

**THE CITY OF KEY WEST  
PLANNING BOARD**



**Staff Report**

**To:** Chairman and Planning Board Members  
**Through:** Katie P. Halloran, Planning Director  
**From:** Nicholas Perez-Alvarez, Stantec  
**Meeting Date:** February 20, 2025

**Agenda Item:** **Minor Development Plan – 218 Duval Street (RE# 00001400-000000)** – A request for a Minor Development Plan to allow for the expansion of food service to the existing rear yard consumption area and construction of a wood-framed pavilion, located in the HRCC-1 zoning district, pursuant to Section 108-91 and Chapter 122, Article IV, Division 7, Subdivision II of the Land Development Regulations of the City of Key West, Florida.

**Request:** This application proposes a minor development plan approval for the construction of an outdoor wood-framed bar to allow for the expansion of food service to the existing rear yard consumption area.

**Applicant:** RAMLO Development Corp.

**Property Owner:** Ramlo Development Corporation

**Location:** 218 Duval Street (RE# 00001400-000000)

**Zoning:** Historical Residential Commercial Core (HRCC-1) Duval Street Gulfside District



**Background and Analysis**

The property at 218 Duval Street is a 9,191 square foot lot located within the HRCC-1 Historic Residential Commercial Core Duval Street Gulfside District. The three-story structure on this property was originally constructed in 1928 and according to the applicant, has served as a bar, restaurant, and adult entertainment for several decades. In 2003, a demolition permit was obtained to demolish the rear bar with associated 1,600 sq. ft. structure with provisions to allow for new construction within the same footprint.

The proposed minor development plan is to extend food service to the rear yard consumption area with the construction of a new pavilion and bar structure within the same footprint that was part of the structure that was demolished in 2003. A food truck will also be located within the space and include patio dining. Pursuant to Section 108-91.A.1(c) of the Land Development Regulations (LDRs), a Minor Development Plan review is required with the addition of food service to the existing rear yard consumption area.

To-date, the Planning Department has received three letters in objection of the proposed development, pertaining to excessive noise and special events done without a permit.

**Proposed Development**

The site data table for the proposed development is shown below.

	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>	<b><u>Variance</u></b>
Max. Density	22 du/acre	0	No change	-
Max. Floor Area Ratio	1.0 (9,191 SF)	12,312 SF	No Change	-
Max. Height	35'-0"	33'-3"	(pavilion) 14'-0"	-
Max. Building Coverage	50% (4,595.5 SF)	85% (6,238 SF + 1600 pervious Hideaway bar) = 7,838 SF*	74.5% (6,238 SF + pavilion + food truck) = 6,847 SF	Improvement
Max. Impervious Surface	70% (6,433.7 SF)	100% (9,191 SF)	69.3% (6,371 SF)	-
Minimum Open Space Ratio	20% (1,838.2) SF	0%	13.9 (1,217 SF)	Improvement
Minimum Front Setback	None	N/A	No Change	-
Minimum Rear Setback	10'-0"	10'-0"	No Change	-
Minimum Side Setback (west side)	2'-6"	0'-6" over	No Change	-
Minimum Street Side Setback (east side)	None	N/A	N/A	-

*\*Site plan sheet references previously permitted Hideaway Bar as part of existing building coverage calculation. Based on the survey submitted, staff is unable to verify whether the existing conditions of the site are consistent with the existing building coverage indicated in the application.*

Currently, there are no off-street parking spaces associated with this property.

With respect to parking, the applicant's perspective is that no parking variance is required because they have proposed to "exchange bar/lounge use to restaurant use". This property is located within the Historic Commercial Pedestrian-Oriented area whereby, according to Sec. 108-573, additional parking requirements are triggered if "new nonresidential floor area is constructed." While the proposed development may be creating additional consumption area outdoors, the City's Legal Department has determined that a parking variance is not required, based on the Section 86-9 definition for "floor area ratio," which only contemplates indoor space.

