

APPLICATION



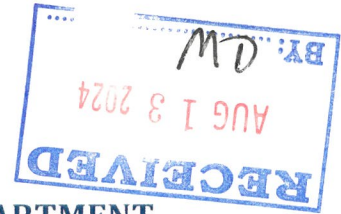
DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Fees listed below include a \$341.78 advertising/noticing fee and a \$121.55 fire review fee where applicable. Any Major or Minor Development Plan returned to the Planning Board after initial approval will require a new application fee equivalent to one-half of the current fee schedule

Development Plan and Conditional Use Application Fee Schedule	
Development Plan	
Minor Development Plan	
Within Historic District Total Application Fee	\$ 3,745.19
Outside Historic District Total Application Fee	\$ 3,015.88
Conditional Use Total Application Fee	
Extension Total Application Fee	\$ 1,071.07
Major Development Plan Total Application Fee	
Conditional Use Total Application Fee	\$ 1,800.38
Extension Total Application Fee	\$ 1,071.07
Administrative Modification Fee	
Minor Modification Fee	\$ 1,681.31
Major Modification Fee	\$ 2,839.21
Conditional Use (not part of a development plan) Total Application Fee	
Extension (not part of a development plan) Total Application Fee	\$ 1,071.07
Revision or Addition (not part of a development plan) Fee	
	\$ 2,205.00

Applications will not be accepted unless complete

Development Plan

Major

Minor

Conditional Use

Historic District

Yes

No

Please print or type:

- 1) Site Address: 0 Duval St, Key West, FL 33040
- 2) Name of Applicant: Steve Rossi
- 3) Applicant is:
 Property Owner:
 Authorized Representative:
 (attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 3952 Clairemont Mesa Blvd, Suite D-384, San Diego, CA 92117
- 5) Applicant's Phone #: 619-291-8272 Email: steve@rossiarchitecture.com
- 6) **Email Address:** steve@rossiarchitecture.com
- 7) Name of Owner, if different than above: Seaboard Associates Limited Partnership
- 8) Address of Owner: 600 6th St South, Kirkland, WA 98033

9) Owner Phone #: 425-827-8737 Email: syen@noblehousehotels.com

10) Zoning District of Parcel: Historic Residential Commercial Core-1 RE# 00000120-000000

11) Is Subject Property located within the Historic District? Yes No

If Yes: Date of approval _____

HARC approval # _____

OR: Date of meeting TBD

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

See attached Exhibit 'A'

13) Has subject Property received any variance(s)? Yes No

If Yes: Date of approval 12/24/1987 Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?

Yes No

If Yes, describe and attach relevant documents.

A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.

B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).

C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.

D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings, and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
 - 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties.
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.
- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospitalbeds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms.
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan complies with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts
- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

- (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
- (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
- (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
- (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
- a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed-use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed-use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
 - d. Development within or adjacent to historic district. All development proposed as a conditional use within or

adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.

- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Plans

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.

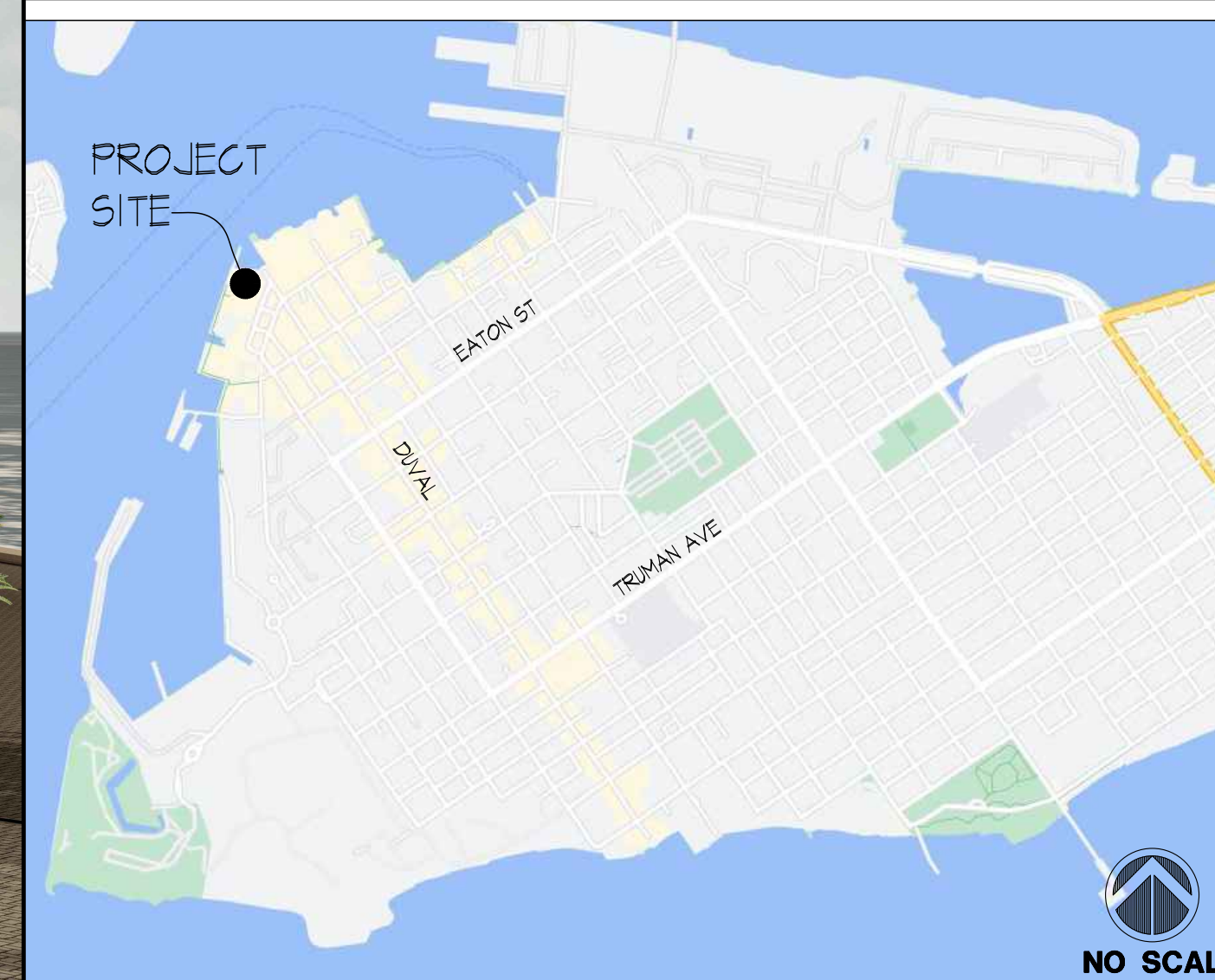
GENERAL INFORMATION

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) 821-8737
ARCHITECT/AGENT:	ROSSI ARCHITECTURE 3952 CLAIREMONT MESA BLVD, D-384 SAN DIEGO, CA 92117 (619) 291-8272
PARCEL NUMBER:	00000120-000000
LEGAL DESCRIPTION / SUBDIVISION / DOCUMENTS:	KM PT LOT 1 3QR 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) 6/17-309/12 OR825-2394/2400 OR863-2108/09 OR863-2111/12 OR863-2113/15 OR912-3/110 OR916-113/117 OR921-644/45 OR922-1401/03 OR926-116/18 OR927-365/69 OR1154-614/11 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-10, VE-11, VE-13
SITE AREA:	1.5514 ACRES
ZONE:	HISTORIC RESIDENTIAL COMMERCIAL CORE - I
BUILDING USE:	HOTEL WITH ASSOCIATED USES
NUMBER OF GUESTROOMS:	100 EXISTING HOTEL GUESTROOMS (NO CHANGE)

SHEET INDEX

NO.	DESCRIPTION
A1	GENERAL PROJECT INFORMATION
A2	OVERALL EXISTING SITE PLAN
A3	DEMOLITION 1ST FLOOR PLAN & SURROUNDING SITE
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



DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

SHEET TITLE: GENERAL PROJECT INFORMATION

STATE OF FLORIDA
SEVEN R. 1985
REGISTERED ARCHITECT

SHEET NUMBER: A1

PROJECT AREA SQUARE FOOTAGES

AREA	EXISTING S.F.	EXISTING S.F. REMOVED	PROPOSED S.F. ADDED	NET TOTAL S.F.
1ST FLOOR & SITE				
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.	- 950 S.F.	+ 1,160 S.F.	5,065 S.F.
HARDSCAPE	1,330 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				
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.	+ 1,815 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 LOT 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.

GULF OF MEXICO

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.

FURY RENTALS

DUVAL BUILDING

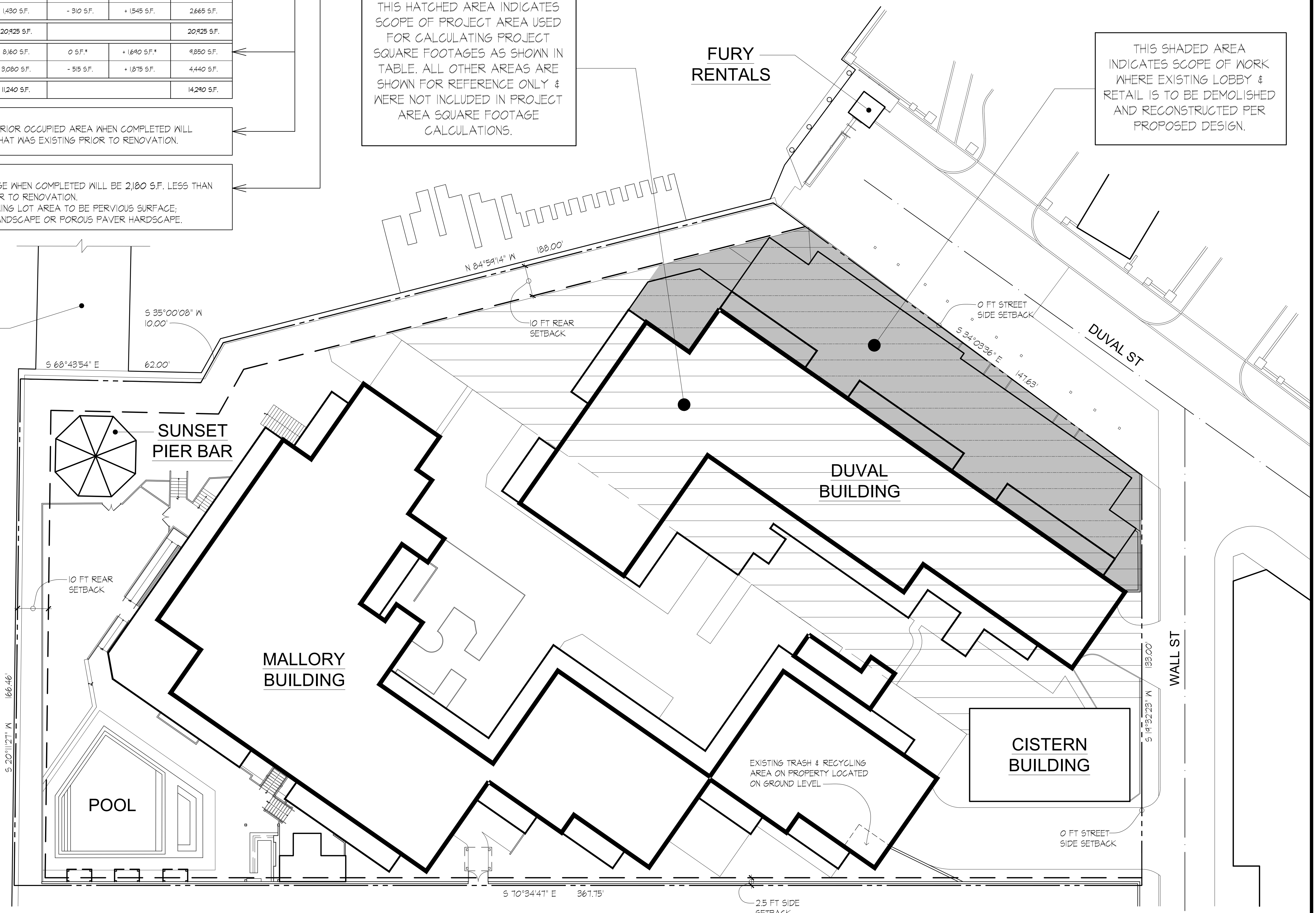
MALLORY BUILDING

CISTERN BUILDING

POOL

SUNSET PIER BAR

SUNSET PIER



OVERALL EXISTING SITE PLAN

rosi ARCHITECTURE
 A QUALITY ASSURED 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. #ARC0002607
 FL LIC. #A0016993 GA LIC. #A0016807 OR LIC. #6351
 MN LIC. #49205 MI LIC. # 3326 WA LIC. #5610

