



Historic Architectural Review Commission Staff Report for Item 8

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: June 27, 2023

Applicant: K2M Design, Meghann Gregory, Architect

Application Number: H2023-0018

Address: 1500 Reynolds Street

Description of Work:

Partial demolition of elevators shafts labeled PE-6 and PE-7.

Site Facts:

The site under review houses the Casa Marina Hotel, a Mediterranean Revival style hotel built between 1918-1920. The building was part of Henry Flagler's envision of his Overseas Railway project. Before the railway started operations in 1912 Flagler promised to build a luxury resort hotel in Key West. Flagler died on May 20, 1913, at the age of 83. Seven hotels were designed through Florida by the renowned architectural firm of Thomas Hastings and John M. Carrere, from New York. *Casa Marina was the last hotel designed by Carrere and Hastings for Flagler's company, and the architects designed the interiors and exteriors and oversaw every aspect of the interior decoration.* It is significant to mention that the architectural firm of Carrere and Hastings were the architects of New York Metropolitan House, the New York Public Library, and Washington DC Senate and House Office Buildings, among many other buildings. Louis P. Schutt, one of Flagler's trusted aids carried on his dreams of building Casa marina and became its first General Manager, until his passing in 1933.

On 1920's New Years Eve Casa Marina welcomed its firsts guests and for the first 10 years was used as a seasonal resort, receiving guests only from January through March. In 1942 the Navy

bought Casa Marina and converted it into officer's quarters. In 1942 the resort was purchased by private corporations and up to 1962 it had several owners. During the Cuban Missile Crisis, the property was commandeered by US Military and missiles were installed in the property as part of the military strategy. By 1966 the property went back to private ownership from Senator Spottswood.

The historic building has undergone several additions, including the following:

1979 - West wing addition consisting of a five-story structure and two-story connector to the historic building. These structures face Seminole Avenue

1984- Southeast wing consisting of three-story was added to the south portion of the historic building. The structure faces Reynolds Street.

The historic portion of the Casa Marina Hotel, designed by Carrere and Hastings is the only structure within the hotel side property that is listed as a contributing resource to the historic district. The larger dock in the property shows in the Sanborn Maps. In addition, the three-story frame structure across Seminole Avenue is also a contributing resource. The 1979, 1984 additions and all other buildings or structures within the hotel side site are not contributing resources in the local survey or National Register of Historic Places.

Active construction work is undergoing at the time of this report. Staff approved a Certificate of Appropriateness for exterior renovations of the historic building and its 1979 and 1984 rooms additions including the infill of one arch on the main elevation of the historic building to match its historical configuration, new windows, doors, spalling repairs, fascia boards repairs/ replacement, and painting.

As the extension of the shafts will exceed the maximum allowed height of the historic zoning district, 35 feet, a request for a height variance is scheduled for the July 13, 2023, Board of Adjustment agenda.



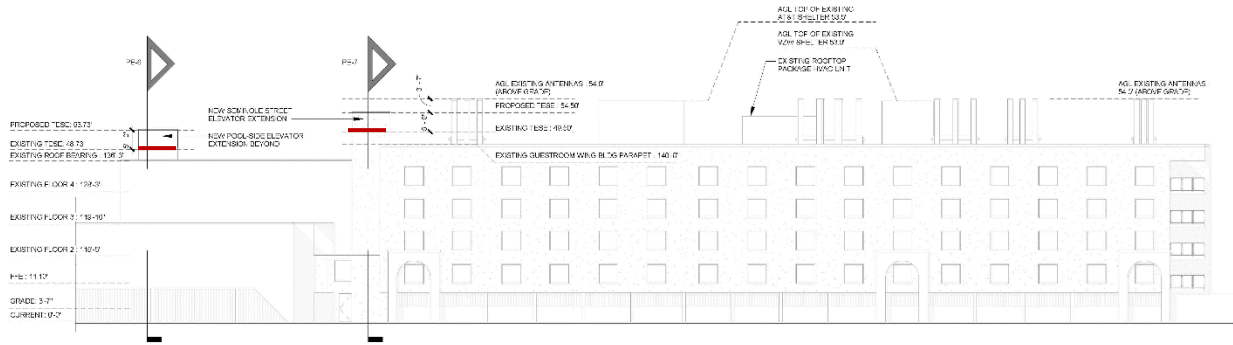
Casa Marina Resort 1920's. Monroe County Library.



Graphic depiction of 1962 Sanborn map over imposed to current aerial photograph.



Site plan depicting location of elevators PE-6 and PE-7.



SEMINOLE STREET PE-6 AND PE-7

SCALE: 1" = 20'-0" 1

Existing and proposed changes facing Seminole Avenue. Demolitions are in red.

Ordinance Cited on Review:

- Section 102-217 (2), demolition for non-contributing or non-historic structures of the Land Development Regulations.

Staff Analysis:

The Certificate of Appropriateness proposes the partial demolition of the top portion of two elevators shafts. Both elevators were built around 1979. The demolition is needed to expand the elevators shafts for new mechanical equipment to remediate flooding issues. It is staff's opinion that the proposed demolitions will be done on a non-historic and non-contributing structure.

Since the structures under review are non-historic, the evaluation for this request shall be based on section 102-217 (b) of the Land Development Regulations, which requires the following criteria for demolitions:

The historic architectural review commission shall not issue permits that would result in:

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

It is staff's opinion that the elevators shafts are not character defining features of the non-historic addition. Their partial demolition will not diminish the integrity of the historic portion of the Casa Marina Hotel.

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

The proposed elements to be demolished are not historic.

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

The non-historic elevators shafts are not part of a significant addition that is important in defining the historic character of the site and neighborhood.

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

It is staff's opinion that the addition where the elevators are located will not qualify to be contributing to the district.

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

APPLICATION

RECEIVED

MAY 30 2023

TK

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

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



City of Key West

1300 White Street
Key West, Florida 33040

Table with 3 columns: HARC COA #, REVISION #, INITIAL & DATE, FLOOD ZONE, ZONING DISTRICT, BLDG PERMIT #. Includes handwritten entry HARC2023-0018 and TK.

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

Form with fields for ADDRESS OF PROPOSED PROJECT, NAME ON DEED, OWNER'S MAILING ADDRESS, APPLICANT NAME, APPLICANT'S ADDRESS, APPLICANT'S SIGNATURE, and DATE. Includes handwritten signatures and dates.

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.

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: Project consists of a Penthouse addition to existing elevators labeled PE-6 (1978) and PE-7 (1993). MAIN BUILDING: DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX): See Demolition Appendix.

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

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

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # <i>HARC 2023-008</i>	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1500 Reynolds Street
PROPERTY OWNER'S NAME:	Park Hotels & Resorts
APPLICANT NAME:	K2M Design, Meghann Gregory

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

 <small>Carl Mayfield (May 31, 2023 09:53 EDT)</small> PROPERTY OWNER'S SIGNATURE	<p style="font-size: 1.2em; margin: 0;">5/30/2023 Carl Mayfield</p> <p style="margin: 0;">DATE AND PRINT NAME</p>
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DETAILED PROJECT DESCRIPTION OF DEMOLITION
<p>This project includes actions toward storm remediation methods through elevating the existing elevator shafts within the 1978 Casa Marina west wing of guest rooms. PE6 (pool-side) and PE7 (Seminole St.) are featured within the attached supplemental documentation.</p>

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<p>Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):</p>
<p>(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:</p>
<p style="padding-left: 40px;">(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.</p>
<p>N/A</p>
<p>(2) Or explain how the building or structure meets the criteria below:</p>
<p style="padding-left: 40px;">(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.</p>
<p>N/A</p>

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

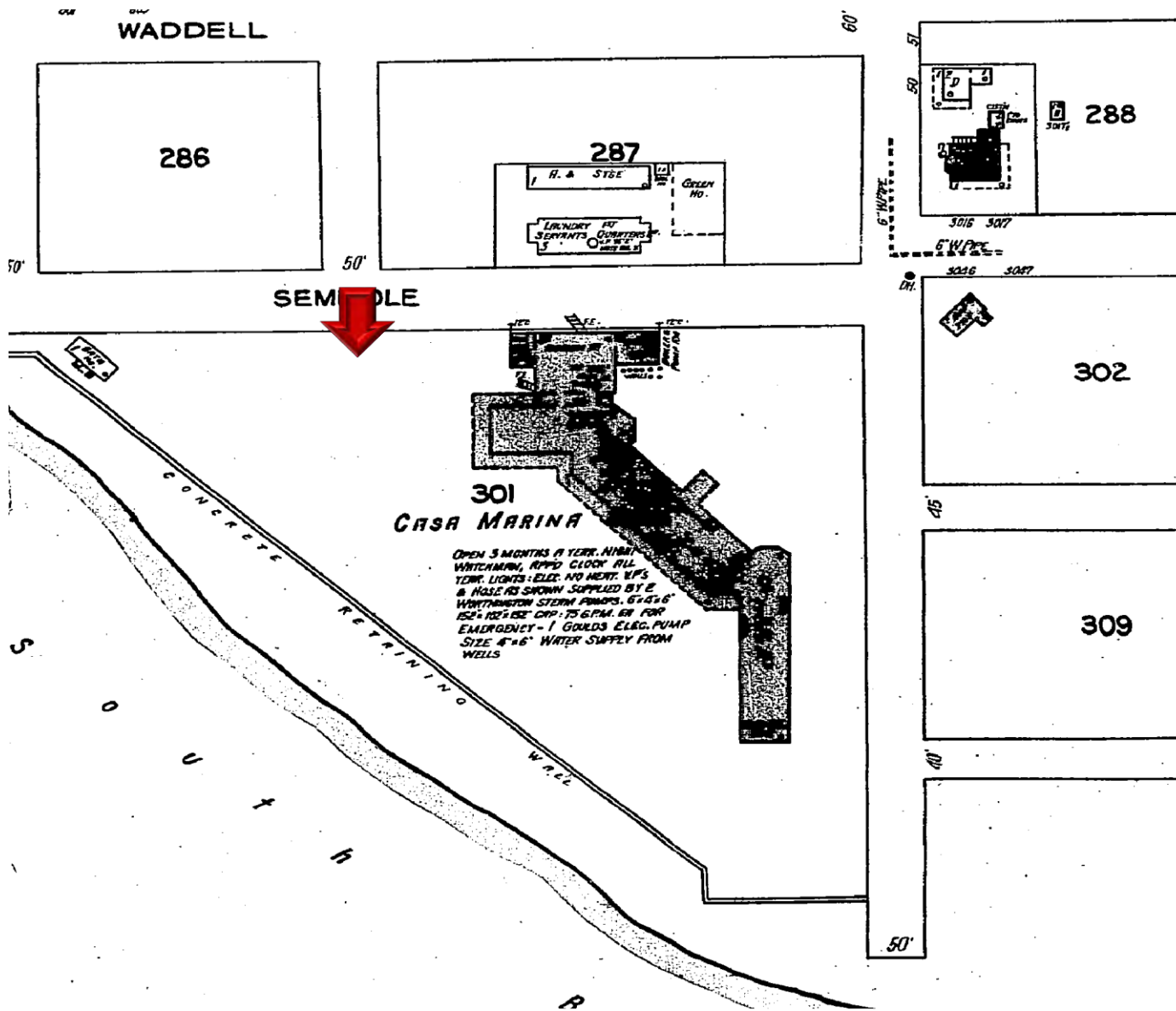
(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.
N/A
(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated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

