

## Historic Architectural Review Commission Staff Report for Item 3

To: Chairman Haven Burkee and Historic Architectural Review Commission

Members

From: Enid Torregrosa-Silva, MSHP

Historic Preservation Planner

Meeting Date: February 25, 2025

Applicant: Johan Amneus – General Manager

Application Number: H2025-0001

Address: 0 Duval Street

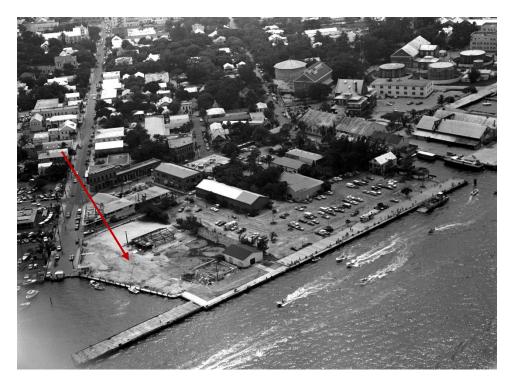
## **Description of Work:**

Major Development Plan – New additions and entryway including stairs and elevator. Extension of northwest second-floor porch. New pergola and parking entry reconfiguration.

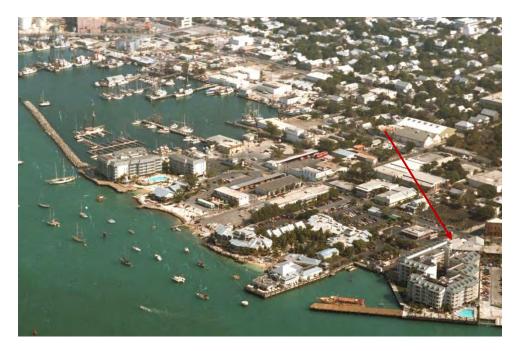
## **Site Facts:**

The site under review sits on the north end of Duval Street and comprises of two cmu five-story structures. The non-contributing complex, known as Ocean Key Resort and Spa, was built in 1988. Facing Duval Street there is a one-story structure that contains the lobby and shops, and it is prone to floods during hurricanes and king tides.

The proposed design was approved for conceptual landscape plan by the Tree Commission on December 3, 2024. The Planning Board approved the Major Development Plan at their regular meeting on February 20, 2025. This approval also included a landscape waiver and a variance to the minimum required shoreline setback. As this is a Major Development Plan the project will require City Commission review.



The site under review in 1980. Monroe County Library.



The site under review in the earlies 1990's. Monroe County Library.

## **Guidelines Cited on Review:**

- Additions and alterations (pages 37a-k), specifically guidelines 1, 6, 12, 13, first sentence of guideline 14, 22 and 25.
- New Construction (pages 38a-q), specifically guidelines 1, 2, 6, 11, 13, 15, 18, 23, 24 and 25.

## **Staff Analysis:**

The Certificate of Appropriateness under review is for the construction of a new two-story addition facing Duval Street and the expansion of a second-floor terrace that faces the Gulf of Mexico. The new addition will accommodate new stairs and an elevator. The design also includes a terrace on the second floor on the northwest side of the hotel. To achieve this a one-story non historic structure will be demolished. The plans also include the reconfiguration of the entryway to the existing car park behind the building and a pergola.

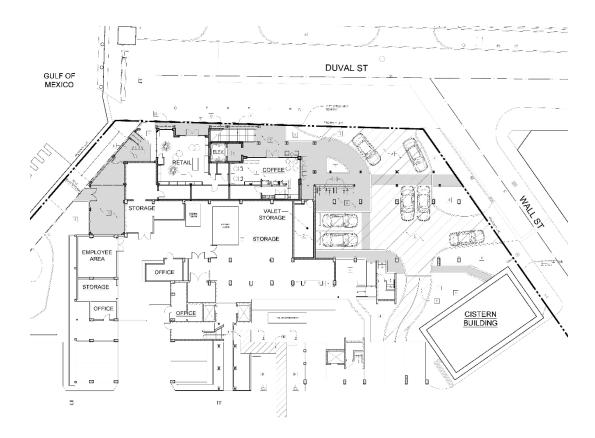


Existing conditions. Front elevation.



Rendering of proposed front elevation.

The new two-story front addition will consist of two volumes located in westernmost half of the building. The additions will be staggered from Duval Street, the portion of the new addition closer to the ocean will have wooden louvers treatment on its facade, while the easternmost portion responds to a traditional form with a second-floor porch. The structures will have flat roofs, and full two-story columns will create a rhythm in their facades. A one-story pergola is proposed across the rest of the front façade and will serve as a transition piece to enter the parking area.



Proposed first floor plan.

The design also includes a new terrace on the second floor located on the northwest portion of the building. The terrace will be covered with a pergola and its maximum height will be approximately 21'-6".



Proposed front elevation.



Proposed east and west elevations.

## **Consistency with Cited Guidelines:**

It is staff's opinion that the proposed project meets all cited guidelines for additions and new construction. Although the new additions will be in front of an existing building, the structure is not historic. The design proposes alterations to an existing non-contributing building which are harmonious to the structure and surrounding buildings. The design will alleviate continuous traffic issues in the area, while making a new façade more in keeping with the character of the 1980's building.

# APPLICATION

## JAN 2 7 2025

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



## City of Key West

Key West, Florida 33040

ADDRESS OF PROPOSED PROJECT: 0 Duval St

HARC COA#	REVISION #	INITIAL & DATE
HARCZOZ	5-0001	TK 1/27/202
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT#

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

NAME ON DEED:	Seaboard Associates Limited Partnership	PHONE NUMBER (425) 827-8737
OWNER'S MAILING ADDRESS:	600 6th St South	EMAIL syen@noblehousehotels.com
	Kirkland, WA 98033	
APPLICANT NAME:	Johan Amneus	PHONE NUMBER (305) 295-7022
APPLICANT'S ADDRESS:	0 Duval St	EMAIL jamneus@oceankey.com
	Key West, Ft 33040	
APPLICANT'S SIGNATURE:	MAD	DATE 1.16.25
ANY PERSON THAT MAKES CHAN	GES TO AN APPROVED CERTIFICATE OF APPROPRIA	TENESS MUST SUBMIT A NEW APPLICATION.
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## 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

Not Applicable.				
PAVERS:		FENCES:		
Approximately 3,200 SF of	of new pavers at proposed pedestrian	Not Applicable		
& vehicular circulation.				
DECKS:		PAINTING:		
Net increase of approxima	ately 1,360 SF of deck area on 2nd level.	Building to receive new paint colors.		
SITE (INCLUDING GRADIN	NG, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):		
Approximately 7,600 SF of	of site work including new landscaping,	Existing pools not apart of project scope. Not Applicable.		
grading, & hardscaping.				
ACCESSORY EQUIPMENT	(GAS, A/C, VENTS, ETC):	OTHER:		
Not Applicable.				
OFFICIAL USE ONLY:	HARC COM	MISSION REVIEW	EXPIRES ON	
	14 8 15 7 7 9	PART OF THE PART O		
MEETING DATE:	APPROVED NOT APPROVED _	_ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:	
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THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SECOND READING FOR DEMO:

HARC CHAIRPERSON SIGNATURE AND DATE:

FIRST READING FOR DEMO:

HARC STAFF SIGNATURE AND DATE:

## HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



HARC COA#	INITIAL & DATE
ADC 2025-0	1001
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	0 Duval St
PROPERTY OWNER'S NAME:	Seaboard Associates Limited Partnership
APPLICANT NAME:	Johan Amneus

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval PRIOR to proceeding with the work outlined above and that a final inspection is required under this application, I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE

01.15.25 Sophialler

DATE AND PRINT NAME

## DETAILED PROJECT DESCRIPTION OF DEMOLITION

Demolition of existing 3,990 SF lobby & retail structure on ground level along with reconfiguration of approximately 7,600 SF of surrounding site area to work with proposed plan. Approximately 3,025 SF of existing offices, meeting rooms, & B.O.H. area on 2nd level to be removed & reconfigured to work with proposed plan.

## CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES: Not Applicable

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

- (1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:
  - (a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

- (2) Or explain how the building or structure meets the criteria below:
  - (a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

(b)	Is not specifically associated with events that have made a significant contribution to local, state, or national history.
(C)	Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the cistate or nation, and is not associated with the life of a person significant in the past.
(d)	Is not the site of a historic event with significant effect upon society.
(e)	Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
(f)	Does not portray the environment in an era of history characterized by a distinctive architectural style.
(9)	If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.
(h)	Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous build provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.	ings, as
(i) Has not yielded, and is not likely to yield, information important in history,	
CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:	
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitic Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please reviewed to neach criterion that applies):	riew and
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that character is diminished.	the
The existing building was originally built approximately in 1984 and not considered a historic or contributing historic s	structure
thus there is no defining historical characteristics to be considered.	
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open	space.
The existing building was originally built approximately in 1984 and not considered a historic or contributing historic s	structure
thus there is no defining historical relationships or significance to any adjacent structures to be considered.	
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition t important in defining the historic character of a site or the surrounding district or neighborhood.	hat is
The existing facade of building above the 2nd floor is to remain and to only receive new paint. The facade will be	altered
where the existing lobby structure is to be demolished. There are no defining historical characteristics of this facade	
being removed, there are no historical artifices, murals, signage, or architectural significance being demolished.	
(4) Removing buildings or structures that would otherwise qualify as contributing.	
There are no other buildings or structures on site that could be considered as contributing historical under this	
application.	

# PROJECT PHOTOS

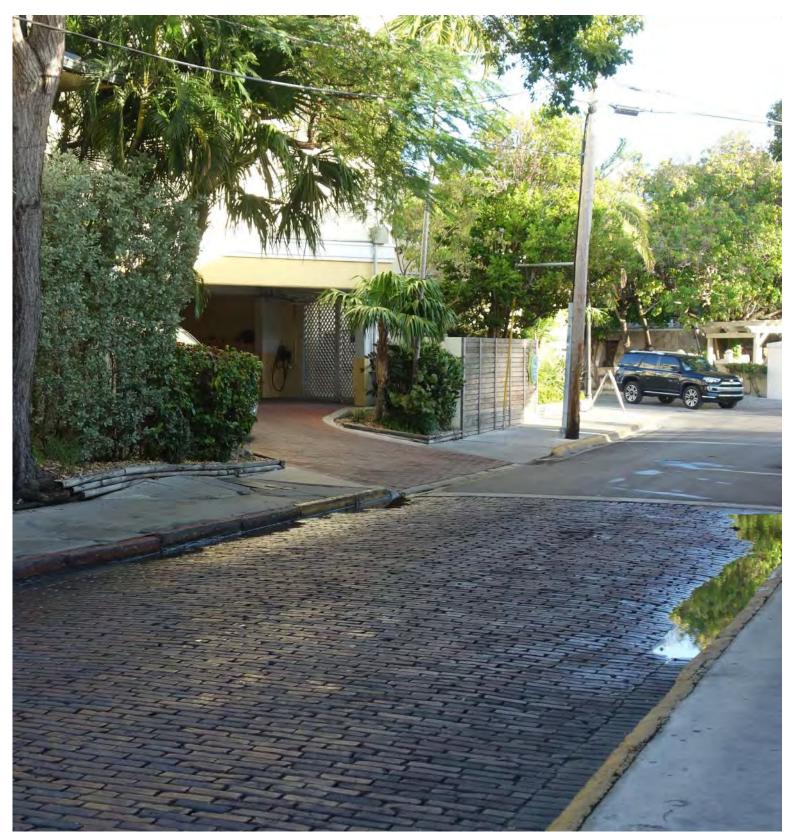


PHOTO TAKEN FROM WALL STREET, LOOKING DOWN TO DUVAL STREET. CORNER OF INTERSECTION IS OCEAN KEY RESORT PROPERTY BOUNDARY. EXISTING DRIVE AISLE ACCESS FROM WALL STREET.

