

# Public Notice

**The Key West Planning Board will hold a public hearing at 5:00 PM, SEPTEMBER 19, 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](http://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](mailto:planning-dept@cityofkeywest-fl.gov) Phone: (305) 809-3764. The purpose of the hearing will be to consider a request for:**

**Variance – 1817 Staples Avenue (RE: 00047070-000100) - A request for variances to allow decreases in the minimum front setback from 19.8-feet to 10-feet and minimum rear setback from 19.8-feet to 10-feet to permit the construction of a two-story mixed-use structure with office space and three market rate residential units located within the Limited Commercial (CL) Zoning District pursuant to Sections 90-395 and 122-390 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.**

GRAHAM CHRISTOPHER

8331 Minnich Rd  
Fort Wayne, IN 46816

HERNANDEZ MARIA

1713 Von Phister St  
Key West, FL 33040

KW EMPIRE LLC

1901 Flagler Ave  
Key West, FL 33040

WASSON WILLIAM R

17245 Jamaica Ln  
Summerland Key, FL 33042

NMSKW LLC  
19 Beachwood Dr  
Key West, FL 33040

ZERPA WILLIAM  
1909 Seidenberg Ln  
Key West, FL 33040

GONZALEZ LEONELLA P  
1909 Staples Ave  
Key West, FL 33040

SUGAR APPLE PROPERTIES LLC  
1305 Evelia Ln  
Gulf Breeze, FL 32563

AGIN LINDA SANCHEZ

1520 Catherine St

Key West, FL 33040

MAQUEIRA LUIS DEC TRUST 4/11/1997

1547 4th St

Key West, FL 33040

BAFFER BRUCE

1223 Posey St

Houston, TX 77009

KW EMPIRE LLC

1901 Flagler Ave

Key West, FL 33040



1921 FLAGLER LLC  
PO Box 371865  
Key Largo, FL 33037

LOFFRENO CHRISTIAN P  
1511 19th St  
Key West, FL 33040

BOWDEN KATHRYN A  
626 Elk Run Ln  
Earlsville, VA 22936

LAWRENCE BEATRICE S  
PO Box 4811  
Key West, FL 33041

MCGEE JR JOHN W  
21 Aster Ter  
Key West, FL 33040

CAMPBELL GWENDOLYN J  
1725 Johnson St  
Key West, FL 33040

SUGAR APPLE PROPERTIES LLC  
1305 Evelia Ln  
Gulf Breeze, FL 32563

GONZALEZ MARKO  
100 Reagan Ln  
Huntsville, AL 35811

BORDERS NIDIA F REVOCABLE TRUST 4/26/2020 C/O CARINA BORDERS

811 White St  
Key West, FL 33040

SMITH CHRISTINE C  
1901 Seidenberg Ave  
Key West, FL 33040

GUADAGNO KIMBERLY  
14 Riverview Rd  
Monmouth Beach, NJ 07750

1911 STAPLES LLC C/O PRENTICE KATHERINE  
3 SUNSET KEY DR  
Key West, FL 33040

TOOMER DEBORAH C  
2838 Grant Ave SE  
Palm Bay, FL 32909

MULL STEPHANIE L  
1306 E Westchester Dr  
Tempe, AZ 85283

1421 FIRST STREET LLC  
1421 1st St #101  
Key West, FL 33040

SPERLING ANTHONY A  
722 Barrington Rd  
Grosse Pointe Park, MI 48230

ZERPA LAZARO  
1908 Seidenberg Ave  
Key West, FL 33040

THOMSON DENYS  
3930 S Roosevelt Blvd  
Key West, FL 33040

QUENIN FLORENCE  
1721 Washington St  
Key West, FL 33040

TOOMER DEBORAH C  
2838 Grant Ave SE  
Palm Bay, FL 32909

GRIFFIN R JOYCE  
2816 Seidenberg Ave  
Key West, FL 33040

MONROE ASSOCIATION FOR REMARCABLE CITIZENS INC  
PO Box 428  
Key West, FL 33041

FOLEY ROBERT H  
PO Box 369  
Islamorada, FL 33036

CONCH TOUR TRAIN INC  
PO Box 1237  
Key West, FL 33041

BARROSO MADELEINE L  
1804 Seidenberg Ave  
Key West, FL 33040

CONCH TOUR TRAIN INC  
201 Front St, STE 310  
Key West, FL 33040

CASS JAMES JOHN TRUST 5/30/2019  
1811 Seidenberg Ave  
Key West, FL 33040

DISCOUNT AUTO PARTS INCC/O ADVANCE STORES COMPANY INC NO 9306 ATTN:  
TAX ACCT  
PO Box 2710  
Roanoke, VA 24001

BARROSO YANAE  
1802 Seidenberg Ave  
Key West, FL 33040

1400 1ST STREET (ROBERT SHINN) LLC  
1400 1st St  
Key West, FL 33040

SNIDER DAVID  
5401 W 700 N  
McCordsville, IN 46055

CONCH TOUR TRAIN INC  
201 Front St, STE 204  
Key West, FL 33040



GRACER JUDITH ANN

1818 Harris Ave

Key West, FL 33040

BARROSO PATRICK

1806 Seidenberg Ave

Key West, FL 33040

BUDAKIAN H JACK

615 Fairway Ter

River Vale, NJ 07675

RAHMAN MOHAMMED A

1819 Seidenberg Ave

Key West, FL 33040

PARADISE 7725 LLC  
2417 Aqua Vista Blvd  
Fort Lauderdale, FL 33301

COVAN FREDERICK LAWRENCE DECLARATION OF TRUST 03/18/2022 C/O  
FEDERICK L COVAN TRUSTEE  
1801 SEIDENBERG AVENUE  
Key West, FL 33040

TOOMER DEBORAH C  
2838 Grant Ave SE  
Palm Bay, FL 32909

BARROSO SANDRA J  
1808 Seidenberg Ave  
Key West, FL 33040

BITTNER JANE  
1330 1st St  
Key West, FL 33040

KOSMAN CHRISTINA J  
1547 Vancross Ct  
Cincinnati, OH 45230

BARROSO JR BARRY L  
1802 Seidenberg Ave  
Key West, FL 33040

**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:  
**Variance – 1817 Staples Avenue (RE: 00047070-000100)** - A request for variances to allow decreases in the minimum front setback from 19.8-feet to 10-feet and minimum rear setback from 19.8-feet to 10-feet to permit the construction of a two-story mixed-use structure with office space and three market rate residential units located within the Limited Commercial (CL) Zoning District pursuant to Sections 90-395 and 122-390 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

**Date of Meeting: September 19, 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](http://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](mailto: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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**Minor Development Plan, Conditional Use** – 1817 Staples Avenue (RE: 00047070-000100) - A request for a minor development plan for the construction of a two-story mixed-use structure with office space and a request for conditional use for three market rate residential units located within the Limited Commercial (CL) Zoning District with a proposed affordable work force housing linkage project at 124 Simonton Street pursuant to Chapter 108, Section 108-91; Chapter 122, Article IV, Division 4; and Chapter 122, Article V, Division 10, entitled “Work Force Housing”, of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida..



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