

# PUBLIC NOTICE

The Key West Planning Board will hold a public meeting at 5:00 PM, January 16, 2025 at City Commission Chambers, 1300 White Street, Key West, Florida. Packets including application materials can be viewed online the Friday before the meeting at [cityofkeywest-fl.gov](http://cityofkeywest-fl.gov). Please call or email your questions here: [planning-dept@cityofkeywest-fl.gov](mailto:planning-dept@cityofkeywest-fl.gov) or 305-809-3884. The purpose of the meeting is to consider a request for:

**Variance - 409 Frances Street (RE# 00004840-000000) - A request for variances to: maximum building coverage, increasing to 54.6% compared to the 40% required; minimum front setback requirement, reducing to 3.75" compared to the 10' required, and minimum street side setback requirements of negative six increases (encroaching on City right-of-way) to elevate and modify existing residential building and reconstruct the existing front porch at property located within the Historic Medium Density Residential Zoning District (HMDR) pursuant to Code 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

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

**Variance - 409 Frances Street (RE# 00004840-000000)** - A request for variances to: maximum building coverage, increasing to 54.6% compared to the 40% required; minimum front setback requirement, reducing to 3.75" compared to the 10' required, and minimum street side setback requirements of negative six increases (encroaching on City right-of-way) to elevate and modify existing residential building and reconstruct the existing front porch at property located within the Historic Medium Density Residential Zoning District (HMDR) pursuant to Code sections 90-395 and 122-600 of the Code of Ordinances of the City of Key West, Florida.

**Date of Meeting: January 16, 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](http://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](mailto: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:

**Variance - 409 Frances Street (RE# 00004840-000000)** - A request for variances to: maximum building coverage, increasing to 54.6% compared to the 40% required; minimum front setback requirement, reducing to 3.75" compared to the 10' required, and minimum street side setback requirements of negative six increases (encroaching on City right-of-way) to elevate and modify existing residential building and reconstruct the existing front porch at property located within the Historic Medium Density Residential Zoning District (HMDR) pursuant to Code sections 90-395 and 122-600 of the Code of Ordinances of the City of Key West, Florida.

**Date of Meeting: January 16, 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](http://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](mailto: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:

**Variance - 409 Frances Street (RE# 00004840-000000)** - A request for variances to: maximum building coverage, increasing to 54.6% compared to the 40% required; minimum front setback requirement, reducing to 3.75" compared to the 10' required, and minimum street side setback requirements of negative six increases (encroaching on City right-of-way) to elevate and modify existing residential building and reconstruct the existing front porch at property located within the Historic Medium Density Residential Zoning District (HMDR) pursuant to Code sections 90-395 and 122-600 of the Code of Ordinances of the City of Key West, Florida.

**Date of Meeting: January 16, 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](http://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](mailto: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:

**Variance - 409 Frances Street (RE# 00004840-000000)** - A request for variances to: maximum building coverage, increasing to 54.6% compared to the 40% required; minimum front setback requirement, reducing to 3.75" compared to the 10' required, and minimum street side setback requirements of negative six increases (encroaching on City right-of-way) to elevate and modify existing residential building and reconstruct the existing front porch at property located within the Historic Medium Density Residential Zoning District (HMDR) pursuant to Code sections 90-395 and 122-600 of the Code of Ordinances of the City of Key West, Florida.

**Date of Meeting: January 16, 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](http://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](mailto: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.

