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 BY: *CW*



VARIANCE AND AFTER THE FACT VARIANCE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule	
Variance Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 2,894.34

fee: 3,034.06

After the Fact Application Fee Schedule	
After the Fact Variance Application Fee	\$ 4,862.03
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 5,325.35

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

PROPERTY DESCRIPTION:

Site Address: Zero Duval St, Key West Fl. 33040

Zoning District: HRCC-1

Real Estate (RE) #: 00000120-000000 00000120-018800

Property located within the Historic District? Yes No

APPLICANT:

Owner Authorized Representative

Name: Seaboard Associates Limited Mailing Address: 600 6th st

City: Kirkland State: Washington Zip: 98033

Home/Mobile Phone: 305.797.1958 Office: 4258278737 Fax: _____

Email: jamneus@oceankey.com

PROPERTY OWNER: (if different than above)

Name: _____ Mailing Address: _____

City: _____ State: _____ Zip: _____

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

Email: _____

Description of Proposed Construction, Development, and Use: _____

See Major Development Application

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

Coastal Construction Control Line *Type text here*

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

If yes, please describe and attach relevant documents: _____

Will any work be within the dripline (canopy) of any tree on or off the property? Yes No
 If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078? Yes No

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

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

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

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

Standards for Considering Variances

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

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

currently on existing ground floor, moving 2180sf above ground floor to second floor

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

No.

Has existed structure was constructed over 30 years ago and created by the applicant.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings, or structures in the same zoning district.

No

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

improvement of the street scape, the building protection and reduction of 2180sf of ground level floor space.

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

there is no expansion of the foot print of the current structure. moving from ground level to second floor

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

not injourious to public welfare

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

No.

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

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

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

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

See Major Development Plan/application for all items above.

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.

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

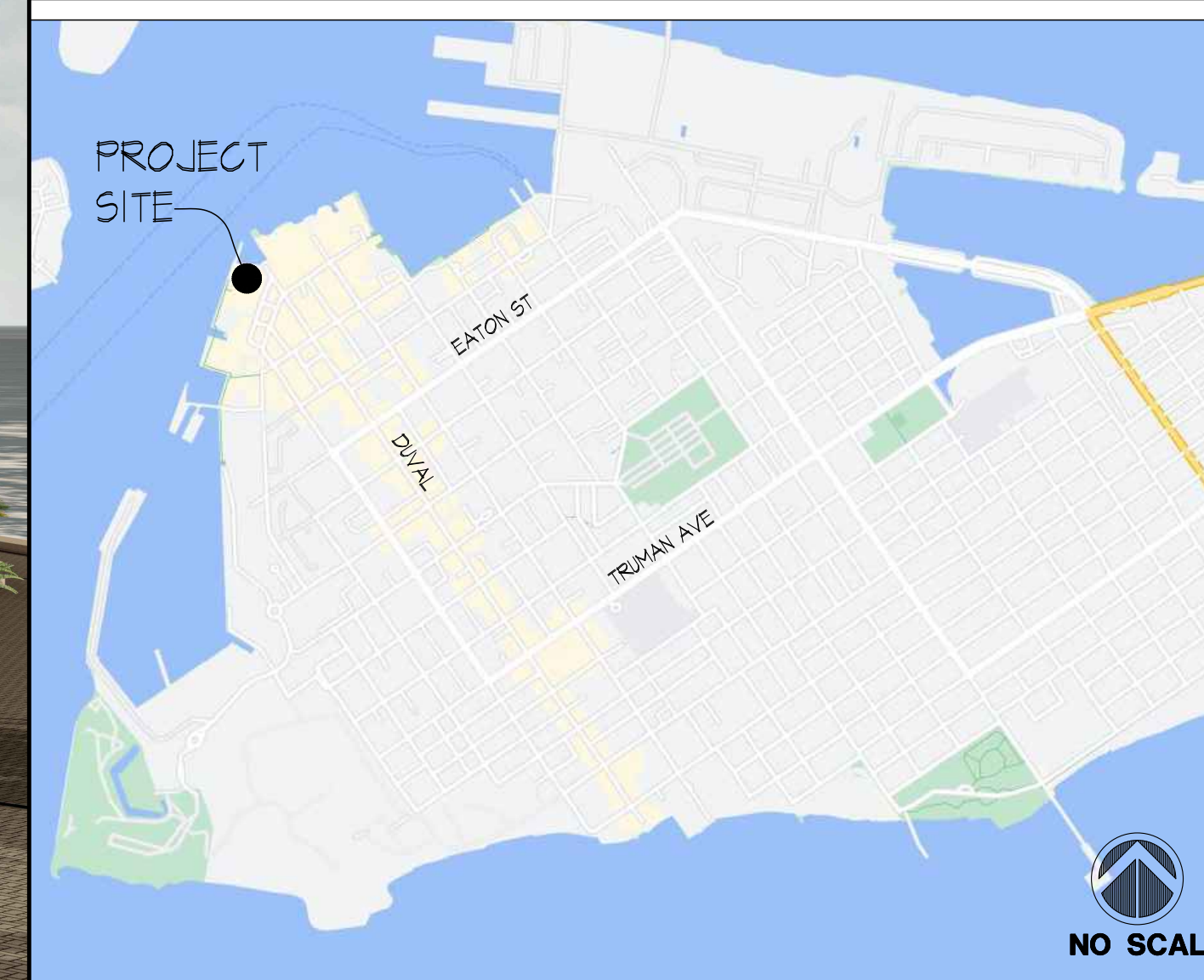
GENERAL INFORMATION

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) 827-8737
ARCHITECT/AGENT:	ROSSI ARCHITECTURE 3952 CLAIREMONT MESA BLVD, D-384 SAN DIEGO, CA 92117 (619) 291-8272
PARCEL NUMBER:	00000120-000000 00000120-018800
LEGAL DESCRIPTION / SUBDIVISION / DOCUMENTS:	KW PT LOT 1 SQR 3 (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 OR916-1118/17 OR921-6444/45 OR922-1401/03 OR926-116/18 OR927-365/69 OR154-614/17 OR1521-2389/94 OR1544-1262/82 OR2009-1358/80 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-1Q, VE-1I, 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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A4	DEMOLITION 2ND FLOOR PLAN
A5	EXISTING EXTERIOR ELEVATIONS
A6	NEW 1ST FLOOR PLAN & SURROUNDING SITE
A7	NEW 2ND FLOOR PLAN
A8	NEW EXTERIOR ELEVATIONS
A9	RENDERINGS
A10	RENDERINGS
L1	EXISTING LANDSCAPE PLAN
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



M.P. UPDATES: DEVELOPMENT PLAN SUBMITTAL:	04/11/2024 07/15/2024
SHEET TITLE: GENERAL PROJECT INFORMATION	
STATE OF FLORIDA REGISTERED ARCHITECT STEVEN R. ROSSI AR0016993	SHEET NUMBER: A1

SITE DATA TABLE

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST
ZONING	HRCC-1			
FLOOD ZONE	AE-1, VE-10, VE-II, VE-13			
SIZE OF SITE	67,841 S.F.			
HEIGHT	35 FT + 5 FT W/ PITCHED ROOF MAX	55 FT BLDG HEIGHT	24'-9" NEW LOBBY ADDITION	
FRONT SETBACK	0 FT	0 FT	0 FT	
SIDE SETBACK	2.5 FT	2.5 FT	2.5 FT	
STREET SIDE SETBACK	0 FT	0 FT	0 FT	
REAR SETBACK	10 FT	10 FT	10 FT	
F.A.R.	1.0	1.0	1.0	
BUILDING COVERAGE	50% MAX	50% 33,875 S.F.	49% 32,450 S.F.	
IMPERVIOUS SURFACE	70% MAX	54% 36,820 S.F.	44% 33,400 S.F.	
PARKING	1 SPACE PER UNIT P	72 9 TOTAL	74 9 TOTAL	
HANDICAP PARKING	2 MIN. REQUIRED	0	2	
BICYCLE PARKING	3% OF VEHICLE TOTAL	36	50	
OPEN SPACE / LANDSCAPE	30% MIN. 6	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

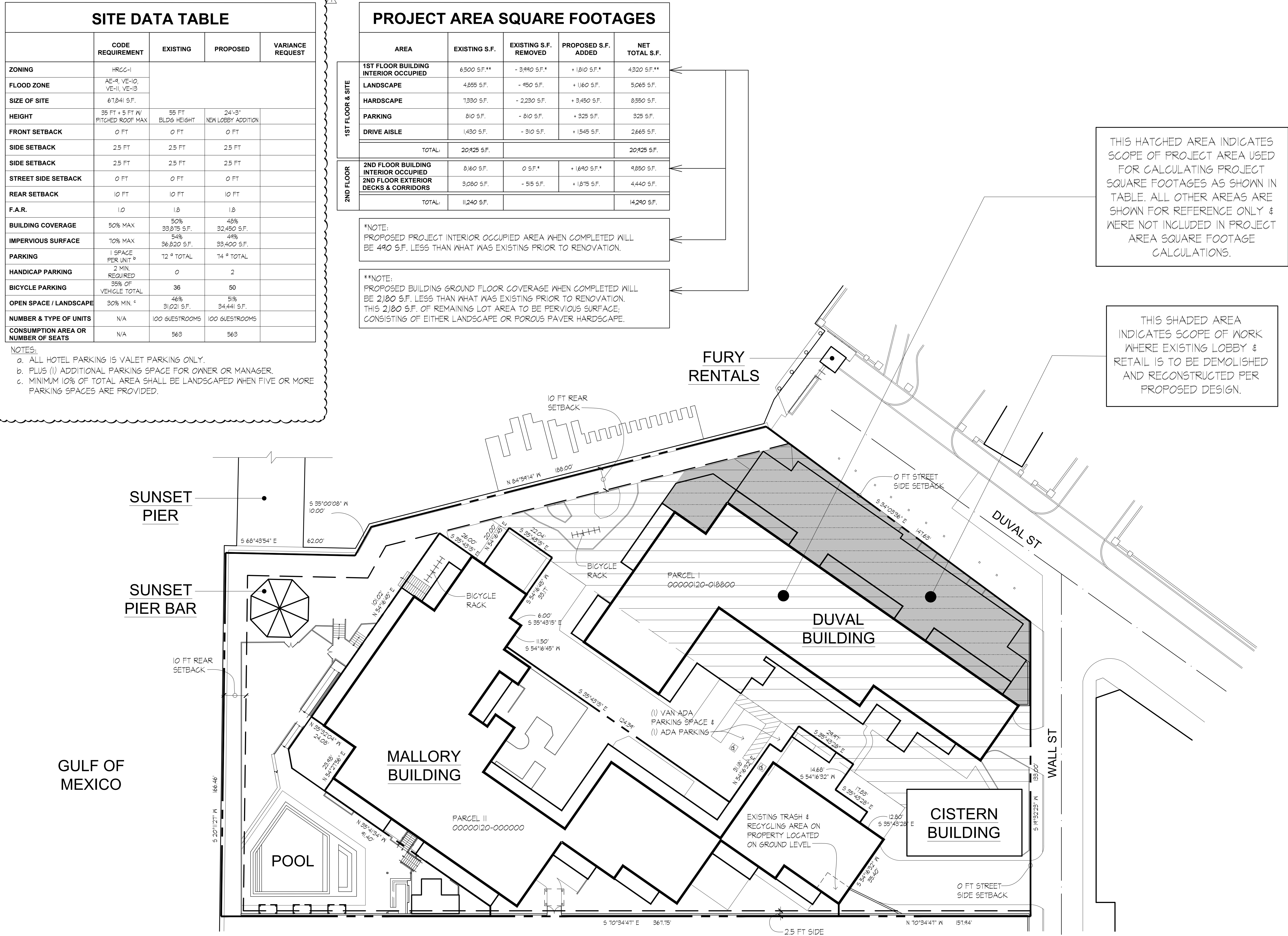
AREA	EXISTING S.F.	EXISTING S.F. REMOVED	PROPOSED S.F. ADDED	NET TOTAL S.F.
1ST FLOOR BUILDING INTERIOR OCCUPIED	6,500 S.F.**	- 3,990 S.F.*	+ 1,810 S.F.*	4,320 S.F.**
LANDSCAPE	4,855 S.F.	- 450 S.F.	+ 1160 S.F.	5,065 S.F.
HARDSCAPE	7,330 S.F.	- 2,230 S.F.	+ 3,450 S.F.	8,550 S.F.
PARKING	810 S.F.	- 810 S.F.	+ 325 S.F.	325 S.F.
DRIVE AISLE	1,430 S.F.	- 310 S.F.	+ 1,545 S.F.	2,665 S.F.
TOTAL:	20,925 S.F.			20,925 S.F.
2ND FLOOR BUILDING INTERIOR OCCUPIED	8,160 S.F.	0 S.F.*	+ 1,690 S.F.*	9,850 S.F.
2ND FLOOR EXTERIOR DECKS & CORRIDORS	3,080 S.F.	- 515 S.F.	+ 1,875 S.F.	4,440 S.F.
TOTAL:	11,240 S.F.			14,290 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 2,180 S.F. LESS THAN WHAT WAS EXISTING PRIOR TO RENOVATION. THIS 2,180 S.F. OF REMAINING LOT AREA TO BE PERVIOUS SURFACE; CONSISTING OF EITHER LANDSCAPE OR POROUS PAVER 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.

