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HAND-DELIVERED

July 10, 2026

RECEIVED
CITY CLERK'S OFFICE
JUL 10 '26 PM4:07
CITY OF KEY WEST
KEY WEST, FLORIDA

Keri O'Brien, CMC, City Clerk
City of Key West
1300 White Street
Key West, FL 33040
Email: KObrien@CityofKeyWest-FL.Gov

RE: NOTICE OF APPEAL OF DENIAL OF BUILDING PERMIT
PERMIT NO.: BLD2025-1822
PROPERTY ADDRESS: 712 EATON STREET, KEY WEST, FL 33040
PARCEL ID: 00006090-000000

Dear Keri,

Please allow this correspondence to serve as my client, EATON ST ENTERPRISES LLC, *as Trustee for the* 712 EATON ST LAND TRUST DATED JANUARY 25, 2023's ("Appellant") Notice of Appeal of City of Key West Building Department's (the "City") Denial of Permit No. BLD2025-1822 ("Permit")

Pursuant to Chapter 90 of the City of Key West Code of Ordinances, the Appellant hereby files this timely appeal challenging the City's denial of the Permit. The denial was provided via email to the Appellant on July 1, 2026, a true and correct copy is attached hereto as **Exhibit A.**

Pursuant to City of Key West Code §§ 90-430 and 90-431, an applicant may appeal an administrative decision or determination to the Board of Adjustment by providing the City Clerk with a notice of appeal within ten (10) calendar days following the decision.

Enclosed, please find check no. 9536 in the amount of $2,680.19 for the filing fees and costs associated with this appeal to the Board of Adjustment.

Thank you for your consideration and assistance. Please contact me regarding coordinating the appeal to the Board of Adjustments. Should you have any questions and/or concerns, require any additional information, or need further documentation, please do not hesitate to reach out.

Sincerely,

Barton W. Smith

BWS/bg
Enclosure
4905-9565-3308, v. 1

EXHIBIT A

From: terry.odell@cityofkeywest-fl.gov
Date: July 1, 2026 at 3:54:25 PM EDT
To: office.eciconstruction@gmail.com, richpesce@icloud.com
Subject: ACCESSORY STRUCTURE BLD2025-1822 is Denied

Hello,

Your ACCESSORY STRUCTURE BLD2025-1822 application has been denied.

Thanks,

City of Key West, FL
For assistance contact the City of Key West, FL, at (305) 809-3955 or email bldg@cityofkeywest-fl.gov