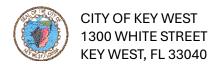
The Key West Planning Board will hold a public hearing at 5:00 PM, <u>JULY 18, 2024</u> City Commission Chambers, 1300 White Street, Key West, Florida. You may also attend this meeting virtually via Zoom. Instructions on how to comment, watch or listen to the hearing are available online at <u>www.cityofkeywest-fl.gov.</u> Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: planning-dept@cityofkeywest-fl.gov Phone: (305) 809-3764. The purpose of the hearing will be to consider a request for:

Minor Development Plan - 1125 Duval Street (RE# 00027870-000000) - A request for minor development plan approval to allow for the development of more than 500 square feet of additional gross floor area, and associated site plan modifications including interior renovations, landscape improvements, and the relocation of restaurant seating areas and four (4) hotel units. The application also involves several landscape waivers including a reduction of the minimum required open space ratio of 16% instead of the minimum required 20% a minimum landscaped area of 16% instead of the minimum required 20% an increase in the maximum percentage of palm trees to allow 36% instead of the maximum of 25% a reduction in the number of interior trees to allow two (2) interior trees instead of the minimum required four (4) trees, a reduction in the landscape requirement along a street frontage to reduce both the number of plants and width of the planting area, and buffer yard waiver for the northwest buffer area for a property located within the Historic Commercial Core – 3 (HRCC-3) District pursuant to Sections 108-91 (A)(1)(b), 108-346, 108-347, 108-412, 108-413, 108-416, 108-481, and 90-395, of the Land Development Regulations.





CANALEJO ELBA CECILIA 510 AMELIA ST KEY WEST, FL 33040 508 AMELIA STREET LLC 4172 EMERALD BLVD RICHFIELD, OH 44286

PUBLIC MEETING NOTICE

CITY OF KEY WEST 1300 WHITE STREET KEY WEST, FL 33040

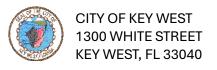
PUBLIC MEETING NOTICE



1121 DUVAL STREET LLC 1121 DUVAL ST KEY WEST, FL 33040 BROWN JAMES F 603 A MAID MARION RD ANNAPOLIS, MD 21405

PUBLIC MEETING NOTICE





HAYES PAUL N C/O RENT KEY WEST VACATIONS 1075 DUVAL ST STE C11 KEY WEST, FL 33040 507 AMELIA STREET LLC 3732 FLAGLER AVE KEY WEST, FL 33040

PUBLIC MEETING NOTICE

PUBLIC MEETING NOTICE



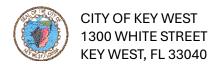


PRADAS-BERGNES FELIX W/H 512 AMELIA ST KEY WEST, FL 33040

515 AMELIA INC 3500 KYOTO GARDENS DR PALM BEACH GARDENS, FL 33410

PUBLIC MEETING NOTICE





MCCONNELL DANIEL E 1107 DUVAL ST KEY WEST, FL 33040 MCCONNELL DANIEL E L/E 1107 DUVAL ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

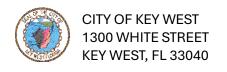
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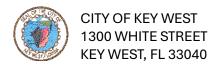




NUSEAS LLC 14 HILTON HAVEN RD # A KEY WEST, FL 33040 1117 DUVAL STREET LLC 1202 WHITE ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE





ARTISTS OF DUVAL LLC 451 W END AVE APT 11E NEW YORK, NY 10024 1109 DUVAL LLC 1109 DUVAL ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

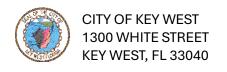
CITY OF KEY WEST 1300 WHITE STREET KEY WEST, FL 33040

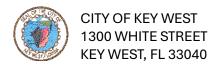
PUBLIC MEETING NOTICE



MC CONNELL DANIEL E 1107 DUVAL ST KEY WEST, FL 33040 MC CONNELL DANIEL E 1107 DUVAL ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE





ONEIL BRIAN PO BOX 199 TAVERNIER, FL 33070 IRWIN MICHAEL SCOTT REVOCABLE LIVING TRUST 8/8/08 1008 SEMINARY ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