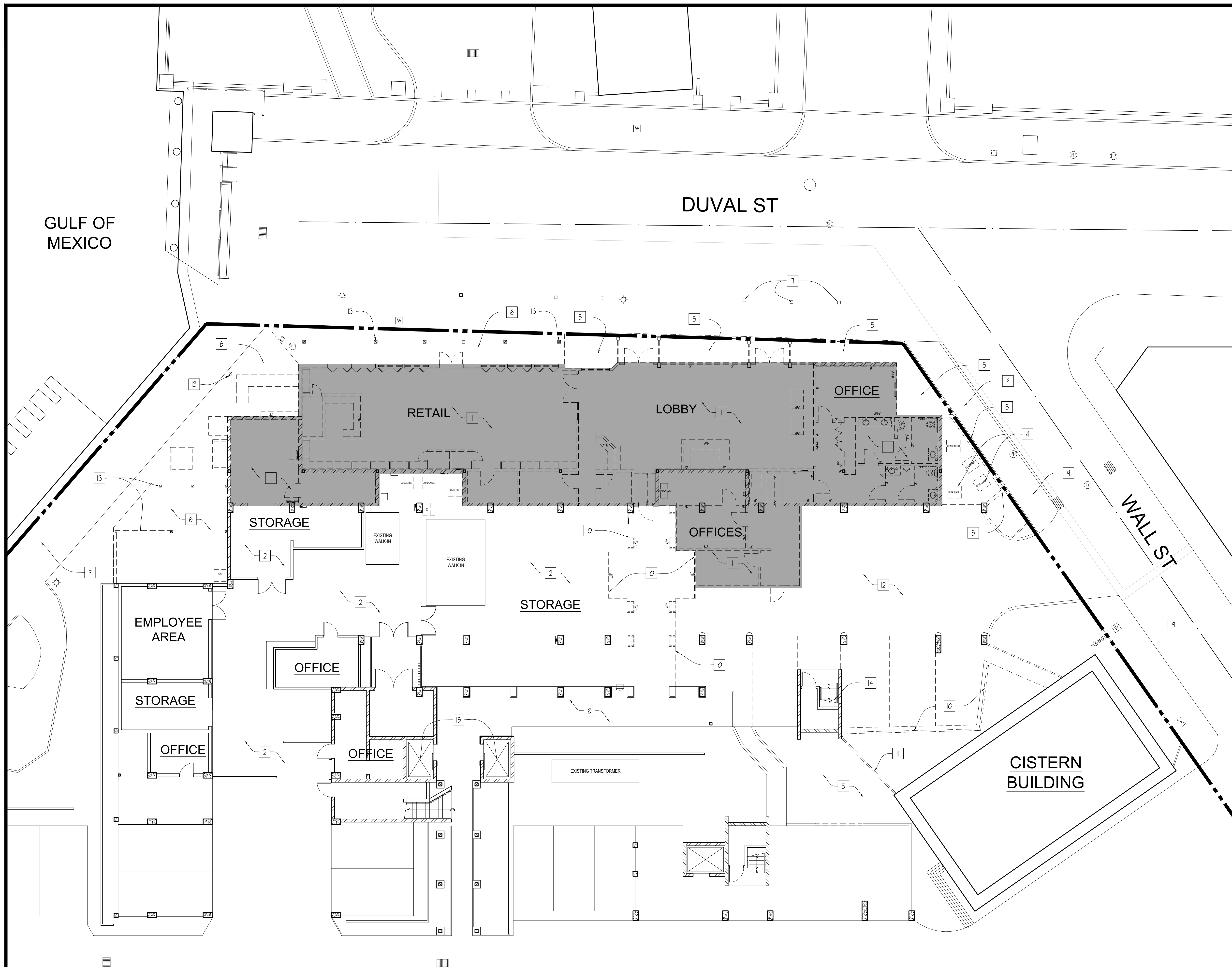
OCEAN KEY RESORT & SPA
 0 DUVAL ST, KEY WEST, FL 33040
LOBBY RENOVATION

DEVELOPMENT PLAN SUBMITTAL: 07/15/2024
 SHEET TITLE: OVERALL EXISTING SITE PLAN

STATE OF FLORIDA
 SEVEN R. ARCH.
 ARCHITECT
 REGISTERED ARCHITECT

SHEET NUMBER: **A2**





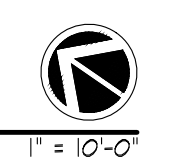
KEYNOTES:

- 1 SHADED AREA INDICATES THE EXISTING LOBBY & GIFT SHOP TO BE REMOVED IN ITS ENTIRETY, AS FOLLOWS:
 - A. ALL WALLS SHOWN DASHED TO BE DEMOLISHED.
 - B. REMOVE ALL ELECTRICAL DEVICES AT WALLS & CEILINGS.
 - C. REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED PLUMBING.
 - D. DISCONNECT & REMOVE ALL NECESSARY MEP SERVING LOBBY OR GIFT SHOP.
 - E. REMOVE ALL FF&E.
 - F. REMOVE ALL BUILT-INS & MILLWORK.
 - G. REMOVE DOORS & WINDOWS SHOWN DASHED.
 - H. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
- 2 ALL OTHER AREAS ARE TO REMAIN & SHOWN FOR REFERENCE ONLY, UNLESS NOTED OTHERWISE.
- 3 EXISTING FREE STANDING BLOCK WALL TO BE REMOVED.
- 4 REMOVE EXISTING CONDENSERS SERVING LOBBY & GIFT SHOP.
- 5 EXISTING LANDSCAPE & IRRIGATION SYSTEM TO BE REMOVED.
- 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.

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

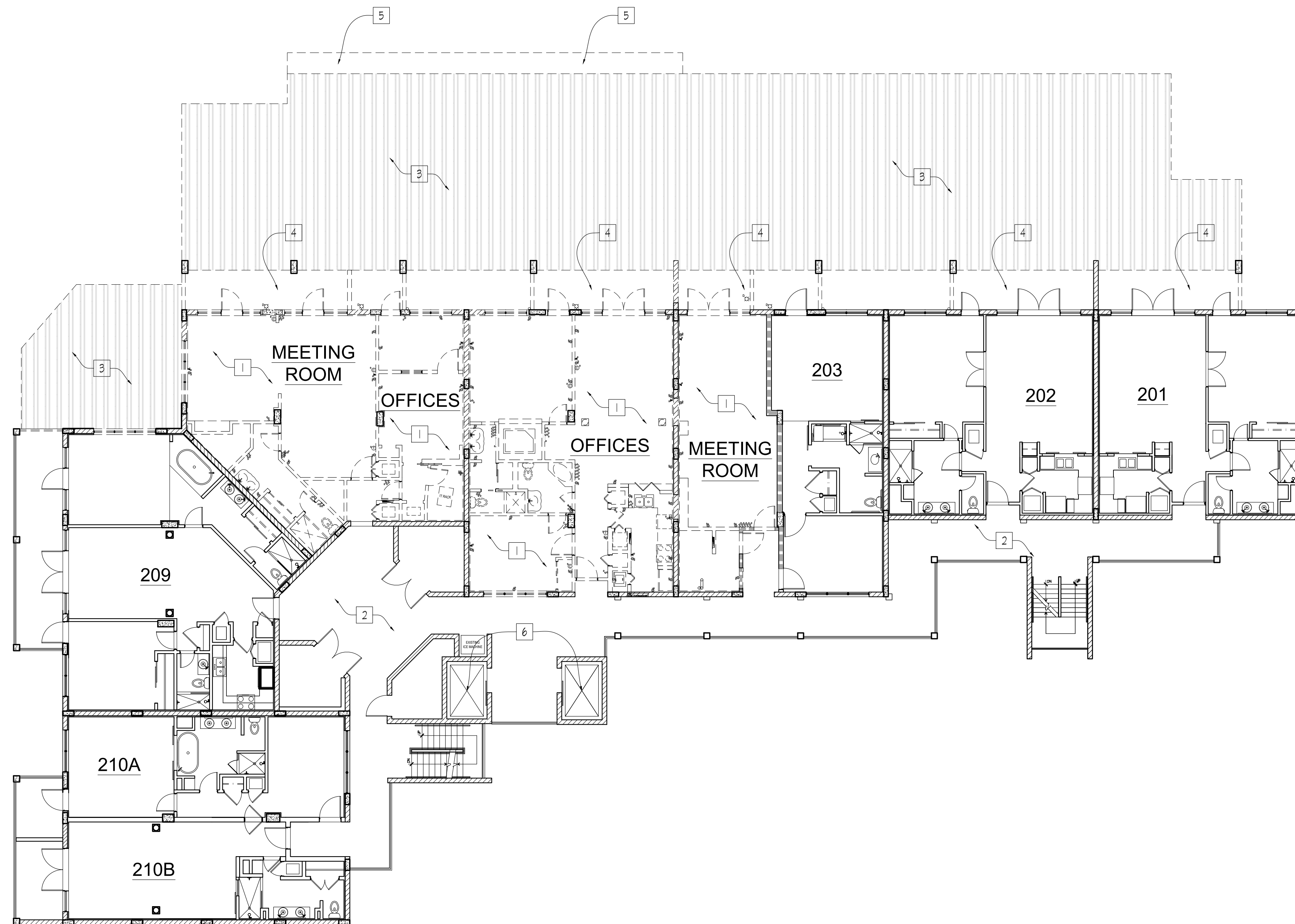
DEMOLITION 1ST FLOOR PLAN & SURROUNDING SITE



DEVELOPMENT PLAN SUBMITTAL: 07/15/2024
 SHEET TITLE: **DEMOLITION 1ST FLOOR PLAN & SURROUNDING SITE**
 STAMP: REGISTERED ARCHITECT
 SHEET NUMBER: **A3**

KEYNOTES:

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



DEMOLITION 2ND FLOOR PLAN



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O DUVAL ST, KEY WEST, FL 33040
LOBBY RENOVATION

DEVELOPMENT PLAN SUBMITTAL: 07/15/2024
SHEET TITLE: DEMOLITION 2ND FLOOR PLAN

STAMP: SHEET NUMBER: **A4**

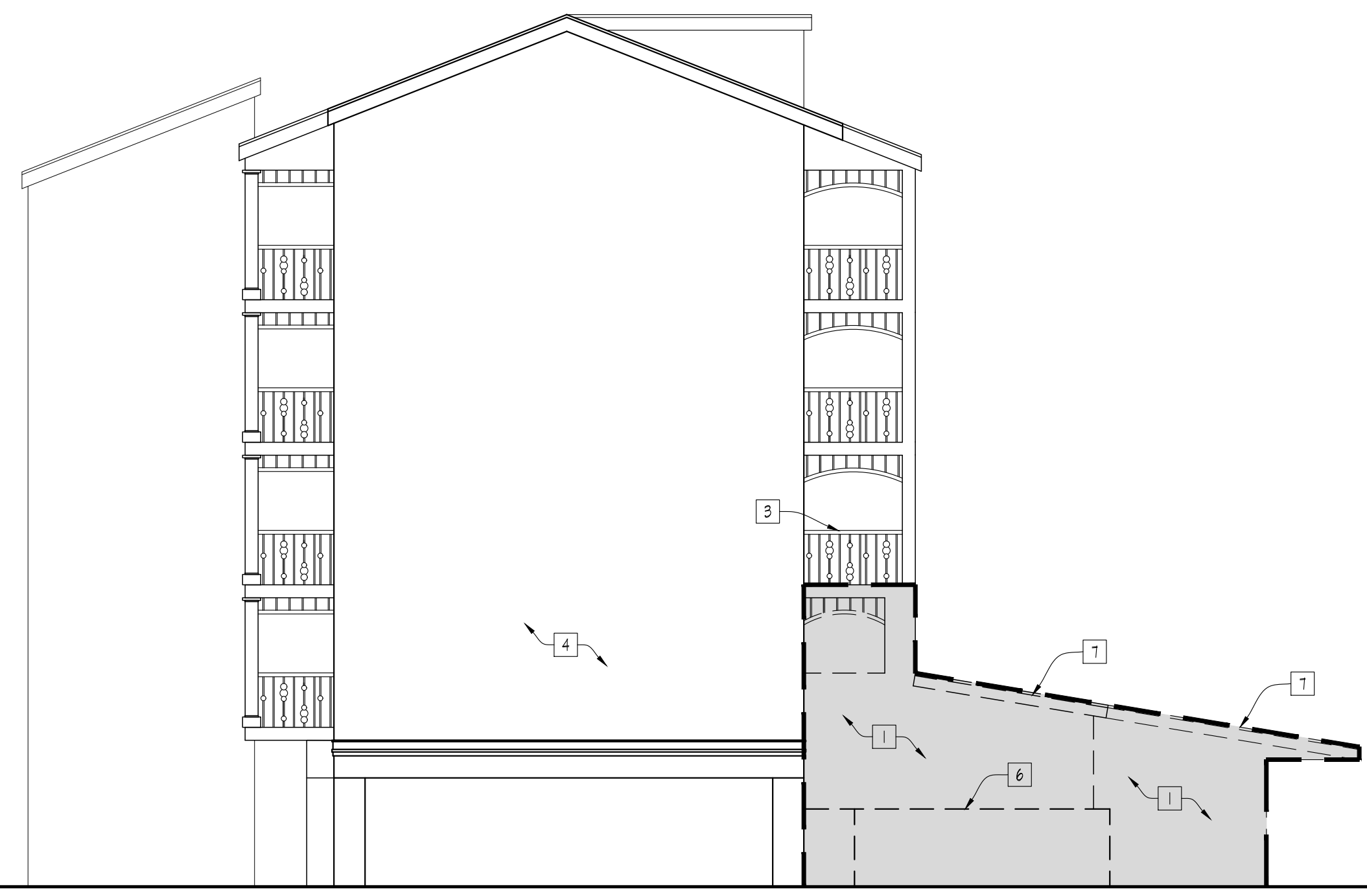
KEYNOTES:

- 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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LOBBY RENOVATION



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

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



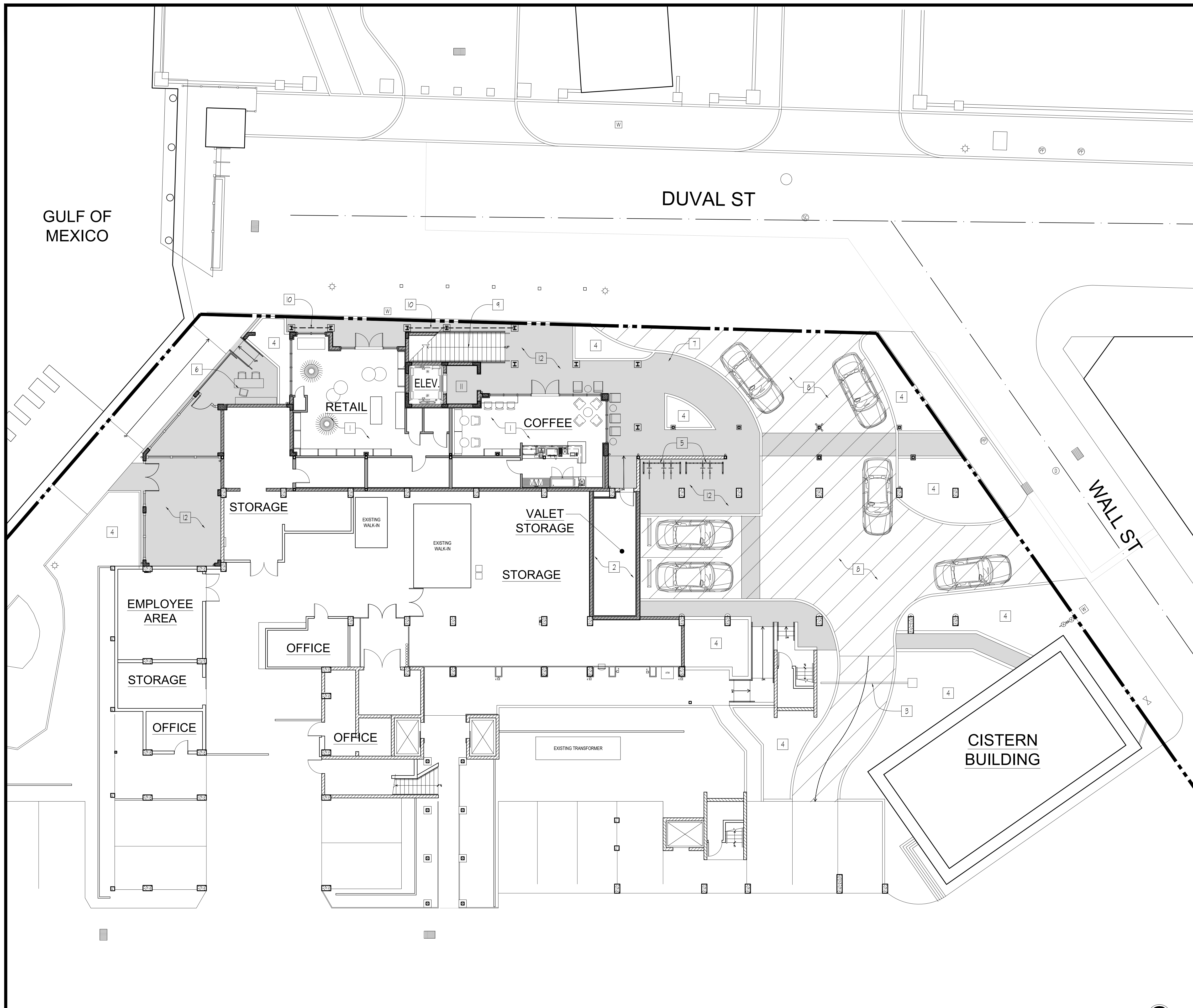
EXISTING NORTH EXTERIOR ELEVATION (DUVAL STREET)
1/8" = 1'-0"

DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

SHEET TITLE: **EXISTING EXTERIOR ELEVATIONS**

STATE OF FLORIDA
 SEVEN R. 1985
 REGISTERED ARCHITECT

A5



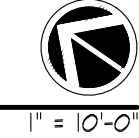
- KEYNOTES:**
- 1 THIS AREA TO BECOME NEW RETAIL OR COFFEE:
 - A. NEW WALLS SHOWN SHADED.
 - B. NEW STOREFRONT WINDOWS & DOORS.
 - C. NEW FINISHES.
 - D. NEW FF&E.
 - E. PROVIDE NECESSARY MEP TO SERVE NEW SPACE.
 - F. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
 - 2 THIS AREA TO BECOME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

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LOBBY RENOVATION

NEW 1ST FLOOR PLAN & SURROUNDING SITE



DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

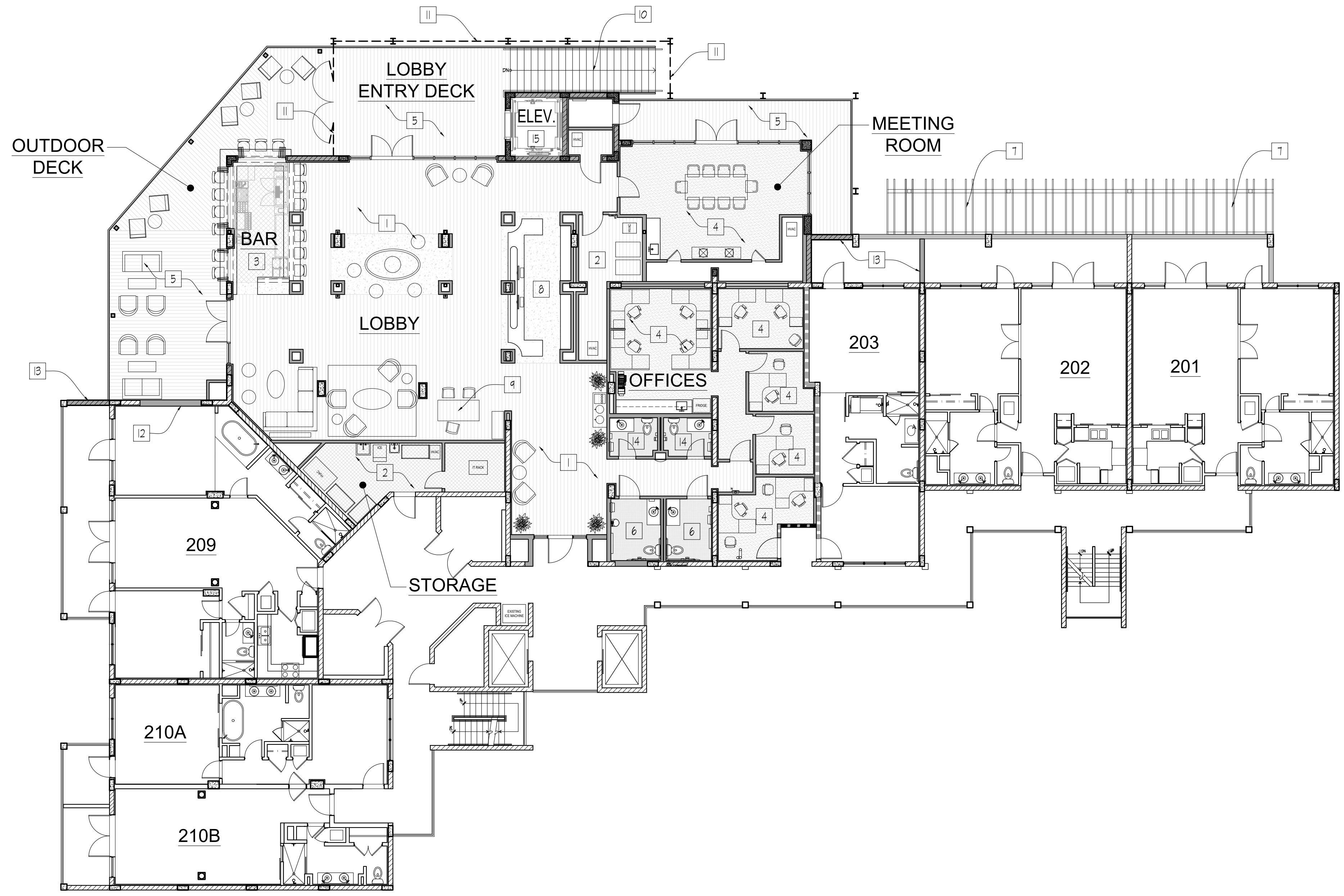
SHEET TITLE: **NEW 1ST FLOOR PLAN & SURROUNDING SITE**

STATE OF FLORIDA
 ARCHITECTS
 SEVEN R. ARCH.
 AR0016993
 REGISTERED ARCHITECT

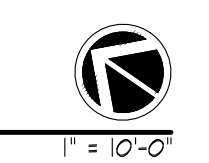
SHEET NUMBER: **A6**

KEYNOTES:

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

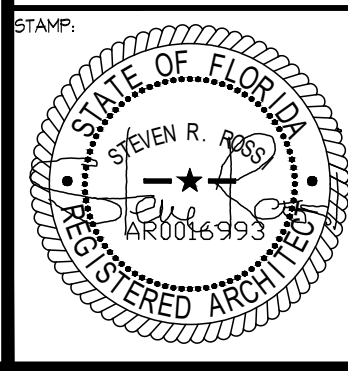


NEW 2ND FLOOR PLAN

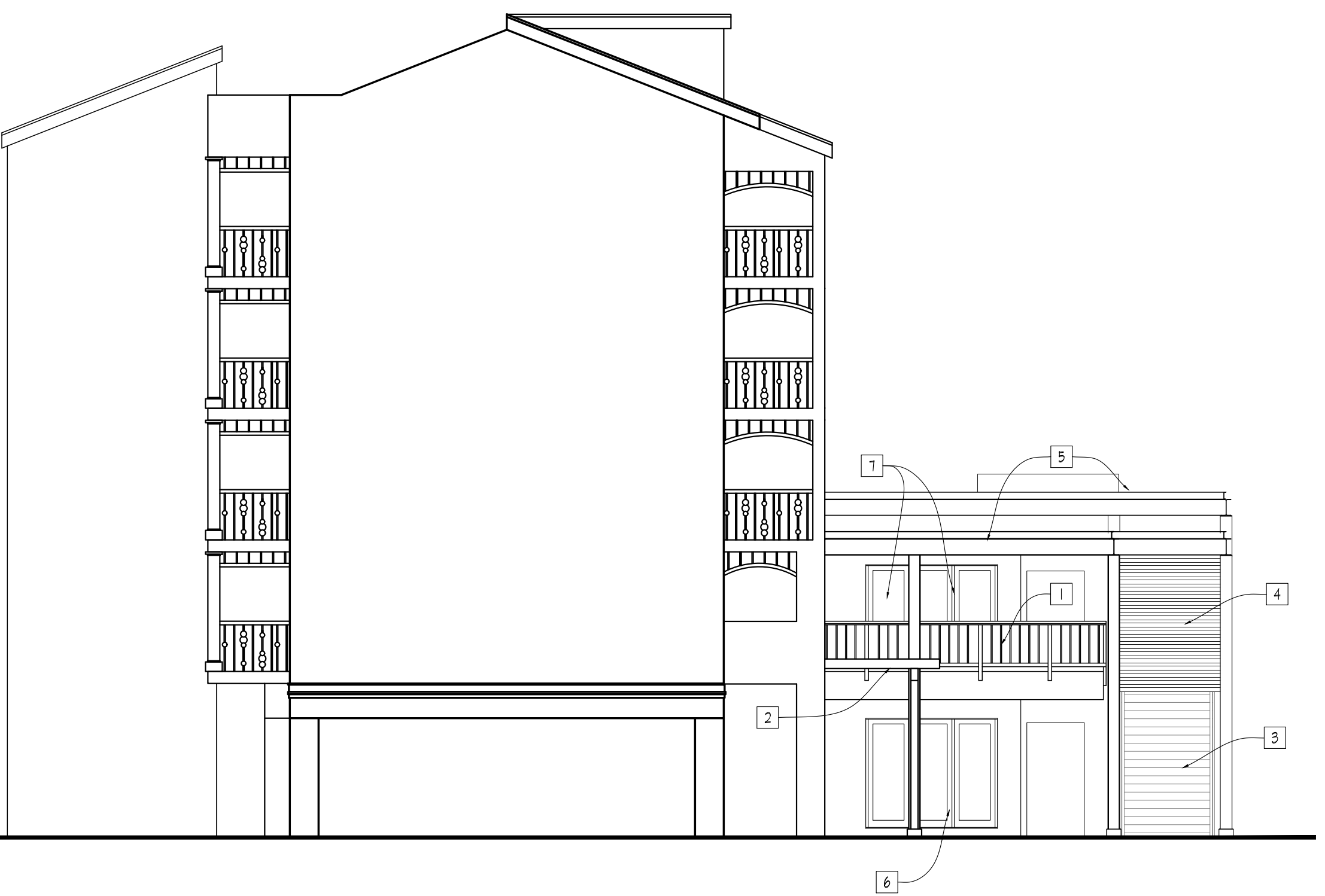


DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

SHEET TITLE: NEW 2ND FLOOR PLAN



SHEET NUMBER: A7



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.

