



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule	
Variance Application Fee	\$ 2,315.25
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$2,756.51

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,630.50
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$5,071.76

Please read the following carefully before filling out the application

This application and all required attachments should be submitted to the City Planning Department at 1300 White Street.

- Owners and applicants are notified of their scheduled Planning Board hearing date.
- Attendance at the formal public hearing is mandatory.
- Notice of Public Meeting is published in the newspaper.
- Owners of property within 300 feet of the subject property or parcels are notified by mail.
- Notice of public hearing will be posted on the property and must be left up until after the hearing.
- Variances are quasi-judicial hearings, and it is improper to speak to a Planning Board and/or Board of Adjustment member about the variance outside of the hearing.

Application Process

- Prior to submittal, the applicant will schedule a pre-application meeting with staff to review the application and suggest any modifications that may be necessary before submittal. A pre-application meeting is free of charge and should be the final step before submittal. To schedule a pre-application meeting, please call the Planning Department at (305) 809-3764.
- After submittal, the application will be reviewed by staff and additional modifications to the site plan may be necessary at that time. Any modifications within eight (8) days of the scheduled Planning Board meeting may result in the item being postponed till the following Planning Board meeting.
- The applicant will be responsible for submitting a landscape approval letter from the Urban Forestry Program Manager and a Stormwater approval letter from the Director of Engineering.
- **When the application is determined to be complete**, it will be brought forth to the Planning Board. If the application is approved, there is a 10-day appeal period.
- After the 10-day appeal period, the application will be sent to the Department of Environmental Opportunity (DEO) for rendering. The rendering period is 45 days.

Please include the following with this application:

1. A copy of the most recent warranty deed with the Book and Page numbers from the office of the Clerk of Circuit Court for Monroe County containing a legal description of the subject parcel. The application forms must be signed by all owners listed on the deed. For business/corporate ownership, please attach authorization for name of executive authorized to make the application.
2. An application fee is determined according to the attached fee schedule. Make the check payable to the City of Key West and include the site address on the memo portion of the check. Be advised that upon review by the Planning Department, additional or fewer variances may be required necessitating a different fee.
3. Sign and Sealed site plan(s) of the subject site, indicating the following:
 - a. **Existing and proposed** lot coverage including buildings, pools, spas, driveways and other walkways, patios, porches, covered areas, and decks.
 - b. Location and identification/names of existing trees of 3.5 inches diameter or greater on the property or extending over the proposed work (including access routes and stormwater areas). Please provide photos.
 - c. All proposed changes to what exist, including those which make the variance(s) necessary.
 - d. Lot dimensions on all drawings and the distance from all property lines of all existing and proposed structures.
 - e. Dimensions (**existing and proposed**) of all the items in (a) above, including the height and number of stories of the structure.
 - f. Parking spaces and dimensions (**existing and proposed**).
 - g. Easements or other encumbrances on the property.
4. A survey of the property no more than ten years old
5. Elevation drawings or proposed structures, indicating finished height above established grade as measured from crown of road
6. Floor Plans of existing and proposed development
7. Stormwater management plan
8. PDF version of application and all required materials submitted to the Planning Department

The attached Verification and Authorization Forms must be notarized. This can be done at City Hall or the Planning Department. Identification is required. An out-of-state notarization is acceptable, if necessary.

Make sure that the applicable application and authorization forms are signed by all people listed as owners on the recorded Warranty Deed.

Be advised that the City will not grant a variance unless the City Impact Fees of sewer and solid waste services are paid in full.

For assistance, please call the Planning Department at (305) 809-3764.



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Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 1500 Reynolds Street

Zoning District: _____

Real Estate (RE) #: _____

Property located within the Historic District? Yes No

APPLICANT: Owner Authorized Representative

Name: K2M Design, Inc. Mailing Address: 1150 Virginia Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 304-641-7543 Office: _____ Fax: _____

Email: Meghann Gregory: mgregory@k2mdesign.com

PROPERTY OWNER: (if different than above)

Name: Casa Marina Owner, LLC Mailing Address: 1500 Reynolds Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 786.774.0259 Office: _____ Fax: _____

Email: adam.batchelor@orpmg.com

Description of Proposed Construction, Development, and Use: _____

List and describe the specific variance(s) being requested:

Variance requested for two existing elevator locations where an increase in permitted height is requested. This project includes actions toward storm remediation methods through elevating the existing shafts within the west wing guest rooms. Elevators constructed in 1978 and 1993 will be elevated no more than 6' in height and will match existing construction means and materials for a cohesive finish.

Are there any easements, deed restrictions or other encumbrances attached to the property? Yes No

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property?
 If yes, provide date of landscape approval, and attach a copy of such approval.

Yes No

Yes No

Is this variance request for habitable space pursuant to Section 122-1078?

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. *provide square footages and percentages.*

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning				
Flood Zone				
Size of Site				
Height	35' max	See Attachment		See Attachment
Front Setback				
Side Setback				
Side Setback				
Street Side Setback				
Rear Setback				
F.A.R				
Building Coverage				
Impervious Surface				
Parking				
Handicap Parking				
Bicycle Parking				
Open Space/ Landscaping				
Number and type of units				
Consumption Area or Number of seats				

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met: Please print your responses.

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

- This project includes actions toward storm remediation methods through elevating the existing shafts within the west wing guest rooms. We are requesting additional height be permitted to allow for new penthouses to house elevator equipment so it is outside of the FEMA flood waters.
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-

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

- Existing elevator equipment room locations were placed by previous designs (1970s & 1990s) and therefore do not meet FEMA improvements to alleviate destruction of function after any potential storms.
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-

3. Special privileges not conferred. That granting the variance(s) 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.

- The current elevator towers are outside the regulated maximum height. Proposed work will increase this amount, but are designed to not be taller than current roof elements (antenna).
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4. Hardship conditions exist. 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.

- Provided design is the most efficient solution for the remediation of any future damage to elevators. Will keep both operational if a storm were to pass.
 -
-

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

- The proposed height is the max we would require for constructed site improvement.
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-

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

- Agreed. Project will improve / not affect public interest or welfare.

-

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

— Agreed. This is Casa Marina-site storm remediation means only.

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The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department and one (1) electronic version in PDF format.

- Correct application fee, made payable to "City of Key West."
- Pre-application meeting form
- Notarized verification form signed by property owner or authorized representative.
- Notarized authorization form signed by property owner, if applicant is not the owner.
- Copy of recorded warranty deed
- Monroe County Property record card
- Signed and sealed survey (Survey must be within 10 years from submittal of this application)
- Sign and sealed site plan (sign and sealed by an Engineer or Architect)
- Floor plans
- Any additional supplemental information necessary to render a determination related to the variance request

Property Record Card

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00037160-000100
Account# 8735677
Property ID 8735677
Millage Group 10KW
Location 1500 REYNOLDS St, KEY WEST
Address
Legal KW KW INVESTMENT CO SUB PB1-69 SQRS 1 THRU 5 & PT SQR 6 & SQR 7 TR 17 G6-103 G26-168 G37-65/67 G70-508/9 OR175-144/45 OR214-88/89 OR274-337/38 OR332-35 OR387-997/99 OR388-826/28 OR399-599/600 OR427-61/62 OR534-1098 OR660-860/887 OR695-8/9OR1033-627/632 OR1033-633/648 OR1033-649/664 OR1350-357/368(LEASE) OR1350-385/91-C OR1359-745/774(LEASE) OR1436-592/597OR1436-598/608 OR1437-275/278Q/C OR1624-743/763(LEASE) OR1624-764/779(LEASE) OR1701-931/932Q/C OR2115-141/147 OR2326-1954/1959(REST) OR2347-648/666(II LEASE) OR2414-19/25(REST)
(Note: Not to be used on legal documents.)
Description
Neighborhood 32100
Property Class HOTEL - LUXURY (3900)
Subdivision Key West Investment Co's Sub
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

[CASA MARINA EQUITY HOLDINGS LLC](#)
 C/O HILTON WORLDWIDE LLC
 7930 Jones Branch Dr
 McLean VA 22102

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$58,589,770	\$29,960,145	\$41,838,332	\$32,464,178
+ Market Misc Value	\$8,369,967	\$3,328,905	\$4,183,833	\$3,607,131
+ Market Land Value	\$100,439,606	\$33,289,049	\$37,654,499	\$36,071,309
= Just Market Value	\$167,399,343	\$66,578,099	\$83,676,664	\$72,142,618
= Total Assessed Value	\$73,235,908	\$66,578,099	\$79,356,879	\$72,142,618
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$167,399,343	\$66,578,099	\$83,676,664	\$72,142,618

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$33,289,049	\$29,960,145	\$3,328,905	\$66,578,099	\$66,578,099	\$0	\$66,578,099	\$0
2020	\$37,654,499	\$41,838,332	\$4,183,833	\$83,676,664	\$79,356,879	\$0	\$83,676,664	\$0
2019	\$36,071,309	\$32,464,178	\$3,607,131	\$72,142,618	\$72,142,618	\$0	\$72,142,618	\$0
2018	\$35,657,925	\$32,092,132	\$3,565,792	\$71,315,849	\$71,315,849	\$0	\$71,315,849	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	290,110.00	Square Foot	0	0
COMMERCIAL DRY (100D)	83,000.00	Square Foot	0	0

Buildings

Building ID 44051
Style
Building Type WAREHOUSE/MARINA A / 48A
Gross Sq Ft 11610
Finished Sq Ft 11610
Exterior Walls MIN WOOD SIDING
Year Built 1901
EffectiveYearBuilt 1993
Foundation
Roof Type

Stories	3 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	918	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	38	Half Bathrooms	0
Interior Walls		Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	11,610	11,610	0
TOTAL		11,610	11,610	0

Building ID	44052	Exterior Walls	REIN CONCRETE
Style		Year Built	1916
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Gross Sq Ft	79887	Foundation	
Finished Sq Ft	66462	Roof Type	
Stories	3 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	3267	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	448	0	0
OPX	EXC OPEN PORCH	10,667	0	0
FLA	FLOOR LIV AREA	66,462	66,462	0
OOU	OP PR UNFIN UL	378	0	0
PTX	PATIO CUSTOM	1,932	0	0
TOTAL		79,887	66,462	0

Building ID	44053	Exterior Walls	C.B.S.
Style		Year Built	1979
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Gross Sq Ft	16406	Foundation	
Finished Sq Ft	13828	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	760	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	2,526	0	0
FLA	FLOOR LIV AREA	13,828	13,828	0
OPF	OP PRCH FIN LL	52	0	0
TOTAL		16,406	13,828	0

Building ID	44054	Exterior Walls	C.B.S.
Style		Year Built	1979
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Gross Sq Ft	91116	Foundation	
Finished Sq Ft	74107	Roof Type	
Stories	5 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	4371	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	13,252	0	0
FLA	FLOOR LIV AREA	74,107	74,107	0
OPU	OP PR UNFIN LL	144	0	0
OOU	OP PR UNFIN UL	1,264	0	0
OPF	OP PRCH FIN LL	108	0	0
PTO	PATIO	378	0	0
SBF	UTIL FIN BLK	1,863	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		91,116	74,107	0

Building ID	44055	Exterior Walls	CUSTOM
Style		Year Built	1916
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Gross Sq Ft	21615	Foundation	
Finished Sq Ft	21576	Roof Type	
Stories	4 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	1392	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	21,576	21,576	0
OPF	OP PRCH FIN LL	39	0	0
TOTAL		21,615	21,576	0

Building ID	44056	Exterior Walls	CUSTOM
Style		Year Built	1986
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Gross Sq Ft	141217	Foundation	
Finished Sq Ft	334729	Roof Type	
Stories	3 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	1364	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	17,617	0	0
FLA	FLOOR LIV AREA	123,321	334,729	0
OOU	OP PR UNFIN UL	279	0	0
TOTAL		141,217	334,729	0

Building ID	44057	Exterior Walls	C.B.S.
Style		Year Built	1979
Building Type	1 STY STORE-A / 11A	EffectiveYearBuilt	1995
Gross Sq Ft	1268	Foundation	
Finished Sq Ft	576	Roof Type	
Stories	1 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	100	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	576	576	0
OPF	OP PRCH FIN LL	192	0	0
PTO	PATIO	500	0	0
TOTAL		1,268	576	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1969	1970	2 x 68	1	136 SF	4
CONC PATIO	1969	1970	0 x 0	1	440 SF	2
HOT TUB	1979	1980	0 x 0	1	1 UT	5
BRICK PATIO	1979	1980	0 x 0	1	13662 SF	2
ASPHALT PAVING	1979	1980	0 x 0	1	19311 SF	2
CONCRETE DOCK	1979	1980	14 x 167	1	2338 SF	5
BRICK PATIO	1979	1980	0 x 0	1	2762 SF	5
ASPHALT PAVING	1979	1980	0 x 0	1	49200 SF	2
TIKI	1979	1980	0 x 0	1	509 SF	4
RW2	1979	1980	4 x 180	1	720 SF	3
ASPHALT PAVING	1985	1986	0 x 0	1	34240 SF	2

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1985	1986	0 x 0	1	962 SF	2
CH LINK FENCE	1989	1990	6 x 60	1	360 SF	1
CH LINK FENCE	1993	1994	0 x 0	1	256 SF	3
WOOD DECK	1995	1996	0 x 0	1	3900 SF	2
WOOD DOCKS	2000	2001	26 x 26	1	676 SF	5
CONC PATIO	2000	2001	15 x 51	1	765 SF	2
FENCES	2001	2002	0 x 0	1	122 SF	2
FENCES	2001	2002	4 x 247	1	988 SF	4
BOAT LIFT	2003	2004	0 x 0	1	0.5 UT	2
WOOD DECK	2003	2004	10 x 20	1	200 SF	2
TIKI	2000	2001	0 x 0	1	94 SF	5
WOOD DOCKS	2000	2001	11 x 150	1	1650 SF	5
WOOD DOCKS	2000	2001	16 x 240	1	3840 SF	5
CUSTOM POOL	2007	2014	0 x 0	1	2500 SF	3
CUSTOM POOL	2007	2014	0 x 0	1	2500 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/17/2015	\$0	Notice of Chng of Ownshp or Control of NonHX Prope				11 - Unqualified	Improved	CASA MARINA OWNER LLC	
5/10/2005	\$104,316,200	Warranty Deed		2115	141	Q - Qualified	Improved		
12/1/1996	\$54,346,000	Warranty Deed		1436	0592	O - Unqualified	Improved		
11/1/1987	\$9,500,000	Warranty Deed		1033	640	M - Unqualified	Vacant		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
	5/26/2023		\$40,900	Commercial	Mechanical Work for Lower-Level Storage Buildout. Master #BLD2022-1544 Replacement of FCU and installation of Chiller Water Line
23-0855	4/10/2023		\$5,000	Commercial	Relocate approx 14 sidewall sprinkler heads in soffits to accommodate and bring up to code in newly renovated Cafeteria.
BLD2022-3339	11/18/2022	12/22/2022	\$35,000	Commercial	Replacement of three chilled water fan coil units this is attached to a master permit number BLD 2022-1393
BLD2022-2961	10/28/2022	12/28/2022	\$17,635	Commercial	ADD 4 DEVICES TO EXISTING FIRE ALARM SYSTEM CATACOMBS
BLD2022-2962	10/28/2022	12/29/2022	\$17,635	Commercial	ADD 4 DEVICES TO EXISTING FIRE ALARM SYSTEM - CAFETERIA
BLD2022-2022	8/1/2022		\$50,000	Commercial	This permit is for temporary office trailer while building is being repaired.
BLD2022-1544	6/28/2022		\$50,000	Commercial	INTERIOR RENOVATION
BLD2022-1463	6/16/2022	10/5/2022	\$56,294	Commercial	Remove and Replace generator - ATS
BLD2022-1393	5/13/2022		\$181,000	Commercial	Interior Renovation and remodeling of existing employee cafeteria. Miscellaneous drywall and paitng and vct flooring NOC required to be filed with the county prior to first inspection Separate permits required for MEP's and Fire suppression
BLD2021-2667	9/27/2021		\$20,000	Commercial	MODIFYING EXISTING EQUIPMENT ON COMMUNICATION TOWER. AT&T SITE SOUTH KEY WEST. ELECTRICAL PERMIT BLD2021-2668. **NOC REQUIRED** HARC INSPECTION REQUIRED
BLD2021-2668	9/17/2021		\$2,000	Commercial	MODIFYING EXISTING EQUIPMENT ON COMMUNICATION TOWER. AT&T SITE SOUTH KEY WEST. BUILDING PERMIT #BLD2021-2667. **NOC REQUIRED** HARC INSPECTION REQUIRED
BLD2019-2824	8/9/2019	8/27/2019	\$72,300	Commercial	Single Ply Membrane roofing restoration - 1400sf
17-5009	12/8/2017	4/30/2018	\$3,900	Commercial	INTERIOR REPLACE STORM DAMAGED FLOORS ADD CABINETS REPAIR SUB FLOOR AS NEEDED 3/4 CDX PLYWOOD 1200 SF 1/2 CDX PLYWOOD UNDERLAYMENT 1200 SF SHUTTER DATA VAPOR BARRIER 1200 SQ FT PORCELAIN TILE INSTALL NEW BASE CABINET/TOP MATCH EXISTING 450 LF WOOD BASE
17-2785	8/1/2017	8/3/2018	\$5,500	Commercial	Install new #5 steel into existing wall (approximately 6'). Install of form work. Install of 4000 psi concrete to formed area to repair damaged concrete wall. **noc RECEIVED 7.19.18** HARC INSPECTION REQUIRED ADDITION INF/CLARIFICATION SHEET: TREE PROTECTION FOR KAREN. GH July 18, 2017 12:18:59 PM KEYWGRC. 7/27/2017
16-4238	11/18/2016	4/15/2017	\$56,000	Commercial	TILE ROOF REPLACEMENT AS PER PLANS AND SPECIFICATIONS PROVIDED. N.O.C. REC'D 11/30/16. HARC INSPECTION REQUIRED.
14-5362	12/1/2014	5/14/2017	\$4,800		REMOVE 4 SPRINKLER HEADS AND ADD 10
14-5493	11/26/2014		\$0		RELOCATE SMOKE DETECTORS AND EXSISTINGS DEVICES AS NEEDED
14-3286	7/8/2014	5/14/2017	\$31,273	Commercial	RELOCATE 1-WATER COOLER ADDING 5-SHOWERS SLVATORIES IN SPA
14-3287	7/8/2014	7/8/2014	\$16,000	Commercial	3-EXHAUST, 7-NEW SUPPLIES
14-1994	6/26/2014	5/13/2017	\$258,000	Commercial	RENOVATE APPROXIMATELY 1263SF OF EXISTING SPA, REMOVE EXISTING WALL FINISHES AND FLOORING, BUILD NEW WALLS, DRYWALL, BASEBOARDS, INSTALL NEW ACT DROP CEILING AND FLOORING. INSTALL NEW INTERIOR DOORS AND CABINETS
10-3530	11/18/2010		\$30,000	Commercial	INSTALL WIRELESS TELECOMMUNICATION FACILITY ON EXISTING ROOF TOP.

