

RESOLUTION NO. 2025-007

A RESOLUTION OF THE KEY WEST PLANNING BOARD APPROVING A MAJOR MODIFICATION TO A MAJOR DEVELOPMENT PLAN AND LANDSCAPE WAIVER – 0 DUVAL STREET (RE# 00000120-018800) – A REQUEST FOR A MAJOR MODIFICATION TO A MAJOR DEVELOPMENT PLAN AND LAND-SCAPE WAIVER TO REMODEL PORTIONS OF AN EXISTING HOTEL IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – 1 ZONING DISTRICT. THE PROPOSED WORK WOULD RESULT IN REDEVELOPMENT OF 3,500 SQUARE FEET OF LOBBY, RETAIL AND OFFICE AREA, A MODIFIED VEHICULAR CIRCULATION AND PARKING PLAN, AND MODIFICATIONS TO THE LANDSCAPE PLAN INCLUDING A LANDSCAPE WAIVER, PURSUANT TO SECTIONS 108-91 AND 108-517 OF THE CODE OF ORDINANCES OF KEY WEST, FLORIDA.

WHEREAS, Section 108-91, of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that major modifications to major development plans treated in the same manner as the original approval; and

WHEREAS, a request has been submitted for a Major Modification to a Major Development Plan and Landscape Waiver for the subject property located at 0 Duval Street (RE# 00000120-018800) Historic Residential Commercial Core -1 (HRCC-1) zoning district, and

WHEREAS, Code Section 108-196(a) requires the Planning Board to review and approve, approve with conditions or deny the proposed Modification to a Major Development Plan and landscape waiver;

WHEREAS, the Planning Board approved a variance for the minimum required setback from coastal shorelines to allow for ten-foot shoreline setback pursuant to Planning Board Resolution 2024-006; and

WHEREAS, this matter came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on February 20, 2025; and

WHEREAS, the granting of the proposed Major Development Plan and Landscape Waiver is consistent with the criteria of the Code of Ordinances; and

WHEREAS, the Planning Board finds that the granting approval of the proposed Major Development Plan and Landscape Waiver is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

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

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

Section 2. The request for a Major Modification to a Major Development Plan and Landscape Waiver to remodel portions of an existing hotel in the Historic Residential Commercial Core – 1 zoning district, including redevelopment of 3,500 square feet of lobby, retail and office area, a modified vehicular circulation and parking plan, and modifications to the landscape plan including a landscape waiver, pursuant to Sections 108-91 and 108-517 of the Code of Ordinances of Key West, Florida, is hereby approved with the following conditions:



Chairman
Planning Director

General Conditions:

1. The work shall be consistent with the plans signed and sealed by Steven R. Rossi of Rossi Architecture, dated 9.11.2024. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted.
2. The applicant shall obtain Planning Board approval for a variance to the requirements of Section 122-1148.
3. Within four years of the completion of the proposed work, all structures on the property shall be fully sprinkled with an automatic fire sprinkler system as per Life Safety/Florida Fire Prevention Code. As part of the first phase lobby expansion major redevelopment plan, the owner/contractor agrees that the existing fire main water supply shall be connected directly to the City of Key West (FKAA) water supply system, and the system design shall be provided by a state-certified engineer.
4. The applicant shall obtain a HARC Certificate of Appropriateness before applying for building permits for any new or modified signage.

Conditions required prior to issuance of a Building Permit

5. As a condition of issuance of building permits, the applicant shall provide a soil erosion and sediment control plan that includes a stormwater pollution prevention plan. The plan shall be provided to and approved by the City stormwater engineer.
6. All applicable state or federal permits shall be obtained before commencement of the development.

Section 3. Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. This Major Development Plan application approval by the Planning Board does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

Section 5. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

Section 6. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Commerce. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

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


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

KRH  Chairman
Planning Director


Peter Batty, Planning Board Chairman

3.10.25
Date

Attest:


Katie Halloran, Planning Director

3/10/2025
Date

Filed with the Clerk:


Keri O'Brien, City Clerk

3/10/2025
Date


KPH Chairman
Planning Director

OCEAN KEY RESORT & SPA

0 DUVAL ST, KEY WEST, FLORIDA 33040

LOBBY RENOVATION

GENERAL PROJECT SUMMARY

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

PROJECT AREA RENOVATION SQUARE FOOTAGE CALCULATIONS:

EXISTING 1ST FLOOR INTERIOR AREA REMOVED:	- 3,990 S.F.
NEW 1ST FLOOR INTERIOR AREA:	+ 1,810 S.F.
EXISTING 2ND FLOOR INTERIOR AREA TO BE RENOVATED:	3,025 S.F.
NEW 2ND FLOOR INTERIOR AREA:	+ 1,690 S.F.
NEW STAIR & 2ND FLOOR EXTERIOR DECKS:	+ 1,875 S.F.
<p>*NOTE: PROJECT INTERIOR OCCUPIED AREA WHEN COMPLETED WILL BE 490 S.F. LESS THAN WHAT WAS EXISTING PRIOR TO RENOVATION.</p>	

