

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Melissa Paul-Leto, Planner Analyst

Through: Patrick Wright, Planning Director

Meeting Date: December 21, 2017

Agenda Item: **Alcohol Sales Exception – 534 Eaton Street (RE # 00006490-000000) –**
A request for special exception to the prohibition of alcoholic beverage sales within 300 feet of a church, school, cemetery or funeral property located within the Historic Neighborhood Commercial (HNC-1) Zoning District pursuant to Sections 18-28(b) 2, of the Land Development Regulations of the code of Ordinances of the City of Key West, Florida.

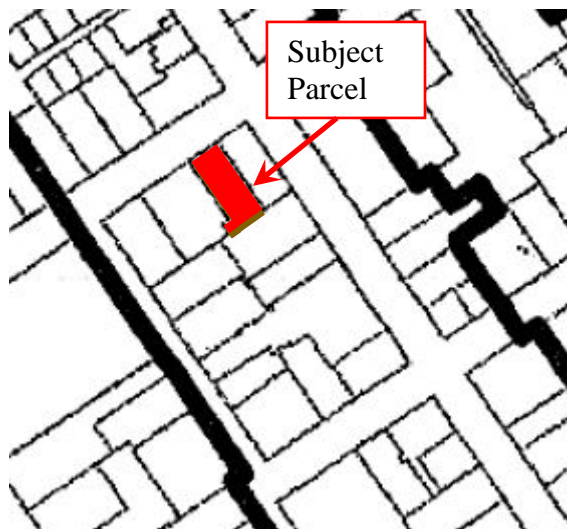
Request: To grant a special exception to sell beer, wine and liquor at the hotel - within 300 feet of a church.

Applicant: Richard McChesney – Spottswood, Spottswood, Spottswood & Sterling, PLLC

Property Owner: Artist House of Key West, LLC, joined by Artist House Management Group, LLC

Location: 534 Eaton Street (RE # 00006490-000000)

Zoning: Historic Neighborhood Commercial (HNC-1) Zoning District



Background and Request:

Section 18-28 of the Code of Ordinances of the City of Key West prohibits the sale of alcoholic beverages where such place of business is within 300 feet of an established church, school, cemetery or funeral home. However, the Planning Board may grant a special exception if the criteria in City Code Section 18-28(b) (2) are met. An Alcohol Exception is granted exclusively to the applicant, and is not transferable. The current applicant has requested a special exception in order to obtain an alcohol license, which would allow the sale of on-premises beer, wine and liquor at the hotel. The property, is located on the 500 block of Eaton Street. There are no schools, or cemeteries within 300 feet of the property. The property is within 300 feet of two churches and one funeral home:

- St. Paul's Episcopal Church of Key West, 401 Duval Street
- Key West United Methodist Church, 600 Eaton Street
- Dean-Lopez Funeral Home, 418 Simonton Street

Process:**Planning Board Meeting:**

December 21, 2017

Local Appeal Period:

30 days

DEO Review Period:

up to 45 days

Evaluation for Compliance with Section 18-28 of the Code of Ordinances:

(a) Pursuant to Section 18-28 of the City Code of Ordinances, no person shall conduct in the City any business involving the sale of alcoholic beverages where such place of business is 300 feet of any established church, school, cemetery, or funeral home. Such distance shall be measured by following the shortest route of ordinary fare from the nearest point of the property line of the place of business to the property line of the church, school, cemetery, or funeral home facilities. However, any person licensed to conduct and legally conducting a business involving the sale of alcoholic beverages as of January 4, 1995, shall be governed by the provisions of this section which existed at the time of the original licensure of such business.

(b) The prohibition in subsection (a) above shall not apply if a property owner is granted a special exception to specifically sell alcoholic beverages:

(1) In conjunction with an approved conditional use application that includes consideration of the public welfare factors listed in subsection (2) below; or

(2) 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;

The property is located within the Historic Neighborhood Commercial (HNC-1) Zoning District where a variety of hotels, retail shops, residential homes, offices, and places of worship are permitted uses.

City staff took measurements utilizing a GIS geospatial measurement. The results are the following: 231 feet starting from the property line to 534 Eaton Street and ending at the property line of the St. Paul's Episcopal Church, 401 Duval Street; 250 feet starting from the property line to 534 Eaton Street and ending at the property line of the Dean-Lopez Funeral Home, 418 Simonton Street; and 126 feet starting from the property line to 534 Eaton Street and ending the property line of the Key West United Methodist Church, 600 Eaton Street.

The measurements confirm the subject site is located within 300 feet of the St. Paul's Episcopal Church, Dean-Lopez Funeral Home, and Key West United Methodist Church; however, due to the scope of requested accessory alcohol sales; staff submits that the request does not appear to be incompatible with the surrounding existing uses.

B. The extent of conflict between the proposed use and the hours of operation of the facilities described in section (a) above;

As of the date this report is written,

-St. Paul's Episcopal Church indicates that the parish is open to the public: Monday through Sunday 7:00 a.m. to 8:00 p.m.

-Dean-Lopez Funeral Home indicates that the funeral home is open by appointment. Staff office hours are Monday-Friday 9 a.m. to 4 p.m.

-Key West United Methodist Church indicates that the parish offers services on the following days and hours: Sunday 8:30 to 1 p.m., Wednesday 7p.m. to 9 p.m., Thursday 6:30 a.m.-9 a.m., and Friday 7 p.m.-9 p.m.

C. Mitigation measures agreed to be implemented by the applicant;

The applicant has reached out to the subject two churches. Both churches have expressed no objection.

D. Public input;

As of the date of this report, the Planning Department has not received any public comments.

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;

As of the date of this report, there have been no objections to the applicants request to sell beer, wine and liquor for special events.

F. Any other factors the approving body determines relevant to the public's health, safety, and welfare;

According to City Code Section 18-28(c), special exceptions granted for alcoholic beverage sales within 300 feet of churches, schools, cemeteries or funeral homes may be approved with conditions, which conditions shall be monitored through a conditional approval permit in accordance with City Code Section 18-610. Should the Planning Board approve the special exception request, City Code Section 18-28(c)

requires that the approval be specific to the property owner only, shall not be transferable, and shall only be effective in conjunction with the use(s) specified in the application. As a result, these operational controls would be embedded as conditions of approval. However, based on public input at the public hearing, additional conditions may be necessary to ensure continued neighborhood compatibility.

The Planning Board shall make factual findings regarding the following:

That the standards established by City Code Section 18-28(b) for special exceptions have been met by the applicant.

Per Section 18-28(e) which states “upon receipt of an application, the planning board shall hold a public hearing upon the application in accordance with the procedures cited in section 90-393 and shall render an order granting or denying such application. In granting such application the planning board must make specific findings respecting each of the matters specified in subsection (b) (2), above.”

As stated above, the Planning Board must make a specific finding on the criteria. Staff recommends to the Planning Board that the response to the criteria outlined in the staff report be taken into consideration in rendering an order to grant or deny the request.

If approved staff recommends the following conditions:

1. The special exception is granted exclusively to Artist House of Key West, LLC, joined by Artist House Management Group, LLC and shall not be transferable.