

# Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, February 19<sup>th</sup>, 2026 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:

**Major Development Plan - 3401 Duck Avenue (RE# 00064740-000000) - A request for a Major Development Plan and Conditional Use for the redevelopment of 1621-1622 Spalding CT, which is a portion of the larger parcel known as 3401 Duck Avenue, with plans to reconstruct a new 43-unit structure located within the Medium Density Residential 1 (MDR-1) Zoning District pursuant to Sections 122-276 through 122-295 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida**

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

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**Date of Meeting: February 19<sup>th</sup>, 2026**

**Time of Meeting: 5:00 PM**

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

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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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CATHY & RUBEN MUNOZ &  
TWYMAN NICOLE  
3310 DONALD AVE  
KEY WEST, FL 33040

1307 SEVENTEENTH LLC  
3501 EAGLE AVE  
KEY WEST, FL 33040

3414 SOUTHERNMOST DUCK  
LLC  
2 FLORAL AVE  
KEY WEST, FL 33040

3426 DUCK LLC  
3426 DUCK AVE  
KEY WEST, FL 33040

ASHE REBEKAH  
3424 DUCK AVE  
KEY WEST, FL 33040

AZUAJE SANDOVAL JOSE  
CRISTOBAL & SANDOVAL  
FABIOLA AZUAJE  
3326 DUCK AVE  
KEY WEST, FL 33040

BEACH BUM PROPERTY MGMT LLC  
C/O ELLIS MICHELLE &  
CHRISTOPHER  
1114 WATSON ST  
KEY WEST, FL 33040

BESSON JULIA C  
3391 EAGLE AVE  
KEY WEST, FL 33040

BROWN J DOUGLAS DEC OF TR  
3636 EAGLE AVE  
KEY WEST, FL 33040

BRUSKI PATRICK  
3414 DUCK AVE UNIT 11  
KEY WEST, FL 33040

BRYCHTA HELENA  
8 COCONUT DR  
KEY WEST, FL 33040

BURCHFIELD GARY P  
800 SIMONTON ST  
KEY WEST, FL 33040

CARCEDO SHEILA  
3375 DONALD AVE  
KEY WEST, FL 33040

CONDELLA DEBORAH &  
PHILLIP A  
3430 DUCK AVE  
KEY WEST, FL 33040

CONLEY VINCENT ESTATE  
231 S LA SALLE ST LBBY 1  
CHICAGO, IL 60604

CP4 WEST ISLE CLUB LLC C/O  
ALLIANCE TAX ADVISORS  
6191 N STATE HIGHWAY 161  
IRVING, TX 75038

CUCCINELLO ANTHONY  
GEORGE & CHERYL A  
3429 EAGLE AVE  
KEY WEST, FL 33040

DAVIS MARCIA & CARL  
3401 EAGLE AVE  
KEY WEST, FL 33040

DEHAVEN SALLY L  
3327 DONALD AVE  
KEY WEST, FL 33040

DIAZ AMANDA L  
3335 DONALD AVE  
KEY WEST, FL 33040

DIAZ SYVIA A  
3500 DUCK AVE  
KEY WEST, FL 33040

DIONYSUS GROUP LC  
1901 S ROOSEVELT BLVD  
APT 208N  
KEY WEST, FL 33040

DUARTE PATRICIO ARMANDO &  
ANDRZEJCZAK MONIKA  
70 SEASIDE NORTH CT  
KEY WEST, FL 33040

