

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, JULY 18, 2024 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 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. 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.



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



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CANALEJO ELBA CECILIA
510 AMELIA ST
KEY WEST, FL 33040

508 AMELIA STREET LLC
4172 EMERALD BLVD
RICHFIELD, OH 44286

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1121 DUVAL STREET LLC
1121 DUVAL ST
KEY WEST, FL 33040

BROWN JAMES F
603 A MAID MARION RD
ANNAPOLIS, MD 21405

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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

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

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

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MCCONNELL DANIEL E
1107 DUVAL ST
KEY WEST, FL 33040

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

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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

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ARTISTS OF DUVAL LLC
451 W END AVE APT 11E
NEW YORK, NY 10024

1109 DUVAL LLC
1109 DUVAL ST
KEY WEST, FL 33040

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

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

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ONEIL BRIAN
 PO BOX 199
 TAVERNIER, FL 33070

IRWIN MICHAEL SCOTT REVOCABLE LIVING TRUST 8/8/08
 1008 SEMINARY ST
 KEY WEST, FL 33040

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CITY OF KEY WEST
 1300 WHITE STREET
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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

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WEBB LINDA
2995 FRIENDS RD
ANNAPOLIS, MD 21401

LARSON HEATHER
415 AMELIA ST UNIT 1
KEY WEST, FL 33040

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LYNCH WILLIAM
109 BRADFORD PKWY
SYRACUSE, NY 13224

VENTER MARIUS L
608 GRIFFIN LN
KEY WEST, FL 33040

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SUAREZ CAMELIA
414 AMELIA ST
KEY WEST, FL 33040

SMITH DONALD F
411 CATHERINE ST
KEY WEST, FL 33040

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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

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UNITED STREET TRUST LLC
 14 NE 1ST AVE NE STE 805
 MIAMI, FL 33132

DOUGLAS HOUSE INC
 419 AMELIA ST
 KEY WEST, FL 33040

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HEGARTY PATRICK T
 1125 DUVAL ST
 KEY WEST, FL 33040

1100 DUVAL BUILDING LLC
 2405 LINDA AVE
 KEY WEST, FL 33040

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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

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CITY OF KEY WEST
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SMITH DEBORAH L
8300 YANKEE ST
DAYTON, OH 45458

MONROE COUNTY FLORIDA
1100 SIMONTON ST STE 205
KEY WEST, FL 33040

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BRUCCOLERI DOMINICK
16 TOOKER PL
SPRINGFIELD, NJ 07081

CASTLEBERRY JACQUELINE LACRONE
1116 ELM ST
OKEECHOBEE, FL 34974

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IRWIN MICHAEL SCOTT
1014 SEMINARY ST
KEY WEST, FL 33040

CASA MARINA - 1220 SIMONTON STREET LLC
6000 EXECUTIVE BLVD
ROCKVILLE, MD 20852

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BUCCELLO DAVID
87 MILL BROOK RD
BAR HARBOR, ME 04609

SIMPLE BREEZE THREE LLC
618 BELLE ISLE AVE
BELLEAIR BEACH, FL 33786

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WENDTLAND KATRINA
508 LOUISA ST APT 3
KEY WEST, FL 33040

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

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MONROE COUNTY FLORIDA
1100 SIMONTON ST STE 205
KEY WEST, FL 33040

SALLY 1008 LLC
2432 FLAGLER AVE
KEY WEST, FL 33040

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PAZO OTILIA
13 THOMPSON LN
KEY WEST, FL 33040

YOUNG LORIA
1508 JUNO ISLES BLVD
NORTH PALM BEACH, FL 33408

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CITY OF KEY WEST
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WAGNER PETER F
1207 DUVAL ST
KEY WEST, FL 33040

SHIREY EDMA I
1007 WILLOWOOD AVE
GOOSE CREEK, SC 29445

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MCNULTY ELIZABETH DELA CRUZ
24 BLUE WATER DR
KEY WEST, FL 33040

OHAAT LLC
4100 FAIRWAY DR
FLOWER MOUND, TX 75028

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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

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KEY WEST RETREAT LLC
8001 LAKESIDE QUARRY DR
JEFFERSONVILLE, IN 47130