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LOBBY RENOVATION



NEW NORTH EXTERIOR ELEVATION (DUVAL STREET)

1/8" = 1'-0"

DEVELOPMENT PLAN SUBMITTAL: 07.15.2024

SHEET TITLE: **NEW EXTERIOR ELEVATIONS**

STATE OF FLORIDA
 REGISTERED ARCHITECT
 SEVEN R. 1982
 AR0016993

SHEET NUMBER: **A8**

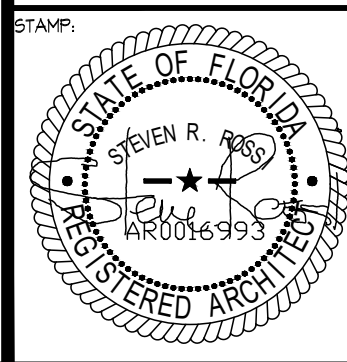


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01/02/2024
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LOBBY RENOVATION

DEVELOPMENT PLAN SUBMITTAL: 07/15/2024
 SHEET TITLE:

RENDERINGS

STAMP:  SHEET NUMBER:
A9



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01/02/2024

OCEAN KEY RESORT & SPA

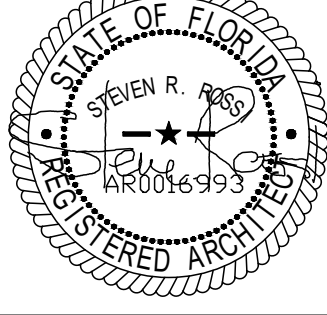
0 DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

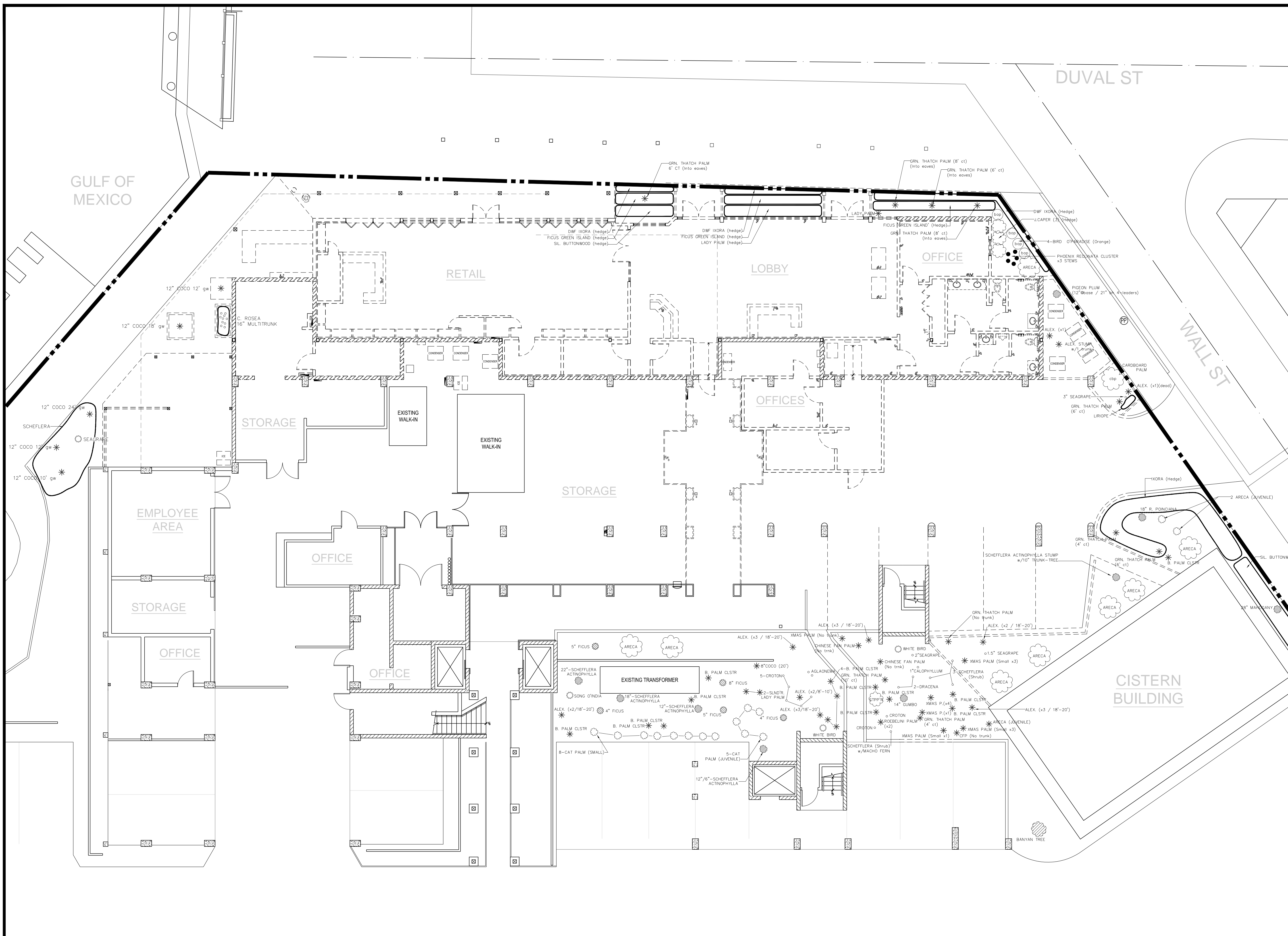
SHEET TITLE: RENDERINGS

STAMP: SHEET NUMBER:



A10

Landscape Plans



EXISTING LANDSCAPE

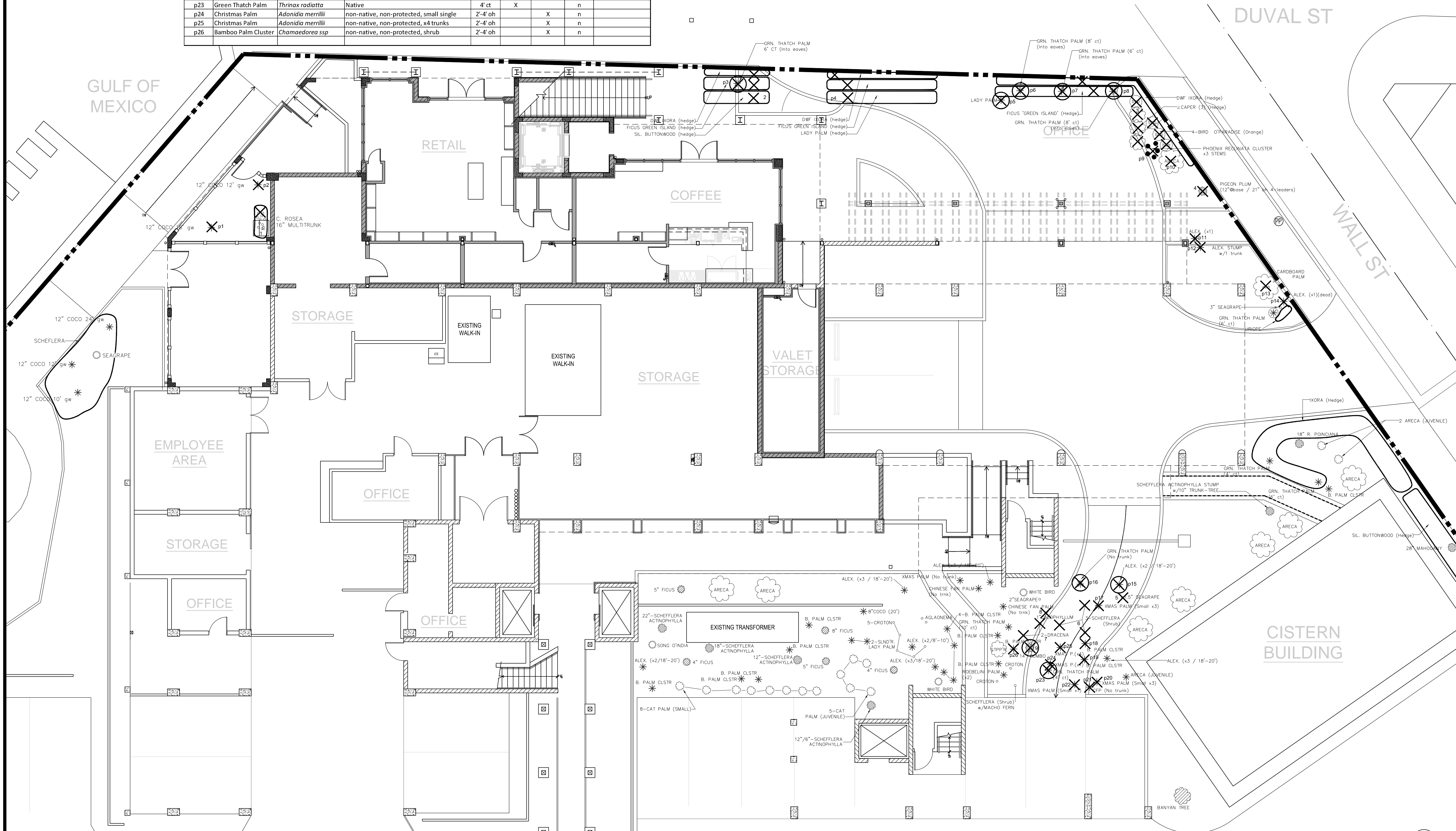
EXISTING PALM IMPACT SCHEDULE								
PALM #	LOCAL NAME	BOTANICAL NAME	NOTES	HEIGHT	RELOCATE	REMOVE	MIT. REQ.	REPLACEMENT QTY.
p1	Coconut Palm	<i>Cocos nucifera</i>	Fair Condition - Non-native	12'		X	y	1
p2	Coconut Palm	<i>Cocos nucifera</i>	Fair Condition - Non-native	12'	X	X	n	1
p3	Green Thatch Palm	<i>Thrinax radiata</i>	Native	6' ct		X	n	
p4	Lady Palm	<i>Raphis excelsa</i>	Hedge (6-8 plants)	4'-5'	X	X	n	
p5	Lady Palm	<i>Raphis excelsa</i>	Hedge (1 plant)	3'-4'	X	X	n	
p6	Green Thatch Palm	<i>Thrinax radiata</i>	Native - growing into eaves	4'-5'	X	X	n	
p7	Green Thatch Palm	<i>Thrinax radiata</i>	Native - growing into eaves	6' ct	X	X	n	
p8	Green Thatch Palm	<i>Thrinax radiata</i>	Native - growing into eaves	8' ct	X	X	n	
p9	Seegal Date Palm	<i>Phoenix Reclinata</i>	Poor condition/location, Non-native 3-main	8'-16'		X	y	1
p10	Areca Palm	<i>Dyopsis lutescens</i>	MN - not protected	6'-8'		X	n	
p11	Alexander Palm	<i>Ptychosterna Elegans</i>	Poor - single volunteer	6'-8'		X	n	
p12	Alexander Palm	<i>Ptychosterna Elegans</i>	Poor - double stump, one stem growing	14'-16'		X	y	1
p13	Cardboard Palm	<i>Zamia frutescens</i>	non-native shrub	4'-5'		X	n	
p14	Alexander Palm	<i>Ptychosterna Elegans</i>	Dead	12'-14'		X	n	
p15	Alexander Palm	<i>Ptychosterna Elegans</i>	Double, relocate	18'-20'	X	X	n	
p16	Green Thatch Palm	<i>Thrinax radiata</i>	Native, no trunk	0' ct	X	X	n	
p17	Christmas Palm	<i>Adonia merrilli</i>	non-native, non-protected, shrub	2'-4' oh		X	n	
p18	Bamboo Palm Cluster	<i>Chamaedorea ssp</i>	non-native, non-protected, shrub	2'-4'		X	n	
p19	Bamboo Palm Cluster	<i>Chamaedorea ssp</i>	non-native, non-protected, shrub	2'-4'		X	n	
p20	Christmas Palm	<i>Adonia merrilli</i>	non-native, non-protected, shrub	2'-4' oh		X	n	
p21	Chinese Fan Palm	<i>Livistonia chinensis</i>	non-native, non-protected, shrub, no trunk	0' ct		X	n	
p22	Christmas Palm	<i>Adonia merrilli</i>	non-native, non-protected, small	2'-4' oh		X	n	
p23	Green Thatch Palm	<i>Thrinax radiata</i>	Native	4' ct	X	X	n	
p24	Christmas Palm	<i>Adonia merrilli</i>	non-native, non-protected, small single	2'-4' oh		X	n	
p25	Christmas Palm	<i>Adonia merrilli</i>	non-native, non-protected, x4 trunks	2'-4' oh		X	n	
p26	Bamboo Palm Cluster	<i>Chamaedorea ssp</i>	non-native, non-protected, shrub	2'-4' oh		X	n	

