The Key West Planning Board will hold a public hearing at 5:00 PM, November 20, 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 - 417 Simonton Street (RE# 00006330-000000) - Applicant requests variances to reduce the rear yard setback, north side setback and south side setback in order to demolish and reconstruct an addition at an existing residential property located in the Historic Neighborhood Commercial-1 (HNC-1) Zoning District, pursuant to Sections 90-395, 122-32, and 122-806 through 122-835 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: November 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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328 SIMONTON LLC 328 SIMONTON ST KEY WEST, FL 33040	333 SIMONTON ST LLC C/O LINVILLE JAMES C 18 ETTINGER RD WESTON, VT 05161	417 SIMONTON LLC 800 MARKET ST CHATTANOOGA, TN 37402
419 SIMONTON LLC 1702 LINDEN AVE NASHVILLE, TN 37212	531 FLEMING LLC 531 FLEMING ST KEY WEST, FL 33040	607 EATON STREET LLC 4115 EAGLE AVE KEY WEST, FL 33040
621 EATON STREET LLC 3415 WRANGLE HILL RD BEAR, DE 19701	630 EATON STREET APARTMENTS LLC 1214 NEWTON ST KEY WEST, FL 33040	ALLEN DAVID EDWARD & DEBORAH LYNN 8314 ALEXANDER CAVET DR KNOXVILLE, TN 37909
ANDERSON KATHLEEN M LIVING TR & ANDERSON WARD R LIVING TR 618 BURNSIDE ST ANNAPOLIS, MD 21403	ARTIST HOUSE OF KEY WEST LLC 1132 SE 2ND AVE FT LAUDERDALE, FL 33316	BAHAMA 415 LLC 2919 26TH ST W BRADENTON, FL 34205
BEATTIE ANN & LINCOLN PERRY & BRIXEY DELBERT P 614 FLEMING ST KEY WEST, FL 33040	BOLAK FAMILY TRUST 246 E NINTH ST TRAVERSE CITY, MI 49684	C AND D PROPERTIES OF KW II LLC PO BOX 4125 KEY WEST, FL 33041
CASA AVILA LLC 2003 CORDOVA AVE VERO BEACH, FL 32960	CHENG YUK & NGAN 3327 RIVIERA DR KEY WEST, FL 33040	CMJP HOLDINGS INC 418 SIMONTON ST KEY WEST, FL 33040
CORLEY LUCY MOLONEY & MOLONEY SUSAN 326 SIMONTON ST KEY WEST, FL 33040	DADE LODGE NO 14 FREE AND ACCEPTED MASONS PO BOX 1248 KEY WEST, FL 33041	DAY DANA LEIGH & STANLEY RAY 416 ELIZABETH ST KEY WEST, FL 33040
DEAN JAMES ROBERT REV TR 14 W CYPRESS TER KEY WEST, FL 33040	DELAUNE ROBERT L 619 EATON ST STE 1 KEY WEST, FL 33040	DM PARKING C/O UPP GLOBAL KEN LAKEMAN 496 CONGRESS ST STE 3 PORTLAND, ME 04101
ELITCHER ANTHONY JAY & TARAS KATHRYN ANDREA 420 ELIZABETH ST KEY WEST, FL 33040	EZMIRLY D SHIRLEE REV INTER VIVOS TR 532 FLEMING ST KEY WEST, FL 33040	FAR NIENTE LLC C/O FIDUCIARY COUNSELLING INC 30 E 7TH ST STE 2000 SAINT PAUL, MN 55101
FAUSTO'S FOOD PALACE INC 522 FLEMING ST KEY WEST, FL 33040	FIRST UNITED METHODIST CHURCH 600 EATON ST KEY WEST, FL 33040	FLEMING STREET HOLDINGS LLC 2101 SUPERIOR AVE E CLEVELAND, OH 44114

HENNING SANDRA J & AKERS ROGER W 2211 CHICO RD RATON, NM 87740	KAMPETER ANN M 303 MURPHY FORD RD CENTERTOWN, MO 65023	KW THEATER ON EATON ST LLC 1500 ATLANTIC BLVD APT 406 KEY WEST, FL 33040
LAND TRUST 426KW C/O AMERICAN FEDERATED TITLE CORP. AS TRUSTEE 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	LAST RESORT KW LLC 1109 DUVAL ST KEY WEST, FL 33040	LAW OFFICES OF DONALD E YATES C/O KATHRYN & DONALD YATES 611 EATON ST KEY WEST, FL 33040
LUDWIG-OLEARY KAREN & OLEARY JOHN 412 ELIZABETH ST KEY WEST, FL 33040	MARLO PALMS LLC 2503 OWL ROOST CT FREDERICK, MD 21702	MARQUESA PARTNERS LLC 600 6TH ST S KIRKLAND, WA 98033
MMR PROPERTIES OF KW LLC	OG GROUP HOLDINGS LLC	ONDERDONK DIANE M & GARY R
PO BOX 4125	2231 FIRST ST	513 FLEMING ST STE 1
KEY WEST, FL 33041	FORT MYERS, FL 33901	KEY WEST, FL 33040
PAOLINI LAWRENCE & PATRICIA	POLATZ JOHN J & SUSAN E	RAFOTH JESSICA A & POLAK OREN A
1037 LAFAYETTE ST	719 FLEMING ST	626 FLEMING ST UNIT B
CAPE MAY, NJ 08204	KEY WEST, FL 33040	KEY WEST, FL 33040
RAPPAPORT ROBERT	SIMONTON COURT MGMT CO	SIMONTON PARTNERS LLC
1107 KEY	324 SIMONTON ST	3340 N ROOSEVELT BLVD STE 6
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
SIMONTON ST PROP. MGMT LLC	SPOTTSWOOD PARTNERS LTD	ST PAULS CHURCH
1132 SE 2ND AVE	500 FLEMING ST	401 DUVAL ST
FORT LAUDERDALE, FL 33316	KEY WEST, FL 33040	KEY WEST, FL 33040
STUDIOS OF KW INC	SZOT DAWN & WALTER S	TAYLOR CLARA
533 EATON ST STE 101	617 FLEMING ST APT 8	623 FLEMING ST
KEY WEST, FL 33040	KEY WEST, FL 33040	KEY WEST, FL 33040
TAYLOR CLARA L 628 FLEMING ST KEY WEST, FL 33040	TEMPEL DENISON 613 EATON ST KEY WEST, FL 33040	TOERNE KRISTINA RENEE & ROBERT FRANK 626 FLEMING ST UNIT B KEY WEST, FL 33040

ZEHNER NEVIN T & SHELBY 306 W MARKET ST

ORWIGSBURG, PA 17961

VEREB PAMELA M & PAUL R

701 SPANISH MAIN DR LOT 290 CUDJOE KEY, FL 33042



