

Authorization & Verification



**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, Wilfredo Duran as
Please Print Name of person with authority to execute documents on behalf of entity

President of Bone Island Cart Rentals, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Richard J. McChesney/Spottswood, Spottswood, Spottswood & Sterling, 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 of entity owner

Subscribed and sworn to (or affirmed) before me on this January 10, 2025
Date

by Wilfredo Duran
Name of person with authority to execute documents on behalf of entity owner

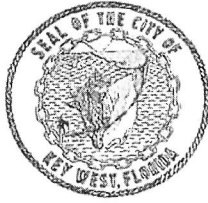
He/She is personally known to me or has presented FL Drivers License as identification.

[Signature]
Notary's Signature and Seal

Monica Hornyak
Name of Acknowledger typed, printed or stamped

Commission Number, if any





**City of Key West
Planning Department
Verification Form**

(Where Authorized Representative is an individual)

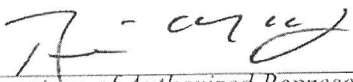
I, Richard J. McChesney, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

2400 N Roosevelt Blvd.

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida 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.

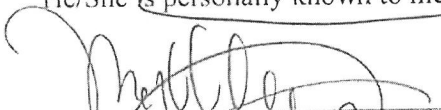
In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.


Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this January 16, 2025 by
date

Richard McChesney
Name of Authorized Representative

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


Notary's Signature and Seal

Monica Hornyak
Name of Acknowledger typed, printed or stamped

Commission Number, if any



Bone Island Rentals Contract

HOTEL CONTRACT

Date	06/26/24
Hotel Name	Fairfield Inn Key West
Hotel Address	2400 N. Roosevelt Blvd. Key West, FL 33040
GM Email	Agnes.mompont@aimbridge.com
Property Owner Legal Name	Interstate Management Company LLC as agent for RLJ II - F Key West Lessee, LLC dba Fairfield Inn and Suites
Vendor Legal Name	Bone Island Rentals
Vendor Address	2400 N. Roosevelt Blvd. Key West, FL 33040
Vendor Contact Name	Wilfredo Duran
Vendor Phone Number	305-462-6145
Vendor Fax Number	NA
Vendor Contact Email	wilfredo@islandsafarirentals.com
Description of Goods/Work/Services to be provided/performed by Vendor	vendor to utilize space at hotel to rent scooters/bikes
Contract Price and Terms of Payment	\$9,900.00 (\$825 per month)
Contract Commencement Date	06/26/24
Contract Expiration Date	06/25/25

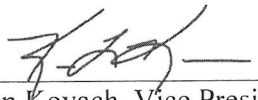
THIS HOTEL CONTRACT ("Contract"), by and between Owner and Vendor is entered into as of the Date. Owner and Vendor stipulate and agree that the General Terms and Conditions attached hereto (the "Terms and Conditions") shall govern the Contract.

The Terms and Conditions set forth the exclusive terms and conditions for the Contract. By signing below, Vendor stipulates and agrees that any terms and conditions proposed by Vendor which are different from or in addition to the provisions of this Contract are unacceptable to Owner, are expressly rejected by Owner, and are not a part of this Contract.

IN WITNESS WHEREOF, the parties have hereunto executed this Contract on the date first written above.

Owner: RLJ II - F Key West Lessee, LLC dba
Fairfield Inn and Suites
by Interstate Management Company LLC as
agent for Owner

Vendor: Bone Island Rentals

By: 
Karen Kovach, Vice President

By: _____
Wilfredo Duran, Owner

GENERAL TERMS AND CONDITIONS

1. These general terms and conditions ("GTC") shall apply to and are an integral part of any hotel contract ("Contract") offered or provided by vendors (each a "Vendor") to

Interstate Management Company
LLC as agent for RLJ II - F Key
West Lessee, LLC dba Fairfield
Inn and Suites

("Owner") . THESE GENERAL TERMS AND

CONDITIONS CONTAIN THE FINAL AND COMPLETE AGREEMENT BETWEEN OWNER AND VENDOR AND NO OTHER AGREEMENT IN ANY WAY MODIFYING ANY OF THESE TERMS AND CONDITIONS WILL BE BINDING UPON OWNER UNLESS MADE IN WRITING AND SIGNED BY KEN BARRETT OR ANOTHER PERSON AT HIS DIRECTION. ANY ADDITIONAL OR DIFFERENT TERMS PROPOSED BY VENDOR ARE HEREBY DEEMED TO BE MATERIAL ALTERATIONS AND NOTICE OF OBJECTION TO THEM AND REJECTION OF THEM IS HEREBY GIVEN.

