

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



**To:** Chairman, and Planning Board Members

**Through:** Katie Halloran, Planning Director

**From:** Nicholas Perez-Alvarez, Stantec

**Meeting Date:** July 17, 2025

**Agenda Items:** **Conditional Use – 1019 White Street (RE# 00033810-000000)** – A request for conditional use approval to allow an increase in seating from 50 to 72 seats at an existing restaurant, located in the Historic Neighborhood Commercial – 1 Truman/Simonton (HNC-1) zoning district, pursuant to Chapter 122, Article III and Section 122-808 of the Land Development Regulations of the City of Key West, Florida.

**Request:** This application was submitted in order to expand the number of seats in an outdoor dining area of Oasis Mediterranean Cuisine.

**Applicant:** Glen E. Wood  
2955 Vallejo, LLC

**Property Owner:** GEO & 1017-1019 WHITE STREET LLC

**Location:** 1019 White St, Key West, Florida  
(RE # 00033810-000000)



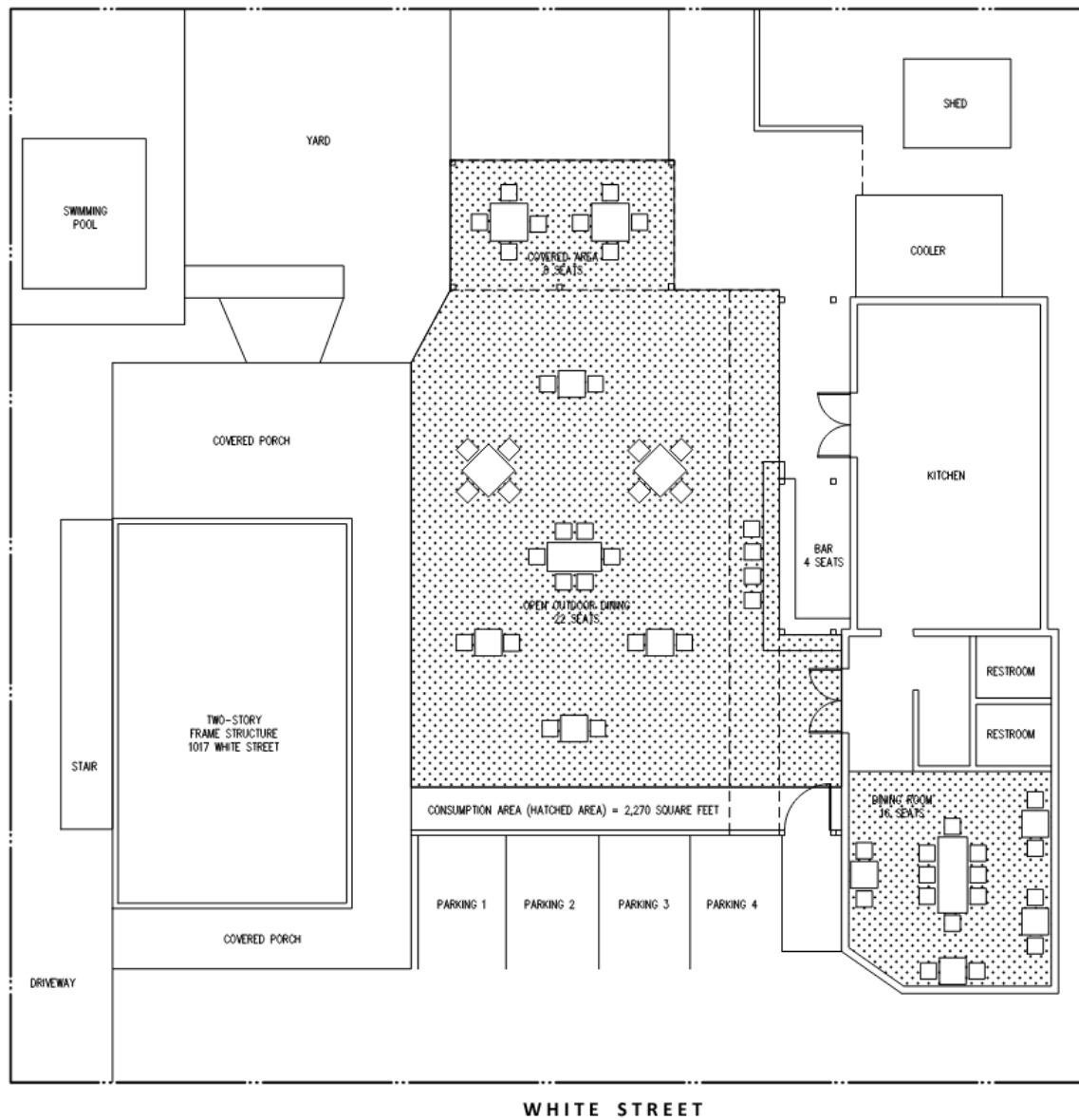
### **Background:**

The subject property, with a total lot size of 10,000 sq. ft., is situated in the Historic Neighborhood Commercial-1 Zoning District. According to the property card, this property last transferred ownership in May of 2021.

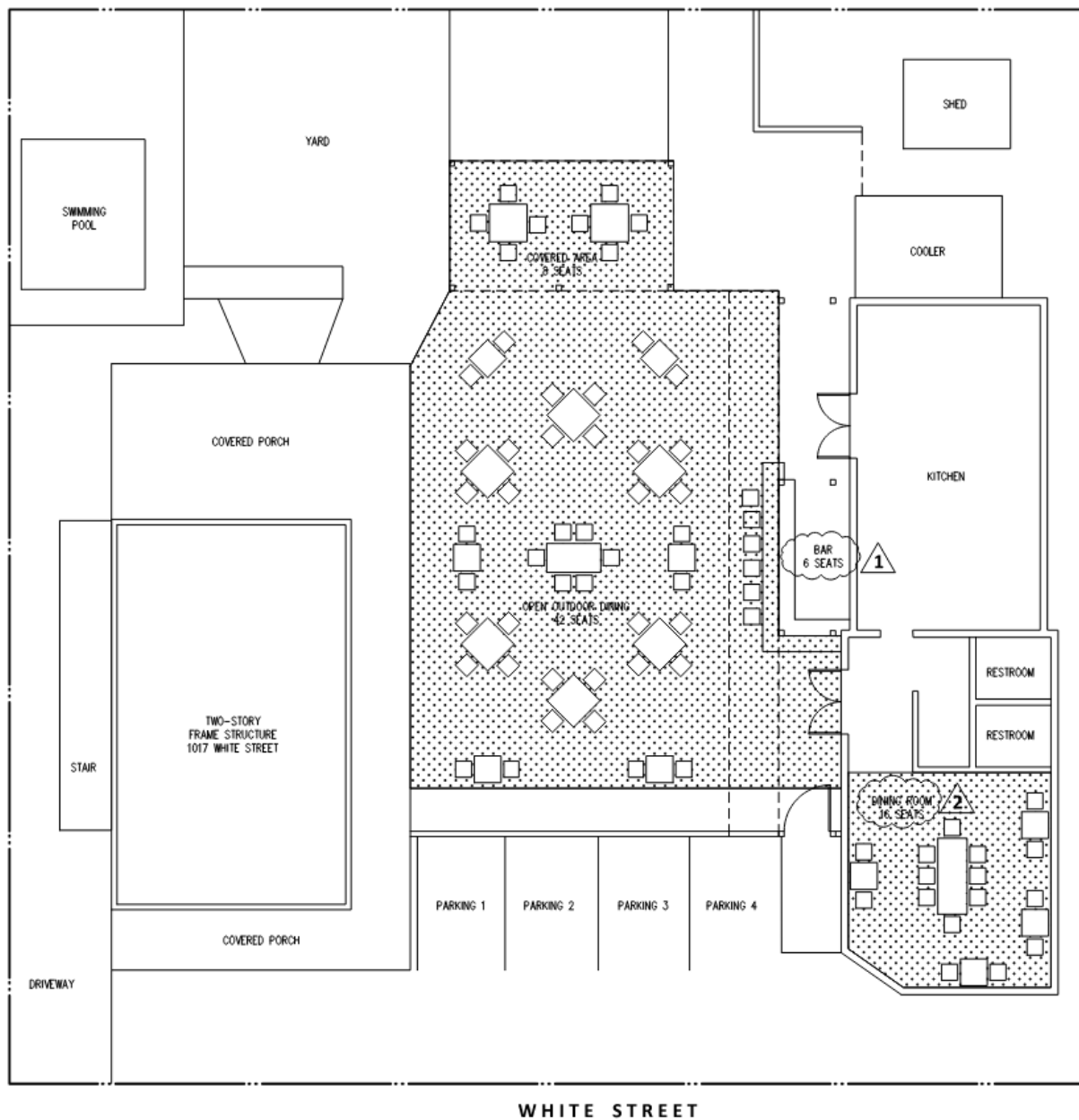
The applicant wishes to expand the number of total seats from 50 to 72. The existing and proposed seating arrangement is reflected below:

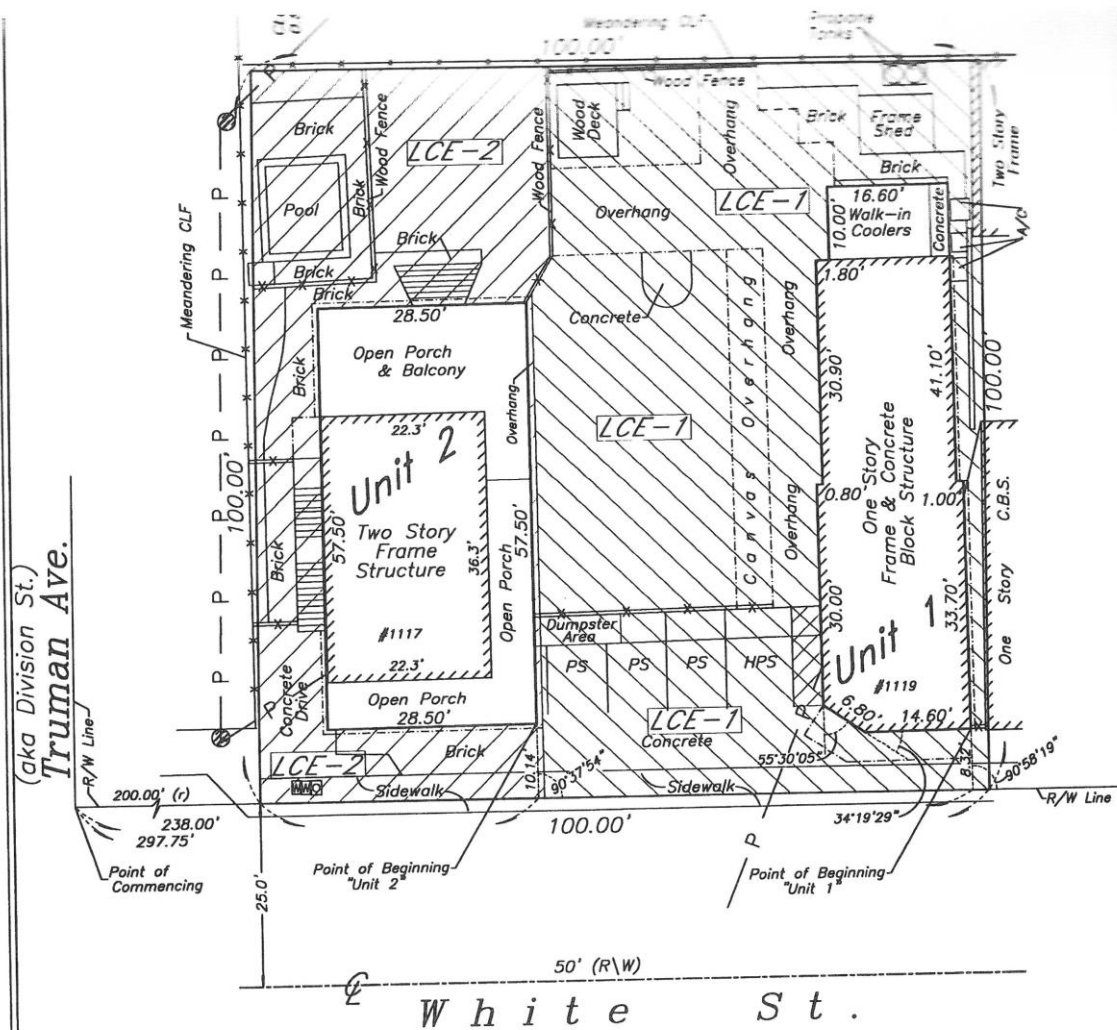
	<b>Existing</b>	<b>Proposed</b>
Open outdoor seats	22	42
Covered outdoors seats	8	8
Outdoor bar seats	4	6
Indoor dining room seats	16	16
<b>Total</b>	<b>50</b>	<b>72</b>