EXISTING TREE/SHRUB IMPACT SCHEDULE											CONDITION (Value %)				Value x DSH
TREE #	LOCAL NAME	BOTANICAL NAME	NOTES	APPR. DSH	HEIGHT	SPREAD	Relocate	Remove	Location	Species	Condition	Mit. Req.	Total Value	Inches Required	
1	Clusia	<i>Clusia rosea</i>	Fair Condition-in small planter multi-stem	16"	10'			X	60	80	60	Y	66.7	10.0	
2	Silver Buttonwood Hedge	<i>Conocarpus E. Sericeus</i>	Hedge - maybe 5-6 plants-shrubs (mitigated w/contie)	4' oh +/-				X	100	100	90	n	96.7	0.0	
3	Jamaican Caper Hedge	<i>Capparis cynophallophora</i>	Hedge - 3 plants - shrubs	4' oh +/-			X	X	60	100	90	n	83.3	0.0	
4	Pigeon Plum	<i>Coccoloba diversifolia</i>	Fair Condition, poor location	21" +/-	12'-14'	7'-8'		X	60	100	80	Y	80.0	17.0	
5	Seagrape	<i>Coccoloba uvifera</i>	Native Shrub, volunteer, poor	1.5"	5'-6'	3'-4'		X	80	100	60	Y	80.0	1.2	
6	Schefflera	<i>Schefflera Shrubs</i>	Non-Native shrubs (3 shrubs)		2'-3'	2'-3'		X	0	0	0	n	0.0	0.0	
7	Dracena	<i>Dracena ssp</i>	non-native shrubs (2 shrubs)		3'	2'		X	0	0	0	n	0.0	0.0	
8	Calophyllum	<i>Calophyllum</i>	Poor Condition, volunteer	1"	4'	3'		X	100	100	100	Y	100.0	1.0	
9	Gumbo Limbo	<i>Bursea simaruba</i>	Nice Tree, relocate	14"	12'-16'	12'-14'	X	X	80	100	100	n	93.3	0.0	
TOTAL TREE MITIGATION INCHES REQUIRED													29.2		
													(30" required)		

VEGETATION INVENTORY:
 VEGETATION INVENTORY WAS CONDUCTED 06/04/24 BY LANDWISE DESIGN, INC.,
 FIELD DATA COLLECTED BY LADD ROBERTS, RLA.
 DESCRIPTIVE NOTATIONS ARE PROVIDED ADJACENT TO EACH MATERIAL SYMBOL.

TREE DISPOSITION LEGEND

- X X's DENOTE MATERIAL TO BE REMOVED
- ⊗ X's w/Circle DENOTE MATERIAL TO BE RELOCATED



PROPOSED LANDSCAPE IMPACT PLAN

1/8" = 1'-0"

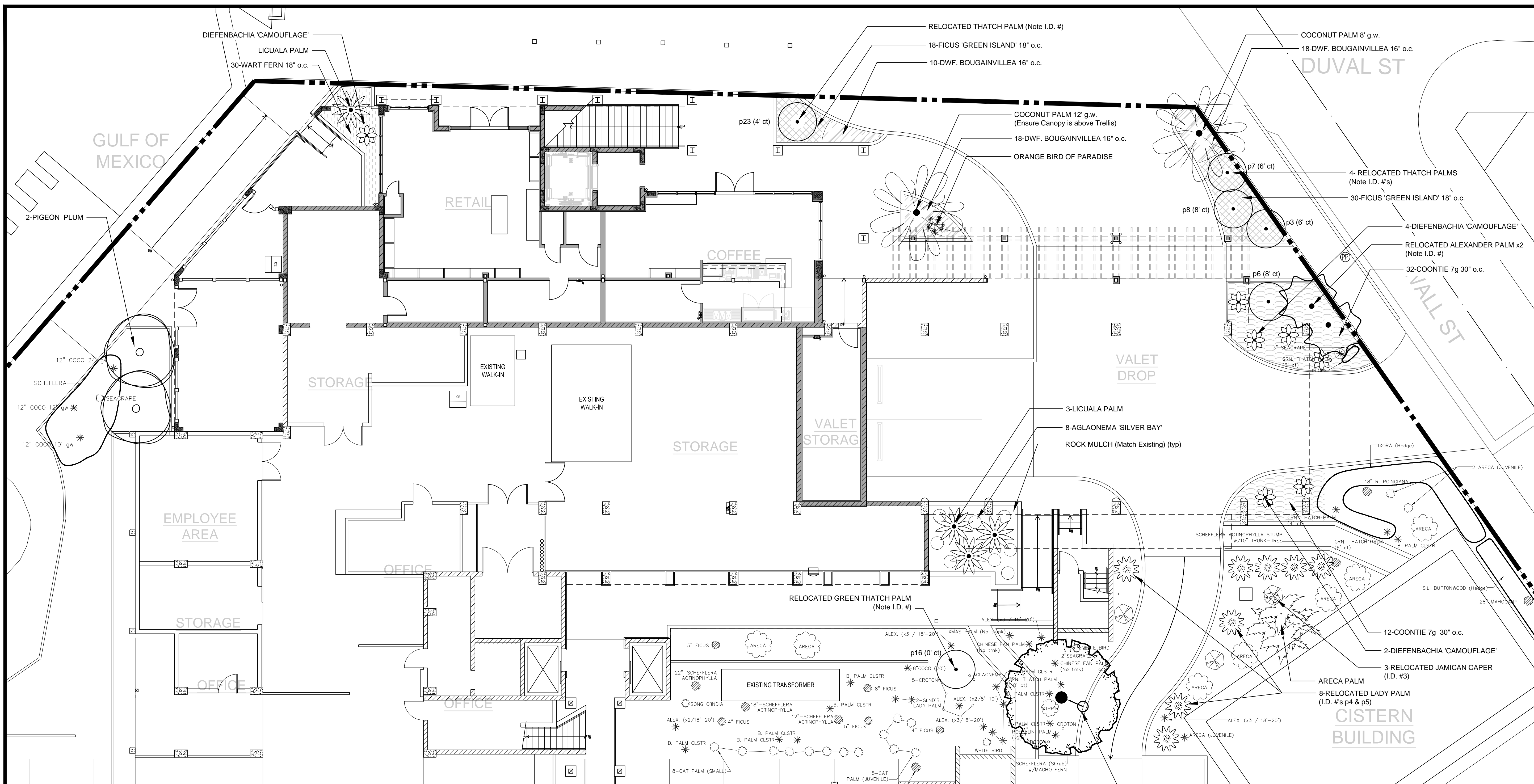
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OCEAN KEY
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 0 DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

LANDWISE DESIGN
 roberts@landwisedesign.com 904.343.4194

DEVELOPMENT PLAN SUBMITTAL: 07.15.24
 SHEET TITLE: **LANDSCAPE IMPACT PLAN**
 STAMP: SHEET NUMBER: **L2**

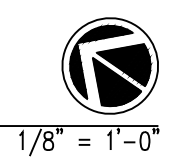


PLANT SCHEDULE - OCEAN KEY RESORT RENNOVATION SCHEDULE							
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	NOTE	NATIVE	MIT. RATIO	MIT. CREDIT
TREES							
Canopy							
1	GUMBO LIMBO (RELOCATED)	<i>Bursera simaruba</i>	RELOCATE TREE (MOVING APROXIMATELY 5')	FL#1	NATIVE		0
2	PIGEON PLUM	<i>Coccoloba diversifolia</i>	3" cal., 12'-14' ph	FL#1	NATIVE	1:1	6
Understory							
n/a						1:1	0
						Total Tree Inches	6
PALMS							
2	COCONUT PALM	<i>Cocos nucifera</i>	(1) 12' g.w., (1) 8' g.w., NO MAYPAN, JAMAICAN CERTIFIED	FL#1			
6	GREEN THATCH PALM	<i>Thrinax radiata</i>	ALL RELOCATED PALMS (1) 4' ct, (2) 6' ct, (2) 8' ct, (1) 0' ct	FL#1	NATIVE		
1	ALEXANDER PALM x2	<i>Ptychothera Elegans</i>	RELOCATED PALM, x2 TRUNK	FL#1			
4	LICUALA PALM	<i>Licuala grandis</i>	25g, full, shade grown	FL#1			
1	ARECA PALM	<i>Dyopsis lutescens</i>	25g, 10'-12'	FL#1			
8	LADY PALM	<i>Raphis excelsis</i>	ALL RELOCATED PALMS	FL#1			
SHRUBS and GROUNDCOVERS							
3	JAMICAN CAPER (RELOCATED)	<i>Capparis cynophallophora</i>	RELOCATED MATERIAL, Apprx. 7g-15g	FL#1	NATIVE		
48	FICUS GREEN ISLAND	<i>Ficus 'Green Island'</i>	3 gal., 12"-18" sprd./hgt.	FL#1			
44	COONTIE	<i>Zamia pumila</i>	7 gal., 24"-30" sprd./hgt.	FL#1	NATIVE		
30	WART FERN	<i>Microsorium scolopendrium</i>	1 gal., full	FL#1			
7	DIEFENBACHIA	<i>DiefFenbachia 'camouflage'</i>	7 gal., 24"-30" sprd./hgt.	FL#1			
46	DWF. BOUGAINVILLEA	<i>Bougainvillea 'Helen Johnson'-DWARF</i>	3 gal., 10", 16" o.c.	FL#1			
1	ORANGE BIRD OF PARADISE	<i>Strelitzia reginae</i>	7 gal., full	FL#1			
8	AGLAONEMA 'SILVER BAY'	<i>Aglaonema 'silver bay'</i>	3 gal., full	FL#1			
SOD & SUNDRY ITEMS							
0SF	n/a	n/a		FL#1			
650 SF +/-	ROCKS FOR MULCH	n/a	MATCH EXISTING				

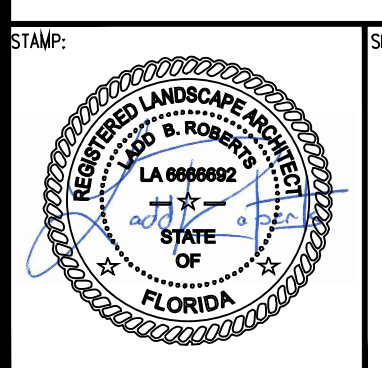
THE OCEAN KEY RESORT CAMPUS IS HEAVILY LANDSCAPED. ONLY AREAS DIRECTLY IMPACTED BY THE RENOVATION SHALL BE REMOVED AND ONLY NEW LANDSCAPE AREAS SHALL BE LANDSCAPED.
 EXISTING IRRIGATION SYSTEM TO BE REPAIRED/MODIFIED TO DELIVER WATER TO NEW PLANTING AREAS.
 ALL PROPOSED PLANTING AREAS TO RECEIVE 100% IRRIGATION COVERAGE.