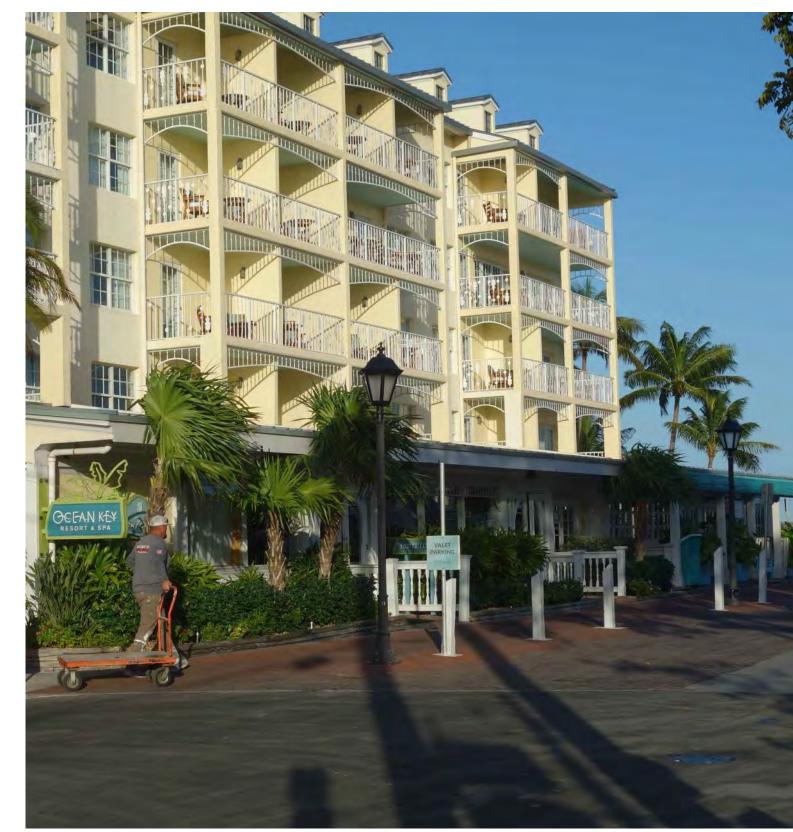


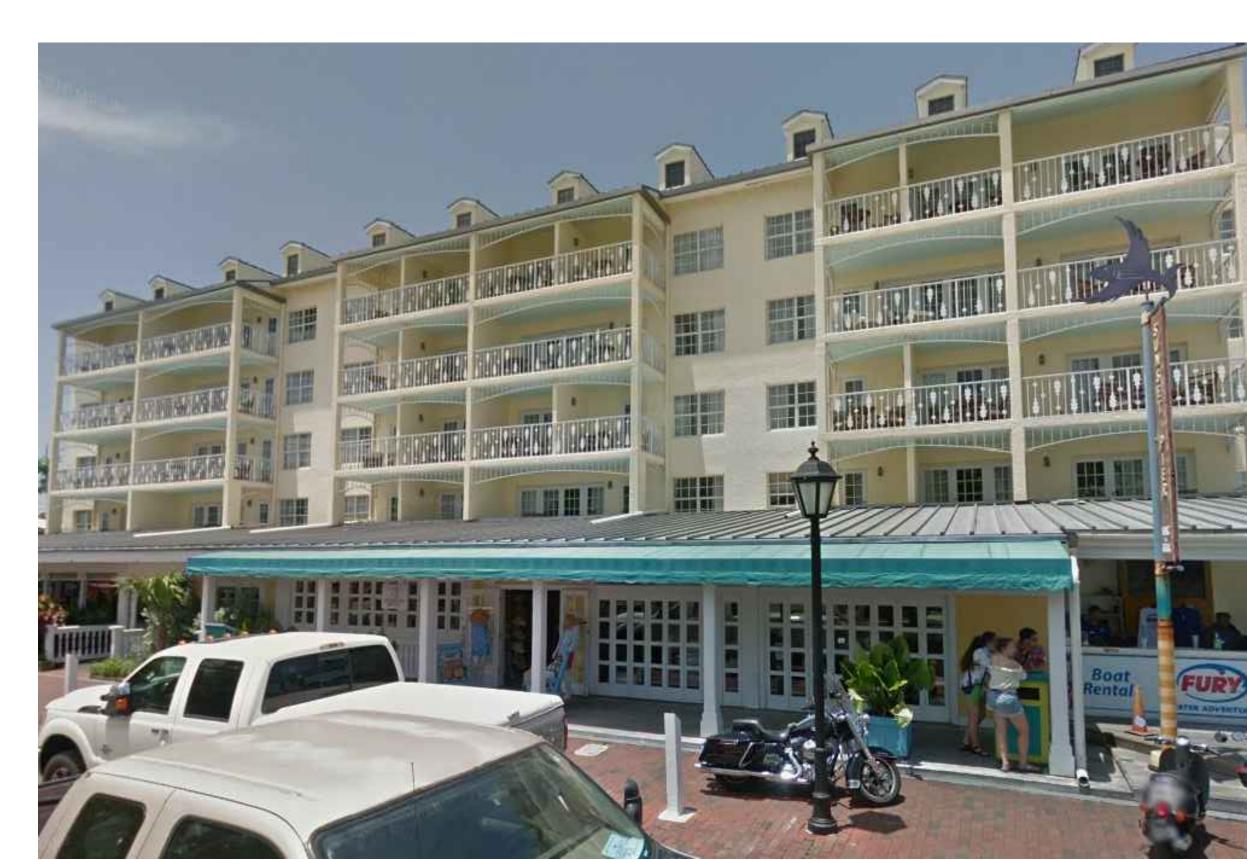
PHOTO TAKEN FROM CORNER OF DUVAL STREET & WALL STREET. EXISTING OCEAN KEY RESORT LOBBY STRUCTURE WITH DIRECT ACCESS FROM RIGHT OF WAY. GUESTROOM BALCONIES ABOVE.



PHOTO TAKEN FROM DUVAL STREET, LOOKING DIRECTLY AT EXISTING OCEAN KEY LOBBY ENTRANCE FROM RIGHT OF WAY. PEDESTRIANS PICTURED ABOVE CAN BE SEEN WALKING TOWARDS SUNSET PIER.

# WALL STREET

# 2 CORNER OF DUVAL STREET



3 EXISTING LOBBY ENTRANCE

PHOTO OF OVERALL EXISTING OCEAN KEY BUILDING & LOBBY STRUCTURE TAKEN END OF DUVAL STREET. EXISTING RETAIL APART OF LOBBY STRUCTURE ON GROUND LEVEL WITH EXISTING GUESTROOMS & GUESTROOM BALCONIES ABOVE.

PHOTO OF OVERALL EXISTING OCEAN KEY BUILDING & LOBBY STRUCTURE TAKEN FROM CORNER OF DUVAL STREET & WALL STREET. EXISTING LOBBY STRUCTURE ON GROUND LEVEL WITH EXISTING GUESTROOMS & GUESTROOM BALCONIES ABOVE.

**5** EXISTING OCEAN KEY BUILDING & LOBBY STRUCTURE

UPDATED ELEVATION SHEET AS WITH HEIGHTS & FINISH MATERIALS: OI-27-2
HARC REVIEW SET: OI-13-2

TEL. 619.291.8272 FAX. 619.291.8273

AZ LIC. #39111 CA LIC. #C018176 CO LIC. #ARC00402607

FL LIC. #AR0016993 GA LIC. #RA016407 OR LIC. #6351

MN LIC. #49205 MT LIC. # 3326 WA LIC. #8610

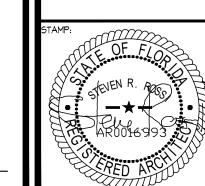
**OCEAN KEY** 

RESORT & SPA

O DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

EXISTING CONDITION PHOTOS



**A2** 



## **TOPOGRAPHIC SURVEY OCEAN KEY RESORT**

**0 DUVAL STREET** 

A PORTION OF LOT 1, SQUARE 3, WILLIAM A. WHITEHEAD MAP OF THE ISLAND OF KEY WEST **SECTION 31, TOWNSHIP 67 SOUTH, RANGE 25 EAST** CITY OF KEY WEST, MONROE COUNTY, FLORIDA

**LEGAL DESCRIPTION - (FROM PRIOR SURVEY. SEE NOTE 2.)** 

PARCEL I: (SUBJECT SURVEY)

ALL OF PHASE I OF REFLECTIONS ON KEY WEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 912, AT PAGE 3, AS AMENDED BY FIRST AMENDMENT THERETO, RECORDED IN OFFICIAL RECORDS BOOK 916, AT PAGE 713, ALL OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA: TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON FLEMENTS DECLARED IN THE SAID DECLARATION TO BE APPURTENANT TO EACH

PARCEL II: (SHOWN FOR INFORMATIONAL PURPOSES ONLY)

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 DEGREES 32 MINUTES 23 SECONDS 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 (3); THENCE NORTH 70 DEGREES 27 MINUTES 37 SECONDS WEST ALONG SAID NORTHERLY BOUNDARY FOR 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 DEGREES 32 MINUTES 23 SECONDS EAST FOR 3.83 FEET; (2) NORTH 54 DEGREES 19 MINUTES 11 SECONDS EAST FOR 35.33 FEET; (3) NORTH 35 DEGREES SECONDS WEST FOR 17.50 FEET; (6) NORTH 54 DEGREES 19 MINUTES 11 SECONDS EAST FOR 14.00 FEET; (7) NORTH 35 DEGREES 40 MINUTES 49 SECONDS WEST FOR 30.00 FEET; (8) SOUTH 54 DEGREES 19 MINUTES 11 SECONDS WEST FOR 14.00 FEET; (9) NORTH 35 DEGREES 40 MINUTES 49 SECONDS WEST FOR 6.00 FEET; (10) SOUTH 54 DEGREES 19 MINUTES 11 SECONDS WEST FOR 32.71 FEET; (11) NORTH 35 DEGREES 40 MINUTES 49 SECONDS WEST FOR 124.33 FEET; (12) NORTH 54 FOR 20.00 FEET; (17) NORTH 35 DEGREES 40 MINUTES 49 SECONDS WEST FOR 26.00 FEET; (18) SOUTH 54 DEGREES 19 MINUTES 11 SECONDS WEST FOR 100.17 FEET (19) SOUTH 35 DEGREES 40 MINUTES 49 SECONDS EAST FOR 24.00 FEET; (20) SOUTH 54 DEGREES 19 MINUTES 11 SECONDS WEST FOR 24.00 FEET; (21) SOUTH 35 DEGREES 40 MINUTES 49 SECONDS EAST FOR 91.50 FEET; (22) SOUTH 19 DEGREES 32 MINUTES 38 SECONDS WEST FOR 3.50 FEET TO AN INTERSECTION WITH SAID NORTHERLY BOUNDARY OF LOT NUMBER TWO; (23) SOUTH 70 DEGREES 27 MINUTES 37 SECONDS EAST ALONG SAID NORTHERLY BOUNDARY FOR 157.90 FEET TO THE

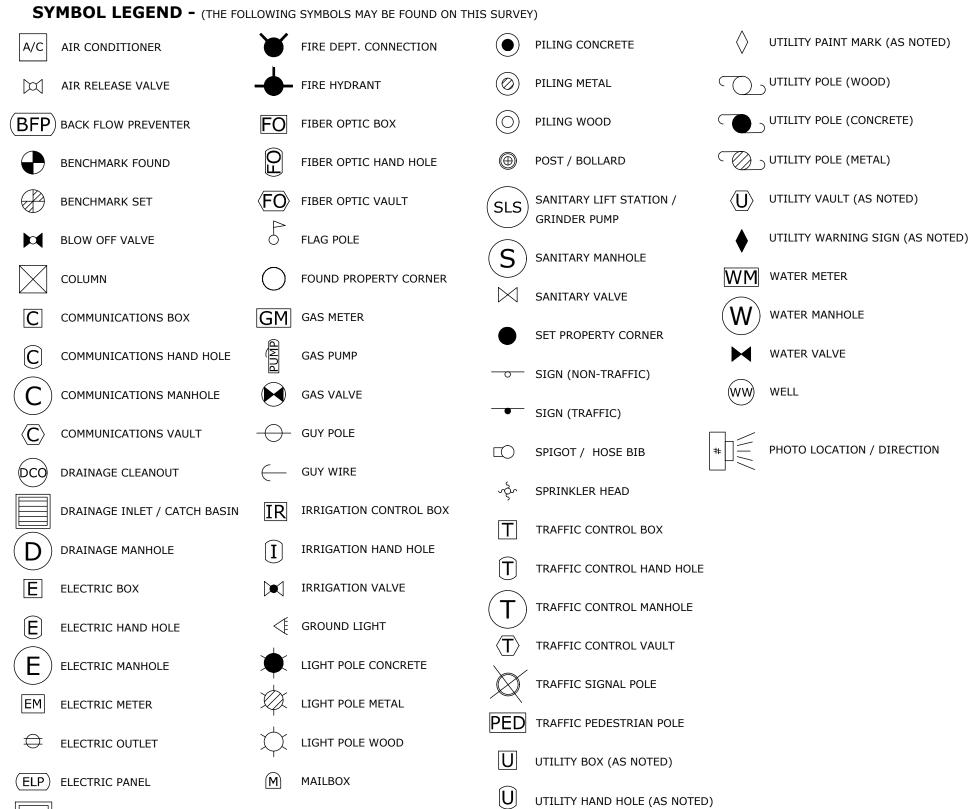
LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCEL ALL OF THE PROPERTY CONVEYED BY QUITCLAIM DEED, FROM ZERO DUVAL STREET ASSOCIATES, INC. TO BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, DATED SEPTEMBER 18, 1984, FILED OCTOBER 1, 1984 IN O.R. BOOK 922, PAGE 1401, AS CORRECTED IN O.R. BOOK 926, PAGE 116, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