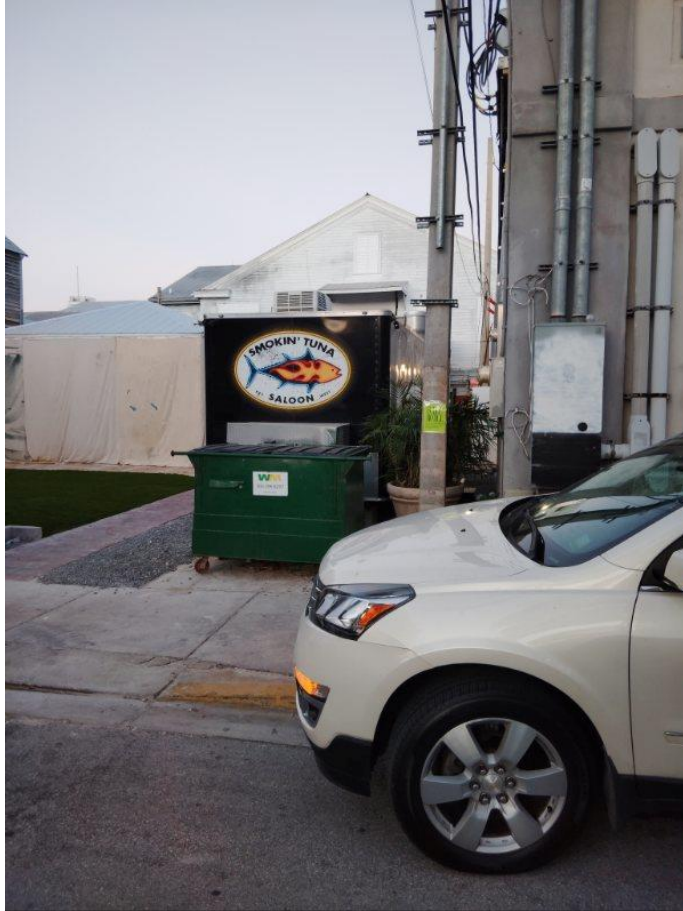
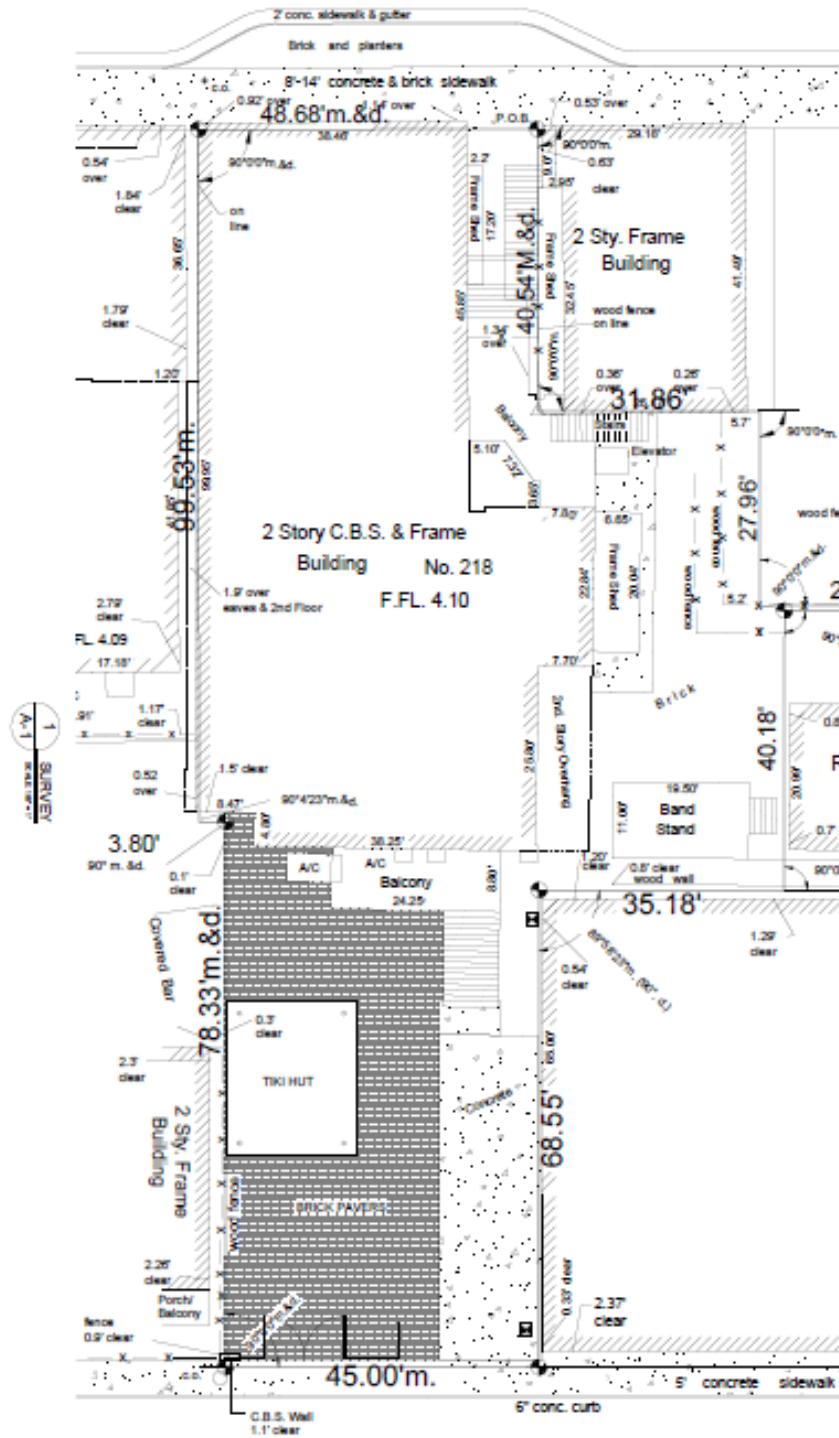


