

APPLICATION



RIGHT OF WAY VACATION APPLICATION
CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Vacation of City Property Application	\$ 1273.39
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$ 1,714.65
For each additional easement on the same parcel there is an additional fee of \$1020.01	

This application and all required attachments must be submitted to the City Planning Department at 1300 White Street, or mailed to Planning Department, City of Key West, PO Box 1409, Key West, FL 33041.

Please complete the following:

1. Site Address 811 Seminole Avenue and 715 Seminole Avenue, Key West, FL 33040
2. Name of Applicant Gregory S. Oropeza, Esq.
3. Applicant is Owner _____ Authorized Representative X
(Attached Authorization Form must be completed)
4. Address of Applicant 221 Simonton Street, Key West, FL 33040

5. Phone Number of Applicant 305-294-0252
6. Name of Owner, if different than above Casa Marina Owner, LLC a Delaware limited liability company (811 Seminole Ave.); BRE/FL Development Parcels, L.L.C., a Delaware limited liability company (715 Seminole Ave.)
7. Address of Owner C/O Park Hotels & Resorts, 1775 Tysons Boulevard, 7th Floor, Tysons, VA 22102
8. Phone Number of Owner 571-302-5757
9. Parcel RE# 00037160-000100; 00037230-000100
10. Description of specific location of requested Vacation. Also by separate attachment provide proposed legal description for property to be vacated. _____

The Applicant requests the vacation of the 10' platted public right-of-way which runs through the center of the two parcels of land located at 811 Seminole Avenue and 715 Seminole Avenue, each owned by the applicable Owner, both of whom are represented by the Applicant.

11. Description of current use(s) of property.

The right-of-way is not currently used for public utilities or a public purpose. The current Owners have used the entirety of the subject parcels as ancillary uses for the Casa Marina since they acquired the subject parcels in 2015. To the best of the Applicant's knowledge and belief, and based upon local experience, the parcels have been used solely for ancillary purposes related to the Casa Marina Hotel since at least November 1987.

12. Projected/future use(s) or re-use(s) of requested property (Please be specific)

The subject property will continue to be used for residential and hotel (including hotel ancillary hotel) uses.

13. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes No If Yes, please describe and attach relevant documents.

That certain Workforce Housing Declaration recorded on October 17, 2007 in Official Records Book 2326, Page 1954 of the Public Records of Monroe County, Florida, which pertains to the 811 Seminole Avenue parcel, to the best of the Applicant's knowledge and belief.

14. Please describe the projected impacts of the proposed vacation on public services now and in the future.

There will be no impacts on the public services as the right-of-way is not currently used by the general public or by the City of Key West for public services or utilities. Further, to the best of the Applicant's knowledge and belief, the right-of-way has never been used by the general public or the City of Key West.

15. Please describe the impact on adjacent properties as well as major areas or land uses currently benefiting from a public service or system that uses the subject easement or right-of-way.

There will be no impact on adjacent properties as the 10' public right-of-way runs through land owned solely by the applicable Owners and the right of way is currently not used for public services. Therefore, there will be no change or impact on adjacent properties.

The following items must be included with this application:

- ❖ Copy of a **recorded warranty deed** showing ownership and a legal description of the subject property
- ❖ Two (2) **signed and sealed** site surveys illustrating buildings and structures existing on property, as well as area of request
- ❖ Photographs of area of requested vacating of property
- ❖ Application fee (includes Ad and Fire review costs) --**\$1,470.00** payable to the City of Key West
- ❖ Fee for additional Vacation on same parcel -- **\$840.00** payable to the City of Key West
- ❖ Notarized Verification Form
- ❖ Notarized Authorization Form (if applicable)

**VERIFICATION
FORM**



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) *(print position; president, managing member)*
of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

811 Seminole Street and 715 Seminole Street, Key West, FL 33040
Street address of subject property

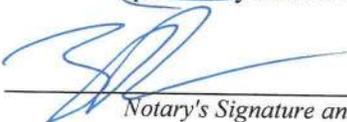
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 2/23/23 by
date
Gregory S. Oropeza
Name of Applicant

He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



**AUTHORIZATION
FORM**



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Thomas J. Baltimore, Jr. as
Please Print Name of person with authority to execute documents on behalf of entity

President of Casa Marina Owner, LLC and BRE/FL Development
Parcels, L.L.C.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Gregory S. Oropeza, Esq., Oropeza Stones & Cardenas, PLLC
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

, President
Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this February 9, 2023
Date

by Thomas J. Baltimore, Jr.
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented _____ as identification.

Notary's Signature and Seal

Claudia Ann Bartz
Name of Acknowledger typed, printed or stamped



309518
Commission Number, if any

From: Greg Oropeza <greg@oropezastonescardenas.com>
Sent: Tuesday, March 7, 2023 10:31 AM
To: Jenny Metz <jenny.metz@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: 811/715 Seminole Right of Way Vacation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jenny,

Attached are the resolutions confirming Thomas Baltimore as an authorized signatory. These are the same resolutions we provided with the BPAS applications and legal signed off. Let me know if you need anything additional.

Greg

Gregory S. Oropeza, Esq.



221 Simonton Street
Key West, Florida 33040
Tel: 305.294.0252
Fax: 305.402.2802
Oropezastonescardenas.com

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any matters addressed herein.

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Please note: This law firm may be deemed a "debt collector" under the Fair Debt Collection Practices Act. Any and all information obtained during and from communications may be used for the purpose of collecting debt.

SECRETARY'S CERTIFICATE

THE UNDERSIGNED hereby certifies, as of this 7th day of November 2022:

1. I am the duly elected, qualified and acting Vice President and Secretary of CASA MARINA OWNER, LLC, a Delaware limited liability company (the "Company") and am familiar with the corporate records of the Company.
2. I do further certify that Thomas J. Baltimore, Jr. is a duly elected, qualified and acting President of the Company. In such capacity, he is authorized to represent and act on behalf of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Secretary's Certificate as of the date first written above.

By: 
Name: Nancy M. Vu
Title: Vice President and Secretary

SECRETARY'S CERTIFICATE

THE UNDERSIGNED hereby certifies, as of this 7th day of November 2022:

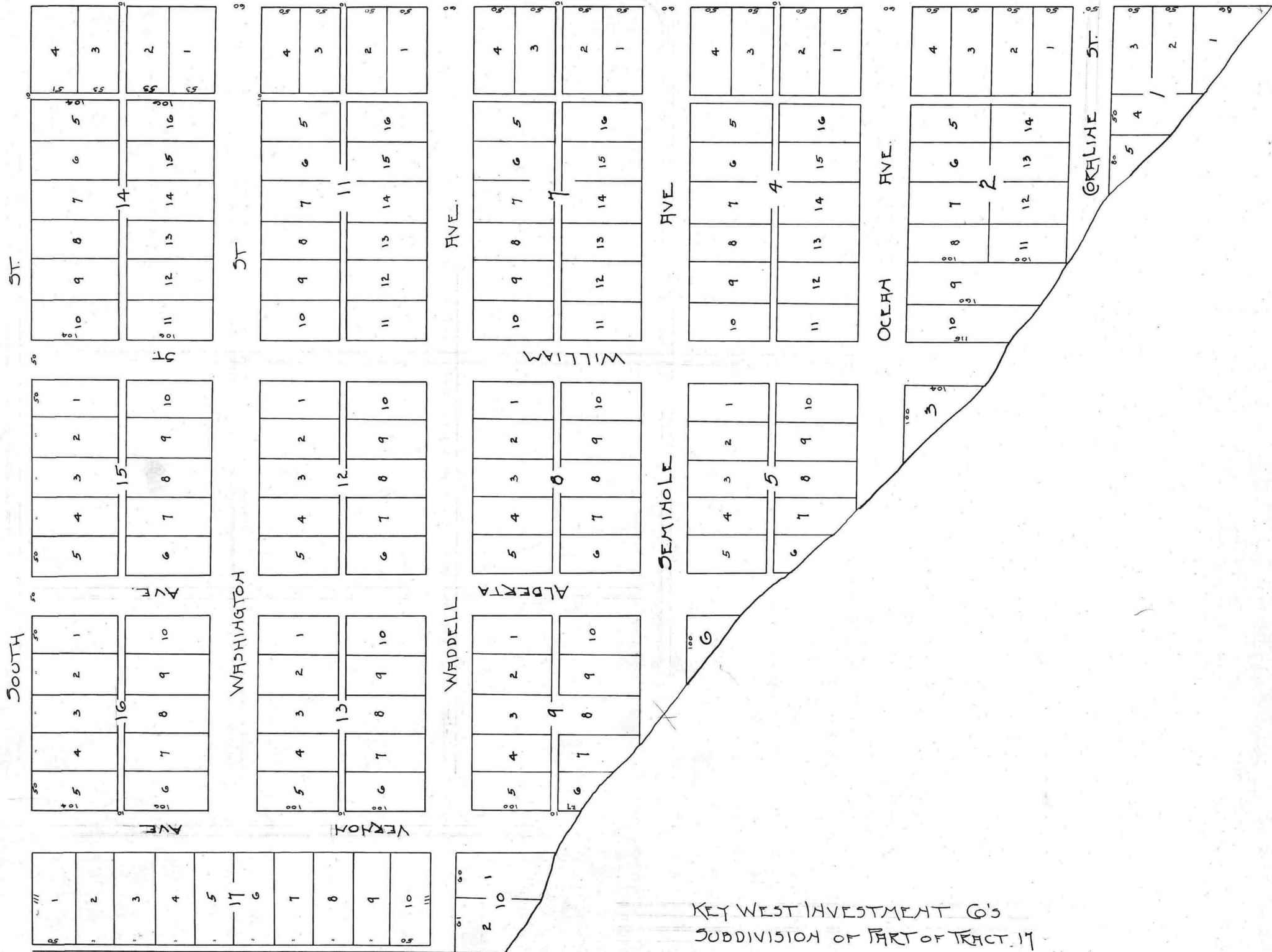
1. I am the duly elected, qualified and acting Vice President and Secretary of BRE/FL DEVELOPMENT PARCELS L.L.C., a Delaware limited liability company (the "Company") and am familiar with the corporate records of the Company.
2. I do further certify that Thomas J. Baltimore, Jr. is a duly elected, qualified and acting President of the Company. In such capacity, he is authorized to represent and act on behalf of the Company.

IN WITNESS WHEREOF, the undersigned has executed this Secretary's Certificate as of the date first written above.

By: 
Name: Nancy M. Vu
Title: Vice President and Secretary

SURVEY

Plat and Sanborn Maps



KEY WEST INVESTMENT CO'S
 SUBDIVISION OF PART OF TRACT 17
 KEY WEST, FLA.
 RECORDED MAY 9, 1916
 E.W. RUSSELL CLERK

PHOTOS

Street View

Alberta St. facing east down R/W



Street View

William St. facing west down R/W



Street View

William St. facing east down R/W



Street View

Reynolds St. facing west down R/W



Street View

Seminole Ave. facing north down R/W



Street View

Waddell Ave. facing south down R/W





Image capture: Apr 2019 © 2023 Google



811 Seminole St

All

Street View & 360°





Image capture: Apr 2019 © 2023 Google



811 Seminole St

All

Street View & 360°





Key West, Florida
Google Street View
Apr 2019 See more dates

Image capture: Apr 2019 © 2023 Google



811 Seminole St

All

Street View & 360°





Image capture: Apr 2019 © 2023 Google



811 Seminole St

All

Street View & 360°



PROPERTY CARD



Overview



Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00037230-000100	Alternate ID	8735669	Owner Address	CASA MARINA EQUITY HOLDINGS LLC
Sec/Twp/Rng	05/68/25	Class	STORE COMBO		C/O HILTON WORLDWIDE INC
Property Address	715 SEMINOLE Ave				7930 JONES BRANCH DR
	KEY WEST				MCLEAN, VA 22102
District	10KW				
Brief Tax Description	KW KW INVESTMENT CO SUB PB1-69 ALL SQUARE 8 OR954-1008 OR1033-742/747 OR1436-761/764 OR1440-106/109-C				
	(Note: Not to be used on legal documents)				

Date created: 2/24/2023
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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 00037230-000100
 Account# 8735669
 Property ID 8735669
 Millage Group 10KW
 Location Address 715 SEMINOLE Ave, KEY WEST
 Legal Description KW KW INVESTMENT CO SUB PB1-69 ALL SQUARE 8 OR954-1008 OR1033-742/747 OR1436-761/764 OR1440-106/109-C OR2281-1224/27
 (Note: Not to be used on legal documents.)
 Neighborhood 32100
 Property Class STORE COMBO (1200)
 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 INC
 7930 JONES BRANCH DR
 MCLEAN VA 22102

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$1,594,589	\$1,392,282	\$1,399,323	\$1,423,370
+ Market Misc Value	\$13,918	\$13,918	\$13,918	\$13,918
+ Market Land Value	\$3,984,750	\$1,932,000	\$1,932,000	\$2,052,750
= Just Market Value	\$5,593,257	\$3,338,200	\$3,345,241	\$3,490,038
= Total Assessed Value	\$3,672,020	\$3,338,200	\$3,345,241	\$3,400,345
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,593,257	\$3,338,200	\$3,345,241	\$3,490,038

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,932,000	\$1,392,282	\$13,918	\$3,338,200	\$3,338,200	\$0	\$3,338,200	\$0
2020	\$1,932,000	\$1,399,323	\$13,918	\$3,345,241	\$3,345,241	\$0	\$3,345,241	\$0
2019	\$2,052,750	\$1,423,370	\$13,918	\$3,490,038	\$3,400,345	\$0	\$3,490,038	\$0
2018	\$1,653,225	\$1,424,080	\$13,918	\$3,091,223	\$3,091,223	\$0	\$3,091,223	\$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
(1200)	52,500.00	Square Foot	250	210

Buildings

Building ID 44050
 Style
 Building Type 1 STY STORE-B / 11B
 Gross Sq Ft 5055
 Finished Sq Ft 2442
 Stories 1 Floor
 Condition AVERAGE
 Perimeter 226
 Functional Obs 0
 Economic Obs 0
 Depreciation % 40
 Interior Walls
 Exterior Walls AVE WOOD SIDING
 Year Built 1948
 EffectiveYearBuilt 1989
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FHS	FINISH HALF ST	2,132	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,442	2,442	0
OOU	OP PR UNFIN UL	119	0	0
OPF	OP PRCH FIN LL	362	0	0
TOTAL		5,055	2,442	0

Building ID	33683	Exterior Walls	WD FRAME
Style		Year Built	1958
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1965
Gross Sq Ft	4395	Foundation	CONCR FTR
Finished Sq Ft	1888	Roof Type	IRR/CUSTOM
Stories	1 Floor	Roof Coverage	METAL
Condition	POOR	Flooring Type	CONC S/B GRND
Perimeter	226	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	2
Depreciation %	53	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	1

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	88	0	0
FLA	FLOOR LIV AREA	1,888	1,888	0
GBF	GAR FIN BLOCK	335	0	0
PTO	PATIO	2,084	0	0
TOTAL		4,395	1,888	0

