



## **Historic Architectural Review Commission Staff Report for Item 6**

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: December 16, 2025

Applicant: Ocean Key Resort

Application Number: C2025-0097

Address: 0 Duval Street

### **Description of Work:**

New monument sign at hotel entrance located at intersection of Duval Street and Wall Street.

### **Site Facts:**

The site under review sits on the north end of Duval Street and comprises of two cmu five-story structures. This is a non-contributing complex known as the Ocean Key Resort and Spa built in 1988. Facing Duval Street there is a one-story structure that contains the lobby and shops.

Currently, the property is located in an VE-11 flood zone.



*Photo of property under review.*



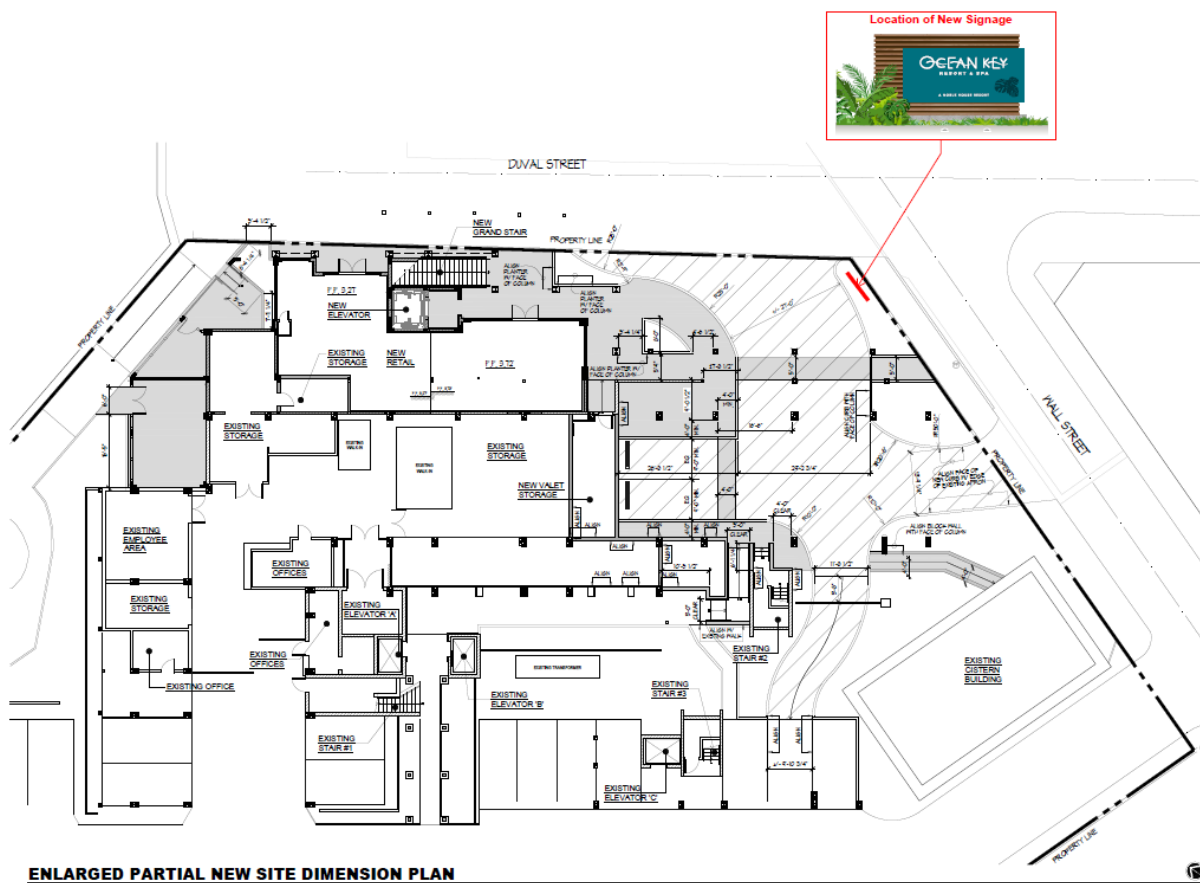
*Rendering of proposed front elevation.*

