

GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | KAI A. MURPHY

VIA HAND DELIVERY AND E-MAIL

June 18, 2024

Katie Halloran, Planning Director
City of Key West Planning Department
1300 White Street
Key West, FL 33040 Key West, Florida 33040
Email: katie.halloran@cityofkeywest-fl.gov



RE: CASA MARINA OWNER, LLC and BRE/FL Development Parcels L.L.C.–
Request for Preliminary Action by City Commission Pursuant to Sec. 90-678 of the
City Code.

Dear Katie,

On behalf of the property owners, CASA MARINA OWNER, LLC and BRE/FL Development Parcels L.L.C., both Delaware limited liability companies (collectively, “Applicant”), please accept this correspondence as the Applicant’s request for authorization to initiate discussions related to the potential for a of the development agreement in accordance with Sec. 90-678 of the City of Key West Code of Ordinances (“Code”).

This request relates to the parcels of real property located at 715 Seminole Ave, Key West, Florida 33040, having Monroe County Parcel ID Number: 00037160-000100 and 811 Seminole Ave, Key West, Florida 33040, having Monroe County Parcel ID Number: 00037230-000100 (collectively, the “Properties”). Please find enclosed a check of \$607.75 for the request in accordance with the fee schedule listed on the City Planning Department’s website.

Location: 715 and 811 Seminole Ave, Key West, Florida 33040

Real Estate (RE) Number: 00037160-000100 & 00037160-000100

Property Owner/Applicant: CASA MARINA OWNER, LLC, a Delaware limited liability company, whose ultimate corporate parent is Park Hotels & Resorts Inc., a publicly traded company, in accordance with the organizational chart attached as Exhibit A.¹

Agent: Oropeza, Stones & Cardenas, PLLC

Total Property Area: 2.05 acres

¹ The undersigned as a licensed attorney in the State of Florida certifies that the ownership interest is true and correct.

Land Use District: Historic Medium Density Residential

Future Land Use Map (FLUM) Designation: Historic Residential

Flood Zone: AE8, AE6, X

Existing Uses: Workforce Residential and Hotel amenities, including office, spa and gym amenities.

Community Character of Immediate Vicinity: Residential, Hotel, Restaurant

In accordance with Sec. 90-678 of the Code, the undersigned respectfully requests this item placed on the August City Commission agenda in accordance with Sec. 90-679 of the Code. If you should require any additional information, please do not hesitate to contact me.

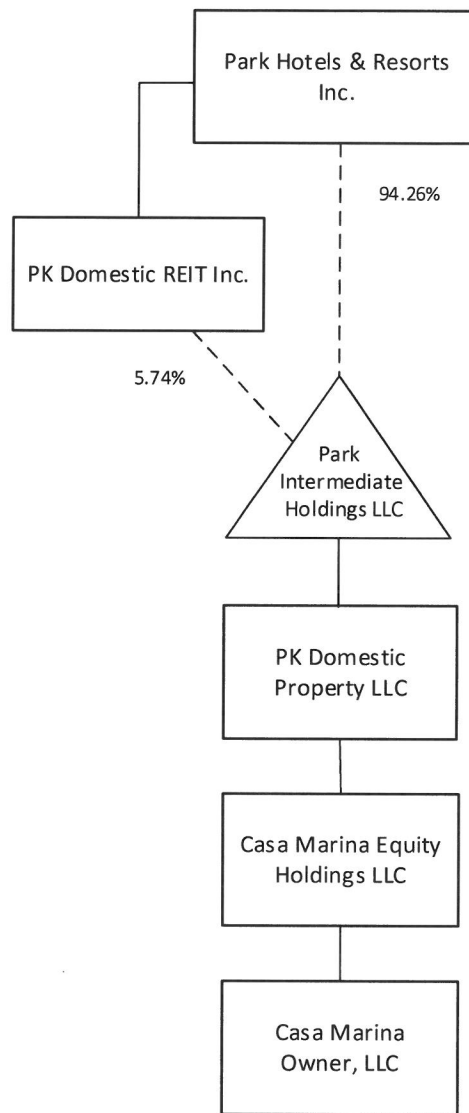
Very Truly Yours,



Gregory S. Oropeza

EXHIBIT A

CURIO CASA MARINA KEY WEST



Casa Marina Key West,
Curio Collection by Hilton