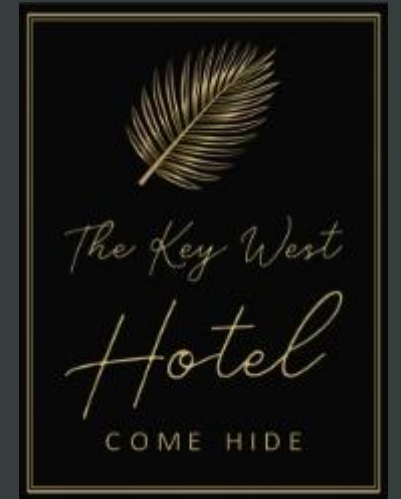
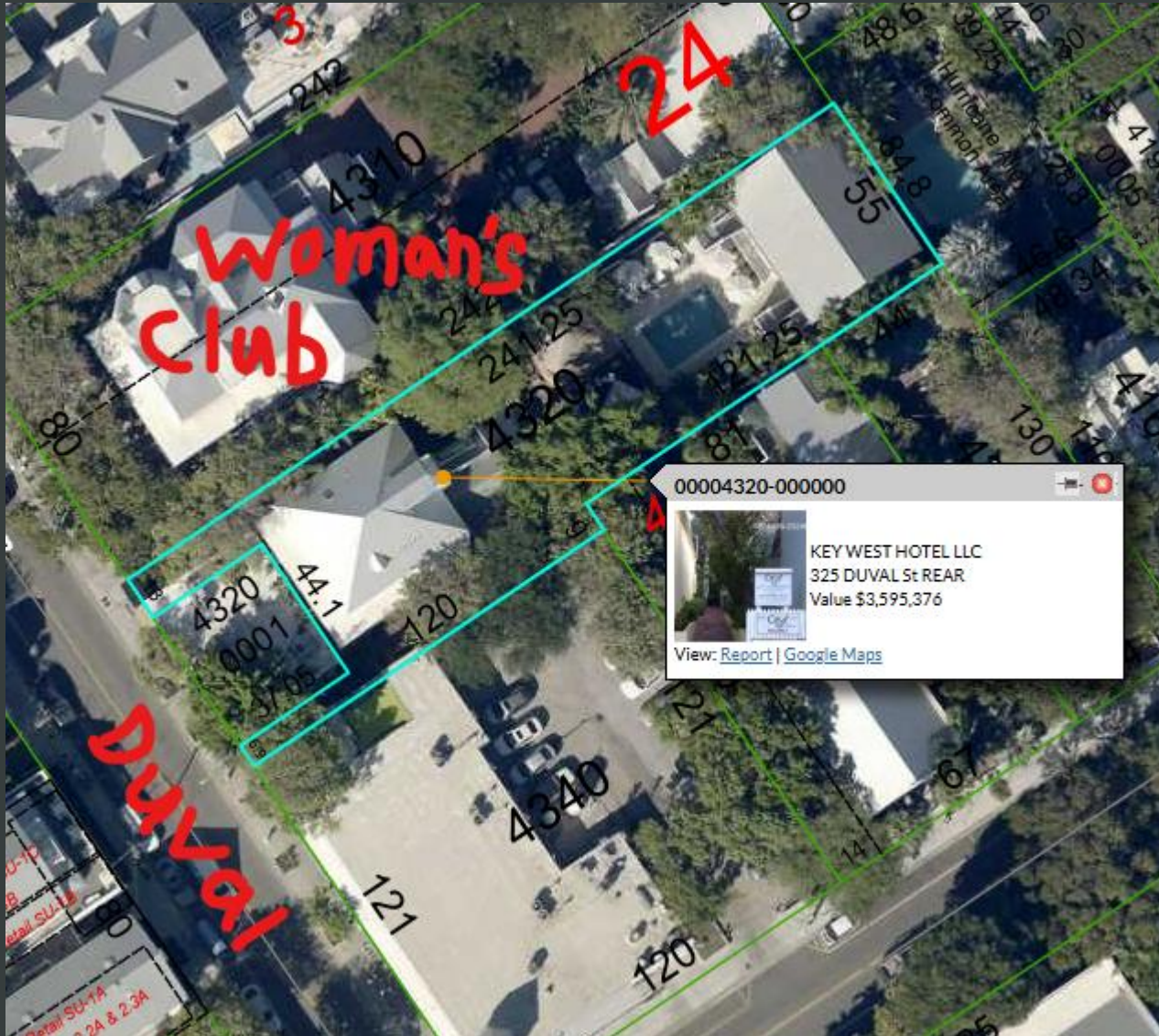


The Key West Hotel Parking Variance, Minor Development Plan and Conditional Use

CITY OF KEY WEST PLANNING BOARD – JUNE 17, 2026





Property Background

Address: 325 Duval Street, Rear

Parcel IDs: 00004320-000000

Size of Property: 12,771 Sq. Ft.

