ONDERDONK DIANE M
513 FLEMING ST
KEY WEST, FL 33040

CITY CLERK'S OFFICE
CITY OF KEY WEST, FLORIDA
POST OFFICE BOX 1409
KEY WEST, FLORIDA 33041-1409

Date: August 11, 2026

Certified Mail: 9589 0710 5270 1885 0967 10
Return Receipt Requested

NOTICE

Dear Property Owner:

An application has been filed by Gregory S. Oropeza, Esq., representing the owner, Babys Holding, LLC, requesting the following:

Easement – 518 Fleming Street (RE# 00009520-000000) A request for an easement to allow the continued maintenance of an existing second-story balcony and a portion of an existing building encroaching into the City of Key West right-of-way along Fleming Street and Bahama Street, involving approximately 167.20 square feet of City-owned right-of-way, at a property located in the Historic Residential Commercial Core-1 (HRCC-1) zoning district, pursuant to Section 2-938 of the Code of Ordinances of the City of Key West, Florida.

The City Commission of the City of Key West, Florida, will consider this application for Easement of City property at 5:00 P.M., or as soon thereafter as the matter may be heard, Thursday, September 3, 2026, in Commission Chambers, City Hall, 1300 White Street, Key West, Florida, at which time you may attend and comment, if you so desire.

PLEASE INDICATE BELOW IF YOU OBJECT OR NOT TO THE APPLICATION SUBMITTED AND RETURN TO THE CITY CLERK'S OFFICE, CITY HALL, P.O. BOX 1409, KEY WEST, FLORIDA 33041-1409.

_____ I OBJECT

X I DO NOT OBJECT

_____ I WILL ATTEND THE MEETING TO BE HELD AT **5:00 P.M. ON THURSDAY, SEPTEMBER 3, 2026** IN COMMISSION CHAMBERS, CITY HALL, 1300 WHITE STREET, KEY WEST, FLORIDA

SIGNED: X _____ ADDRESS: 513 Fleming St. #1 KW, FL 33040

(Print Name) Kristen Onderdonk as agent for Gary Onderdonk

OWNS PROPERTY AT: 513 - 521 Fleming St.

EMAIL ADDRESS kristenonderdonk@yahoo.com

PLEASE STATE REASON FOR OBJECTION BELOW:

_____

_____

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE PLANNING DEPARTMENT AT:

City of Key West, City Planner
P O Box 1409
Key West, FL 33041-1409
305-809-3764

SKETCH AND DESCRIPTION

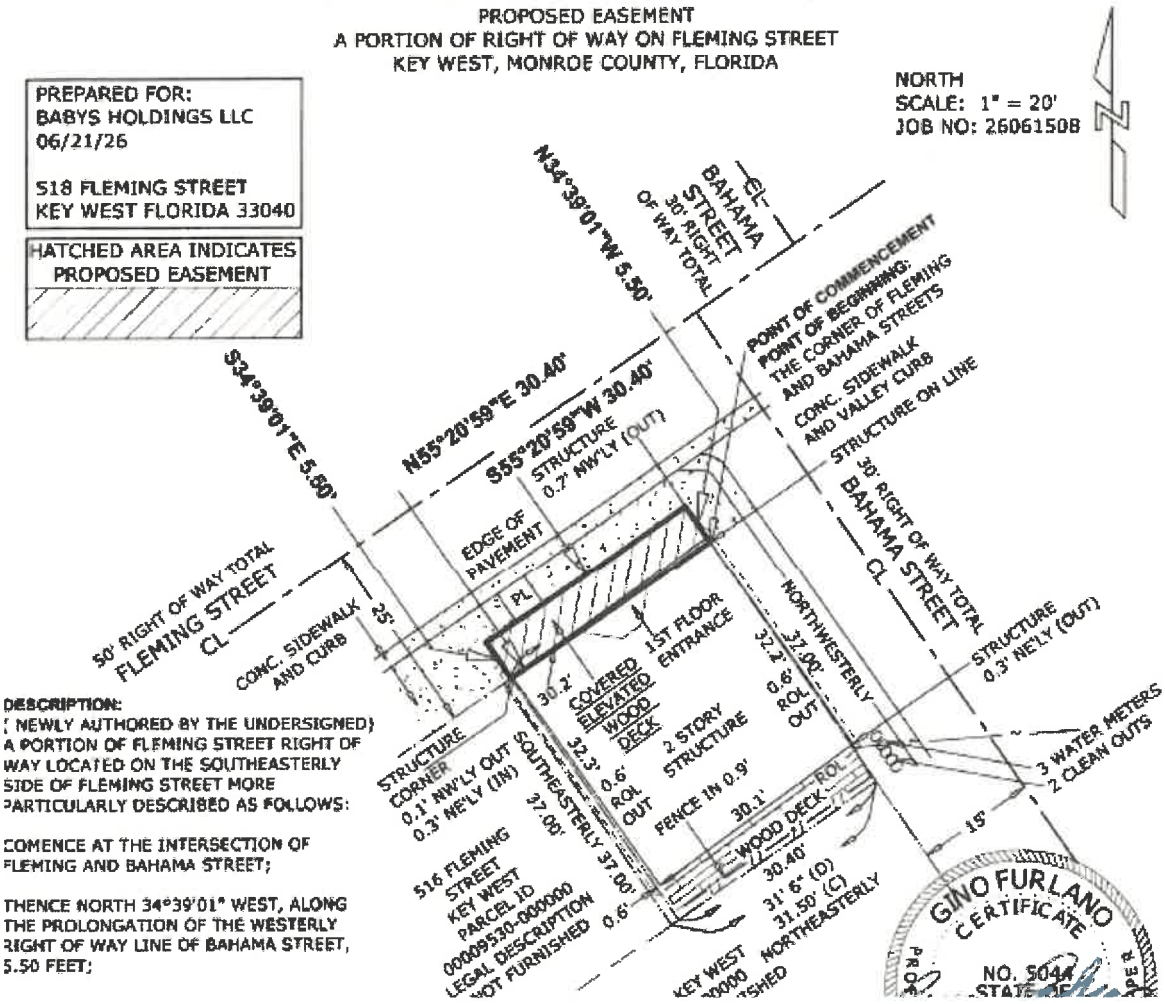
PROPOSED EASEMENT
A PORTION OF RIGHT OF WAY ON FLEMING STREET
KEY WEST, MONROE COUNTY, FLORIDA

PREPARED FOR:
BABYS HOLDINGS LLC
06/21/26

518 FLEMING STREET
KEY WEST FLORIDA 33040

HATCHED AREA INDICATES PROPOSED EASEMENT

NORTH
SCALE: 1" = 20'
JOB NO: 26061508



DESCRIPTION:
(NEWLY AUTHORED BY THE UNDERSIGNED)
A PORTION OF FLEMING STREET RIGHT OF WAY LOCATED ON THE SOUTHEASTERLY SIDE OF FLEMING STREET MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMENCE AT THE INTERSECTION OF FLEMING AND BAHAMA STREET;

THENCE NORTH 34°39'01" WEST, ALONG THE PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF BAHAMA STREET, 5.50 FEET;

506 BAHAMA STREET LLC
507 WHITEHEAD ST
KEY WEST, FL 33040

CITY CLERK'S OFFICE
CITY OF KEY WEST, FLORIDA
POST OFFICE BOX 1409
KEY WEST, FLORIDA 33041-1409

Date: August 11, 2026

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SIGNED: Dawn Loftus on Behalf of Mr. Irwin ADDRESS: 506 Bahama; Key West, FL 33040

(Print Name) Dawn Loftus

OWNS PROPERTY AT: 506 Bahama; Key West, FL 33040

EMAIL ADDRESS _____

PLEASE STATE REASON FOR OBJECTION BELOW:

_____

_____

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KEY WEST, MONROE COUNTY, FLORIDA

PREPARED FOR:
BABYS HOLDINGS LLC
06/21/26

518 FLEMING STREET
KEY WEST FLORIDA 33040

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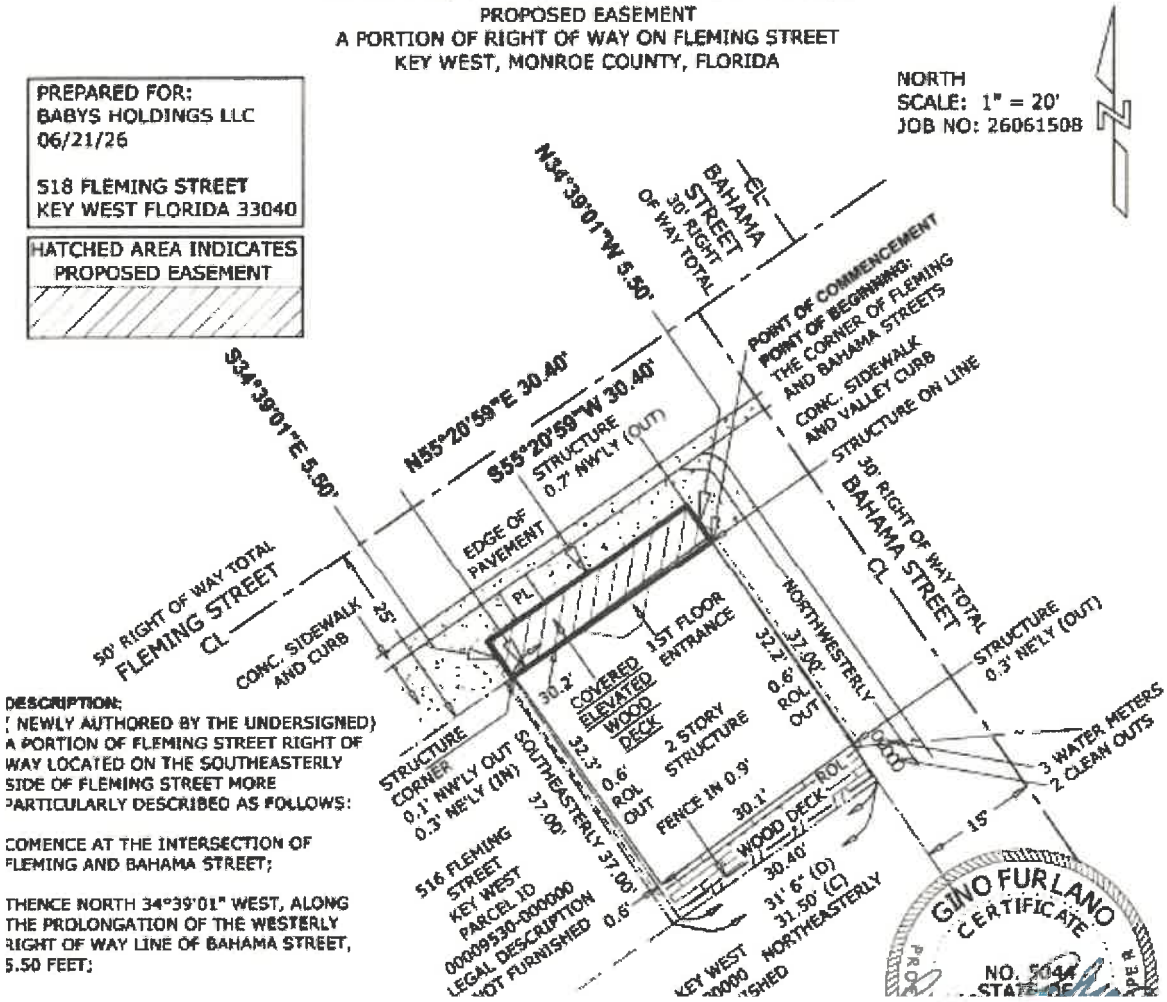

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CARR AND REAMS NOMINEE
TRUST C/O JOE CARR TRUSTEE
KEY WEST, FL 33041

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CITY OF KEY WEST, FLORIDA
POST OFFICE BOX 1409
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SIGNED: Claude Reams Joe Carr ADDRESS: 514 FLEMING ST.