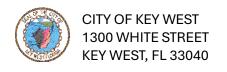
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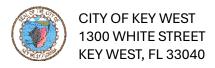




DIGNAZIO INDIA OXENBERG 418 AMELIA ST APT 2 KEY WEST, FL 33040 1102 C DUVAL ST LLC 1922 HARRIS AVE KEY WEST, FL 33040

PUBLIC MEETING NOTICE



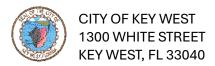


WEBB LINDA 2995 FRIENDS RD ANNAPOLIS, MD 21401 LARSON HEATHER 415 AMELIA ST UNIT 1 KEY WEST, FL 33040

PUBLIC MEETING NOTICE

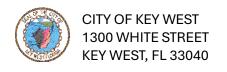
CITY OF KEY WEST 1300 WHITE STREET KEY WEST, FL 33040

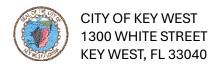
PUBLIC MEETING NOTICE



LYNCH WILLIAM 109 BRADFORD PKWY SYRACUSE, NY 13224 VENTER MARIUS L 608 GRIFFIN LN KEY WEST, FL 33040

PUBLIC MEETING NOTICE





SUAREZ CAMELIA 414 AMELIA ST KEY WEST, FL 33040 SMITH DONALD F 411 CATHERINE ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

CITY OF KEY WEST 1300 WHITE STREET KEY WEST, FL 33040

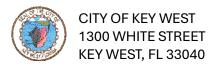
PUBLIC MEETING NOTICE



AMLIN MARTIN D 505 COLUMBUS AVE APT 1 BOSTON, MA 02118 DUVAL KEY 5 LLC 8140 GRAFTON END DUBLIN, OH 43016

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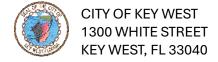




CANDLER PETER 981 ARAPAHO TRL FRANKLIN LAKES, NJ 07417 DYAR JUSTIN O 63 COUNTY ROAD 2013 CRANE HILL, AL 35053

PUBLIC MEETING NOTICE

PUBLIC MEETING NOTICE

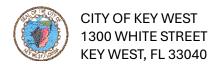




UNITED STREET TRUST LLC 14 NE 1ST AVE NE STE 805 MIAMI, FL 33132 DOUGLAS HOUSE INC 419 AMELIA ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE





HEGARTY PATRICK T 1125 DUVAL ST KEY WEST, FL 33040 1100 DUVAL BUILDING LLC 2405 LINDA AVE KEY WEST, FL 33040

PUBLIC MEETING NOTICE

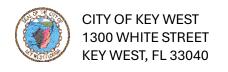
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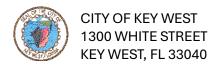




DOUGLAS HOUSE INC 419 AMELIA ST KEY WEST, FL 33040 ED KEY WEST LLC PO BOX 1885 KEY WEST, FL 33041

PUBLIC MEETING NOTICE



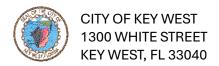


SMITH DEBORAH L 8300 YANKEE ST DAYTON, OH 45458 MONROE COUNTY FLORIDA 1100 SIMONTON ST STE 205 KEY WEST, FL 33040

PUBLIC MEETING NOTICE

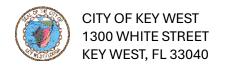
CITY OF KEY WEST 1300 WHITE STREET KEY WEST, FL 33040

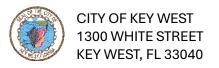
PUBLIC MEETING NOTICE



BRUCCOLERI DOMINICK 16 TOOKER PL SPRINGFIELD, NJ 07081 CASTLEBERRY JACQUELINE LACRONE 1116 ELM ST OKEECHOBEE, FL 34974

PUBLIC MEETING NOTICE

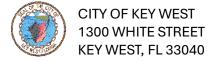




IRWIN MICHAEL SCOTT 1014 SEMINARY ST KEY WEST, FL 33040 CASA MARINA - 1220 SIMONTON STREET LLC 6000 EXECUTIVE BLVD ROCKVILLE, MD 20852