### Guidelines Cited on Review:

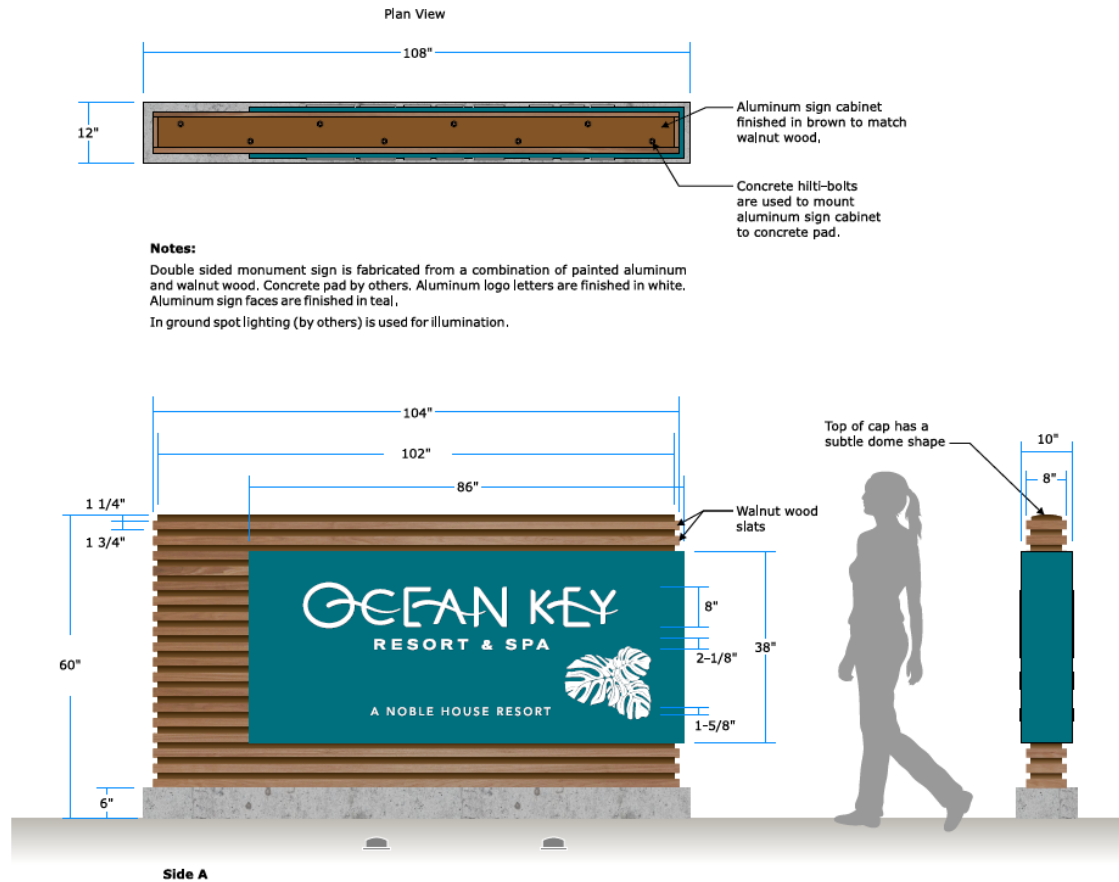
- Guidelines for Signage in the Historic District (pages 50-w - 50-x), specifically guidelines 5-i.1 and 5-i.4.

### Staff Analysis:

A Certificate of Appropriateness is under review for a new double-sided monument sign at the corner of Duval Street and Wall Street at Ocean Key Resort & Spa. The proposed sign features a painted aluminum sign with the resort name and logo, walnut wood slats designed to match the hotel's new addition, and a concrete base. In-ground spot lighting is proposed for illumination.



*Location of proposed monument sign.*



*Elevation of proposed monument sign (front).*



*Elevation of proposed monument sign (back).*





*Elevation of proposed monument sign (night render with lighting).*

### **Consistency with Cited Guidelines:**

It is staff's opinion that the proposed monument sign is partially consistent with the signage guidelines. Monument signs in this corridor may not exceed five feet in height including the base, and the proposed sign meets this maximum with an overall height of 60 inches. The guidelines specify that monument signs must be constructed of concrete, brick, wood, or a combination of these materials; the use of a painted aluminum sign cabinet is not listed as an allowable material for a monument sign and therefore does not comply with Section 5-i material standards. However, Ocean Key Resort is a non-contributing property, constructed in 1988, and undergoing renovations that introduces a more contemporary architectural style, as shown in the renderings. Additionally, freestanding signs must be set back at least two feet from the property line, but the submitted plans do not indicate the setback distance, making it unclear whether the proposal meets required placement and sight-triangle standards for corner lots.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>COA 2025-0097</b>	REVISION #	INITIAL & DATE <b>11/14/2025</b> <b>PDM</b>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	<b>0 Duval st</b>	
NAME ON DEED:	<b>Seaboard Associates Limited</b>	PHONE NUMBER <b>425 827 8737</b>
OWNER'S MAILING ADDRESS:	<b>600 6th St. South</b>	EMAIL <b>syen@noblehousehotels.com</b>
	<b>Kirkland WA 98033</b>	
APPLICANT NAME:	<b>Johan Amneus</b>	PHONE NUMBER <b>305 797 1958</b>
APPLICANT'S ADDRESS:	<b>0 Duval st</b>	EMAIL <b>jamneus@oceankey.com</b>
	<b>Key West FL 33040</b>	
APPLICANT'S SIGNATURE:		DATE

**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\_\_\_  
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:
<b>New monument sign at Entrance to Hotel / Valet.</b>
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):



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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER: replacement signs at zero Dural st.

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:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
Hotel name sign at Entrance to valet and hotel. "Monument sign"		
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.



