

Public Notice

The Key West Planning Board will hold a public hearing at 5:00 PM, February 20, 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 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:

Major Development Plan – 907 Caroline Street (RE# 00072082-004505) - A request for a major development plan approval for construction of a two-story mixed-use building with commercial and institutional uses on the first floor and four affordable workforce housing units on the second floor on property located within the Historic Residential Commercial Core Key West Bight (HRCC-2) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 7, Subdivision III 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 ONE OF THE SUBJECT PROPERTIES:

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Date of Meeting: February 20, 2025

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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MEGCO KW LLC C/O KE ANDREWS
2424 RIDGE RD
ROCKWALL, TX 75087

RFCEN LLC C/O KE ANDREWS
2424 RIDGE RD
ROCKWALL, TX 75087

RFCEN LLC C/O KE ANDREWS
2424 RIDGE RD
ROCKWALL, TX 75087

HAUBERT ERIC J AND KRISTEN WINTERS
REV TR 5/25/06
7912 HICKORY AVE
RUSSELLS POINT, OH 43348

BOATSLIP SOUTH LLC
728 DUVAL ST
KEY WEST, FL 33040

HESSE MARY C REVOCABLE TRUST C/O
MARY HESSE TRUSTEE
643 WILLIAM ST
KEY WEST, FL 33040

OKS LLC
3500 KYOTO GARDENS DR
PALM BEACH GARDENS, FL 33410

BOAT SLIP SOUTH LANDTRUST C/O
SCHROEDER JOSEPH J TRUSTEE
728 DUVAL ST
KEY WEST, FL 33040

MEGCO KW LLC
1425 LAKE FRONT CIR
THE WOODLANDS, TX 77380

SHUMWAY GUERDAN FAMILY TRUST C/O
GAIL J SHUMWAY CO TRUSTEE
1800 ATLANTIC BLVD APT B117
KEY WEST, FL 33040

MEGCO KW LLC C/O KE ANDREWS
2424 RIDGE RD
ROCKWALL, TX 75087

POPE GERALD M
3367 RIVIERA DR
KEY WEST, FL 33040

WARREN HEATHER
630 DEY ST
KEY WEST, FL 33040

MOSSMAN KYM E TRUST AGREEMENT
11/21/2003
848 ISLAND WAY
CLEARWATER BEACH, FL 33767

RFCEN LLC
1425 LAKE FRONT CIR
THE WOODLANDS, TX 77380

BEYER CHARLES
6403 B WESTCOTT ST
HOUSTON, TX 77007

PASTT KEYSLIP LLC
403 LEGACY
RIDGELAND, MS 39157

BUDKE CAROL K TRUST AGR 12/24/1986
1161 THE SHORES DR
CORNICANA, TX 75109

KEY WEST BOAT SLIP LLC
1311 N WEST SHORE BLVD STE 101A
TAMPA, FL 33607

JAMEG PROPERTIES LLC C/O KE
ANDREWS
2424 RIDGE RD
ROCKWALL, TX 75087

PRUETT CYNTHIA
2383 NICOLE ST
SHREVEPORT, LA 71107

KING CONCH KW LLC
4211 W BOY SCOUT BLVD STE 800
TAMPA, FL 33607

REEL HIGH KW LLC
951 CAROLINE ST # 16
KEY WEST, FL 33040

C P VENTURES LP
12955 23 MILE RD
SHELBY TOWNSHIP, MI 48315

MEGCO KW LLC
1425 LAKE FRONT CIR
THE WOODLANDS, TX 77380

CONCH SLIP LLC
411 NAVARRE AVE
CORAL GABLES, FL 33134

RFCEN LLC
1425 LAKE FRONT CIR
THE WOODLANDS, TX 77380

RUFFOLO ROBERT FRANCIS
126 BOSPHOROUS AVE
TAMPA, FL 33606

MCSWEEN MIKE
1422 HARMONY ST
NEW ORLEANS, LA 70115

JW CROMWELL LLC
471 DELAWARE AVE
BUFFALO, NY 14202

INTREPID REALTY LLC
1001 SOUTHARD ST
KEY WEST, FL 33040

CHBS LLC
1205 W SWANN AVE
TAMPA, FL 33606

FFM BOAT INC
1310 OLD STICKNEY POINT RD APT 2
SARASOTA, FL 34242

KEY WEST BOAT SLIP LLC
1311 N WEST SHORE BLVD STE 101A
TAMPA, FL 33607

C P VENTURES LP
12955 23 MILE RD
SHELBY TOWNSHIP, MI 48315

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THE WOODLANDS, TX 77380

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THE WOODLANDS, TX 77380

KEY WEST BOAT SLIP LLC
1311 N WEST SHORE BLVD STE 101A
TAMPA, FL 33607

RFCEN LLC C/O KE ANDREWS
2424 RIDGE RD
ROCKWALL, TX 75087

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041

830 CAROLINE LLC
830 CAROLINE ST
KEY WEST, FL 33040

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041

FURY MANAGEMENT INC
313 MARGARET ST
KEY WEST, FL 33040

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041

1993 SUSAN MCCALL TRUST
22431 GILMORE ST
WEST HILLS, CA 91307

ALDEN REVOCABLE TRUST 9/13/2017
206 MCDANIEL GREENE
GREENVILLE, SC 29601

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041

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PO BOX 1409
KEY WEST, FL 33041

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PO BOX 1409
KEY WEST, FL 33041

LOCKWOOD DALE
311 MARGARET ST
KEY WEST, FL 33040

ENSCRIBNER LLC
6438 HEARTLAND CIR
TALLAHASSEE, FL 32312

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041

EKS-KEY WEST LLC
43 S WATER ST E
FORT ATKINSON, WI 53538

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041

HECK RONALD K
832 CAROLINE ST
KEY WEST, FL 33040

ABSENT MINDED KW LLC
950 1ST AVE N UNIT 200
NAPLES, FL 34102

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041

CONCH HARBOR RETAIL CENTER LLC
C/O HUNT CRAIG
951 CAROLINE ST
KEY WEST, FL 33040

MIKE LORI A
22431 GILMORE ST
WEST HILLS, CA 91307

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041

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KEY WEST, FL 33041

UTILITY BOARD OF THE CITY OF KEY
WEST
1001 JAMES ST
KEY WEST, FL 33040

1993 SUSAN MCCALL TRUST C/O SUSAN
MACCALL TRUSTEE
308 MARGARET ST APT 6 APT 6
KEY WEST, FL 33040

LANDS END THREE LLC
5951 LAWTON AVE
ROCK HALL, MD 21661

920 CAROLINE ST LLC
22658 OVERSEAS HWY
CUDJOE KEY, FL 33042

TBC VENTURES LLC
1420 C OF E DR
EMPORIA, KS 66801

310 MARGARET STREET TRUST C/O MARK
LANGLEY
310 MARGARET ST
KEY WEST, FL 33040

818 CAROLINE LLC
818 CAROLINE ST
KEY WEST, FL 33040

CITY OF KEY WEST
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Variance - 907 Caroline Street (RE# 00072082-004505) - A request for variances to allow increases in the maximum impervious surface ratio from 70% to 88.5% and decrease in the minimum open space from 20% to 13% to permit the construction of a two-story mixed-use building with commercial and institutional uses on the first floor and four affordable workforce housing units on the second floor on property located within the Historic Residential Commercial Core Key West Right (HRCC-2) Zoning District pursuant to Sections 90-395, 122-720, and 108-346 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

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