

File #: 2025-122

Owner's Name: CWI Keys Hotel LLC

Applicant: Weiler Engineering Corp

Agent/Contact: Joshua Jennings

Type of Application: Minor CUP

Key: Duck Key

RE #: 00378380-000000

Additional Information added to File 2025-122

End of Additional File 2025-122

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED
2025-122
JUN 06 2025

MONROE COUNTY
PLANNING DEPT.

Request for a Minor Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review.

Minor Conditional Use Permit Application Fee: \$8,480.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

Date of Application: ____/____/____
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Weiler Engineering Corp.

Joshua J. Jennings

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

201 W. Marion Ave. Suite 1306, Punta Gorda FL, 33950

Mailing Address (Street, City, State and Zip Code)

941-505-1700

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

CWI Keys Hotel LLC

lorcan.drew@brookfieldproperties.com

(Name/Entity)

Contact Person

Brookfield - 250 Vesey Street, 15th Floor, New York, NY 10281

Mailing Address (Street, City, State and Zip Code)

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

Duck

Block

Lot

Subdivision

Key

00378380-000000

Real Estate (RE) / Parcel ID Number

Alternate Key Number

61 HAWKS CAY Blvd, DUCK KEY

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

Land Use District Designation of Property: _____
 Present Land Use of Property: HOTEL - LUXURY (3900)
 Proposed Land Use of Property: HOTEL - LUXURY (3900)
 Total Area of Property: 3.09 ac
 Total Upland Area within Property: 3.09 ac

If non-residential or commercial floor area is proposed, please provide:

4 Total number of non-residential buildings
56966.2 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

NA Total number of residential buildings
NA Total number of market-rate units
NA Total number of affordable units
NA Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? Yes No

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Completed application form
- Photograph(s) of site from adjacent roadway
- Written description of project
- Signed and Sealed Boundary Survey; prepared by a Florida registered surveyor – 3 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 3 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes.
 - All attributes from the boundary survey
 - Future Land Use Map (FLUM) designation(s) of the site
 - Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map

- Setback lines as required by the Land Development Code
- Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- Extent and area of wetlands, open space preservation areas and conservation easements
- Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (unless a separate landscape plan showing such is submitted)
- Location of fire hydrants or fire wells
- The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 3 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - Open space preservation areas
 - Existing natural features
 - Size and type of buffer yards including the species, size and number of plants
 - Parking lot landscaping including the species, size and number of plants
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - Transplantation plan (if required)
- Stormwater/ Surface Water Management Plan – 3 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 3 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 3 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- Traffic Study, prepared by a licensed traffic engineer
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

Radius report from Monroe County Property Appraiser supporting the required labels

Proof of Coordination are required from the following:

- Florida Keys Aqueduct Authority (FKAA)
- Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- Monroe County Office of the Fire Marshal
- Monroe County Solid Waste Management
- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

Notarized Agent Authorization

Vegetation Survey or Wetland delineation

Construction Phasing Plan

Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- Key West Resort Utilities
- Key Largo Wastewater Treatment District (KLWTD)
- South Florida Water Management District (SFWMD)
- Florida Department of Transportation (FDOT)
- Florida Department of Environmental Protection (FDEP)
- Florida Department of State, Division of Historic Resources
- Florida Fish & Wildlife Conservation Commission (FWC)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFW)

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

Yes No Code Case file # _____ Describe the enforcement proceedings and if this

application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

* * * * *

See Page 5 for Signature and Notary Acknowledgement

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Amy Lancaster Date: 11/25/2024

STATE OF New York

COUNTY OF New York

Sworn to and subscribed before me, by means of either physical presence OR online notarization,

on 25th day of November, 2024, by Amy Lancaster
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced _____ as
(TYPE OF ID PRODUCED)
identification.

Atia Jackson
SIGNATURE OF NOTARY PUBLIC
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Atia Jackson
PRINT, TYPE OR STAMP COMMISSIONED



Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

AGENT AUTHORIZATION FORM

Date of Authorization: 03 / 19 / 2025
Month Day Year

I hereby authorize Joshua J. Jennings of The Weiler Engineering Corp. be listed as authorized agent
(Print Name of Agent)

representing CWI Keys Hotel, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of CWI Keys Hotel, LLC Conditional Use Permit
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

Lot Block Subdivision Duck Key
00378380-000000 Key (Island)

Real Estate (RE) / Parcel ID Number Alternate Key Number
61 Hawks Cay Blvd, Duck Key

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

201 W. Marion Ave. Suite 1306, Punta Gorda FL, 33950
Mailing Address (Street, City, State and Zip Code)

941-505-1700
Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Signature]
By: Amy Lancaster, Pres.

Date: 3.19.2025

STATE OF New York

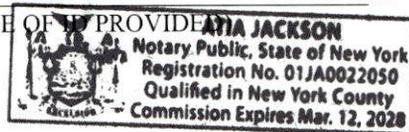
COUNTY OF New York

Sworn to and subscribed before me, by means of either [X] physical presence OR [] online notarization,

on 19th day of March, 2025, by Amy Lancaster, President
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is [X] personally known to me OR [] produced as identification.

[Signature]
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:

Monroe County, FL

PROPERTY RECORD CARD

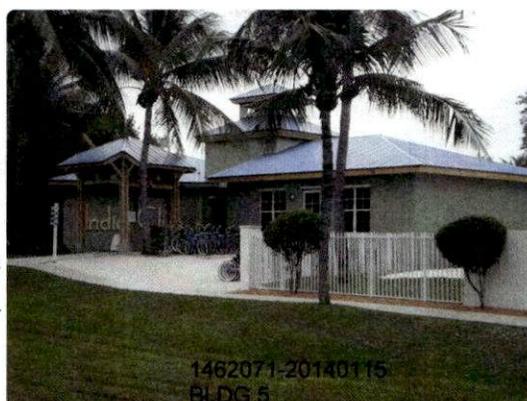
Disclaimer

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

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

Summary

Parcel ID 00378380-000000
Account# 1462071
Property ID 1462071
Millage Group 520D
Location 61 HAWKS CAY Blvd, DUCK KEY
Address
Legal Description DUCK KEY INDIES ISLAND SEC-1 PART-1 TOMS HARBOR PB5-82 PT BK 1 (LOTS 1-4) BLOCK 3 LOTS 1 THRU 7 IN BLOCK 7 PT BLOCK 10 BLOCK 11 BLOCK 12 PT LOT 6 PT BK 12 AND BK 13 AND PT LOTS 3-4 AND 5 PT BK 14 AND PT BLOCK 15 PT BLK16 AND BAY BTM NWLY AND PT FILLED BAY BTM ADJTRACT A PB4-7 AND BAY BTM NELY AND ADJ TRACT B II DEED 22801 OR407-326/27 OR489-360/62 OR707-798/806 OR883-2073/74 OR883-2075/76 OR883-2077/78 OR883-2138 OR884-434 OR907-771/72 OR907-773/74 OR994-1007/08E OR1002-1874/76 OR1077-45/47 OR1079-362/CERT OR1082-2386/2396DEC OF COV OR1400-1901/21PET OR1601-46/50 OR2275-1623/39 OR2655-2211/37
(Note: Not to be used on legal documents.)
Neighborhood 10030
Property Class HOTEL - LUXURY (3900)
Subdivision
Sec/Twp/Rng 16/65/34
Affordable Housing No



Owner

[CWI KEYS HOTEL LLC](#)
 C/O RYAN PROPERTY TAX SERVICES
 1 ROCKEFELLER PLAZA 20TH FLOOR
 New York NY 10020

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$10,569,818	\$8,584,204	\$8,621,863	\$3,234,000
+ Market Misc Value	\$2,615,636	\$1,512,029	\$1,803,525	\$674,858
+ Market Land Value	\$14,385,454	\$15,890,688	\$17,066,051	\$6,516,072
= Just Market Value	\$27,570,908	\$25,986,921	\$27,491,439	\$10,424,930
= Total Assessed Value	\$13,875,581	\$12,614,165	\$11,467,423	\$10,424,930
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$27,570,908	\$25,986,921	\$27,491,439	\$10,424,930

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$14,385,454	\$10,569,818	\$2,615,636	\$27,570,908	\$13,875,581	\$0	\$27,570,908	\$0
2023	\$15,890,688	\$8,584,204	\$1,512,029	\$25,986,921	\$12,614,165	\$0	\$25,986,921	\$0
2022	\$17,066,051	\$8,621,863	\$1,803,525	\$27,491,439	\$11,467,423	\$0	\$27,491,439	\$0
2021	\$6,516,072	\$3,234,000	\$674,858	\$10,424,930	\$10,424,930	\$0	\$10,424,930	\$0
2020	\$6,516,072	\$3,234,000	\$674,858	\$10,424,930	\$10,132,784	\$0	\$10,424,930	\$0
2019	\$11,816,072	\$6,234,000	\$674,858	\$18,724,930	\$9,211,622	\$0	\$18,724,930	\$0
2018	\$11,372,543	\$6,000,000	\$649,526	\$18,022,069	\$8,374,202	\$0	\$18,022,069	\$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
(3900)	14.08	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	7.95	Acreage	0	0

Buildings

Building ID	42764	Exterior Walls	CONC BLOCK
Style	STILT 1 STORY	Year Built	1959
Building Type	APTS-D / 03D	EffectiveYearBuilt	1970
Building Name		Foundation	
Gross Sq Ft	6837	Roof Type	
Finished Sq Ft	4700	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	476	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,700	4,700	476
OOU	OP PR UNFIN UL	65	0	46
OPF	OP PRCH FIN LL	1,056	0	296
OUF	OP PRCH FIN UL	1,016	0	270
TOTAL		6,837	4,700	1,088

Building ID	19747	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1958
Building Type	OFF BLDG-1STY-D / 17D	EffectiveYearBuilt	1984
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	1908	Roof Type	GABLE/HIP
Finished Sq Ft	1668	Roof Coverage	CONC/CLAY TILE
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	244	Bedrooms	4
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	50	Grade	300
Interior Walls	PLASTER	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,668	1,668	0
OPU	OP PR UNFIN LL	16	0	0
OPF	OP PRCH FIN LL	80	0	0
OUF	OP PRCH FIN UL	112	0	0
SBF	UTIL FIN BLK	32	0	0
TOTAL		1,908	1,668	0

Building ID	42770	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	2003
Building Type	CLUBS/LDG/HALLS B / 77B	EffectiveYearBuilt	2007
Building Name		Foundation	
Gross Sq Ft	3552	Roof Type	
Finished Sq Ft	2920	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	288	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	384	0	118
FLA	FLOOR LIV AREA	2,920	2,920	288
OOU	OP PR UNFIN UL	200	0	60
PTO	PATIO	48	0	40
TOTAL		3,552	2,920	506

Building ID	42769	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	2003
Building Type	CLUBS-LDGE-HALLS C / 77C	EffectiveYearBuilt	2002
Building Name		Foundation	

Gross Sq Ft	1832	Roof Type	
Finished Sq Ft	1664	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	220	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,664	1,664	0
OPF	OP PRCH FIN LL	168	0	0
TOTAL		1,832	1,664	0

Building ID	42763	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1999
Building Type	CLUBS/LDG/HALLS A / 77A	EffectiveYearBuilt	2004
Building Name		Foundation	
Gross Sq Ft	6512	Roof Type	
Finished Sq Ft	5484	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	416	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	482	0	170
FLA	FLOOR LIV AREA	5,484	5,484	438
OPF	OP PRCH FIN LL	424	0	152
PTO	PATIO	70	0	38
SBF	UTIL FIN BLK	52	0	34
TOTAL		6,512	5,484	832

Building ID	42766	Exterior Walls	AVE WOOD SIDING
Style	STILT 1 STORY	Year Built	1961
Building Type	SERVICE SHOPS-D- / 25D	EffectiveYearBuilt	1976
Building Name		Foundation	
Gross Sq Ft	3060	Roof Type	
Finished Sq Ft	2988	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	348	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,988	2,988	348
OUU	OP PR UNFIN UL	24	0	20
PTO	PATIO	48	0	28
TOTAL		3,060	2,988	396

Building ID	5935	Exterior Walls	CUSTOM
Style		Year Built	2004
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	2004
Building Name		Foundation	
Gross Sq Ft	1872	Roof Type	
Finished Sq Ft	1612	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	228	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,612	1,612	228
OUU	OP PR UNFIN UL	130	0	62
OUF	OP PRCH FIN UL	130	0	62
TOTAL		1,872	1,612	352