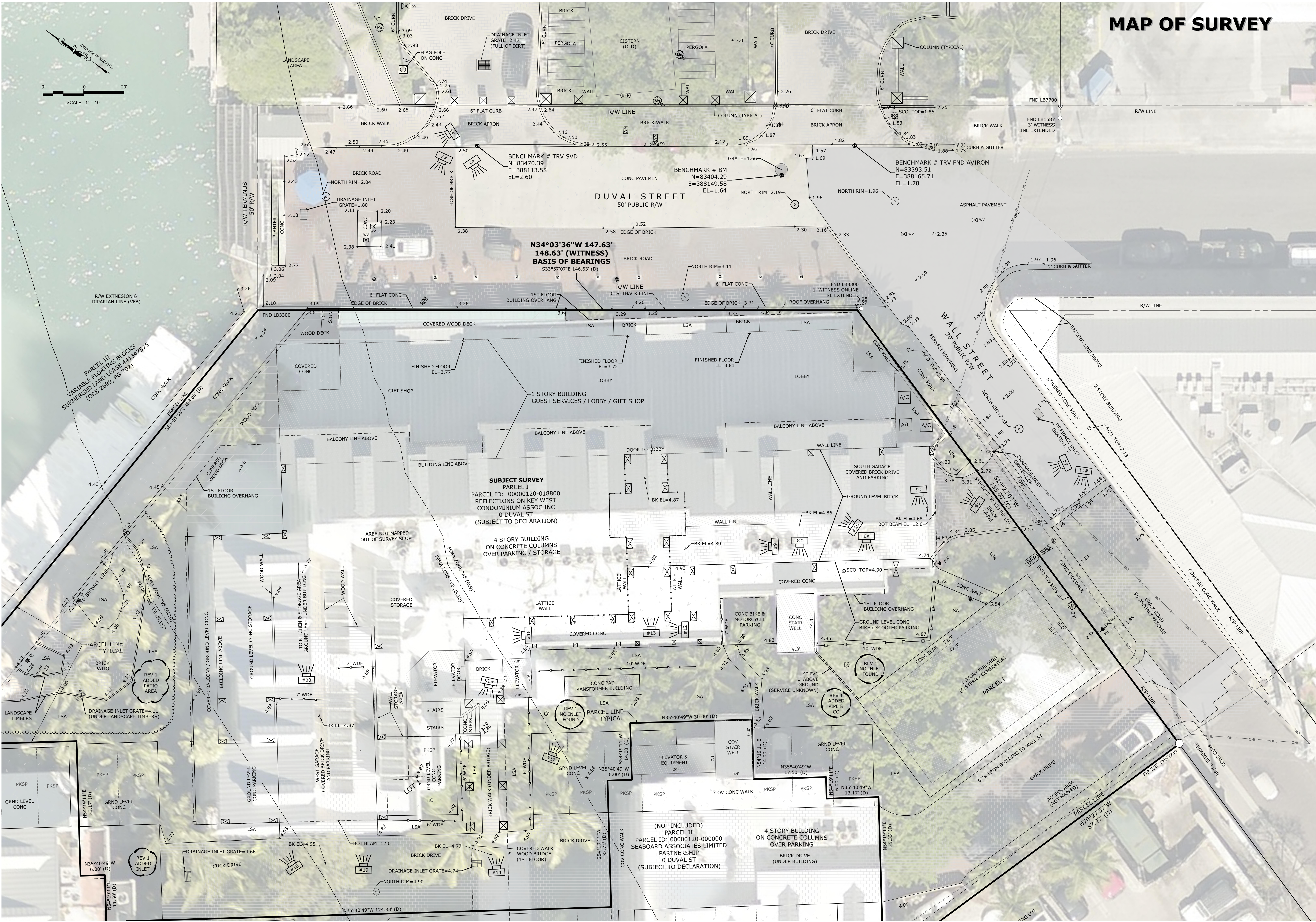
# PROJECT PHOTOS





# SURVEY





CAD: P:\23120504 - 0 Duval Topo Ocean Key House.dwg\0 Duval Ocean Keys House Topo KW RI.dwg			
PROJECT: 23120504			
FLD: RW		FB/PG: RW230 / 71-74, 77	DATE: 1/8/2024
OFF: CADAWS			SCALE: 1" = 10'
CKD: KB	SHEET: 2	OF 3	1/29/24
CADAWS			REVISION 1: ADDED DRAINAGE PER CLIENT (SEE MAP)



