

APPLICATION



Application for Development Plan & Conditional Use



City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Development Plan & Conditional Use Application Fee schedule

(Fees listed include the \$210.00 advertising/noticing fee and the \$105.00 fire review fee)

Corrected app per email

Development Plan

Minor:

| | |
|---------------------------|-------------|
| Within Historic District | \$ 3,150.00 |
| Outside Historic District | \$ 2,520.00 |
| Conditional Use | \$ 1,470.00 |
| Extension | \$ 840.00 |

Major:

| | |
|-----------------|-------------|
| Conditional Use | \$ 1,470.00 |
| Extension | \$ 840.00 |

Minor Deviation

\$ 840.00

Major Deviation

\$ 1,470.00

Conditional Use (not part of a development plan) \$ 2,940.00

Extension (not part of a development plan) \$ 840.00

Applications will not be accepted unless complete

| | | |
|-------------------------|------------------------|--------------------------|
| <u>Development Plan</u> | <u>Conditional Use</u> | <u>Historic District</u> |
| Major _____ | X _____ | Yes <u>X</u> _____ |
| Minor _____ | _____ | No _____ |

Please print or type:

- 1) Site Address: 114 Simonton Street, Key West, Florida 33040
- 2) Name of Applicant: Hydro-Thunder of Key West, Inc., a Florida profit corporation
- 3) Applicant is:
Property Owner: _____
Authorized Representative: X _____
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant: 150 Simonton Street
Key West, Florida 33040
- 5) Applicant's Phone #: 305-294-0252 Email: greg@oropezastonescardenas.com
- 6) Email Address: greg@oropezastonescardenas.com
- 7) Name of Owner, if different than above: Historic Tours of America, Inc.
- 8) Address of Owner: 201 Front Street, Suite 224, Key West, Florida 33040
- 9) Owner Phone #: 305-294-0252 Email: greg@oropezastonescardenas.com

- 10) Zoning District of Parcel: HRCC1 RE# 00000290-000000
- 11) Is Subject Property located within the Historic District? Yes X No _____ If Yes: Date of approval Unknown
 HARC approval # Unknown OR: Date of meeting
- 12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).
Fifty (50) golf cart vehicles for use by an existing recreational vehicle rental company.
-
- 13) Has subject Property received any variance(s)? Yes _____ No X If Yes: Date of approval _____ Resolution # _____
 Attach resolution(s).
- 14) Are there any easements, deed restrictions or other encumbrances on the subject property? Yes _____ No X
 If Yes, describe and attach relevant documents.
-

- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both Conditional Uses and Development Plans, one set of plans MUST be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

- I. Existing Conditions.
- A) Recent Survey of the site by a licensed Surveyor (Survey must be within 10 years from submittal date of this application) showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;

- 4) Topography;
- 5) Easements; and
- 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.

- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. **Proposed Development:** Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
 - 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
 - 1) Drawings of all building from every direction. If the project is in the Historic District, please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

- III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio permitted and proposed.
- (6) Lot coverage permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

- (10) Parking spaces permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
 - (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-street parking; as well as possible required mitigative measures such as landscaping and site design amenities.
 - c. Commercial or mixed-use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance,

design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.

- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed-use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

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CONDITIONAL USE CRITERIA

114 Simonton Street; Parcel ID No. 00000290-000000

Title Block:

- | | |
|-------------------------------|---------------------------------|
| a. Name of Development: | Hydro-Thunder of Key West, Inc. |
| b. Name of Owner: | Historic Tours of America, Inc. |
| c. Name of Tenant/Operator: | Hydro-Thunder of Key West, Inc. |
| d. Name of Applicant: | Oropeza Stones & Cardenas, PLLC |
| e. Scale: | 1" = 3/16' |
| f. North Arrow: | As identified on the site plan |
| g. Preparation/Revision Date: | March 7, 2023 |

Identification of Key Persons:

- | | |
|------------------------------|----------------------------------|
| a. Owners: | Historic Tours of America, Inc. |
| b. Owner's Authorized Agent: | Oropeza, Stones & Cardenas, PLLC |
| c. Architect: | A2O Architecture |

Project Description:

Project Description: The proposed project is for fifty (50) golf carts for use by an existing recreational vehicle rental company at the Development.

Other Project Information:

- a. Proposed Phases of Development and Target Dates:
 - i. Single Phase
- b. Expected Date of Completion – On or before January 31, 2024.

Sec. 122-62. Specific Criteria for Approval

(a) The Planning Board may find that the Application meets the Code purpose of ensuring that "a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity." The proposed site adequately accommodates the proposed number of golf carts without generating adverse impacts on the properties and land uses within the immediate vicinity.

(b) Characteristics of use described.

(1) Scale and intensity of the proposed conditional use as measured by the following:

- a. Floor area ratio – No change.

- b. Traffic generation –The proposed project will not alter any roadways and will not have a negative impact on the flow of traffic. The majority of traffic is walk up foot traffic at Hydro-thunder’s primary location at 150 Simonton Street. Additionally, Hydro-thunder provides a free shuttle service to and from local hotels for its customers. As evidenced by Hydro-thunder’s traffic engineer, Karl B. Peterson, there will be no change in traffic flow or impact.
- c. Square feet of enclosed building for each specific use – None.
- d. Proposed employment – No change.
- e. Proposed number and type of service vehicles – Zero.
- f. Off-street parking needs – Zero, as the parking is contained within the Premises.

(2) On-or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:

- a. Utilities – Current utility service is adequate to support the proposed relocation of licenses.
- b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94 – No upgrades to public facilities are anticipated as a result of the proposed development.
- c. Roadway or signalization improvements, or other similar improvements – No upgrades to roadways or signalization are anticipated as a result of the proposed development.
- d. Accessory structures or facilities – None.
- e. Other unique facilities/structures proposed as part of site improvements – None known at this time.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

- a. Open space – No change.
- b. Setbacks from adjacent properties – No change.
- c. Screening and buffers – No change.
- d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites – No change.

- e. Mitigative techniques for abating smoke, odor, noise and other noxious impacts – The proposed development is not anticipated to produce any smoke, odor, noise or noxious impacts.

(c) Criteria for conditional use review and approval.

(1) Land use compatibility – The conditional use shall not adversely impact land use activities in the immediate vicinity and is compatible with the surrounding property. The property is located in a shopping center with other commercial businesses, solely contained within the existing building.

(2) Sufficient site size, adequate site specifications and infrastructure to accommodate the proposed use – The size and shape of the site are more than adequate to accommodate the proposed scale and intensity of the conditional use requested.

(3) Proper use of mitigative techniques – Adverse impacts will not affect surrounding properties.

(4) Hazardous waste – No hazardous waste will be generated or used on the Property. There shall be no fuel or products stored on site.

(5) Compliance with applicable laws and ordinances – All applicable federal, state, county and city laws shall be complied with for the proposed relocation of licenses.

(6) Additional criteria applicable to specific land uses.

- a. Land uses within a conservation area – Not applicable.
- b. Residential development – Not applicable.
- c. Commercial or mixed use development. Not applicable.
- d. Development within or adjacent to historic district – Not applicable as no new development is proposed.
- e. Public facilities or institutional development – Not applicable.
- f. Commercial structures, uses and related activities within tidal waters – Not applicable.
- g. Adult entertainment establishments – Not applicable.

Traffic Study

KBP CONSULTING, INC.

August 4, 2023

Gregory S. Oropeza, Esq.
Oropeza Stones Cardenas
221 Simonton Street
Key West, FL 33040

**Re: Hydro-Thunder Golf Carts – Key West, Florida
Traffic Statement**

Dear Greg:

There is an existing retail property located generally in the southern quadrant of the intersection at Simonton Street and Front Street in Key West, Monroe County, Florida. More specifically, the subject site is located at 114 Simonton Street. Hydro-Thunder of Key West proposes to utilize this location for the storage of 50 golf carts that will be utilized for their vehicle rental business. The purpose of this traffic statement is to document the anticipated roadway impacts associated with the location of 50 golf cart rental licenses at 114 Simonton Street.

Location of Proposed Golf Carts & Roadway Access

According to the latest plans the proposed golf carts will be stored in the rear of the subject building. Access to the interior vehicle storage area will be provided by an existing garage door on the south side of the building. Vehicular access to the site is provided by an existing full access driveway on Simonton Street that leads to a surface parking lot on the south side of the building. This access point will allow exiting golf carts to turn left or right onto Simonton Street. And, in a similar manner, golf carts entering the site will be able to turn left or right from Simonton Street. The proposed storage location of these vehicles is depicted on the overall floor plan contained in Attachment A to this memorandum.

Trip Generation Analysis

The trip generation characteristics associated with the proposed location of 50 rental golf carts at 114 Simonton Street has been estimated based upon the trip generation characteristics of the current Hydro-Thunder operations at 150 Simonton Street. This location currently has 50 rental golf cart licenses and is operating in a manner that is entirely consistent with the proposed operations at 114 Simonton Street. As such, the trip generation characteristics of the existing operations have been documented for a seven-day period between Monday, July 24, 2023, and Sunday, July 30, 2023. During this time period, the number of golf carts entering and exiting the site were documented by time of day (during the hours of operation which are 8:00 AM to 6:00 PM) for the purpose of determining the daily and peak hour trip generation rates for this use. The resulting trip generation rates are as follows:

- **Daily Trip Generation Rate: 1.22 trips / golf cart**
- **Peak Hour Trip Generation Rate: 0.25 trips / golf cart**

With 50 new golf carts proposed to be located at 114 Simonton Street, the number of new daily and peak hour trips to be generated are as follows:

- **Daily Trips = 61**
- **Peak Hour = 12**

The trip generation data and analyses are presented in Attachment B.

Traffic Impacts

In accordance with Section 18-358 of the City's Code of Ordinances, the traffic impacts associated with the proposed golf cart rentals at the subject location must be addressed. More specifically, insignificant (or "de minimis") impacts are defined as those that constitute an impact of less than three percent (3.0%) of the capacity on the local transportation network.

Based upon the location of the proposed rental golf carts, it is expected that these vehicles will quickly disperse throughout the City's street grid network. As a result of this trip dispersion, impacts to any single roadway or intersection will be minimal. However, for the purposes of this traffic impact analysis, our focus is on Simonton Street, Front Street, Greene Street, Caroline Street, Eaton Street and Duval Street.

The trip distribution patterns for this site have been developed based upon the surrounding roadway network and the area's land uses / attractions. The inbound and outbound trip distribution patterns are presented in Attachment C to this memorandum.

Capacity Analyses

The capacities of the study roadway segments were determined based upon data published by the Florida Department of Transportation (FDOT) in their latest *2023 Multimodal Quality / Level of Service Handbook (January 2023)*. The first step to determine the capacity of this roadway segment is to establish the FDOT context classification. This was done by reviewing the step-by-step guide in the *FDOT Context Classification Guide (February 2022)*. Within this study area, there is a mix of retail, office, institutional and residential uses with small blocks and a well-connected roadway network. As a result, this area has the characteristics associated with a "C4 – Urban General" classification.

The resulting daily capacity of the two-lane roadways within the project study area is 12,672 vehicles per day (vpd) (i.e. LOS "D" service volume of 17,600 vpd with a 0.90 adjustment factor for a non-State signalized roadway and a 0.80 adjustment factor to account for the absence of exclusive left-turn lanes). In a similar manner, the hourly capacity for these roadways was established. The resulting peak hour / two-way LOS "D" capacity is 1,137 vehicles per hour (vph) (i.e. LOS "D" service volume of 1,580 vpd with a 0.90 adjustment factor for a non-State signalized roadway and a 0.80 adjustment factor to account for the absence of exclusive left-turn lanes). Please see Attachment D for the referenced level of service thresholds. The daily and peak hour traffic impacts on the surrounding (and primarily impacted) roadway segments are summarized in Table 1 on the following page.

As indicated in Table 1, the projected daily and peak hour vehicle trips associated with the proposed Hydro-Thunder golf cart rentals at 114 Simonton Street are substantially less than the 3.0% significance thresholds on each of the directly impacted roadway segments in close proximity to the site. Therefore, these volumes will not have a significant impact on the local street network.

| Table 1 114 Simonton Street - Hydro-Thunder Golf Carts Key West, Florida | | | | | | |
|---|----------|-----------------|----------|-----------|-----------------|----------|
| Roadway | Daily | | | Peak Hour | | |
| | Capacity | Project Traffic | % Impact | Capacity | Project Traffic | % Impact |
| Simonton Street - North of Front St | 12,672 | 3 | 0.02% | 1,137 | 1 | 0.05% |
| Simonton Street - Front St to Project DW | 12,672 | 31 | 0.24% | 1,137 | 6 | 0.53% |
| Simonton Street - Project DW to Greene St | 12,672 | 31 | 0.24% | 1,137 | 6 | 0.53% |
| Simonton Street - Greene St to Caroline St | 12,672 | 18 | 0.14% | 1,137 | 4 | 0.32% |
| Simonton Street - Caroline St to Eaton St | 12,672 | 12 | 0.10% | 1,137 | 2 | 0.21% |
| Front Street - East of Simonton St | 12,672 | 9 | 0.07% | 1,137 | 2 | 0.16% |
| Front Street - West of Simonton St | 12,672 | 18 | 0.14% | 1,137 | 4 | 0.32% |
| Greene Street - Elizabeth St to Simonton St | 12,672 | 6 | 0.05% | 1,137 | 1 | 0.11% |
| Greene Street - Simonton St to Duval St | 12,672 | 6 | 0.05% | 1,137 | 1 | 0.11% |
| Caroline Street - Elizabeth St to Simonton St | 12,672 | 3 | 0.02% | 1,137 | 1 | 0.05% |
| Caroline Street - Simonton St to Duval St | 12,672 | 3 | 0.02% | 1,137 | 1 | 0.05% |
| Eaton Street - Elizabeth St to Simonton St | 12,672 | 3 | 0.02% | 1,137 | 1 | 0.05% |
| Eaton Street - Simonton St to Duval St | 12,672 | 3 | 0.02% | 1,137 | 1 | 0.05% |
| Duval Street - Front St to Greene St | 12,672 | 12 | 0.10% | 1,137 | 2 | 0.21% |
| Duval Street - Greene St to Caroline St | 12,672 | 12 | 0.10% | 1,137 | 2 | 0.21% |
| Duval Street - Caroline St to Eaton St | 12,672 | 9 | 0.07% | 1,137 | 2 | 0.16% |

Conclusions

Based upon the foregoing analysis and assessment of the traffic operations associated with the proposed Hydro-Thunder golf cart rentals to be located at 114 Simonton Street in Key West, it is evident that the resulting daily and peak hour traffic can be accommodated well within the City’s 3.0% traffic impact threshold on the directly impacted roadway segments.

If you have any questions or require additional information, please do not hesitate to contact me.