GENERAL INFORMATION

PROJECT NAME:	OCEAN KEY RESORT & SPA - LOBBY RENOVATION
PROJECT ADDRESS:	0 DUVAL ST KEY WEST, FLORIDA 33040
OWNER:	SEABOARD ASSOCIATES LIMITED PARTNERSHIP, c/o NOBLE HOUSE HOTELS & RESORTS 600 6TH ST SOUTH KIRKLAND WASHINGTON 98033 (425) 827-8131
ARCHITECT/AGENT:	ROSSI ARCHITECTURE 3952 CLAREMONT MESA BLVD, D-384 SAN DIEGO, CA 92117 (619) 291-8272
PARCEL NUMBER:	00000120-000000 00000120-018800
LEGAL DESCRIPTION / SUBDIVISION / DOCUMENTS:	KM FT LOT 1 SQR B (A/K/A UNITS 203,205,303,304,305,403,PH3,PH4 AND PH5 REFLECTIONS ON KEY WEST A CONDO AND ALL OF PROPOSED PHASE II) 617-309/12 OR825-2394/2400 OR863-2108/09 OR863-2111/12 OR863-2113/15 OR912-3110 OR916-713/11 OR921-644/45 OR922-1401/03 OR926-116/18 OR927-365/69 OR154-614/11 OR1521-2389/44 OR1544-1262/82 OR2004-1358/80 OR2283-663/86
SEC/TWP/RNG:	31/67/25
SETBACKS:	FRONT 0 FT; SIDE 2.5 FT; REAR 10 FT; STREET SIDE 0 FT
FLOOD ZONE:	AE-9, VE-10, VE-11, VE-1B
SITE AREA:	67,841 SQ FT
ZONE:	HISTORIC RESIDENTIAL COMMERCIAL CORE - I
BUILDING USE:	HOTEL WITH ASSOCIATED USES
NUMBER OF GUESTROOMS:	100 EXISTING HOTEL GUESTROOMS (NO CHANGE)

SHEET INDEX

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A7	NEW 2ND FLOOR PLAN
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A10	RENDERINGS
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L2	LANDSCAPE IMPACT PLAN
L3	PROPOSED LANDSCAPE PLAN
L4	LANDSCAPE DETAILS

VICINITY MAP



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

LOBBY RENOVATION



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

MAP UPDATED:	09/11/2024
DEVELOPMENT PLAN SUBMITTAL:	07/15/2024
SHEET TITLE: GENERAL PROJECT INFORMATION	
STAMP:	SHEET NUMBER:
	A1

*KPH
3/10/2025*

SITE DATA TABLE				
	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST
ZONING	HRCC-1			
FLOOD ZONE	AE-9 VE-10 VE-11 VE-13			
SIZE OF SITE	67841 S.F.			
HEIGHT	35 FT + 5 FT W/ PITCHED ROOF MAX	55 FT BLDG HEIGHT	24'-3" NEW LOBBY ADDITION	
FRONT SETBACK	0 FT	0 FT	0 FT	
SIDE SETBACK	25 FT	25 FT	25 FT	
SIDE SETBACK	25 FT	25 FT	25 FT	
STREET SIDE SETBACK	0 FT	0 FT	0 FT	
REAR SETBACK	10 FT	10 FT	10 FT	
F.A.R.	1.0	1.8	1.8	
BUILDING COVERAGE	50% MAX	50% 33,875 S.F.	48% 32,450 S.F.	
IMPERVIOUS SURFACE	70% MAX	54% 36,820 S.F.	48% 33,400 S.F.	
PARKING	1 SPACE PER UNIT ^a	72 ^a TOTAL	74 ^a TOTAL	
HANDICAP PARKING	2 MIN REQUIRED	0	2	
BICYCLE PARKING	3% OF VEHICLE TOTAL	36	50	
OPEN SPACE / LANDSCAPE	30% MIN ^c	46% 31,021 S.F.	51% 34,441 S.F.	
NUMBER & TYPE OF UNITS	N/A	100 GUESTROOMS	100 GUESTROOMS	
CONSUMPTION AREA OR NUMBER OF SEATS	N/A	563	563	