Image of the rear of 218 Duval Street, January 2025.

Site Plan prior to 2003 Demolition of Rear Structure

DUVAL STREET (50' R/W)



TELEGRAPH LANE (20' R/W)

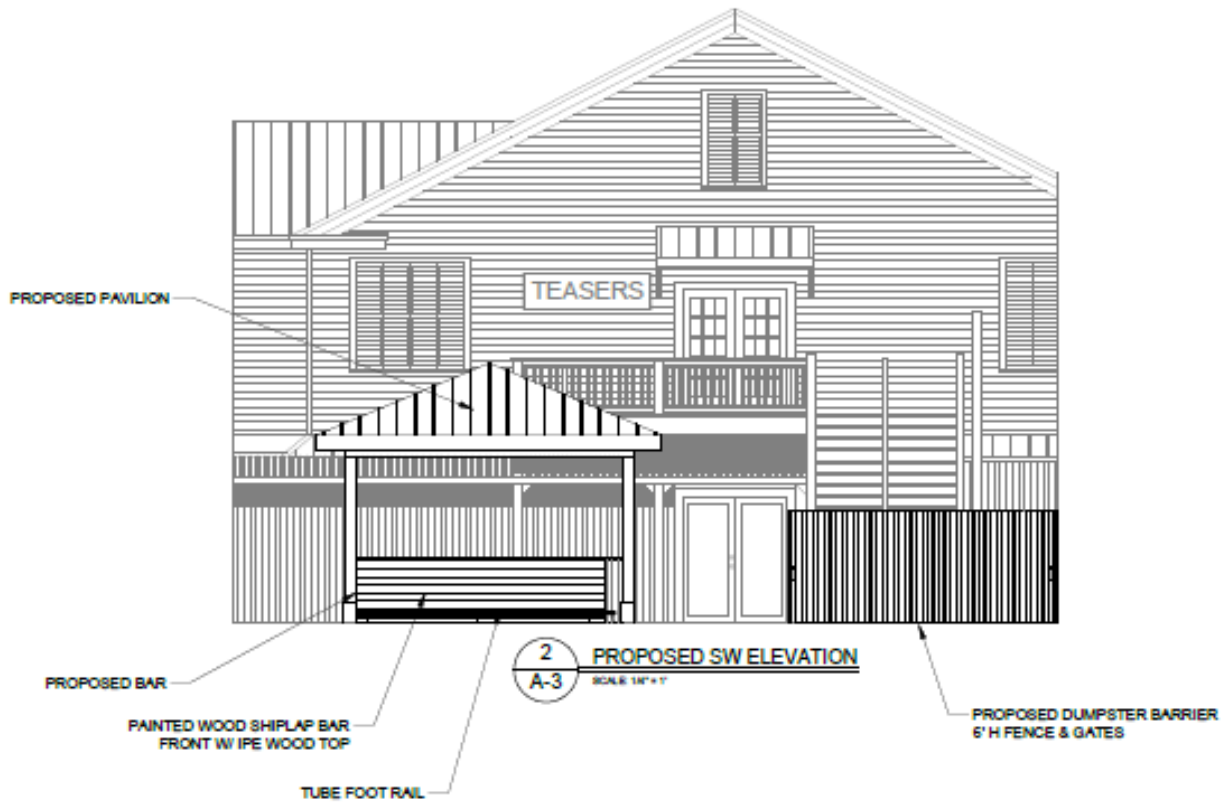




Existing and Proposed SW Elevations, submitted by applicant.