2. ACCEPTANCE: Vendor has read and understands these GTC and agrees that Vendor's written acceptance or commencement under this Contract shall constitute Vendor's acceptance of these GTC.

3. DELIVERY: Time is of the essence. If Vendor fails to perform at the time specified, Owner may terminate the Contract and contract elsewhere and charge Vendor with any loss.

4. INSPECTION: All work or services performed is subject to the inspection and acceptance of Owner.

5. INTELLECTUAL PROPERTY RIGHTS: Vendor warrants that nothing covered by the Contract will infringe upon or violate other legal rights of any third party. Vendor shall indemnify and hold Owner harmless against all actions or claims, liability, loss, costs, attorneys' fees, expenses and damages due to or arising from any infringement on the rights of third parties. Vendor shall, at its own expense, if so requested by Owner, defend Owner against all such claims, proceedings and suits.

6. TERMINATION:

6.1 Owner shall always be entitled, even though Vendor is not in breach of any obligation, to suspend the Contract, or to terminate it in whole or in part, by giving thirty days' advance notice to Vendor. Vendor shall be obligated to mitigate its costs related to any such termination. In no event shall Vendor be entitled to recover incidental or consequential damages or loss of profits.

6.2 In the event Vendor fails to comply with any material term or condition of the Contract, Owner shall be entitled, by written notice to Vendor and without prejudice to any other remedy available under the Contract, at law or in equity, to terminate the Contract in whole or in part without any further liability or obligation, to recover from Vendor all moneys paid by Owner to Vendor, contract through an alternative vendor and recover from Vendor the difference between such cost of cover and the Contract price, plus any incidental costs and any reasonable costs incurred by Owner.

6.3 If Owner has a reasonable basis to believe that the financial condition of Vendor imperils Vendor's performance of the Contract, Owner may demand, and Vendor shall promptly furnish at Vendor's cost, a bond with such surety or sureties reasonably acceptable to Owner covering the faithful performance of the Contract by Vendor. In the event that Vendor fails to promptly provide such bond or surety, Owner may terminate the Contract with immediate effect without any further obligation or liability.

7. INDEMNITY: Vendor shall defend, indemnify and save harmless Owner and any of its affiliates and their respective shareholders, partners, members, managers, officers, directors, employees, agents, representatives, franchisors, and/or licensors (collectively "Indemnitees") from and against, and reimburse them for, any loss, damage, liability, cost or expense (including reasonable attorneys' fees and legal expenses) relating to the death of or injury to any person whomsoever (including any employee of Owner or any of its affiliates) or to the loss of or damage to any property whatsoever (including any property of Owner or any of its affiliates or guests of the Hotel) arising directly or indirectly from or in connection with any defect in or any breach of warranty with respect to the Contract or from or in connection with any services or work performed or to be performed by Vendor, whether performed by Vendor or sub-contractor of Vendor. Vendor further agrees to release, and does hereby release, Owner and any of its affiliates and Indemnitees from and does hereby waive any right to claim or ask for, any damages or reimbursement for or on account of any loss or damage to any property of Vendor arising directly or indirectly from or in connection with any work performed or to be performed under the Contract.

Vendor's indemnification obligations shall apply whether such claims, damages, suits, losses and liabilities are based upon or result in whole or in part from the active or passive negligence of Owner (or its affiliates, including but not limited to White Lodging Services Corporation or any Indemnatee) or strict liability in tort, breach of contract, duty to indemnify or any other basis or cause whatsoever whereby Owner, and/or any of its affiliates or any Indemnatee, might be held liable.