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

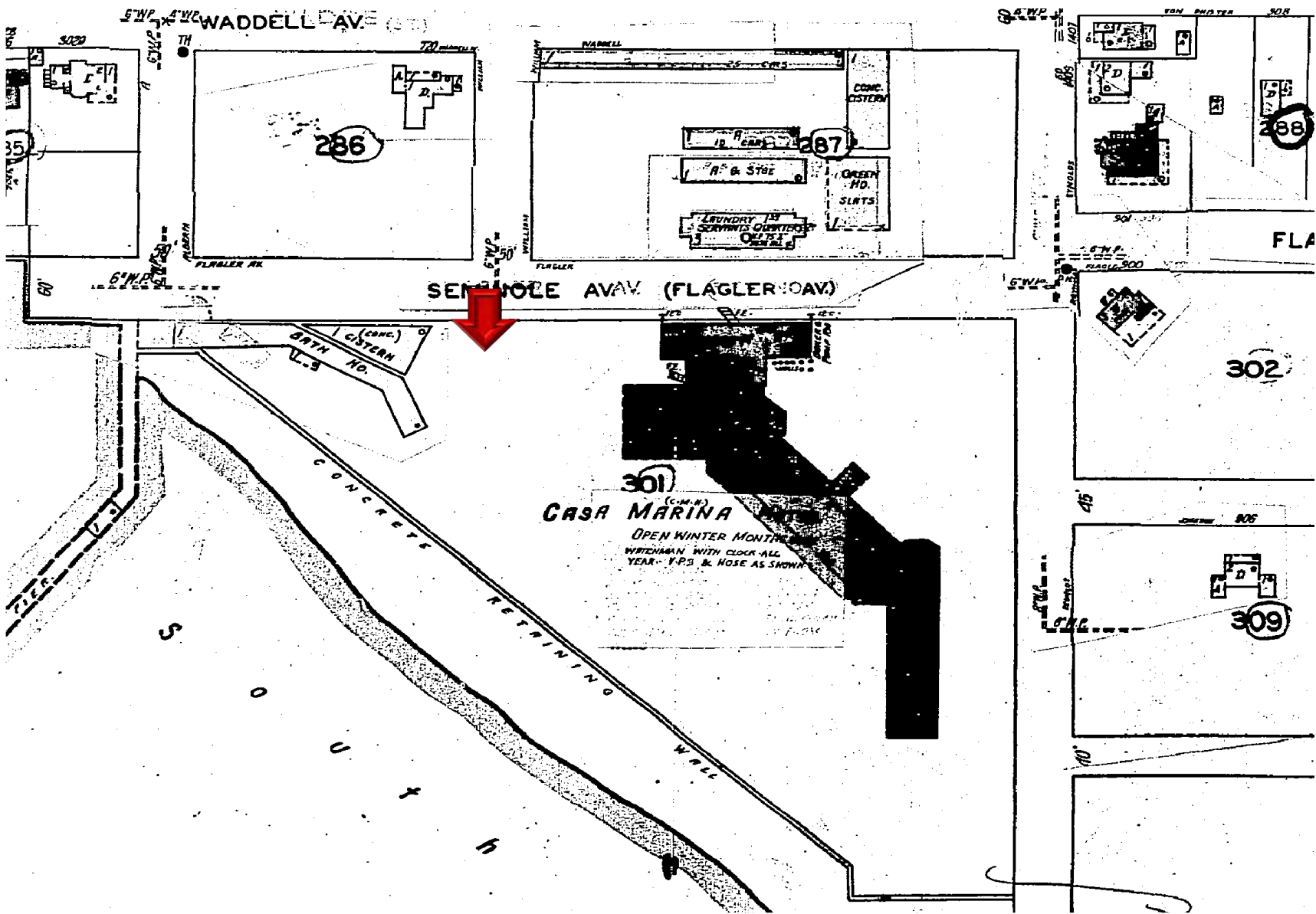
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
These two 1978 elevator shafts do not feature any defining historic character within the historic district.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
The extensions will not destroy any relationship, simply extending the current height to accommodate elevator improvements for proactive storm remediation.
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
Only removal will be existing flat roof assembly, which will be reconstructed with existing construction methods and means incorporated at a taller height. Exterior finishes will match existing adjacent.
(4) Removing buildings or structures that would otherwise qualify as contributing.
Addition constructed in the late 1970s, therefore outside of the original Casa Marina Hotel construction.

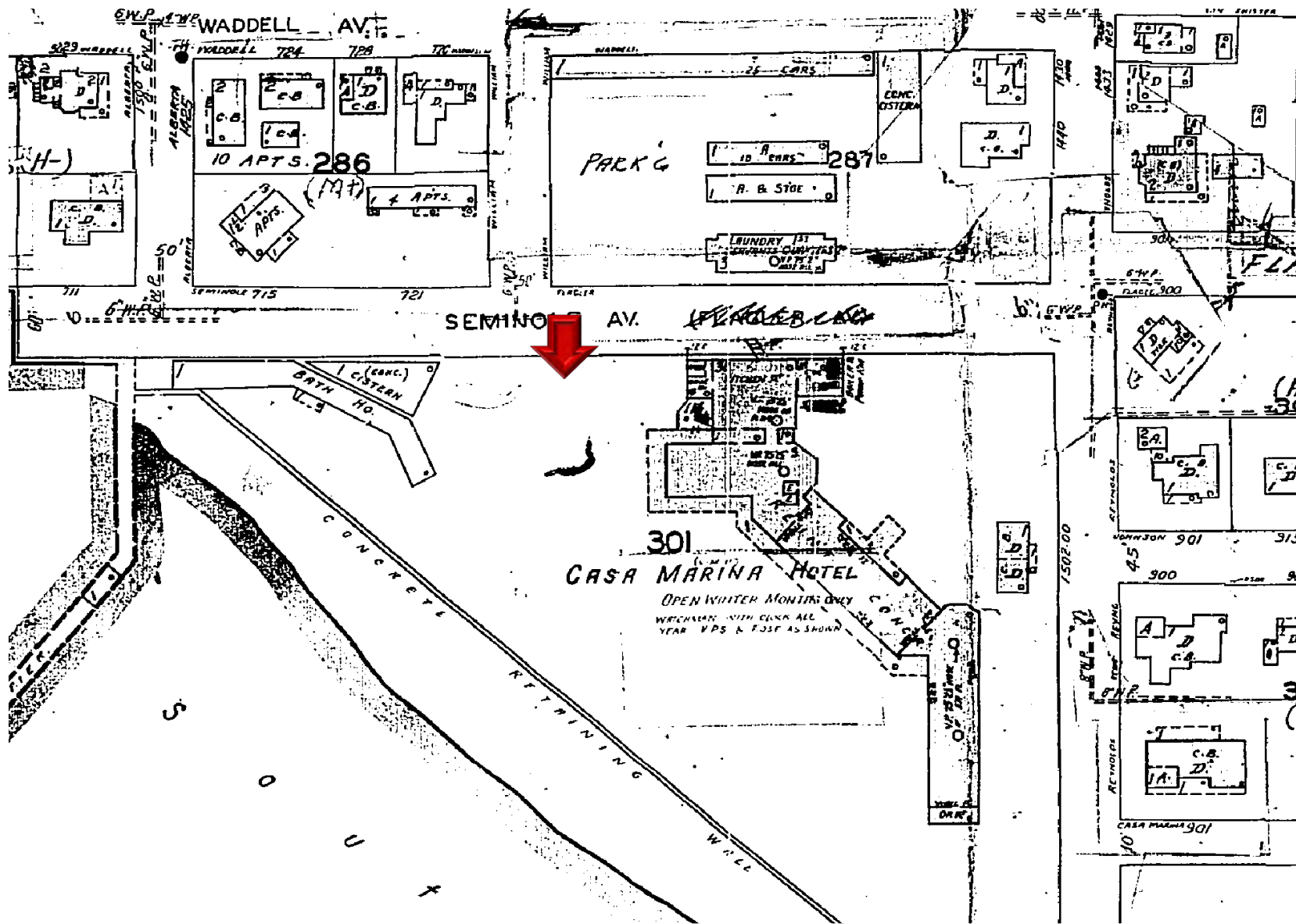
SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map

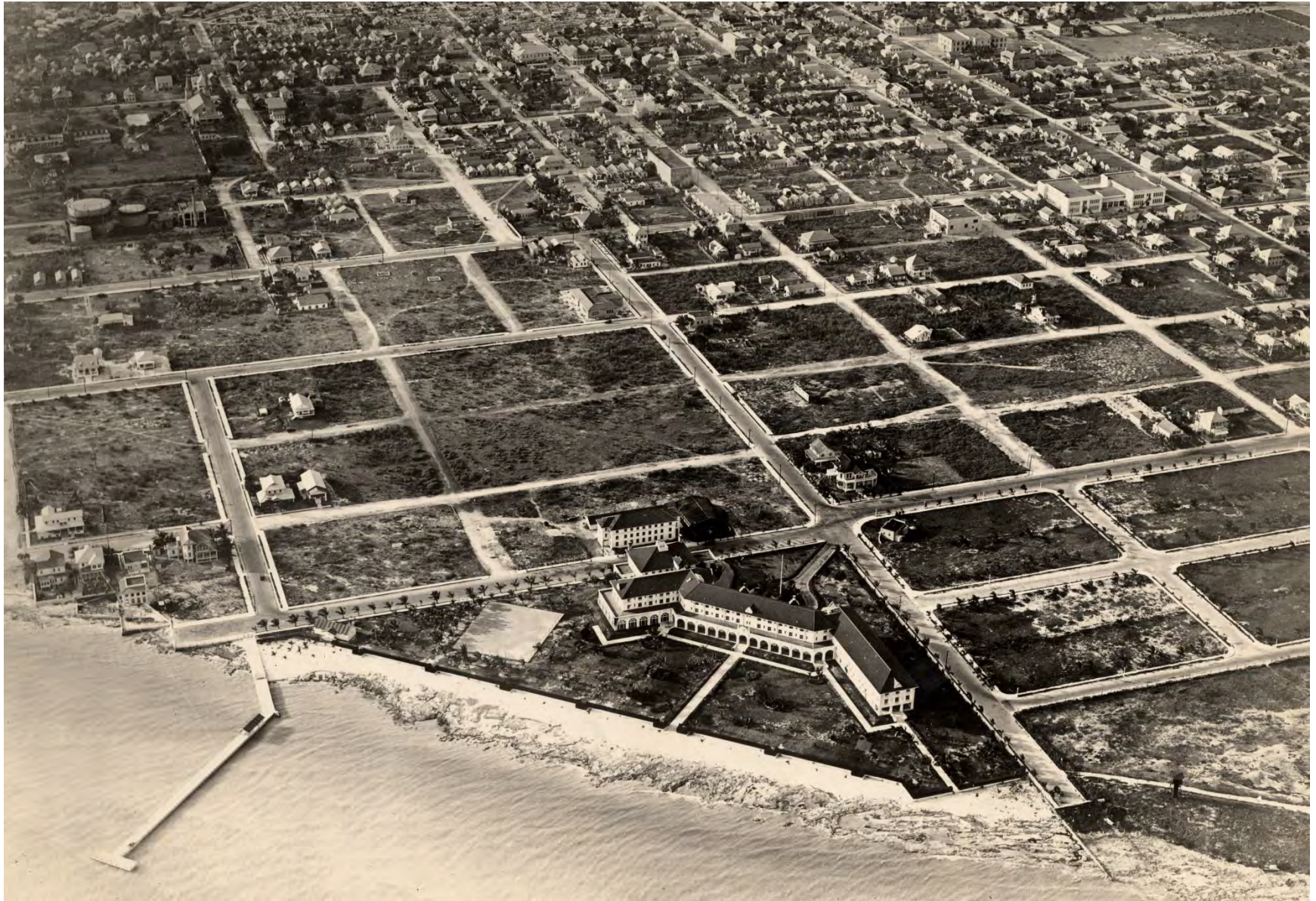


1962 Sanborn Map

PROJECT PHOTOS



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



Aerial photograph taken in the early 1930's. Monroe County Library.



**Postcard of Casa Marina Hotel looking east from front of the building circa 1930.
In the postcard Louis P. Schutt, Hotel Manager. Monroe County Library.**



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



**Casa Marina Hotel looking east from rear of building in 1936. The DeWolfe and Wood Collection.
Monroe County Library.**

Casa Marina Grounds, looking West Key West, Florida



Casa Marina Hotel looking west from rear of building. No date available. The DeWolfe and Wood Collection. Monroe County Library.



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



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



Aerial photograph of Casa Marina circa 1970. Wright Langley Collection. Monroe County Library.



Aerial photograph of Casa Marina 1976. Monroe County Library.



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



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



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



View of north elevation. Historic part of the hotel towards the left.



Closer look at addition with existing elevator shaft facing Seminole Avenue.

