

**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:** January 16, 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**

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 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.

**Proposed Development**

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

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
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	-
Parking				Yes

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 are proposed to “exchange bar/lounge use to restaurant use”. However, it is staff’s interpretation that the proposed development requires a parking variance application for review and approval by the Planning Board prior to approval by City Commission pursuant to the regulations listed below:

**Sec. 108-573. - Special provisions within historic commercial pedestrian-oriented area.**

( . . . )

(b) *Special off-street parking requirement.* Within the historic commercial pedestrian oriented area described in subsection (a) of this section, parking requirements shall be applied whenever:

- (1) New nonresidential floor area is constructed;

( . . . )

(c) *Change of existing commercial pedestrian oriented uses.* No additional off-street parking shall be required within the historic commercial pedestrian-oriented area if a commercial structure is the subject of a change from one type of commercial use to another type of commercial use, so long as no additional or expanded floor area is created. However, the off-street parking regulations in this article shall apply to the following:

(1) Additional floor area; or

(...)

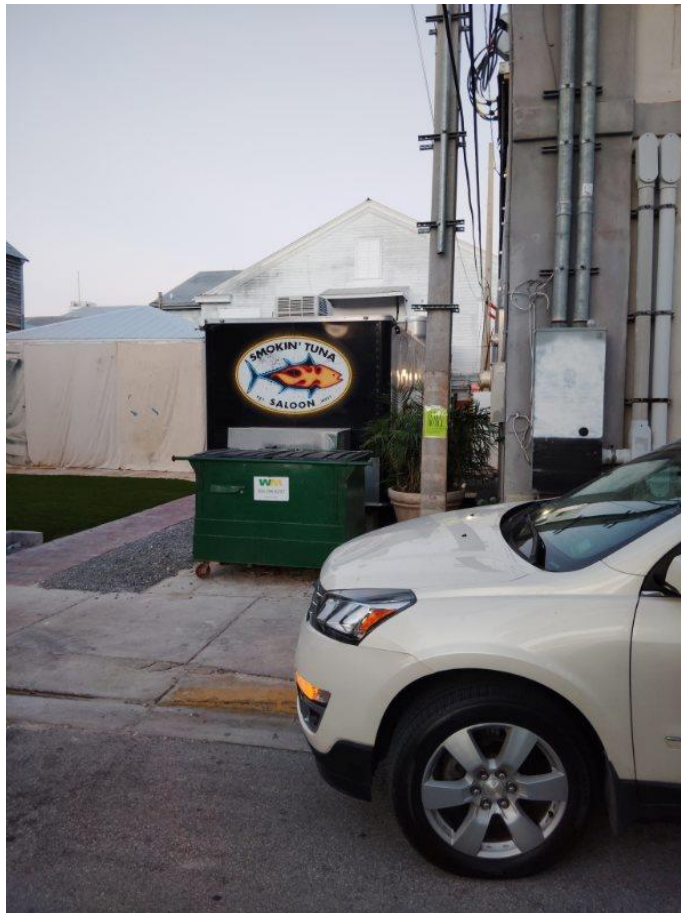
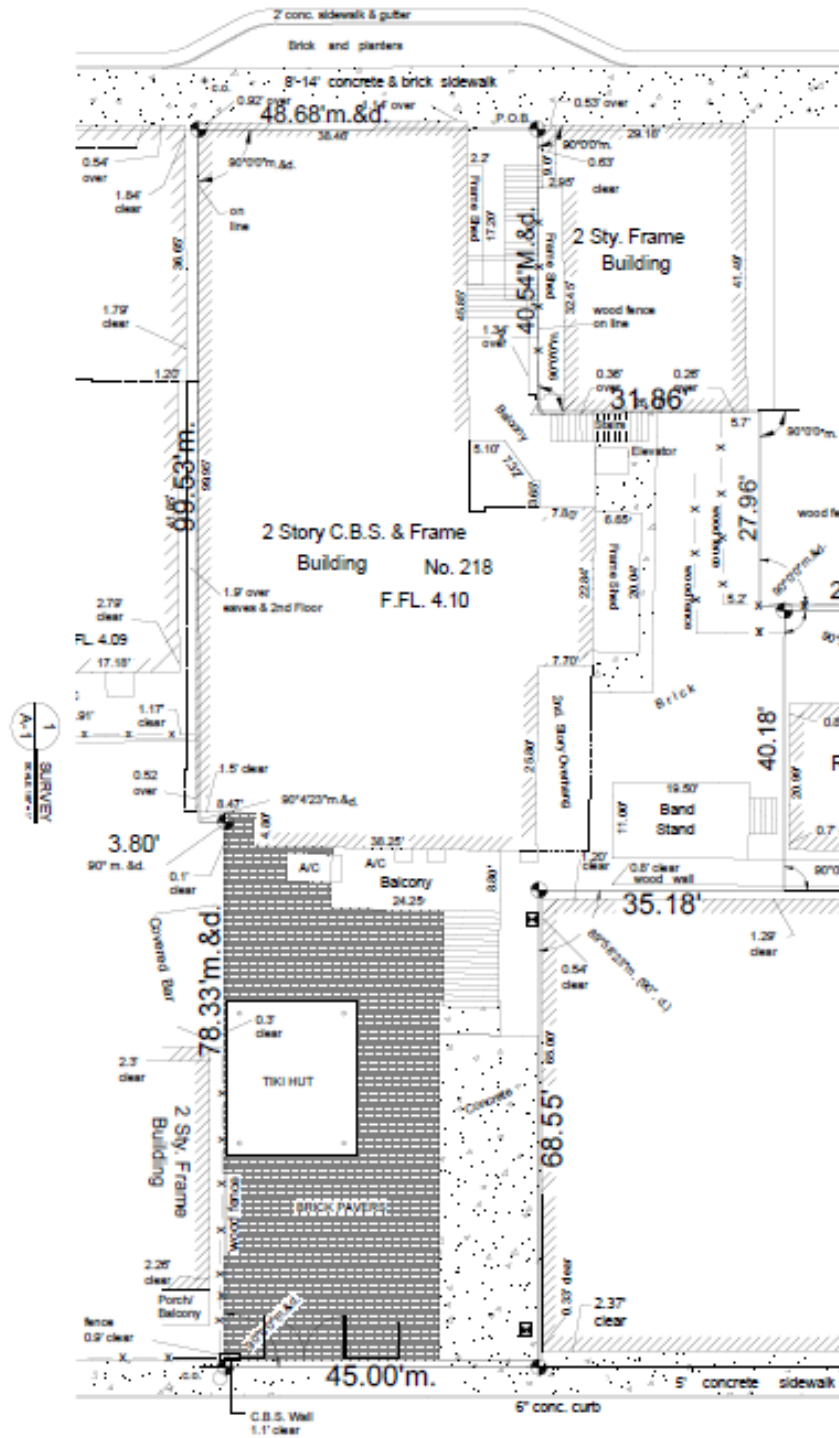