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

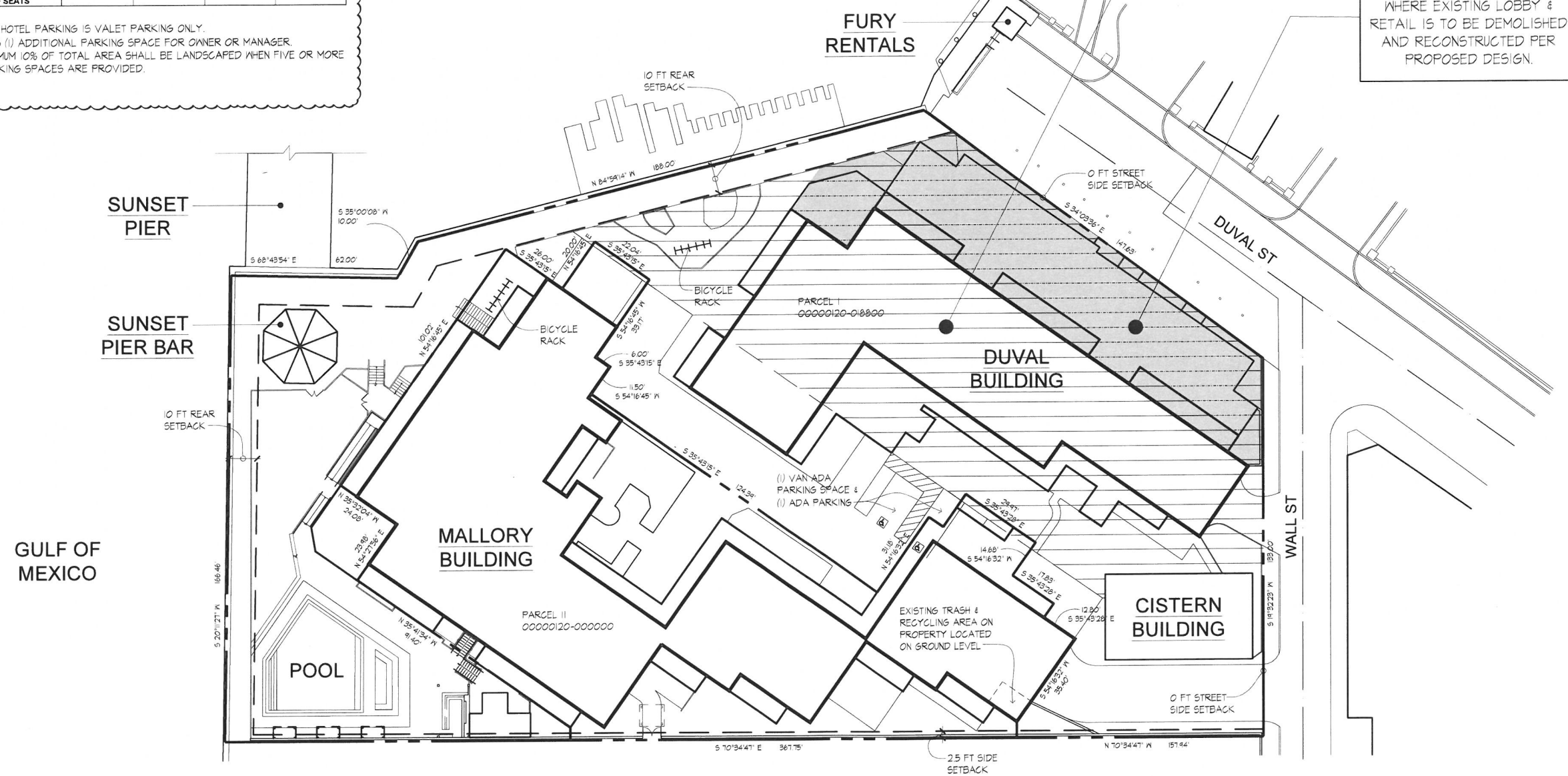
PROJECT AREA SQUARE FOOTAGES				
AREA	EXISTING S.F.	EXISTING S.F. REMOVED	PROPOSED S.F. ADDED	NET TOTAL S.F.
1ST FLOOR BUILDING INTERIOR OCCUPIED	6500 S.F.**	- 3980 S.F.*	+ 1810 S.F.*	4320 S.F.**
LANDSCAPE	4855 S.F.	- 450 S.F.	+ 1160 S.F.	5065 S.F.
HARDSCAPE	1330 S.F.	- 2230 S.F.	+ 3450 S.F.	8550 S.F.
PARKING	810 S.F.	- 810 S.F.	+ 325 S.F.	325 S.F.
DRIVE AISLE	1430 S.F.	- 310 S.F.	+ 1545 S.F.	2665 S.F.
TOTAL:	20925 S.F.			20925 S.F.
2ND FLOOR BUILDING INTERIOR OCCUPIED	8180 S.F.	0 S.F.*	+ 1640 S.F.*	9820 S.F.
2ND FLOOR EXTERIOR DECKS & CORRIDORS	3080 S.F.	- 515 S.F.	+ 1875 S.F.	4440 S.F.
TOTAL:	11260 S.F.			14260 S.F.

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

**NOTE:
PROPOSED BUILDING GROUND FLOOR COVERAGE WHEN COMPLETED WILL BE 2180 S.F. LESS THAN WHAT WAS EXISTING PRIOR TO RENOVATION. THIS 2180 S.F. OF REMAINING LOT AREA TO BE PAVED SURFACE, CONSISTING OF EITHER LANDSCAPE OR POROUS PAVEMENT HARDSCAPE.