# PROPOSED DESIGN



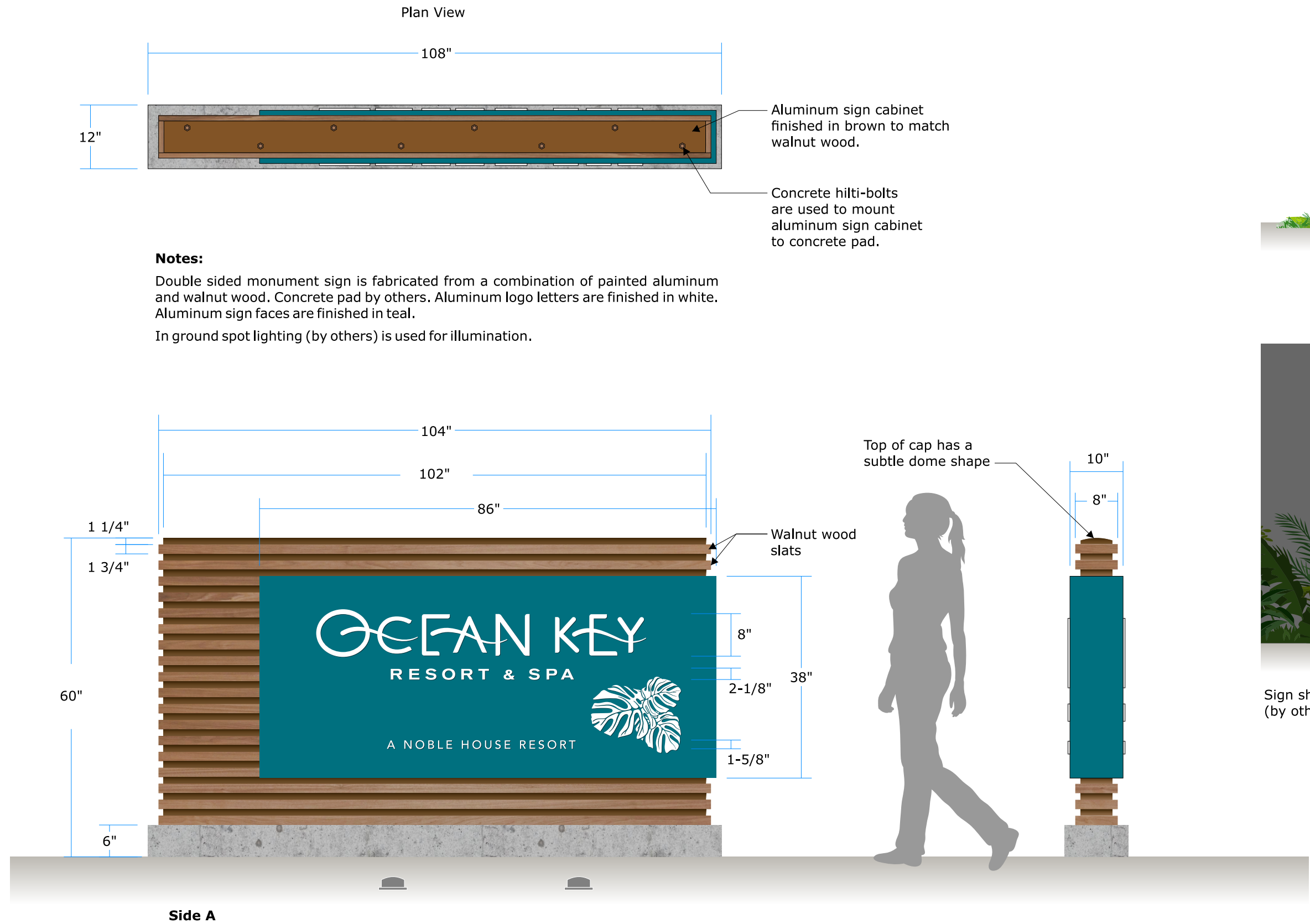
# OCEAN KEY

RESORT & SPA

KEY WEST | A NOBLE HOUSE RESORT

SIGNAGE DESIGN CONCEPT  
OCTOBER 2025





Side B



Sign shown at night with in-ground spot lighting (by others)