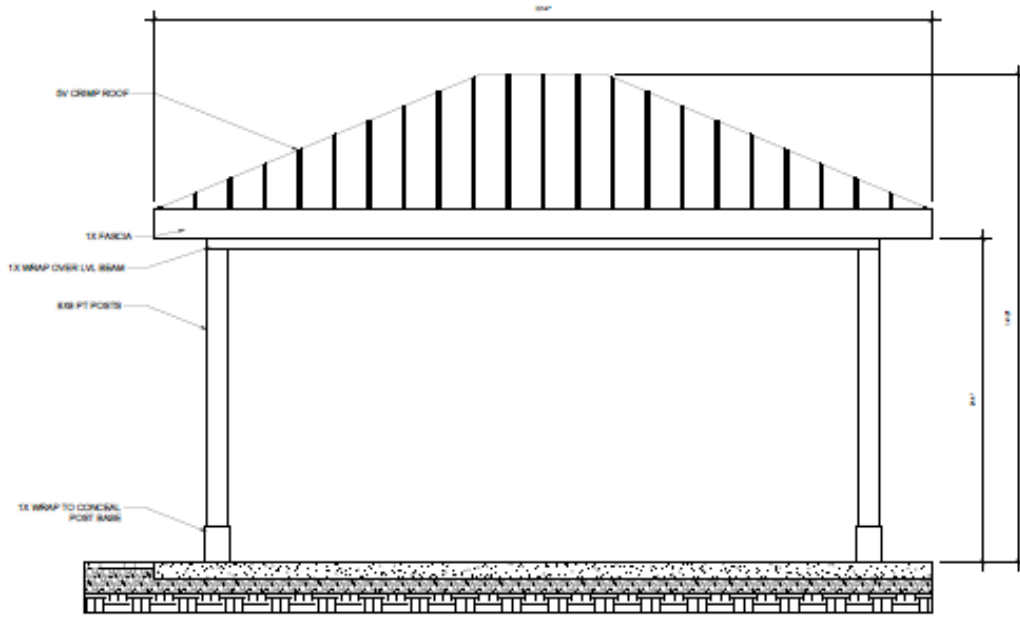


1 EXISTING SW ELEVATION  
A-3 SCALE 1/4" = 1'

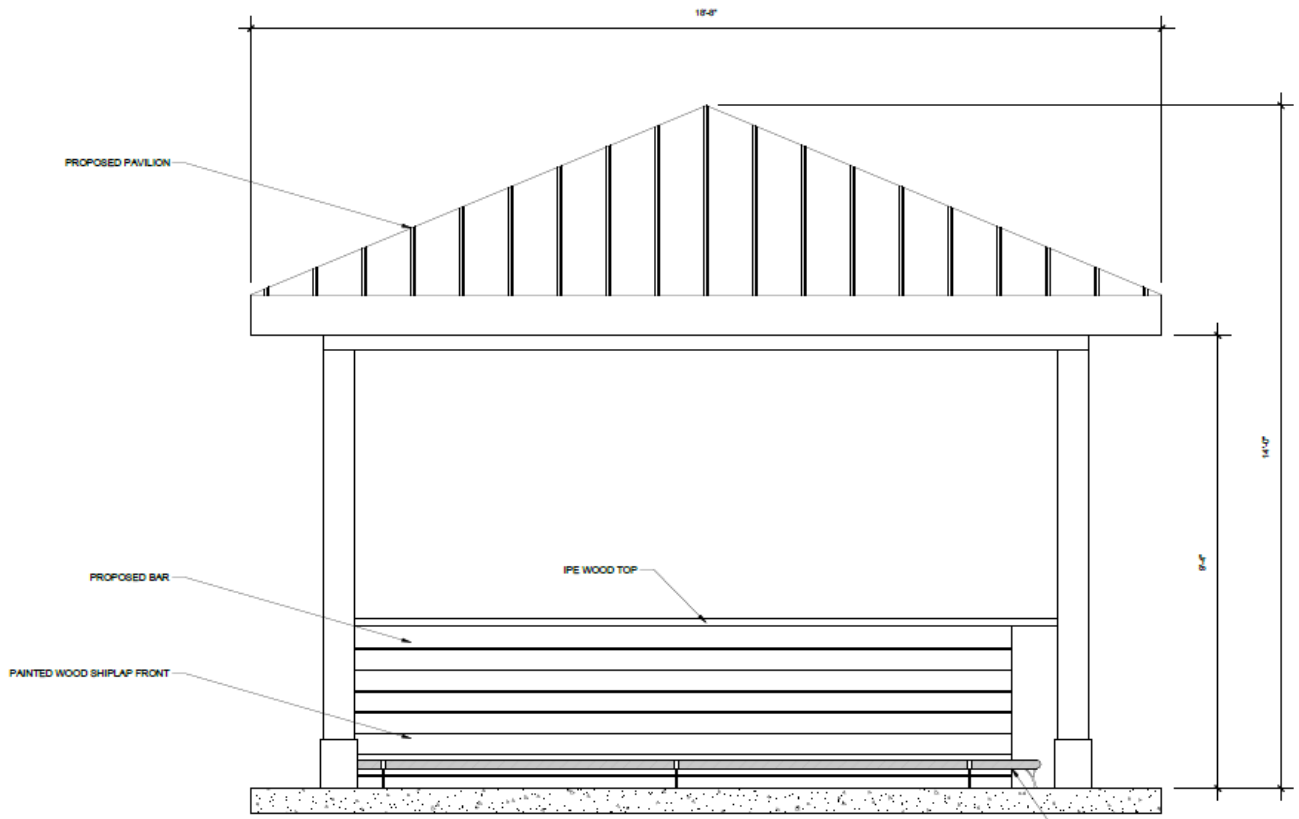


2 PROPOSED SW ELEVATION  
A-3 SCALE 1/4" = 1'

Proposed Southeast and Northeast Elevations, submitted by applicant.



1  
A-4  
SOUTHEAST ELEVATION  
SCALE: 1/2" = 1'-0"



1  
A-4  
NORTHEAST ELEVATION (W/BAR)  
SCALE: 1/2" = 1'-0"



**Surrounding Zoning and Uses:**

Surrounding properties are located within the Historic Residential Commercial Core (HRCC-1), all commercial uses.

**Process:**

Development Review Committee:	November 21, 2024
Tree Commission Meeting (Conceptual landscape plan & tree removal approval):	December 3, 2024
Planning Board Meeting:	January 16, 2025 (postponed) February 20, 2025
HARC Commission Meeting:	TBD
Tree Commission Meeting (Final landscape plan approval):	TBD
City Commission:	TBD
Local Appeal Period:	10 Days
Planning renders to DOC for review:	Up to 45 days

**Landscaping (Code Chapter 108, Article VI)**

The Tree Commission reviewed the information submitted with the development plan project and accepted the conceptual plan without a landscape component. There was discussion at the Tree Commission meeting of a possible donation to the City Tree Fund to help fund the planting of trees in the area in lieu of landscaping onsite.

**Concurrency Facilities and Other Utilities or Services (City Code Section 108-233)**

The City’s Utilities Department reviewed the application and provided the following initial comments:

Connection to the public sewer is not available on Telegraph Lane for connection of the food truck. Cleanout assembly and box, service lateral and tap to the gravity main located at Caroline Street and Telegraph Lane may be required. Please coordinate a new sanitary sewer lateral location and connection to the public sewer system through the Utilities Department. A grease interceptor will be required to be installed for the food truck, pursuant to Sec. 74-171, and sized in accordance with Florida Building Code: Plumbing, Chapter 10, Section 1003. Please provide a site plan that shows the location(s) for trash and recycle storage containers. Please include the dimensions for the solid waste storage area. Solid waste storage areas must be screened from adjacent properties and public ways. (Sec. 108-279). Please provide a stormwater and surface water management plan that retains runoff onsite. (Sec 108-711)

