



Historic Architectural Review Commission Staff Report for Proposed Add On

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: July 25, 2023

Applicant: K2M Design, Vinay Mathews, Architect

Application Number: H2023-0022

Address: 1500 Reynolds Street

Description of Work:

Two new accessory structures.

Site Facts:

The site under review houses the Casa Marina Hotel, a Mediterranean Revival style hotel built between 1918-1920. The historic portion of the Casa Marina Hotel, designed by Carrere and Hastings is the only structure within the hotel site property that is listed as a contributing resource to the historic district. The larger dock in the property shows in the Sanborn Maps. In addition, the three-story frame structure across Seminole Avenue is also a contributing resource. The 1979, 1984 additions and all other buildings or structures within the hotel side site are not contributing resources in the local survey or National Register of Historic Places.

On June 27, 2023, the Commission approved extensions to two elevator's shafts. the shafts will exceed the maximum allowed height of the historic zoning district, 35 feet, and on July 13, 2023, the Board of Adjustment approved a request for a height variance.



Casa Marina Resort 1920's. Monroe County Library

Active construction work is undergoing at the time of this report. Staff approved a Certificate of Appropriateness for exterior renovations for the historic building and as well as the 1979 and 1984 rooms additions including the infill of one arch on the main elevation of the historic building to match its historical configuration, new windows, doors, spalling repairs, fascia boards repairs/replacement, painting. Staff also approved a Certificate of Appropriateness for new decks at first floor level the 1984 building addition. Those decks are facing the sea.

The area under review used to have two freestanding structures known as the Sun Sun Bar and Restaurant. For the demolition, a building permit was issued without the benefit of a Certificate of Appropriateness. Building permit (BLD2023-0135) scope of work was for *“Demolition of existing beach front kitchen, bar, and covered area in preparation for renovated kitchen, bar, and seating facilities. Demo work includes Architectural does not include Electrical, and Plumbing within the exiting site platform that is to remain.”*

On May 17, 2023, building permit BLD2023-0975 was issued. At the time HARC’s staff reviewed the Certificate of Appropriateness only electrical plans were attached and a note of no review required for electrical was included by HARC staff. That permit is for *“Renovations of the existing beach front kitchen, bar, and covered seats”*.

Staff has met with the applicant and representatives to look for a design of the new structures that can be compatible with the guidelines while meeting FEMA requirements. According to the application the new structures will be on the VE-10 and VE-12 flood zones.

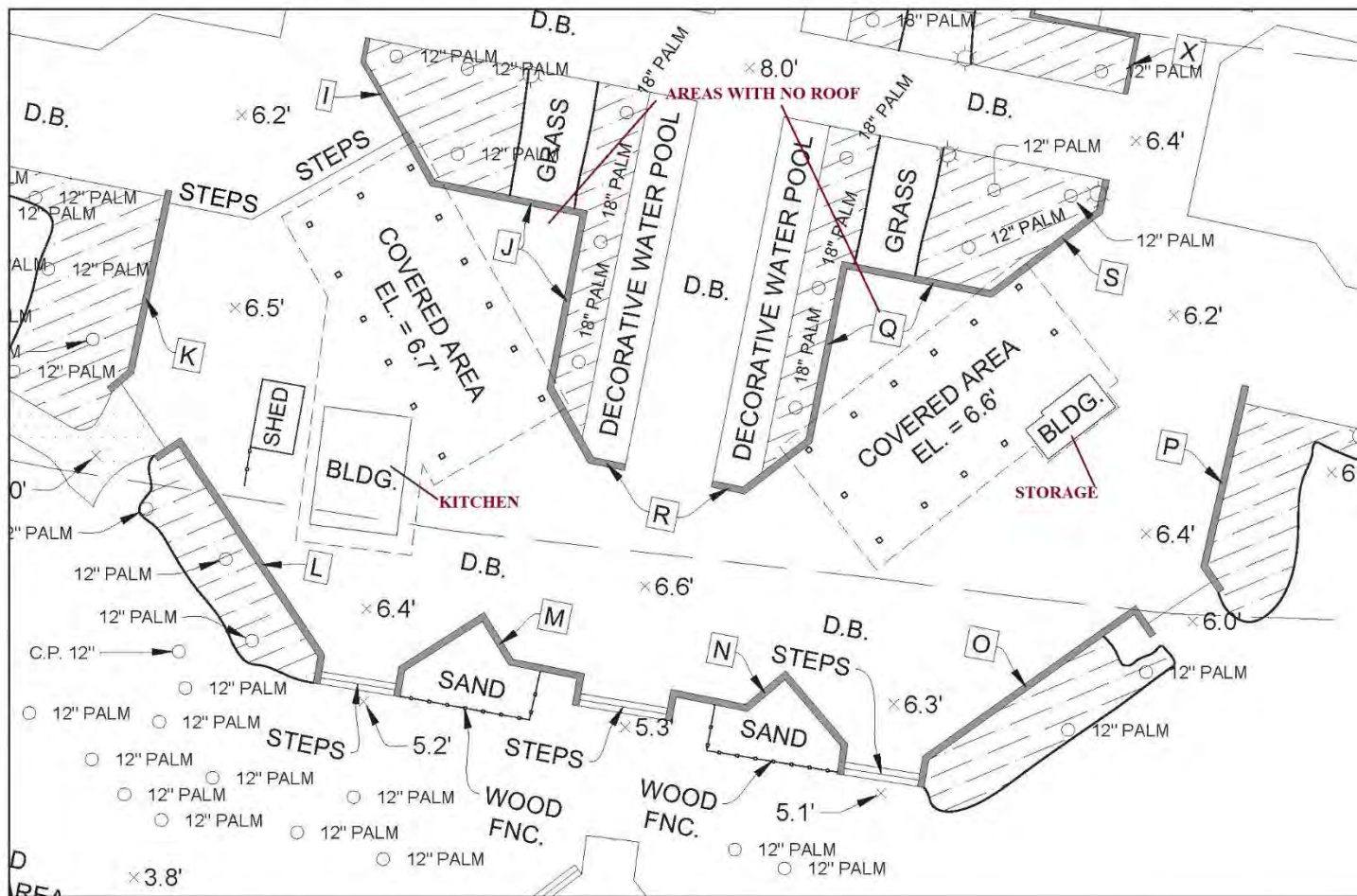
The applicant has expressed to staff that at this time the flat roof over the sitting area of the east building will not be used as a roof deck and that in the future they will be applying to the Planning Department for Development Plan review.



*Photo depicting the west structure before demolition. The enclosed structure used to be the kitchen.
Photo provided by applicant.*



Photo depicting where the west structure used to be. Photo from TrakIt file BLD2023-0135 as part of the inspection for demolition.



1 EXISTING FLOOR PLAN
 SCALE: 1" = 20'-0"



Plan of previous existing conditions with staff annotations in red.

Guidelines Cited on Review:

- New construction (pages 38a-38q), specifically guidelines 1, 2, 11, 12, 13, 14, 15, 16, 18, 20, 21, 22, 23 and 25.
- Outbuildings (page 40), specifically guidelines 1 and 9.

