



Historic Architectural Review Commission Staff Report for Item 3

To: Acting Chairman Greg Oropeza and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: October 24, 2023

Applicant: K2M Design, Meghann Gregory, Architect

Application Number: H2023-0027

Address: 1500 Reynolds Street

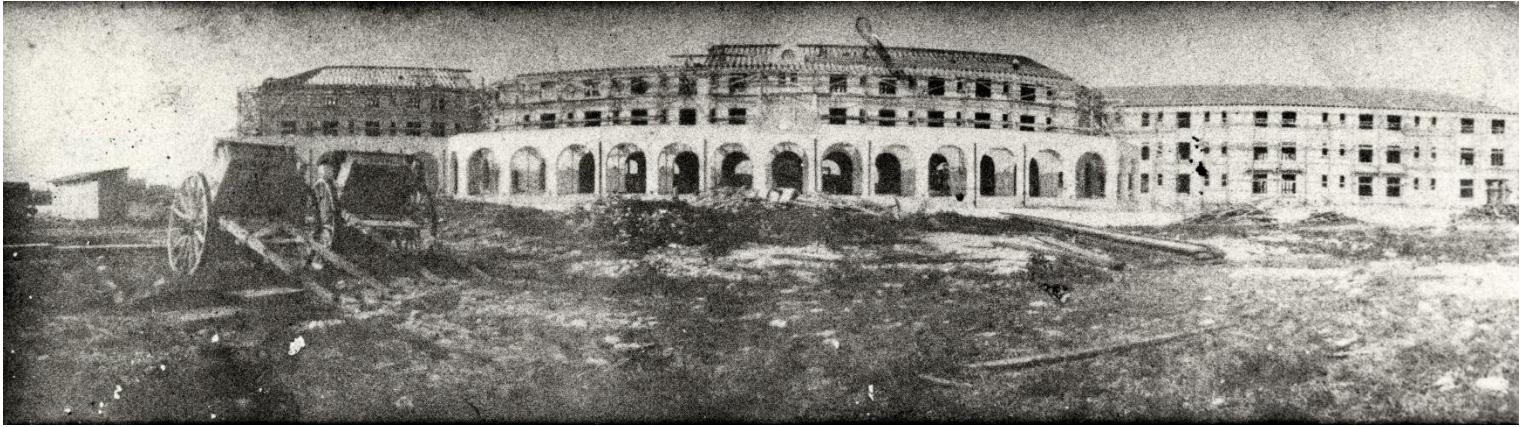
Description of Work:

Demolition of non-historic ~~chiller~~ and fire pump structures.

Site Facts:

The site under review houses the Casa Marina Hotel, a Mediterranean Revival style hotel built between 1918-1920. The historic portion of the Casa Marina Hotel, designed by Carrere and Hastings is the only structure within the hotel site property that is listed as a contributing resource to the historic district. The 1979, 1984 additions and the chiller and pump structures within the hotel side site are not contributing resources in the local survey or the National Register of Historic Places.

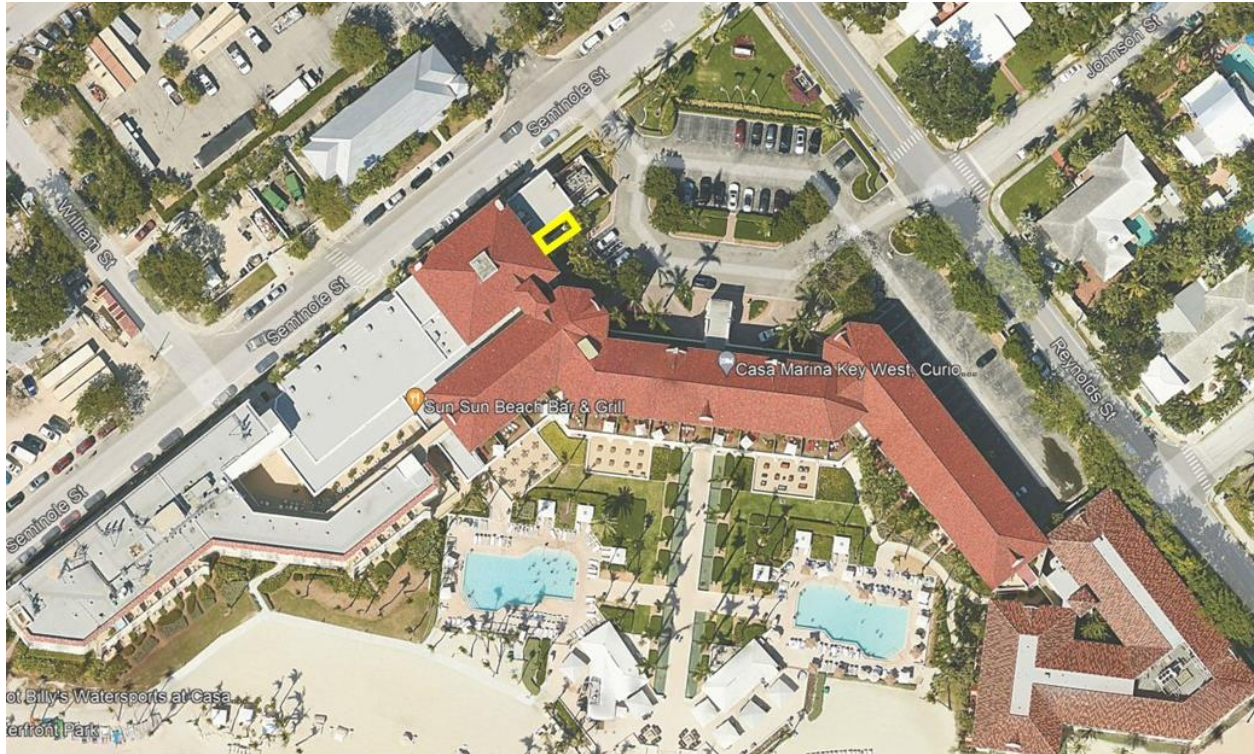
On June 27, 2023, the Commission approved extensions to two elevator shafts. On July 25, 2023, the Commission approved the design of two new accessory structures that will replace the Sun Sun restaurant buildings. On September 26, 2023, the Commission postponed the review of the demolition and replacement of the chillers and fire pump/ generator buildings.



Casa Marina Resort under construction 1920. Monroe County Library

Active construction work is undergoing at the time of this report. Staff approved a Certificate of Appropriateness for exterior renovations for the historic building and its additions including the infill of one arch on the main elevation of the historic building to match its historical configuration, new windows, doors, spalling repairs, fascia boards repairs/ replacement, painting. Staff also approved a Certificate of Appropriateness for new decks at first floor level the 1984 building addition. Those decks face the sea.

Staff received a request to withdraw the portion of the application requesting the replacement of the chillers building. This staff report is only for the replacement of the fire pump and generator structure. The structure under review is a concrete platform with wooden louvers that houses the existing generator. The structure is located adjacent to the south elevation of the historic boiler and pumps building and obscures portions of the east elevation of the historic hotel. The structure is surrounded by vegetation. It is staff understanding that the generator building was built during the 1984 hotel's expansion. By 1993 site plans depict a structure in the same location.



Aerial photograph highlighting the structures to be demolished.

Ordinance Cited on Review:

- Section 102-217 (3), demolition of a historic but non-contributing, non-historic or non-contributing building or structure of the Land Development Regulations.
- Section 102-218, criteria for demolition (a) (2) and (b)

Staff Analysis:

The Certificate of Appropriateness proposes the demolition of a platform and enclosure of a generator located behind the historic boiler and pumps building. It is staff believe that these structures were built during the 1984's hotel expansion. According to the applicant the demolition is needed to expand the generator, and fire pumps facilities and to remediate flooding issues. These are issues that usually are found at early stages in design, but the project is right now under construction with a re-opening deadline of October/ December 2023. The applicant has submitted revised plans to replace the structure.

Since the structure under review is non-historic, the evaluation for this request shall be based on section 102-217 (3) and section 102-218 (a)(2) and (b) of the Land Development Regulations, which requires the following criteria for demolitions:

102-218 (a) The historic architectural review commission shall issue a certificate of appropriateness for an application for demolition:

(2) *For contributing or noncontributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission.*

The applicant has submitted schematic plans for review. If approved, HARC staff will comply with this section by the review of full and complete construction plans once submitted during the city's review process to ensure that the approved site plans and elevations are reflected in the construction documents.

102-218 (b) *The historic architectural review commission shall not issue permits that would result in:*

(1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

It is staff's opinion that the structure under review is not a character defining feature to the historic site.

(2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The proposed structure to be demolished is not historic.

(3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

The structure under review is not historic.

(4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

It is staff's opinion that the structure under review will not qualify to be contributing to the district.

In conclusion, it is the staff's opinion that the request for demolition of the platform and enclosure can be considered by the Commission as they meet the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
# 2023-0027	1	ef. Oct 19, 2023
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	1500 Reynolds Street	
NAME ON DEED:	Casa Marina Owner, LLC / Park Hotels & Resorts	PHONE NUMBER
OWNER'S MAILING ADDRESS:	14100 Bonnet Creek Resort Lane, Orlando, FL 32821	EMAIL
	1775 Tysons Boulevard, 7th Floor, Tysons, VA 22102	
APPLICANT NAME:	K2M Design - Meghann Gregory	PHONE NUMBER 304-641-7543
APPLICANT'S ADDRESS:	1150 Virginia Street, Key West, FL 33040	EMAIL mgregory@k2mdesign.com
APPLICANT'S SIGNATURE:	<i>Meghann Gregory</i>	DATE 05/30/2023 -- 10/16/2023

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 X
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO X INVOLVES A HISTORIC STRUCTURE: YES___ NO___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	Project consists of two parts: First, a Platform Enclosure to house an elevated generator and fire pump (10'-0" H x 9'-10" x 22'-4") to be demolished. Second, an addition which will house two elevated chillers on an engineered platform. The addition will be located where there is an existing open air structure (15'-8" H x 24'-0" x 34'-4") that houses cooling towers, to be demolished. New work to mimic the existing in material and appearance, but will have a larger footprint (22'-8" H x 24'-0" x 34'-0") to house the needed equipment. The new equipment (generator, fire pump, chillers) require certain clearances and will be elevated as part of storm remediation methods. ^{10'-0" H x 20'-0" x 16'-0"}
MAIN BUILDING:	No work to interfere with the existing, historic structure.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	See Demolition Appendix.

**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): <u>Platform Enclosure and Chiller Addition</u>	
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:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

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): Platform Enclosure and Chiller Addition	
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: 9.26.23	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input checked="" type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL: HS
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
Lack of Information of Electricals		
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.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX

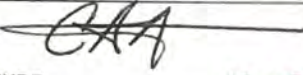


City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA #	INITIAL & DATE
# 2023-0027	
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1500 Reynolds Street
PROPERTY OWNER'S NAME:	Casa Marina Owner, LLC
APPLICANT NAME:	K2M Design, Meghann Gregory

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.**

 10.16.23
 PROPERTY OWNER'S SIGNATURE Vice President Carl A. Mayfield, Vice President 10/16/2023
 DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
This project includes actions toward storm remediation methods through elevating ^{one} specific ^{area} areas:
The Platform (elevated generator, fire pump) and the Chiller Facility (elevated chillers)
Elevation of these elements ^{is} are featured within the attached supplemental documentation.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
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.
N/A
(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.
N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.
N/A
(d) Is not the site of a historic event with significant effect upon society.
N/A
(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.
N/A
(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.
N/A
(g) 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.
N/A
(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.
N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,
N/A

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 demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
The areas for the proposed systems do not feature any defining historic character within the historic district. These areas are currently hidden by existing vegetation growth.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The new platform and chiller facility will not destroy any physical relationship to the historic buildings.
The purpose is to provide FEMA recommended improvements for proactive storm remediation by elevating equipment above flood elevations. Possible visual interruption may occur, but the areas of work are currently hidden by heavy vegetation, which will remain and any damage will be replanted.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
PLATFORM The Cooling Tower Enclosure (Chiller Facility) is a later open air addition. It is utilitarian in function and appearance. This structure will be demo'd and reconstructed to house two new elevated chillers . The appearance
FIRE PUMP AND GENERATOR
of the new Facility will match the current appearance and contain existing replanted vegetation or new vegetation to match. Exterior finishes will match existing adjacent / current.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Both areas are ^{PLATFORM IS} outside of the original Casa Marina Hotel construction.

October 13, 2023

Historic Architectural Review Commission (HARC)
Attn: Enid Torregrosa, Historic Preservation Planner
City of Key West
1300 White Street
Key West, FL 33040

Dear Enid,

I hope this letter finds you well. I am writing to follow up on the July 18, 2023, pre-application meeting and subsequent HARC hearing on September 27, 2023, at which time both Fire Pump/Generator Platform and Chiller enclosures for Casa Marina were discussed. I would like to clarify that Casa Marina ownership is not moving forward on a new chiller enclosure at this time and if/when they decide to move forward with a chiller project it would be a separate and distinct project. This is why we would like to limit the upcoming HARC review to the Fire Pump/Generator Platform. The Fire Pump/Generator Platform project must move forward at this time as it is a life/safety issue.

While you have asked for drawings that include both enclosures, and we have provided such drawings at your request, we will provide additional drawings and renderings exclusively for the Fire Pump/Generator Platform so that HARC can focus on the project at hand without confusion associated with a possible future project that may not move forward. We are requesting your support for the Fire Pump/Generator Platform project for these reasons:

1. The platform for the fire pump and generator must be elevated above the AE8 base flood elevation to meet current code.
2. The existing location must be preserved to provide required connections to the building systems that the equipment serves.
3. The new generator is larger than the previous equipment, and with the inclusion of the fire pump plus the requirement to be elevated above flood and rising sea levels, a slightly larger enclosure is necessary.
4. While the footprint of the new platform enclosure is larger than the current enclosure, it is actually *shorter* than the current enclosure, exposing more of the historic façade.
5. The proposed design is essential for life safety reasons and is supported by Key West's Fire Marshal per the attached letter.

We have worked hard to minimize any negative impact to the historic structure with this project. To aid your review, we have included drawings of the existing conditions in plans and elevations, along with relevant images, and as stated above, we ask that you focus your attention on the Fire Pump/Generator Platform plans as the chiller project is not being built at this time. Currently, the generator installation lacks prominent design features and is obscured by vegetation, making it blend seamlessly into the resort surroundings. Our proposed elevated platform design ensures storm remediation, allowing

uninterrupted resort operations during potential outages with an unobtrusive coordinating aesthetic that will be further obscured with vegetation. Because this is an essential requirement for the safety and security of the property, we are requesting approval of this enclosure as soon as possible.

Thank you for your time and consideration.

Sincerely,



Meghann S. Gregory
Senior Project Architect



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

To: Heather Carruthers (k2mdesign)

From: Jason Barroso, KWFD Division Chief/Fire Marshal

Date: 10/11/2023

Reference: Casa Marina 1500 Reynolds St. Fire Pump Letter

Heather,

Good afternoon, please use this letter in support of your proposed relocation of Casa Marina Fire Pump. The current location is below flood level and most recently sustained flood damage in hurricane Ian, which caused the fire pump to fail and be placed out of service for an extended period. The Casa Marina fire pump is a required and vital life safety system for the entire Casa Marina Resort.

Relocating the fire pump above the flood level to your proposed location is a request I would support and approve. This would enhance the fire safety of the Casa Marina Resort.

Thank you,

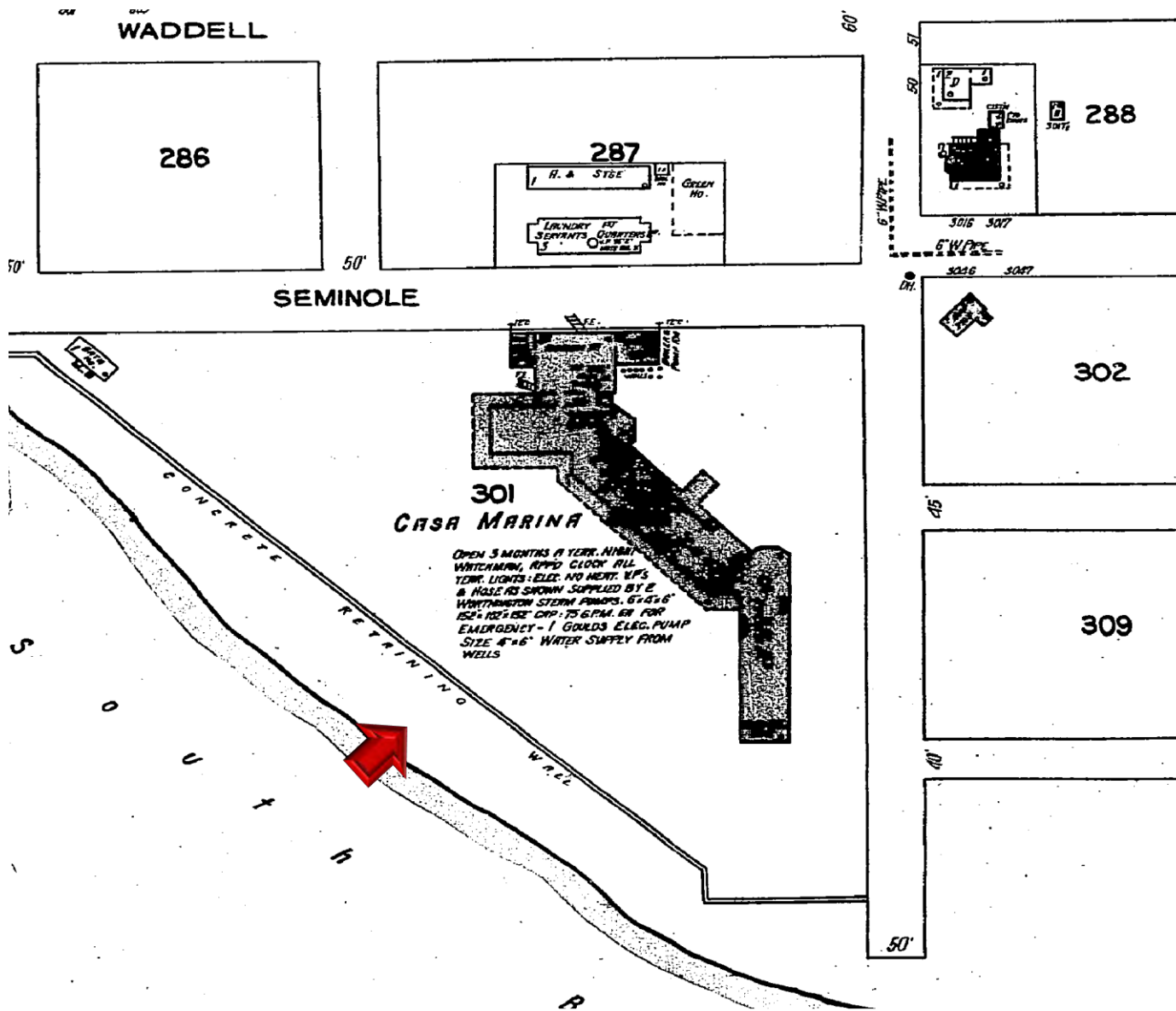
Jason Barroso, KWFD Division Chief/Fire Marshal

Key West Fire Department
1600 N. Roosevelt Boulevard
Key West, Florida 33040
305-809-3933 Office
305-292-8284 Fax
jbarroso@cityofkeywest-fl.gov