Image of the rear of 218 Duval Street, January 2025.

Site Plan prior to 2003 Demolition of Rear Structure

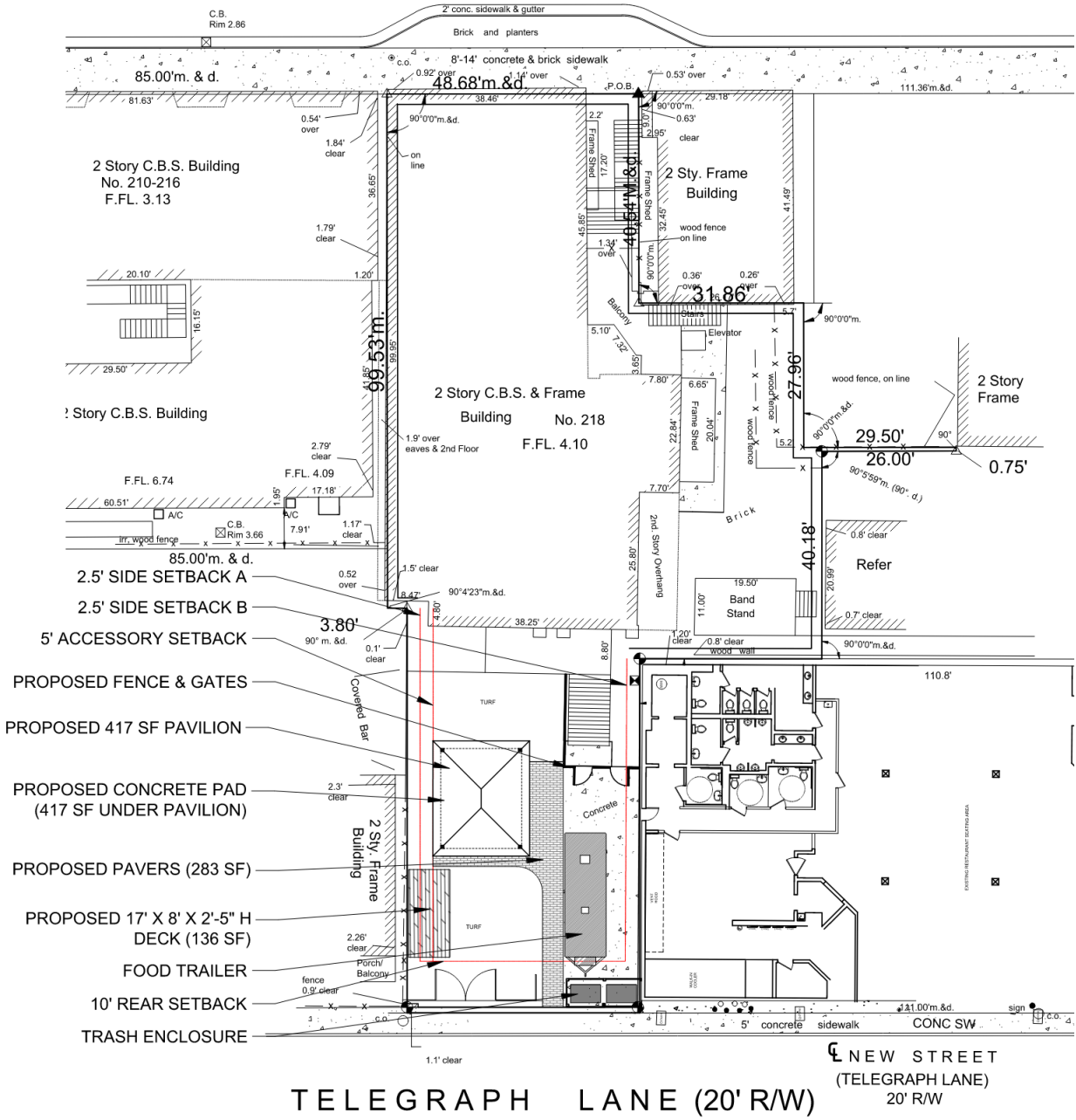
DUVAL STREET (50' R/W)



TELEGRAPH LANE (20' R/W)

New Proposed Site Plan

DUVAL STREET (50' R/W)



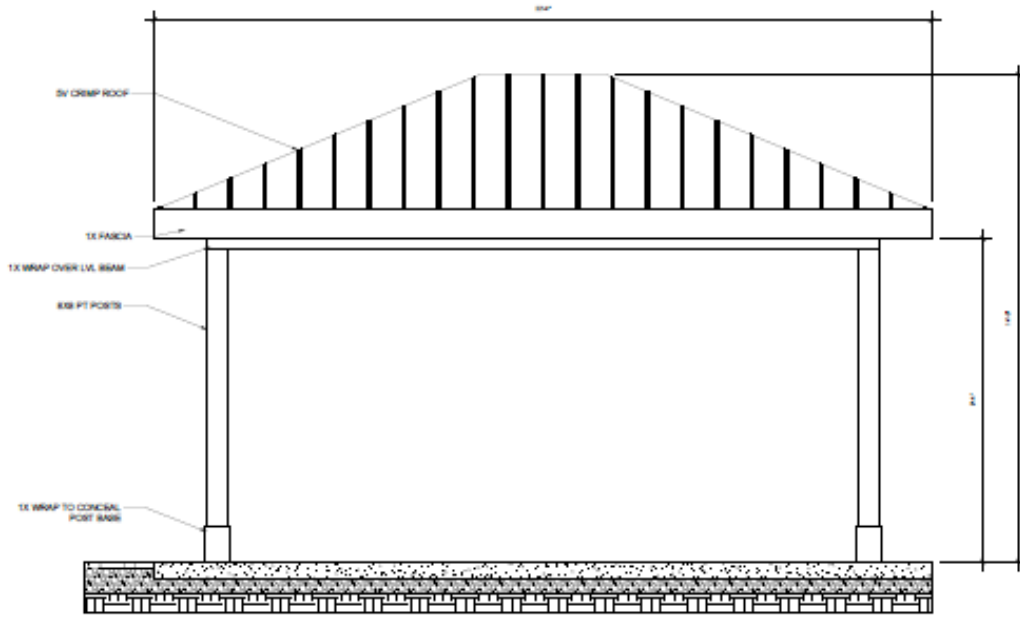
Existing and Proposed SW Elevations, submitted by applicant.