1015 FLEMING ST LLC  
1401 8TH AVE W  
BRADENTON, FL 34205

1022 FLEMING TRUST 04/05/2022  
3225 MCLEOD DR STE 777  
LAS VEGAS, NV 89121

1110 ELGIN LANE LLC  
1912 BILTMORE ST NW APT B  
WASHINGTON, DC 20009

405 FRANCES LLC  
911 FLEMING ST  
KEY WEST, FL 33040

408 WHITE LLC  
224 KEY HAVEN RD  
KEY WEST, FL 33040

412 WHITE STREET HOLDING COMPANY LLC  
3635 SEASIDE DR APT 309  
KEY WEST, FL 33040

AKINS CHRIS W  
912 MICHIGAN ST  
PETOSKEY, MI 49770

ANGERMANN CLARE IRREVOCABLE TRUST C/O BONNIE ANGERMANN CO  
TRUSTEE  
1106 FLEMING STREET  
KEY WEST, FL 33040

ARGOUEDELIS JAMES F  
15927 S RIDGE RD  
PLAINFIELD, IL 60586

ATKYNS SUZANNE J  
416 WHITE ST  
KEY WEST, FL 33040

BAGLEY-SOHN TRUST 04/23/2021  
1030 FLEMING ST  
KEY WEST, FL 33040

BEGIN ROBERT ANDRE  
1020 FLEMING ST  
KEY WEST, FL 33040

BELSHA CHRISTOPHER  
1171 SW 4TH CT  
BOCA RATON, FL 33432

BENGEL CHARLES W  
1107 FLEMING ST  
KEY WEST, FL 33040

BORUCKI CHRISTOPHER  
1028 JAMES ST  
KEY WEST, FL 33040

BRAUN JR JAMES THOMAS  
1117 FLEMING ST  
KEY WEST, FL 33040

BREMER PATRICIA L  
7551 WALNUT  
CHANHASSEN, MN 55317

CAPPS JASON  
1019 ELGIN LN  
KEY WEST, FL 33040

CIMINO MARIE C  
1018 ELGIN LN  
KEY WEST, FL 33040

CLAPP MARY C  
1027 EATON ST  
KEY WEST, FL 33040

CLEMENTS THOMAS III TRUST  
1025 FLEMING ST  
KEY WEST, FL 33040

COLL DANIEL A  
14 ASTER TER  
KEY WEST, FL 33040

CONLEY MARSHA  
32 OWLS NEST RD  
WILMINGTON, DE 19807

DAVIS ELIZABETH  
1121 ELGIN LN  
KEY WEST, FL 33040



DINGEMAN DANIEL REVOCABLE TRUST 12/19/2012 SECOND RESTATED

1104 ELGIN LN  
KEY WEST, FL 33040

DOMIANO FABIANA  
86560 OVERSEAS HWY  
ISLAMORADA, FL 33036

ELMGREN HENRIK  
6136 MECHANICSVILLE RD  
MECHANICSVILLE, PA 18934

FAILE JOHN L  
1112 EATON ST  
KEY WEST, FL 33040

FIRST STATE BANK OF THE FLORIDA KEYS

1201 SIMONTON ST

KEY WEST, FL 33040

FLEMING JAMES WALCOTT

5656 HAMILTON RD

LAGRANGE, GA 30241

GOLDSTEIN DANIEL B

1021 FLEMING ST

KEY WEST, FL 33040

GRANIELA STEPHEN M DECLARATION OF TRUST 10/20/2022

1100 FLEMING ST

KEY WEST, FL 33040

HADDOCK KATHERINE FOOTE

161 HENRY ST APT 4B

BROOKLYN, NY 11201

HALL CANDICE J REVOCABLE LIVING TRUST

125 EBBTIDE DR

NORTH PALM BEACH, FL 33408

HANEY MATT K

1309 POWHATAN ST

FREDERICKSBURG, VA 22401

HENSON STEVE R

1415 ATLANTIC BLVD

KEY WEST, FL 33040

HILDENBOROUGH HOTELS LIMITED INC  
1129 FLEMING ST  
KEY WEST, FL 33040

HUTTON BRENDA  
1106 ELGIN LN  
KEY WEST, FL 33040