Building ID	5937	Exterior Walls	CUSTOM
Style		Year Built	2004
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	2004
Building Name		Foundation	
Gross Sq Ft	2678	Roof Type	
Finished Sq Ft	1612	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	228	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	806	0	0
FLA	FLOOR LIV AREA	1,612	1,612	0
OOU	OP PR UNFIN UL	130	0	0
OUF	OP PRCH FIN UL	130	0	0
TOTAL		2,678	1,612	0

Building ID	5940	Exterior Walls	CUSTOM
Style		Year Built	2004
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	2004
Building Name		Foundation	
Gross Sq Ft	2678	Roof Type	
Finished Sq Ft	1612	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	228	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	806	0	0
FLA	FLOOR LIV AREA	1,612	1,612	0
OOU	OP PR UNFIN UL	130	0	0
OUF	OP PRCH FIN UL	130	0	0
TOTAL		2,678	1,612	0

Building ID	42767	Exterior Walls	CONC BLOCK
Style	STILT 1 STORY	Year Built	1959
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1976
Building Name		Foundation	
Gross Sq Ft	1154	Roof Type	
Finished Sq Ft	1122	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	146	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,122	1,122	0
PTO	PATIO	32	0	0
TOTAL		1,154	1,122	0

Building ID	42768	Exterior Walls	CONC BLOCK
Style	STILT 1 STORY	Year Built	1959
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	1976
Building Name		Foundation	
Gross Sq Ft	1186	Roof Type	
Finished Sq Ft	1122	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	146	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,122	1,122	0
PTO	PATIO	64	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
TOTAL		1,186	1,122	0

Building ID 974
Style STILT 1 STORY
Building Type APARTMENTS / 03C
Building Name
Gross Sq Ft 2678
Finished Sq Ft 1612
Stories 2 Floor
Condition AVERAGE
Perimeter 228
Functional Obs 0
Economic Obs 0
Depreciation % 26
Interior Walls

Exterior Walls CUSTOM
Year Built 2004
EffectiveYearBuilt 2004
Foundation CONC BLOCK
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 300
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	806	0	0
FLA	FLOOR LIV AREA	1,612	1,612	0
OOU	OP PR UNFIN UL	130	0	0
OUF	OP PRCH FIN UL	130	0	0
TOTAL		2,678	1,612	0

Building ID 975
Style STILT 1 STORY
Building Type APARTMENTS / 03C
Building Name
Gross Sq Ft 2678
Finished Sq Ft 1612
Stories 2 Floor
Condition AVERAGE
Perimeter 228
Functional Obs 0
Economic Obs 0
Depreciation % 26
Interior Walls

Exterior Walls CUSTOM with 8% REIN CONCRETE
Year Built 2004
EffectiveYearBuilt 2004
Foundation CONC BLOCK
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 300
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	806	0	0
FLA	FLOOR LIV AREA	1,612	1,612	0
OOU	OP PR UNFIN UL	130	0	0
OUF	OP PRCH FIN UL	130	0	0
TOTAL		2,678	1,612	0

Building ID 976
Style STILT 1 STORY
Building Type APARTMENTS / 03C
Building Name
Gross Sq Ft 2678
Finished Sq Ft 1612
Stories 2 Floor
Condition AVERAGE
Perimeter 228
Functional Obs 0
Economic Obs 0
Depreciation % 26
Interior Walls

Exterior Walls CUSTOM
Year Built 2004
EffectiveYearBuilt 2004
Foundation CONC BLOCK
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 0
Half Bathrooms 0
Grade 300
Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	806	0	0
FLA	FLOOR LIV AREA	1,612	1,612	0
OOU	OP PR UNFIN UL	130	0	0
OUF	OP PRCH FIN UL	130	0	0
TOTAL		2,678	1,612	0

Building ID 977
Style STILT 1 STORY
Building Type APARTMENTS / 03C
Building Name
Gross Sq Ft 2678
Finished Sq Ft 1612
Stories 2 Floor
Condition AVERAGE
Perimeter 228

Exterior Walls CUSTOM
Year Built 2004
EffectiveYearBuilt 2004
Foundation CONC BLOCK
Roof Type GABLE/HIP
Roof Coverage METAL
Flooring Type
Heating Type
Bedrooms 0

Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	806	0	0
FLA	FLOOR LIV AREA	1,612	1,612	0
O UU	OP PR UNFIN UL	130	0	0
O UF	OP PRCH FIN UL	130	0	0
TOTAL		2,678	1,612	0

Building ID	978	Exterior Walls	CUSTOM
Style	STILT 1 STORY	Year Built	2004
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	2004
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2678	Roof Type	GABLE/HIP
Finished Sq Ft	1612	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	228	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	806	0	0
FLA	FLOOR LIV AREA	1,612	1,612	0
O UU	OP PR UNFIN UL	130	0	0
O UF	OP PRCH FIN UL	130	0	0
TOTAL		2,678	1,612	0

Building ID	979	Exterior Walls	CUSTOM
Style	STILT 1 STORY	Year Built	2004
Building Type	APARTMENTS / 03C	EffectiveYearBuilt	2004
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	2678	Roof Type	GABLE/HIP
Finished Sq Ft	1612	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	228	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EFD	ELEVATED FOUND	806	0	0
FLA	FLOOR LIV AREA	1,612	1,612	0
O UU	OP PR UNFIN UL	130	0	0
O UF	OP PRCH FIN UL	130	0	0
TOTAL		2,678	1,612	0

Building ID	42765	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	2003
Building Type	APTS-B / 03B	EffectiveYearBuilt	2003
Building Name		Foundation	
Gross Sq Ft	5316	Roof Type	
Finished Sq Ft	5006	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	524	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	26	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,006	5,006	0
OPF	OP PRCH FIN LL	110	0	0
O UF	OP PRCH FIN UL	200	0	0
TOTAL		5,316	5,006	0

Building ID	42761	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1958

Building Type	CAMP BLDG-A- /36A	EffectiveYearBuilt	1976
Building Name		Foundation	
Gross Sq Ft	1120	Roof Type	
Finished Sq Ft	448	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	88	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	448	448	0
OPF	OP PRCH FIN LL	672	0	0
TOTAL		1,120	448	0