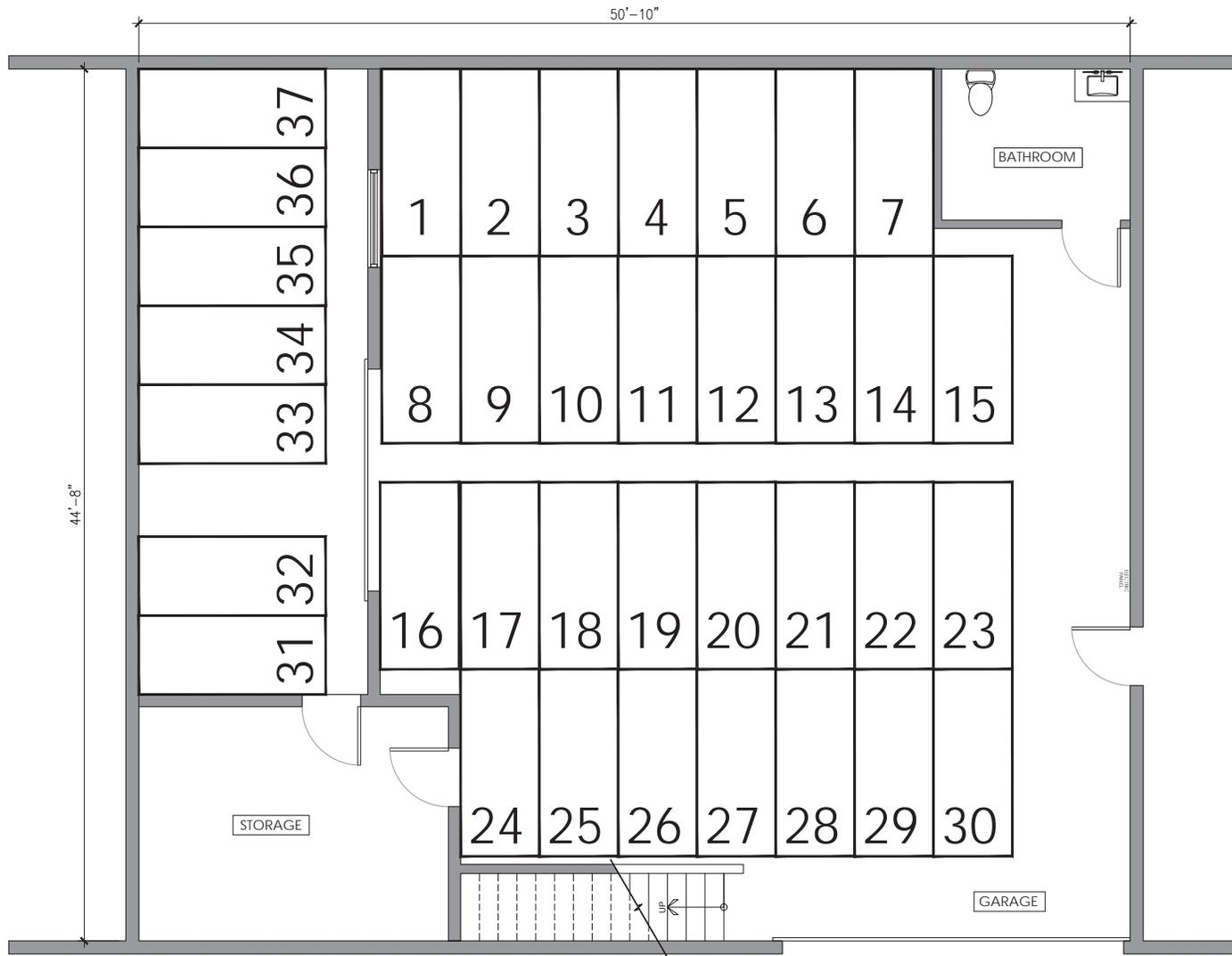
KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

Attachment A

Floor Plan with Proposed Golf Cart Location



1 EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

[ROTATED]



GENERAL NOTE: NO CONSTRUCTION, NOR DEMOLITION IS PROPOSED FOR THIS PROJECT. THE FLOOR PLAN PROVIDED IS INTENDED TO DEMONSTRATE THE ABILITY OF THE APPLICANT TO PARK GOLF CARTS IN THE SPACE PROVIDED BY THE PROPERTY OWNER.

| | |
|--|---|
|  <p>P: 305.741.7676 E: A2OARCHITECTURE@GMAIL.COM PROF. REG. AC6663972</p> | <p>ARCHITECT: AULIA A. OSWALD, P.A. LICENSE NO. AP97603 EXPIRATION DATE: 02/28/25</p> |
| <p>HYDRO-THUNDER OF KEY WEST, INC.</p> <p>GOLF CART STORAGE PARKING</p> <p>114 SIMONTON ST., KEY WEST, FLORIDA 33040</p> | |
| <p>TITLE: EXISTING GROUND FLOOR PLAN W/ PARKING LAYOUT</p> | <p>PROJECT: 23.04</p> |
| <p>SHEET: G7.1</p> <p>MAR. 06, 2023</p> | |
| <p>© 2023 BY A2O ARCHITECTURE, LLC</p> | |

Attachment B

Trip Generation Data

Table 1
Hydro Thunder - Key West
Golf Cart Rentals
150 Simonton Street - Key West, Florida

| Time Period | Golf Carts | | |
|-----------------------|--------------------------|-------------------------|-----------------------|
| | # of Golf Carts Entering | # of Golf Carts Exiting | Total Golf Cart Trips |
| Monday, July 24, 2023 | | | |
| 8:00 AM - 8:15 AM | 2 | | 2 |
| 8:15 AM - 8:30 AM | | | 0 |
| 8:30 AM - 8:45 AM | | | 0 |
| 8:45 AM - 9:00 AM | 3 | 2 | 5 |
| 9:00 AM - 9:15 AM | | 2 | 2 |
| 9:15 AM - 9:30 AM | | | 0 |
| 9:30 AM - 9:45 AM | | 2 | 2 |
| 9:45 AM - 10:00 AM | | 1 | 1 |
| 10:00 AM - 10:15 AM | | 1 | 1 |
| 10:15 AM - 10:30 AM | | | 0 |
| 10:30 AM - 10:45 AM | | | 0 |
| 10:45 AM - 11:00 AM | 2 | | 2 |
| 11:00 AM - 11:15 AM | | 1 | 1 |
| 11:15 AM - 11:30 AM | 1 | | 1 |
| 11:30 AM - 11:45 AM | 2 | 1 | 3 |
| 11:45 AM - 12:00 PM | 1 | 3 | 4 |
| 12:00 PM - 12:15 PM | | | 0 |
| 12:15 PM - 12:30 PM | 3 | 2 | 5 |
| 12:30 PM - 12:45 PM | 1 | 1 | 2 |
| 12:45 PM - 1:00 PM | | 1 | 1 |
| 1:00 PM - 1:15 PM | | 1 | 1 |
| 1:15 PM - 1:30 PM | | 1 | 1 |
| 1:30 PM - 1:45 PM | | 4 | 4 |
| 1:45 PM - 2:00 PM | | | 0 |
| 2:00 PM - 2:15 PM | | 1 | 1 |
| 2:15 PM - 2:30 PM | | | 0 |
| 2:30 PM - 2:45 PM | | | 0 |
| 2:45 PM - 3:00 PM | | | 0 |
| 3:00 PM - 3:15 PM | 3 | | 3 |
| 3:15 PM - 3:30 PM | | 2 | 2 |
| 3:30 PM - 3:45 PM | | | 0 |
| 3:45 PM - 4:00 PM | | 1 | 1 |
| 4:00 PM - 4:15 PM | | | 0 |
| 4:15 PM - 4:30 PM | 1 | 2 | 3 |
| 4:30 PM - 4:45 PM | 1 | | 1 |
| 4:45 PM - 5:00 PM | | 1 | 1 |
| 5:00 PM - 5:15 PM | | | 0 |
| 5:15 PM - 5:30 PM | | | 0 |
| 5:30 PM - 5:45 PM | | 1 | 1 |
| 5:45 PM - 6:00 PM | 4 | 1 | 5 |

Total Trips: 56

Inbound: 24

Outbound: 32

Peak Hour: 12
11:30 - 12:30

6 inbound / 6 outbound

Table 2
Hydro Thunder - Key West
Golf Cart Rentals
150 Simonton Street - Key West, Florida

| Time Period | Golf Carts | | |
|------------------------|--------------------------|-------------------------|-----------------------|
| | # of Golf Carts Entering | # of Golf Carts Exiting | Total Golf Cart Trips |
| Tuesday, July 25, 2023 | | | |
| 8:00 AM - 8:15 AM | | 2 | 2 |
| 8:15 AM - 8:30 AM | | | 0 |
| 8:30 AM - 8:45 AM | | | 0 |
| 8:45 AM - 9:00 AM | | | 0 |
| 9:00 AM - 9:15 AM | | | 0 |
| 9:15 AM - 9:30 AM | 1 | 1 | 2 |
| 9:30 AM - 9:45 AM | 1 | | 1 |
| 9:45 AM - 10:00 AM | | 2 | 2 |
| 10:00 AM - 10:15 AM | | | 0 |
| 10:15 AM - 10:30 AM | | 1 | 1 |
| 10:30 AM - 10:45 AM | | | 0 |
| 10:45 AM - 11:00 AM | | 1 | 1 |
| 11:00 AM - 11:15 AM | | 1 | 1 |
| 11:15 AM - 11:30 AM | | | 0 |
| 11:30 AM - 11:45 AM | | 1 | 1 |
| 11:45 AM - 12:00 PM | | | 0 |
| 12:00 PM - 12:15 PM | 1 | 2 | 3 |
| 12:15 PM - 12:30 PM | | 1 | 1 |
| 12:30 PM - 12:45 PM | | 2 | 2 |
| 12:45 PM - 1:00 PM | | 6 | 6 |
| 1:00 PM - 1:15 PM | 3 | 2 | 5 |
| 1:15 PM - 1:30 PM | | 4 | 4 |
| 1:30 PM - 1:45 PM | | 3 | 3 |
| 1:45 PM - 2:00 PM | | 3 | 3 |
| 2:00 PM - 2:15 PM | | 2 | 2 |
| 2:15 PM - 2:30 PM | | | 0 |
| 2:30 PM - 2:45 PM | 1 | | 1 |
| 2:45 PM - 3:00 PM | 1 | 1 | 2 |
| 3:00 PM - 3:15 PM | 2 | | 2 |
| 3:15 PM - 3:30 PM | 1 | 1 | 2 |
| 3:30 PM - 3:45 PM | 3 | 1 | 4 |
| 3:45 PM - 4:00 PM | 3 | | 3 |
| 4:00 PM - 4:15 PM | 2 | 1 | 3 |
| 4:15 PM - 4:30 PM | 2 | 3 | 5 |
| 4:30 PM - 4:45 PM | 4 | | 4 |
| 4:45 PM - 5:00 PM | 5 | | 5 |
| 5:00 PM - 5:15 PM | 3 | 1 | 4 |
| 5:15 PM - 5:30 PM | 1 | 2 | 3 |
| 5:30 PM - 5:45 PM | 1 | | 1 |
| 5:45 PM - 6:00 PM | | | 0 |

Total Trips: 79

Inbound: 35

Outbound: 44

Peak Hour: 18 14 inbound / 4 outbound
4:15 - 5:15

Table 3
Hydro Thunder - Key West
Golf Cart Rentals
150 Simonton Street - Key West, Florida

| Time Period | Golf Carts | | |
|--------------------------|--------------------------|-------------------------|-----------------------|
| | # of Golf Carts Entering | # of Golf Carts Exiting | Total Golf Cart Trips |
| Wednesday, July 26, 2023 | | | |
| 8:00 AM - 8:15 AM | 4 | | 4 |
| 8:15 AM - 8:30 AM | 4 | | 4 |
| 8:30 AM - 8:45 AM | | 1 | 1 |
| 8:45 AM - 9:00 AM | | | 0 |
| 9:00 AM - 9:15 AM | | 2 | 2 |
| 9:15 AM - 9:30 AM | | | 0 |
| 9:30 AM - 9:45 AM | | 1 | 1 |
| 9:45 AM - 10:00 AM | | | 0 |
| 10:00 AM - 10:15 AM | 1 | 1 | 2 |
| 10:15 AM - 10:30 AM | | | 0 |
| 10:30 AM - 10:45 AM | | | 0 |
| 10:45 AM - 11:00 AM | 1 | 1 | 2 |
| 11:00 AM - 11:15 AM | | 1 | 1 |
| 11:15 AM - 11:30 AM | | | 0 |
| 11:30 AM - 11:45 AM | 1 | 2 | 3 |
| 11:45 AM - 12:00 PM | 1 | 3 | 4 |
| 12:00 PM - 12:15 PM | 1 | 1 | 2 |
| 12:15 PM - 12:30 PM | | 2 | 2 |
| 12:30 PM - 12:45 PM | | 3 | 3 |
| 12:45 PM - 1:00 PM | 3 | 2 | 5 |
| 1:00 PM - 1:15 PM | | | 0 |
| 1:15 PM - 1:30 PM | 1 | | 1 |
| 1:30 PM - 1:45 PM | 2 | | 2 |
| 1:45 PM - 2:00 PM | 1 | 2 | 3 |
| 2:00 PM - 2:15 PM | 2 | 2 | 4 |
| 2:15 PM - 2:30 PM | | | 0 |
| 2:30 PM - 2:45 PM | 1 | 1 | 2 |
| 2:45 PM - 3:00 PM | 1 | | 1 |
| 3:00 PM - 3:15 PM | 1 | 3 | 4 |
| 3:15 PM - 3:30 PM | 2 | | 2 |
| 3:30 PM - 3:45 PM | 2 | | 2 |
| 3:45 PM - 4:00 PM | 1 | | 1 |
| 4:00 PM - 4:15 PM | | | 0 |
| 4:15 PM - 4:30 PM | | | 0 |
| 4:30 PM - 4:45 PM | | | 0 |
| 4:45 PM - 5:00 PM | | | 0 |
| 5:00 PM - 5:15 PM | | | 0 |
| 5:15 PM - 5:30 PM | | 1 | 1 |
| 5:30 PM - 5:45 PM | | | 0 |
| 5:45 PM - 6:00 PM | | | 0 |

Total Trips: 59

Inbound: 30

Outbound: 29

**Peak Hour: 12
12:00 - 1:00**

4 inbound / 8 outbound

Table 4
Hydro Thunder - Key West
Golf Cart Rentals
150 Simonton Street - Key West, Florida

| Time Period | Golf Carts | | |
|-------------------------|--------------------------|-------------------------|-----------------------|
| | # of Golf Carts Entering | # of Golf Carts Exiting | Total Golf Cart Trips |
| Thursday, July 27, 2023 | | | |
| 8:00 AM - 8:15 AM | | | 0 |
| 8:15 AM - 8:30 AM | | | 0 |
| 8:30 AM - 8:45 AM | | | 0 |
| 8:45 AM - 9:00 AM | | | 0 |
| 9:00 AM - 9:15 AM | | 1 | 1 |
| 9:15 AM - 9:30 AM | | 2 | 2 |
| 9:30 AM - 9:45 AM | | 2 | 2 |
| 9:45 AM - 10:00 AM | | 1 | 1 |
| 10:00 AM - 10:15 AM | 2 | 1 | 3 |
| 10:15 AM - 10:30 AM | | | 0 |
| 10:30 AM - 10:45 AM | | 1 | 1 |
| 10:45 AM - 11:00 AM | | | 0 |
| 11:00 AM - 11:15 AM | 1 | 2 | 3 |
| 11:15 AM - 11:30 AM | | | 0 |
| 11:30 AM - 11:45 AM | | 2 | 2 |
| 11:45 AM - 12:00 PM | 1 | 1 | 2 |
| 12:00 PM - 12:15 PM | 2 | | 2 |
| 12:15 PM - 12:30 PM | | 1 | 1 |
| 12:30 PM - 12:45 PM | | 2 | 2 |
| 12:45 PM - 1:00 PM | | 1 | 1 |
| 1:00 PM - 1:15 PM | 2 | 1 | 3 |
| 1:15 PM - 1:30 PM | 1 | | 1 |
| 1:30 PM - 1:45 PM | 1 | | 1 |
| 1:45 PM - 2:00 PM | 1 | | 1 |
| 2:00 PM - 2:15 PM | | 1 | 1 |
| 2:15 PM - 2:30 PM | | 1 | 1 |
| 2:30 PM - 2:45 PM | | 1 | 1 |
| 2:45 PM - 3:00 PM | 4 | 1 | 5 |
| 3:00 PM - 3:15 PM | | | 0 |
| 3:15 PM - 3:30 PM | 2 | 2 | 4 |
| 3:30 PM - 3:45 PM | 3 | 1 | 4 |
| 3:45 PM - 4:00 PM | | | 0 |
| 4:00 PM - 4:15 PM | | | 0 |
| 4:15 PM - 4:30 PM | 2 | | 2 |
| 4:30 PM - 4:45 PM | 3 | | 3 |
| 4:45 PM - 5:00 PM | | | 0 |
| 5:00 PM - 5:15 PM | | 1 | 1 |
| 5:15 PM - 5:30 PM | 1 | 1 | 2 |
| 5:30 PM - 5:45 PM | 1 | 2 | 3 |
| 5:45 PM - 6:00 PM | | 2 | 2 |