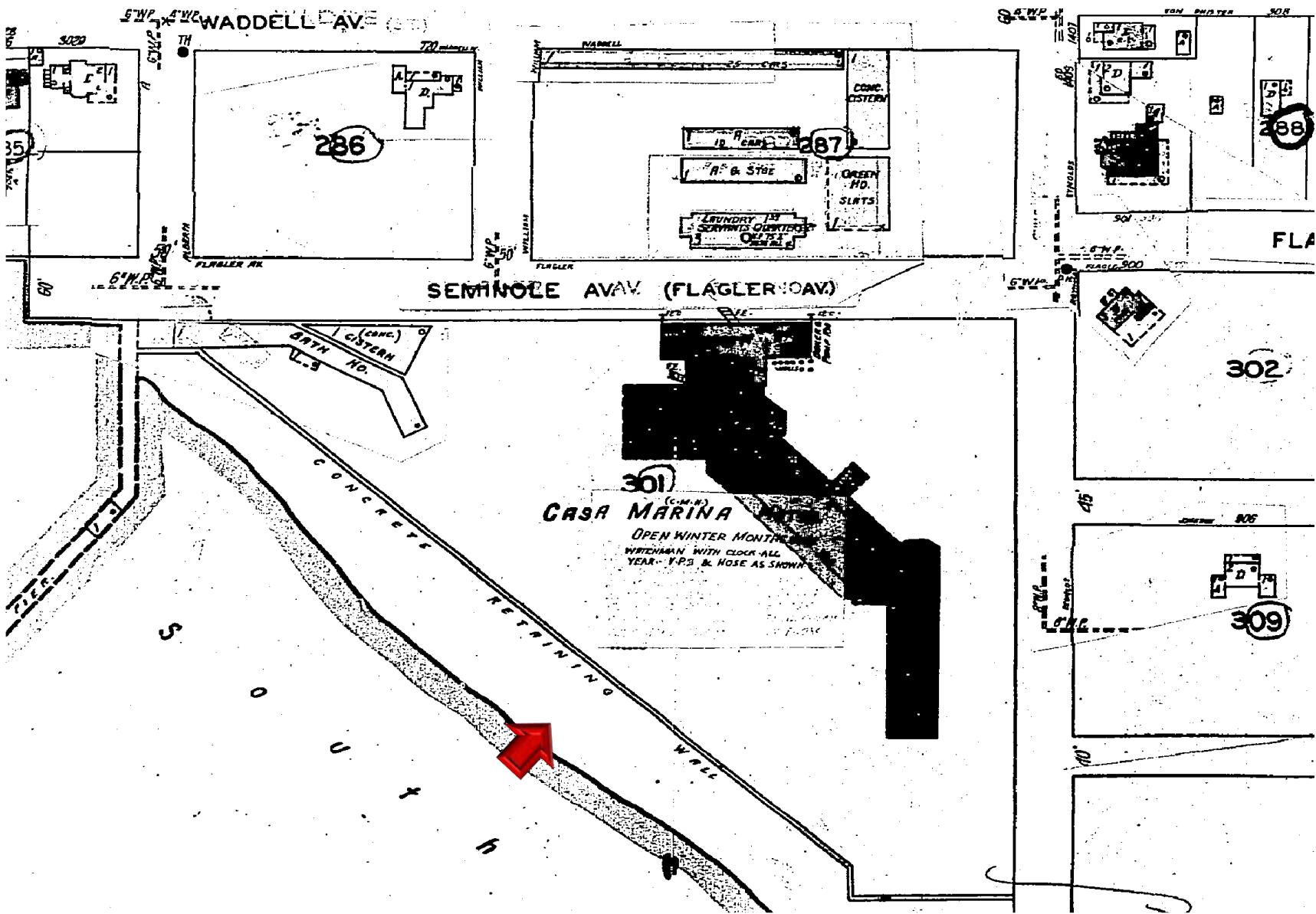
Serving the Southernmost City

3266 USMC B32
KEY WEST

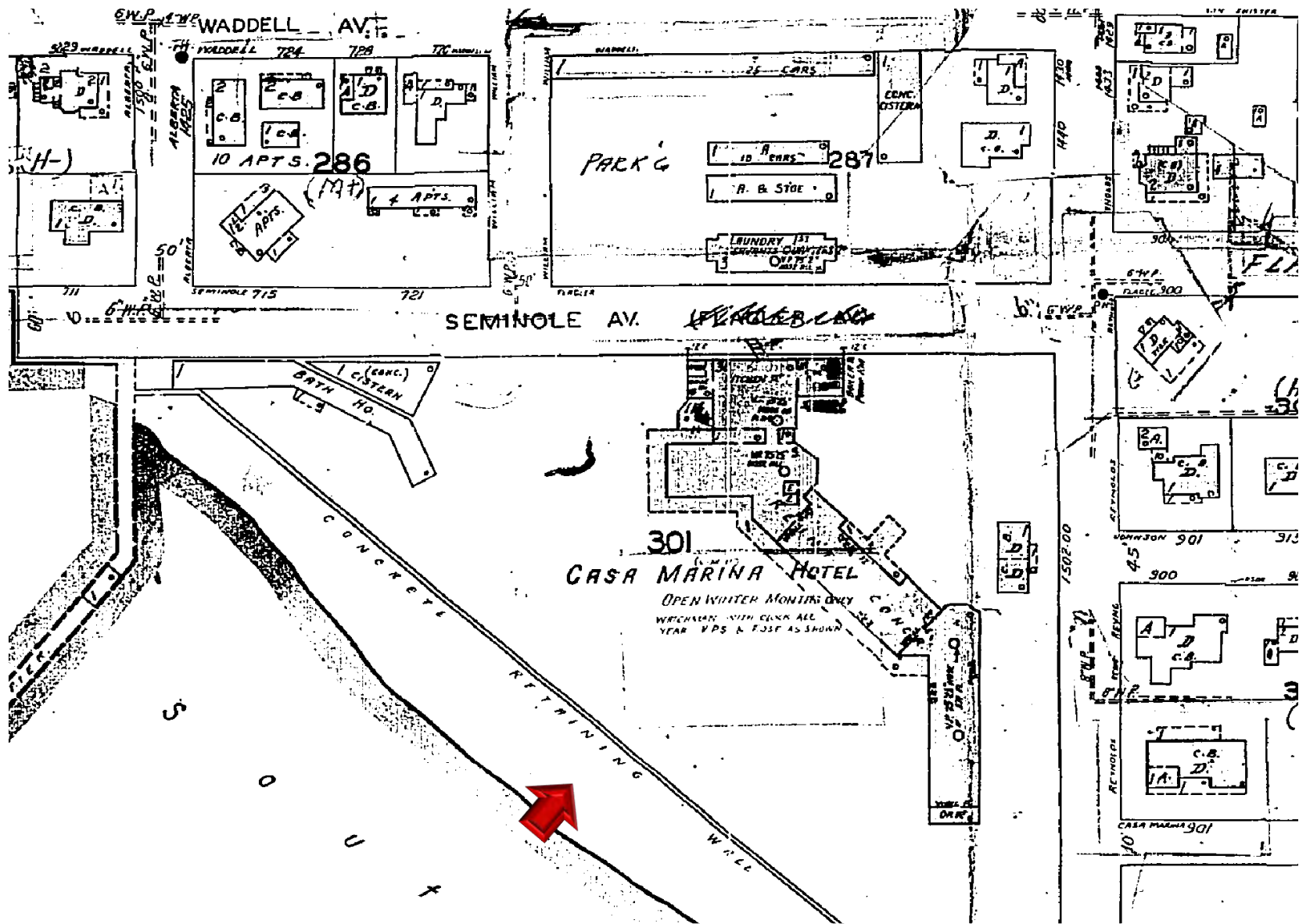
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Casa Marina 1920's. Wright Langley Collection. Monroe County Library.



**Postcard of Casa Marina Hotel. The DeWolfe and Wood Collection.
Monroe County Library.**



Aerial photograph of Casa Marina circa 1950. Wright Langley Collection. Monroe County Library.



Aerial photograph of Casa Marina circa 1950. Wright Langley Collection. Monroe County Library.



Aerial photograph of Casa Marina circa 1978. Monroe County Library.



Aerial photograph of Casa Marina September 1, 1999. City of Key West.

SURVEY

NOTES:

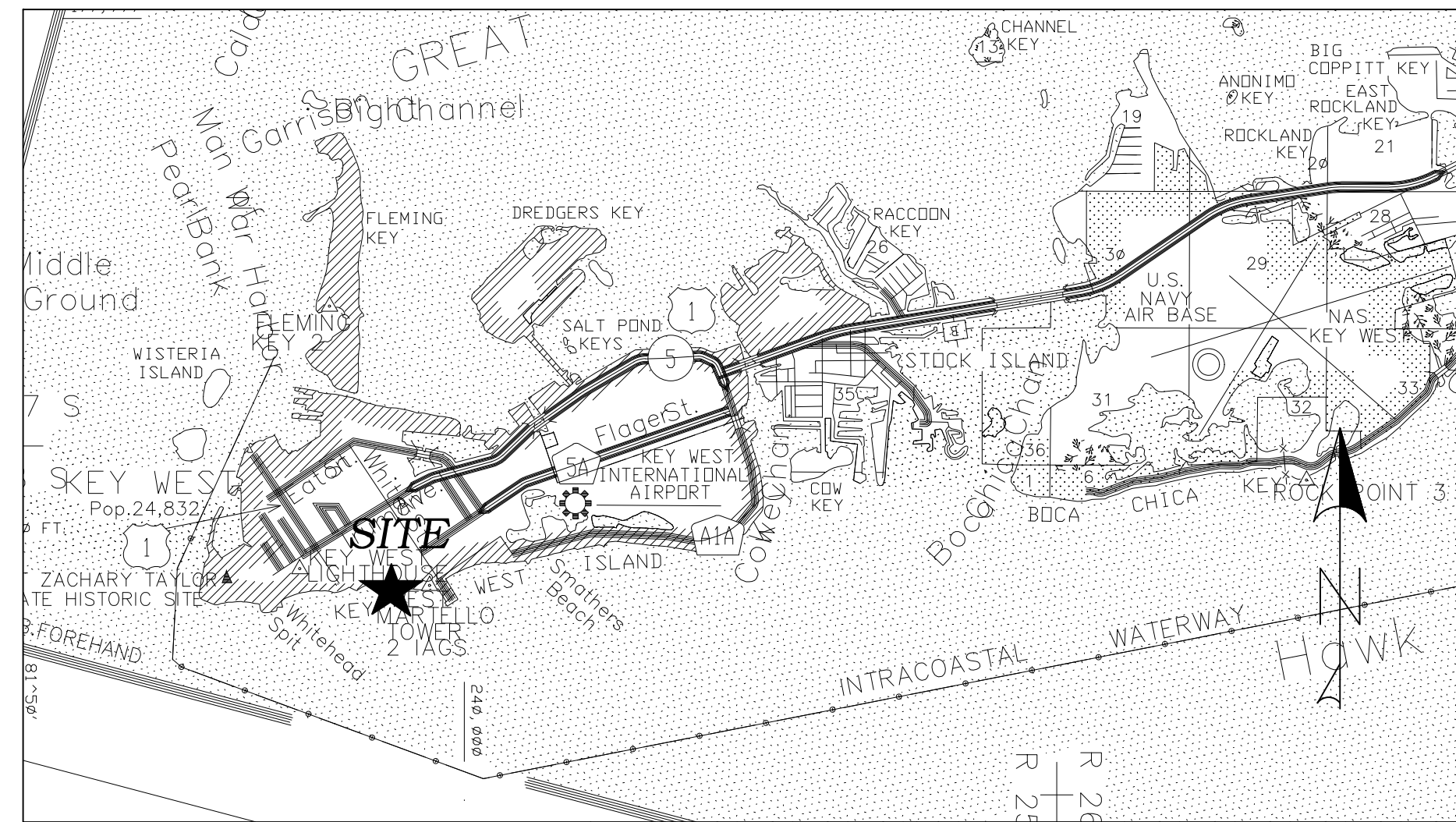
1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2 UES, INC. IS LB-8336.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN. NO SUB-SURFACE FOUNDATIONS HAVE BEEN LOCATED AS PART OF THIS SURVEY.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN ANY SHOWN.
6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
7. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF MONROE COUNTY.
8. ALL HORIZONTAL SURVEY DATA IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) BASED ON GPS RTK (REAL TIME KINEMATIC) CORRECTIONS RECEIVED FROM THE TRIMBLE VRS NETWORK. THE BASIS OF BEARING IS THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REYNOLDS STREET AS BEING S 33°36'24" E.
9. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
10. COORDINATES, ELEVATIONS, BEARINGS AND DISTANCES SHOWN ARE MEASURED OR CALCULATED FROM FIELD TIES UNLESS OTHERWISE NOTED.
11. DATE OF LAST FIELD WORK: 7-16-2022; FIELD BOOK 596, PAGE 16.
12. THIS SURVEY OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
13. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY.
15. ANY ADJOINING DEED CITES ARE FOR "INFORMATIONAL PURPOSES ONLY"; NO SURVEY WAS MADE OF ADJOINING LANDS.
16. ELEVATIONS SHOWN HEREON ARE IN THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND BASED ON TIES TO NGS BENCHMARK "872 4557 TIDAL 5" (PID NO. AA0917), PUBLISHED ELEVATION OF 4.01 FEET (NGVD 29).
17. SURVEY PARCEL IS LOCATED IN FLOOD ZONE "AE" (EL. 6 FEET), FLOOD ZONE "AE" (EL. 8 FEET), FLOOD ZONE "AE" (EL. 9 FEET), FLOOD ZONE "VE" (EL. 10 FEET) AND FLOOD ZONE "VE" (EL. 12 FEET), BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL CITY OF KEY WEST 120168 1516K, MAP REVISED 2-18-2005. BASE FLOOD ELEVATIONS ARE IN NGVD 29.
18. BACKGROUND AERIAL IMAGE SHOWN IN THIS TOPOGRAPHIC SURVEY MAP WAS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION GIS WEBSITE, DATED 2018, RELATIVE POSITIONAL ACCURACY OF AERIAL IMAGERY WAS NOT FIELD VERIFIED. IMAGE IS FOR INFORMATIONAL PURPOSES ONLY.
19. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER.
20. THE SCOPE OF THIS SURVEY INCLUDED THE FOLLOWING:
 - a. COLLECT TOPOGRAPHIC DETAILS AND ELEVATIONS BETWEEN THE SOUTHERLY SIDE OF THE RESORT AND THE BEACH. THE FOCUS OF DETAIL IS THE EXISTING IMPROVEMENTS BETWEEN THE WALKWAYS ADJACENT TO THE BUILDINGS, THROUGHOUT THE POOL AREAS AND TO THE KITCHEN/BAR FACILITIES NEAR THE BEACH. TREES WERE ALSO LOCATED IN THIS AREA. DETAILS OF BUILDINGS AND INFORMATION ALONG THE PROPERTY BOUNDARY ARE LIMITED.
 - b. THE BOUNDARY SURVEY IS FOR PARCEL 1 AS DESCRIBED IN DEED BOOK 2115, PAGE 141.

BOUNDARY AND TOPOGRAPHIC SURVEY

LYING IN KEY WEST

SECTION 5, TOWNSHIP 68 SOUTH, RANGE 25 EAST

MONROE COUNTY, FLORIDA



LOCATION MAP
N.T.S.

ABBREVIATIONS:

- | | |
|--|--|
| AC = ACRE | MH = MANHOLE |
| A.C. = AIR CONDITIONER | MHWL = MEAN HIGH WATER LINE |
| A.K.A. = ALSO KNOWN AS | MISC. = MISCELLANEOUS |
| ALTA = AMERICAN LAND TITLE ASSOCIATION | MON = MONUMENT |
| ALUM. = ALUMINUM | NAD = NORTH AMERICAN DATUM |
| APPR. = APPROXIMATE | N.A.V.D. = NORTH AMERICAN VERTICAL DATUM (1988) |
| ASPH. = ASPHALT | NGS = NATIONAL GEODETIC SURVEY |
| AVE. = AVENUE | N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| BLDG. = BUILDING | NO. = NUMBER |
| BLVD. = BOULEVARD | NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| BM = BENCHMARK | N.T.S. = NOT TO SCALE |
| BOC = BACK OF CURB | N-D = NAIL & DISK |
| BOW = BACK OF WALK | O/H = OVERHANG |
| BSM = BUREAU OF SURVEYING AND MAPPING | O.H.W.L. = ORDINARY HIGH WATER LINE |
| (C) = CALCULATED | O.H.W.M. = ORDINARY HIGH WATER MARK |
| CATV = CABLE TELEVISION | O.R. = OFFICIAL RECORD BOOK / PAGE |
| CB = CATCH BASIN | (P) = PLAT |
| CBS = CONCRETE BLOCK STRUCTURE | PB = PLAT BOOK |
| C.C.R. = CERTIFIED CORNER RECORD | P.C. = POINT OF CURVATURE |
| CDB = CHORD BEARING | PCP = PERMANENT CONTROL POINT |
| CH = CHORD | PG (S) = PAGE(S) |
| CLF = CHAIN LINK FENCE | P.I. = POINT OF INTERSECTION |
| CM = CONCRETE MONUMENT | PID = POINT IDENTIFIER |
| CMP = CORRUGATED METAL PIPE | PKN&D = PARKER-KALON NAIL & DISK |
| C.O. = CLEANOUT | PKWY. = PARKWAY |
| CONC. = CONCRETE | PL = PROPERTY LINE |
| CONT. = CONTROL | PLS = PROFESSIONAL LAND SURVEYOR |
| COV. = COVERED | P.O.B. = POINT OF BEGINNING |
| C.P. = CABBAGE PALM | P.O.C. = POINT OF COMMENCEMENT |
| CPP = CORRUGATED PLASTIC PIPE | P.O.T. = POINT OF TERMINUS |
| COR. = CORNER | PP = POWER POLE |
| CORP. = CORPORATION | P.R.M. = PERMANENT REFERENCE MONUMENT |
| C.P. = CONTROL POINT | PROP. = PROPERTY |
| C.R. = COUNTY ROAD | PSM = PROFESSIONAL SURVEYOR AND MAPPER |
| CT. = COURT | PT. = POINT |
| C.T. = CABANA TENT | P.T. = POINT OF TANGENCY |
| C.U.E. = COUNTY UTILITY EASEMENT | P.U.E. = PUBLIC UTILITY EASEMENT |
| (D) = DEED | PVC = POLY VINYL CHLORIDE |
| D.B. = DECORATIVE BRICK | R = RADIUS OR RIGHT |
| D.E. = DRAINAGE EASEMENT | (R) = RECORD |
| DEPT. = DEPARTMENT | RCP = REINFORCED CONCRETE PIPE |
| (DESC.) = DESCRIPTION | RGE = RANGE |
| DH = DRILL HOLE | RLS = REGISTERED LAND SURVEYOR |
| DIA. = DIAMETER | R.R. = RAILROAD |
| DR. = DRIVE | RT = RIGHT |
| DWG. = DRAWING | RTA = RIGHT ANGLE |
| EL. = ELEVATION | RTK = REAL TIME KINEMATIC |
| ELEC. = ELECTRIC | R/W = RIGHT-OF-WAY |
| EOP = EDGE OF PAVEMENT | SEC. = SECTION |
| EOW = EDGE OF WATER | S.F. = SQUARE FEET |
| ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE | SWFMD = SOUTH FLORIDA WATER MANAGEMENT DISTRICT |
| ESMT. = EASEMENT | SHT. = SHEET |
| EXIST. = EXISTING | S.R. = STATE ROAD |
| (F) = FIELD | S.S. = SANITARY SEWER |
| FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION | STA. = STATION |
| FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION | ST. = STREET |
| FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY | SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT |
| F.F. = FINISHED FLOOR | T = TANGENT |
| FNC. = FENCE | TEL = TELEPHONE |
| FND = FOUND | TIIF = TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA |
| FPL OR FP&L = FLORIDA POWER & LIGHT | TIITF = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA |
| F.S. = FLORIDA STATUTES | TOB = TOP OF BANK |
| FT. = FOOT / FEET | TOE = TOE OF SLOPE |
| GLO. = GENERAL LAND OFFICE | T.P. = TRAVERSE POINT |
| GPS = GLOBAL POSITIONING SYSTEM | TRANS. = TRANSITION |
| I.D. = IDENTIFICATION | TWP = TOWNSHIP |
| I.D.D. = IONA DRAINAGE DISTRICT | TYP = TYPICAL |
| INC. = INCORPORATED | U.E. = UTILITY EASEMENT |
| INST. = INSTRUMENT | U.O.N. = UNLESS OTHERWISE NOTED |
| INV. = INVERT | USGS = UNITED STATES GEOLOGICAL SURVEY |
| I.P. = IRON PIPE | VRS = VIRTUAL REFERENCE STATION |
| IR = IRON ROD (5/8" DIA. U.O.N.) | W = WITH |
| IRC OR IR&C = IRON ROD & CAP | Y.D. = YARD DRAIN |
| IRR. = IRRIGATION | Δ = DELTA ANGLE |
| L = LENGTH | ± = MORE OR LESS |
| LABINS = LAND BOUNDARY INFORMATION SYSTEM (STATE OF FLORIDA) | # = NUMBER |
| LAT = LATITUDE | ** = STAMPING OF CAP OR DISK |
| LB = LICENSED BUSINESS | |
| LLC = LIMITED LIABILITY COMPANY | |
| LN. = LANE | |
| LONG = LONGITUDE | |
| LS = LICENSED SURVEYOR | |
| LT = LEFT | |
| (M) = MEASURED | |
| MAG = MAGNETIC | |
| ME = MITERED END | |

