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## Historic Architectural Review Commission Staff Report for Item 10

To: Chairman Haven Burkee and Historic Architectural Review  
Commission Members

From: Daniela Salume, MFA  
Historic Preservation Manager

Meeting Date: October 28, 2025

Applicant: Ocean Key Resort

Application Number: C2025-0087

Address: 0 Duval Street

### **Description of Work:**

New mural at Ocean Key Resort.

### **Site Facts:**

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

The proposed mural is part of the Art in Public Places Program which was approved by the board on October 15, 2025. If approved this item must be approved by the City Commission as require by Resolution 99-430.



*Existing conditions of front elevation.*



*Rendering of proposed front elevation.*

## **Guidelines Cited on Review:**

- Guidelines for Murals in the Historic District (page 51), specifically guidelines 1, 2, 3, 4 and 5.

## **Staff Analysis:**

A Certificate of Appropriateness is under review for a mural proposed as part of the Art in Public Places (AIPP) Program at the Ocean Key Resort and Spa. The mural, designed by Orla Ananda Murals, will be painted on three areas of the building facing Duval Street:

- Zone 1 – Porte-cochere: full, colorful mural coverage to welcome guests upon arrival.
- Zone 2 – Main facade: light artistic accents that blend with the architecture.
- Zone 3 – Exterior bar and deck area: more detailed mural coverage that continues the design theme.

The proposed mural by Orla Ananda Murals features a bright, tropical design inspired by the colors and atmosphere of Key West. The artwork includes birds surrounded by soft, flowing shapes and abstract plant-like forms that create a sense of movement across the wall. The color palette combines warm and cool tones such as coral, orange, yellow, blue, and rose, with accents of white and dark gray linework. The mural will use long-lasting Sherwin-Williams exterior-grade acrylic paints with a MasterClear Supreme Satin topcoat to protect against sun, weather, and graffiti. A maintenance plan includes periodic touch-ups and a care kit provided by the artist to ensure the mural remains vibrant and well-preserved over time.



*All locations of proposed mural (render).*



**PAINTABLE AREAS**

**Zone 1:** Porte-cochere, heavy to full coverage.

**Zone 2:** Facade, very light coverage. Just 'mural moments'.

**Zone 3:** Exterior bar/deck, more significant coverage.

**DESIGN / COVERAGE CONCEPT**

Mural greets guests at the porte-cochere with an exciting splash of color and design upon arrival. It then tapers organically onto the facade and guides guests along the property and up the grand stair with moments of color and texture. Guests are welcomed into the second floor entry and exterior deck, where the mural intensifies once more. Throughout, the mural feathers and tapers seamlessly into the different areas, avoiding moments of hard/drastric transition.



PARADE 5

*All locations of proposed mural (elevation).*



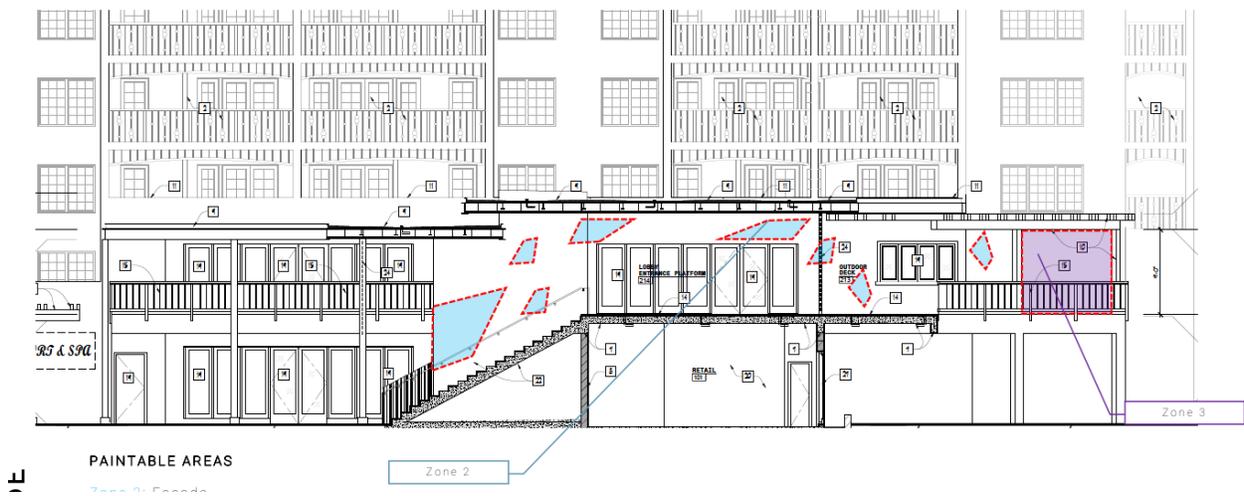
CONCEPT FOR AMOUNT OF COVERAGE

*Proposed location Zone 1.*

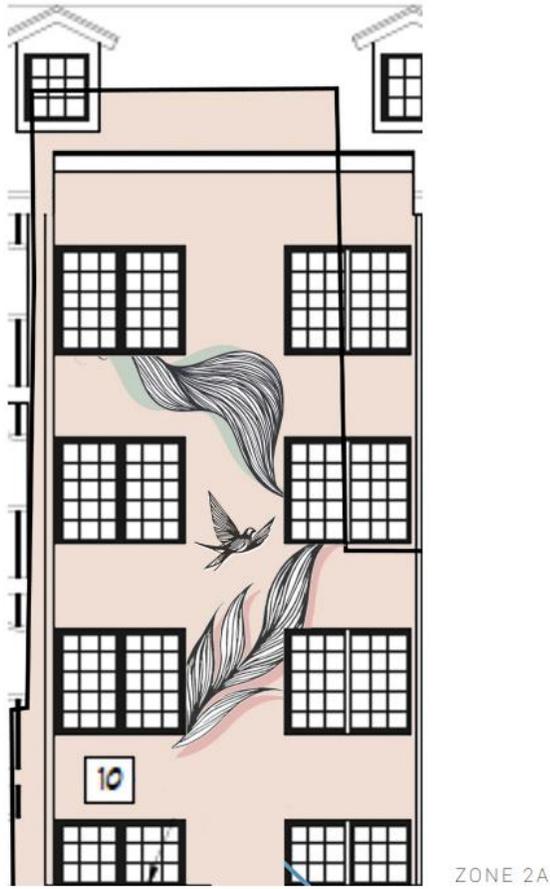


ZONE 1  
(Option A)

*Proposed mural (Zone 1).*



*Proposed location Zone 2 & 3.*



*Proposed mural (Zone 2A).*



*Proposed mural (Zone 2B).*



*Proposed mural (Zone 3).*

#### About the Artist

Orla Ananda is a South Florida-based multidisciplinary artist and founder of Orla Ananda Murals, specializing in large-scale, site-specific works that blend fine art, design, and storytelling. Originally from Russia, she has over 15 years of experience transforming public, commercial, and residential spaces through bold color and movement. Her murals, featured at locations such as Broward Mall, Lumarie, and All About the Wow, have been exhibited internationally and covered by publications including The New York Times and Architectural Digest.