TREE MITIGATION NOTE
 NOT ALL IMPACTED MATERIALS ARE CAPABLE OF BEING MITIGATED ON SITE.
 MITIGATION REQUIRED = 30"
 TREE MITIGATION PROVIDED 6"
MITIGATION TREE DEFICIT = 24"
 IMPACTED SHRUBS ARE MITIGATED ON SITE WITH 44 NATIVE COONTIE PLANTS.
 2 COCONUT PALMS PROVIDED TO REPLACE 2 COCONUTS IMPACTED.
 REMAINING IMPACTED PALMS NOT MITIGATED FOR ON SITE.
 MITIGATION PALMS REQUIRED = 2
MITIGATION PALM DEFICIT = 2

PROPOSED LANDSCAPE PLAN



1/8" = 1'-0"



GENERAL LANDSCAPE NOTES:

1. CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
2. ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECT BY OWNER. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR TO HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. LANDSCAPE CONTRACTOR TO BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO BIDDING.
4. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
5. ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II, 1975, RESPECTIVELY.
6. ALL TREES TO BE STAKED IN A GOOD WORKMAN LIKE MANNER. NO NAIL STAKING PERMITTED.
7. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
8. ALL TREE HOLES TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND AND PLANTING MIX. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND AND PLANTING MIX.
9. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO GUARANTEED FOR ONE YEAR.
10. ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
11. ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION ACCORDING TO MANUFACTURERS' RECOMMENDATIONS. TYPE AND AMOUNT OF FERTILIZER IS UP TO DISCRETION OF LANDSCAPE CONTRACTOR IN ORDER TO AVOID "BURN" ON PLANTS THAT MAY ALREADY CONTAIN FERTILIZER FROM NURSERY AND ENSURE PROPER ESTABLISHMENT TO MAINTAIN CONTRACTORS WARRANTY.
12. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
13. NO CHANGE SHALL BE MADE WITHOUT PRIOR CONSENT OF LANDSCAPE ARCHITECT.
14. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
15. LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.
16. ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED.
17. ALL TREES TO BE RELOCATED WILL BE ROOT PRUNED 30 DAYS MINIMUM (OR MORE IF REQUIRED BY SPECIES). UPON RELOCATION, THIN OUT 30% OF THE RELOCATED TREES' CANOPY.
18. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH WASHED BEACH SAND, AND SOD DISTURBED AREA, IF REQUIRED.
19. ALL TREES ON SOD AREA SHALL RECEIVE A MULCH RING 2" IN DIAMETER TYPICAL.
20. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
21. ALL 1 GALLON MATERIAL TO HAVE 12" SPREAD MINIMUM. ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
22. LANDSCAPE CONTRACTOR TO BE COUNTY OR CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.

END

TREE BRACING NOTES:

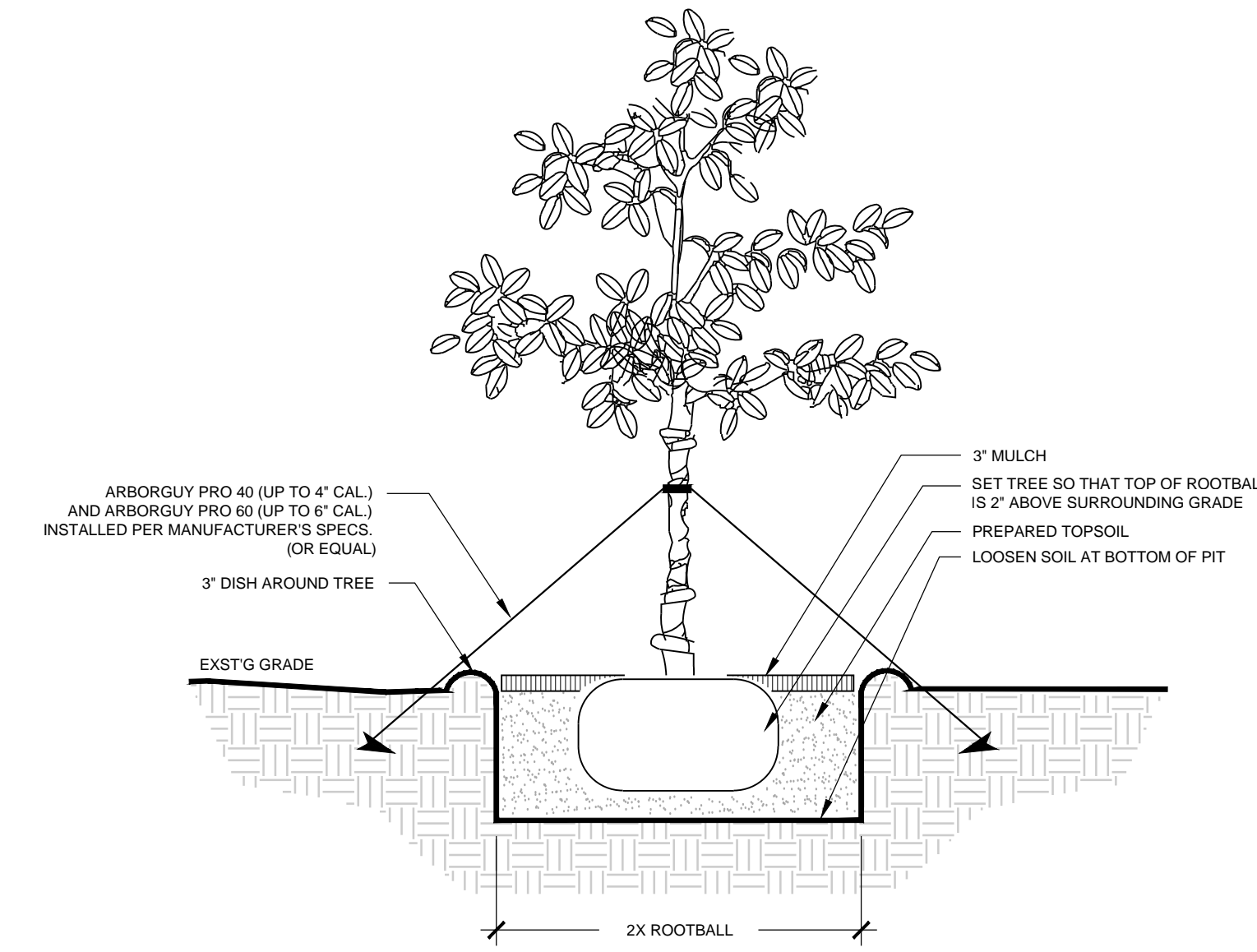
- 2" AND LARGER CALIPER TREES BRACED BY GUYING:**
1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE
 2. CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
 3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
 4. PLACE THE HOSE AGAINST THE TRUNK JUST ABOVE THE LOWEST BRANCH.
 5. THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE. ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
 6. TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE
 7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
 8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
 9. FLAG THE GUY WIRES WITH SURVEYORS FLAGGING OR APPROVED EQUAL FOR SAFETY.
 10. GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.
- SPECIMEN TREES AND TALL PALMS BRACED WITH PROPS:**
11. CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT) 2"x4", 4"x4").
 12. WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/5 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
 13. SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12'-16")
 14. USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
 15. PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
 16. PLACE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL INTO TREE.
 17. WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKES. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. **NOTE: ON STRAIGHT TREES OR PALMS, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM. ON CURVED PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM OR TREE.**
 18. CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. **DO NOT PENETRATE TREE OR PALM WITH NAILS.**
 19. IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARED LABELED WITH THE STATEMENT "DO NOT REMOVE".
 20. PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

END

IRRIGATION NOTES:

1. ALL MAJOR PALMS TO HAVE TWO BUBBLERS ON OPPOSING SIDES OF ROOT BALL. BUBBLERS TO BE HIDDEN FROM VIEW.
2. IRRIGATION CONTRACTOR TO COORDINATE LOCATION OF MAIN LINES WITH LANDSCAPE CONTRACTOR PRIOR TO IMPLEMENTATION. AVOID ROOT BALLS OF TREES AND LARGE PLANT MATERIALS. REFER TO LANDSCAPE DRAWINGS.
3. ALL PIPE TO BE PVC SCHEDULE 40, 8" MINIMUM COVER.
4. ALL HEADS INSTALLED ON FLEXIBLE PVC PIPE AND FITTINGS.
5. PRESSURIZED BACKFLOW, RAIN SWITCH, AND MULTI-PROGRAMMABLE CONTROLLER WITH BATTERY BACKUP REQUIRED.
6. ALL CROSSINGS UNDER PERMANENT CONCRETE TO BE SLEEVED TWO TIMES THE SPRINKLER PIPE SIZE WITH SCHEDULE 40 PVC.
7. ALL VALVES TO HAVE FLOW CONTROL AND BE INSTALLED IN GREEN VALVE BOXES WITH ROOM TO WORK IN FUTURE.
8. ALL VALVE BOXES TO BE LOCATED AWAY FROM WALKWAYS, GARDEN PATHS, AND GROUND COVERS - KEEP TO BACK OF BEDS.
9. ALL SPRINKLERS TO BE COMMERCIAL GRADE TORO 570 SERIES 4" AND 12" AND INSTALLED OUT OF SIGHT.
10. IRRIGATION CONTRACTOR TO MEASURE WATER AVAILABLE ON-SITE AND USE NO MORE THAN 75% OF AVAILABLE GPM.
11. WATER CONNECTION TO THE HOUSE, INCLUDING SHUT-OFF VALVES, SHALL NOT BE ALTERED BY PRESSURIZED BACKFLOW.
12. ALL WIRE SPLICES TO BE IN VALVE BOXES AND CLEARLY LABELED AT BACK OF TIME CLOCK. ALL WIRE SPLICES TO BE INSTALLED WITH WATER PROOF CONNECTIONS.
13. 2 SPARE WIRES TO BE RUN TO THE LAST VALVE IN EACH DIRECTION.
14. CONTROLLER TO BE HARD-WIRED AT TIME OF COMPLETION AND INCLUDED IN IRRIGATION CONTRACTORS BID.
15. SYSTEM TO PROVIDE 100% CONTROLLED COVERAGE ON COMPLETION. ADDITIONS/MODIFICATIONS FROM IRRIGATION PLAN MAY BE NECESSARY.
16. IRRIGATION CONTRACTOR TO BE COUNTY AND CITY LICENSED WHERE WORK IS TO BE PERFORMED. LIABILITY AND WORKMANS COMP INSURANCE IS REQUIRED FOR EACH AND EVERY EMPLOYEE TO BE ON-SITE AND AT ANY TIME DURING IMPLEMENTATION. PAPERWORK TO THIS EFFECT TO BE PROVIDED ON REQUEST WITHIN 2 BUSINESS DAYS.
17. **AS-BUILT IRRIGATION DRAWING TO BE PROVIDED PRIOR TO FINAL PAYMENT.**