KEY WEST STRIP INC
507 DUVAL ST
KEY WEST, FL 33040

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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

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1218 DUVAL KW LLC
600 DUVAL ST
KEY WEST, FL 33040

HASKELL LEWIS C
427 CATHERINE ST
KEY WEST, FL 33040

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GARDNER JANE K REVOCABLE TRUST
410 CATHERINE ST
KEY WEST, FL 33040

1200 DUVAL STREET LLC
5 BIRCHWOOD DR
KEY WEST, FL 33040

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JAMES NORICE Z
414 VIRGINIA ST
KEY WEST, FL 33040

MICHAEL L. BROWNING TRUSTEE
1128 SIMONTON ST
KEY WEST, FL 33040

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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

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SMITH DEBORAH L
8300 YANKEE ST
DAYTON, OH 45458

LEON JR ALBERT
1807 GREYSTONE HEIGHTS DR
VALRICO, FL 33594

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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

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 1300 WHITE STREET
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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

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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

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OLESKE MARY E
59 THE NECK
MANHASSET, NY 11030

LOFFRENO CHRISTIAN P
1511 19TH ST
KEY WEST, FL 33040

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CITY OF KEY WEST
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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

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WAGNER PETER F
1207 DUVAL ST
KEY WEST, FL 33040

KURKJIAN CHRISTOPHER W
PO BOX 1387
BALLSTON LAKE, NY 12019

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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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CITY OF KEY WEST
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ILANE LLC
1215 DUVAL ST
KEY WEST, FL 33040

HENCH ERIC
525 LOUISA ST
KEY WEST, FL 33040

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CITY OF KEY WEST
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GUEST SERVICES INC
1007 SIMONTON ST
KEY WEST, FL 33040

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

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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

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516 CATHERINE LLC
PO BOX 500
MANALAPAN, NJ 07726

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

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WAGNER PETER F
1207 DUVAL ST
KEY WEST, FL 33040

PASION PROJECT LLC
1107 KEY
KEY WEST, FL 33040

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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

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ANDREWS JERRY
 10030 GREEN LEVEL CHURCH RD STE 802-1288
 CARY, NC 27519

KOSAR JAMIE
 2921 W EL PRADO BLVD
 TAMPA, FL 33629

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CITY OF KEY WEST
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512 CATHERINE STREET LLC
 P.O. BOX 500
 MANALAPAN, NJ 07726

MARTINEZ AMPARO L
 509 LOUISA ST
 KEY WEST, FL 33040

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CITY OF KEY WEST
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HILLS AMY L
526 LOUISA ST
KEY WEST, FL 33040

KURKJIAN CHRISTOPHER W
PO BOX 1387 4 LAKESHORE AVE
BALLSTON LAKE, NY 12019

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BINNICKER MABRY L
613 EATON ST
KEY WEST, FL 33040

515 LOUISA STREET KEY WEST LLC
PO BOX 500
ENGLISHTOWN, NJ 07726

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DOUGLAS HOUSE INC
419 AMELIA ST
KEY WEST, FL 33040

KW ANCHOR POINT LLC
2227 UNIVERSITY BLVD
HOUSTON, TX 77030

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KEY WEST, FL 33040



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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

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CITY OF KEY WEST
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LACRONE ERIN
3153 GARVERS FERRY RD
APOLLO, PA 15613

MELE MICHAEL A
910 S NEWPORT AVE
TAMPA, FL 33606

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FARRELLY GREGORY G
506 LOUISA ST
KEY WEST, FL 33040

1201 DUVAL LLC
35752 HARPER AVE UNIT A
CLINTON TOWNSHIP, MI 48035

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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

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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

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WAGNER PETER F
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LEON JR ALBERT
1807 GREYSTONE HEIGHTS DR
VALRICO, FL 33594

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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

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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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KEY WEST, FL 33040



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PUBLIC MEETING NOTICE

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PUBLIC MEETING NOTICE

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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# 00027870-000000) - 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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Public
Notice

NOTICE TO THE PUBLIC
REGARDING THE
REMOVAL OF
STREET LIGHTS
IN THE
CITY OF
MIAMI BEACH
ON
MAY 15, 2013

DAUGHTER
STRANGER