Total Trips: 58

Inbound: 27

Outbound: 31

Peak Hour: 13

2:45 - 3:45

9 inbound / 4 outbound

Table 5
Hydro Thunder - Key West
Golf Cart Rentals
150 Simonton Street - Key West, Florida

| Time Period | Golf Carts | | |
|-----------------------|--------------------------|-------------------------|-----------------------|
| | # of Golf Carts Entering | # of Golf Carts Exiting | Total Golf Cart Trips |
| Friday, July 28, 2023 | | | |
| 8:00 AM - 8:15 AM | | | 0 |
| 8:15 AM - 8:30 AM | 1 | | 1 |
| 8:30 AM - 8:45 AM | 1 | | 1 |
| 8:45 AM - 9:00 AM | | | 0 |
| 9:00 AM - 9:15 AM | | | 0 |
| 9:15 AM - 9:30 AM | | 2 | 2 |
| 9:30 AM - 9:45 AM | | 1 | 1 |
| 9:45 AM - 10:00 AM | | | 0 |
| 10:00 AM - 10:15 AM | 2 | 2 | 4 |
| 10:15 AM - 10:30 AM | | | 0 |
| 10:30 AM - 10:45 AM | 1 | | 1 |
| 10:45 AM - 11:00 AM | | 1 | 1 |
| 11:00 AM - 11:15 AM | | 1 | 1 |
| 11:15 AM - 11:30 AM | 2 | 1 | 3 |
| 11:30 AM - 11:45 AM | 2 | 1 | 3 |
| 11:45 AM - 12:00 PM | | | 0 |
| 12:00 PM - 12:15 PM | | | 0 |
| 12:15 PM - 12:30 PM | | 1 | 1 |
| 12:30 PM - 12:45 PM | 1 | | 1 |
| 12:45 PM - 1:00 PM | 1 | | 1 |
| 1:00 PM - 1:15 PM | 1 | 2 | 3 |
| 1:15 PM - 1:30 PM | | 1 | 1 |
| 1:30 PM - 1:45 PM | | 1 | 1 |
| 1:45 PM - 2:00 PM | | 1 | 1 |
| 2:00 PM - 2:15 PM | | | 0 |
| 2:15 PM - 2:30 PM | | 1 | 1 |
| 2:30 PM - 2:45 PM | 1 | 2 | 3 |
| 2:45 PM - 3:00 PM | 1 | 1 | 2 |
| 3:00 PM - 3:15 PM | | | 0 |
| 3:15 PM - 3:30 PM | | | 0 |
| 3:30 PM - 3:45 PM | | | 0 |
| 3:45 PM - 4:00 PM | | 1 | 1 |
| 4:00 PM - 4:15 PM | | 1 | 1 |
| 4:15 PM - 4:30 PM | | 2 | 2 |
| 4:30 PM - 4:45 PM | | 1 | 1 |
| 4:45 PM - 5:00 PM | | 1 | 1 |
| 5:00 PM - 5:15 PM | 1 | | 1 |
| 5:15 PM - 5:30 PM | 1 | | 1 |
| 5:30 PM - 5:45 PM | 2 | | 2 |
| 5:45 PM - 6:00 PM | 1 | 1 | 2 |

Total Trips: 45

Inbound: 19

Outbound: 26

Peak Hour: 8

10:45 - 11:45

4 inbound / 4 outbound

Table 6
Hydro Thunder - Key West
Golf Cart Rentals
150 Simonton Street - Key West, Florida

| Time Period | Golf Carts | | |
|---------------------|--------------------------|-------------------------|-----------------------|
| | # of Golf Carts Entering | # of Golf Carts Exiting | Total Golf Cart Trips |
| 8:00 AM - 8:15 AM | | | 0 |
| 8:15 AM - 8:30 AM | | | 0 |
| 8:30 AM - 8:45 AM | 1 | | 1 |
| 8:45 AM - 9:00 AM | | 1 | 1 |
| 9:00 AM - 9:15 AM | | 1 | 1 |
| 9:15 AM - 9:30 AM | 1 | | 1 |
| 9:30 AM - 9:45 AM | | 1 | 1 |
| 9:45 AM - 10:00 AM | | 3 | 3 |
| 10:00 AM - 10:15 AM | 1 | 3 | 4 |
| 10:15 AM - 10:30 AM | | 1 | 1 |
| 10:30 AM - 10:45 AM | | 3 | 3 |
| 10:45 AM - 11:00 AM | 1 | 3 | 4 |
| 11:00 AM - 11:15 AM | | 3 | 3 |
| 11:15 AM - 11:30 AM | | 2 | 2 |
| 11:30 AM - 11:45 AM | | | 0 |
| 11:45 AM - 12:00 PM | | 2 | 2 |
| 12:00 PM - 12:15 PM | | 3 | 3 |
| 12:15 PM - 12:30 PM | | 1 | 1 |
| 12:30 PM - 12:45 PM | 1 | 1 | 2 |
| 12:45 PM - 1:00 PM | | 1 | 1 |
| 1:00 PM - 1:15 PM | | | 0 |
| 1:15 PM - 1:30 PM | 1 | 1 | 2 |
| 1:30 PM - 1:45 PM | | | 0 |
| 1:45 PM - 2:00 PM | | | 0 |
| 2:00 PM - 2:15 PM | | 2 | 2 |
| 2:15 PM - 2:30 PM | 1 | 3 | 4 |
| 2:30 PM - 2:45 PM | | | 0 |
| 2:45 PM - 3:00 PM | | | 0 |
| 3:00 PM - 3:15 PM | 1 | 1 | 2 |
| 3:15 PM - 3:30 PM | 2 | 2 | 4 |
| 3:30 PM - 3:45 PM | | | 0 |
| 3:45 PM - 4:00 PM | 3 | 1 | 4 |
| 4:00 PM - 4:15 PM | 3 | 1 | 4 |
| 4:15 PM - 4:30 PM | 1 | | 1 |
| 4:30 PM - 4:45 PM | 2 | 1 | 3 |
| 4:45 PM - 5:00 PM | | 3 | 3 |
| 5:00 PM - 5:15 PM | 2 | | 2 |
| 5:15 PM - 5:30 PM | 3 | 1 | 4 |
| 5:30 PM - 5:45 PM | 1 | | 1 |
| 5:45 PM - 6:00 PM | 2 | | 2 |

Total Trips: 72

Inbound: 27

Outbound: 45

Peak Hour: 12
4:30 - 5:30

7 inbound / 5 outbound

Table 7
Hydro Thunder - Key West
Golf Cart Rentals
150 Simonton Street - Key West, Florida

| Time Period | Golf Carts | | |
|-----------------------|--------------------------|-------------------------|-----------------------|
| | # of Golf Carts Entering | # of Golf Carts Exiting | Total Golf Cart Trips |
| Sunday, July 30, 2023 | | | |
| 8:00 AM - 8:15 AM | | 1 | 1 |
| 8:15 AM - 8:30 AM | | | 0 |
| 8:30 AM - 8:45 AM | 1 | | 1 |
| 8:45 AM - 9:00 AM | | 1 | 1 |
| 9:00 AM - 9:15 AM | | 2 | 2 |
| 9:15 AM - 9:30 AM | 1 | 1 | 2 |
| 9:30 AM - 9:45 AM | | | 0 |
| 9:45 AM - 10:00 AM | 1 | 1 | 2 |
| 10:00 AM - 10:15 AM | 1 | 2 | 3 |
| 10:15 AM - 10:30 AM | | 1 | 1 |
| 10:30 AM - 10:45 AM | | | 0 |
| 10:45 AM - 11:00 AM | | 2 | 2 |
| 11:00 AM - 11:15 AM | | 2 | 2 |
| 11:15 AM - 11:30 AM | 1 | | 1 |
| 11:30 AM - 11:45 AM | 2 | 1 | 3 |
| 11:45 AM - 12:00 PM | | 1 | 1 |
| 12:00 PM - 12:15 PM | 1 | | 1 |
| 12:15 PM - 12:30 PM | | 2 | 2 |
| 12:30 PM - 12:45 PM | | | 0 |
| 12:45 PM - 1:00 PM | 1 | | 1 |
| 1:00 PM - 1:15 PM | 1 | 1 | 2 |
| 1:15 PM - 1:30 PM | 1 | 1 | 2 |
| 1:30 PM - 1:45 PM | 1 | 1 | 2 |
| 1:45 PM - 2:00 PM | | 1 | 1 |
| 2:00 PM - 2:15 PM | 2 | | 2 |
| 2:15 PM - 2:30 PM | | | 0 |
| 2:30 PM - 2:45 PM | 1 | | 1 |
| 2:45 PM - 3:00 PM | 3 | | 3 |
| 3:00 PM - 3:15 PM | | | 0 |
| 3:15 PM - 3:30 PM | 1 | 1 | 2 |
| 3:30 PM - 3:45 PM | 2 | 2 | 4 |
| 3:45 PM - 4:00 PM | 2 | | 2 |
| 4:00 PM - 4:15 PM | 4 | | 4 |
| 4:15 PM - 4:30 PM | | | 0 |
| 4:30 PM - 4:45 PM | | 1 | 1 |
| 4:45 PM - 5:00 PM | | | 0 |
| 5:00 PM - 5:15 PM | 1 | | 1 |
| 5:15 PM - 5:30 PM | | | 0 |
| 5:30 PM - 5:45 PM | 2 | | 2 |
| 5:45 PM - 6:00 PM | 1 | 1 | 2 |

Total Trips: 57

Inbound: 31

Outbound: 26

**Peak Hour: 12
3:15 - 4:15**

9 inbound / 3 outbound

**Hydro Thunder - Key West
Golf Cart Rentals
150 Simonton Street - Key West, Florida**

Summary of Trip Generation Data

| Day of Week | Daily Trips | Peak Hour Trips | Peak Hour |
|--------------------|--------------------|------------------------|------------------|
| Monday | 56 | 12 | 11:30 - 12:30 |
| Tuesday | 79 | 18 | 4:15 - 5:15 |
| Wednesday | 59 | 12 | 12:00 - 1:00 |
| Thursday | 58 | 13 | 2:45 - 3:45 |
| Friday | 45 | 8 | 10:45 - 11:45 |
| Saturday | 72 | 12 | 4:30 - 5:30 |
| Sunday | 57 | 12 | 3:15 - 4:15 |

Avg. Daily Trips = 60.86

of Golf Carts = 50

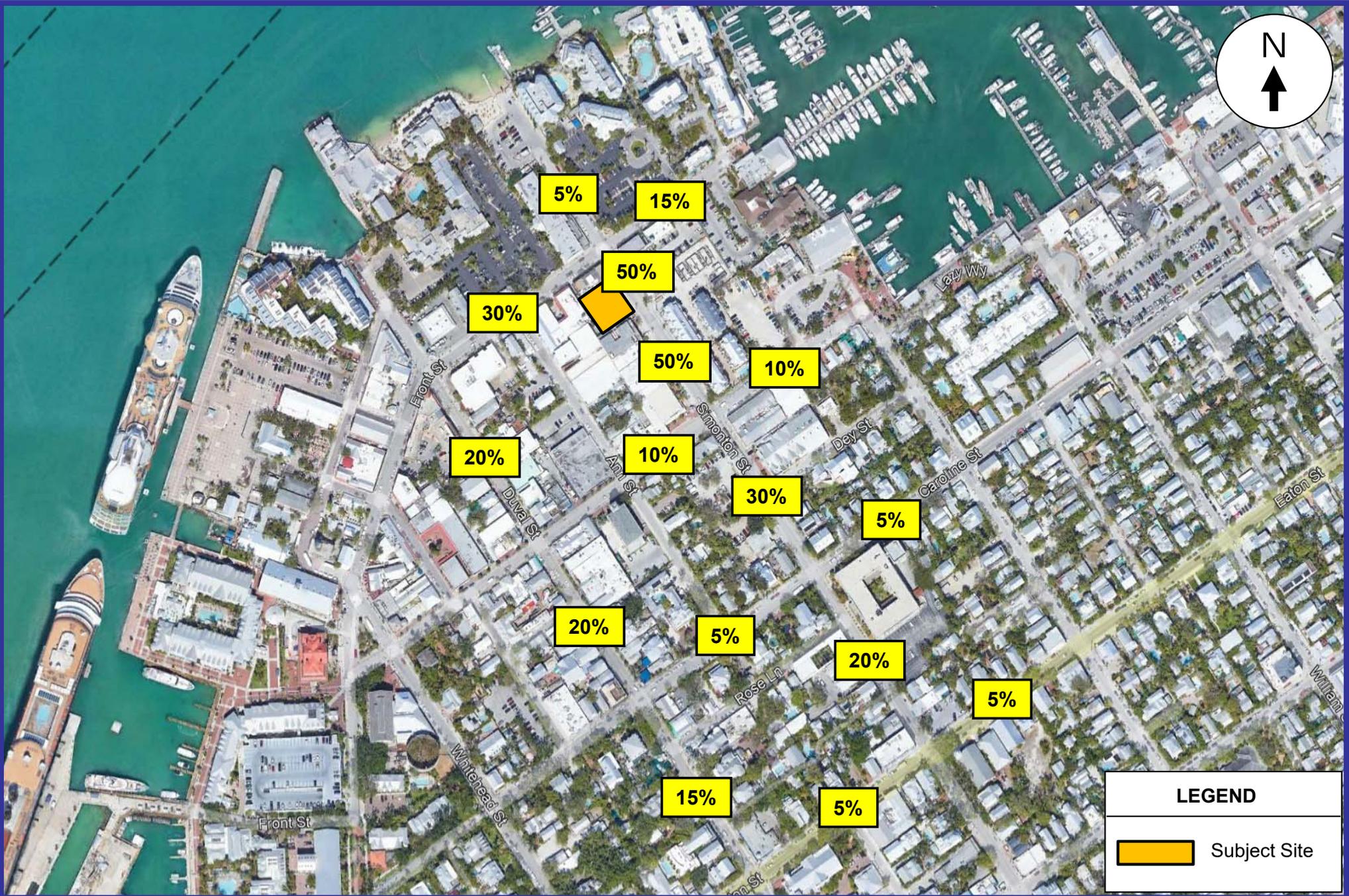
| | | |
|------------------------------|-------------|--------------------------|
| Daily Trip Gen Rate = | 1.22 | trips / golf cart |
|------------------------------|-------------|--------------------------|

Avg. Peak Hour Trips = 12.43

| | | |
|---------------------------------|-------------|--------------------------|
| Peak Hr. Trip Gen Rate = | 0.25 | trips / golf cart |
|---------------------------------|-------------|--------------------------|

Attachment C

Trip Distribution Patterns



Trip Distribution by Segment

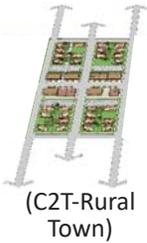
FIGURE C
114 Simonton Street
Key West, Florida

Attachment D

FDOT Level of Service Tables

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

| | B | C | D | E |
|--------|---|-------|-------|----|
| 1 Lane | * | 720 | 940 | ** |
| 2 Lane | * | 1,140 | 1,640 | ** |
| 3 Lane | * | 2,120 | 2,510 | ** |

Peak Hour Two-Way

| | B | C | D | E |
|--------|---|-------|-------|----|
| 2 Lane | * | 1,310 | 1,710 | ** |
| 4 Lane | * | 2,070 | 2,980 | ** |
| 6 Lane | * | 3,850 | 4,560 | ** |

AADT

| | B | C | D | E |
|--------|---|--------|--------|----|
| 2 Lane | * | 13,800 | 18,000 | ** |
| 4 Lane | * | 21,800 | 31,400 | ** |
| 6 Lane | * | 40,500 | 48,000 | ** |



(C4-Urban General)

| | B | C | D | E |
|--------|---|-------|-------|-------|
| 1 Lane | * | * | 870 | 1,190 |
| 2 Lane | * | 1,210 | 1,790 | 2,020 |
| 3 Lane | * | 2,210 | 2,810 | 2,990 |
| 4 Lane | * | 2,590 | 3,310 | 3,510 |

| | B | C | D | E |
|--------|---|-------|-------|-------|
| 2 Lane | * | * | 1,580 | 2,160 |
| 4 Lane | * | 2,200 | 3,250 | 3,670 |
| 6 Lane | * | 4,020 | 5,110 | 5,440 |
| 8 Lane | * | 4,710 | 6,020 | 6,380 |

| | B | C | D | E |
|--------|---|--------|--------|--------|
| 2 Lane | * | * | 17,600 | 24,000 |
| 4 Lane | * | 24,400 | 36,100 | 40,800 |
| 6 Lane | * | 44,700 | 56,800 | 60,400 |
| 8 Lane | * | 52,300 | 66,900 | 70,900 |



(C5-Urban Center)

| | B | C | D | E |
|--------|---|-------|-------|-------|
| 1 Lane | * | * | 690 | 1,080 |
| 2 Lane | * | 1,290 | 1,900 | 2,130 |
| 3 Lane | * | 1,410 | 2,670 | 3,110 |
| 4 Lane | * | 2,910 | 3,560 | 3,640 |

| | B | C | D | E |
|--------|---|-------|-------|-------|
| 2 Lane | * | * | 1,250 | 1,960 |
| 4 Lane | * | 2,350 | 3,450 | 3,870 |
| 6 Lane | * | 2,560 | 4,850 | 5,650 |
| 8 Lane | * | 5,290 | 6,470 | 6,620 |

| | B | C | D | E |
|--------|---|--------|--------|--------|
| 2 Lane | * | * | 13,900 | 21,800 |
| 4 Lane | * | 26,100 | 38,300 | 43,000 |
| 6 Lane | * | 28,400 | 53,900 | 62,800 |
| 8 Lane | * | 58,800 | 71,900 | 73,600 |



(C6-Urban Core)

| | B | C | D | E |
|--------|---|-----|-------|-------|
| 1 Lane | * | *** | 790 | 1,030 |
| 2 Lane | * | *** | 1,490 | 1,920 |
| 3 Lane | * | *** | 2,730 | 2,940 |
| 4 Lane | * | *** | 3,250 | 3,490 |

| | B | C | D | E |
|--------|---|-----|-------|-------|
| 2 Lane | * | *** | 1,440 | 1,870 |
| 4 Lane | * | *** | 2,710 | 3,490 |
| 6 Lane | * | *** | 4,960 | 5,350 |
| 8 Lane | * | *** | 5,910 | 6,350 |

| | B | C | D | E |
|--------|---|-----|--------|--------|
| 2 Lane | * | *** | 16,000 | 20,800 |
| 4 Lane | * | *** | 30,100 | 38,800 |
| 6 Lane | * | *** | 55,100 | 59,400 |
| 8 Lane | * | *** | 65,700 | 70,600 |

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities
 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

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April 27, 2023

Gregory S. Oropeza, Esq.
Oropeza Stones Cardenas
221 Simonton Street
Key West, FL 33040

**Re: Hydro-Thunder Golf Carts – Key West, Florida
Traffic Statement**

Dear Greg:

There is an existing retail property located generally in the southern quadrant of the intersection at Simonton Street and Front Street in Key West, Monroe County, Florida. More specifically, the subject site is located at 114 Simonton Street. Hydro-Thunder of Key West proposes to utilize this location for the storage of 50 golf carts that will be utilized for their vehicle rental business. The purpose of this traffic statement is to document the anticipated roadway impacts associated with the location of 50 golf cart rental licenses at 114 Simonton Street.

