

The Key West Planning Board will hold a public hearing at 5:00 PM, June 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 <u>www.cityofkeywest-fl.gov</u>. 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:

Conditional Use – 601 Fleming Street (RE# 00006350-000000) applicant seeks a conditional use to allow for the interior remodel of a commercial space to open a proposed coffee shop (restaurant) located in the Historic Neighborhood Commercial (HNC-1) zoning district, pursuant to Section 122-62, Section 122-836 through Section 122-808 and Section 108-573 of the City of Key West Land Development Regulations.

YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY

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Date of Meeting: June 18th 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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KEY WEST THEATER ON EATON STREET LLC 1500 ATLANTIC BLVD APT 406 KEY WEST. FL 33040 419 SIMONTON LLC 1702 LINDEN AVE NASHVILLE, TN 37212

MARLO PALMS LLC 2503 OWL ROOST CT FREDERICK, MD 21702

PERRY BEATTIE ANN 614 FLEMING ST KEY WEST, FL 33040

FAUSTO'S FOOD PALACE INC 522 FLEMING ST KEY WEST, FL 33040

BRIXEY DELBERT P 614 FLEMING ST KEY WEST, FL 33040

FIRST UNITED METHODIST CHURCH 600 EATON ST KEY WEST. FL 33040 KAMPETER ANN M 303 MURPHY FORD RD CENTERTOWN, MO 65023

531 FLEMING LLC 531 FLEMING ST KEY WEST, FL 33040

CMJP HOLDINGS INC 418 SIMONTON ST KEY WEST, FL 33040 C AND D PROPERTIES OF KEY WEST II LLC PO BOX 4125 KEY WEST. FL 33041 MEANS CHARLES 20 KEY HAVEN RD KEY WEST, FL 33040

OG GROUP HOLDINGS LLC 2231 FIRST ST FORT MYERS, FL 33901

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

APPLE TREE HOLDINGS OF KEY WEST LLC 14107 N MILLER DR WEST PALM BEACH. FL 33410 ARTIST HOUSE ANNEX LLC 1132 SE 2ND AVE FORT LAUDERDALE, FL 33316

ROBERTS GREG 606 FREE SCHOOL LN KEY WEST, FL 33040

ARTIST HOUSE OF KEY WEST LLC 1132 SE 2ND AVE FT LAUDERDALE, FL 33316

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

C AND D PROPERTIES OF KEY WEST I LLC PO BOX 4125 KEY WEST. FL 33041 FLEMING STREET HOLDINGS LLC 2101 SUPERIOR AVE E CLEVELAND, OH 44114

POLAK OREN A 626 FLEMING ST UNIT B KEY WEST, FL 33040

TAYLOR CLARA 623 FLEMING ST KEY WEST, FL 33040

CHENG YUK 3327 RIVIERA DR KEY WEST, FL 33040

EZMIRLY D SHIRLEE REV INTER VIVOS TR 532 FLEMING ST KEY WEST. FL 33040 SPOTTSWOOD PARTNERS LTD 500 FLEMING ST KEY WEST, FL 33040

417 SIMONTON LLC 800 MARKET ST CHATTANOOGA, TN 37402

PAOLINI LAWRENCE 1037 LAFAYETTE ST CAPE MAY, NJ 08204

SIMONTON STREET PROPERTY MANAGEMENT LLC 1132 SE 2ND AVE FORT LAUDERDALE. FL 33316 FLEMING STREET HOLDINGS LLC 2101 SUPERIOR AVE E CLEVELAND, OH 44114 ONDERDONK DIANE M 513 FLEMING ST SUITE 1 KEY WEST, FL 33040

HENNING SANDRA J 2211 CHICO RD RATON, NM 87740

ELITCHER ANTHONY JAY 420 ELIZABETH ST KEY WEST, FL 33040

BOLAK FAMILY TRUST 246 E NINTH ST TRAVERSE CITY, MI 49684

ZEHNER NEVIN T 306 W MARKET ST ORWIGSBURG, PA 17961

INGHAM JONATHAN 617 FREE SCHOOL KEY WEST, FL 33040

SECRET VILLA I LLC 3 ALLAMANDA TER KEY WEST, FL 33040

EANG LLC C/O CLARK ANITA 5 ARBUTUS DR KEY WEST, FL 33040

DM PARKING C/O UPP GLOBAL KEN LAKEMAN 496 CONGRESS ST STE 3 PORTLAND. ME 04101 BAHAMA 415 LLC 2919 26TH ST W BRADENTON, FL 34205

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

SECRET VILLA II LLC 3 ALLAMANDA TER KEY WEST, FL 33040

ANDERSON WARD R LIVING TRUST 618 BURNSIDE ST ANNAPOLIS. MD 21403 POLATZ JOHN J 719 FLEMING ST KEY WEST, FL 33040

SIMONTON PARTNERS LLC 3340 N ROOSEVELT BLVD STE 6 KEY WEST, FL 33040

DAY DANA LEIGH 416 ELIZABETH ST KEY WEST, FL 33040

DEAN JAMES ROBERT REV TR 14 W CYPRESS TER KEY WEST, FL 33040 SZOT DAWN 617 FLEMING ST APT 8 KEY WEST, FL 33040

LAND TRUST 426KW C/O AMERICAN FEDERATED TITLE CORPORATION

3850 HOLLYWOOD BLVD STE 400

LAST RESORT KW LLC

1109 DUVAL ST

KEY WEST, FL 33040

VEREB PAMELA M 701 SPANISH MAIN DR LOT 290 CUDJOE KEY, FL 33042

RR PROPERTIES NOW LLC PO BOX 128 DOVER, OH 44622

MMR PROPERTIES OF KEY WEST LLC PO BOX 4125 KEY WEST. FL 33041 FAR NIENTE LLC C/O FIDUCIARY COUNSELLING 30 E 7TH ST STE 2000 SAINT PAUL. MN 55101 TAYLOR CLARA L 628 FLEMING ST

KEY WEST, FL 33040



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