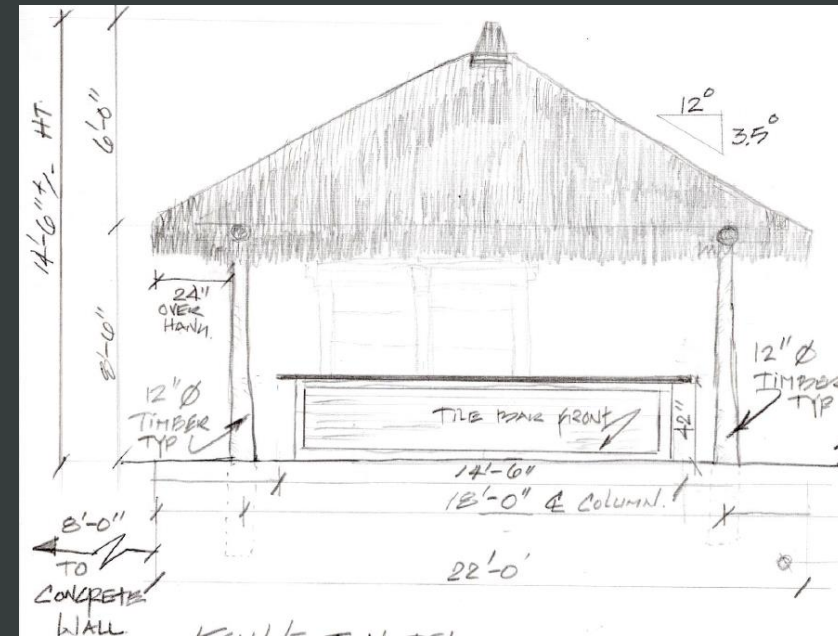
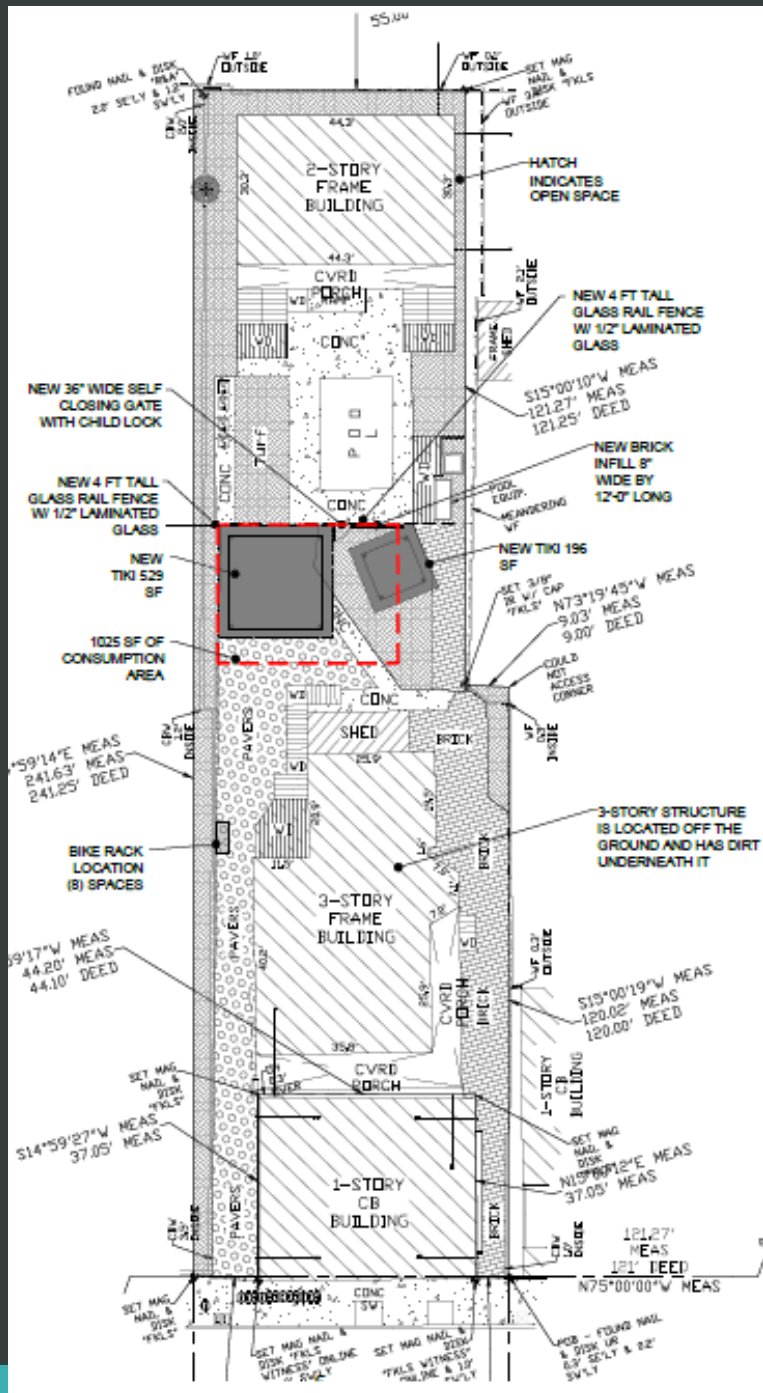
Future Land Use Designation: Historic Commercial