Location of Proposed Golf Carts & Roadway Access

According to the latest plans the proposed golf carts will be stored in the rear of the subject building. Access to the interior vehicle storage area will be provided by an existing garage door on the south side of the building. Vehicular access to the site is provided by an existing full access driveway on Simonton Street that leads to a surface parking lot on the south side of the building. This access point will allow exiting golf carts to turn left or right onto Simonton Street. And, in a similar manner, golf carts entering the site will be able to turn left or right from Simonton Street. The proposed storage location of these vehicles is depicted on the overall floor plan contained in Attachment A to this memorandum.

Trip Generation Analysis

Concerning the proposed location of 50 rental golf carts at 114 Simonton Street, it is estimated that a majority of these vehicles at this location will be rented on a daily basis and by guests of nearby hotels and resorts. That is, they will be rented in the morning or early afternoon and returned that same day. As such, these vehicles will typically result in one (1) exiting trip and one (1) entering trip per day. Therefore, in a worst-case scenario, 50 golf cart rentals would generate approximately 100 daily vehicle trips (i.e. one inbound and one outbound trip per day). Additionally, the peak hour impact is estimated to be approximately 20% of the daily trips or 20 peak hour trips.

Traffic Impacts

In accordance with Section 18-358 of the City's Code of Ordinances, the traffic impacts associated with the proposed golf cart rentals at the subject location must be addressed. More specifically, insignificant (or "de minimis") impacts are defined as those that constitute an impact of less than three percent (3.0%) of the capacity on the local transportation network.

Based upon the location of the proposed rental golf carts, it is expected that these vehicles will quickly disperse throughout the City's street grid network. As a result of this trip dispersion, impacts to any single roadway or intersection will be minimal. However, for the purposes of this traffic impact analysis, our focus is on Simonton Street, Front Street, Greene Street, Caroline Street, Eaton Street and Duval Street.

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The trip distribution patterns for this site have been developed based upon the surrounding roadway network and the area's land uses / attractions. The inbound and outbound trip distribution patterns are presented in Attachment B to this memorandum.

Capacity Analyses

According to the FDOT's 2020 Quality / Level of Service Handbook, in urbanized areas two-lane undivided, class II (35 miles per hour or slower posted speed limit), non-state roadways (without turn lanes) have a daily capacity of approximately 10,360 vehicles and a peak hour capacity of approximately 931 vehicles. (Please see Attachment C for the referenced level of service thresholds.) The daily and peak hour traffic impacts to the surrounding (and primarily impacted) roadway segments are summarized in Table 1 below.

| Table 1 | | | | | | |
|---|-----------------|------------------------|-----------------|------------------|------------------------|-----------------|
| 114 Simonton Street - Hydro-Thunder Golf Carts | | | | | | |
| Key West, Florida | | | | | | |
| Roadway | Daily | | | Peak Hour | | |
| | Capacity | Project Traffic | % Impact | Capacity | Project Traffic | % Impact |
| Simonton Street - North of Front St | 10,360 | 5 | 0.05% | 931 | 1 | 0.11% |
| Simonton Street - Front St to Project DW | 10,360 | 50 | 0.48% | 931 | 10 | 1.07% |
| Simonton Street - Project DW to Greene St | 10,360 | 50 | 0.48% | 931 | 10 | 1.07% |
| Simonton Street - Greene St to Caroline St | 10,360 | 30 | 0.29% | 931 | 6 | 0.64% |
| Simonton Street - Caroline St to Eaton St | 10,360 | 20 | 0.19% | 931 | 4 | 0.43% |
| Front Street - East of Simonton St | 10,360 | 15 | 0.14% | 931 | 3 | 0.32% |
| Front Street - West of Simonton St | 10,360 | 30 | 0.29% | 931 | 6 | 0.64% |
| Greene Street - Elizabeth St to Simonton St | 10,360 | 10 | 0.10% | 931 | 2 | 0.21% |
| Greene Street - Simonton St to Duval St | 10,360 | 10 | 0.10% | 931 | 2 | 0.21% |
| Caroline Street - Elizabeth St to Simonton St | 10,360 | 5 | 0.05% | 931 | 1 | 0.11% |
| Caroline Street - Simonton St to Duval St | 10,360 | 5 | 0.05% | 931 | 1 | 0.11% |
| Eaton Street - Elizabeth St to Simonton St | 10,360 | 5 | 0.05% | 931 | 1 | 0.11% |
| Eaton Street - Simonton St to Duval St | 10,360 | 5 | 0.05% | 931 | 1 | 0.11% |
| Duval Street - Front St to Greene St | 10,360 | 20 | 0.19% | 931 | 4 | 0.43% |
| Duval Street - Greene St to Caroline St | 10,360 | 20 | 0.19% | 931 | 4 | 0.43% |
| Duval Street - Caroline St to Eaton St | 10,360 | 15 | 0.14% | 931 | 3 | 0.32% |

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As indicated in Table 1 on the previous page, the projected daily and peak hour vehicle trips associated with the proposed Hydro-Thunder golf cart rentals at 114 Simonton Street are substantially less than the 3.0% significance thresholds on each of the directly impacted roadway segments in close proximity to the site. Therefore, these volumes will not have a significant impact on the local street network.

Conclusions

Based upon the foregoing analysis and assessment of the traffic operations associated with the proposed Hydro-Thunder golf cart rentals to be located at 114 Simonton Street in Key West, it is evident that the resulting daily and peak hour traffic can be accommodated within the City's 3.0% traffic impact threshold on the directly impacted roadway segments.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.

A handwritten signature in blue ink, appearing to read 'Karl B. Peterson', with a stylized flourish extending to the right.

Karl B. Peterson, P.E.
Senior Transportation Engineer

TRAFFIC STATEMENT

KBP CONSULTING, INC.

March 14, 2019

Gregory S. Oropeza, Esq.
Oropeza Stones Cardenas
221 Simonton Street
Key West, Florida 33040

**Re: Hydro Thunder Recreational Vehicle Rentals
Conditional Use Application – Traffic Statement**

Dear Greg:

Hydro Thunder is an existing recreational vehicle rental business located in Key West, Monroe County, Florida. More specifically, the location that is the subject of this Conditional Use Application is 150 Simonton Street. This location currently has licenses for 41 electric cars and 46 scooters. A modification in this existing fleet mix is proposed. The number of electric cars is proposed to increase from 41 to 51 while the number of scooters is proposed to decrease from 46 to 36. The total number of vehicles (i.e. 87) at this location will remain unchanged. The purpose of this traffic statement is to document the anticipated traffic impacts associated with the proposed change in fleet mix.

As stated previously, the total number of vehicles (i.e. electric cars and scooters) at the 150 Simonton Street location will remain at 87. Furthermore, it is noted that these vehicle types have similar operating characteristics (as far as their speeds and travel patterns) while on the street network. Given that there will be no increase in the number of vehicles licensed at this site and the similarity in the operating characteristics of the subject vehicles, it is evident that the traffic impacts associated with the proposed change in the fleet mix will be negligible.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

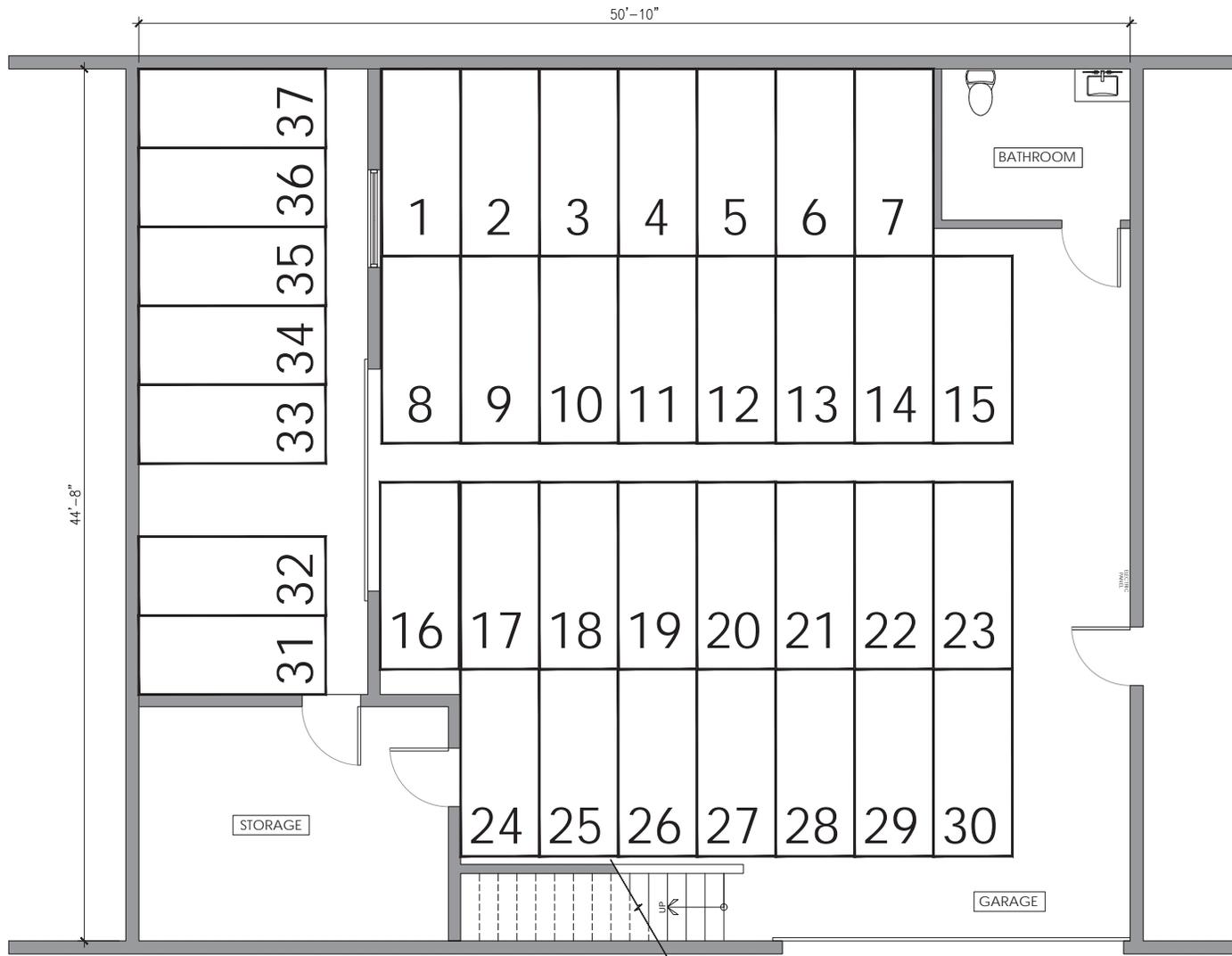
KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

Attachment A

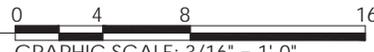
Floor Plan with Proposed Golf Cart Location



1 EXISTING FLOOR PLAN

SCALE: 3/16" = 1'-0"

[ROTATED]



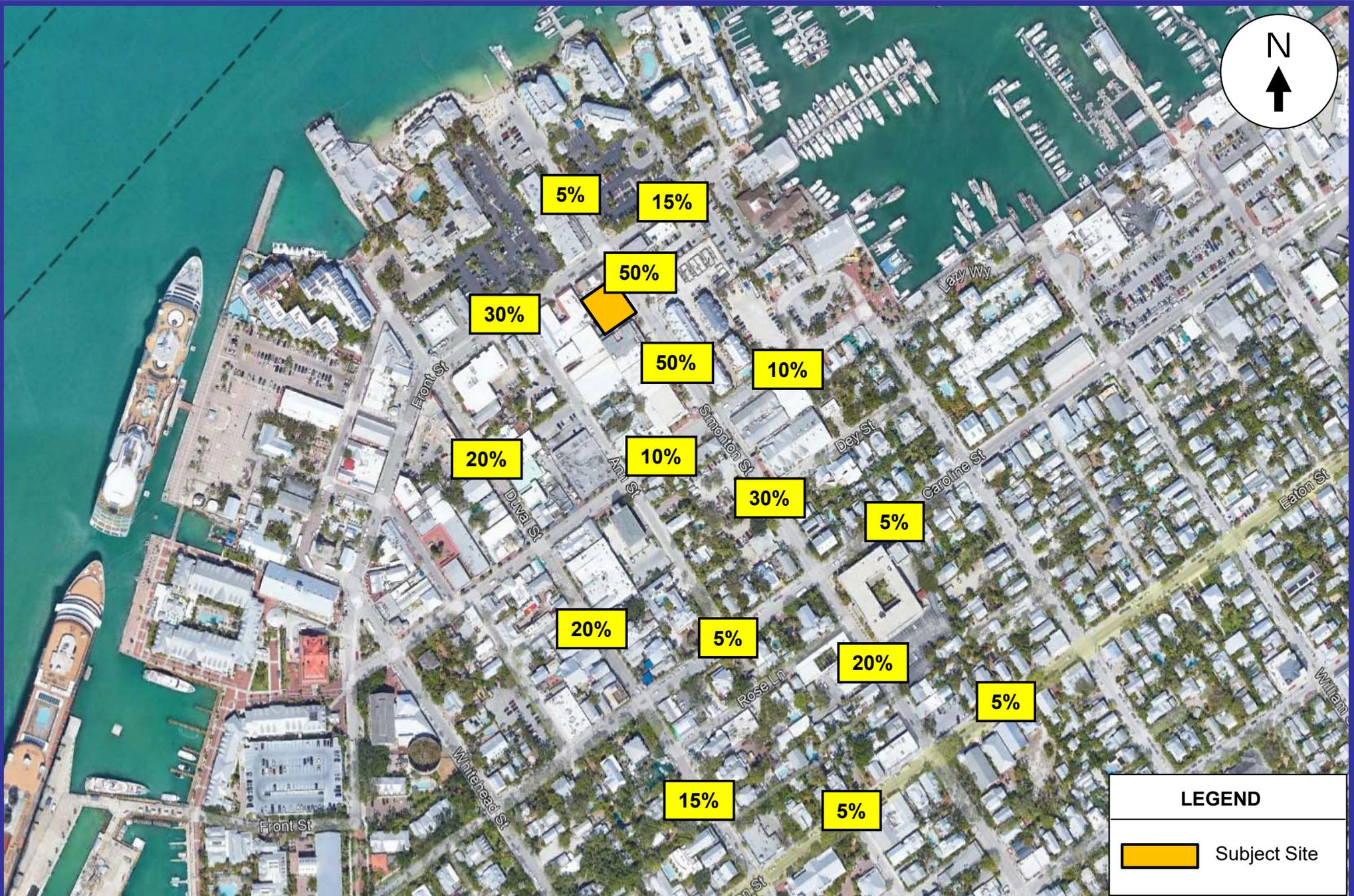
GRAPHIC SCALE: 3/16" = 1'-0"