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10-3531	11/18/2010		\$15,000	Commercial	INSTALLATION OF 200 AMP SERVICE, DATA AND GROUNDING ON ROOF TOP FOR ANTENNAS AND ASSOCIATED EQUIPMENT
10-2776	8/24/2010		\$6,000	Commercial	PICK UP AND RELAY BRICK PAVER DRIVEWAY APPROXIMATELY 3000SF NO NEW IMPERVIOUS AREAS WILL BE ADDED.
10-1081	5/13/2010		\$2,500	Commercial	AFTER THE FACT: REPLACE 1000 WATT POLE LIGHTS WITH 400 WATT LIGHTS. NEW LIGHTING ON EXISTING POLE. NEW LIGHTS TO MATCH EXISTING. SHIELDS TO BE INSTALLED AS NEEDED. LIGHT POST AND FIXTURES TO MATCH.
10-1232	4/20/2010		\$11,000	Commercial	ERECT REPLACEMENT OF TWO 3.5 TON CHILLER UNITS FOR HALLWAYS, MAIN BUILDING. UNIT REPLACEMENT OF IDENTICAL SIZE AND DESIGN, NO DUCT. RECONNECT TO EXISTING PIPING. UNITS LOCATED INSIDE BUILDING ABOVE LOBBY.
10-1042	4/10/2010		\$26,936	Commercial	CONSTRUCT ROADWAY ENTRANCE 360SF PAVE PREPARED SURFACE 13,500SF WITH HOT ASPHALT, STRIPE 124 PARKING SPACES, 13 COMPACT SPACES AND 5 HANDICAP SPACES AS PER CITY AND ADA SPECS, SUPPLY AND INSTALL 60 CONCRETE CAR STOPS
10-0584	2/25/2010		\$8,000	Commercial	INSTALL WIRELESS CELLULAR PHONE SYSTEM WITH INSIDE ANTENNAE PROVIDING SIGNAL.
06-4050	7/6/2009	7/6/2009	\$0	Commercial	RENOVATED STRUCTURE (20 DEED RESTRICTED EFFICIENCY UNITS) INCLUDING PLUMBING ELECTRIC, MECHANICAL AND ROOFING.
09-4523	7/6/2009	7/6/2009	\$0	Commercial	ISSUED C/O
08-4582	2/2/2009		\$3,500	Commercial	ADD/RELOCATE FIRE SPRINKLER HEADS
08-4583	2/2/2009		\$3,500	Commercial	ADD/RELOCATE FIRE SPRINKLER HEADS.
08-0658	3/19/2008		\$95,000	Commercial	COMMERCIAL POOL RENOVATION.
08-0499	2/26/2008		\$15,000	Commercial	REPLACE EXISTING 1250 GAL GREASE TRAP
07-5496	12/21/2007		\$15,000	Commercial	SEAL-COAT FRONT MAIN PARKING LOT AND SUITE BUILDING PARKING LOT; STRIPE BACK PARKING LOT TO PLAN SPECIFICATIONS AND TO EXISTING STANDARDS (MAIN PARKING AND SUITE PARKING ONLY). ADA/HANDICAP SPACES TO BE INCLUDED PER PLANS. AND AUXILIARY LOT.
07-5200	12/19/2007		\$27,000	Commercial	REMOVE EXISTING 4 K TANK AND INSTALL ONE NEW 2 K FIREGARD TANK ON EXISTING CONCRETE REQ CONNECT TO EXISTING PIPING.
07-5128	11/28/2007		\$1,000	Commercial	REPLACE EXISTING GAS LINE TO OUTDOOR KITCHEN, REPLACE MAINFOLD IN OUTDOOR KITCHEN, HOOK APPLIANCES.
07-4822	10/24/2007	11/22/2007	\$7,500	Commercial	COVER DUCT FIRST FLOOR DRYWALL & METAL STUDS
07-4803	10/22/2007	11/22/2007	\$2,000	Commercial	INSTALL IRRIGATION SYSTEM
07-4402	10/11/2007		\$9,500	Commercial	ISNTALLATION OF CONDUITS, PULL BOXES FOR LOW VOLTAGE WIRING, BRANCH CIRCUITS, WIRING DEVICES AND CONNECTION AS INDICATED ON PLANS.
07-4413	10/10/2007		\$80,000	Commercial	INSTALL NEW CABINTRY FOR NEW LOBBY BAR TO INCLUDE PAINT AND INTERIOR FINISHES.
07-3942	8/8/2007		\$100,000	Commercial	DEMO ALL SIDEWALKS AND FRONT ENTRY INSTALL NEW HEADER CURBS AT SIDEWALK.
07-3376	7/6/2007		\$160,000	Commercial	ADD NEW PAVILLION ONTO EXISTING KITCHEN STRUCTURE OF 6X6 POST V-GROOVE CEILING WITH CEDAR SHAKE ROOF. NEW CONCRETE FLOOR AT SUN SUN BAR AND KITCHEN REPAIR ROOF AT SUN SUN BAR.
07-2519	5/30/2007		\$280,000	Commercial	CONSTRUCT NEW COMMERCIAL POOL
07-2034	4/24/2007		\$95,000	Commercial	REFLECTING FOUNTAIN
07-1636	4/9/2007		\$0	Commercial	TEMPORARY CONSTRUCTION TRAILERS
07-1557	4/2/2007		\$197,000	Commercial	DEMO OF POOL AREA 5500SF
07-1522	3/29/2007		\$54,740	Commercial	INSTALL 1600SF NEW ROOFING
07-0280	3/20/2007	4/15/2007	\$22,000	Commercial	REPLACE PLUMBING AT FLAGLER
07-0276	2/20/2007		\$40,000	Commercial	ADA ROOMS ONLY: APPLY NEW DRYWALL, PAINT AND FINISH INSTALLATION OF NEW VANITIES. INSTALLATION OF NEW FURNITURE.
07-0716	2/14/2007		\$587,000	Commercial	REPLACE CHILLED WATER FAN COILS IN GUEST ROOMS (195 ROOMS)
06-6802	2/2/2007		\$8,000	Commercial	REPLACE 5 WINDOWS AND 2 DOORS, ALL NEW GLASS IS LAMINATED IMPACT ROOM #402.
07-0498	2/1/2007		\$30,178	Commercial	REMOVE AND ROOF ON BUILDING 7,8,9,10. INSTALLING SARNAFIL G-410 ENERGY SMART ROOFING MEMBRANE
06-3951	1/16/2007		\$355,955	Commercial	
06-3951	1/16/2007	4/15/2007	\$355,955	Commercial	REMOVE OLD ROOF. REPLACE.5 WOOD FIBER OVER ISO SET IN HOT ASPHALT
06-6162	11/27/2006	4/15/2007	\$88,000	Commercial	DEMO 14,500 SF OF INTERIOR PUBLIC SPACE.THIS WILL INCLUDE BUILD BACK OF MENTIONED WORK
06-6161	11/21/2006	4/15/2007	\$4,000	Commercial	DEMO 4469 SF OF WOOD FLOORING IN BAR AND RESTAURANT AREA
06-5962	10/30/2006		\$6,000	Commercial	RELOCATION OF EXISTING FIRE SPRINKLER HEADS
06-5024	8/30/2006		\$20,000	Commercial	CARPET, FURNITURE, DRYWALL, DOORS AND RAILING DEMOLITION.
06-5031	8/30/2006		\$400,000	Commercial	REPLACE WATER CLOSETS, LAVATORIES, SHOWER AND SHOWER VALVES 981 AND 321 WATER LINES.
06-2897	6/15/2006		\$0	Commercial	
06/2582	4/25/2006		\$1,000	Commercial	EXTEND PERMIT FOR TEMPOARARY TRAILER THAT SITS ON CASA MARINA/ REACH PROPERTY
06-2336	4/17/2006		\$11,600	Commercial	REPLACE/INSTALL NEW 110LF OF 3 & 4 FT OF WOOD PICKET FENCING AROUND MANAGERS OFFICE.
06-1228	4/12/2006		\$33,000	Commercial	HURRICANE DAMAGE: REPAIRS TO A/C SYSTEMS.
06-0531	1/30/2006		\$1,000	Commercial	DEMO OF DRYWALL, WING WALLS TUB AND TRIM
06-0143	1/12/2006		\$10,000	Commercial	HURRICANE REPAIRS TO FENCEES
05-5739	12/16/2005		\$29,988	Commercial	HURRICANE REPAIRS: RELEVEL THE FRONT OF THE DECK AND REPLACE THE BOARDS ON IT. BUILD THE HANDRAILS BACK AT THE END OF THE PIER. 12' REPAIR THE HANDRAIL AT THE FRONT OF THE PIER. 9' MATERIAL IS ACQ WOOD TREATMENT. REPAIR MISSING BOARDS.
05-5740	12/16/2005		\$70,850	Commercial	HURRICANE REPAIRS TO PIER