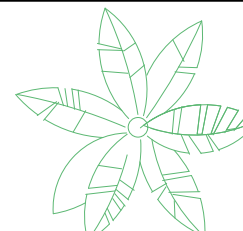


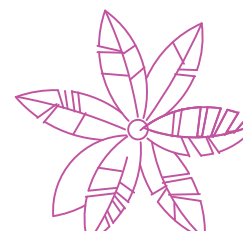
OVERALL EXISTING SITE PLAN

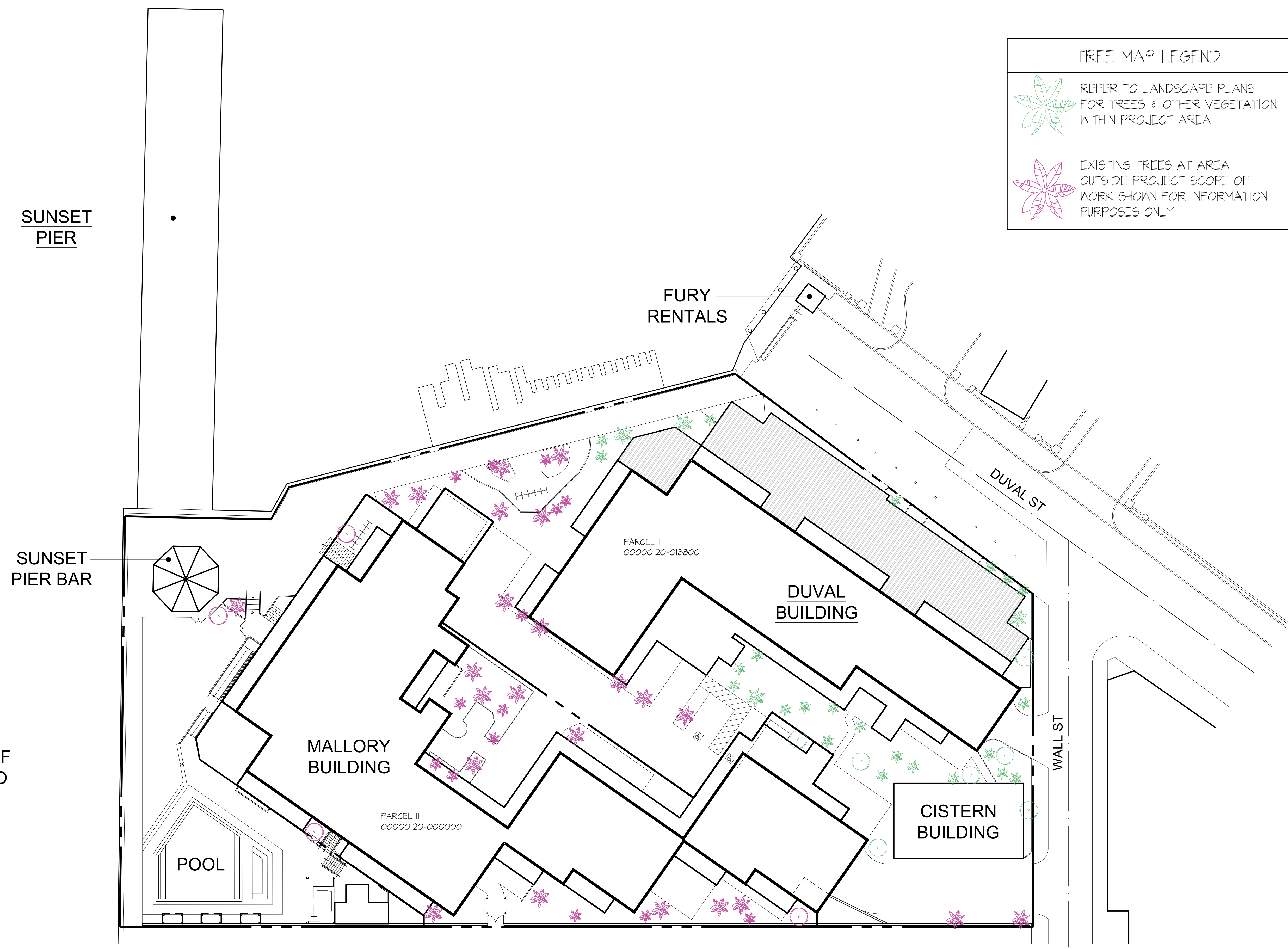


1" = 20'-0"

TREE MAP LEGEND

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

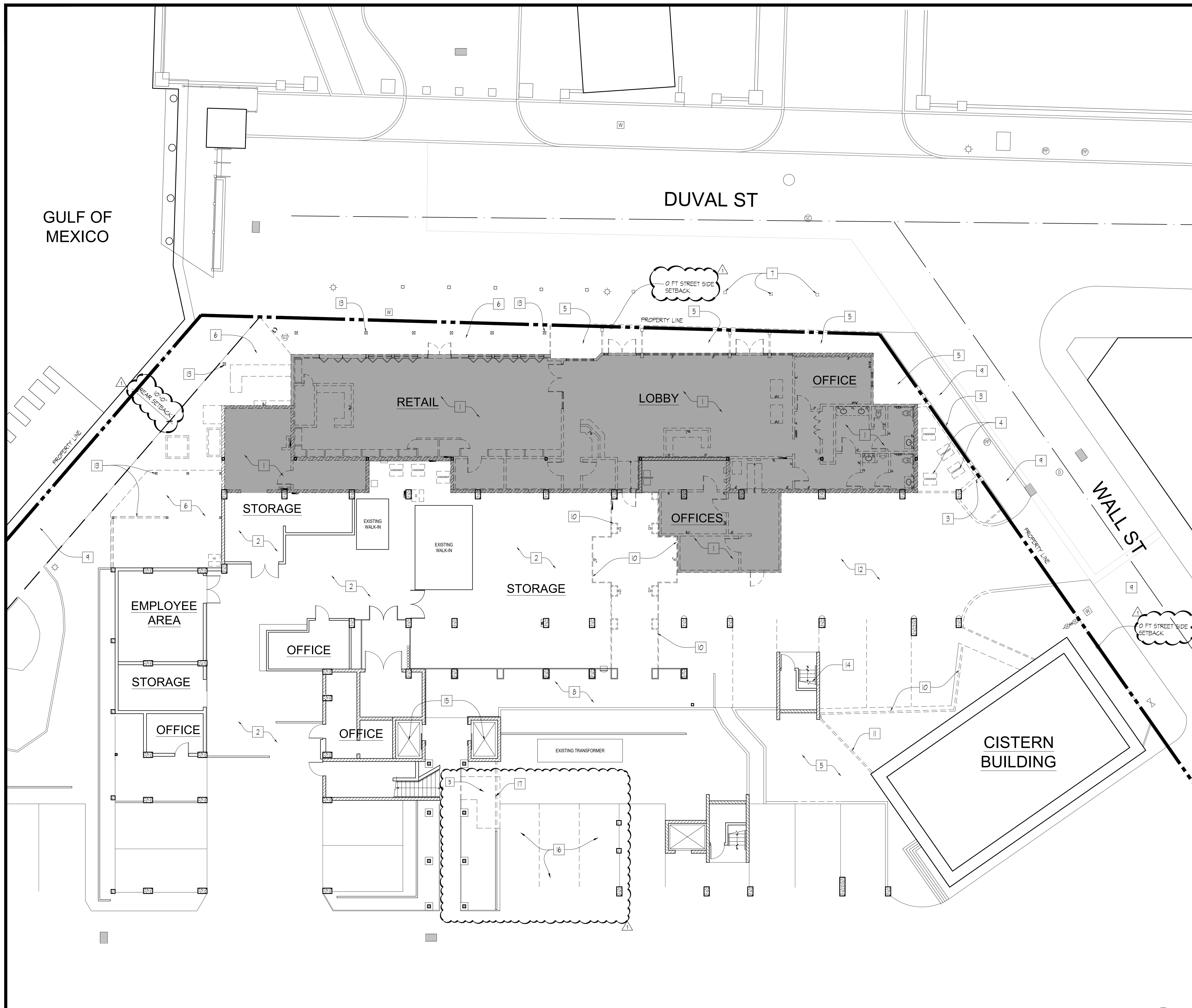
 EXISTING TREES AT AREA OUTSIDE PROJECT SCOPE OF WORK SHOWN FOR INFORMATION PURPOSES ONLY



OVERALL EXISTING SITE TREE PLAN



<p>DATE: 04/11/2024</p> <p>DESCRIPTION: HWP UPDATES</p> <p>DEVELOPMENT PLAN SUBMITTAL</p>	<p>DATE: 07/15/2024</p> <p>DESCRIPTION: DEVELOPMENT PLAN SUBMITTAL</p>
<p>SHEET TITLE: OVERALL EXISTING SITE TREE PLAN</p>	
<p>STATE OF FLORIDA</p> <p>REGISTERED ARCHITECT</p> <p>STEVEN R. ROSS</p> <p>AR0016993</p>	<p>SHEET NUMBER: A2.1</p>



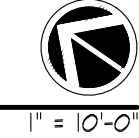
- KEYNOTES:**
- 1 SHADED AREA INDICATES THE EXISTING LOBBY & GIFT SHOP TO BE REMOVED IN ITS ENTIRETY, AS FOLLOWS:
 - A. ALL WALLS SHOWN DASHED TO BE DEMOLISHED.
 - B. REMOVE ALL ELECTRICAL DEVICES AT WALLS & CEILINGS.
 - C. REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED PLUMBING.
 - D. DISCONNECT & REMOVE ALL NECESSARY MEP SERVICING 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 WALL TO BE REMOVED.
 - 4 REMOVE EXISTING CONDENSERS SERVICING 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.

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 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 CA LIC. #C018176 CO LIC. #ARC0042667
 FL LIC. #AR0216993 GA LIC. #94016407 OR LIC. #6351
 MN LIC. #49205 MI LIC. # 3326 WA LIC. #5610

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

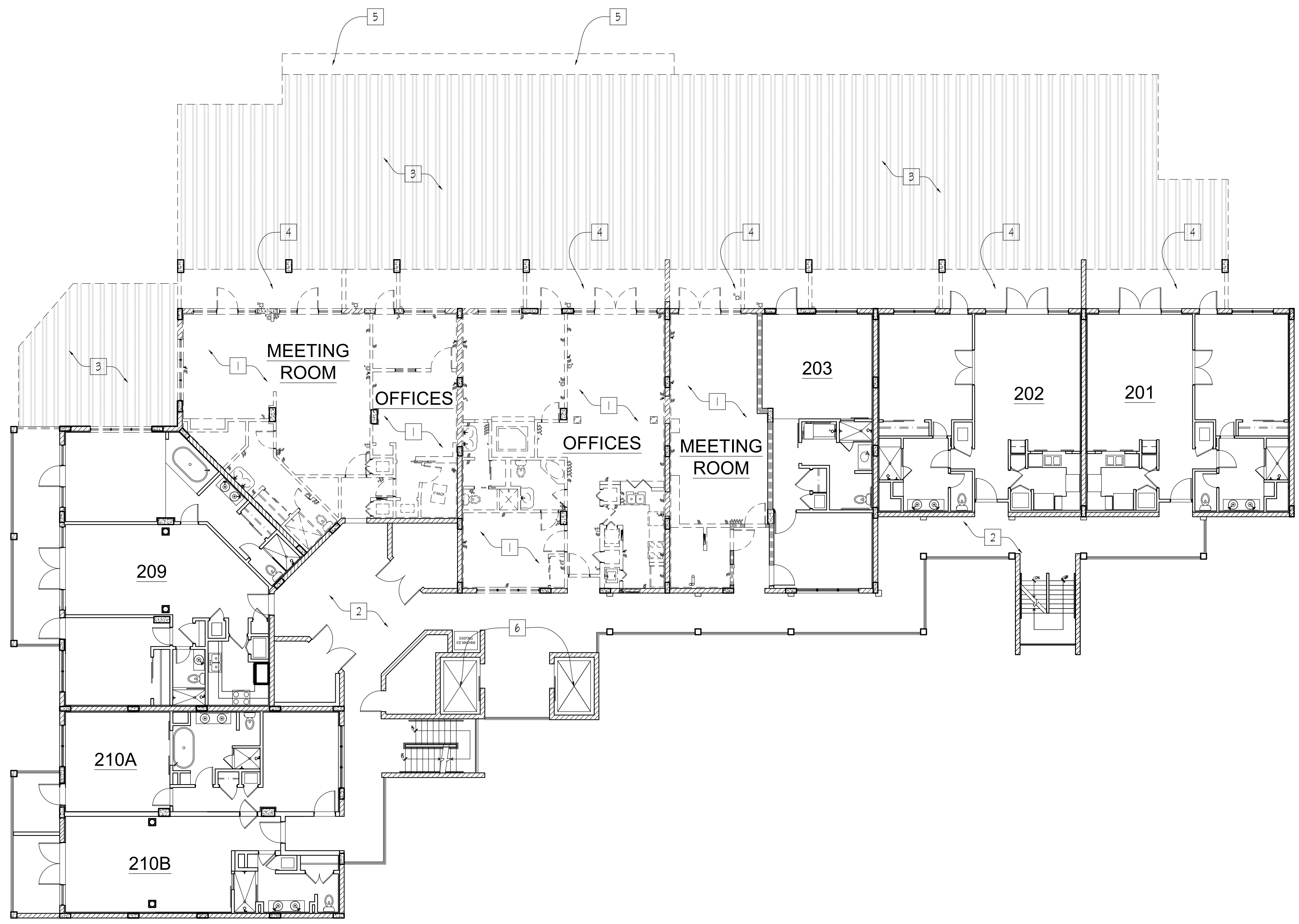
M.P. UPDATES:	04/11/2024
DEVELOPMENT PLAN SUBMITTAL:	07/15/2024
SHEET TITLE: DEMOLITION 1ST FLOOR PLAN & SURROUNDING SITE	
STAMP: STATE OF FLORIDA SEVEN R. 1985 AR006993 REGISTERED ARCHITECT	SHEET NUMBER: A3

DEMOLITION 1ST FLOOR PLAN & SURROUNDING SITE

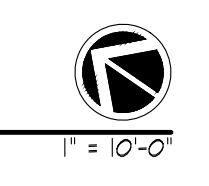


1" = 10'-0"

- 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.