SURVEY

NOTES:

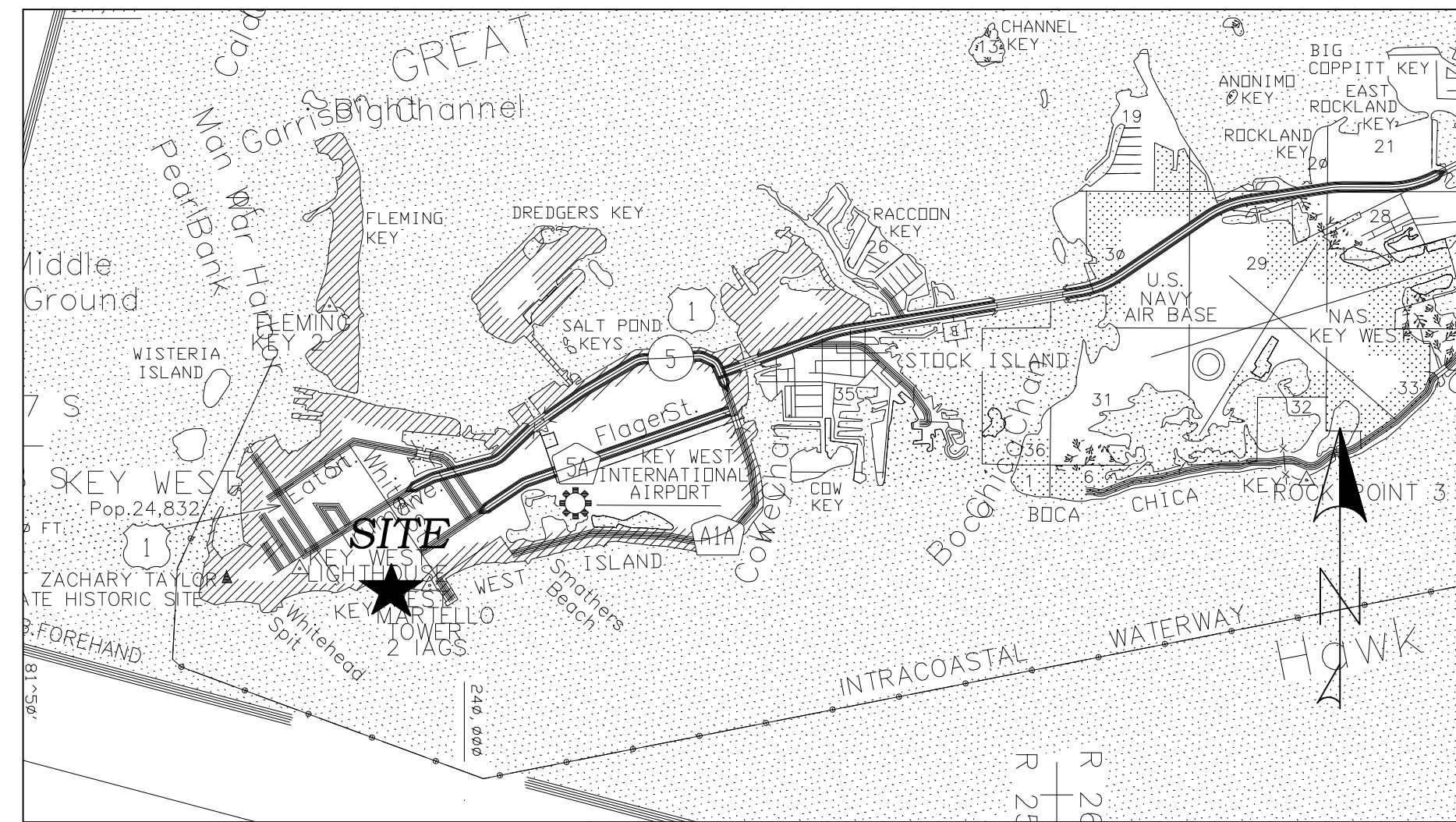
1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2 UES, INC. IS LB-8336.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT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

BOUNDARY AND TOPOGRAPHIC SURVEY

LYING IN KEY WEST

SECTION 5, TOWNSHIP 68 SOUTH, RANGE 25 EAST

MONROE COUNTY, FLORIDA



LOCATION MAP
N.T.S.

ABBREVIATIONS:

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

LEGEND:

	AIR RELEASE VALVE		FORCE MAIN AIR RELEASE VALVE		SECURITY SENSOR		FOUND CONCRETE MONUMENT
	AUTO VACUUM		GAS PIPELINE MARKER		SHOWER		FOUND DRILL HOLE
	BACKFLOW PREVENTER		GAS VALVE		SIGN SINGLE POST		FOUND IRON ROD
	BACTERIAL SAMPLE POINT		GATE KEY PAD		SIGN DOUBLE POST		FOUND IRON ROD & CAP
	BENCH MARK		GATE ARM ACTUATOR BOX		SPRINKLER		FOUND NAIL
	BOLLARD		GROUND LIGHT		STEEL POST		FOUND NAIL & DISK
	CABLE RISER		GREASE MANHOLE		TELEPHONE BOX OR VAULT		LIGHTER WOOD POST
	CABLE TV BOX		GUARD RAIL		TELEPHONE CANISTER		FOUND PARKER KALON NAIL
	CATCH BASIN		GUY POLE		TELEPHONE (BURIED) MARKER POST		FOUND PARKER KALON NAIL & DISK
	CENTERLINE		GUY WIRE		TELEPHONE MANHOLE		SET CONCRETE MONUMENT
	CLEANOUT		HANDI-CAP PARKING		TELEPHONE RISER		SET DRILL HOLE
	COORDINATE NUMBER		HOSE BIB		TELEPHONE MANHOLE		SET 5/8" IRON ROD & CAP "T2 LB 8336" U.O.N.
	CONCRETE POWER POLE		IRRIGATION BOX		TELEPHONE RISER		SET MAG NAIL & DISK "T2 LB 8336" U.O.N.
	CONCRETE POST		IRRIGATION VALVE		TRAFFIC SIGNAL BOX		SECTION CORNER
	DRAINAGE MANHOLE		LIGHT POLE		TRAFFIC SIGNAL POLE		CONCRETE
	EDGE OF WATER		MAIL BOX		TRAFFIC SIGNAL LIGHT		
	ELECTRICAL BOX		METAL POWER POLE		UNDERGROUND UTILITIES		
	ELECTRIC OUTLET		MITERED END SECTION		UNKNOWN UTILITY VAULT		
	ELECTRIC MANHOLE		WELL		UNKNOWN UTILITY MANHOLE		
	ELECTRIC METER		OVERHEAD POWER LINE		WATER MAIN		
	ELECTRIC TRANSFORMER W/ PAD		OVERHEAD TELEPHONE LINE		WATER LINE FLAG		
	ELECTRIC LINE		PARKING PAY METER		WATER METER		
	ELECTRIC FLAG		POWER POLE		WATER VALVE		
	ELECTRIC VAULT		POWER POLE W/RISER		WOOD POST		
	EXISTING ELEVATION		PROPANE VALVE		WOOD SUPPORT POLE		
	FENCE - BARBED WIRE		RECLAIM WATER LINE		YARD DRAIN		
	FENCE - CHAIN LINK / U.O.N.		RECLAIM WATER METER		CROSS WALK SIGNAL POLE		
	FENCE - WOOD / U.O.N.		RECLAIM WATER VALVE		CROSS WALK BUTTON POLE		
	FIBER OPTIC MARKER / POST		RECLAIM WATER LINE FLAG		BUSH		
	FIBER OPTIC BOX		RIGHT-OF-WAY		CABBAGE PALM		
	FIRE HYDRANT		SEWER LINE FLAG		OAK TREE		
	FIRE VALVE		SANITARY SEWER LINE		PALM TREE		
	FLAG POLE		SEWER MANHOLE		PINE TREE		
	FORCE MAIN		SEWER VALVE		SHADE TREE (VARIOUS TYPE)		

LEGAL DESCRIPTION (DEED BOOK 2115, PAGE 141)

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

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



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

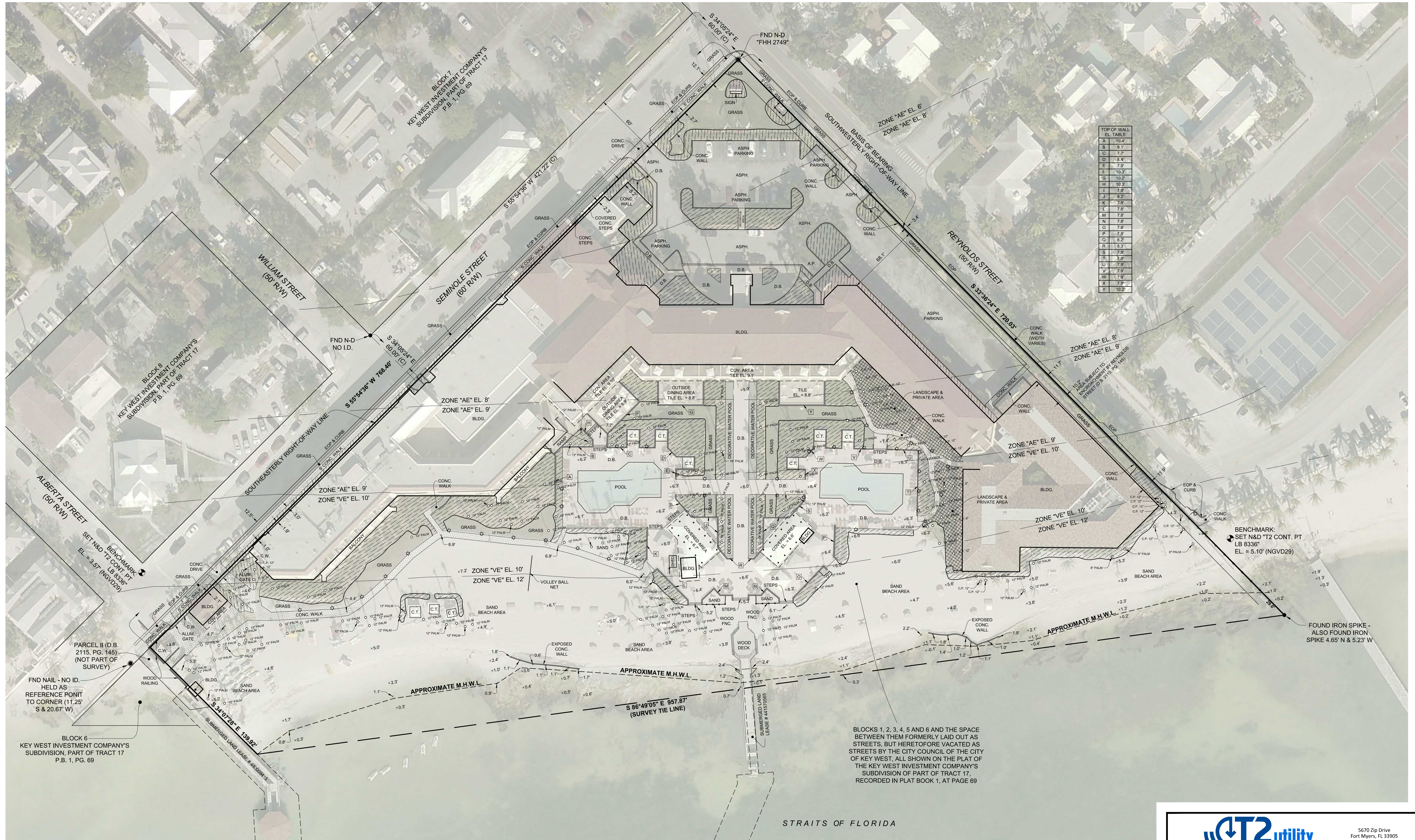
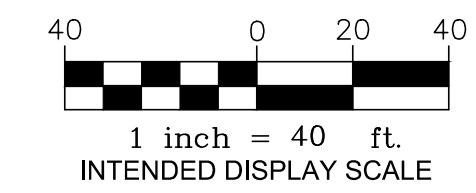
K2M DESIGN, INC.
1160 VIRGINIA STREET
KEY WEST, FLORIDA, 33040

DATE:	8-3-2022
REVISION:	7-12-2022
DWG. DATE:	5-68-25
SURVEY DATE:	220507
DRAWN BY:	R.J.O.
CHECKED BY:	S.U.
COUNTY:	MONROE
SEC.:	5-68-25
PROJECT NUMBER:	220507
DWG. NUMBER:	220507 - BN0T

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

BOUNDARY AND TOPOGRAPHIC SURVEY

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



TOP OF WALL EL. TABLE	
A	10.4'
B	9.1'
C	7.7'
D	8.4'
E	7.9'
F	10.2'
G	10.2'
H	10.2'
I	7.9'
J	8.2'
K	7.5'
L	7.5'
M	7.5'
N	7.5'
O	7.5'
P	7.5'
Q	8.2'
R	10.3'
S	7.5'
T	3.9'
U	7.9'
V	7.9'
W	7.4'
X	7.9'
Y	10.2'

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

BENCHMARK:
SET N&D "T2" CONT. PT
LB 8336"
EL. = 5.10' (NGVD29)

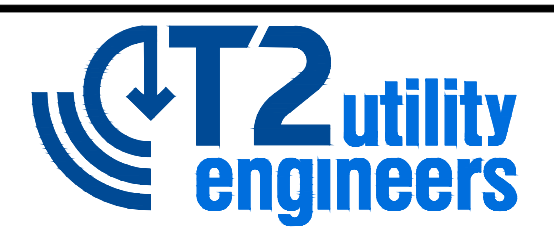
FOUND IRON SPIKE -
ALSO FOUND IRON
SPIKE 4.65' N & 5.23' W