Staff Analysis:

The Certificate of Appropriateness under review proposes two new accessory structures that will replace non-historic buildings no longer on the site. Both structures will be built on an existing platform. The two demolished buildings were one-story and extended approximately 17'-6" above the floor platform. The west building housed a kitchen on its southwest portion and mechanical

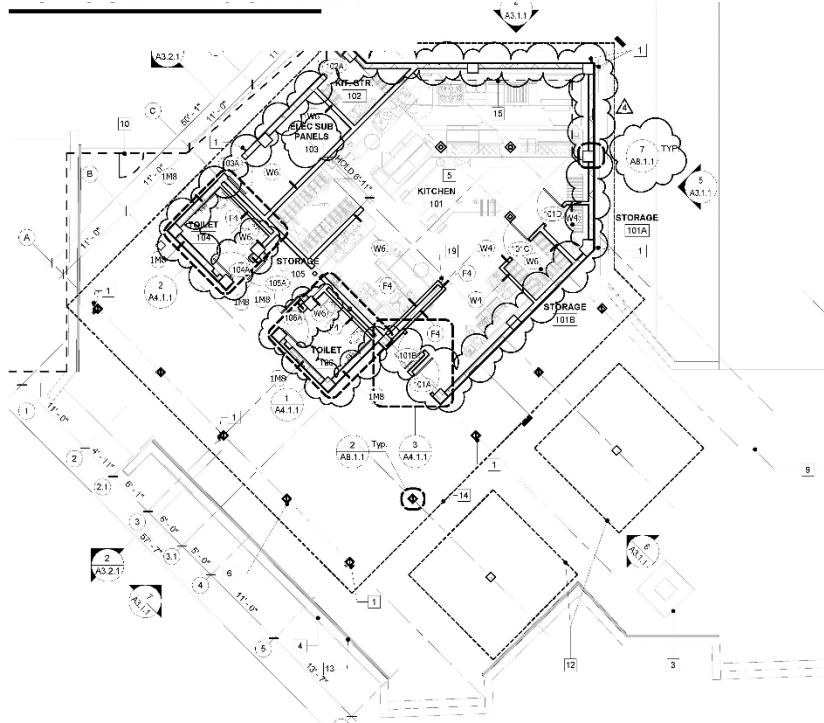
equipment was located over its roof. The east building used to have an attached enclosed structure on its northeast side that was used for storage.



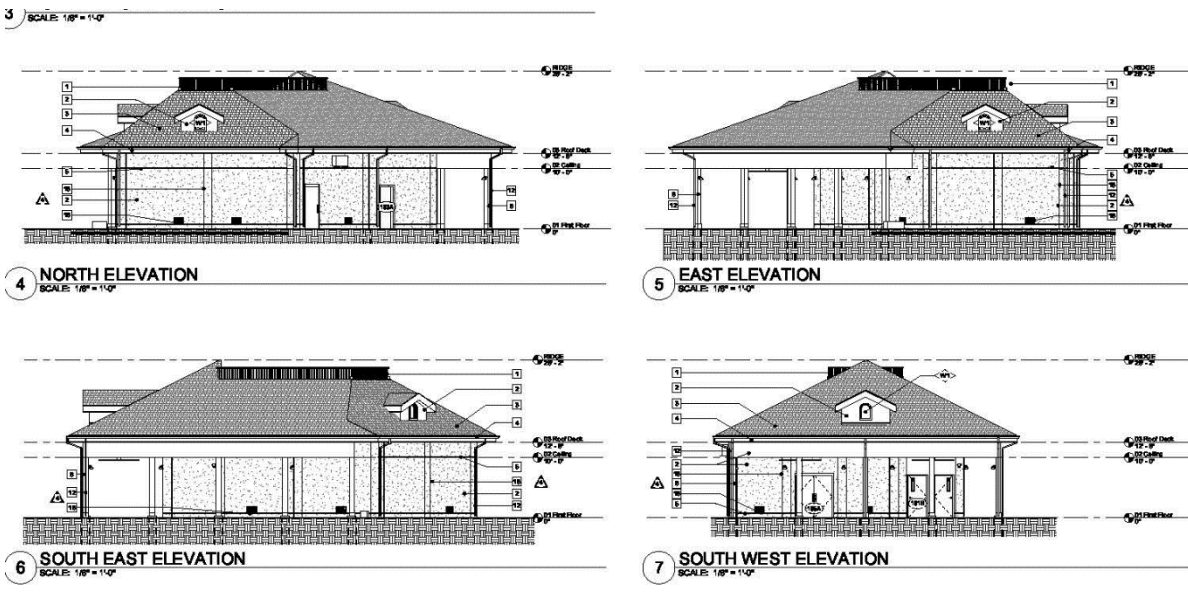
Google aerial photo with highlighted area under review.

The new westernmost building will be rectangular in footprint with a triangular addition towards the northeast side that follows the existing platform contour. The north portion of the building will house the new kitchen and bathrooms with an open covered area facing the sea. The one-story structure will have on its north and east sides exterior solid walls with no fenestrations, but flood vents at the bottom. Walls in the new building will be Exterior Insulation and Finish Systems (EIFS) and will have a smooth stucco finish with a light beige color. The proposed roof will have multi hip forms with small dormers on the east and south elevations. Over portions of the new

proposed kitchen, the roof will be lower to accommodate all required mechanical equipment. A wood railing will crown the flat roof space. The roof will be finished with flat clay tiles either on white or light gray color. All columns will be pressure treated wood. The new building will extend on its highest point approximately 26'-2" from the existing platform.

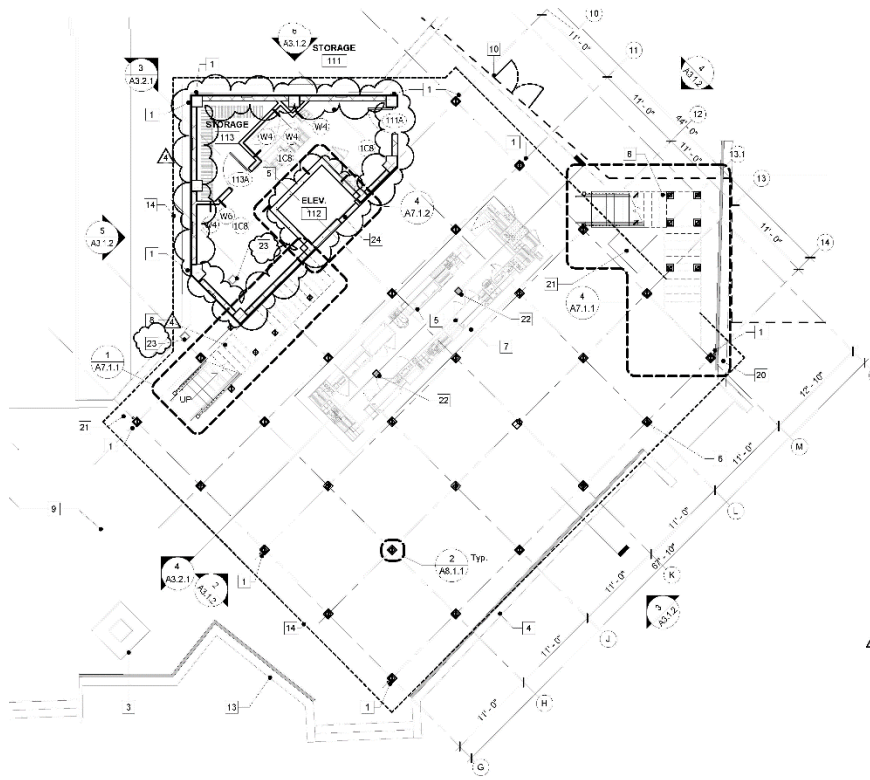


Proposed floor plan for the west building.

