



City of Key West
Growth Management Division
1300 White Street
Key West, Florida 33040

October 31, 2025

Ocean Key Resort
Zero Duval Street
Key West, Florida 33040

**RE: NEW MURAL AT OCEAN KEY RESORT
FOR: #0 DUVAL STREET - HARC APPLICATION # C2025-0087
KEY WEST HISTORIC DISTRICT**

Dear Johan:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** the above-mentioned project on the public hearing held on Tuesday, October 28, 2025. The Commission made their motions based on the submitted documents.

You may now apply to go to the City Commission. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

Matthew Crawford
Historic Architectural Preservationist
City of Key West
1300 White Street
Key West, Florida 33040

305.809.3975

matthew.crawford@cityofkeywest-fl.gov

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # HARC 25-0087	REVISION #	INITIAL & DATE 9/25/25 GH/11
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

Zero Duval st. Key West FL	
Seaboard Associates LTD.	PHONE NUMBER 3052957022
600 6th St Kirkland	EMAIL jamnews@oceankey.com
WA 98003	
Ocean Key Resort	PHONE NUMBER
Zero Duval st	EMAIL
Key West FL 33040	
	DATE 9/25/25

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___

PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO___ INVOLVES A HISTORIC STRUCTURE: YES___ NO___

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Mural Art project - part of AAIP requirement for MDP plan for Ocean Key Resort.
MAIN BUILDING:	Front arrival building on Duval st
	Mural leading guests from the valet area up into the lobby.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	N/A.

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

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE: 10.29.25	☒ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL: HJ
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE: 	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

