

RESOLUTION NO. 2025-\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING APPROVAL FOR A MAJOR MODIFICATION TO A MAJOR DEVELOPMENT PLAN TO ALLOW FOR REMODELING AND SITE PLAN MODIFICATIONS AT AN EXISTING HOTEL LOCATED AT 0 DUVAL STREET (RE# 00000120-018800) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE - 1 ZONING DISTRICT, PURSUANT TO SECTION 108-91 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Section 108-91(a) (1), of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City'') provides that Major Modifications to Development Plans shall be treated in the same manner as the original approval, which requires review by the Development Review Committee and Planning Board, and final approval by the City Commission; and

**WHEREAS**, the subject property is located at 0 Duval Street (RE# 00000120-018800) and is located in the HRCC-1 Duval Street Gulfside zoning district, and

**WHEREAS**, the property owner submitted an application for a Major Modification to a Major Development Plan, a waiver to minimum landscape requirements, and an variance application for minimum shoreline setbacks for proposed work at the subject property; and

**WHEREAS**, the variance application and landscape waiver came before and were approved with conditions by the Planning Board at

a duly noticed public hearing on February 20, 2025m pursuant to Planning Board Resolutions 2025-006 and 2025-007 ; and

**WHEREAS**, the application for a Major Modification to a Major Development Plan came before and was recommended for approval with conditions by the Planning Board at a duly noticed public hearing on February 20, 2025; and

**WHEREAS**, the granting of the proposed Major Modification to a Major Development Plan is consistent with the criteria of the Code of Ordinances; and

**WHEREAS**, the City Commission finds that the granting approval of the proposed Major Modification to a Major Development Plan is in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** The request for a Major Modification to a Major Development Plan to redevelop portions of an existing hotel site, resulting in redevelopment of 3,500 square feet of lobby, retail, and office area; a modified vehicular circulation and

parking plan; for property located at 0 Duval Street (RE# 00000120-018800) in the HRCC-1 zoning district, pursuant to Section 108-91 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, as shown in the attached plans, is hereby approved with the following conditions:

**Conditions required prior to issuance of a Building Permit:**

1. The work shall be consistent with the plans signed and sealed by Steven R. Rossi of Rossi Architecture, dated 9.11.2024. Construction drawings for permitting shall be dated as approved herein, with any proposed revisions (modifications) clearly noted.
2. As a condition of issuance of building permits, the applicant shall provide a complete stormwater plan and soil erosion and sediment control plan that includes a stormwater pollution prevention plan. The plan shall be provided to and approved by the City stormwater engineer.
3. All applicable state or federal permits shall be obtained before commencement of the development.
4. The applicant shall obtain a HARC Certificate of Appropriateness before applying for building permits for any new or modified signage.

**General conditions:**

5. Within four years of the completion of the lobby renovations permitted pursuant to this resolution, all structures on the

property shall be fully sprinkled with an automatic fire sprinkler system as per Life Safety/Florida Fire Prevention Code. As part of the first phase of the construction work, the owner/contractor agrees that the existing fire main water supply shall be connected directly to the City of Key West (FKAA) water supply system, and the system design shall be provided by a state-certified engineer.

**Section 3.** Full, complete and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Major Modification to a Major Development Plan approval by the City Commission does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of the applicant's assertion of legal authority respecting the property.

**Section 5.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

**Section 6.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including

the Land Development Regulations). After the City appeal period has expired, this permit or development order shall be rendered to the Florida Department of Commerce. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for 45 days after it has been properly rendered to the DOC with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period, the DOC can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 1<sup>st</sup> day of April, 2025.

Authenticated by the presiding officer and Clerk of the Commission on \_\_\_\_\_, 2025.

Filed with the Clerk \_\_\_\_\_, 2025.

Mayor Danise Henriquez \_\_\_\_\_  
Vice Mayor Lisette Carey \_\_\_\_\_  
Commissioner Aaron Castillo \_\_\_\_\_  
Commissioner Monica Haskell \_\_\_\_\_  
Commissioner Mary Lou Hoover \_\_\_\_\_  
Commissioner Sam Kaufman \_\_\_\_\_  
Commissioner Donald "Donie" Lee \_\_\_\_\_

\_\_\_\_\_  
DANISE HENRIQUEZ, MAYOR

ATTEST:

\_\_\_\_\_  
KERI O'BRIEN, CITY CLERK

# OCEAN KEY RESORT & SPA

0 DUVAL ST, KEY WEST, FLORIDA 33040

## LOBBY RENOVATION

### GENERAL PROJECT SUMMARY

- I. RENOVATION TO EXISTING HOTEL AS FOLLOWS:
- A. REMOVAL OF 1ST FLOOR LOBBY, GIFT SHOP, OFFICES, BATHROOMS, & STORAGE.
  - B. REMOVAL OF 2ND FLOOR MEETING ROOM & GUESTROOMS TO CREATE 2ND FLOOR LOBBY.
  - C. RECONFIGURATION OF 1ST FLOOR TO CREATE DRIVE THROUGH VALET AREA, GIFT SHOP, & STORAGE.
  - D. ADDITION OF ACCESSIBLE ELEVATOR.
  - E. FIRST FLOOR STAIR ACCESS TO NEW 2ND FLOOR LOBBY, BATHROOMS, LOBBY BAR, & MEETING ROOM.
  - F. RECONFIGURATION OF 2ND FLOOR GUESTROOMS AS REQUIRED.
  - G. NEW EXTERIOR FACADE AT RENOVATED AREA.
  - H. NEW SITE WORK ASSOCIATED WITH NEW LAYOUT.

### PROJECT AREA RENOVATION SQUARE FOOTAGE CALCULATIONS:

EXISTING 1ST FLOOR INTERIOR AREA REMOVED:	- 3,990 S.F.
NEW 1ST FLOOR INTERIOR AREA:	+ 1,810 S.F.
EXISTING 2ND FLOOR INTERIOR AREA TO BE RENOVATED:	3,025 S.F.
NEW 2ND FLOOR INTERIOR AREA:	+ 1,690 S.F.
NEW STAIR & 2ND FLOOR EXTERIOR DECKS:	+ 1,875 S.F.