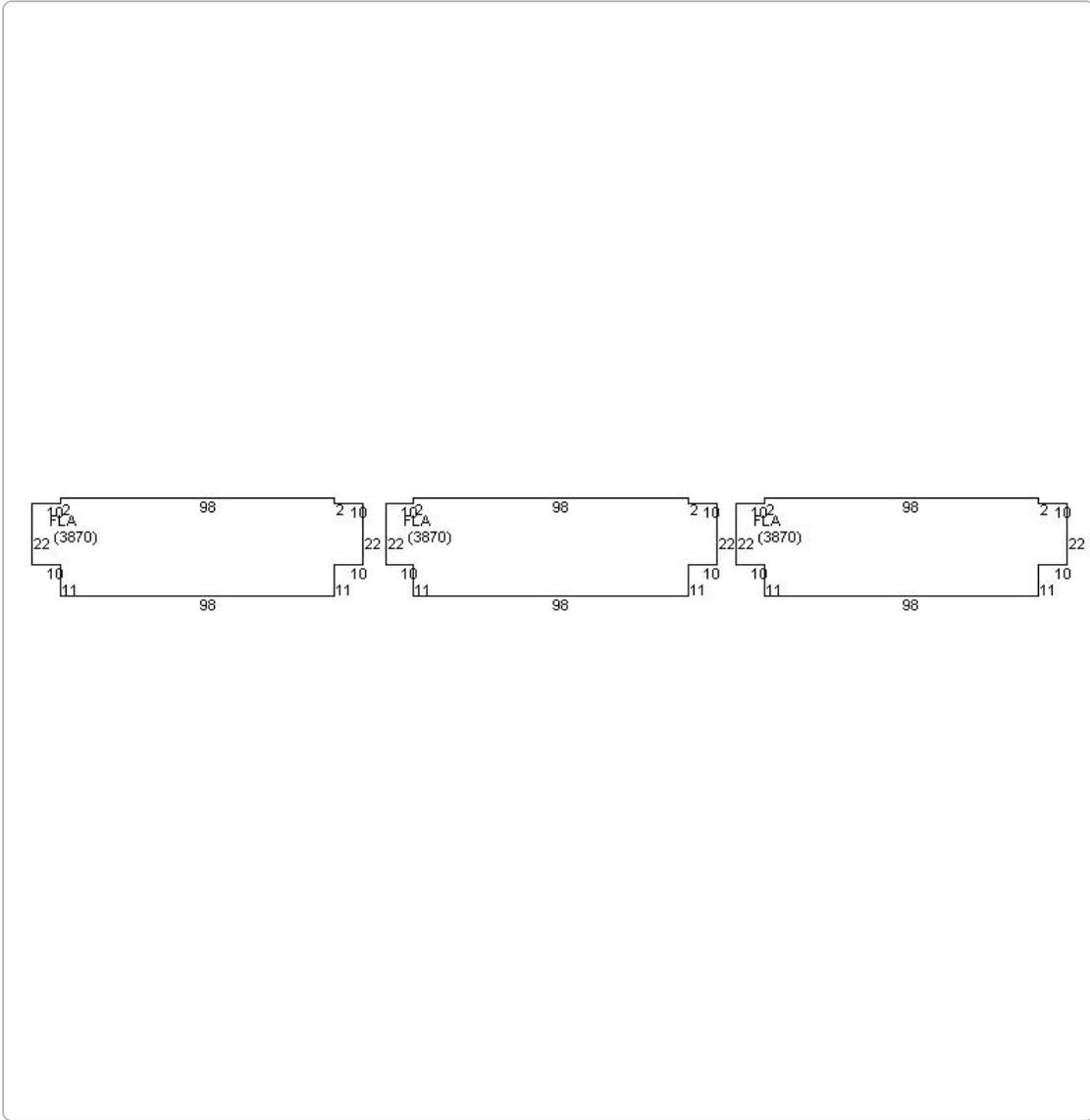
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-2583	11/18/2005		\$2,400	Commercial	INSTALL TEMPORARY POWER FOR SIX SLEEPER TRAILER.
05-4328	10/12/2005		\$0	Commercial	REVISION TO EXISTING PERMIT (05-3348) REPLACE 100LF OF DAMAGES CHAIN LINK FENCE WITH ALUMINUM PICKET FENCE.
05-3347	8/17/2005		\$60,250	Commercial	REPAIR/REPLACE CHAINLINK FENCE FOOTING ON TEH EAST SIDE (100LF). REPAIR BLOCK WALL ON THE WEST SIDE 180SF. REPAIR DOCK AND SWIMMING PIER.
05-3348	8/14/2005		\$11,000	Commercial	ALL TEMPORARY CONSTRUCTION FENCES MUST BE SECURED IF KEY WEST IF PLACED UNDER A HURRICANE WATCH OR WARNING. REPAIR OF FENCING AROUND TENNIS COURTS (200LF/6' H)
05-3349	8/14/2005	12/11/2005	\$19,000	Commercial	REPAIR EXTERIOR LIGHTING IN COMMON AREAS,ALSO FANS .
05-3219	8/2/2005		\$700	Commercial	REPLACE 30SF OF EXISTING DECKING
05-1104	4/11/2005		\$30,000	Commercial	REHABILITATION OF EXISTING WOOD ROOF FRAMING IN THE SPORTS HUT
03-3806	11/3/2004	11/10/2003	\$21,000	Commercial	REPAIRED DECKING
04-2422	7/21/2004	12/17/2004	\$27,000	Commercial	REPLACE HALLWAY DOORS
03-3721	10/31/2003	11/8/2003	\$7,500	Commercial	REPAIRED ROOF DECK
03-2285	10/1/2003	10/8/2003	\$16,230	Commercial	INSTALLED NEW DECK 200SF
03-2406	9/26/2003	10/2/2003	\$20,350	Commercial	REPLACED PARTS A/C
03-3425	9/25/2003	10/2/2003	\$1,800	Commercial	INSTALLED NEW CEILING WOR
03-2912	9/24/2003	10/2/2003	\$25,900	Commercial	INSTALLED 15 PITCH PANS
03-3169	9/12/2003	9/18/2003	\$5,500	Commercial	REPLACED LIGHT FIXTURES
03-1400	4/21/2003	1/1/2004	\$61,000	Commercial	NEW ELECTRIC
02-1549	6/14/2002	9/18/2003	\$2,125	Commercial	INSTALLED NEW AWNING
02-0635	4/22/2002	9/18/2002	\$99,800	Commercial	ANTENNAS
02-0322	4/11/2002	9/18/2002	\$50,000	Commercial	SIDEWALK & DUCT
01-3978	12/14/2001	9/18/2002	\$22,000	Commercial	AWNING
9902959	9/10/1999	11/16/1999	\$20,500		REPAIRS DAMAGED WINDOWS
9903158	9/8/1999	11/16/1999	\$16,000		UPGRADE ELEVATOR
9902947	8/18/1999	11/16/1999	\$1,200		ELEVATOR REPAIRS
9901666	5/14/1999	11/16/1999	\$30,000		ELECTRICAL
9901433	5/3/1999	11/16/1999	\$5,500		REPLACE 14 SHUTTERS
9901181	4/14/1999	11/16/1999	\$500		REPAIR PIER
9901211	4/12/1999	11/16/1999	\$10,000		ELECTRICAL
9901148	4/1/1999	11/16/1999	\$1,200		REPAIR ROOF
9900663	2/25/1999	11/16/1999	\$175,000		ELECTRICAL
9900166	1/26/1999	11/16/1999	\$200,000		PLANT 200 COCONUT TREES
9804020	12/22/1998	11/16/1999	\$30,000		ELECTRICAL
9804022	12/22/1998	11/16/1999	\$950,000		REPLACE ROOF
9803578	12/2/1998	11/16/1999	\$10,000		INSTALL AWNINGS
9803588	11/25/1998	1/1/1999	\$39,000	Commercial	POUR CONC SLAB
9803729	11/23/1998	11/16/1999	\$22,275	Commercial	REPAIR ROOF
9803585	11/16/1998	1/1/1999	\$22,000	Commercial	REPLACE 2 HANDLERS
9803108	10/30/1998	1/1/1999	\$200,000	Commercial	INSULATION/DRYWALL
9803338	10/29/1998	1/1/1999	\$48,000	Commercial	STORM DAMAGE
9803336	10/27/1998	1/1/1999	\$20,000	Commercial	REPLACE LIGHTS
9802633	8/28/1998	1/1/1999	\$15,000	Commercial	PLUMBING
9802461	8/20/1998	1/1/1999	\$157,000	Commercial	CONV 3 HANDICAP BATHROOM
9802544	8/20/1998	1/1/1999	\$8,600	Commercial	INSTALL 11 SQ ROOF
9801913	7/7/1998	1/1/1999	\$2,500	Commercial	CHANGE GAS BOILER LAUNDRY
9801653	7/2/1998	1/1/1999	\$7,500	Commercial	REPLACE SHINGLES ON DOCK
9801915	7/2/1998	1/1/1999	\$10,400	Commercial	REPLACE 3 4 TON A C UNITS
9801826	6/24/1998	1/1/1999	\$250	Commercial	HOOK UP JOB TRAILER
9801958	6/24/1998	1/1/1999	\$660	Commercial	TEMP CONST TRAILER
9800974	4/1/1998	1/1/1999	\$140,000	Commercial	REPAIR ROOFING TILES
9704128	1/12/1998	1/1/1999	\$88,840	Commercial	INSTALL ALUMINUM GUTTERS
9704124	12/1/1997	12/1/1997	\$2,800		KITCHEN HOOD
9702980	9/1/1997	12/1/1997	\$2,000		ELECTRICAL
9702986	9/1/1997	12/1/1997	\$10,000		A/C
9703090	9/1/1997	12/1/1997	\$20,000		ELECTRICAL
9703209	9/1/1997	12/1/1997	\$2,500		ELECTRICAL
9703213	9/1/1997	12/1/1997	\$1,000		FIRE SPRINKLERS
9703216	9/1/1997	12/1/1997	\$2,000		ELECTRICAL
9702704	8/1/1997	12/1/1997	\$6,000		PLUMBING
9702751	8/1/1997	12/1/1997	\$235,000		INTERIOR
9702931	8/1/1997	12/1/1997	\$2,000		ELECTRIC
9702267	7/1/1997	12/1/1997	\$66,868		ROOF
9702360	7/1/1997	12/1/1997	\$45,000		CONCRETE PILES
9702368	7/1/1997	12/1/1997	\$3,500		PLUMBING

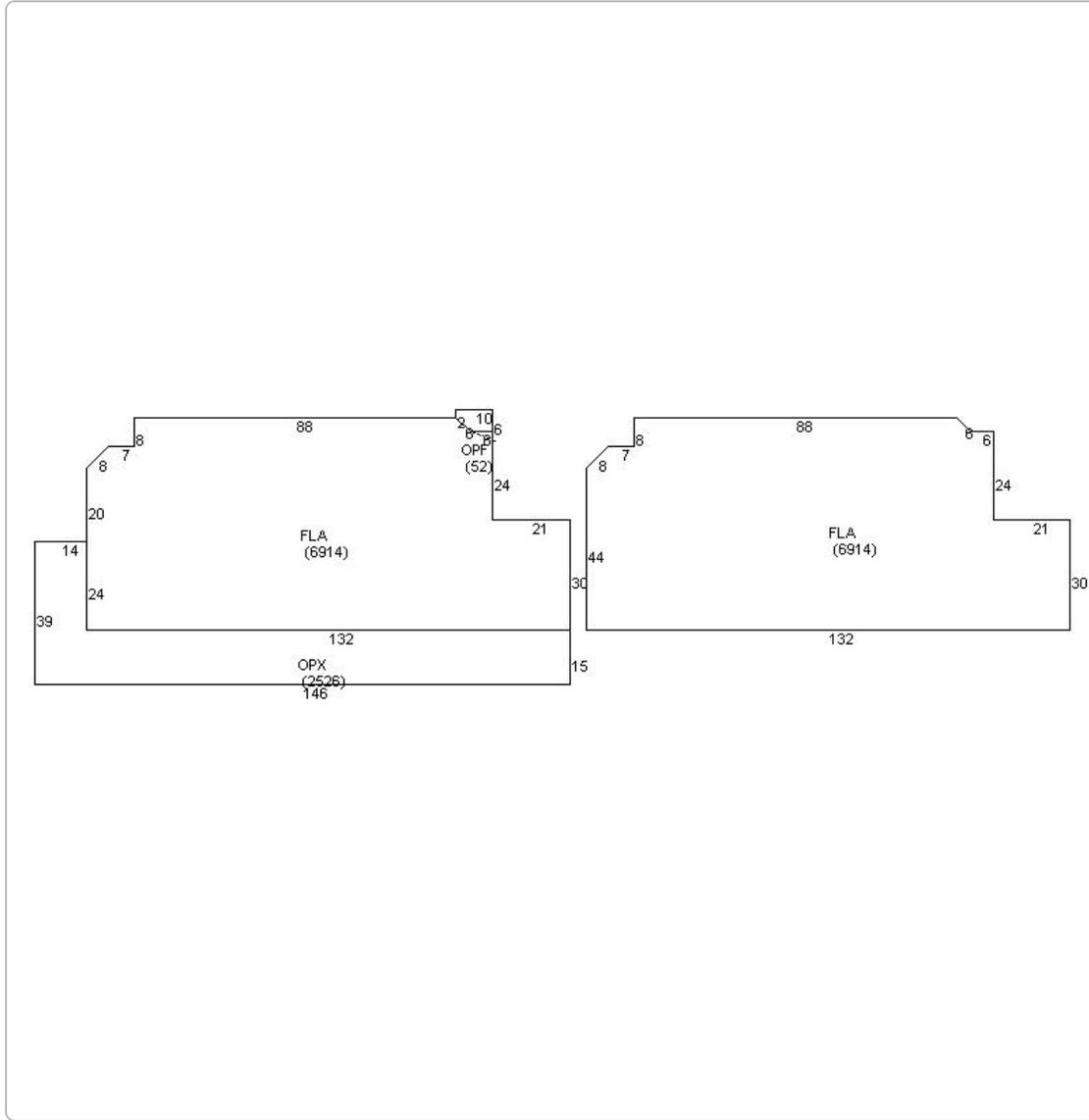
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9702568	7/1/1997	12/1/1997	\$44,815		A/C
9701845	6/1/1997	12/1/1997	\$8,000		INTERIOR
9701847	6/1/1997	12/1/1997	\$42,660		INTERIOR
9701903	6/1/1997	12/1/1997	\$11,200		PLUMBING
9702038	6/1/1997	12/1/1997	\$2,000		PLUMBING
9603331	8/1/1996	12/1/1996	\$36,250		PLUMBING
9603490	8/1/1996	12/1/1996	\$2,500		ELECTRICAL
9602835	7/1/1996	12/1/1996	\$120,000		RENOVATION
9602585	6/1/1996	12/1/1996	\$5,000		PAINTING
9601678	4/1/1996	12/1/1996	\$3,500		FENCE
B953642	10/1/1995	12/1/1996	\$15,000		INSTALL RAILINGS
E953559	10/1/1995	12/1/1996	\$24,000		ELECTRICAL
P953554	10/1/1995	12/1/1996	\$35,525		PLUMBING
B952619	8/1/1995	12/1/1995	\$21,200		REMOVE/REPLACE PATIO ROOF
B952752	8/1/1995	12/1/1995	\$76,010		3900 SF DECKING
B952837	8/1/1995	12/1/1996	\$122,500		REMODEL 49 ROOMS
E952488	8/1/1995	12/1/1995	\$2,000		ELECTRICAL
E952756	8/1/1995	12/1/1995	\$9,500		ELECTRICAL
B952395	7/1/1995	12/1/1995	\$1,500		REMOVE/REPLACE WALKWAY
B951852	6/1/1995	12/1/1995	\$20,000		CONCRETE REPAIRS TO DOCK
A951150	4/1/1995	12/1/1995	\$1,500		20 SQS TILE
B950468	2/1/1995	12/1/1995	\$18,500		REPAIR PIER
A950038	1/1/1995	12/1/1995	\$1,089		3 SQS SINGLE PLY ROOFING
B943946	12/1/1994	12/1/1995	\$15,000		REMODEL INTERIOR 404/406
B942228	7/1/1994	12/1/1996	\$150,000		NEW ELEVATOR TOWER
B942479	7/1/1994	12/1/1995	\$2,000		INSTALL 1.8 METER SATELIT
B942480	7/1/1994	12/1/1995	\$2,000		INSTALL 1.8 METER SATELIT
A940212	1/1/1994	12/1/1994	\$2,000		CHAIN LINK FENCE
B933583	12/1/1993	12/1/1994	\$15,000		TILE/NEW RAIL ON BALCONY
B933672	12/1/1993	12/1/1994	\$1,000		10X10 VENDING BOOTH
07-1899	1/1/1900		\$310,000	Commercial	NEW RETAINING WALLS, POOL AREA CONCRETE, ALL CONCRETE HARD SCAPES, INCLUDING FILL PLACEMENT

