

RESOLUTION NO. 2025-006

**A RESOLUTION OF THE CITY OF KEY WEST
PLANNING BOARD APPROVING A REQUEST A
REQUEST FOR A VARIANCE TO THE MINIMUM
REQUIRED SHORELINE SETBACK TO ALLOW FOR A
SETBACK OF 10' TO ALLOW PURSUANT TO SECTIONS
122-1148 AND 90-395 OF THE LAND DEVELOPMENT
REGULATIONS OF THE CITY OF KEY WEST.**

WHEREAS, the owner of real property at 0 Duval Street (RE# 00000120-018800) has submitted a request for a variance to allow for renovations to the lobby area at a hotel at 0 Duval Street as part of a Major Modification to a Major Development Plan;

WHEREAS, Section 122-1148 of the Land Development Regulations (the “LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) provides that the minimum shoreline setback shall be thirty feet; and

WHEREAS, the proposed shoreline setback is ten feet; and

WHEREAS, Section 90-395 provides criteria for variance approval; and

WHEREAS, the Planning Board considered the request at a regularly scheduled and duly noticed public meeting on February 20, 2025; and

WHEREAS, the Key West Planning Board (the “Board”) finds that circumstances exist which are peculiar to the land, structure, or building involved and that special conditions which are not applicable to other land, structures, or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Board finds that granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands,

buildings, or structures in the same zoning district; and

WHEREAS, the Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and

WHEREAS, the Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Board finds that the applicant has satisfied the conditions of Section 90-395 of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) and likewise met the requirements established by Code Section 90-274; and

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. An approval by Resolution of the Key West Planning Board for a variance to

the minimum required shoreline setback required pursuant to Section 122-1148 of the Land Development Regulations of the Code of Ordinances of the City of Key West, allowing for a shoreline setback of ten feet, is hereby approved subject to the following conditions:

General Conditions

1. The work shall be consistent with the plans signed and sealed by Steven R. Rossi of Rossi Architecture, dated 9/11/2024. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted.

2. As a condition of issuance of building permits, the applicant shall provide a soil erosion and sediment control plan that includes a stormwater pollution prevention plan. The plan shall be provided to and approved by the City stormwater engineer.

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in its entirety within two years after the date hereof.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 6. This Resolution shall go into effect immediately upon its passage and

adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Commerce (DOC). Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regular meeting held this 20th day of February, 2025.

Authenticated by the Chair of the Planning Board and the Planning Director.



Peter Batty, Planning Board Chairman

3-10-25

Date

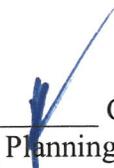
Attest:



Katie Halloran, Planning Director

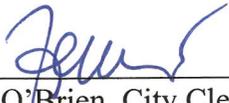
3/10/2025

Date



KPH Chairman
Planning Director

Filed with the Clerk:



Keri O'Brien, City Clerk



Date



KPH Chairman
Planning Director

OCEAN KEY RESORT & SPA

0 DUVAL ST, KEY WEST, FLORIDA 33040

LOBBY RENOVATION

GENERAL PROJECT SUMMARY

- I. RENOVATION TO EXISTING HOTEL AS FOLLOWS:
- A. REMOVAL OF 1ST FLOOR LOBBY, GIFT SHOP OFFICES, BATHROOMS, & STORAGE.
 - B. REMOVAL OF 2ND FLOOR MEETING ROOM & GUESTROOMS TO CREATE 2ND FLOOR LOBBY.
 - C. RECONFIGURATION OF 1ST FLOOR TO CREATE DRIVE THROUGH VALET AREA, GIFT SHOP, & STORAGE.
 - D. ADDITION OF ACCESSIBLE ELEVATOR.
 - E. FIRST FLOOR STAIR ACCESS TO NEW 2ND FLOOR LOBBY, BATHROOMS, LOBBY BAR, & MEETING ROOM.
 - F. RECONFIGURATION OF 2ND FLOOR GUESTROOMS AS REQUIRED.
 - G. NEW EXTERIOR FACADE AT RENOVATED AREA.
 - H. NEW SITE WORK ASSOCIATED WITH NEW LAYOUT.

PROJECT AREA RENOVATION SQUARE FOOTAGE CALCULATIONS:

EXISTING 1ST FLOOR INTERIOR AREA REMOVED:	- 3,990 S.F.
NEW 1ST FLOOR INTERIOR AREA:	+ 1,810 S.F.
EXISTING 2ND FLOOR INTERIOR AREA TO BE RENOVATED:	3,025 S.F.
NEW 2ND FLOOR INTERIOR AREA:	+ 1,690 S.F.
NEW STAIR & 2ND FLOOR EXTERIOR DECKS:	+ 1,875 S.F.

*NOTE: PROJECT INTERIOR OCCUPIED AREA WHEN COMPLETED WILL BE 490 S.F. LESS THAN WHAT WAS EXISTING PRIOR TO RENOVATION.

GENERAL INFORMATION

PROJECT NAME: OCEAN KEY RESORT & SPA - LOBBY RENOVATION

PROJECT ADDRESS: 0 DUVAL ST, KEY WEST, FLORIDA 33040

OWNER: SEABOARD ASSOCIATES LIMITED PARTNERSHIP, c/o NOBLE HOUSE HOTELS & RESORTS, 600 6TH ST SOUTH, KIRKLAND, WASHINGTON 98033, (425) 827-8131

ARCHITECT/AGENT: ROSSI ARCHITECTURE, 3952 CLAREMONT MESA BLVD, D-384, SAN DIEGO, CA 92117, (619) 291-8272

PARCEL NUMBER: 00000120-000000, 00000120-018800

LEGAL DESCRIPTION / SUBDIVISION / DOCUMENTS: KM FT LOT 1 SQR B (A/K/A UNITS 203,205,303,304,305,403,PH3,PH4 AND PH5 REFLECTIONS ON KEY WEST A CONDO AND ALL OF PROPOSED PHASE II) 6/17-30/9/12 OR825-2394/2400 OR863-2108/09 OR863-2111/12 OR863-2113/15 OR912-3/10 OR916-7/11 OR921-644/45 OR922-1401/03 OR926-116/18 OR927-365/69 OR154-614/17 OR1521-2389/44 OR1544-1262/82 OR2004-1358/80 OR2283-663/86

SEC/TWP/RNG: 31/67/25

SETBACKS: FRONT 0 FT; SIDE 2.5 FT; REAR 10 FT; STREET SIDE 0 FT

FLOOD ZONE: AE-9, VE-10, VE-11, VE-1B

SITE AREA: 67,841 SQ FT

ZONE: HISTORIC RESIDENTIAL COMMERCIAL CORE - I

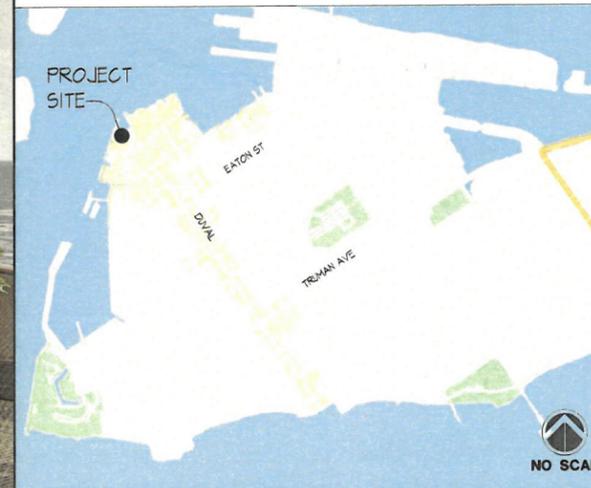
BUILDING USE: HOTEL WITH ASSOCIATED USES