#### **Consistency with Cited Guidelines:**

It is staff's opinion that the proposed mural meets cited guidelines for murals, the proposed mural will be painted over a non-contributing structure, no residences are across it, and the applicant submitted a maintenance plan.

# APPLICATION

## HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



**City of Key West**

1300 White Street  
Key West, Florida 33040

HARC COA # <b>HARC 25-0087</b>	REVISION #	INITIAL & DATE <b>9/25/25 GTH/11</b>
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	Zero Duval st. Key West FL		
NAME ON DEED:	Seaboard Associates LTD.	PHONE NUMBER	3052957022
OWNER'S MAILING ADDRESS:	600 6th St Kirkland WA 98003	EMAIL	Jamnews@OceanKey.com
APPLICANT NAME:	Ocean Key Resort	PHONE NUMBER	
APPLICANT'S ADDRESS:	Zero Duval st Key West FL 33040	EMAIL	
APPLICANT'S SIGNATURE:		DATE	9/25/25

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

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

PROJECT INCLUDES: REPLACEMENT OF WINDOWS\_\_\_ RELOCATION OF A STRUCTURE\_\_\_ ELEVATION OF A STRUCTURE\_\_\_  
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES\_\_\_ NO\_\_\_ INVOLVES A HISTORIC STRUCTURE: YES\_\_\_ NO\_\_\_  
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES\_\_\_ NO\_\_\_

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

**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE  
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS [CITY\\_HARC@CITYOFKEYWEST-FL.GOV](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)**

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

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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:	

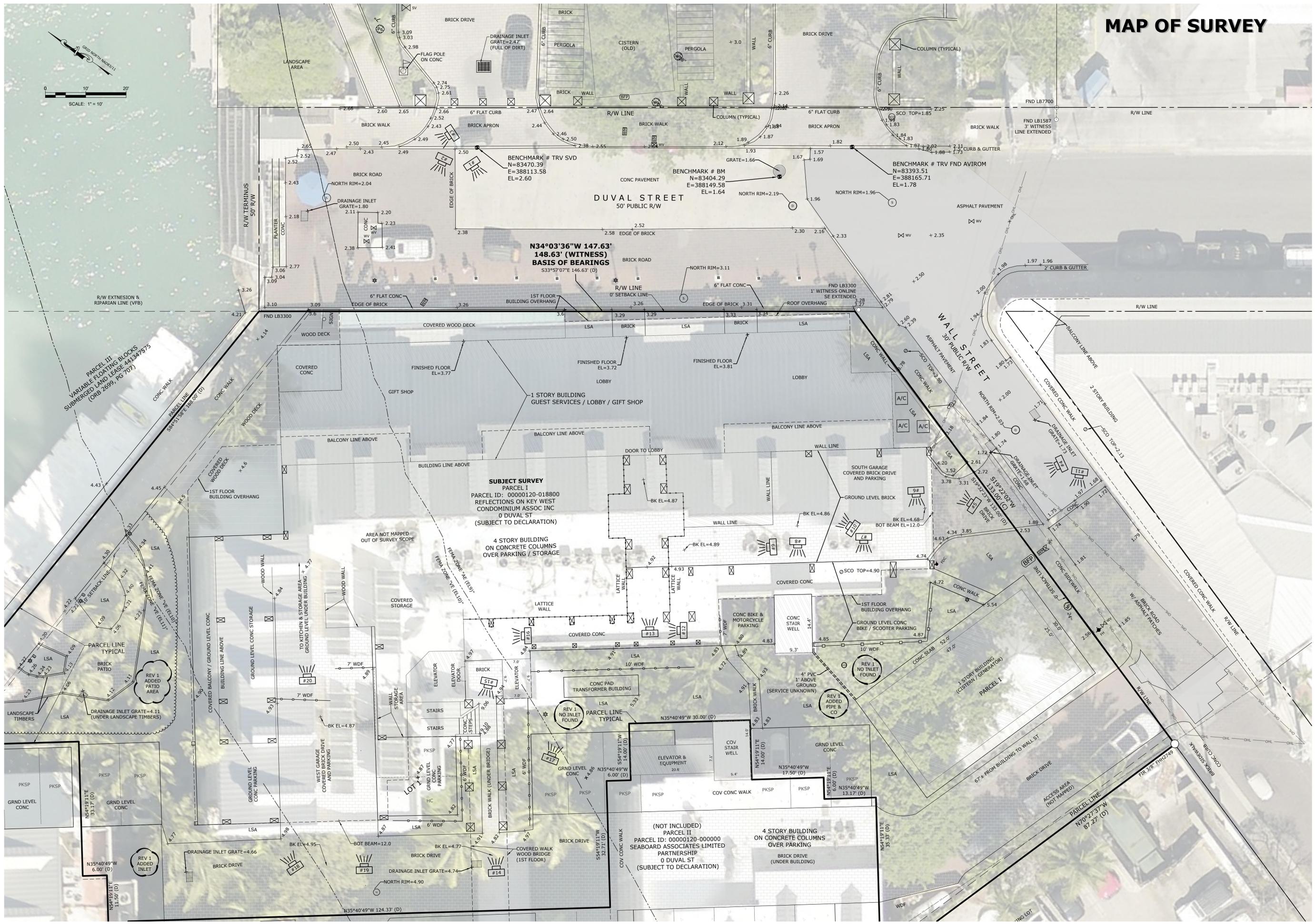
**THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.**

# PROJECT PHOTOS

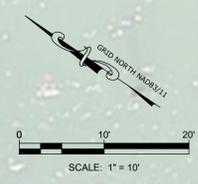




# SURVEY



# MAP OF SURVEY



**REECE & ASSOCIATE**  
 PROFESSIONAL SURVEYOR AND MAPPER, LB 7846  
 31193 AVENUE A, BIG PINE KEY, FL 33043  
 EMAIL: INFO@REECESURVEYING.COM