Building ID	42762	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1959
Building Type	OFFICE BLD-1 STORY / 17C	EffectiveYearBuilt	1974
Building Name		Foundation	
Gross Sq Ft	3137	Roof Type	
Finished Sq Ft	2350	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	288	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	350
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	64	0	0
FLA	FLOOR LIV AREA	2,350	2,350	0
OOU	OP PR UNFIN UL	324	0	0
OUF	OP PRCH FIN UL	375	0	0
PTO	PATIO	24	0	0
TOTAL		3,137	2,350	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1974	1975	0x0	1	189 SF	2
TILE PATIO	1979	1980	9x20	1	180 SF	1
ASPHALT PAVING	1983	1984	21x235	1	4935 SF	2
CONC PATIO	1986	1987	3x281	1	843 SF	2
CONC PATIO	1989	1990	0x0	1	276 SF	2
BRICK PATIO	1989	1990	17x27	1	459 SF	1
WALL AIR COND	1989	1990	0x0	1	6 UT	2
CH LINK FENCE	1989	1990	4x170	1	680 SF	1
WALL AIR COND	1994	1995	0x0	1	1 UT	3
HOT TUB	1998	1999	0x0	1	1 UT	3
WALL AIR COND	1998	1999	0x0	1	1 UT	3
BRICK PATIO	1998	1999	3x35	1	105 SF	5
BRICK PATIO	1998	1999	0x0	1	1075 SF	5
CUSTOM POOL	1998	1999	33x52	1	1716 SF	1
CONC PATIO	1998	1999	0x0	1	188 SF	2
WALL AIR COND	1998	1999	0x0	1	2 UT	1
WALL AIR COND	1998	1999	0x0	1	2 UT	2
CUSTOM POOL	1998	1999	0x0	1	3031 SF	2
BRICK PATIO	1998	1999	0x0	1	3321 SF	5
BRICK PATIO	1998	1999	12x29	1	348 SF	5
CONC PATIO	1998	1999	5x75	1	375 SF	2
BRICK PATIO	1998	1999	0x0	1	558 SF	5
BRICK PATIO	1998	1999	0x0	1	5659 SF	5
BRICK PATIO	1998	1999	2x34	1	68 SF	5
ASPHALT PAVING	1998	1999	0x0	1	8470 SF	2
WROUGHT IRON	1999	2000	3x55	1	165 SF	4
FENCES	1999	2000	4x46	1	184 SF	2
AIR COND	1999	2000	0x0	1	2 UT	3
AIR COND	1999	2000	0x0	1	3 UT	2
AIR COND	2002	2003	0x0	1	1 UT	2
AIR COND	2003	2004	0x0	1	1 UT	3
WALL AIR COND	2003	2004	0x0	1	1 UT	2

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2003	2004	5 x 20	1	100 SF	4
UTILITY BLDG	2003	2004	10 x 10	1	100 SF	3
WROUGHT IRON	2003	2004	5 x 20	1	100 SF	4
FENCES	2003	2004	5 x 26	1	130 SF	5
CONC PATIO	2003	2004	10 x 21	1	210 SF	2
CONC PATIO	2003	2004	40 x 60	1	2400 SF	2
FENCES	2003	2004	5 x 480	1	2400 SF	3
WROUGHT IRON	2003	2004	5 x 50	1	250 SF	4
FENCES	2003	2004	5 x 55	1	275 SF	4
TIKI	2003	2004	3 x 11	1	33 SF	3
WROUGHT IRON	2003	2004	5 x 70	1	350 SF	4
BRICK PATIO	2003	2004	5 x 75	1	375 SF	5
CONC PATIO	2003	2004	5 x 8	1	40 SF	2
FENCES	2003	2004	5 x 110	1	550 SF	4
CONC PATIO	2003	2004	4 x 145	1	580 SF	2
CONC PATIO	2003	2004	5 x 121	1	605 SF	2
FENCES	2003	2004	5 x 13	1	65 SF	4
CONC PATIO	2003	2004	3 x 270	1	810 SF	2
CONC PATIO	2003	2004	9 x 10	1	90 SF	2
WOOD DECK	2003	2004	8 x 60	1	480 SF	4
CUSTOM POOL	1998	1999	0 x 0	1	1725 SF	2
BRICK PATIO	1998	1999	0 x 0	1	4900 SF	3
COMM ELEVATOR	2003	2004	0 x 0	1	1 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/23/2013	\$133,825,000	Warranty Deed		2655	2211	05 - Qualified	Improved		
2/16/2007	\$1	Warranty Deed		2275	1623	M - Unqualified	Improved		
6/1/1983	\$2,000,000	Warranty Deed		883	2075	M - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
C-MECH-2025-0009	03/20/2025	Active	\$81,855	Commercial	REPLACE DIESEL FUEL TANK UNDER EXISTING GENERATOR. GENERATOR IS TO REMAIN.
C-ELEC-2024-0074	12/13/2024	Active	\$4,941	Commercial	EV CHARGER INSTALLTION: 2 CHARGING STATIONS
C-FENCE-2024-0011	05/09/2024	Active	\$39,250	Commercial	REMOVAL OF 377 LF OF EXISTING ALUMINUM FENCE AND INSTALLATION OF 377 LF OF 54" TALL THREE RAIL ALUMINUM FENCE (POOL CODE), ONE PEDESTRIAN GATE 52" WIDE BY 54" TALL WITH SELF CLOSING HINGES & LATCH AND ONE DOUBLE DRIVE GATE 96" WIDE x 54" TALL WITH SELF CLOSING HINGES AND LATCH
FIREPREV-2024-0004	02/12/2024	Active	\$67,751	Commercial	Install new wet fire sprinkler system
18200092	03/16/2018	Active	\$80,000	Commercial	REPLACE 20 - 2.5 TON A/C UNITS BLDG 1000 (HURR. IRMA)
18200090	03/15/2018	Active	\$104,050	Commercial	REPAIR CORAL GRILL RESTAURANT - REPLACE KITCHEN EQUIP., INTERIOR REMODEL (HURR. IRMA)
16200462	07/08/2016	Completed	\$31,020	Commercial	REPAIR / REPLACE 4 EXISTING FINGER PIERS
15203081	07/13/2015	Completed	\$17,024	Commercial	REMODEL SPA / INSTALL NEW INSULATION, DRYWALL, PAINT AND TILE WALLS AND CEILING ONLY / REV#1- INSTALL NEW TILE WALLS IN STEAM ROOM
15202796	07/08/2015	Completed	\$49,000	Commercial	INSTALL 71 WINDOWS IN 39 OPENINGS WITH IMPACT
15202696	06/09/2015	Completed	\$14,000	Commercial	INSTALL 5,700 SF OF PAVING/DRIVEWAY
15202447	05/20/2015	Completed	\$2,500	Commercial	DEMO 240 SF OF SPA ROOM - REMOVING SHEETROCK AND TILE BASE
15202043	05/15/2015	Active	\$74,000	Commercial	REPLACE 8 TON CONDEN. & AIR HANDLER
14205365	02/18/2015	Completed	\$51,330	Commercial	SPALLING REPAIRS
15200065	01/23/2015	Completed	\$4,000	Commercial	REPL 1200 SQ FT OF ROOF METAL
14205516	12/18/2014	Completed	\$8,900	Commercial	PAINT INTERIOR OF SPA / SALON
14204694	12/03/2014	Completed	\$46,800	Commercial	INTERIOR RENOVATIONS OF INDIES CLUB - INCLUDING PAINT, WALL TILE, TRIM, MILL WORK AND ELECTRICAL
14203469	09/10/2014	Completed	\$1,020,000		INTERIOR RENOVATION OF 62 HOTEL ROOMS INCLUDING ELECTRIC, MECHANICAL AND PLUMBING
14201469	05/12/2014		\$8,000		RE-ROOF EMPLOYEE HOUSING BLDG #2 AND BLDG #3
11205860	12/28/2011	Completed	\$2,000		REPLACE ELECTRICAL PANEL, INSTALL RECEPT FOR CART CHARGER
11202045	05/03/2011	Completed	\$2,200		INSTALL CHAIN LINK FENCE AROUND PROPANE TANK
11200771	03/18/2011	Completed	\$10,000		INSTALL CONCRETE PAD, BUMPER POSTS, AND PROPANE TANK/DISPENSER. INSTALL ELECTRIC SERVICE AND POWER TO DISPENSER
09200456	02/06/2009	Completed	\$42,500		SPAULING REPAIR
08203747	10/17/2008	Completed	\$2,200		INVESTIGATION OF SPAULING CONCRETE
06203502	07/06/2006	Completed	\$10,000		ELECTRIC SERVICE TO IRRIGATION SYSTEMS
05205641	12/20/2005	Completed	\$158,000		INTERIOR & EXTERIOR RENOVATIONS