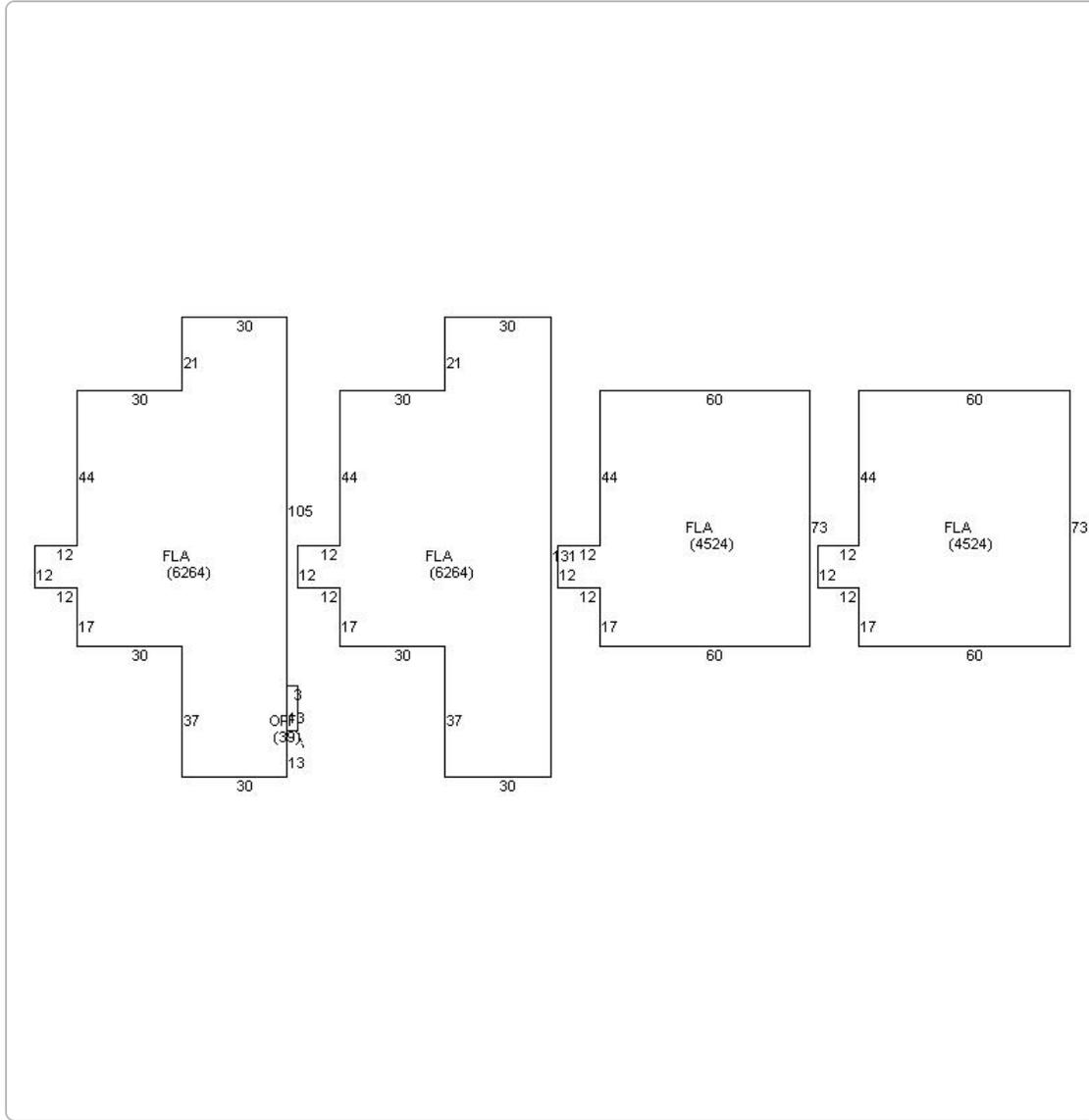
View Tax Info

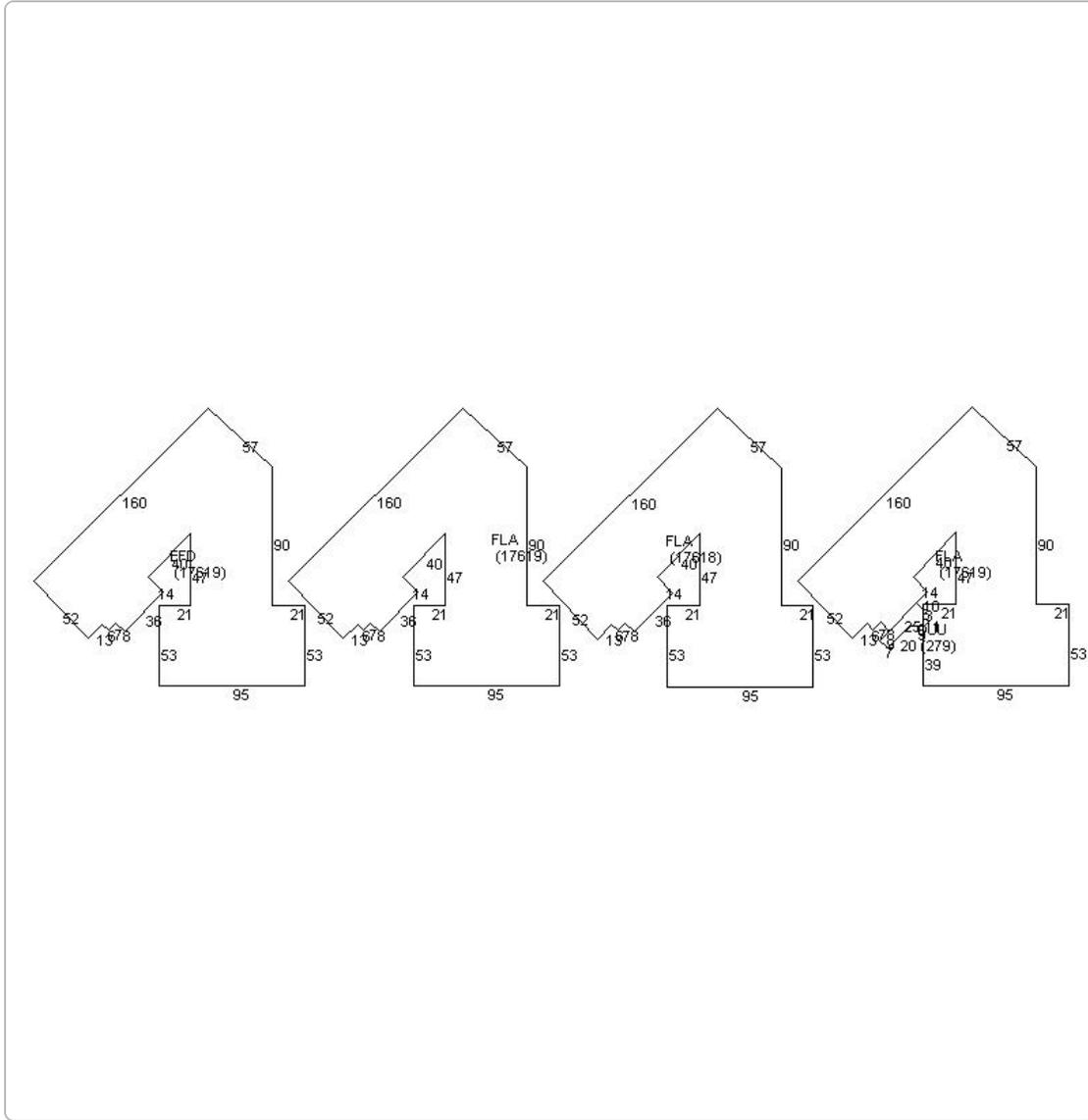
[View Taxes for this Parcel](#)

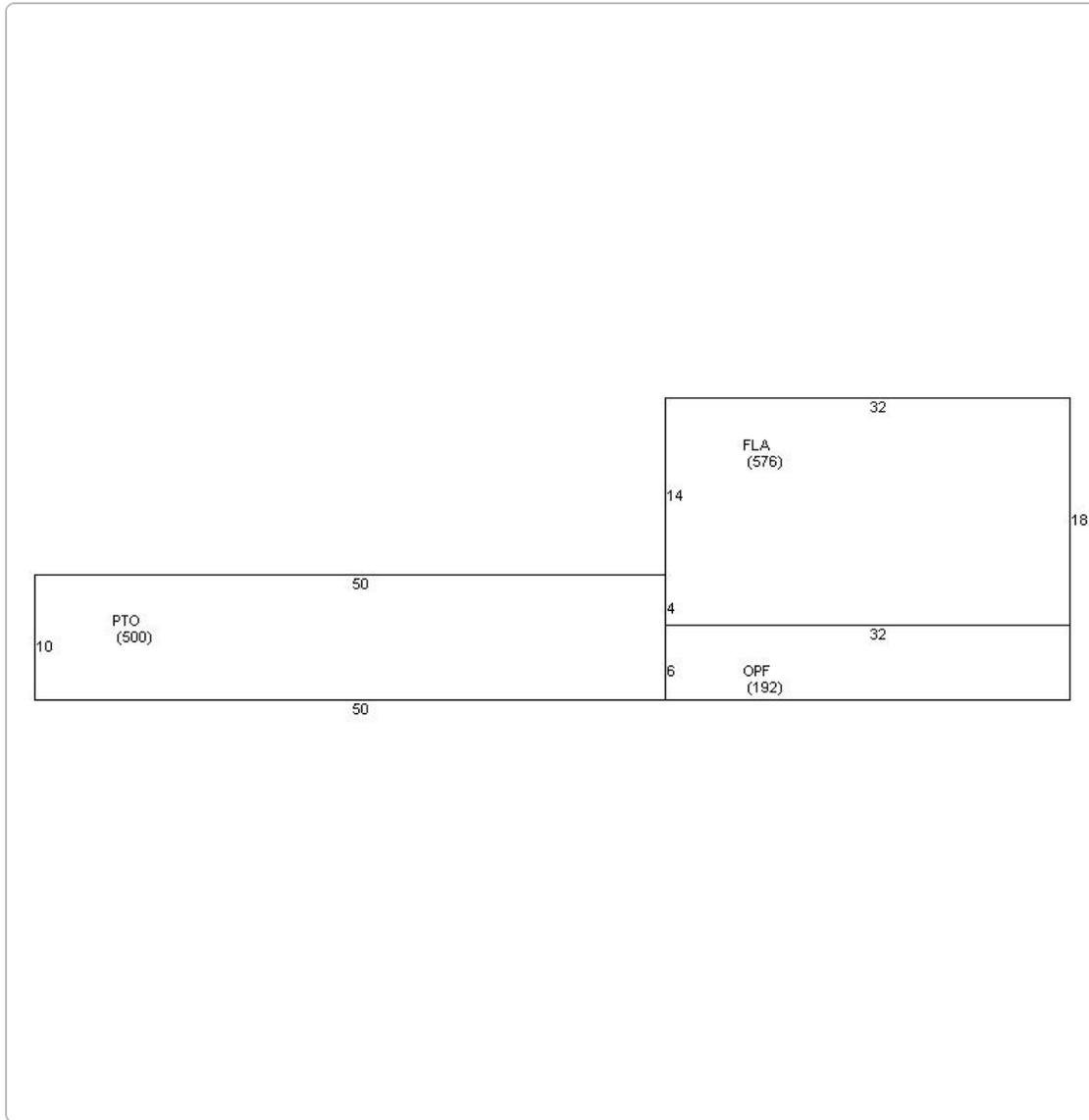
Sketches (click to enlarge)











Photos



Map



TRIM Notice

2022 TRIM Notice (PDF)

2022 Notices Only

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the [User Privacy Policy](#) and [GDPR Privacy Notice](#)



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Version 3.1.11

Authorization/Verification Form



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Carl A. Mayfield as
Please Print Name of person with authority to execute documents on behalf of entity

Vice President of Casa Marina Owner, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Amy D. VanderMeer
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Signature of person with authority to execute documents on behalf of entity owner

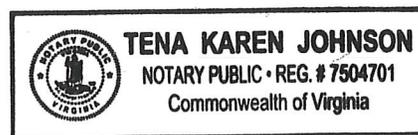
Subscribed and sworn to (or affirmed) before me on this December 19, 2022
Date

by Carl A. Mayfield
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented personally known as identification.

Tena Karen Johnson
Notary's Signature and Seal

Tena Karen Johnson
Name of Acknowledger typed, printed or stamped



7504701 Expires 9/30/2024
Commission Number, if any



City of Key West
Planning Department
Verification Form
(Where Applicant is an entity)

I, Scott C. Maloney, in my capacity as Architect of K2M Design, Inc.

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

1500 Reynolds Street, Key West, FL 33040
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 26th day of April, 2023 by Scott C. Maloney

He/She is personally known to me or has presented as identification.

Notary's Signature and Seal

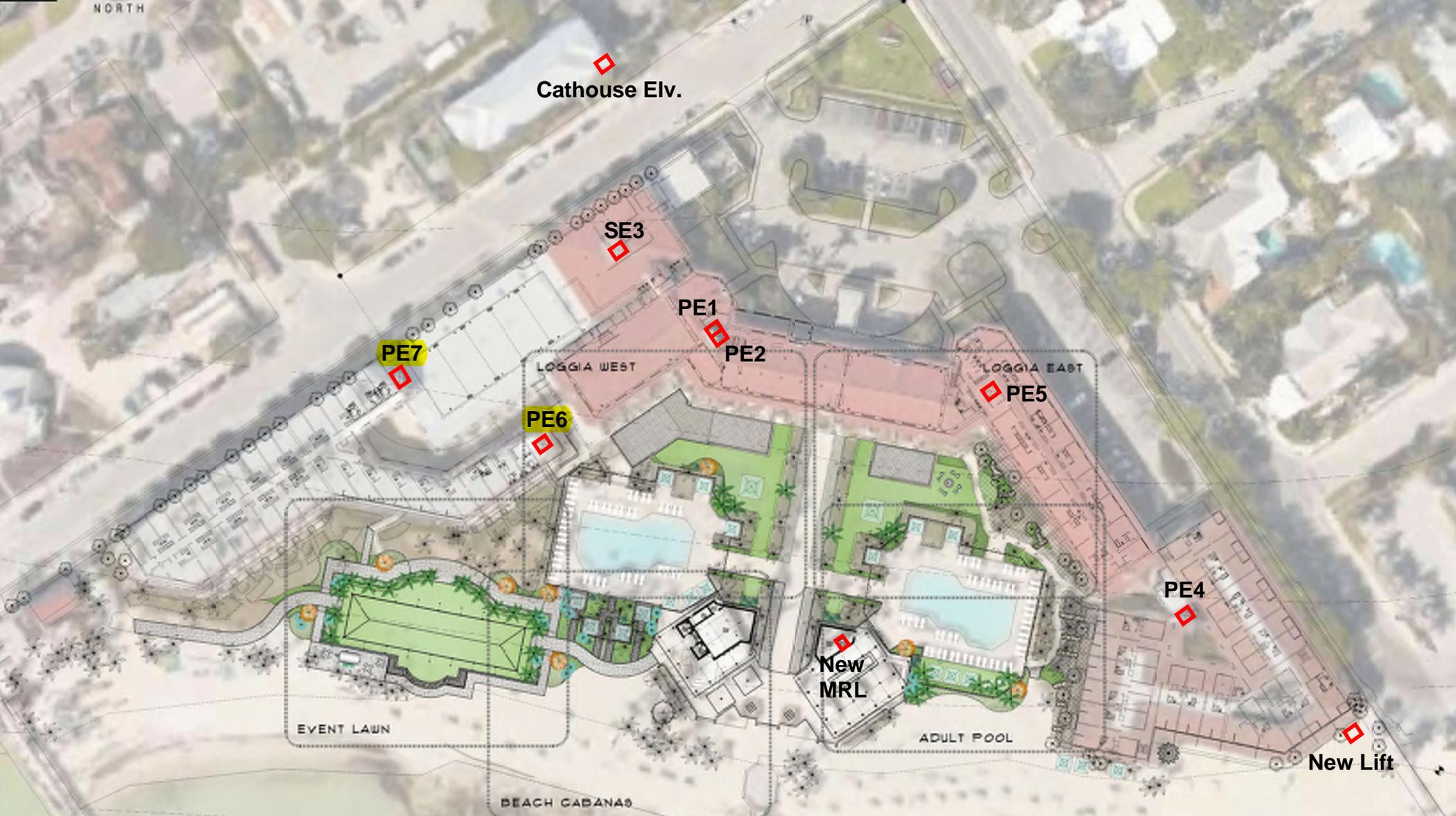


DREMA L. HERRON
Notary Public, State of Ohio
My Commission Expires:
November 21, 2027