Building ID	33684	Exterior Walls	C.B.S.
Style		Year Built	1948
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1984
Gross Sq Ft	1486	Foundation	CONCRETE SLAB
Finished Sq Ft	1075	Roof Type	GABLE/HIP
Stories	1 Floor	Roof Coverage	ASPHALT SHINGL
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD
Perimeter	144	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	1
Depreciation %	39	Half Bathrooms	0
Interior Walls	WD PANL/CUSTOM	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	220	0	0
FLA	FLOOR LIV AREA	1,075	1,075	0
OPF	OP PRCH FIN LL	47	0	0
PTO	PATIO	144	0	0
TOTAL		1,486	1,075	0

Building ID	33685	Exterior Walls	C.B.S.
Style		Year Built	1953
Building Type	M.F. - R4 / R4	EffectiveYearBuilt	1998
Gross Sq Ft	4101	Foundation	CONCR FTR
Finished Sq Ft	3296	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	CONC/CLAY TILE
Condition	GOOD	Flooring Type	CONC ABOVE GRD
Perimeter	364	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	8
Economic Obs	0	Full Bathrooms	8
Depreciation %	32	Half Bathrooms	0
Interior Walls	PLYWOOD PANEL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,296	3,296	0
OPF	OP PRCH FIN LL	341	0	0
OUF	OP PRCH FIN UL	464	0	0
TOTAL		4,101	3,296	0

Building ID	33686	Exterior Walls	C.B.S.
Style		Year Built	1948
Building Type	M.F. - R3 / R3	EffectiveYearBuilt	1995
Gross Sq Ft	950	Foundation	CONCR FTR
Finished Sq Ft	836	Roof Type	FLAT OR SHED
Stories	1 Floor	Roof Coverage	TAR & GRAVEL
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD
Perimeter	120	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	3
Economic Obs	0	Full Bathrooms	3
Depreciation %	34	Half Bathrooms	0
Interior Walls	PLYWOOD PANEL	Grade	450

Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	836	836	0
OPF	OP PRCH FIN LL	114	0	0
TOTAL		950	836	0

Building ID 33687
 Style
 Building Type M.F. - R4 / R4
 Gross Sq Ft 3610
 Finished Sq Ft 2850
 Stories 2 Floor
 Condition AVERAGE
 Perimeter 328
 Functional Obs 0
 Economic Obs 0
 Depreciation % 34
 Interior Walls PLYWOOD PANEL

Exterior Walls C.B.S.
 Year Built 1953
 EffectiveYearBuilt 1995
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage CONC/CLAY TILE
 Flooring Type CONC ABOVE GRD
 Heating Type NONE with 0% NONE
 Bedrooms 8
 Full Bathrooms 8
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,850	2,850	0
OPF	OP PRCH FIN LL	380	0	0
OUF	OP PRCH FIN UL	380	0	0
TOTAL		3,610	2,850	0

Building ID 33688
 Style
 Building Type M.F. - R4 / R4
 Gross Sq Ft 1732
 Finished Sq Ft 1392
 Stories 1 Floor
 Condition POOR
 Perimeter 206
 Functional Obs 0
 Economic Obs 0
 Depreciation % 39
 Interior Walls WALL BD/WD WAL

Exterior Walls ABOVE AVERAGE WOOD
 Year Built 1948
 EffectiveYearBuilt 1984
 Foundation CONCR FTR
 Roof Type GABLE/HIP
 Roof Coverage METAL
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 4
 Full Bathrooms 4
 Half Bathrooms 0
 Grade 450
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,392	1,392	0
OPF	OP PRCH FIN LL	188	0	0
SBU	UTIL UNFIN BLK	152	0	0
TOTAL		1,732	1,392	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1957	1958	1	1636 SF	2
TILE PATIO	1957	1958	1	30 SF	1
CH LINK FENCE	1957	1958	1	420 SF	1
FENCES	1957	1958	1	704 SF	4
UTILITY BLDG	1959	1960	1	120 SF	3
FENCES	2000	2001	1	1068 SF	2
FENCES	2000	2001	1	192 SF	2

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 Prop				11 - Unqualified	Improved		
12/31/2005	\$4,000,000	Warranty Deed		2281	1224	W - Unqualified	Improved		
12/1/1996	\$1,566,400	Warranty Deed		1436	0761	Q - Qualified	Improved		
11/1/1987	\$100,000	Warranty Deed		1033	742	U - Unqualified	Improved		

Permits

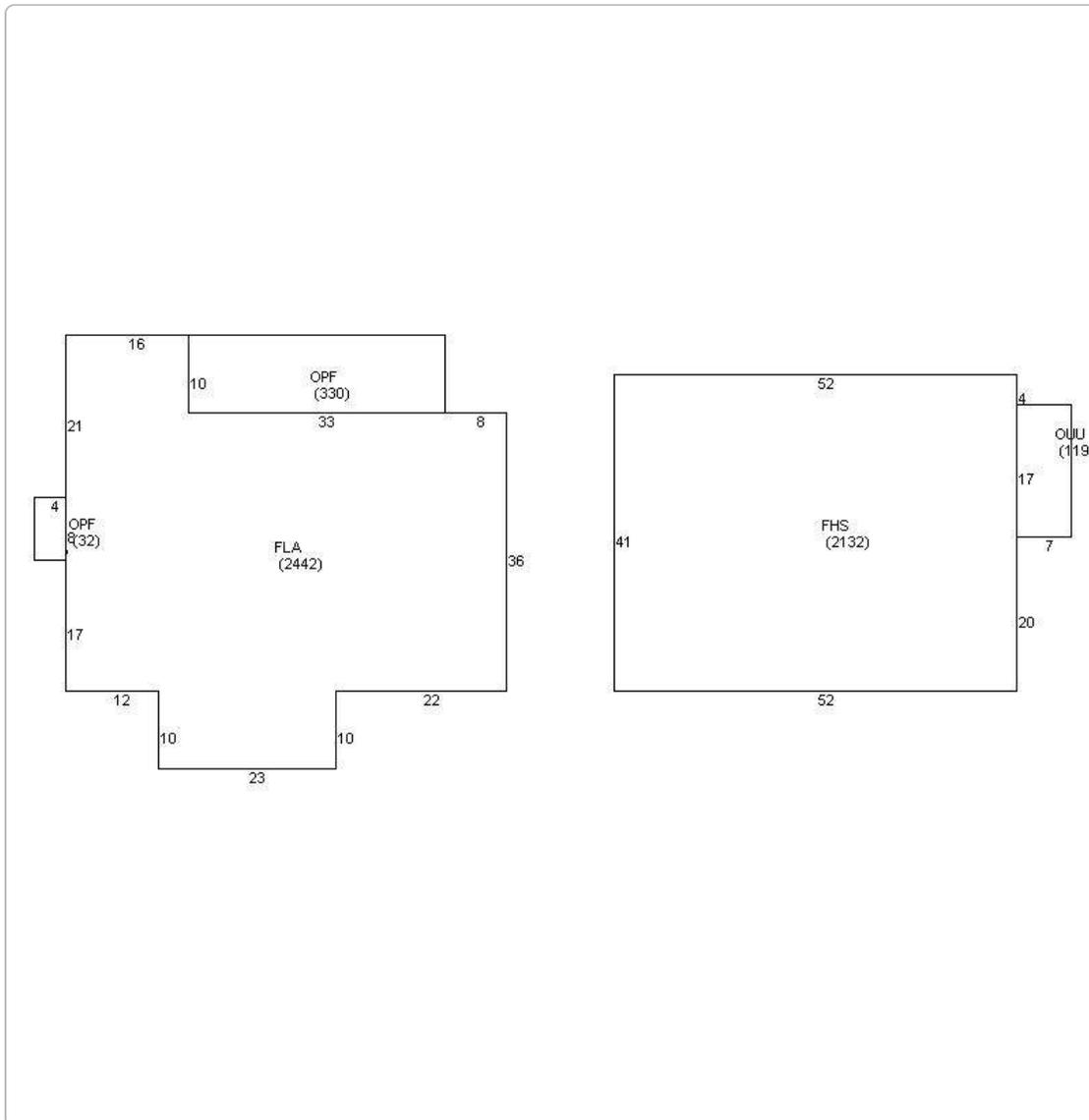
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2019-1429	4/18/2019		\$1,000	Commercial	Emergency Repair - Replaced damaged riser and feeder
BLD2019-0199	2/13/2019		\$28,000	Commercial	Replace existing wood frame stair with new wood frame stair. Same footprint. No modifications to existing building. All wood frame. Wood railings 42".
16-00002697	8/22/2016		\$6,600	Commercial	INSTALLATION OF ONE THREE TON AND ONE TWO AND A HALF TON COMPRESSOR AND AIR HANDLER. 3-TON RA2636AJ1NA RA1630AJ1NA AND EVAPORATOR RH1T367STANJA. N.O.C. REQUIRED. H16-01-1030 GH **HSA 07/19/16 (KP)
07-3998	8/15/2007		\$100	Commercial	REVISIONS FOR EXTERIOR STEPS,RAMPS & DUCT WORK
07-0374	1/26/2007		\$308,000	Commercial	ELECTRICAL RENOVATION AND UP-GRADE-1200AMP SERVICE
06-4050	1/17/2007		\$3,125,000	Commercial	RENOVATE 3-STORY BUILDING & LANDSCAPE,10,845 SF
06-6543	12/11/2006		\$2,400	Commercial	DEMO PERMITAND INSTALL ONE 200AMP FOR TEMPORARY