NUMBER OF GUESTROOMS: 100 EXISTING HOTEL GUESTROOMS (NO CHANGE)

SHEET INDEX

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A6	NEW 1ST FLOOR PLAN & SURROUNDING SITE
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L4	LANDSCAPE DETAILS

VICINITY MAP



**OCEAN KEY
RESORT & SPA**
0 DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION



Digitally signed by Steve Rossi
Date: 2024.09.11 13:48:24 -07'00'

MAP UPDATED: 09/11/2024
DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

SHEET TITLE: GENERAL PROJECT INFORMATION

STATE OF FLORIDA REGISTERED ARCHITECT

SHEET NUMBER: A1

*KPH
3/10/2025*

SITE DATA TABLE

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST
ZONING	HRCC-1			
FLOOD ZONE	AE-9 VE-10 VE-11 VE-13			
SIZE OF SITE	67,841 S.F.			
HEIGHT	35 FT + 5 FT W/ PITCHED ROOF MAX	55 FT BLDG HEIGHT	24'-3" NEW LOBBY ADDITION	
FRONT SETBACK	0 FT	0 FT	0 FT	
SIDE SETBACK	2.5 FT	2.5 FT	2.5 FT	
SIDE SETBACK	2.5 FT	2.5 FT	2.5 FT	
STREET SIDE SETBACK	0 FT	0 FT	0 FT	
REAR SETBACK	10 FT	10 FT	10 FT	
F.A.R.	1.0	1.0	1.0	
BUILDING COVERAGE	50% MAX	50% 33,875 S.F.	48% 32,450 S.F.	
IMPERVIOUS SURFACE	70% MAX	54% 36,820 S.F.	48% 33,400 S.F.	
PARKING	1 SPACE PER UNIT ^a	72 ^a TOTAL	74 ^a TOTAL	
HANDICAP PARKING	2 MIN REQUIRED	0	2	
BICYCLE PARKING	3% OF VEHICLE TOTAL	36	50	
OPEN SPACE / LANDSCAPE	30% MIN ^c	46% 31,021 S.F.	51% 34,441 S.F.	
NUMBER & TYPE OF UNITS	N/A	100 GUESTROOMS	100 GUESTROOMS	
CONSUMPTION AREA OR NUMBER OF SEATS	N/A	563	563	

NOTES:
 a. ALL HOTEL PARKING IS VALET PARKING ONLY.
 b. PLUS (1) ADDITIONAL PARKING SPACE FOR OWNER OR MANAGER.
 c. MINIMUM 10% OF TOTAL AREA SHALL BE LANDSCAPED WHEN FIVE OR MORE PARKING SPACES ARE PROVIDED.

PROJECT AREA SQUARE FOOTAGES

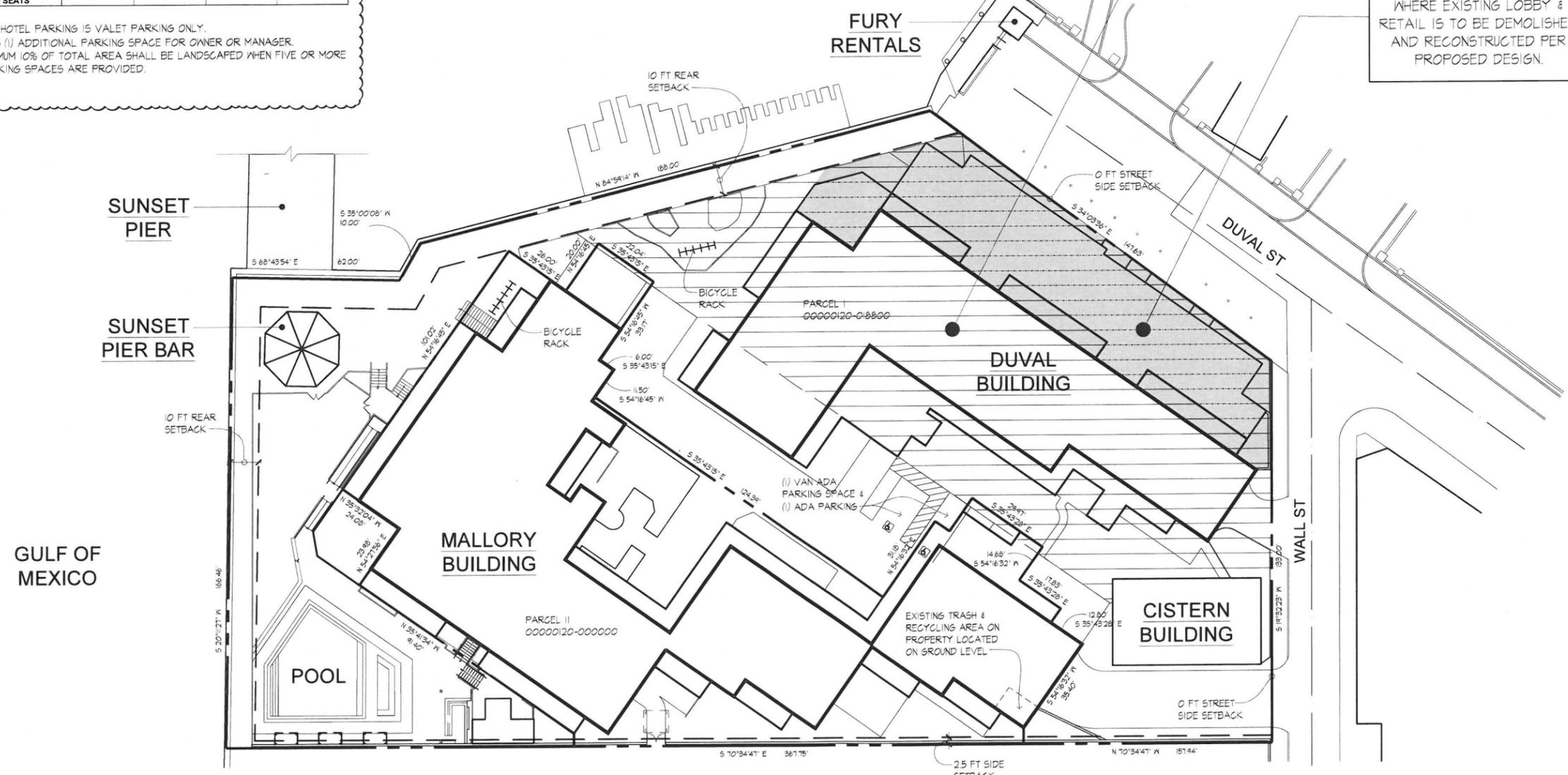
AREA	EXISTING S.F.	EXISTING S.F. REMOVED	PROPOSED S.F. ADDED	NET TOTAL S.F.
1ST FLOOR & SITE				
1ST FLOOR BUILDING INTERIOR OCCUPIED	6,500 S.F.**	- 3,990 S.F.*	+ 1,810 S.F.*	4,320 S.F.**
LANDSCAPE	4,855 S.F.	- 450 S.F.	+ 1,160 S.F.	5,065 S.F.
HARDSCAPE	1,330 S.F.	- 2,230 S.F.	+ 3,450 S.F.	8,550 S.F.
PARKING	810 S.F.	- 810 S.F.	+ 325 S.F.	325 S.F.
DRIVE AISLE	1,430 S.F.	- 310 S.F.	+ 1,545 S.F.	2,665 S.F.
TOTAL:	20,925 S.F.			20,925 S.F.
2ND FLOOR				
2ND FLOOR BUILDING INTERIOR OCCUPIED	8,180 S.F.	0 S.F.*	+ 1,640 S.F.*	9,820 S.F.
2ND FLOOR EXTERIOR DECKS & CORRIDORS	3,080 S.F.	- 515 S.F.	+ 1,875 S.F.	4,440 S.F.
TOTAL:	11,260 S.F.			14,260 S.F.