DUNLAP BRIAN W  
3314 DONALD AVE  
KEY WEST, FL 33040

ESKY RODS HOLDINGS LLC  
3414 DUCK AVE # 8  
KEY WEST, FL 33040

FABER JOSEPH REV TR  
14 ALLAMANDA TER  
KEY WEST, FL 33040

FARRELLY GREGORY G  
506 LOUISA ST  
KEY WEST, FL 33040

FERNANDEZ ALEJANDRO REYES  
& MONGE LUISA MARIELA  
3329 HARRIET AVE  
KEY WEST, FL 33040

FERNANDEZ KATHERINE &  
OSCAR  
3440 DUCK AVE  
KEY WEST, FL 33040

FREEMAN KESLEY LAUREN  
238 SUNNYDALE RD  
GADSDEN, AL 35901

GALINDO-BENNETT JULIE &  
GINNETTI LISA  
3323 DONALD AVE  
KEY WEST, FL 33040

GALVAN AILEEN  
3371 DONALD AVE  
KEY WEST, FL 33040

GARTENMAYER SUSAN M  
3311 DONALD AVE  
KEY WEST, FL 33040

GOLAN A E TRUST UNDER WILL  
OF A E GOLAN  
5529 ANZA ST  
SAN FRANCISCO, CA 94121

GRICCO ANTHONY L & SEGAR  
PAUL T  
3302 DONALD AVE  
KEY WEST, FL 33040

GROSSMAN NADENE  
3303 DONALD AVE  
KEY WEST, FL 33040

HELBERG MICHAEL  
2769 ASHLEY DR W APT F  
WEST PALM BEACH, FL 33415

HELLBERG DAVID S  
MARITAL TR  
170 LANCASTER CT  
LAKE BLUFF, IL 60044

HERNANDEZ TAMARA L & GARY  
3710 PEARLMAN CT  
KEY WEST, FL 33040

HITCHCOCK JR CHARLES E &  
ANGELA J  
3343 DONALD AVE  
KEY WEST, FL 33040

HOUSING AUTHORITY OF THE  
CITY OF KEY WEST FLORIDA  
1400 KENNEDY DR STE A  
KEY WEST, FL 33040

HOYT R ASHLEY  
3307 DONALD AVE  
KEY WEST, FL 33040

INGRAM-WESTOVER ANTHONY J  
& LUIS A  
3367 DONALD AVE  
KEY WEST, FL 33040

JOHTAY REV TR C/O GREGORY M  
TAYLOR CO TRUSTEE  
PO BOX 6442  
KEY WEST, FL 33041

JONES ALICE JOYCE  
1219 16TH TER  
KEY WEST, FL 33040

KEY WEST ASSOCIATION OF  
REALTORS INC  
3422 DUCK AVE  
KEY WEST, FL 33040

KOCHAN SUSAN TRUST  
3315 DONALD AVE  
KEY WEST, FL 33040

LAMIRANDE LAVACHE  
JOINT REV TR  
3405 EAGLE AVE  
KEY WEST, FL 33040

LEATHERMAN CHARLES T  
3324 DUCK AVE  
KEY WEST, FL 33040

MAOUAD-DONALD LLC  
C/O JAD MAOUAD  
9701 COBBLESTONE DR  
CLARENCE, NY 14031

MARQUESA COURT  
HOMEOWNER'S ASSOCIATION INC  
201 FRONT ST STE 330  
KEY WEST, FL 33040

MCCANN DEREK ALAN  
3355 DONALD AVE  
KEY WEST, FL 33040

MCCLEARY MELISSA & MILLARD  
& KRISTI L RHODES  
3322 DUCK AVE  
KEY WEST, FL 33040

MCGLATHERY ADELINA & DAVID  
3504 DUCK AVE  
KEY WEST, FL 33040

MIRANDA DIEGO & ROUNDS  
CHRISTOPHER  
3331 HARRIET AVE  
KEY WEST, FL 33040

MOLINA VANESSA  
3328 DUCK AVE  
KEY WEST, FL 33040

NOLEN ELISABETH BEYER &  
CLAUDE  
2702 PINEHURST CT  
MARION, IL 62959

NORTHSIDE BUILDERS INC  
20 DRIFTWOOD DR  
KEY WEST, FL 33040

PADDYFOOT THERESA &  
JACCE JEAN RENALD &  
REGIS FRISMOND  
3327 HARRIET AVE  
KEY WEST, FL 33040

PEARSON/COUCH FAMILY TR C/O  
JAMES GRANT COUCH JR TRUSTEE  