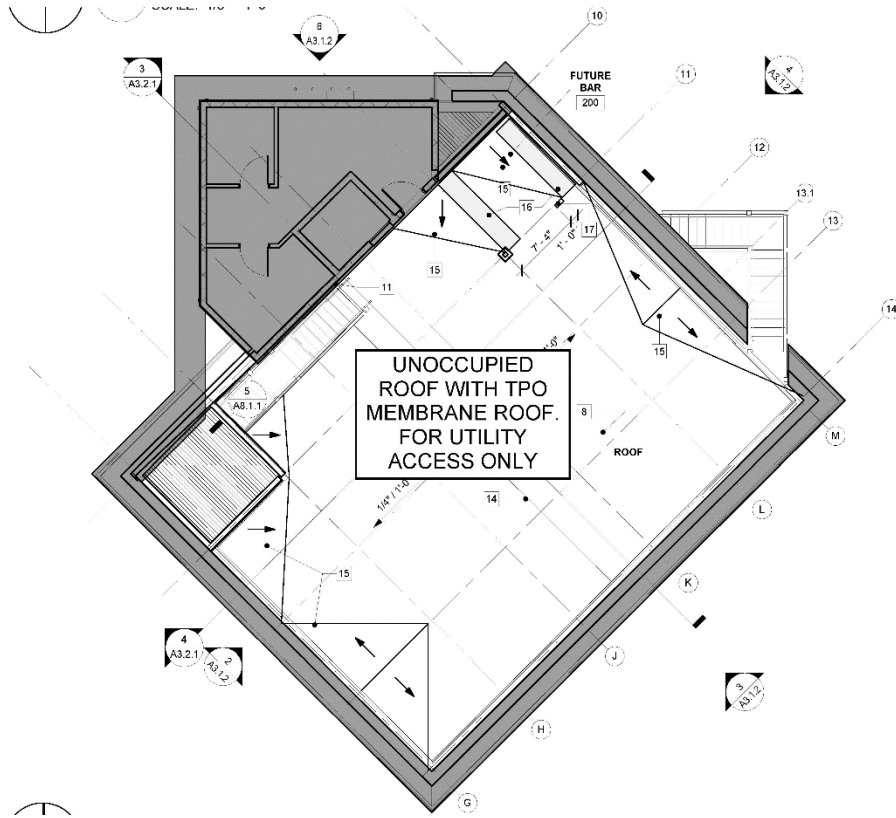


Proposed elevations for the westernmost structure.

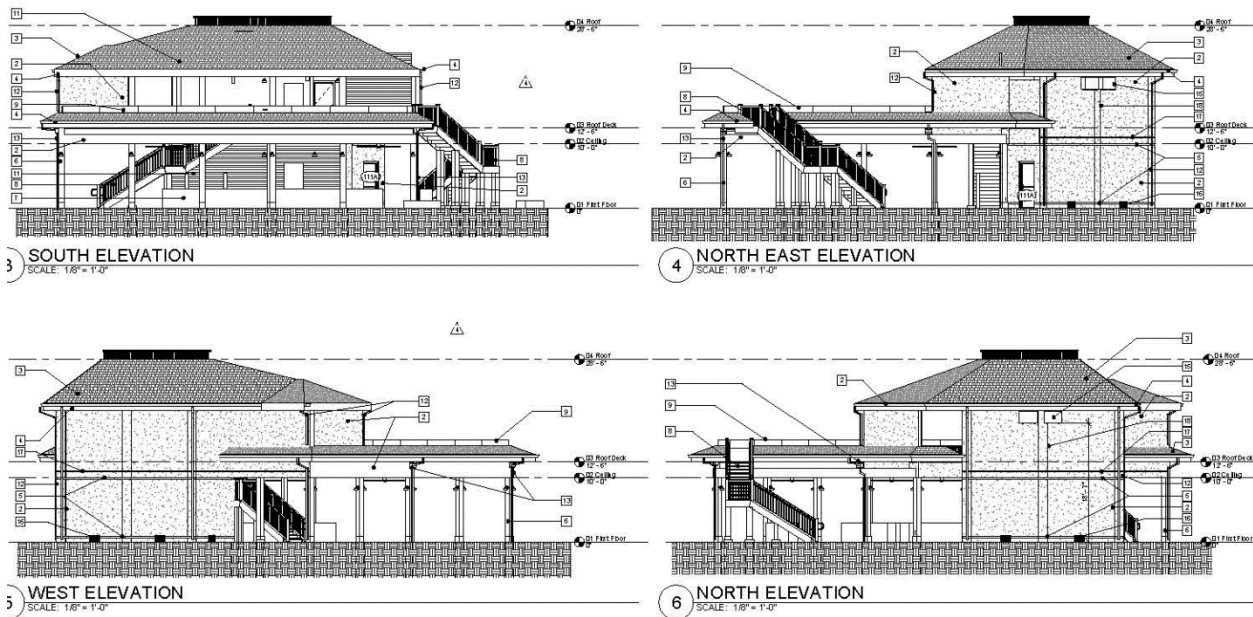
The new design for the eastern structure proposes a second floor on parts of the building to locate electrical and mechanical equipment, as the applicant has expressed that these elements need to be elevated due to flood requirements. This structure will have a bar with an open floor plan facing the sea. The new structure will be rectangular in footprint with a triangular footprint at the northwest portion, following the existing contour of the platform. The second story will conform that triangular floorplan and will be over the entire width of the first north quart of the new structure. Towards the south and east the building will be one-story with a flat roof above it. The roof over the second floor will have a hip form crowned at the top with railings. Materials for the walls, roof, and posts will be the same as discussed for the wester structure. Walls will have no openings on their northeast and north elevations, but flood vents will be installed. The highest point of the roof will be 28'- 6" over the existing platform and the upper railings will add two feet to the overall height of the structure. The architect included annotations of elements that will not be part of this Certificate of Appropriateness review.



Proposed first floor plan of east building.



Proposed second floor plan of east building.



Proposed elevations for the new east structure.



View of both new buildings looking west. East building will be to the right.