*NOTE:
 PROPOSED PROJECT INTERIOR OCCUPIED AREA WHEN COMPLETED WILL BE 490 S.F. LESS THAN WHAT WAS EXISTING PRIOR TO RENOVATION.

**NOTE:
 PROPOSED BUILDING GROUND FLOOR COVERAGE WHEN COMPLETED WILL BE 2,180 S.F. LESS THAN WHAT WAS EXISTING PRIOR TO RENOVATION. THIS 2,180 S.F. OF REMAINING LOT AREA TO BE PAVED SURFACE, CONSISTING OF EITHER LANDSCAPE OR POROUS PAVEMENT HARDSCAPE.

THIS HATCHED AREA INDICATES SCOPE OF PROJECT AREA USED FOR CALCULATING PROJECT SQUARE FOOTAGES AS SHOWN IN TABLE. ALL OTHER AREAS ARE SHOWN FOR REFERENCE ONLY & WERE NOT INCLUDED IN PROJECT AREA SQUARE FOOTAGE CALCULATIONS.

THIS SHADED AREA INDICATES SCOPE OF WORK WHERE EXISTING LOBBY & RETAIL IS TO BE DEMOLISHED AND RECONSTRUCTED PER PROPOSED DESIGN.



OVERALL EXISTING SITE PLAN

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 MN LIC. #49205 MT LIC. # 3326 VA LIC. #6610

OCEAN KEY RESORT & SPA
 0 DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

MP UPDATES: 01/11/2024
 DEVELOPMENT PLAN SUBMITTAL: 07/13/2024

OVERALL EXISTING SITE PLAN

STATE OF FLORIDA
 REGISTERED ARCHITECT
 A2

TREE MAP LEGEND

 REFER TO LANDSCAPE PLANS FOR TREES & OTHER VEGETATION WITHIN PROJECT AREA

 EXISTING TREES AT AREA OUTSIDE PROJECT SCOPE OF WORK SHOWN FOR INFORMATION PURPOSES ONLY



OVERALL EXISTING SITE TREE PLAN

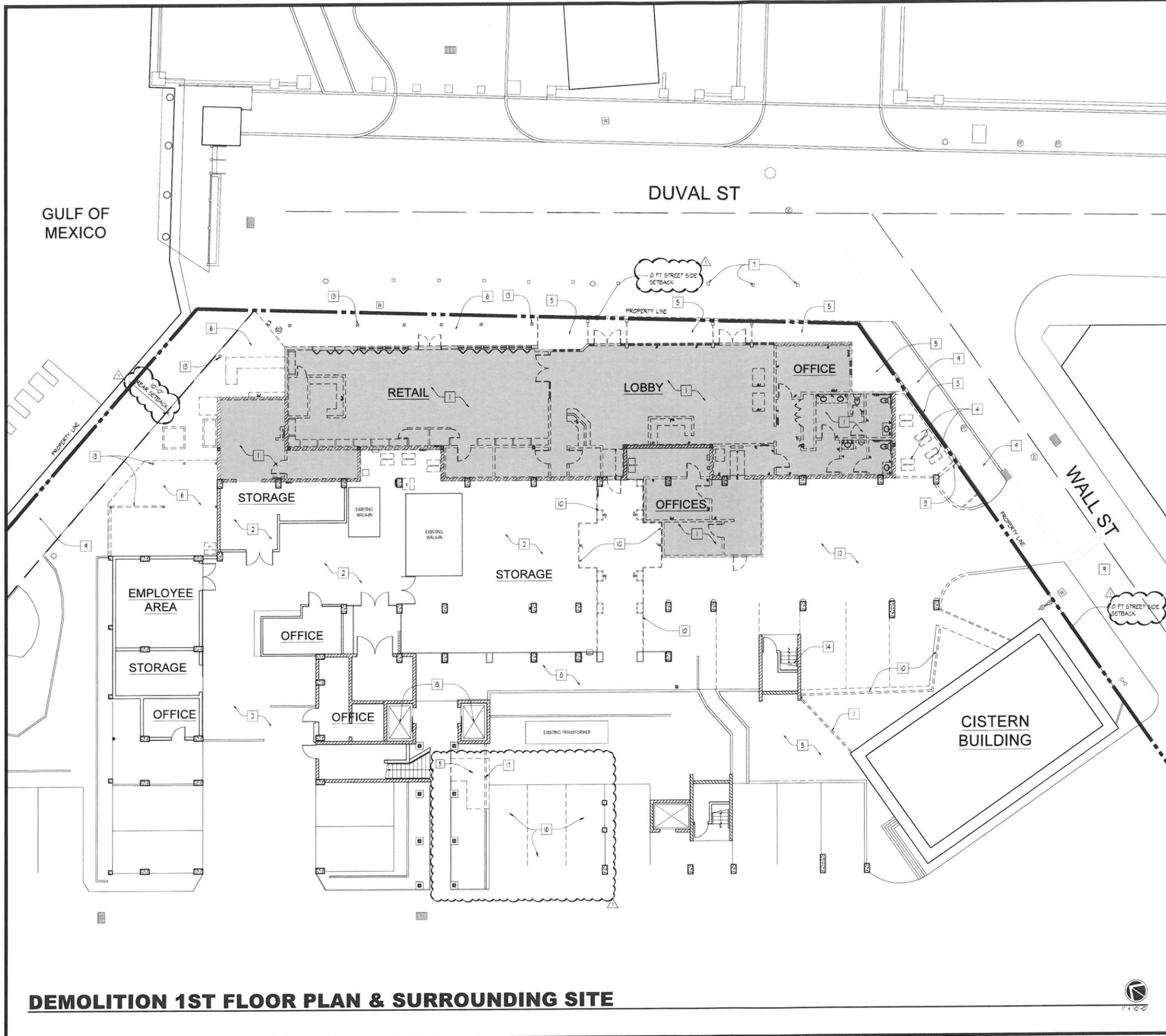
1" = 20'-0"