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

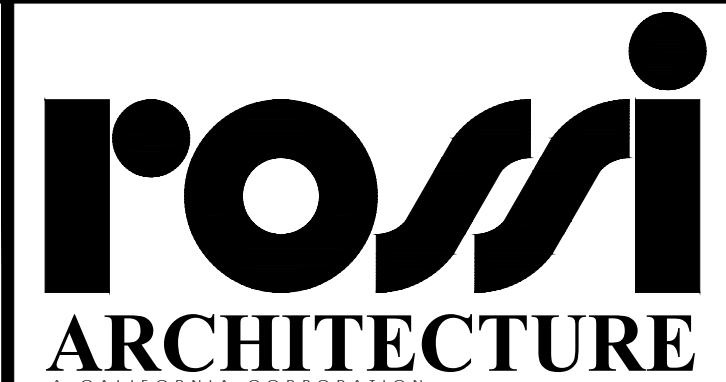
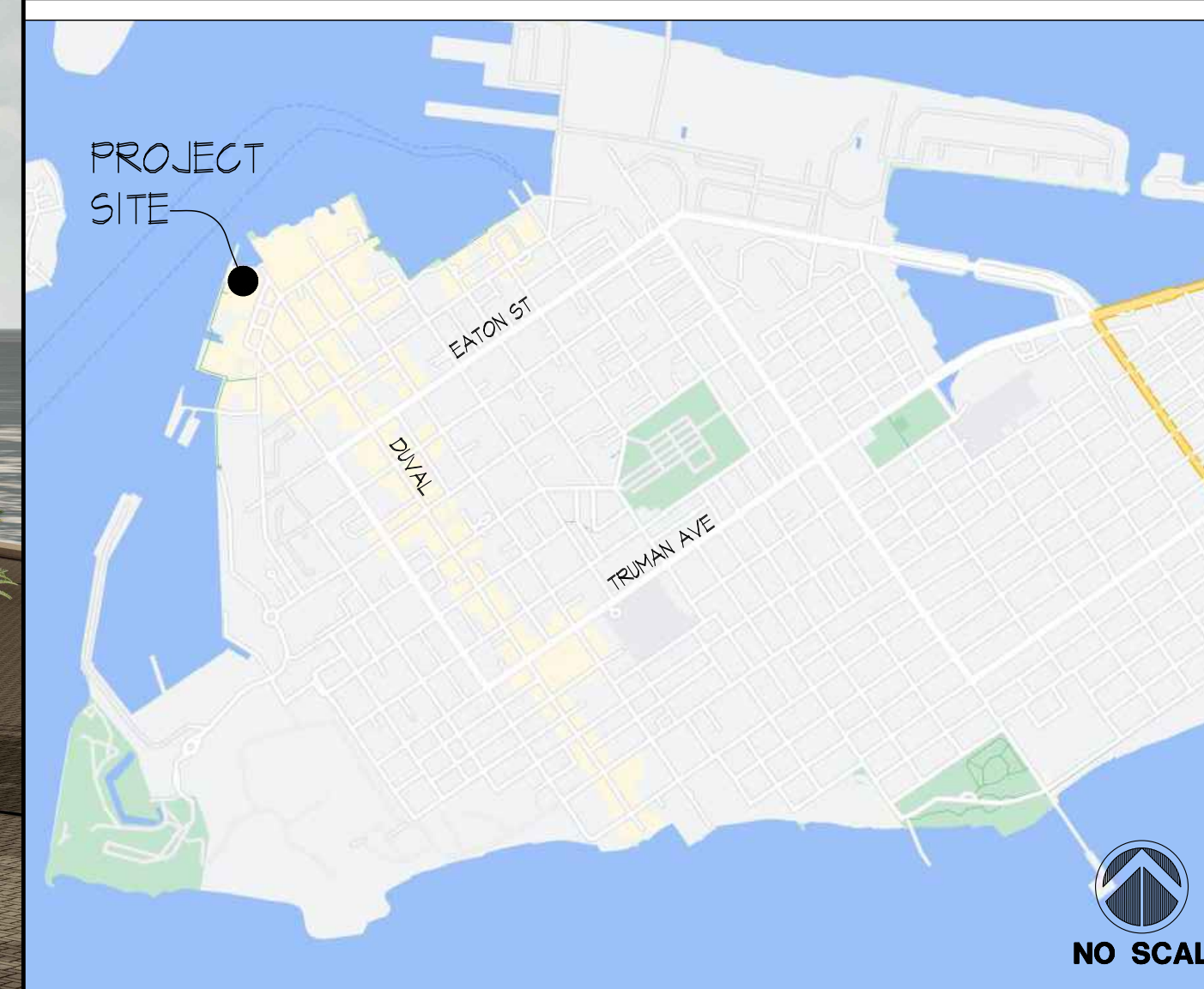
### GENERAL INFORMATION

PROJECT NAME:	OCEAN KEY RESORT & SPA - LOBBY RENOVATION
PROJECT ADDRESS:	0 DUVAL ST KEY WEST, FLORIDA 33040
OWNER:	SEABOARD ASSOCIATES LIMITED PARTNERSHIP, C/O NOBLE HOUSE HOTELS & RESORTS 600 6TH ST SOUTH KIRKLAND, WASHINGTON 98033 (425) 827-8737
ARCHITECT/AGENT:	ROSSI ARCHITECTURE 3952 CLAIREMONT MESA BLVD, D-384 SAN DIEGO, CA 92117 (619) 291-8272
PARCEL NUMBER:	00000120-000000 00000120-018800
LEGAL DESCRIPTION / SUBDIVISION / DOCUMENTS:	KW PT LOT 1 SQR 3 (A/K/A UNITS 203,205,303,304,305,403,PH3,PH4 AND PH5 REFLECTIONS ON KEY WEST A CONDO AND ALL OF PROPOSED PHASE II) 617-309/12 OR825-2394/2400 OR863-2108/09 OR863-2111/12 OR863-2113/15 OR912-3110 OR916-118/17 OR921-644/45 OR922-1401/03 OR926-116/18 OR927-365/69 OR154-614/17 OR1521-2389/94 OR1544-1262/82 OR2009-1358/80 OR2283-663/86
SEC/TWP/RNG:	31/67/25
SETBACKS:	FRONT 0 FT; SIDE 2.5 FT; REAR 10 FT; STREET SIDE 0 FT
FLOOD ZONE:	AE-9, VE-1Q, VE-1I, VE-1B
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

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L3	PROPOSED LANDSCAPE PLAN
L4	LANDSCAPE DETAILS

### VICINITY MAP



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. #ARC0002607  
FL LIC. #AR0016993 GA LIC. #94016407 OR LIC. #6351  
MN LIC. #49205 MI LIC. # 3326 WA LIC. #5610

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

**LOBBY RENOVATION**



M.P. UPDATES: DEVELOPMENT PLAN SUBMITTAL:	04/11/2024 07/15/2024
GENERAL PROJECT INFORMATION	
STATE OF FLORIDA REGISTERED ARCHITECT STEVEN R. ROSSI AR0016993	SHEET NUMBER: <b>A1</b>

**SITE DATA TABLE**

	CODE REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQUEST
ZONING	HRCC-1			
FLOOD ZONE	AE-1, VE-10, VE-II, VE-13			
SIZE OF SITE	67,841 S.F.			
HEIGHT	35 FT + 5 FT W/ PITCHED ROOF MAX	55 FT BLDG HEIGHT	24'-9" NEW LOBBY ADDITION	
FRONT SETBACK	0 FT	0 FT	0 FT	
SIDE SETBACK	2.5 FT	2.5 FT	2.5 FT	
STREET SIDE SETBACK	2.5 FT	2.5 FT	2.5 FT	
REAR SETBACK	0 FT	0 FT	0 FT	
F.A.R.	1.0	1.0	1.0	
BUILDING COVERAGE	50% MAX	50% 33,875 S.F.	49% 32,450 S.F.	
IMPERVIOUS SURFACE	70% MAX	54% 36,820 S.F.	44% 33,400 S.F.	
PARKING	1 SPACE PER UNIT P	72 9 TOTAL	74 9 TOTAL	
HANDICAP PARKING	2 MIN. REQUIRED	0	2	
BICYCLE PARKING	35% OF VEHICLE TOTAL	36	50	
OPEN SPACE / LANDSCAPE	30% MIN. 6	46% 31,021 S.F.	51% 34,441 S.F.	
NUMBER & TYPE OF UNITS	N/A	100 GUESTROOMS	100 GUESTROOMS	
CONSUMPTION AREA OR NUMBER OF SEATS	N/A	563	563	

NOTES:  
 a. ALL HOTEL PARKING IS VALET PARKING ONLY.  
 b. PLUS (1) ADDITIONAL PARKING SPACE FOR OWNER OR MANAGER.  
 c. MINIMUM 10% OF TOTAL AREA SHALL BE LANDSCAPED WHEN FIVE OR MORE PARKING SPACES ARE PROVIDED.