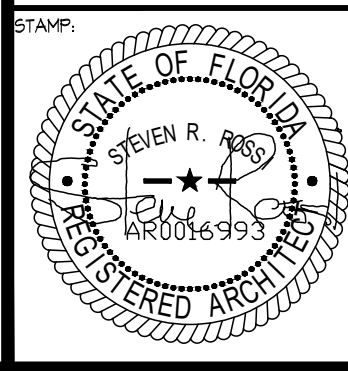


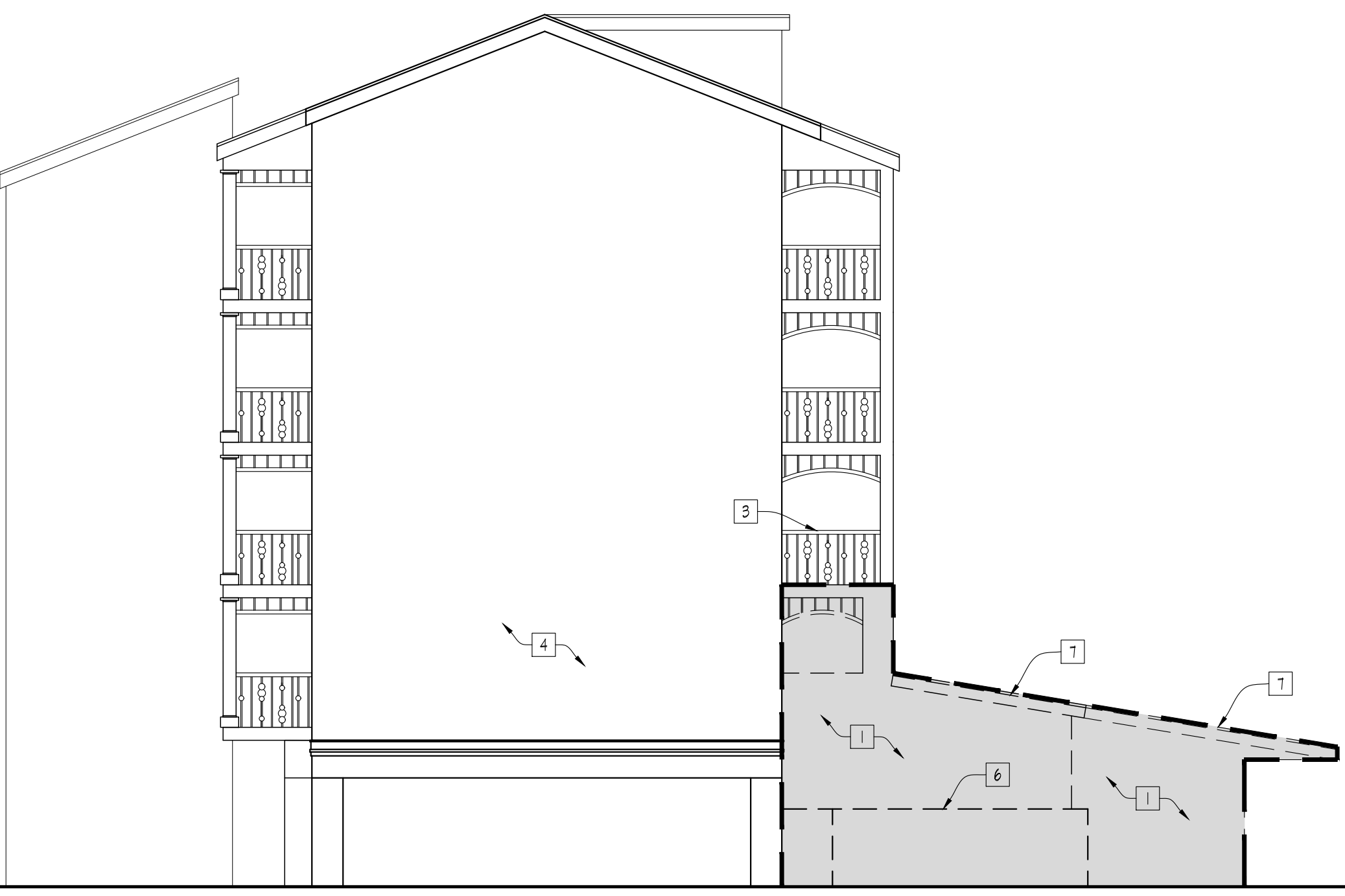
DEMOLITION 2ND FLOOR PLAN



M.P. UPDATES: 04/11/2024
 DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

SHEET TITLE:
DEMOLITION 2ND FLOOR PLAN

STAMP:  SHEET NUMBER:
A4



EXISTING EAST EXTERIOR ELEVATION (WALL ST) 1/8" = 1'-0"

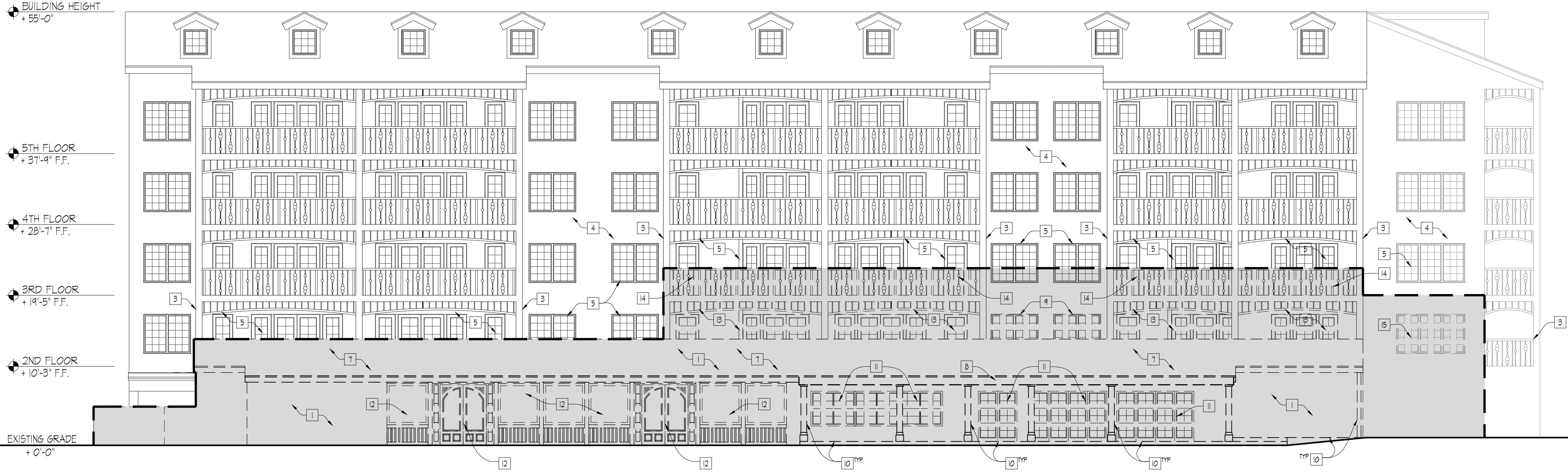
EXISTING WEST EXTERIOR ELEVATION 1/8" = 1'-0"

- 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 WALL 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 WALL.

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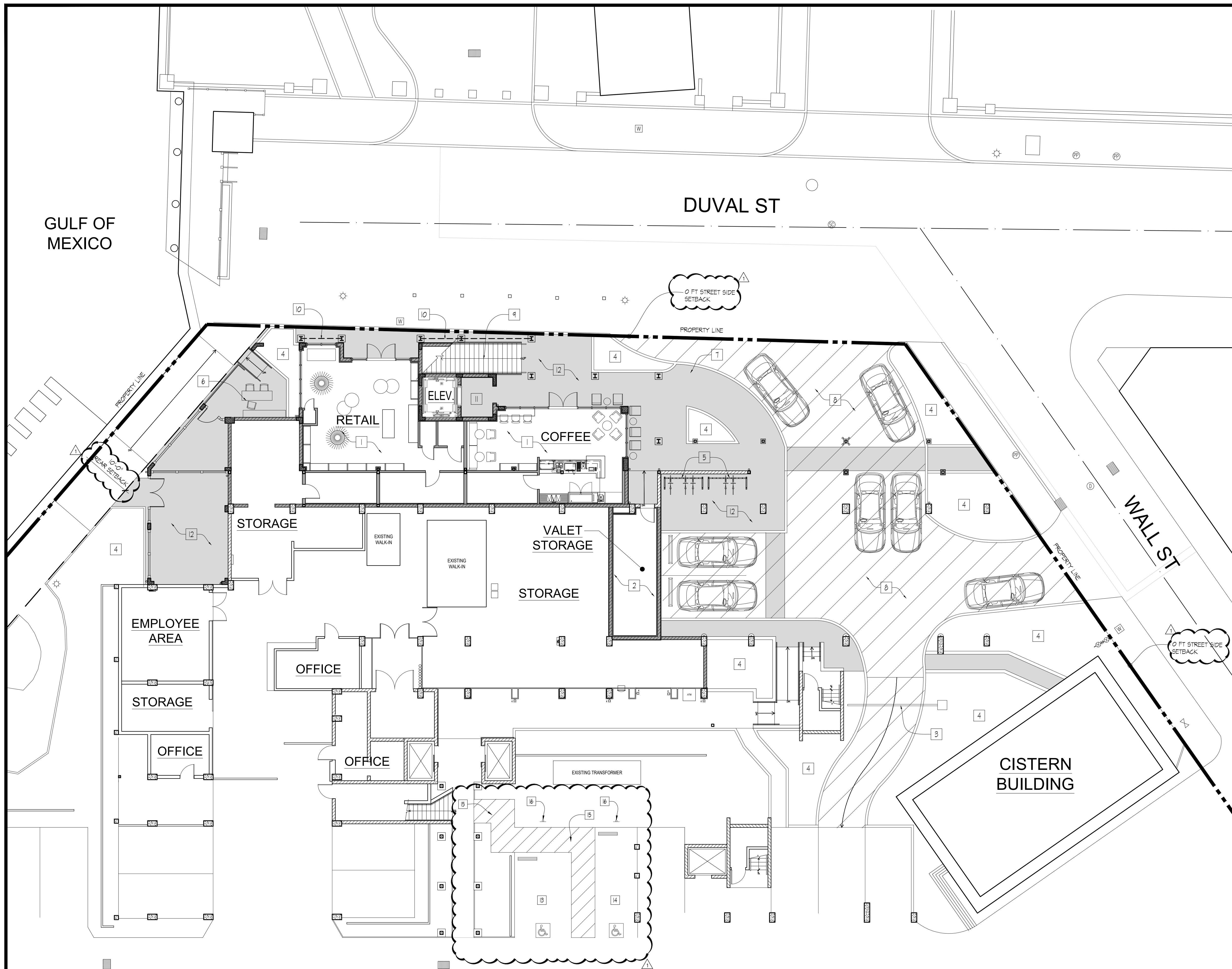
**OCEAN KEY
 RESORT & SPA**
 0 DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION



EXISTING NORTH EXTERIOR ELEVATION (DUVAL STREET) 1/8" = 1'-0"

M.P. UPDATES: DEVELOPMENT PLAN SUBMITTAL:	04/11/2024 07/15/2024
SHEET TITLE: EXISTING EXTERIOR ELEVATIONS	
STAMP: 	SHEET NUMBER: A5



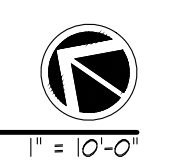
- KEYNOTES:**
- 1 THIS AREA TO BECOME NEW RETAIL OR COFFEE:
 - A. NEW WALLS SHOWN SHADED.
 - B. NEW STOREFRONT WINDOWS & DOORS.
 - C. NEW FINISHES.
 - D. NEW FF&E.
 - E. PROVIDE NECESSARY MEP TO SERVE NEW SPACE.
 - F. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
 - 2 THIS AREA TO BECOME 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.

rosi
ARCHITECTURE
 A QUALITY CONNECTION
 3952 CLAREMONT 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. #ARC0002607
 FL LIC. #AR0016993 GA LIC. #94016407 OR LIC. #6351
 MN LIC. #49205 MI LIC. # 3326 WA LIC. #5610