MP UPDATES	09/13/2024
DEVELOPMENT PLAN SUBMITTAL	07/9/2024

OVERALL EXISTING SITE TREE PLAN

STAMP: 

SHEET NUMBER: **A2.1**



- KEYNOTES:**
- 1 SHADED AREA INDICATES THE EXISTING LOBBY & GIFT SHOP TO BE REMOVED IN ITS ENTIRETY, AS FOLLOWS:
 - A. ALL WALLS SHOWN DASHED TO BE DEMOLISHED.
 - B. REMOVE ALL ELECTRICAL DEVICES AT WALLS & CEILINGS.
 - C. REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED PLUMBING.
 - D. DISCONNECT & REMOVE ALL NECESSARY MEP SERVING LOBBY OR GIFT SHOP.
 - E. REMOVE ALL FF&E.
 - F. REMOVE ALL BUILT-INS & MILLWORK.
 - G. REMOVE DOORS & WINDOWS SHOWN DASHED.
 - H. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
 - 2 ALL OTHER AREAS ARE TO REMAIN & SHOWN FOR REFERENCE ONLY, UNLESS NOTED OTHERWISE.
 - 3 EXISTING FREE STANDING BLOCK MALL TO BE REMOVED.
 - 4 REMOVE EXISTING CONDENSERS SERVING LOBBY & GIFT SHOP.
 - 5 EXISTING LANDSCAPE & IRRIGATION SYSTEM TO BE REMOVED THIS AREA AS NECESSARY TO CONSTRUCT PROJECT PER NEW PLAN.
 - 6 REMOVE EXISTING WOOD DECK.
 - 7 REMOVE EXISTING WOOD BOLLARDS.
 - 8 EXISTING GUEST USE SCREENED WALKWAY TO REMAIN.
 - 9 EXISTING SIDEWALK & UTILITIES (WHERE OCCURS) TO REMAIN.
 - 10 REMOVE EXISTING WOOD LATTICE SCREEN SHOWN DASHED.
 - 11 EXISTING DRAIN TO CISTERN BUILDING TO BE BURIED TO WORK WITH NEW PLAN.
 - 12 REMOVE BRICK PAVERS THIS AREA.
 - 13 REMOVE EXISTING OVERHEAD WOOD STRUCTURE.
 - 14 EXISTING STAIRWELL TO REMAIN.
 - 15 EXISTING GUEST USE ELEVATORS.
 - 16 (B) EXISTING PARKING SPACES TO BE RECONFIGURED TO PROVIDE NEW ADA PARKING PER NEW PLAN.
 - 17 REMOVE PORTION OF EXISTING FENCE.

rosi
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 FL LIC. #AR0016993 GA LIC. #R016407 OR LIC. #6351
 NH LIC. #49205 MI LIC. # 3326 WA LIC. #8610

**OCEAN KEY
 RESORT & SPA**
 0 DUVAL ST, KEY WEST, FL 33040
LOBBY RENOVATION

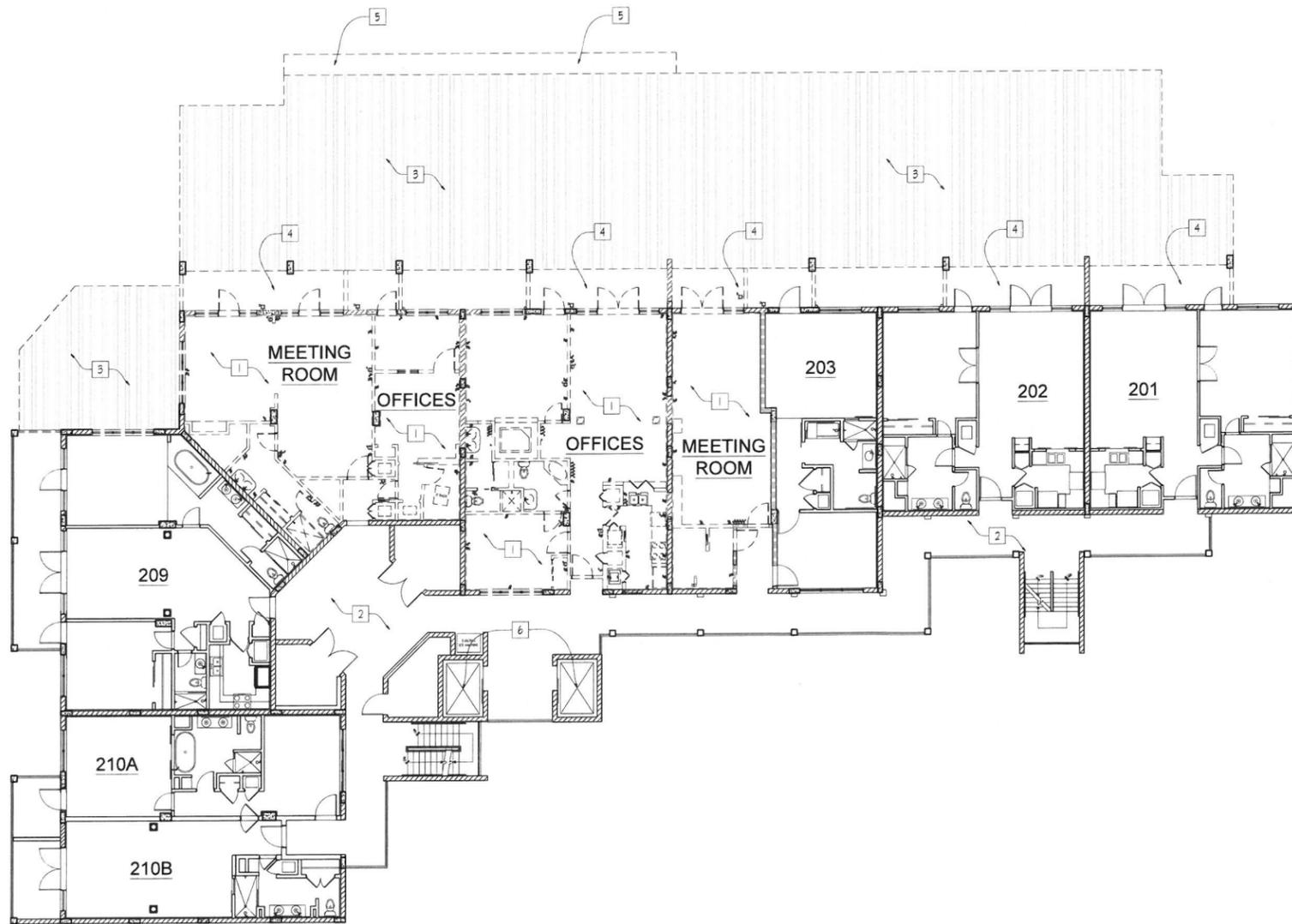
M.P. UPDATES: 04/1/2024
 DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