Consistency with Cited Guidelines:

It is staff’s opinion that both new structures have an appropriate scale and mass for an accessory structure within its context. Roof forms and proposed materials are in keeping with the character of the site and the historic Casa Marina. Staff has concerns pertaining solid walls without openings facing the historic portion of the Casa Marina Hotel, but according to the applicant the use and flood issues are dictating that design strategy. The proposed light color of the new flat clay tiles will add textures to the roofs and will not compete with the barrel red clay tiles so distinctive of Casa Marina.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>A. 2023-0022</i>	REVISION # REVISION 4	INITIAL & DATE VAM 07/19/23
FLOOD ZONE VE-10/VE-12	ZONING DISTRICT HCT	BLDG PERMIT # BLD2023-0975

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	1500 REYNOLDS ST, KEY WEST, FL 33040	
NAME ON DEED:	CASA MARINA EQUITY HOLDINGS LLC	PHONE NUMBER
OWNER'S MAILING ADDRESS:	7930 Jones Branch Dr	EMAIL
	McLean VA 22102	
APPLICANT NAME:	Vinay Mathews	PHONE NUMBER 713.503.5666
APPLICANT'S ADDRESS:	1150 Virginia Street	EMAIL vmathews@k2mdesign.com
	Key West, FL 33040	
APPLICANT'S SIGNATURE:		DATE 07/19/2023

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ___ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE X
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO X INVOLVES A HISTORIC STRUCTURE: YES ___ NO X
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	(2) Existing beach side pergola structures were on elevated platform (6.5' NGVD). Elevated platform height, size, shape, and location within VE flood zone is to remain unchanged. (2) New structures, the West building and East building, are to be constructed on the existing platform. (2) Existing structures were approximately 17'-6" above elevated platform, and New structures are to be 26'-2" (West Building) and 33'-0" (East Building) above elevated platform due to requirements to elevate above existing flood zone. New Structures are to be smooth EIFS stucco finish with reveals as coordinated with required breakaway walls with a flat roof tile and beaded soffits.
MAIN BUILDING:	Historic Casa Marina Resort building is under renovation and approved under separate HARC permit. Historic building completely shields all street views of beach side structures as detailed above
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	Demolition has been completed per issued permit BLD2023-0135.

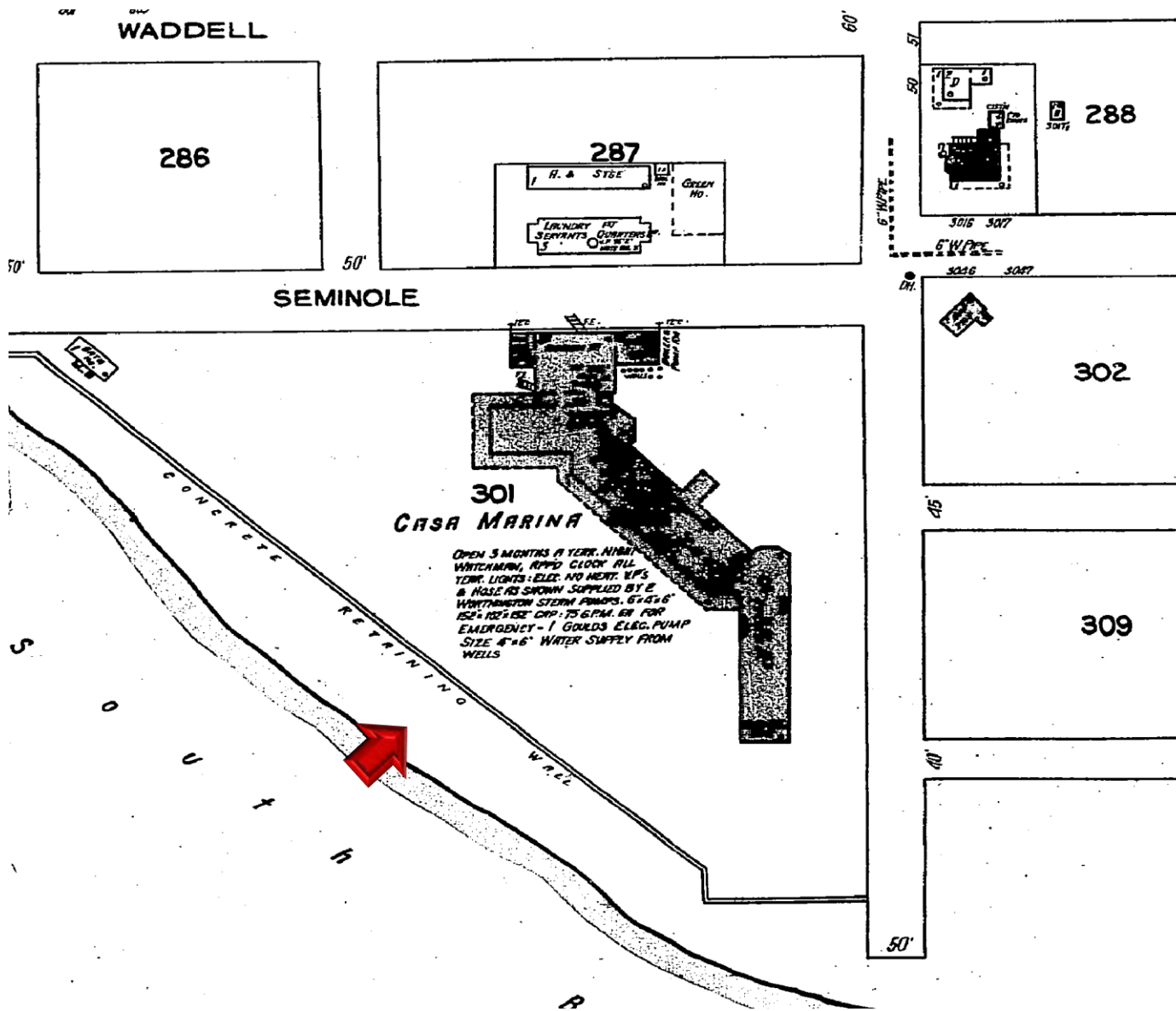
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS: Existing ground floor sand set platform pavers removed, and new sand set pavers to be installed. Platform unchanged.	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