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

LOBBY RENOVATION

NEW 1ST FLOOR PLAN & SURROUNDING SITE

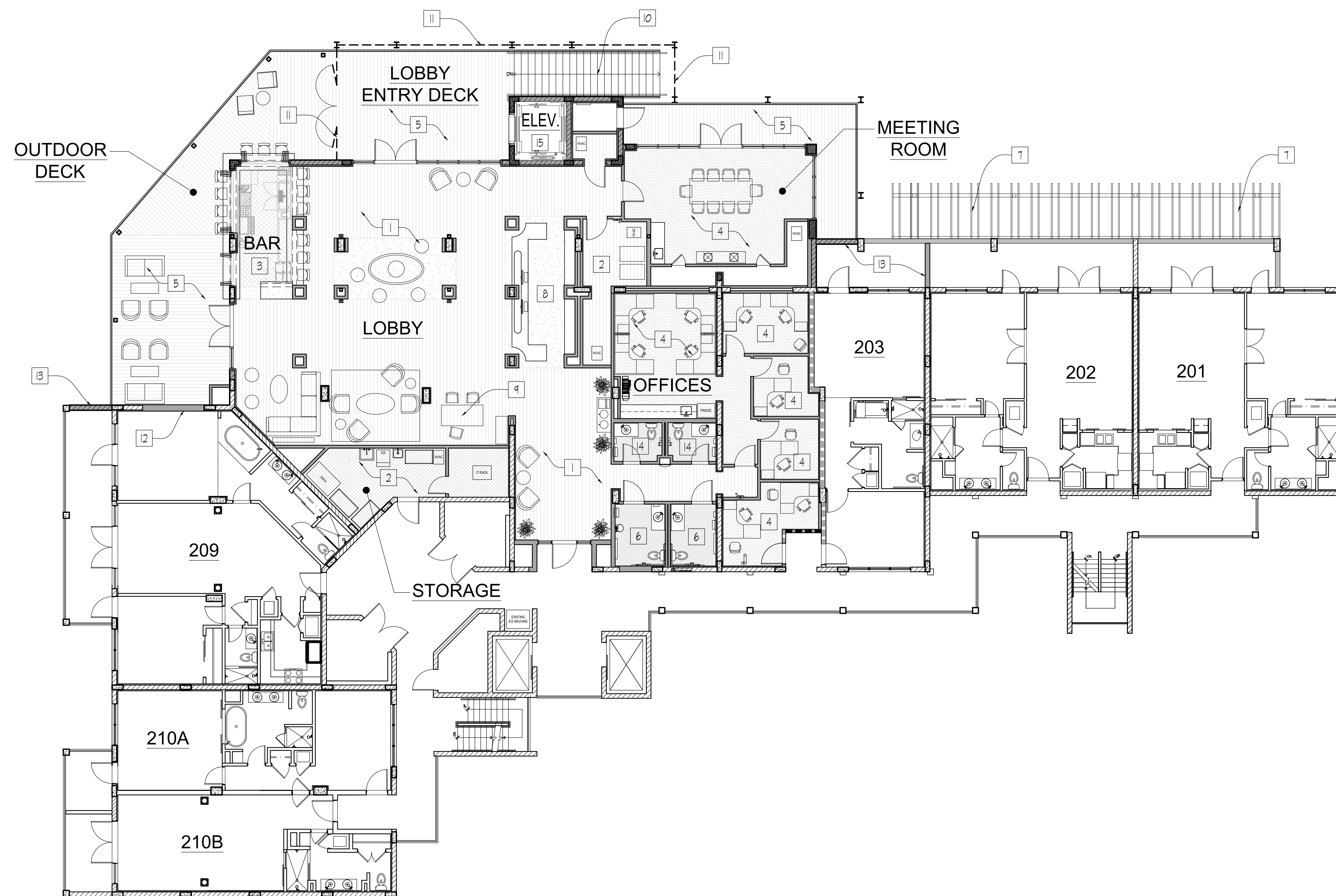


M.P. UPDATES: 04/11/2024
 DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

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

STATE OF FLORIDA
 SEVEN R. 1985
 AR0016993
 REGISTERED ARCHITECT

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.

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ARCHITECTURE

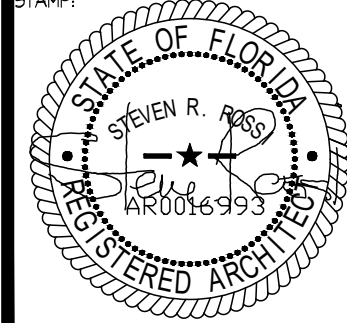
A QUALITY ASSOCIATION
3952 CLAREMONT MESA BLVD. SUITE D-384
SAN DIEGO, CALIFORNIA 92117
TEL. 619.291.8272 FAX. 619.291.8273
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FL LIC. #AR0016993 GA LIC. #94016407 OR LIC. #6351
MN LIC. #49205 MI LIC. # 3326 WA LIC. #5610

**OCEAN KEY
RESORT & SPA**
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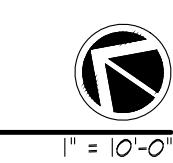
LOBBY RENOVATION

M.P. UPDATES:	04/11/2024
DEVELOPMENT PLAN SUBMITTAL:	07/15/2024

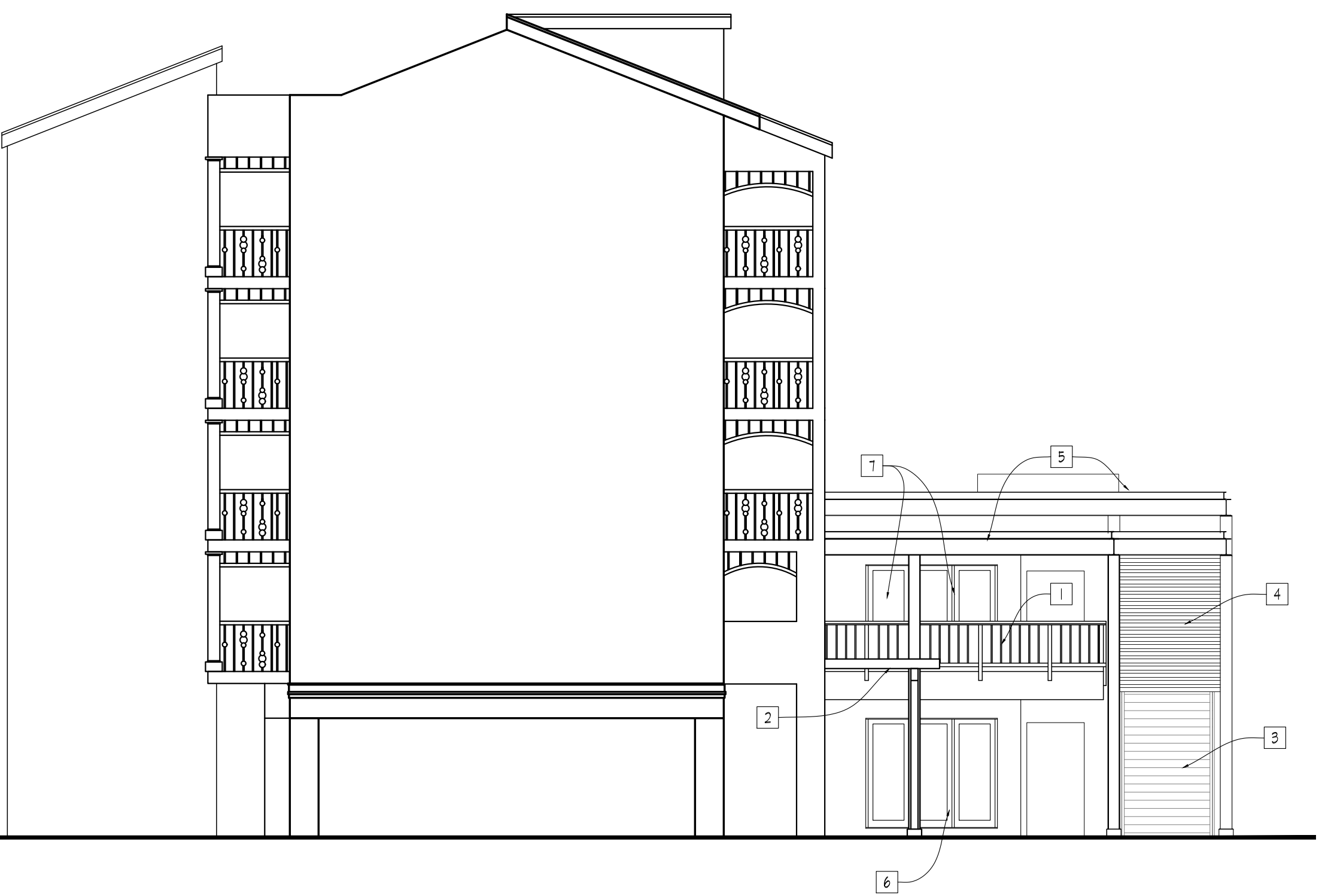
SHEET TITLE:
NEW 2ND FLOOR PLAN

STAMP: 	SHEET NUMBER: <h1 style="font-size: 2em; margin: 0;">A7</h1>
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NEW 2ND FLOOR PLAN



1" = 10'-0"



NEW EAST EXTERIOR ELEVATION (WALL ST)

1/8" = 1'-0"

NEW WEST EXTERIOR ELEVATION

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 MOOD 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
A CALIFORNIA CORPORATION
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AZ LIC. #39111 CA LIC. #C018176 CO LIC. #ARC00402607
FL LIC. #AR0216993 GA LIC. #94016407 OR LIC. #6351
MN LIC. #49205 MI LIC. # 3326 WA LIC. #5610

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

LOBBY RENOVATION



NEW NORTH EXTERIOR ELEVATION (DUVAL STREET)

1/8" = 1'-0"

M.P. UPDATES:	04/11/2024
DEVELOPMENT PLAN SUBMITTAL:	07/15/2024
SHEET TITLE: NEW EXTERIOR ELEVATIONS	
STAMP: 	SHEET NUMBER: A8



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

M/P UPDATES:	04/11/2024
DEVELOPMENT PLAN SUBMITTAL:	07/15/2024

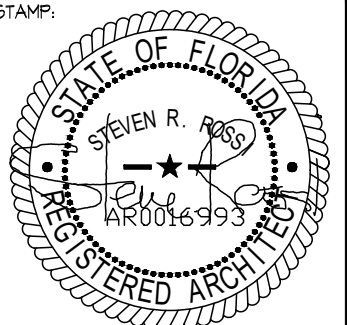
SHEET TITLE: **RENDERINGS**

	SHEET NUMBER: <h1>A9</h1>
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 ARCHITECTURE
A QUALITY ASSOCIATION
 3952 CLAIREMONT MESA BLVD. SUITE D-384
 SAN DIEGO, CALIFORNIA 92117
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 FL LIC. #AR016993 GA LIC. #94016407 OR LIC. #6351
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OKR0205
**OCEAN KEY
 RESORT & SPA**
 O DUVAL ST, KEY WEST, FL 33040
LOBBY RENOVATION

M.P. UPDATES:	04/11/2024
DEVELOPMENT PLAN SUBMITTAL:	07/15/2024
SHEET TITLE: RENDERINGS	
STAMP: 	SHEET NUMBER: A10

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 00000120-000000
Account# 1000124
Property ID 1000124
Millage Group 10KW
Location 0 DUVAL St, KEY WEST
Address
Legal KW PT LOT 1 SQR 3 (A/K/A UNITS 203,205,303,304,305,403,PH3,PH4 AND PH5 REFLECTIONS ON KEY WEST A CONDO AND ALL OF
Description PROPOSED PHASE II) G17-309/12 OR825-2394/2400 OR863-2108/09 OR863-2111/12 OR863-2113/15 OR912-3/110 OR916-713/17 OR921-644/45 OR922-1401/03 OR926-116/18 OR927-365/69 OR1154-614/17 OR1521-2389/94 OR1544-1262/82 OR2009-1358/80 OR2283-663/86
(Note: Not to be used on legal documents.)
Neighborhood 32010
Property Class HOTEL - LUXURY (3900)
Subdivision
Sec/Twp/Rng 31/67/25
Affordable No
Housing



Owner

SEABOARD ASSOCIATES LIMITED PARTNERSHIP
 C/O NOBLE HOUSE HOTELS & RESORTS ATTN JANETTE AMENT
 600 6TH ST S
 Kirkland WA 98033

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$34,893,767	\$24,332,288	\$18,659,807	\$25,435,293
+ Market Misc Value	\$5,413,395	\$4,053,632	\$2,073,312	\$2,826,144
+ Market Land Value	\$61,014,330	\$46,998,208	\$20,733,119	\$28,261,437
= Just Market Value	\$101,321,492	\$75,384,128	\$41,466,238	\$56,522,874
= Total Assessed Value	\$50,174,147	\$45,612,861	\$41,466,238	\$51,126,169
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$101,321,492	\$75,384,128	\$41,466,238	\$56,522,874

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$46,998,208	\$24,332,288	\$4,053,632	\$75,384,128	\$45,612,861	\$0	\$75,384,128	\$0
2021	\$20,733,119	\$18,659,807	\$2,073,312	\$41,466,238	\$41,466,238	\$0	\$41,466,238	\$0
2020	\$28,261,437	\$25,435,293	\$2,826,144	\$56,522,874	\$51,126,169	\$0	\$56,522,874	\$0
2019	\$28,261,437	\$25,435,293	\$2,826,144	\$56,522,874	\$46,478,336	\$0	\$56,522,874	\$0
2018	\$27,196,797	\$24,477,090	\$2,496,217	\$54,170,104	\$42,253,033	\$0	\$54,170,104	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (100W)	63,500.00	Square Foot	0	0