8. INSURANCE: At Vendor's expense, Vendor shall maintain, and shall require each of its subcontractors, if any, to maintain minimum insurance coverage of the following types, continuously during the Contract:

a. Commercial General Liability: \$1,000,000 Each Occurrence, \$2,000,000 General and Products/Completed Operations Aggregates, \$1,000,000 Personal & Advertising Injury Liability.

b. Automobile Liability: \$1,000,000 Combined Single Limit including Owned, Hired and Non-Owned Auto.

c. Workers' Compensation and Employer's Liability as follows: Vendor shall carry workers' compensation insurance in accordance with the laws of the state where the Property is located, and Employers Liability with a limit not less than the required statutory limit, or \$250,000 each accident for bodily injury, \$250,000 each employee for bodily injury by disease and \$250,000 policy limit for disease, whichever is greater.

d. Umbrella: \$ ⁵⁰⁰⁰⁰⁰⁰ Each Occurrence and \$ ⁵⁰⁰⁰⁰⁰⁰ Aggregate.

e. Insurance companies affording the coverage required above shall have an AM Best rating of no less than A-VIII. Failure to maintain the required insurance may result in termination of this Agreement at Owner's option. **Owner does not represent, and specifically disclaims any contrary statement or implication, that the insurance coverage or limit specified herein shall be adequate or reasonable for the protection of Vendor. Vendor has made its own determination that the insurance it has in place is adequate and appropriate for its activities.**

f. On all insurance coverages set forth above, Vendor shall waive subrogation rights against Owner, franchisor, licensors, and their respective shareholders, partners, members, managers, officers, directors, employees, agents, and representatives.

g. On all insurance coverage set forth above (except Worker's Compensation and Employer's Liability), Owner, franchisor, licensors, and their respective shareholders, partners, members, managers, officers, directors, employees, agents, and representatives, shall be named as an additional insured and such policies shall provide that all rights of subrogation against Owner and its affiliates are waived. Vendor's insurance shall be primary and non-contributory to any insurance or self-retention of Owner or White Lodging Services Corporation. Where any part of the Contract is assigned to or performed by a subcontractor of Vendor, evidence of such insurance on behalf of such subcontractor similarly shall be provided by Vendor to Owner.

h. The insurance policies shall contain a provision that coverages afforded under the policies will not be cancelled due to non-payment of premiums without at least ten (10) days' prior written notice to Owner and otherwise will not be cancelled, not renewed, or materially modified until at least thirty (30) days' prior written notice is given to Owner.

i. Prior to commencing any activity under the Contract, Vendor shall provide certificates of insurance, as well as timely replacements, evidencing insurance coverage at all times during the term of the Contract, in compliance with paragraph 8.a-d, inclusive. Certificates of insurance and their replacements are to be sent to IH WL Acquisition Manager LLC as agent for RLJ II - F Key West Lessee, LLC dba Fairfield Inn and Suites agnes.mompont@aimbridge.com

The Description of Operations section of the certificate of insurance shall state the following:
IH WL Acquisition Manager LLC as agent for RLJ II - F Key West Lessee, LLC dba Fairfield Inn and Suites____, *its owners, franchisor, licensors, and their respective shareholders, members, managers, partners, officers, directors, employees, agents, and representatives, are named as additional insured for liability, per the terms of the contract. Insurance is provided on a primary & non-contributory basis. Vendor waives for itself and its insurer any and all rights of subrogation against Owner and its affiliates. Policy cancellation clause provides 30 days' notice of cancellation, except for non-payment of premium, which provides 10 days' notice*

j. Failure of Owner to demand evidence of compliance with these insurance requirements or failure of Owner to identify a deficiency from evidence that is provided shall not be construed as a waiver of Vendor's obligation to maintain such insurance.

9. REMEDIES OF OWNER: No remedy reserved to Owner shall be exclusive of any other right or remedy, and Owner may exercise any other right or remedy available to Owner at law or in equity.

10. SUBCONTRACTING: Vendor must obtain written authorization from Owner before sub-contracting any work covered by the Contract. If Vendor is authorized to sub-contract all or part of its obligations to third parties, such sub-contracting shall be at Vendor's sole expense and under Vendor's sole responsibility and subject to the conditions of this Contract. Vendor shall inform all sub-contractors of the provisions of these GTC as well as those of the Contract, and shall provide them with all information regarding Owner's requirements. Owner reserves the right to refuse any of Vendor's sub-contractors that are not in compliance with these conditions or are otherwise generally barred from performing work for Owner. Vendor shall be responsible for the acts and omissions of Vendor's subcontractors as if they were the acts and omissions of Vendor. Nothing in this Paragraph shall be deemed to create a contractual relationship between Owner or any subcontractor of Vendor or create any third party beneficiary rights for the subcontractor.

