The Key West Planning Board will hold a public hearing at 5:00 PM, March 27, 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 – 1321 - 1325 Simonton Street and 625 South Street (RE# 00035940-000000; RE# 00035950-000000; RE# 00038140-000000) - A request for a major development plan approval for the construction of a 2 1/2 story mixed use structure to house 59 room hotel, a bar/liquor store and a restaurant, on properties located within the Historic Commercial Tourist District (HCT) Zoning District pursuant to Chapter 108, Section 108-91, and Article III through IX; and Chapter 122, Article IV, Division 9, 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 THE SUBJECT PROPERTY

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Date of Meeting: March 27, 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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SEBASTIAN BAY LLC
1000 S OCEAN BLVD APT 507
BOCA RATON, FL 33432

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

THIELEN JR JOHN P JR P 1004 DUVAL ST KEY WEST, FL 33040

EBERT WILLIAM HENRY
102 COUNTRY WOODS DR
BEAR, DE 19701

COCO GENERAL PARTNERSHIP 1026 WHITEHEAD ST KEY WEST, FL 33040 SMITH DARYL LANE 10531 HERITAGE LN DILLSBORO, IN 47018

CENTENNIAL BANK 11290 OVERSEAS HWY MARATHON, FL 33050 CENTENNIAL BANK 11290 OVERSEAS HWY MARATHON, FL 33050 635 UNITED ST LLC 1300 19TH ST KEY WEST, FL 33040

637 UNITED ST LLC 1300 19TH ST KEY WEST, FL 33040 BIGGS THOMAS 1300 GULF SHORE BLVD S NAPLES, FL 34102 MILLER DOUGLAS 1300 S ROOSEVELT BLVD KEY WEST, FL 33040

TYNES BONNIE ESTATE 1304 ELIZABETH ST KEY WEST, FL 33040 COCCO DANIEL 1307 ELIZABETH ST KEY WEST, FL 33040 MATTER MARY ANN LIVING TRUST 1309 ELIZABETH ST KEY WEST, FL 33040

KARCH JAMES 1315 ELIZABETH ST LOWR KEY WEST, FL 33040 COOKE JOANNA HELEN 1317 ELIZABETH ST REAR KEY WEST, FL 33040 DONN LINDA 136 E 64TH ST NEW YORK, NY 10065

UNITED STREET TRUST LLC 14 NE 1ST AVE NE STE 805 MIAMI, FL 33132 TAY BIN INC 15 W CYPRESS TER KEY WEST, FL 33040 PARTNERSHIP

1500 CATHERINE ST

KEY WEST, FL 33040

DBMKW 2012 LLC 1500 REYNOLDS ST APT 402 KEY WEST, FL 33040 PAUL BROTHERS LLC 15013 CARRY BACK DR NORTH POTOMAC, MD 20878 633 UNITED ST LLC 1532 5TH ST KEY WEST, FL 33040

GRUBE PROPERTIES LLC 1552 E LUCAS ST ROCHESTER, IN 46975 SMITH DAVID STEPHEN 160 E 38TH ST APT 4A NEW YORK, NY 10016 624 LOUISA STREET LLC 1604 SPRING HILL RD STE 460 VIENNA, VA 22182

REACH EQUITY HOLDINGS LLC 1775 TYSONS BLVD FL 7 TYSONS, VA 22102 ERNEST HOLDINGS LLC 186 MAIN ST VERGENNES, VT 05491 PW AND K KEY WEST LLC 206 SAINT ANDREWS LN AURORA, OH 44202

WELF LEONARDO A REVOCABLE TRUST
219 ELIZABETH ST
KEY WEST, FL 33040

ROBINSON PHILLIP D 2701 WESTHEIMER RD UNIT 3F HOUSTON, TX 77098 JFS CAPITAL LLC 3 BURKES BEACH RD HILTON HEAD ISLAND, SC 29928

1316 VILLA MILL LLC 302 LONG LN RICHMOND, VA 23221 JW CROMWELL LLC 335 BUFFALO AVE NIAGARA FALLS, NY 14303 HENRIQUEZ JUDITH A 3615 SUNRISE DR KEY WEST, FL 33040

BOONE ERIK 3919 ARBOR CREST WAY ROCKVILLE, MD 20853 HALTERMAN-REYNOLDS LLC 4105 PROGRESS DR OTTAWA, IL 61350 MAQUIERA JUSTO 419 CACTUS DR KEY WEST, FL 33040

MEP AT SANTA MARIA LLC 455 DOUGLAS AVE STE 1355 ALTAMONTE SPRINGS, FL 32714 SUNSET CITY LLC 4747 BETHESDA AVE STE 1100 BETHESDA, MD 20814 SUNSET CITY LLC
C/O PEBBLEBROOK HOTEL TRUST
4747 BETHESDA AVE STE 1100
BETHESDA, MD 20814