PROJECT: 23120504		DATE: 1/8/2024
FLD: RW	FB/PG: RW230 / 71-74, 77	SCALE: 1" = 10'
OFF: CADaWS	SHEET: 2 OF 3	REVISION 1: ADDED DRAINAGE PER CLIENT (SEE MAP)
CKD: KB		CADaWS

**TOPOGRAPHIC SURVEY**  
**OCEAN KEY RESORT**  
**0 DUVAL STREET**  
 SECTION 31, TOWNSHIP 67 SOUTH, RANGE 25 EAST  
 CITY OF KEY WEST, MONROE COUNTY, FLORIDA

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

# PROPOSED DESIGN

# Ocean Key

EXTERIOR MURAL

PARADE



OCEAN KEY  
RESORT & SPA

PARADE ART  
206.457.3130  
hello@paradeart.com

7225 3<sup>rd</sup> Ave NW  
Seattle, WA 98117  
www.paradeart.com

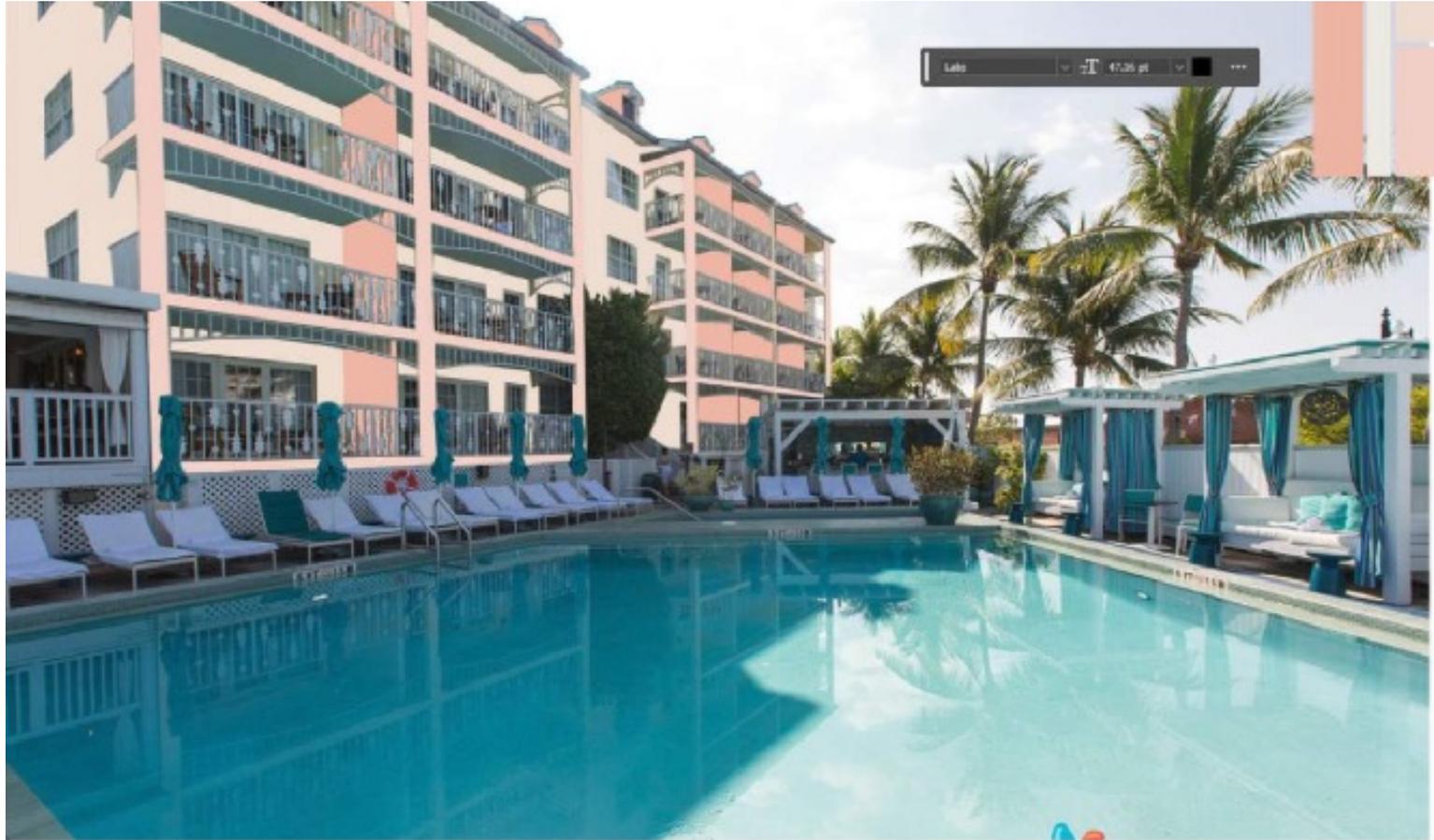


*We are commissioning a large-scale exterior mural on the facade of Ocean Key Resort and Spa.*

The goal of the mural commission is to re-activate the historic building through public art and provide a distinctive visual identity, while supporting, welcoming and uplifting the local creative community.

# *Exterior Paint Palette*

PT-02	SW 6336 NEARLY PEACH
PT-01	SW 6610 KORAL KICKS
PT-04	SW 6811 JOVIAL



APPROXIMATE AREAS OF  
DESIRED COVERAGE FOR  
MURAL





PAINABLE AREAS

Zone 1: Porte-cochere, heavy to full coverage.

Zone 2: Facade, very light coverage. Just "mural moments".

Zone 3: Exterior bar/deck, more significant coverage.

Zone 1

Zone 2

Zone 3

DESIGN / COVERAGE CONCEPT

Mural greets guests at the porte-cochere with an exciting splash of color and design upon arrival. It then tapers organically onto the facade and guides guests along the property and up the grand stair with moments of color and texture. Guests are welcomed into the second floor entry and exterior deck, where the mural intensifies once more. Throughout, the mural feathers and tapers seamlessly into the different areas, avoiding moments of hard/drastic transition.

PARADE



Received: 14 submissions

- Orla Ananda – Ft. Lauderdale
- Sergio Arce- Miami
- Davel – Miami
- Billy Kearins – Key West
- Brian Lacey – Miami
- Nico – Miami
- Brian Peterson – Miami
- Ivan Roque - Miami
- Nicole Salgar – Miami
- Amir Santiago – Miami
- Katlin Spain – Key West
- Steven Teller – St. Augustine
- Hiero Veiga – Miami
- Shannon Wiley – Key West





**Orla Ananda Murals**

hey@orlaananda.com  
 +1 (347) 268-8987  
 orlaananda.com

South Florida

Orla Ananda is a Russian-born, South Florida-based multidisciplinary artist and founder of **Orla Ananda Murals**, a Creative Mural House specializing in large-scale, site-specific artworks. With over 15 years in the creative industry, Orla has completed more than 100 projects worldwide, transforming public, commercial, hospitality, and residential spaces through murals, installations, and collaborative design.