LEGEND:

- | | | | | | |
|--------|-----------------------------|-----|------------------------------|----|------------------------------|
| AV | AIR RELEASE VALVE | FM | FORCE MAIN AIR RELEASE VALVE | SS | SEWER VALVE |
| ⓪ | AUTO VACUUM | GP | GAS PIPELINE MARKER | ST | SEWER TIE |
| Ⓜ | BACKFLOW PREVENTER | GV | GAS VALVE | SH | SHOWER |
| ■ | BACTERIAL SAMPLE POINT | GKP | GATE KEY PAD | SS | SIGN SINGLE POST |
| Ⓢ | BENCH MARK | GAP | GATE ARM ACTUATOR BOX | SD | SIGN DOUBLE POST |
| Ⓢ | BOLLARD | GL | GROUND LIGHT | SP | SPRINKLER |
| Ⓢ | CABLE RISER | GM | GREASE MANHOLE | SP | STEEL POST |
| Ⓢ | CABLE TV BOX | GR | GUARD RAIL | TB | TELEPHONE BOX OR VAULT |
| Ⓢ | CATCH BASIN | GP | GUY POLE | TC | TELEPHONE CANISTER |
| Ⓢ | CENTERLINE | GW | GUY WIRE | TM | TELEPHONE BURIED MARKER POST |
| Ⓢ | CLEANOUT | HCP | HANDI-CAP PARKING | TM | TELEPHONE MANHOLE |
| 007 | COORDINATE NUMBER | HB | HOSE BIB | TR | TELEPHONE RISER |
| Ⓢ | CONCRETE POWER POLE | IB | IRRIGATION BOX | TS | TOE OF SLOPE |
| Ⓢ | CONCRETE POST | IV | IRRIGATION VALVE | TB | TOP OF BANK |
| Ⓢ | DRAINAGE MANHOLE | LP | LIGHT POLE | TS | TRAFFIC SIGNAL BOX |
| -EOW- | EDGE OF WATER | TS | TRAFFIC SIGNAL POLE | TL | TRAFFIC SIGNAL LIGHT |
| Ⓢ | ELECTRICAL BOX | UW | UNDERGROUND UTILITIES | UV | UNKNOWN UTILITY VAULT |
| Ⓢ | ELECTRIC OUTLET | W | WATER MAIN | W | WATER LINE FLAG |
| Ⓢ | ELECTRIC MANHOLE | WT | WATER METER | WV | WATER VALVE |
| Ⓢ | ELECTRIC METER | WP | WATER POST | WS | WOOD SUPPORT POLE |
| Ⓢ | ELECTRIC TRANSFORMER W/ PAD | WSP | WOOD SUPPORT POLE | YD | YARD DRAIN |
| E | ELECTRIC LINE | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| Ⓢ | ELECTRIC FLAG | WV | WATER VALVE | WV | WATER VALVE |
| EV | ELECTRIC VAULT | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| x 0.00 | EXISTING ELEVATION | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| -F- | FENCE - BARBED WIRE | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| -F- | FENCE - CHAIN LINK / U.O.N. | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| -F- | FENCE - WOOD / U.O.N. | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| Ⓢ | FIBER OPTIC MARKER / POST | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| Ⓢ | FIBER OPTIC BOX | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| Ⓢ | FIRE HYDRANT | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| Ⓢ | FIRE VALVE | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| Ⓢ | FLAG POLE | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |
| Ⓢ | FORCE MAIN | WU | WATER UNDERGROUND UTILITIES | WU | WATER UNDERGROUND UTILITIES |

LEGAL DESCRIPTION (DEED BOOK 2115, PAGE 141)

PARCEL 1:
ALL THAT LAND IN THE CITY OF KEY WEST, MONROE COUNTY, FLORIDA, LYING AND BEING SITUATE WITHIN A TRIANGLE FORMED BY SEMINOLE AVENUE, REYNOLDS STREET AND THE LOW WATER MARK OF THE SHORE KNOWN AS SOUTH BEACH, THE SAID TRIANGLE EMBRACING BLOCKS 1, 2, 3, 4, 5 AND 6 AND THE SPACE BETWEEN THEM FORMERLY LAID OUT AS STREETS, BUT HERETOFORE VACATED AS STREETS BY THE CITY COUNCIL OF THE CITY OF KEY WEST, ALL SHOWN ON THE PLAT OF THE KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, RECORDED IN PLAT BOOK 1, AT PAGE 69 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND ALSO ALL THE LAND UNDER WATER LYING IN FRONT OF AND ALL RIPARIAN RIGHTS BELONGING OR APPURTENANT TO THE SAID TRIANGLE; LESS, HOWEVER, THAT PORTION OF BLOCK 6 WHICH IS NOT INCLUDED IN PARCEL II DESCRIBED HEREIN AND ALL OF THE LAND UNDER WATER LYING IN FRONT OF AND ALL RIPARIAN RIGHTS BELONGING OR APPURTENANT THERETO. SUBJECT TO ENCROACHMENT BY REYNOLDS STREET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF BLOCK 40F KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, KEY WEST, MONROE COUNTY, FLORIDA AND RECORDED IN PLAT BOOK 1, AT PAGE 69 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID CORNER IS ALSO KNOWN AS THE POINT OF BEGINNING OF THE LAND HEREINAFTER DESCRIBED: FROM SAID POINT OF BEGINNING BEAR SOUTH 37°32'30" EAST FOR A DISTANCE OF 706.00 FEET, MORE OR LESS, TO THE SHORE LINE OF SAID PLAT; THENCE MEANDER THE SHORELINE OF SAID PLAT IN A WESTERLY DIRECTION TO A POINT WHICH IS 10.21 FEET MEASURED AT RIGHT ANGLES TO THE PRECEDING COURSE; THENCE BEAR NORTH 37°32'30" WEST FOR A DISTANCE OF 678.00 FEET, MORE OR LESS, TO A POINT; THENCE CONTINUE BEARING NORTHWESTERLY FOR A DISTANCE OF 20.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTHEASTERLY PROPERTY LINE OF SEMINOLE AVENUE; SAID POINT ALSO BEARING SOUTH 52°00'00" WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 52°00'00" EAST FOR A DISTANCE OF 17.81 FEET BACK TO THE POINT OF BEGINNING.

SCOTT R. URQUHART
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 8336)
SIGNED THIS ___ DAY OF _____, 2022



5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

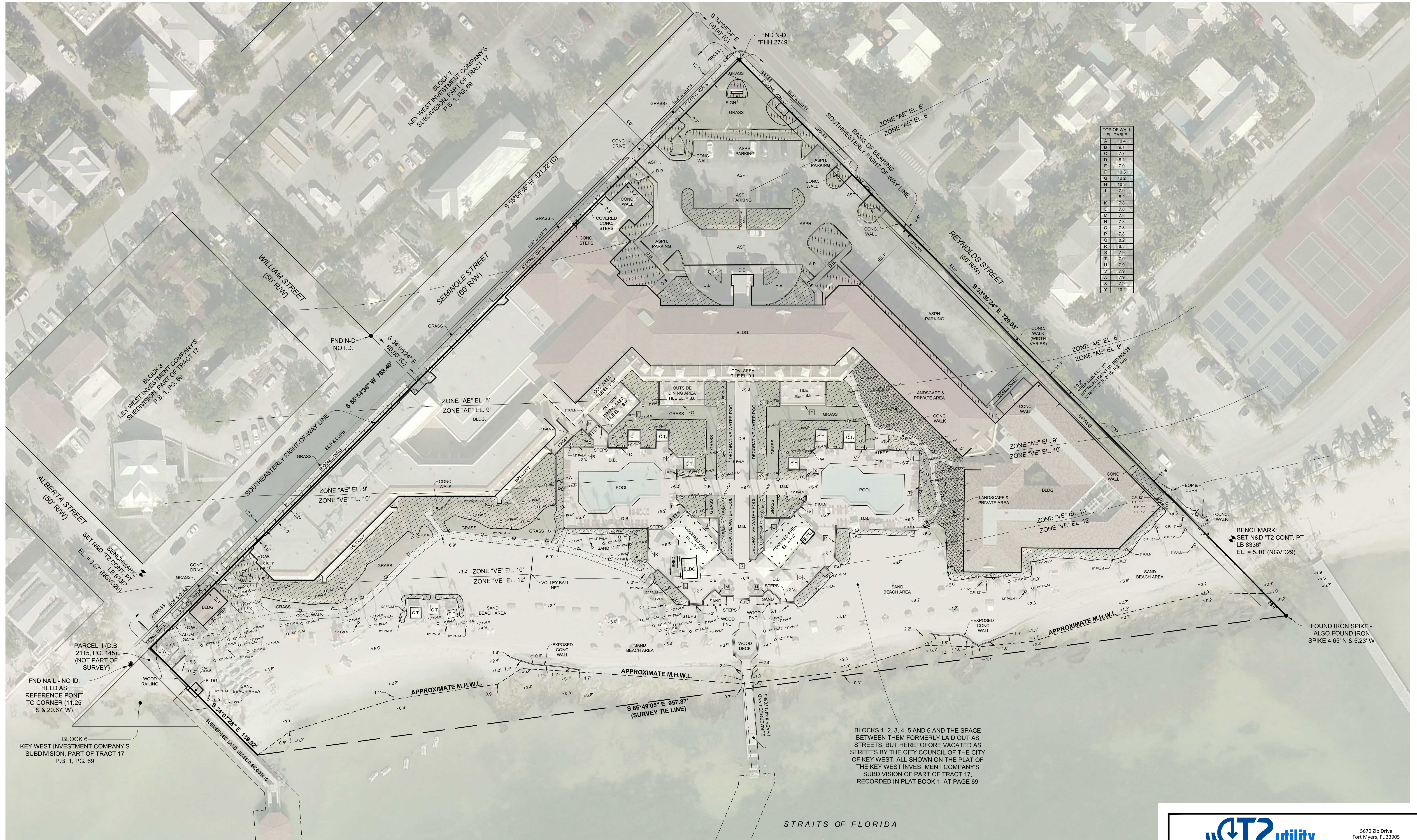
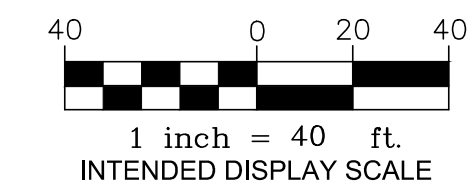
K2M DESIGN, INC.
1160 VIRGINIA STREET
KEY WEST, FLORIDA, 33040

COUNTY:	MONROE	DWG. DATE:	8-3-2022
SEC.	5-68-25	SURVEY DATE:	7-12-2022
PROJECT NUMBER:	220507	DRAWN BY:	R.J.O.
DWG. NUMBER:	220507 - BNDT	CHECKED BY:	S.U.

BOUNDARY AND TOPOGRAPHIC SURVEY
LYING IN KEY WEST
SECTION 5, TOWNSHIP 68 SOUTH, RANGE 25 EAST
MONROE COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY

LYING IN KEY WEST
SECTION 5, TOWNSHIP 68 SOUTH, RANGE 25 EAST
MONROE COUNTY, FLORIDA



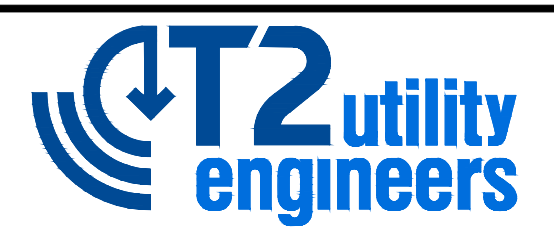
TOP OF WALL EL. TABLE	
A	10.4'
B	9.1'
C	7.7'
D	8.4'
E	7.9'
F	10.2'
G	10.2'
H	10.2'
I	7.9'
J	8.2'
K	7.5'
L	7.5'
M	7.5'
N	7.5'
O	7.5'
P	7.5'
Q	8.2'
R	8.3'
S	7.5'
T	3.9'
U	7.9'
V	7.9'
W	7.4'
X	7.9'
Y	10.2'

BLOCKS 1, 2, 3, 4, 5 AND 6 AND THE SPACE BETWEEN THEM FORMERLY LAID OUT AS STREETS, BUT HERETOFORE VACATED AS STREETS BY THE CITY COUNCIL OF THE CITY OF KEY WEST, ALL SHOWN ON THE PLAT OF THE KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17, RECORDED IN PLAT BOOK 1, AT PAGE 69

FOR: K2M DESIGN, INC.
1165 VIRGINIA STREET
KEY WEST, FLORIDA, 33040

COUNTY:	MONROE	DWG. DATE:	8-3-2022	DATE:	
SEC.	5-68-25	SURVEY DATE:	7-12-2022		
PROJECT NUMBER:	220507	DRAWN BY:	R.J.O.		
DWG. NUMBER:	220507 - BNDT	CHECKED BY:	S.U.		

