



DEVELOPMENT PLAN AND CONDITIONAL USE 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



Fees listed below include a **\$376.81 advertising/noticing fee** and a **\$134.01 fire review fee** where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule.

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,618.26
Outside Historic District Total Application Fee	\$ 2,814.20
Conditional Use Total Application Fee	\$ 1474.11
Extension Total Application Fee	\$ 670.05
Major Development Plan Total Application Fee	\$ 4,958.35
Conditional Use Total Application Fee	\$ 1474.11
Extension Total Application Fee	\$ 670.05
Administrative Modification Fee	\$ 972.41
Minor Modification Fee	\$ 1,853.65
Major Modification Fee	\$ 2,619.41
Conditional Use (not part of a development plan) Total Application Fee	\$ 3350.24
Extension (not part of a development plan) Total Application Fee	\$ 670.05
Revision or Addition (not part of a development plan) Fee	\$ 2431.01

Applications will not be accepted unless complete

Development Plan

Major _____

Minor _____

Conditional Use

X _____

Historic District

Yes _____

No _____

Please print or type:

- 1) Site Address: 1500 Reynolds Street, Key West, Florida 33040
- 2) Name of Applicant: Oropeza Stones & Cardenas, PLLC
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 221 Simonton Street, Key West, FL 33040
- 5) Applicant's Phone #: 305-294-0252 Email: lisa@oropezastonescardenas.com
- 6) Email Address: greg@oropezastonescardenas.com
- 7) Name of Owner, if different than above: Casa Marina Owner, LLC a Delaware limited liability company
- 8) Address of Owner: 1775 Tysons Boulevard, FI 7, Tysons, VA 22102

9) Owner Phone #: c/o (305) 294-0252 Email: c/o greg@oropezastonescardenas.com

10) Zoning District of Parcel: HCT RE# 00037160-000100

11) Is Subject Property located within the Historic District? Yes ☒ No ☐

If Yes: Date of approval

HARC approval #

OR: Date of meeting

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

The Applicant is seeking to amend an existing conditional use which authorized 24 mopeds to be located at 1500 Reynold's Street, Key West, Florida for rental out of the Casa Marina Key West Resort.

The Amendment seeks to reduce the total number of vehicles from 24 to 22, and to revise the type of vehicle from scooters to golf carts. The amendment will result in a reduction in the number of daily and peak hour trips generated in conjunction with a reduction in the number of vehicles at the property. Except as modified by this Application, the terms and conditions of the Original Conditional use permit remain in full force and effect.

13) Has subject Property received any variance(s)? Yes ☐ No ☒

If Yes: Date of approval Resolution #

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes ☒ No ☐

If Yes, describe and attach relevant documents.

Electric Utility easements recorded in OR Book 962, Page 638, and OR Book 962, Page 641.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings, and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospitalbeds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms.
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
 - d. Development within or adjacent to historic district. All development proposed as a conditional use within or

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

KBP CONSULTING, INC.

February 13, 2026

Elizabeth M. Kehoe, Esq.
Oropeza Stones Cardenas
221 Simonton Street
Key West, Florida 33040

**Re: Casa Marina Resort – Golf Cart Rentals
Conditional Use Application – Traffic Statement**

Dear Lisa:

The Casa Marina Resort is an existing hotel resort located generally in the southern quadrant of the intersection at Reynolds Street and Seminole Street in Key West, Monroe County, Florida. More specifically, this site is located at 1500 Reynolds Street.

One of the amenities currently offered by this full-service resort is the ability to rent motorized scooters through an authorized vendor. Presently there are 25 motorized scooters licensed to this location. The existing vendor has proposed to change the fleet of rental vehicles at this location from motorized scooters to electric golf carts. The number of proposed golf carts is 22.