JACOB JR DONALD KENNETH  
PO BOX 690  
KEY WEST, FL 33041

JOHNS ROBERT L  
6 TIMBERLINE PL  
CHARLESTON, WV 25311

KERN MARK  
1014 ELGIN LN  
KEY WEST, FL 33040

KEYS PARADISE HOLDINGS LLC  
58 A BAY DR  
KEY WEST, FL 33040

KHP IV KEY WEST LLC C/O KHP CAPITAL PARTNERS LP  
101 CALIFORNIA ST STE 980  
SAN FRANCISCO, CA 94111

KINNE NANCE K LIVING TRUST OF 2016  
1110 FLEMING ST APT 3  
KEY WEST, FL 33040

KK KEY WEST PROPERTIES LLC

PO BOX 18989

TAMPA, FL 33679

LEWIN KURT C

404 WHITE ST

KEY WEST, FL 33040

LUONGO EILEEN

728 SE DEGAN DR

PORT SAINT LUCIE, FL 34983

MARINA BERRY HOLDINGS LLC

1129 FLEMING ST

KEY WEST, FL 33040

MARKATCUL LLC C/O CAROLINE M HEIM, CPA  
571 TAHMORE DR  
FAIRFIELD, CT 06825

MARSH ENTERPRISES OF SW FLORIDA INC  
14107 N MILLER DR  
WEST PALM BEACH, FL 33410

MCCARTHY KEY WEST LLC  
1108 FLEMING ST  
KEY WEST, FL 33040

MCMASTER DUNCAN W  
359 QUATNA RD  
QUALICUM BEACH, BC V9K 2H3 CA

MEYER LISA J  
128 ESCHLEY RD  
SAINT MARYS, PA 15857

MPKW LLC  
16212 PARQUE LN  
NAPLES, FL 34110

MURZYN PAUL  
16213 CHERRY TREE RD  
NOBLESVILLE, IN 46062

MYERS LAWRENCE RUTLEDGE REV TRUST  
PO BOX 661  
OXFORD, MD 21654



OLSON ROBERT M REV TR

1017 FLEMING ST  
KEY WEST, FL 33040

PATTERSON CHRISTOPHER D REVOCABLE TRUST 2021

302 ORANGWOOD LN  
LARGO, FL 33770

PELEGANO JAMES FRANCES

1118 EATON ST  
KEY WEST, FL 33040

PILAR AT FLEMING LLC

90 W MORGAN ST  
AUSTIN, IN 47102

RED ROOSTER HOSPITALITY LLC  
2414 WANTAGH AVE  
WANTAGH, NY 11793

REEVES TALMADGE C  
232 W CHURCH ST  
SALISBURY, MD 21801

REGARDIE RENAY LIVING TRUST  
415 FRANCES ST  
KEY WEST, FL 33040

RICH DONALD T REV TRUST  
1123 ELGIN LN # DOWN  
KEY WEST, FL 33040

RICHARD KEITH REVOCABLE TRUST

2509 NE 100TH ST  
KANSAS CITY, MO 64155

ROBERT MAJOR PROPERTIES LLC

2929 ALLEN PKWY FL 20  
HOUSTON, TX 77019

RYAN KELLY REVOCABLE TRUST

CO KELLY RYAN TRUSTEE  
1030 JAMES ST  
KEY WEST, FL 33040

SFI OF THE KEYS INC

PO BOX 1199  
KEY WEST, FL 33041

SIMPSON MICHAEL  
385 HEMSLEY DR  
QUEENSTOWN, MD 21658

SMALLWOOD WINIFRED  
1016 EATON ST  
KEY WEST, FL 33040

STOFFER ERIC R  
1015 ELGIN LN  
KEY WEST, FL 33040

STRUNK ACE HARDWARE INC  
PO BOX 1199  
KEY WEST, FL 33041

THOMPSON MARK  
220 KINCAID POINT LN  
BOYCE, LA 71409

TRIPPI JOSEPH  
1112 STICKNEY LN  
KEY WEST, FL 33040

VALLIANT DAVID P  
1026 JAMES ST  
KEY WEST, FL 33040

**PUBLIC  
NOTICE**



**MAIL**





PUBLIC NOTICE



MAIL