## **SURVEYOR'S REPORT -**

- 2. This survey was prepared with the benefit of an ALTA/NSPS LAND TITLE SURVEY of Parcel 2 shown hereon prepared by the undersigned, Revision 1 dated 10/20/2022. Title Commitment by First American Title Insurance Company File No: NCS-998319-WA1 having a Commitment Date of June 28, 2022 at 8:00 AM and last amended on July 20, 2022. The Legal Description for subject parcel was included in the Title Commitment and is shown hereon for informational purposes only. Lands shown hereon were not abstracted by Reece & Associates for easements, right-of-way, ownership or other instruments of record.
- . This field survey was completed on 1/4/2024 (Revision 1 1/26/2024) for the sole and exclusive benefit of the parties listed herein and shall not be relied upon by any other entity or individual whomsoever. likewise, any reuse of this survey for any purpose other than which was originally intended, without the written permission of the undersigned Surveyor & Mapper, will be done so at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
- 4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 5. The accuracy standard for this survey is from the Standards and Specifications for Geodetic Control Networks published by the Federal Geodetic Control Committee dated September 1984 Third-order, Class I with a minimum of 1:10,000. The accuracy for this survey exceeds this standard.
- 6. State plane coordinate control was established by averaging multiple Global Positioning System (GPS) observations using Spectra Precision SP80 rover/receiver and Trimble VRS network. Horizontal measurements were then obtained using Real-Time Kinematic Global Positioning System (RTK GPS) Spectra Precision base and rover survey methods and / or conventional survey methods using Trimble S5 robotic total station, both run with Spectra Precision Ranger3 and Survey Pro. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.05'.
- 7. Coordinates and/or bearings shown hereon are based on Grid North and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 Adjustment (NAD83/11). Established by a real-time network (RTN) which is certified to a 2-centimeter local accuracy, with the Southwesterly right-of-way line of Duval Street having a bearing of N34°03'36"W.
- B. Bearings and/or distances shown hereon are field measured unless qualified otherwise. Bearings and/or distances shown hereon qualified as (C) are calculated based on field measurements. bearings and/or distances shown hereon qualified as (D) for deed / legal description or (P) for plat are a means to reference the surveyed parcel to the legal description or plat of record.
- 9. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29) unless noted otherwise, as established by National Geodetic Survey (NGS) Control Point 872 4580 TIDAL 25, "PID AA0004" having a published elevation of 5.11 feet NGVD29 and 3.77 feet (NAVD88). To reach NAVD88 elevations from NGVD29 shown hereon you subtract (-) 1.34 feet (NGVD29 - 1.34' = NAVD88).
- 11. Subject property is located in Flood Zones AE (EL9), VE (EL10), VE (EL11) and VE (EL13) per FEMA firm map number 12087C; panel number 1516K with an effective date of 02/18/05. Firm map base flood elevation refers to NGVD29. Flood zone lines shown on this survey were downloaded from msc.fema.gov on 1/9/2023 as a georeferenced shape file and imported. No revisions have been posted for this area as of the date of this survey. An accurate zone determination should be made by the preparer of said map, the Federal Emergency Management Agency, or the local governmental agency having jurisdiction over such matters prior to any judgments being made from the zone as noted.
- 12. Aerial imagery shown hereon was obtained from Monroe County Property Appraiser. Aerial dated 2021 is shown for informational purposes only.
- 13. Symbols shown hereon may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- 14. This Survey is intended to be printed at a size of 24" x 36". The attached map is intended to be displayed at a scale of: Sheet 2 1"=10'.
- 15. Units of measurement are in U.S. Survey Feet and decimal parts thereof.
- 16. No underground improvements, if any, were located except as shown hereon.
- 17. Setback lines as shown are from Zoning Report by The Planning & Zoning Resource Company, PZR Site #161156-1, Date: Draft (3) 8/16/2022. Subject Zoning Report was provided as part of the ALTA/NSPS Land Title Survey by the undersigned. See note 2.

## **ABBREVIATIONS** - (THE FOLLOWING ABBREVIATIONS MAY BE FOUND ON THIS SURVEY)

AG	ADJACENT GRADE	FIRC	FOUND IRON ROD & CAP	(P)	PER PLAT
ASPH	ASPHALT	FIP	FOUND IRON PIPE	(PA)	PER MONROE COUNTY PROPERTY
BLDG	BUILDING	FM	FORCE MAIN		APPRAISER qPublic.net
BM	BENCHMARK	FND	FOUND NAIL & DISK	PB	PLAT BOOK
BT	BUILDING TIE	FNL	FOUND NAIL (NO ID)	PG	PAGE
C/L	CENTERLINE	FPP	FOUND PINCH PIPE	PLS	PROFESSIONAL LAND SURVEYOR
(C)	PER CALCULATION	FSD	FOUND SCREW & DISK	PP	PLASTIC PIPE
CLF	CHAIN LINK FENCE	FT	FENCE TIE	PRM	PERMANENT REFERENCE MONUM
CLP	CONCRETE LIGHT POLE	GB	GRADE BREAK	PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	HDPE	HIGH DENSITY POLYETHYLENE	PVCF	POLYVINYL CHLORIDE FENCE
CMU	CONCRETE MASONRY UNIT	ΙE	INVERT ELEVATION	R	RADIUS
COM	TELECOMMUNICATIONS	ILL	ILLEGIBLE	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	L	LENGTH	R/W	RIGHT OF WAY
CPP	CORRUGATED PLASTIC PIPE	LE	LOWER ENCLOSURE	RLS	REGISTERED LAND SURVEYOR
D	CENTRAL ANGLE	LF	LINEAR FEET	ROH	ROOF OVERHANG
(D)	PER DEED / LEGAL DESCRIPTION	LSA	LANDSCAPE AREA	SEC	SECTION
DIP	DUCTILE IRON PIPE	MHWL	MEAN HIGH WATER LINE	SIR	SET 1/2" IRON ROD & CAP "LB78
EL	ELEVATION	MISC	MISCELLANEOUS	SND	SET NAIL & DISK "LB7964"
EP	EDGE OF PAVEMENT	MP	METAL PIPE	SR	STATE ROAD
EOW	EDGE OF WATER	MTF	METAL FENCE	SVD	SET RIVET & DISK "LB7846"
FAC	FLORIDA ADMINISTRATIVE CODE	MW	MONITORING WELL	STA	STATION
FCM	FOUND CONC MONUMENT	N/A	NOT ACCESSIBLE	TB	TOP OF BANK
FDEP	FLORIDA DEPARTMENT OF	N/D	NOT DETERMINED	TS	TOE OF SLOPE
	ENVIRONMENTAL PROTECTION	NAVD88	NORTH AMERICAN VERTICAL	TON	TOP OF NUT
FDOT	FLORIDA DEPARTMENT OF		DATUM OF 1988	TYP	TYPICAL
	TRANSPORTATION	NGVD29	NATIONAL GEODETIC VERTICAL	UD	UNDERDRAIN
FF	FINISH FLOOR ELEVATION		DATUM OF 1929	VERT	VERTICAL
FIR	FOUND IRON ROD	NTS	NOT TO SCALE	VCP	VITRIFIED CLAY PIPE
		ORB	OFFICIAL RECORD BOOK	WDF	WOOD FENCE



MONITORING WELL

- OHL- OVERHEAD UTILITY LINES

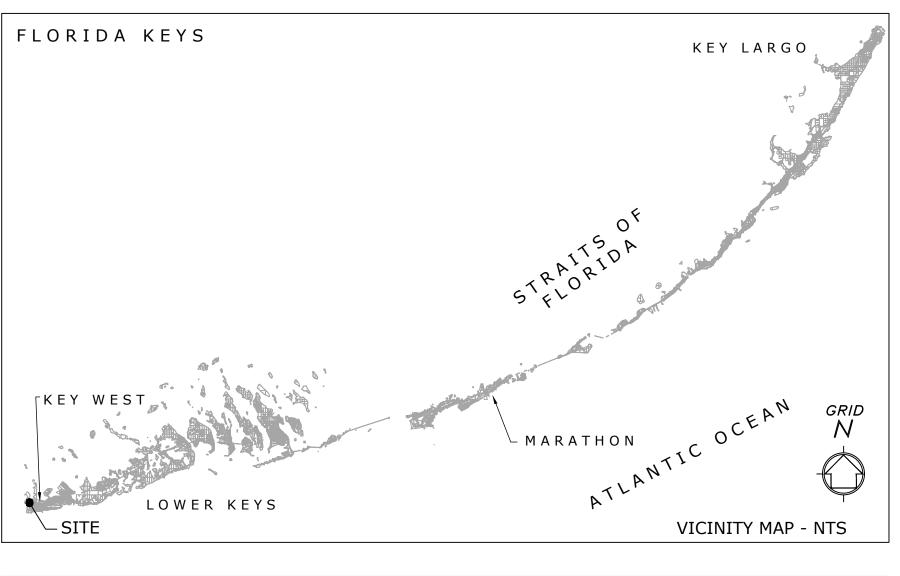
## **SHEET INDEX -**

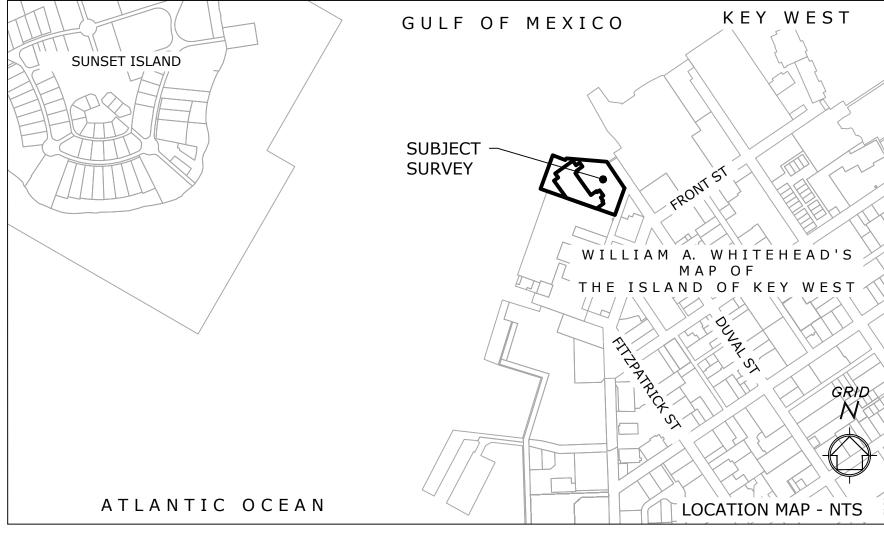
||ET|| ELECTRIC TRANSFORMER

**E** ELECTRIC VAULT

1. Legal Description, Surveyor's Report, Sheet Index, Vicinity Map, Location Map, Symbols & Abbreviations, Zoning Information, Certification. 2. Map of Survey 3. Site Photos

( ] ) UTILITY MANHOLE (AS NOTED)





**ZONING INFORMATION -** (PA) Zoning report not provided. See note 17.

TIMESHARE (3905)

PARCEL INFORMATION - (PA)