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


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



OVERALL EXISTING SITE PLAN

TREE MAP LEGEND

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

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




OVERALL EXISTING SITE TREE PLAN

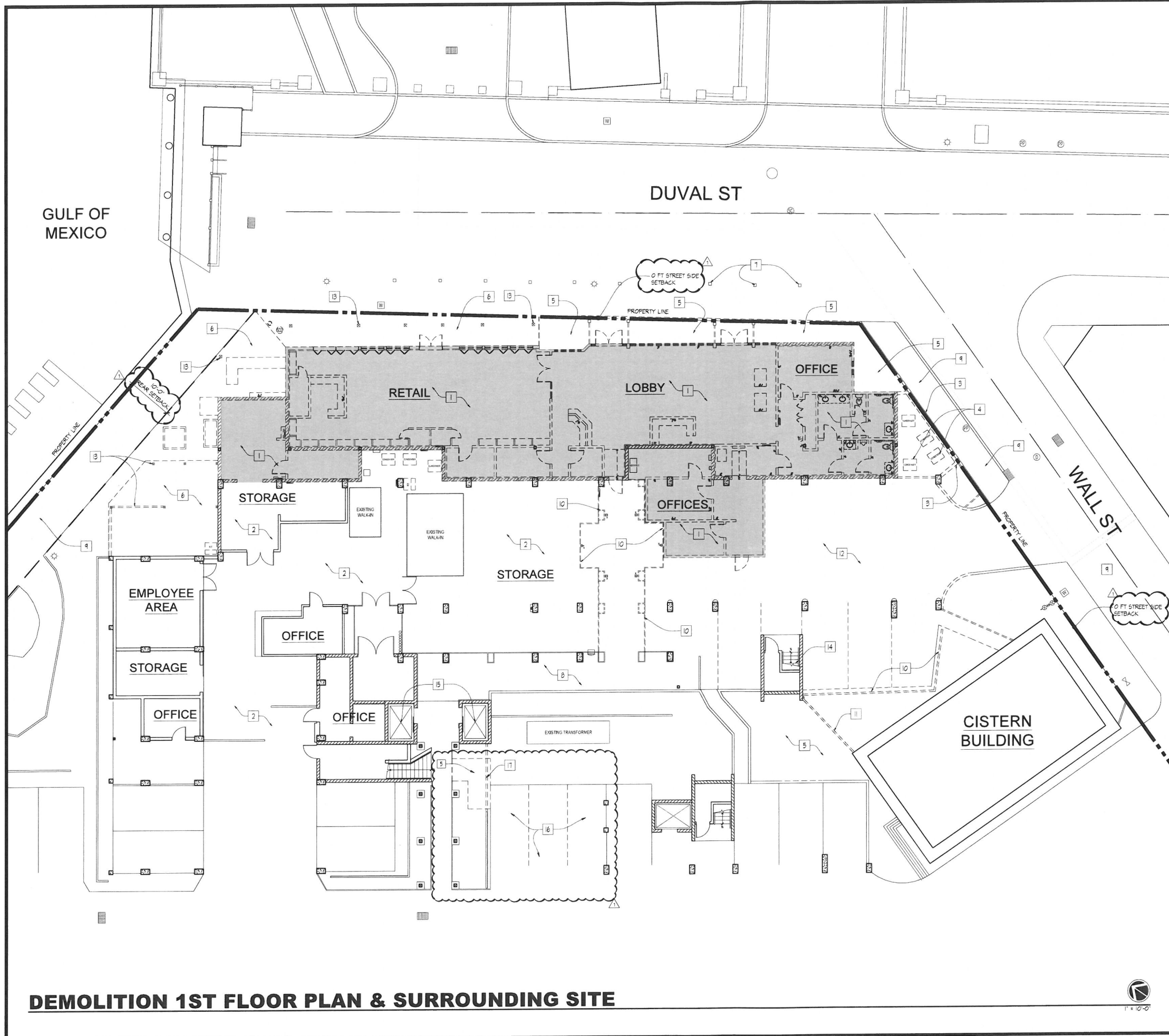


MP UPDATES	09/13/2024
DEVELOPMENT PLAN SUBMITTAL	07/9/2024

SHEET TITLE: **OVERALL EXISTING SITE TREE PLAN**

STAMP: 

SHEET NUMBER: **A2.1**



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

rosi
 ARCHITECTURE
 A PROFESSIONAL CORPORATION
 3952 CLAREMONT MESA BLVD. SUITE D-384
 SAN DIEGO, CALIFORNIA 92117
 TEL: 619.291.8272 FAX: 619.291.8273
 ALI UC: #98111 CAL UC: #001876 CDUC: #ARC0040907
 FL UC: #AR0016993 GA UC: #R016407 OR UC: #6351
 NH UC: #49205 MI UC: # 3326 WA UC: #8610

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

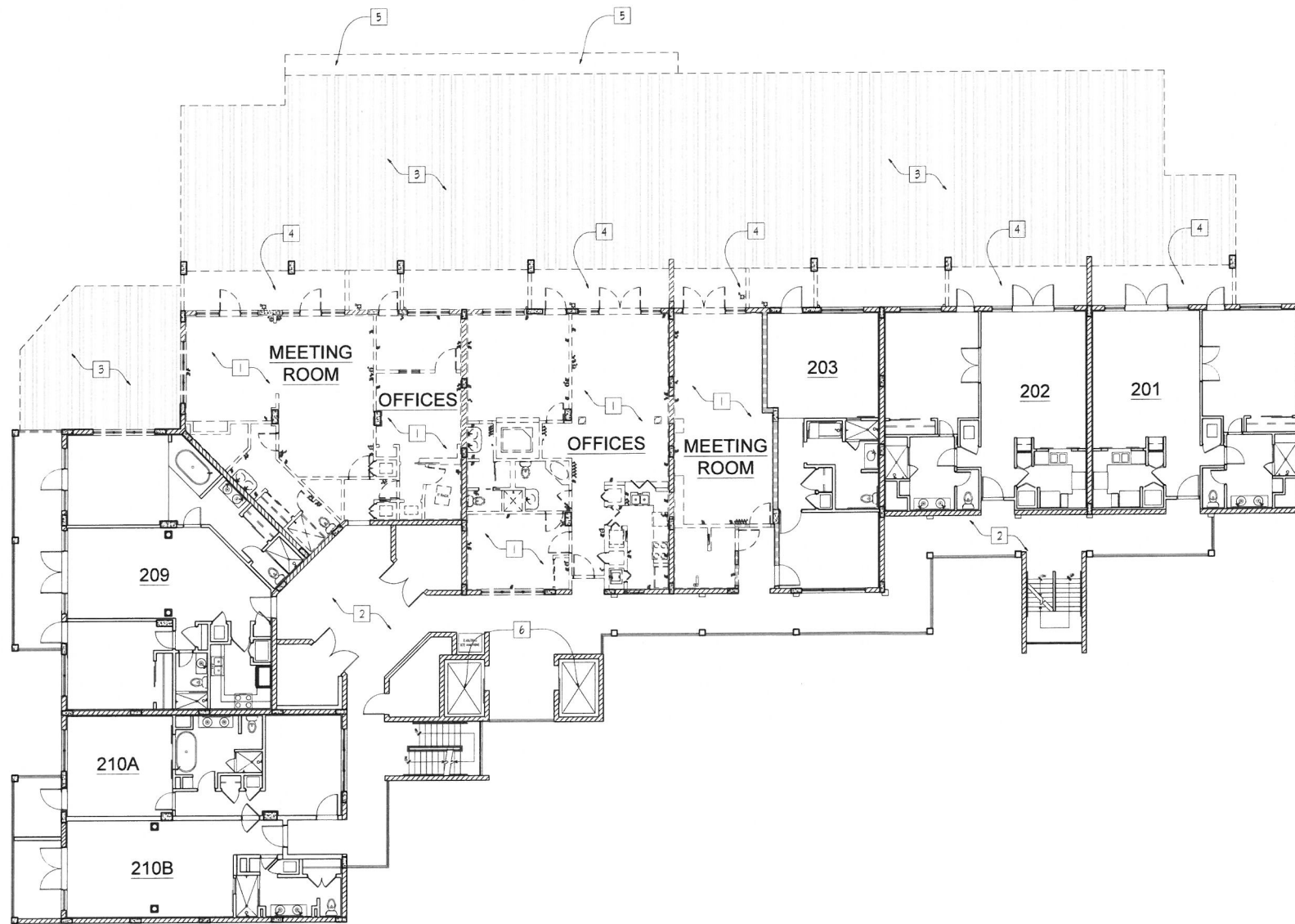
DEMOLITION 1ST FLOOR PLAN & SURROUNDING SITE