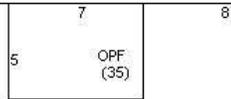
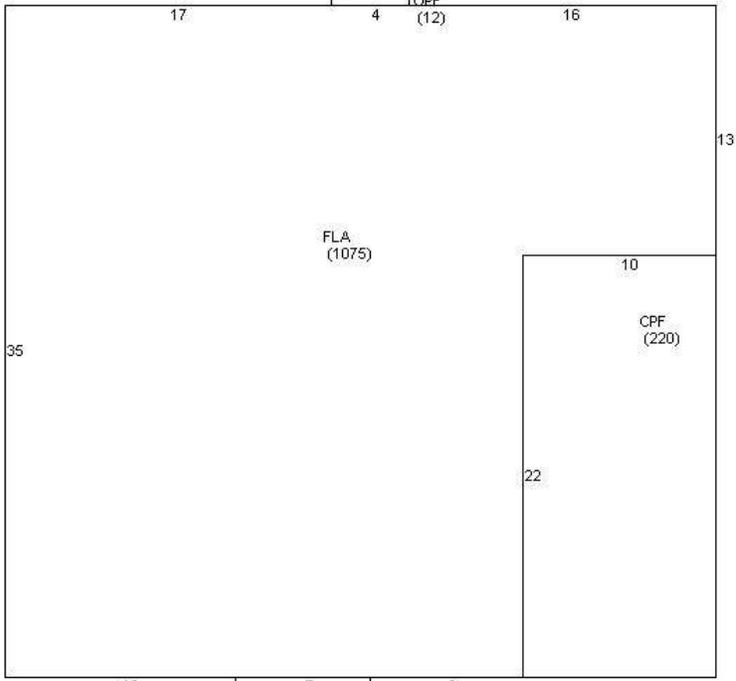
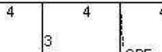
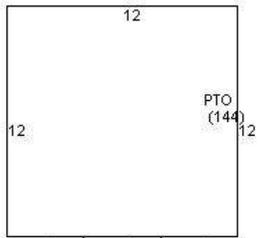
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-6544	12/11/2006		\$4,500	Commercial	DEMO & DISCONNECT EXISTING PLUMBING FIXTURES & MANIFOLDS
06-6542	12/6/2006		\$5,000	Commercial	INTERIOR DEMOLITION ONLY
05-4766	10/31/2005		\$500	Commercial	HURRICANE DANAGE EMERGENCY REPAIRS TO ELECTRIC SERVICE
03-1311	4/22/2003	10/26/2004	\$1,000	Commercial	SEWER LATERAL
03-1029	3/25/2003	10/26/2004	\$7,877	Commercial	ROOFING
03-0219	2/7/2003	10/26/2004	\$12,500	Commercial	REPLACE WALKWAY
03-0219	2/3/2003	10/26/2004	\$8,500	Commercial	SMOKE DETECTORS
02-3107	11/14/2002	12/31/2002	\$1,200	Commercial	REPLACE SEWER LINE
99-2960	11/4/2000	12/31/2000	\$15,000	Commercial	ELECTRICAL
00-3440	10/16/2000	12/31/2000	\$6,000	Commercial	UPDATE SERVICE
00-0014	2/7/2000	12/31/2000	\$2,200	Commercial	PICKET FENCE
99-4017	12/21/1999	12/31/2000	\$2,500	Commercial	CHAIN LINK FENCE
99-2956	11/4/1999	12/31/2000	\$5,000	Commercial	ELECTRICAL
99-2959	11/4/1999	12/31/2000	\$20,500	Commercial	ELECTRICAL
99-2880	11/3/1999	12/31/2000	\$7,000	Commercial	SIGNS
99-2956	9/13/1999	12/31/2000	\$5,000	Commercial	REPAIRS
99-1146	4/6/1999	12/31/2000	\$500	Commercial	REPAIR METAL ROOF
98-4021	12/22/1998	12/31/2000	\$500	Commercial	REPAIR METAL FLASHING
9800202	7/10/1998	12/31/1998	\$2,000	Commercial	REPAINT ROOF
98-1601	6/4/1998	12/31/1998	\$7,000	Commercial	REPLACE 1 400 A SERVICE
9800764	3/1/1998	12/31/1998	\$3,000	Commercial	REPLACE 2 SQS ROOF
B94-1499	5/1/1994	11/1/1994	\$2,500	Commercial	EXTERIOR REPAIRS
	1/1/1900		\$0		

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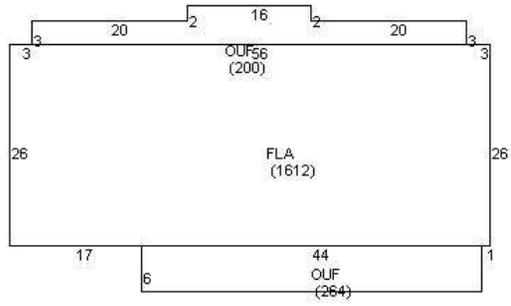
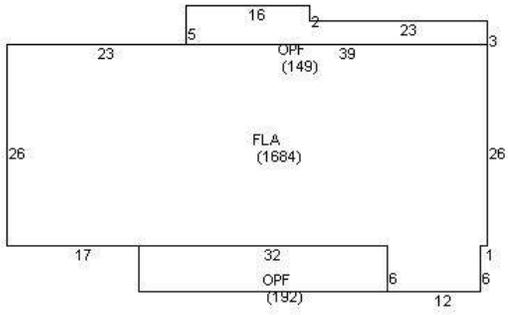
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Sketches (click to enlarge)