PUBLIC MEETING NOTICE

PUBLIC MEETING NOTICE

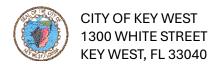




BUCCELLO DAVID 87 MILL BROOK RD BAR HARBOR, ME 04609 SIMPLE BREEZE THREE LLC 618 BELLE ISLE AVE BELLEAIR BEACH, FL 33786

PUBLIC MEETING NOTICE



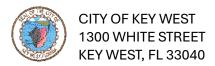


WENDTLAND KATRINA 508 LOUISA ST APT 3 KEY WEST, FL 33040 DEUTSCH DANIEL J 508 LOUISA ST APT 4 KEY WEST, FL 33040

PUBLIC MEETING NOTICE

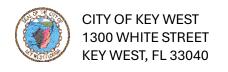
CITY OF KEY WEST 1300 WHITE STREET KEY WEST, FL 33040

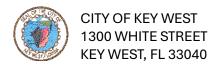
PUBLIC MEETING NOTICE



MONROE COUNTY FLORIDA 1100 SIMONTON ST STE 205 KEY WEST, FL 33040 SALLY 1008 LLC 2432 FLAGLER AVE KEY WEST, FL 33040

PUBLIC MEETING NOTICE

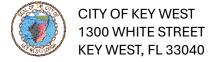


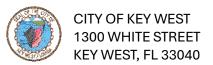


PAZO OTILIA 13 THOMPSON LN KEY WEST, FL 33040 YOUNG LORI A 1508 JUNO ISLES BLVD NORTH PALM BEACH, FL 33408

PUBLIC MEETING NOTICE

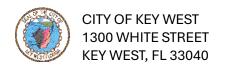
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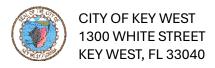




WAGNER PETER F 1207 DUVAL ST KEY WEST, FL 33040 SHIREY EDMA I 1007 WILLOWOOD AVE GOOSE CREEK, SC 29445

PUBLIC MEETING NOTICE





MCNULTY ELIZABETH DELA CRUZ 24 BLUE WATER DR KEY WEST, FL 33040 OHAAT LLC 4100 FAIRWAY DR FLOWER MOUND, TX 75028

PUBLIC MEETING NOTICE

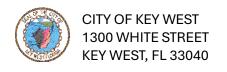
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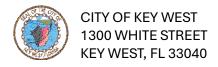




MONROE COUNTY FLORIDA 1100 SIMONTON ST STE 205 KEY WEST, FL 33040 EMERALD REVOCABLE TRUST 411 LOUISA ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

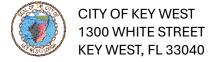




KEY WEST RETREAT LLC 8001 LAKESIDE QUARRY DR JEFFERSONVILLE, IN 47130 KEY WEST STRIP INC 507 DUVAL ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

PUBLIC MEETING NOTICE

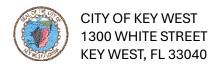




DOUGLAS HOUSE INC 419 AMELIA ST KEY WEST, FL 33040 ROTH DE ROTH RICHARD ESTATE C/O GROOMS BASCOM 1716 N ROOSEVELT BLVD KEY WEST, FL 33040

PUBLIC MEETING NOTICE

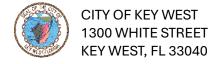




1218 DUVAL KW LLC 600 DUVAL ST KEY WEST, FL 33040 HASKELL LEWIS C 427 CATHERINE ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

PUBLIC MEETING NOTICE

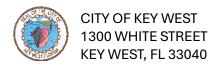




GARDNER JANE K REVOCABLE TRUST 410 CATHERINE ST KEY WEST, FL 33040 1200 DUVAL STREET LLC 5 BIRCHWOOD DR KEY WEST, FL 33040

PUBLIC MEETING NOTICE

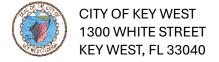




JAMES NORICE Z 414 VIRGINIA ST KEY WEST, FL 33040 MICHAEL L. BROWNING TRUSTEE 1128 SIMONTON ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