From a traffic operations standpoint, both the motorized scooters and the golf carts are classified as vehicles. As such, the proposed action of replacing 25 scooters with 22 golf carts results in a reduction in the number of vehicles based at the subject location. Correspondingly, this will result in a reduction in the number of daily and peak hour trips to be generated by these rental vehicles at this site. Therefore, further traffic analyses associated with this action are not warranted.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer



**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, Sean M. Dell'Orto as
Please Print Name of person with authority to execute documents on behalf of entity

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

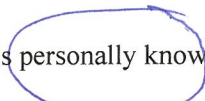
authorize Gregory S. Oropeza, Esq., Oropeza Stones & Cardenas, PLLC
Please Print Name of Representative

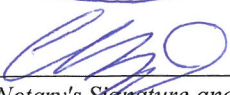
to be the representative for this application and act on my/our behalf before the City of Key West.


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

Subscribed and sworn to (or affirmed) before me on this May 29 2026
Date

by Sean Dell'Orto, Vice President and Treasurer
Name of person with authority to execute documents on behalf of entity owner

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


Notary's Signature and Seal Christina J. Kang

Christina J. Kang, Notary Exp 2/28/2030
Name of Acknowledger typed, printed or stamped Fairfax County, VA

7761357
Commission Number, if any





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

I, Gregory Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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, Florida 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.

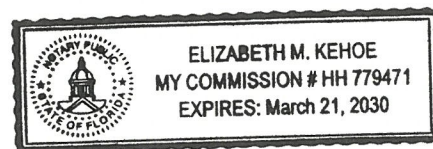
[Signature]
Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 6/2/26 by
date
Gregory Oropeza
Name of Applicant

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

[Signature]
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

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").

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.

EXECUTED this 14th day of May, 2005, to be effective for all purposes
as of the 10th day of May, 2005.

GRANTOR:

CASA MARINA REALTY PARTNERSHIP, L.P., a
Delaware limited partnership

By: Casa Marina Realty Corporation, a Delaware
corporation, its general partner

Cindy Nelson
Cindy Nelson
Witness

By: [Signature]
Name: Gregory J. Moundas
Title: Vice President

Natalya Simulach
Natalya Simulach
Witness

STATE OF NY §
§
COUNTY OF NY §

BEFORE ME, the undersigned authority, on this day personally appeared Gregory Moundas
Vice President of Casa Marina Realty Corporation, a Delaware corporation, general partner
of CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership, known to
me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to
me that he executed the same for the purposes and consideration therein expressed, in the
capacity therein stated, and as the act and deed of said corporation and limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14 day of
May, 2005.

[Signature]
Notary Public in and for the State of NY

TIFFANY KIM
Notary's Printed Name

My Comm. Expires: August 30, 2008
Notary Public, State of New York
No. 012665-0348
Qualified in New York County

After recording, this document should be returned to:
Akin Gump Strauss Hauer & Feld LLP
Attn: Sung Lee
1700 Pacific Avenue, Suite 4100
Dallas, TX 75201-4675

Exhibit A to General Warranty Deed

Description of Land

Doc# 1517059
Bk# 2115 Pg# 144

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 preceeding 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

Exhibit B to General Warranty Deed

Permitted Encumbrances

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

**MONROE COUNTY
OFFICIAL RECORDS**

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name: Barefoot Billy's Inc (Rrv)
Location Address: 1500 Reynolds St, Key West, FL 33040
License NBR/Class: 29741 REGULATORY LICENSES AND PERMITS
Expiration Date: 05/31/2026

Regulatory License - Electric Scooters or Other Recreational Rental Vehicles

Comments: 24 OF 25 MOPEDS/DECALS #1085 - #1108

Restrictions: 24 MOPEDS ALL GAS

This document must be prominently displayed.

Barefoot Billy's Inc (Rrv)
1908 VENETIA ST KEY WEST FL 33040

MOSBLECH, WILLIAM
1908 VENETIA ST KEY WEST FL 33040



CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name: SUNSET ISLAND PARTY OPERATING CORP (RRV)
Location Address: 1500 REYNOLDS ST KEY WEST FL, 33040, USA
License NBR/Class: REG2026-000022 REGULATORY LICENSES AND PERMITS
Expiration Date: 05/31/2027

Regulatory License - Electric Scooters or Other Recreational Rental Vehicles

Comments: 24 of 25 AUTHORIZED SCOOTERS

Restrictions: DECALS #1085 - #1108

This document must be prominently displayed.