**DEMOLITION 1ST FLOOR PLAN
 & SURROUNDING SITE**

STATE OF FLORIDA
 PROFESSIONAL ARCHITECT
 STEVEN R. [Signature]
 12166 935
 SHEET NUMBER: **A3**

DEMOLITION 1ST FLOOR PLAN & SURROUNDING SITE





KEYNOTES:

- 1 SHADED AREA INDICATES EXISTING GUESTROOMS & OFFICES TO BE REMOVED IN ITS ENTIRETY, AS FOLLOWS:
 - A. ALL WALLS SHOWN DASHED TO BE DEMOLISHED.
 - B. REMOVE ALL ELECTRICAL DEVICES AT WALLS & CEILINGS.
 - C. REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED PLUMBING.
 - D. DISCONNECT & REMOVE ALL NECESSARY MEP SERVING THESE AREAS.
 - E. REMOVE ALL FF&E.
 - F. REMOVE ALL BUILT-INS & MILLWORK.
 - G. REMOVE DOORS & WINDOWS SHOWN DASHED.
 - H. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
- 2 EXISTING CORRIDOR TO REMAIN.
- 3 EXISTING METAL ROOF TO BE REMOVED.
- 4 EXISTING BALCONIES & CONCRETE COLUMNS TO REMAIN. REMOVE PRIVACY WALLS SHOWN DASHED.
- 5 REMOVE EXISTING FABRIC AWNING.
- 6 EXISTING GUEST USE ELEVATORS.

rossi
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**OCEAN KEY
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LOBBY RENOVATION