STRAITS OF FLORIDA

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

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

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

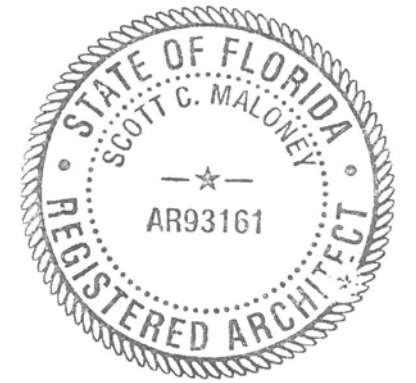


5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.1719

PROPOSED DESIGN

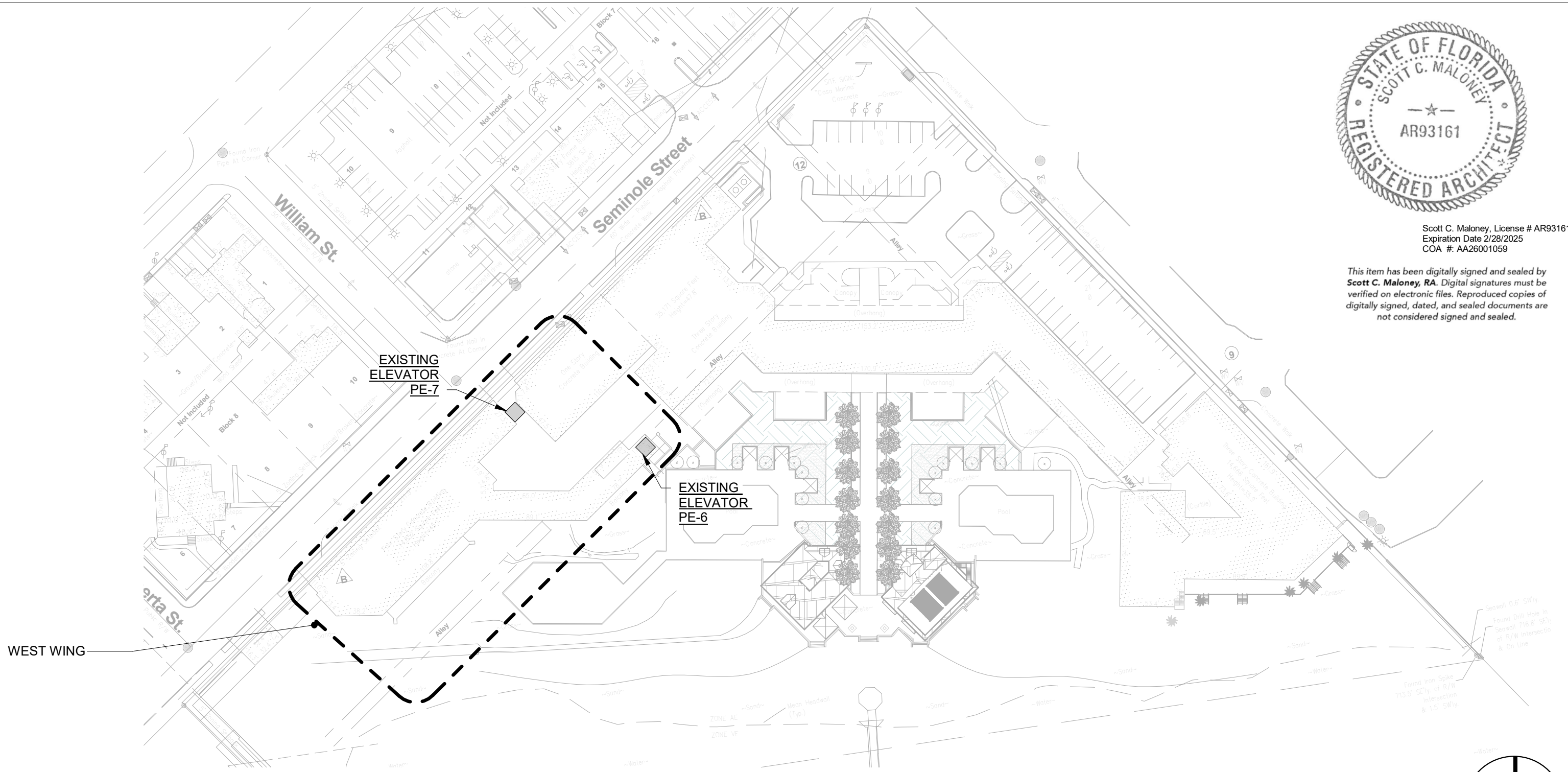


Property	Elevator	Equip Type	Ongoing Project	PHR Project Ref #	VDA Project Ref	Tent Start	Tent Compl
Casa Marina	PE1 - Lobby Passenger	Bsmt Traction	Conversion from Basement Traction to MRL	50230-75	63364	9/1/2023	12/8/2023
	PE2 - Lobby Passenger	Bsmt Traction	Conversion from Basement Traction to MRL	50230-75	63364	9/1/2023	12/8/2023
	SE3 - Service Elevator	Overhead Traction	Modernization of SE3 & PE5	50230-97	58475	6/12/2023	9/1/2023
	PE4 - Suites Passenger	Inground Hydraulic	NONE	NONE	NONE	NONE	NONE
	PE5 - Passenger	Inground Hydraulic	Modernization of SE3 & PE5	50230-97	58475	5/15/2023	6/30/2023
	PE6 - Poolside Passenger	Inground Hydraulic	Conversion/Raise-up from Hydro to MRL PE6 & PE7	50230-120	67504	TBD	TBD
	PE7 - Streetside Passenger	Inground Hydraulic	Conversion/Raise-up from Hydro to MRL PE6 & PE7	50230-120	67504	TBD	TBD
	Cathouse Passenger	Holeless Hydraulic	NONE	NONE	NONE	NONE	NONE
	(New) Sun Sun Pass Elev	MRL Traction	New Construction - Sun Sun Restaurant	50230-86	67852	TBD	TBD
	(New) Handicap Lift	Wheelchair Lift (outdoor)	New Feature for Suites Beach Access	50230-86	67852	TBD	TBD

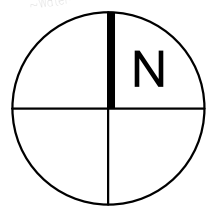


Scott C. Maloney, License # AR93161
 Expiration Date 2/28/2025
 COA # AA26001059

This item has been digitally signed and sealed by Scott C. Maloney, RA. Digital signatures must be verified on electronic files. Reproduced copies of digitally signed, dated, and sealed documents are not considered signed and sealed.



SITE PLAN SCALE: 1" = 80'-0" 1



CASA MARINA - ELEVATOR PARAPET EXTENSION

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS
 3121 Bridge Avenue Cleveland, Ohio 44113
 P: 216.357.2794 F: 216.357.2796

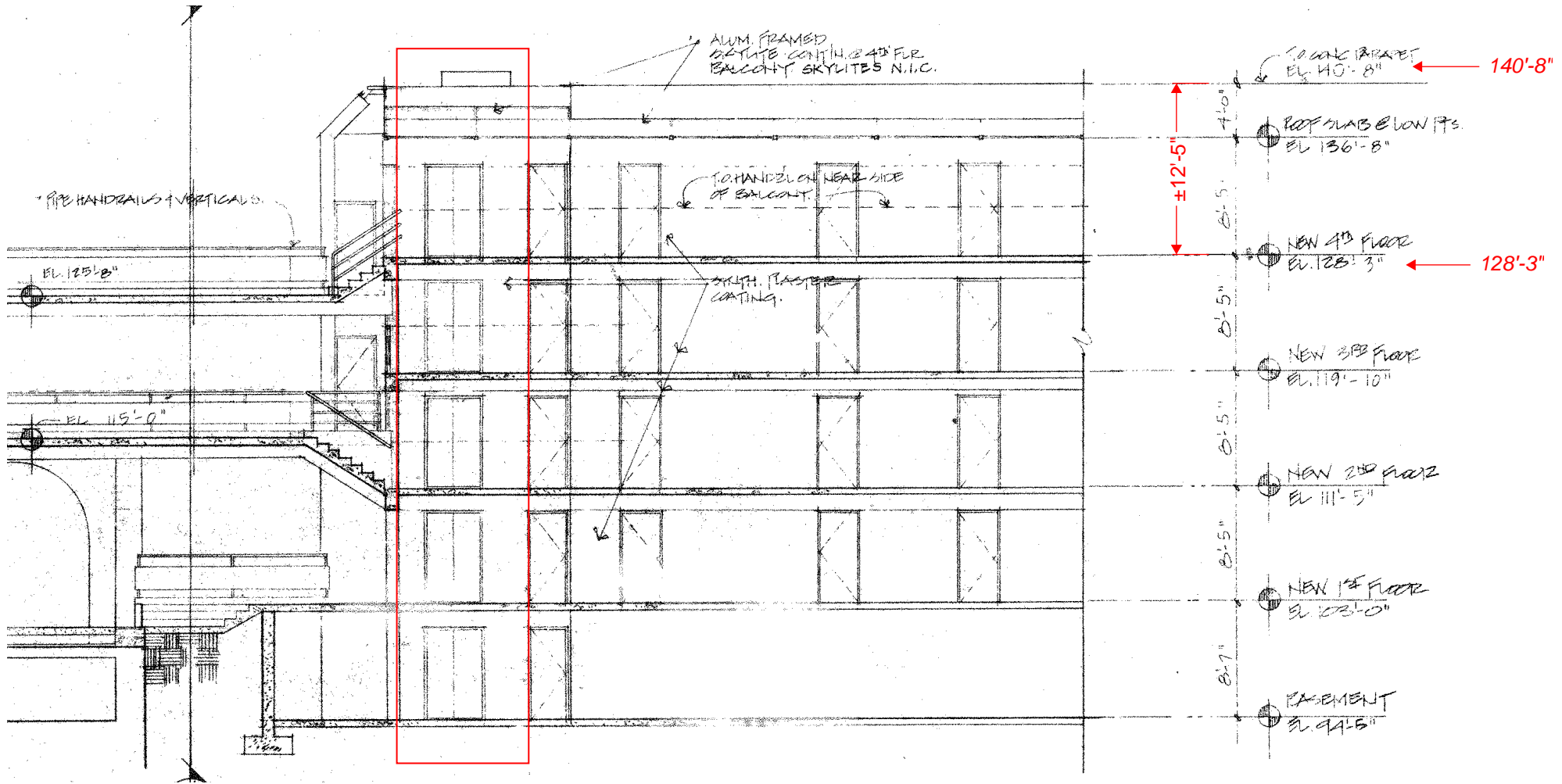
1500 Reynolds St, Key West, FL 33040

Submissions:

No.	Description	Date
	PLANNING SUBMISSION	06/01/2023

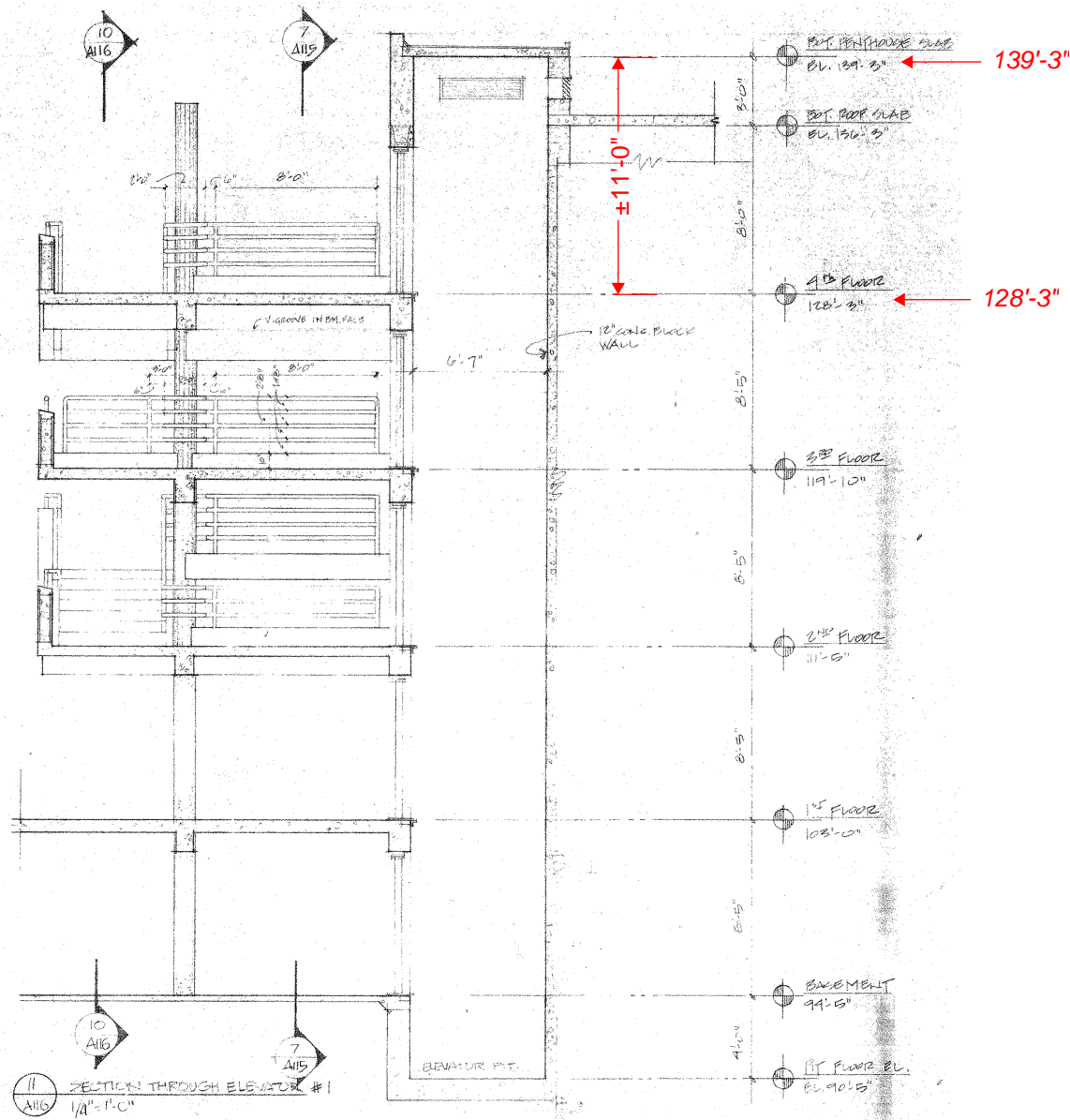
PE-6 - Poolside Elevator

PE-6 - Poolside Elevator



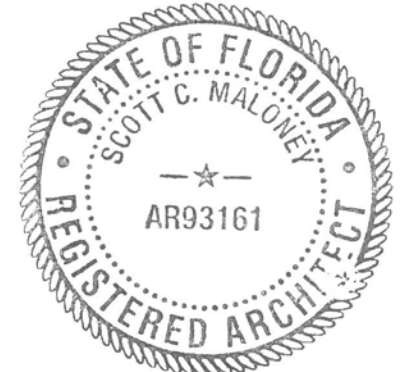
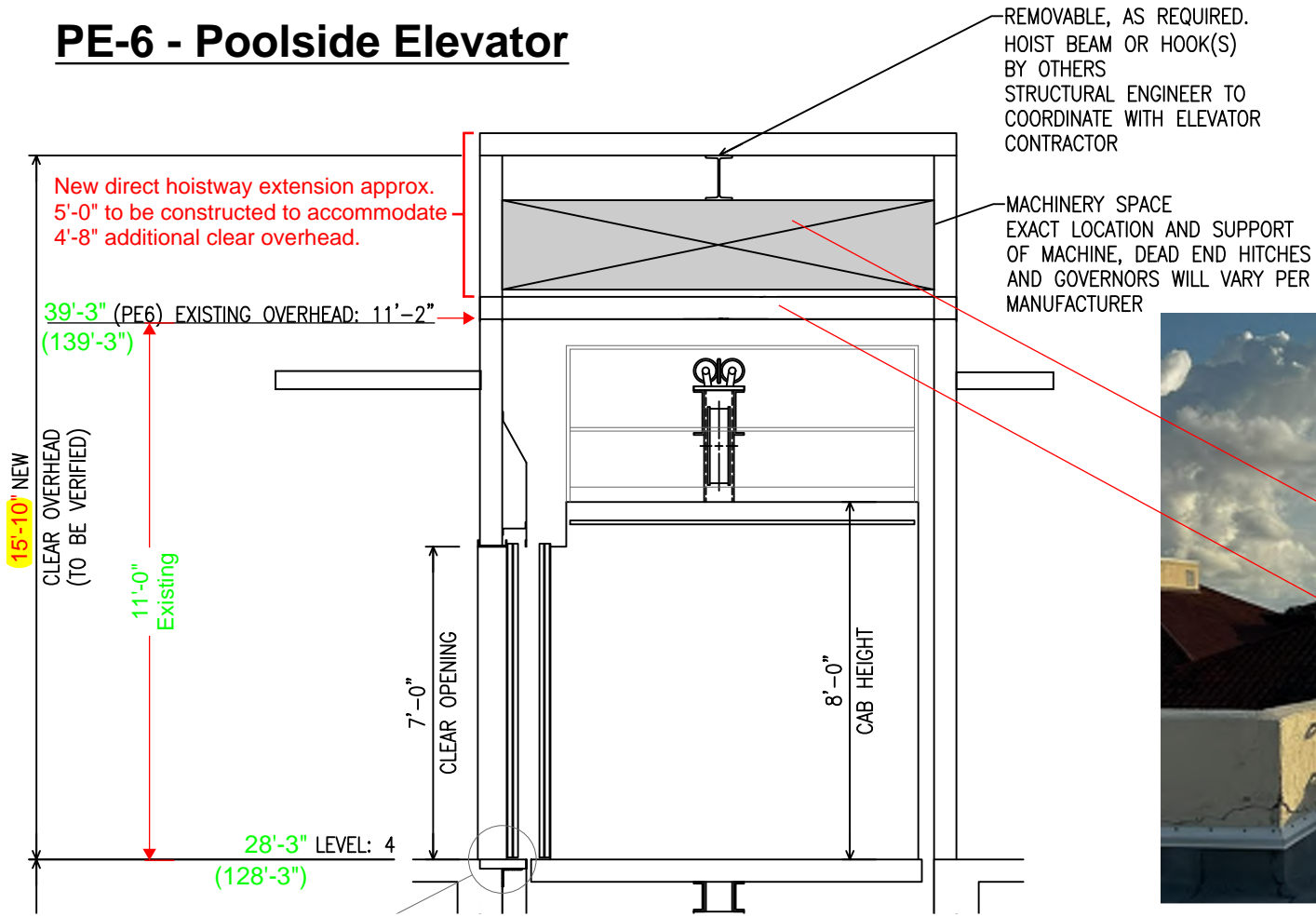
Casa Marina - 1978 Set - Courtyard Elevation
Sheet A6 - showing Elevator Elevation

PE-6 - Poolside Elevator



Casa Marina - 1978 Set - Section through Elevator
Sheet A116

PE-6 - Poolside Elevator



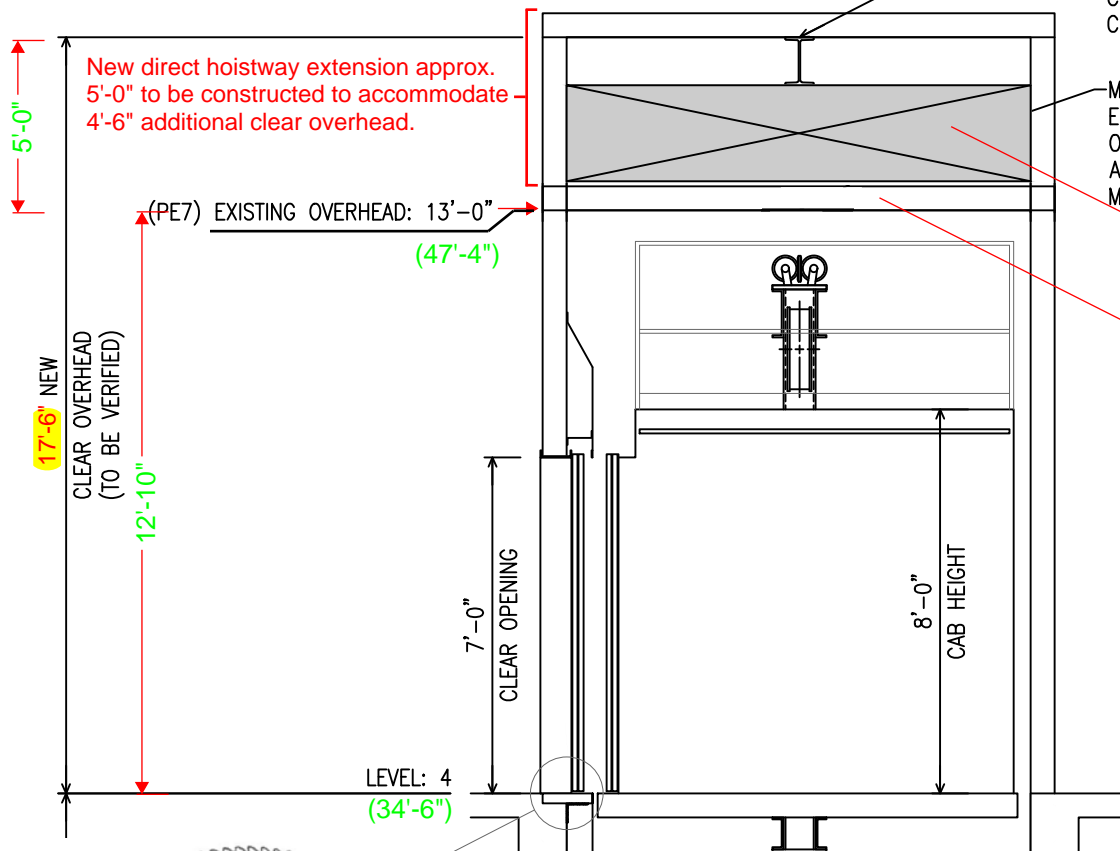
Scott C. Maloney, License # AR93161
 Expiration Date 2/28/2025
 COA #: AA26001059

NOTE: ARCHITECTURE
 PLANNING SUBMISSION -
 ONLY FOR PLANNING REVIEW

This item has been digitally signed and sealed by **Scott C. Maloney, RA**. Digital signatures must be verified on electronic files. Reproduced copies of digitally signed, dated, and sealed documents are not considered signed and sealed.

PE-7 - Streetside Elevator

PE-7 - Streetside Elevator

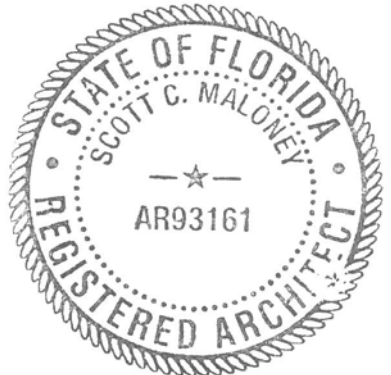


REMOVABLE, AS REQUIRED.
HOIST BEAM OR HOOK(S)
BY OTHERS
STRUCTURAL ENGINEER TO
COORDINATE WITH ELEVATOR
CONTRACTOR

MACHINERY SPACE
EXACT LOCATION AND SUPPORT
OF MACHINE, DEAD END HITCHES
AND GOVERNORS WILL VARY PER
MANUFACTURER



PROPOSED ELEVATOR TOWER
View from the West Wing 4th Floor



Scott C. Maloney, License # AR93161
Expiration Date 2/28/2025
COA #: AA26001059

This item has been digitally signed and sealed by Scott C. Maloney, RA. Digital signatures must be verified on electronic files. Reproduced copies of digitally signed, dated, and sealed documents are not considered signed and sealed.

NOTE: ARCHITECTURE
PLANNING SUBMISSION -
ONLY FOR PLANNING REVIEW

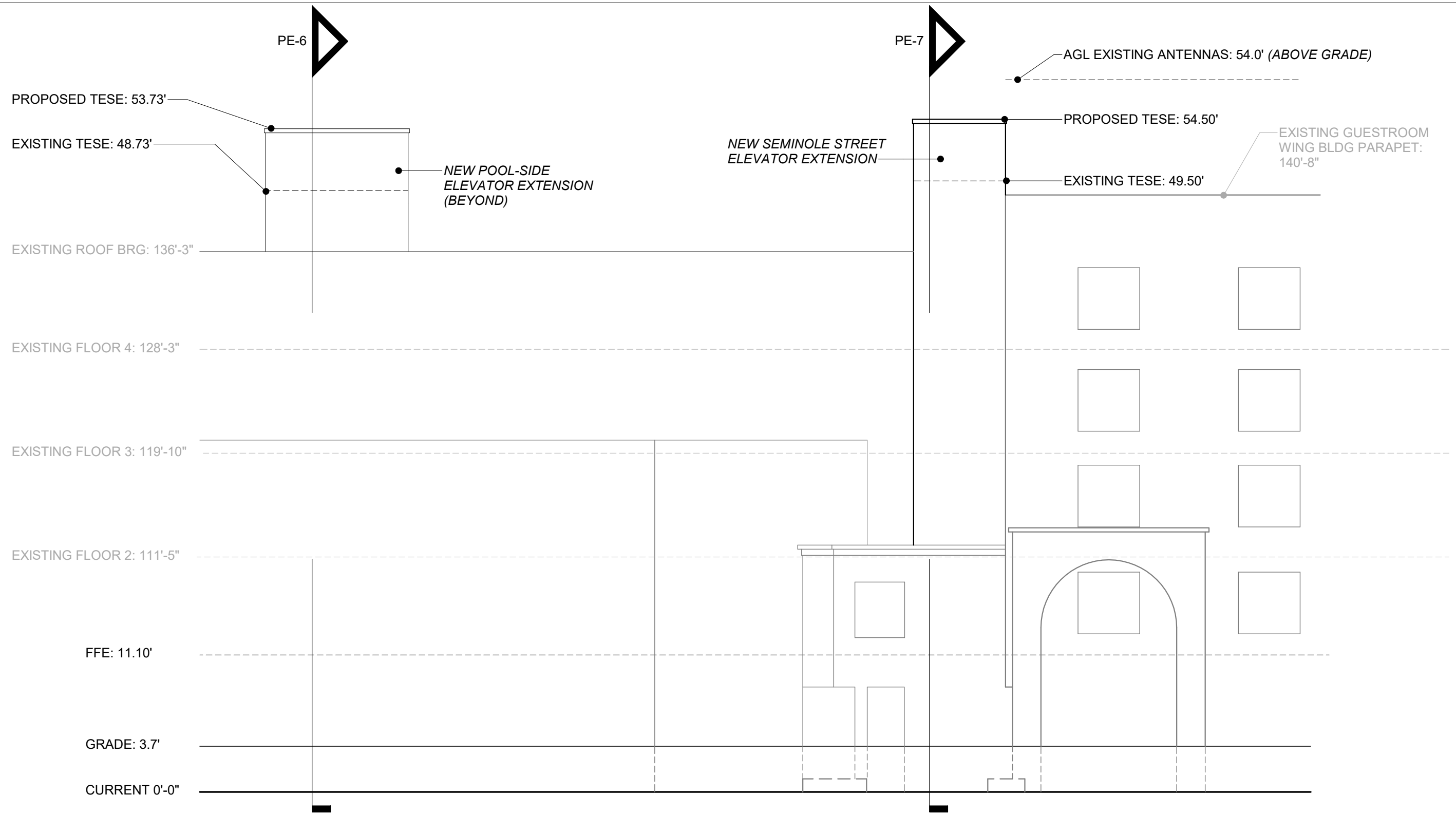
PE-7 - Streetside Elevator



CURRENT ELEVATOR TOWER
View from Seminole St.