Buildings

Building ID	39022	Exterior Walls	C.B.S.
Style		Year Built	1984
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2005
Building Name		Foundation	
Gross Sq Ft	57149	Roof Type	
Finished Sq Ft	37219	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	894	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	37,219	37,219	2,490
GBU	GAR UNFIN BLK	8,241	0	532
OPU	OP PR UNFIN LL	168	0	118
OPF	OP PRCH FIN LL	469	0	228
OUF	OP PRCH FIN UL	8,692	0	3,000
SBF	UTIL FIN BLK	2,360	0	500
TOTAL		57,149	37,219	6,868

Building ID	39023	Exterior Walls	C.B.S.
Style		Year Built	1984
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	2005
Building Name		Foundation	
Gross Sq Ft	72383	Roof Type	
Finished Sq Ft	47824	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	866	Bedrooms	96
Functional Obs	0	Full Bathrooms	98
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	47,824	47,824	3,464
GBU	GAR UNFIN BLK	11,956	0	866
OUF	OP PRCH FIN UL	11,852	0	4,248

Code	Description	Sketch Area	Finished Area	Perimeter
PDO	PATIO DIN OPEN	751	0	146
TOTAL		72,383	47,824	8,724

Building ID 39024
Style
Building Type OFF BLDG 1 STY-A / 17A
Building Name
Gross Sq Ft 3120
Finished Sq Ft 1560
Stories 2 Floor
Condition GOOD
Perimeter 328
Functional Obs 0
Economic Obs 0
Depreciation % 23

Exterior Walls C.B.S.
Year Built 1984
EffectiveYearBuilt 2005
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 2
Grade 400
Number of Fire PI 0

Code	Description	Sketch Area	Finished Area	Perimeter
ELF	ELV FIN FD	1,560	0	164
FLA	FLOOR LIV AREA	1,560	1,560	164
TOTAL		3,120	1,560	328

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1983	1984	0 x 0	1	210 SF	3
TIKI	2001	2002	0 x 0	1	1245 SF	4
BRICK PATIO	1983	1984	0 x 0	1	1596 SF	2
CONC PATIO	1983	1984	0 x 0	1	7060 SF	2
CON DKS/CONPIL	2002	2003	10 x 438	1	4380 SF	5
WOOD DOCKS	2006	2007	10 x 125	1	1250 SF	5
WOOD DOCKS	2006	2007	30 x 188	1	5640 SF	5
COMM POOL	2007	2014	0 x 0	1	900 SF	1
HOT TUB	2007	2014	0 x 0	1	1 UT	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/17/1998	\$25,000,000	Warranty Deed		1521	2389	Q - Qualified	Improved		
11/1/1984	\$14,700,000	Warranty Deed		927	365	U - Unqualified	Improved		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
HARC2019-0057	2/22/2019		\$900,000	Commercial	JANUARY 12, 2018 7:11:50 AM KEYWPSC. REPAIR/REPLACE THE HURRICANE DAMAGED SEAWALL, PIER, MOORING PILES AND FENDER PILES AS DEPICTED ON THE ENCLOSED PLANS. JANUARY 17, 2018 4:07:30 PM KEYWKKD. ALL ENVIRONMENTAL CONDITIONS ON THE PLANS AND ON THE ACOE AUTHORIZATION MUST BE FOLLOWED.
18-3284	8/14/2018	11/20/2018	\$22,830	Commercial	SPALLING REPAIR
17-00003270	12/20/2017	1/3/2018	\$22,150	Commercial	SPALLING REPAIR TO SELECT EXTERIOR AREAS OF DUVAL BUILDING PER PLAN. UNITS 208, 209, 210, 309, AND 409. **NOC RECEIVED** HARC INSPECTION REQUIRED**
16-3528	9/23/2016	4/16/2017	\$18,379	Commercial	REMOVE EXISTING STAIRS AND REPLACE WITH NEW STAIR WITH A LARGER WIDTH. INCLUDING HAND RAILS/GRAB RAILS.
13-4289	10/16/2013	11/5/2014	\$2,786	Commercial	INSTALL NEW FABRIC ON EXISTING AWNING FRAME OVER OUTDOOR SEATING AREA
13-3599	9/5/2013	9/2/2014	\$24,000	Commercial	CONCRETE SPALLING REPAIRS. REMOVAL OF OLD CONCRETE AND STUCCO. REPLACE TO MATCH EXISTING WITH NEW CONCCRETE AND STUCCO PAINT TO MATCH.

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
13-3523	8/23/2013	6/11/2014	\$4,500	Commercial	SEAWALL REPAIR, 2 YARDS OF CONCRETE
13-1001	3/15/2013		\$500	Commercial	GROUND HANDICAP LIFT FOR POOL
13-0393	2/18/2013		\$2,000	Commercial	INSTALL 2 HANDICAP LIFTS BY POOL
12-2178	8/10/2012		\$50,000	Commercial	LOBBY RENOVATIONS, INTERIOR ONLY.
12-2915	8/9/2012		\$19,400	Commercial	TO REPAIR EXISTING SOLAR PANELS ON BUILDING.
12-339	8/1/2012		\$10,000	Commercial	REPAIR SPALLING CONCRETE.
12-1878	6/5/2012		\$92,500	Commercial	INSTALLING A NEW AUTOMATIC FIRE SPRINKLER SYSTEM IN EXISTING PARKING GARAGE INDICATED PLANS AND PROJECT WALK THROUGH FIRE DEPARTMENT.
11-3827	10/18/2011		\$5,000	Commercial	REPAIR SOLAR PANELS ON BUILDING B ROOF.
08-2648	7/23/2008		\$3,767	Commercial	ROOFING
08-2441	7/14/2008		\$16,000	Commercial	INSTALL PLUMBING FIXTURES
08-2420	7/10/2008		\$1,755	Commercial	ELECTRICAL DEMO FOR POOL BATHROOMS
08-2039	6/13/2008		\$63,112	Commercial	INSTALL 92 INTERIOR WOOD VALENCES
07-5406	5/1/2008		\$2,000	Commercial	DEMO INTERIOR OF TWO BATHROOMS
07-5407	5/1/2008		\$45,000	Commercial	REMODEL & UPGRADE TWO EXISTING BATHROOMS FOR ADA
08-0063	1/16/2008		\$1,600	Commercial	RE-DO EIGHT DROPS FOR THE BATHROOM
07-5506	12/28/2007		\$30,000	Commercial	REPLACE PILINGS & REPAIR PIER
07-5161	12/20/2007		\$4,500	Commercial	INSTALL FIRE ALARM SYSTEM
07-5162	12/20/2007		\$35,000	Commercial	INSTALL OF LIGHT FIXTURES, SWITCHES, RECP. RELOCATION OF 200 AMP PANEL
07-3920	12/18/2007		\$2,100	Commercial	BUILDING 2 NEW SHEDS ON EXISTING CONCRETE PADS, 20SF WITH T1-11
07-5162	12/6/2007		\$35,000	Commercial	INSTALLATION OF 6 LIGHT FIXTURES ON BRIDGE CEILING
07-5229	12/4/2007		\$6,164	Commercial	INSTALL 900 SF OF 26 GALVALUME V-CRIMP ROOFING
07-4925	11/5/2007		\$10,000	Commercial	INSTALL OF NINE FIXTURES FOR LOBBY RESTROOMS
07-4925	11/5/2007		\$10,000	Commercial	INSTALLATION OF 9 FIXTURES FOR LOBBY RESTROOMS, REPLACE AND INSTALL: 1 URINAL, 5 LAVATOREIS AND 3 TOILETS
07-3673	10/23/2007		\$4,000	Commercial	DEMOLITION OF 2000SF OF INTERIOR WALL, CABINETS AND TILE. EXISTING LOBBY AND WALKWAYS.
07-3674	10/23/2007		\$2,500	Commercial	DEMOLITION OF ELECTRICAL FIXTURES
07-3675	10/23/2007		\$2,500	Commercial	DEMO LOBBY: ALL PLUMBING FIXTURES.
07-3676	10/23/2007		\$140,000	Commercial	INTERIOR RENOVATION: 2000SF AFTER DEMOLITION, INCLUDING RELOCATE AND REPLACE FRAMING IN LOBBY AND BATH AREA, WALKWAYS ENCLOSED FROM LOBBY TO ELEVATOR.
07-4741	10/16/2007		\$11,378	Commercial	ADD THIRTY FIVE SMOKE DETECTORS TO EXISTING FIRE ALARM SYSTEM.
07-3959	8/21/2007		\$4,500	Commercial	BOND THE EXISTING CONCRETE DECK AROUND POOL
07-3901	8/10/2007		\$80,000	Commercial	REMODEL POOL BRING UP TO STATE HEALTH CODE. CONVERT SMALL AREA OF POOL TO SPA.
07-3712	7/30/2007		\$100,000	Commercial	APPROX 200' OF STEEL SHEET PILE SEAWALL REPAIR. INSTALL NEW STEEL SHEET PILING IN FRONT OF EXISTING
07-3712	7/30/2007		\$100,000	Commercial	APPROXIMATELY 200 FEET OF STEEL SHEET PILE SEAWALL REPAIR. INSTALL NEW STEEL SHEET PILING IN FRONT OF EXISTING
07-3518	7/27/2007		\$26,500	Commercial	REPAIR AND REINSTALL EXISTING 18 AIR HANDLERS AND INSTALL FIVE 2-TON A/C'S WITH 38 DROPS.
07-3512	7/13/2007		\$100,000	Commercial	PLUMBING RESTORATION: 48 LAVS, 24 TOILETS, 24 SHOWERS, 19 BATHTUBS, 3 LAVS FRO MASSAGE ROOMS.
07-3260	7/2/2007		\$140,000	Commercial	RELOCATE ELECTRICAL DEVICES AND DEMO AS PER PLANS, TEMPORALLY LIGHTING. INSTALLATION OF LIGHTS, FIXTURES, CABLE CATV ETC.
06-3603	6/22/2007		\$100,000	Commercial	CONSTRUCTION AND INSTALLATION OF WALKWAY COVERED PATIO BRIDGE BETWEEN BUILDINGS.
07-1658	4/4/2007		\$260,000	Commercial	INTERIOR WORK ONLY RENOVATE 23 GUEST ROOMS
06-2693	5/16/2006	7/27/2006	\$2,200,000	Commercial	INTERIOR ONLY RENOVATE 21 GUEST ROOMS
06-0713	2/7/2006	7/27/2006	\$285,000	Commercial	REMOVE EXISTING METAL ROOF INSTALL NEW
06-0043	1/6/2006	7/26/2006	\$3,200	Commercial	REPLACE DOORS WITH
05-5792	12/15/2005	7/26/2006	\$2,200	Commercial	MOVE AIR HANDLER IN RMS23 & 423
05-5529	12/7/2005	7/26/2006	\$15,000	Commercial	CONNECT 3 EXISTING BATHROOM TO ADA
05-5119	11/16/2005	7/26/2006	\$45,000	Commercial	DOCK REPAIR DUE TO 14 DMG
05-1533	8/11/2005	10/18/2005	\$36,000	Commercial	CHANGE 3 EXISTING GUEST ROOMS INTO 2 ADA COMPLIENT ROOMS
05-1006	3/30/2005	10/18/2005	\$8,500	Commercial	REPAIR ROOF TOP AC DISCONNECTS
04-3149	12/1/2004	10/18/2005	\$1,800	Commercial	FOUR NEW PILINES AT THE EXISTING MARINA
04-1921	11/1/2004	12/16/2004	\$160,000	Commercial	DEMO 4 UNITS FOR DAY SPA