Her practice blends bold linear geometry, vibrant color, and photography with architectural sensitivity, activating spaces with movement and storytelling. Orla's work has been commissioned by cultural institutions, global brands, developers, and city programs—bridging fine art, placemaking, and design.

**SHOWS**

ArtbrutMoscow, CVZ Contemporary, Hermitage Museum, H3 Concept Gallery, Milk Gallery, Moscow Biennale, Tulum Art Week, Stand Up For Fashion, FRANK Contemporaries

**CLIENTS**

**Cultural & Institutional:** TheArmory Show, Carnegie Hall, Hermitage Museum, Frieze Art Fair, Soho House  
**Developers & Architecture:** Stiles, Akel Homes, Conn Architects, IndieWalls, WXLLSPACE, SFL Hospitality Group  
**Hospitality & Commercial:** Converse Kids, Alfa Romeo, Prince Street Pizza, La Sandwicherie, Wells Coffee, Voodoo NightClub, d.o.gHotels  
**Community & Wellness:** Business for the Arts Broward, Institute of Financial Wellness, American Mane, Anuttara, Create & Cultivate

**PUBLICATIONS**

The New York Times, Architectural Digest, ELLE Décor, Frieze Magazine, Hyperallergic, Art Market, Art Auction, FAD, Fort Lauderdale Illustrated

**SKILL**

- Murals & Site-Specific Installations
- Public Art & Urban Landscaping
- Creative Direction, Mixed-Media Collage, Design
- Photography & Visual Storytelling

**EDUCATION**

- **Boise State University**, MSW 2020
- **The New School for Design (Parsons)**, BFA 2012

**Broward Mall - Plantation**



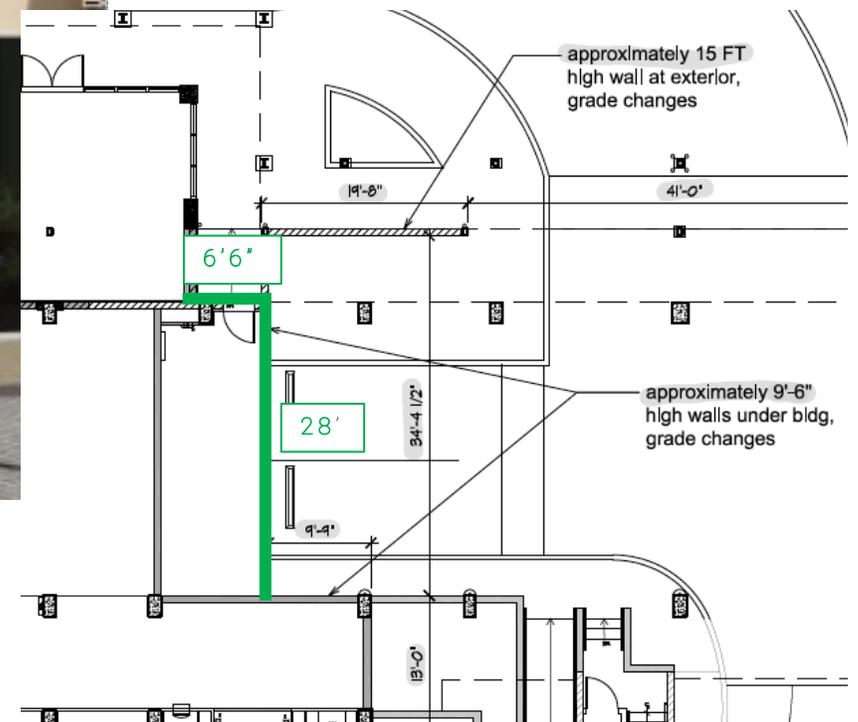
**Lumarie - West Palm Beach**



**All About The Wow - Miami**



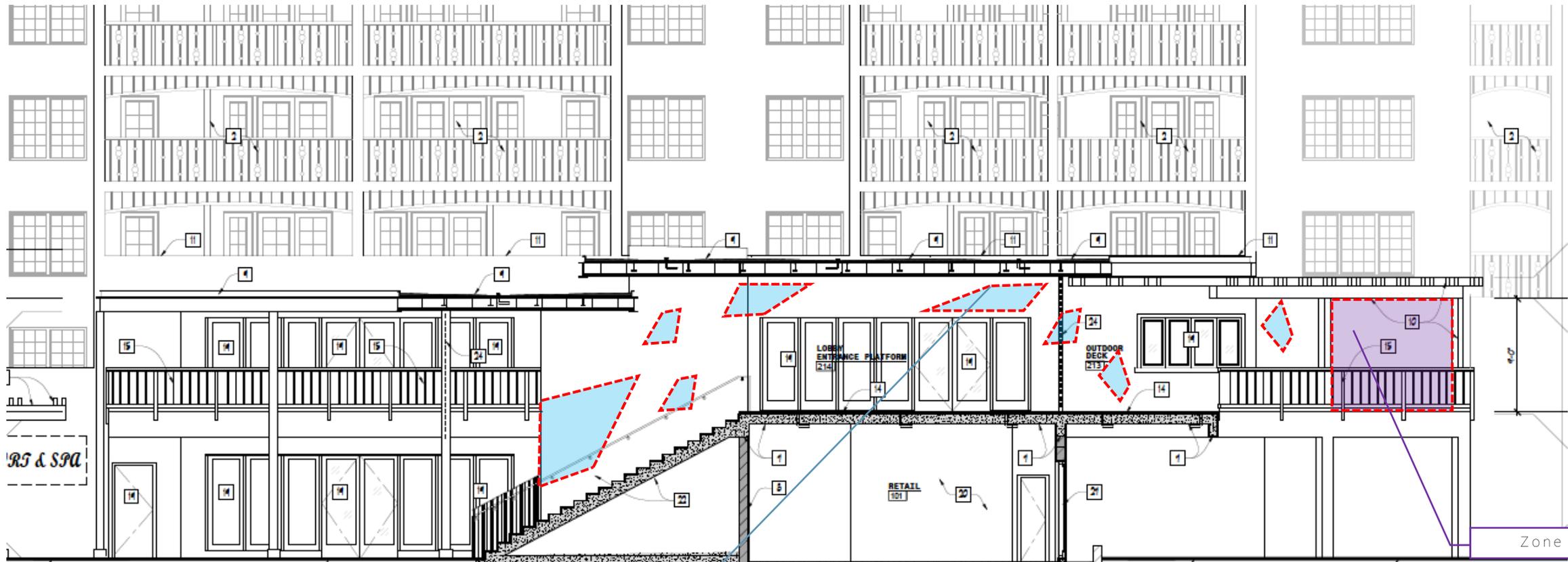




PARADE

CONCEPT FOR AMOUNT OF COVERAGE

FLOORPLAN - HEIGHT OF PORTE-COCHERE WALL IS APPROX 9'6" (EXTERIOR GRADE CHANGES)



PAINTABLE AREAS

Zone 2: Facade, very light coverage. Just "mural moments".

