The Key West Planning Board will hold a public hearing at 5:00 PM, September 18, 2025 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 <a href="www.cityofkeywest-fl.gov">www.cityofkeywest-fl.gov</a>. 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:

Major Development Plan – 3201 Flagler Avenue (RE# 00052870-000100) - A request for a major development plan approval to reconstruct a two-story mixed-use commercial and residential structure with landscape waivers on minimum landscape percentage, street frontage, interior, and perimeter landscaping on property located within the Limited Commercial (CL) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX, Chapter 122, Article IV, Division 4, Subdivision II, and Section 122-28 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

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

Major Development Plan – 3201 Flagler Avenue (RE# 00052870-000100) - A request for a major development plan approval to reconstruct a two-story mixed-use commercial and residential structure with landscape waivers on minimum landscape percentage, street frontage, interior, and perimeter landscaping on property located within the Limited Commercial (CL) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX, Chapter 122, Article IV, Division 4, Subdivision II, and Section 122-28 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Meeting: September 18, 2025 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.

# 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:

Major Development Plan – 3201 Flagler Avenue (RE# 00052870-000100) - A request for a major development plan approval to reconstruct a two-story mixed-use commercial and residential structure with landscape waivers on minimum landscape percentage, street frontage, interior, and perimeter landscaping on property located within the Limited Commercial (CL) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX, Chapter 122, Article IV, Division 4, Subdivision II, and Section 122-28 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Meeting: September 18, 2025 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.

#### 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:

Major Development Plan – 3201 Flagler Avenue (RE# 00052870-000100) - A request for a major development plan approval to reconstruct a two-story mixed-use commercial and residential structure with landscape waivers on minimum landscape percentage, street frontage, interior, and perimeter landscaping on property located within the Limited Commercial (CL) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX, Chapter 122, Article IV, Division 4, Subdivision II, and Section 122-28 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Meeting: September 18, 2025 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.

# 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:

Major Development Plan – 3201 Flagler Avenue (RE# 00052870-000100) - A request for a major development plan approval to reconstruct a two-story mixed-use commercial and residential structure with landscape waivers on minimum landscape percentage, street frontage, interior, and perimeter landscaping on property located within the Limited Commercial (CL) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX, Chapter 122, Article IV, Division 4, Subdivision II, and Section 122-28 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Date of Meeting: September 18, 2025 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.

PB AND J HOLDINGS LLC	3229 FLAGLER AVE # 201 LLC	CIRCLE K STORES INC
10 ASTER TER	1002 WASHINGTON ST	1100 SITUS CT STE 100
KEY WEST, FL 33040	KEY WEST, FL 33040	RALEIGH, NC 27606
KERVER STEVE 1110 N VIRGIL AVE PMB 6171 LOS ANGELES, CA 90029	BJWJO PROPERTIES LLC 113 SW 11TH CT STE C FORT LAUDERDALE, FL 33315	KIGHT MONIQUE LAUREN & JOHN WILLIAM 1207 16TH TER KEY WEST, FL 33040
REYNOLDS RUBY L	OMMERT RICHARD	MOYES BETH ANN
1220 SOUTH ST	1265 S DAHLIA ST	1277 1ST ST STE 201
KEY WEST, FL 33040	DENVER, CO 80246	KEY WEST, FL 33040
KRZYSZTOF & HALINA GINOWICZ & MACIE J SWIDERSKI 1317 THOMPSON ST KEY WEST, FL 33040	ELWELL ROSS D 1429 N KROME AVE FLORIDA CITY, FL 33034	RUSSELL MARK 1501 BUENA VISTA AVE UNIT 4112 ALAMEDA, CA 94501
EPPY GREGORY SCOTT & YENISEY	MCKEE R HAYWARD	VIDAL
1503 RIVIERA ST	1515 UNITED ST	1523 VON PHISTER ST
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
NSS HOLDINGS LLC	BUDDE JOSETTE M & BERT T	BEYS GEORGE ANOTHY & IHONA
16 EVERGREEN LN	17 AQUAMARINE DR	1707 BERTHA ST
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
WRIGHT RITA & MILES	SMITH NICHOLAS	AZUAJE FABIOLA LIV TR
17246 JAMAICA LN	1733 LAIRD ST	1801 VENETIA ST
SUMMERLAND KEY, FL 33042	KEY WEST, FL 33040	KEY WEST, FL 33040
BRINGLE JUDY M & STEVEN A	SZENTGYORGYI KRISZTINA & ISTVAN	BAKALA IRINA & ARTHUR
19 AMARYLLIS DR	209 ANN ST	21 CORAL WAY
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
STANGLER PAMELA & CHRISTOPHER	MEYERS AND WARD LLC	NIELSEN DONNA JEAN
22870 BLACKBEARD LN	22993 ANNE BONNY LN	2347 SOMBRERO BLVD
CUDJOE KEY, FL 33042	SUMMERLAND KEY, FL 33042	MARATHON, FL 33050