PROPOSED ELEVATOR TOWER
View from Seminole St.



Seminole Street PE-6 & PE-7 SCALE: 1/8" = 1'-0" 1



Casa Marina

BUILDING RELATIONSHIPS BASED ON TRUST AND RESULTS
 Key Largo, Florida | Key West, Florida | Marathon, Florida

1500 Reynolds Ave., Key West, FL

Submissions:

No.	Description	Date

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., June 27, 2023 at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

PENTHOUSE ADDITIONS TO EXISTING ELEVATORS LABELED PE-6 & PE-7. FINISHES TO MATCH EXISTING BUILDING. ADDITIONS NOT TO INCREASE EXISTING ELEVATORS SHAFT'S HEIGHT GREATER THAN 6 FEET.

#1500 Reynolds Street

Applicant – K2M Design Application #H2023-0018

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

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

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



Public Meeting Notice

SUNBELT RENTALS

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Heather Carruthers, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
1500 Reynolds Street, Key West, FL 33040 on the 20th day of June, 2023.

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

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on June 27, 2023.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is #H2023-0018.

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

Signed Name of Affiant:

Heather Carruthers
Date: 6/20/23
Address: 1314 Newton St.
City: Key West
State, Zip: FL 33040

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

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

NOTARY PUBLIC

Sign Name: Theresa Faber
Print Name: Theresa Faber

Notary Public - State of Florida (seal)
My Commission Expires: 7/20/24



PROPERTY APPRAISER INFORMATION

Disclaimer

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

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

Summary

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



Owner

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

Valuation

	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
OOU	OP PR UNFIN UL	378	0	0
PTX	PATIO CUSTOM	1,932	0	0
TOTAL		79,887	66,462	0

Building ID	44053	Exterior Walls	C.B.S.
Style		Year Built	1979
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
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
OOU	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

Code	Description	Sketch Area	Finished Area	Perimeter
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	Half Bathrooms	0
Interior Walls		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	Exterior Walls	CUSTOM
Style		Year Built	1986
Building Type	HOTELS/MOTEL A / 39A	EffectiveYearBuilt	1995
Gross Sq Ft	141217	Foundation	
Finished Sq Ft	334729	Roof Type	
Stories	3 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	1364	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
EFD	ELEVATED FOUND	17,617	0	0
FLA	FLOOR LIV AREA	123,321	334,729	0
OOU	OP PR UNFIN UL	279	0	0
TOTAL		141,217	334,729	0

Building ID	44057	Exterior Walls	C.B.S.
Style		Year Built	1979
Building Type	1 STY STORE-A / 11A	EffectiveYearBuilt	1995
Gross Sq Ft	1268	Foundation	
Finished Sq Ft	576	Roof Type	
Stories	1 Floor	Roof Coverage	
Condition	AVERAGE	Flooring Type	
Perimeter	100	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
FLA	FLOOR LIV AREA	576	576	0
OPF	OP PRCH FIN LL	192	0	0
PTO	PATIO	500	0	0
TOTAL		1,268	576	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1969	1970	2 x 68	1	136 SF	4
CONC PATIO	1969	1970	0 x 0	1	440 SF	2
HOT TUB	1979	1980	0 x 0	1	1 UT	5
BRICK PATIO	1979	1980	0 x 0	1	13662 SF	2
ASPHALT PAVING	1979	1980	0 x 0	1	19311 SF	2
CONCRETE DOCK	1979	1980	14 x 167	1	2338 SF	5
BRICK PATIO	1979	1980	0 x 0	1	2762 SF	5
ASPHALT PAVING	1979	1980	0 x 0	1	49200 SF	2
TIKI	1979	1980	0 x 0	1	509 SF	4
RW2	1979	1980	4 x 180	1	720 SF	3
ASPHALT PAVING	1985	1986	0 x 0	1	34240 SF	2

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

Sales

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

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
	5/26/2023		\$40,900	Commercial	Mechanical Work for Lower-Level Storage Buildout. Master #BLD2022-1544 Replacement of FCU and installation of Chiller Water Line
BLD2022-3642	4/25/2023		\$3,268,180	Commercial	Interior renovation of the public spaces at Casa Marina main hotel
23-0855	4/10/2023		\$5,000	Commercial	Relocate approx 14 sidewall sprinkler heads in soffits to accommodate and bring up to code in newly renovated Cafeteria.
BLD2023-0854	4/10/2023		\$10,000	Commercial	Replace corroded piping back to main. Repipe 14 sprinkler heads to accommodate new ceilings. Work to be done in Storage area
BLD2022-3339	11/18/2022	12/22/2022	\$35,000	Commercial	Replacement of three chilled water fan coil units this is attached to a master permit number BLD 2022-1393
BLD2022-2961	10/28/2022	12/28/2022	\$17,635	Commercial	ADD 4 DEVICES TO EXISTING FIRE ALARM SYSTEM CATACOMBS
BLD2022-2962	10/28/2022	12/29/2022	\$17,635	Commercial	ADD 4 DEVICES TO EXISTING FIRE ALARM SYSTEM - CAFETERIA
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 paitng 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

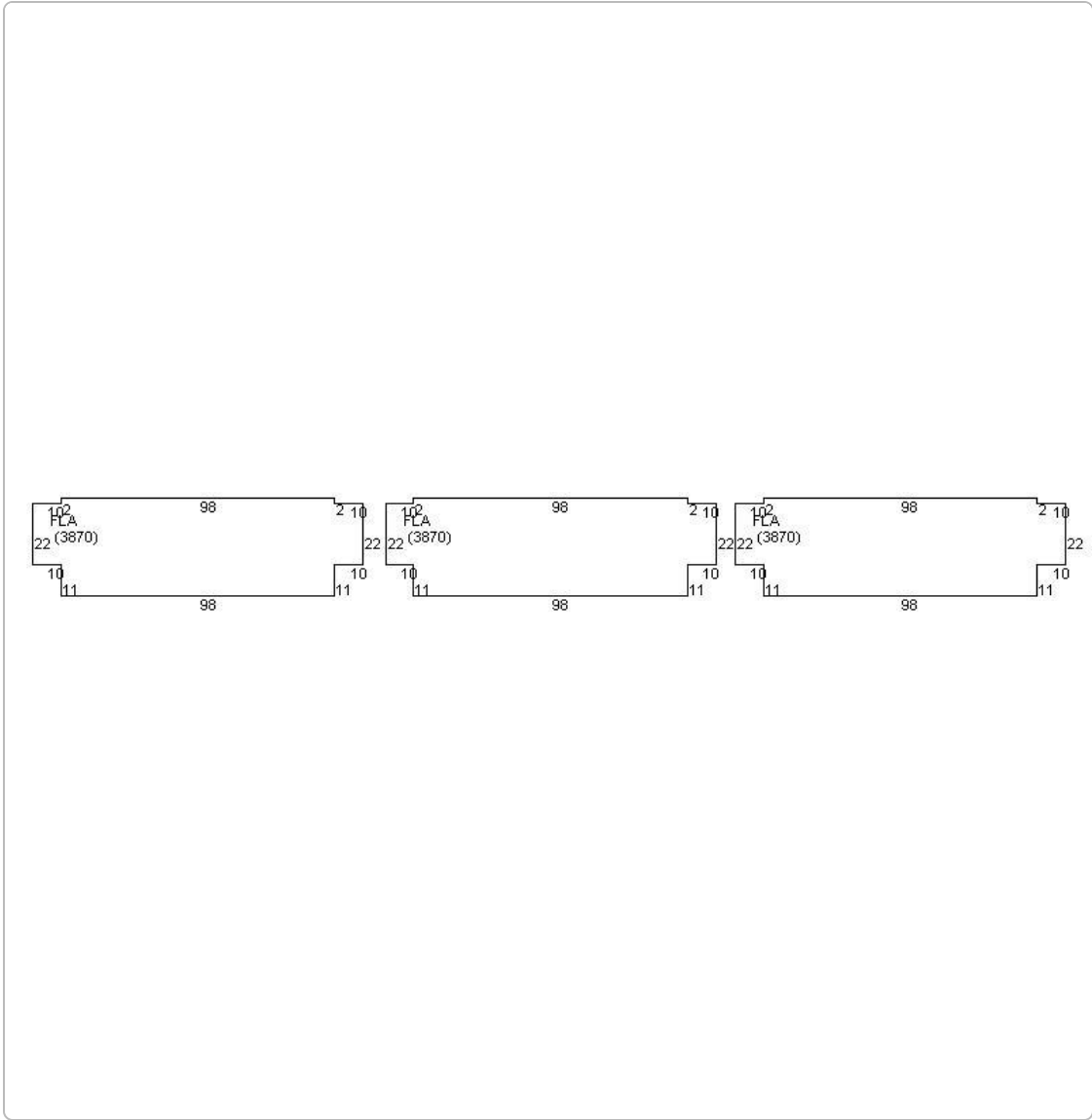
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-1994	6/26/2014	5/13/2017	\$258,000	Commercial	RENOVATE APPROXIMATELY 1263SF OF EXISTING SPA, REMOVE EXISTING WALL FINISHES AND FLOORING, BUILD NEW WALLS, DRYWALL, BASEBOARDS, INSTALL NEW ACT DROP CEILING AND FLOORING. INSTALL NEW INTERIOR 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 3605F PAVE PREPARED SURFACE 13,500SF WITH HOT ASPHALT, STRIPE 124 PARKING SPACES, 13 COMPACT SPACES AND 5 HANDICAP SPACES AS PER CITY AND ADA SPECS, SUPPLY AND INSTALL 60 CONCRETE CAR STOPS
10-0584	2/25/2010		\$8,000	Commercial	INSTALL WIRELESS CELLULAR PHONE SYSTEM WITH INSIDE ANTENNAE PROVIDING SIGNAL.
06-4050	7/6/2009	7/6/2009	\$0	Commercial	RENOVATED STRUCTURE (20 DEED RESTRICTED EFFICIENCY UNITS) INCLUDING PLUMBING ELECTRIC, MECHANICAL AND ROOFING.
09-4523	7/6/2009	7/6/2009	\$0	Commercial	ISSUED C/O
08-4582	2/2/2009		\$3,500	Commercial	ADD/RELOCATE FIRE SPRINKLER HEADS
08-4583	2/2/2009		\$3,500	Commercial	ADD/RELOCATE FIRE SPRINKLER HEADS.
08-0658	3/19/2008		\$95,000	Commercial	COMMERCIAL POOL RENOVATION.
08-0499	2/26/2008		\$15,000	Commercial	REPLACE EXISTING 1250 GAL GREASE TRAP
07-5496	12/21/2007		\$15,000	Commercial	SEAL-COAT FRONT MAIN PARKING LOT AND SUITE BUILDING PARKING LOT; STRIPE BACK PARKING LOT TO PLAN SPECIFICATIONS AND TO EXISTING STANDARDS (MAIN PARKING AND SUITE PARKING ONLY). ADA/HANDICAP SPACES TO BE INCLUDED PER PLANS. AND AUXILIARY LOT.
07-5200	12/19/2007		\$27,000	Commercial	REMOVE EXISTING 4 K TANK AND INSTALL ONE NEW 2 K FIREGARD TANK ON EXISTING CONCRETE REQ CONNECT TO EXISTING PIPING.
07-5128	11/28/2007		\$1,000	Commercial	REPLACE EXISTING GAS LINE TO OUTDOOR KITCHEN, REPLACE MAINFOLD IN OUTDOOR KITCHEN, HOOK APPLIANCES.
07-4822	10/24/2007	11/22/2007	\$7,500	Commercial	COVER DUCT FIRST FLOOR DRYWALL & METAL STUDS
07-4803	10/22/2007	11/22/2007	\$2,000	Commercial	INSTALL IRRIGATION SYSTEM
07-4402	10/11/2007		\$9,500	Commercial	ISNTALLATION OF CONDUITS, PULL BOXES FOR LOW VOLTAGE WIRING, BRANCH CIRCUITS, WIRING DEVICES AND CONNECTION AS INDICATED ON PLANS.
07-4413	10/10/2007		\$80,000	Commercial	INSTALL NEW CABINTRY FOR NEW LOBBY BAR TO INCLUDE PAINT AND INTERIOR FINISHES.
07-3942	8/8/2007		\$100,000	Commercial	DEMO ALL SIDEWALKS AND FRONT ENTRY INSTALL NEW HEADER CURBS AT SIDEWALK.
07-3376	7/6/2007		\$160,000	Commercial	ADD NEW PAVILLION ONTO EXISTING KITCHEN STRUCTURE OF 6X6 POST V-GROOVE CEILING WITH CEDAR SHAKE ROOF. NEW CONCRETE FLOOR AT SUN SUN BAR AND KITCHEN REPAIR ROOF AT SUN SUN BAR.
07-2519	5/30/2007		\$280,000	Commercial	CONSTRUCT NEW COMMERCIAL POOL
07-2034	4/24/2007		\$95,000	Commercial	REFLECTING FOUNTAIN
07-1636	4/9/2007		\$0	Commercial	TEMPORARY CONSTRUCTION TRAILERS
07-1557	4/2/2007		\$197,000	Commercial	DEMO OF POOL AREA 5500SF
07-1522	3/29/2007		\$54,740	Commercial	INSTALL 1600SF NEW ROOFING
07-0280	3/20/2007	4/15/2007	\$22,000	Commercial	REPLACE PLUMBING AT FLAGLER
07-0276	2/20/2007		\$40,000	Commercial	ADA ROOMS ONLY: APPLY NEW DRYWALL, PAINT AND FINISH INSTALLATION OF NEW VANITIES. INSTALLATION OF NEW FURNITURE.
07-0716	2/14/2007		\$587,000	Commercial	REPLACE CHILLED WATER FAN COILS IN GUEST ROOMS (195 ROOMS)
06-6802	2/2/2007		\$8,000	Commercial	REPLACE 5 WINDOWS AND 2 DOORS, ALL NEW GLASS IS LAMINATED IMPACT ROOM #402.
07-0498	2/1/2007		\$30,178	Commercial	REMOVE AND ROOF ON BUILDING 7,8,9,10. INSTALLING SARNAFIL G-410 ENERGY SMART ROOFING MEMBRANE
06-3951	1/16/2007		\$355,955	Commercial	
06-3951	1/16/2007	4/15/2007	\$355,955	Commercial	REMOVE OLD ROOF. REPLACE.5 WOOD FIBER OVER ISO SET IN HOT ASPHALT
06-6162	11/27/2006	4/15/2007	\$88,000	Commercial	DEMO 14,500 SF OF INTERIOR PUBLIC SPACE.THIS WILL INCLUDE BUILD BACK OF MENTIONED WORK
06-6161	11/21/2006	4/15/2007	\$4,000	Commercial	DEMO 4469 SF OF WOOD FLOORING IN BAR AND RESTAURANT AREA
06-5962	10/30/2006		\$6,000	Commercial	RELOCATION OF EXISTING FIRE SPRINKLER HEADS
06-5024	8/30/2006		\$20,000	Commercial	CARPET, FURNITURE, DRYWALL, DOORS AND RAILING DEMOLITION.
06-5031	8/30/2006		\$400,000	Commercial	REPLACE WATER CLOSETS, LAVATORIES, SHOWER AND SHOWER VALVES 981 AND 321 WATER LINES.
06-2897	6/15/2006		\$0	Commercial	
06/2582	4/25/2006		\$1,000	Commercial	EXTEND PERMIT FOR TEMPOARARY TRAILER THAT SITS ON CASA MARINA/ REACH PROPERTY
06-2336	4/17/2006		\$11,600	Commercial	REPLACE/INSTALL NEW 110LF OF 3 & 4 FT OF WOOD PICKET FENCING AROUND MANAGERS OFFICE.
06-1228	4/12/2006		\$33,000	Commercial	HURRICANE DAMAGE: REPAIRS TO A/C SYSTEMS.
06-0531	1/30/2006		\$1,000	Commercial	DEMO OF DRYWALL, WING WALLS TUB AND TRIM
06-0143	1/12/2006		\$10,000	Commercial	HURRICANE REPAIRS TO FENCEES