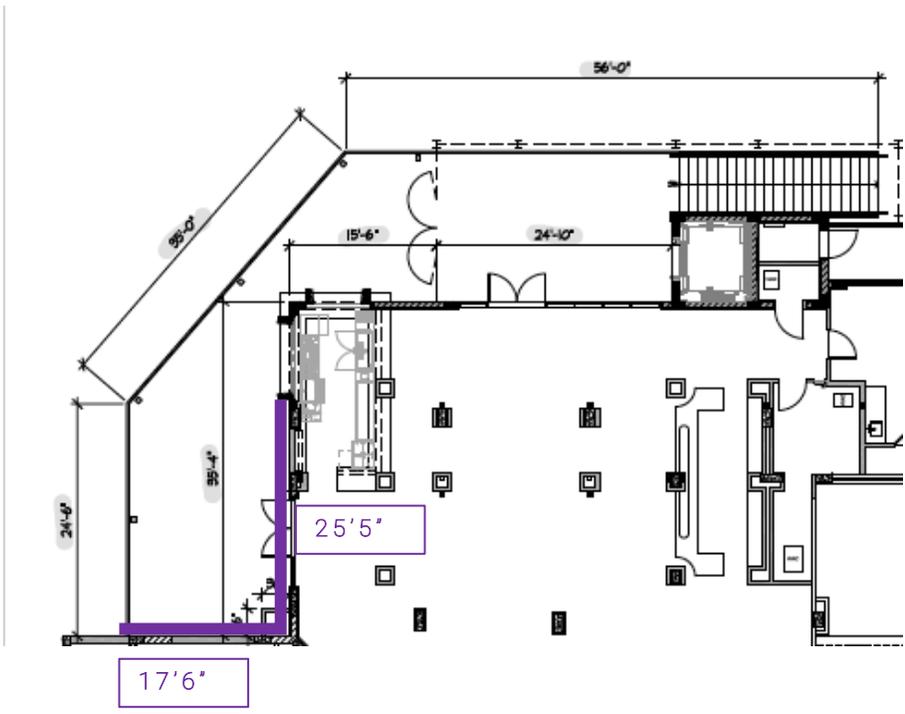
Zone 3: Exterior bar/deck, more significant coverage.

Zone 2

Zone 3

PARADE

11



CONCEPT FOR AMOUNT OF COVERAGE. HEIGHT OF DECK BAR AREA APPROX 11'



PARADE

**Paint System**

High-performance, exterior-grade acrylic latex paints from Sherwin Williams, selected for their long-term durability, color retention, and UV resistance.

**Surface Prep & Protection**

All surfaces are properly primed and sealed, then finished with MasterClear® Supreme Satin – a clear topcoat that protects against graffiti, weather, and general wear.

**Maintenance Plan**

A custom touch-up kit is provided with labeled paint samples and care instructions to support long-term care on-site. Long-Term Support

Should any restoration or touch-ups be needed, Orla Ananda Murals remains available to help preserve the artwork's original vibrancy and integrity over time. We welcome every opportunity to reconnect with the mural and ensure it continues to shine in its space.

**Touch-Up Rate**

Touch-up services are offered at a flat artist rate of \$1,500 per day, excluding travel, accommodations, or equipment rentals. These may be arranged by the client or reimbursed depending on what's provided. A more granular rate can be provided once the scope of work is defined.