IMPALLOMENI STEVEN S

SUMMERLAND KEY, FL 33042

24730 PARK DR

**KEY LIMEYS LLC** 

2550 MANOR LN

MARATHON, FL 33050

SULLIVAN BRIAN

246 WILBRAHAM RD

MONSON, MA 01057

RUSSELL KELLY R & PAUL R 25824 INDEPENDENCE TRL	ROBBINS DEIRDRE M & STEVE 26 BAMBOO TER	BENTLEY CELESTE & DENNIS  2613 HARRIS AVE
EVERGREEN, CO 80439	KEY WEST, FL 33040	KEY WEST, FL 33040
CHECK ELECTRIC LLC 2616 HARRIS AVE KEY WEST, FL 33040	ARCHER SANDRA GALE ALLEN DEC OF TRUST 2911 PATTERSON AVE	KOKENZIE MELISSA & HENRY FAYETTE 2912 SEIDENBERG AVE
	KEY WEST, FL 33040	KEY WEST, FL 33040
WERNER MICHAEL 3200 EAGLE AVE KEY WEST, FL 33040	REESE MEGHAN E & DEBORAH L 3200 HARRIET AVE KEY WEST, FL 33040	BECK BARBARA ANN 3201 EAGLE AVE KEY WEST, FL 33040
CURRY AND SONS INC 3201 FLAGLER AVE STE 504 KEY WEST, FL 33040	SOUTHERNMOST SMILES REAL ESTATE HOLDINGS LLC 3201 FLAGLER AVE STE 507 KEY WEST, FL 33040	LOPEZ MERCADO PAOLA M 3201 FLAGLER AVE APT 603 KEY WEST, FL 33040
OCASIO GONZALEZ JAN MATTHEW 3201 FLAGLER AVE APT 603 KEY WEST, FL 33040	COKER CAROL 3201 FLAGLER AVE APT 605 KEY WEST, FL 33040	ALONSO LEODAN & LIVAN MARTINEZ 3202 EAGLE AVE KEY WEST, FL 33040
HERNANDEZ BEATRIZ ALONSO & LEONARDO MARTINEZ GONZALEZ 3202 EAGLE AVE KEY WEST, FL 33040	MARTIN SHAWN MD 3202 HARRIET AVE KEY WEST, FL 33040	PILICH URSZULA & HENRYK 3203 PEARL AVE KEY WEST, FL 33040
FINNEGAN JAMIE & PATRICK 3205 EAGLE AVE KEY WEST, FL 33040	DELICE CARLINE & JEAN DAVID 3205 HARRIET AVE KEY WEST, FL 33040	MIRKHAMIT SADIKOV 3205 PEARL AVE KEY WEST, FL 33040
CHARLES MARIE M & JEAN V 3206 EAGLE AVE KEY WEST, FL 33040	LOPEZ PAUL 3206 HARRIET AVE KEY WEST, FL 33040	LUTZ TIFFANY MARIE & BRADLEY CHARLES 3207 EAGLE AVE KEY WEST, FL 33040
SOLDANO ANTHONY M & WALL JOYCE 3207 HARRIET AVE KEY WEST, FL 33040	3208 FLAGLER LLC C/O RUSSELL MARGARET 3208 FLAGLER AVE KEY WEST, FL 33040	CUTTY JAMES R & DALTON JR RONALD L 3208 HARRIET AVE KEY WEST, FL 33040
MCTALL REBECCA 3209 EAGLE AVE KEY WEST, FL 33040	KLE WEST, TE 33040  KLEKNER GISELA M REV TRUST  3209 HARRIET AVE  KEY WEST, FL 33040	FEDORSHYN VICTORIA & IGOR 3209 PEARL AVE KEY WEST, FL 33040

ROSS DAVID	PALADINO DANIEL	SPRIESER VALERIE LYNNE
3211 HARRIET AVE	3211 PEARL AVE	3212 EAGLE AVE
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
WILDES ALEXANDRA STEELE & ROBERT SCOTT 3212 HARRIET AVE KEY WEST, FL 33040	KURAEVA IRINA & KHIZNICHENKO OLEKSANDR 3213 EAGLE AVE KEY WEST, FL 33040	FLANIGAN GARIELLE JAMES & BRIAN KEITH 3214 EAGLE AVE KEY WEST, FL 33040
CHASE TAMARA & DOUGLAS 3214 HARRIET AVE KEY WEST, FL 33040	PAPROCKI MARIUSZ & BOZENA 3215 EAGLE AVE KEY WEST, FL 33040	BROBST KRISTINE MIDDLETON & DAVID BERNARD 3216 HARRIET AVE KEY WEST, FL 33040
WALCZAK JANINA & ANDREZEJ	WELTER II RICHARD C	GRIFFIN MONIQUE & HILL KARL
3217 HARRIET AVE	3219 EAGLE AVE	3219 PEARL AVE
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
SWEET MONIKA P & JEFFERY	VYHLIDALOVA SARKA & KLARA	LEPIANKA ARTUR
3221 EAGLE AVE	3222 HARRIET AVE	3223 EAGLE AVE
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
TAYLOR KELLY LYNN 3223 PEARL AVE KEY WEST, FL 33040	QUINTANA MARCELLA 3224 EAGLE AVE KEY WEST, FL 33040	D&S OPPENHEIMER INC C/O WILLIAM HEMMELGARN 3224 FLAGLER AVE KEY WEST, FL 33040
MARTIN ALEXANDRIA & JUSTIN 3225 EAGLE AVE KEY WEST, FL 33040	LEMBACH ALENA 3226 EAGLE AVE KEY WEST, FL 33040	DOUGHERTY JENNIFER & PASTELLA JOSEPH 3227 PEARL AVE KEY WEST, FL 33040
GUERRA ADAM	ISLAND INSURANCE AGENCY INC	KW DECO LLC
3228 EAGLE AVE	3229 FLAGLER AVE STE 112	3229 FLAGLER AVE
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
VALEST GINA P	WEBER HOWARD SCOTT	KJL LEASE HOLDINGS LLC
3229 PEARL AVE	325 CALUSA ST	3255 FLAGLER AVE STE 308
KEY WEST, FL 33040	KEY LARGO, FL 33037	KEY WEST, FL 33040
DHC KEY WEST LLC	KORRICK NADIYA	KONGOS SUSAN MARIE
3255 FLAGLER AVE STE 301	3255 FLAGLER AVE APT 408	3255 FLAGLER AVE APT 404
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040

