



MEMORANDUM

Date: April 1, 2025

To: Honorable Mayor and Commissioners

Via: Katie Halloran
Planning Director

From: Nicholas Perez-Alvarez, Stantec

Subject: **File 25-3251 - 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; providing for severability; providing for repeal of inconsistent provisions; providing for an effective date.

Introduction

The applicant, RAMLO Development CORP., 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 at 218 Duval Street. This item was recommended for approval by the City of Key West Planning Board at their hearing on February 20, 2025, under Resolution No. 2025-008.

Background

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 and uncovered deck 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.

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.

Analysis:

Staff determined the proposal is in compliance with the Minor Development Review criteria listed under Section 108-91.A.1. Planning staff and the Planning Board, as required by Chapter 108 of the City Code, reviewed the request for compliance with the Land Development Regulations and the Comprehensive Plan as detailed in the attached Planning Board staff report. The proposed minor development plan was reviewed before the Planning Board on February 20, 2025, where they recommended approval through Resolution No. 2025-008. One Planning Board member expressed concern regarding noise and several letters of opposition are attached to this record.

A full planning staff analysis is available in the Planning Board staff report.

Other Matters:

N/A

Options / Advantages / Disadvantages:

Option 1:

Approve the minor development plan as recommended by the Planning Board through Resolution No. 2025-008.

Option 2:

Deny the minor development plan.

Recommendation:

As per Planning Board Resolution No. 2025-008, the Planning Board recommended to the City Commission **Option 1** for the approval of the minor development plan. Planning Department staff support Planning Board Resolution to approve.