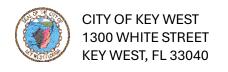
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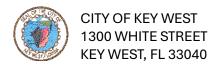




GREEN PINEAPPLE HOLDINGS LLC 1130 DUVAL ST KEY WEST, FL 33040 MCNULTY ELIZABETH DELA CRUZ 24 BLUE WATER DR KEY WEST, FL 33040

PUBLIC MEETING NOTICE



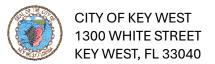


SMITH DEBORAH L 8300 YANKEE ST DAYTON, OH 45458 LEON JR ALBERT 1807 GREYSTONE HEIGHTS DR VALRICO, FL 33594

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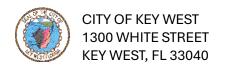
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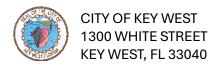




POLAKOFF LORIANN VIRGINIA 5626 LONG CORNER RD WHITE HALL, MD 21161 WILLIE TS LLC 2029 SE 15TH ST CAPE CORAL, FL 33990

PUBLIC MEETING NOTICE





KUNZLER AND KUNZLER KEY WEST LLC 415 MARGARET ST KEY WEST, FL 33040 ISLAND CIGAR FACTORY 1 LLC 1100 DUVAL ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

PUBLIC MEETING NOTICE

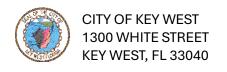


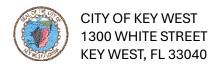


ROLLINS MICHAEL E & CAROLYN L REV TRUST 12/12/2018 3566 OLD MILL RD SPRINGFIELD, OH 45502

LACRONE ERIN G 3153 GARVERS FERRY RD APOLLO, PA 15613

PUBLIC MEETING NOTICE

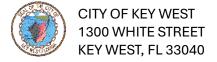




OLESKE MARY E 59 THE NECK MANHASSET, NY 11030 LOFFRENO CHRISTIAN P 1511 19TH ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

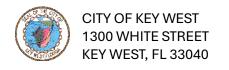
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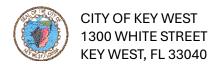




KUNZLER AND KUNZLER KEY WEST LLC 415 MARGARET ST KEY WEST, FL 33040 WAGNER PETER F 1207 DUVAL ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

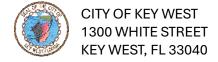




WAGNER PETER F 1207 DUVAL ST KEY WEST, FL 33040 KURKJIAN CHRISTOPHER W PO BOX 1387 BALLSTON LAKE, NY 12019

PUBLIC MEETING NOTICE

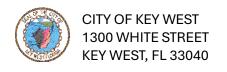
PUBLIC MEETING NOTICE





SUNDIN MARY J 9 JAMES COFFIN WAY MIDDLETON, MA 01949 KARPINSKI CHRIS 810 FLEMING ST APT 1 KEY WEST, FL 33040

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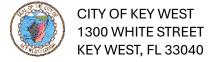


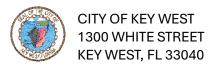


ILANE LLC 1215 DUVAL ST KEY WEST, FL 33040 HENCH ERIC 525 LOUISA ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE

PUBLIC MEETING NOTICE

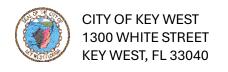


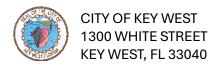


GUEST SERVICES INC 1007 SIMONTON ST KEY WEST, FL 33040

MILA'S SONS LLC 4000 NW 51ST ST E-92 GAINESVILLE, FL 32606

PUBLIC MEETING NOTICE

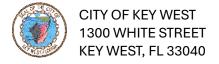




SELLERS AIDA M 509 LOUISA ST KEY WEST, FL 33040 522 CATHERINE ST LLC C/O FRASER JIM 6426 THREE CHOPT RD RICHMOND, VA 23226