*Existing Floor Plan (showing seating arrangements)*



*Proposed Floor Plan (showing seating arrangements)*





AREA:

Unit 1:	1,408+/-	S.F.
Unit 2:	1,639+/-	S.F.
LCE-1:	4,692+/-	S.F.
LCE-2:	2,261+/-	S.F.

No.	Revision/Issue	Date
Checked By:	Date:	
DD	1/25/21	
Drawn By:	Scale:	
JLO	1" = 20'	

**J. LYNN O'FLYNN, Inc.**



Professional Surveyor & Mapper  
PSM #8298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

1017-1019 White St.  
Key West, FL

**UNIT  
BOUNDARIES**

Sheet No.:

7 of 9

The application went before the Development Review Committee (DRC) members for comment on May 22, 2025. The following comments were shared. Each comment is followed by the applicant's response in *italics*:

#### HARC

- Any exterior alterations will require HARC review

*There are no changes to the exterior.*

#### Engineering

- General concern with increased parking demand with no change in number of spaces. This may trigger need for City to residentially zone on-street parking in neighboring blocks
- Dumpster appears to be blocking one of the off-street parking spaces

*The property is in an urban area with most patrons walking or riding their bikes. The dumpster will be moved forward to allow parking*

#### Fire

- Maximum occupancy load includes patrons AND staff, so current request leaves no room for staff. Coordinate with Fire on either a reduced request and/or submittal of an updated life safety plan.

*The seating can be reduced by 3 to allow for 3 staff members. I assume the fire inspection will take place after the approval of additional seating. If an inspection is required at this point please advise*

#### Multi-Modal

- Consider bike parking to mitigate increased parking demand

*There is a bike rack on premises which is used by patrons and staff*

#### Utilities

- Sanitary Sewer: Grease interceptor is required for all commercial kitchens. Please provide photographs and pump out records of the grease interceptor for the commercial kitchen located at 1019 White Street. Installation of a grease interceptor, in accordance with Florida Building Code: Plumbing, Section 1003, will be required for the additional requested seats.
- Solid Waste: Please provide a plan that shows how the dumpster will be screened. (Sec. 108-279)

*There is a grease interceptor in place and regular cleaning/inspection reports can be submitted. The dumpster will be moved forward and screened behind a gate to match existing fencing*

#### Planning

- What mitigation measure will be in place for increased waste demand and risk of increased waste runoff?