GENERAL NOTE: NO CONSTRUCTION, NOR DEMOLITION IS PROPOSED FOR THIS PROJECT. THE FLOOR PLAN PROVIDED IS INTENDED TO DEMONSTRATE THE ABILITY OF THE APPLICANT TO PARK GOLF CARTS IN THE SPACE PROVIDED BY THE PROPERTY OWNER.

| | |
|--|--|
|  <p>P: 305.741.7676 E: A2OARCHITECTURE@GMAIL.COM PROF. REG. AC6663972</p> | <p>ARCHITECT: AUNTAN COSOVAN, P.A. LICENSE NO. AP97603 EXPIRATION DATE: 02/28/25</p> |
| <p>HYDRO-THUNDER OF KEY WEST, INC.</p> <p>GOLF CART STORAGE PARKING</p> <p>114 SIMONTON ST., KEY WEST, FLORIDA 33040</p> | |
| <p>TITLE: EXISTING GROUND FLOOR PLAN W/ PARKING LAYOUT</p> | <p>PROJECT: 23.04</p> |
| <p>SHEET: G7.1</p> <p>MAR. 06, 2023</p> | |
| <p>© 2023 BY A2O ARCHITECTURE, LLC</p> | |

Attachment B

Trip Distribution Patterns



Trip Distribution by Segment

FIGURE B
114 Simonton Street
Key West, Florida

Attachment C

FDOT Level of Service Tables

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's Urbanized Areas

January 2020

| INTERRUPTED FLOW FACILITIES | | | | | | UNINTERRUPTED FLOW FACILITIES | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------|----------------------|-----------------------|--------------------|---------|---|-----------|----------------------|---------|--------------------|---------|-----------------|--|--|---------------|--|--|----------------------------|--|--|------|--|--|----------|--|--|--|--|--|
| STATE SIGNALIZED ARTERIALS | | | | | | FREEWAYS | | | | | | | | | | | | | | | | | | | | | | | |
| Class I (40 mph or higher posted speed limit) | | | | | | Core Urbanized | | | | | | | | | | | | | | | | | | | | | | | |
| Lanes | Median | B | C | D | E | Lanes | B | C | D | E | | | | | | | | | | | | | | | | | | | |
| 2 | Undivided | * | 16,800 | 17,700 | ** | 4 | 47,600 | 66,400 | 83,200 | 87,300 | | | | | | | | | | | | | | | | | | | |
| 4 | Divided | * | 37,900 | 39,800 | ** | 6 | 70,100 | 97,800 | 123,600 | 131,200 | | | | | | | | | | | | | | | | | | | |
| 6 | Divided | * | 58,400 | 59,900 | ** | 8 | 92,200 | 128,900 | 164,200 | 174,700 | | | | | | | | | | | | | | | | | | | |
| 8 | Divided | * | 78,800 | 80,100 | ** | 10 | 115,300 | 158,900 | 203,600 | 218,600 | | | | | | | | | | | | | | | | | | | |
| | | | | | | 12 | 136,500 | 192,400 | 246,200 | 272,900 | | | | | | | | | | | | | | | | | | | |
| Class II (35 mph or slower posted speed limit) | | | | | | Urbanized | | | | | | | | | | | | | | | | | | | | | | | |
| Lanes | Median | B | C | D | E | Lanes | B | C | D | E | | | | | | | | | | | | | | | | | | | |
| 2 | Undivided | * | 7,300 | 14,800 | 15,600 | 4 | 45,900 | 62,700 | 75,600 | 85,400 | | | | | | | | | | | | | | | | | | | |
| 4 | Divided | * | 14,500 | 32,400 | 33,800 | 6 | 68,900 | 93,900 | 113,600 | 128,100 | | | | | | | | | | | | | | | | | | | |
| 6 | Divided | * | 23,300 | 50,000 | 50,900 | 8 | 91,900 | 125,200 | 151,300 | 170,900 | | | | | | | | | | | | | | | | | | | |
| 8 | Divided | * | 32,000 | 67,300 | 68,100 | 10 | 115,000 | 156,800 | 189,300 | 213,600 | | | | | | | | | | | | | | | | | | | |
| Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.) | | | | | | Freeway Adjustments | | | | | | | | | | | | | | | | | | | | | | | |
| Non-State Signalized Roadways - 10% | | | | | | <table border="0"> <tr> <td colspan="3">Auxiliary Lanes</td> <td colspan="3">Ramp Metering</td> </tr> <tr> <td colspan="3">Present in Both Directions</td> <td colspan="3">+ 5%</td> </tr> <tr> <td colspan="3">+ 20,000</td> <td colspan="3"></td> </tr> </table> | | | | | | Auxiliary Lanes | | | Ramp Metering | | | Present in Both Directions | | | + 5% | | | + 20,000 | | | | | |
| Auxiliary Lanes | | | Ramp Metering | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Present in Both Directions | | | + 5% | | | | | | | | | | | | | | | | | | | | | | | | | | |
| + 20,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Median & Turn Lane Adjustments | | | | | | UNINTERRUPTED FLOW HIGHWAYS | | | | | | | | | | | | | | | | | | | | | | | |
| Lanes | Median | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors | | Lanes | Median | B | C | D | E | | | | | | | | | | | | | | | | | | |
| 2 | Divided | Yes | No | +5% | | 2 | Undivided | 11,700 | 18,000 | 24,200 | 32,600 | | | | | | | | | | | | | | | | | | |
| 2 | Undivided | No | No | -20% | | 4 | Divided | 36,300 | 52,600 | 66,200 | 75,300 | | | | | | | | | | | | | | | | | | |
| Multi | Undivided | Yes | No | -5% | | 6 | Divided | 54,600 | 78,800 | 99,400 | 113,100 | | | | | | | | | | | | | | | | | | |
| Multi | Undivided | No | No | -25% | | Uninterrupted Flow Highway Adjustments | | | | | | | | | | | | | | | | | | | | | | | |
| - | - | - | Yes | + 5% | | Lanes | Median | Exclusive left lanes | | Adjustment factors | | | | | | | | | | | | | | | | | | | |
| One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6 | | | | | | 2 | Divided | Yes | | +5% | | | | | | | | | | | | | | | | | | | |
| | | | | | | Multi | Undivided | Yes | | -5% | | | | | | | | | | | | | | | | | | | |
| | | | | | | Multi | Undivided | No | | -25% | | | | | | | | | | | | | | | | | | | |
| BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) | | | | | | ¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual. | | | | | | | | | | | | | | | | | | | | | | | |
| Paved Shoulder/Bicycle Lane Coverage | | | | | | ² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility. | | | | | | | | | | | | | | | | | | | | | | | |
| | | B | C | D | E | ³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow. | | | | | | | | | | | | | | | | | | | | | | | |
| 0-49% | | * | 2,900 | 7,600 | 19,700 | * Cannot be achieved using table input value defaults. | | | | | | | | | | | | | | | | | | | | | | | |
| 50-84% | | 2,100 | 6,700 | 19,700 | >19,700 | ** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults. | | | | | | | | | | | | | | | | | | | | | | | |
| 85-100% | | 9,300 | 19,700 | >19,700 | ** | Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/ | | | | | | | | | | | | | | | | | | | | | | | |
| PEDESTRIAN MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sidewalk Coverage | | B | C | D | E | | | | | | | | | | | | | | | | | | | | | | | | |
| 0-49% | | * | * | 2,800 | 9,500 | | | | | | | | | | | | | | | | | | | | | | | | |
| 50-84% | | * | 1,600 | 8,700 | 15,800 | | | | | | | | | | | | | | | | | | | | | | | | |
| 85-100% | | 3,800 | 10,700 | 17,400 | >19,700 | | | | | | | | | | | | | | | | | | | | | | | | |
| BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sidewalk Coverage | | B | C | D | E | | | | | | | | | | | | | | | | | | | | | | | | |
| 0-84% | | > 5 | ≥ 4 | ≥ 3 | ≥ 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| 85-100% | | > 4 | ≥ 3 | ≥ 2 | ≥ 1 | | | | | | | | | | | | | | | | | | | | | | | | |

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's Urbanized Areas¹

January 2020

| INTERRUPTED FLOW FACILITIES | | | | | | UNINTERRUPTED FLOW FACILITIES | | | | | |
|--|-----------|----------------------|-----------------------|--------------------|-------|--|-----------|----------------------|--------------------|--------|--------|
| STATE SIGNALIZED ARTERIALS | | | | | | FREEWAYS | | | | | |
| Class I (40 mph or higher posted speed limit) | | | | | | Core Urbanized | | | | | |
| Lanes | Median | B | C | D | E | Lanes | B | C | D | E | |
| 2 | Undivided | * | 1,510 | 1,600 | ** | 4 | 4,050 | 5,640 | 6,800 | 7,420 | |
| 4 | Divided | * | 3,420 | 3,580 | ** | 6 | 5,960 | 8,310 | 10,220 | 11,150 | |
| 6 | Divided | * | 5,250 | 5,390 | ** | 8 | 7,840 | 10,960 | 13,620 | 14,850 | |
| 8 | Divided | * | 7,090 | 7,210 | ** | 10 | 9,800 | 13,510 | 17,040 | 18,580 | |
| | | | | | | 12 | 11,600 | 16,350 | 20,930 | 23,200 | |
| Class II (35 mph or slower posted speed limit) | | | | | | Urbanized | | | | | |
| Lanes | Median | B | C | D | E | Lanes | B | C | D | E | |
| 2 | Undivided | * | 660 | 1,330 | 1,410 | 4 | 4,130 | 5,640 | 7,070 | 7,690 | |
| 4 | Divided | * | 1,310 | 2,920 | 3,040 | 6 | 6,200 | 8,450 | 10,510 | 11,530 | |
| 6 | Divided | * | 2,090 | 4,500 | 4,590 | 8 | 8,270 | 11,270 | 13,960 | 15,380 | |
| 8 | Divided | * | 2,880 | 6,060 | 6,130 | 10 | 10,350 | 14,110 | 17,310 | 19,220 | |
| Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.) Non-State Signalized Roadways - 10% | | | | | | Freeway Adjustments Auxiliary Lanes Present in Both Directions + 1,800 Ramp Metering + 5% | | | | | |
| Median & Turn Lane Adjustments | | | | | | UNINTERRUPTED FLOW HIGHWAYS | | | | | |
| Lanes | Median | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors | | Lanes | Median | B | C | D | E |
| 2 | Divided | Yes | No | +5% | | 2 | Undivided | 1,050 | 1,620 | 2,180 | 2,930 |
| 2 | Undivided | No | No | -20% | | 4 | Divided | 3,270 | 4,730 | 5,960 | 6,780 |
| Multi | Undivided | Yes | No | -5% | | 6 | Divided | 4,910 | 7,090 | 8,950 | 10,180 |
| Multi | Undivided | No | No | -25% | | Uninterrupted Flow Highway Adjustments | | | | | |
| - | - | - | Yes | + 5% | | Lanes | Median | Exclusive left lanes | Adjustment factors | | |
| One-Way Facility Adjustment Multiply the corresponding two-directional volumes in this table by 0.6 | | | | | | 2 | Divided | Yes | +5% | | |
| BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) | | | | | | Multi | Undivided | Yes | -5% | | |
| Paved | | | | | | Multi | Undivided | No | -25% | | |
| Shoulder/Bicycle | | | | | | PEDESTRIAN MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) | | | | | |
| Lane Coverage | B | C | D | E | | Sidewalk Coverage | B | C | D | E | |
| 0-49% | * | 260 | 680 | 1,770 | | 0-49% | * | * | 250 | 850 | |
| 50-84% | 190 | 600 | 1,770 | >1,770 | | 50-84% | * | 150 | 780 | 1,420 | |
| 85-100% | 830 | 1,700 | >1,770 | ** | | 85-100% | 340 | 960 | 1,560 | >1,770 | |
| BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction) | | | | | | Footnotes: ¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual. ² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility. ³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow. * Cannot be achieved using table input value defaults. ** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults. <i>Source:</i> Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/ | | | | | |
| Sidewalk Coverage | B | C | D | E | | | | | | | |
| 0-84% | > 5 | ≥ 4 | ≥ 3 | ≥ 2 | | | | | | | |
| 85-100% | > 4 | ≥ 3 | ≥ 2 | ≥ 1 | | | | | | | |

**AUTHORIZATION
FORM**

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

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

I, Edwin O. Swift, III as
Please Print Name of person with authority to execute documents on behalf of entity

President of Historic Tours of America, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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

[Signature]
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 3-30-23
Date

by Edwin O Swift III
Name of person with authority to execute documents on behalf on entity owner

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

Joyce A Unke
Notary's Signature and Seal

Joyce A Unke
Name of Acknowledger typed, printed or stamped



**VERIFICATION
FORM**



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

I, Gregory S. Oropeza, Esq., in my capacity as Managing Partner
(print name) *(print position; president, managing member)*

of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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

114 Simonton Street, Key West, Florida 33040
Street address of subject property

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

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


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 3/29/20' by
date
Gregory S. Oropeza
Name of Applicant

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



**CORPORATE/
BUSINESS OWNERSHIP
REGISTRATION**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

HISTORIC TOURS OF AMERICA, INC.

Filing Information

| | |
|-----------------------------|-------------------------------|
| Document Number | G83640 |
| FEI/EIN Number | 59-2512154 |
| Date Filed | 02/07/1984 |
| State | FL |
| Status | ACTIVE |
| Last Event | AMENDED AND RESTATED ARTICLES |
| Event Date Filed | 04/22/1994 |
| Event Effective Date | NONE |

Principal Address

201 FRONT ST
STE 224
KEY WEST, FL 33040

Changed: 03/26/2002

Mailing Address

201 FRONT ST
STE 224
KEY WEST, FL 33040

Changed: 03/26/2002

Registered Agent Name & Address

SWIFT, EDWIN O., III
201 FRONT ST
STE 224
KEY WEST, FL 33040

Name Changed: 03/06/2013

Address Changed: 03/26/2002

Officer/Director Detail

Name & Address

Title PD

SWIFT, EDWIN O., III
201 FRONT STREET SUITE 224
KEY WEST, FL

Title SVPD

BELLAND, CHRISTOPHER C
201 FRONT STREET SUITE 224
KEY WEST, FL

Title D

DOLAN-HEITLINGER, JOHN
201 FRONT STREET SUITE 224
KEY WEST, FL 33040

Title D

COHEN, RONALD MD
201 FRONT STREET SUITE 224
KEY WEST, FL 33040

Title Director

SWIFT, Edwin O., IV
201 FRONT ST
STE 224
KEY WEST, FL 33040

Title Director

BELLAND, CHRISTIAN C.
201 FRONT ST
STE 224
KEY WEST, FL 33040

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2021 | 03/16/2021 |
| 2022 | 02/10/2022 |
| 2023 | 03/21/2023 |

Document Images

| | |
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| 03/22/2019 – ANNUAL REPORT | View image in PDF format |
| 03/06/2018 – ANNUAL REPORT | View image in PDF format |

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| 04/24/2015 -- ANNUAL REPORT | View image in PDF format |
| 02/06/2014 -- ANNUAL REPORT | View image in PDF format |
| 03/06/2013 -- ANNUAL REPORT | View image in PDF format |
| 02/22/2012 -- ANNUAL REPORT | View image in PDF format |
| 02/15/2011 -- ANNUAL REPORT | View image in PDF format |
| 02/10/2010 -- ANNUAL REPORT | View image in PDF format |
| 03/04/2009 -- ANNUAL REPORT | View image in PDF format |
| 02/22/2008 -- ANNUAL REPORT | View image in PDF format |
| 02/26/2007 -- ANNUAL REPORT | View image in PDF format |
| 02/01/2006 -- ANNUAL REPORT | View image in PDF format |
| 02/01/2005 -- ANNUAL REPORT | View image in PDF format |
| 02/16/2004 -- ANNUAL REPORT | View image in PDF format |
| 04/11/2003 -- ANNUAL REPORT | View image in PDF format |
| 03/26/2002 -- ANNUAL REPORT | View image in PDF format |
| 05/05/2001 -- ANNUAL REPORT | View image in PDF format |
| 05/07/2000 -- ANNUAL REPORT | View image in PDF format |
| 04/29/1999 -- ANNUAL REPORT | View image in PDF format |
| 02/23/1998 -- ANNUAL REPORT | View image in PDF format |
| 01/31/1997 -- ANNUAL REPORT | View image in PDF format |
| 02/13/1996 -- ANNUAL REPORT | View image in PDF format |
| 04/26/1995 -- ANNUAL REPORT | View image in PDF format |



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

HYDRO-THUNDER OF KEY WEST, INC.