PUBLIC MEETING NOTICE

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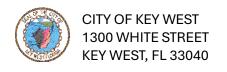


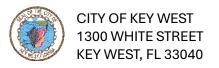


516 CATHERINE LLC PO BOX 500 MANALAPAN, NJ 07726

BROWN JAMES F 5211 AUTH RD STE 204 SUITLAND, MD 20746

PUBLIC MEETING NOTICE



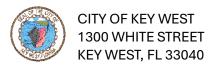


WAGNER PETER F 1207 DUVAL ST KEY WEST, FL 33040 PASION PROJECT LLC 1107 KEY KEY WEST, FL 33040

PUBLIC MEETING NOTICE

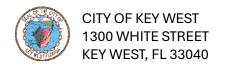
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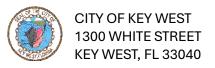




GRIMM DAVID 508 LOUISA ST APT 1 KEY WEST, FL 33040 CORR GROUP LLC PO BOX 611310 ROSEMARY BEACH, FL 32461

PUBLIC MEETING NOTICE





ANDREWS JERRY 10030 GREEN LEVEL CHURCH RD STE 802-1288 CARY, NC 27519 KOSAR JAMIE 2921 W EL PRADO BLVD TAMPA, FL 33629

PUBLIC MEETING NOTICE

PUBLIC MEETING NOTICE

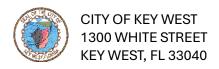




512 CATHERINE STREET LLC P.O. BOX 500 MANALAPAN, NJ 07726 MARTINEZ AMPARO L 509 LOUISA ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE



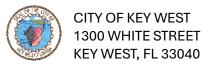


HILLS AMY L 526 LOUISA ST KEY WEST, FL 33040 KURKJIAN CHRISTOPHER W PO BOX 1387 4 LAKESHORE AVE BALLSTON LAKE, NY 12019

PUBLIC MEETING NOTICE

PUBLIC MEETING NOTICE

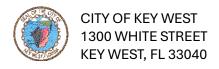




BINNICKER MABRY L 613 EATON ST KEY WEST, FL 33040 515 LOUISA STREET KEY WEST LLC PO BOX 500 ENGLISHTOWN, NJ 07726

PUBLIC MEETING NOTICE

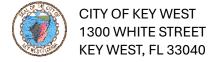




DOUGLAS HOUSE INC 419 AMELIA ST KEY WEST, FL 33040 KW ANCHOR POINT LLC 2227 UNIVERSITY BLVD HOUSTON, TX 77030

PUBLIC MEETING NOTICE

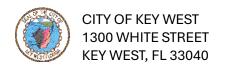
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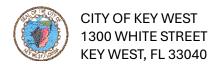




WD FLORIDA PROPERTIES LLC 3521 NE 26TH AVE LIGHTHOUSE POINT, FL 33064 HOUSEKNECHT KIMBERLY J 105 N SPRUCE ST BATAVIA, NY 14020

PUBLIC MEETING NOTICE



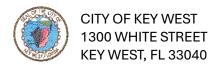


LACRONE ERIN 3153 GARVERS FERRY RD APOLLO, PA 15613 MELE MICHAEL A 910 S NEWPORT AVE TAMPA, FL 33606

PUBLIC MEETING NOTICE

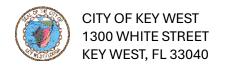
CITY OF KEY WEST 1300 WHITE STREET KEY WEST, FL 33040

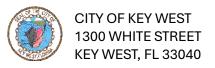
PUBLIC MEETING NOTICE



FARRELLY GREGORY G 506 LOUISA ST KEY WEST, FL 33040 1201 DUVAL LLC 35752 HARPER AVE UNIT A CLINTON TOWNSHIP, MI 48035

PUBLIC MEETING NOTICE

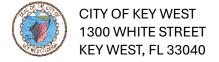




ABBONDANZA INC 1007 SIMONTON ST KEY WEST, FL 33040 KIRKMAN JR C G C/O RENT KEY WEST VACATIONS INC 1075 DUVAL ST STE C11 KEY WEST, FL 33040