*The additional seating will not result in any change to the footprint or surface materials.*

**Staff Analysis -Conditional Use Criteria Evaluation:**

Conditional uses are regulated pursuant to Chapter 122 (Zoning), Article III (Conditional Uses). Section 122-61 of the Code states:

*The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.*

Section 122-62(b) *Characteristics of use described*

CHARACTERISTICS	COMMENTS
<b>Scale &amp; intensity</b>	
Floor area ratio	The proposed use will not add any additional floor area
Traffic generation	The proposed increase from 50 to 72 seats is expected to generate increased traffic.
Square feet of enclosed building for each specific use	2,024 gross sq. ft. restaurant structure to remain the same. Proposed increase is to outdoor dining
Proposed employment	3 staff proposed in addition to 72 seats
Proposed number and type of service vehicles	None proposed
Off-street parking needs	The existing 4 off-street parking spaces are proposed to remain unchanged. Given that the proposed increase to the number of seats would remain within the same consumption area footprint as existing, there is no increase in the parking requirement with this request. However, given that the existing 4 spaces are not likely to accommodate all customers driving here to dine, increased demand of on-street parking is anticipated.
<b>On- or off-site improvement needs generated by the proposed conditional use</b>	
Utilities	The property has adequate facilities to support the proposed use.
Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in <a href="#">chapter 94</a>	None expected. Compliance with building codes and life safety codes would be required prior to building permit issuance.
Roadway or signalization improvements, or other similar improvements	None.
Accessory structures or facilities	None.
Other unique facilities/structures proposed as part of site improvements	None.

<b>On-site amenities proposed to enhance site and planned improvements</b>	
Open Space	No proposed change in open space.
Setbacks from adjacent properties	N/A. The exterior of the building is to remain unaltered
Screening and buffers	The applicant provides that the dumpster will be moved forward and screened behind a gate to match existing fencing
Landscaped berms proposed to mitigate against adverse impacts to adjacent sites	N/A. The exterior of the building is to remain unaltered
Mitigative techniques for abating smoke, odor, noise, and other noxious impacts	There is no expected excessive smoke, odor, noise, or other noxious impacts from the proposed educational use.

Section 122-62(c) *Criteria for conditional use review and approval*

CRITERIA	COMMENTS
Land use compatibility	The conditional use as a restaurant is compatible with the surrounding area in that the neighborhood contains a mix of commercial and other dining establishments. The surrounding area is therefore not anticipated to be negatively impacted by the proposed use.
Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use generation	The size of the existing building and courtyard is adequate to accommodate the proposed scale and intensity of the conditional use requested.
Proper use of mitigative techniques	Planning staff has shared concerns of increased waste demand causing increased waste runoff. The applicant has indicated that the dumpster will be moved forward and screened behind a gate to match existing fencing
Hazardous waste	None anticipated.
Compliance with applicable laws and ordinances	The conditional use will comply with all applicable laws and ordinances, including compliance with building codes and life safety codes.
<b>Additional criteria applicable to specific land uses</b>	
Land uses within a conservation area	The site is not located in a conservation area.
Residential development.	No residential development is proposed.
Commercial or mixed use development	Increased seating for an existing restaurant consumption area.
Development within or adjacent to historic district	The conditional use application is within the historic district.
Public facilities or institutional development	No institutional development is proposed.
Commercial structures, uses and related activities within tidal waters	The site is not located within tidal waters.
Adult entertainment establishments	No adult entertainment is being proposed.



## **RECOMMENDATION:**

The Planning Department recommends that the request for the conditional use be **Approved**. If the Planning Board elects to approve the conditional use, staff recommends the following conditions:

### **General conditions:**

1. Maximum 72 seats. Seating arrangement shall be consistent with the attached floorplans dated May 23, 2025.

### **Conditions prior to issuance of a Certificate of Occupancy and/or Business Tax Receipt:**

2. The owner shall obtain and maintain a Conditional Approval Permit, pursuant to City Code Chapter 18, Article XII, Division 1. The City Code Compliance shall inspect the property on an annual basis upon reasonable notice to determine compliance with the above general conditions.

### **Conditions subject to a Conditional Approval Permit, and subject to an associated annual inspection:**

3. Solid waste dumpsters shall be stored pursuant to City of Key West Land Development Regulations, Sec. 108-279 and shall be screened behind a gate to match existing fencing as indicated by the applicant.