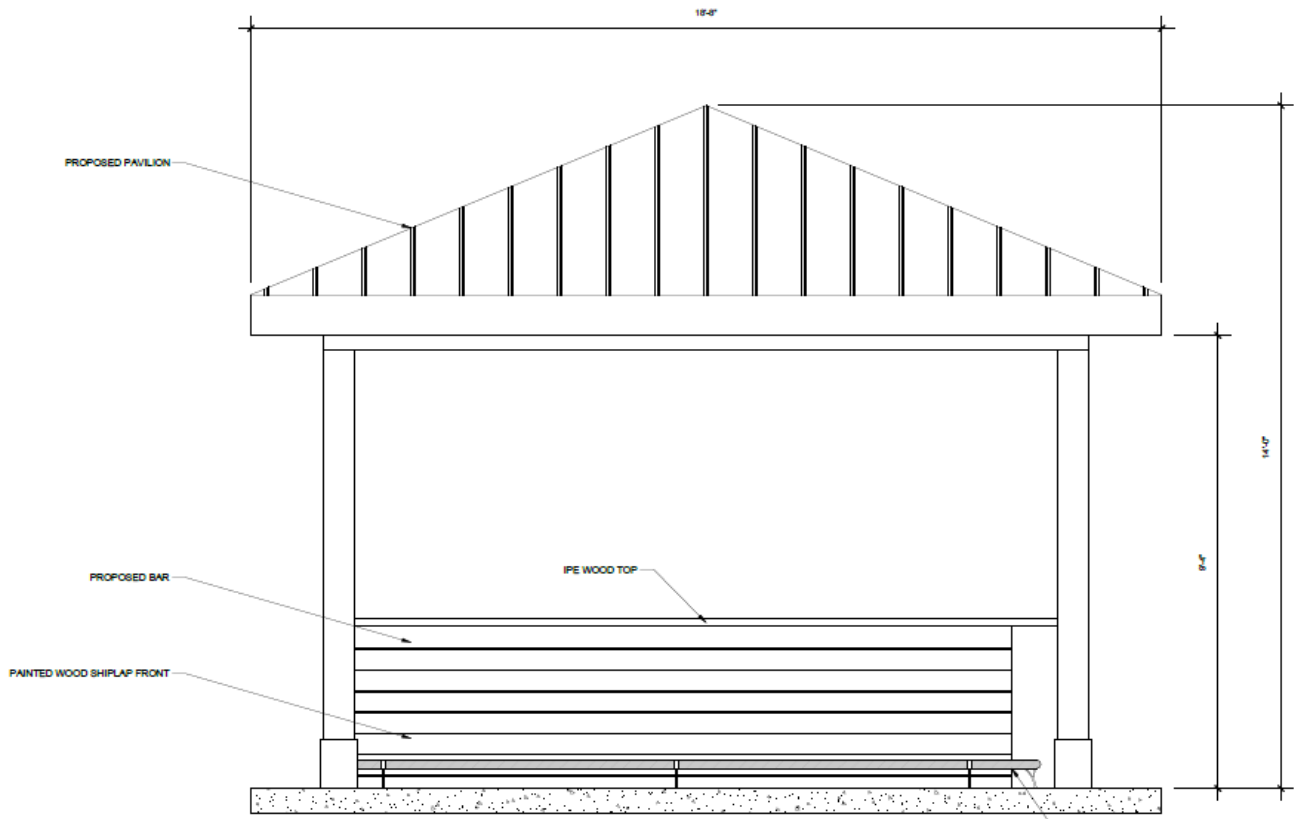
1 EXISTING SW ELEVATION  
A-3 SCALE 1/4" = 1'-0"



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
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 except for the submittal of a stormwater management plan. The applicant has yet to provide a stormwater management plan as of 1/3/25. The applicant did indicate in an email correspondence dated 1/2/25 that “the turf, and how it is installed, creates a permeable surface that drains a substantial amount of water per hour,” and that, “the area proposed to be turf would provide enough of a capture, especially compared to

what was previously there which was compacted rock.” However, until a stormwater management plan is submitted and reviewed by the Utilities Department, staff is unable to recommend approval as the application is still considered incomplete.

## **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 **POSTPONED**.

**Should Planning Board approve this proposed development plan, staff recommends the following conditions listed 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. Prior to City Commission, the applicant shall provide a stormwater management plan.
8. The proposed development requires a parking variance application for review and approval by the Planning Board prior to placement on City Commission agenda for review and approval.