**PROJECT AREA SQUARE FOOTAGES**

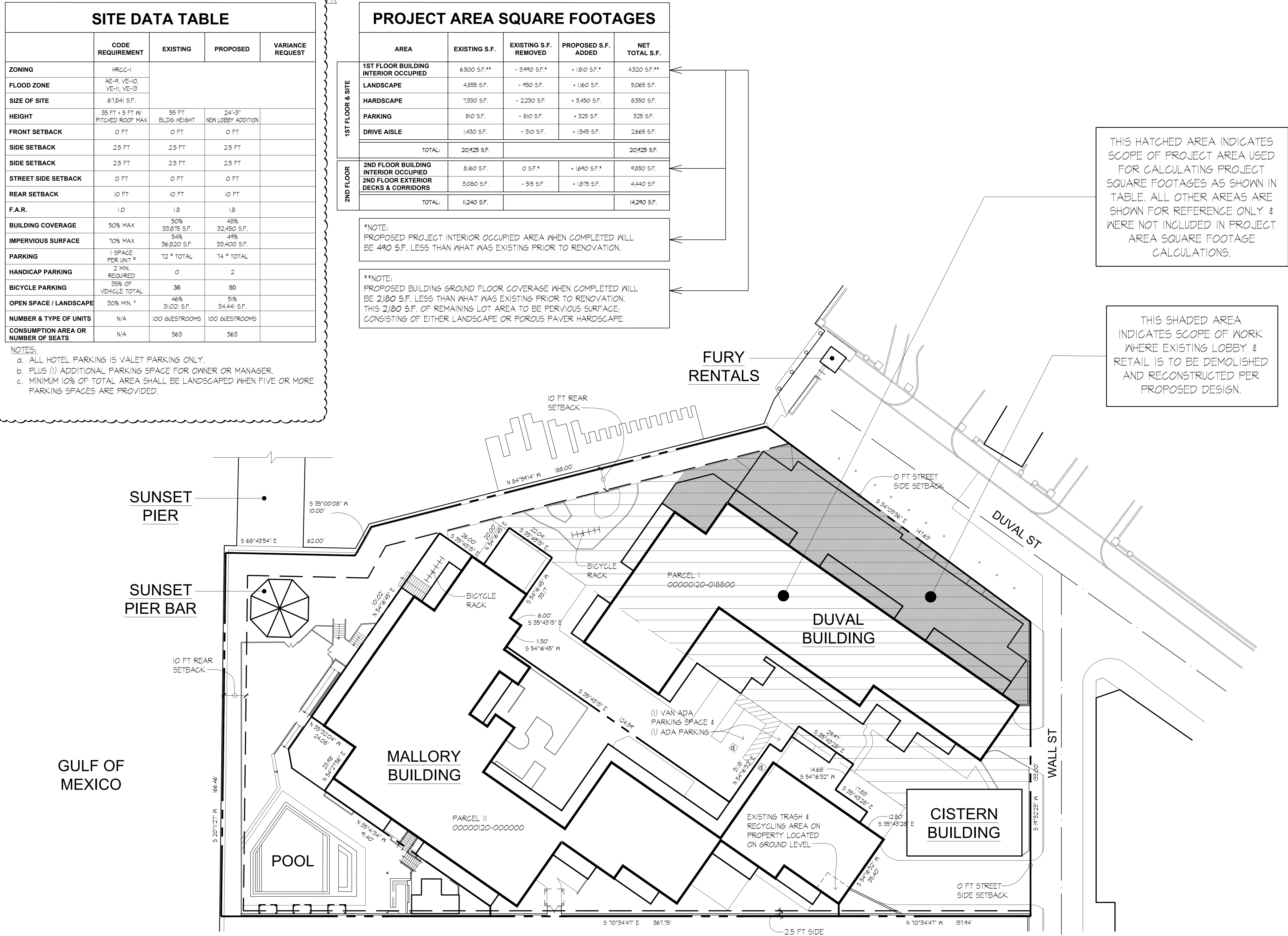
AREA	EXISTING S.F.	EXISTING S.F. REMOVED	PROPOSED S.F. ADDED	NET TOTAL S.F.
<b>1ST FLOOR BUILDING INTERIOR OCCUPIED</b>	6,500 S.F.**	- 3,990 S.F.*	+ 1,810 S.F.*	4,320 S.F.**
<b>LANDSCAPE</b>	4,855 S.F.	- 450 S.F.	+ 1160 S.F.	5,065 S.F.
<b>HARDSCAPE</b>	7,330 S.F.	- 2,230 S.F.	+ 3,450 S.F.	8,550 S.F.
<b>PARKING</b>	810 S.F.	- 810 S.F.	+ 325 S.F.	325 S.F.
<b>DRIVE AISLE</b>	1,430 S.F.	- 310 S.F.	+ 1,545 S.F.	2,665 S.F.
<b>TOTAL:</b>	<b>20,925 S.F.</b>			<b>20,925 S.F.</b>
<b>2ND FLOOR BUILDING INTERIOR OCCUPIED</b>	8,160 S.F.	0 S.F.*	+ 1,690 S.F.*	9,850 S.F.
<b>2ND FLOOR EXTERIOR DECKS &amp; CORRIDORS</b>	3,080 S.F.	- 515 S.F.	+ 1,875 S.F.	4,440 S.F.
<b>TOTAL:</b>	<b>11,240 S.F.</b>			<b>14,290 S.F.</b>

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

\*\*NOTE:  
 PROPOSED BUILDING GROUND FLOOR COVERAGE WHEN COMPLETED WILL BE 2,180 S.F. LESS THAN WHAT WAS EXISTING PRIOR TO RENOVATION. THIS 2,180 S.F. OF REMAINING LOT AREA TO BE PERVIOUS SURFACE; CONSISTING OF EITHER LANDSCAPE OR POROUS PAVER HARDSCAPE.

THIS HATCHED AREA INDICATES SCOPE OF PROJECT AREA USED FOR CALCULATING PROJECT SQUARE FOOTAGES AS SHOWN IN TABLE. ALL OTHER AREAS ARE SHOWN FOR REFERENCE ONLY & WERE NOT INCLUDED IN PROJECT AREA SQUARE FOOTAGE CALCULATIONS.

THIS SHADED AREA INDICATES SCOPE OF WORK WHERE EXISTING LOBBY & RETAIL IS TO BE DEMOLISHED AND RECONSTRUCTED PER PROPOSED DESIGN.



**OVERALL EXISTING SITE PLAN**



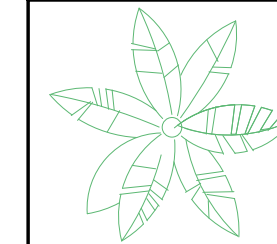
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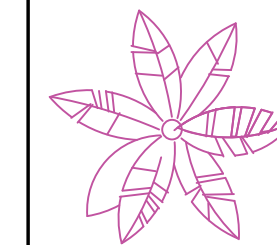
0 DUVAL ST., KEY WEST, FL 33040