SUBJECT PROPERTY Parcel ID: 00000120-018800 - 0 DUVAL St, KEY WEST

## **CERTIFICATION -**

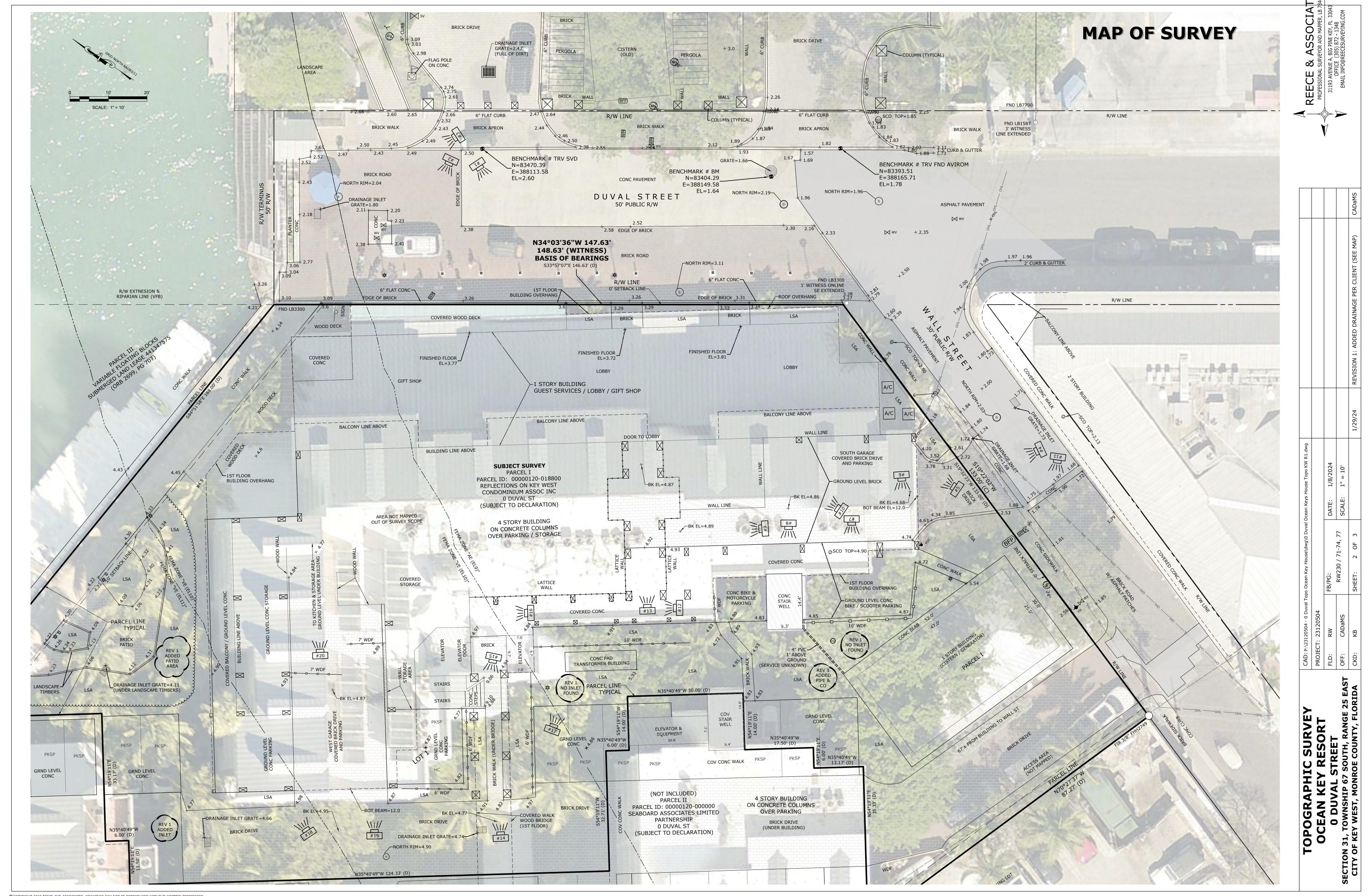
TO: Seaboard Associates Limited Partnership; Rissi Archicture;

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. This is not a Boundary Survey.

Date of Plat or Map: 1/29/2024

ullet This digital survey is not valid without the electronic signature and electronic seal. This survey is not valid without the

> original signature and original seal. ROBERT E. REECE, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LS5632



## **SITE PHOTOS**











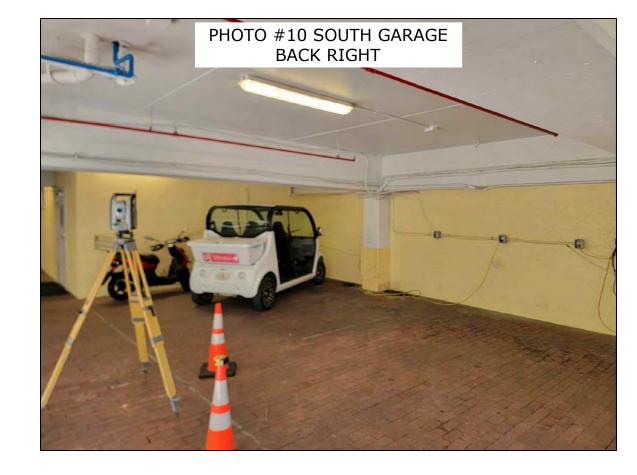


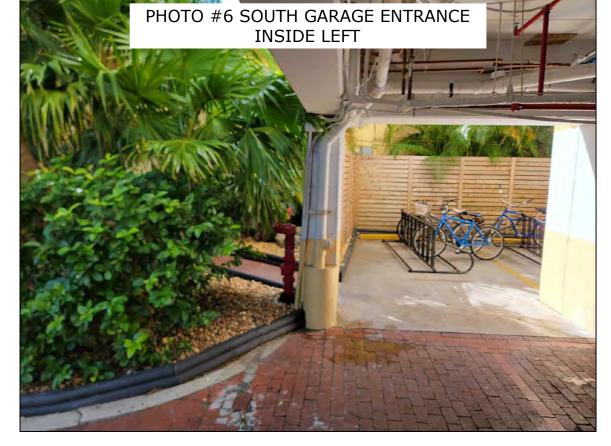












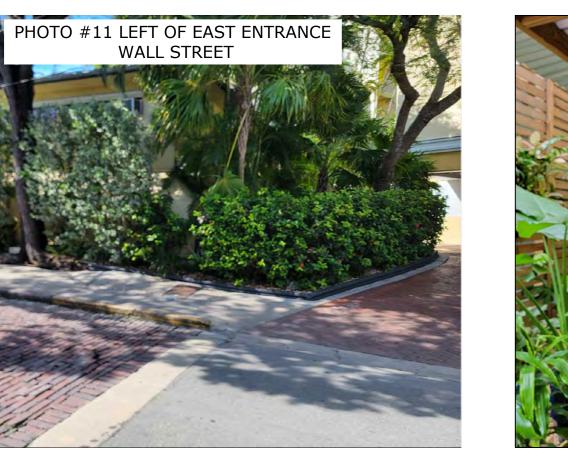
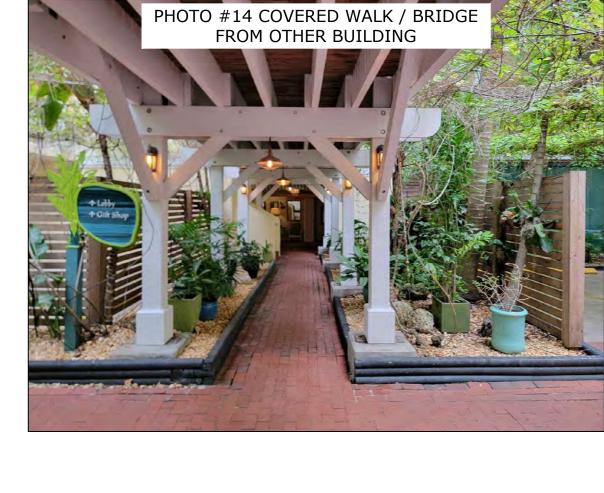




PHOTO #17 OUTSIDE TRANSFORMER BUILDING / CONC SLAB / LANDSCAPE AREA BETWEEN BUILDINGS

















NOTE: SEE MAP OF SURVEY ON SHEET 2 FOR PHOTO LOCATIONS MARKED WITH CAMERA SYMBOL -

© COPYRIGHT 2023 REECE AND ASSOCIATES. DRAWINGS MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

# PROPOSED DESIGN

# OCEAN KEY RESORT & SPA

0 DUVAL ST, KEY WEST, FLORIDA 33040 LOBBY RENOVATION

## **GENERAL PROJECT SUMMARY** GENERAL INFORMATION

- 3,990 S.F.

+ 1,810 S.F.

3,025 S.F.

+ 1,690 S.F.

+ 1,875 S.F.

- RENOVATION TO EXISTING HOTEL AS FOLLOWS:
- A. REMOVAL OF IST FLOOR LOBBY, GIFT SHOP, OFFICES, BATHROOMS, & STORAGE.
- B. REMOVAL OF 2ND FLOOR MEETING ROOM & GUESTROOMS TO CREATE 2ND FLOOR LOBBY
- C. RECONFIGURATION OF IST 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 IST FLOOR INTERIOR AREA

REMOVED:

NEW IST FLOOR INTERIOR AREA:

EXISTING 2ND FLOOR INTERIOR AREA TO BE RENOVATED:

NEW 2ND FLOOR INTERIOR AREA:

NEW STAIR \$ 2ND FLOOR EXTERIOR DECKS:

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

PROJECT NAME: OCEAN KEY RESORT & SPA -

LOBBY RENOVATION

PROJECT ADDRESS: O DUVAL ST

OWNER:

KEY WEST, FLORIDA 33040

SEABOARD ASSOCIATES LIMITED PARTNERSHIP, c/o NOBLE HOUSE HOTELS & RESORTS

> 600 6TH ST SOUTH KIRKLAND, WASHINGTON 98033 (425) 827-8737

ARCHITECT/AGENT: ROSSI ARCHITECTURE

3952 CLAIREMONT MESA BLVD, D-384 SAN DIEGO, CA 92117

00000|20-000000 PARCEL NUMBER:

LEGAL DESCRIPTION / KW PT LOT I SQR 3 (A/K/A UNITS 203,205,303,304,305,403,PH3,PH4 AND PH5 SUBDIVISION / DOCUMENTS:

00000120-018800

(619) 291-8272

REFLECTIONS ON KEY WEST A CONDO AND ALL OF PROPOSED PHASE II) 617-309/12 0R825-2394/2400 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

ORII54-614/17 ORI521-2389/94 ORI544-1262/82 OR2009-1358/80 OR2283-663/86

SEC/TWP/RNG: 31/67/25

SETBACKS: FRONT O FT; SIDE 2.5 FT; REAR IO FT; STREET SIDE

FLOOD ZONE: AE-9, VE-10, VE-11, VE-13

SITE AREA: 67,841 SQ FT

ZONE: HISTORIC RESIDENTIAL COMMERCIAL CORE - I

BUILDING USE: HOTEL WITH ASSOCIATED USES

NUMBER OF GUESTROOMS: 100 EXISTING HOTEL GUESTROOMS (NO CHANGE)

## SHEET INDEX

NO.	DESCRIPTION

A1 GENERAL PROJECT INFORMATION EXISTING CONDITION PHOTOS DEMOLITION IST FLOOR PLAN & SURROUNDING SITE

DEMOLITION 2ND FLOOR PLAN EXISTING EXTERIOR ELEVATIONS NEW IST FLOOR PLAN & SURROUNDING SITE

NEW 2ND FLOOR PLAN NEW EXTERIOR ELEVATIONS

RENDERINGS A10 RENDERINGS

## **VICINITY MAP**





SAN DIEGO, CALIFORNIA 92117 TEL. 619.291.8272 FAX. 619.291.8273 AZ LIC. #39111 CA LIC. #C018176 CO LIC. #ARC00402607 FL LIC. #AR0016993 GA LIC. #RA016407 OR LIC. #6351