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

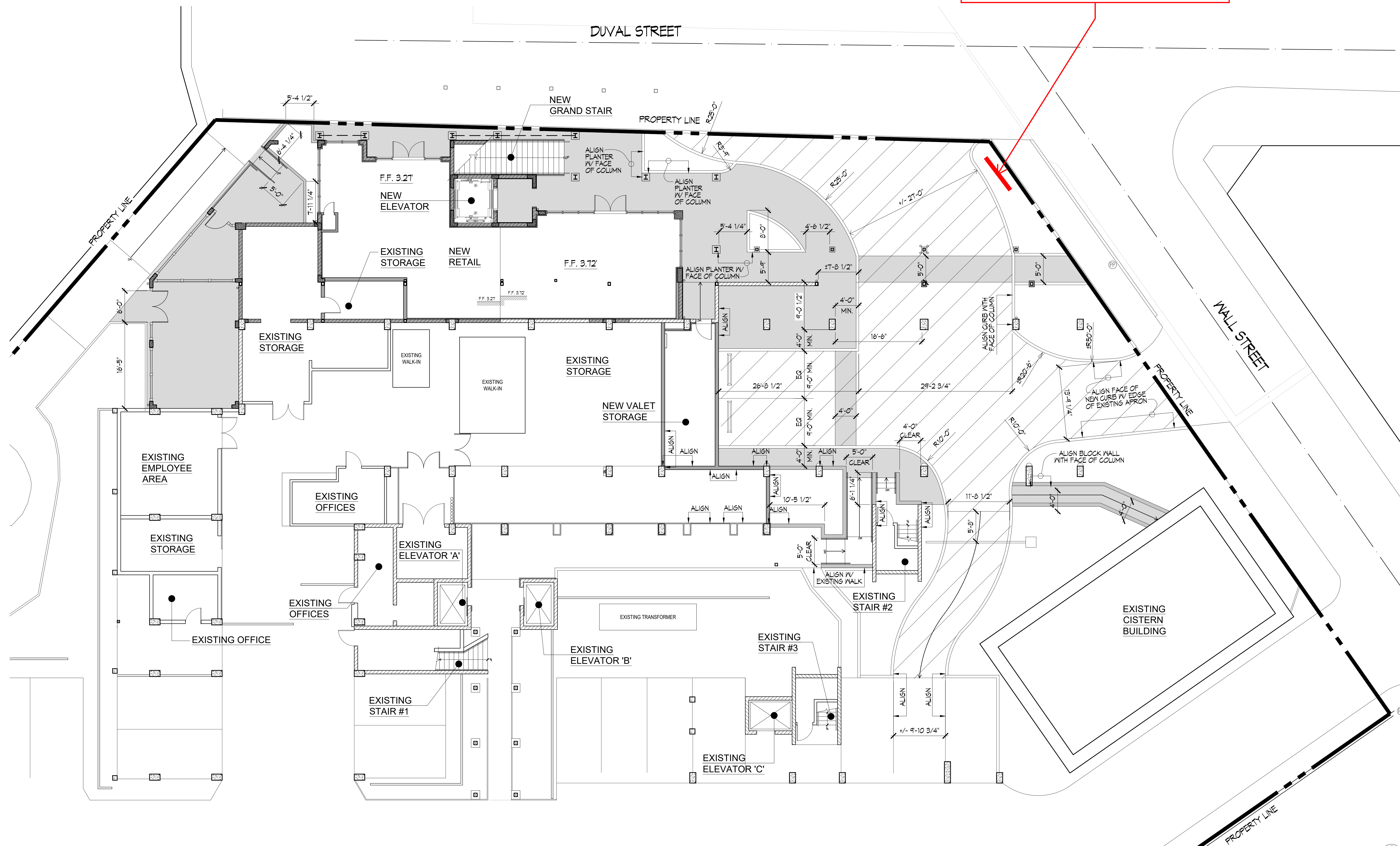
**LOBBY RENOVATION**

**LEGEND:**

- NEW DECORATIVE PAVERS  
OVER BASE PER CIVIL
- NEW TRAFFIC RATED DECORATIVE  
PAVERS OVER BASE PER CIVIL
- NEW TRAFFIC RATED DECORATIVE  
PAVERS OVER BASE PER CIVIL

**PAVER SPECIFICATION:**

SUBWAY STONE BY LOW COUNTRY PAVERS  
PATTERN: HERRINGBONE  
COLOR: JASPER & CANYON



**ENLARGED PARTIAL NEW SITE DIMENSION PLAN**



REFER TO  
CIVIL PLANS  
FOR GRADE  
ELEVATIONS

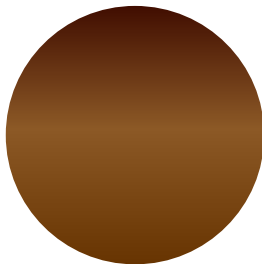
ENLARGED PARTIAL NEW  
SITE DIMENSION PLAN

**A0.06**

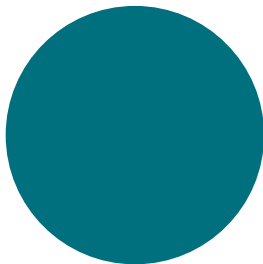
Font:  
Mr Eaves Sans

A B C D E F G H I J K L M N O P Q R S T  
U V W X Y Z  
  
a b c d e f g h i j k l m n o p q r s t u v w x y z  
  
1 2 3 4 5 6 7 8 9 0

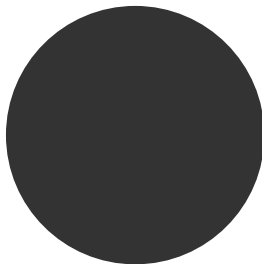
Materials &  
Finishes



Medium Bronze




Teal



Black



Walnut

Client/Project	Dates	Drawn By	Scale	Job #
	Sept 23, 2025 Oct 6, 2025 . . . Rev 1	GM / RL	1 : 20	13853
		Sign Type	Font(s)	Page 2 of 13