**LOBBY RENOVATION**

TREE MAP LEGEND



REFER TO LANDSCAPE PLANS  
FOR TREES & OTHER VEGETATION  
WITHIN PROJECT AREA



EXISTING TREES AT AREA  
OUTSIDE PROJECT SCOPE OF  
WORK SHOWN FOR INFORMATION  
PURPOSES ONLY

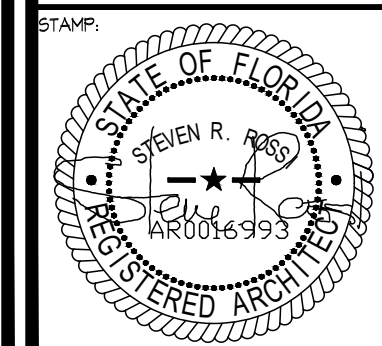


**OVERALL EXISTING SITE TREE PLAN**

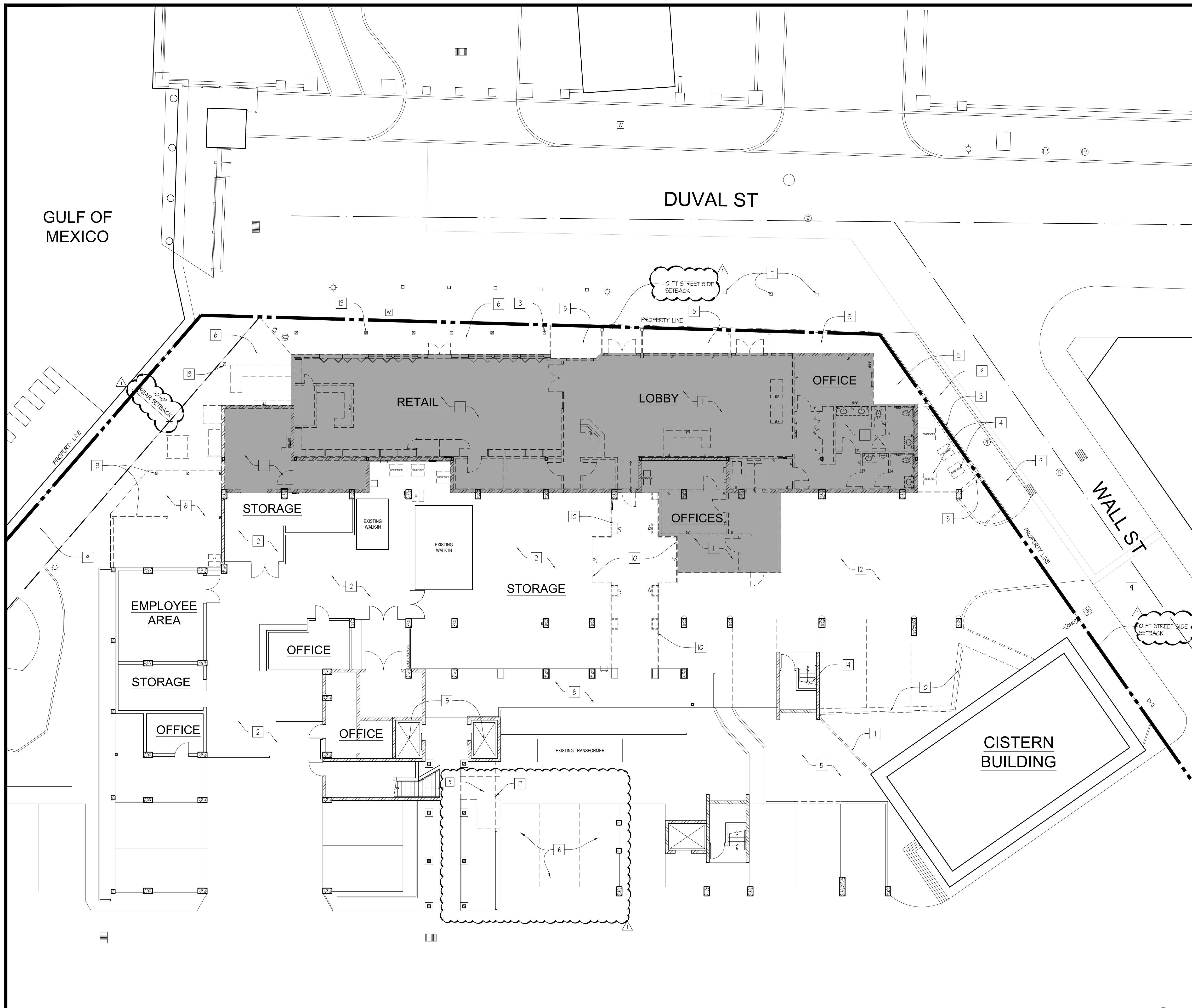


MAP UPDATES	04.11.2024
DEVELOPMENT PLAN SUBMITTAL	07.15.2024

SHEET TITLE: **OVERALL EXISTING SITE TREE PLAN**

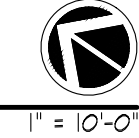


SHEET NUMBER: **A2.1**



- KEYNOTES:**
- 1 SHADED AREA INDICATES THE EXISTING LOBBY & GIFT SHOP TO BE REMOVED IN ITS ENTIRETY, AS FOLLOWS:
    - A. ALL WALLS SHOWN DASHED TO BE DEMOLISHED.
    - B. REMOVE ALL ELECTRICAL DEVICES AT WALLS & CEILINGS.
    - C. REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED PLUMBING.
    - D. DISCONNECT & REMOVE ALL NECESSARY MEP SERVICING LOBBY OR GIFT SHOP.
    - E. REMOVE ALL FF&E.
    - F. REMOVE ALL BUILT-INS & MILLWORK.
    - G. REMOVE DOORS & WINDOWS SHOWN DASHED.
    - H. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
  - 2 ALL OTHER AREAS ARE TO REMAIN & SHOWN FOR REFERENCE ONLY, UNLESS NOTED OTHERWISE.
  - 3 EXISTING FREE STANDING BLOCK WALL TO BE REMOVED.
  - 4 REMOVE EXISTING CONDENSERS SERVICING LOBBY & GIFT SHOP.
  - 5 EXISTING LANDSCAPE & IRRIGATION SYSTEM TO BE REMOVED THIS AREA AS NECESSARY TO CONSTRUCT PROJECT PER NEW PLAN.
  - 6 REMOVE EXISTING WOOD DECK.
  - 7 REMOVE EXISTING WOOD BOLLARDS.
  - 8 EXISTING GUEST USE SCREENED WALKWAY TO REMAIN.
  - 9 EXISTING SIDEWALK & UTILITIES (WHERE OCCURS) TO REMAIN.
  - 10 REMOVE EXISTING WOOD LATTICE SCREEN SHOWN DASHED.
  - 11 EXISTING DRAIN TO CISTERN BUILDING TO BE BURIED TO WORK WITH NEW PLAN.
  - 12 REMOVE BRICK PAVERS THIS AREA.
  - 13 REMOVE EXISTING OVERHEAD WOOD STRUCTURE.
  - 14 EXISTING STAIRWELL TO REMAIN.
  - 15 EXISTING GUEST USE ELEVATORS.
  - 16 (B) EXISTING PARKING SPACES TO BE RECONFIGURED TO PROVIDE NEW ADA PARKING PER NEW PLAN.
  - 17 REMOVE PORTION OF EXISTING FENCE.

**DEMOLITION 1ST FLOOR PLAN & SURROUNDING SITE**



1" = 10'-0"

06/06/2024

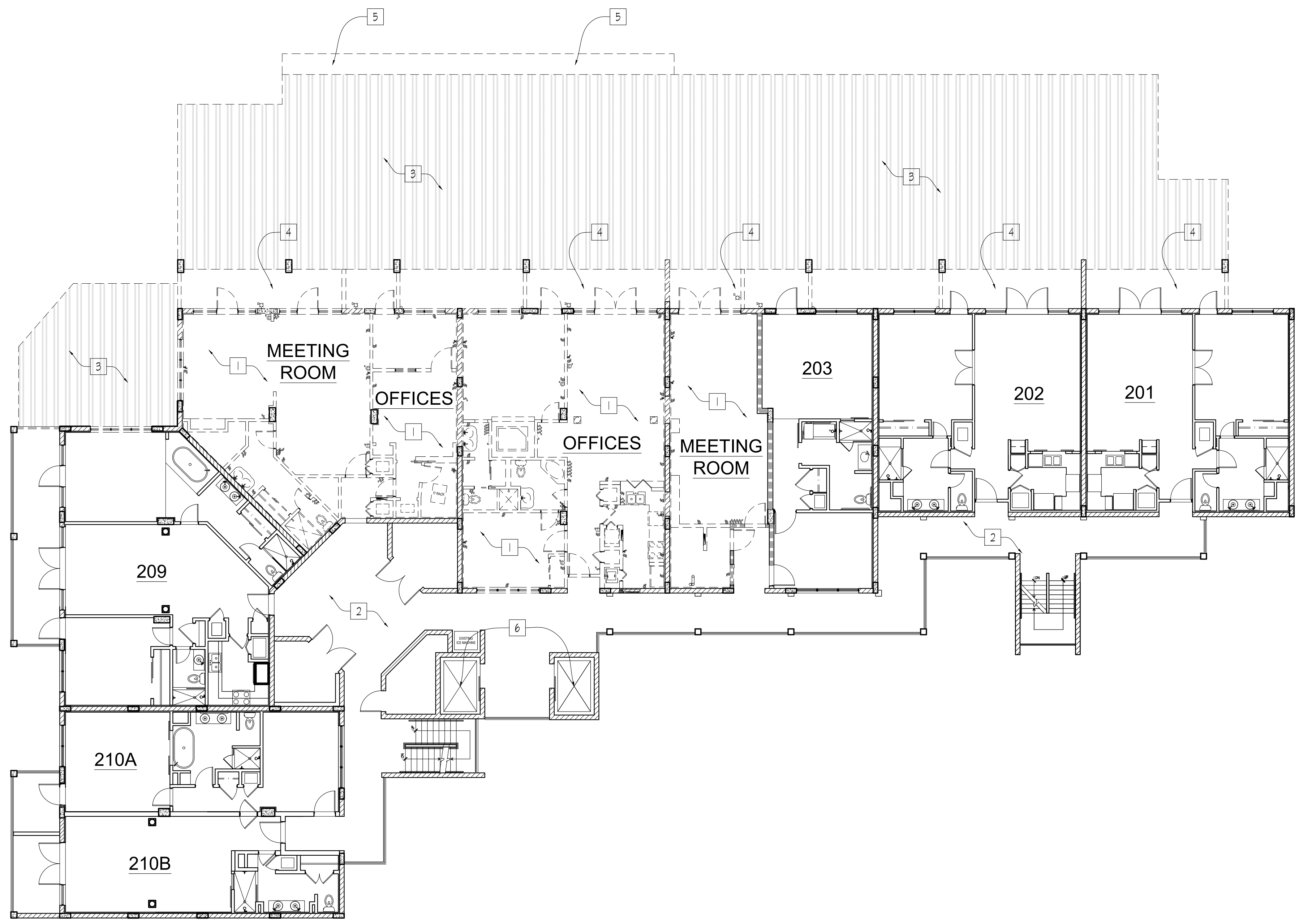
**OCEAN KEY  
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0 DUVAL ST, KEY WEST, FL 33040