To-date, all comments from Utilities have been resolved. The applicant has provided an “Artificial Turf Permeability” detail sheet that satisfies the stormwater management requirements for this project, based on Chapter 108, Article II, Sec. 108-232 concurrency facilities and Article VIII,

Sec. 108-777 water quality criteria to provide a stormwater management plan for the site that retains a volume equal to one-inch times the site area.

## RECOMMENDATION

*As per Sec. 108-94. - Review by staff. - "Each application for development plan approval shall be reviewed by the city planner and transmitted to the development review committee and other staff as may be designated by the city planner based upon the type of development proposed. The city planner shall review each application for compliance with land development regulations."*

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for Minor Development Plan be **APPROVED**, with the conditions below.

### General conditions:

1. The proposed development shall be consistent with the plans dated December 9, 2024, by Lakewood Engineering Design and Construction Services.
2. The applicant/owner agrees to comply in all respects with the City of Key West Noise Ordinance.
3. Solid waste dumpsters shall be stored pursuant to City of Key West Land Development Regulations, Sec. 108-279.
4. Building plans shall be subject to the review and approval of the Historic Architectural Review Commission (HARC) prior to the issuance of any permits.
5. The hours of construction shall follow City Code.
6. During all phases of construction, temporary fencing shall be installed and maintained. All adjacent City streets and sidewalks shall be kept clean and clear of construction debris unless the required right-of-way permit is obtained.
7. Minimum 289 cubic feet of stormwater retention capacity beneath the artificial turf areas consistent with the "Artificial Turf Permeability" detail sheet provided by the applicant and dated January 14, 2025.