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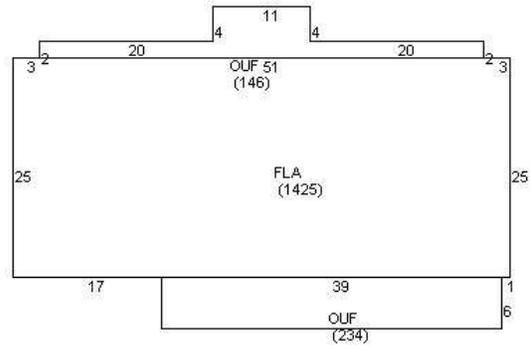
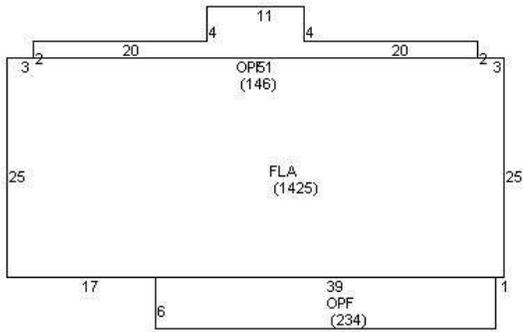
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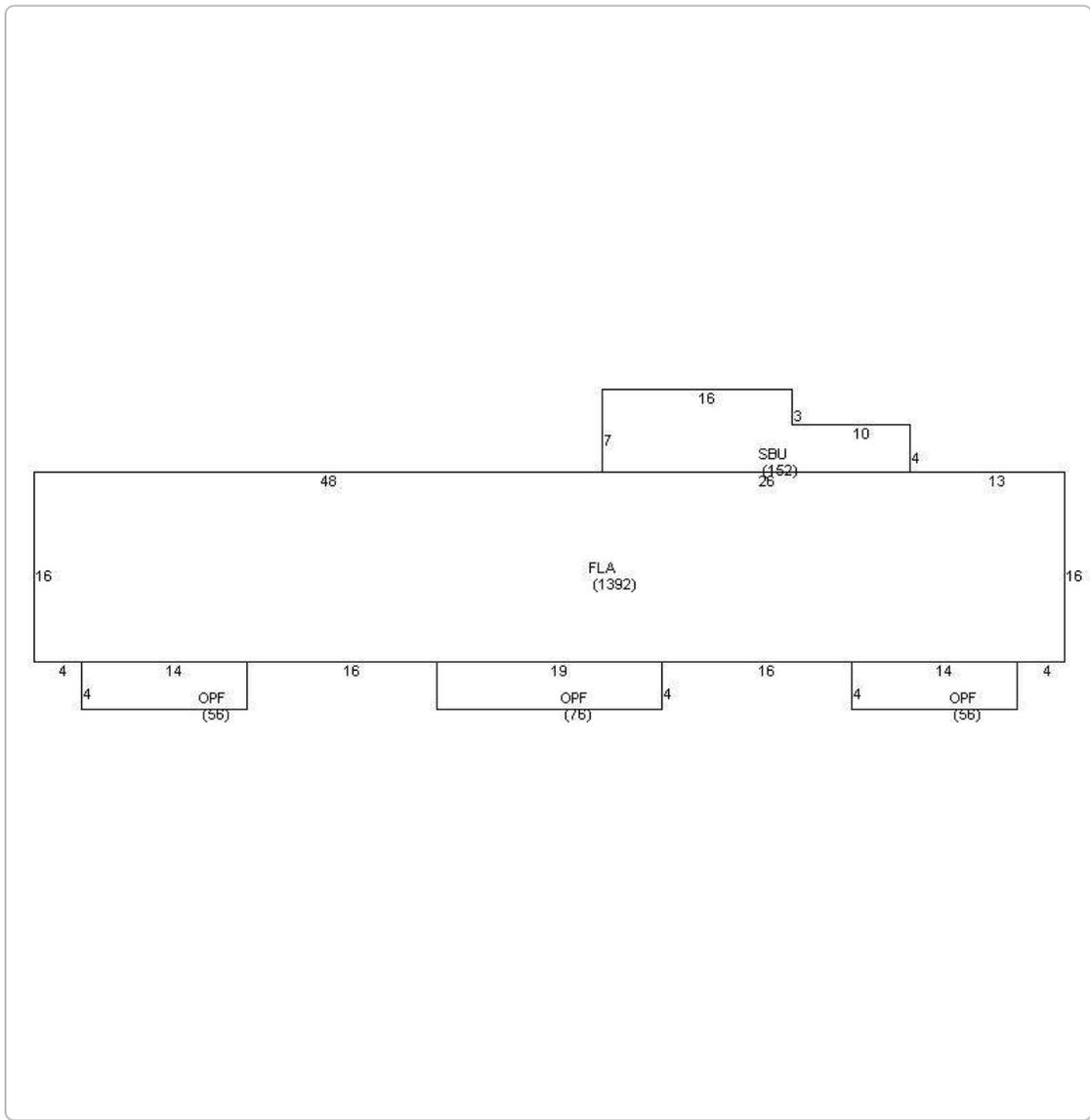
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FLA
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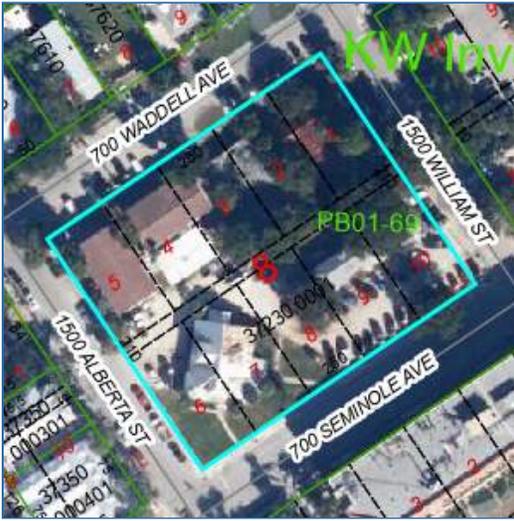




Photos



Map



TRIM Notice

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2022 Notices Only

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

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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 1500 REYNOLDS St, KEY WEST
Address
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 OR695-8/9 OR1033-627/632 OR1033-633/648 OR1033-649/664 OR1350-357/368(LEASE) OR1350-385/91-C OR1359-745/774(LEASE) OR1436-592/597 OR1436-598/608 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

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$58,589,770	\$29,960,145	\$41,838,332	\$32,464,178
+ Market Misc Value	\$8,369,967	\$3,328,905	\$4,183,833	\$3,607,131
+ Market Land Value	\$100,439,606	\$33,289,049	\$37,654,499	\$36,071,309
= Just Market Value	\$167,399,343	\$66,578,099	\$83,676,664	\$72,142,618
= Total Assessed Value	\$73,235,908	\$66,578,099	\$79,356,879	\$72,142,618
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$167,399,343	\$66,578,099	\$83,676,664	\$72,142,618

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
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
Gross Sq Ft	11610	Foundation	
Finished Sq Ft	11610	Roof Type	
Stories	3 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	918	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	38	Half Bathrooms	0
Interior Walls		Grade	450
		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
Gross Sq Ft	79887	Foundation	
Finished Sq Ft	66462	Roof Type	
Stories	3 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	3267	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	450
		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
OUU	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
Gross Sq Ft	16406	Foundation	
Finished Sq Ft	13828	Roof Type	
Stories	2 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	760	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	450
		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
Gross Sq Ft	91116	Foundation	
Finished Sq Ft	74107	Roof Type	
Stories	5 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	4371	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0
Depreciation %	35	Half Bathrooms	0
Interior Walls		Grade	450
		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
OUU	OP PR UNFIN UL	1,264	0	0
OPF	OP PRCH FIN LL	108	0	0
PTO	PATIO	378	0	0
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
Gross Sq Ft	21615	Foundation	
Finished Sq Ft	21576	Roof Type	
Stories	4 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	1392	Heating Type	
Functional Obs	0	Bedrooms	0
Economic Obs	0	Full Bathrooms	0