3487 EAGLE AVE  
KEY WEST, FL 33040

PETERS KATHERINE M &  
JOSHUA J  
9 SEASIDE SOUTH CT  
KEY WEST, FL 33040

POINCIANA - VENTURE II LLC  
2999 N 44TH ST STE 200  
PHOENIX, AZ 85018

ROBERMAN JAY A & LINDA L  
3339 DONALD AVE  
KEY WEST, FL 33040

RODRIGUEZ JEFFREY M &  
CARCEDO SHEILA  
3436 DUCK AVE  
KEY WEST, FL 33040

ROLETTER JR WILLIAM H &  
ROWE PAUL A  
3347 DONALD AVE  
KEY WEST, FL 33040

SMITH DIANE SUE &  
WILLIAM CHRIS  
6620 DEER RIDGE DR  
CLARKSTON, MI 48348

STEELY DALLAS BAILEY &  
LOU ANN  
3431 EAGLE AVE  
KEY WEST, FL 33040

STEWART HAYDEE  
1214 16TH TER  
KEY WEST, FL 33040

STROUD CAROL LYNN &  
TIMOTHY W  
3324 HARRIET AVE  
KEY WEST, FL 33040

SWEETING ROGER W &  
SHIRLEY A  
3710 PEARLMAN CT  
KEY WEST, FL 33040

TESHOVA RONEN  
2834 FLAGLER AVE  
KEY WEST, FL 33040

TIDBALL CATHERINE CECCO &  
PERSHING ALLEN  
PO BOX 4204  
KEY WEST, FL 33041

TOLER CAMILLE  
3407 EAGLE AVE  
KEY WEST, FL 33040

TURNER CARMEN E  
3331 DONALD AVE  
KEY WEST, FL 33040

TWO SEAS HOLDINGS LLC  
3438 DUCK AVE  
KEY WEST, FL 33040

UNIT 1A POINCIANA  
PLAZA LLC  
PO BOX 5827  
KEY WEST, FL 33045

UNIT 3 POINCIANA PLAZA LLC  
PO BOX 5827  
KEY WEST, FL 33045

WAITE LILLIAN  
3318 DONALD AVE  
KEY WEST, FL 33040

WALKER CELIA  
1218 16TH TER  
KEY WEST, FL 33040

WALTERS STEPHANIE A & KARL  
525 DU PONT LN  
KEY WEST, FL 33040

WELLNESS BY THE WATER LLC  
3420 DUCK AVE # 7  
KEY WEST, FL 33040

WIGGINS JR DANIEL D &  
HINCKLEY DONALD J  
3379 DONALD AVE  
KEY WEST, FL 33040

WILKINS III JOHN ALLEN &  
SABINO DANIEL JOSEPH  
3501 EAGLE AVE  
KEY WEST, FL 33040

HERON-PELLECK SUPPORTED LIVING

# Public Notice

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purpose of the hearing will be to consider a request for:

Major Development Plan, 2011 South Avenue, 2011 South Avenue, Key West, Florida, 34290  
Major Development Plan and Conditional Use for the 2011 South Avenue, 2011 South Avenue,  
Key West, Florida, a portion of the larger parcel located at 2011 South Avenue, 2011 South Avenue,  
Key West, Florida, parcel ID 2011-0001-0001 located within the Marine Shores, jurisdiction 1 2011-  
0001-0001-0001, in Section 12, Township 22N, Range 17W, according to the 2011 South Avenue  
Major Development Plan and Conditional Use for the 2011 South Avenue, 2011 South Avenue,  
Key West, Florida, parcel ID 2011-0001-0001 located within the Marine Shores, jurisdiction 1 2011-  
0001-0001-0001, in Section 12, Township 22N, Range 17W, according to the 2011 South Avenue



PROPERTY OF  
SUNSHINE & HERBERT BROS.  
1622

1622