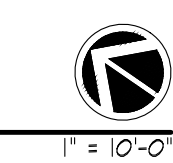
**LOBBY RENOVATION**

**KEYNOTES:**

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

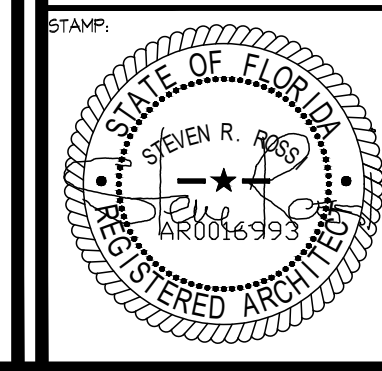


**DEMOLITION 2ND FLOOR PLAN**

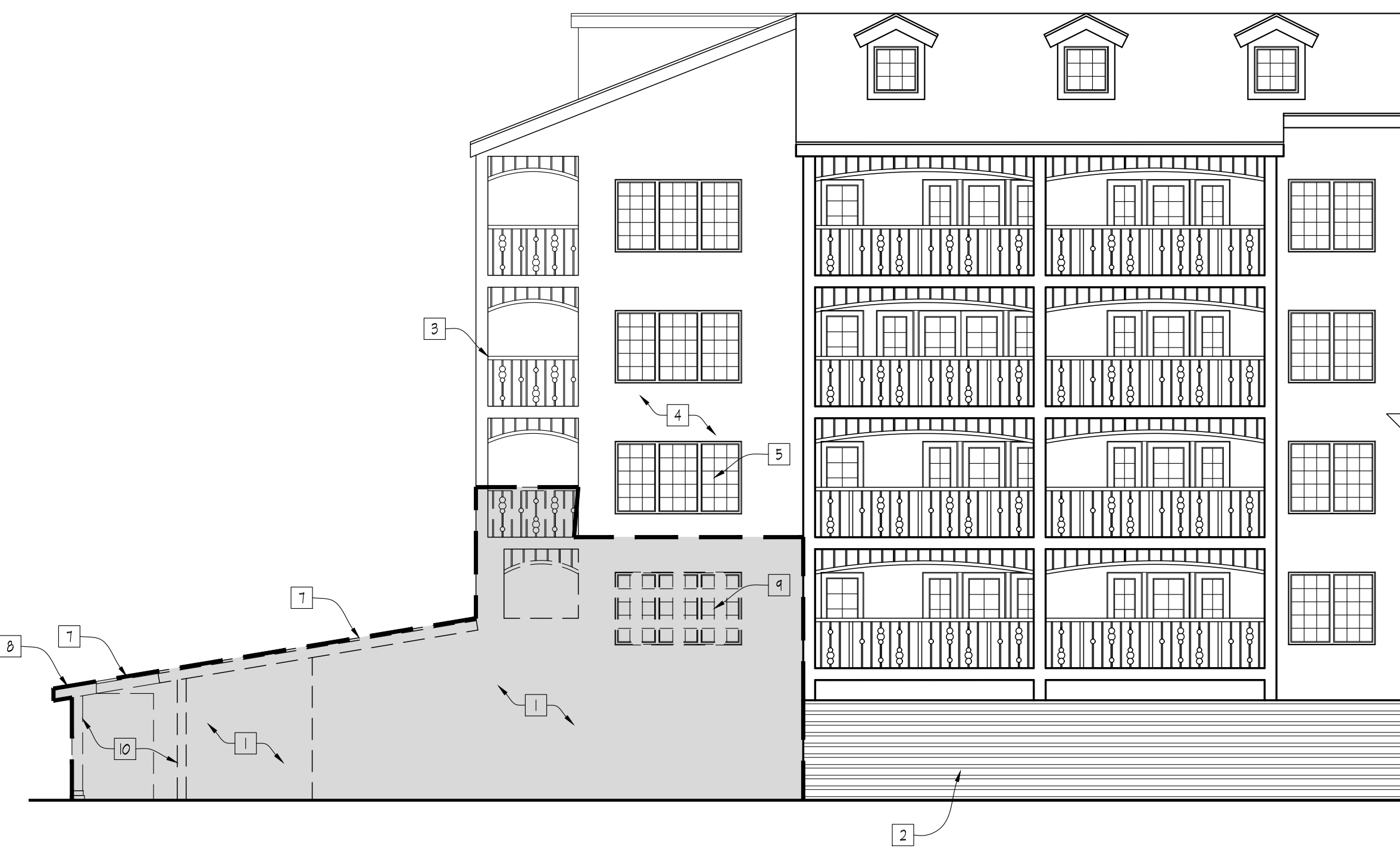
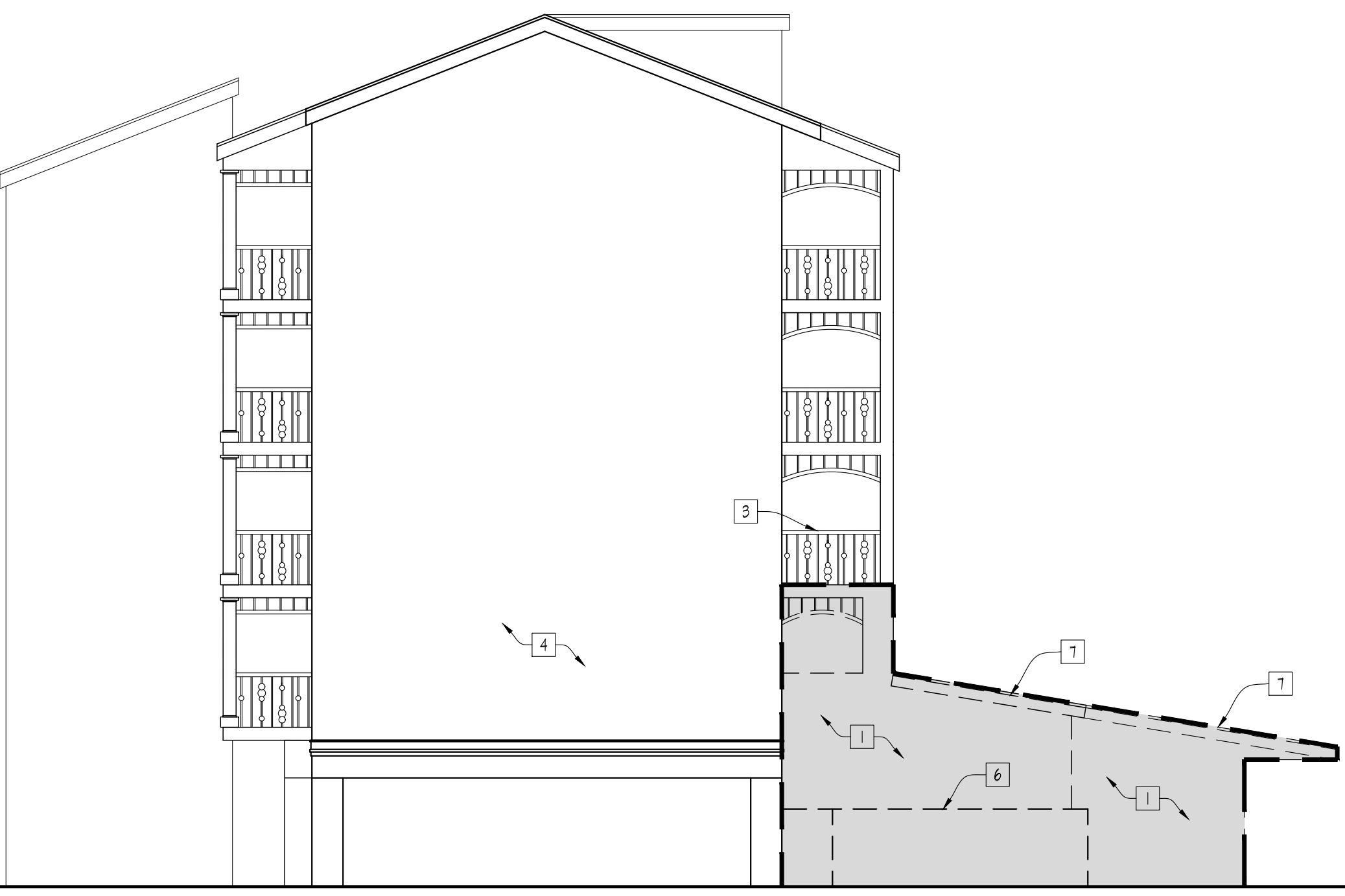