Depreciation % 35
Interior Walls

Half Bathrooms 0
Grade 450
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
Style
Building Type HOTELS/MOTEL A / 39A
Gross Sq Ft 141217
Finished Sq Ft 334729
Stories 3 Floor
Condition AVERAGE
Perimeter 1364
Functional Obs 0
Economic Obs 0
Depreciation % 35
Interior Walls

Exterior Walls CUSTOM
Year Built 1986
EffectiveYearBuilt 1995
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 450
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
OUU	OP PR UNFIN UL	279	0	0
TOTAL		141,217	334,729	0

Building ID 44057
Style
Building Type 1 STY STORE-A / 11A
Gross Sq Ft 1268
Finished Sq Ft 576
Stories 1 Floor
Condition AVERAGE
Perimeter 100
Functional Obs 0
Economic Obs 0
Depreciation % 35
Interior Walls

Exterior Walls C.B.S.
Year Built 1979
EffectiveYearBuilt 1995
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 450
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	Quantity	Units	Grade
RW2	1969	1970	1	136 SF	4
CONC PATIO	1969	1970	1	440 SF	2
HOT TUB	1979	1980	1	1 UT	5
BRICK PATIO	1979	1980	1	13662 SF	2
ASPHALT PAVING	1979	1980	1	19311 SF	2
CONCRETE DOCK	1979	1980	1	2338 SF	5
BRICK PATIO	1979	1980	1	2762 SF	5
ASPHALT PAVING	1979	1980	1	49200 SF	2
TIKI	1979	1980	1	509 SF	4
RW2	1979	1980	1	720 SF	3
ASPHALT PAVING	1985	1986	1	34240 SF	2
CONC PATIO	1985	1986	1	962 SF	2
CH LINK FENCE	1989	1990	1	360 SF	1
CH LINK FENCE	1993	1994	1	256 SF	3
WOOD DECK	1995	1996	1	3900 SF	2
WOOD DOCKS	2000	2001	1	676 SF	5
CONC PATIO	2000	2001	1	765 SF	2
FENCES	2001	2002	1	122 SF	2
FENCES	2001	2002	1	988 SF	4
BOAT LIFT	2003	2004	1	0.5 UT	2
WOOD DECK	2003	2004	1	200 SF	2
TIKI	2000	2001	1	94 SF	5
WOOD DOCKS	2000	2001	1	1650 SF	5
WOOD DOCKS	2000	2001	1	3840 SF	5
CUSTOM POOL	2007	2014	1	2500 SF	3
CUSTOM POOL	2007	2014	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
BLD2022-3339	11/18/2022		\$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		\$17,635	Commercial	ADD 4 DEVICES TO EXISTING FIRE ALARM SYSTEM CATACOMBS
BLD2022-2962	10/28/2022		\$17,635	Commercial	ADD 4 DEVICES TO EXISTING FIRE ALARM SYSTEM - CAFETERIA
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 paing 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 EXSISTINGS 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	COMMERICAL 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 AUXILIERY 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

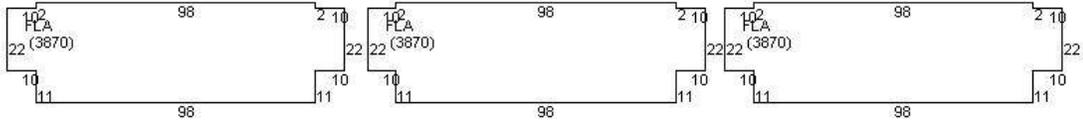
Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
07-4402	10/11/2007		\$9,500	Commercial	ISNTALLATION OF CONDUITS, PULL BOXES FOR LOW VOLTAGE WIRING, BRANCH CIRCUITS, WIRING DEVICES AND CONNECTION AS INDICATED ON PLANS.
07-4413	10/10/2007		\$80,000	Commercial	INSTALL NEW CABINTRY 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
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		
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
9803578	12/2/1998	11/16/1999	\$10,000		INSTALL AWNINGS
9803588	11/25/1998	1/1/1999	\$39,000	Commercial	POUR CONC SLAB

Number ↕	Date Issued ↕	Date Completed ↕	Amount ↕	Permit Type ↕	Notes ↕
9803729	11/23/1998	11/16/1999	\$22,275		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)