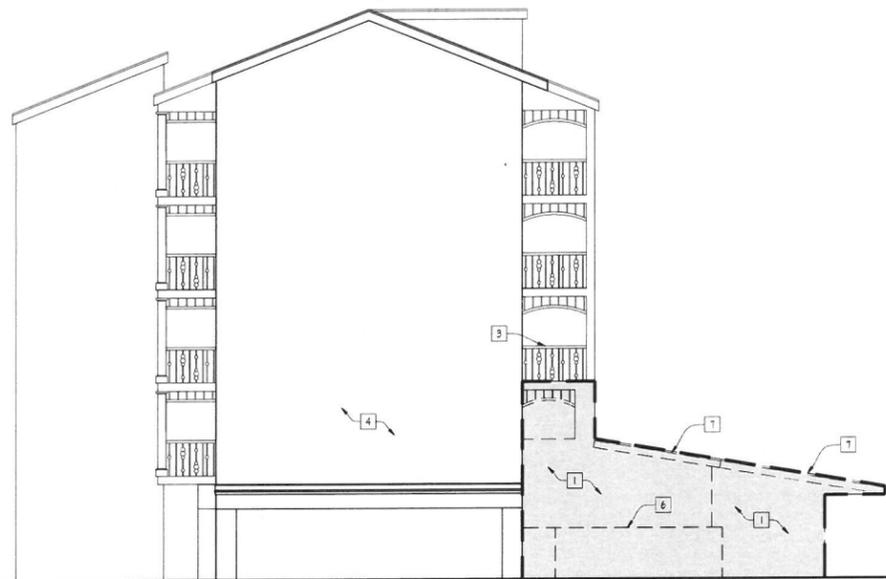
DEMOLITION 2ND FLOOR PLAN



MAP UPDATES	04.1.2024
DEVELOPMENT PLAN SUBMITTAL	07.15.2024
SHEET TITLE	

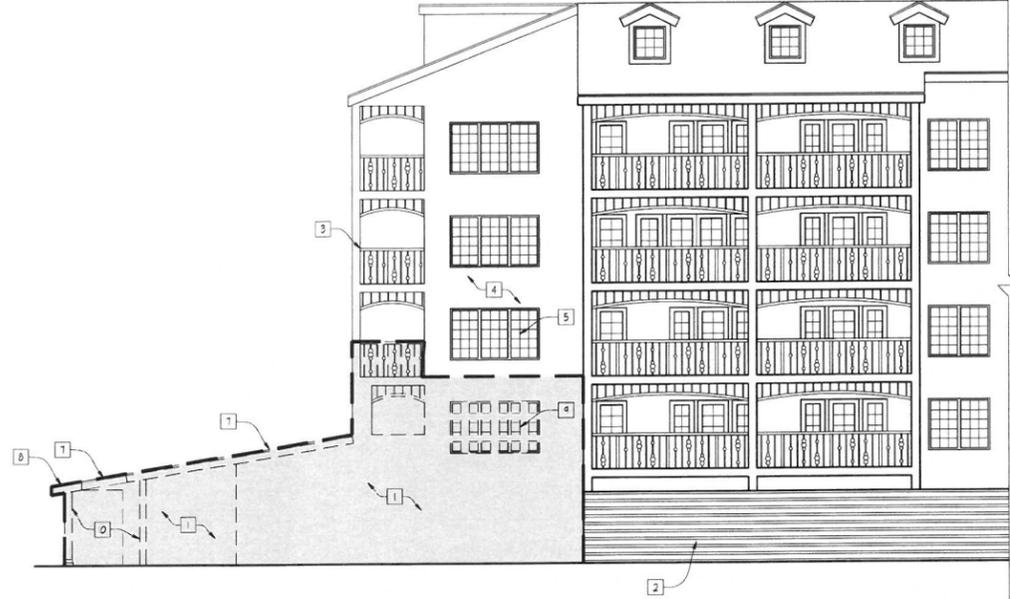
DEMOLITION 2ND FLOOR PLAN

STAMP: SHEET NUMBER: **A4**



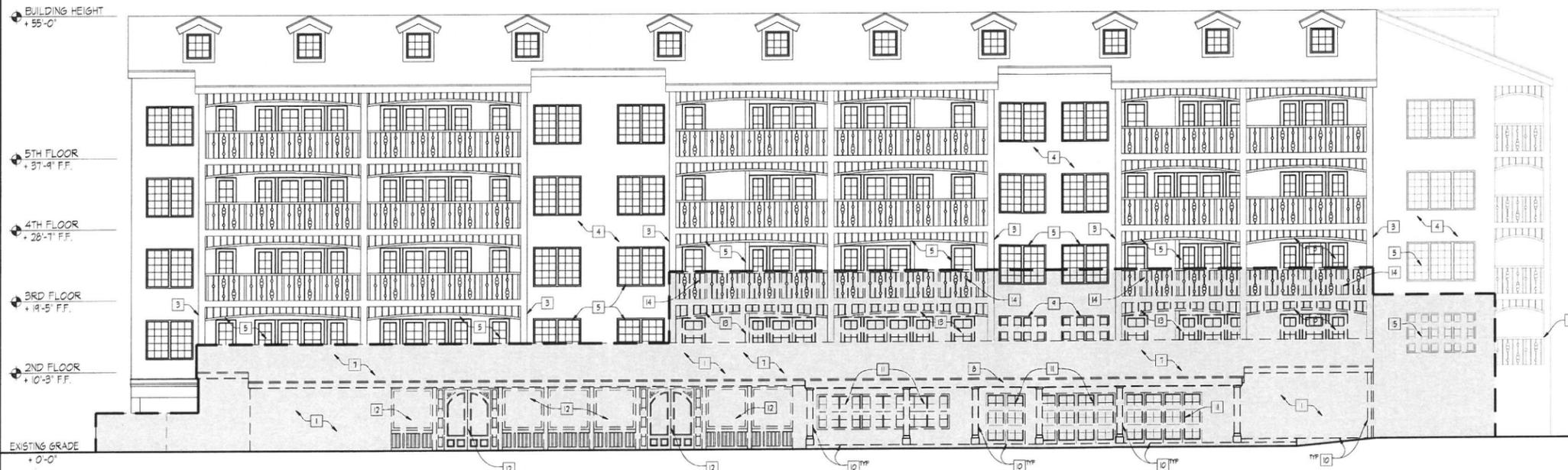
EXISTING EAST EXTERIOR ELEVATION (WALL ST)

1/8" = 1'-0"



EXISTING WEST EXTERIOR ELEVATION

1/8" = 1'-0"



EXISTING NORTH EXTERIOR ELEVATION (DUVAL STREET)

1/8" = 1'-0"

KEYNOTES:

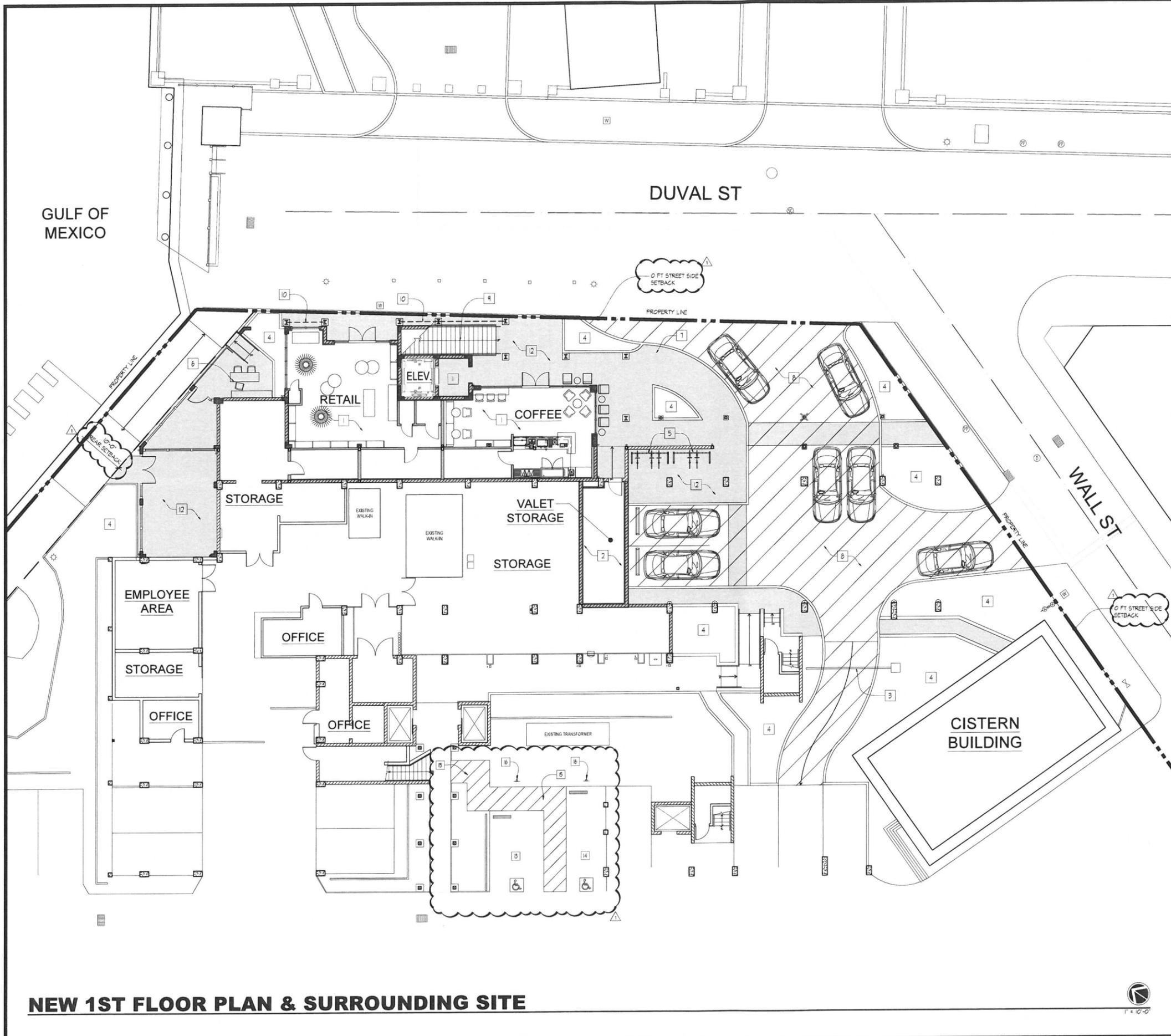
- 1 SHADED AREA INDICATES THE EXISTING LOBBY & GIFT SHOP TO BE REMOVED IN ITS ENTIRETY. REFER TO PLANS FOR MORE INFORMATION. ALL OTHER AREAS ARE TO REMAIN & SHOWN FOR REFERENCE ONLY, UNLESS NOTED OTHERWISE.
- 2 EXISTING WOOD LATTICE SCREEN TO REMAIN.
- 3 EXISTING GUESTROOM BALCONIES & COLUMNS TO REMAIN.
- 4 EXISTING EXTERIOR STUCCO TO REMAIN.
- 5 EXISTING GUESTROOM WINDOWS AND/OR DOORS TO REMAIN.
- 6 EXISTING FREE STANDING BLOCK MALL TO BE REMOVED.
- 7 REMOVE EXISTING METAL ROOF OVER LOBBY & GIFT SHOP.
- 8 REMOVE EXISTING AWNING.
- 9 REMOVE EXISTING WINDOW.
- 10 REMOVE EXISTING WOOD DECK & POSTS.
- 11 REMOVE EXISTING STOREFRONT WINDOWS AND/OR DOORS TO GIFT SHOP.
- 12 REMOVE EXISTING WINDOWS AND/OR DOORS TO LOBBY.
- 13 REMOVE DOORS AND SIDELITES WHERE SHOWN DASHED.
- 14 REMOVE EXISTING RAILING AT GUESTROOM BALCONY.
- 15 REMOVE EXISTING GUESTROOM WINDOW AND FILL IN MALL.

rossi
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**OCEAN KEY
RESORT & SPA**
0 DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