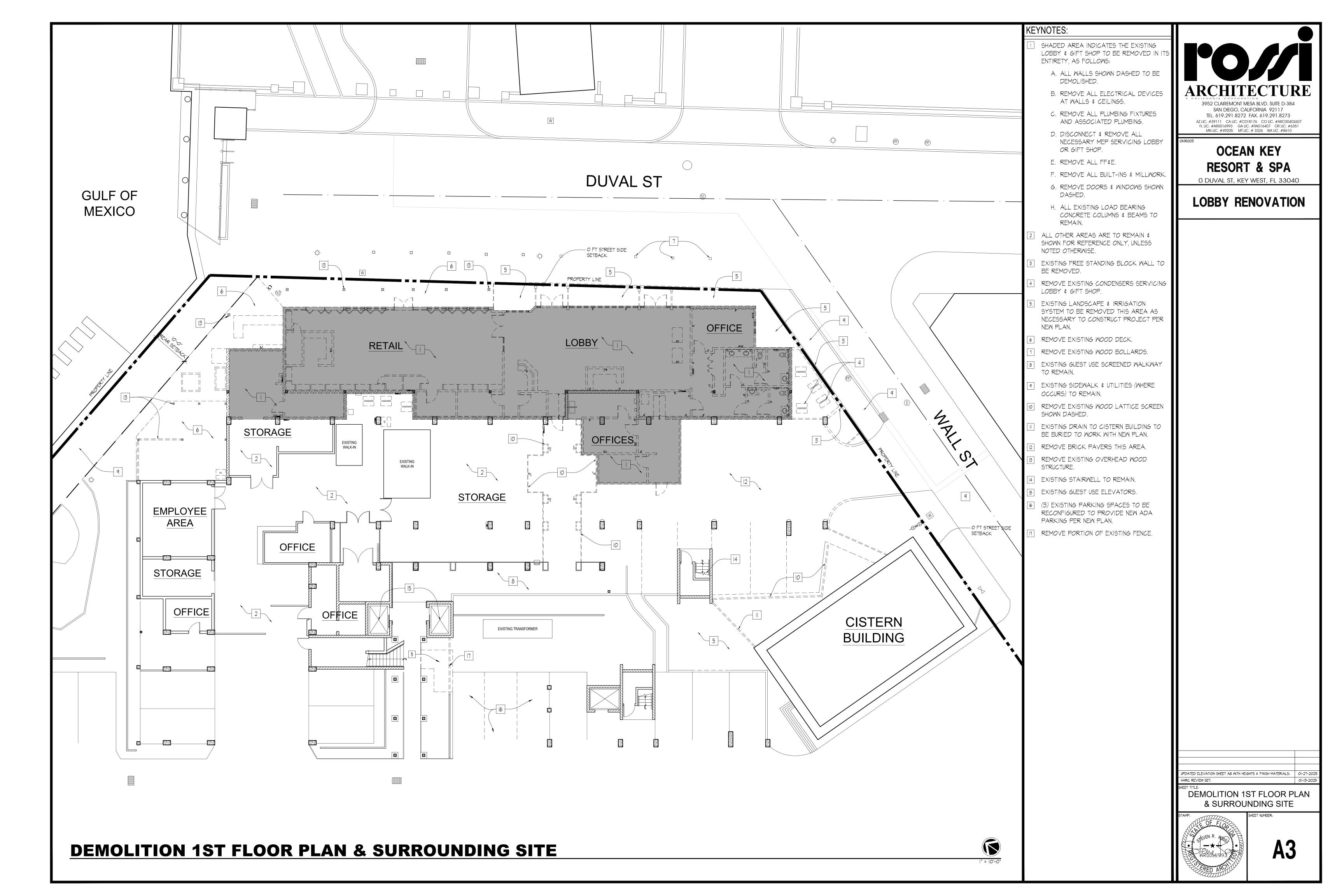
**OCEAN KEY RESORT & SPA** 

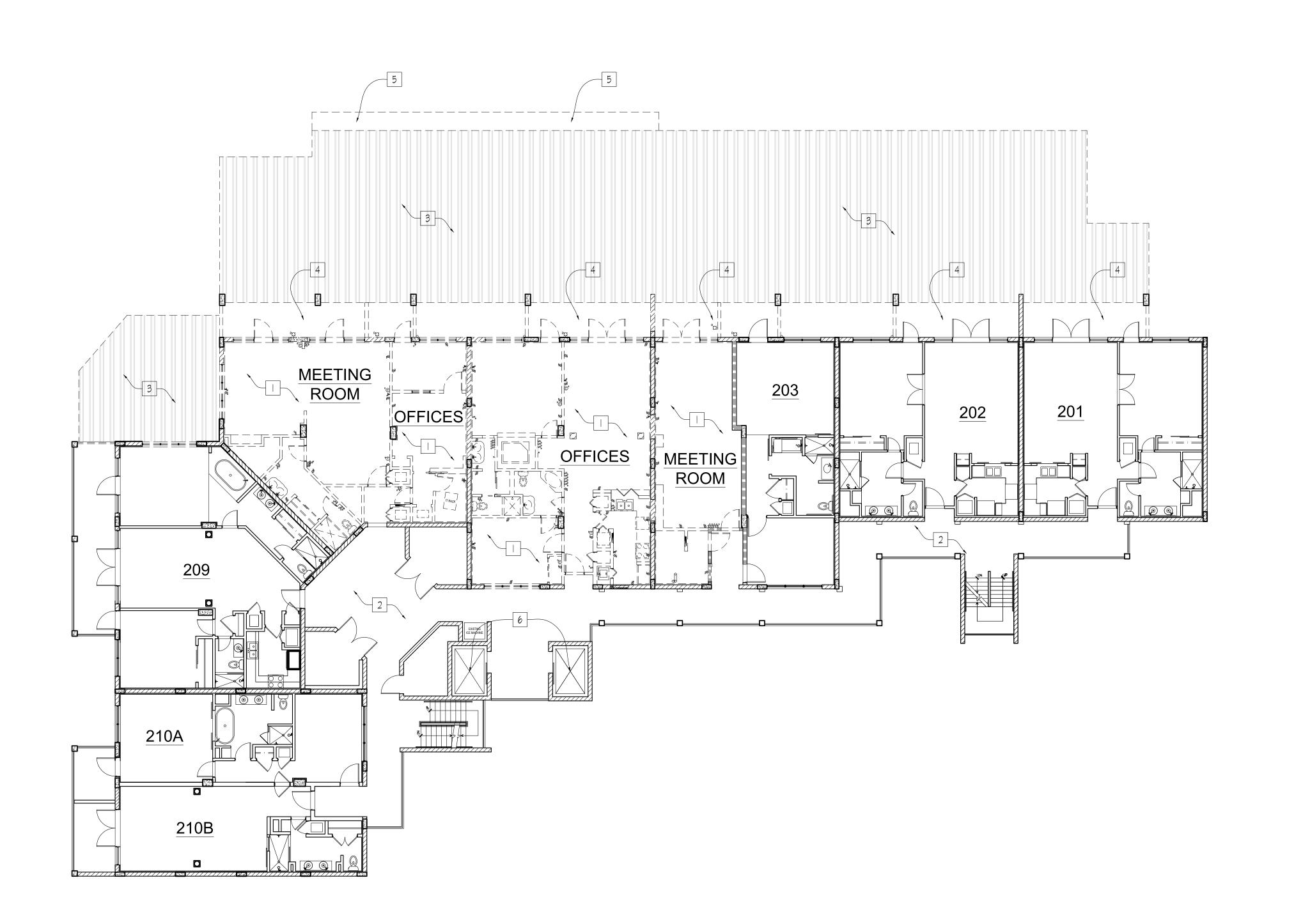
O DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

**GENERAL PROJECT INFORMATION** 







## KEYNOTES:

- 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 SERVICING 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.

ARCHITECTURE

A CALIFORNIA CORPORATION

3952 CLAIREMONT 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. #ARC00402607
FL LIC. #AR0016993 GA LIC. #RA016407 OR LIC. #6351
MN LIC. #49205 MT LIC. # 3326 WA LIC. #8610

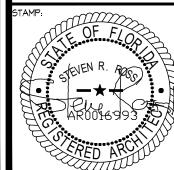
OCEAN KEY
RESORT & SPA

O DUVAL ST, KEY WEST, FL 33040

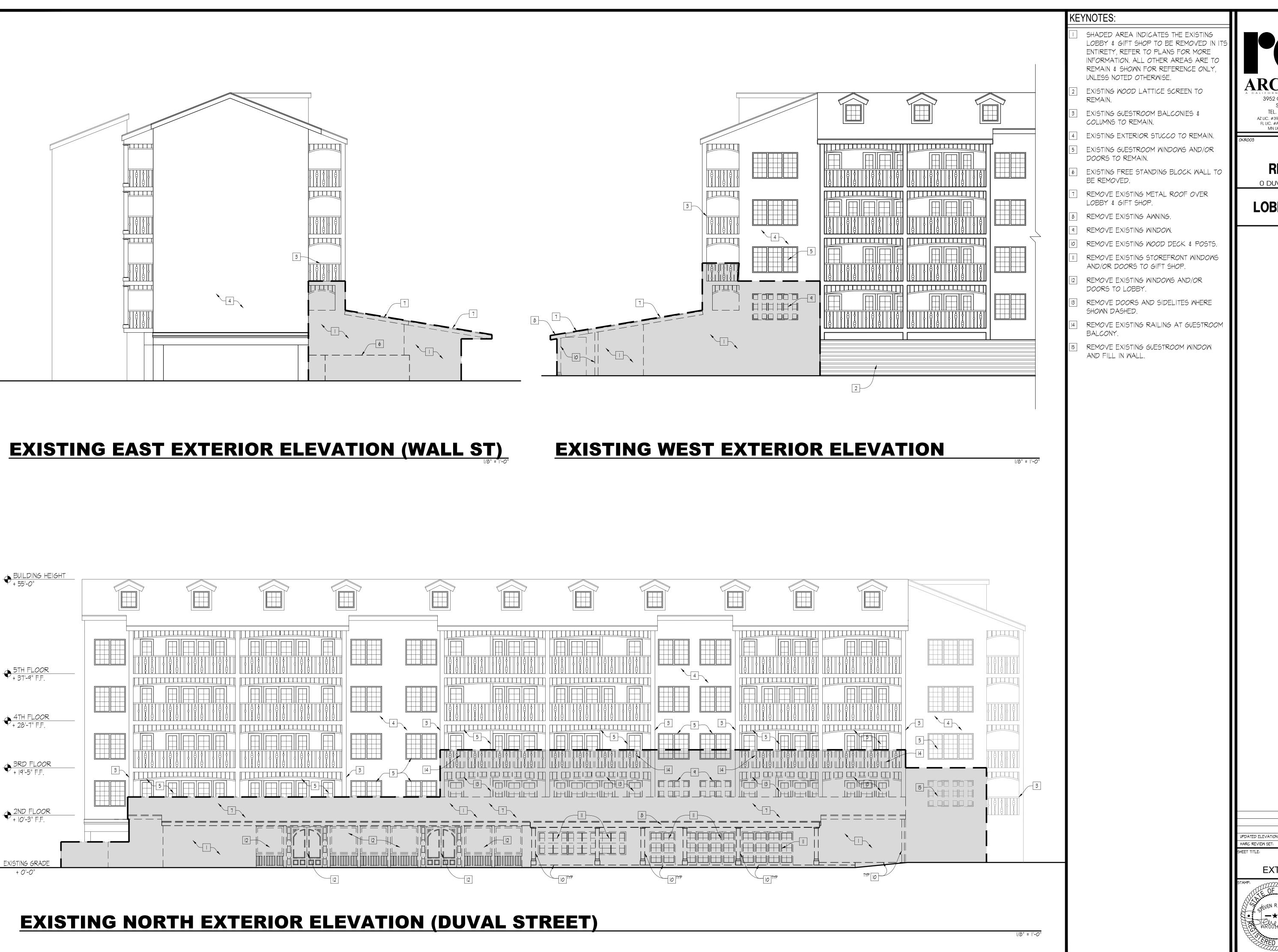
LOBBY RENOVATION

UPDATED ELEVATION SHEET AS WITH HEIGHTS & FINISH MATERIALS: OI HARC REVIEW SET: OSHEET TITLE:

DEMOLITION 2ND FLOOR PLAN



**A4** 



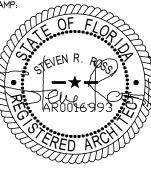
3952 CLAIREMONT MESA BLVD. SUITE D-384 SAN DIEGO, CALIFORNIA 92117 TEL. 619.291.8272 FAX. 619.291.8273 AZ LIC. #39111 CA LIC. #C018176 CO LIC. #ARC00402607 FL LIC. #AR0016993 GA LIC. #RA016407 OR LIC. #6351

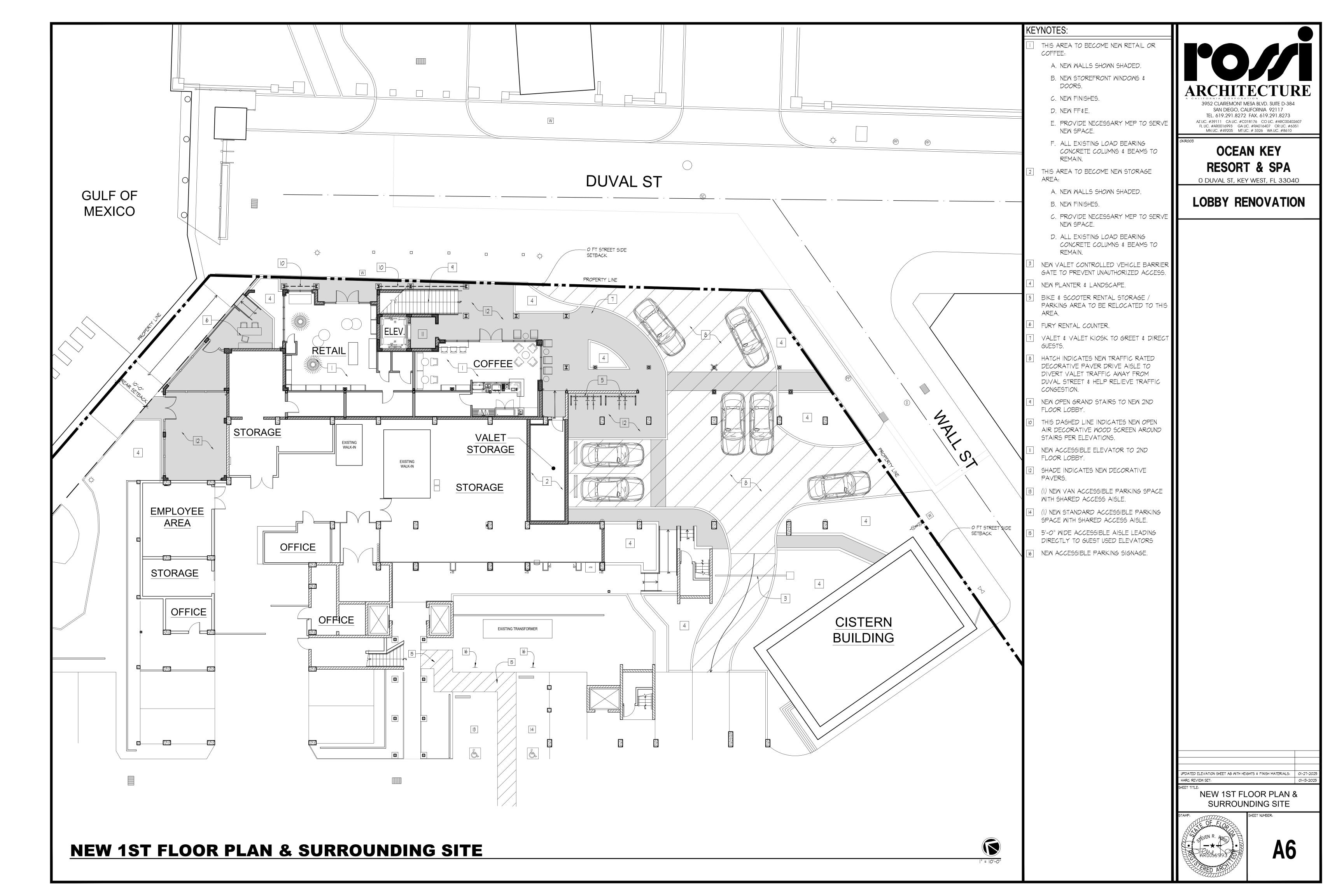
> **OCEAN KEY** RESORT & SPA

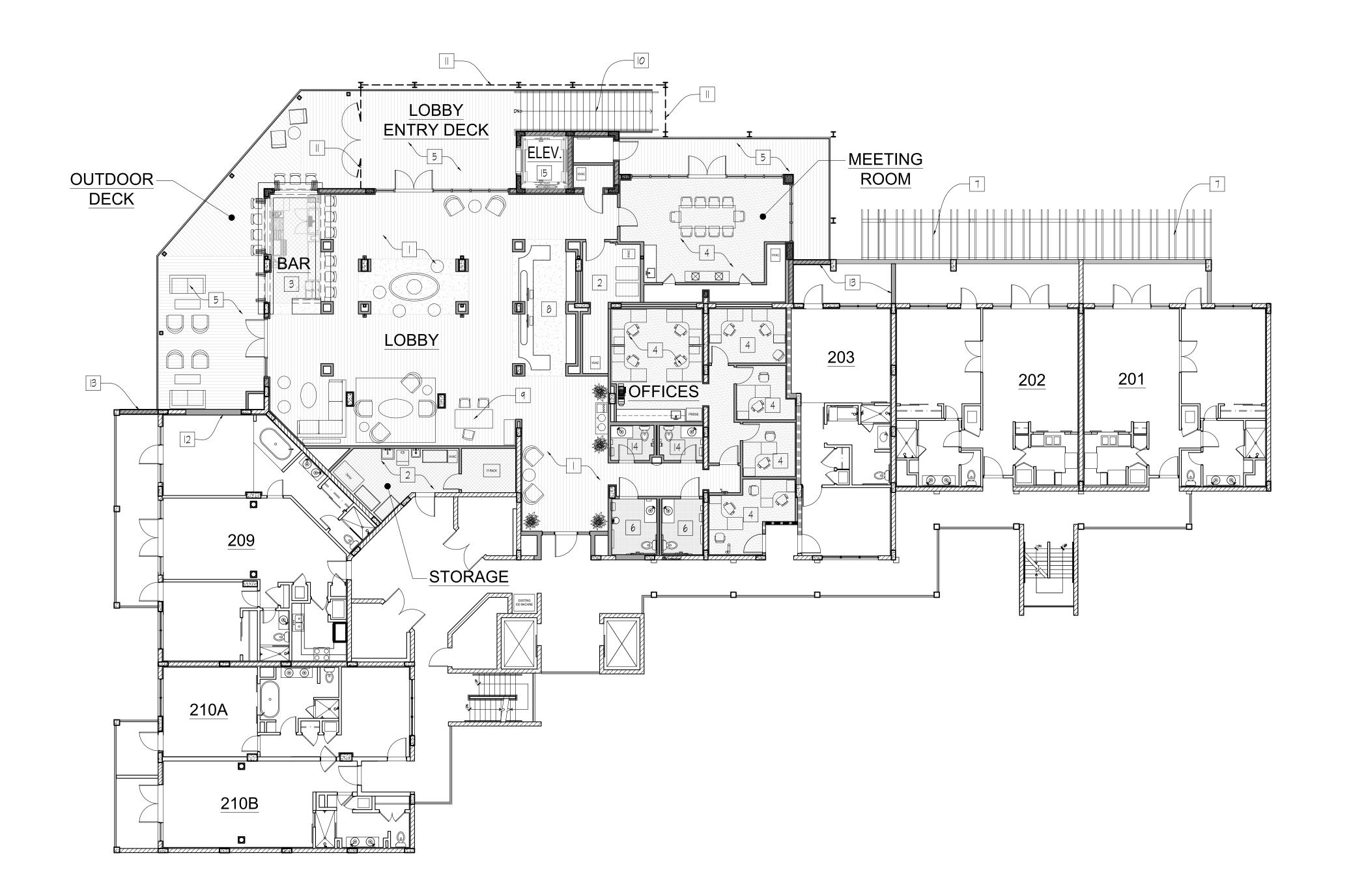
0 DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

**EXISTING EXTERIOR ELEVATIONS** 







## **KEYNOTES**:

- 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.
- 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.
- 1 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.
- NEW OPEN GRAND STAIRS TO NEW 2ND FLOOR LOBBY.
- THIS DASHED LINE INDICATES NEW OPEN AIR WOOD SCREEN AROUND STAIRS PER ELEVATIONS.
- 12 FILL IN WALL WHERE EXISTING WINDOW WAS REMOVED.
- INSTALL NEW PRIVACY WALL TO BLOCK VIEW INTO ADJACENT GUESTROOM BALCONY.
- 14 NEW UNISEX STANDARD BATHROOMS.
- 15 NEW ACCESSIBLE ELEVATOR.

ARCHITECTURE

3952 CLAIREMONT MESA BLVD. SUITE D-384
SAN DIEGO, CALIFORNIA 92117
TEL. 619.291.8272 FAX. 619.291.8273
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FL LIC. #AR0016993 GA LIC. #RA016407 OR LIC. #6351
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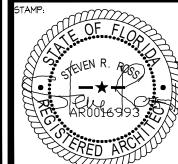
OCEAN KEY RESORT & SPA

0 DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

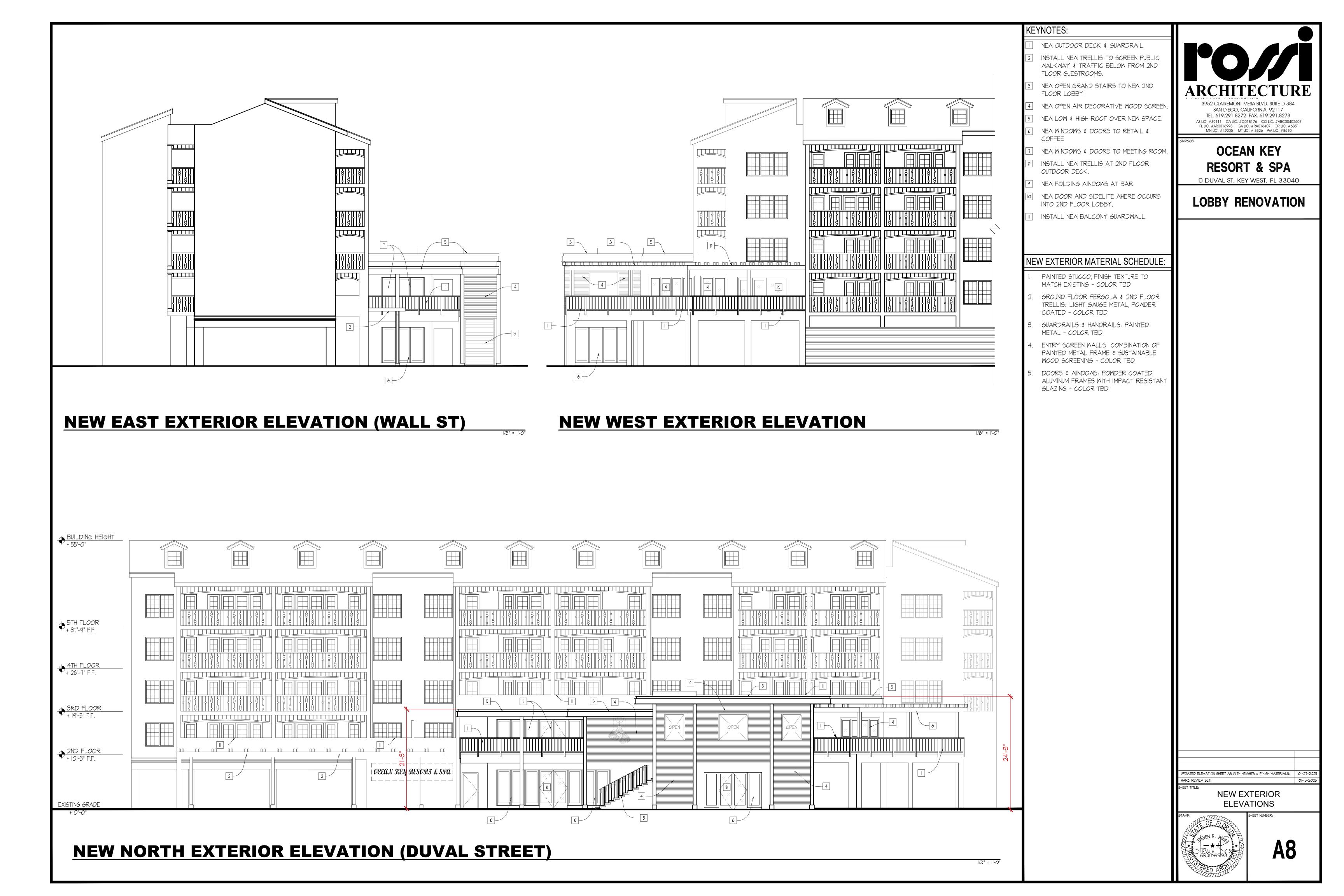
UPDATED ELEVATION SHEET AS WITH HEIGHTS & FINISH MATERIALS: 01-27-202
HARC REVIEW SET: 01-13-202
SHEET TITLE.