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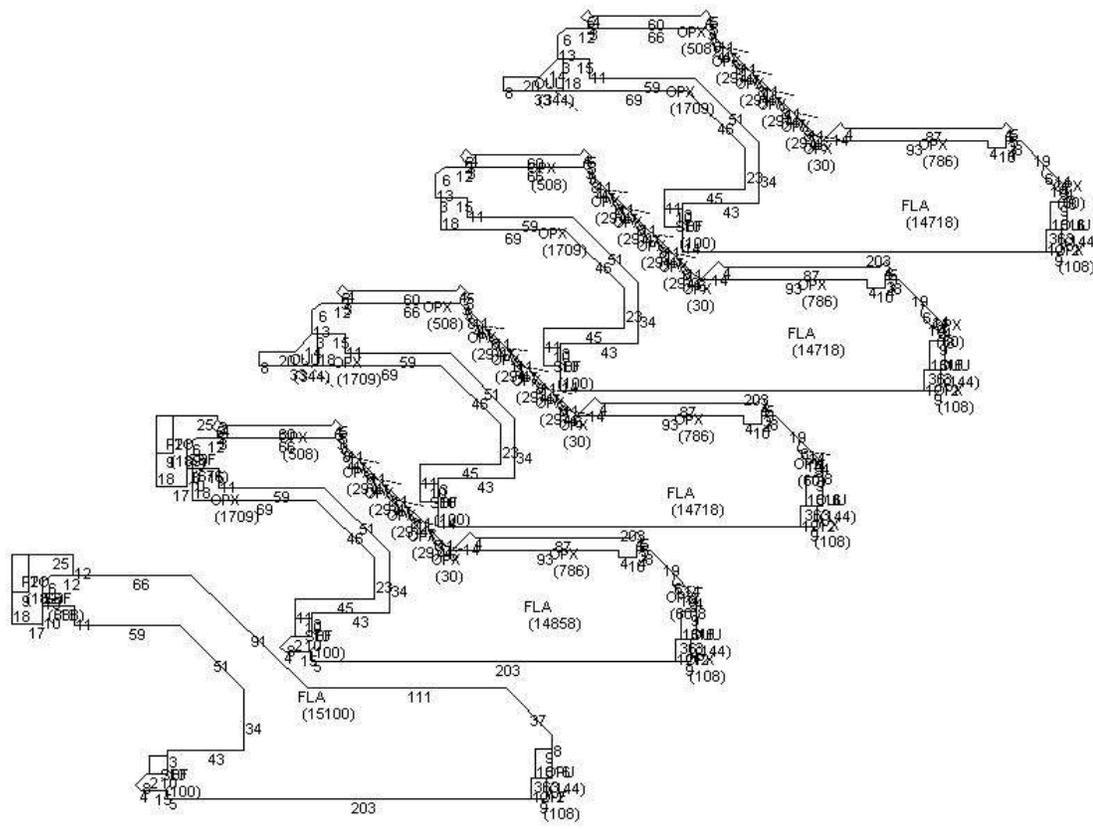
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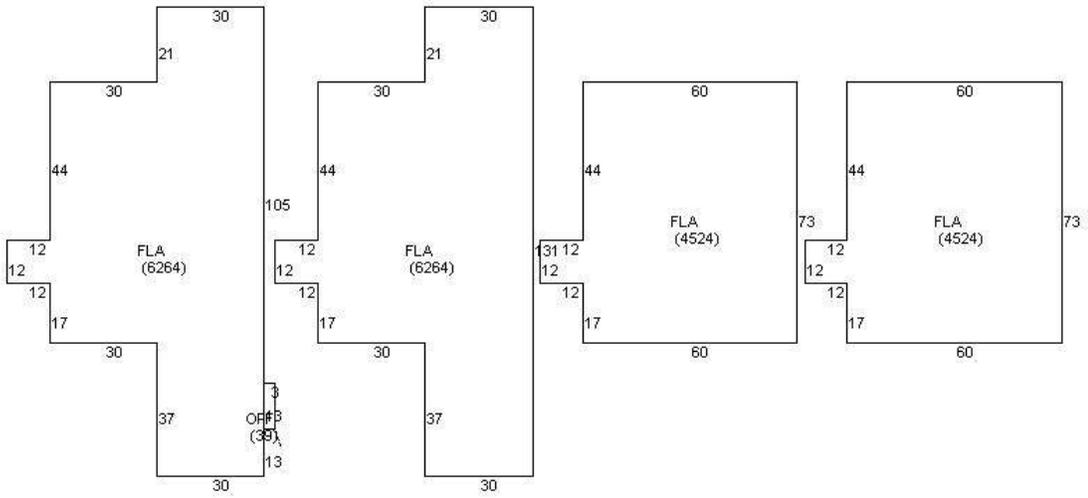
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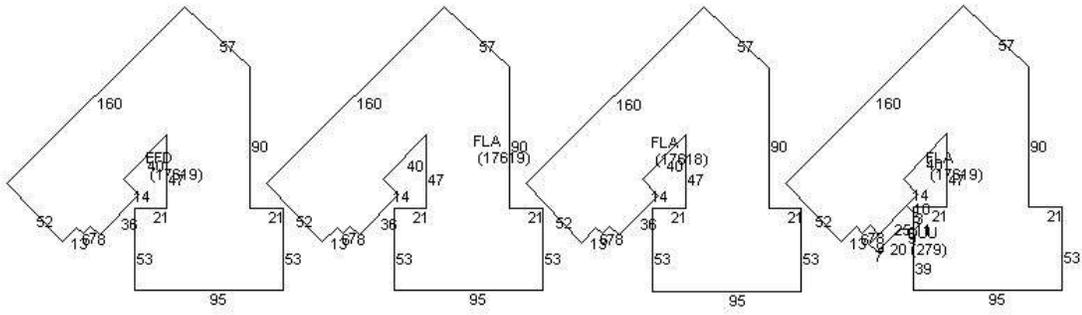
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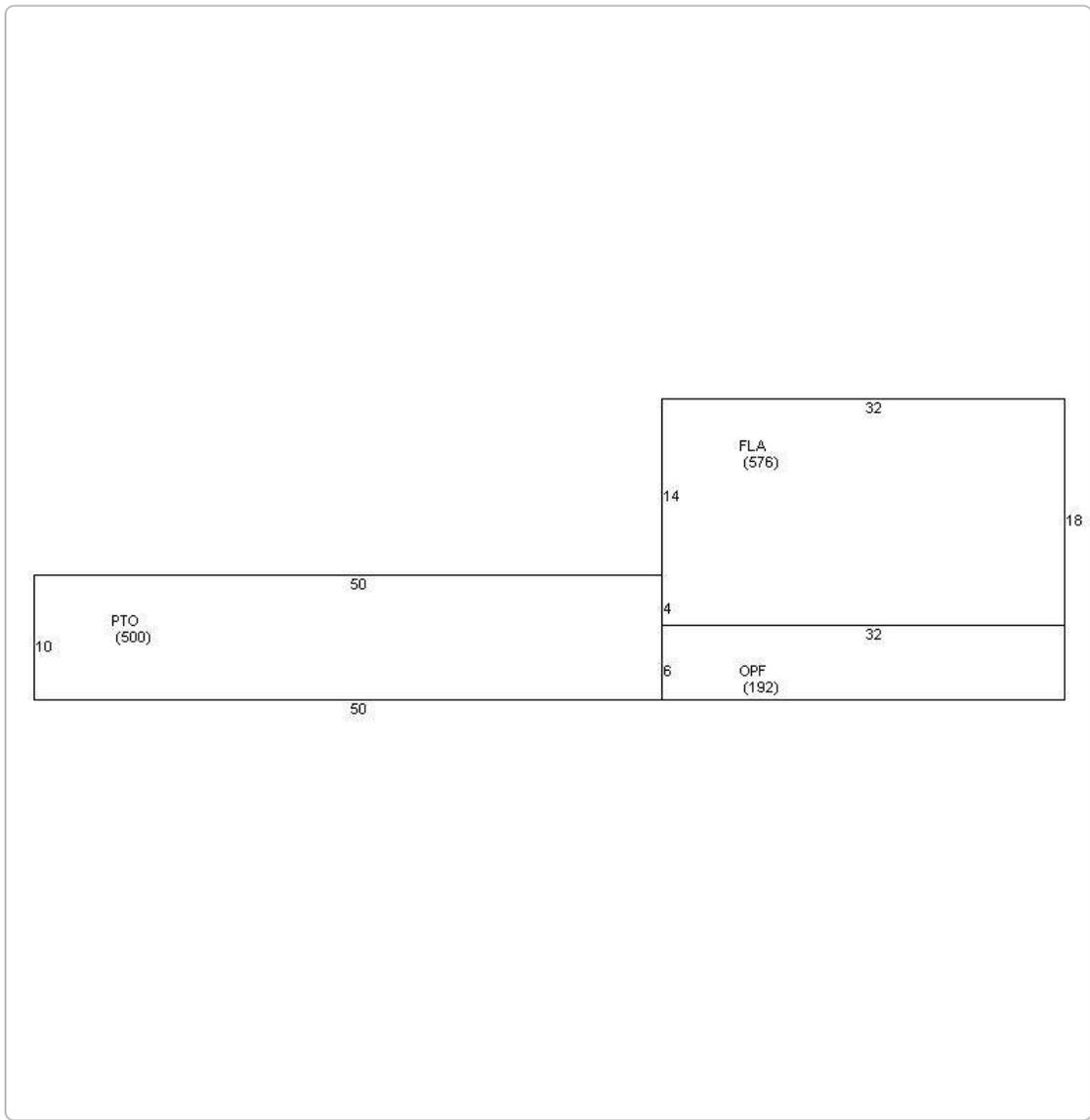
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Photos



Map



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

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

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Developed by



Version 2.3.250

DEED

730 213 46

811 Seminole Avenue Deed

Record & Return to:
LandAmerica - Brigitte Sawicki
1302 N. 19th Street, Suite 200
Tampa, FL 33605
File # T-053331

Doc# 1517059 05/18/2005 3:34PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This instrument prepared by:

DEED DOC STAMP CL: JILL \$730,213.40

Sung Lee, Esq.
Akin Gump Strauss Hauer & Feld LLP
1700 Pacific Avenue, Suite 4100
Dallas, Texas 75201-4675