11. RELATIONSHIP OF PARTIES: Owner and Vendor are independent contracting parties and nothing in the Contract shall make either party the agent or legal representative of the other for any purpose whatsoever, nor does it grant either party any authority to assume or to create any obligation on behalf of or in the name of the other.

12. SEVERABILITY: If any term(s) of the Contract is invalid or unenforceable under any statute, regulation, ordinance, executive order or other rule of law, such term(s) shall be deemed reformed or deleted, as the case may be, but only to the extent necessary to comply with such statute, regulation, ordinance, order or rule, and the remaining provisions of the Contract shall remain in full force and effect.

13. SETOFF: Any monies due from Owner under the Contract may at the option of Owner be applied by Owner to the payment of any sums owed by Vendor or any affiliate to Owner or any affiliate.

14. ASSIGNMENT: Vendor agrees not to assign the Contract or delegate the performance of its duties without the prior written consent of Owner. Owner may assign the Contract to any purchaser or ground lessee of the Hotel.

15. GOVERNING LAW: The Contract shall be construed under and governed by the laws of the State of Florida.

16. WAIVER: The failure of Owner to insist in any one or more instances upon the performance of any of the terms, covenants or conditions of the Contract or to exercise any right shall not be construed as a waiver or relinquishment of the future performance of any such term, covenant or condition or the future exercise of such right, but the obligation of Vendor with respect to such future performance shall continue in force and effect.

17. NOTICE: Whenever, by the terms of this Contract, notice, demand, or other communication shall, or may be given, to either party, same shall be in writing and shall be sent by certified mail or commercial overnight delivery:

If intended for Owner: Agnes Mompoint, GM
Fairfield Inn and Suites
2400 N Roosevelt Blvd
Key West, FL 33040

If intended for Vendor: Wilfredo Duran, Owner Bone Island Rentals
2400 N Roosevelt Blvd
Key West, FL 33040

18. COUNTERPARTS: This Agreement may be executed in two or more counterparts through the exchange of electronic, e.g., (PDF), or facsimile signatures, each of which shall be an original and, together, will constitute one in the same agreement. The signed copy of this Contract delivered by email, facsimile, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Contract.

Property Info & Ownership

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 00065220-000100
 Account# 1067849
 Property ID 1067849
 Millage Group 10KW
 Location 2400 N ROOSEVELT Blvd, KEY WEST
 Address
 Legal PT KW NO 12 A PARCEL OF LAND LYING SE OF N ROOSEVELT BOULEVARD OR64-
 Description 214/15 OR114-84/86 OR118-361/64 OR767-452/54 OR794-947 OR946-153D/C
 OR955-2323/25 OR998-8/9 OR1176-1306/08Q/C OR1185-973/78Q/C OR1256-117
 OR1336-91/97 OR1410-598 OR2246-621/25
 (Note: Not to be used on legal documents.)

Neighborhood 31040
 Property Class HOTEL (FLA03901)
 Subdivision
 Sec/Twp/Rng 33/67/25
 Affordable No
 Housing

Monroe County, FL



Owner

RLJ II-F KEY WEST LLC
 3 Bethesda Metro
 Ste 1000
 Bethesda MD 20814

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$12,186,470	\$12,498,485	\$5,837,972	\$6,823,604
+ Market Misc Value	\$5,651,344	\$1,785,498	\$841,578	\$758,178
+ Market Land Value	\$17,872,143	\$21,425,974	\$10,007,952	\$7,581,782
= Just Market Value	\$35,709,957	\$35,709,957	\$16,687,502	\$15,163,564
= Total Assessed Value	\$20,447,004	\$17,182,588	\$15,620,535	\$14,200,487
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$35,709,957	\$35,709,957	\$16,687,502	\$15,163,564

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$17,872,143	\$12,186,470	\$5,651,344	\$35,709,957	\$20,447,004	\$0	\$35,709,957	\$0
2023	\$21,425,974	\$12,498,485	\$1,785,498	\$35,709,957	\$17,182,588	\$0	\$35,709,957	\$0
2022	\$10,007,952	\$5,837,972	\$841,578	\$16,687,502	\$15,620,535	\$0	\$16,687,502	\$0
2021	\$7,581,782	\$6,823,604	\$758,178	\$15,163,564	\$14,200,487	\$0	\$15,163,564	\$0
2020	\$7,636,402	\$8,484,892	\$848,489	\$16,969,783	\$12,909,534	\$0	\$16,969,783	\$0
2019	\$6,925,010	\$6,232,509	\$692,501	\$13,850,020	\$11,735,940	\$0	\$13,850,020	\$0
2018	\$6,925,010	\$6,232,509	\$692,501	\$13,850,020	\$10,669,037	\$0	\$13,850,020	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	88,302.00	Square Foot	200	350

