

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, April 16th, 2026 in the 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 – 325 Duval Street, Rear (RE# 00004320-000000) An after-the-fact request for a variance from the required parking standards associated with the construction of an outdoor bar, commercial floor area, and associated consumption area at a property located in the Historic Residential Commercial Core-1 (HRCC-1) zoning district, pursuant to Sections 90-395 and 108-572 through 108-574 of the Code of Ordinances of the City of Key West, Florida.

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Minor Development Plan and Conditional Use – 325 Duval Street, Rear (RE# 00004320-000000) An after-the-fact request for a minor development plan and conditional use to allow the construction of an outdoor bar, live music area, and associated seating at a property located in the Historic Residential Commercial Core-1 (HRCC-1) zoning district, pursuant to Sections 108-91, 122-62, and 122-688 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: April 16, 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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FELICIA MICHELLE LLC
105 25TH S AVE S UNIT L22
JACKSONVILLE, FL 32250

PFAHL FAMILY LLC
1100 MEDHURST RD
COLUMBUS, OH 43220

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

400 DUVAL RETAIL LLC
1119 VON PHISTER ST
KEY WEST, FL 33040

FELLING MICHAEL REV TR
11199 OVERSEAS HWY
MARATHON, FL 33050

ARTIST HOUSE OF KW LLC &
SIMONTON ST PROPERTY MGMT LLC
1132 SE 2ND AVE
FT LAUDERDALE, FL 33316

RICE ELIZABETH PICKETT
1401 GRINNELL ST
KEY WEST, FL 33040

KEY WEST HOTEL LLC
142 RALPH AVE
COPIAGUE, NY 11726

KW THEATER ON EATON ST LLC
1500 ATLANTIC BLVD APT 406
KEY WEST, FL 33040

UNITED STATES OF AMERICA
1875 CENTURY BLVD NE STE 420
ATLANTA, GA 30345

ZERBY ROSE LANE LLC & ZERBY
OLD TOWN LLC
2 OLIVE AVE
REHOBOTH BEACH, DE 19971

TILLMAN FRED W LIVING TRUST
314 DUVAL ST
KEY WEST, FL 33040

CRUMMITT RACQUEL NICOLE
314 SIMONTON ST
KEY WEST, FL 33040

KEY WEST WOMANS CLUB
319 DUVAL ST
KEY WEST, FL 33040

MOLONEY SUE CLAY & RICE SUSAN
& CORLEY LUCY CLAY
320 SIMONTON ST
KEY WEST, FL 33040

305 DUVAL KW LLC
3200 RIVIERA DR
KEY WEST, FL 33040

BANYAN TREE OF KW CODNO AND
OWNER ASSOC IN PH VI
323 WHITEHEAD ST
KEY WEST, FL 33040

SIMONTON COURT
MANAGEMENT CO
324 SIMONTON ST
KEY WEST, FL 33040

MOLONEY SUSAN & CORLEY LUCY
326 SIMONTON ST
KEY WEST, FL 33040

328 SIMONTON LLC
328 SIMONTON ST
KEY WEST, FL 33040

425 EATON ST LLC &
336 DUVAL ST LLC
336 DUVAL ST
KEY WEST, FL 33040

ST PAULS CHURCH
401 DUVAL ST
KEY WEST, FL 33040

MORGAN HUGH J & YADIRA
404 SOUTH ST
KEY WEST, FL 33040

GIRONET HELENE
421 EATON ST
KEY WEST, FL 33040

425 CAROLINE ST LLC
425 CAROLINE ST
KEY WEST, FL 33040

SKELTON HOUSE LLC
464 CAMBRIDGE WAY
BLOOMFIELD HILLS, MI 48304

ONE OF ONE CURRY MANSION LLC &
RAS DYNASTY TRUST
500 FLEMING ST