LAND 10031 LLC 4900 W HUNDRED RD CHESTER, VA 23831 SOUTHERNMOST STATION KW LLC 513 FLEMING ST STE 1 KEY WEST, FL 33040 BELLIN XAVIER 529 UNITED ST KEY WEST, FL 33040

CASA MARINA - 1220 SIMONTON STREET LLC 6000 EXECUTIVE BLVD ROCKVILLE, MD 20852 MEISEL HOLDINGS FL - 1321 SIMONTON STREET LLC 6000 EXECUTIVE BLVD STE 700 ROCKVILLE, MD 20852 SANTA MARIA JOINT VENTURE 6000 EXECUTIVE BLVD STE 700 ROCKVILLE, MD 20852

BLUE MARLIN MOTEL INC 615 B UNITED ST KEY WEST, FL 33040 GERBRACHT JAMES JOSEPH 615 UNITED ST UNIT A KEY WEST, FL 33040 PINEWOOD COUNSULTING INC 615 UNITED ST # B KEY WEST, FL 33040

HIBISCUS MOTEL INC 615 UNITED ST KEY WEST, FL 33040 HOWELL KRISTIN K AMD AND REST REV TRUST 620 LOUISA ST KEY WEST, FL 33040

FISHER LAURA 629 UNITED ST # 2 KEY WEST, FL 33040

BLAGRIFF DANIEL G 639 UNITED ST KEY WEST, FL 33040 MASTIC MOBILE HOMES LTD MARIA DAVILA 645 UNITED ST LOT 33 KEY WEST, FL 33040 EAGLE SEAN 6610 ELGIN LN BETHESDA, MD 20817

VBHS 425 LLC 6904 ARMAT DR BETHESDA, MD 20817 SOUTHERN CROSS FAMILY TRUST LLC C/O CLARK LUSTER 699 BLACK BRANCH RD DEL RIO, TN 37727

LOUIE'S BACK YARD INC 700 WADDELL AVE KEY WEST, FL 33040

OMARAH KATRIN S ALCORN MELISA SHARPE IR ROBERT F 701 SOUTH ST 703 SOUTH ST 7047 S LOUTHAN CIR KEY WEST, FL 33040 KEY WEST, FL 33040 LITTLETON, CO 80120 FISK CAROL BUCKLEY REV TR SCHROCK H DOUGLAS TRUST JANNES ELISA 707 SOUTH ST 707 WASHINGTON ST 711 SOUTH ST KEY WEST, FL 33040 KEY WEST, FL 33040 KEY WEST, FL 33040 MARTIN MICHAEL AND KIWI CLAUDIA SANTA MARIA 26 LLC FORTNER PAMELA A REVOCABLE TRUST 08/04/2022 715 NE 74TH ST 718 ORLEANS AVE APT 10 784 NE 35TH ST MIAMI, FL 33138 NEW ORLEANS, LA 70116 BOCA RATON, FL 33431 KUNKEMOELLER STEVEN SPEIGHT RODNEY D LIVING TRUST DDC REAL ESTATE COMPANY LLC 793 WATCH POINT DR 801 WOODLAND DR 810 COTTAGEVIEW DR STE G30 CINCINNATI, OH 45230 GREENSBORO, NC 27408 TRAVERSE CITY, MI 49684 HOYA GROUP LLC LASH KATHLEEN URSULA TRUST SHARPE JR ROBERT F 821 WOODLAND CT 8873 TILGHMAN ISLAND RD 908 FLEMING ST KNOXVILLE, TN 37919 WITTMAN, MD 21676 KEY WEST, FL 33040 KEY WEST STATE BANK SEASIDE PLACE KEY WEST LLC SHUMAKER GRANT HARPER C/O ACCOUNTS PAYABLE 910 JAMES ST 921 SPYGLASS CIR 3406 N ROOSEVELT BLVD KEY WEST, FL 33040 NORTH SIOUX CITY, SD 57049 KEY WEST, FL 33040 CENTENNIAL BANK **507 SOUTH STREET CORP** MACNELLY SUSAN M REVOCABLE TRUST **PO BOX 159** PO BOX 1736 **PO BOX 188**

KEY WEST, FL 33041

PIENKOWSKI ROBERT F REV TRUST

PO BOX 430545

BIG PINE KEY, FL 33043

FLINT HILL, VA 22627

CENTENNIAL BANK

PO BOX 966

CONWAY, AR 72033

CONWAY, AR 72033

COCHRANE CAROLYN ANN SALYERS REV TRUST

PO BOX 371582

KEY LARGO, FL 33037

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