Zoning District: HRCC-1 Duval Street Gulfside District

12 hotel units exist on site

Site Plan w/ 2 Tikis

- **Proposal complies with all Land Development Regulations except parking spaces**
- **New tikis in between existing hotel buildings**
- **Two walk and bike access lanes to the Property are on Duval Street**



Existing Bar Structure



Special Historic Hotel/Motel Liquor License

- The property has a Special Historic Hotel/Motel Liquor License (Lic. No. BEV5404027)
 - Eligibility: public lodging establishment located in historic structure (as defined by statute) with less than 100 rooms and at least 51% of revenue from guest rooms
- The Special Hotel/Motel Liquor License allows consumption throughout the premises of the hotel/motel
- Section 561.20(2)(a)1., Florida Statutes:

(2)(a) The limitation of the number of licenses as provided in this section does not prohibit the issuance of a special license to:

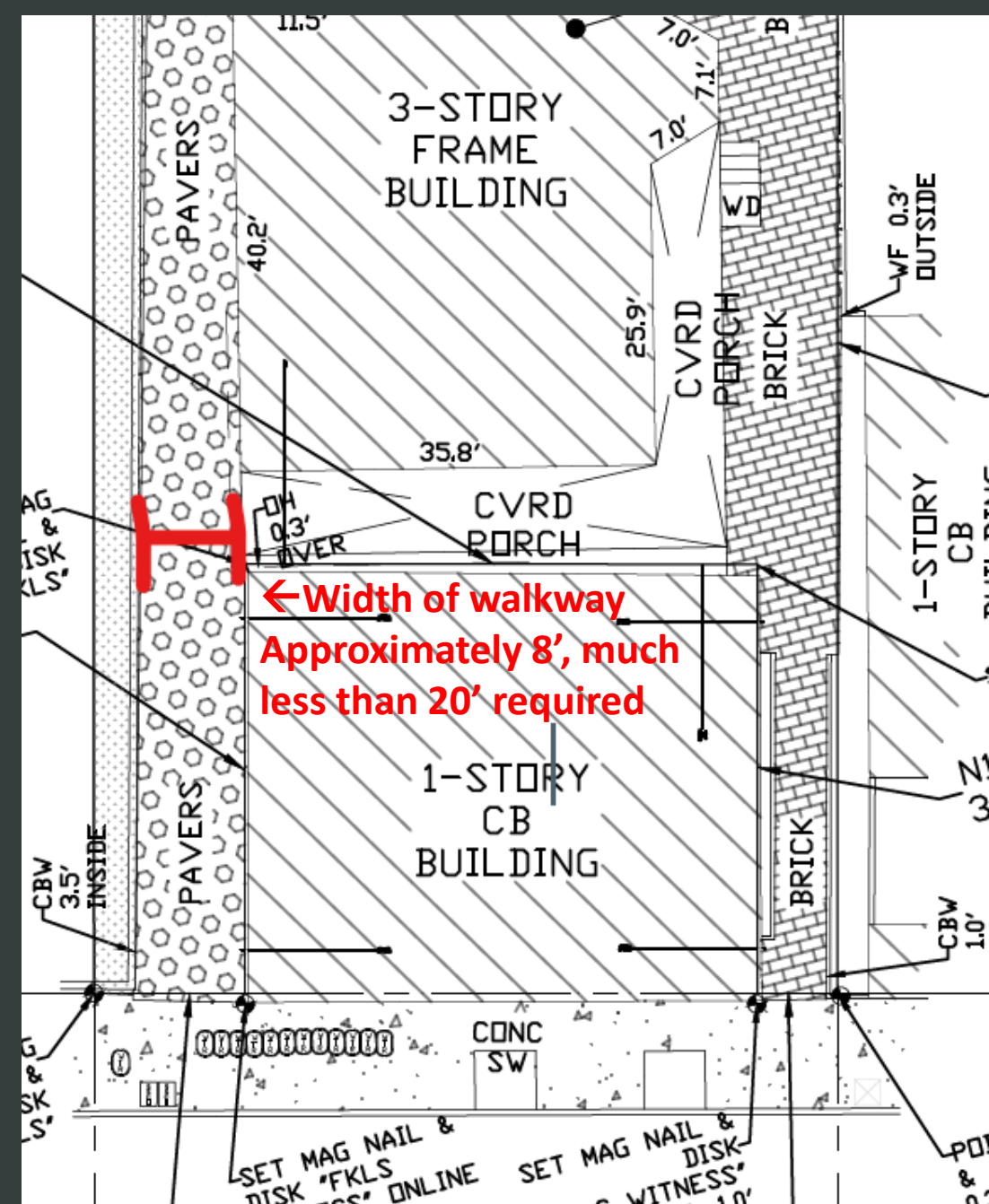
1. Any bona fide hotel, motel, or motor court of not fewer than 80 guest rooms in any county having a population of less than 50,000 residents, and of not fewer than 100 guest rooms in any county having a population of 50,000 residents or greater; or any bona fide hotel or motel located in a historic structure, as defined in s. 561.01(21), with fewer than 100 guest rooms which derives at least 51 percent of its gross revenue from the rental of hotel or motel rooms, which is licensed as a public lodging establishment by the Division of Hotels and Restaurants; provided, however, that a bona fide hotel or motel with no fewer than 10 and no more than 25 guest rooms which is a historic structure, as defined in s. 561.01(21), in a municipality that on the effective date of this act has a population, according to the University of Florida's Bureau of Economic and Business Research Estimates of Population for 1998, of