SUNSET ISLAND PARTY OPERATING CORP (RRV)
6300 3rd street key west Florida 6300 3rd key west KEY
WEST,FL Florida United States 33040

CASA MARINA EQUITY HOLDINGS LLC
6300 3rd street key west Florida 6300 3rd key west KEY WEST,FL Florida United States
33040

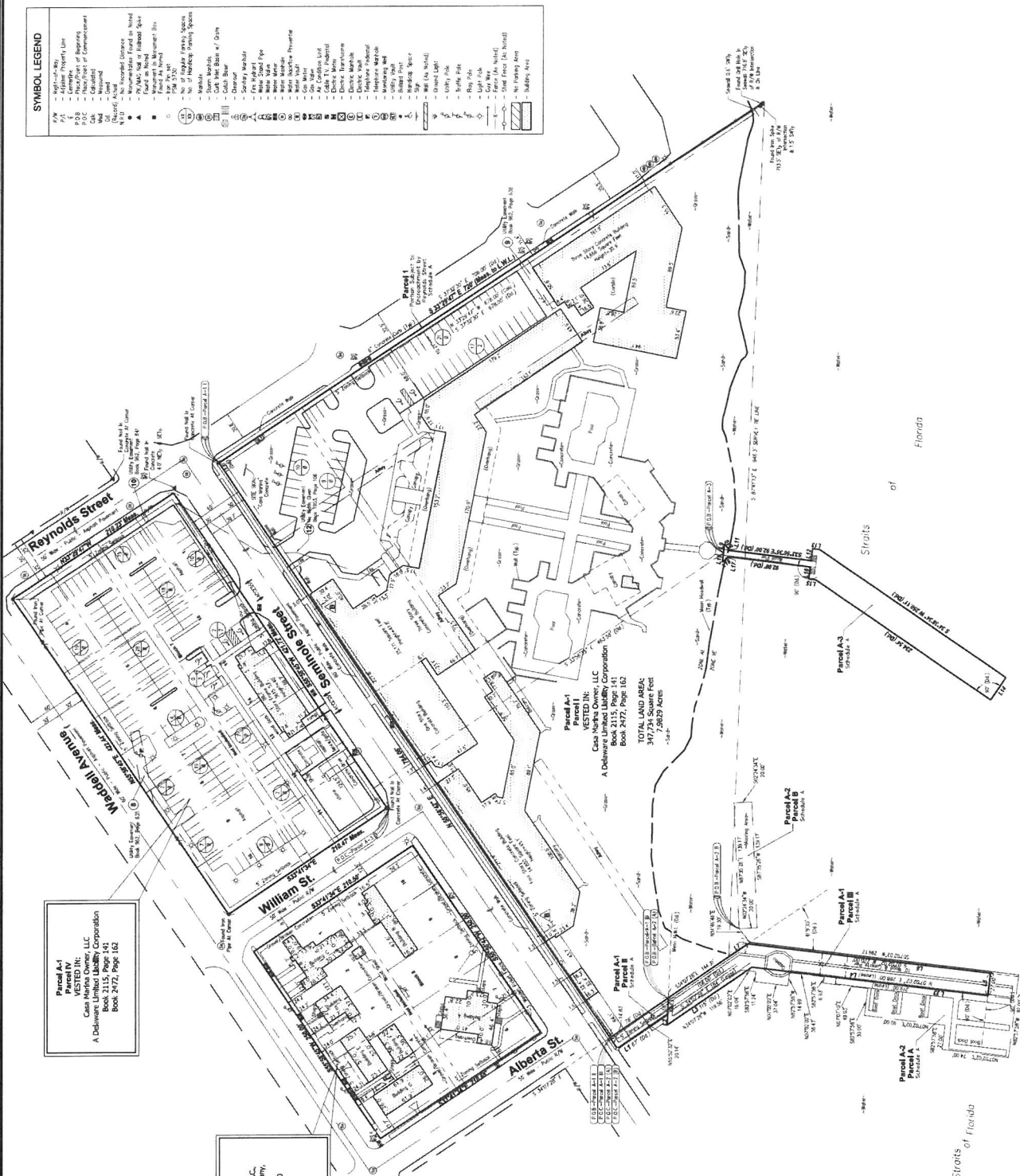
New with
change of
ownership

SUNSET WATERSPORTS

PERMIT DOCUMENTS

[illegible][illegible]