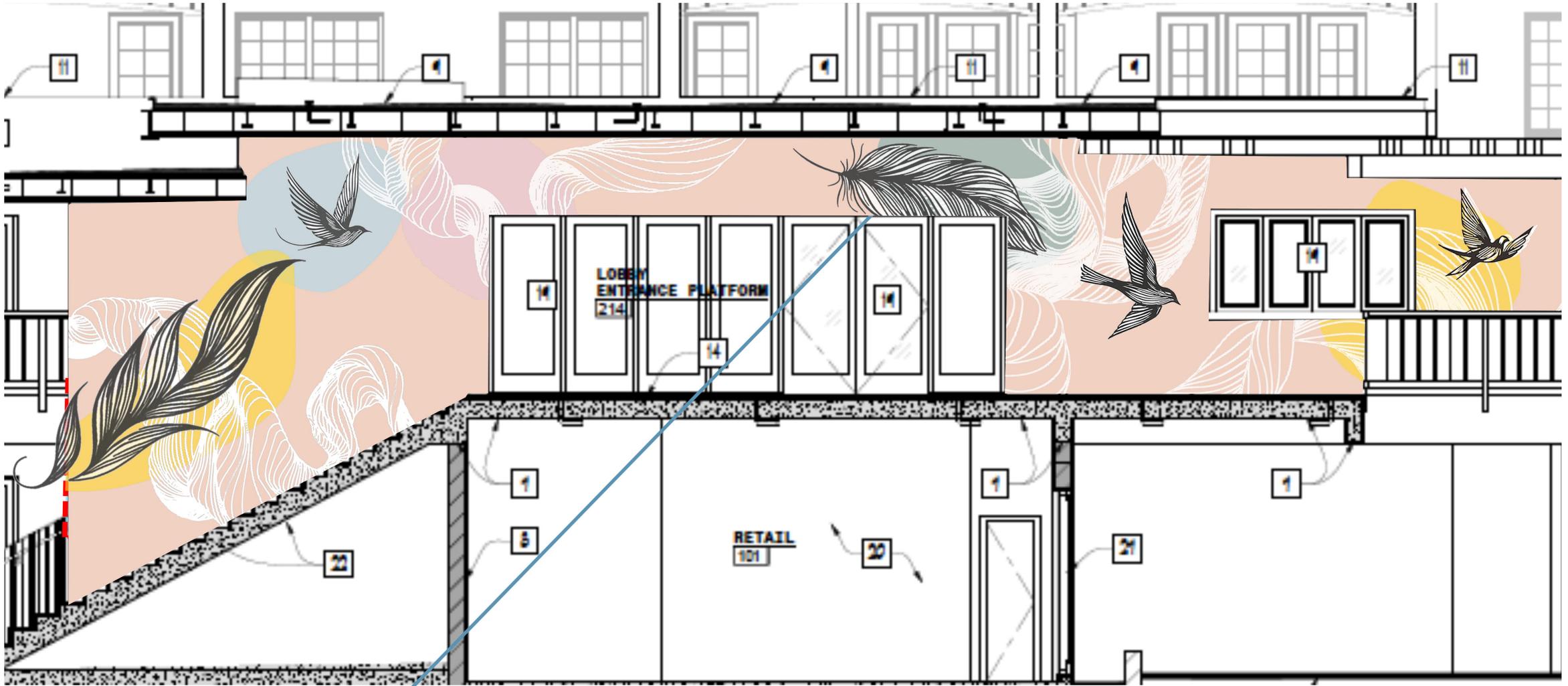




ZONE 1  
(Option A)



ZONE 2A



PARADE

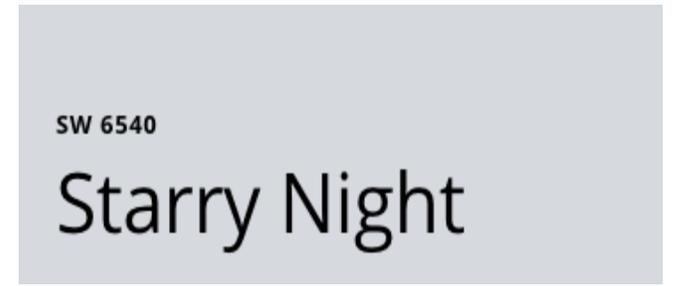
ZONE 2B



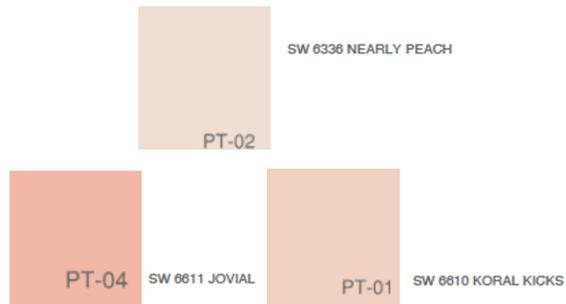
PARADE



ZONE 3



LINWORK



BUIDLING FACADE

BACKGROUND



**BUDGET****Total Project Cost: \$35,000****Artist Design Fee (10%): \$2,500****Mural Installation Cost: \$22,500****PARADE Curatorial/PM Fee: \$10,000***Per MDP AIPP Valuation of Construction Permits:*

1% of \$2,289,603.44 = \$22,896.03

**TIMELINE****Request for Proposals**

- July 13: Portfolios and proposals are due.

**Paid Preliminary Design Stage**

- July 17: Artist(s) will be notified of their selection status for the paid design stage. Site visits will be scheduled.
- Artist(s) selected for the paid design stage will receive a stipend of \$2,500 (10% of total mural fee) to create at least two unique preliminary design concepts.
- 50% will be paid to begin the design phase, with the remaining 50% paid on delivery of final design(s).
- Artists will collaborate with Parade Art to develop their preliminary design concepts. Parade will provide guidance and feedback throughout entire process to ensure designs meet project goals. Up to 2 revisions may be requested during the preliminary design process.
- August 15: Preliminary Designs submitted.

**Commissioning**

- August 25: Artist(s) will be notified of selection for final design and commissioning. Additional feedback will be provided to selected artist to revise design for final draft.
- September 12: Final draft of design submitted.
- September 19: Comments from the selection committee will be provided, with one final revision of design based on comments.
- Sept 29: Final design submitted.
- November 2025\*: Installation of Mural

*\*Installation dates to be determined in coordination with client, construction team, and artist.*

*Please note weather might cause interruption or delay of installation.*

# PARADE

## PURCHASE ORDER

Orla Ananada Murals

**Purchase Order Date** Jul 24, 2025  
**Delivery Date** Aug 15, 2025  
**Purchase Order Number** PO-202835  
**Reference** Ocean Key Mural - Design Fee

Parade Art LLC  
 7225 3rd Ave NW  
 Seattle, WA 98117  
 hello@paradeart.com  
 o. 206.457.3130

Description	Quantity	Unit Price	Amount USD
Exterior Hand-Painted Mural at Ocean Key Resort Design Phase Scope - Orla Ananada	1.00	2,500.00	2,500.00

**Design Deliverables:**

Artist will provide two initial digital design concepts/sketches presenting a comprehensive plan for artwork on the facade of Ocean Key Resort. One concept will be selected by the client and may undergo up to two rounds of revisions by PARADE and/or the client. The final approved design must be to-scale and clearly indicate the precise placement of artwork on all intended areas of the facade.

**Additional Scope Details:**

Specifications regarding size, coverage, conceptual art direction, and color palette are outlined in the mural brief and RFP. These elements will be further discussed and clarified during the design kick-off meeting.

**MURAL TERMS AND CONDITIONS**

Parade Art LLC is a professional art consulting firm commissioning original art on behalf of the Client. Consultant is responsible for facilitating the transaction and ensuring that terms are met, including communicating with the Client and receiving and distributing payments. By accepting a Purchase Order from Parade Art LLC, Artist agrees to the following terms and conditions:

**1. General Agreements**

- a. Artist agrees to create the Work with the highest quality and care. Artist represents and warrants that they have the knowledge, skills, and experience necessary to do so.
- b. Artist agrees that the Work will be original and free from plagiarism or likeness to any work not created by the Artist. While derivative pieces may be created, the Artist will not create an exact replica of the commissioned Work.
- c. Artist agrees to complete the Work within the agreed-upon timeline as described in the Purchase Order or as otherwise agreed by both parties in writing.
- d. Artist agrees to use high-quality paints that are warranted for a minimum period of 20 years on properly prepared and primed surfaces.