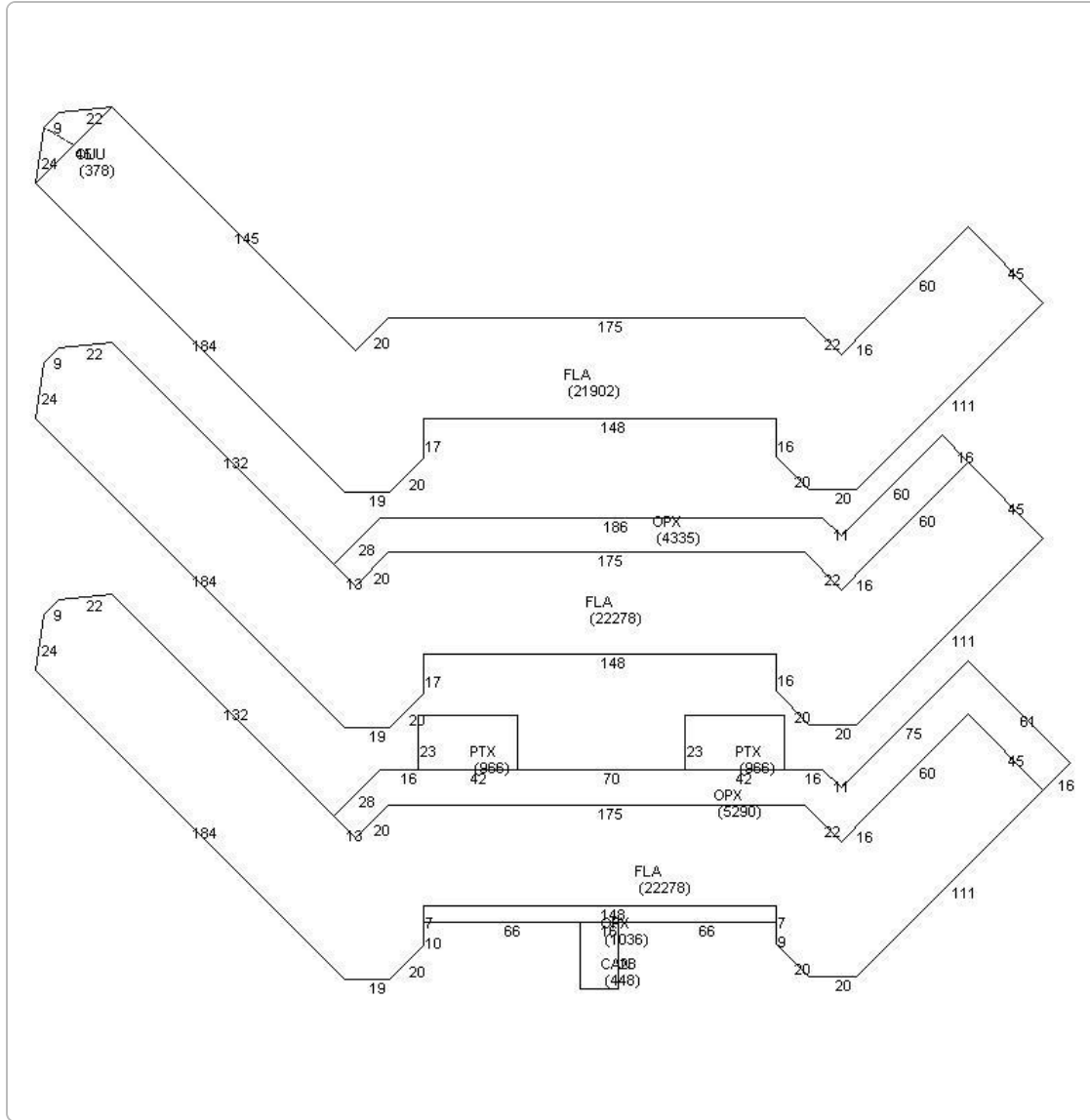
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-5739	12/16/2005		\$29,988	Commercial	HURRICANE REPAIRS: RELEVEL THE FRONT OF THE DECK AND REPLACE THE BOARDS ON IT. BUILD THE HANDRAILS BACK AT THE END OF THE PIER. 12' REPAIR THE HANDRAIL AT THE FRONT OF THE PIER. 9' MATERIAL IS ACQ WOOD 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
9803729	11/23/1998	11/16/1999	\$22,275	Commercial	REPAIR ROOF
9803585	11/16/1998	1/1/1999	\$22,000	Commercial	REPLACE 2 HANDLERS
9803108	10/30/1998	1/1/1999	\$200,000	Commercial	INSULATION/DRYWALL
9803338	10/29/1998	1/1/1999	\$48,000	Commercial	STORM DAMAGE
9803336	10/27/1998	1/1/1999	\$20,000	Commercial	REPLACE LIGHTS
9802633	8/28/1998	1/1/1999	\$15,000	Commercial	PLUMBING
9802461	8/20/1998	1/1/1999	\$157,000	Commercial	CONV 3 HANDICAP BATHROOM
9802544	8/20/1998	1/1/1999	\$8,600	Commercial	INSTALL 11 SQ ROOF
9801913	7/7/1998	1/1/1999	\$2,500	Commercial	CHANGE GAS BOILER LAUNDRY
9801653	7/2/1998	1/1/1999	\$7,500	Commercial	REPLACE SHINGLES ON DOCK
9801915	7/2/1998	1/1/1999	\$10,400	Commercial	REPLACE 3 4 TON A C UNITS
9801826	6/24/1998	1/1/1999	\$250	Commercial	HOOK UP JOB TRAILER
9801958	6/24/1998	1/1/1999	\$660	Commercial	TEMP CONST TRAILER
9800974	4/1/1998	1/1/1999	\$140,000	Commercial	REPAIR ROOFING TILES
9704128	1/12/1998	1/1/1999	\$88,840	Commercial	INSTALL ALUMINUM GUTTERS
9704124	12/1/1997	12/1/1997	\$2,800		KITCHEN HOOD
9702980	9/1/1997	12/1/1997	\$2,000		ELECTYRICAL
9702986	9/1/1997	12/1/1997	\$10,000		A/C
9703090	9/1/1997	12/1/1997	\$20,000		ELECTRICAL
9703209	9/1/1997	12/1/1997	\$2,500		ELECTRICAL
9703213	9/1/1997	12/1/1997	\$1,000		FIRE SPRINKLERS
9703216	9/1/1997	12/1/1997	\$2,000		ELECTRICAL
9702704	8/1/1997	12/1/1997	\$6,000		PLUMBING
9702751	8/1/1997	12/1/1997	\$235,000		INTERIOR
9702931	8/1/1997	12/1/1997	\$2,000		ELECTRIC

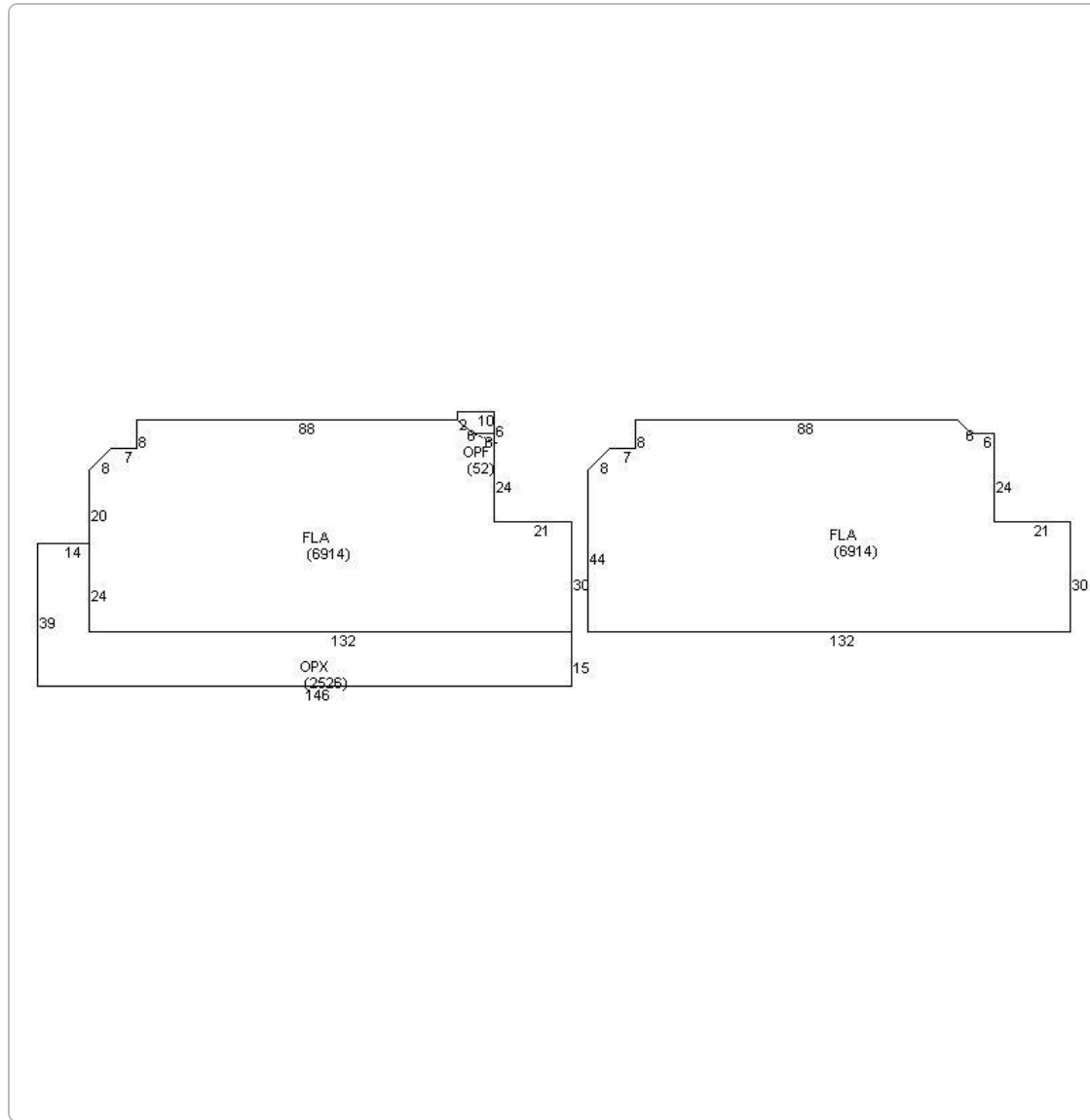
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9702267	7/1/1997	12/1/1997	\$66,868		ROOF
9702360	7/1/1997	12/1/1997	\$45,000		CONCRETE PILES
9702368	7/1/1997	12/1/1997	\$3,500		PLUMBING
9702568	7/1/1997	12/1/1997	\$44,815		A/C
9701845	6/1/1997	12/1/1997	\$8,000		INTERIOR
9701847	6/1/1997	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