BOUNDARY AND TOPOGRAPHIC SURVEY
LYING IN KEY WEST
SECTION 5, TOWNSHIP 68 SOUTH, RANGE 25 EAST
MONROE COUNTY, FLORIDA



5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.1719

PROPOSED DESIGN

CASA MARINA RESORT

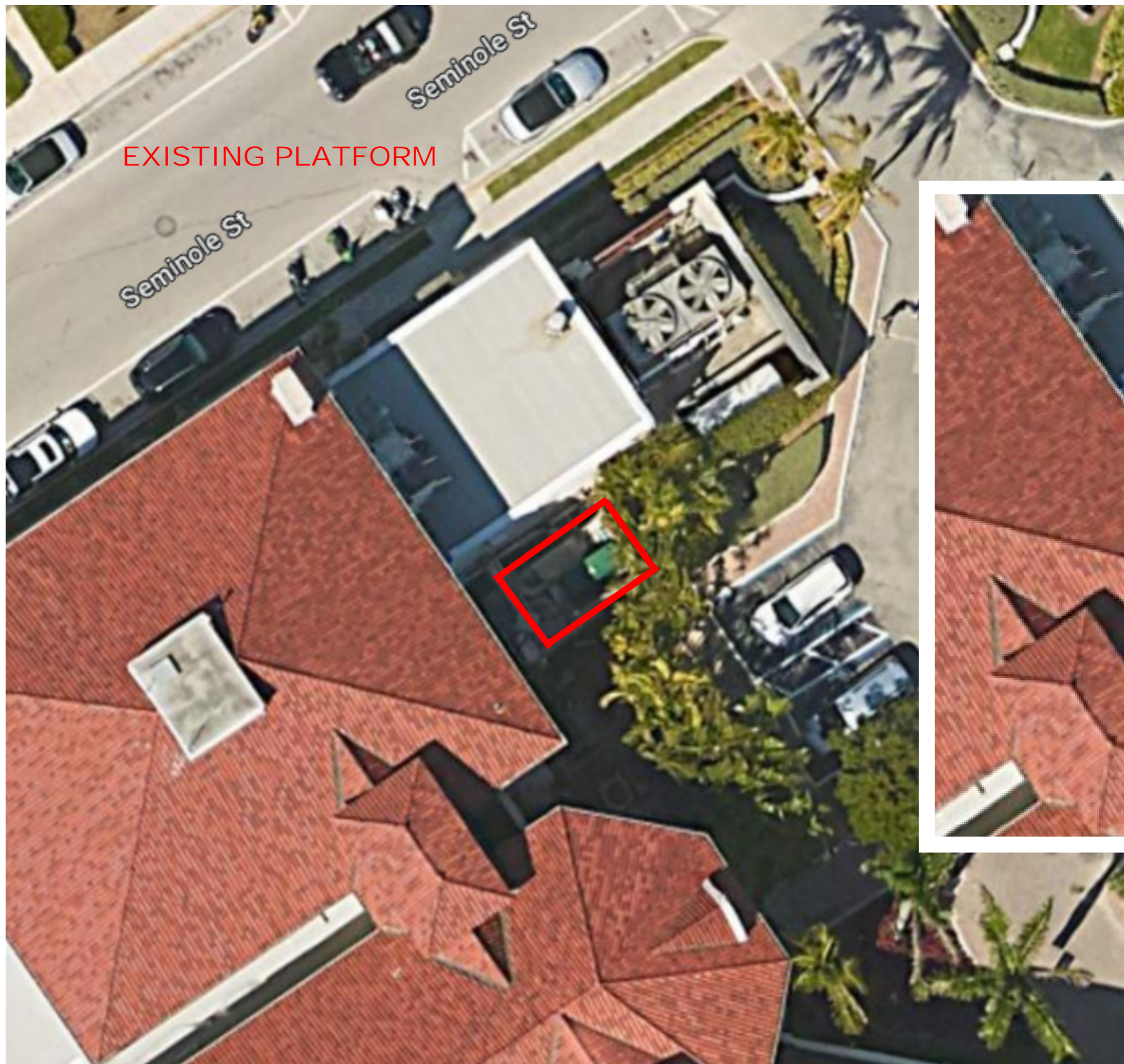


FIRE PUMP AND GENERATOR PLATFORM

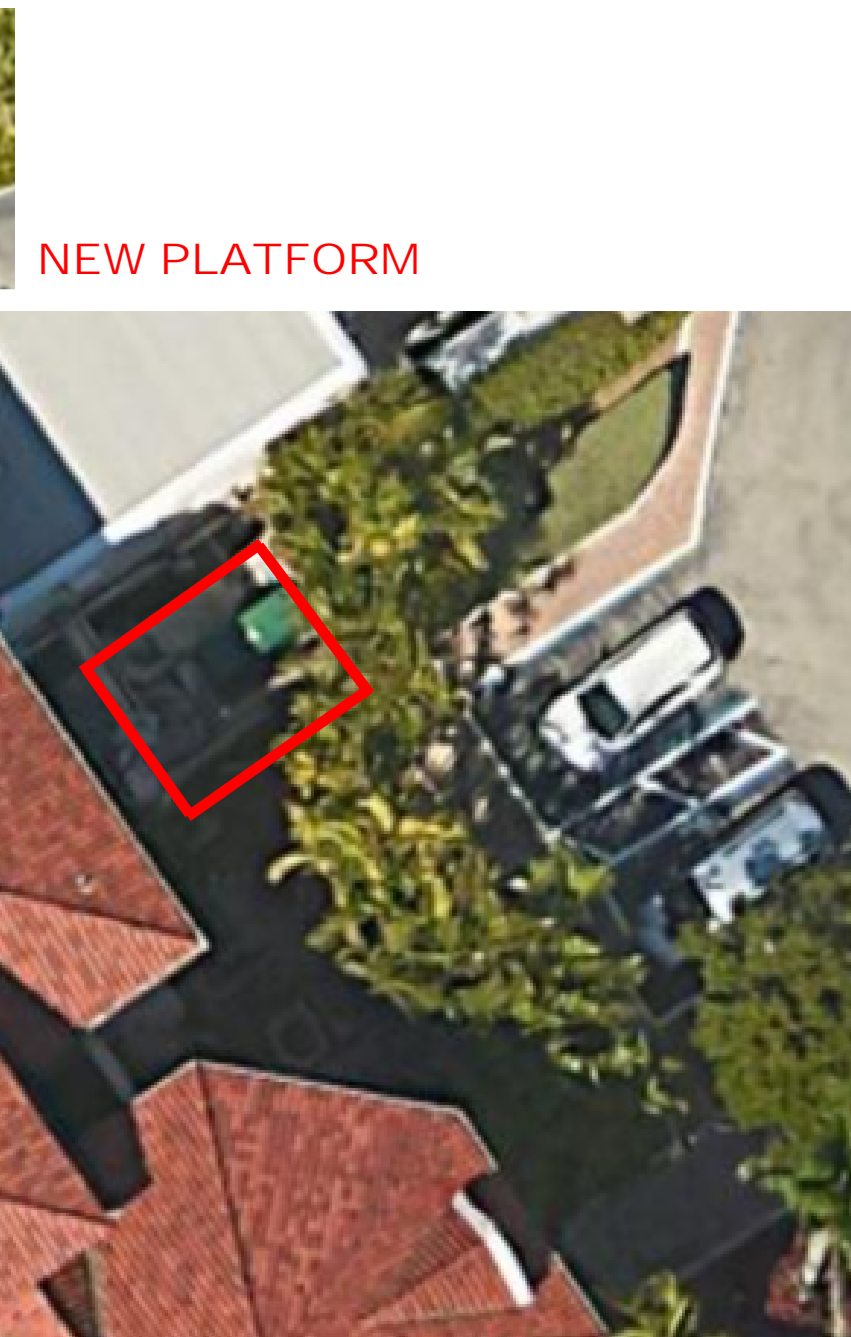


Submissions:

No.	Description	Date



EXISTING PLATFORM



NEW PLATFORM

ARCHITECT:

K2M DESIGN

Architecture, Engineering,
Interior Design,
Facility Asset Management

3121 Bridge Avenue
Cleveland, Ohio 44113

www.k2mdesign.com

Building Relationships
Based on Trust and Results

Cleveland | Indianapolis | Key Largo | Key West
Marathon | Charlotte | Baltimore | Bentonville

CASA MARINA
1500 REYNOLDS STREET, KEY WEST, FL, 33040

PARK HOTELS AND RESORTS
1775 TYSON BLVD, TYSON, VIRGINIA, 22102

Drawing Size 11X17	Project #: 23014
-----------------------	---------------------

Drawn By: DR	Checked By: Checker
-----------------	------------------------

Title:
AERIAL

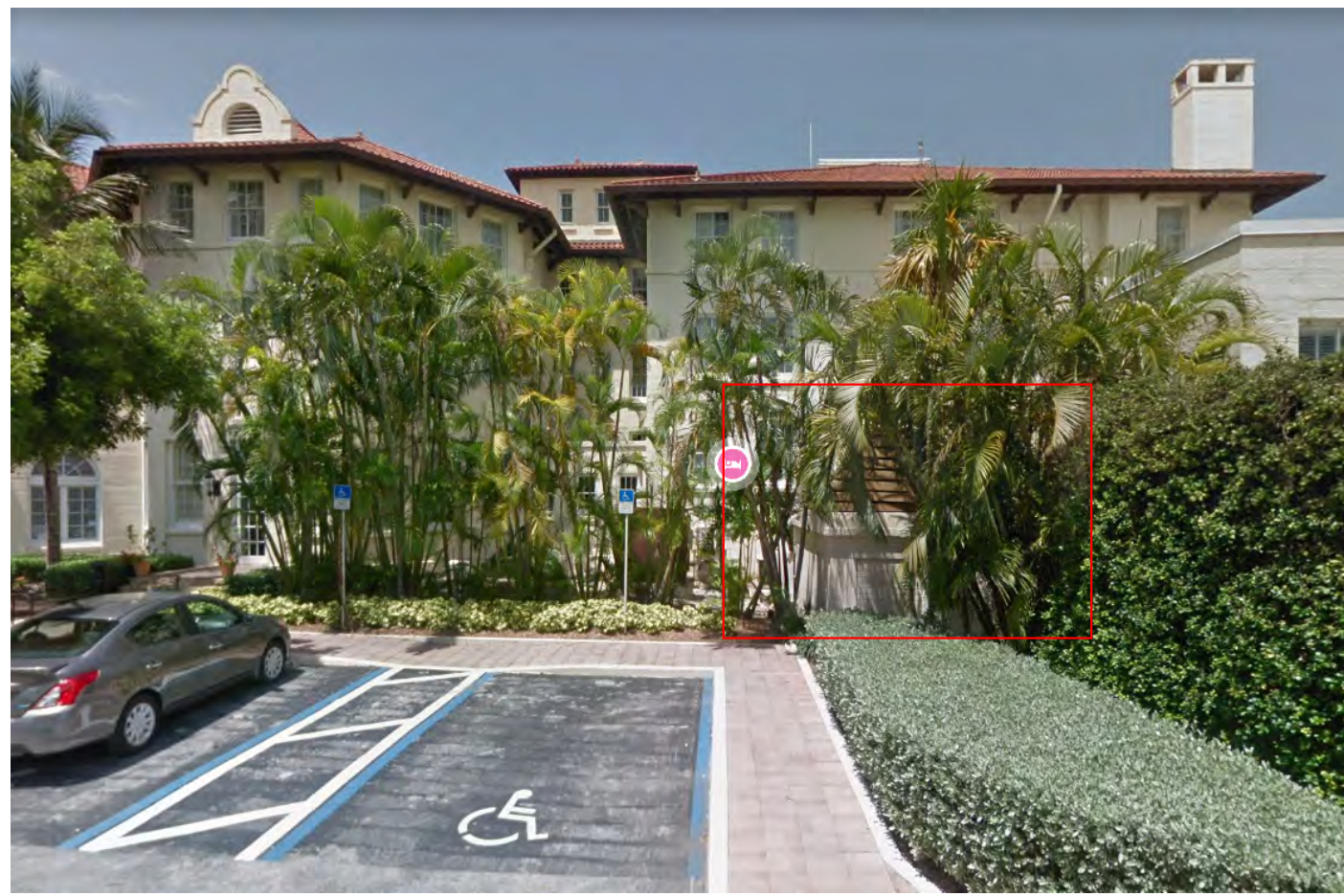
Sheet Number:
PA1.0.

Date: 10/13/2023

©2023 by K2M Design, Inc.



VIEW OF GENERATOR AND PLATFORM FROM PARKING



VIEW OF GENERATOR AND PLATFORM FROM PARKING



INSIDE THE EXISTING GENERATOR ENCLASURE



EXISTING GENERATOR VENT



VIEW OF TRANSFORMER AND CISTERN FROM INSIDE BUILDING

ARCHITECT:

K2M DESIGN

Architecture, Engineering,
Interior Design,
Facility Asset Management

3121 Bridge Avenue
Cleveland, Ohio 44113

www.k2mdesign.com

Building Relationships
Based on Trust and Results

Cleveland | Indianapolis | Key Largo | Key West
Marathon | Charlotte | Baltimore | Bentonville

CASA MARINA

1500 REYNOLDS STREET, KEY WEST, FL, 33040

PARK HOTELS AND RESORTS

1775 TYSON BLVD, TYSON, VIRGINIA, 22102

Drawing Size
11X17

Project #:
23014

Drawn By:
DR

Checked By:
Checker

Title:
**EXISTING
CONDITIONS**

Sheet Number:

PA1.1

Date: 10/13/2023

©2023 by K2M Design, Inc.



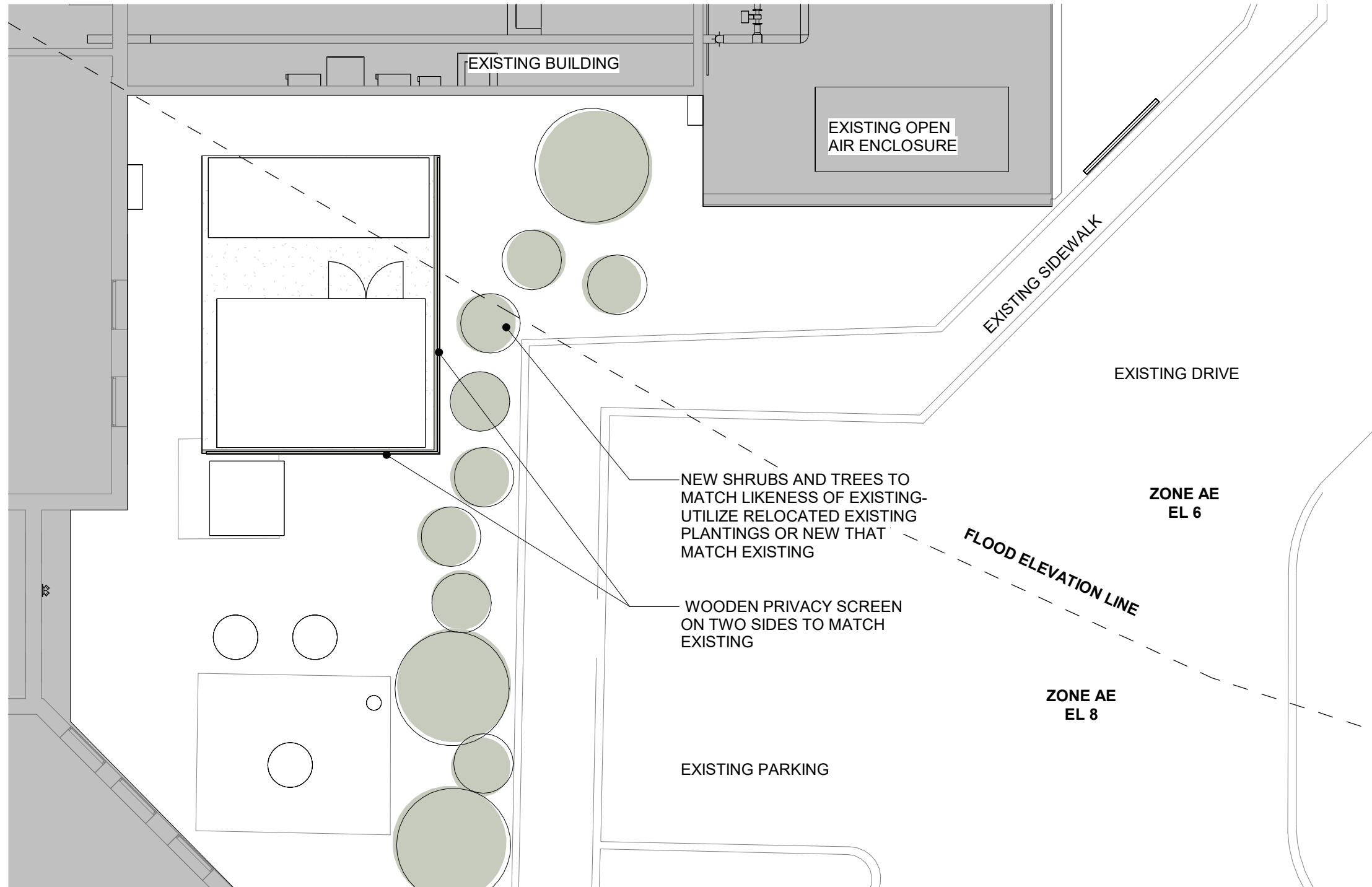
Architecture, Engineering,
Interior Design,
Facility Asset Management

3121 Bridge Avenue
Cleveland, Ohio 44113

www.k2mdesign.com

Building Relationships
Based on Trust and Results

Cleveland | Indianapolis | Key Largo | Key West
Marathon | Charlotte | Baltimore | Bentonville



1

PROPOSED LANDSCAPE PLAN FOR NEW PUMP/GEN

1/8" = 1'-0"

CASA MARINA
1500 REYNOLDS STREET, KEY WEST, FL, 33040

PARK HOTELS AND RESORTS
1775 TYSON BLVD, TYSON, VIRGINIA, 22102

Drawing Size 11X17	Project #: 23014
-----------------------	---------------------

Drawn By: DR	Checked By: Checker
-----------------	------------------------

Title:
**PUMP/ GEN
LANDSCAPE
PLANS**

Sheet Number:
PA1.2

Date: 10/13/2023

©2023 by K2M Design, Inc.



Architecture, Engineering,
Interior Design,
Facility Asset Management

3121 Bridge Avenue
Cleveland, Ohio 44113

www.k2mdesign.com

Building Relationships
Based on Trust and Results

Cleveland | Indianapolis | Key Largo | Key West
Marathon | Charlotte | Baltimore | Bentonville

CASA MARINA
1500 REYNOLDS STREET, KEY WEST, FL, 33040
PARK HOTELS AND RESORTS
1775 TYSON BLVD, TYSON, VIRGINIA, 22102

Drawing Size: 11X17 | Project #: 23014

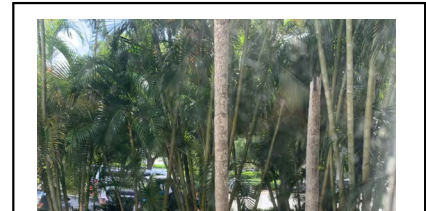
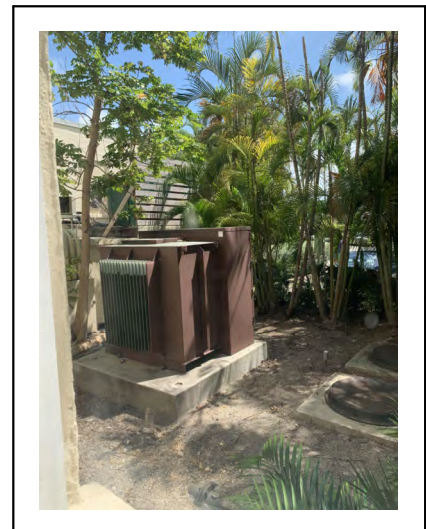
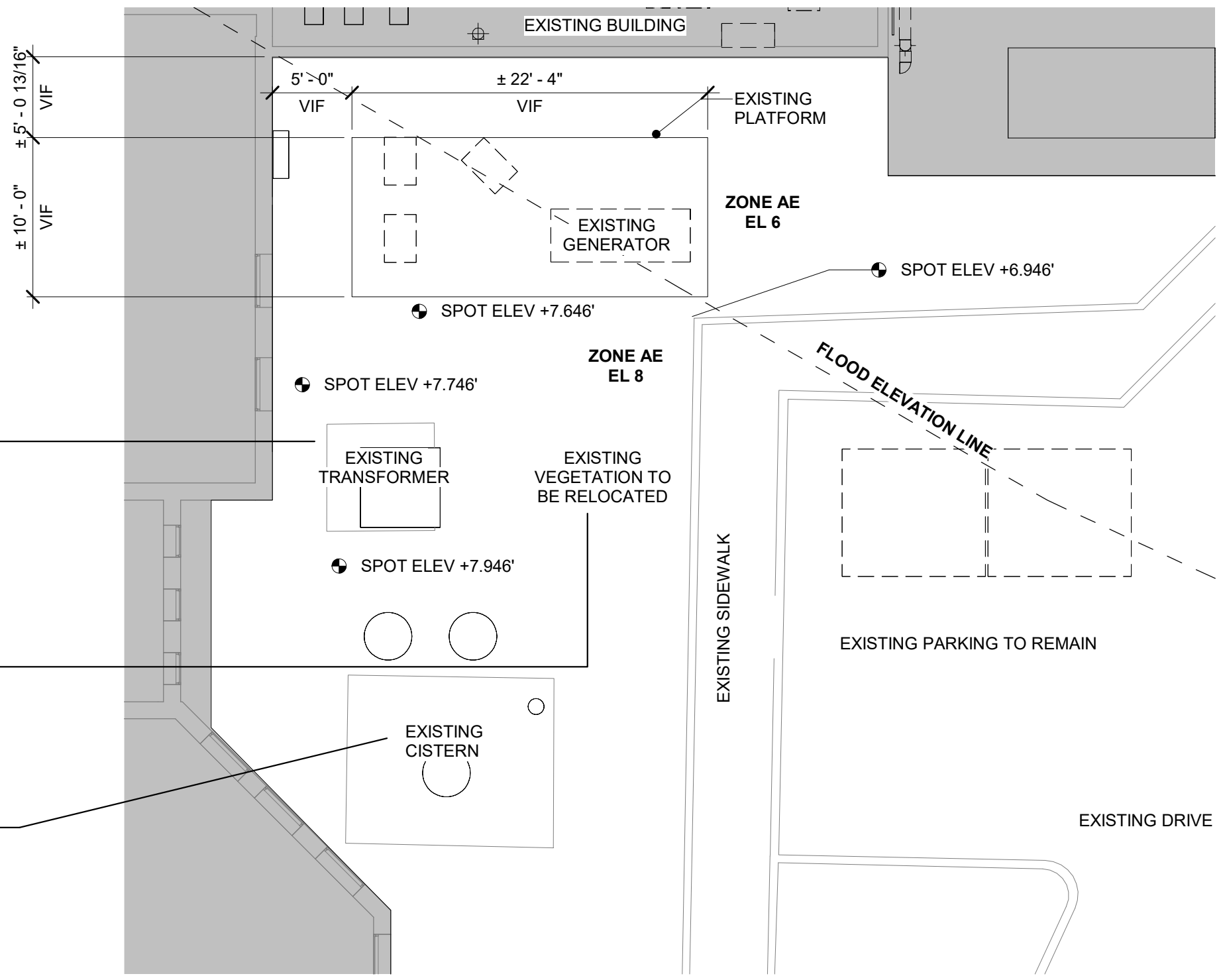
Drawn By: DR | Checked By: Checker