no fewer than 25,000 and no more than 35,000 residents and that is within a constitutionally chartered county may be issued a special license. This special license shall allow the sale and consumption of alcoholic beverages only on the licensed premises of the hotel or motel. In addition, the hotel or motel must derive at least 60 percent of its gross revenue from the rental of hotel or motel rooms and the sale of food and nonalcoholic beverages; provided that this subparagraph shall supersede local laws requiring a greater number of hotel rooms;

Special Historic Hotel/Motel Liquor License

- The property has a Special Historic Hotel/Motel Liquor License (Lic. No. BEV5404027)
 - Eligibility: public lodging establishment located in historic structure (as defined by statute) with less than 100 rooms and at least 51% of revenue from guest rooms
- The Special Hotel/Motel Liquor License allows consumption throughout the premises of the hotel/motel
- The State recognized the importance and precedent of historic hotel/motels serving alcohol
- Many historic hotel/motel's in Key West have utilized this allowance, including:
 - Curry Mansion – 511 Caroline Street
 - Conch House – 625 Truman Avenue
 - Bishop House – 818 Fleming Street
 - Ella's Cottages – 801 Simonton Street
 - Lighthouse Hotel – 902 Whitehead Street
 - Marquesa Hotel – 600 Fleming Street
 - Marrero's Guest Mansion – 410 Fleming Street
 - Southwinds Motel – 1325 Simonton Street
 - Old Town Manor – 611 Eaton Street
 - The Palms Hotel – 820 White Street

Parking

- Previous owners used walkway as a vehicular accessway to provide parking on site, but it was never approved by City and significantly violates code
- Code requires 20 feet of width for entry/exitways but there is only approximately 8 feet of width in the existing aisle
- There is no legal or safe way to provide parking on site = hardship



