

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, February 19th, 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:

After-The-Fact Variance - 712 Eaton Street (RE# 00006090-000000) - Applicant requests a variance to the required rear yard setback from the required 15 feet to the proposed 0 feet 0 inches to move a pavilion that is currently 2 feet 4 inches over the property line at an existing residential property located in the Historic Medium Density Residential zoning district (HMDR) pursuant to sections 90-395 and 122-600 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, 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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408 WILLIAM ST LLC
PO BOX 2210
WEST PALM BEACH, FL 33402

419-3 WILLIAM LLC
419 WILLIAM ST APT 3
KEY WEST, FL 33040

530 WILLIAM STREET LLC
6 PORTAGE RD
FLORISSANT, MO 63034

630 EATON ST APARTMENTS LLC
1214 NEWTON ST
KEY WEST, FL 33040

712 EATON ST LAND TR C/O EATON ST
ENTERPRISES LLC TRUSTEE
2414 BEVERLY RD
WANTAGH, NY 11793

76 N MAIN ST LLC
72 N MAIN ST
NEW HOPE, PA 18938

801 EATON STREET LLC
801 EATON ST
KEY WEST, FL 33040

AMSTERDAM FAMILY TR C/O
TRUSTEE'S PHILLIP AMSTERDAM
AND NANCY AMSTERDAM
320 PEACON LN
KEY WEST, FL 33040

ARNDT ANN FEDORAK &
DAVID WALKER
419 WILLIAM ST APT 2
KEY WEST, FL 33040

ARNOLD STEVEN
327 PEACON LN
KEY WEST, FL 33040

BASCOM RICHARD N 2008 REV TR &
KENNEDY JEANNE F REV TR
105 KEYES RD
SUNAPEE, NH 03782

BENESH CAROL C
26 ROCKY NECK AVE
GLOUCESTER, MA 01930

BLKW LLC
322 S HOLLYWOOD ST
MEMPHIS, TN 38104

BLOUNT THOMAS A
REVOCABLE TRUST
PO BOX 344
CLAY, AL 35048

BOWERS BARBARA
320 WILLIAM ST APT 2
KEY WEST, FL 33040

BOWLINE HOSPITALITY II LLC
815 DUVAL ST
KEY WEST, FL 33040

BRUMLEY CHARLES WAYNE
419 WILLIAM ST APT 5
KEY WEST, FL 33040

BRUMLEY DOUGLAS & THAYER
BRUMLEY MIRIAM ANNE
3910 CRESTRIDGE DR
NASHVILLE, TN 37204

CARPENTER DONNA L
330 ELIZABETH ST
KEY WEST, FL 33040

CASA AVILA LLC
2003 CORDOVA AVE
VERO BEACH, FL 32960

CHATEAU LOUISE HOLDING
LLC
331 W MENOMONEE ST
CHICAGO, IL 60614

CHRISTIAN SCIENCE SOCIETY
327 ELIZABETH ST
KEY WEST, FL 33040

CRAIG BRADFORD C &
CARROLL JOSEPH J
419 WILLIAM ST APT 1
KEY WEST, FL 33040

CSS OF THE KEYS INC
724 EATON ST
KEY WEST, FL 33040

DAWKINS STEPHEN DOUGLAS &
MITCHELL KELLY J
4207 WINDSOR PKWY
DALLAS, TX 75205

DAY DANA LEIGH &
STANLEY RAY
416 ELIZABETH ST
KEY WEST, FL 33040

DEKD PROPERTIES LLC
43 S WATER ST E
FORT ATKINSON, WI 53538

DONOHUE ELIZABETH G
& KEVIN F
714 MORRIS AVE
BRYN MAWR, PA 19010

ELITCHER ANTHONY JAY &
TARAS KATHRYN ANDREA
420 ELIZABETH ST
KEY WEST, FL 33040

ELIZABETH ST LLC
912 GEORGIA ST
KEY WEST, FL 33040

ESBENSEN GEORGE &
GWENDOLYN SCHULTZ
328 PEACON LN
KEY WEST, FL 33040

FESSLER RICHARD E
724 FLEMING ST
KEY WEST, FL 33040

FIRST CHURCH OF CHRIST SCIENTIST
C/O MUNCIE MAURICE O TRUSTEE
327 ELIZABETH ST
KEY WEST, FL 33040

FLEMING STREET FAITH
CENTER INC
729 FLEMING ST
KEY WEST, FL 33040

FLEURY ALBERT & ERICA
15 MUNSEY DR
HAMPTON, NH 03842

GL KEYWEST LLC
833 S MCKNIGHT RD
SAINT LOUIS, MO 63124

HALBREINER NICOLE ALFANDRE
REV TR PALMER DOMINIQUE
ALFANDRE TRUST
PO BOX 2069
RESTON, VA 20195

HERRING HOLLY M
311 MAIN ST
AUGUSTA, MT 59410

HONEY DARIN A & JANA N