P/W	- Right-of-Way
P/L	- Private Property Line
C/P	- Center Point of Boundary
P.O.B.	- Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
Cat.	- Categorized
Md	- Measured
D	- Deed
(Record)	- Actual
N/D	- No Recorded Distance
F.U.	- Monument Found on Noted
▲	- PM/MZ Nail or Railroad Spike Found on Noted
■	- Monument in Monument Box
○	- Found as Noted
△	- PSM 5700
□	- No of Regular Marking Species
⊗	- No of Handicap Parking Spaces
Ⓜ	- Manhole



Line	Reference	$\delta T_{\text{eff}}^{\text{a}}$ (K)	$\delta T_{\text{eff}}^{\text{b}}$ (K)
1	N 4473-50 #	8.70 [±] 1.17	10.1
2	N 4473-50 #	8.70 [±] 1.17	10.1
3	S 3447-51 #	11.4 [±] 1.7	11.4
4	S 3447-51 #	11.4 [±] 1.7	11.4
5	N 4473-50 #	8.70 [±] 1.17	10.1
6	N 4473-50 #	8.70 [±] 1.17	10.1
7	N 4473-50 #	8.70 [±] 1.17	10.1
8	N 4473-50 #	8.70 [±] 1.17	10.1
9	S 3447-51 #	11.4 [±] 1.7	11.4
10	S 3447-51 #	11.4 [±] 1.7	11.4
11	S 3447-51 #	11.4 [±] 1.7	11.4
12	S 3447-51 #	11.4 [±] 1.7	11.4
13	S 3447-51 #	11.4 [±] 1.7	11.4
14	S 3447-51 #	11.4 [±] 1.7	11.4
15	S 3447-51 #	11.4 [±] 1.7	11.4
16	S 3447-51 #	11.4 [±] 1.7	11.4
17	S 3447-51 #	11.4 [±] 1.7	11.4
18	S 3447-51 #	11.4 [±] 1.7	11.4
19	S 3447-51 #	11.4 [±] 1.7	11.4
20	S 3447-51 #	11.4 [±] 1.7	11.4
21	S 3447-51 #	11.4 [±] 1.7	11.4
22	S 3447-51 #	11.4 [±] 1.7	11.4
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24	S 3447-51 #	11.4 [±] 1.7	11.4
25	S 3447-51 #	11.4 [±] 1.7	11.4
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34	S 3447-51 #	11.4 [±] 1.7	11.4
35	S 3447-51 #	11.4 [±] 1.7	11.4
36	S 3447-51 #	11.4 [±] 1.7	11.4
37	S 3447-51 #	11.4 [±] 1.7	11.4
38	S 3447-51 #	11.4 [±] 1.7	11.4
39	S 3447-51 #	11.4 [±] 1.7	11.4
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43	S 3447-51 #	11.4 [±] 1.7	11.4
44	S 3447-51 #	11.4 [±] 1.7	11.4
45	S 3447-51 #	11.4 [±] 1.7	11.4
46	S 3447-51 #	11.4 [±] 1.7	11.4
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48	S 3447-51 #	11.4 [±] 1.7	11.4
49	S 3447-51 #	11.4 [±] 1.7	11.4
50	S 3447-51 #	11.4 [±] 1.7	11.4
51	S 3447-51 #	11.4 [±] 1.7	11.4
52	S 3447-51 #	11.4 [±] 1.7	11.4
53	S 3447-51 #	11.4 [±] 1.7	11.4
54	S 3447-51 #	11.4 [±] 1.7	11.4
55	S 3447-51 #	11.4 [±] 1.7	11.4
56	S 3447-51 #	11.4 [±] 1.7	11.4
57	S 3447-51 #	11.4 [±] 1.7	11.4
58	S 3447-51 #	11.4 [±] 1.7	11.4
59	S 3447-51 #	11.4 [±] 1.7	11.4
60	S 3447-51 #	11.4 [±] 1.7	11.4
61	S 3447-51 #	11.4 [±] 1.7	11.4
62	S 3447-51 #	11.4 [±] 1.7	11.4
63	S 3447-51 #	11.4 [±] 1.7	11.4
64	S 3447-51 #	11.4 [±] 1.7	11.4
65	S 3447-51 #	11.4 [±] 1.7	11.4
66	S 3447-51 #	11.4 [±] 1.7	11.4
67	S 3447-51 #	11.4 [±] 1.7	11.4
68	S 3447-51 #	11.4 [±] 1.7	11.4
69	S 3447-51 #	11.4 [±] 1.7	11.4
70	S 3447-51 #	11.4 [±] 1.7	11.4
71	S 3447-51 #	11.4 [±] 1.7	11.4
72	S 3447-51 #	11.4 [±] 1.7	11.4