Parking

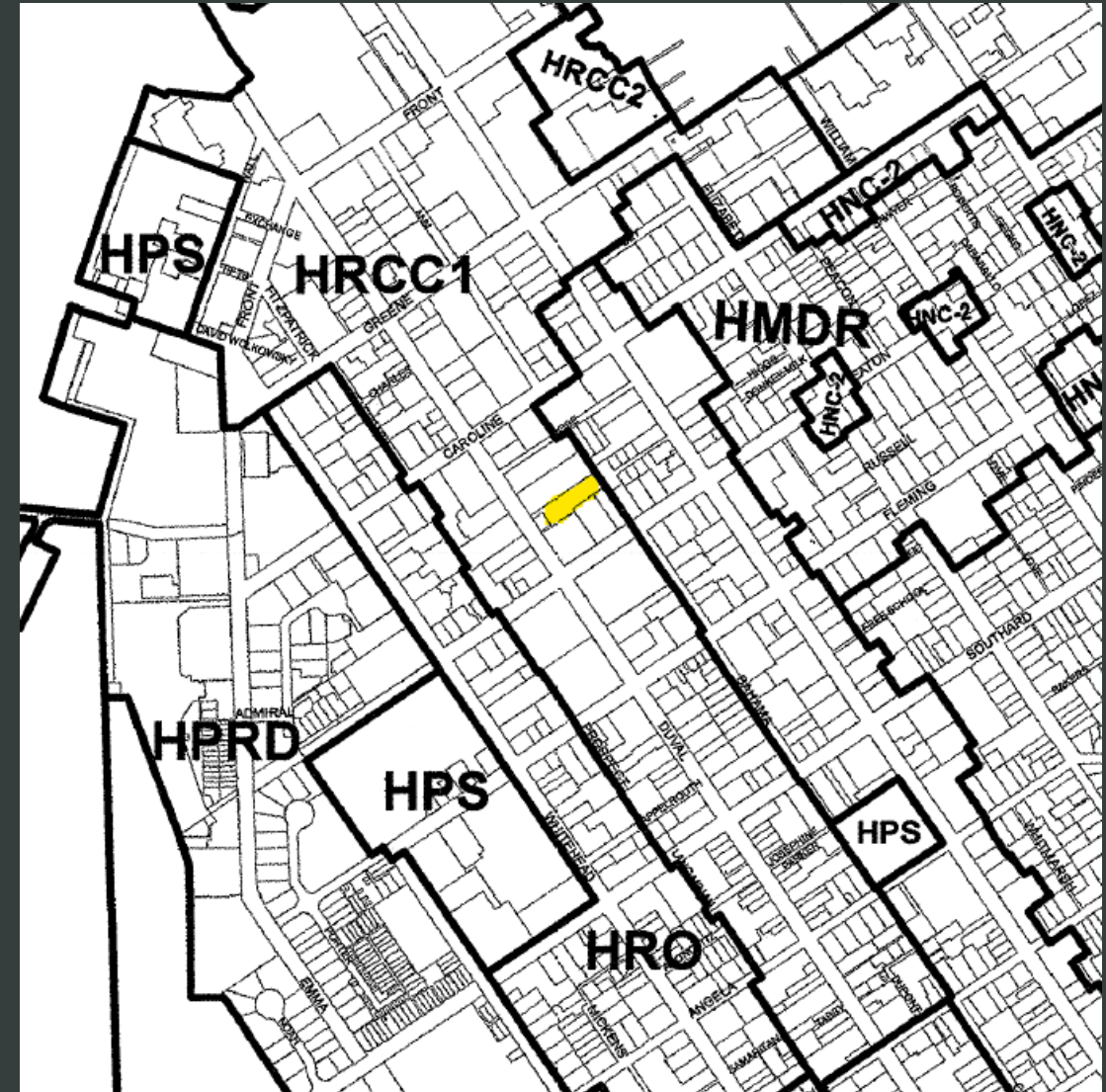
- There is no ability to add significant parking at the property due to constraints caused by existing buildings (owned by others)
- Two way traffic down this aisle would be a hazard and not allowed under code
- Also, do not want to replace because creates pedestrian hazard when vehicles pulling in or out of property across sidewalk



Non-use of this curb cut helps
Pedestrian traffic

HRCC-1 Zoning District

- The Key West Hotel Property is right in the heart of the HRCC-1 Duval Street Gulfside District
- The stated intent of the HRCC-1 Zoning District (Sec. 122-686): “The HRCC-1 Duval Street gulfside district incorporates the city's intensely vibrant tourist commercial entertainment center which is characterized by specialty shops, sidewalk-oriented restaurants, lounges and bars with inviting live entertainment; and transient residential accommodations. The core of the commercial entertainment center spans generally from the Pier House south to Petronia Street as specifically referenced on the official zoning map. This segment of Duval Street is the most intense activity center in the historic commercial core” (underlines added – not in original)