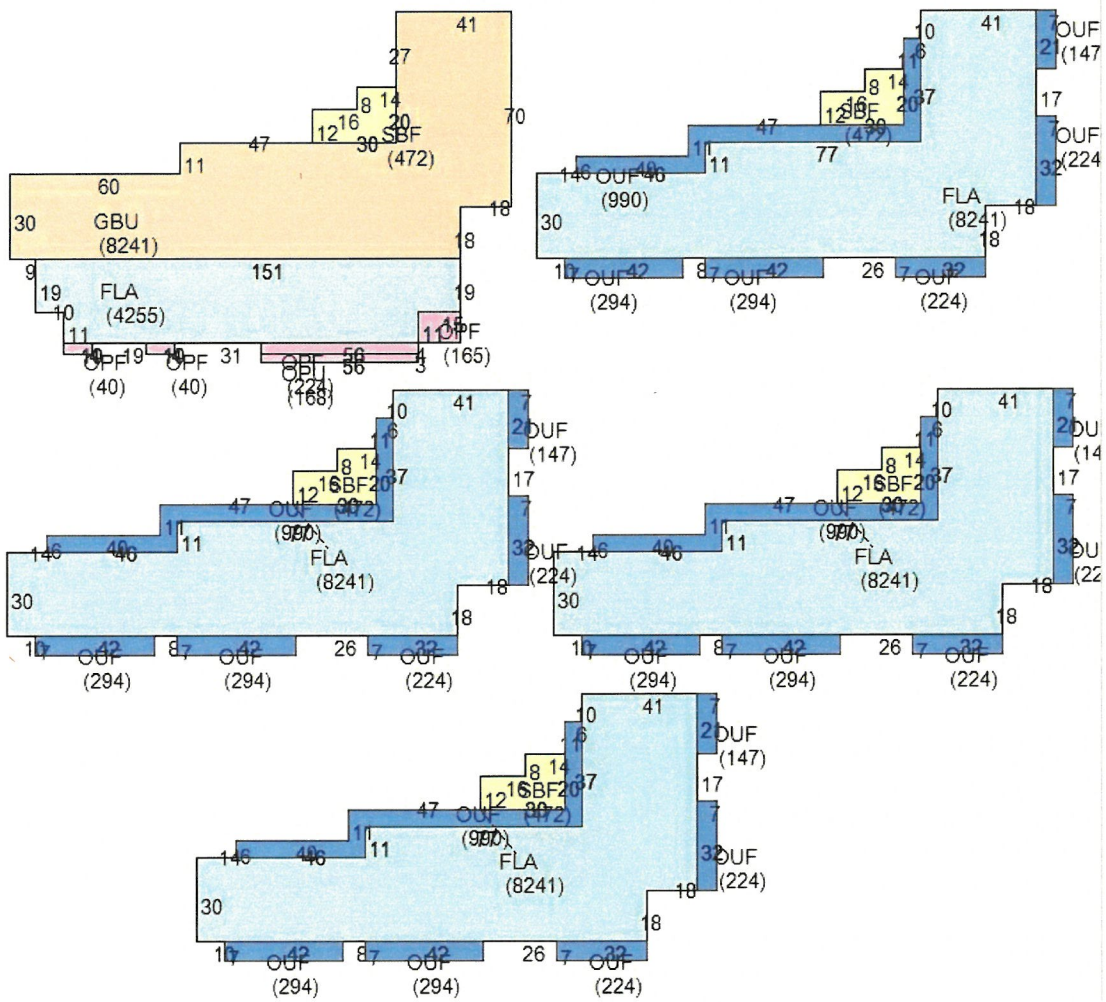
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
04-1760	10/15/2004	12/16/2004	\$180,000	Commercial	RENO 12 UNITS .ELIMINATE KITCHENS,ADD SIX NEW A/C'
03-3244	12/23/2003	12/16/2004	\$3,800	Commercial	COSMETIC REPAIRS
02/2899	11/12/2002	10/21/2002	\$1,200	Commercial	SIGN APPLICATION
02/2899	11/12/2002	10/21/2002	\$1,200	Commercial	TWO SIGN LIGHTS
02/2609	11/4/2002	10/21/2002	\$1,009,005	Commercial	WOOD SEAWALL CAP
02/0038	10/21/2002	10/21/2002	\$179,000	Commercial	IMPACT FEES
02/2609	9/26/2002	10/21/2002	\$35,000	Commercial	REPAIR SEAWALL
02/0038	9/19/2002	10/21/2002	\$2,200	Commercial	AWNING
02/0038	9/19/2002	10/21/2002	\$2,200	Commercial	ROOFING
02/0038	9/19/2002	10/21/2002	\$179,000	Commercial	DECK & STAIRCASE
02/0038	9/19/2002	10/21/2002	\$179,000	Commercial	PERMIT UPGRADE
02/0038	7/17/2002	10/21/2002	\$139,000	Commercial	NEW ELECTRIC
02/0038	7/17/2002	10/21/2002	\$179,000	Commercial	PLAN REVISIONS
02/1895	7/16/2002	10/21/2002	\$20,001	Commercial	REPAIR MANHOLE
02/0038	7/15/2002	10/21/2002	\$6,800	Commercial	A/C WORK
02/0038	6/26/2002	10/21/2002	\$8,000	Commercial	RELOCATE BATHROOMS
02/0038	6/7/2002	10/21/2002	\$38,000	Commercial	DEMO & RENOVATION
02-0038	6/7/2002	10/21/2002	\$139,000	Commercial	RENOVATE
02/0174	1/23/2002	10/21/2002	\$10,000	Commercial	SECURITY SYSTEM
01/2082	12/7/2001	10/21/2002	\$2,500	Commercial	HEAT DETECTORS
01/2081	10/30/2001	10/21/2002	\$178,000	Commercial	PERMIT REVISION
01/2082	10/30/2001	10/21/2002	\$35,000	Commercial	PERMIT REVISION
9903662	10/29/1999	12/7/1999	\$10,000	Commercial	ELECTRICAL
9903575	10/20/1999	12/31/1999	\$3,000	Commercial	ELECTRICAL
9903133	9/28/1999	12/7/1999	\$15,000	Commercial	PLUMBING
9903133	9/28/1999	12/31/1999	\$15,000	Commercial	UTILITY RACEWAY
9803258	9/23/1999	12/31/1999	\$275,000	Commercial	CLEAN/PAINT BLDG
9901277	5/13/1999	12/31/1999	\$550,000	Commercial	RENOVATIONS
9900933	3/16/1999	12/31/1999	\$4,250	Commercial	ELECTRICAL
9803258	10/29/1998	1/1/1999	\$275,000	Commercial	EXTERIOR RENOVATIONS
9803258	10/27/1998	12/7/1998	\$275,000	Commercial	EXTERIOR RENOVATIONS
9802352	8/19/1998	12/7/1998	\$1	Commercial	AIR CONDITIONING
9802352	8/13/1998	1/1/1998	\$32,000	Commercial	ELECTRIC
9802352	8/13/1998	1/1/1998	\$32,000	Commercial	PLUMBING
9802352	8/13/1998	12/7/1998	\$1	Commercial	NEW PLUMB FIXTURES
9802352	8/13/1998	12/7/1998	\$1	Commercial	REPLACE OUTLETS
9802352	8/5/1998	1/1/1999	\$32,000	Commercial	INTERIOR RENOVATION
9802352	8/4/1998	12/7/1998	\$32,000	Commercial	INTERIOR RENOVATIONS
9802319	7/24/1998	12/7/1998	\$32,000	Commercial	DEMO/REMODEL 32 UNITS
9802319	7/24/1998	1/1/1999	\$32,000	Commercial	REMODEL 32 UNITS
9703581	2/4/1998	1/1/1998	\$950	Commercial	EXPEND DECKING
9703581	2/4/1998	12/7/1998	\$950	Commercial	EXPAND DECKING
9703906	12/1/1997	12/1/1997	\$14,945	Commercial	ELECTRICAL
9703407	10/1/1997	10/1/1997	\$8,442	Commercial	AWNINGS
9703409	10/1/1997	10/1/1997	\$150,100	Commercial	AWNINGS
9703410	10/1/1997	10/1/1997	\$25,000	Commercial	AWNINGS
9802352	8/21/1997	1/1/1999	\$32,000	Commercial	AIR CONDITIONING 16 UNITS
9702463	8/1/1997	10/1/1997	\$48,000	Commercial	DECKING

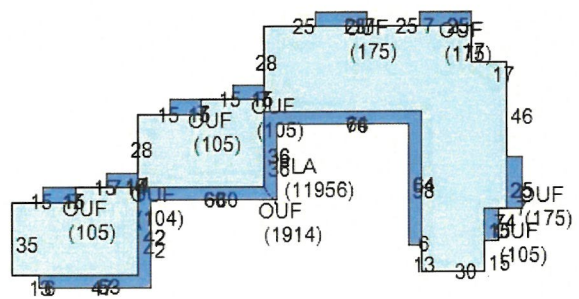
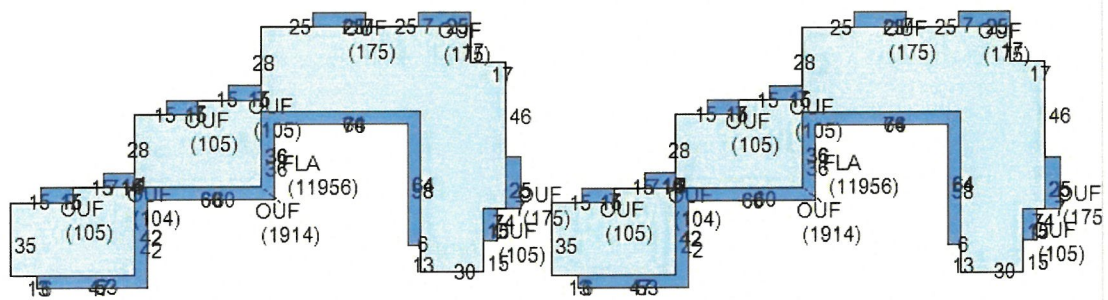
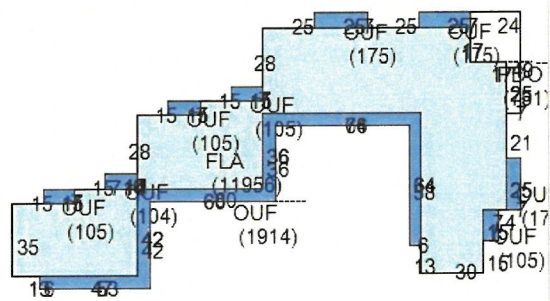
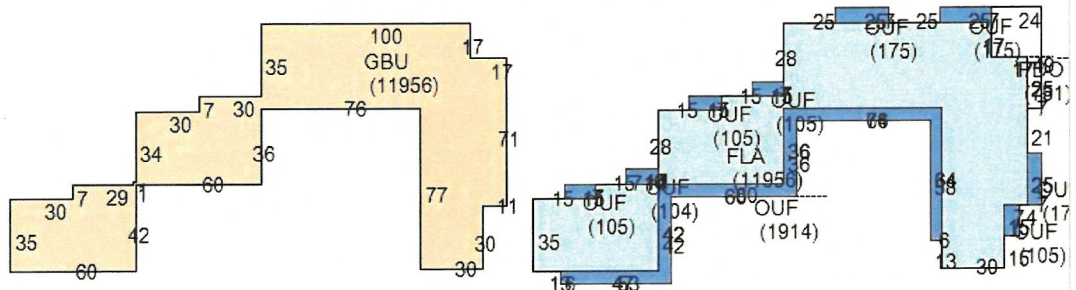
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
9702487	7/1/1997	10/1/1997	\$950	Commercial	AWNINGS
9700966	4/1/1997	10/1/1997	\$500	Commercial	1 WALL, 1 DOOR
9701003	4/1/1997	10/1/1997	\$4,000	Commercial	REMODELING
9701070	4/1/1997	10/1/1997	\$8,000	Commercial	ROOF
9700406	2/1/1997	10/1/1997	\$900	Commercial	PLUMBING
9602790	7/1/1996	8/1/1996	\$34,800	Commercial	REPAIRS & REMODELING
9500200	12/1/1995	8/1/1996	\$5,500	Commercial	REPAIRS & REMODELING
9500228	12/1/1995	8/1/1996	\$1	Commercial	ELECTRICAL REPAIRS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





ELF
(1560)

52

30

FLA
(1560)

52

30

Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 8/9/2024, 8:46:55 AM

[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL



**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, James P. Colee as
Please Print Name of person with authority to execute documents on behalf of entity

Chief Executive Officer of Seaboard Associates Limited Partnership
Name of office (President, Managing Member) Name of owner from deed

authorize Johan Amneus
Please Print Name of Representative

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

James P. Colee
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this August 26, 2024
Date

by James P. Colee
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.

Audra Renee Foster
Notary's Signature and Seal

Audra Renee Foster
Name of Acknowledger typed, printed or stamped

22007619
Commission Number, if any





**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, James P. Colee as
Please Print Name of person with authority to execute documents on behalf of entity

Chief Executive Officer of Seaboard Associates Limited Partnership
Name of office (President, Managing Member) Name of owner from deed

authorize Steve Rossi
Please Print Name of Representative

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

James P. Colee
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this August 26, 2024
Date

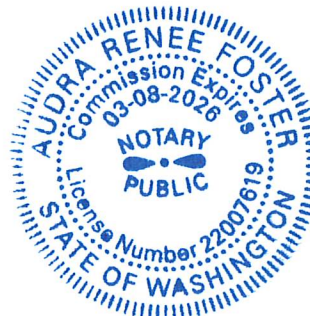
by James P. Colee
Name of person with authority to execute documents on behalf of entity owner

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

Audra Renee Foster
Notary's Signature and Seal

Audra Renee Foster
Name of Acknowledger typed, printed or stamped

22007619
Commission Number, if any



This Instrument Prepared By:

David Paul Horan, Esquire
Horan & Horan
608 Whitehead Street
Key West, Florida 33040

MONROE COUNTY
OFFICIAL RECORDS

FILE #1070014
BK#1521 PG#2389

RCD Jun 18 1998 11:25AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 175000.00
06/18/1998 40 DEP CLK

Space Above for Court House Use

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 17th day of June, 1998 between OCEAN KEY HOUSE ASSOCIATES, a Pennsylvania Limited Partnership, d/b/a in Florida as OCEAN KEY HOUSE ASSOCIATES, LIMITED PARTNERSHIP, whose post office address is 209 Musket Lane, Wayne, Pennsylvania 19087, Tax ID No. 23-2320766, hereinafter Grantor, and SEABOARD ASSOCIATES LIMITED PARTNERSHIP, a Washington Limited Partnership, whose post office address is 25 Central Way, Suite 400, Kirkland, Washington 98033, Tax ID No. 91-0976288, hereinafter Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, and as a part of an I.R.C. Section 1031 Tax-Deferred Exchange, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in the County of Monroe, State of Florida, to wit:

All of Phase I of REFLECTIONS ON KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 912, commencing at Page 3, as amended by First Amendment thereto, recorded in Official Records Book 916, commencing at Page 714, all of the Public Records of Monroe County, Florida; together with the undivided interest in the common elements declared in the said declaration to be appurtenant to each unit, less and except the following unit weeks:

Unit 201--WEEKS 4, 7, 9, 10, 18, 19, 20, 21, 26, 27, 36, 47, 52
Unit 202--WEEKS 7, 17, 18, 24, 28, 29, 30, 36, 37, 39, 43, 49, 51, 52
Unit 204--WEEKS 3, 4, 12, 17, 24, 26, 27, 39, 51, 52
Unit 206--WEEKS 1, 4, 5, 6, 7, 10, 11, 12, 26, 27, 42, 47, 52
Unit 207--WEEK 52
Unit 301--WEEKS 16, 26, 31, 33, 43, 45
Unit 302--WEEKS 1, 9, 10, 13, 16, 17, 20, 24, 26, 29, 30, 42, 44, 45, 52
Unit 306--WEEKS 6, 7, 8, 9, 10, 18, 19, 26, 42, 43, 47, 48, 52
Unit 307--WEEKS 4, 5, 6, 7, 8, 18, 32, 51, 52
Unit 401--WEEKS 8, 17, 21, 27, 30, 33, 47
Unit 402--WEEKS 4, 17, 18, 19, 24, 25, 26, 30, 31, 32, 33, 34, 36, 37, 40, 43, 45, 49
Unit 404--WEEKS 1, 5, 10, 11, 16, 18, 21, 22, 27, 42, 43, 51, 52
Unit 405--WEEKS 12, 18, 19, 20, 21, 22, 23, 26, 43
Unit 406--WEEKS 1, 4, 5, 6, 7, 8, 9, 10, 11, 16, 18, 21, 23, 47, 49, 50, 52
Unit 407--WEEKS 5, 7, 13, 14, 17, 18, 26, 51, 52
PH 1-----WEEKS 18, 21, 33, 43, 51, 52
PH 2-----WEEKS 6, 7, 8, 9, 15, 16, 18, 21, 24, 25, 29, 30, 47, 49, 51, 52
PH 6-----WEEKS 2, 7, 8, 9, 10, 13, 14, 16, 17, 19, 22, 31, 43, 48
PH 7-----WEEKS 4, 5, 6, 7, 8, 19, 40, 41, 42, 43, 50

AND

A portion of the Westerly part of Lot Number One, in Square Number Three of William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829 more particularly described as follows:

COMMENCE at the intersection of the northwesterly right of way line of Wall Street with the Southwesterly right of way line of Duval Street; thence South 19 32' 23" West along said Northwesterly right of way line of Wall Street for 133.00 feet to an intersection with the Northerly boundary of said lot number (2) in square number three (3); thence North 70 27' 37" West along said Northerly boundary for

FILE #1070014
BK#1521 PG#2390

87.27 feet to the Point of Beginning of the hereinafter described Parcel (Phase II); thence along the limits of said Phase II for the following twenty three (23) courses:

(1) North 19 32' 23" East for 3.83 feet; (2) North 54 19' 11" East for 35.33 feet; (3) North 35 40' 49" West for 13.17 feet; (4) North 54 19' 11" East for 6.00 feet; (5) North 35 40' 49" West for 17.50 feet; (6) North 54 19' 11" East for 14.00 feet; (7) North 35 40' 49" West for 30.00 feet; (8) South 54 19' 11" West for 14.00 feet; (9) North 35 40' 49" West for 6.00 feet; (10) South 54 19' 11" West for 32.71 feet; (11) North 35 40' 49" West for 124.33 feet; (12) North 54 19' 11" East for 11.50 feet; (13) North 35 40' 49" West for 6.00 feet; (14) North 54 19' 11" East for 33.17 feet; (15) North 35 40' 49" West for 22.00 feet; (16) South 54 19' 11" West for 20.00 feet; (17) North 35 40' 49" West for 26.00 feet; (18) South 54 19' 11" West for 100.17 feet; (19) South 35 40' 49" East for 24.00 feet; (20) South 54 19' 11" West for 24.00 feet; (21) South 25 40' 49" East for 91.50 feet; (22) South 19 32' 38" West for 3.50^{feet} to an intersection with said Northerly boundary of lot number two; (23) South 70 27' 37" East along said Northerly boundary for 157.90 feet to the Point of Beginning.

This property is not the homestead nor is it contiguous to the homestead of the Grantor herein.

Property Appraiser's Parcel Identification Number: ^{RE} 0001200 AK1000124

SUBJECT TO: Real estate taxes for the year 1998 and all subsequent years.

SUBJECT TO: Covenants, conditions, restrictions, limitations and easements of record, if any, including without limitation those specified on **Exhibit "A"** hereto, without seeking to reimpose the same, and to leases with parties now in possession.

SUBJECT TO: Applicable zoning ordinances.

THIS SPECIAL WARRANTY DEED HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, AND IS BASED UPON INFORMATION PROVIDED BY THE GRANTEES OR THE GRANTOR.

Grantor covenants with Grantee that it specially warrants the aforesaid real property conveyed herein, and the Grantor and its successors will forever warrant and defend the aforesaid real property for Grantee and its successors and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others, subject as aforesaid.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Special Warranty Deed on the date written above.

Signed, Sealed, and delivered
the presence of:

OCEAN KEY HOUSE ASSOCIATES, a in
Pennsylvania Limited Partnership

Jay G. Snyder
Jay G. Snyder
Alan D. Keiser
Witnesses Alan D. Keiser

BY: Ronald H. Drucker (SEAL)
RONALD H. DRUCKER, President
of West Management, Inc., a
Pennsylvania corporation, a General
Partner of Ocean Key House
Associates

Jay G. Snyder
Jay G. Snyder
Alan D. Keiser
Witnesses Alan D. Keiser

BY: Steven Altman (SEAL)
STEVEN ALTMAN, President
of Ocean Key House Corporation, a
Pennsylvania corporation, a General
Partner of Ocean Key House
Associates

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

The foregoing instrument was acknowledged before me this 16th day of June, 1998, by RONALD H. DRUCKER as President of West Management, Inc., a Pennsylvania corporation, a General Partner of OCEAN KEY HOUSE ASSOCIATES, a Pennsylvania Limited Partnership d/b/a in Florida as Ocean Key House Associates, Limited Partnership, who is personally known to me or who provided PA D L as identification.

(SEAL)

Barbara Roney
Notary Public - Commonwealth of
Pennsylvania

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

NOTARIAL SEAL
BARBARA RONEY, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Jan. 31, 2000

The foregoing instrument was acknowledged before me this 16th day of June, 1998, by STEVEN ALTMAN, President of Ocean Key House Corporation, a Pennsylvania corporation, a General Partner of OCEAN KEY HOUSE ASSOCIATES, a Pennsylvania Limited Partnership d/b/a in Florida as Ocean Key House Associates, Limited Partnership, who is personally known to me or who provided PA D L as identification.

(SEAL)

Barbara Roney
Notary Public - Commonwealth of
Pennsylvania

NOTARIAL SEAL
BARBARA RONEY, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Jan. 31, 2000

FILE #1070014
BK#1521 PG#2392

EXHIBIT "A"

TO

SPECIAL WARRANTY DEED FROM
OCEAN KEY HOUSE ASSOCIATES
TO
SEABOARD ASSOCIATES LIMITED PARTNERSHIP

1. Lease by and between Zero Duval Street Associates, Inc., Lessor, and Gregory E. McIntosh, Lessee, dated September 30, 1982, as evidenced by Memorandum of Lease dated March 24, 1983, filed March 15, 1983, recorded in Official Records Book 877 at Page 1392, subject to the effect of Non-Disturbance Agreement by and between Zero Duval Street Associates, Inc., Lessor, Gregory E. McIntosh, Lessee, and First Federal Savings and Loan Association of Hammonton, New Jersey, dated as of September 30, 1982, filed July 15, 1983, recorded in Official Records Book 886, at Page 199, of the Public Records of Monroe County, Florida. An assignment of lease from Gregory E. McIntosh to Key West Harbor Cruise, Inc., dated June 22, 1984, filed September 14, 1984, was recorded in Official Records Book 921, at Page 644, which made no recording reference to the lease being assigned.
2. Easement executed by Gulf Oil Corporation and Vroom Development, Inc. to The Utility Board of The City of Key West, filed August 12, 1983, recorded in Official Records Book 889, at Page 1072, of the Public Records of Monroe County, Florida.
3. Terms, conditions, declarations, uses, options, leases, agreements, easements, covenants, and restrictions as shown in Declaration of Condominium and other condominium instruments of Reflections on Key West, a Condominium, recorded in Official Records Book 912, Page 3, together with exhibits, annexed thereto, as amended by First Amendment thereto dated June 27, 1984, filed July 18, 1984, recorded in Official Records Book 916, at Page 714, of the Public Records of Monroe County, Florida.

4. The land conveyed herein falls within an area of critical state concern as described in Chapter 380 of Florida Statutes annotated, as designated by document dated February 8, 1984, by Land Planning Boundary and Principles for Guiding Development for the City of Key West, and filed of record in Official Records Book 906, Page 201, and said land is subject to the Rules of the Department of Administration of Land Planning designating all of Monroe County as part of Big Cypress area of Critical State Concern, as recorded August 13, 1976, recorded in Official Records Book 668, at Page 43, all of the Public Records of Monroe County, Florida.
5. Consent Judgment entered in Case No. 88-1054-CA-03 styled Ocean Key House Associates -vs- State of Florida Board of Trustees of the Internal Improvement Trust Fund and State of Florida Department of Natural Resources, in Circuit Court of Monroe County, dated January 16, 1990, filed January 18, 1990, in Official Records Book 1118, Page 422, based upon Stipulation and Settlement Agreement, dated October 9, 1989, filed in Official Records Book 1118, Page 424.
6. Sovereignty Submerged Lands Lease from Board of Trustees of the Internal Improvement Fund of the State of Florida, as Lessor, to City of Key West, as Lessee, on a parcel of submerged land adjacent to Lots 1, 2, 3, 4 and 5, of Square 3, William A. Whiteheads map or plan of the Island of Key West Monroe County, Florida more particularly described on the survey dated November 1, 1989, prepared by Phillips & Trice Surveying, Inc., copy of said survey being recorded in Official Records Book 1127, Page 1800. The said lease for five years commencing August 8, 1989 and filed April 12, 1990, in Official Records Book 1127, Page 1792 was consented to and approved by Ocean Key House Associates by Consent filed April 12, 1990, in Official Records Book 1127, Page 1801. The said Lease amended and renewed by a Sovereignty Submerged Lands Lease Renewal made between the Board of Trustees of the Internal Improvement Trust Fund of The State of Florida and Ocean Key House Associates, filed June 8, 1998 in Official Records Book 1519, Page 731.
7. Quitclaim Deed from Zero Duval Street Associates, Inc. to Board of Trustees of the Internal Improvement Trust Fund, dated September 18, 1984, filed October 1, 1984, in Official Records Book 922, Page 1401, of the Public Records of Monroe County, Florida, corrected in Official Records Book 926, Page 116.
8. Declaration of Restrictions, filed December 14, 1990, in Official Records Book 1154, Page 614, of the Public Records of Monroe County, Florida.

FILE #1070014
BK#1521 PG#2394

9. Rights of the public over a portion of the premises described herein for access to an "existing wood pier now extending Northward from the existing sea wall adjacent to Reflections...."via a public walkway from the foot of Duval Street along the North sea wall adjacent to Reflections" pursuant to Settlement Agreement by and between the Board of Trustees of the Internal Improvement Fund, State of Florida and Zero Duval Street Associates, Inc., et al, dated June 20, 1984.

10. Subject to Assignment of Lease by Ocean Key House Marina, Inc. to Ocean Key House Corporation dated February 28, 1989 and filed November 21, 1995 in Official Records Book 1378 Page 1567 in the Public Records of Monroe County, Florida.

11. Subject to Lease Agreement by Zero Duval Street Associates to Gregory E. McIntosh dated September 30, 1982 and filed November 21, 1995 in Official Records Book 1378 Page 1572 in the Public Records of Monroe County, Florida.