Drema L. Herron
Name of Acknowledger typed, printed or stamped

2022-RE-856593
Commission Number, if any

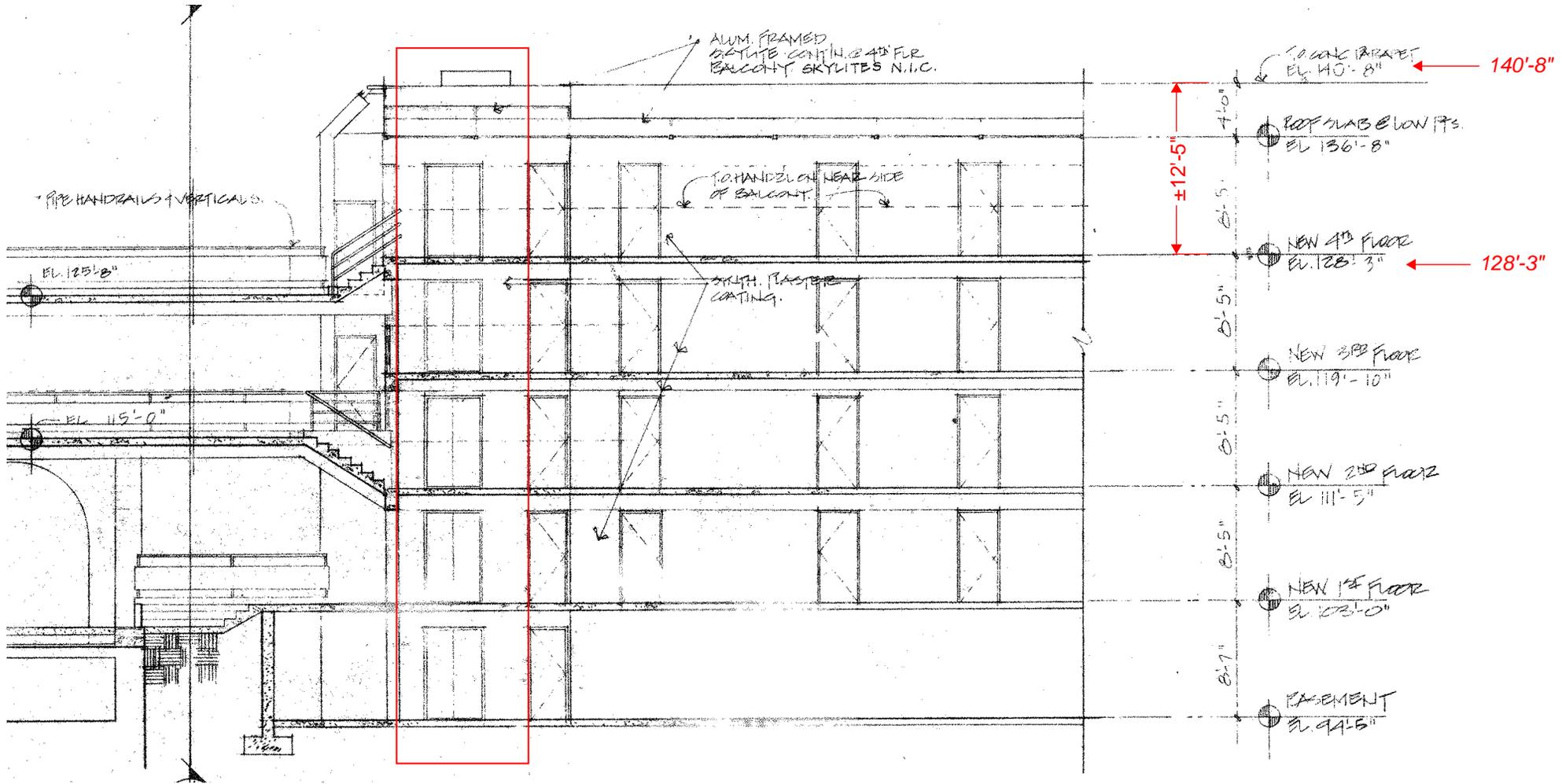
Site Plans



Property	Elevator	Equip Type	Ongoing Project	PHR Project Ref #	VDA Project Ref	Tent Start	Tent Compl
Casa Marina	PE1 - Lobby Passenger	Bsmt Traction	Conversion from Basement Traction to MRL	50230-75	63364	9/1/2023	12/8/2023
	PE2 - Lobby Passenger	Bsmt Traction	Conversion from Basement Traction to MRL	50230-75	63364	9/1/2023	12/8/2023
	SE3 - Service Elevator	Overhead Traction	Modernization of SE3 & PE5	50230-97	58475	6/12/2023	9/1/2023
	PE4 - Suites Passenger	Inground Hydraulic	NONE	NONE	NONE	NONE	NONE
	PE5 - Passenger	Inground Hydraulic	Modernization of SE3 & PE5	50230-97	58475	5/15/2023	6/30/2023
	PE6 - Poolside Passenger	Inground Hydraulic	Conversion/Raise-up from Hydro to MRL PE6 & PE7	50230-120	67504	TBD	TBD
	PE7 - Streetside Passenger	Inground Hydraulic	Conversion/Raise-up from Hydro to MRL PE6 & PE7	50230-120	67504	TBD	TBD
	Cathouse Passenger	Holeless Hydraulic	NONE	NONE	NONE	NONE	NONE
	(New) Sun Sun Pass Elev	MRL Traction	New Construction - Sun Sun Restaurant	50230-86	67852	TBD	TBD
	(New) Handicap Lift	Wheelchair Lift (outdoor)	New Feature for Suites Beach Access	50230-86	67852	TBD	TBD

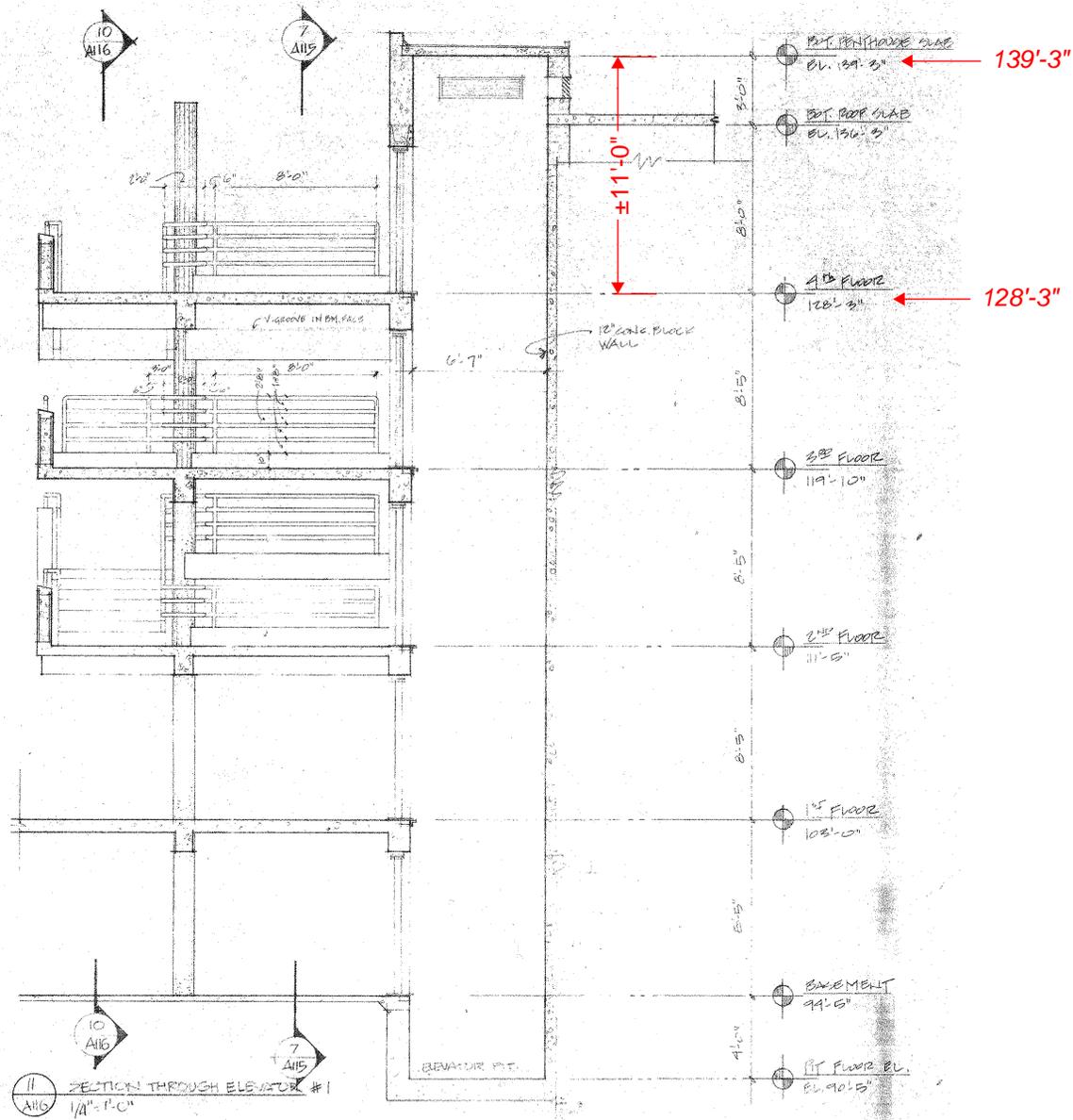
PE-6 - Poolside Elevator

PE-6 - Poolside Elevator



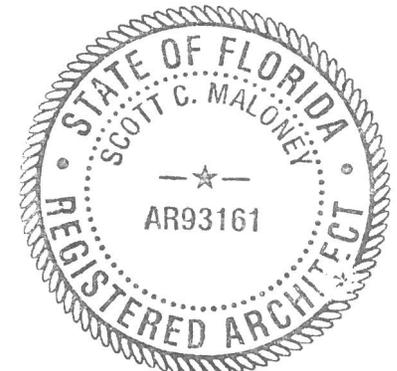
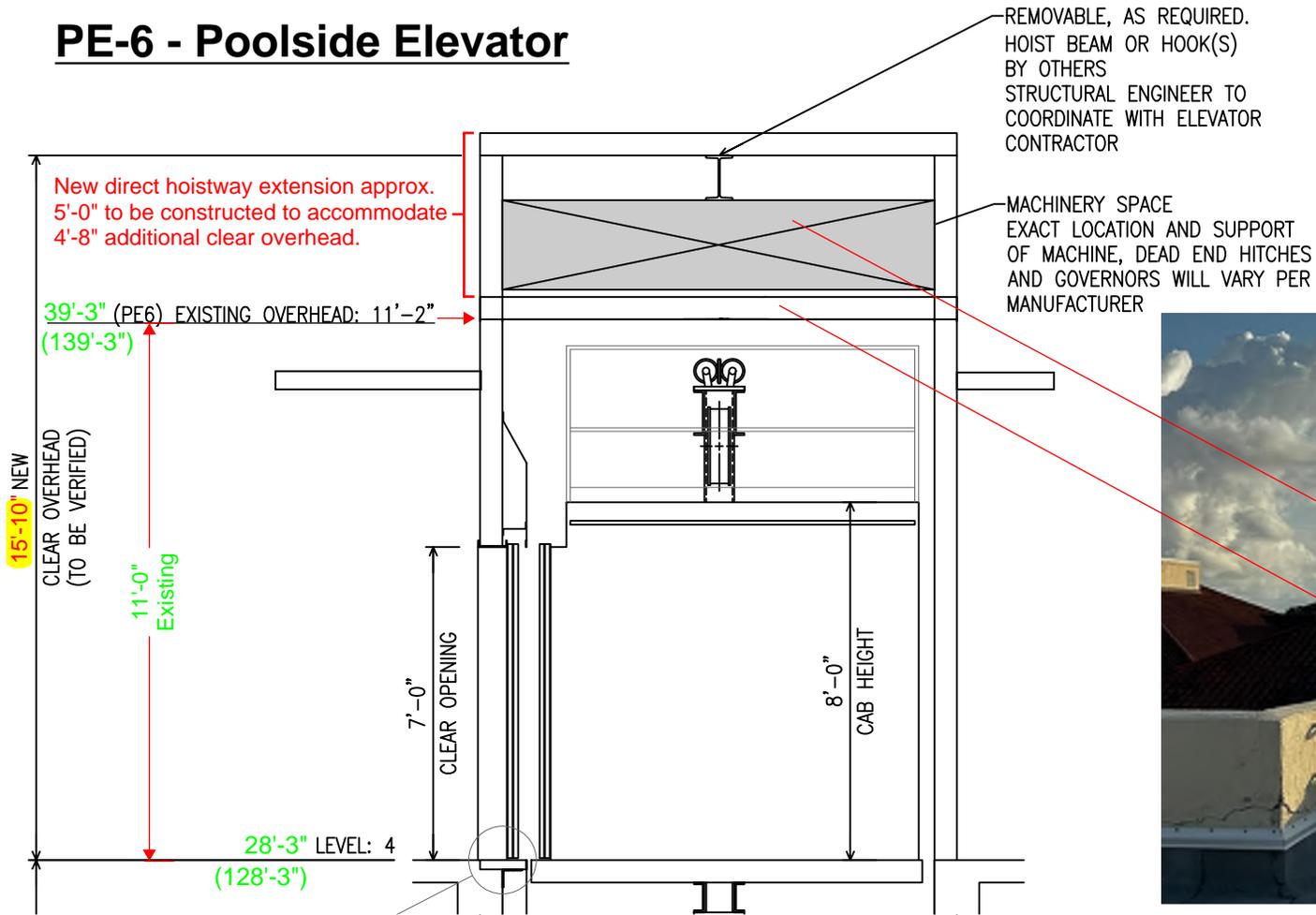
Casa Marina - 1978 Set - Courtyard Elevation
Sheet A6 - showing Elevator Elevation

PE-6 - Poolside Elevator



Casa Marina - 1978 Set - Section through Elevator
Sheet A116

PE-6 - Poolside Elevator



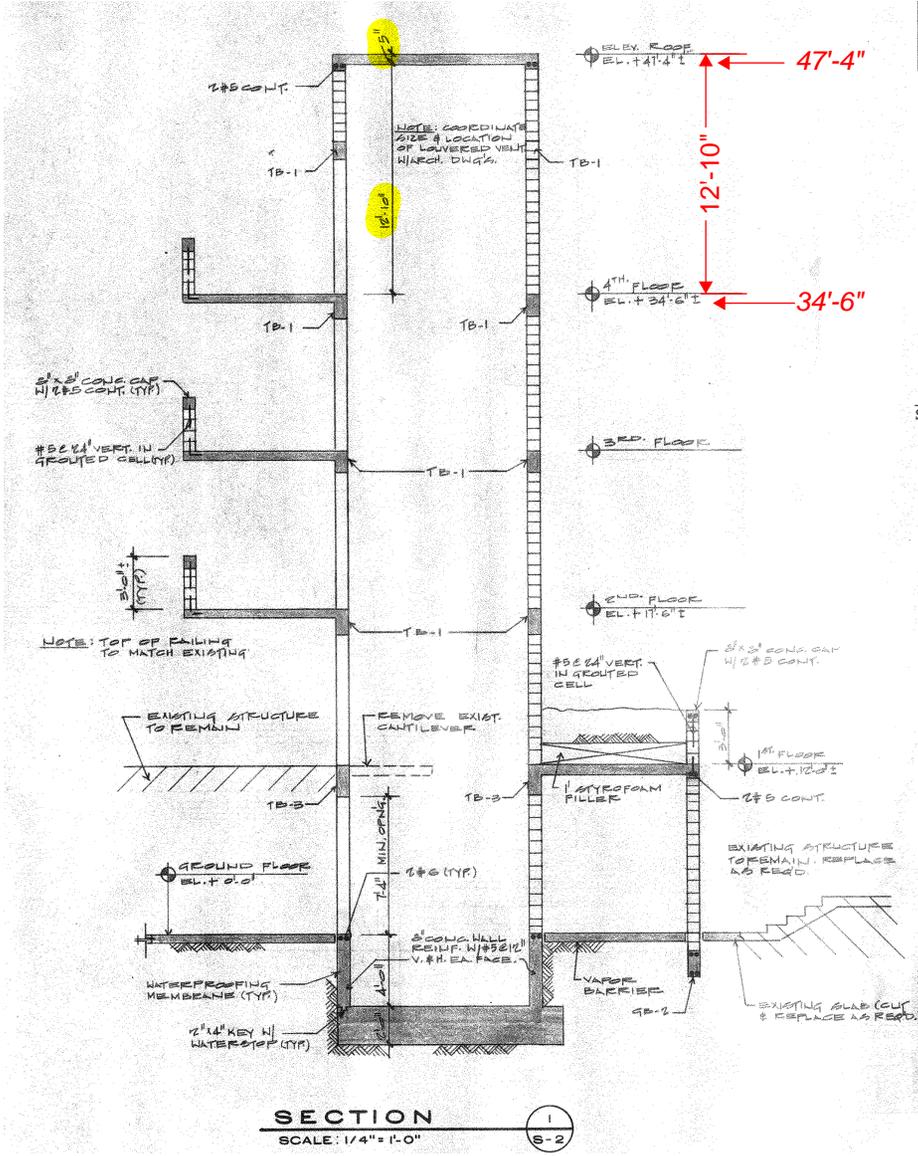
Scott C. Maloney, License # AR93161
 Expiration Date 2/28/2025
 COA #: AA26001059

NOTE: ARCHITECTURE
 PLANNING SUBMISSION -
 ONLY FOR PLANNING REVIEW

This item has been digitally signed and sealed by **Scott C. Maloney, RA**. Digital signatures must be verified on electronic files. Reproduced copies of digitally signed, dated, and sealed documents are not considered signed and sealed.