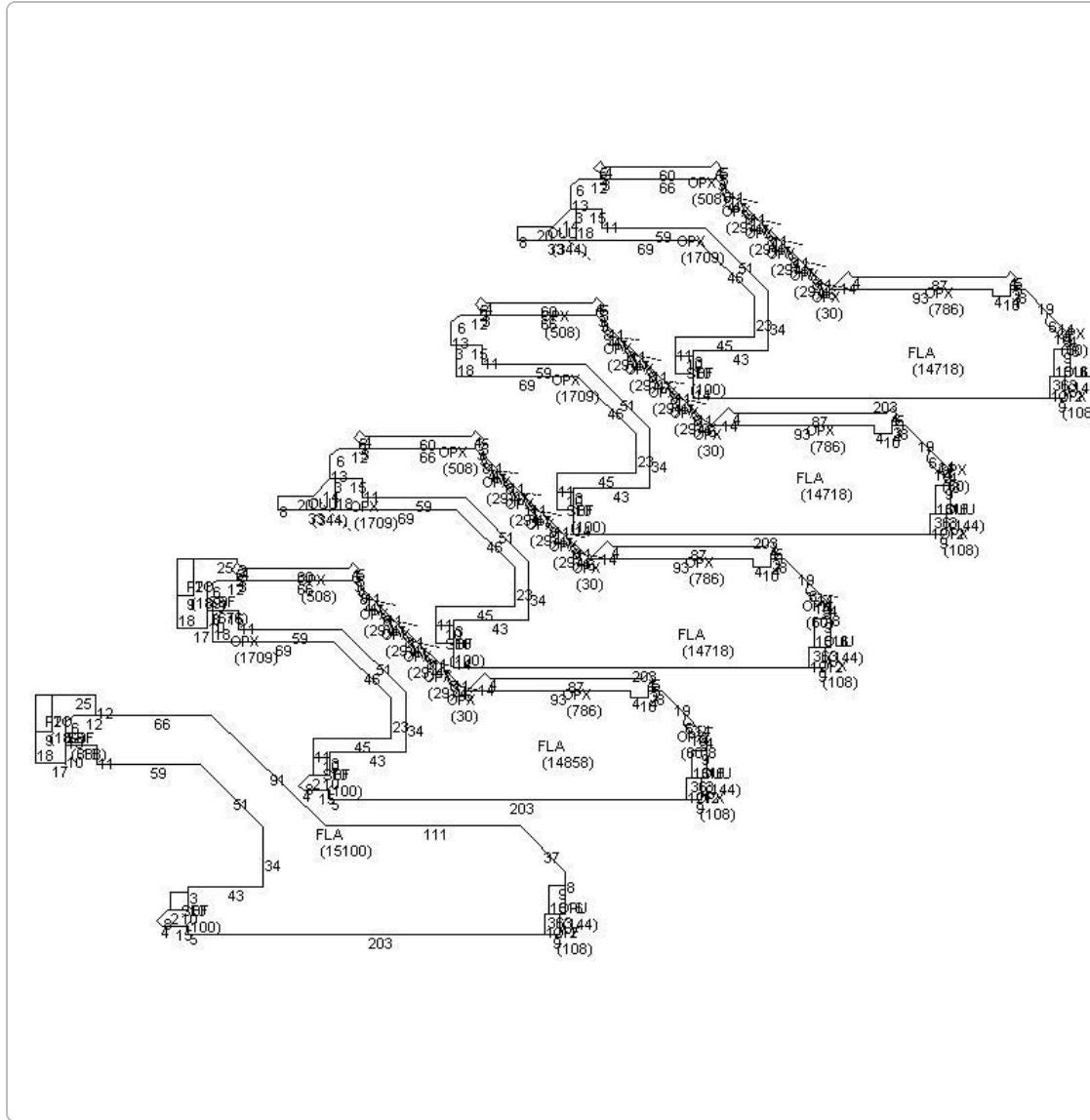
View Tax Info

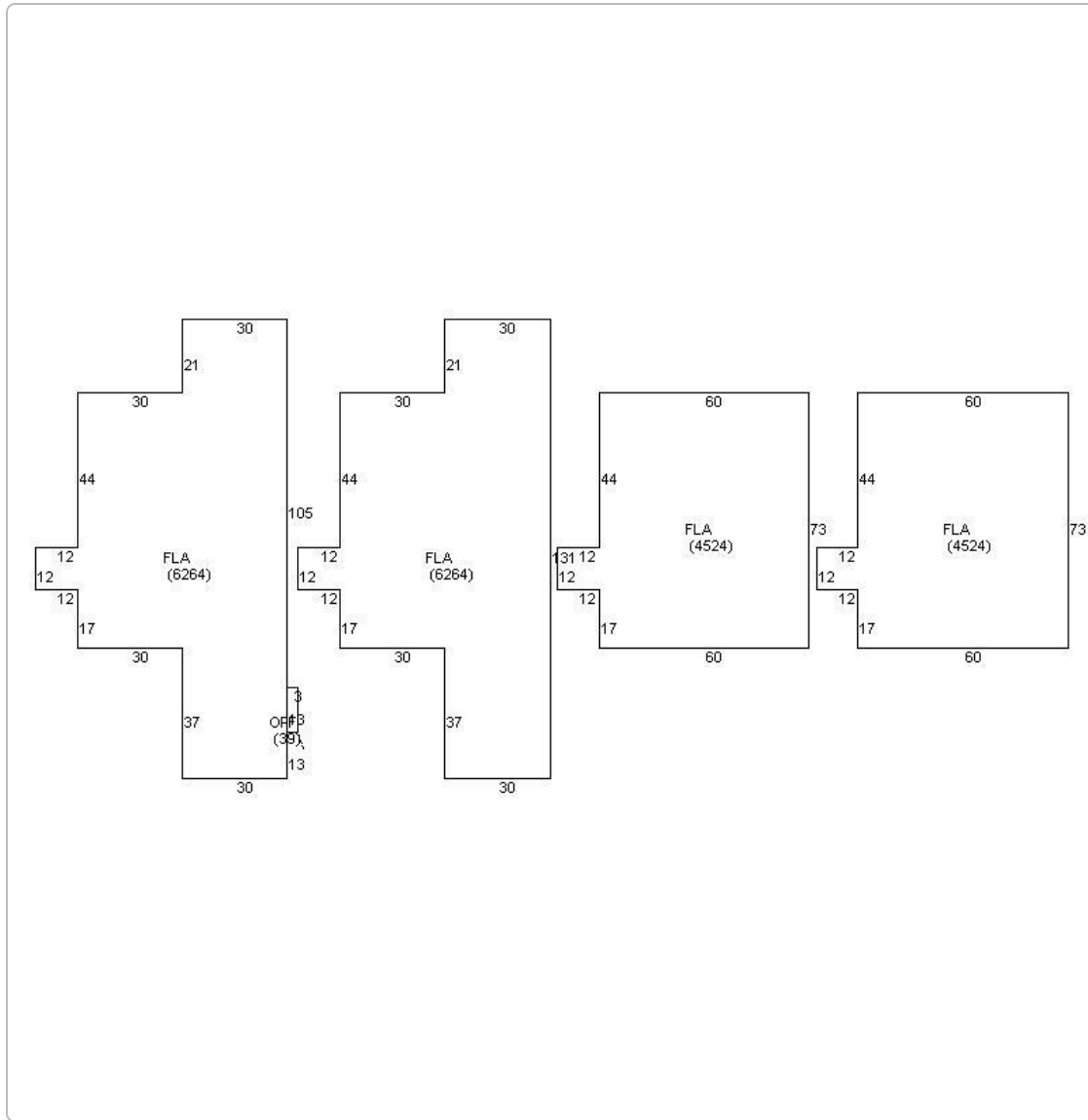
[View Taxes for this Parcel](#)

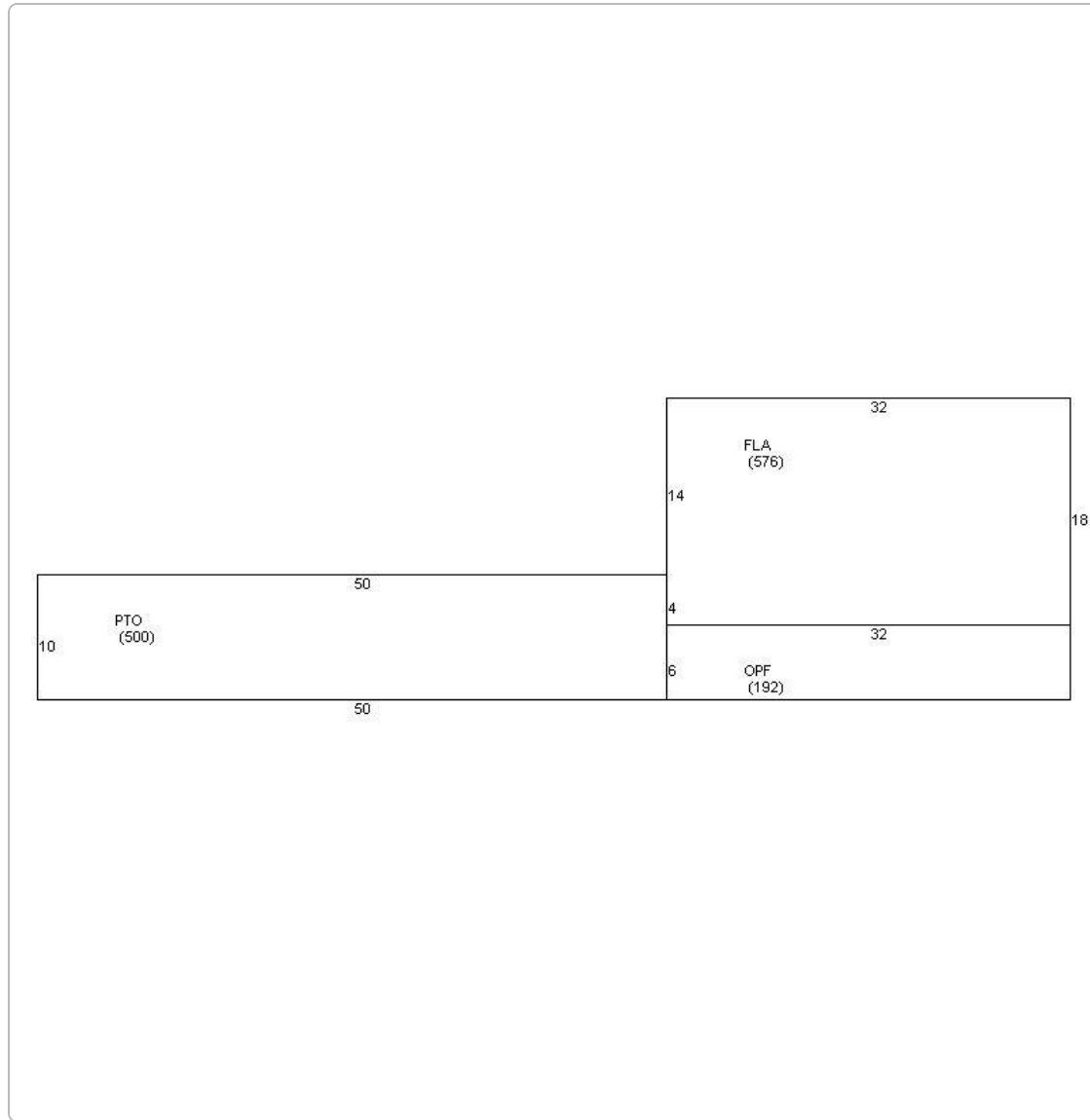












Map



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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Version 3.1.14