Filing Information

| | |
|-----------------------------|--------------|
| Document Number | P01000101801 |
| FEI/EIN Number | 52-2356034 |
| Date Filed | 10/15/2001 |
| State | FL |
| Status | ACTIVE |
| Last Event | AMENDMENT |
| Event Date Filed | 09/17/2012 |
| Event Effective Date | NONE |

Principal Address

150 Simonton St
KEY WEST, FL 33040

Changed: 01/30/2022

Mailing Address

150 Simonton St
KEY WEST, FL 33040

Changed: 01/30/2022

Registered Agent Name & Address

EVANS, JOHN
150 Simonton St
KEY WEST, FL 33040

Name Changed: 09/17/2012

Address Changed: 01/30/2022

Officer/Director Detail

Name & Address

Title PSDT

EVANS, JOHN
150 Simonton St
KEY WEST, FL 33040

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2021 | 01/20/2021 |
| 2022 | 01/30/2022 |
| 2023 | 01/25/2023 |

Document Images

| | |
|--|--------------------------|
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| 01/20/2021 – ANNUAL REPORT | View image in PDF format |
| 01/26/2020 – ANNUAL REPORT | View image in PDF format |
| 02/07/2019 – ANNUAL REPORT | View image in PDF format |
| 02/28/2018 – ANNUAL REPORT | View image in PDF format |
| 01/16/2017 – ANNUAL REPORT | View image in PDF format |
| 03/08/2016 – ANNUAL REPORT | View image in PDF format |
| 03/02/2015 – ANNUAL REPORT | View image in PDF format |
| 02/05/2014 – ANNUAL REPORT | View image in PDF format |
| 01/17/2013 – ANNUAL REPORT | View image in PDF format |
| 09/17/2012 – Amendment | View image in PDF format |
| 04/14/2012 – ANNUAL REPORT | View image in PDF format |
| 09/27/2011 – REINSTATEMENT | View image in PDF format |
| 04/18/2010 – ANNUAL REPORT | View image in PDF format |
| 04/07/2009 – ANNUAL REPORT | View image in PDF format |
| 04/11/2008 – ANNUAL REPORT | View image in PDF format |
| 04/03/2007 – ANNUAL REPORT | View image in PDF format |
| 04/24/2006 – ANNUAL REPORT | View image in PDF format |
| 04/12/2005 – ANNUAL REPORT | View image in PDF format |
| 04/09/2004 – ANNUAL REPORT | View image in PDF format |
| 05/12/2003 – ANNUAL REPORT | View image in PDF format |
| 05/30/2002 – ANNUAL REPORT | View image in PDF format |
| 10/15/2001 – Domestic Profit | View image in PDF format |

LICENSES

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KEY WEST TOYZ LLC (RRV)
Location Addr 150 SIMONTON ST
Lic NBR/Class 28773 REGULATORY LICENSES AND PERMITS
Issued Date 7/11/2018 Expiration Date: May 30, 2019

SCOOTERS ELECTRIC CARS OR OTHER RECREATIONAL RENTAL
VEHICLES

Comments: 18/19: 41 OF 41 E-CARS (DECALS #7215-#7254)#7260

Restrictions: 18/19: 46 OF 46 MOPEDS (#7261-#7301)#7255-#7259

KEY WEST TOYZ LLC (RRV)
3725 EAGLE AVE

This document must be prominently displayed.

KEY WEST, FL 33040

LAND & SEA SPORTS LLC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KEY WEST TOYZ LLC
Location Addr 150 SIMONTON ST
Lic NBR/Class 32900 TRANSPORTATION SERVICES
Issued Date 7/11/2018 Expiration Date: September 30, 2019

SCOOTERS JET SKIS AND OTHER MOTOR DRIVEN VEHICLE
RENTALS

Comments: AUTHORIZED FOR 41 E-CARS / 46 MOPEDS

Restrictions:

KEY WEST TOYZ LLC
3725 EAGLE AVE

KEY WEST, FL 33040

This document must be prominently displayed.

LAND & SEA SPORTS LLC

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KEY WEST TOYZ LLC (CUP)
Location Addr 150 SIMONTON ST
Lic NBR/Class 34344 REGULATORY LICENSES AND PERMITS
Issued Date 7/11/2018 Expiration Date: May 31, 2019

CONDITIONAL USE PERMIT

Comments: RES#2016-60

Restrictions:

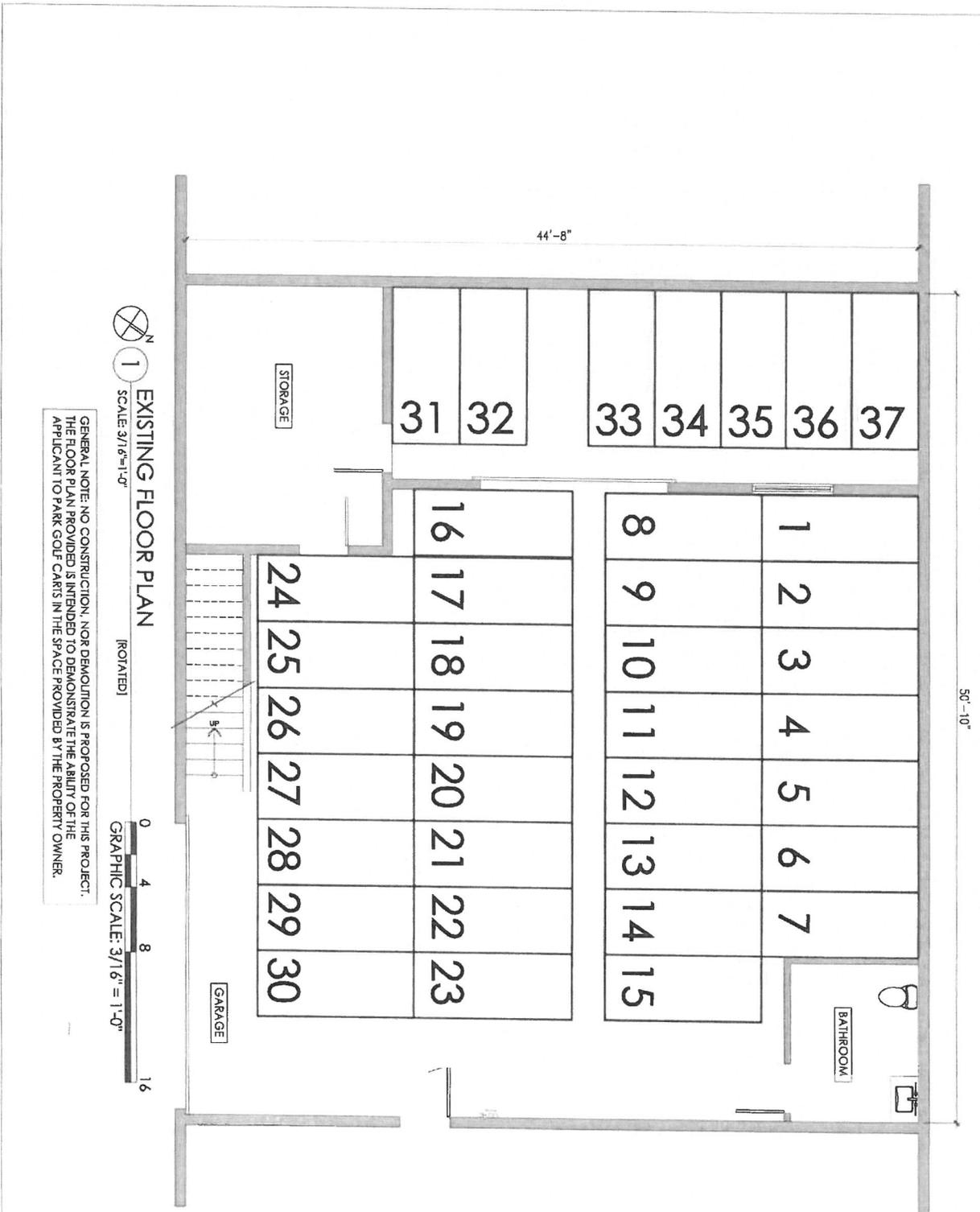
KEY WEST TOYZ LLC (CUP)
3725 EAGLE AVE

This document must be prominently displayed.

KEY WEST, FL 33040

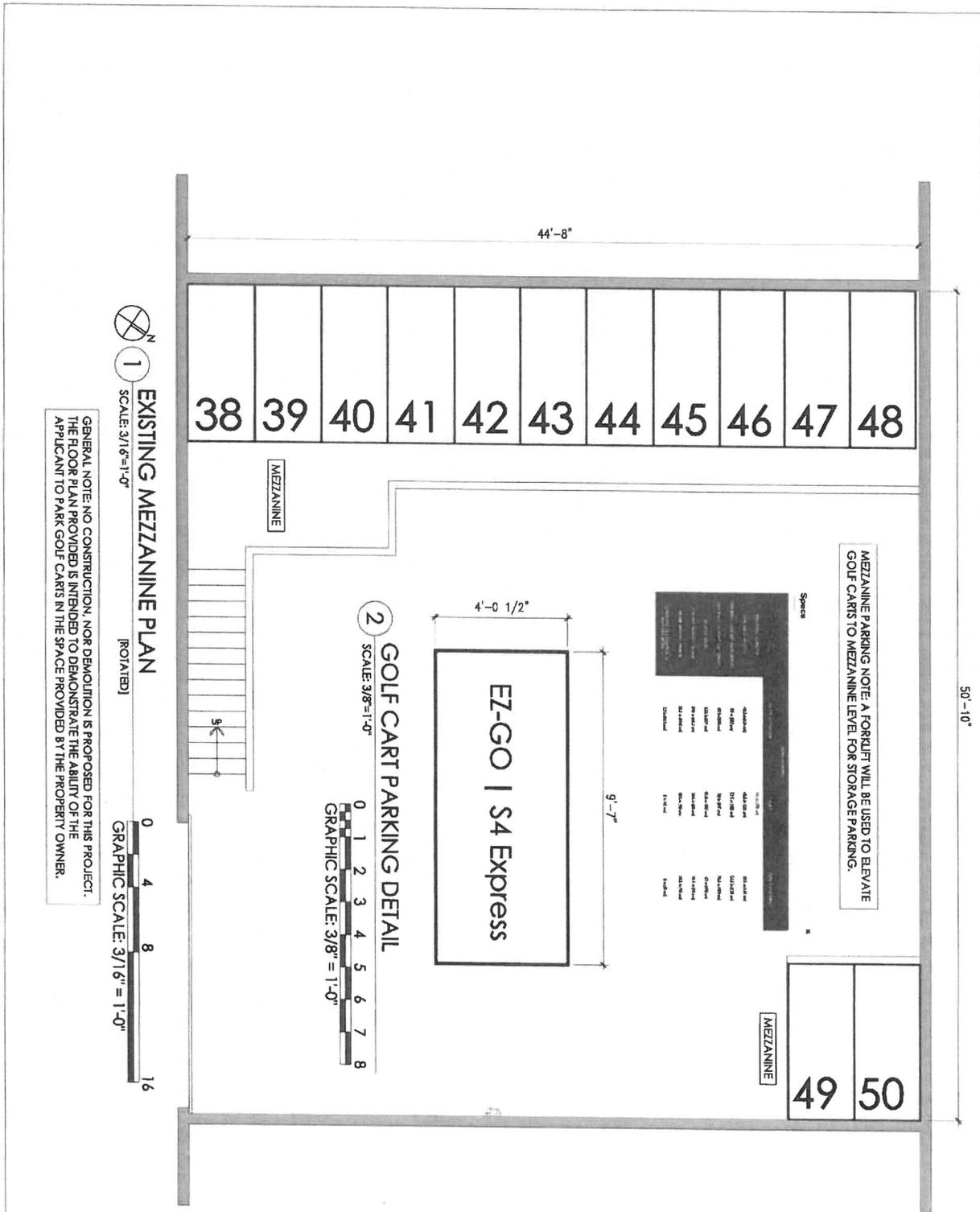
LAND & SEA SPORTS LLC

SITE PLAN



| | | | |
|---|---|--|--|
| SHEET: 1.1 MAR. 06, 2023 <small>© 2023 BY A2O ARCHITECTURE, INC. ALL RIGHTS RESERVED.</small> | TITLE: EXISTING GROUND FLOOR PLAN W/ PARKING LAYOUT | HYDRO-THUNDER OF KEY WEST, INC. GOLF CART STORAGE PARKING | A2O ARCHITECTURE F: 305.241.7676 E: A2OARCHITECTURE@GMAIL.COM PROF. REG. AA26003092 |
| | PROJECT: 23.04 | 114 SIMONTON ST., KEY WEST, FLORIDA 33040 | |

DRAWING SIZE: 12X18 | DO NOT SCALE DRAWINGS



| | | | |
|---|---|--|--|
| SHEET: G12 MAR. 06, 2023 <small>© 2023 BY A2O ARCHITECTURE, LLC</small> | TITLE: EXISTING GROUND FLOOR PLAN W/ PARKING LAYOUT | HYDRO-THUNDER OF KEY WEST, INC. GOLF CART STORAGE PARKING | A2O ARCHITECTURE ARCHITECT: AILEEN A. OGBORN, P.A. LICENSE NO. AR97603 EXPIRATION DATE: 02/28/25 |
| | PROJECT: 23.04 | 114 SIMONTON ST., KEY WEST, FLORIDA 33040 | |



Roland Flowers
Director General Services
City Engineer

Phone (305) 292-8155
Fax (305) 292-8293

July 19, 2001

U.S. Post Office
Supervisor of Delivery,
400 Whitehead Street
Key West, Florida 33040

RE: ASSIGNMENT of STREET ADDRESS

Dear Mimi,

The following addresses are assigned to the spaces located on the property as shown on the attached sketch, RE: 29

| | |
|----------------------------------|---------------------|
| 106 Simonton Street | 110 Simonton Street |
| 114 Simonton Street | |
| 122 Simonton Street Trolley Barn | |
| 126 Simonton Street | 130 Simonton Street |
| 134 Simonton Street | 138 Simonton Street |
| 142 Simonton Street | 146 Simonton Street |
| 150 Simonton Street | 154 Simonton Street |

535 Greene Street

The orientation and number of the spaces located near the intersection of Simonton and Greene Streets have not been determined and will get Addresses in the near future.

If you have any questions or require further information, please call me at (305) 292-8155.