NEW 2ND FLOOR PLAN



**A7** 

**NEW 2ND FLOOR PLAN** 







3952 CLAIREMONT 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. #ARC00402607
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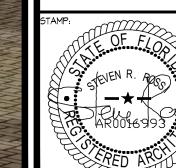
**OCEAN KEY RESORT & SPA** 

O DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

UPDATED ELEVATION SHEET A8 WITH HEIGHTS & FINISH MATERIALS: 01-27-202

RENDERINGS



A9





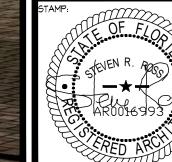
**OCEAN KEY** RESORT & SPA

O DUVAL ST, KEY WEST, FL 33040

LOBBY RENOVATION

UPDATED ELEVATION SHEET AS WITH HEIGHTS & FINISH MATERIALS: 01-27-2025 HARC REVIEW SET:

RENDERINGS



The Historic Architectural Review Commission will hold a public meeting at <u>5:00 p.m.</u>, <u>February 25, 2025, at City Hall, 1300 White Street</u>, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN - NEW ADDITIONS AND ENTRYWAY INCLUDING STAIRS AND ELEVATOR. EXTENSION OF NORTHEAST SECOND-FLOOR PORCH, NEW PERGOLA AND PARKING ENTRY RECONFIGURATION. DEMOLITION OF ONE-STORY FRONT LOBBY AND RETAIL STRUCTURE AND PARTIAL DEMOLITION OF SECOND FLOOR OF NORTH ELEVATION.

## **#0 DUVAL STREET**

**Applicant – Johan Amneus** Application #H2025-0001

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at <a href="https://www.cityofkeywest-fl.gov">www.cityofkeywest-fl.gov</a>.

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

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

## HARC POSTING AFFIDAVIT

STATE OF FLORIDA: COUNTY OF MONROE: BEFORE ME, the undersigned authority, personally appeared \_\_\_\_\_ \_\_\_\_, who, first being duly sworn, on oath, Johan Amneus depose and says that the following statements are true and correct to the best of his/her knowledge and belief: 1. That a legal notice for Public Notice of Fiearing of the Historic Architectural Review Commission (HARC) was placed on the following address: Ocean Key Resort - Zero Duval St, Key West FL 33040 10th day of February , 2025 . This legal notice(s) contained an area of at least 8.5"x11". The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on Feb 25th 2025 . The legal notice(s) is/are clearly visible from the public street adjacent to the property. The Certificate of Appropriateness number for this legal notice is HALC 2025-0002 2. A photograph of that legal notice posted in the property is attached hereto. Signed Name of Affiant: Date: Address: Ke West City: State, Zip: The forgoing instrument was acknowledged before me on this 12 day of reb , 20 25. By (Print name of Affiant) who is personally known to me or has produced identification and who did take an oath.

Notary Public - State of Florida (seal)
My Commission Expires: April 7.2006

Jen Ogar

Terry Oysen

NOTARY PUBLIC .

Sign Name:

Print Name:









# PROPERTY APPRAISER INFORMATION

## \*\*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

LegalKW PT LOT 1 SQR 3 (A/K/A UNITS 203,205,303,304,305,403,PH3,PH4 AND PH5DescriptionREFLECTIONS ON KEY WEST A CONDO AND ALL OF 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**

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$31,770,093	\$34,893,767	\$24,332,288	\$18,659,807
+ Market Misc Value	\$13,615,754	\$5,413,395	\$4,053,632	\$2,073,312
+ Market Land Value	\$45,385,848	\$61,014,330	\$46,998,208	\$20,733,119
= Just Market Value	\$90,771,695	\$101,321,492	\$75,384,128	\$41,466,238
= Total Assessed Value	\$55,191,561	\$50,174,147	\$45,612,861	\$41,466,238
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$90,771,695	\$101,321,492	\$75,384,128	\$41,466,238

## **Historical Assessments**

Year	Land Value	<b>Building Value</b>	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$45,385,848	\$31,770,093	\$13,615,754	\$90,771,695	\$55,191,561	\$0	\$90,771,695	\$0
2023	\$61,014,330	\$34,893,767	\$5,413,395	\$101,321,492	\$50,174,147	\$0	\$101,321,492	\$0
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 Style	39022	39022 Exterior Wal Year Built							
Building Type Building Nan		99A		EffectiveYearBuilt Foundation	1984 2005				
Gross Sq Ft	57149			Roof Type					
Finished Sq F	t 37219			Roof Coverage					
Stories	2 Floor			Flooring Type					
Condition	GOOD			Heating Type					
Perimeter	894			Bedrooms	0				
Functional O	Obs 0			Full Bathrooms	0				
Economic Ob	os 0			Half Bathrooms	0				
Depreciation	1% 23			Grade	450				
Interior Wall	ls			Number of Fire PI	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									
OPU	OP PR UNFIN LL	168	0	118					
OPF	OP PR UNFIN LL OP PRCH FIN LL	168 469	0	118 228					
OPF	OP PRCH FIN LL	469	0	228					

Building ID Style Building Typ Building Nar		39023 HOTELS/MOTEL A / 39	A		Exterior Walls Year Built EffectiveYearBuilt Foundation	C.B.S. 1984 2005	
Gross Sq Ft	iie	72383	Roof Type				
Finished Sq I	Ft	47824			Roof Coverage		
Stories Condition		1 Floor Flooring Type GOOD Heating Type					
Perimeter		866			Heating Type Bedrooms	96	
Functional C	bs	0			Full Bathrooms	98	
Economic Ol		0			Half Bathrooms	0	
Depreciation		23			Grade	450	
Interior Wal					Number of Fire Pl	0	
Code	De	scription	Sketch Area	Finished Area	Perimeter		
FLA	FL	OOR LIV AREA	47,824	47,824	3,464		
GBU	GΑ	R UNFIN BLK	11,956	0	866		
OUF	OF	PRCH FIN UL	11,852	0	4,248		
PDO	PA	TIO DIN OPEN	751	0	146		
TOTAL			72,383	47,824	8,724		

Building ID Style	3	39024			Exterior Walls Year Built	C.B.S. 1984				
<b>Building Type</b>	(	OFF BLDG 1 STY-A / 17	FF BLDG 1 STY-A / 17A Effective							
<b>Building Name</b>	е				Foundation					
Gross Sq Ft	3	3120			Roof Type					
Finished Sq Ft	: 1	1560	560 Roof Cover							
Stories	2	2 Floor			Flooring Type					
Condition	(	GOOD Heating Type								
Perimeter	3	328			Bedrooms	0				
Functional Ob	os (	)			Full Bathrooms	0				
Economic Obs	• (	)			Half Bathrooms	2				
Depreciation 9	% 2	23			Grade	400				
Interior Walls					Number of Fire Pl	0				
Code	Desc	ription	Sketch Area	Finished Area	Perimeter					
ELF	ELV I	FIN FD	1,560	0	164					
FLA	FLO	OR 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	0×0	1	210 SF	3
TIKI	2001	2002	0 x 0	1	1245 SF	4
BRICK PATIO	1983	1984	0×0	1	1596 SF	2
CONC PATIO	1983	1984	0×0	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	0×0	1	900 SF	1
HOTTUB	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	Status	Amount	Permit Type	Notes
HARC2019- 0057	02/22/2019	Active	\$900,000	Commercial	JANARY 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	08/14/2018	Completed	\$22,830	Commercial	SPALLING REPAIR
17- 00003270	12/20/2017	Completed	\$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	09/23/2016	Completed	\$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	Completed	\$2,786	Commercial	INSTALL NEW FABRIC ON EXISTING AWNING FRAME OVER OUTDOOR SEATING AREA
13-3599	09/05/2013	Completed	\$24,000	Commercial	CONCRETE SPALLING REPAIRS. REMOVAL OF OLD CONCRETE AND STUCCO, REPLACE TO MATCH EXISTING WITH NEW CONCCRETE AND STUCCO PAINT TO MATCH.
13-3523	08/23/2013	Completed	\$4,500	Commercial	SEAWALL REPAIR, 2 YARDS OF CONCRETE
13-1001	03/15/2013	Completed	\$500	Commercial	GROUND HANDICAP LIFT FOR POOL
13-0393	02/18/2013	Completed	\$2,000	Commercial	INSTALL 2 HANDICAP LIFTS BY POOL
12-2178	08/10/2012	Completed	\$50,000	Commercial	LOBBY RENOVATIONS, INTERIOR ONLY.
12-2915	08/09/2012	Completed	\$19,400	Commercial	TO REPAIR EXISTING SOLAR PANELS ON BUILDING.
12-339	08/01/2012	Completed	\$10,000	Commercial	REPAIR SPALLING CONCRETE.
12-1878	06/05/2012	Completed	\$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	Completed	\$5,000	Commercial	REPAIR SOLAR PANELS ON BUILDING B ROOF.
08-2648	07/23/2008	Completed	\$3,767	Commercial	ROOFING
08-2441	07/14/2008	Completed	\$16,000	Commercial	INSTALL PLUMBING FIXTURES
08-2420	07/10/2008	Completed	\$1,755	Commercial	ELECTRICAL DEMO FOR POOL BATHROOMS
08-2039	06/13/2008	Completed	\$63,112	Commercial	INSTALL 92 INTERIOR WOOD VALENCES
07-5406	05/01/2008	Completed	\$2,000	Commercial	DEMO INTERIOR OF TWO BATHROOMS
07-5407	05/01/2008	Completed	\$45,000	Commercial	REMODEL & UPGRADE TWO EXISTING BATHROOMS FOR ADA
08-0063	01/16/2008	Completed	\$1,600	Commercial	RE-DO EIGHT DROPS FOR THE BATHROOM
07-5506	12/28/2007	Completed	\$30,000	Commercial	REPLACE PILINGS & REPAIR PIER
07-5161	12/20/2007	Completed	\$4,500	Commercial	INSTALL FIRE ALARM SYSTEM
07-5162	12/20/2007	Completed	\$35,000	Commercial	INSTALL OF LIGHT FIXTURES, SWITCHES, RECP, RELOCATION OF 200 AMP PANEL
07-3920	12/18/2007	Completed	\$2,100	Commercial	BUILDING 2 NEW SHEDS ON EXISTING CONCRETE PADS, 20SF WITH T1-11
07-5162	12/06/2007	Completed	\$35,000	Commercial	INSTALLATION OF 6 LIGHT FIXTURES ON BRIDGE CEILING
07-5229	12/04/2007	Completed	\$6,164	Commercial	INSTALL 900 SF OF 26 GALVALUME V-CRIMP ROOFING
07-4925	11/05/2007	Completed	\$10,000	Commercial	INSTALL OF NINE FIXTURES FOR LOBBY RESTROOMS
07-4925	11/05/2007	Completed	\$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	Completed	\$4,000	Commercial	DEMOLITION OF 2000SF OF INTERIOR WALL, CABINETS AND TILE. EXISTING LOBBY AND WALKWAYS.
07-3674	10/23/2007	Completed	\$2,500	Commercial	DEMOLITION OF ELECTRICAL FIXTURES
07-3675	10/23/2007	Completed	\$2,500	Commercial	DEMO LOBBY: ALL PLUMBING FIXTURES.
07-3676	10/23/2007	Completed	\$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	Completed	\$11,378	Commercial	ADD THIRTY FIVE SMOKE DETECTORS TO EXISTING FIRE ALARM SYSTEM.
07-3959	08/21/2007	Completed	\$4,500	Commercial	BOND THE EXISTING CONCRETE DECK AROUND POOL
07-3901	08/10/2007	Completed	\$80,000	Commercial	REMODEL POOL BRING UP TO STATE HEALTH CODE. CONVERT SMALL AREA OF POOL TO SPA
07-3712	07/30/2007	Completed	\$100,000	Commercial	APPROX 200' OF STELL SHEET PILE SEAWALL REPAIR. INSTALL NEW STEEL SHEET PILING IN FRONT OF EXISTING