BRE/FL Development Parcells LLC,
a Delaware limited liability company,
Book 2281, Page 1224
APN:0568 25 0037230000100

TOTAL LAND AREA:
52,625 Square Feet
1.208 Acres

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that

Massachusetts Mutual/Interstate/Casa Marina Venture #1

hereinafter called grantor(s) do hereby grant as easement to THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, hereinafter called grantee, for public utility purposes, in, under, over and across the hereinafter described land, in the management, operation, maintenance, extension, construction and improvement, thereof, to wit:

On the Island of

Key West

in Monroe County, Florida,

A portion of Block 2, "Plat of Key West Investments Company's Subdivision of Tract 17", as recorded in Plat Book 1, Page 69 of the Public Records of Monroe County, Florida and being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way line of Seminole Avenue and the Southwesterly Right-of-Way line of Reynolds Street; thence South 33° 29' 48" East along the said Southwesterly Right-of-Way line of Reynolds Street for 396.00 feet to the Point of Beginning; thence continue South 33° 29' 48" East along the Southwesterly Right-of-Way line of Reynolds Street for 10.00 feet; thence South 56° 30' 12" West for 55.00 feet; thence North 33° 29' 48" West for 10.00 feet; thence North 56° 30' 12" East for 55.00 feet to Southwesterly 550.00 square feet.

An easement covering a transformer pad, underground wiring and all appurtenances necessary.

CLERK
CL. CIR. CL.
MONROE COUNTY, FL.

86 JAN -6 PM 2:13

FILED FOR RECORD

Together with the right of ingress and egress over property of the grantor(s), so as to afford the grantee complete use and enjoyment of this easement, including the right to cut and trim, from time to time, trees, brush, over-hanging branches and other natural obstructions on the above described land, which may injure or interfere with the full and complete use of the aforesaid easement.

This easement shall terminate if at any time its use is discontinued for 1 year.

IN WITNESS WHEREOF, these presents have been executed by the grantor(s) herein, all as of the 9th day of December A.D. 1985.
Signed, Sealed and Delivered in the presence of:

Maria C. Walas 12/30/85
(Witness)

(Seal)

Chester P. Gushki 12/30/85
(Witness)

By: Massachusetts Mutual Life Insurance Company,
Venturer

John H. Sherson 12/31/85
(Witness)

By: James J. McEathron
(Seal) Title: VICE PRESIDENT
Massachusetts Mutual/Interstate/
Casa Marina Venture #1

419437

OFF REC 0962 PAGE 0639

SEMINOLE AVENUE

P.O.C.

396.00'

S 33° 29' 48" E

P.O.B.

10.00'

CONC. WALL

S 33° 29' 48" E

CONC. SIDEWALK

REYNOLDS STREET (50' R/W)

3 STY. CONC. BLDG.
"CASA MARINA INN"

12.8'

N 33° 29' 48" W

10.00'

N 56° 30' 12" E

55.00'

EASEMENT

TRANSFORMER

S 56° 30' 12" W

1.0'

55.00'

3 STY. ADDITION

STATE OF Pennsylvania
 COUNTY OF Allegheny

On December 30, 1985, before me the undersigned, a Notary Public in and for said County and State, personally appeared Edward A. Perlau known to me to be the person(s) whose names is subscribed to the within instrument and acknowledged that he executed the same.