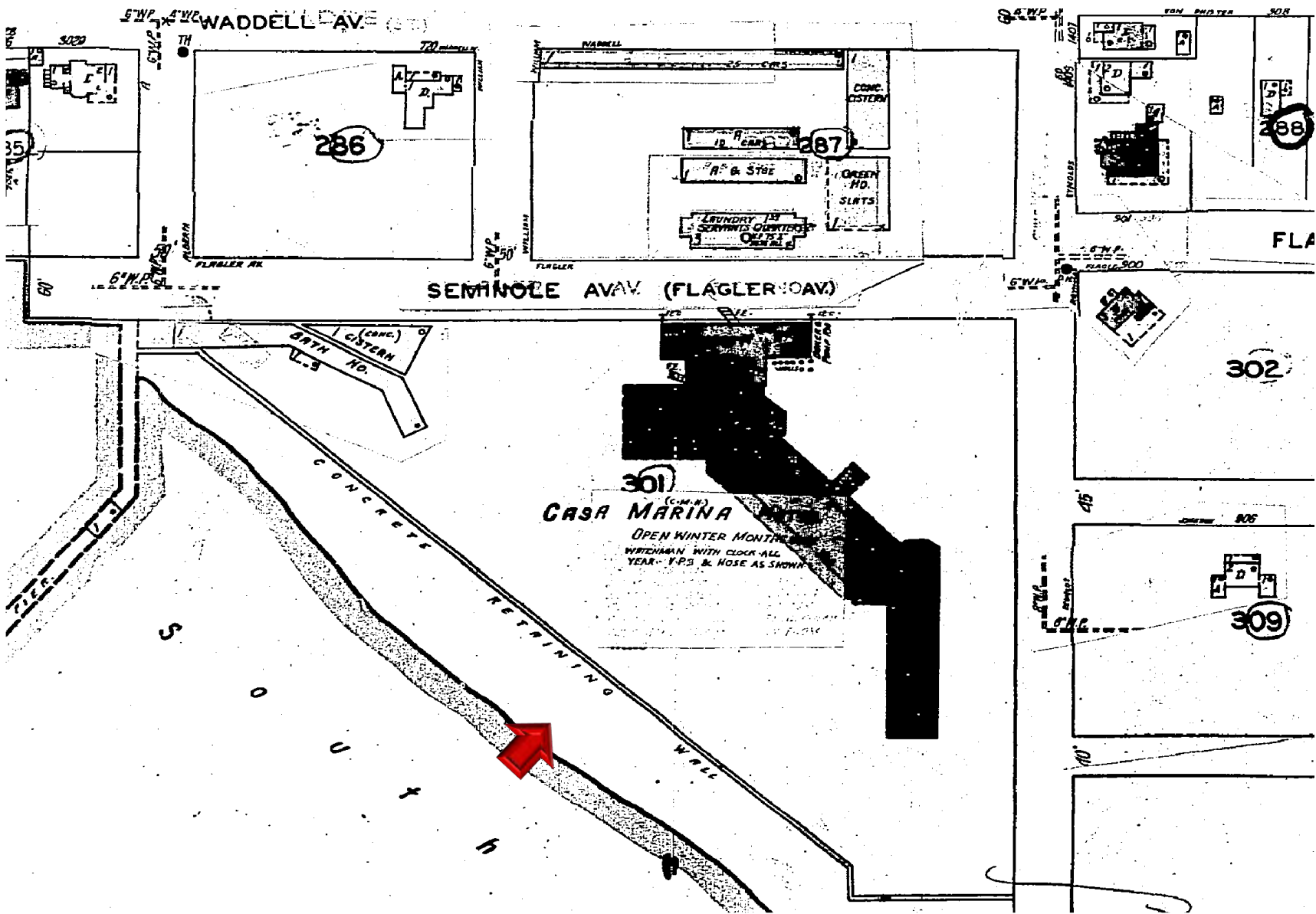
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

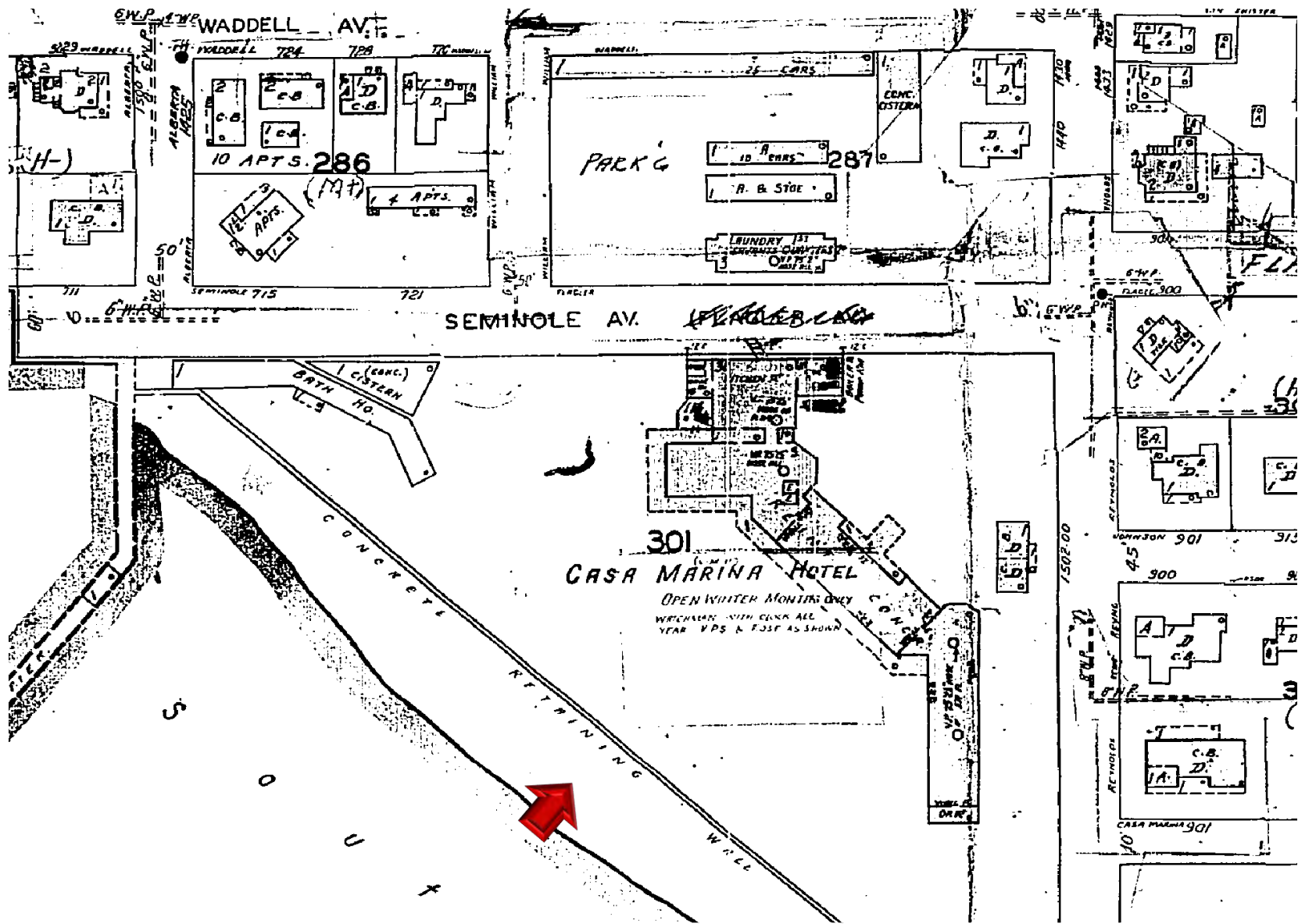
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map