Description	Quantity	Unit Price	Amount USD
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- 2. Compensation
  - a. A 10% deposit will be paid to initiate the design phase of the mural. 40% will be paid upon approval of the design and agreed installation date. The remaining 50% balance payment will be made 30 days after satisfactory completion of the installation.
  - b. Consultant will perform good faith collection of all amounts owed by Client and timely payment of Artist using Client-provided funds.
  - c. Artist agrees that Consultant may charge a commission in addition to the Artist's compensation for their role in the transaction. Consultant is responsible for collecting such commission from the Client.
- 3. Design Phase
  - a. Parade will provide a Design Brief indicating mural size, art direction and any specific preferences for the mural design.
  - b. The artist will develop a minimum of two distinct design options for review and feedback by Consultant and Client. Designs must follow the brief and provide a clear visualization of the proposed composition and color.
  - c. Artist will make up to 2 revisions to one selected design. Edits beyond this must be quoted by the Artist and accepted in writing before further revisions commence.
  - d. If the Client declines to proceed with the Installation Phase after the Design Phase is complete, the artist shall retain the Design Fee and this agreement shall terminate.
- 4. Installation Phase
  - a. Upon approval of the final design, the installation date for the Mural will be confirmed by the Artist and Client.
  - b. Client and Artist agree to perform good faith collaboration on matters of scheduling, site access, security, and safety.
  - c. If the Client reschedules within less than 10 business days of the agreed installation date, they will be responsible for additional documented costs incurred by Artist. The Artist will reschedule the install at their soonest availability.
  - d. Client is responsible for the following:
    - Surface preparation of wall including priming
    - Access to the mural area during agreed work hours
    - Working bathrooms and running water
    - Municipal approvals or permits required.
  - e. Artist is responsible for the following:
    - Liability insurance in the amount of \$1M per occurrence / \$2M aggregate, with Client and Consultant listed as additional insured.
    - All supplies, equipment, materials and travel expenses required to create the Work, including floor and wall protection where needed to ensure no damage to the Site.
  - f. Artist shall send documentation of progress on the Work at 50%, 75%, 90%, and 100% completion
  - g. Parade reserves the right to withhold payment and require revisions if the Work differs from the approved design or if there is a concern about quality of execution.
  - h. Client bears the risk of loss or damage to the Work once the Work is installed at the Site.

INCLUDES TAX 0.00

TOTAL USD 2,500.00



# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., October 28, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

## NEW MURAL AT OCEAN KEY RESORT.

#0 DUVAL STREET

Applicant – Ocean Key Resort Application #C2025-0087

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 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://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 Eric Bohls, 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: Zero Duval st, Key West FL 33040 on the 20 day of October, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on 10/28/25, 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 C2025-0087.

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

**Signed Name of Affiant:**

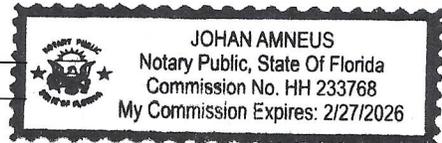
Eric Bohls  
**Date:** 10.20.25  
**Address:** 0-Duval  
**City:** Key West  
**State, Zip:** 33040

The forgoing instrument was acknowledged before me on this 20 day of October, 2025.

By (Print name of Affiant) Eric Bohls who is personally known to me or has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC**

Sign Name: \_\_\_\_\_  
Print Name: Johan Amneus  
Notary Public - State of Florida (seal)  
My Commission Expires: \_\_\_\_\_





OCEAN KEY  
RESORT & SPA  
KEY WEST

HOT TIN ROOF  
Key West

SUNSET PIER  
Key West

Public Meeting Notice

PERMITS

JOB	LOT	BLOCK

BUILDER

**WARNING!**  
THIS IS A DESIGNATED CONSTRUCTION SITE.  
TRESPASSERS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

**DANGER**  
CONSTRUCTION AREA  
KEEP OUT

**gsc**  
design+build



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**JOB**

BUILDER \_\_\_\_\_

**W A**  
THIS IS A D  
TRESPA  
TO THE

g scc

Kubota

Public Meeting Notice  
NEW MURAL AT OCEAN KEY RESORT  
REPUYAL STREET

PERMITS

JOB	LOT	BLOCK
BUILDER _____		
<b>WARNING!</b> THIS IS A DESIGNATED CONSTRUCTION SITE. TRESPASSERS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.		
		

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# PROPERTY APPRAISER INFORMATION

# Monroe County, FL

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

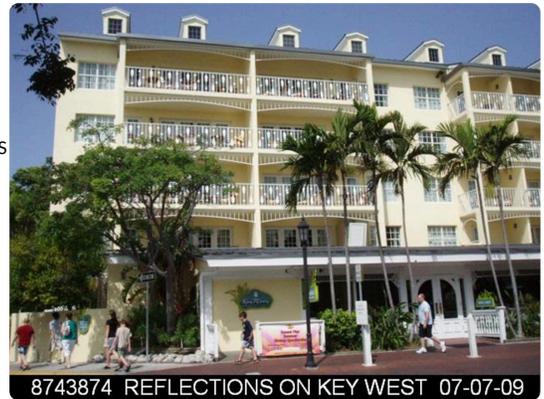
### Disclaimer

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

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

### Summary

Parcel ID 00000120-018800  
 Account# 8743874  
 Property ID 8743874  
 Millage Group 10KW  
 Location 0 DUVAL St, KEY WEST  
 Address  
 Legal REFLECTIONS ON KEY WEST A CONDOMINIUM (ALL TIMESHARE INTERVAL UNITS  
 Description 201,202,204,206,301,302,306,307,401,402,404-407, PH1, PH2, PH6 AND PH7)  
 OR912-3/110DEC OR916-713/717AMD OR2283-663/686(LEASE)  
 (Note: Not to be used on legal documents.)  
 Neighborhood 8961  
 Property Class TIMESHARE (3905)  
 Subdivision  
 Sec/Twp/Rng 31/67/25  
 Affordable No  
 Housing



### Owner

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

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$3,412,730	\$3,412,730	\$3,412,730	\$3,607,121
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$0	\$0	\$0	\$0
= Just Market Value	\$3,412,730	\$3,412,730	\$3,412,730	\$3,607,121
= Total Assessed Value	\$3,412,730	\$3,412,730	\$3,108,282	\$2,825,711
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,412,730	\$3,412,730	\$3,412,730	\$3,607,121