HRCC-1 Zoning District

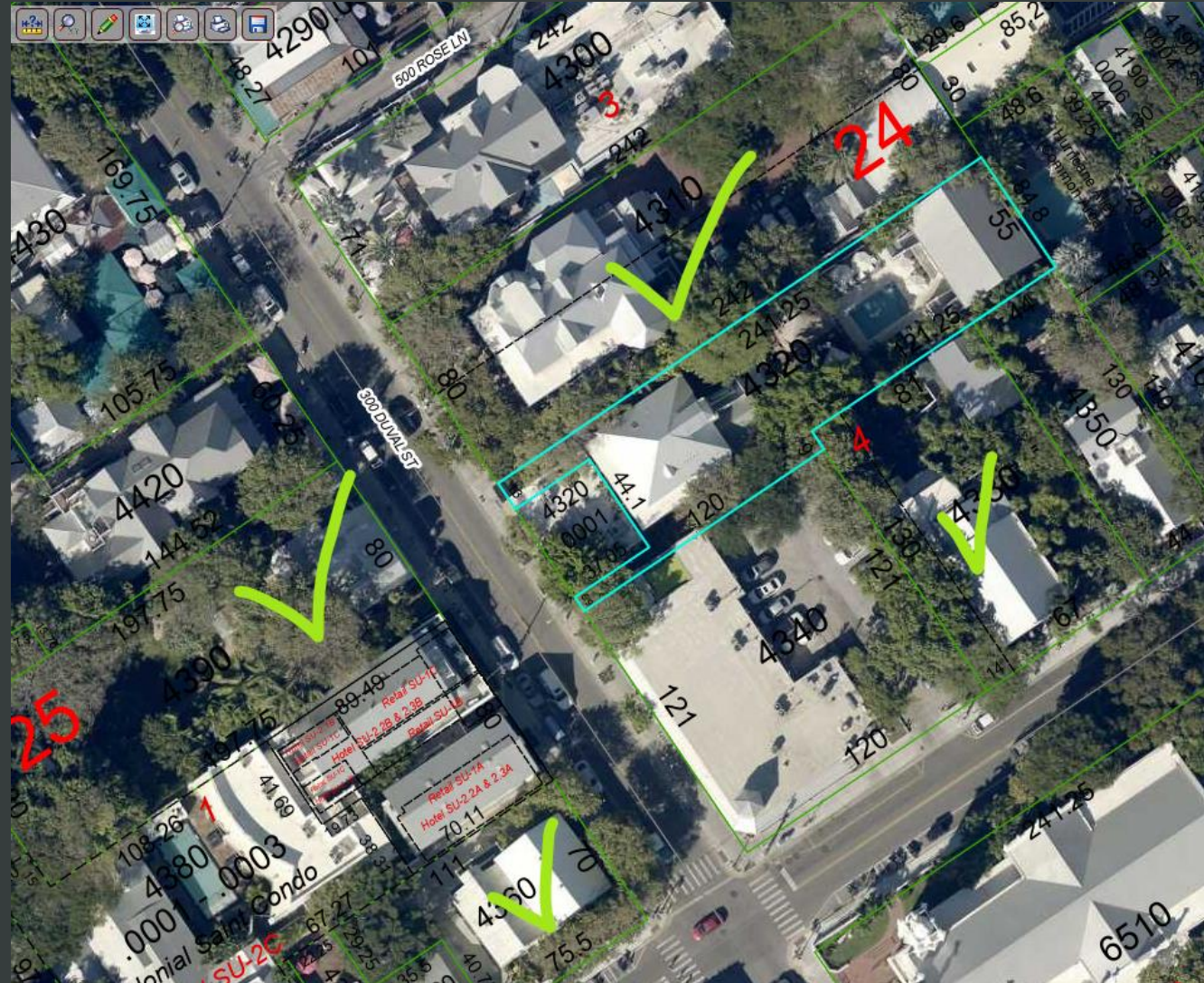
- The HRCC-1 Zoning District is the most appropriate zoning district in the City
- Proposal complies with all dimensional requirements of the HRCC-1 Zoning District



Neighbor Support

Have received letters of support from:

- Key West Woman's Club – 319 Duval St.
- Old Town Restoration Foundation – 322 Duval St.
- Old Town Manor – 511 Eaton St.
- Berkshire Hathaway HomeServices – 336 Duval St.



Thank you