Title: PUMP/ GEN PLANS

Sheet Number: PA1.3

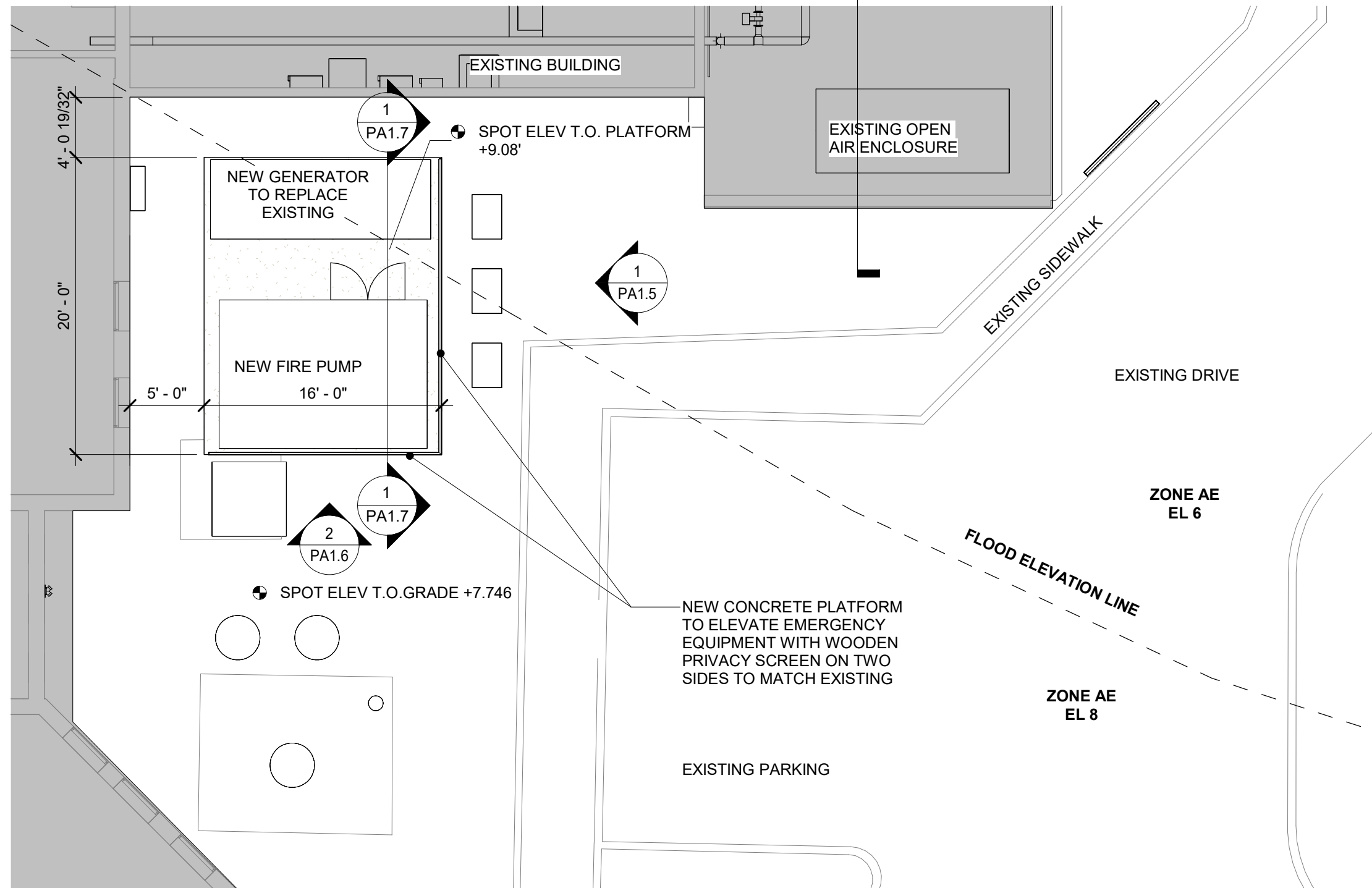
Date: 10/13/2023

©2023 by K2M Design, Inc.



EXISTING CONDITIONS AND DEMO AT NEW PUMP/GEN

1 1/8" = 1'-0"



CASA MARINA
1500 REYNOLDS STREET, KEY WEST, FL, 33040

PARK HOTELS AND RESORTS
1775 TYSON BLVD, TYSON, VIRGINIA, 22102

Drawing Size 11X17	Project #: 23014
-----------------------	---------------------

Drawn By: DR	Checked By: Checker
-----------------	------------------------

Title:
PUMP/ GEN PLANS

Sheet Number:
PA1.4

Date: 10/13/2023

©2023 by K2M Design, Inc.

1 PROPOSED SITE LAYOUT FOR NEW PUMP/GEN
1/8" = 1'-0"



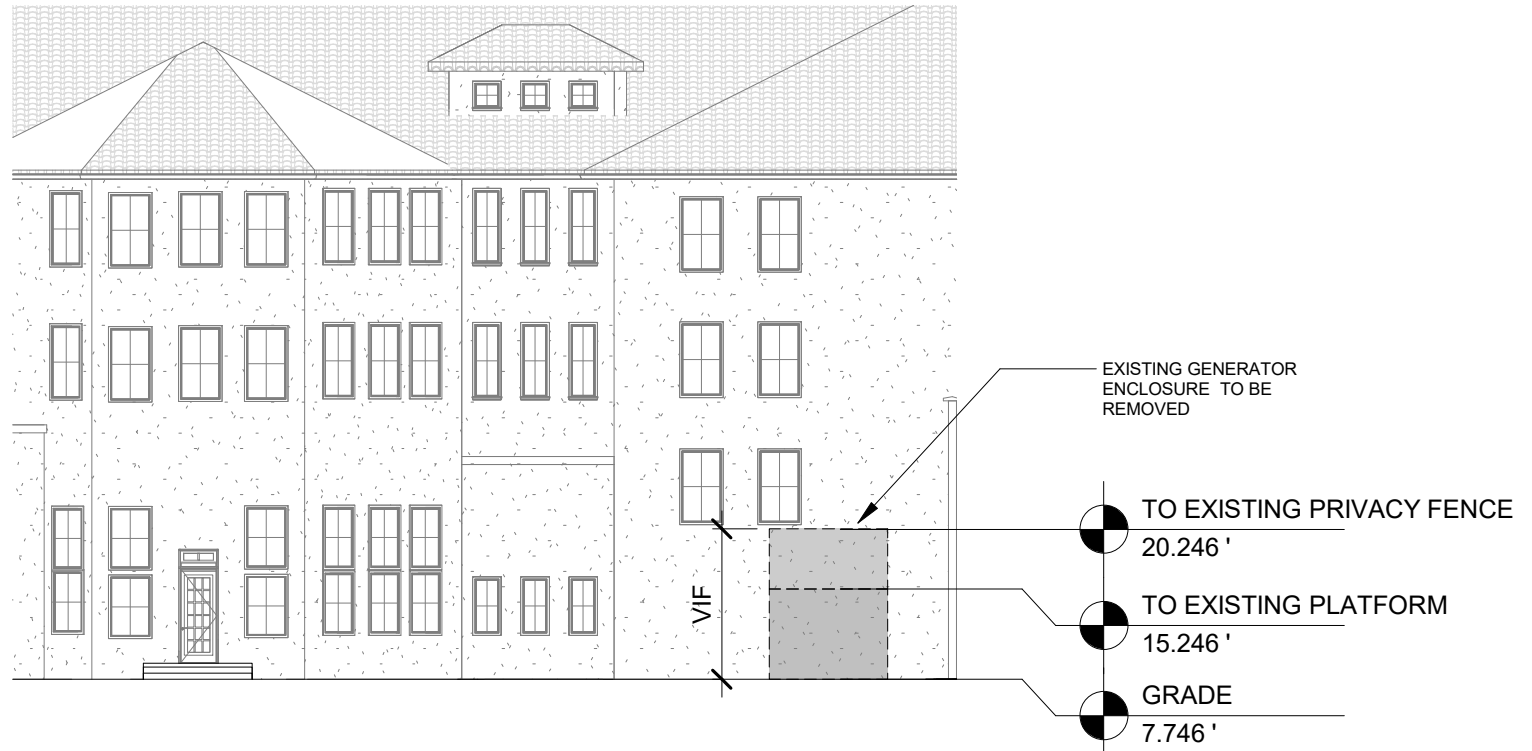
Architecture, Engineering,
Interior Design,
Facility Asset Management

3121 Bridge Avenue
Cleveland, Ohio 44113

www.k2mdesign.com

Building Relationships
Based on Trust and Results

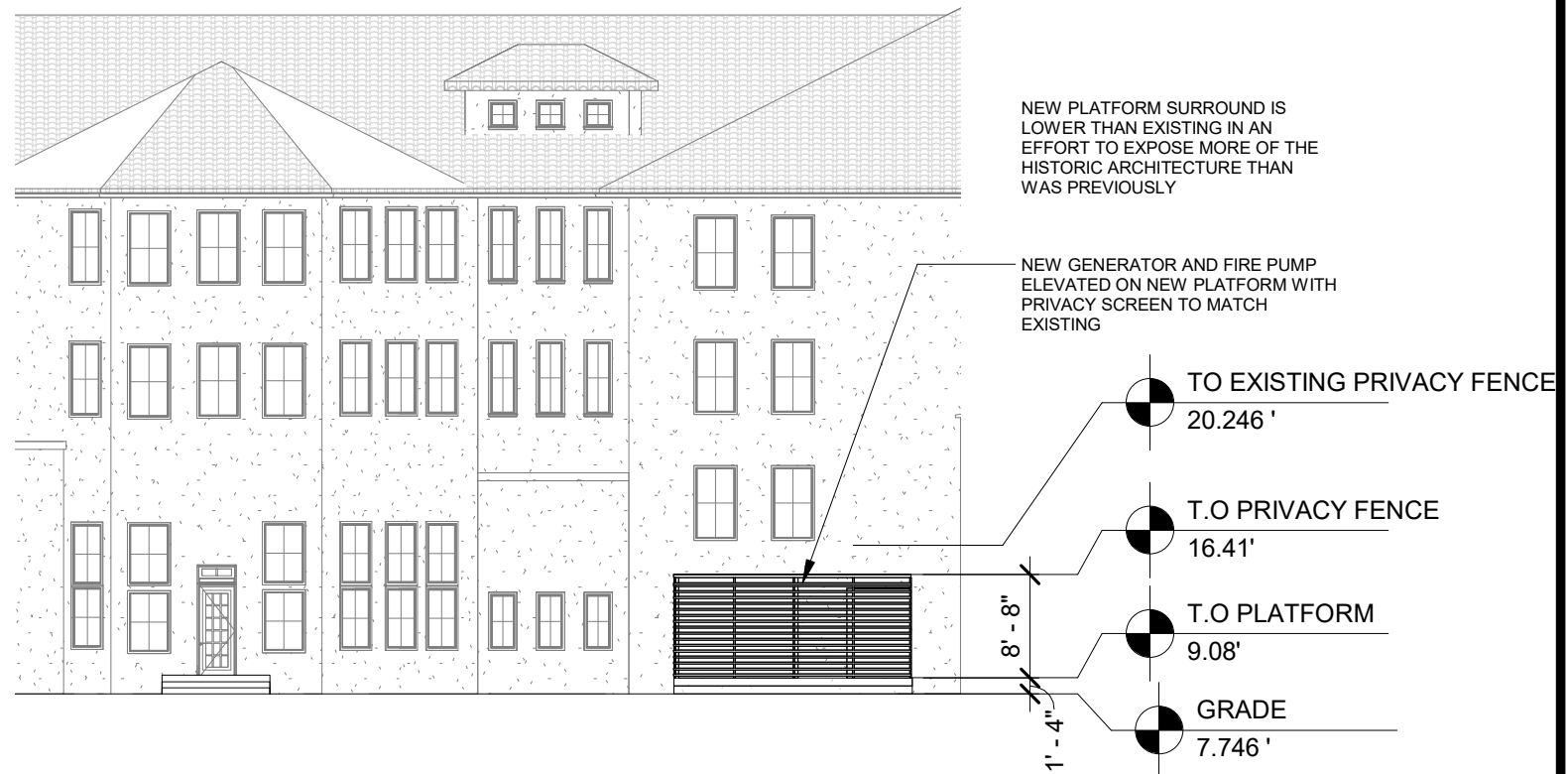
Cleveland | Indianapolis | Key Largo | Key West
Marathon | Charlotte | Baltimore | Bentonville



2 EXISTING CONDITIONS AT GENERATOR LOCATION
1/16" = 1'-0"



SHRUBS, SMALL TREES AND GRASSES SIGNIFICANTLY SHIELD THIS AREA. ANY VEGETATION IN THE PLATFORM AREA SHALL BE DUG UP AND RELOCATED TO MIMIC PREVIOUS VEGETATION AND SHIELD NEW PRIVACY FENCE AND PLATFORM



1 PROPOSED ELEVATION OF NEW FIRE PUMP/ GEN PLATFORM
1/16" = 1'-0"

CASA MARINA
1500 REYNOLDS STREET, KEY WEST, FL, 33040
PARK HOTELS AND RESORTS
1775 TYSON BLVD, TYSON, VIRGINIA, 22102

Drawing Size: 11X17 | Project #: 23014

Drawn By: DR | Checked By: Checker

Title: PUMP/GEN ELEVATIONS

Sheet Number: PA1.5

Date: 10/13/2023



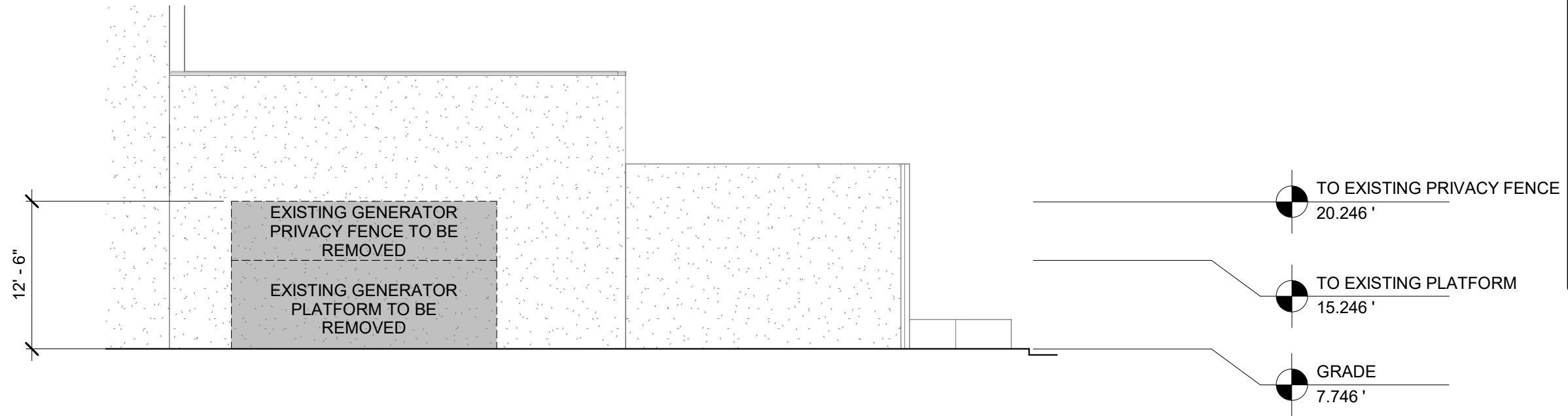
Architecture, Engineering,
Interior Design,
Facility Asset Management

3121 Bridge Avenue
Cleveland, Ohio 44113

www.k2mdesign.com

Building Relationships
Based on Trust and Results

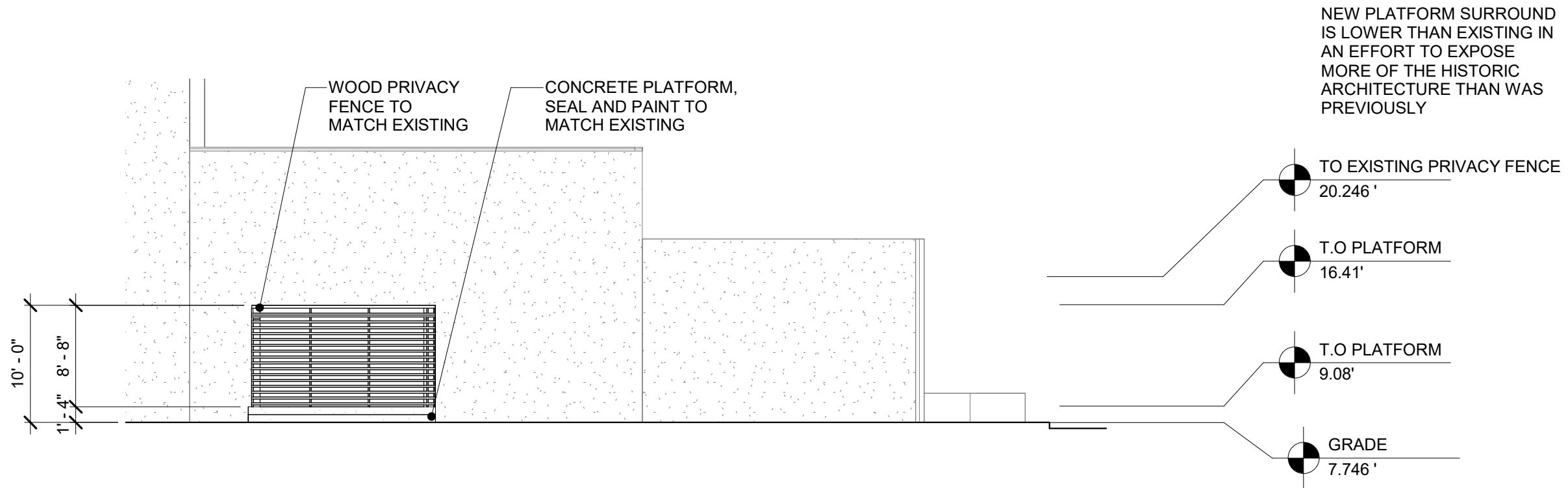
Cleveland | Indianapolis | Key Largo | Key West
Marathon | Charlotte | Baltimore | Bentonville



2

EXISTING CONDITIONS AT GENERATOR LOCATION

3/32" = 1'-0"



1

PROPOSED FIRE PUMP/GEN ELEVATION INTERIOR

3/32" = 1'-0"

CASA MARINA
1500 REYNOLDS STREET, KEY WEST, FL, 33040
PARK HOTELS AND RESORTS
1775 TYSON BLVD, TYSON, VIRGINIA, 22102

Drawing Size 11X17	Project #: 23014
-----------------------	---------------------

Drawn By: DR	Checked By: Checker
-----------------	------------------------

Title:
**PUMP/GEN
ELEVATIONS**

Sheet Number:
PA1.6

Date: 10/13/2023

©2023 by K2M Design, Inc.