12. Subject to Assignment of Lease by Gregory McIntosh to Key West Harbor Cruises dated February 28, 1989 and filed November 21, 1995 in Official Records Book 1378 Page 1594 in the Public Records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL RECORDS

This Instrument Prepared By:

David Paul Horan, Esquire
Horan & Horan
608 Whitehead Street
Key West, Florida 33040

MONROE COUNTY
OFFICIAL RECORDS

FILE #1070014
BK#1521 PG#2389

RCD Jun 18 1998 11:25AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 175000.00
06/18/1998 *PH* DEP CLK

Space Above for Court House Use

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 17th day of June, 1998 between OCEAN KEY HOUSE ASSOCIATES, a Pennsylvania Limited Partnership, d/b/a in Florida as OCEAN KEY HOUSE ASSOCIATES, LIMITED PARTNERSHIP, whose post office address is 209 Musket Lane, Wayne, Pennsylvania 19087, Tax ID No. 23-2320766, hereinafter Grantor, and SEABOARD ASSOCIATES LIMITED PARTNERSHIP, a Washington Limited Partnership, whose post office address is 25 Central Way, Suite 400, Kirkland, Washington 98033, Tax ID No. 91-0976288, hereinafter Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, and as a part of an I.R.C. Section 1031 Tax-Deferred Exchange, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in the County of Monroe, State of Florida, to wit:

All of Phase I of REFLECTIONS ON KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 912, commencing at Page 3, as amended by First Amendment thereto, recorded in Official Records Book 916, commencing at Page 714, all of the Public Records of Monroe County, Florida; together with the undivided interest in the common elements declared in the said declaration to be appurtenant to each unit, less and except the following unit weeks:

Unit 201--WEEKS 4, 7, 9, 10, 18, 19, 20, 21, 26, 27, 36, 47, 52
Unit 202--WEEKS 7, 17, 18, 24, 28, 29, 30, 36, 37, 39, 43, 49, 51, 52
Unit 204--WEEKS 3, 4, 12, 17, 24, 26, 27, 39, 51, 52
Unit 206--WEEKS 1, 4, 5, 6, 7, 10, 11, 12, 26, 27, 42, 47, 52
Unit 207--WEEK 52
Unit 301--WEEKS 16, 26, 31, 33, 43, 45
Unit 302--WEEKS 1, 9, 10, 13, 16, 17, 20, 24, 26, 29, 30, 42, 44, 45, 52
Unit 306--WEEKS 6, 7, 8, 9, 10, 18, 19, 26, 42, 43, 47, 48, 52
Unit 307--WEEKS 4, 5, 6, 7, 8, 18, 32, 51, 52
Unit 401--WEEKS 8, 17, 21, 27, 30, 33, 47
Unit 402--WEEKS 4, 17, 18, 19, 24, 25, 26, 30, 31, 32, 33, 34, 36, 37, 40, 43, 45, 49
Unit 404--WEEKS 1, 5, 10, 11, 16, 18, 21, 22, 27, 42, 43, 51, 52
Unit 405--WEEKS 12, 18, 19, 20, 21, 22, 23, 26, 43
Unit 406--WEEKS 1, 4, 5, 6, 7, 8, 9, 10, 11, 16, 18, 21, 23, 47, 49, 50, 52
Unit 407--WEEKS 5, 7, 13, 14, 17, 18, 26, 51, 52
PH 1-----WEEKS 18, 21, 33, 43, 51, 52
PH 2-----WEEKS 6, 7, 8, 9, 15, 16, 18, 21, 24, 25, 29, 30, 47, 49, 51, 52
PH 6-----WEEKS 2, 7, 8, 9, 10, 13, 14, 16, 17, 19, 22, 31, 43, 48
PH 7-----WEEKS 4, 5, 6, 7, 8, 19, 40, 41, 42, 43, 50

AND

A portion of the Westerly part of Lot Number One, in Square Number Three of William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829 more particularly described as follows:

COMMENCE at the intersection of the northwesterly right of way line of Wall Street with the Southwesterly right of way line of Duval Street; thence South 19 32' 23" West along said Northwesterly right of way line of Wall Street for 133.00 feet to an intersection with the Northerly boundary of said lot number (2) in square number three (3); thence North 70 27' 37" West along said Northerly boundary for

FILE #1070014
BK#1521 PG#2390

87.27 feet to the Point of Beginning of the hereinafter described Parcel (Phase II); thence along the limits of said Phase II for the following twenty three (23) courses:

(1) North 19 32' 23" East for 3.83 feet; (2) North 54 19' 11" East for 35.33 feet; (3) North 35 40' 49" West for 13.17 feet; (4) North 54 19' 11" East for 6.00 feet; (5) North 35 40' 49" West for 17.50 feet; (6) North 54 19' 11" East for 14.00 feet; (7) North 35 40' 49" West for 30.00 feet; (8) South 54 19' 11" West for 14.00 feet; (9) North 35 40' 49" West for 6.00 feet; (10) South 54 19' 11" West for 32.71 feet; (11) North 35 40' 49" West for 124.33 feet; (12) North 54 19' 11" East for 11.50 feet; (13) North 35 40' 49" West for 6.00 feet; (14) North 54 19' 11" East for 33.17 feet; (15) North 35 40' 49" West for 22.00 feet; (16) South 54 19' 11" West for 20.00 feet; (17) North 35 40' 49" West for 26.00 feet; (18) South 54 19' 11" West for 100.17 feet; (19) South 35 40' 49" East for 24.00 feet; (20) South 54 19' 11" West for 24.00 feet; (21) South 25 40' 49" East for 91.50 feet; (22) South 19 32' 38" West for 3.50^{feet} to an intersection with said Northerly boundary of lot number two; (23) South 70 27' 37" East along said Northerly boundary for 157.90 feet to the Point of Beginning.

This property is not the homestead nor is it contiguous to the homestead of the Grantor herein.

Property Appraiser's Parcel Identification Number: ^{RE} 0001200 AK1000124

SUBJECT TO: Real estate taxes for the year 1998 and all subsequent years.

SUBJECT TO: Covenants, conditions, restrictions, limitations and easements of record, if any, including without limitation those specified on Exhibit "A" hereto, without seeking to reimpose the same, and to leases with parties now in possession.

SUBJECT TO: Applicable zoning ordinances.

THIS SPECIAL WARRANTY DEED HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, AND IS BASED UPON INFORMATION PROVIDED BY THE GRANTEES OR THE GRANTOR.

Grantor covenants with Grantee that it specially warrants the aforesaid real property conveyed herein, and the Grantor and its successors will forever warrant and defend the aforesaid real property for Grantee and its successors and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others, subject as aforesaid.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Special Warranty Deed on the date written above.

Signed, Sealed, and delivered
the presence of:

OCEAN KEY HOUSE ASSOCIATES, a in
Pennsylvania Limited Partnership

Jay G. Snyder
Jay G. Snyder
Alan D. Keiser
Witnesses Alan D. Keiser

BY: Ronald H. Drucker (SEAL)
RONALD H. DRUCKER, President
of West Management, Inc., a
Pennsylvania corporation, a General
Partner of Ocean Key House
Associates

Jay G. Snyder
Jay G. Snyder
Alan D. Keiser
Witnesses Alan D. Keiser

BY: Steven Altman (SEAL)
STEVEN ALTMAN, President
of Ocean Key House Corporation, a
Pennsylvania corporation, a General
Partner of Ocean Key House
Associates

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

The foregoing instrument was acknowledged before me this 16th day of June, 1998, by RONALD H. DRUCKER as President of West Management, Inc., a Pennsylvania corporation, a General Partner of OCEAN KEY HOUSE ASSOCIATES, a Pennsylvania Limited Partnership d/b/a in Florida as Ocean Key House Associates, Limited Partnership, who is personally known to me or who provided PA DL as identification.

(SEAL)

Barbara Roney
Notary Public - Commonwealth of
Pennsylvania

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

NOTARIAL SEAL
BARBARA RONEY, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Jan. 31, 2000

The foregoing instrument was acknowledged before me this 16th day of June, 1998, by STEVEN ALTMAN, President of Ocean Key House Corporation, a Pennsylvania corporation, a General Partner of OCEAN KEY HOUSE ASSOCIATES, a Pennsylvania Limited Partnership d/b/a in Florida as Ocean Key House Associates, Limited Partnership, who is personally known to me or who provided PA DL as identification.

(SEAL)

Barbara Roney
Notary Public - Commonwealth of
Pennsylvania

NOTARIAL SEAL
BARBARA RONEY, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Jan. 31, 2000

FILE #1070014
BK#1521 PG#2392

EXHIBIT "A"

TO

SPECIAL WARRANTY DEED FROM
OCEAN KEY HOUSE ASSOCIATES
TO
SEABOARD ASSOCIATES LIMITED PARTNERSHIP

1. Lease by and between Zero Duval Street Associates, Inc., Lessor, and Gregory E. McIntosh, Lessee, dated September 30, 1982, as evidenced by Memorandum of Lease dated March 24, 1983, filed March 15, 1983, recorded in Official Records Book 877 at Page 1392, subject to the effect of Non-Disturbance Agreement by and between Zero Duval Street Associates, Inc., Lessor, Gregory E. McIntosh, Lessee, and First Federal Savings and Loan Association of Hammonton, New Jersey, dated as of September 30, 1982, filed July 15, 1983, recorded in Official Records Book 886, at Page 199, of the Public Records of Monroe County, Florida. An assignment of lease from Gregory E. McIntosh to Key West Harbor Cruise, Inc., dated June 22, 1984, filed September 14, 1984, was recorded in Official Records Book 921, at Page 644, which made no recording reference to the lease being assigned.
2. Easement executed by Gulf Oil Corporation and Vroom Development, Inc. to The Utility Board of The City of Key West, filed August 12, 1983, recorded in Official Records Book 889, at Page 1072, of the Public Records of Monroe County, Florida.
3. Terms, conditions, declarations, uses, options, leases, agreements, easements, covenants, and restrictions as shown in Declaration of Condominium and other condominium instruments of Reflections on Key West, a Condominium, recorded in Official Records Book 912, Page 3, together with exhibits, annexed thereto, as amended by First Amendment thereto dated June 27, 1984, filed July 18, 1984, recorded in Official Records Book 916, at Page 714, of the Public Records of Monroe County, Florida.

4. The land conveyed herein falls within an area of critical state concern as described in Chapter 380 of Florida Statutes annotated, as designated by document dated February 8, 1984, by Land Planning Boundary and Principles for Guiding Development for the City of Key West, and filed of record in Official Records Book 906, Page 201, and said land is subject to the Rules of the Department of Administration of Land Planning designating all of Monroe County as part of Big Cypress area of Critical State Concern, as recorded August 13, 1976, recorded in Official Records Book 668, at Page 43, all of the Public Records of Monroe County, Florida.
5. Consent Judgment entered in Case No. 88-1054-CA-03 styled Ocean Key House Associates -vs- State of Florida Board of Trustees of the Internal Improvement Trust Fund and State of Florida Department of Natural Resources, in Circuit Court of Monroe County, dated January 16, 1990, filed January 18, 1990, in Official Records Book 1118, Page 422, based upon Stipulation and Settlement Agreement, dated October 9, 1989, filed in Official Records Book 1118, Page 424.
6. Sovereignty Submerged Lands Lease from Board of Trustees of the Internal Improvement Fund of the State of Florida, as Lessor, to City of Key West, as Lessee, on a parcel of submerged land adjacent to Lots 1, 2, 3, 4 and 5, of Square 3, William A. Whiteheads map or plan of the Island of Key West Monroe County, Florida more particularly described on the survey dated November 1, 1989, prepared by Phillips & Trice Surveying, Inc., copy of said survey being recorded in Official Records Book 1127, Page 1800. The said lease for five years commencing August 8, 1989 and filed April 12, 1990, in Official Records Book 1127, Page 1792 was consented to and approved by Ocean Key House Associates by Consent filed April 12, 1990, in Official Records Book 1127, Page 1801. The said Lease amended and renewed by a Sovereignty Submerged Lands Lease Renewal made between the Board of Trustees of the Internal Improvement Trust Fund of The State of Florida and Ocean Key House Associates, filed June 8, 1998 in Official Records Book 1519, Page 731.
7. Quitclaim Deed from Zero Duval Street Associates, Inc. to Board of Trustees of the Internal Improvement Trust Fund, dated September 18, 1984, filed October 1, 1984, in Official Records Book 922, Page 1401, of the Public Records of Monroe County, Florida, corrected in Official Records Book 926, Page 116.
8. Declaration of Restrictions, filed December 14, 1990, in Official Records Book 1154, Page 614, of the Public Records of Monroe County, Florida.

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BK#1521 PG#2394

9. Rights of the public over a portion of the premises described herein for access to an "existing wood pier now extending Northward from the existing sea wall adjacent to Reflections..." via a public walkway from the foot of Duval Street along the North sea wall adjacent to Reflections" pursuant to Settlement Agreement by and between the Board of Trustees of the Internal Improvement Fund, State of Florida and Zero Duval Street Associates, Inc., et al, dated June 20, 1984.

10. Subject to Assignment of Lease by Ocean Key House Marina, Inc. to Ocean Key House Corporation dated February 28, 1989 and filed November 21, 1995 in Official Records Book 1378 Page 1567 in the Public Records of Monroe County, Florida.

11. Subject to Lease Agreement by Zero Duval Street Associates to Gregory E. McIntosh dated September 30, 1982 and filed November 21, 1995 in Official Records Book 1378 Page 1572 in the Public Records of Monroe County, Florida.

12. Subject to Assignment of Lease by Gregory McIntosh to Key West Harbor Cruises dated February 28, 1989 and filed November 21, 1995 in Official Records Book 1378 Page 1594 in the Public Records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL RECORDS



**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

I, Steve Rossi, 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:

0 Duval St, Key West, FL 33040

Street address of subject property

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

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

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 05.07.2024 by STEVEN ROSSI date

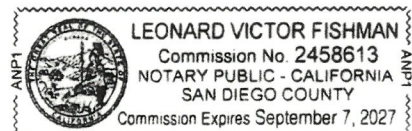
STEVEN ROSSI
Name of Authorized Representative

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

LV Fishman
Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

245 8613
Commission Number, if any





**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

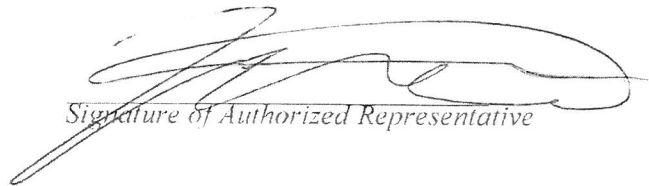
I, Johan Amneus, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

0 Duval St, Key West, FL 33040

Street address of subject property

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

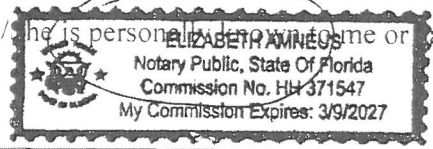
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this May 10 2024 by

Johan Amneus
Name of Authorized Representative

He/she is personally known to me or was presented _____ as identification.



Notary's Signature and Seal

Elizabeth Amneus
Name of Acknowledger typed, printed or stamped

HH 371547
Commission Number, if any