M.P. UPDATES: 04/11/2024  
DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

SHEET TITLE: DEMOLITION 2ND FLOOR PLAN



SHEET NUMBER: A4



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

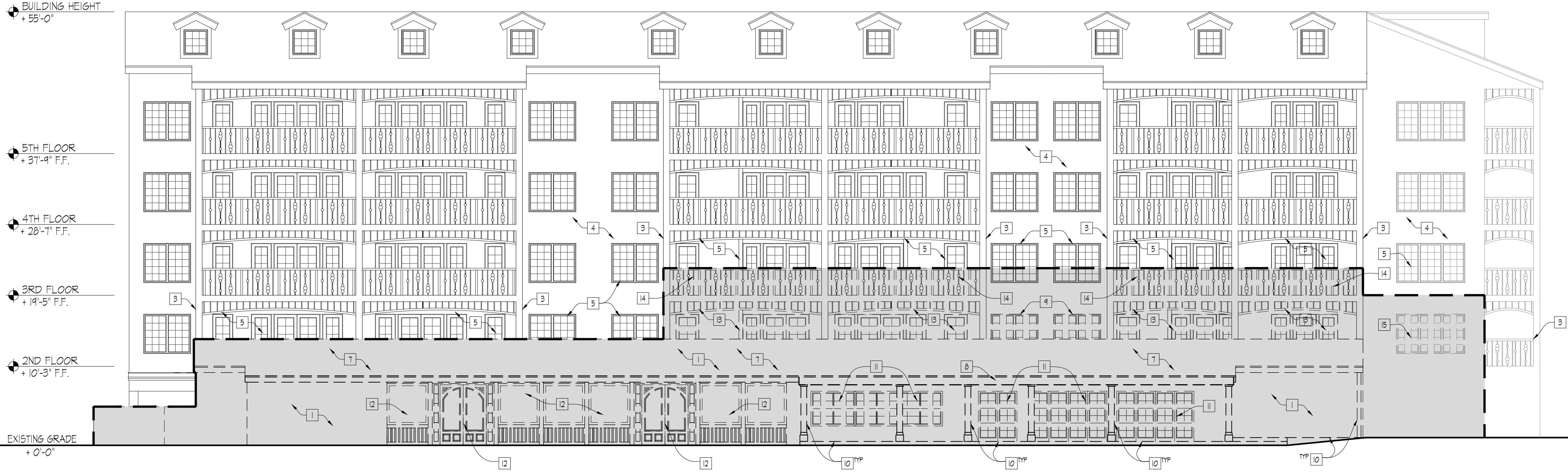
**EXISTING WEST EXTERIOR ELEVATION** 1/8" = 1'-0"

- KEYNOTES:**
- 1 SHADED AREA INDICATES THE EXISTING LOBBY & GIFT SHOP TO BE REMOVED IN ITS ENTIRETY, REFER TO PLANS FOR MORE INFORMATION. ALL OTHER AREAS ARE TO REMAIN & SHOWN FOR REFERENCE ONLY, UNLESS NOTED OTHERWISE.
  - 2 EXISTING WOOD LATTICE SCREEN TO REMAIN.
  - 3 EXISTING GUESTROOM BALCONIES & COLUMNS TO REMAIN.
  - 4 EXISTING EXTERIOR STUCCO TO REMAIN.
  - 5 EXISTING GUESTROOM WINDOWS AND/OR DOORS TO REMAIN.
  - 6 EXISTING FREE STANDING BLOCK WALL TO BE REMOVED.
  - 7 REMOVE EXISTING METAL ROOF OVER LOBBY & GIFT SHOP.
  - 8 REMOVE EXISTING AWNING.
  - 9 REMOVE EXISTING WINDOW.
  - 10 REMOVE EXISTING WOOD DECK & POSTS.
  - 11 REMOVE EXISTING STOREFRONT WINDOWS AND/OR DOORS TO GIFT SHOP.
  - 12 REMOVE EXISTING WINDOWS AND/OR DOORS TO LOBBY.
  - 13 REMOVE DOORS AND SIDELITES WHERE SHOWN DASHED.
  - 14 REMOVE EXISTING RAILING AT GUESTROOM BALCONY.
  - 15 REMOVE EXISTING GUESTROOM WINDOW AND FILL IN WALL.

**rosi**  
ARCHITECTURE  
A CALIFORNIA CORPORATION  
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SAN DIEGO, CALIFORNIA 92117  
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**OCEAN KEY  
RESORT & SPA**  
O DUVAL ST, KEY WEST, FL 33040

**LOBBY RENOVATION**



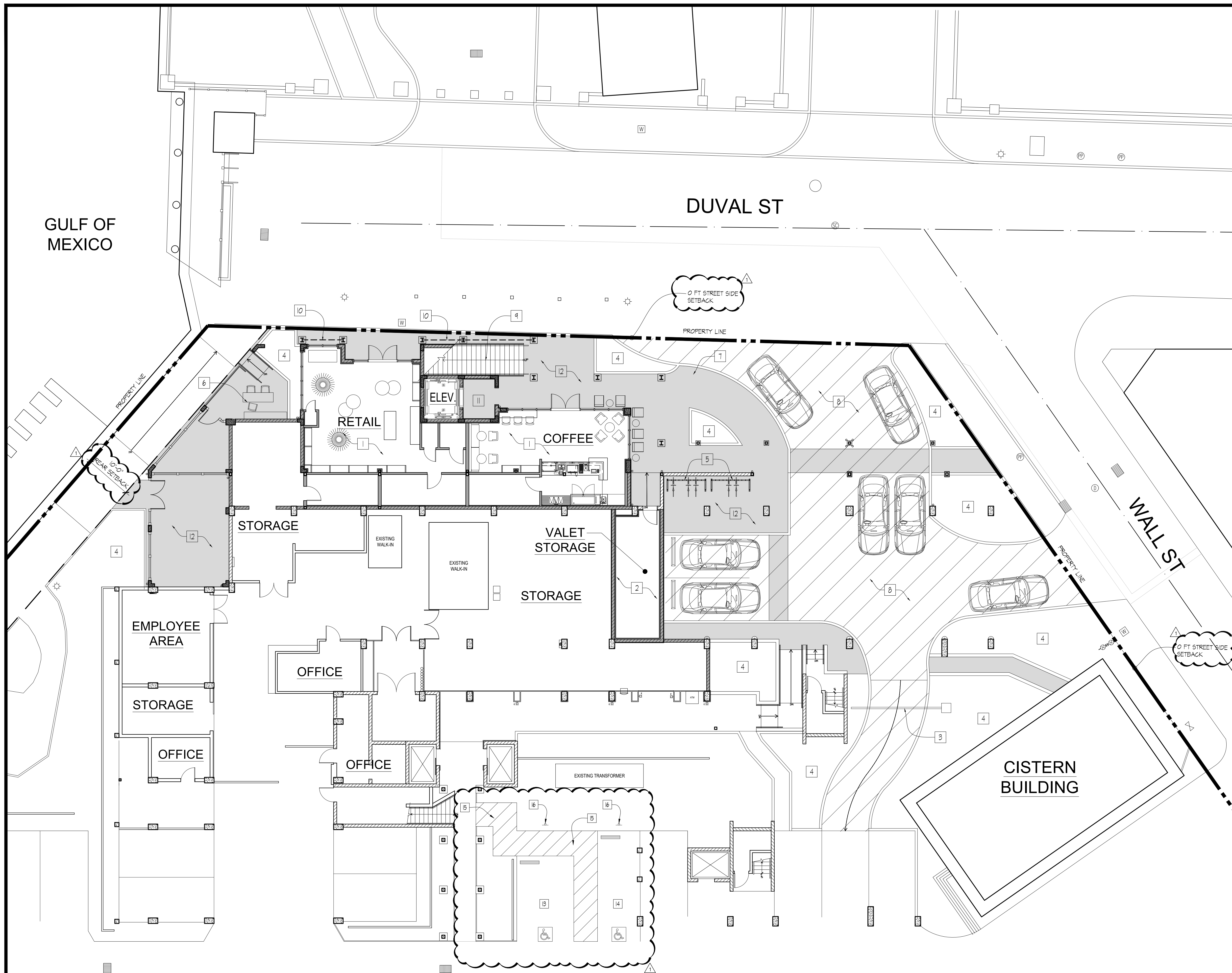
**EXISTING NORTH EXTERIOR ELEVATION (DUVAL STREET)** 1/8" = 1'-0"