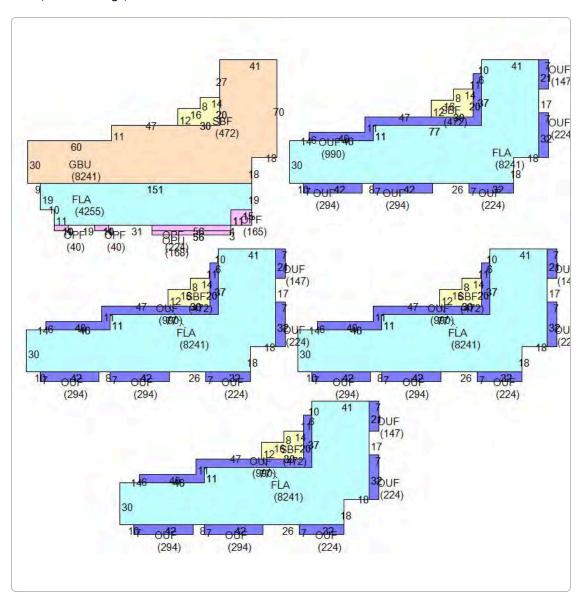
Number	Date Issued	Status	Amount	Permit Type	Notes
07-3712	07/30/2007	Completed	\$100,000	Commercial	APPROXIMATELY 200 FEET OF STEEL SHEET PILE SEAWALL REPAIR. INSTALL NEW STEEL SHEET PILING IN FRONT OF EXISTING
07-3518	07/27/2007	Completed	\$26,500	Commercial	REPAIR AND REINSTALL EXISTING 18 AIR HANDLERS AND INSTALL FIVE 2-TON A/C"S WITH 38 DROPS.
07-3512	07/13/2007	Completed	\$100,000	Commercial	PLUMBING RESTORATION: 48 LAVS, 24 TOILETS, 24 SHOWERS, 19 BATHTUBS, 3 LAVS FRO MASSAGE ROOMS.
07-3260	07/02/2007	Completed	\$140,000	Commercial	RELOCATE ELECTRICAL DEVICES AND DEMO AS PER PLANS, TEMPORALLY LIGHING. INSTALLATION OF LIGHTS, FIXTURES, CABLE CATV ETC.
06-3603	06/22/2007	Completed	\$100,000	Commercial	CONSTRUCTION AND INSTALLATION OF WALKWAY COVERED PATIO BRIDGE BETWEEN BUILDINGS.
07-1658	04/04/2007	Completed	\$260,000	Commercial	INTERIOR WORK ONLY RENOVATE 23 GUEST ROOMS
06-2693	05/16/2006	Completed	\$2,200,000	Commercial	INTERIOR ONLY RENOVATE 21 GUEST ROOMS
06-0713	02/07/2006	Completed	\$285,000	Commercial	REMOVE EXISTING METAL ROOF INSTALL NEW
06-0043	01/06/2006			Commercial	REPLACE DOORS WITH
05-5792	12/15/2005	Completed	\$2,200	Commercial	MOVE AIR HANDLER IN RMS23 & 423
05-5529	12/07/2005	•		Commercial	CONNECT 3 EXISTING BATHROOM TO ADA
05-5119	11/16/2005		\$45,000	Commercial	DOCK REPAIR DUE TO 14 DMG
05-1533	08/11/2005	Completed Completed	\$36,000 \$8,500	Commercial Commercial	CHANGE 3 EXISTING GUEST ROOMS INTO 2 ADA COMPLIENT ROOMS  REPAIR ROOF TOP AC DISCONNECTS
04-3149	12/01/2004		\$1,800	Commercial	FOUR NEW PILINES AT THE EXISTING MARINA
04-3147	11/01/2004		\$160,000	Commercial	DEMO 4 UNITS FOR DAY SPA
04-1760	10/15/2004	· ·	\$180,000	Commercial	RENO 12 UNITS, ELIMINATE KITCHENS, ADD SIX NEW A/C'
03-3244	12/23/2003		· · · · · · · · · · · · · · · · · · ·	Commercial	COSMETIC REPAIRS
02/2899			\$1,200	Commercial	SIGN APPLICATION
02/2899	11/12/2002			Commercial	TWO SIGN LIGHTS
02/2609	11/04/2002	Completed	\$1,009,005	Commercial	WOOD SEAWALL CAP
02/0038	10/21/2002	Completed	\$179,000	Commercial	IMPACT FEES
02/2609	09/26/2002	Completed	\$35,000	Commercial	REPAIR SEAWALL
02/0038	09/19/2002	Completed	\$179,000	Commercial	DECK & STAIRCASE
02/0038	09/19/2002	Completed	\$179,000	Commercial	PERMIT UPGRADE
02/0038	09/19/2002	Completed	\$2,200	Commercial	AWNING
02/0038	09/19/2002			Commercial	ROOFING
02/0038	07/17/2002		\$139,000	Commercial	NEW ELECTRIC
02/0038	07/17/2002			Commercial	PLAN REVISIONS
02/1895	07/16/2002	•	\$20,001 \$6.800	Commercial	REPAIR MANHOLE
02/0038	06/26/2002		\$8,000	Commercial Commercial	RELOCATE BATHROOMS
02/0038	06/07/2002		\$38,000	Commercial	DEMO & RENOVATION
02-0038	06/07/2002		\$139,000	Commercial	RENOVATE
02/0174	01/23/2002				SECURITY SYSTEM
01/2082	12/07/2001	Completed	\$2,500	Commercial	HEAT DETECTORS
01/2081	10/30/2001	Completed	\$178,000	Commercial	PERMIT REVISION
01/2082	10/30/2001	Completed	\$35,000	Commercial	PERMIT REVISION
9903662	10/29/1999	Completed	\$10,000	Commercial	ELECTRICAL
9903575	10/20/1999	Completed	\$3,000	Commercial	ELECTRICAL
9903133		Completed		Commercial	PLUMBING
9903133	09/28/1999	Completed			UTILITY RACEWAY
9803258	09/23/1999				CLEAN/PAINT BLDG
9901277		Completed			RENOVATIONS
9900933	03/16/1999				ELECTRICAL  EVTEDIOR DENOVATIONS
9803258 9803258	10/29/1998	Completed Completed	\$275,000 \$275,000	Commercial Commercial	EXTERIOR RENOVATIONS  EXTERIOR RENOVATIONS
9802352	08/19/1998			Commercial	AIR CONDITIONING
9802352		Completed		Commercial	
9802352	08/13/1998	Completed		Commercial	PLUMBING
9802352		Completed		Commercial	NEW PLUMB FIXTURES
9802352	08/13/1998			Commercial	REPLACE OUTLETS
9802352		Completed			INTERIOR RENOVATION
9802352	08/04/1998	Completed	\$32,000	Commercial	INTERIOR RENOVATIONS
9802319	07/24/1998	Completed	\$32,000	Commercial	REMODEL 32 UNITS
9802319	07/24/1998	Completed	\$32,000	Commercial	DEMO/REMODEL 32 UNITS
9703581	02/04/1998	Completed	\$950	Commercial	EXPEND DECKING
9703581		Completed			EXPAND DECKING
9703906	12/01/1997	Completed		Commercial	ELECTRICAL
9703407	10/01/1997	•		Commercial	AWNINGS
9703409	10/01/1997	Completed	\$150,100	Commercial	AWNINGS

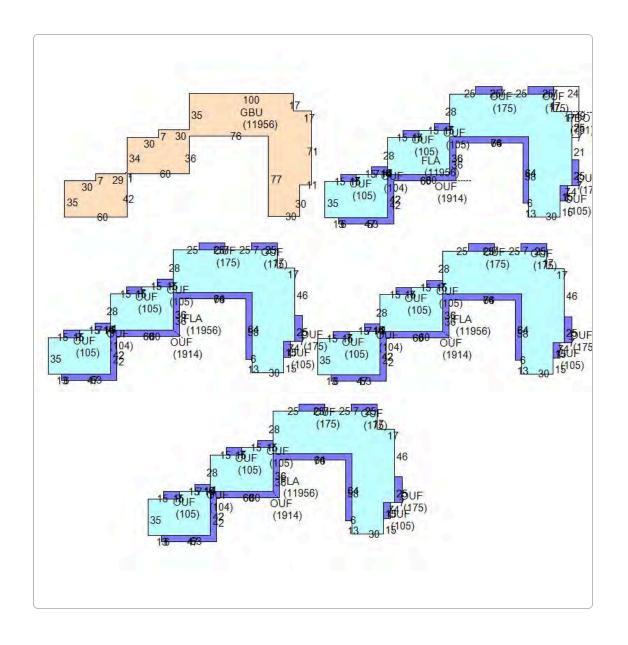
				Permit	
Number	Date Issued	Status	Amount	Type	Notes
9703410	10/01/1997	Completed	\$25,000	Commercial	AWNINGS
9802352	08/21/1997	Completed	\$32,000	Commercial	AIR CONDITIONING 16 LINITS

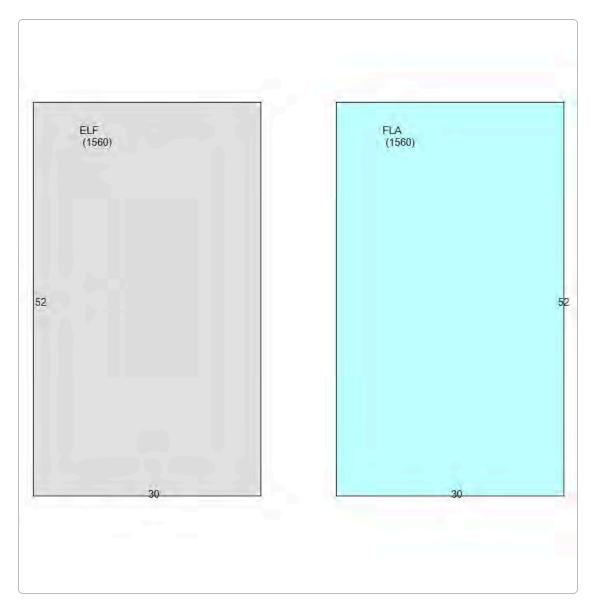
## View Tax Info

View Taxes for this Parcel

## Sketches (click to enlarge)







## **Photos**





## Map



## **TRIM Notice**

2024 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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## \*\*PROPERTY RECORD CARD\*\*

## Disclaimer

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

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

## **Summary**

 Parcel ID
 00000120-018800

 Account#
 8743874

 Property ID
 8743874

 Millage Group
 10KW

Location 0 DUVAL St, KEY WEST

Address

Legal REFLECTIONS ON KEY WEST A CONDOMINIUM (ALL TIMESHARE INTERVAL UNITS

**Description** 201,202,204,206,301,302,306,307,401,402,404-407, PH1, PH2, PH6 AND PH7)

OR912-3/110DEC OR916-713/717AMD OR2283-663/686(LEASE) (Note: Not to be used on legal documents.)

Neighborhood 8961

Property Class TIMESHARE (3905)

Subdivision

Sec/Twp/Rng 31/67/25 Affordable No

Housing



## Owner

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

## **Valuation**

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$3,412,730	\$3,412,730	\$3,607,121	\$3,663,936
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$3,412,730	\$3,412,730	\$3,607,121	\$3,663,936
= Total Assessed Value	\$3,412,730	\$3,108,282	\$2,825,711	\$2,568,828
- School Exempt Value	\$O	\$0	\$0	\$0
= School Taxable Value	\$3,412,730	\$3,412,730	\$3,607,121	\$3,663,936

## **Historical Assessments**

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

## **Yard Items**

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

## **Permits**

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

## View Tax Info

View Taxes for this Parcel

## **Photos**



## Мар



## **TRIM Notice**

2024 TRIM Notice (PDF)

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

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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