MP UPDATES: 04/1/2024
 DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

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

STATE OF FLORIDA
 PROFESSIONAL ARCHITECT
 STEVEN R. [Signature]
 12166 935

SHEET NUMBER: **A3**



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

rossi
ARCHITECTURE
 A CALIFORNIA CORPORATION
 3952 CLAREMONT MESA BLVD, SUITE D-384
 SAN DIEGO, CALIFORNIA 92117
 TEL: 619.291.8272 FAX: 619.291.8273
 AZ LIC. #39111 CALIC. #C018176 CO LIC. #ARC0040267
 FL LIC. #AR0018993 GA LIC. #P016407 OR LIC. #6351
 NV LIC. #49205 MT LIC. # 3324 WA LIC. #5610

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

LOBBY RENOVATION

MAP UPDATES	04.1.2024
DEVELOPMENT PLAN SUBMITTAL	07.15.2024
SHEET TITLE	

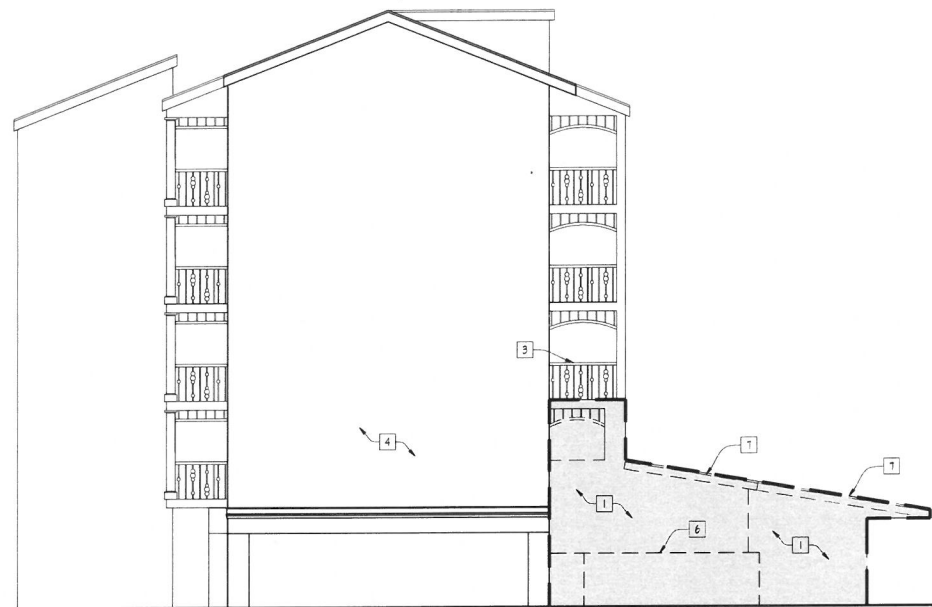
DEMOLITION 2ND FLOOR PLAN

STATE OF FLORIDA
 REGISTERED ARCHITECT
 STEVEN R. ROSS
 #12016993

SHEET NUMBER
A4

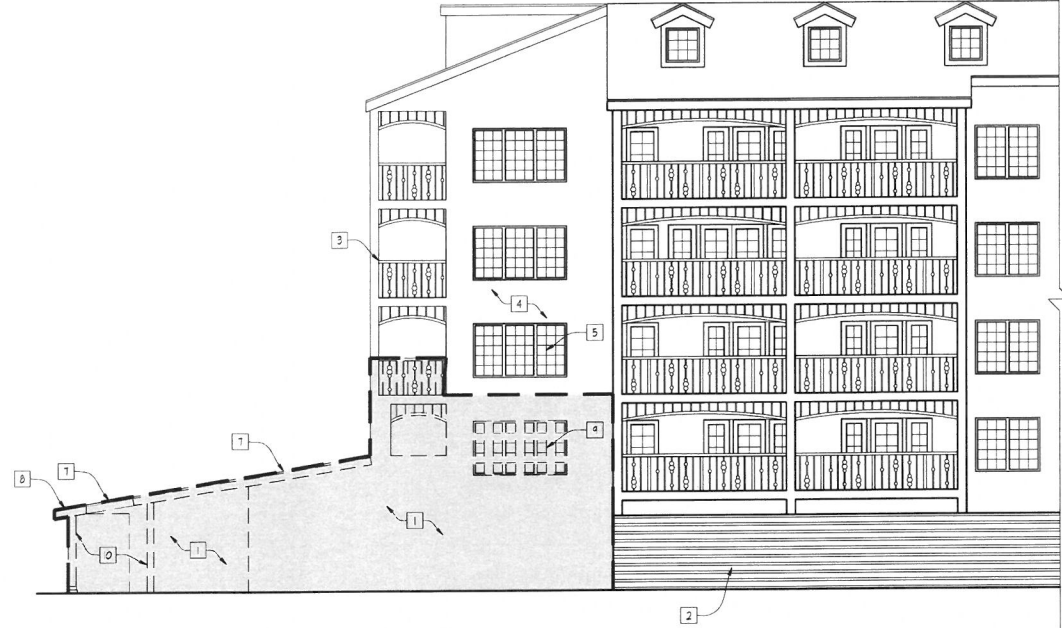
DEMOLITION 2ND FLOOR PLAN





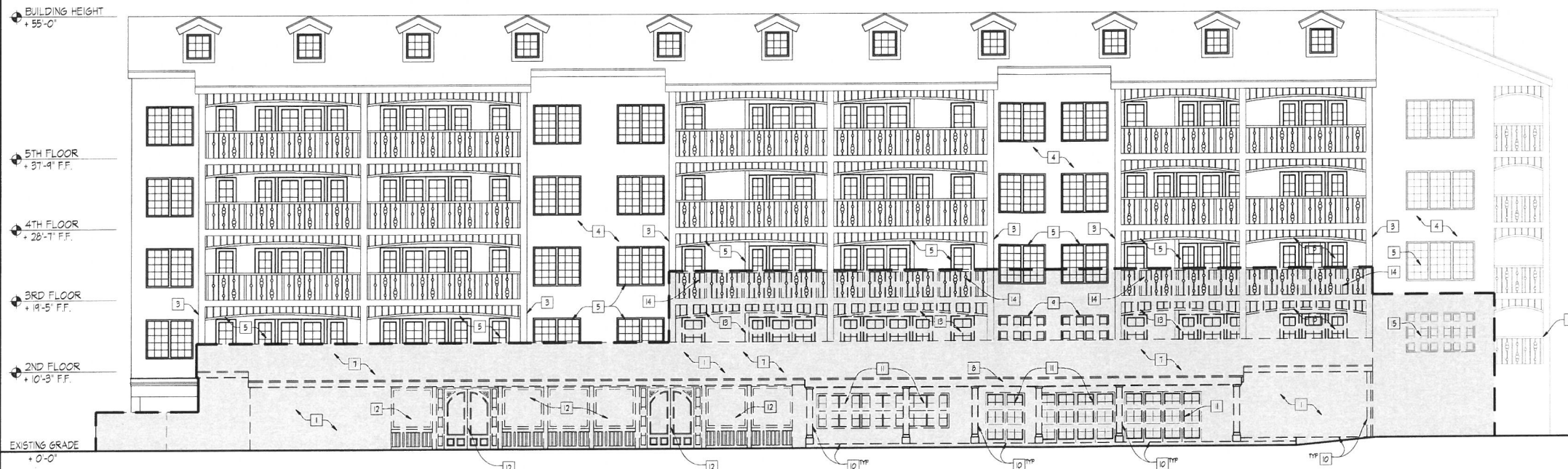
EXISTING EAST EXTERIOR ELEVATION (WALL ST)

1/8" = 1'-0"



EXISTING WEST EXTERIOR ELEVATION

1/8" = 1'-0"



EXISTING NORTH EXTERIOR ELEVATION (DUVAL STREET)

1/8" = 1'-0"

KEYNOTES:

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

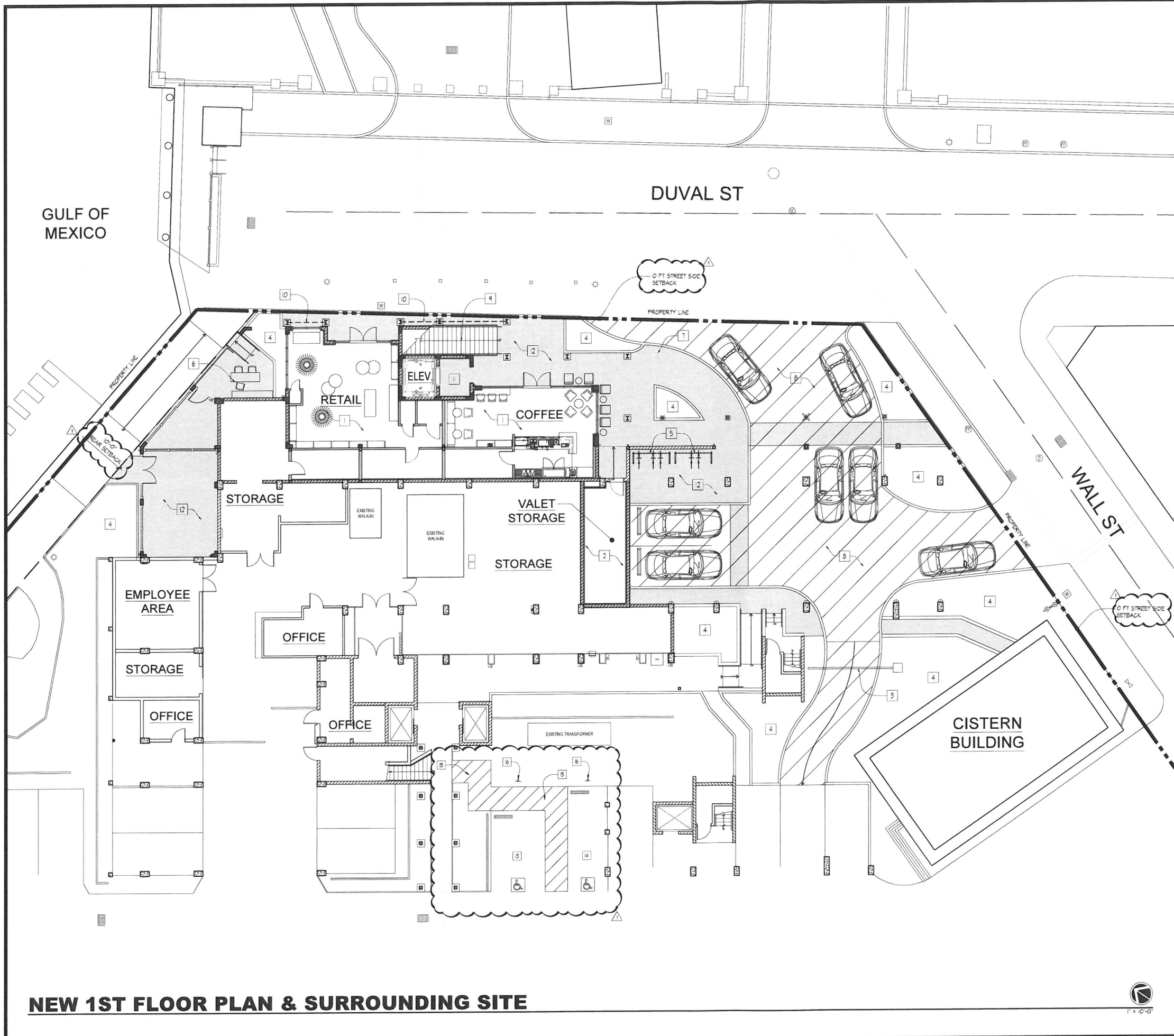
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SAN DIEGO, CALIFORNIA 92117
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NH LIC. #49205 MT LIC. #3326 WA LIC. #4610