Doc# 1517059
Bk# 2115 Pg# 141

GENERAL WARRANTY DEED

STATE OF FLORIDA

§

KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY OF MONROE

§

§

THAT CASA MARINA REALTY PARTNERSHIP, L.P., a Delaware limited partnership (hereinafter called "Grantor"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by CASA MARINA OWNER, LLC, a Delaware limited liability company (hereinafter called "Grantee"), whose mailing address is c/o Wyndham International, Inc., 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property situated in Monroe County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Land"), together with Grantor's interest in and to all rights, titles, benefits, easements, privileges, remainders, tenements, hereditaments, interests, reversions and appurtenances thereunto belonging or in any way appertaining, and all of the estate, right, title, interest, claim or demand whatsoever of Grantor therein, in and to adjacent strips and gores, if any, between the Land and abutting properties, and in and to adjacent streets, highways, roads, alleys or rights-of-way, and the beds thereof, either at law or in equity, in possession or expectancy, now or hereafter acquired (all of the above-described properties together with the Land are hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject and subordinate to (a) standby fees, taxes and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership by Grantee, its successors or assigns, which standby fees, taxes and assessments Grantee assumes and agrees to pay, (b) zoning laws and regulations and ordinances of municipal and other governmental authorities affecting the Property, and (c) all matters listed on Exhibit B attached hereto and made a part hereof for all purposes (all of those items described in (a) through (c) above are hereinafter collectively referred to as the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, Grantee's legal representatives, successors and assigns forever and subject to the Permitted Encumbrances, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Exhibit A to General Warranty Deed

Description of Land

Doc# 1517059
Bk# 2115 Pg# 144

Exhibit A

Doc# 1517059
Bk# 2115 Pg# 145

Policy Number: Proforma

Exhibit A-1:

Parcel I:

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 4 of 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.

Parcel II:

On the Island of Key West, Monroe County, Florida and being a part of Block 6 of KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Begin at a point on the Southeasterly property line of Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence Southwesterly along the Southeasterly property line of Seminole Avenue for a distance of 14.83 feet; thence run Southeasterly and parallel with the said Alberta Street for a distance of 67.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line for a distance of 18.00 feet, more or less to the Easterly boundary of said Block 6; thence run Northwesterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, back to the Point of Beginning; together with all the land under water lying in front of and all riparian rights belonging or appurtenant thereto.

Parcel III:

A concrete dock or pier situated on the following described property:

A parcel of submerged land lying in the Straits of Florida adjacent to Block 6 of the KEY WEST INVESTMENT COMPANY'S SUBDIVISION OF PART OF TRACT 17 as recorded in Plat Book 1, at page 69 of

the Public Records of Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at a point on the Southeasterly property line of said Seminole Avenue at the intersection of the Southwesterly property line of Alberta Street extended on its course Southeasterly; thence run Southeasterly along the Easterly boundary of said Block 6 for a distance of 78.00 feet, more or less, to the Mean High Water Line of the Straits of Florida and the Point of Beginning of the parcel of land herein being described: Thence continue Southeasterly along the extension of the Easterly boundary of said Block 6 for a distance of 106.00 feet; thence run Southerly along a line deflected $41^{\circ}09'30''$ to the right for a distance of 270.00 feet; thence at right angles in a Westerly direction for a distance of 25.00 feet; thence at right angles in a Northerly direction for a distance of 262.00 feet; thence run Northwesterly along a line deflected $41^{\circ}09'30''$ to the left for a distance of 115.00 feet, more or less, to the Mean High Tide Line of the Straits of Florida; thence run Easterly along the said Mean High Tide Line a distance of 28.00 feet, more or less, back to the Point of Beginning.

Parcel IV:

On the Island of Key West, Florida being Lots 1 through 16, inclusive, all being in Block Seven (7) as shown on the plat of the Key West Investment Company's Subdivision of part of Tract Seventeen (17), recorded in Plat Book Number 1, page 69, of the Public Records of Monroe County, Florida.

Doc# 1517059
Bk# 2115 Pg# 146

Deed 1517059
Bk# 2115 Pg# 147

Exhibit B to General Warranty Deed

Permitted Encumbrances

All matters of record affecting the Property which are valid and subsisting.

MONROE COUNTY
OFFICIAL RECORDS

Doc# 1633895 03/22/2007 12:21PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

RETURN TO:
FIDELITY NATIONAL TITLE
INSURANCE COMPANY
ATTN: JENNIE CLAYTON
5690 W. Cypress St., Ste A
Tampa, FL 33607
NAPS / FNT File No ACC-Wyndham

03/22/2007 12:21PM
DEED DOC STAMP CL: PW \$28,000.00

Doc# 1633895
Bk# 2281 Pg# 1224

Prepared under local supervision by :
Alison Ando, Esq. @ Simpson Thacher & Bartlett LLP
425 Lexington Ave, NY, NY 10017

Limited Warranty Deed

THIS LIMITED WARRANTY DEED made this 31st day of December, 2005, between IHC Realty Partnership, L.P., a Delaware limited partnership (formerly known as Interstone Partners I, L.P., a Delaware limited partnership), c/o Blackstone Real Estate Acquisitions IV L.L.C., 345 Park Avenue, New York, New York 10154 ("Grantor") and BRE/FL Development Parcels L.L.C., a Delaware limited liability company, c/o Blackstone Real Estate Acquisitions IV L.L.C., 345 Park Avenue, New York, New York 10154 ("Grantee").

Witnesseth:

That the Grantor, in consideration of the sum of \$4,000,000 paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grants, sells, conveys, transfers, assigns and warrants unto Grantee, its successors and assigns, all of its estate, right, title and interest in and to that certain plot, piece or parcel of land (together with the buildings and improvements thereon erected) described on Schedule A hereto (the "Premises").

Together with: all right, title and interest (if any) of Grantor in and to any streets and roads abutting the Premises to the center line thereof, as well as any gaps, strips or gores on, around or within the Premises;

Together with: all right, title and interest (if any) of Grantor in and to any hereditaments and appurtenances, and all of the estate and rights of Grantor.

To have and to hold the Premises herein conveyed unto the Grantee, its successors and assigns forever.

Grantor covenants with Grantee that (a) Grantor is lawfully seized of the fee simple title, (b) the fee simple title is free from all encumbrances, except those appearing in the existing Owner's Policy insuring the Grantor's fee simple title, (c) Grantor has a good right and lawful authority to sell and convey the fee simple title, (d) Grantor fully warrants the fee simple title to immediate Grantee only, and (e) Grantor will defend the fee simple title from all lawful claims of immediate Grantee only. The foregoing warranty is for the sole benefit of immediate Grantee only and shall not extend any successor grantee.

In witness whereof, the undersigned, by its duly elected officer(s) and pursuant to proper authority of its board of directors has duly executed, acknowledged and delivered this instrument as of the day and year first above written.

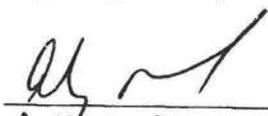
Grantor:

Doc# 1633895
Bk# 2281 Pg# 1225

IHC Realty Partnership, L.P.

By: IHC Realty Corporation, a Delaware corporation

By:


Name: Anthony Besvich

Title:

Witness #1:


Name:

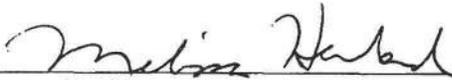
Witness #2:


Name:

County of New York)
)
State of New York)

Doc# 1633895
Bk# 2281 Pg# 1226

On December 31, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared Anthony Bearich, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their capacity(ies), and that by his / her / their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. Witness my hand and official seal.



Notary Public

MELISSA HERLAND
Notary Public, State of New York
No. 30-4814429
Qualified in Nassau County
Commission Expires 5-9-2007

Doc# 1633895
Bk# 2281 Pg# 1227

Schedule A:

On the Island of Key West, Florida, being Lots 1 thru 10 inclusive, all being in Block 8 as shown on the Plat of the Key West Investment Company's Subdivision of Part of Tract Seventeen (17), duly recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida.

MONROE COUNTY
OFFICIAL RECORDS