Number	Date Issued	Status	Amount	Permit Type	Notes
05204233	12/07/2005	Completed	\$43,000		BRICK PAVERS OVER EXISTING ASPHALT
05203027	07/28/2005	Completed	\$55,000		repairs to smole damage spa
0323622	11/06/2003	Completed	\$14,700	Commercial	WHEEL CHAIR LIFT @ DORM
03200001-17	07/31/2003	Completed	\$130,000	Residential	EMPLOYEE HOUSING DUPLEX
03200018-19	07/31/2003	Completed	\$130,000	Residential	EMPLOYEE HOUSING DUPLEX
03200020-21	07/31/2003	Completed	\$130,000	Residential	EMPLOYEE HOUSING DUPLEX
03200023-24	07/31/2003	Completed	\$130,000	Residential	EMPLOYEE HOUSING DUPLEX
03200025-26	07/31/2003	Completed	\$130,000	Residential	EMPLOYEE HOUSING DUPLEX
03200027-28	07/31/2003	Completed	\$130,000	Residential	EMPLOYEE HOUSING DUPLEX
0320536	04/03/2003	Completed	\$250,000	Commercial	RPL/DORMITORY
0223006	09/06/2002	Completed	\$286,000	Commercial	REC/CTR/FILL
992389	04/28/1999	Completed	\$2,000		POOL
992842	04/07/1999	Completed	\$1,000	Commercial	CONC. SLAB
992389	03/08/1999	Completed	\$200,000	Commercial	POOL
992495	03/02/1999	Completed	\$2,400	Commercial	SPRINKLER SYST.
9821219	12/21/1998	Completed	\$75,000	Commercial	PAVING
9821071	12/16/1998	Completed	\$495,000	Commercial	COMMERCIAL
98201326	11/25/1998	Completed	\$62,000	Commercial	SWIMMING POOL FOR UNITS #31-157 (BLDG SITE C) SUNSET VILLAGE DR. WITH 2,842 SF DECK
9821073	10/30/1998	Completed	\$42,000	Commercial	BIO MISC
	06/27/1984	Completed	\$2,500	Commercial	ADMINISTRATIVE BLDG/REMOLED

View Tax Info

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Sketches (click to enlarge)



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Detail by Entity Name

Foreign Limited Liability Company
CWI KEYS HOTEL, LLC

Filing Information

Document Number M13000006558
FEI/EIN Number 90-1014564
Date Filed 10/16/2013
State DE
Status ACTIVE