SULLIVAN EKATERINA 3255 FLAGLER AVE KEY WEST, FL 33040	3255 FLAGLER SUITE 306 LLC 328 SPICA LN KEY WEST, FL 33040	ATF OF THE KEYS INC 33936 PICCIOLA DR FRUITLAND PARK, FL 34731
CLOSING DEPARTMENT INC 3432 DUCK AVE KEY WEST, FL 33040	BANCIU MARINA & FERNANDEZ ARLEN D 36 CALLE UNO KEY WEST, FL 33040	MCCAIN DAVID L 3720 DONALD AVE KEY WEST, FL 33040
JANOV BOBBY BAHTIYOR FOZIL 3930 S ROOSEVELT BLVD APT 203E KEY WEST, FL 33040	LAND 10031 LLC 4900 W HUNDRED RD CHESTER, VA 23831	GILMORE ELIZABETH L 5001 HORNBEAM PL KITTY HAWK, NC 27949
EXTREME PROFITS INC D/B/A X-STREAM POWER WASHING & CLEANING SERVICES 5030 5TH AVE KEY WEST, FL 33040	PAVLIK IVETA & PAVLIK MARIAN 5030 5TH AVE UNIT 5 KEY WEST, FL 33040	BENNETT BRIAN C 6 AMARYLLIS DR KEY WEST, FL 33040
ROBBINS DAWN & ANDERSON JASON 6 AZALEA DR KEY WEST, FL 33040	MONOPOLY GUY LLC 631 GREENE ST KEY WEST, FL 33040	HABANA KEY WEST LLC 696 NE 125TH ST NORTH MIAMI, FL 33161
KOPELMAN ANDREA S & JEROME 7 SEASIDE SOUTH CT KEY WEST, FL 33040	NAU TYLER & JILL 701 SOUTHARD ST KEY WEST, FL 33040	PADRON RICHARD AND DOLORES TRUST AG 7163 SE 172ND HAZELWOOD THE VILLAGES, FL 32162
MCGINNIS JUDITH & JOSEPH 8 PATRICIA RD DANVERS, MA 01923	FC 612 LLC & S AND J 601 LLC & FC 609 LLC 8 W CYPRESS TER KEY WEST, FL 33040	SANDY L PAPE DDS PA 802 TRUMAN AVE KEY WEST, FL 33040
SMITH JASON R 900 16TH TER KEY WEST, FL 33040	CALFEE KATHLEEN 9017 CHARDIN PARK DR FORT WORTH, TX 76244	CITIZENS AND SOUTHERN BANK OF MC C/O BOA ATTN: CORP REAL ESTATE ASSESS. PO BOX 32547 CHARLOTTE, NC 28232
FROST THOMAS ESTATE C/O PATRICK DENNIS FROST P/R 3204 HARRIET AVE KEY WEST, FL 33040	LUNSFORD DELL HEATH 3210 EAGLE AVE KEY WEST, FL 33040	LAND 113 LLC 4907 W HUNDRED RD CHESTER, VA 23838
MAJEAU ALAIN PO BOX 523 KEY WEST, FL 33041	WEBSTER WILLIAM T PO BOX 5265 KEY WEST, FL 33045	SBS ENTERPRISE OF KEY WEST LLC PO BOX 5826 KEY WEST, FL 33045

LAND 1701 LLC 4900 W HUNDRED RD CHESTER, VA 23831 LAND 8601 LLC 4901 W HUNDRED RD CHESTER, VA 23832 LAND 2708 LLC 4902 W HUNDRED RD CHESTER, VA 23833

LAND 7009 LLC 4903 W HUNDRED RD CHESTER, VA 23834 LAND 4027 LLC 4904 W HUNDRED RD CHESTER, VA 23835 LAND 8351 LLC 4905 W HUNDRED RD CHESTER, VA 23836

LAND 2421 LLC 4906 W HUNDRED RD CHESTER, VA 23837



