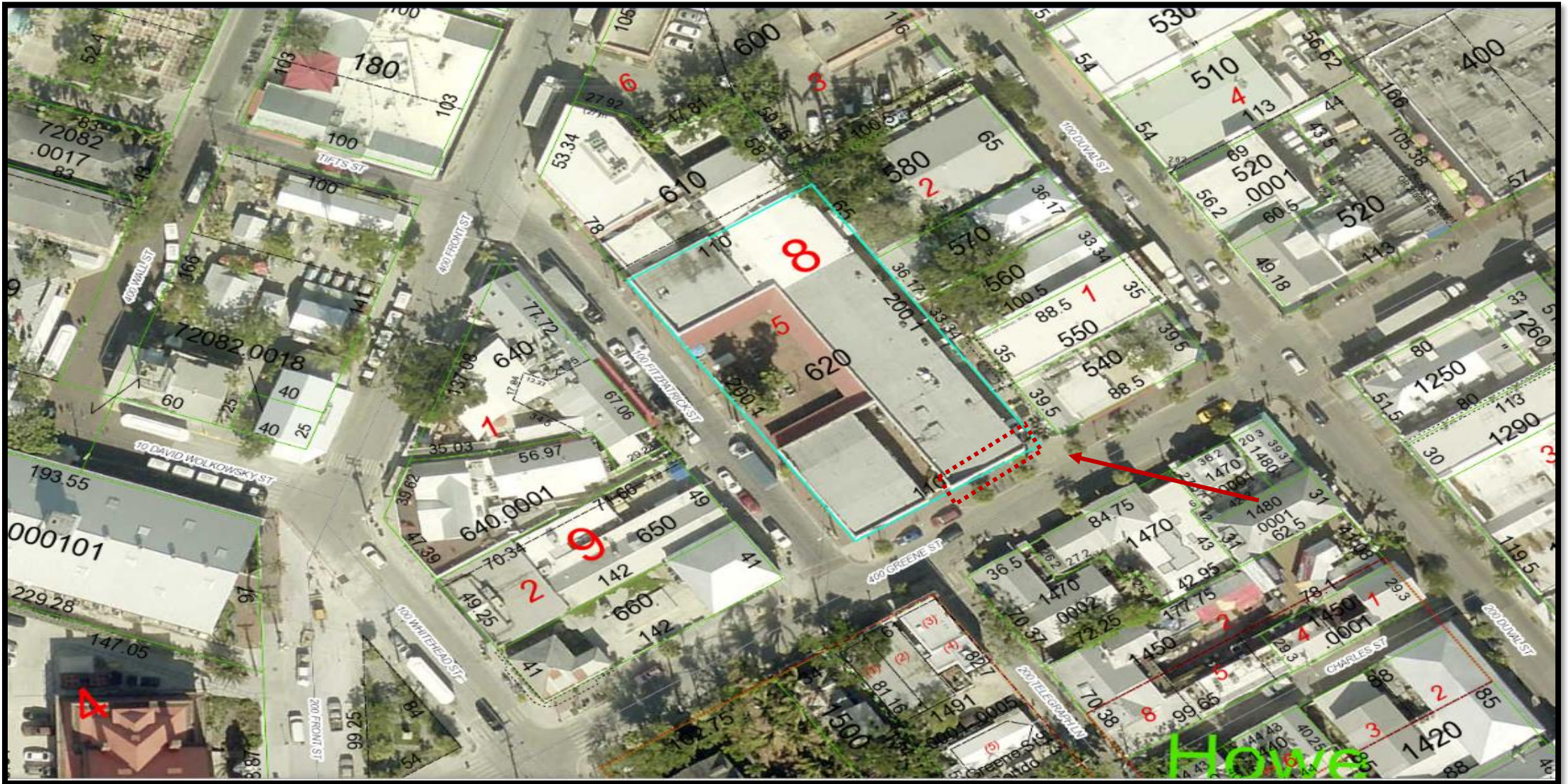


A request for an exception to an outdoor merchandise display on property located within the Historic Residential Commercial Core Duval Street Gulf Side (HRCC-3) zoning district pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.



Request





Map



Kino Plaza building constructed in 1978 and reconstructed in 1996

Non-contributing structure to the Key West Historic District

Designed with stucco and metal work that is architecturally displayed throughout the Kino Plaza complex



Background



Staff conducted a site visit on February 18th, 2020. It was documented that the applicant has been displaying merchandise outside without any prior approval from the Planning Department, as seen below.



Staff Analysis

The Planning Department, based on criteria in the City Code, recommends the request for exception to Outdoor Merchandise Display be **denied**.

Staff Recommendation



If a vote to approve is passed by the Planning Board, the Planning Department recommends the request for exception to Outdoor Merchandise Display be approved upon the following conditions:

1. The site plan for the proposed outdoor display be amended so that it does not obscure any part of the exterior façade.
2. No furnishings of any kind be allowed to obstruct or be in the entranceway
3. The Exception is specific to the current tenant, Dekel Elbaz, dba Happy Rooster and granted for no more than twelve consecutive months.
4. The Exception shall not interfere with any entranceways so as to reduce egress, nor obscure where entranceways are located.
5. Seating and furniture are not outdoor displays and shall not be counted as such. Display items can be rotated but cannot be increased.
6. The Exception will provide clear access for ADA and fire accessibility, with a minimum pathway of thirty-six (36) inches.
7. All signage installed without benefit of a permit will be removed. Any new signage requires HARC approval.

Staff Recommendation