Buildings

Building ID 40414
 Style STILT 2 STORY
 Building Type HOTEL/MOTEL B / 39B
 Building Name
 Gross Sq Ft 57325
 Finished Sq Ft 27342
 Stories 3 Floor
 Condition GOOD
 Perimeter 780
 Functional Obs 0
 Economic Obs 0
 Depreciation % 35
 Interior Walls

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

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	17,297	0	1,064
OPX	EXC OPEN PORCH	9,410	0	3,560
FLA	FLOOR LIV AREA	27,342	27,342	1,638
SBF	UTIL FIN BLK	3,276	0	324
TOTAL		57,325	27,342	6,586

Building ID 5969
 Style
 Building Type HOTEL/MOTEL B / 39B
 Building Name
 Gross Sq Ft 9080
 Finished Sq Ft 6987
 Stories 2 Floor
 Condition GOOD
 Perimeter 576
 Functional Obs 0
 Economic Obs 0
 Depreciation % 15
 Interior Walls

Exterior Walls CUSTOM
 Year Built 2008
 EffectiveYearBuilt 2012
 Foundation
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type
 Heating Type
 Bedrooms 0
 Full Bathrooms 0
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	2,093	0	608
FLA	FLOOR LIV AREA	6,987	6,987	624
TOTAL		9,080	6,987	1,232

Building ID 66379
 Style
 Building Type HOTEL/MOTEL D / 39D
 Building Name
 Gross Sq Ft 11604
 Finished Sq Ft 8690
 Stories 2 Floor
 Condition EXCELLENT
 Perimeter 740
 Functional Obs 0
 Economic Obs 0
 Depreciation % 23
 Interior Walls

Exterior Walls C.B.S.
 Year Built 1995
 EffectiveYearBuilt 2008
 Foundation
 Roof Type IRR/CUSTOM
 Roof Coverage METAL
 Flooring Type
 Heating Type
 Bedrooms
 Full Bathrooms 6
 Half Bathrooms 0
 Grade 400
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	8,690	8,690	0
OPU	OP PR UNFIN LL	594	0	0
OPF	OP PRCH FIN LL	2,230	0	0
SBU	UTIL UNFIN BLK	90	0	0
TOTAL		11,604	8,690	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
RW2	1986	1987	0 x 0	1	1211 SF	3
ASPHALT PAVING	1986	1987	0 x 0	1	33332 SF	2
TIKI	1999	2000	20 x 20	1	400 SF	4
FENCES	1999	2000	6 x 120	1	720 SF	2
WOOD DECK	1999	2000	20 x 38	1	760 SF	3
CUSTOM POOL	2007	2014	0 x 0	1	3181 SF	2
BRICK PATIO	2008	2014	0 x 0	1	3287 SF	3
FENCES	2007	2014	4 x 310	1	1240 SF	2
ASPHALT PAVING	1994	1995	0 x 0	1	5728 SF	2
CONC PATIO	1994	1995	0 x 0	1	858 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/5/2006	\$1	Warranty Deed		2246	621
9/1/1991	\$5,600,000	Warranty Deed		1185	973
7/1/1991	\$2,800,000	Warranty Deed		1176	1306