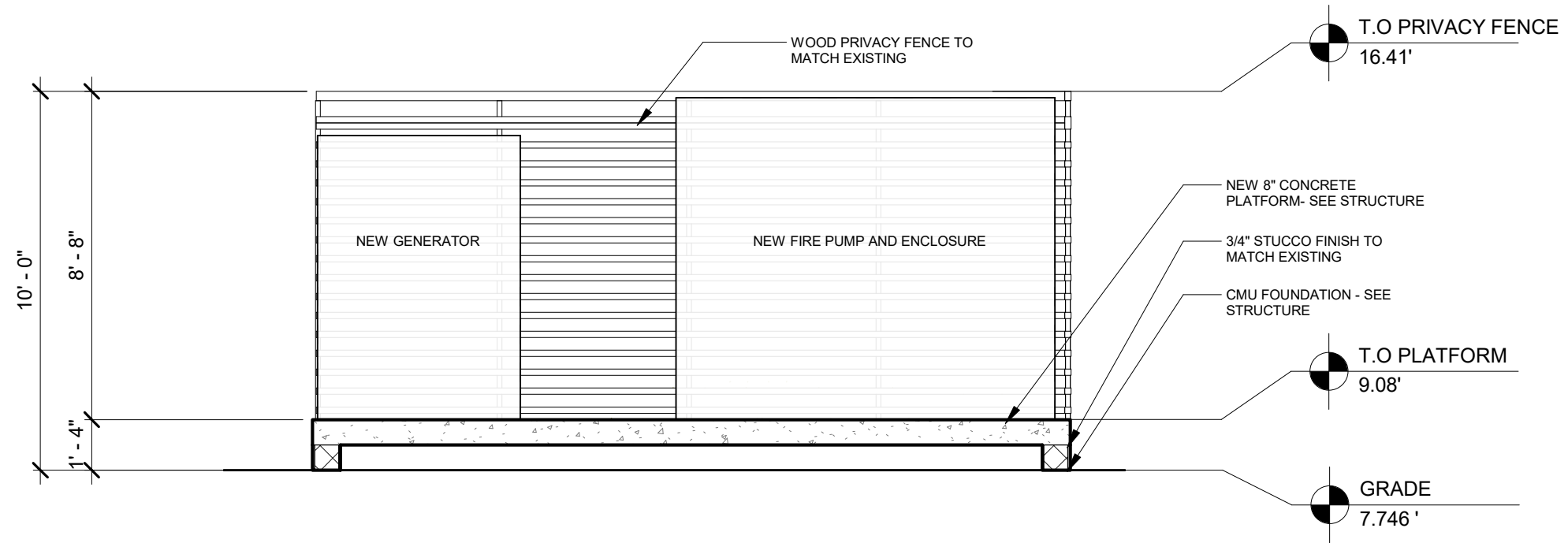
Architecture, Engineering,
Interior Design,
Facility Asset Management

3121 Bridge Avenue
Cleveland, Ohio 44113

www.k2mdesign.com

Building Relationships
Based on Trust and Results

Cleveland | Indianapolis | Key Largo | Key West
Marathon | Charlotte | Baltimore | Bentonville



1 SECTION THROUGH PLATFORM
1/4" = 1'-0"

CASA MARINA
1500 REYNOLDS STREET, KEY WEST, FL, 33040

PARK HOTELS AND RESORTS
1775 TYSON BLVD, TYSON, VIRGINIA, 22102

Drawing Size 11X17	Project #: 23014
-----------------------	---------------------

Drawn By: DR	Checked By: Checker
-----------------	------------------------

Title:
PUMP/GEN SECTION

Sheet Number:
PA1.7

Date: 10/13/2023

©2023 by K2M Design, Inc.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., September 26, 2023, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T U-verse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURES TO REPLACE EXISTING CHILLER AND FIRE PUMP / GENERATOR BUILDINGS DUE TO FLOOD REQUIREMENTS. DEMOLITION OF NON-HISTORIC CHILLER AND FIRE PUMP STRUCTURES

#1500 REYNOLDS STREET

Applicant – K2M Design Application #H2023-0027

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 www.cityofkeywest-fl.gov.

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 Heather Carruthers, who, first being duly sworn, on oath, 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 Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 1500 Reynolds Street on the 20th day of September, 2023.

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 September 26, 2023, 20 .

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 #H2023-0027.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Heather Carruthers
Date: Sept 20 2023
Address: 1314 Newton Street
City: Key West
State, Zip: FL 33040

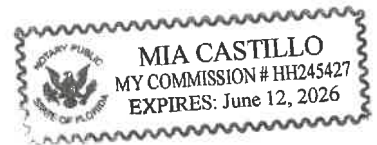
The forgoing instrument was acknowledged before me on this 20th day of Sept, 2023

By (Print name of Affiant) Heather Carruthers who is personally known to me or has produced FLDL as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Mia Castillo
Print Name: mia.castillo

Notary Public - State of Florida (seal)
My Commission Expires: June 12, 2024



Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. September 26, 2023, at City Hall, 1300 White Street**, Key West, Florida. To view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T U-verse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3973. The purpose of the hearing will be to consider a request for:

NEW ACCESSORY STRUCTURES TO REPLACE EXISTING CHILLER AND FIRE PUMP / GENERATOR BUILDINGS DUE TO FLOOD REQUIREMENTS. DEMOLITION OF NON-HISTORIC CHILLER AND FIRE PUMP STRUCTURES

#1500 REYNOLDS STREET

Applicant – K2M Design Application #H2023-0027

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 www.cityofkeywest-fl.com.

THIS NOTICE CANNOT 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.



Public Meeting Notice

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 9:00 a.m., September 26, 2023, at City Hall, 1300 White Street, Key West, Florida. To view the site plan of the meeting, you can log on to Council Channel 77, AT&T U-verse channel 99. If you wish to participate virtually, please contact HARC staff at 305-498-2973. The purpose of the meeting will be to consider a request for:

NEW ACCESSORY STRUCTURES TO REPLACE EXISTING CHILLER AND FIRE PUMP / GENERATOR BUILDINGS DUE TO FLOOD REQUIREMENTS, DEMOLITION OF NON-HISTORIC CHILLER AND FIRE PUMP STRUCTURES

#1500 REYNOLDS STREET

Applicant - K2M Design Application #H2023-0027

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 305-498-3973 or visit our website at www.keywest.gov. **THIS NOTICE IS VALID FROM 8:00 AM TO 5:00 PM FROM THE DATE POSTED UNTIL THE PERMITS ARE ISSUED.**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all federal laws of the Americans with Disabilities Act (ADA). Please call the ADA number or contact us at 305-498-2973 for the ADA Coordinator. 305-498-2973. If you are unable to attend a meeting, we will provide a transcript of the meeting upon request.

SUNBELT RENTALS



The
My Casa Marina
Historic House By The Sea



Public Meeting Notice



PROPERTY APPRAISER INFORMATION

Monroe County, FL

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 00037160-000100
Account# 8735677
Property ID 8735677
Millage Group 10KW
Location Address 1500 REYNOLDS St, KEY WEST
Legal Description KW KW INVESTMENT CO SUB PB1-69 SQRS 1 THRU 5 & PT SQR 6 & SQR 7 TR 17 G6-103 G26-168 G37-65/67 G70-508/9 OR175-144/45 OR214-88/89 OR274-337/38 OR332-35 OR387-997/99 OR388-826/28 OR399-599/600 OR427-61/62 OR534-1098 OR660-860/887 OR695-8/9OR1033-627/632 OR1033-633/648 OR1033-649/664 OR1350-357/368(LEASE) OR1350-385/91-C OR1359-745/774(LEASE) OR1436-592/597OR1436-598/608 OR1437-275/278Q/C OR1624-743/763(LEASE) OR1624-764/779(LEASE) OR1701-931/932Q/C OR2115-141/147 OR2326-1954/1959(REST) OR2347-648/666(II LEASE) OR2414-19/25(REST)
(Note: Not to be used on legal documents.)
Neighborhood 32100
Property Class HOTEL - LUXURY (3900)
Subdivision Key West Investment Co's Sub
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

[CASA MARINA EQUITY HOLDINGS LLC](#)
 C/O HILTON WORLDWIDE LLC
 7930 Jones Branch Dr
 McLean VA 22102

Valuation

	2023 Preliminary Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$67,030,302	\$58,589,770	\$29,960,145	\$41,838,332
+ Market Misc Value	\$9,575,757	\$8,369,967	\$3,328,905	\$4,183,833
+ Market Land Value	\$114,909,088	\$100,439,606	\$33,289,049	\$37,654,499
= Just Market Value	\$191,515,147	\$167,399,343	\$66,578,099	\$83,676,664
= Total Assessed Value	\$80,559,498	\$73,235,908	\$66,578,099	\$79,356,879
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$191,515,147	\$167,399,343	\$66,578,099	\$83,676,664

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$100,439,606	\$58,589,770	\$8,369,967	\$167,399,343	\$73,235,908	\$0	\$167,399,343	\$0
2021	\$33,289,049	\$29,960,145	\$3,328,905	\$66,578,099	\$66,578,099	\$0	\$66,578,099	\$0
2020	\$37,654,499	\$41,838,332	\$4,183,833	\$83,676,664	\$79,356,879	\$0	\$83,676,664	\$0
2019	\$36,071,309	\$32,464,178	\$3,607,131	\$72,142,618	\$72,142,618	\$0	\$72,142,618	\$0
2018	\$35,657,925	\$32,092,132	\$3,565,792	\$71,315,849	\$71,315,849	\$0	\$71,315,849	\$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)	290,110.00	Square Foot	0	0
COMMERCIAL DRY (100D)	83,000.00	Square Foot	0	0

Buildings

Building ID	44051	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1901
Building Type	WAREHOUSE/MARINA A / 48A	EffectiveYearBuilt	1993

Building Name		Foundation	
Gross Sq Ft	11610	Roof Type	
Finished Sq Ft	11610	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	918	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	38	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	11,610	11,610	0
TOTAL		11,610	11,610	0

Building ID	44052	Exterior Walls	REIN CONCRETE
Style		Year Built	1916
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	79887	Roof Type	
Finished Sq Ft	66462	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	3267	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	448	0	0
OPX	EXC OPEN PORCH	10,667	0	0
FLA	FLOOR LIV AREA	66,462	66,462	0
OOU	OP PR UNFIN UL	378	0	0
PTX	PATIO CUSTOM	1,932	0	0
TOTAL		79,887	66,462	0

Building ID	44053	Exterior Walls	C.B.S.
Style		Year Built	1979
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	16406	Roof Type	
Finished Sq Ft	13828	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	760	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	2,526	0	0
FLA	FLOOR LIV AREA	13,828	13,828	0
OPF	OP PRCH FIN LL	52	0	0
TOTAL		16,406	13,828	0

Building ID	44054	Exterior Walls	C.B.S.
Style		Year Built	1979
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	91116	Roof Type	
Finished Sq Ft	74107	Roof Coverage	
Stories	5 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	4371	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	13,252	0	0
FLA	FLOOR LIV AREA	74,107	74,107	0
OPU	OP PR UNFIN LL	144	0	0
OOU	OP PR UNFIN UL	1,264	0	0
OPF	OP PRCH FIN LL	108	0	0
PTO	PATIO	378	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
SBF	UTIL FIN BLK	1,863	0	0
TOTAL		91,116	74,107	0

Building ID	44055	Exterior Walls	CUSTOM
Style		Year Built	1916
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	21615	Roof Type	
Finished Sq Ft	21576	Roof Coverage	
Stories	4 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	1392	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	21,576	21,576	0
OPF	OP PRCH FIN LL	39	0	0
TOTAL		21,615	21,576	0

Building ID	44056	Exterior Walls	CUSTOM
Style		Year Built	1986
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	141217	Roof Type	
Finished Sq Ft	334729	Roof Coverage	
Stories	3 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	1364	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	17,617	0	0
FLA	FLOOR LIV AREA	123,321	334,729	0
OOU	OP PR UNFIN UL	279	0	0
TOTAL		141,217	334,729	0

Building ID	44057	Exterior Walls	C.B.S.
Style		Year Built	1979
Building Type	1 STY STORE-A / 11A	EffectiveYearBuilt	1995
Building Name		Foundation	
Gross Sq Ft	1268	Roof Type	
Finished Sq Ft	576	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	100	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	576	576	0
OPF	OP PRCH FIN LL	192	0	0
PTO	PATIO	500	0	0
TOTAL		1,268	576	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1969	1970	2 x 68	1	136 SF	4
CONC PATIO	1969	1970	0 x 0	1	440 SF	2
HOT TUB	1979	1980	0 x 0	1	1 UT	5
BRICK PATIO	1979	1980	0 x 0	1	13662 SF	2
ASPHALT PAVING	1979	1980	0 x 0	1	19311 SF	2
CONCRETE DOCK	1979	1980	14 x 167	1	2338 SF	5
BRICK PATIO	1979	1980	0 x 0	1	2762 SF	5
ASPHALT PAVING	1979	1980	0 x 0	1	49200 SF	2
TIKI	1979	1980	0 x 0	1	509 SF	4
RW2	1979	1980	4 x 180	1	720 SF	3

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
ASPHALT PAVING	1985	1986	0 x 0	1	34240 SF	2
CONC PATIO	1985	1986	0 x 0	1	962 SF	2
CH LINK FENCE	1989	1990	6 x 60	1	360 SF	1
CH LINK FENCE	1993	1994	0 x 0	1	256 SF	3
WOOD DECK	1995	1996	0 x 0	1	3900 SF	2
WOOD DOCKS	2000	2001	26 x 26	1	676 SF	5
CONC PATIO	2000	2001	15 x 51	1	765 SF	2
FENCES	2001	2002	0 x 0	1	122 SF	2
FENCES	2001	2002	4 x 247	1	988 SF	4
BOAT LIFT	2003	2004	0 x 0	1	0.5 UT	2
WOOD DECK	2003	2004	10 x 20	1	200 SF	2
TIKI	2000	2001	0 x 0	1	94 SF	5
WOOD DOCKS	2000	2001	11 x 150	1	1650 SF	5
WOOD DOCKS	2000	2001	16 x 240	1	3840 SF	5
CUSTOM POOL	2007	2014	0 x 0	1	2500 SF	3
CUSTOM POOL	2007	2014	0 x 0	1	2500 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/17/2015	\$0	Notice of Chng of Ownshp or Control of NonHX Prope				11 - Unqualified	Improved	CASA MARINA OWNER LLC	
5/10/2005	\$104,316,200	Warranty Deed		2115	141	Q - Qualified	Improved		
12/1/1996	\$54,346,000	Warranty Deed		1436	0592	O - Unqualified	Improved		
11/1/1987	\$9,500,000	Warranty Deed		1033	640	M - Unqualified	Vacant		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
23-0537	7/26/2023		\$16,766,650	Commercial	Existing guest rooms are being renovated and updated per brand standards Revision#2 Under the guestrooms permit the Architect (K2M) has provided updated sheets in the file Revision 4. This revision addresses sprinklers and ceiling panel Details related to such. Revision #3 revision is to replace one existing window with a louver *Certificate of Appropriateness approved for the removal of the central window facing west at the cupola of the historic structure and its replacing with an aluminum louver painted white. No changes i the size of the existing fenestration. Revision #4 Sheets contained in this revision are: F2.1.6 - Added attic sheets for fire sprinkler installation at Mechanical Equipment M2.2.4A - Relocated OAU-M-02. Revised outside air ductwork and louver location. Revised outside air ductwork for OAU-M-03. Added TEF-M-05 within the attic. M2.2.4B - Revised outside air ductwork routing and louver location for OAU-M-01. M5.2.2 - Revised outside air resiers for the main building attic distribution. M7.0.1 - Added exhaust fan TEF-M-05 for the attic. E0.0.1 - Removed fixture type B and BE from the fixture schedule. E2.1.5 - Added duct smoke detector in the supply duct of DOAS-W-1. E2.1.6 - New sheet for attic floor plan - Electrical for attic mechanical scope of work. E2.2.3B - Revised power requirements for DOAS-M-1 and split into 3 separate units to be located in attic space. Removed partial attic floor plan layout- electrical. Removed keynotes 1, 2, 3, 6, 7. E2.3.4 - Added duct smoke detector in the supply duct of DOAS-S-1. Added keynote #4 E6.0.1 - Added power, disconnect switch, feeder and conduit for supply fan and heater OAU-M-1, OAU-M-2 and OAU-M-3 E7.0.1 - Added circuits for supply fan and heater for OAU-M-1, OAU-M-2 and OAU-M-3 from panel AMF. Added circuit for GFI receptacle at attic mechanical from Panel GM-2W, GM-2C and GM-2E. Added circuit for exhaust fan TEF-M-05 from panel GM-2E.
23-1799	7/12/2023		\$2,500	Commercial	New Roof Hatch Install
23-1911	7/5/2023		\$98,000	Commercial	Replacing existing tanks and lines bringing up to code
23-0860	5/26/2023		\$40,900	Commercial	Mechanical Work for Lower-Level Storage Buildout. Master #BLD2022-1544 Replacement of FCU and installation of Chiller Water Line
23-1514	5/23/2023		\$53,000	Commercial	Installation of 77 additional fire sprinkler heads in the Catacombs area
23-0975	5/17/2023		\$3,000,000	Commercial	RENOVATION OF THE EXISTING BEACH FRONT KITCHEN, BAR AND COVERED SEATING FACILITIES. THE RENOVATION WORK INCLUDES, CIVIL, LANDSCAPE, STRUCTURAL, ARCHITECTURAL
22-3642	4/25/2023		\$3,268,180	Commercial	Interior renovation of the public spaces at Casa Marina main hotel
23-0267	4/17/2023		\$175,000	Commercial	Construction of a new deck outside the suites building located at the southeast portion of the resort. The deck will provide an amenity for users of the 1st floor suites and will provide direct beach access via stairs and accessible access
23-0854	4/10/2023		\$10,000	Commercial	Replace corroded piping back to main. Repipe 14 sprinkler heads to accommodate new ceilings. Work to be done in Storage area
23-0855	4/10/2023		\$5,000	Commercial	Relocate approx 14 sidewall sprinkler heads in soffits to accommodate and bring up to code in newly renovated Cafeteria.
23-0603	3/6/2023		\$1,000,000	Commercial	EXTERIOR CONCRETE REPAIRS TO BE PERFORMED AT ALL ELEVATIONS.
BLD2022-3339	11/18/2022	12/22/2022	\$35,000	Commercial	Replacement of three chilled water fan coil units this is attached to a master permit number BLD 2022-1393
BLD2022-2961	10/28/2022	12/28/2022	\$17,635	Commercial	ADD 4 DEVICES TO EXISTING FIRE ALARM SYSTEM CATACOMBS
BLD2022-2962	10/28/2022	12/29/2022	\$17,635	Commercial	ADD 4 DEVICES TO EXISTING FIRE ALARM SYSTEM - CAFETERIA