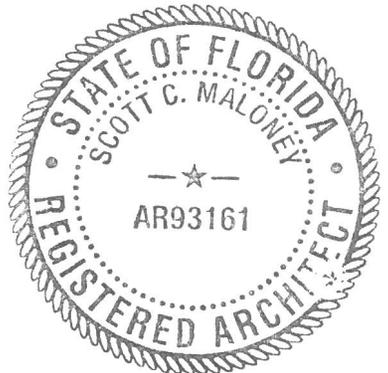
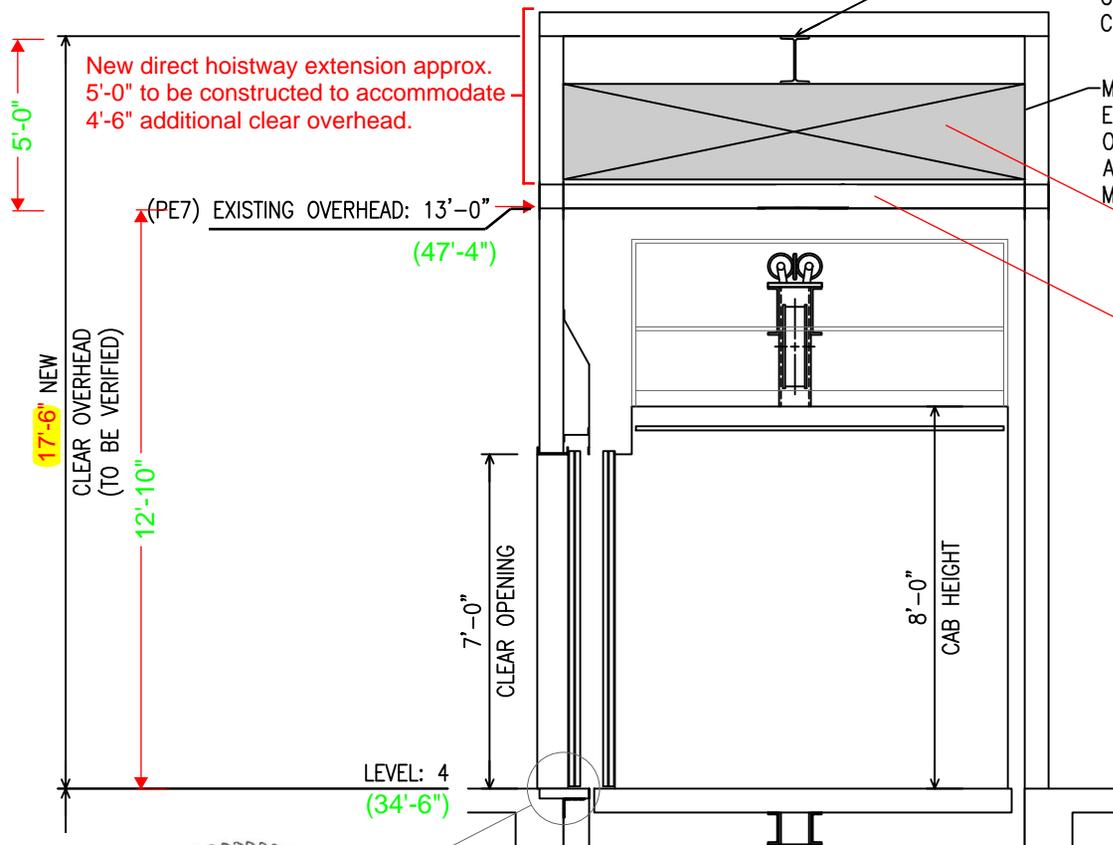
PE-7 - Streetside Elevator

PE-7 - Streetside Elevator



Casa Marina - 1993 Elevator Set
showing Elevator Section

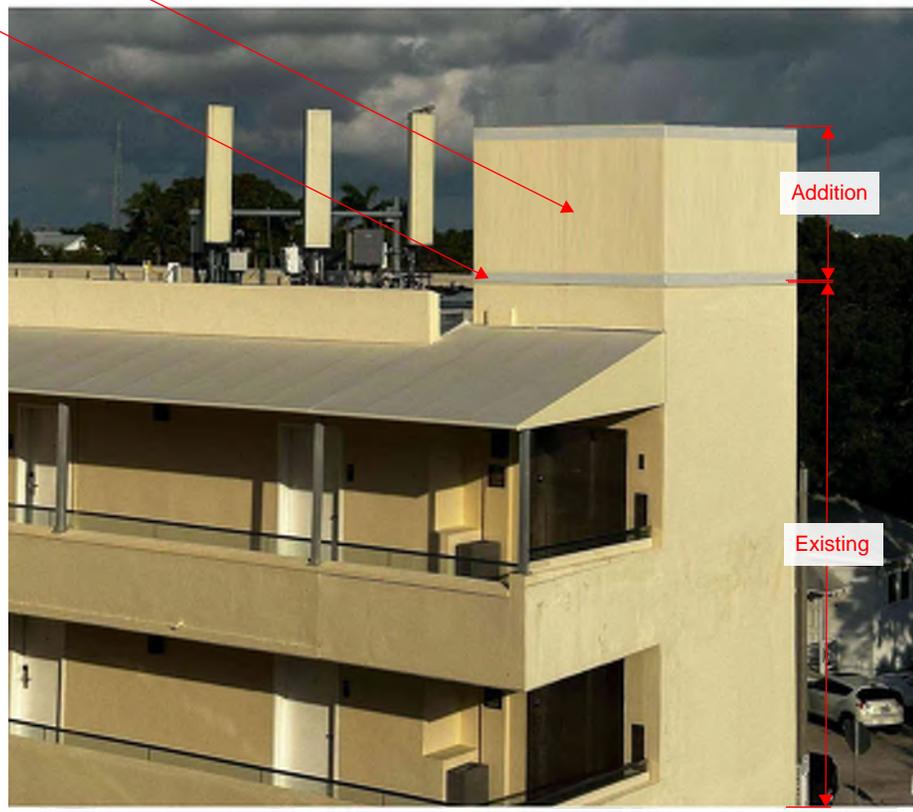
PE-7 - Streetside Elevator



Scott C. Maloney, License # AR93161
 Expiration Date 2/28/2025
 COA #: AA26001059

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NOTE: ARCHITECTURE PLANNING SUBMISSION - ONLY FOR PLANNING REVIEW



PROPOSED ELEVATOR TOWER
 View from the West Wing 4th Floor

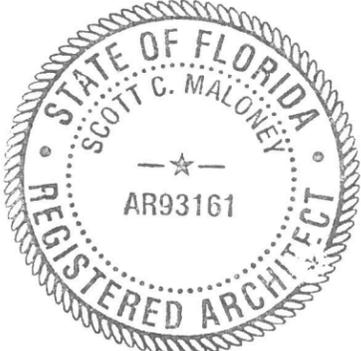
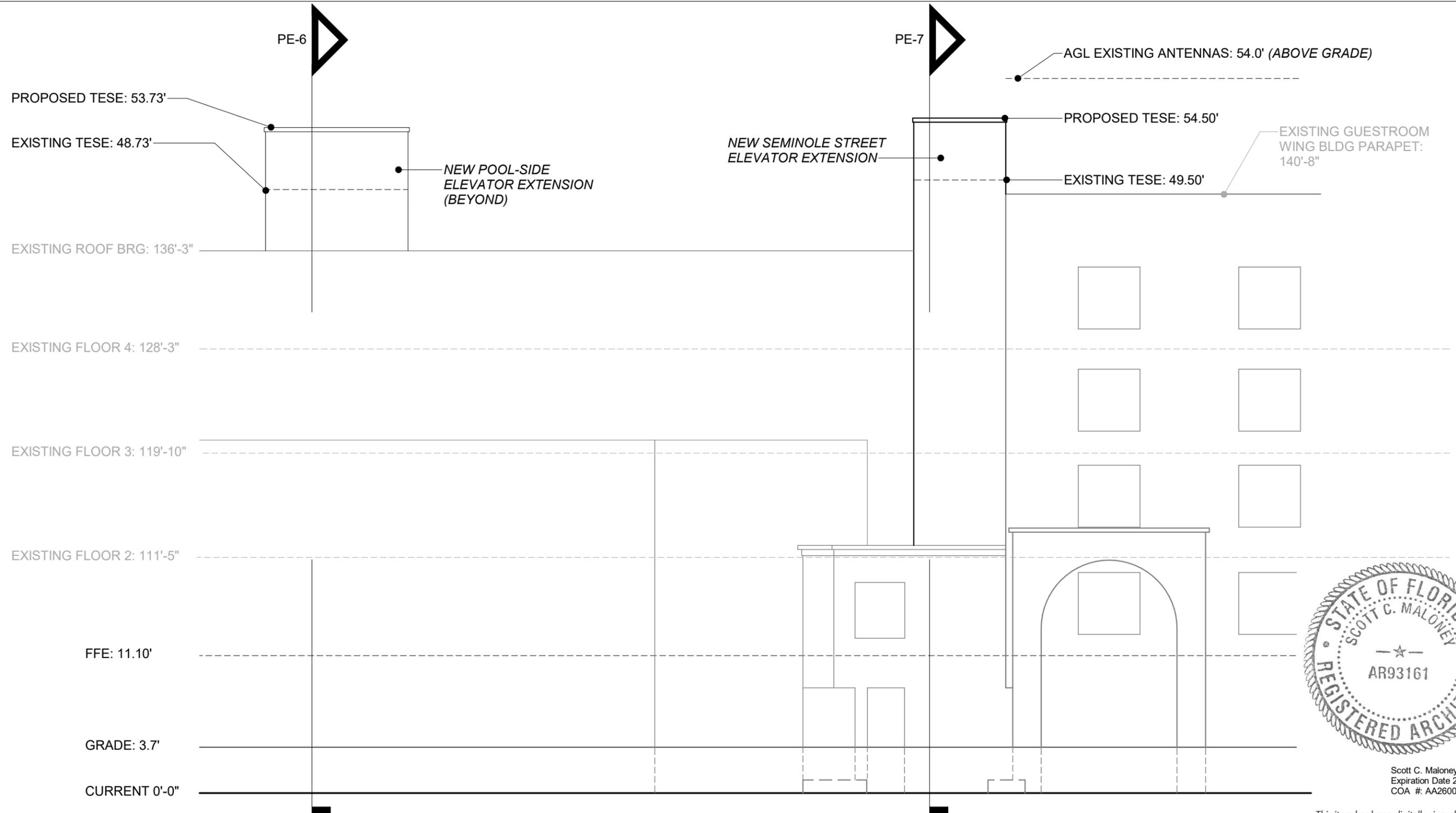
PE-7 - Streetside Elevator



CURRENT ELEVATOR TOWER
View from Seminole St.



PROPOSED ELEVATOR TOWER
View from Seminole St.



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 Expiration Date 2/28/2025
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NOTE: ARCHITECTURE
 PLANNING SUBMISSION -
 ONLY FOR PLANNING REVIEW

Submissions:

No.	Description	Date

Seminole Street PE-6 & PE-7 SCALE: 1/8" = 1'-0" 1



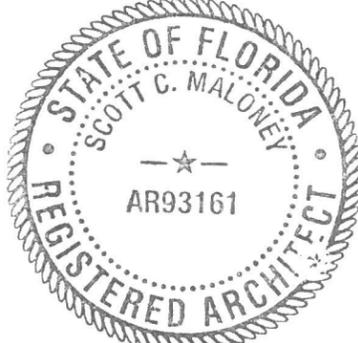
Casa Marina

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS
 Key Largo, Florida | Key West, Florida | Marathon, Florida

1500 Reynolds Ave., Key West, FL

NOTE:
 • EXISTING ELEVATOR SIZE NOT TO BE AFFECTED, WORK TO BE DONE TO HEIGHT OF EXISTING FOOTPRINT.

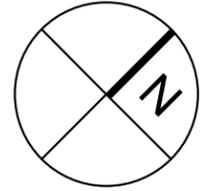
← SEMINOLE STREET →



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 Expiration Date 2/28/2025
 COA #: AA26001059

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West Wing Typ. Floor Plan SCALE: 3/64" = 1'-0" 1



← POOL SIDE →



CASA MARINA - ELEVATOR PARAPET EXTENSION

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS
 3121 Bridge Avenue Cleveland, Ohio 44113
 P: 216.357.2794 F: 216.357.2796

1500 Reynolds St, Key West, FL 33040

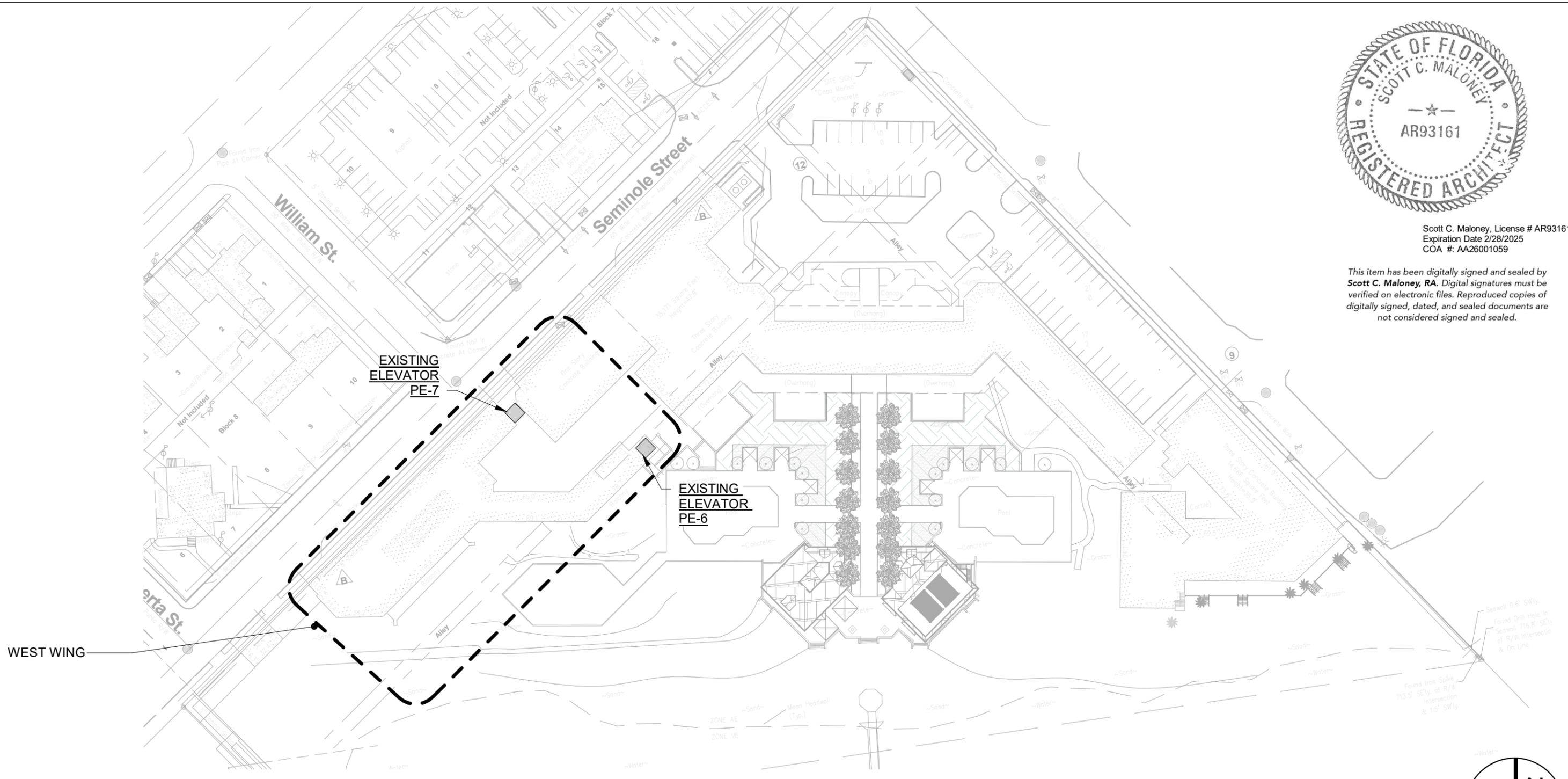
Submissions:

No.	Description	Date
	PLANNING SUBMISSION	06/01/2023

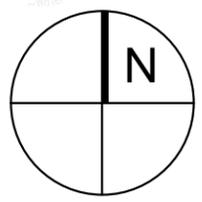


Scott C. Maloney, License # AR93161
 Expiration Date 2/28/2025
 COA # AA26001059

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SITE PLAN SCALE: 1" = 80'-0" **1**



CASA MARINA - ELEVATOR PARAPET EXTENSION

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS
 3121 Bridge Avenue Cleveland, Ohio 44113
 P: 216.357.2794 F: 216.357.2796

1500 Reynolds St, Key West, FL 33040

Submissions:

No.	Description	Date
	PLANNING SUBMISSION	06/01/2023

Warranty Deed

Doc# 1633895 03/22/2007 12:21PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

RETURN TO:
FIDELITY NATIONAL TITLE
INSURANCE COMPANY
ATTN: JENNIE CLAYTON
5690 W. Cypress St., Site A
Tampa, FL 33607
NAPS / FNT File No ACC-Wyndham

03/22/2007 12:21PM
DEED DOC STAMP CL: PW \$28,000.00

Doc# 1633895
Bk# 2261 Pg# 1224

Prepared under local supervision by :
Alison Ando, Esq. @ Simpson Thacher & Bartlett LLP
425 Lexington Ave, NY, NY 10017

Limited Warranty Deed

THIS LIMITED WARRANTY DEED made this 31st day of December, 2005, between IHC Realty Partnership, L.P., a Delaware limited partnership (formerly known as Interstone Partners I, L.P., a Delaware limited partnership), c/o Blackstone Real Estate Acquisitions IV L.L.C., 345 Park Avenue, New York, New York 10154 ("Grantor") and BRE/FL Development Parcels L.L.C., a Delaware limited liability company, c/o Blackstone Real Estate Acquisitions IV L.L.C., 345 Park Avenue, New York, New York 10154 ("Grantee").