Principal Address

250 Vesey Street
15th Floor
New York, NY 10281

Changed: 01/24/2024

Mailing Address

250 Vesey Street
15th Floor
New York, NY 10281

Changed: 01/24/2024

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

Authorized Person(s) Detail

Name & Address

Title VP

Strauss, Lisa
250 Vesey Street
15th Floor
New York, NY 10281

Title President

Lancaster, Amy
 250 Vesey Street
 15th Floor
 New York, NY 10281

Title Treasurer

Castle, Josh
 250 Vesey Street
 15th Floor
 New York, NY 10281

Title Assistant Secretary

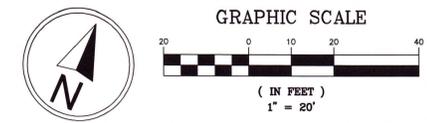
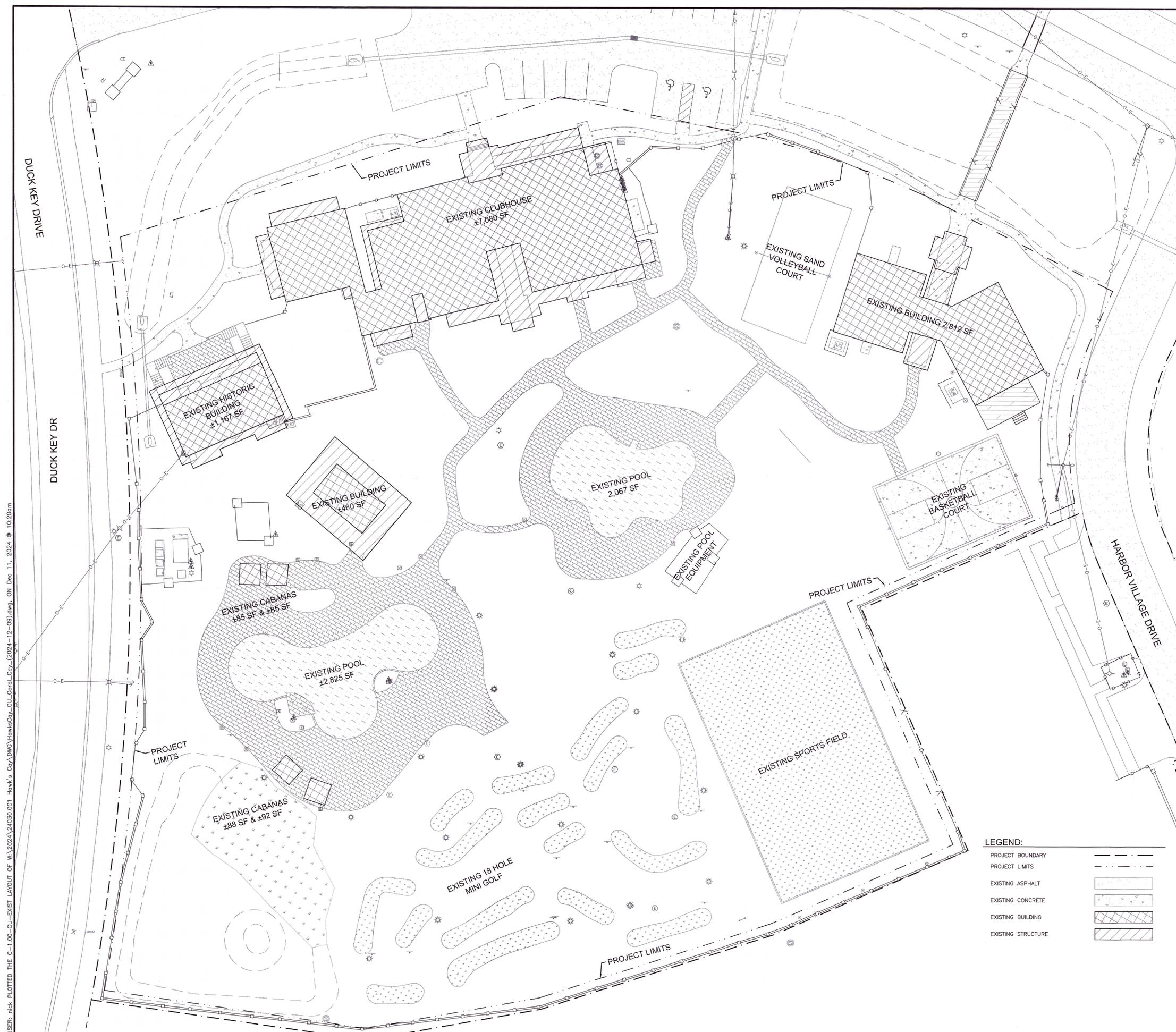
Simms, Collette
 250 Vesey Street
 15th Floor
 New York, NY 10281

Annual Reports

Report Year	Filed Date
2024	01/24/2024
2024	06/24/2024
2025	04/27/2025

Document Images

04/27/2025 -- ANNUAL REPORT	View image in PDF format
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04/22/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
10/16/2013 -- Foreign Limited	View image in PDF format



PROJECT DATA:

PROJECT: HAWK'S CAY - CORAL CAY
61 HAWKS CAY BLVD
DUCK KEY, FLORIDA

OWNERSHIP: CWI KEYS HOTEL LLC
C/O RYAN PROPERTY TAX SERVICES
600 5TH AVE FL9
NEW YORK, NY 10020

ENGINEER: THE WEILER ENGINEERING CORPORATION
JOSHUA J. JENNINGS, P.E. NO. 90677
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700

SURVEYOR: WINNINGHAM & FRADLEY, INC. (LB 0002995)
111 N.E. 44th STREET
OAKLAND PARK, FLORIDA 33334
954.771.7440

SEWER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
WASTE COLLECTION: MARATHON GARBAGE SERVICE
FLOOD ZONE: MULTIPLE ZONES ON SITE:
"AE9", "AE9", "AE10", & "VE11" AS SHOWN ON:
F.E.M.A. FLOOD INSURANCE RATE MAP: # 12087C1168K
COMMUNITY 125129 | PANEL # 116B | SUFFIX: K
EFFECTIVE DATE : FEB 18 2005

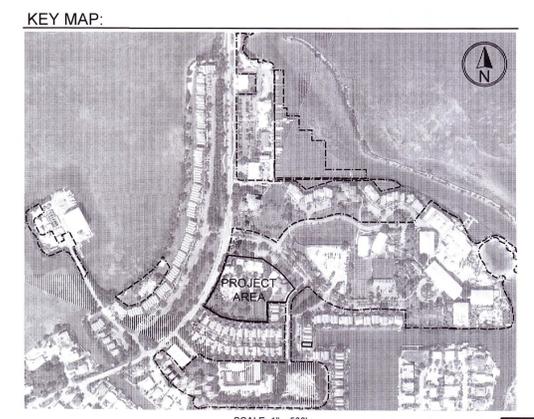
EXISTING ZONING: DR - DESTINATION RESORT
FUTURE LAND USE: MC - MIXED USE / COMMERCIAL
TIER OVERLAY: TIER III

OVERALL EXISTING LOT COVERAGE SUMMARY:

	1,387,331.5 SF	31.85 AC	100.0 %
TOTAL UPLAND AREA			
EXISTING BUILDINGS TO REMAIN	144,891.2 SF		
EXISTING STRUCTURES TO REMAIN	16,278.1 SF		
EXISTING POOLS TO REMAIN	13,310.4 SF		
EXISTING ASPHALT TO REMAIN	310,983.2 SF		
EXISTING CONCRETE TO REMAIN	43,920.4 SF		
EXISTING PAVERS TO REMAIN	69,858.0 SF		
EXISTING WOOD DECKS, STAIRS, & BRIDGES TO REMAIN	14,980.6 SF		
EXISTING CURBS TO REMAIN	1,771.5 SF		
EXISTING WALLS AND FENCES TO REMAIN	4,258.3 SF		
EXISTING UTILITY PADS, POLES, & SIMILAR TO REMAIN	1,270.4 SF		
EXISTING GRAVEL DRIVEWAY TO REMAIN	3,080.5 SF		
EXISTING EVENT LAWN ACTIVITY AREA TO REMAIN	7,896.9 SF		
EXISTING EVENT LAWN VEHICULAR ACCESS	946.6 SF		
TOTAL EXISTING LOT COVERAGE	633,446.0 SF	14.54 AC	45.66 %
TOTAL EXISTING OPEN SPACE	753,885.5 SF	17.31 AC	54.34 %

LEGEND:

PROJECT BOUNDARY	---
PROJECT LIMITS	- - - - -
EXISTING ASPHALT	▨
EXISTING CONCRETE	▩
EXISTING BUILDING	▧
EXISTING STRUCTURE	▦

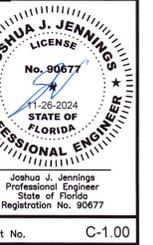


Design:	JNB/JJJ
Drawn:	JNB
Checked:	JNB/JJJ
Approved By:	JJJ
Scale:	AS SHOWN
Job No:	24030.002
Date Issued:	11-26-2024

WEILER ENGINEERING CORPORATION
30 Years of Excellence
excellence in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
RB #6856

EXISTING CONDITIONS
for
HAWK'S CAY - CORAL CAY

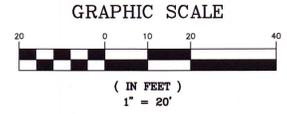
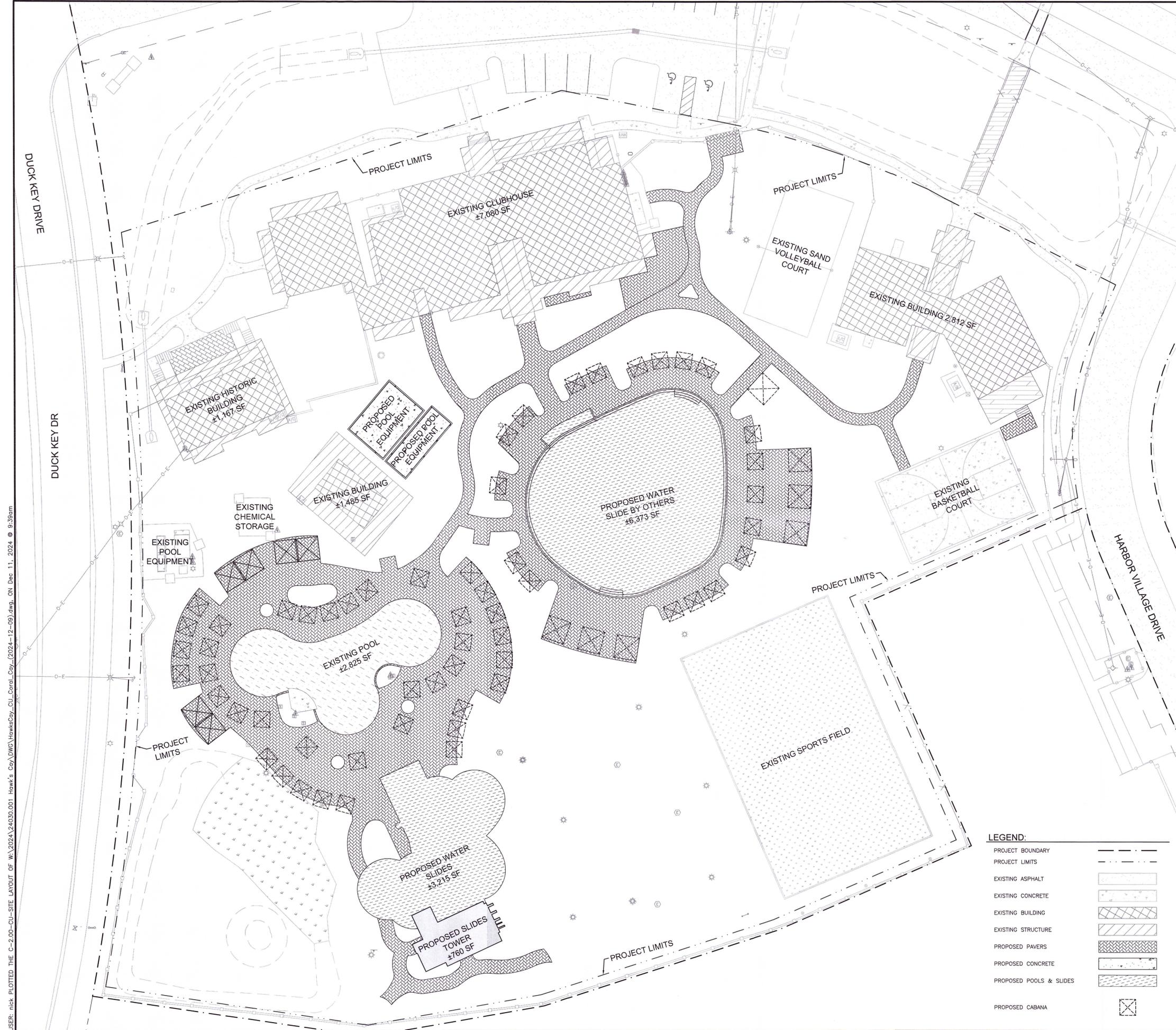
Revisions	Description



RECEIVED
2025-122
JUN 06 2025
MONROE COUNTY
PLANNING DEPT.