SEAL

Judith M. Wardensky
 Notary Public in and for
 said County and State of
 JUDITH M. WARDENSKY, NOTARY PUBLIC
 PITTSBURGH, ALLEGHENY COUNTY
 MY COMMISSION EXPIRES OCT 28, 1988
 Member, Pennsylvania Association of Notaries

STATE OF MASSACHUSETTS
 COUNTY OF HAMPDEN

On December 31, 1985, before me the undersigned, a Notary Public in and for said County and State, personally appeared James L. McEathron known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

SEAL

Barbara S. Fisk
 Notary Public in and for
 said County and State
 MY COMMISSION EXPIRES
 APRIL 15, 1986

Recorded in Official Records Book
 in Monroe County, Florida
 Record Verified
 DANNY L. KOLHAGE
 Clerk Circuit Court

419438

OFF 0962 PAGE 641

9.00
CEASEMENT

KNOW ALL MEN BY THESE PRESENTS, that

Massachusetts Mutual/Interstate/Casa Marina Venture #1

hereinafter called grantor(s) do hereby grant as easement to THE UTILITY BOARD OF THE CITY OF KEY WEST, FLORIDA, hereinafter called grantees, for public utility purposes, in, under, over and across the hereinafter described land, in the management, operation, maintenance, extension, construction and improvement, thereof, to wit:

On the Island of Key West in Monroe County, Florida,

A part of Lot 1, Block 7, Part of Tract 17, according to the plat thereof, as recorded in Plat Book 1, at Page 69 of Public Records of Monroe County, Florida and more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block 7, run in a Northerly direction along the Easterly property line of Lot 1 for a distance of 39 feet to the Point of Beginning; from said Point of Beginning continue Northerly for a distance of 4 feet to a point; thence at right angles bear West 10 feet to a point; thence bear South and parallel to the East property line a distance of 4 feet to a point; thence East 10 feet back to the Point of Beginning.

This easement is for one (1) down guy.

FILED FOR RECORD
86 JAN -6 PM 2:13
CLK. CIR. CL.
MONROE COUNTY, FL.

Together with the right of ingress and egress over property of the grantor(s), so as to afford the grantee complete use and enjoyment of this easement, including the right to cut and trim, from time to time, trees, brush, over-hanging branches and other natural obstructions on the above described land, which may injure or interfere with the full and complete use of the aforesaid easement.

This easement shall terminate if at any time its use is discontinued for 1 year.

IN WITNESS WHEREOF, these presents have been executed by the grantor(s) herein, all as of the 31st day of December A.D. 1985.
Signed, Sealed and Delivered in the presence of:

Maria C. Walas 12/30/85
(Witness)

[Signature] 12/30/85
(Seal)

Charles P. Swotin 12/30/85
(Witness)

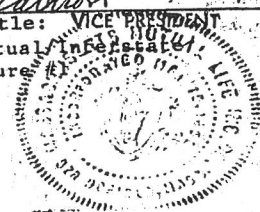
By: Massachusetts Mutual Life Insurance Company,
Venturer

[Signature] 12/31/85
(Witness)

By: James L. McEathron
(Seal) Title: VICE PRESIDENT

John H. Shuman 12/31/85
(Witness)

Massachusetts Mutual/Interstate/
Casa Marina Venture



STATE OF Pennsylvania
COUNTY OF Allegheny

On December 31, 1985, before me the undersigned, a Notary Public in and for said County and State, personally appeared Edward W. Waseau known to me to be the person(s) whose names is subscribed to the within instrument and acknowledged that he executed the same.

SEAL

Judith M. Waronsky
Notary Public in and for
said County and State
JUDITH M. WARONSKY, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES MAY 23, 1988
Member, Pennsylvania Association of Notaries

STATE OF MASSACHUSETTS
COUNTY OF HAMPDEN

On December 31, 1985, before me the undersigned, a Notary Public in and for said County and State, personally appeared James L. McEathron known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

SEAL

Barbara S. Fisk
Notary Public in and for
said County and State
MY COMMISSION EXPIRES
APRIL 15, 1988

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court