KEY WEST, FL 33040

JMS DYNASTY TRUST
522 CAROLINE ST
KEY WEST, FL 33040

DAVIDSON JUDITH H IRREV TR
530 DUPONT LN
KEY WEST, FL 33040

STUDIOS OF KW INC
533 EATON ST STE 101
KEY WEST, FL 33040

CURIALE MEAGAN & NICHOLAS
596 PAULSBORO RD
SWEDESBORO, NJ 08085

MARQUESA PARTNERS LLC
600 6TH ST S
KIRKLAND, WA 98033

SEASIDE HOSPITALITY
CORPORATION
6339 LAKEHURST AVE
DALLAS, TX 75230

SBM LLC
66 WESTWIND RD
LOUISVILLE, KY 40207

BYRD SUSAN MOLONEY & CORLEY
RICHARD CLAY
66 WESTWIND RD
LOUISVILLE, KY 40207

LITRELL SUSAN ALEXANDRA RICE &
RICE ELIZABETH PICKETT
66 WESTWIND RD
LOUISVILLE, KY 40207

BROWN LINDA & STEWART
66 WESTWIND RD
LOUISVILLE, KY 40207

329 DUVAL ASSOCIATES LLC
67 N FEDERAL HWY
DANIA BEACH, FL 33004

USA GENERAL SERVICES ADM
77 FORSYTH ST SW
ATLANTA, GA 30303

CONCH SHELL PROPERTIES INC
905 VON PHISTER ST
KEY WEST, FL 33040

COLONIAL SUITES INC
C/O COHEN JOSEPH
45 NW 21ST ST
MIAMI, FL 33127

BOT THIF C/O DEP DIVISION
OF STATE LANDS
3900 COMMONWEALTH BLVD MAIL
STATION 108
TALLAHASSEE, FL 32399

333 SIMONTON ST LLC C/O LINVILLE
JAMES C
18 ETTINGER RD
WESTON, VT 05161

DUVAL AND CAROLINE LLC
C/O WALSH JOSEPH
PO BOX 4147
KEY WEST, FL 33041

COOPER LAND TR
C/O ZINN RICHARD TRUSTEE
7705 NW 48TH ST STE 110
DORAL, FL 33166

DADE LODGE NO 14 FREE AND
ACCEPTED MASONS
PO BOX 1248
KEY WEST, FL 33041

HERITAGE HOUSE KEY WEST LLC
C/O BRAWN PETER NELSON
PO BOX 1486
KEY WEST, FL 33041

RICE SUSAN ALEXANDRA &
CORLEY RICHARD CLAY
PO BOX 50
KEY WEST, FL 33041

BROWN LINDA & STEWART
PO BOX 50
KEY WEST, FL 33041

OME HIDE

325 DUVAL STREET

Office history

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Minor Development Plan and Conditional Use - 325 Duval Street, West (DEA 2023-022)
PURPOSE: To allow the first request for a minor development plan and conditional use to allow the construction of an outdoor bar, live music stage, and musical seating at a property located in the Historic Downtown Commercial Core I (DMCC-1) zoning district, specifically between the Historic Downtown Commercial Core I (DMCC-1) zoning districts of the City of Key West, Florida: DMCC-1, 122-42, and 122-44B of the Code of Ordinances of the City of Key West, Florida.

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Variation - 325 Duval Street, West (DEA 2023-022)
PURPOSE: To allow the first request for a variation from the historic district commission established with the construction of outdoor bar, live music stage, and musical seating at a property located in the Historic Downtown Commercial Core I (DMCC-1) zoning district, between the DMCC-1 and DMCC-122 through 122-574 of the Code of Ordinances of the City of Key West, Florida.



The Key West

Hotel

COME HIDE

325 DUVAL STREET

Public Notice

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FOR YOUR PROTECTION
DO NOT REMOVE
THIS SIGN

WARNING
DO NOT REMOVE
THIS SIGN



KEY DROP



LATE CHECK IN



PROPERTY UNDER 24HR AUDIO AND VIDEO RECORDING