M.P. UPDATES: 04/11/2024  
DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

SHEET TITLE: **EXISTING EXTERIOR ELEVATIONS**

STATE OF FLORIDA  
REGISTERED ARCHITECT  
STEVEN R. ROSE  
AR0006993

SHEET NUMBER: **A5**



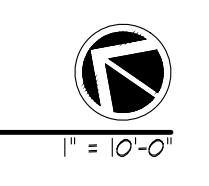
- KEYNOTES:**
- 1 THIS AREA TO BECOME NEW RETAIL OR COFFEE:
    - A. NEW WALLS SHOWN SHADED.
    - B. NEW STOREFRONT WINDOWS & DOORS.
    - C. NEW FINISHES.
    - D. NEW FF&E.
    - E. PROVIDE NECESSARY MEP TO SERVE NEW SPACE.
    - F. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
  - 2 THIS AREA TO BECOME NEW STORAGE AREA:
    - A. NEW WALLS SHOWN SHADED.
    - B. NEW FINISHES.
    - C. PROVIDE NECESSARY MEP TO SERVE NEW SPACE.
    - D. ALL EXISTING LOAD BEARING CONCRETE COLUMNS & BEAMS TO REMAIN.
  - 3 NEW VALET CONTROLLED VEHICLE BARRIER GATE TO PREVENT UNAUTHORIZED ACCESS.
  - 4 NEW PLANTER & LANDSCAPE.
  - 5 BIKE & SCOOTER RENTAL STORAGE / PARKING AREA TO BE RELOCATED TO THIS AREA.
  - 6 FURY RENTAL COUNTER.
  - 7 VALET & VALET KIOSK TO GREET & DIRECT GUESTS.
  - 8 HATCH INDICATES NEW TRAFFIC RATED DECORATIVE PAVER DRIVE AISLE TO DIVERT VALET TRAFFIC AWAY FROM DUVAL STREET & HELP RELIEVE TRAFFIC CONGESTION.
  - 9 NEW OPEN GRAND STAIRS TO NEW 2ND FLOOR LOBBY.
  - 10 THIS DASHED LINE INDICATES NEW OPEN AIR DECORATIVE WOOD SCREEN AROUND STAIRS PER ELEVATIONS.
  - 11 NEW ACCESSIBLE ELEVATOR TO 2ND FLOOR LOBBY.
  - 12 SHADE INDICATES NEW DECORATIVE PAVERS.
  - 13 (1) NEW VAN ACCESSIBLE PARKING SPACE WITH SHARED ACCESS AISLE.
  - 14 (1) NEW STANDARD ACCESSIBLE PARKING SPACE WITH SHARED ACCESS AISLE.
  - 15 5'-0" WIDE ACCESSIBLE AISLE LEADING DIRECTLY TO GUEST USED ELEVATORS
  - 16 NEW ACCESSIBLE PARKING SIGNAGE.

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

**LOBBY RENOVATION**

**NEW 1ST FLOOR PLAN & SURROUNDING SITE**



M.P. UPDATES: 04/11/2024  
 DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

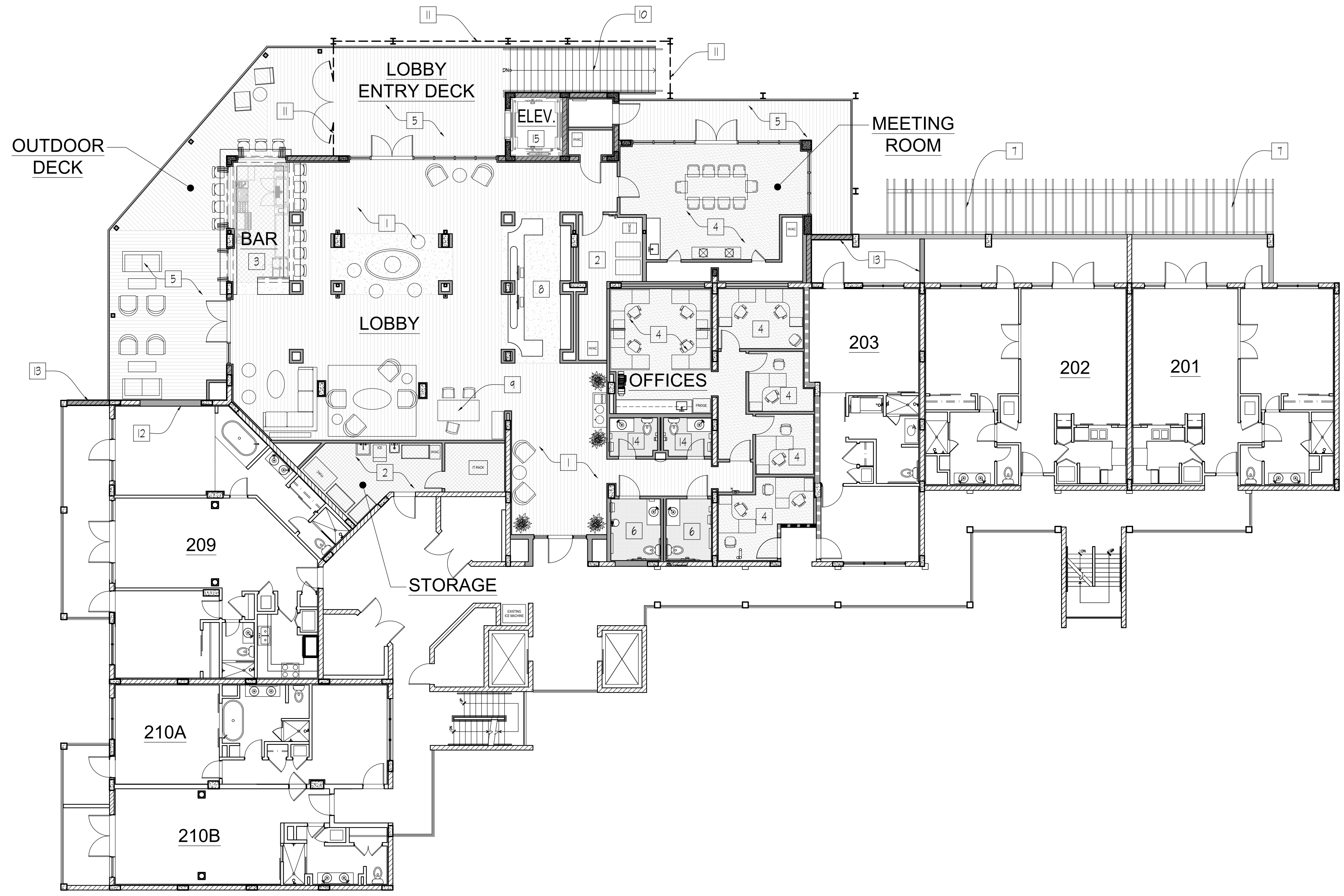
**NEW 1ST FLOOR PLAN &  
 SURROUNDING SITE**