(Print Name) CLAUDE REAMS JOE ALAN CARR

OWNS PROPERTY AT: 514 FLEMING ST. — ASSORTMENT, INC.

EMAIL ADDRESS joealancarr@comcast.net

PLEASE STATE REASON FOR OBJECTION BELOW:

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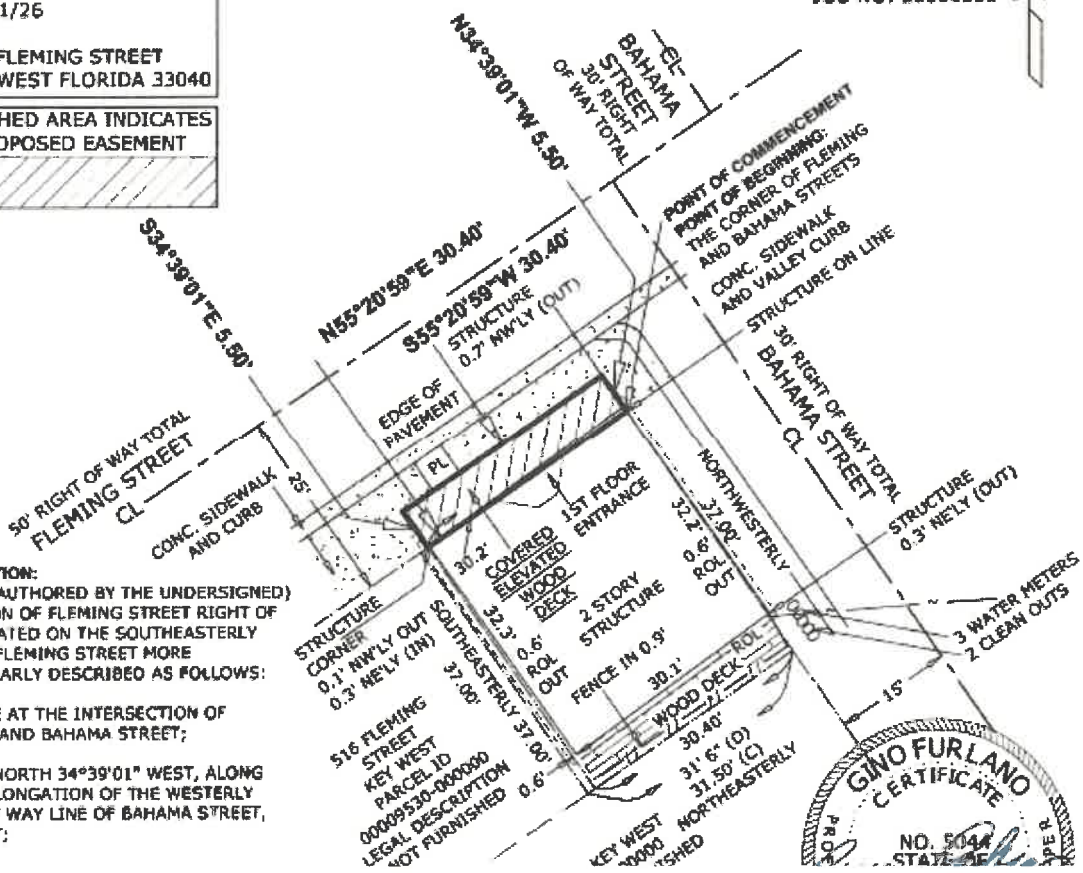

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GINO FURLANO
CERTIFICATE
NO. 5044
STATE OF
PROFESSIONAL SURVEYOR