Witnesseth:

That the Grantor, in consideration of the sum of \$4,000,000 paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grants, sells, conveys, transfers, assigns and warrants unto Grantee, its successors and assigns, all of its estate, right, title and interest in and to that certain plot, piece or parcel of land (together with the buildings and improvements thereon erected) described on Schedule A hereto (the "Premises").

Together with: all right, title and interest (if any) of Grantor in and to any streets and roads abutting the Premises to the center line thereof, as well as any gaps, strips or gores on, around or within the Premises;

Together with: all right, title and interest (if any) of Grantor in and to any hereditaments and appurtenances, and all of the estate and rights of Grantor.

To have and to hold the Premises herein conveyed unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that (a) Grantor is lawfully seized of the fee simple title, (b) the fee simple title is free from all encumbrances, except those appearing in the existing Owner's Policy insuring the Grantor's fee simple title, (c) Grantor has a good right and lawful authority to sell and convey the fee simple title, (d) Grantor fully warrants the fee simple title to immediate Grantee only, and (e) Grantor will defend the fee simple title from all lawful claims of immediate Grantee only. The foregoing warranty is for the sole benefit of immediate Grantee only and shall not extend any successor grantee.

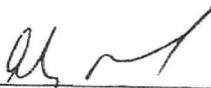
In witness whereof, the undersigned, by its duly elected officer(s) and pursuant to proper authority of its board of directors has duly executed, acknowledged and delivered this instrument as of the day and year first above written.

Grantor:

**Doc# 1633695
Bk# 2281 Pg# 1225**

IHC Realty Partnership, L.P.

By: IHC Realty Corporation, a Delaware corporation

By: 
Name: Anthony Besvich
Title:

Witness #1:


Name:

Witness #2:


Name:

County of New York)
State of New York)

Doc# 1633895
Bk# 2281 Pg# 1226

On December 31, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Berich, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their capacity(ies), and that by his / her / their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. Witness my hand and official seal.

Melissa Herland
Notary Public

MELISSA HERLAND
Notary Public, State of New York
No. 30-2814429
Qualified in Nassau County
Commission Expires 5-9-2007

Doc# 1533895
Bk# 2281 Pg# 1227

Schedule A:

On the Island of Key West, Florida, being Lots 1 thru 10 inclusive, all being in Block 8 as shown on the Plat of the Key West Investment Company's Subdivision of Part of Tract Seventeen (17), duly recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL RECORDS

D
130 213, 40

Record & Return to:
LandAmerica - Brigitte Sawicki
1302 N. 19th Street, Suite 200
Tampa, FL 33605
File # T-053331

Doc# 1517059 05/18/2005 3:34PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This instrument prepared by:

DEED DOC STAMP CL: JILL \$730,213.40

Sung Lee, Esq.
Akin Gump Strauss Hauer & Feld LLP
1700 Pacific Avenue, Suite 4100
Dallas, Texas 75201-4675

Doc# 1517059
Bk# 2115 Pg# 141

GENERAL WARRANTY DEED

STATE OF FLORIDA §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF MONROE §

THAT CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership (hereinafter called "Grantor"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by CASA MARINA OWNER, LLC, a Delaware limited liability company (hereinafter called "Grantee"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property situated in Monroe County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), together with Grantor's interest in and to all rights, titles, benefits, easements, privileges, remainders, tenements, hereditaments, interests, reversions and appurtenances thereunto belonging or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of Grantor therein, in and to adjacent strips and gores, if any, between the Land and abutting properties, and in and to adjacent streets, highways, roads, alleys or rights-of-way, and the beds thereof, either at law or in equity, in possession or expectancy, now or hereafter acquired (all of the above-described properties together with the Land are hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject and subordinate to (a) standby fees, taxes and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership by Grantee, its successors or assigns, which standby fees, taxes and assessments Grantee assumes and agrees to pay, (b) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, and (c) all matters listed on Exhibit B attached hereto and made a part hereof for all purposes (all of those items described in (a) through (c) above are hereinafter collectively referred to as the "Permitted Encumbrances").

Wyndham Resorts Casa Marina
Key West, FL
012665-0348 WEST 5722675 v1

Doc# 1517059
Bk# 2115 Pg# 142

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, Grantee's legal representatives, successors and assigns forever and subject to the Permitted Encumbrances, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Wyndham Resorts Casa Marina
Key West, FL
012665-0348 WEST 5722675 v1

Exhibit A to General Warranty Deed

Description of Land

Doc# 1517059
Bk# 2115 Pg# 144

Wyndham Resorts Casa Marina
Key West, FL
012663-0348 WEST 5722675 v1

Exhibit A

Doc# 1517059
Bk# 2115 Pg# 145

Policy Number: Proforma

Exhibit A-1:**Parcel I:**

All that land in the City of Key West, Monroe County, Florida, lying and being situate within a triangle formed by Seminole Avenue, Reynolds Street and the low water mark of the shore known as South Beach, the said triangle embracing Blocks 1, 2, 3, 4, 5 and 6 and the space between them formerly laid out as streets, but heretofore vacated as streets by the City Council of the City of Key West, all shown on the Plat of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida; and also all the land under water lying in front of and all riparian rights belonging or appurtenant to the said triangle; less, however, that portion of Block 6 which is not included in Parcel II described herein and all of the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

Subject to encroachment by Reynolds Street being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of Block 4 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, Key West, Monroe County, Florida and recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida, said corner is also known as the Point of Beginning of the land hereinafter described:

From said Point of Beginning bear South 37°32'30" East for a distance of 706.00 feet, more or less, to the shore line of said plat; thence meander the shoreline of said plat in a Westerly direction to a point which is 10.21 feet measured at right angles to the preceding course; thence bear North 37°32'30" West for a distance of 678.00 feet, more or less, to a point; thence continue bearing Northwesterly for a distance of 20.00 feet, more or less, to a point on the Southeasterly property line of Seminole Avenue; said point also bearing South 52°00'00" West from the Point of Beginning; thence bear North 52°00'00" East for a distance of 17.81 feet back to the Point of Beginning.

Parcel II:

On the Island of Key West, Monroe County, Florida and being a part of Block 6 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Begin at a point on the Southeasterly property line of Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence Southwesterly along the Southeasterly property line of Seminole Avenue for a distance of 14.83 feet; thence run Southeasterly and parallel with the said Alberta Street for a distance of 67.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line for a distance of 18.00 feet, more or less to the Easterly boundary of said Block 6; thence run Northwesterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, back to the Point of Beginning; together with all the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

Parcel III:

A concrete dock or pier situated on the following described property:

A parcel of submerged land lying in the Straits of Florida adjacent to Block 6 of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of

the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at a point on the Southeasterly property line of said Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence run Southeasterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, to the Mean High Water Line of the Straits of Florida and the Point of Beginning of the parcel of land herein being described: Thence continue Southeasterly along the extension of the Easterly boundary of said Block 6 for a distance of 106.00 feet; thence run Southerly along a line deflected $41^{\circ}09'30''$ to the right for a distance of 270.00 feet; thence at right angles in a Westerly direction for a distance of 25.00 feet; thence at right angles in a Northerly direction for a distance of 262.00 feet; thence run Northwesterly along a line deflected $41^{\circ}09'30''$ to the left for a distance of 115.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line a distance of 28.00 feet, more or less, back to the Point of Beginning.

Parcel IV:

On the Island of Key West, Florida being Lots 1 through 16, inclusive, all being in Block Seven (7) as shown on the plat of the Key West Investment Company's Subdivision of part of Tract Seventeen (17), recorded in Plat Book Number 1, page 69, of the Public Records of Monroe County, Florida.

Doc# 1517059
Bk# 2115 Pg# 146

Deed 1517059
Bk# 2115 Pg# 147

Exhibit B to General Warranty Deed

Permitted Encumbrances

All matters of record affecting the Property which are valid and subsisting.

MONROE COUNTY
OFFICIAL RECORDS

Wyndham Resorts Casa Marina
Key West, FL
012665-0348 WEST 5722675 v1

Boundary Survey

NOTES:

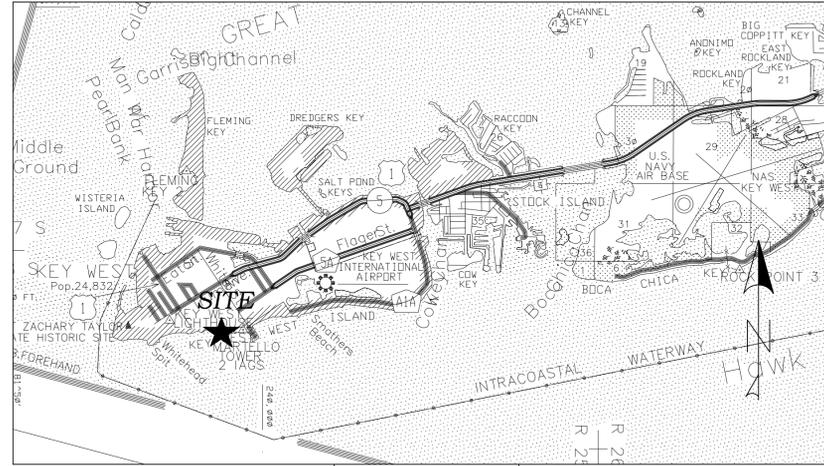
1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2 UES, INC. IS LB-8336.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. NO SUB-SURFACE FOUNDATIONS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN ANY SHOWN.
6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
7. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF MONROE COUNTY.
8. ALL HORIZONTAL SURVEY DATA IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED ON GPS RTK (REAL TIME KINEMATIC) CORRECTIONS RECEIVED FROM THE TRIMBLE VRS NETWORK. THE BASIS OF BEARING IS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REYNOLDS STREET AS BEING S 33°36'24" E.
9. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
10. COORDINATES, ELEVATIONS, BEARINGS AND DISTANCES SHOWN ARE MEASURED OR CALCULATED FROM FIELD TIES UNLESS OTHERWISE NOTED.
11. DATE OF LAST FIELD WORK: 7-16-2022; FIELD BOOK 596, PAGE 16.
12. THIS SURVEY OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
13. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY.
15. ANY ADJOINING DEED CITES ARE FOR "INFORMATIONAL PURPOSES ONLY"; NO SURVEY WAS MADE OF ADJOINING LANDS.
16. ELEVATIONS SHOWN HEREON ARE IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND BASED ON TIES TO NGS BENCHMARK "872 4557 TIDAL 5" (PID NO. AA0917), PUBLISHED ELEVATION OF 4.01 FEET (NGVD 29).
17. SURVEY PARCEL IS LOCATED IN FLOOD ZONE "AE" (EL. 6 FEET), FLOOD ZONE "AE" (EL. 8 FEET), FLOOD ZONE "AE" (EL. 9 FEET), FLOOD ZONE "VE" (EL. 10 FEET) AND FLOOD ZONE "VE" (EL. 12 FEET), BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL CITY OF KEY WEST 120168 1516K, MAP REVISED 2-18-2005. BASE FLOOD ELEVATIONS ARE IN NGVD 29.
18. BACKGROUND AERIAL IMAGE SHOWN IN THIS TOPOGRAPHIC SURVEY MAP WAS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION GIS WEBSITE, DATED 2018, RELATIVE POSITIONAL ACCURACY OF AERIAL IMAGERY WAS NOT FIELD VERIFIED. IMAGE IS FOR INFORMATIONAL PURPOSES ONLY.
19. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER.
20. THE SCOPE OF THIS SURVEY INCLUDED THE FOLLOWING:
 - a. COLLECT TOPOGRAPHIC DETAILS AND ELEVATIONS BETWEEN THE SOUTHERLY SIDE OF THE RESORT AND THE BEACH. THE FOCUS OF DETAIL IS THE EXISTING IMPROVEMENTS BETWEEN THE WALKWAYS ADJACENT TO THE BUILDINGS, THROUGHOUT THE POOL AREAS AND TO THE KITCHEN/BAR FACILITIES NEAR THE BEACH. TREES WERE ALSO LOCATED IN THIS AREA. DETAILS OF BUILDINGS AND INFORMATION ALONG THE PROPERTY BOUNDARY ARE LIMITED.
 - b. THE BOUNDARY SURVEY IS FOR PARCEL 1 AS DESCRIBED IN DEED BOOK 2115, PAGE 141.

BOUNDARY AND TOPOGRAPHIC SURVEY

LYING IN KEY WEST

SECTION 5, TOWNSHIP 68 SOUTH, RANGE 25 EAST

MONROE COUNTY, FLORIDA



LOCATION MAP
N.T.S.

ABBREVIATIONS:

AC = ACRE	MH = MANHOLE
A.C. = AIR CONDITIONER	MHWL = MEAN HIGH WATER LINE
A.K.A. = ALSO KNOWN AS	MISC. = MISCELLANEOUS
ALTA = AMERICAN LAND TITLE ASSOCIATION	MON = MONUMENT
ALUM. = ALUMINUM	NAD = NORTH AMERICAN DATUM
APPR. = APPROXIMATE	N.A.V.D. = NORTH AMERICAN VERTICAL DATUM (1988)
ASPH. = ASPHALT	NGS = NATIONAL GEODETIC SURVEY
AVE. = AVENUE	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929)
BLDG. = BUILDING	NO. = NUMBER
BLVD. = BOULEVARD	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BM = BENCHMARK	N.T.S. = NOT TO SCALE
BOC = BACK OF CURB	N-D = NAIL & DISK
BOW = BACK OF WALK	O/H = OVERHANG
BSM = BUREAU OF SURVEYING AND MAPPING	O.H.W.L. = ORDINARY HIGH WATER LINE
(C) = CALCULATED	O.H.W.M. = ORDINARY HIGH WATER MARK
CATV = CABLE TELEVISION	O.R. = OFFICIAL RECORD BOOK / PAGE
CB = CATCH BASIN	(P) = PLAT
CBS = CONCRETE BLOCK STRUCTURE	PB = PLAT BOOK
C.C.R. = CERTIFIED CORNER RECORD	P.C. = POINT OF CURVATURE
CDB = CHORD BEARING	PCP = PERMANENT CONTROL POINT
CH = CHORD	PG (S) = PAGE(S)
CLF = CHAIN LINK FENCE	P.I. = POINT OF INTERSECTION
CM = CONCRETE MONUMENT	PID = POINT IDENTIFIER
CMP = CORRUGATED METAL PIPE	PKN&D = PARKER-KALON NAIL & DISK
C.O. = CLEANOUT	PKWY. = PARKWAY
CONC. = CONCRETE	PL = PROPERTY LINE
CONT. = CONTROL	PLS = PROFESSIONAL LAND SURVEYOR
COV. = COVERED	P.O.B. = POINT OF BEGINNING
C.P. = CABBAGE PALM	P.O.C. = POINT OF COMMENCEMENT
CPP = CORRUGATED PLASTIC PIPE	P.O.T. = POINT OF TERMINUS
COR. = CORNER	PP = POWER POLE
CORP. = CORPORATION	P.R.M. = PERMANENT REFERENCE MONUMENT
C.P. = CONTROL POINT	PROP. = PROPERTY
C.R. = COUNTY ROAD	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CT. = COURT	PT. = POINT
C.T. = CABANA TENT	P.T. = POINT OF TANGENCY
C.U.E. = COUNTY UTILITY EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT
(D) = DEED	PVC = POLY VINYL CHLORIDE
D.B. = DECORATIVE BRICK	R = RADIUS OR RIGHT
D.E. = DRAINAGE EASEMENT	(R) = RECORD
DEPT. = DEPARTMENT	RCP = REINFORCED CONCRETE PIPE
(DESC.) = DESCRIPTION	RGE = RANGE
DH = DRILL HOLE	RLS = REGISTERED LAND SURVEYOR
DIA. = DIAMETER	R.R. = RAILROAD
DR. = DRIVE	RT = RIGHT
DWG. = DRAWING	RTA = RIGHT ANGLE
EL. = ELEVATION	RTK = REAL TIME KINEMATIC
ELEC. = ELECTRIC	R/W = RIGHT-OF-WAY
EOP = EDGE OF PAVEMENT	SEC. = SECTION
EOW = EDGE OF WATER	S.F. = SQUARE FEET
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE	SWFMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ESMT. = EASEMENT	SHT. = SHEET
EXIST. = EXISTING	S.R. = STATE ROAD
(F) = FIELD	S.S. = SANITARY SEWER
FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	STA. = STATION
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	ST. = STREET
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY	SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
F.F. = FINISHED FLOOR	T = TANGENT
FNC. = FENCE	TEL = TELEPHONE
FND = FOUND	TIIF = TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA
FPL OR FP&L = FLORIDA POWER & LIGHT	TIITF = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
F.S. = FLORIDA STATUTES	TOB = TOP OF BANK
FT. = FOOT / FEET	TOE = TOE OF SLOPE
GLO. = GENERAL LAND OFFICE	T.P. = TRAVERSE POINT
GPS = GLOBAL POSITIONING SYSTEM	TRANS. = TRANSITION
I.D. = IDENTIFICATION	TWP = TOWNSHIP
I.D.D. = IONA DRAINAGE DISTRICT	TYP = TYPICAL
INC. = INCORPORATED	U.E. = UTILITY EASEMENT
INST. = INSTRUMENT	U.O.N. = UNLESS OTHERWISE NOTED
INV. = INVERT	USGS = UNITED STATES GEOLOGICAL SURVEY
I.P. = IRON PIPE	VRS = VIRTUAL REFERENCE STATION
IR = IRON ROD (5/8" DIA. U.O.N.)	W = WITH
IRC OR IR&C = IRON ROD & CAP	Y.D. = YARD DRAIN
IRR. = IRRIGATION	Δ = DELTA ANGLE
L = LENGTH	± = MORE OR LESS
LABINS = LAND BOUNDARY INFORMATION SYSTEM (STATE OF FLORIDA)	# = NUMBER
LAT = LATITUDE	** = STAMPING OF CAP OR DISK
LB = LICENSED BUSINESS	
LLC = LIMITED LIABILITY COMPANY	
LN. = LANE	
LONG = LONGITUDE	
LS = LICENSED SURVEYOR	
LT = LEFT	
(M) = MEASURED	
MAG = MAGNETIC	
ME = MITERED END	