STATE OF FLORIDA  
 SEVEN R. 1985  
 AR0016993  
 REGISTERED ARCHITECT

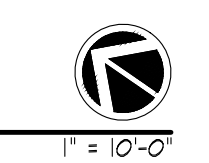
**A6**

**KEYNOTES:**

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



**NEW 2ND FLOOR PLAN**



M.P. UPDATES: 04/11/2024  
 DEVELOPMENT PLAN SUBMITTAL: 07/15/2024

SHEET TITLE: **NEW 2ND FLOOR PLAN**

STAMP: SHEET NUMBER: **A7**

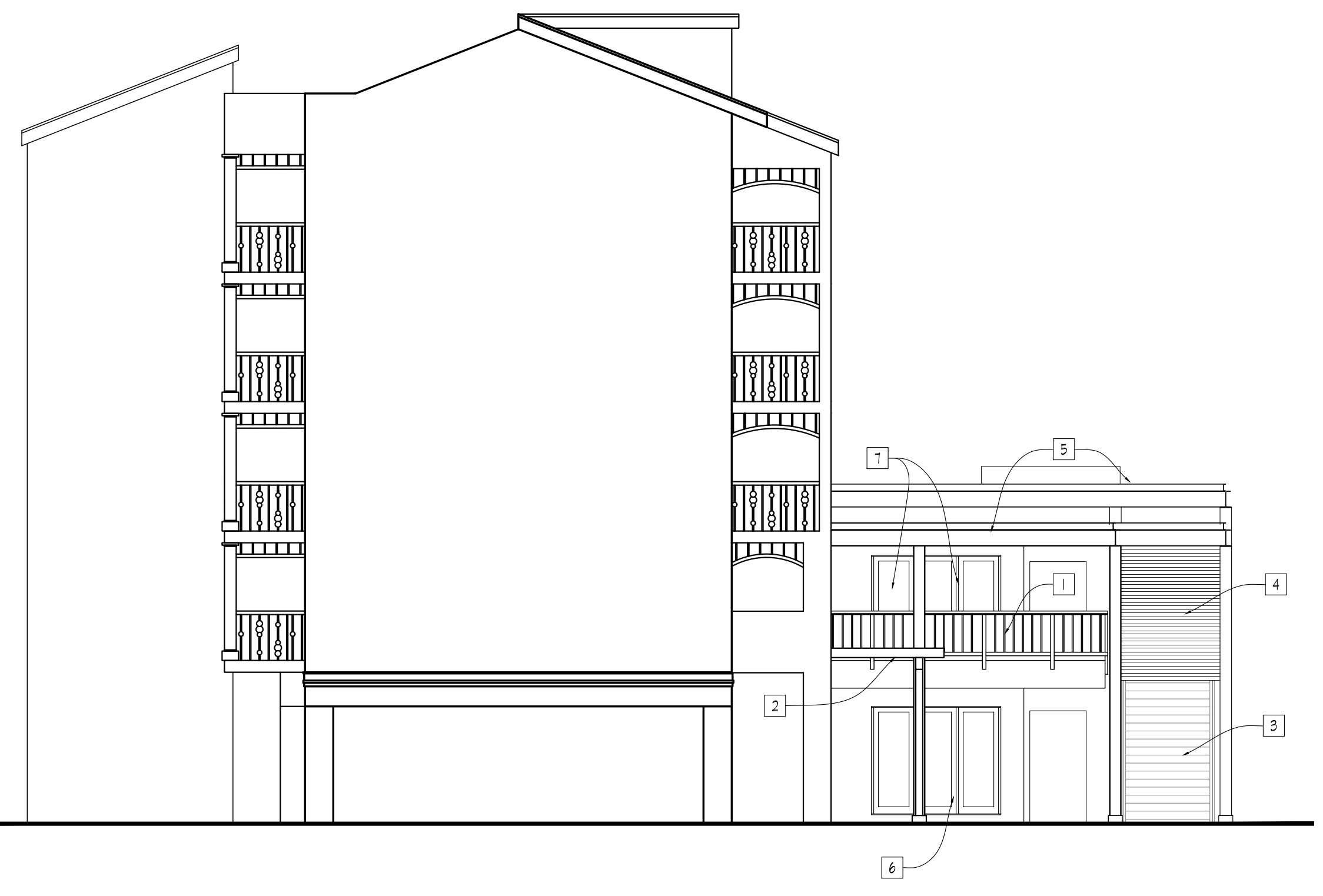
KEYNOTES:

- 1 NEW OUTDOOR DECK & GUARDRAIL.
- 2 INSTALL NEW TRELLIS TO SCREEN PUBLIC WALKWAY & TRAFFIC BELOW FROM 2ND FLOOR GUESTROOMS.
- 3 NEW OPEN GRAND STAIRS TO NEW 2ND FLOOR LOBBY.
- 4 NEW OPEN AIR DECORATIVE MOOD SCREEN.
- 5 NEW LOW & HIGH ROOF OVER NEW SPACE.
- 6 NEW WINDOWS & DOORS TO RETAIL & COFFEE
- 7 NEW WINDOWS & DOORS TO MEETING ROOM.
- 8 INSTALL NEW TRELLIS AT 2ND FLOOR OUTDOOR DECK.
- 9 NEW FOLDING WINDOWS AT BAR.
- 10 NEW DOOR AND SIDELITE WHERE OCCURS INTO 2ND FLOOR LOBBY.
- 11 INSTALL NEW BALCONY GUARDWALL.

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**OCEAN KEY  
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**LOBBY RENOVATION**



**NEW EAST EXTERIOR ELEVATION (WALL ST)**

1/8" = 1'-0"

**NEW WEST EXTERIOR ELEVATION**

1/8" = 1'-0"

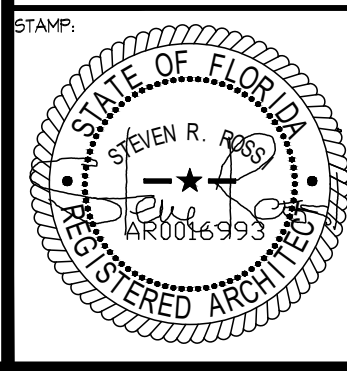


**NEW NORTH EXTERIOR ELEVATION (DUVAL STREET)**

1/8" = 1'-0"

M.P. UPDATES:	04/11/2024
DEVELOPMENT PLAN SUBMITTAL:	07/15/2024

SHEET TITLE: **NEW EXTERIOR ELEVATIONS**

STAMP: 

SHEET NUMBER: **A8**



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 O DUVAL ST, KEY WEST, FL 33040  
**LOBBY RENOVATION**

M.P. UPDATES:	04/11/2024
DEVELOPMENT PLAN SUBMITTAL:	07/15/2024
SHEET TITLE:	

RENDERINGS

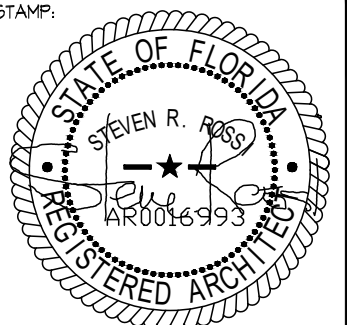
	SHEET NUMBER: <h1>A9</h1>
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OKR0205  
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**LOBBY RENOVATION**

M.P. UPDATES:	04/11/2024
DEVELOPMENT PLAN SUBMITTAL:	07/15/2024
SHEET TITLE: <b>RENDERINGS</b>	
STAMP: 	SHEET NUMBER: <b>A10</b>