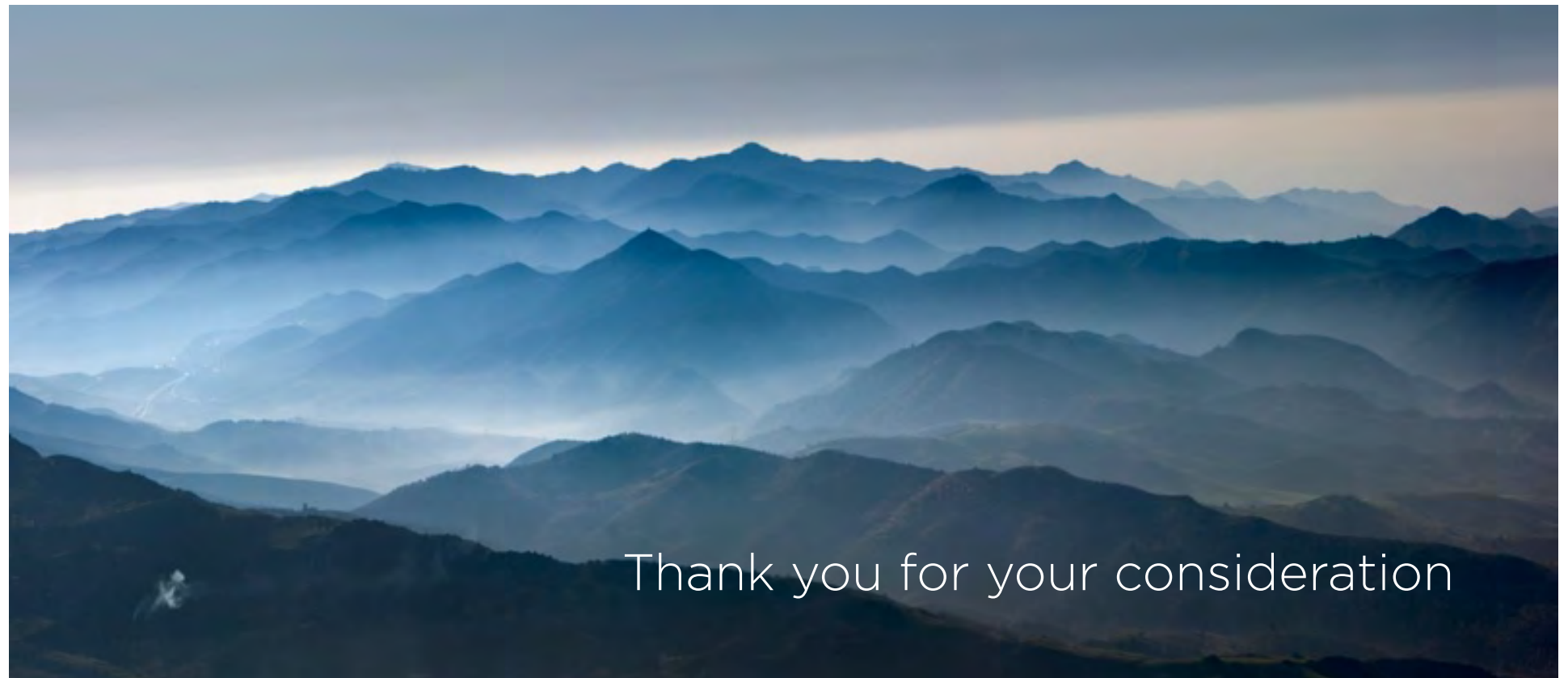
EEC Industries Ltd.  
1237 Welch Street  
North Vancouver, BC  
V7P 1B3 Canada  
1 604 986 5633  
eec@eecind.com



Anne Brandt  
President  
anne.brandt@eecind.com



George Mosna  
Design Director  
g-mosna@eecind.com



Thank you for your consideration

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., December 16, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW MONUMENT SIGN AT HOTEL ENTRANCE LOCATED AT INTERSECTION OF DUVAL STREET AND WALL STREET.

### #0 DUVAL STREET

**Applicant – Johan Amneus    Application #C2025-0097**

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

**ADA ASSISTANCE:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.





**Public Meeting Notice**

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., December 16, 2025, at City Hall, 1200 White Street, Key West, Florida. The purpose of the meeting will be to consider a request for:

**NEW MONUMENT SIGN AT HOTEL ENTRANCE LOCATED AT INTERSECTION OF DUVAL STREET AND WALL STREET**

Applicant: John Amores Application #C2025-0097

If you wish to see the application or have any questions, you may visit the Civic & Management Division during regular office hours at 1:00 p.m. to 5:00 p.m., call 305-496-1077 or visit our website at [www.cityofkeywest.com](http://www.cityofkeywest.com).

**THIS NOTICE CAN ONLY BE REMOVED FROM THE SITE AFTER THE FINAL DECISION.**

ADDITIONAL NOTICE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call 305-496-1077 for more information. Contact us at 305-496-1077 or visit our website at [www.cityofkeywest.com](http://www.cityofkeywest.com) for more information.

PERMITS

JOB	LOT	BLOCK
BUILDER _____		

**WARNING!**  
THIS IS A DESIGNATED CONSTRUCTION SITE.  
TRESPASSERS WILL BE PROSECUTED  
TO THE FULLEST EXTENT OF THE LAW.



g scc  
design+build





Public Meeting Notice

PERMITS		
JOB	LOT	BLOCK
BUILDER		
<b>WARNING!</b> THIS IS A DESIGNATED CONSTRUCTION SITE. TRESPASSERS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.		

OCEAN KEY  
RESORT & SPA  
KEY WEST

HOT TIN ROOF  
Key West

SUNSET PIER

gsc design+build





# HARC POSTING AFFIDAVIT

STATE OF FLORIDA:  
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Joe Maher, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:  
Zero Dural st. Key West FL 33040 on the 10 day of Dec., 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on Five December 16, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C2025-0097

2. A photograph of that legal notice posted in the property is attached hereto.

## Signed Name of Affiant:

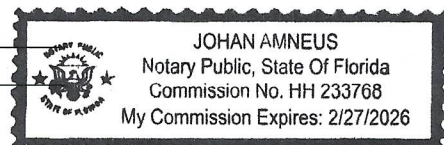
Joe Maher  
Date: 12-10-25  
Address: 423 Olivia St  
City: Key West  
State, Zip: Florida 33040

The forgoing instrument was acknowledged before me on this 10 day of December, 2025.

By (Print name of Affiant) Joe Maher who is personally known to me or has produced X as identification and who did take an oath.