PUBLIC MEETING NOTICE

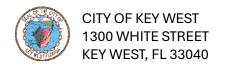
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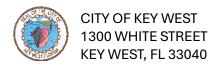




1122 SIMONTON RESIDENCES LLC 1122 SIMONTON ST APT 1 KEY WEST, FL 33040 BROWN KATHERINE H 603 MAID MARION RD ANNAPOLIS, MD 21405

PUBLIC MEETING NOTICE

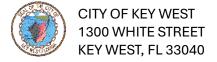




WAGNER PETER F 1207 DUVAL ST KEY WEST, FL 33040 LEON JR ALBERT 1807 GREYSTONE HEIGHTS DR VALRICO, FL 33594

PUBLIC MEETING NOTICE

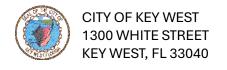
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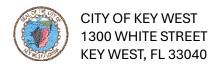




GROOMS IV BASCOM LOVIC 1415 THOMPSON ST KEY WEST, FL 33040 1210 DUVAL INC 1210 DUVAL ST KEY WEST, FL 33040

PUBLIC MEETING NOTICE



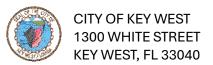


PORTEL LISA R 5645 PRAIRIE GRASS DR JOHNSTON, IA 50131 MILLER JUDY B TRUST 04/30/2021 108 HARTFORD CT MIDLAND, MI 48642

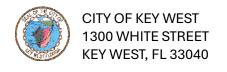
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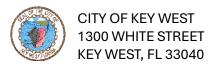
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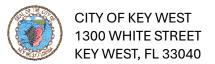
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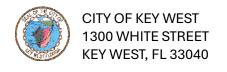


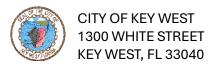
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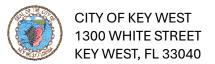
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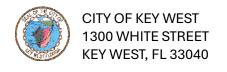


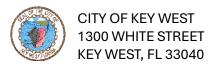
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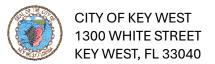
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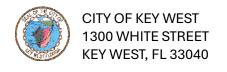


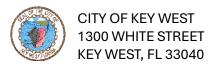
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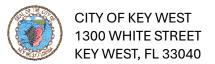
PUBLIC MEETING NOTICE





PUBLIC MEETING NOTICE





PUBLIC MEETING NOTICE

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will hold a Public Meeting to consider the following request:

Minor Development Plan - 1125 Duval Street (RE# 00027870-00000) - A request for minor development plan approval to allow for the development of more than 500 SF of additional gross floor area, and associated site plan modifications including interior renovations, landscape improvements, and the relocation of restaurant seating areas and four (4) hotel units; several landscape waivers including a reduction of the minimum required open space ratio of 16% instead of the required 20%, a minimum landscaped area of 16% instead of the required 20%, an increase in the maximum percentage of palm trees to allow 36% instead of 25%, a reduction in the number of interior trees to allow 2 trees instead of the minimum required 4 trees, a reduction in the landscape requirement along a street frontage to reduce the number of plants and width of the planting area, and buffer yard waiver for the northwest buffer area for a property located within the Historic Commercial Core – 3 (HRCC-3) District pursuant to Sections 108-91 (A)(1)(b), 108-346, 108-347, 108-412, 108-413, 108-416, 108-481, and 90-395, of the Land Development Regulations.

Date of Meeting: July 18, 2024 Time of Meeting: 5:00 PM

Location of Meeting: City Commission Chambers, 1300 White Street, Key West, FL 33040

You may also attend this meeting virtually via Zoom. Instructions on how to comment, watch or listen to the hearing are available online at www.cityofkeywest-fl.gov. Click on Agendas & Minutes. Packets including application materials can also be viewed online the Friday before the meeting at the aforementioned website. Please call or email your questions regarding the online process here: planning-dept@cityofkeywest-fl.gov, Phone: (305) 809-3764. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes a testimony and evidence upon which the appeal is based. ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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