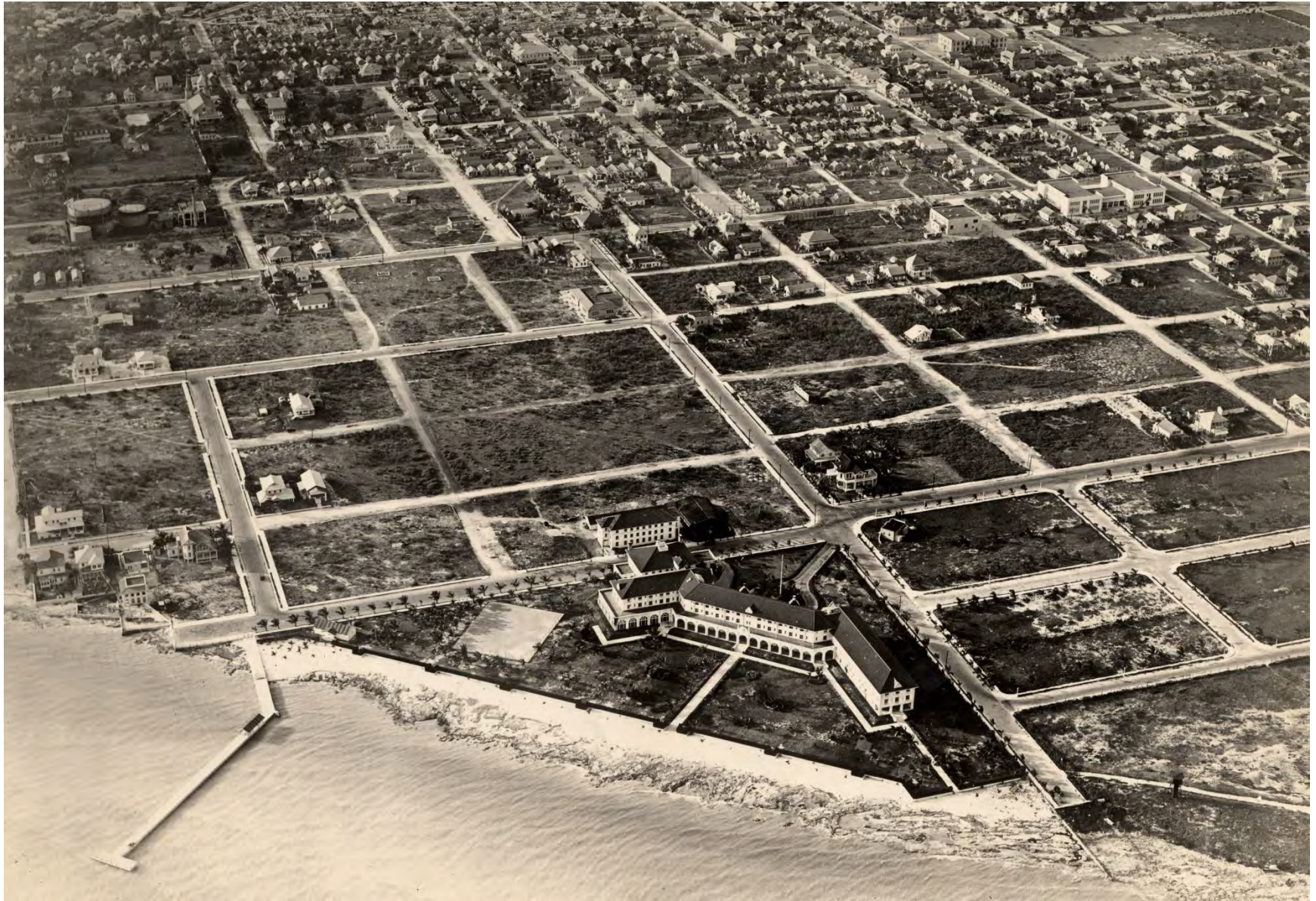


1962 Sanborn Map

PROJECT PHOTOS



Casa Marina 1920's. Wright Langley Collection. Monroe County Library.

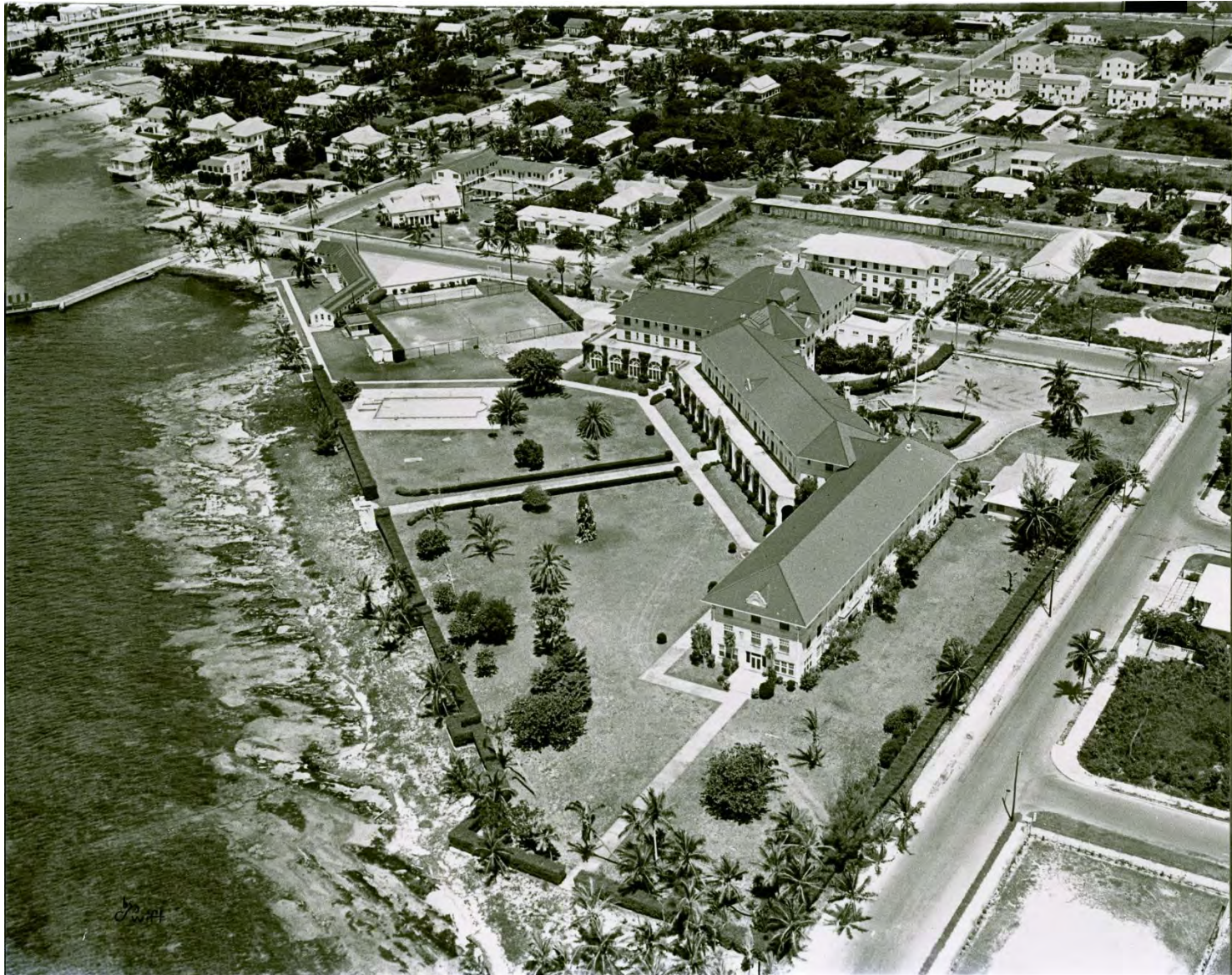


Aerial photograph taken in the early 1930's. Monroe County Library.