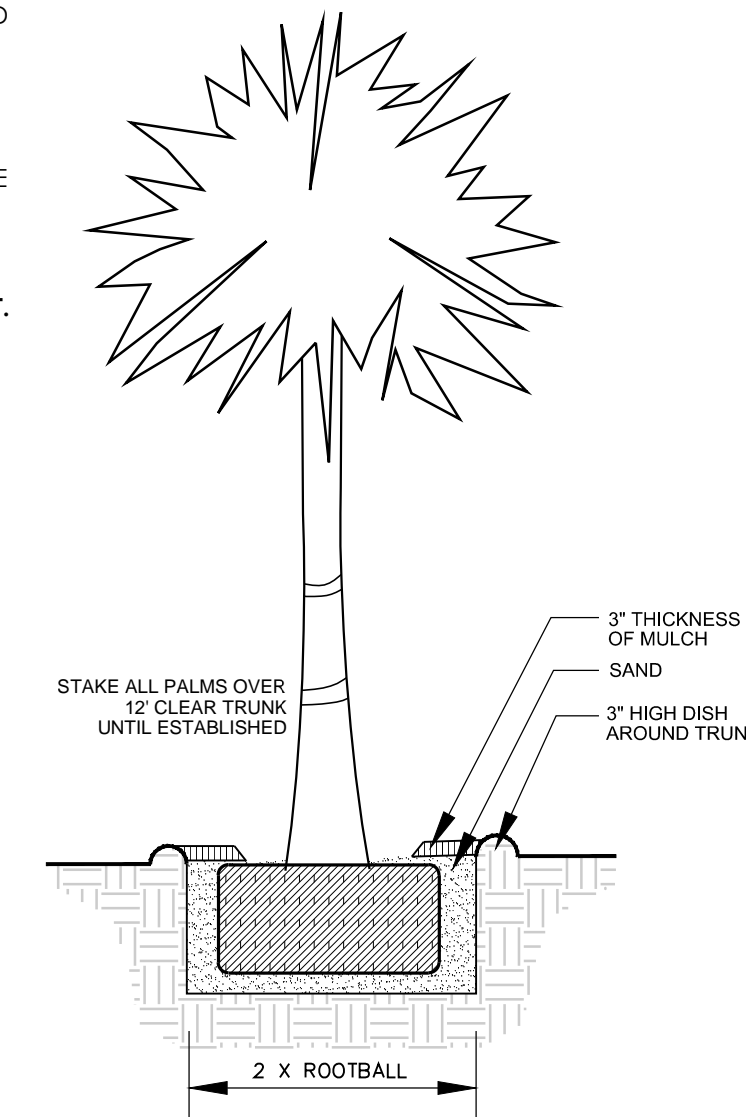
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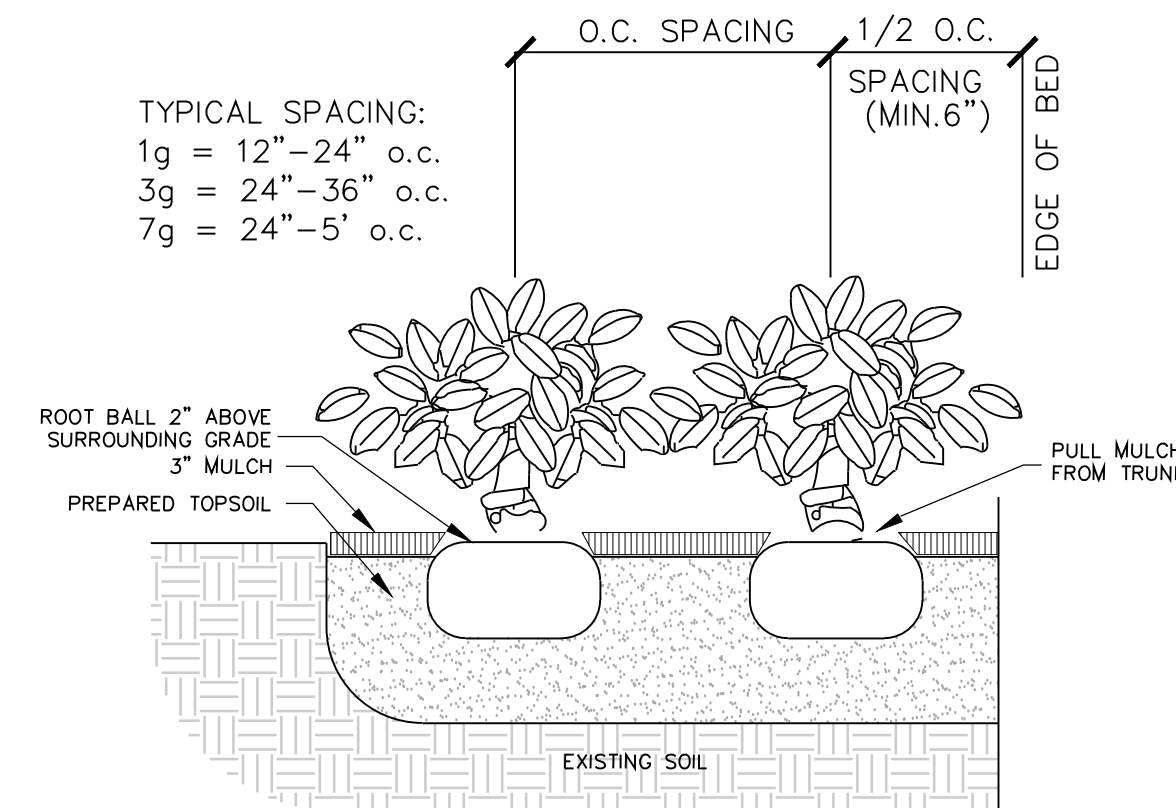
TREE PLANTING DETAIL

ALL TREES ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

THE ROOTBALL OF THE TREE SHOULD BE POSITIONED IN THE HOLE SO THAT THE FINISHED GRADE OF THE BACKFILL SOIL AND LANDSCAPE SOIL IS 2" LOWER THAN THE TOP OF THE ROOTBALL. MULCH SHOULD COVER THE EDGE OF THE ROOTBALL. DO NOT MULCH ON TOP OF ROOTBALL.

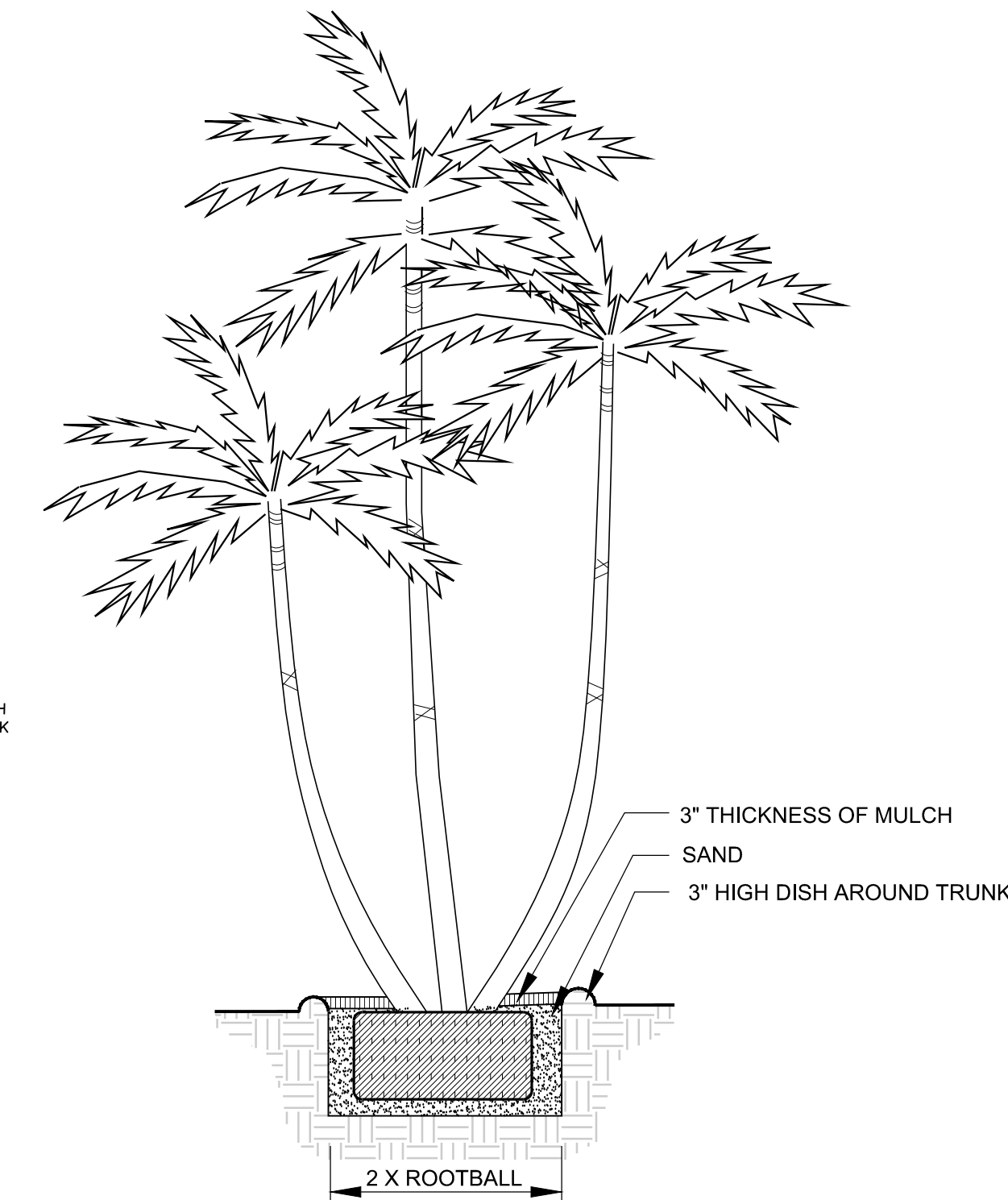


PALM PLANTING DETAIL

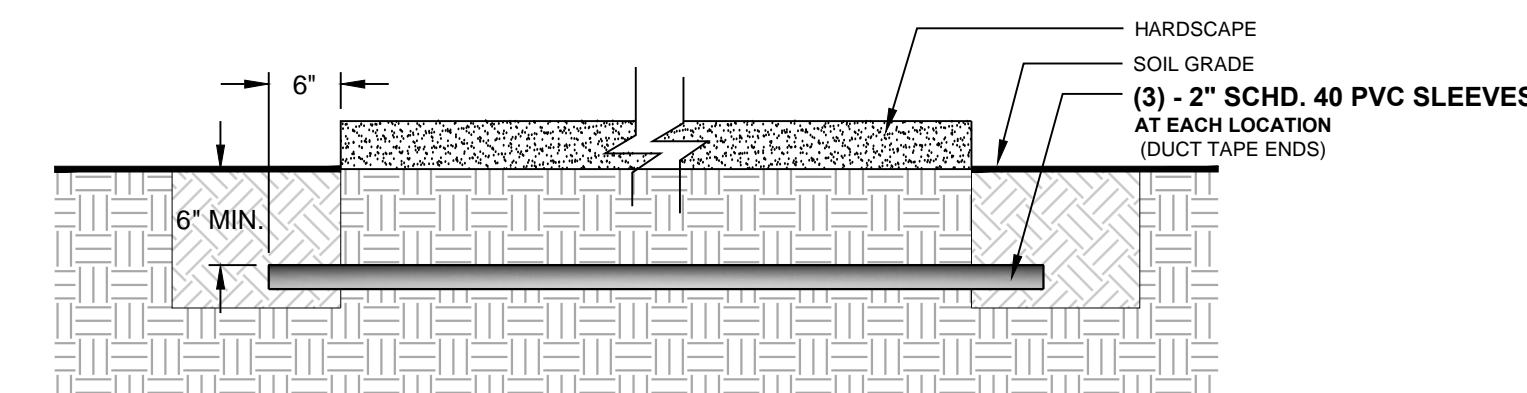


SHRUB PLANTING DETAIL

ALL SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN A MANNER IN WHICH THEY WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.

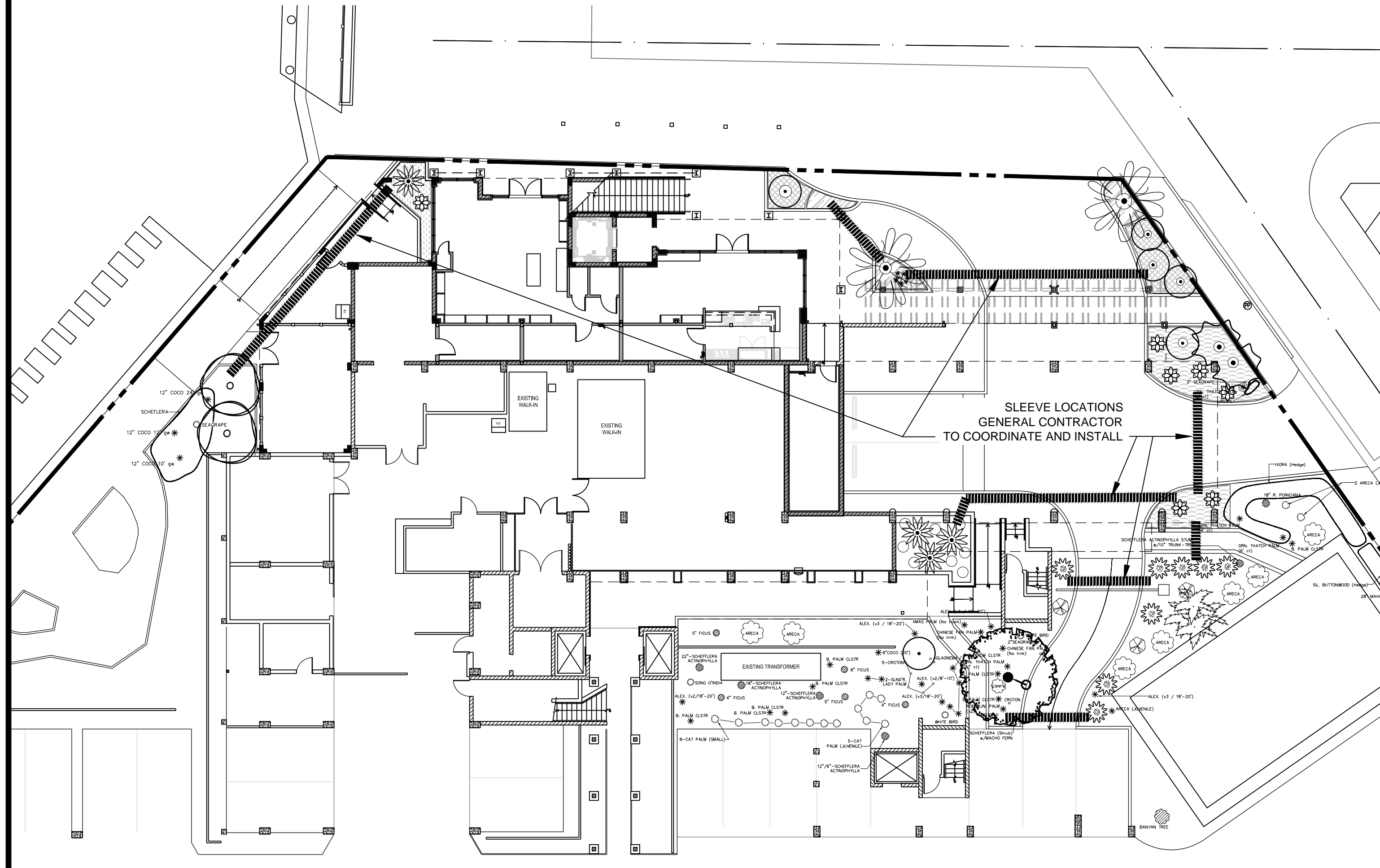


MULTI-TRUNK PALM PLANTING DETAIL



TYPICAL SLEEVE DETAIL

INDICATES LOCATION ON PLAN
NOTE: ENSURE SLEEVES AND/OR DIRECT SERVICE IS PROVIDED TO ALL PROPOSED LANDSCAPE AREA FOR IRRIGATION, LIGHTING AND SOUND.