MAP UPDATES: 04/1/2024
DEVELOPMENT PLAN SHEET TITLE: 07/15/2024
SHEET TITLE: EXISTING EXTERIOR ELEVATIONS
SHEET NUMBER: A5



- KEYNOTES:**
- 1 THIS AREA TO BECOME NEW RETAIL OR COFFEE.
 - A. NEW WALLS SHOWN SHADED.
 - B. NEW STOREFRONT WINDOWS & DOORS.
 - C. NEW FINISHES.
 - D. NEW FF&E.
 - E. PROVIDE NECESSARY MEP TO SERVE NEW SPACE.
 - F. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
 - 2 THIS AREA TO BECOME NEW STORAGE AREA.
 - A. NEW WALLS SHOWN SHADED.
 - B. NEW FINISHES.
 - C. PROVIDE NECESSARY MEP TO SERVE NEW SPACE.
 - D. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
 - 3 NEW VALET CONTROLLED VEHICLE BARRIER GATE TO PREVENT UNAUTHORIZED ACCESS.
 - 4 NEW PLANTER & LANDSCAPE.
 - 5 BIKE & SCOOTER RENTAL STORAGE / PARKING AREA TO BE RELOCATED TO THIS AREA.
 - 6 FURY RENTAL COUNTER.
 - 7 VALET & VALET KIOSK TO GREET & DIRECT GUESTS.
 - 8 HATCH INDICATES NEW TRAFFIC RATED DECORATIVE PAVER DRIVE AISLE TO DIVERT VALET TRAFFIC AWAY FROM DUVAL STREET & HELP RELIEVE TRAFFIC CONGESTION.
 - 9 NEW OPEN GRAND STAIRS TO NEW 2ND FLOOR LOBBY.
 - 10 THIS DASHED LINE INDICATES NEW OPEN AIR DECORATIVE WOOD SCREEN AROUND STAIRS PER ELEVATIONS.
 - 11 NEW ACCESSIBLE ELEVATOR TO 2ND FLOOR LOBBY.
 - 12 SHADE INDICATES NEW DECORATIVE PAVERS.
 - 13 (1) NEW VAN ACCESSIBLE PARKING SPACE WITH SHARED ACCESS AISLE.
 - 14 (1) NEW STANDARD ACCESSIBLE PARKING SPACE WITH SHARED ACCESS AISLE.
 - 15 5'-0" WIDE ACCESSIBLE AISLE LEADING DIRECTLY TO GUEST USED ELEVATORS.
 - 16 NEW ACCESSIBLE PARKING SIGNAGE.

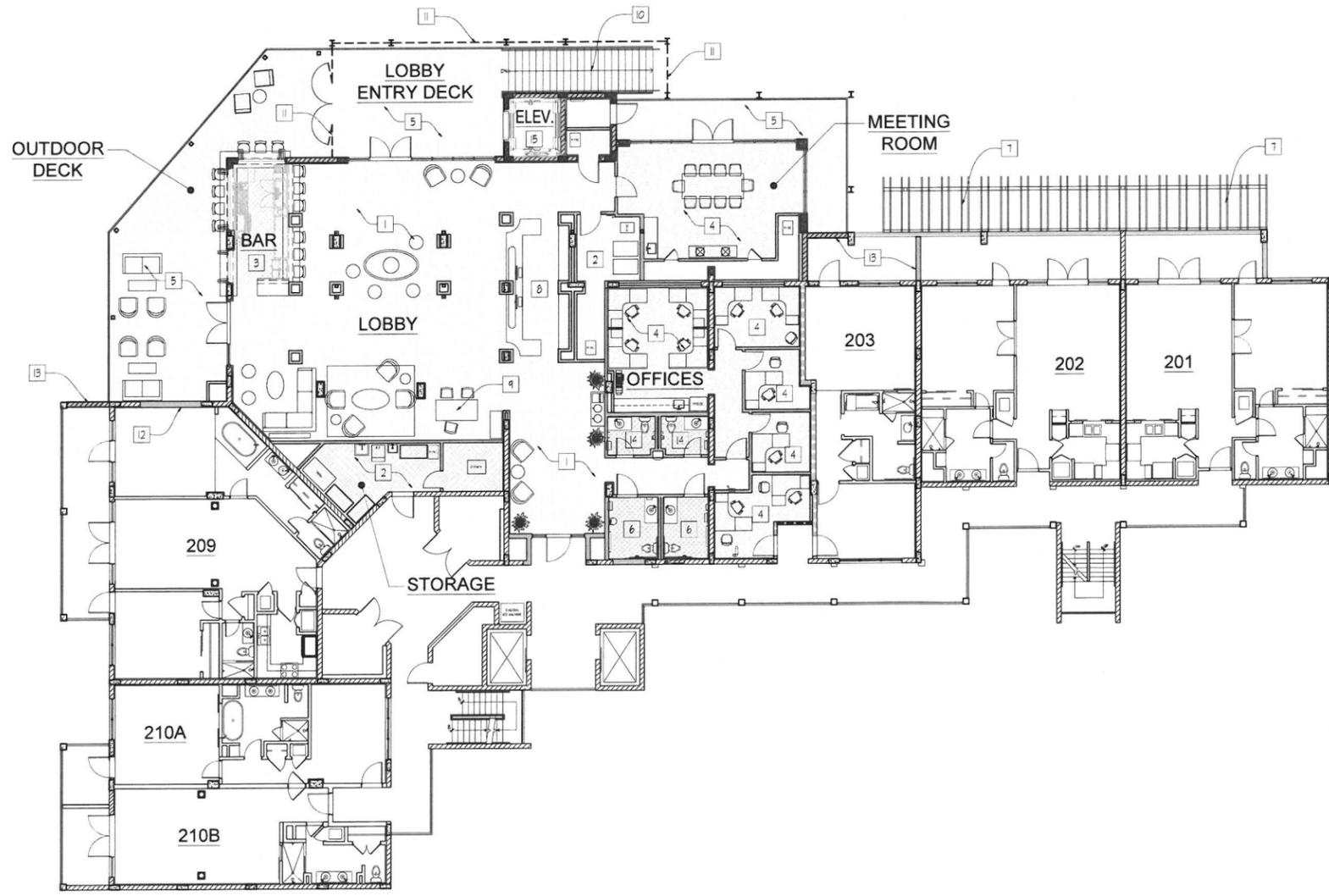
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OCEAN KEY
RESORT & SPA
 0 DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

NEW 1ST FLOOR PLAN & SURROUNDING SITE

MEP UPDATES	04.1.2024
DEVELOPMENT PLAN SUBMITTAL	07.15.2024
SHEET TITLE NEW 1ST FLOOR PLAN & SURROUNDING SITE	
STAMP STATE OF FLORIDA ROSEVEN R ARCHITECTURE REGISTERED ARCHITECT	SHEET NUMBER A6



KEYNOTES:

- 1 THIS AREA TO BECOME NEW LOBBY:
 - A. NEW WALLS SHOWN SHADED.
 - B. NEW STOREFRONT WINDOWS & DOORS.
 - C. NEW FINISHES.
 - D. NEW FF&E.
 - E. PROVIDE NECESSARY MEP TO SERVE NEW SPACE.
 - F. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
- 2 THIS AREA TO BECOME NEW STORAGE AREA:
 - A. NEW WALLS SHOWN SHADED.
 - B. NEW FINISHES.
 - C. PROVIDE NECESSARY MEP TO SERVE NEW SPACE.
 - D. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
- 3 THIS AREA TO BECOME NEW SELF SERVICE BAR:
 - A. NEW BAR COUNTER, DIE WALL, & FINISHES.
 - B. NEW BAR EQUIPMENT.
 - C. NEW FOLDING WINDOWS OPEN TO OUTDOOR DECK.
 - D. PROVIDE NECESSARY MEP TO SERVE NEW SPACE.
 - E. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
- 4 THIS AREA TO BECOME NEW MEETING ROOM & OFFICES:
 - A. NEW WALLS SHOWN SHADED.
 - B. NEW STOREFRONT WINDOWS & DOORS AT MEETING ROOM.
 - C. NEW FINISHES.
 - D. NEW FF&E.
 - E. PROVIDE NECESSARY MEP TO SERVE NEW SPACE.
 - F. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
- 5 NEW OUTDOOR DECK & GUARDRAIL.
- 6 NEW ADA COMPLIANT UNISEX BATHROOMS.
- 7 INSTALL NEW TRELLIS TO SCREEN PUBLIC WALKWAY & TRAFFIC BELOW FROM 2ND FLOOR GUESTROOMS.
- 8 NEW FRONT DESK & CHECK IN FOR GUESTS.
- 9 NEW CONCIERGE DESK FOR GUESTS.
- 10 NEW OPEN GRAND STAIRS TO NEW 2ND FLOOR LOBBY.
- 11 THIS DASHED LINE INDICATES NEW OPEN AIR WOOD SCREEN AROUND STAIRS PER ELEVATIONS.
- 12 FILL IN WALL WHERE EXISTING WINDOW WAS REMOVED.
- 13 INSTALL NEW PRIVACY WALL TO BLOCK VIEW INTO ADJACENT GUESTROOM BALCONY.
- 14 NEW UNISEX STANDARD BATHROOMS.
- 15 NEW ACCESSIBLE ELEVATOR.

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ARCHITECTURE

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MI LIC. #49205 MT LIC. # 3326 WA LIC. #8510

**OCEAN KEY
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O DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

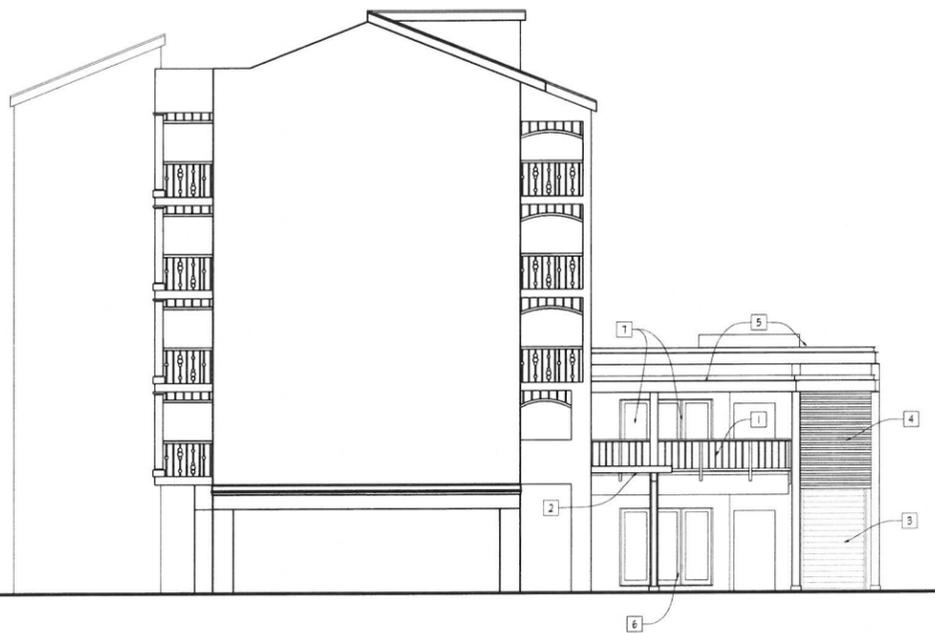
NEW 2ND FLOOR PLAN



MEP UPDATES	04.11.2024
DEVELOPMENT PLAN SUBMITTAL	07.15.2024
SHEET TITLE	

NEW 2ND FLOOR PLAN

STAMP 	SHEET NUMBER <h1 style="margin: 0;">A7</h1>
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NEW EAST EXTERIOR ELEVATION (WALL ST)

1/8" = 1'-0"



NEW WEST EXTERIOR ELEVATION

1/8" = 1'-0"



NEW NORTH EXTERIOR ELEVATION (DUVAL STREET)

1/8" = 1'-0"

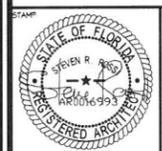
KEYNOTES:

- 1 NEW OUTDOOR DECK & GUARDRAIL.
- 2 INSTALL NEW TRELLIS TO SCREEN PUBLIC WALKWAY & TRAFFIC BELOW FROM 2ND FLOOR GUESTROOMS.
- 3 NEW OPEN GRAND STAIRS TO NEW 2ND FLOOR LOBBY.
- 4 NEW OPEN AIR DECORATIVE WOOD SCREEN.
- 5 NEW LOW & HIGH ROOF OVER NEW SPACE.
- 6 NEW WINDOWS & DOORS TO RETAIL & COFFEE.
- 7 NEW WINDOWS & DOORS TO MEETING ROOM.
- 8 INSTALL NEW TRELLIS AT 2ND FLOOR OUTDOOR DECK.
- 9 NEW FOLDING WINDOWS AT BAR.
- 10 NEW DOOR AND SIDELITE WHERE OCCURS INTO 2ND FLOOR LOBBY.
- 11 INSTALL NEW BALCONY GUARDWALL.

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LOBBY RENOVATION

HP UPDATES: 04/1/2024
 DEVELOPMENT PLAN SUBMITTAL: 07/15/2024
 SHEET TITLE: **NEW EXTERIOR ELEVATIONS**



A8



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ARCHITECTURE

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OCEAN KEY
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 O DUVAL ST, KEY WEST, FL 33040
 LOBBY RENOVATION

HP UPDATES	04/1/2024
DEVELOPMENT PLAN SUBMITTAL	07/15/2024
SHEET TITLE	

RENDERINGS

	<p>SHEET NUMBER</p> <h1>A9</h1>
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**OCEAN KEY
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LOBBY RENOVATION

DATE	01/2024
REVISION	01/15/2024
DESCRIPTION	

RENDERINGS

	<p>SHEET NUMBER</p> <h1>A10</h1>
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