LEGEND:

	AIR RELEASE VALVE		SECURITY SENSOR
	AUTO VACUUM		SHOWER
	BACKFLOW PREVENTER		SIGN SINGLE POST
	BACTERIAL SAMPLE POINT		SIGN DOUBLE POST
	BENCH MARK		SPRINKLER
	BOLLARD		STEEL POST
	CABLE RISER		FOUND NAIL
	CABLE TV BOX		FOUND NAIL & DISK
	CATCH BASIN		LIGHTER WOOD POST
	CENTERLINE		FOUND PARKER KALON NAIL
	CLEANOUT		FOUND PARKER KALON NAIL & DISK
	COORDINATE NUMBER		SET CONCRETE MONUMENT
	CONCRETE POWER POLE		SET DRILL HOLE
	CONCRETE POST		SET 5/8" IRON ROD & CAP "T2 LB 8336" U.O.N.
	DRAINAGE MANHOLE		SET MAG NAIL & DISK "T2 LB 8336" U.O.N.
	EDGE OF WATER		SECTION CORNER
	ELECTRICAL BOX		CONCRETE
	ELECTRIC OUTLET		
	ELECTRIC MANHOLE		
	ELECTRIC METER		
	ELECTRIC TRANSFORMER W/ PAD		
	ELECTRIC LINE		
	ELECTRIC FLAG		
	ELECTRIC VAULT		
	EXISTING ELEVATION		
	FENCE - BARBED WIRE		
	FENCE - CHAIN LINK / U.O.N.		
	FENCE - WOOD / U.O.N.		
	FIBER OPTIC MARKER / POST		
	FIRE HYDRANT		
	FIRE VALVE		
	FLAG POLE		
	FORCE MAIN		
	FORCE MAIN AIR RELEASE VALVE		FOUND CONCRETE MONUMENT
	GAS PIPELINE MARKER		FOUND DRILL HOLE
	GAS VALVE		FOUND IRON ROD
	GATE KEY PAD		FOUND IRON ROD & CAP
	GATE ARM ACTUATOR BOX		FOUND NAIL
	GROUND LIGHT		FOUND NAIL & DISK
	GREASE MANHOLE		LIGHTER WOOD POST
	GUARD RAIL		FOUND PARKER KALON NAIL
	GUY POLE		FOUND PARKER KALON NAIL & DISK
	GUY WIRE		SET CONCRETE MONUMENT
	HANDI-CAP PARKING		SET DRILL HOLE
	HOSE BIB		SET 5/8" IRON ROD & CAP "T2 LB 8336" U.O.N.
	IRRIGATION BOX		SET MAG NAIL & DISK "T2 LB 8336" U.O.N.
	IRRIGATION VALVE		SECTION CORNER
	LIGHT POLE		CONCRETE
	MAIL BOX		
	METAL POWER POLE		
	MITERED END SECTION		
	WELL		
	OVERHEAD POWER LINE		
	OVERHEAD TELEPHONE LINE		
	PARKING PAY METER		
	POWER POLE		
	POWER POLE W/RISER		
	PROPANE VALVE		
	RECLAIM WATER LINE		
	RECLAIM WATER METER		
	RECLAIM WATER VALVE		
	RECLAIM WATER LINE FLAG		
	RIGHT-OF-WAY		
	SEWER LINE FLAG		
	SANITARY SEWER LINE		
	SEWER MANHOLE		
	SEWER VALVE		
	SECURITY SENSOR		FOUND CONCRETE MONUMENT
	SHOWER		FOUND DRILL HOLE
	SIGN SINGLE POST		FOUND IRON ROD
	SIGN DOUBLE POST		FOUND IRON ROD & CAP
	SPRINKLER		FOUND NAIL
	STEEL POST		FOUND NAIL & DISK
	TELEPHONE BOX OR VAULT		LIGHTER WOOD POST
	TELEPHONE CANISTER		FOUND PARKER KALON NAIL
	TELEPHONE MANHOLE		FOUND PARKER KALON NAIL & DISK
	TELEPHONE RISER		SET CONCRETE MONUMENT
	TOE OF SLOPE		SET DRILL HOLE
	TOP OF BANK		SET 5/8" IRON ROD & CAP "T2 LB 8336" U.O.N.
	TRAFFIC SIGNAL BOX		SET MAG NAIL & DISK "T2 LB 8336" U.O.N.
	TRAFFIC SIGNAL POLE		SECTION CORNER
	TRAFFIC SIGNAL LIGHT		CONCRETE
	UNDERGROUND UTILITIES		
	UNKNOWN UTILITY VAULT		
	UNKNOWN UTILITY MANHOLE		
	WATER MAIN		
	WATER LINE FLAG		
	WATER METER		
	WATER VALVE		
	WOOD POST		
	WOOD SUPPORT POLE		
	YARD DRAIN		
	CROSS WALK SIGNAL POLE		
	CROSS WALK BUTTON POLE		
	BUSH		
	CABBAGE PALM		
	OAK TREE		
	PALM TREE		
	PINE TREE		
	SHADE TREE (VARIOUS TYPE)		

LEGAL DESCRIPTION (DEED BOOK 2115, PAGE 141)

PARCEL 1:
ALL THAT LAND IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA, LYING AND BEING SITUATE WITHIN A TRIANGLE FORMED BY SEMINOLE AVENUE, REYNOLDS STREET AND THE LOW WATER MARK OF THE SHORE KNOWN AS SOUTH BEACH, THE SAID TRIANGLE EMBRACING BLOCKS 1, 2, 3, 4, 5 AND 6 AND THE SPACE BETWEEN THEM FORMERLY LAID OUT AS STREETS, BUT HERETOFORE VACATED AS STREETS BY THE CITY COUNCIL OF THE CITY OF KEY WEST, ALL SHOWN ON THE PLAT OF THE KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, RECORDED IN PLAT BOOK 1, AT PAGE 69 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND ALSO ALL THE LAND UNDER WATER LYING IN FRONT OF AND ALL RIPARIAN RIGHTS BELONGING OR APPURTENANT TO THE SAID TRIANGLE; LESS, HOWEVER, THAT PORTION OF BLOCK 6 WHICH IS NOT INCLUDED IN PARCEL II DESCRIBED HEREIN AND ALL OF THE LAND UNDER WATER LYING IN FRONT OF AND ALL RIPARIAN RIGHTS BELONGING OR APPURTENANT THERETO. SUBJECT TO ENCROACHMENT BY REYNOLDS STREET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF BLOCK 40F KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, KEY WEST, MONROE COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 1, AT PAGE 69 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID CORNER IS ALSO KNOWN AS THE POINT OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED: FROM SAID POINT OF BEGINNING BEAR SOUTH 37°32'30" EAST FOR A DISTANCE OF 706.00 FEET, MORE OR LESS, TO THE SHORE LINE OF SAID PLAT; THENCE MEANDER THE SHORELINE OF SAID PLAT IN A WESTERLY DIRECTION TO A POINT WHICH IS 10.21 FEET MEASURED AT RIGHT ANGLES TO THE PRECEDING COURSE; THENCE BEAR NORTH 37°32'30" WEST FOR A DISTANCE OF 678.00 FEET, MORE OR LESS, TO A POINT; THENCE CONTINUE BEARING NORTHWESTERLY FOR A DISTANCE OF 20.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY PROPERTY LINE OF SEMINOLE AVENUE; SAID POINT ALSO BEARING SOUTH 52°00'00" WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 52°00'00" EAST FOR A DISTANCE OF 17.81 FEET BACK TO THE POINT OF BEGINNING.

SCOTT R. URQUHART
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 8336)
SIGNED THIS ___ DAY OF _____, 2022



5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

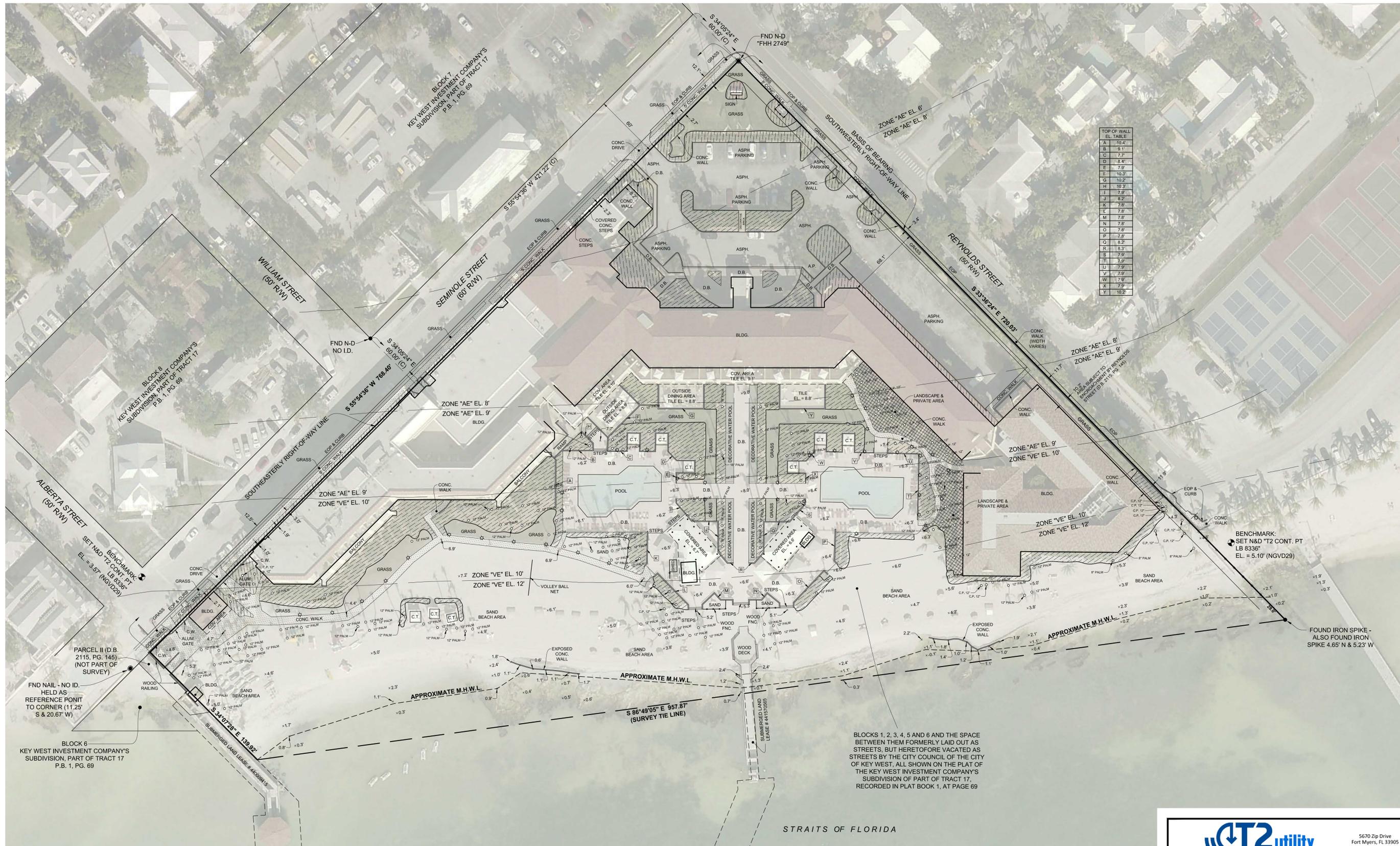
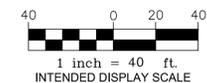
K2M DESIGN, INC.
1165 VIRGINIA STREET
KEY WEST, FLORIDA, 33040

DATE	FOR:
REVISION	
DWG. DATE:	8-3-2022
SURVEY DATE:	7-12-2022
DRAWN BY:	R.J.O.
CHECKED BY:	S.U.
COUNTY:	MONROE
SEC.	5-68-25
PROJECT NUMBER:	220507
DWG. NUMBER:	220507 - BN0T

BOUNDARY AND TOPOGRAPHIC SURVEY
LYING IN KEY WEST
SECTION 5, TOWNSHIP 68 SOUTH, RANGE 25 EAST
MONROE COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY

LYING IN KEY WEST
SECTION 5, TOWNSHIP 68 SOUTH, RANGE 25 EAST
MONROE COUNTY, FLORIDA



TOP OF WALL EL. TABLE	
A	10.4'
B	9.1'
C	7.7'
D	8.4'
E	7.9'
F	10.2'
G	10.2'
H	10.2'
I	7.9'
J	8.2'
K	7.5'
L	7.5'
M	7.5'
N	7.5'
O	7.5'
P	7.5'
Q	8.2'
R	8.3'
S	7.5'
T	3.9'
U	7.9'
V	7.9'
W	7.4'
X	7.9'
Y	10.2'

FOR: K2M DESIGN, INC.
1165 VIRGINIA STREET
KEY WEST, FLORIDA, 33040

COUNTY:	MONROE	DWG. DATE:	8-3-2022	REVISION:	DATE:	FOR:
SEC.	5-68-25	SURVEY DATE:	7-12-2022			
PROJECT NUMBER:	220507	DRAWN BY:	R.J.O.			
DWG. NUMBER:	220507 - BNDT	CHECKED BY:	S.U.			

BOUNDARY AND TOPOGRAPHIC SURVEY
LYING IN KEY WEST
SECTION 5, TOWNSHIP 68 SOUTH, RANGE 25 EAST
MONROE COUNTY, FLORIDA



5670 Zip Drive
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