

Public Notice

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

Variance - 1121 Duval Street (RE# 00027840-000000) A request for a variance from the off-street parking requirements to allow the conversion of approximately 822 square feet of existing retail space into a restaurant use at a property located in the Historic Residential Commercial Core-3 (HRCC-3) zoning district, pursuant to Sections 90-395, 108-572, and 122-746 through 122-747 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: June 18, 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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2451 MIDTOWN AVE APT 619
ALEXANDRIA, VA 22303

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603 A MAID MARION RD
ANNAPOLIS, MD 21405

COCO LOCO TRUST C/O RICHARD
E. LACRONE TRUSTEE
3153 GARVERS FERRY RD
APOLLO, PA 15613

DUVAL SQUARE R22 LLC
303 OCEAN AVE
AVON BY THE SEA, NJ 07717

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

BUCCELLO PATRICIA & DAVID
87 MILL BROOK RD
BAR HARBOR, ME 04609

HOUSEKNECHT KIMBERLY J
105 N SPRUCE ST
BATAVIA, NY 14020

MARKIEWICZ ELEANOR M &
DANIEL
3611 205TH ST
BAYSIDE, NY 11361

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

DEUTSCH FAMILY LOUISA LLC
200 SE MIZNER BLVD PH 16
BOCA RATON, FL 33432

SR HOLDING KW 1 LLC
1312 WALNUT AVE
BOHEMIA, NY 11716

AMLIN DUVAL LLC
505 COLUMBUS AVE APT 1
BOSTON, MA 02118

GONZALEZ-SERVA ALDO &
MARILYN
37 COREY RD
BROOKLINE, MA 02445

MTG REAL PROPERTIES LLC
1015 NORTHERN DANCER CT
APT 201
CASSELBERRY, FL 32707

LYNCH WILLIAM
261 ROUSE ST
CHITTENANGO, NY 13037

COLE/BURCH PROPERTIES LLC
344 JENNELLE RD
CHRISTIANSBURG, VA 24073

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

DYAR JUSTIN O
63 COUNTY ROAD 2013
CRANE HILL, AL 35053

SMITH DEBORAH L REV TR C/O
DEBORAH L SMITH TRUSTEE
5150 COUNTRY PL
DAYTON, OH 45429

512 AMELIA LLC
702 COMMERCIAL ST STE 3A
EMPORIA, KS 66801

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

DOUGLAS HOUSE OF KEY WEST
INC
5628 SHADDELEE LN W
FORT MYERS, FL 33919

WILLIAMS JEROME EDWARD
13405 LIME RIDGE DR
FRISCO, TX 75033

HARB PROPERTY LLC
1249 TWELVE STONES
GOODLETTSVILLE, TN 37072

SHIREY EDMA I
1007 WILLOWOOD AVE
GOOSE CREEK, SC 29445

DUFFY KATHERINE
72 PARK AVE APT 1A
HOBOKEN, NJ 07030

RUSSIN JOHN
2734 POLK ST STE A
HOLLYWOOD, FL 33020

KW ANCHOR POINT LLC
2227 UNIVERSITY BLVD
HOUSTON, TX 77030

CASABELLA RENTALS LLC
73 COUNTY ROAD 262
IUKA, MS 38852

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

CANDLER PETER D REVOCABLE
TRUST
184 CARINA DR
JUPITER, FL 33478

RUDOLPH ISLAMORADA
HOLDINGS LLC
31 OCEAN REEF DR # C101-244
KEY LARGO, FL 33037

WADA KIYOTO
1075 DUVAL ST STE C3
KEY WEST, FL 33040

WADA PHANUMAT
1075 DUVAL ST STE C4
KEY WEST, FL 33040

1075 DUVAL STREET C7-8 LLC
3710 PEARLMAN TER
KEY WEST, FL 33040

HAVANA SQUARE HOLDINGS INC
1075 DUVAL ST STE C11
KEY WEST, FL 33040

DUVALSTC14 LLC
1075 DUVAL ST STE C14
KEY WEST, FL 33040

1075 DUVAL LLC
1075 DUVAL ST STE C15
KEY WEST, FL 33040

SHADDOW JILL ADRIANE REV TR
C/O ADRIANE JESSICA TRUSTEE
1 AMARYLLIS DR
KEY WEST, FL 33040

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C/O JAMES H MURRAY TRUSTEE
629 ELIZABETH ST
KEY WEST, FL 33040

COON SANDRA KAY
1075 DUVAL ST APT R10
KEY WEST, FL 33040

AYREDOG INC
1408 ALBURY ST
KEY WEST, FL 33040

KEY WEST DESTINATION REAL
ESTATE LLC
1075 DUVAL ST STE C19
KEY WEST, FL 33040

ROLEK MONIKA & PAWEL
164 GOLF CLUB DR
KEY WEST, FL 33040

MASHTAKOV SERGE & ELENA
3710 PEARLMAN TER
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NOWAK LETTY
1007 VARELA ST APT A
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608 GRIFFIN LN
KEY WEST, FL 33040

GONZALEZ JOSE A & ANA J
2519 LINDA AVE
KEY WEST, FL 33040

PROTECTING PARADISE LLC
1024 DUVAL ST
KEY WEST, FL 33040

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

1109 DUVAL LLC
1109 DUVAL ST
KEY WEST, FL 33040

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

507 AMELIA STREET LLC
3732 FLAGLER AVE
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TR
1008 SEMINARY ST
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WEST VACATIONS
1075 DUVAL ST STE C11
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HAYES PAUL N C/O RENT KEY
WEST VACATIONS
1075 DUVAL ST STE C11
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1014 SEMINARY ST
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1121 DUVAL STREET LLC
1121 DUVAL ST
KEY WEST, FL 33040

1117 DUVAL STREET LLC
1202 WHITE ST
KEY WEST, FL 33040

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GEERTRUDA & KARPINSKI CHRIS
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KEY WEST, FL 33040

DIGNAZIO INDIA OXENBERG &
PATRICK
418 AMELIA ST APT 2
KEY WEST, FL 33040

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

ISLAND CIGAR FACTORY 1 LLC
1100 DUVAL ST
KEY WEST, FL 33040

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

1102 C DUVAL ST LLC
1922 HARRIS AVE
KEY WEST, FL 33040

SALLY 1008 LLC
2432 FLAGLER AVE
KEY WEST, FL 33040

DUVAL KEY 5 LLC
2323 HARRIS AVE
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C/O GROOMS BASCOM
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1210 DUVAL ST
KEY WEST, FL 33040

1128-1130 DUVAL LLC
1130 DUVAL ST
KEY WEST, FL 33040

KUNZLER & KUNZLER KW LLC
415 MARGARET ST
KEY WEST, FL 33040

1200 DUVAL STREET LLC
5 BIRCHWOOD DR
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Notice

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