SLEEVING SCHEMATIC

LANDSCAPE DETAILS

rosi
ARCHITECTURE
3952 CLAREMONT MESA BLVD. SUITE D-384
SAN DIEGO, CALIFORNIA 92117
TEL. 619.291.8272 FAX. 619.291.8273
AZ LIC. #29111 CA LIC. #C018176 CO LIC. #ARC00402607
FL LIC. #AR0016993 GA LIC. #RA016407 IL LIC. #6351
MN LIC. #49205 MT LIC. # 3326 WA LIC. #6610

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

LOBBY RENOVATION

08003

LA 0808682

STATE OF FLORIDA

LANDSCAPE ARCHITECT

LA 0808682

STATE OF FLORIDA

LANDSCAPE ARCHITECT

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LANDSCAPE ARCHITECT

LA 0808682

DEVELOPMENT PLAN SUBMITTAL: 07.15.24

SHEET TITLE: LANDSCAPE DETAILS

STAMP: LANDSCAPE ARCHITECT

SHEET NUMBER: L4

1/16" = 1'-0"

DEED

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
Alan D. Keiser
Witnesses

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
Alan D. Keiser
Witnesses

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.

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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

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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 PADL 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 PADL 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.
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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

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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



July 15, 2024

EXHIBIT A

Description of Proposed Development
Ocean Key Resort
0 Duval Street, Key West Florida 33040

The following is a general project scope summary for the renovation of the Ocean Key Resort property located at 0 Duval Street, Key West Florida, 33040.

The project is to remove approximately 3,990 interior square feet of the existing first floor lobby, retail shop, hotel offices, storage, mechanical rooms, and bathrooms so a new 3,500 interior square foot first and second floor structure can be constructed. The new structure will contain an accessible elevator, valet storage, retail space, storage, and a portion of the new second floor lobby. 3,025 square feet of existing interior second floor meeting space, hotel offices, and a guestroom will be renovated to accommodate the new hotel lobby, lobby bar, hotel offices, bathrooms, meeting room and storage. To meet the needs of the new lobby on the second floor there will be 1,875 square feet allotted for a new grand stair and exterior decks.

With the reduction of first floor building area site improvements will be undertaken to enhance guest and visitor access to the property. Currently all guest vehicular drop off and valet is within the right of way of Duval Street. The proposed plan will include a new valet drop-off drive aisle on the property and linked to the existing parking garage area. The new drive aisle will allow staging of multiple vehicles arriving and leaving the resort without the need to park on Duval Street. Two new parking spaces will also be created under the existing building. Other site improvements will be the addition of landscape planters, open aluminum exterior trellis, and pedestrian walkways.

Stormwater collection will be addressed by adding additional drainage pipes and tie to the existing system.

The project will also include new signage and will be done under a separate permit.

The comprehensive renovation will ensure that the grounds and services provided at the resort will be maintained for years to come as well as meeting the needs of the future growth and development of Duval Street and Key West in General.

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 CONCRETE 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

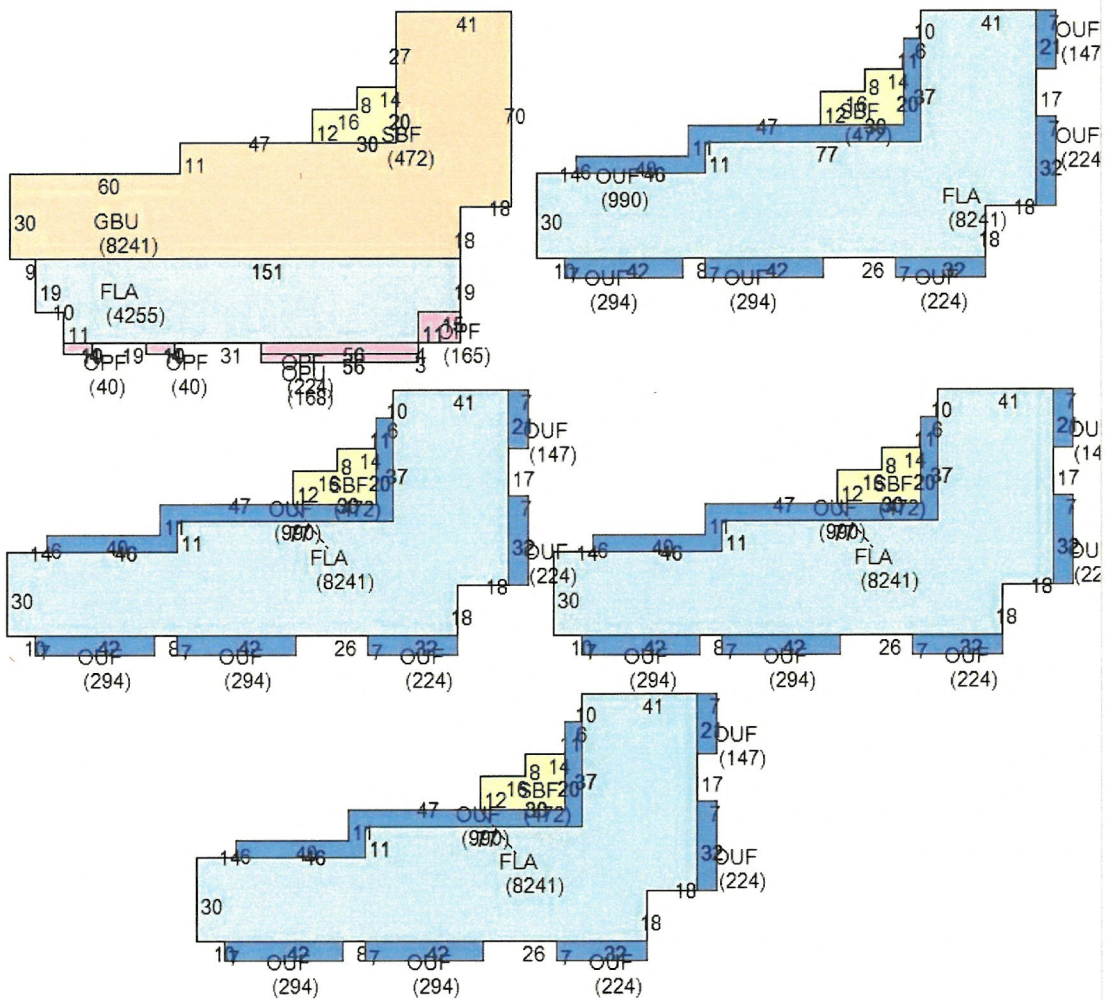
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
04-1760	10/15/2004	12/16/2004	\$180,000	Commercial	RENO 12 UNITS .ELIMINATE KITCHENS,ADD SIX NEW A/C'
03-3244	12/23/2003	12/16/2004	\$3,800	Commercial	COSMETIC REPAIRS
02/2899	11/12/2002	10/21/2002	\$1,200	Commercial	SIGN APPLICATION
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

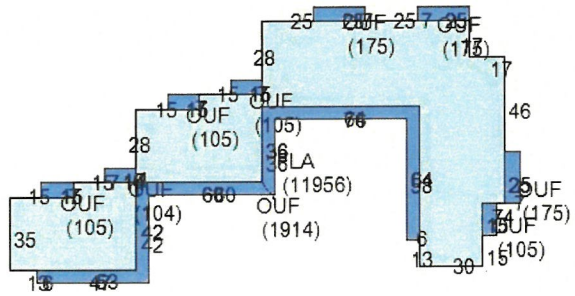
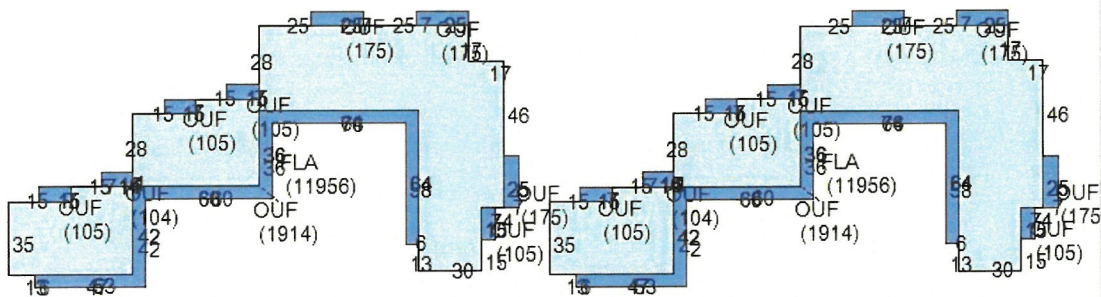
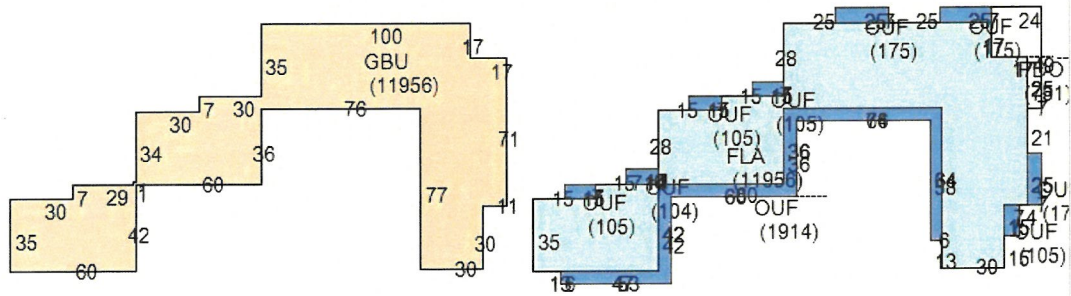
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
9702487	7/1/1997	10/1/1997	\$950	Commercial	AWNINGS
9700966	4/1/1997	10/1/1997	\$500	Commercial	1 WALL, 1 DOOR
9701003	4/1/1997	10/1/1997	\$4,000	Commercial	REMODELING
9701070	4/1/1997	10/1/1997	\$8,000	Commercial	ROOF
9700406	2/1/1997	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

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Last Data Upload: 8/9/2024, 8:46:55 AM

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**AUTHORIZATION
FORM**



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.

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 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

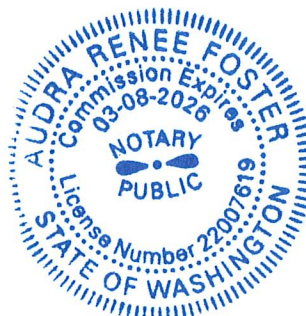
by James P. Colee
Name of person with authority to execute documents on behalf of entity owner

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



**VERIFICATION
FORM**



**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
date

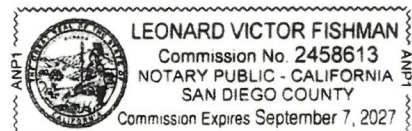
STEVEN ROSSI
Name of Authorized Representative

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

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)

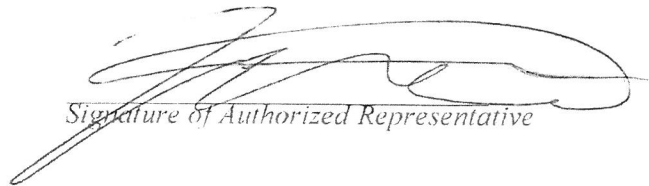
I, Johan Amneus, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

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.

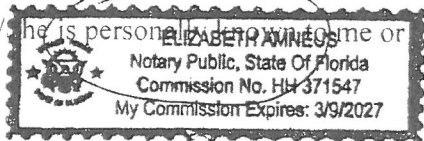
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


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