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

MAP UPDATES	04.1.2024
DEVELOPMENT PLAN SHEET TITLE	07.15.2024
SHEET TITLE	

EXISTING EXTERIOR ELEVATIONS

STATE OF FLORIDA
REGISTERED ARCHITECT
STAMP: STEVEN R. ROSS
ARCHITECTURE
SHEET NUMBER: **A5**



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

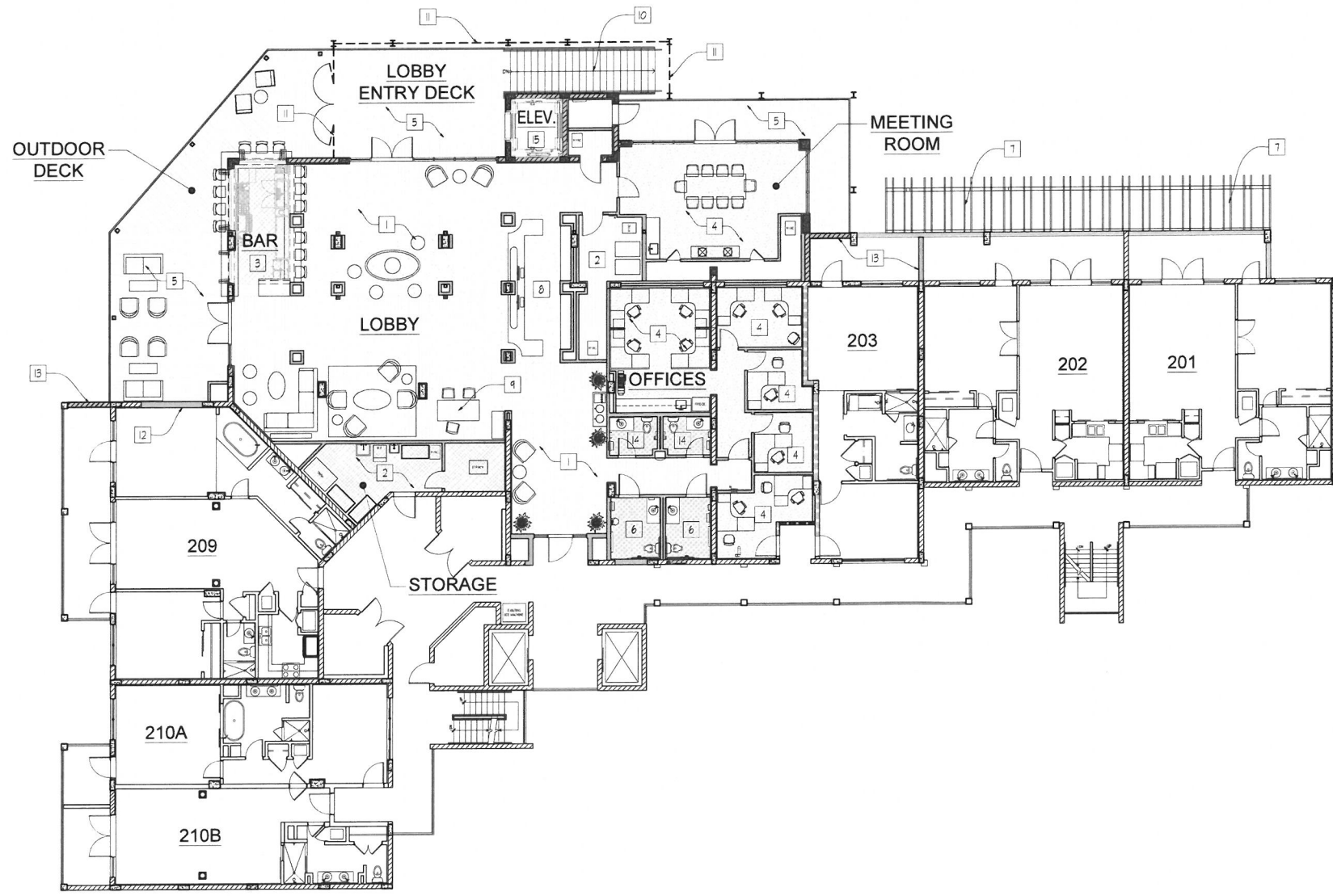
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**OCEAN KEY
 RESORT & SPA**
 0 DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

NEW 1ST FLOOR PLAN & SURROUNDING SITE

MEP UPDATES	04.1.2024
DEVELOPMENT PLAN SUBMITTAL	07.15.2024
SHEET TITLE NEW 1ST FLOOR PLAN & SURROUNDING SITE	
STAMP STATE OF FLORIDA ARCHITECT ROSEMARY R. ROSI #14946 #993	SHEET NUMBER A6