EXHIBIT ONLY - NOT FOR CONSTRUCTION

USER: mck PLOTTED THE C-1.00-CU-EXIST LAYOUT OF W:\2024\24030.001 Hawk's Cay\DWG\HawksCay_CU_Coral_Cay_ (2024-12-09).dwg, ON Dec 11, 2024 @ 10:20am



PROJECT DATA:

PROJECT: HAWK'S CAY - CORAL CAY
61 HAWK'S CAY BLVD
DUCK KEY, FLORIDA

OWNERSHIP: CWI KEYS HOTEL LLC
C/O RYAN PROPERTY TAX SERVICES
600 5TH AVE FL9
NEW YORK, NY 10020

ENGINEER: THE WELER ENGINEERING CORPORATION
JOSHUA J. JENNINGS, P.E. NO. 90677
201 W. MARION AVE., SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700

SURVEYOR: WINNINGHAM & FRADLEY, INC. (LB 0002995)
111 N.E. 44th STREET
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SEWER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)
WASTE COLLECTION: MARATHON GARBAGE SERVICE
FLOOD ZONE: MULTIPLE ZONES ON SITE:
"AE3", "AE5", "AE10", & "VE11" AS SHOWN ON:
F.E.M.A. FLOOD INSURANCE RATE MAP: # 12087C168K
COMMUNITY 125129 | PANEL # 1168 | SUFFIX: K
EFFECTIVE DATE : FEB 18 2005

EXISTING ZONING: DR - DESTINATION RESORT
FUTURE LAND USE: MC - MIXED USE / COMMERCIAL
TIER OVERLAY: TIER III

OVERALL PROPOSED LOT COVERAGE SUMMARY:

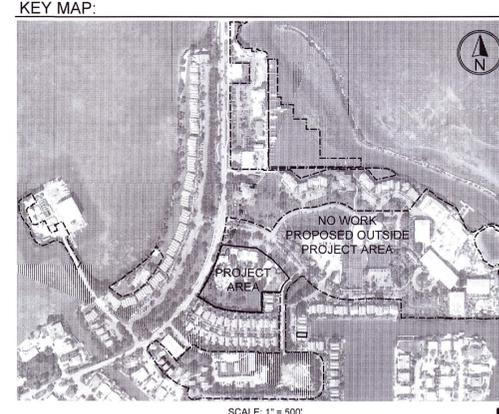
TOTAL UPLAND AREA	1,387,331.5 SF	31.85 AC	100.0 %
EXISTING BUILDINGS TO REMAIN	144,542.1 SF		
EXISTING STRUCTURES TO REMAIN	16,278.1 SF		
EXISTING POOLS TO REMAIN	11,243.2 SF		
EXISTING ASPHALT TO REMAIN	310,983.2 SF		
EXISTING CONCRETE TO REMAIN	39,488.6 SF		
EXISTING PAVERS TO REMAIN	55,815.5 SF		
EXISTING WOOD DECKS, STAIRS, & BRIDGES TO REMAIN	14,980.6 SF		
EXISTING CURBS TO REMAIN	1,771.5 SF		
EXISTING WALLS AND FENCES TO REMAIN	4,200.6 SF		
EXISTING UTILITY PADS, POLES, & SIMILAR TO REMAIN	1,216.1 SF		
EXISTING GRAVEL DRIVEWAY TO REMAIN	3,080.5 SF		
EXISTING EVENT LAWN ACTIVITY AREA TO REMAIN	7,896.9 SF		
EXISTING EVENT LAWN VEHICULAR ACCESS	946.6 SF		
PROPOSED BUILDINGS	757.6 SF		
PROPOSED STRUCTURES	4,078.1 SF		
PROPOSED CONCRETE	967.2 SF		
PROPOSED PAVERS	16,434.1 SF		
PROPOSED POOLS AND SLIDES	9,588.0 SF		
TOTAL LOT COVERAGE	644,268.4 SF	14.79 AC	46.44 %
TOTAL OPEN SPACE	743,063.1 SF	17.06 AC	53.56 %
EXISTING OPEN SPACE - PROPOSED OPEN SPACE		10,822.4 SF	
PERCENT CHANGE TO OPEN SPACE			1.436 %

PARKING SUMMARY:
NO CHANGE TO PARKING IS PROPOSED AS THE IMPROVEMENTS ARE UPGRADING EXISTING FACILITIES WITH NO CHANGE TO DENSITY, INTENSITY, NOR LAND USE.

NON-RESIDENTIAL FLOOR AREA SUMMARY:
NO CHANGE TO NON-RESIDENTIAL FLOOR AREA IS PROPOSED AS THE PROPOSED SLIDES TOWER BUILDING IS A NON-PUBLIC MECHANICAL AREA.

SHORELINE SETBACK SUMMARY:
NO CHANGE TO SHORELINE SETBACK LOT COVERAGE IS PROPOSED.

DENSITY / INTENSITY SUMMARY:
NO CHANGE TO DENSITY NOR INTENSITY IS PROPOSED AS THE PROPOSED SLIDES TOWER BUILDING IS A NON-PUBLIC MECHANICAL AREA.



LEGEND:

PROJECT BOUNDARY	---
PROJECT LIMITS	- - - - -
EXISTING ASPHALT	[Pattern]
EXISTING CONCRETE	[Pattern]
EXISTING BUILDING	[Pattern]
EXISTING STRUCTURE	[Pattern]
PROPOSED PAVERS	[Pattern]
PROPOSED CONCRETE	[Pattern]
PROPOSED POOLS & SLIDES	[Pattern]
PROPOSED CABANA	[Pattern]

USER: nick_PLOTTED THE C-2.00-CU-SITE LAYOUT OF W:\2024\24030.001 Hawk's Cay\DWG\HawksCay_CU_Coral_Cay_(2024-12-09).dwg, ON Dec. 11, 2024 @ 9:39am

Design: JNB/JJJ
Drawn: JNB
Checked: JNB/JJJ
Approved By: JJJ
Scale: 1" = 20'
Job No: 24030.002
Date Issued: 11-26-2024

WELER ENGINEERING CORPORATION
30 Years of Excellence
WELER excellence in engineering
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PE #6656

Revisions	Description

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2025-12-2
JUN 06 2025
MONROE COUNTY PLANNING DEPT.

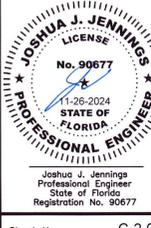


EXHIBIT ONLY - NOT FOR CONSTRUCTION