Casa Marina Grounds, looking West Key West, Florida



Casa Marina Hotel looking west from rear of building. No date available. The DeWolfe and Wood Collection. Monroe County Library.



Aerial photograph of Casa Marina circa 1950. Wright Langley Collection. Monroe County Library.



Aerial photograph of Casa Marina 1976. Monroe County Library.



Aerial photograph of Casa Marina September 1, 1999. City of Key West.

PHOTOGRAPHS OF STRUCTURES BEFORE DEMOLITION



















PHOTOGRAPHS OF THE SITE AFTER DEMOLITION









DANGER
HARD HAT
AREA

CURRENT CONDITIONS













SURVEY

NOTES:

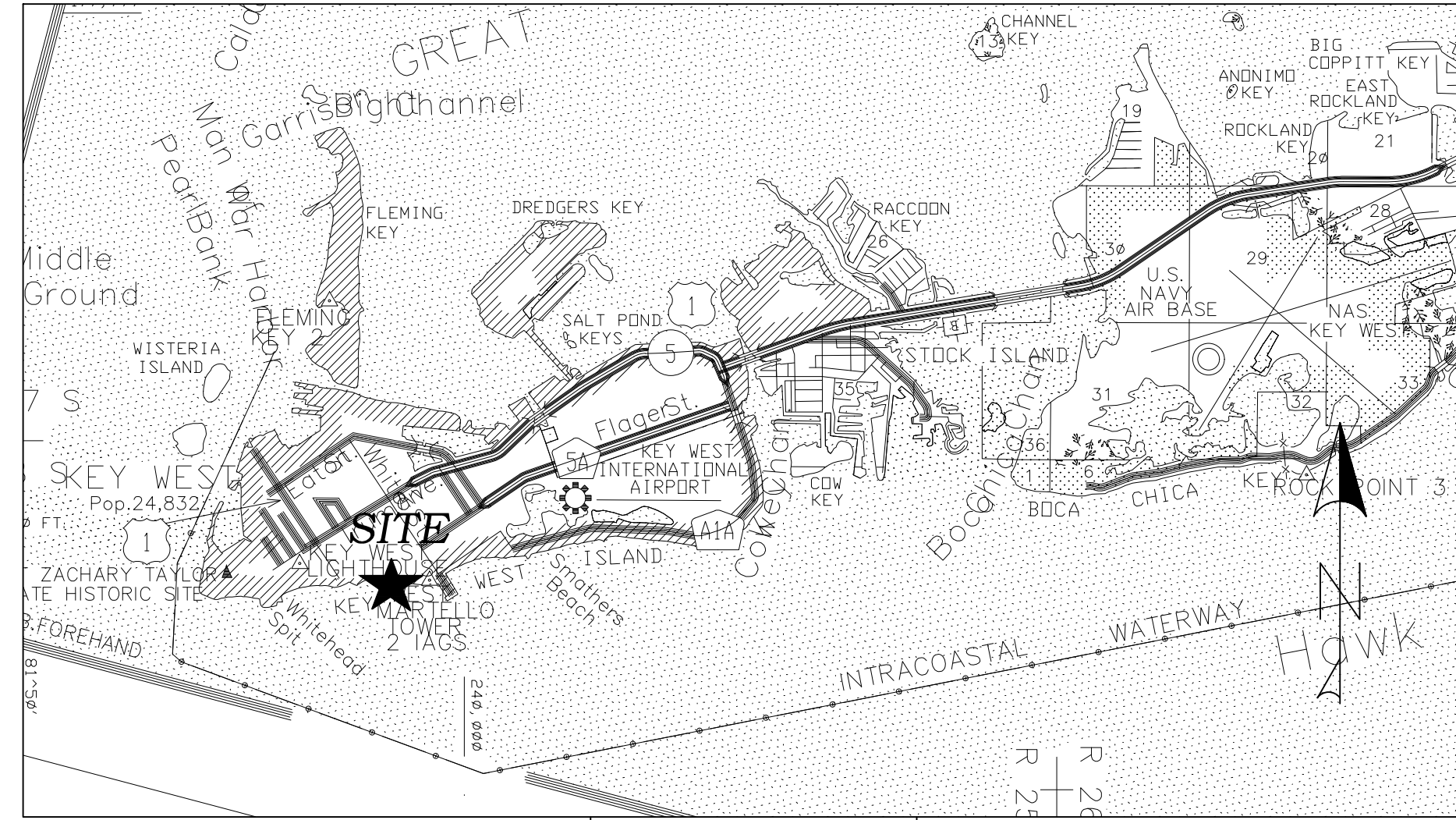
1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2 UES, INC. IS LB-8336.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT 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:

- | | | | | | |
|--------|-----------------------------|-----|------------------------------|-----|------------------------------|
| AV | AIR RELEASE VALVE | FM | FORCE MAIN AIR RELEASE VALVE | SS | SEWER VALVE |
| ⓪ | AUTO VACUUM | GP | GAS PIPELINE MARKER | ST | SEWER TIE |
| Ⓜ | BACKFLOW PREVENTER | GV | GAS VALVE | SH | SHOWER |
| ■ | BACTERIAL SAMPLE POINT | GKP | GATE KEY PAD | SD | SECURITY SENSOR |
| Ⓢ | BENCH MARK | GAB | GATE ARM ACTUATOR BOX | SP | SPRINKLER |
| Ⓢ | BOLLARD | GL | GROUND LIGHT | SP | STEEL POST |
| Ⓢ | CABLE RISER | GM | GREASE MANHOLE | STP | STEEL POST |
| Ⓢ | CABLE TV BOX | GR | GUARD RAIL | TB | TELEPHONE BOX OR VAULT |
| Ⓢ | CATCH BASIN | GP | GUY POLE | TC | TELEPHONE CANISTER |
| Ⓢ | CENTERLINE | GW | GUY WIRE | TM | TELEPHONE BURIED MARKER POST |
| Ⓢ | CLEANOUT | HCP | HANDI-CAP PARKING | TM | TELEPHONE MANHOLE |
| 007 | COORDINATE NUMBER | HB | HOSE BIB | TR | TELEPHONE RISER |
| Ⓢ | CONCRETE POWER POLE | IB | IRRIGATION BOX | TS | TOE OF SLOPE |
| Ⓢ | CONCRETE POST | IV | IRRIGATION VALVE | TB | TOP OF BANK |
| Ⓢ | DRAINAGE MANHOLE | LP | LIGHT POLE | TSB | TRAFFIC SIGNAL BOX |
| -EOW- | EDGE OF WATER | LS | LIGHT SIGNAL | TSB | TRAFFIC SIGNAL BOX |
| E | ELECTRICAL BOX | MP | METAL POWER POLE | TSB | TRAFFIC SIGNAL LIGHT |
| Ⓢ | ELECTRIC OUTLET | ME | MITERED END SECTION | U | UNDERGROUND UTILITIES |
| Ⓢ | ELECTRIC MANHOLE | W | WELL | UV | UNKNOWN UTILITY VAULT |
| Ⓢ | ELECTRIC METER | OP | OVERHEAD POWER LINE | UM | UNKNOWN UTILITY MANHOLE |
| Ⓢ | ELECTRIC TRANSFORMER W/ PAD | OT | OVERHEAD TELEPHONE LINE | W | WATER MAIN |
| E | ELECTRIC LINE | PM | PARKING PAY METER | WLF | WATER LINE FLAG |
| Ⓢ | ELECTRIC FLAG | PP | POWER POLE | WM | WATER METER |
| EV | ELECTRIC VAULT | PPR | POWER POLE w/RISER | WV | WATER VALVE |
| x 0.00 | EXISTING ELEVATION | PV | PROPANE VALVE | WP | WOOD POST |
| - - - | FENCE - BARBED WIRE | RWL | RECLAIM WATER LINE | WSP | WOOD SUPPORT POLE |
| - - - | FENCE - CHAIN LINK / U.O.N. | RWM | RECLAIM WATER METER | YD | YARD DRAIN |
| - - - | FENCE - WOOD / U.O.N. | RWV | RECLAIM WATER VALVE | X | CROSS WALK SIGNAL POLE |
| ▲ | FIBER OPTIC MARKER / POST | RWV | RECLAIM WATER LINE FLAG | X | CROSS WALK BUTTON POLE |
| Ⓢ | FIBER OPTIC BOX | ROW | RIGHT-OF-WAY | Y | BUSH |
| Ⓢ | FIRE HYDRANT | SLF | SEWER LINE FLAG | Z | CABBAGE PALM |
| Ⓢ | FIRE VALVE | SS | SANITARY SEWER LINE | Ⓢ | OAK TREE |
| Ⓢ | FLAG POLE | SM | SEWER MANHOLE | Ⓢ | PINE TREE |
| FM | FORCE MAIN | SV | SEWER VALVE | Ⓢ | 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

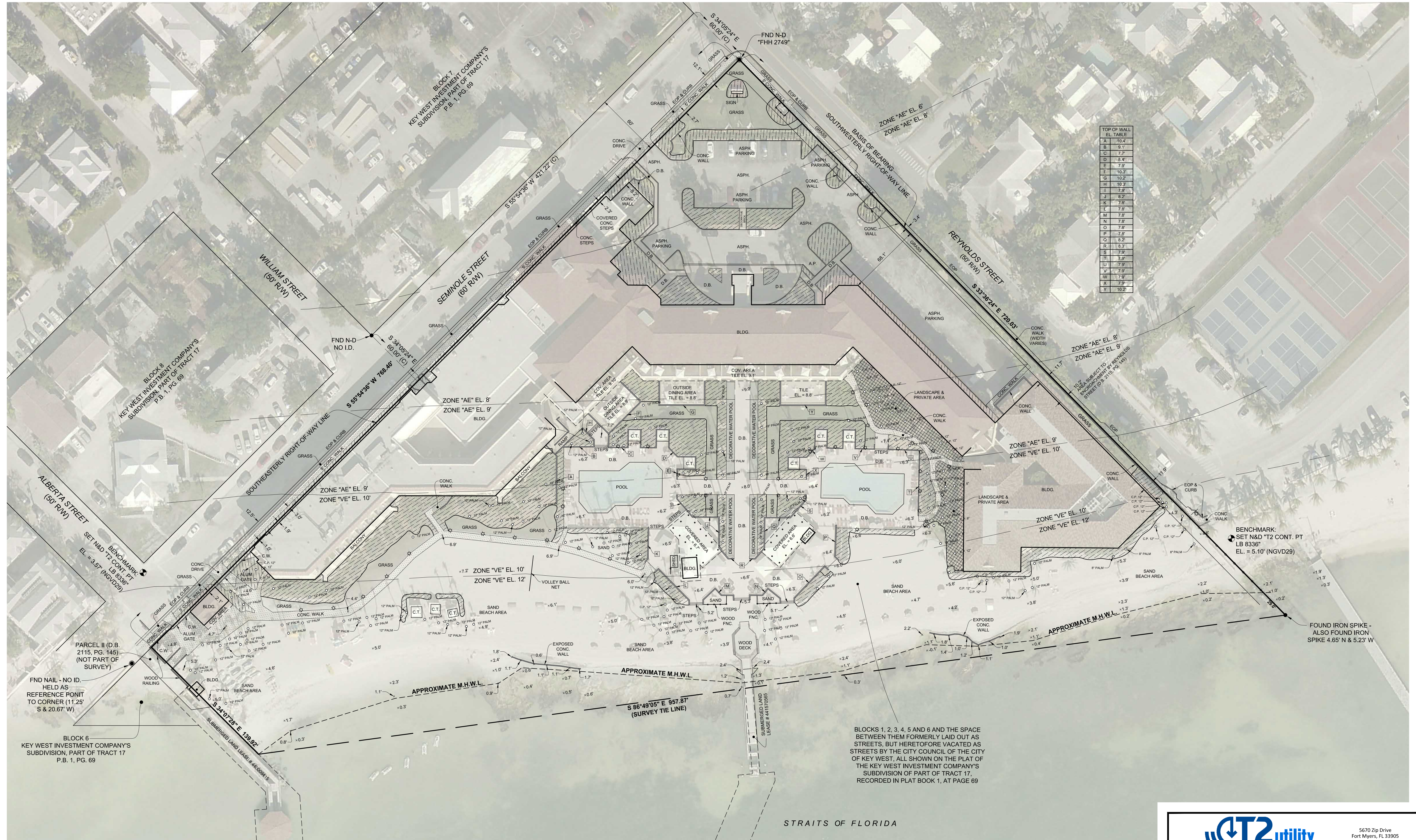
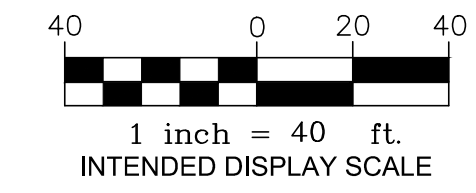
K2M DESIGN, INC.
1160 VIRGINIA STREET
KEY WEST, FLORIDA, 33040

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

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'

BENCHMARK:
SET N&D "T2 CONT. PT
LB 8336"
EL. = 5.10' (NGVD29)

FOUND IRON SPIKE -
ALSO FOUND IRON
SPIKE 4.65' N & 5.23' W

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

STRAITS OF FLORIDA

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

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

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



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