Sincerely,

Roland S. Flowers, P.E.
Director General Services/City Engineer

Attachment (1)

C: Revenue Department
OMI
AT & T Cablevision
Florida Keys Aqueduct Authority
Southern Bell Telephone Company
Planning Department
Joyce Unke, HTA

Building Department
Sewer Department
Monroe County Tax Appraiser
City Electric System
Waste Management Information
KWPD - Officer Hades

Mimi - 46575

PROPERTY CARD

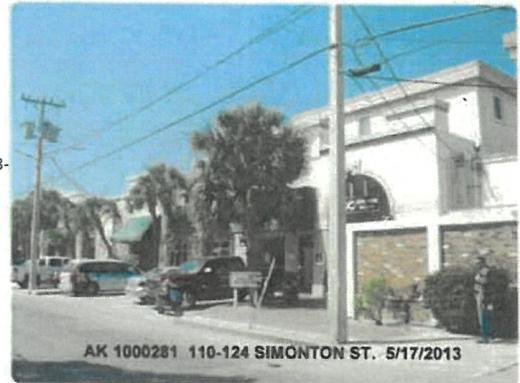
Disclaimer

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 00000290-000000
 Account# 1000281
 Property ID 1000281
 Millage Group 10KW
 Location 110-124 SIMONTON St, KEY WEST
 Address
 Legal KW ALL LOT 1 & PT LOTS 2, 3 & 4 SQR 6 G24-399 BOOK OF WILLS XX-151 XX-154
 Description XX-229 XX-235 D-90/91 G36-394/95 G67-414 OR89-491/92 OR150-450/51 OR228-483/84 OR283-219/20 OR316-174/77 OR350-368/69 OR578-789 OR749-145/46 OR1694-1955/56
 (Note: Not to be used on legal documents.)
 Neighborhood 32020
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

[HISTORIC TOURS OF AMERICA INC](#)
 201 Front St
 Ste 224
 Key West FL 33040

Valuation

| | 2022 Certified Values | 2021 Certified Values | 2020 Certified Values | 2019 Certified Values |
|----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| + Market Improvement Value | \$3,606,238 | \$3,602,395 | \$3,797,496 | \$3,797,496 |
| + Market Misc Value | \$80,941 | \$83,164 | \$85,387 | \$87,608 |
| + Market Land Value | \$6,206,734 | \$5,586,060 | \$5,586,060 | \$5,083,611 |
| = Just Market Value | \$9,893,913 | \$9,271,619 | \$9,468,943 | \$8,968,715 |
| = Total Assessed Value | \$9,893,913 | \$9,271,619 | \$9,468,943 | \$8,968,715 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$9,893,913 | \$9,271,619 | \$9,468,943 | \$8,968,715 |

Historical Assessments

| Year | Land Value | Building Value | Yard Item Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value | Maximum Portability |
|------|-------------|----------------|-----------------|---------------------|----------------|--------------|---------------|---------------------|
| 2021 | \$5,586,060 | \$3,602,395 | \$83,164 | \$9,271,619 | \$9,271,619 | \$0 | \$9,271,619 | \$0 |
| 2020 | \$5,586,060 | \$3,797,496 | \$85,387 | \$9,468,943 | \$9,468,943 | \$0 | \$9,468,943 | \$0 |
| 2019 | \$5,083,611 | \$3,797,496 | \$87,608 | \$8,968,715 | \$8,968,715 | \$0 | \$8,968,715 | \$0 |
| 2018 | \$4,728,940 | \$3,640,925 | \$82,436 | \$8,452,301 | \$8,259,609 | \$0 | \$8,452,301 | \$0 |

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|----------|-----------------|-------------|----------|-------|
| (1200) | 57,670.00 | Square Foot | 386 | 93 |

Buildings

| | | | |
|----------------|---------------------|--------------------|--------|
| Building ID | 39046 | Exterior Walls | C.B.S. |
| Style | | Year Built | 1968 |
| Building Type | 1 STY STORE-A / 11A | EffectiveYearBuilt | 1998 |
| Gross Sq Ft | 29480 | Foundation | |
| Finished Sq Ft | 23968 | Roof Type | |
| Stories | 4 Floor | Roof Coverage | |
| Condition | GOOD | Flooring Type | |
| Perimeter | 1104 | Heating Type | |
| Functional Obs | 0 | Bedrooms | 0 |

Economic Obs 0
 Depreciation % 33
 Interior Walls

Full Bathrooms 6
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl Perimeter 0

| Code | Description | Sketch Area | Finished Area |
|-------|---------------------|-------------|---------------|
| CPF | COVERED PARKING FIN | 1,056 | 0 |
| FLA | FLOOR LIV AREA | 23,968 | 23,968 |
| OUU | OP PR UNFIN UL | 775 | 0 |
| OPF | OP PRCH FIN LL | 2,998 | 0 |
| OUF | OP PRCH FIN UL | 683 | 0 |
| TOTAL | | 29,480 | 23,968 |

Building ID 39047
 Style
 Building Type WAREHOUSE/MARINA B / 48B
 Gross Sq Ft 14553
 Finished Sq Ft 14511
 Stories 1 Floor
 Condition GOOD
 Perimeter 548
 Functional Obs 0
 Economic Obs 0
 Depreciation % 35
 Interior Walls

Exterior Walls C.B.S.
 Year Built 1962
 EffectiveYearBuilt 1996
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 350
 Number of Fire Pl 0

| Code | Description | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 14,511 | 14,511 | 548 |
| SBF | UTIL FIN BLK | 42 | 0 | 26 |
| TOTAL | | 14,553 | 14,511 | 574 |

Building ID 39048
 Style
 Building Type OFF BLDG-1STY-B / 17B
 Gross Sq Ft 4204
 Finished Sq Ft 4006
 Stories 1 Floor
 Condition GOOD
 Perimeter 286
 Functional Obs 0
 Economic Obs 0
 Depreciation % 33
 Interior Walls

Exterior Walls C.B.S.
 Year Built 1987
 EffectiveYearBuilt 1998
 Foundation
 Roof Type
 Roof Coverage
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 2
 Half Bathrooms 2
 Grade 400
 Number of Fire Pl 0

| Code | Description | Sketch Area | Finished Area | Perimeter |
|-------|----------------|-------------|---------------|-----------|
| FLA | FLOOR LIV AREA | 4,006 | 4,006 | 286 |
| OPF | OP PRCH FIN LL | 198 | 0 | 80 |
| TOTAL | | 4,204 | 4,006 | 366 |

Yard Items

| Description | Roll Year | Size | Quantity | Value | Grade |
|----------------|-----------|----------|----------|----------|-------|
| FENCES | 1975 | 9 x 66 | 1 | \$7,134 | 4 |
| ASPHALT PAVING | 1983 | 0 x 0 | 1 | \$35,189 | 2 |
| CH LINK FENCE | 1986 | 6 x 45 | 1 | \$599 | 1 |
| CONC PATIO | 1993 | 0 x 0 | 1 | \$1,457 | 2 |
| TIKI | 2001 | 8 x 8 | 1 | \$1,536 | 5 |
| CONC PATIO | 2002 | 18 x 286 | 1 | \$52,098 | 2 |
| FENCES | 2004 | 5 x 64 | 1 | \$3,843 | 4 |
| BRICK PATIO | 2002 | 0 x 0 | 1 | \$49,643 | 3 |

Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|-----------|-------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|---------|---------|
| 5/8/2001 | \$4,900,000 | Warranty Deed | | 1694 | 1955 | Q - Qualified | Improved | | |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|--------------|-------------|----------------|----------|-------------|---|
| BLD2023-0259 | 2/1/2023 | | \$2,000 | Commercial | 146 Simonton St - REPAIR FACE OF BUILDING - Repair face of building stucco Approx 5 x 15 Approx 80 sq ft *NOC Exempt* TJO ***Stucco finish to match existing. Paint to match. |
| BLD2022-1635 | 6/6/2022 | 11/8/2022 | \$16,000 | Commercial | Roof replacement - Retro Room. Remove existing roofing. Install new MFM underlayment. Install new TPO roofing system. |

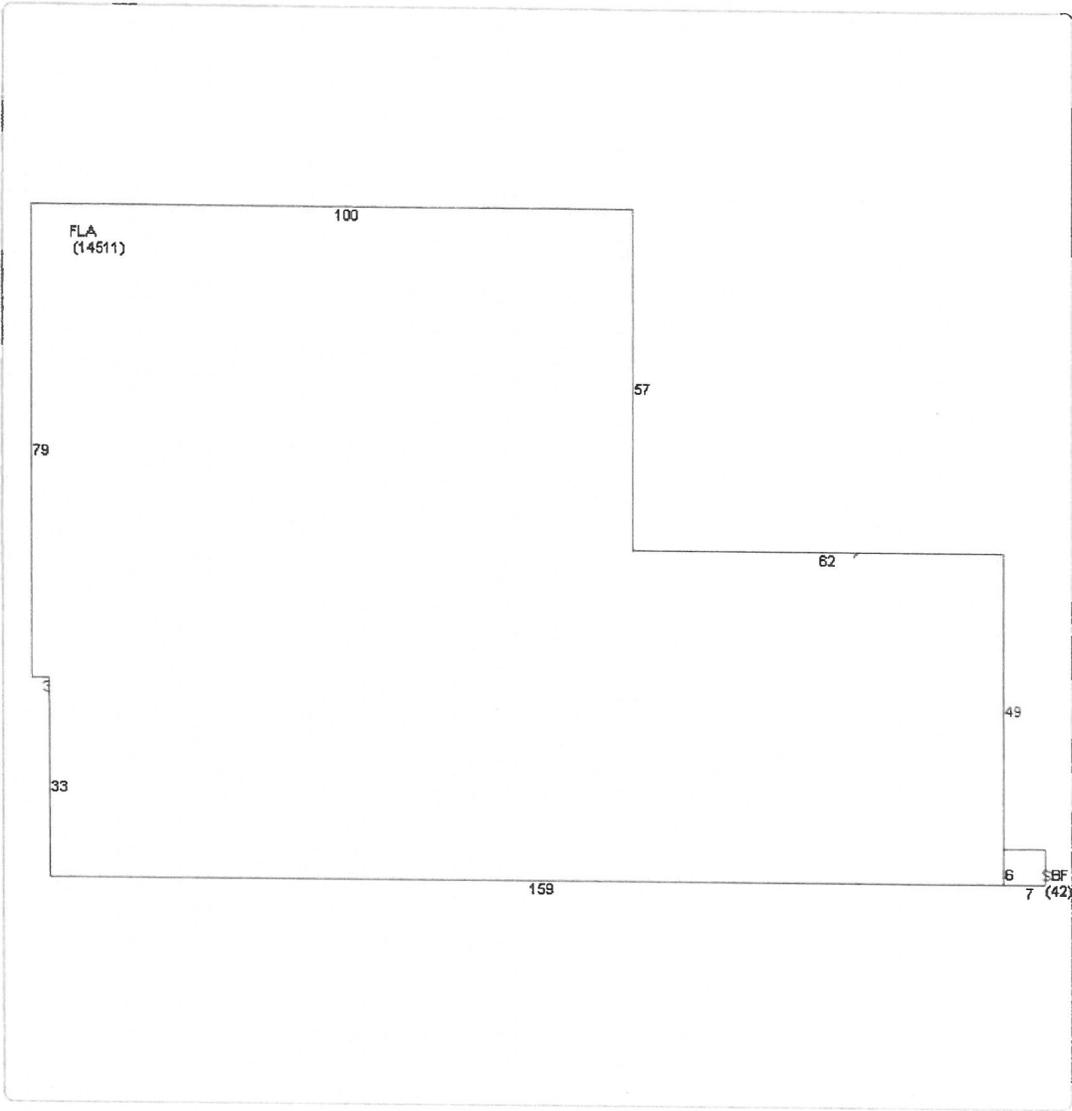
| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|--------------|-------------|----------------|-----------|-------------|--|
| BLD2021-1869 | 6/24/2021 | 1/26/2022 | \$9,280 | Commercial | RELOCATE/RE-INSTALL EXISTING CIRCUITS AT CONFERENCE ROOM AND 2ND FL OFFICE, INSTALL NEW CIRCUITS FOR ON DEMAND WATER HEATERS AT KITCHEN AND BATHROOMS. |
| BLD2018-0911 | 6/26/2019 | 7/15/2021 | \$200,000 | Commercial | Convert existing storage approximately 1500 sf to office space |
| BLD2019-1167 | 5/10/2019 | | \$7,986 | Commercial | R/R a ton package A/C unit on roof. |
| BLD2018-0910 | 11/9/2018 | 6/15/2021 | \$14,000 | Commercial | Provide 1 two ton AH units and duct systems first and second floors |
| 17-00002328 | 6/26/2017 | 8/21/2017 | \$1,900 | Commercial | INSTALL DISTRESS 144 LUMBER ON 2 WALLS (300 SQ FT) INSTALL CABINET AND COUNTER TOP (36" X 8'). PAINT 80 SQ OF WALLS. NOC EXEMPT. |
| 16-4270 | 4/24/2017 | 12/13/2017 | \$107,150 | Commercial | REVISION 1: INSTALL TAPERED ROOF INSULATION. INSTALL 4200 SQ FT OF 60 MIL TOP SINGLE PLY |
| 17-867 | 3/8/2017 | 3/8/2019 | \$30,000 | Commercial | EXTERIOR WORK. REMOVE DAMAGE STUCCO, REPAIR ROTTED WOOD AS NECESSARY, APPLY NEW STUCCO OVER WIRE MESH. APPROX SQ FT 600, PRIME AND PAINT TO MATCH EXISTING. |
| 16-1504 | 4/15/2016 | 4/11/2017 | \$75,000 | Commercial | 87SF OF CONCRETE COLUMN SPALLING REPAIR |
| 15-2025 | 5/27/2015 | 5/26/2017 | \$17,450 | Commercial | MAINTENANCE AND COAT THE "SBS" MODIFIED BITUMEN SINGLE PLY ROOF. |
| 15-1083 | 3/31/2015 | 3/30/2017 | \$41,540 | Commercial | Install 3600SF (36SQS) of 60 mil TPO single ply on flat roof. (noc rec'd w/app) |
| 14-5057 | 11/25/2014 | 1/7/2016 | \$4,400 | Commercial | FRAME CEILINGS ABOVE JOIST WITH PLYWOOD |
| 14-5059 | 11/25/2014 | 5/14/2017 | \$3,100 | Commercial | INSTALL CANLIGHTS SWITCHES AND SMOKE DETECTORS |
| 14-3411 | 7/21/2014 | 5/13/2017 | \$4,000 | Commercial | CHANGE OUT OF FIVE (5) TON A.C. SYSTEM. *N. O. C. EXEMP |
| 13-5297 | 12/20/2013 | 1/17/2014 | \$28,500 | Commercial | 20 SQUARES. INSTALL 2000SF OF TPO FREEDOM RAPID SEAM OVER 1/2 DENSE DECK PRIME. REPLACE 4 DRAINS. |
| 13-4850 | 11/25/2013 | 3/12/2014 | \$38,000 | Commercial | REMOVE GRAVEL. INSTALL 1/2 DECK ANCHOR SHEET, INSTALL GAF FREEDOM EVERGRAND TPO W/RAPID SEA USING TERMINATION BAR ON PERIMETER USING SS SCREWS W/CONCRETE SCREWS. EMERGENCY REPAIR ACTIVE LEAK. |
| 13-2015 | 5/6/2013 | | \$500 | Commercial | RE-SKINNING EXISTING 2' X 10' SIGN BLACK W/VINYL. 1 1/2' X 2' DOUBLE-SIDED 10 MM PLASTIC HUNG ON SCROLL BRACKET, SCREWED TO FRONT OF BLDG. TO THE LEFT OF THE EXISTING AWNING, OVER 8' ABOVE SIDEWALK. |
| 10-2035 | 6/29/2010 | | \$5,000 | Commercial | REPAIR 300SF WIRE STUCCO; PAINT |
| 10-2085 | 6/29/2010 | | \$4,884 | Commercial | ROUGH DRAIN AND WATER LINES FOR THREE PEDICURE CHAIRS. |
| 10-1000 | 3/26/2010 | | \$200 | Commercial | RELOCATE EXISTING BAYLIGHT TO OPPOSITE SIDE OF ROOF TRUSS AND REINSTALL; INTERIOR LIGHT FIXTURE |
| 09-00004298 | 12/23/2009 | | \$150 | Commercial | SIGN |
| 09-3682 | 10/28/2009 | | \$1,200 | Commercial | INSTALL WALL SIGN 12SF ALUMINUM PANEL, HANGING SIGN 5SF SANDBLASTED RED CEDAR TEXT: INFINITY HAIR NAILS AND SKIN. |
| 07-1167 | 3/13/2007 | | \$27,000 | Commercial | REMOVE EXISTING ROOFS TO A SMOOTH WORKABLE DECK |
| 06-2030 | 3/28/2006 | | \$0 | | |
| 06-1566 | 3/8/2006 | 10/4/2006 | \$1,200 | Commercial | PERMIT UPGRADE |
| 06-0040 | 1/6/2006 | 10/5/2005 | \$1,000 | Commercial | INSTALL EXHAUST FAN (ROOF TOP) |
| 05-5806 | 12/20/2005 | 10/5/2005 | \$2,600 | Commercial | INSTALL A 3-TON A/C & EXHAUST FAN |
| 05-5034 | 11/8/2005 | 10/5/2005 | \$2,500 | Commercial | HURRICANE WILMA DAMAGE ELECTRICAL REPAIRS |
| 05-4568 | 10/17/2005 | 10/4/2006 | \$60,000 | Commercial | INSTALL THREE 10 TON RTU'S. |
| 05-3470 | 9/22/2005 | 10/5/2005 | \$50,000 | Commercial | BUILD-OUT OF UNIT(148 - 150 SIMONTON ST) FOR USE AS A BINGO HALL |
| 05-3577 | 8/29/2005 | 10/5/2005 | \$2,150 | Commercial | SIGNS FOR "LAST KEY BINGO & ARCADE" |
| 05-3605 | 8/23/2005 | 10/5/2005 | \$5,000 | Commercial | INSTALL NEW 225 AMP THREE PHASE SUB FEED |
| 05-3611 | 8/23/2005 | 10/5/2005 | \$2,300 | Commercial | FOR BINGO HALL & GAMING MACHINES |
| 05-3241 | 8/2/2005 | 10/4/2006 | \$5,000 | Commercial | INSTALL NEW 225 AMP PANEL. |
| 05-3114 | 7/27/2005 | 10/5/2005 | \$19,000 | Commercial | REPLACE EXISTING 25-TON A/C |
| 05-1344 | 4/26/2005 | 10/5/2005 | \$2,300 | Commercial | ELECTRICAL |
| 05-0929 | 4/19/2005 | 12/6/2005 | \$4,000 | Commercial | RENOVATE OFFICE & ADD ADA BATH |
| 04-3413 | 10/29/2004 | 11/12/2004 | \$8,975 | Commercial | FIBERGLASS ROOF |
| 04-2569 | 8/2/2004 | 11/12/2004 | \$1,450 | Commercial | ELECTRIC |
| 04-2095 | 7/1/2004 | | \$500 | | INSTALL TEMP.METER |
| 04-1391 | 6/30/2004 | 11/12/2004 | \$31,275 | Commercial | RENOVATE #138 |
| 04-2095 | 6/30/2004 | 7/13/2004 | \$3,500 | | C.O. STATES CONSUMPTION AREA FOR NON PROFIT CLUB: ORIGINALLY 80 SEATS AND REDUCED TO 13 SEATS ONLY. NO FOOD SERVICE. |
| 04-2095 | 6/30/2004 | 7/16/2004 | \$3,500 | Commercial | RED TAG BUILD BAR, ETC |
| 04-2043 | 6/23/2004 | 11/12/2004 | \$4,000 | Commercial | DRYWALL & PAINT |
| 04-2051 | 6/23/2004 | 11/12/2004 | \$11,000 | Commercial | 2 X 5-TON A/C'S W/ 15 DROPS |
| 04-2051 | 6/23/2004 | 6/15/2006 | \$11,000 | | INSTALL 2- 5TON A/C |
| 04-1988 | 6/22/2004 | 11/12/2004 | \$500 | Commercial | REMOVE WALL |
| 04-2028 | 6/22/2004 | 11/12/2004 | \$2,400 | Commercial | INTERIOR ELECTRIC |
| 04-2045 | 6/22/2004 | 11/12/2004 | \$600 | Commercial | SECURITY SYSTEM |
| 03-2984 | 2/26/2004 | 5/8/2003 | \$105,226 | Commercial | BUILD 710SF APT |
| 03-2986 | 2/26/2004 | 5/8/2003 | \$100,362 | Commercial | BUILD 710SF APT |
| 03-2987 | 2/26/2004 | 5/8/2003 | \$103,724 | Commercial | BUILD 710SF APT |
| 03-2985 | 7/27/2003 | 11/12/2004 | \$7,800 | Commercial | INSTALL ROOF #202 |
| 03-2986 | 7/27/2003 | 11/12/2004 | \$7,800 | Commercial | INSTALL ROOFFOR#203 |