FAMILY TRUST
PO BOX 4784
INCLINE VILLAGE, NV 89450

HONEYCUTT BRUCE M &
CARMEN F
2410 ANDERSON DR
RALEIGH, NC 27608

HOWELLS WILLIAM CHARLES
108 CENTRAL PARK
LOS ALAMOS, NM 87544

ICH KEY WEST LLC
387 MEDINA RD STE 400
MEDINA, OH 44256

INSPIRA FINANCIAL TRUST LLC
CUSTODIAN FBO ABRAHAMSON
PETER J IRA
2001 SPRING RD STE 700
OAK BROOK, IL 60523

JAMES FENNEL SPEAKE
LIVING TRUST
713 EATON ST
KEY WEST, FL 33040

JAMES KNOWLES FAMILY
TRUST
35297 PAXSON RD
ROUND HILL, VA 20141

KAMPETER ANN M
303 MURPHY FORD RD
CENTERTOWN, MO 65023

KEMP JAMES & PATRICIA
PO BOX 159
EDWARDS, CO 81632

KW B&B GROUP LLC
387 MEDINA RD STE 400
MEDINA, OH 44256

KW CONDO FAMILY LLC C/O
BAINBRIDGE TOM
555 GREAT CIRCLE RD
NASHVILLE, TN 37228

KW MANAGEMENT LLC
555 GREAT CIRCLE RD
NASHVILLE, TN 37228

KW PARTY TIME LLC & LAST
HURRAH KW LLC
787 MARBLE WAY
BOCA RATON, FL 33432

KW SUNSET VENTURES LLC
2617 W GALER ST
SEATTLE, WA 98199

KW NC2JYC LLC
PO BOX 4808
KEY WEST, FL 33041

LAND TRUST 426KW C/O AMERICAN
FEDERATED TITLE CORPORATION AS
TRUSTEE
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

LANGLEY BENTON W
336 DUVAL ST
KEY WEST, FL 33040

LAUFENBERG BRENDA &
THOMAS P
704 EATON ST
KEY WEST, FL 33040

L'ECUYER GERALD VICTOR &
NOHLINE SHARP TRUST
1123 W NORTH ST
ANAHEIM, CA 92801

LEY BARBARA A & ROBERT A
316 PEACON LN
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LIPSCOMB JENNIFER
388 BOUSH ST UNIT 114
NORFOLK, VA 23510

LUDWIG-OLEARY KAREN &
OLEARY JOHN
412 ELIZABETH ST
KEY WEST, FL 33040

MATHEWS DEVELOPMENT
COMPANY INC
3320 W COUNTY HIGHWAY 30A
SANTA ROSA BEACH, FL 32459

MCKAY CAROL ANN
26 ROCKY NECK AVE
GLOUCESTER, MA 01930

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

MORGAN WADE
417 ELIZABETH ST REAR
KEY WEST, FL 33040

NOBLE FAMILY EASTGATE LLC
5440 DIXIE HWY
FAIRFIELD, OH 45014

OAKLAND PARK 13 LLC C/O
STEPHENS JENNIFER
PO BOX 454
KEY WEST, FL 33041

OMALLEY PATRICK F &
MARGARET A REV TR AGR
727 EATON ST
KEY WEST, FL 33040

OSALTY HOLDINGS LLC
24156 N COVENTRY LN
LAKE BARRINGTON, IL 60010

PAGITT HOUSE LLC
3001 E DRAKE LN
APPLETON, WI 54913

PEACON LANE REALTY LLC
43 S WATER ST E
FORT ATKINSON, WI 53538

POINCIANA PARTNERS LLC
24 ALLAMANDA TER
KEY WEST, FL 33040

REHOR GERALDINE & ANDERSON
DANIEL P & TAYLOR ALAN
445 SARATOGA DR
AURORA, IL 60502

ROBERTS CRAIG A & PATRICIA
A
325 PEACON LN
KEY WEST, FL 33040

ROWAN WILLIAM LEHMAN
TRUSTEE TRUST
321 PEACON LN
KEY WEST, FL 33040

SBM LLC
66 WESTWIND RD
LOUISVILLE, KY 40207

SCHMANSKI EDWARD LEO
REV TR
324 WILLIAM ST
KEY WEST, FL 33040

SERVER HARVEY W TRUST
724 EATON ST
KEY WEST, FL 33040

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304 ORANGE ST
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STAHL JOYCE E LIVING TRUST
328 WILLIAM ST
KEY WEST, FL 33040

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ALYSSA
721 HICKORY HILL RD
WYCKOFF, NJ 07481

VOGDES BRADLEY & JENNIFER
9301 SEAVIEW AVE
WILDWOOD CREST, NJ 08260

VP PROPERTIES OF KW LLC
2301 LINDA AVE
KEY WEST, FL 33040

WEITHAS LOUISE TRUST
317 PEACON LN
KEY WEST, FL 33040

WESTBROOK TRACE LLC
555 GREAT CIRCLE RD
NASHVILLE, TN 37228

WILSON LAURIE DEC OF TR
1955 N BURLING ST
CHICAGO, IL 60614



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