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2022-2022	8/1/2022		\$50,000	Commercial	This permit is for temporary office trailer while building is being repaired.
BLD2022-1544	6/28/2022		\$50,000	Commercial	INTERIOR RENOVATION
BLD2022-1463	6/16/2022	10/5/2022	\$56,294	Commercial	Remove and Replace generator - ATS
BLD2022-1393	5/13/2022		\$181,000	Commercial	Interior Renovation and remodeling of existing employee cafeteria. Miscellaneous drywall and painting and vct flooring NOC required to be filed with the county prior to first inspection Separate permits required for MEP's and Fire suppression
BLD2021-2667	9/27/2021		\$20,000	Commercial	MODIFYING EXISTING EQUIPMENT ON COMMUNICATION TOWER. AT&T SITE SOUTH KEY WEST. ELECTRICAL PERMIT BLD2021-2668. **NOC REQUIRED** HARC INSPECTION REQUIRED
BLD2021-2668	9/17/2021		\$2,000	Commercial	MODIFYING EXISTING EQUIPMENT ON COMMUNICATION TOWER. AT&T SITE SOUTH KEY WEST. BUILDING PERMIT #BLD2021-2667. **NOC REQUIRED** HARC INSPECTION REQUIRED
BLD2019-2824	8/9/2019	8/27/2019	\$72,300	Commercial	Single Ply Membrane roofing restoration - 1400sf
17-5009	12/8/2017	4/30/2018	\$3,900	Commercial	INTERIOR REPLACE STORM DAMAGED FLOORS ADD CABINETS REPAIR SUB FLOOR AS NEEDED 3/4 CDX PLYWOOD 1200 SF 1/2 CDX PLYWOOD UNDERLAYMENT 1200 SF SHUTTER DATA VAPOR BARRIER 1200 SQ FT PORCELAIN TILE INSTALL NEW BASE CABINET/TOP MATCH EXISTING 450 LF WOOD BASE
17-2785	8/1/2017	8/3/2018	\$5,500	Commercial	Install new #5 steel into existing wall (approximately 6'). Install of form work. Install of 4000 psi concrete to formed area to repair damaged concrete wall. **noc RECEIVED 7.19.18** HARC INSPECTION REQUIRED ADDITION INF/CLARIFICATION SHEET: TREE PROTECTION FOR KAREN. GH July 18, 2017 12:18:59 PM KEYWGRC. 7/27/2017
16-4238	11/18/2016	4/15/2017	\$56,000	Commercial	TILE ROOF REPLACEMENT AS PER PLANS AND SPECIFICATIONS PROVIDED. N.O.C. REC'D 11/30/16. HARC INSPECTION REQUIRED.
14-5362	12/1/2014	5/14/2017	\$4,800		REMOVE 4 SPRINKLER HEADS AND ADD 10
14-5493	11/26/2014		\$0		RELOCATE SMOKE DETECTORS AND EXISTINGS DEVICES AS NEEDED
14-3286	7/8/2014	5/14/2017	\$31,273	Commercial	RELOCATE 1-WATER COOLER ADDING 5-SHOWERS 5LVATORIES IN SPA
14-3287	7/8/2014	7/8/2014	\$16,000	Commercial	3-EXHAUST, 7-NEW SUPPLIES
14-1994	6/26/2014	5/13/2017	\$258,000	Commercial	RENOVATE APPROXIMATELY 1263SF OF EXISTING SPA, REMOVE EXISTING WALL FINISHES AND FLOORING, BUILD NEW WALLS, DRYWALL, BASEBOARDS, INSTALL NEW ACT DROP CEILING AND FLOORING. INSTALL NEW INTERIOR DOORS AND CABINETS
10-3530	11/18/2010		\$30,000	Commercial	INSTALL WIRELESS TELECOMMUNICATION FACILITY ON EXISTING ROOF TOP.
10-3531	11/18/2010		\$15,000	Commercial	INSTALLATION OF 200 AMP SERVICE, DATA AND GROUNDING ON ROOF TOP FOR ANTENNAS AND ASSOCIATED EQUIPMENT
10-2776	8/24/2010		\$6,000	Commercial	PICK UP AND RELAY BRICK PAVER DRIVEWAY APPROXIMATELY 3000SF NO NEW IMPERVIOUS AREAS WILL BE ADDED.
10-1081	5/13/2010		\$2,500	Commercial	AFTER THE FACT: REPLACE 1000 WATT POLE LIGHTS WITH 400 WATT LIGHTS. NEW LIGHTING ON EXISTING POLE. NEW LIGHTS TO MATCH EXISTING. SHIELDS TO BE INSTALLED AS NEEDED. LIGHT POST AND FIXTURES TO MATCH.
10-1232	4/20/2010		\$11,000	Commercial	ERECT REPLACEMENT OF TWO 3.5 TON CHILLER UNITS FOR HALLWAYS, MAIN BUILDING. UNIT REPLACEMENT OF IDENTICAL SIZE AND DESIGN. NO DUCT. RECONNECT TO EXISTING PIPING. UNITS LOCATED INSIDE BUILDING ABOVE LOBBY.
10-1042	4/10/2010		\$26,936	Commercial	CONSTRUCT ROADWAY ENTRANCE 360SF PAVE PREPARED SURFACE 13,500SF WITH HOT ASPHALT, STRIPE 124 PARKING SPACES, 13 COMPACT SPACES AND 5 HANDICAP SPACES AS PER CITY AND ADA SPECS, SUPPLY AND INSTALL 60 CONCRETE CAR STOPS
10-0584	2/25/2010		\$8,000	Commercial	INSTALL WIRELESS CELLULAR PHONE SYSTEM WITH INSIDE ANTENNAE PROVIDING SIGNAL.
06-4050	7/6/2009	7/6/2009	\$0	Commercial	RENOVATED STRUCTURE (20 DEED RESTRICTED EFFICIENCY UNITS) INCLUDING PLUMBING ELECTRIC, MECHANICAL AND ROOFING.
09-4523	7/6/2009	7/6/2009	\$0	Commercial	ISSUED C/O
08-4582	2/2/2009		\$3,500	Commercial	ADD/RELOCATE FIRE SPRINKLER HEADS
08-4583	2/2/2009		\$3,500	Commercial	ADD/RELOCATE FIRE SPRINKLER HEADS.
08-0658	3/19/2008		\$95,000	Commercial	COMMERCIAL POOL RENOVATION.
08-0499	2/26/2008		\$15,000	Commercial	REPLACE EXISTING 1250 GAL GREASE TRAP
07-5496	12/21/2007		\$15,000	Commercial	SEAL-COAT FRONT MAIN PARKING LOT AND SUITE BUILDING PARKING LOT; STRIPE BACK PARKING LOT TO PLAN SPECIFICATIONS AND TO EXISTING STANDARDS (MAIN PARKING AND SUITE PARKING ONLY). ADA/HANDICAP SPACES TO BE INCLUDED PER PLANS. AND AUXILIARY LOT.
07-5200	12/19/2007		\$27,000	Commercial	REMOVE EXISTING 4 K TANK AND INSTALL ONE NEW 2 K FIREGARD TANK ON EXISTING CONCRETE REQ CONNECT TO EXISTING PIPING.
07-5128	11/28/2007		\$1,000	Commercial	REPLACE EXISTING GAS LINE TO OUTDOOR KITCHEN, REPLACE MAINFOLD IN OUTDOOR KITCHEN, HOOK APPLIANCES.
07-4822	10/24/2007	11/22/2007	\$7,500	Commercial	COVER DUCT FIRST FLOOR DRYWALL & METAL STUDS
07-4803	10/22/2007	11/22/2007	\$2,000	Commercial	INSTALL IRRIGATION SYSTEM
07-4402	10/11/2007		\$9,500	Commercial	ISNTALLATION OF CONDUITS, PULL BOXES FOR LOW VOLTAGE WIRING, BRANCH CIRCUITS, WIRING DEVICES AND CONNECTION AS INDICATED ON PLANS.
07-4413	10/10/2007		\$80,000	Commercial	INSTALL NEW CABINTRY FOR NEW LOBBY BAR TO INCLUDE PAINT AND INTERIOR FINISHES.
07-3942	8/8/2007		\$100,000	Commercial	DEMO ALL SIDEWALKS AND FRONT ENTRY INSTALL NEW HEADER CURBS AT SIDEWALK.
07-3376	7/6/2007		\$160,000	Commercial	ADD NEW PAVILLION ONTO EXISTING KITCHEN STRUCTURE OF 6X6 POST V-GROOVE CEILING WITH CEDAR SHAKE ROOF. NEW CONCRETE FLOOR AT SUN SUN BAR AND KITCHEN REPAIR ROOF AT SUN SUN BAR.
07-2519	5/30/2007		\$280,000	Commercial	CONSTRUCT NEW COMMERCIAL POOL

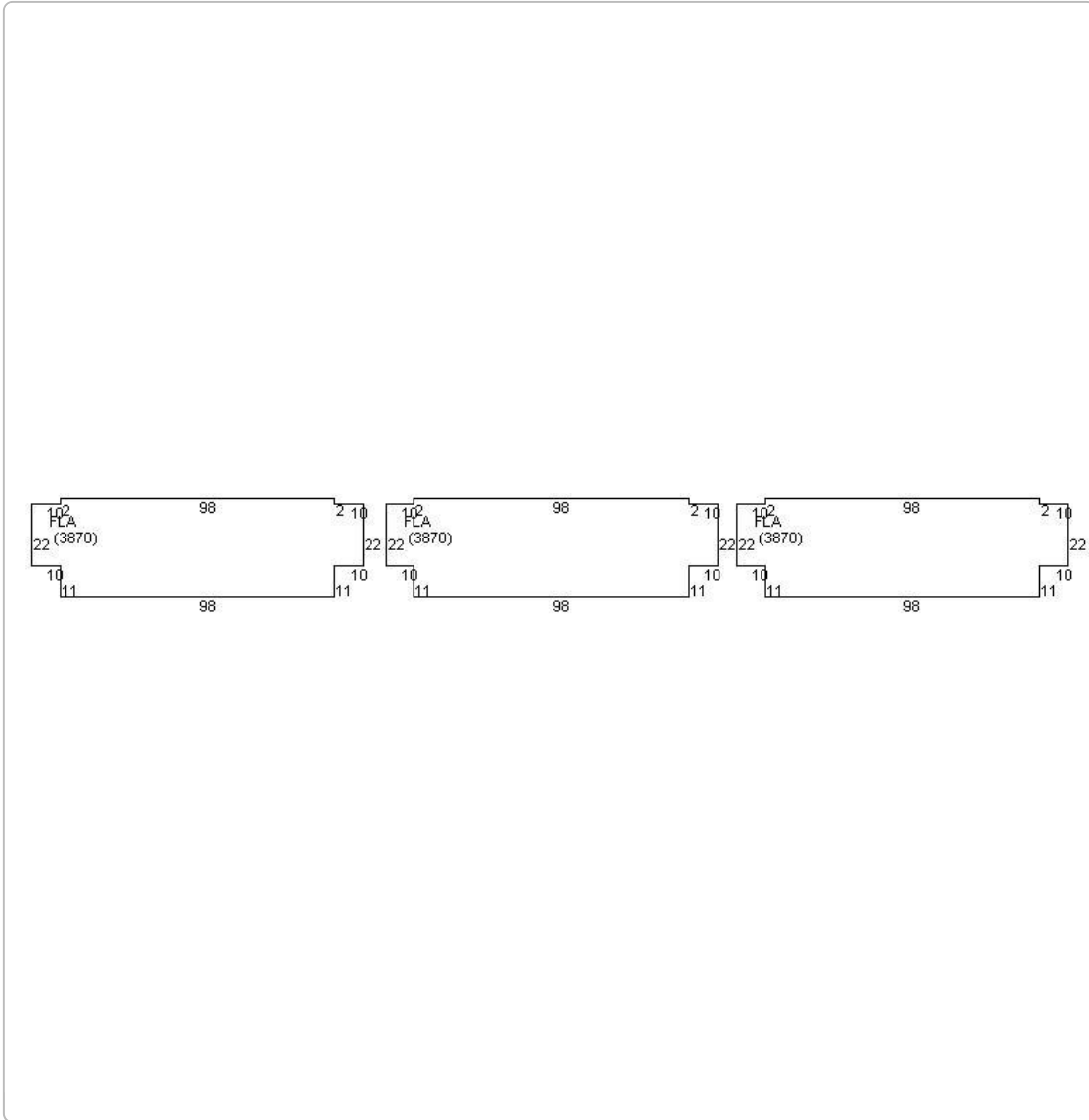
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07-2034	4/24/2007		\$95,000	Commercial	REFLECTING FOUNTAIN
07-1636	4/9/2007		\$0	Commercial	TEMPORARY CONSTRUCTION TRAILERS
07-1557	4/2/2007		\$197,000	Commercial	DEMO OF POOL AREA 5500SF
07-1522	3/29/2007		\$54,740	Commercial	INSTALL 1600SF NEW ROOFING
07-0280	3/20/2007	4/15/2007	\$22,000	Commercial	REPLACE PLUMBING AT FLAGLER
07-0276	2/20/2007		\$40,000	Commercial	ADA ROOMS ONLY: APPLY NEW DRYWALL, PAINT AND FINISH INSTALLATION OF NEW VANITIES. INSTALLATION OF NEW FURNITURE.
07-0716	2/14/2007		\$587,000	Commercial	REPLACE CHILLED WATER FAN COILS IN GUEST ROOMS (195 ROOMS)
06-6802	2/2/2007		\$8,000	Commercial	REPLACE 5 WINDOWS AND 2 DOORS, ALL NEW GLASS IS LAMINATED IMPACT ROOM #402.
07-0498	2/1/2007		\$30,178	Commercial	REMOVE AND ROOF ON BUILDING 7,8,9,10. INSTALLING SARNAFIL G-410 ENERGY SMART ROOFING MEMBRANE
06-3951	1/16/2007		\$355,955	Commercial	
06-3951	1/16/2007	4/15/2007	\$355,955	Commercial	REMOVE OLD ROOF. REPLACE.5 WOOD FIBER OVER ISO SET IN HOT ASPHALT
06-6162	11/27/2006	4/15/2007	\$88,000	Commercial	DEMO 14,500 SF OF INTERIOR PUBLIC SPACE.THIS WILL INCLUDE BUILD BACK OF MENTIONED WORK
06-6161	11/21/2006	4/15/2007	\$4,000	Commercial	DEMO 4469 SF OF WOOD FLOORING IN BAR AND RESTAURANT AREA
06-5962	10/30/2006		\$6,000	Commercial	RELOCATION OF EXISTING FIRE SPRINKLER HEADS
06-5024	8/30/2006		\$20,000	Commercial	CARPET, FURNITURE, DRYWALL, DOORS AND RAILING DEMOLITION.
06-5031	8/30/2006		\$400,000	Commercial	REPLACE WATER CLOSETS, LAVATORIES, SHOWER AND SHOWER VALVES 981 AND 321 WATER LINES.
06-2897	6/15/2006		\$0	Commercial	
06/2582	4/25/2006		\$1,000	Commercial	EXTEND PERMIT FOR TEMPOARARY TRAILER THAT SITS ON CASA MARINA/ REACH PROPERTY
06-2336	4/17/2006		\$11,600	Commercial	REPLACE/INSTALL NEW 110LF OF 3 & 4 FT OF WOOD PICKET FENCING AROUND MANAGERS OFFICE.
06-1228	4/12/2006		\$33,000	Commercial	HURRICANE DAMAGE: REPAIRS TO A/C SYSTEMS.
06-0531	1/30/2006		\$1,000	Commercial	DEMO OF DRYWALL, WING WALLS TUB AND TRIM
06-0143	1/12/2006		\$10,000	Commercial	HURRICANE REPAIRS TO FENCEES
05-5739	12/16/2005		\$29,988	Commercial	HURRICANE REPAIRS: RELEVEL THE FRONT OF THE DECK AND REPLACE THE BOARDS ON IT. BUILD THE HANDRAILS BACK AT THE END OF THE PIER. 12' REPAIR THE HANDRAIL AT THE FRONT OF THE PIER. 9' MATERIAL IS ACQ WOOD TREATMENT. REPAIR MISSING BOARDS.
05-5740	12/16/2005		\$70,850	Commercial	HURRICANE REPAIRS TO PIER
05-2583	11/18/2005		\$2,400	Commercial	INSTALL TEMPORARY POWER FOR SIX SLEEPER TRAILER.
05-4328	10/12/2005		\$0	Commercial	REVISION TO EXISTING PERMIT (05-3348) REPLACE 100LF OF DAMAGES CHAIN LINK FENCE WITH ALUMINUM PICKET FENCE.
05-3347	8/17/2005		\$60,250	Commercial	REPAIR/REPLACE CHAINLINK FENCE FOOTING ON TEH EAST SIDE (100LF). REPAIR BLOCK WALL ON THE WEST SIDE 180SF. REPAIR DOCK AND SWIMMING PIER.
05-3348	8/14/2005		\$11,000	Commercial	ALL TEMPORARY CONSTRUCTION FENCES MUST BE SECURED IF KEY WEST IF PLACED UNDER A HURRICANE WATCH OR WARNING. REPAIR OF FENCING AROUND TENNIS COURTS (200LF/6' H)
05-3349	8/14/2005	12/11/2005	\$19,000	Commercial	REPAIR EXTERIOR LIGHTING IN COMMON AREAS,ALSO FANS .
05-3219	8/2/2005		\$700	Commercial	REPLACE 30SF OF EXISTING DECKING
05-1104	4/11/2005		\$30,000	Commercial	REHABILITATION OF EXISTING WOOD ROOF FRAMING IN THE SPORTS HUT
03-3806	11/3/2004	11/10/2003	\$21,000	Commercial	REPAIRED DECKING
04-2422	7/21/2004	12/17/2004	\$27,000	Commercial	REPLACE HALLWAY DOORS
03-3721	10/31/2003	11/8/2003	\$7,500	Commercial	REPAIRED ROOF DECK
03-2285	10/1/2003	10/8/2003	\$16,230	Commercial	INSTALLED NEW DECK 200SF
03-2406	9/26/2003	10/2/2003	\$20,350	Commercial	REPLACED PARTS A/C
03-3425	9/25/2003	10/2/2003	\$1,800	Commercial	INSTALLED NEW CEILING WOR
03-2912	9/24/2003	10/2/2003	\$25,900	Commercial	INSTALLED 15 PITCH PANS
03-3169	9/12/2003	9/18/2003	\$5,500	Commercial	REPLACED LIGHT FIXTURES
03-1400	4/21/2003	1/1/2004	\$61,000	Commercial	NEW ELECTRIC
02-1549	6/14/2002	9/18/2003	\$2,125	Commercial	INSTALLED NEW AWNING
02-0635	4/22/2002	9/18/2002	\$99,800	Commercial	ANTENNAS
02-0322	4/11/2002	9/18/2002	\$50,000	Commercial	SIDEWALK & DUCT
01-3978	12/14/2001	9/18/2002	\$22,000	Commercial	AWNING
9902959	9/10/1999	11/16/1999	\$20,500		REPAIRS DAMAGED WINDOWS
9903158	9/8/1999	11/16/1999	\$16,000		UPGRADE ELEVATOR
9902947	8/18/1999	11/16/1999	\$1,200		ELEVATOR REPAIRS
9901666	5/14/1999	11/16/1999	\$30,000		ELECTRICAL
9901433	5/3/1999	11/16/1999	\$5,500		REPLACE 14 SHUTTERS
9901181	4/14/1999	11/16/1999	\$500		REPAIR PIER
9901211	4/12/1999	11/16/1999	\$10,000		ELECTRICAL
9901148	4/1/1999	11/16/1999	\$1,200		REPAIR ROOF
9900663	2/25/1999	11/16/1999	\$175,000		ELECTRICAL
9900166	1/26/1999	11/16/1999	\$200,000		PLANT 200 COCONUT TREES
9804020	12/22/1998	11/16/1999	\$30,000		ELECTRICAL
9804022	12/22/1998	11/16/1999	\$950,000		REPLACE ROOF