KEYNOTES:

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

rosi
ARCHITECTURE
 3952 CLAREMONT MESA BLVD, SUITE D-384
 SAN DIEGO, CALIFORNIA 92117
 TEL: 619.291.8272 FAX: 619.291.8273
 AZ LIC. #93111 CA LIC. #C018176 CO LIC. #ARC0040207
 FL LIC. #AR0016993 GA LIC. #9016407 OR LIC. #6351
 MI LIC. #49205 MT LIC. # 3326 WA LIC. #8510

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

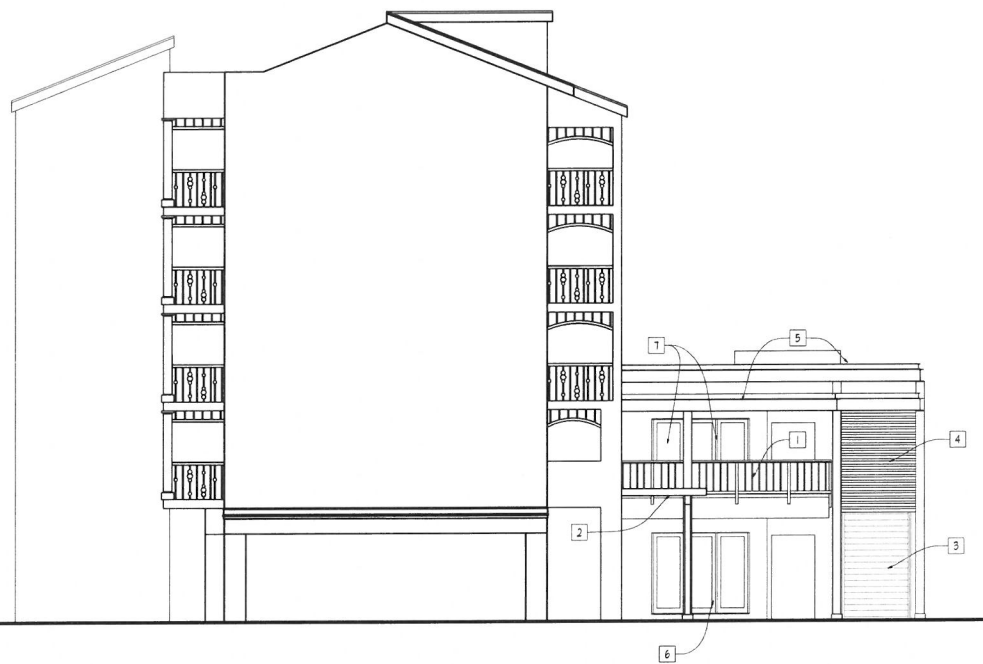
NEW 2ND FLOOR PLAN



MEP UPDATES: 04.11.2024
 DEVELOPMENT PLAN SUBMITTAL: 07.15.2024
 SHEET TITLE:

NEW 2ND FLOOR PLAN

STAMP: STATE OF FLORIDA
 REGISTERED ARCHITECT
 SHEET NUMBER: **A7**



NEW EAST EXTERIOR ELEVATION (WALL ST)

1/8" = 1'-0"



NEW WEST EXTERIOR ELEVATION

1/8" = 1'-0"



NEW NORTH EXTERIOR ELEVATION (DUVAL STREET)

1/8" = 1'-0"

KEYNOTES:

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

rosi
ARCHITECTURE
 3952 CLAIREMONT MESA BLVD, SUITE D-384
 SAN DIEGO, CALIFORNIA 92117
 TEL: 619.291.8272 FAX: 619.291.8273
 ALIC. #39111 CALIC. #C018178 CO LIC. #A000402607
 FLIC. #A0016993 GAILIC. #0016407 OR LIC. #6351
 MI LIC. #49205 MT LIC. # 3326 WA LIC. #8610

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

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

STAMP: SHEET NUMBER: **A8**



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ARCHITECTURE

3952 CLAREMONT MESA BLVD, SUITE D-384
 SAN DIEGO, CALIFORNIA 92117
 TEL: 619.291.8272 FAX: 619.291.8273
 ALIC. #39111 CA LIC. #C018176 CO LIC. #A00042607
 FL LIC. #A0016993 GA LIC. #A0016407 OR LIC. #6351
 NV LIC. #49205 MT LIC. # 3326 WA LIC. #8610

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

LOBBY RENOVATION

<p>▲ HUP UPDATES 04/1/2024</p> <p>DEVELOPMENT PLAN SUBMITTAL 07/15/2024</p> <p>SHEET TITLE</p>	<p>04/1/2024</p> <p>07/15/2024</p>
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RENDERINGS

<p>STATE OF FLORIDA</p> <p>REGISTERED ARCHITECT</p> <p>STEVEN R. ROSSI</p> <p>2006933</p>	<p>SHEET NUMBER</p> <p>A9</p>
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rossi

ARCHITECTURE

3952 CLAIREMONT MESA BLVD. SUITE D-384
 SAN DIEGO, CALIFORNIA 92117
 TEL. 619.291.8272 FAX. 619.291.8273
 AZ LIC. #39111 CA LIC. #C018176 CO LIC. #ARC00402607
 FL LIC. #AR0016993 GA LIC. #99016407 OR LIC. #A351
 MN LIC. #49205 MT LIC. # 3326 WA LIC. #8610

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

LOBBY RENOVATION

REVISIONS	DATE
1. REV. UPDATES	04/1/2024
2. DEVELOPMENT PLAN SUBMITTAL	01/15/2024
SHEET TITLE	

RENDERINGS

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