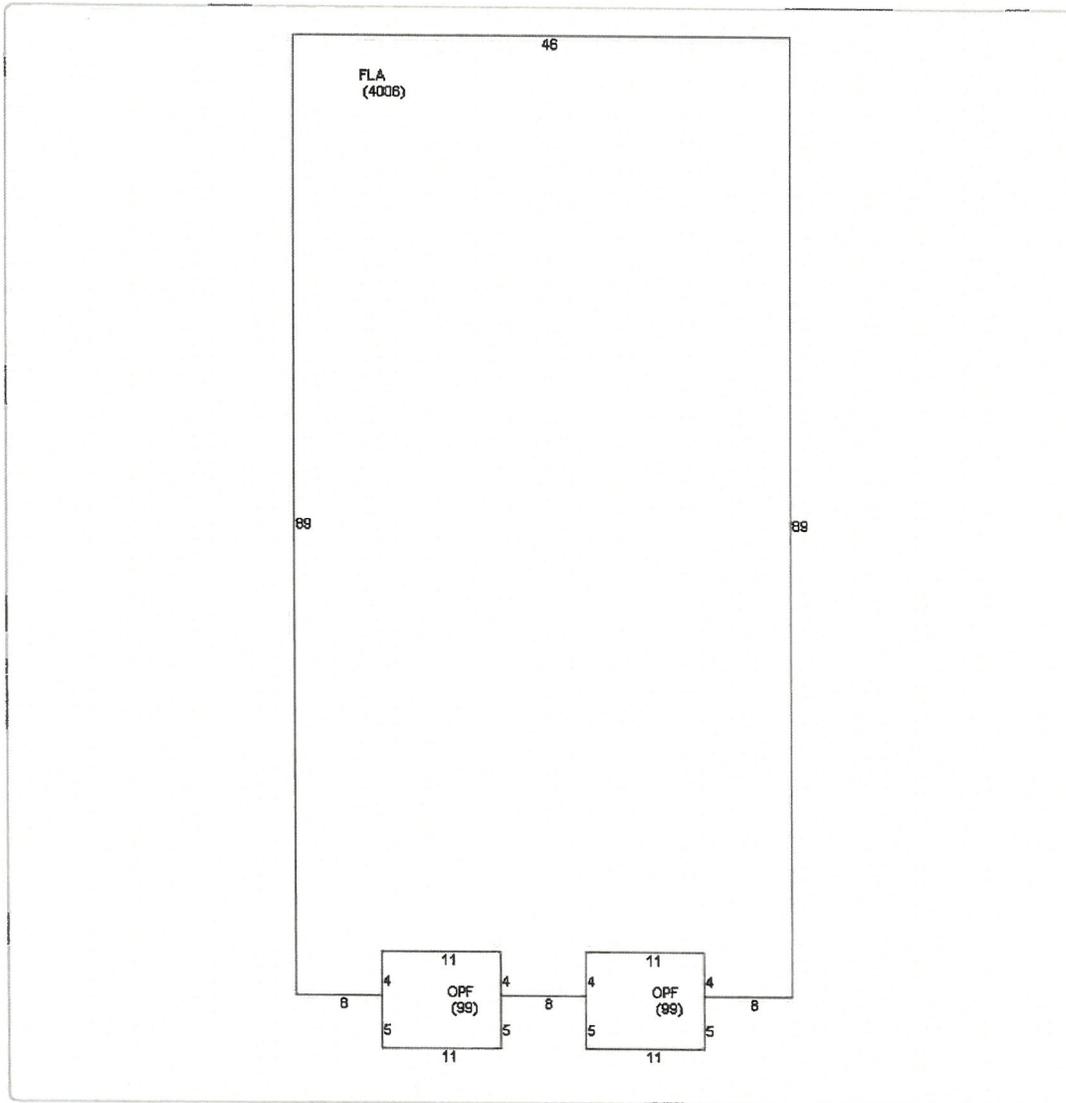
| Number ↕ | Date Issued ↕ | Date Completed ↕ | Amount ↕ | Permit Type ↕ | Notes ↕ |
|----------|---------------|------------------|-----------|---------------|---------------------------|
| 03-2987 | 7/27/2003 | 11/12/2004 | \$7,800 | Commercial | INSTALL ROOF #204 |
| 03-2984 | 7/23/2003 | 11/12/2004 | \$7,800 | Commercial | NEW SFR AFFORDABLE |
| 03-1358 | 4/15/2003 | 5/8/2003 | \$2,500 | Commercial | CHANGE SIGNS |
| 03-0754 | 3/28/2003 | 5/8/2003 | \$4,050 | Commercial | PLUMBING |
| 03-0960 | 3/25/2003 | 5/8/2003 | \$11,500 | Commercial | ELECTRIC |
| 03-0420 | 3/3/2003 | 5/8/2003 | \$60,000 | Commercial | BUILD OUTSALON 12-RED TAG |
| 03-0420 | 3/3/2003 | 5/8/2003 | \$60,000 | Commercial | RED TAGGED ADDITION |
| 02-2930 | 2/25/2003 | 6/5/2003 | \$44,700 | Commercial | RENOVATIONS - BUILD OUTS |
| 02-2946 | 2/13/2003 | 6/5/2003 | \$4,500 | Commercial | ELECTRIC-142 |
| 02-2941 | 2/3/2003 | 6/5/2003 | \$1,000 | Commercial | PLUMBING |
| 03-0082 | 1/22/2003 | 6/5/2003 | \$1,100 | Commercial | SIGN PERMIT |
| 02-3471 | 12/30/2002 | 6/5/2003 | \$975 | Commercial | WOOD SIGNS |
| 02-3390 | 12/19/2002 | 6/5/2003 | \$4,000 | Commercial | WIREING FOIR STORAGE AREA |
| 02-3113 | 12/11/2002 | 4/3/2002 | \$61,450 | Commercial | INTERIOR BUILDOUT |
| 02-2942 | 11/26/2002 | 12/12/2002 | \$15,000 | Commercial | WIREING-110 |
| 02-2945 | 11/15/2002 | 12/12/2002 | \$20,500 | Commercial | RENOVATIONS |
| 02-2587 | 10/25/2002 | 12/12/2002 | \$15,000 | Commercial | BUILD HANDICAP TOLILET |
| 02-2692 | 10/18/2002 | 12/12/2002 | \$30,000 | Commercial | BUILD OUT |
| 02-2007 | 10/17/2002 | 12/12/2002 | \$52,000 | Commercial | COMPLETE FEES |
| 02-2587 | 10/17/2002 | 12/12/2002 | \$63,000 | Commercial | DRYWALL |
| 02-1761 | 7/1/2002 | 12/12/2002 | \$16,000 | Commercial | ROOFING |
| 01-2775 | 4/11/2002 | 12/12/2002 | \$95,100 | Commercial | RENOVATION |
| 02-0125 | 3/20/2002 | 12/12/2002 | \$989,700 | Commercial | RENOVATION |
| 02-0321 | 3/20/2002 | 12/12/2002 | \$425,000 | Commercial | RENOVATION |
| 01-3718 | 11/19/2001 | 12/12/2002 | \$5,000 | Commercial | ROOFING |
| 01-3505 | 10/24/2001 | 12/12/2002 | \$3,000 | Commercial | TANK PROPANE |
| 01-3040 | 8/31/2001 | 4/3/2002 | \$1,000 | Commercial | SIGN |
| 01-2934 | 8/24/2001 | 12/12/2002 | \$1,000 | Commercial | BANNER |
| 01-2726 | 8/23/2001 | 4/3/2002 | \$61,450 | Commercial | UPDATE ELECTRIC |
| 9902001 | 6/14/1999 | 11/19/1999 | \$5,000 | | ELECTRIC |
| 98-3548 | 11/15/1998 | 11/29/1998 | \$4,000 | Commercial | SIGNS |
| 98-1014 | 3/30/1998 | 11/23/1998 | \$2,000 | Commercial | ROOF |
| 97-3633 | 10/1/1997 | 12/1/1997 | \$650 | Commercial | ELECTRIC |
| 97-2020 | 7/1/1997 | 12/1/1997 | \$40,000 | Commercial | BUILD MORE OFFICE SPACE |
| 97-2208 | 7/1/1997 | 8/1/1997 | \$20,000 | Commercial | REMODELING/BUILD OUT |
| 97-2284 | 7/1/1997 | 12/1/1997 | \$3,000 | Commercial | ELECTRICAL |
| 97-2418 | 7/1/1997 | 12/1/1997 | \$10,000 | Commercial | A/C |
| 97-2497 | 7/1/1997 | 8/1/1997 | \$2,500 | Commercial | ELECTRICAL |
| B95-4207 | 12/1/1995 | 8/1/1996 | \$1,200 | Commercial | REMOVE/REPLACE GUTTERS |
| B95-4113 | 11/1/1995 | 12/1/1995 | \$1,700 | Commercial | REMOVE/REPLACE GUTTERS |
| A95-0918 | 3/1/1995 | 8/1/1995 | \$30,000 | Commercial | 45 SQ. OF ROOFING |
| B94-0858 | 3/1/1994 | 12/1/1994 | \$800 | Commercial | 12X12 CONCRETE PAD |
| B94-0907 | 3/1/1994 | 12/1/1994 | \$2,000 | Commercial | ABANDON GAS TANK UNDERGRD |
| B94-0075 | 1/1/1994 | 12/1/1994 | \$4,500 | Commercial | REPAIR SPALDING CONCRETE |

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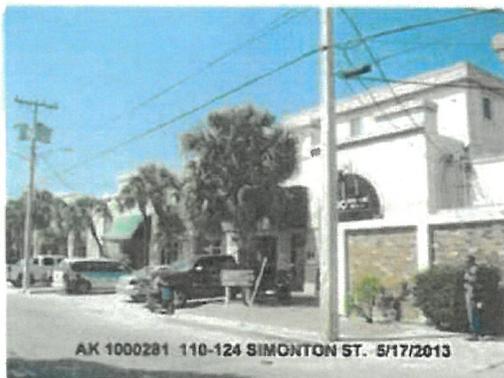
[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



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 2.3.254

Developed by
 **Schneider**
GEO SPATIAL

DEED

This instrument prepared by:
Karleen A. Grant, Esq.
604 Whitehead St.
Key West, Florida 33040

Parcel I.D. No:
00000290-000000

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1 2 3 4 2 5 8
BK# 1 6 9 4 PG# 1 9 5 5

RCD May 09 2001 01:36PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 34300.00
05/09/2001 PA DEP CLK

(Space reserved for recording)

WARRANTY DEED

THIS INDENTURE,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 8 day of May, 2001

Between STRUNK LUMBER YARD, INC. a Florida corporation, P.O. Box 1199, Key West, Florida, party of the first part, and HISTORIC TOURS OF AMERICA, INC., a Florida Corporation, 201 Front Street, Suite 224, Key West, Florida 33040, party of the second part.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its heirs and assigns forever, the following described land, situated, lying and being in the County of Monroe, State of Florida, to wit:

A Parcel of Land located on the Island of Key West and also known as Lot 1, and a portion of Lots 2, 3, & 4, Square Six (6), William A. Whitehead's Map of the Town of Key West, together with the Island as surveyed and delineated in February, A.D. 1829, and being more particularly described as follows:

Begin at the intersection of the Northwesterly Right-of-Way Line of Greene Street and the Southwesterly Right-of-Way Line of Simonton Street; thence N33°56'35"W (bearings based on an assumed bearing) along the said Southwesterly Right-of-Way Line of Simonton Street a distance of 387.20 feet to a point lying 46.00 feet Southeasterly from Front Street; thence S 56° 03'25"W, and leaving the said Southwesterly Right-of-Way Line of Simonton Street a distance of 92.50 feet; thence S33°56'35"E, a distance of 46.00 feet; thence S56°03'25"W, a distance of 23.00 feet; thence S33°56'35"E, a distance of 7.57 feet; thence S56°03'25"W a distance of 53.50 feet; thence S33°56'35"E, a distance of 63.43 feet; thence S56°03'25"W, a distance of 56.71 feet to the Northeasterly Right-of-Way Line of Ann Street; thence S33°56'35"E, and along the said Northeasterly Right-of-Way Line of Ann Street a distance of 101.00 feet; thence N56°03'25"E, and leaving the said Northeasterly Right-of-Way Line of Ann Street a distance of 81.40 feet; thence N33°56'35"W, a distance of 3.00 feet; thence N56°03'25"E, a distance of 31.31 feet; thence S33°56'35"E, a distance of 172.20 feet to the said Northwesterly Right-of-Way Line of Greene Street; thence N56°03'25"E, and along the said Northwesterly Right-of-Way Line of Greene Street a distance of 113.00 feet to the Point of Beginning.

SUBJECT TO THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS dated May 8, 2001, recorded May 9, 2001, in Official Records Book 1694 at Page 957, of the Public Records of Monroe County, Florida.

SUBJECT TO other conditions, limitations and restrictions and easements of record, if any,

however this shall not serve to reimpose same.
SUBJECT TO taxes and assessments for the year 2001 and subsequent years.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto caused its appropriate officer to set his hand and seal the day and year first above written.

WITNESSES:

STRUNK LUMBER YARD, INC.
a Florida corporation



1. Karleen A Grant
Print Name: KARLEEN A GRANT

By: Stephen S Strunk
STEPHEN S. STRUNK, President

2. Danna Knapp
Print Name: DANNA KNAPP

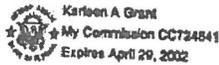
FILE # 1234258
BK# 1694 PG# 1956

STATE OF FLORIDA)
)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 8 day of May, 2001, by STEPHEN S. STRUNK, as President of STRUNK LUMBER YARD, INC., a Florida corporation, on behalf of said corporation, who is personally known to me or who produced _____ as identification.

My Commission Expires:

Karleen A Grant
NOTARY PUBLIC - State of Florida
KARLEEN A GRANT
Print Name:



MONROE COUNTY
OFFICIAL RECORDS