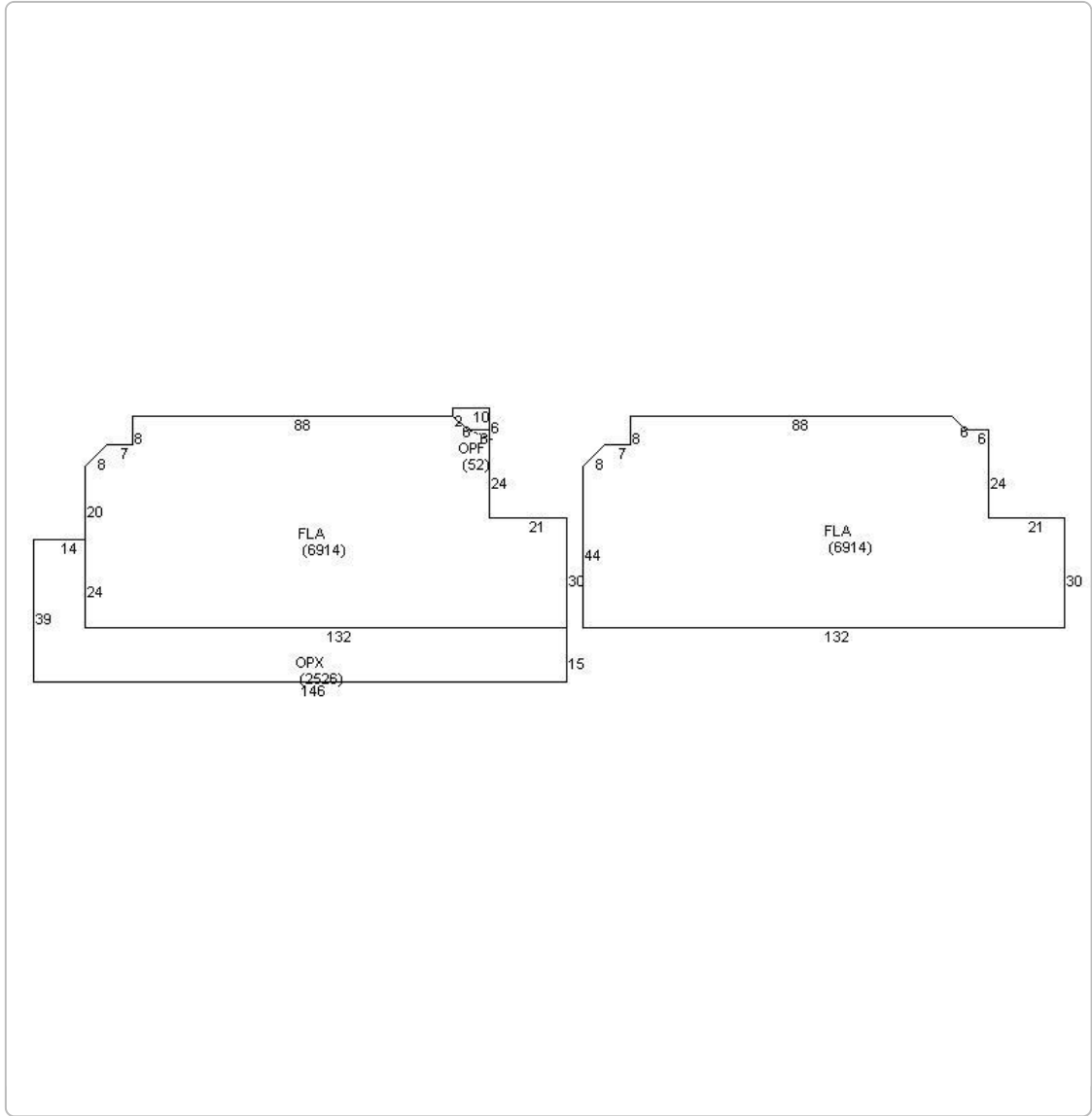
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9803578	12/2/1998	11/16/1999	\$10,000		INSTALL AWNINGS
9803588	11/25/1998	1/1/1999	\$39,000	Commercial	POUR CONC SLAB
9803729	11/23/1998	11/16/1999	\$22,275	Commercial	REPAIR ROOF
9803585	11/16/1998	1/1/1999	\$22,000	Commercial	REPLACE 2 HANDLERS
9803108	10/30/1998	1/1/1999	\$200,000	Commercial	INSULATION/DRYWALL
9803338	10/29/1998	1/1/1999	\$48,000	Commercial	STORM DAMAGE
9803336	10/27/1998	1/1/1999	\$20,000	Commercial	REPLACE LIGHTS
9802633	8/28/1998	1/1/1999	\$15,000	Commercial	PLUMBING
9802461	8/20/1998	1/1/1999	\$157,000	Commercial	CONV 3 HANDICAP BATHROOM
9802544	8/20/1998	1/1/1999	\$8,600	Commercial	INSTALL 11 SQ ROOF
9801913	7/7/1998	1/1/1999	\$2,500	Commercial	CHANGE GAS BOILER LAUNDRY
9801653	7/2/1998	1/1/1999	\$7,500	Commercial	REPLACE SHINGLES ON DOCK
9801915	7/2/1998	1/1/1999	\$10,400	Commercial	REPLACE 3 4 TON A C UNITS
9801826	6/24/1998	1/1/1999	\$250	Commercial	HOOK UP JOB TRAILER
9801958	6/24/1998	1/1/1999	\$660	Commercial	TEMP CONST TRAILER
9800974	4/1/1998	1/1/1999	\$140,000	Commercial	REPAIR ROOFING TILES
9704128	1/12/1998	1/1/1999	\$88,840	Commercial	INSTALL ALUMINUM GUTTERS
9704124	12/1/1997	12/1/1997	\$2,800		KITCHEN HOOD
9702980	9/1/1997	12/1/1997	\$2,000		ELECTYRICAL
9702986	9/1/1997	12/1/1997	\$10,000		A/C
9703090	9/1/1997	12/1/1997	\$20,000		ELECTRICAL
9703209	9/1/1997	12/1/1997	\$2,500		ELECTRICAL
9703213	9/1/1997	12/1/1997	\$1,000		FIRE SPRINKLERS
9703216	9/1/1997	12/1/1997	\$2,000		ELECTRICAL
9702704	8/1/1997	12/1/1997	\$6,000		PLUMBING
9702751	8/1/1997	12/1/1997	\$235,000		INTERIOR
9702931	8/1/1997	12/1/1997	\$2,000		ELECTRIC
9702267	7/1/1997	12/1/1997	\$66,868		ROOF
9702360	7/1/1997	12/1/1997	\$45,000		CONCRETE PILES
9702368	7/1/1997	12/1/1997	\$3,500		PLUMBING
9702568	7/1/1997	12/1/1997	\$44,815		A/C
9701845	6/1/1997	12/1/1997	\$8,000		INTERIOR
9701847	6/1/1997	12/1/1997	\$42,660		INTERIOR
9701903	6/1/1997	12/1/1997	\$11,200		PLUMBING
9702038	6/1/1997	12/1/1997	\$2,000		PLUMBING
9603331	8/1/1996	12/1/1996	\$36,250		PLUMBING
9603490	8/1/1996	12/1/1996	\$2,500		ELECTRICAL
9602835	7/1/1996	12/1/1996	\$120,000		RENOVATION
9602585	6/1/1996	12/1/1996	\$5,000		PAINTING
9601678	4/1/1996	12/1/1996	\$3,500		FENCE
B953642	10/1/1995	12/1/1996	\$15,000		INSTALL RAILINGS
E953559	10/1/1995	12/1/1996	\$24,000		ELECTRICAL
P953554	10/1/1995	12/1/1996	\$35,525		PLUMBING
B952619	8/1/1995	12/1/1995	\$21,200		REMOVE/REPLACE PATIO ROOF
B952752	8/1/1995	12/1/1995	\$76,010		3900 SF DECKING
B952837	8/1/1995	12/1/1996	\$122,500		REMODEL 49 ROOMS
E952488	8/1/1995	12/1/1995	\$2,000		ELECTRICAL
E952756	8/1/1995	12/1/1995	\$9,500		ELECTRICAL
B952395	7/1/1995	12/1/1995	\$1,500		REMOVE/REPLACE WALKWAY
B951852	6/1/1995	12/1/1995	\$20,000		CONCRETE REPAIRS TO DOCK
A951150	4/1/1995	12/1/1995	\$1,500		20 SQS TILE
B950468	2/1/1995	12/1/1995	\$18,500		REPAIR PIER
A950038	1/1/1995	12/1/1995	\$1,089		3 SQS SINGLE PLY ROOFING
B943946	12/1/1994	12/1/1995	\$15,000		REMODEL INTERIOR 404/406
B942228	7/1/1994	12/1/1996	\$150,000		NEW ELEVATOR TOWER
B942479	7/1/1994	12/1/1995	\$2,000		INSTALL 1.8 METER SATELIT
B942480	7/1/1994	12/1/1995	\$2,000		INSTALL 1.8 METER SATELIT
A940212	1/1/1994	12/1/1994	\$2,000		CHAIN LINK FENCE
B933583	12/1/1993	12/1/1994	\$15,000		TILE/NEW RAIL ON BALCONY
B933672	12/1/1993	12/1/1994	\$1,000		10X10 VENDING BOOTH
07-1899	1/1/1900		\$310,000	Commercial	NEW RETAINING WALLS, POOL AREA CONCRETE, ALL CONCRETE HARD SCAPES, INCLUDING FILL PLACEMENT

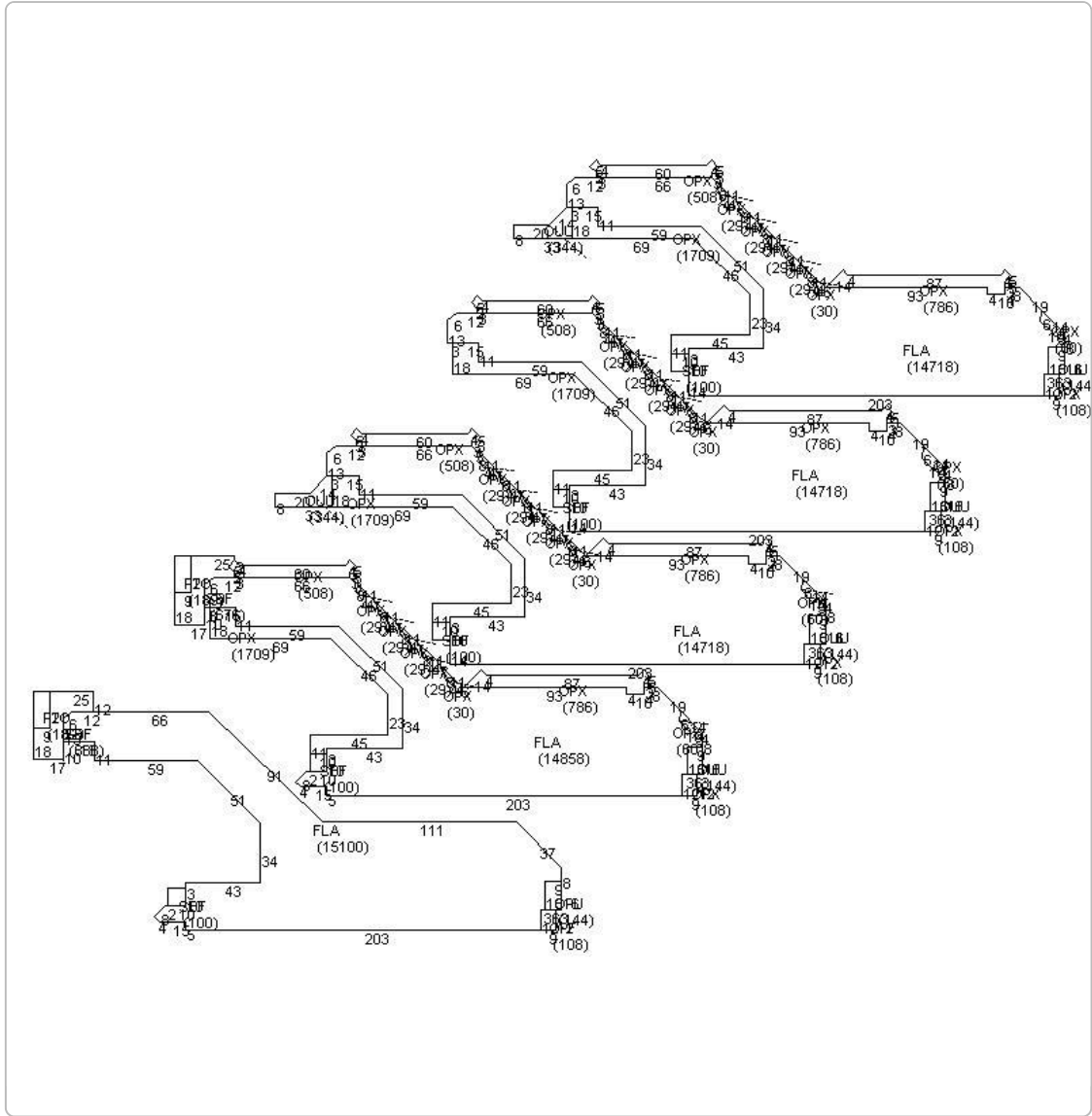
View Tax Info

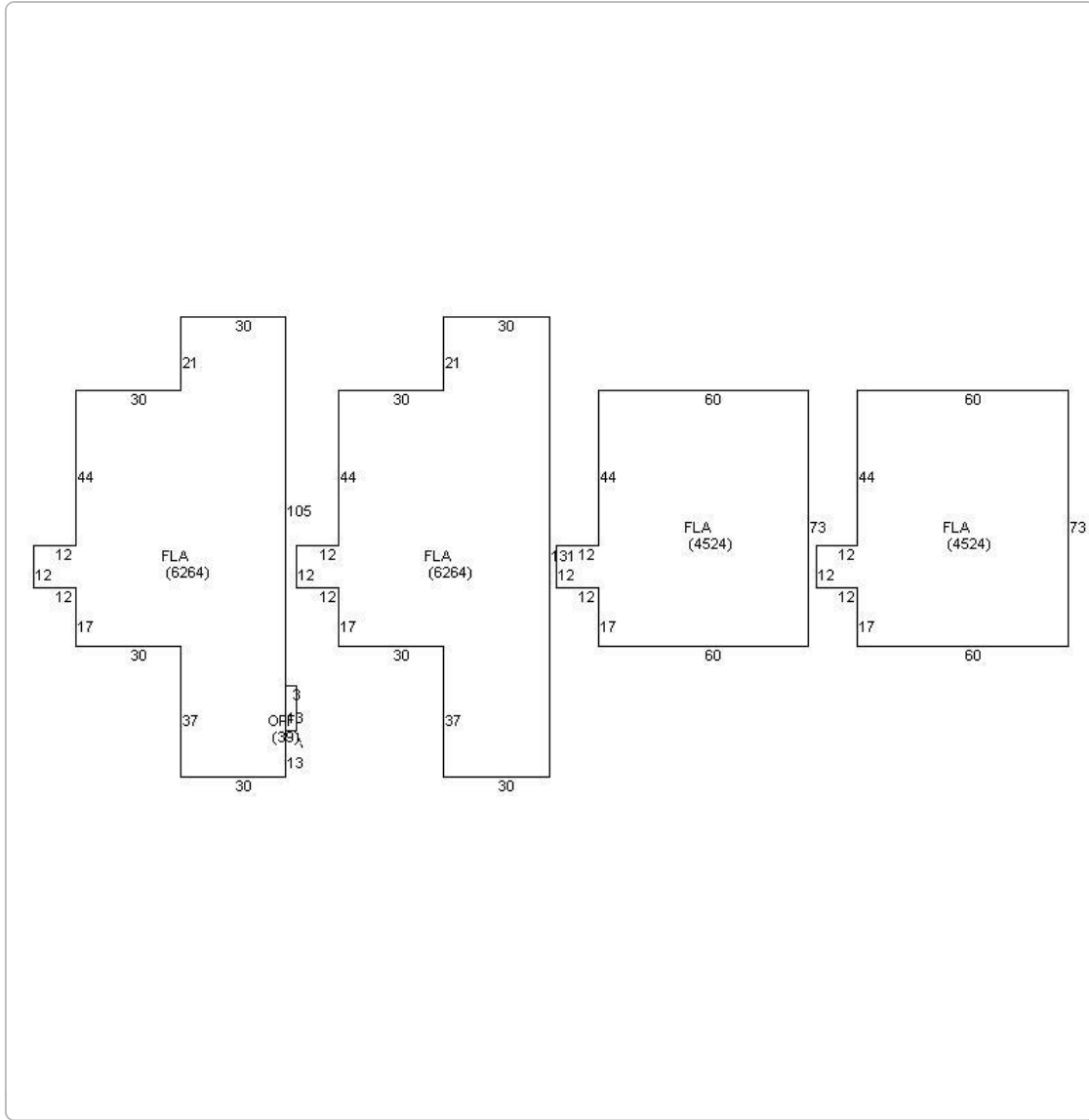
[View Taxes for this Parcel](#)

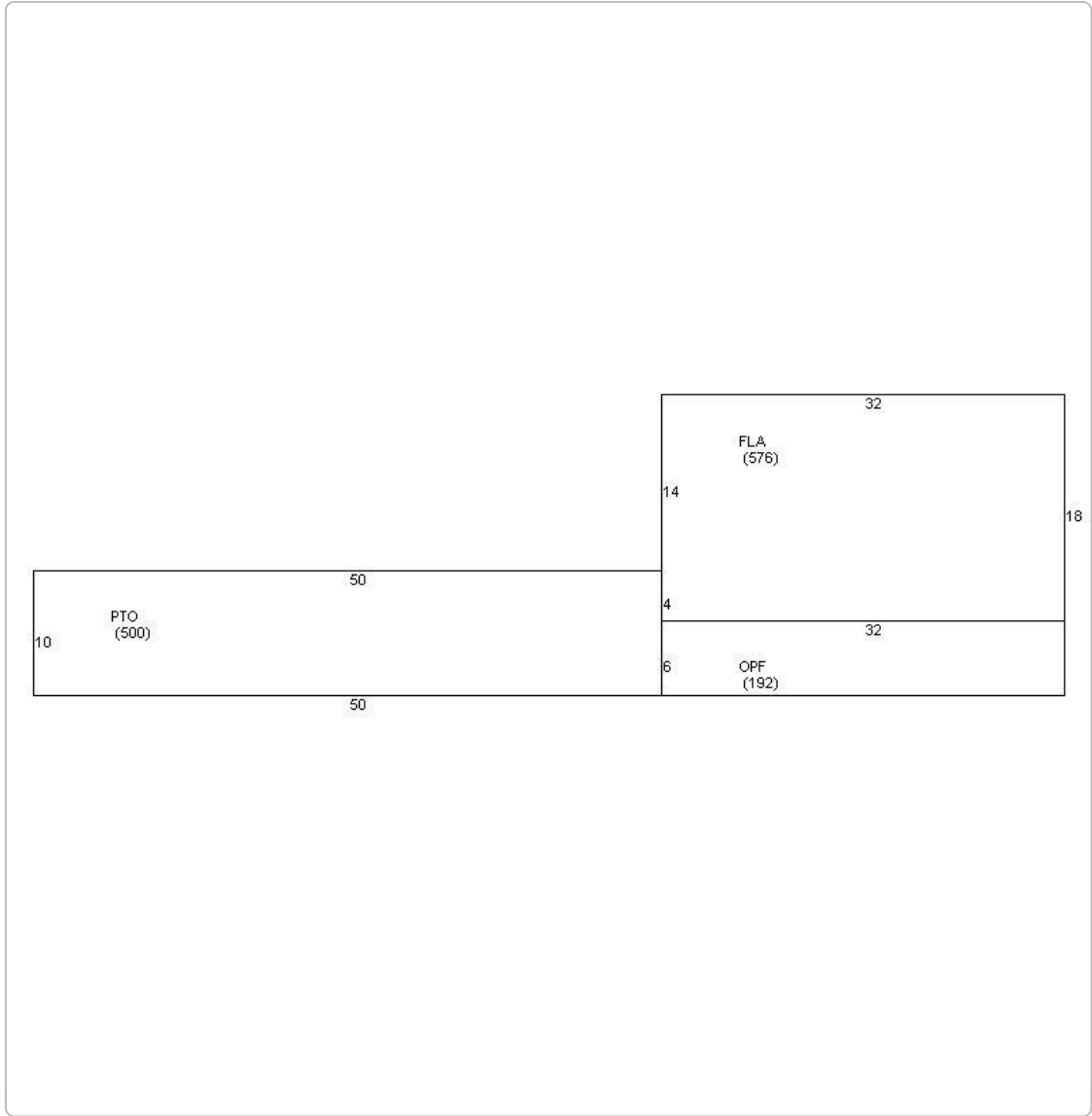
Sketches (click to enlarge)











Photos



Map



TRIM Notice

2023 TRIM Notice (PDF)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 9/20/2023, 4:05:58 AM

Contact Us