## NOTARY PUBLIC

Sign Name: Johan Amneus  
Print Name: Johan Amneus  
Notary Public - State of Florida (seal)  
My Commission Expires: 2/27/2026



# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

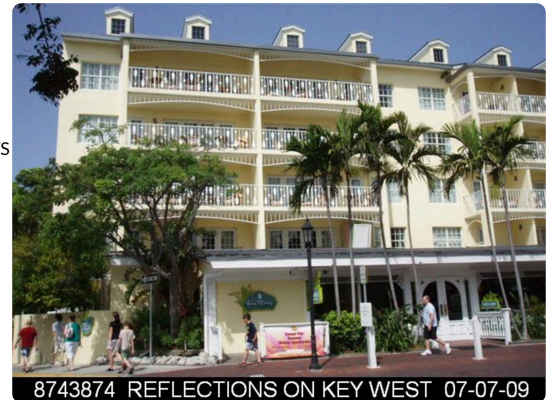
### Disclaimer

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

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

### Summary

**Parcel ID** 00000120-018800  
**Account#** 8743874  
**Property ID** 8743874  
**Millage Group** 10KW  
**Location** 0 DUVAL St, KEY WEST  
**Address**  
**Legal Description** REFLECTIONS ON KEY WEST A CONDOMINIUM (ALL TIMESHARE INTERVAL UNITS 201,202,204,206,301,302,306,307,401,402,404-407, PH1, PH2, PH6 AND PH7) OR912-3/110DEC OR916-713/717AMD OR2283-663/686(LEASE)  
*(Note: Not to be used on legal documents.)*  
**Neighborhood** 8961  
**Property Class** TIMESHARE (3905)  
**Subdivision**  
**Sec/Twp/Rng** 31/67/25  
**Affordable Housing** No



8743874 REFLECTIONS ON KEY WEST 07-07-09

### Owner

REFLECTIONS ON KEY WEST CONDOMINIUM ASSOC  
 INC  
 C/O NOBLE HOUSE HOTELS & RESORTS ATTN  
 JANETTE AMENT  
 600 6th S St  
 Kirkland WA 98033

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$3,412,730	\$3,412,730	\$3,412,730	\$3,607,121
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$3,412,730	\$3,412,730	\$3,412,730	\$3,607,121
= Total Assessed Value	\$3,412,730	\$3,412,730	\$3,108,282	\$2,825,711
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,412,730	\$3,412,730	\$3,412,730	\$3,607,121

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$0	\$3,412,730	\$0	\$3,412,730	\$3,412,730	\$0	\$3,412,730	\$0
2023	\$0	\$3,412,730	\$0	\$3,412,730	\$3,108,282	\$0	\$3,412,730	\$0
2022	\$0	\$3,607,121	\$0	\$3,607,121	\$2,825,711	\$0	\$3,607,121	\$0
2021	\$0	\$3,663,936	\$0	\$3,663,936	\$2,568,828	\$0	\$3,663,936	\$0
2020	\$0	\$5,078,612	\$0	\$5,078,612	\$2,335,298	\$0	\$5,078,612	\$0
2019	\$0	\$5,078,612	\$0	\$5,078,612	\$2,122,998	\$0	\$5,078,612	\$0
2018	\$0	\$4,290,746	\$0	\$4,290,746	\$1,929,998	\$0	\$4,290,746	\$0

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



## Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONDOMINIUM	1988	1989	0 x 0	1	1	1

## Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2025-0212	05/29/2025	Active	\$130,000	Commercial	REPLACE FIRE ALARM SYSTEM AND ALL DEVICES
BLD2024-2506	10/15/2024	Active	\$26,000	Commercial	Installation of 15 new heads and 1 main riser in the admin office, relocation of standpipe
BLD2024-1809	08/02/2024	Active	\$415,598	Commercial	INTERIOR DEMO FOR NEW OFFICE SPACE CONFIGURATION & RESTROOMS NEW OFFICE SPACE CONFIGURATIONS AND NEW RESTROOMS
BLD2023-2125	07/25/2023	Completed	\$150,000	Commercial	plumbing system, remolded the plumbing system on bathroom
BLD2023-1854	06/23/2023	Completed	\$32,520	Commercial	Interior renovation to existing hotel guestrooms. Work includes: replacing existing ceiling fans & lighting, relocating exhaust fans, lit mirror, recessed lighting, switches, and outlets.
BLD2023-0625	03/22/2023	Completed	\$1,500,000	Commercial	INTERIOR RENOVATION (TENANT IMPROVEMENT) TO EXISTING 52 HOTEL GUESTROOMS IN AN EXISTING R-1 OCCUPANCY HOTEL
BLD2022-2767	09/19/2022	Completed	\$2,450	Commercial	Disconnect existing pool equipment panel and reconnect new pool equipment box and will use same existing feeders/breaker, associated w/permit 2022-1070
BLD2022-2520	08/25/2022	Completed	\$43,000	Commercial	REPLACE FIXTURES FOR 43 ROOMS AND CHANGE FROM A TUB TO A SHOWER ON SOME OF THE ROOMS AND INSTALL SOAK IN TUBS.
BLD2022-2243	08/11/2022	Completed	\$70,000	Commercial	INTERIOR RENOVATION (TENANT IMPROVEMENT) TO EXISTING 62 HOTEL GUESTROOMS IN AN EXISTING R-1 OCCUPANCY HOTEL. NO STRUCTURAL, SITE WORK, OR EXTERIOR IMPROVEMENT FOR THIS PROJECT. MINOR ELECTRICAL WORK IN GUESTROOMS USING SAME CIRCUITS.
BLD2022-1488	07/19/2022	Completed	\$2,500,000	Commercial	INTERIOR RENOVATION (TENANT IMPROVEMENT) TO EXISTING 62 HOTEL GUESTROOMS IN AN EXISTING R-1 OCCUPANCY HOTEL. NO STRUCTURAL, SITE WORK, OR EXTERIOR IMPROVEMENTS FOR THIS PROJECT. SCOPE OF WORK TO INCLUDE: 1. MINOR GENERAL CONSTRUCTION WITH GYPSUM BOARD AND NON-BEARING METAL FRAMING. 2. REMOVAL OF EXISTING BATHROOM PLUMBING FIXTURES AND RECONFIGURATION OF BATHROOM LAYOUT IN 12 GUESTROOMS WILL REQUIRE NEW ROUGH PLUMBING. 3. REMOVAL OF PLUMBING FIXTURES IN 48 ROOMS SO NEW FINISHES CAN BE INSTALLED SAME LOCATION. 4. MINOR ELECTRICAL WORK IN 62 GUESTROOMS USING SAME CIRCUITS. 5. NEW FINISHES THROUGHOUT. 6. 4 EXISTING ACCESSIBLE GUESTROOMS TO BE ALTERED TO MEET CURRENT ACCESSIBILITY CODE WITH MOBILITY FEATURES. 6. 7 GUESTROOMS TO BE ALTERED TO MEET CURRENT ACCESSIBILITY COMMUNICATION FEATURES. SCOPE OF WORK - REVISED INTERIOR RENOVATION (TENANT IMPROVEMENT) TO EXISTING 33 HOTEL GUESTROOMS IN AN EXISTING R-1 OCCUPANCY HOTEL. NO STRUCTURAL, SITE WORK, OR EXTERIOR IMPROVEMENTS FOR THIS PROJECT. SCOPE OF WORK TO INCLUDE: 1. MINOR GENERAL CONSTRUCTION WITH GYPSUM BOARD AND NON-BEARING METAL FRAMING. 2. REMOVAL OF EXISTING BATHROOM PLUMBING FIXTURES AND RECONFIGURATION OF BATHROOM LAYOUT IN 12 GUESTROOMS WILL REQUIRE NEW ROUGH PLUMBING. 3. REMOVAL OF PLUMBING FIXTURES IN 20 ROOMS SO NEW FINISHES CAN BE INSTALLED SAME LOCATION. 4. MINOR ELECTRICAL WORK IN 33 GUESTROOMS USING SAME CIRCUITS. 5. NEW FINISHES THROUGHOUT. 6. 2 EXISTING ACCESSIBLE GUESTROOMS TO BE ALTERED TO MEET CURRENT ACCESSIBILITY CODE WITH MOBILITY FEATURES. 7. 4 GUESTROOMS TO BE ALTERED TO MEET CURRENT ACCESSIBILITY COMMUNICATION FEATURES.
BLD2020-1100	05/01/2020	Completed	\$70,000	Commercial	CONCRETE RESTORATION. APPROXIMATELY 700SF.
BLD2019-1898	06/02/2019	Completed	\$14,500	Commercial	Replace existing pole and sign. 16" x 119"
2016-00003078	08/10/2016	Completed	\$22,295	Commercial	CONCRETE RESTORATION AT EXTERIOR AREAS PER PLAN: FRONT AND REAR COLUMN OF UNIT #311; REAR COLUMN, 1ST FLOOR TIE BEAM AND 1ST FLOOR TIE BEAM CORNER OF THE HOT TIN ROOF KITCHEN.

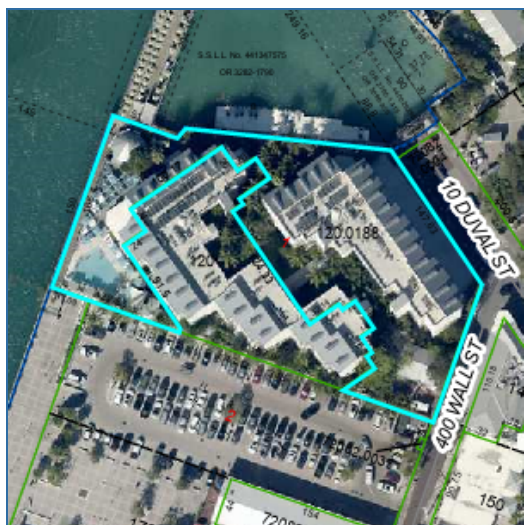
## View Tax Info

[View Taxes for this Parcel](#)

## Photos



### Map



### TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

No data available for the following modules: Land, Buildings, Sales, Sketches (click to enlarge).

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 10/23/2025, 1:31:49 AM

[Contact Us](#)

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