### Historical Assessments

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

**Yard Items**

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

**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2025-0212	05/29/2025	Active	\$130,000	Commercial	REPLACE FIRE ALARM SYSTEM AND ALL DEVICES
BLD2024-2506	10/15/2024	Active	\$26,000	Commercial	Installation of 15 new heads and 1 main riser in the admin office, relocation of standpipe
BLD2024-1809	08/02/2024	Active	\$415,598	Commercial	INTERIOR DEMO FOR NEW OFFICE SPACE CONFIGURATION & RESTROOMS NEW OFFICE SPACE CONFIGURATIONS AND NEW RESTROOMS
BLD2023-2125	07/25/2023	Completed	\$150,000	Commercial	plumbing system, remolded the plumbing system on bathroom
BLD2023-1854	06/23/2023	Completed	\$32,520	Commercial	Interior renovation to existing hotel guestrooms. Work includes: replacing existing ceiling fans & lighting, relocating exhaust fans, lit mirror, recessed lighting, switches, and outlets.
BLD2023-0625	03/22/2023	Completed	\$1,500,000	Commercial	INTERIOR RENOVATION (TENANT IMPROVEMENT) TO EXISTING 52 HOTEL GUESTROOMS IN AN EXISTING R-1 OCCUPANCY HOTEL
BLD2022-2767	09/19/2022	Completed	\$2,450	Commercial	Disconnect existing pool equipment panel and reconnect new pool equipment box and will use same existing feeders/breaker, associated w/permit 2022-1070
BLD2022-2520	08/25/2022	Completed	\$43,000	Commercial	REPLACE FIXTURES FOR 43 ROOMS AND CHANGE FROM A TUB TO A SHOWER ON SOME OF THE ROOMS AND INSTALL SOAK IN TUBS.
BLD2022-2243	08/11/2022	Completed	\$70,000	Commercial	INTERIOR RENOVATION (TENANT IMPROVEMENT) TO EXISTING 62 HOTEL GUESTROOMS IN AN EXISTING R-1 OCCUPANCY HOTEL. NO STRUCTURAL, SITE WORK, OR EXTERIOR IMPROVEMENT FOR THIS PROJECT. SCOPE OF WORK TO INCLUDE: 1. MINOR ELECTRICAL WORK IN GUESTROOMS USING SAME CIRCUITS.
BLD2022-1488	07/19/2022	Completed	\$2,500,000	Commercial	INTERIOR RENOVATION (TENANT IMPROVEMENT) TO EXISTING 62 HOTEL GUESTROOMS IN AN EXISTING R-1 OCCUPANCY HOTEL. NO STRUCTURAL, SITE WORK, OR EXTERIOR IMPROVEMENTS FOR THIS PROJECT. SCOPE OF WORK TO INCLUDE: 1. MINOR GENERAL CONSTRUCTION WITH GYPSUM BOARD AND NON-BEARING METAL FRAMING. 2. REMOVAL OF EXISTING BATHROOM PLUMBING FIXTURES AND RECONFIGURATION OF BATHROOM LAYOUT IN 12 GUESTROOMS WILL REQUIRE NEW ROUGH PLUMBING. 3. REMOVAL OF PLUMBING FIXTURES IN 48 ROOMS SO NEW FINISHES CAN BE INSTALLED SAME LOCATION. 4. MINOR ELECTRICAL WORK IN 62 GUESTROOMS USING SAME CIRCUITS. 5. NEW FINISHES THROUGHOUT. 6. 4 EXISTING ACCESSIBLE GUESTROOMS TO BE ALTERED TO MEET CURRENT ACCESSIBILITY CODE WITH MOBILITY FEATURES. 6. 7 GUESTROOMS TO BE ALTERED TO MEET CURRENT ACCESSIBILITY COMMUNICATION FEATURES. SCOPE OF WORK - REVISED INTERIOR RENOVATION (TENANT IMPROVEMENT) TO EXISTING 33 HOTEL GUESTROOMS IN AN EXISTING R-1 OCCUPANCY HOTEL. NO STRUCTURAL, SITE WORK, OR EXTERIOR IMPROVEMENTS FOR THIS PROJECT. SCOPE OF WORK TO INCLUDE: 1. MINOR GENERAL CONSTRUCTION WITH GYPSUM BOARD AND NON-BEARING METAL FRAMING. 2. REMOVAL OF EXISTING BATHROOM PLUMBING FIXTURES AND RECONFIGURATION OF BATHROOM LAYOUT IN 12 GUESTROOMS WILL REQUIRE NEW ROUGH PLUMBING. 3. REMOVAL OF PLUMBING FIXTURES IN 20 ROOMS SO NEW FINISHES CAN BE INSTALLED SAME LOCATION. 4. MINOR ELECTRICAL WORK IN 33 GUESTROOMS USING SAME CIRCUITS. 5. NEW FINISHES THROUGHOUT. 6. 2 EXISTING ACCESSIBLE GUESTROOMS TO BE ALTERED TO MEET CURRENT ACCESSIBILITY CODE WITH MOBILITY FEATURES. 7. 4 GUESTROOMS TO BE ALTERED TO MEET CURRENT ACCESSIBILITY COMMUNICATION FEATURES.
BLD2020-1100	05/01/2020	Completed	\$70,000	Commercial	CONCRETE RESTORATION. APPROXIMATELY 700SF.
BLD2019-1898	06/02/2019	Completed	\$14,500	Commercial	Replace existing pole and sign. 16" x 119"
2016-00003078	08/10/2016	Completed	\$22,295	Commercial	CONCRETE RESTORATION AT EXTERIOR AREAS PER PLAN: FRONT AND REAR COLUMN OF UNIT #311; REAR COLUMN, 1ST FLOOR TIE BEAM AND 1ST FLOOR TIE BEAM CORNER OF THE HOT TIN ROOF KITCHEN.

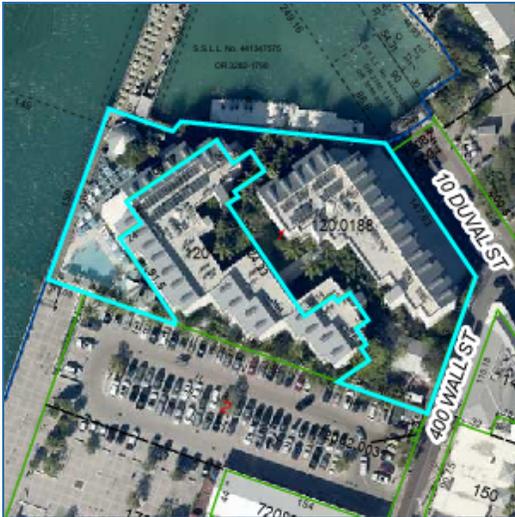
**View Tax Info**

[View Taxes for this Parcel](#)

**Photos**



Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

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Contact Us