Permits

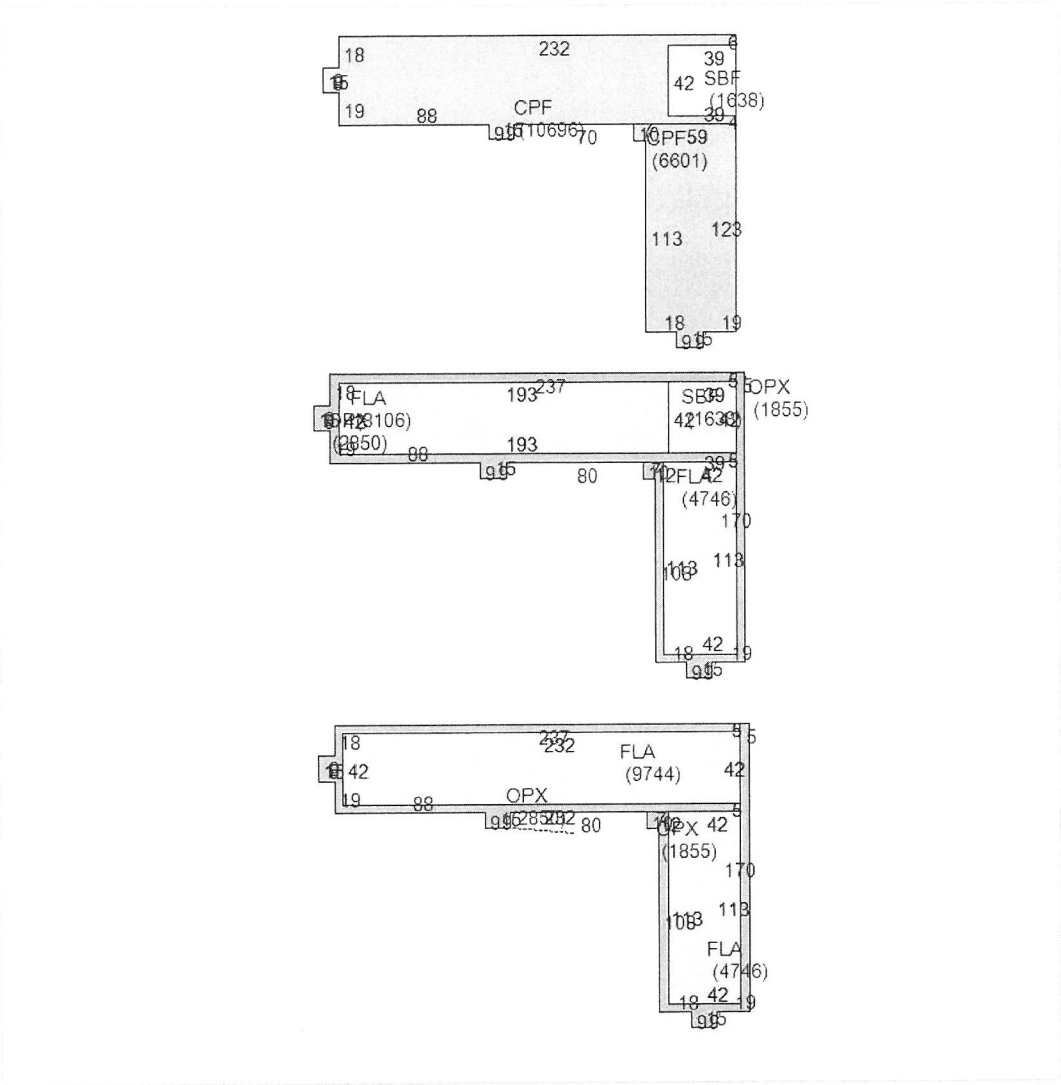
Number	Date Issued	Status	Amount	Permit Type	Notes
2024-1209	11/19/2024	Active	\$150,000	Commercial	rebuild laundry area floor finish demo of floor (see permit bld2022-2807). Demo electric/plumbing/fire in area. Rebuild floor to drawing specs, re install new electrical/plumbing/fixtures back into same locations
2024-0437	02/26/2024	Active	\$18,840	Commercial	Changing Out Existing 7 1/2 Ton Split System , Replacing With New 7 1/2 Ton American Standard In Same Location.
2024-0321	02/13/2024	Active	\$20,000	Commercial	Deck is on inside of Fairfield Inn hotel complex and provides space for 3 suite's usage. Was falling and dangerous
BLD2022-0809	03/25/2022	Completed	\$15,000	Commercial	REPAIR DESCRIBED AREAS OF SPALLING. WE HAVE APPROXIMATELY 40 SF OF SPALLING REPAIRS NEEDED ON CEILING OF PARKING AREA UNDER HOTEL. **NOC REQUIRED**
BLD2021-2723	09/24/2021	Completed	\$71,100	Commercial	REPLACE WATER HEATERS & STORAGE TANKS. 2- 285 MBH WATER HEATERS & 2- 80 GALLON STORAGE TANKS.
17-00003757	11/09/2017	Completed	\$6,800	Commercial	ASPHALT PATCHING UP TO 100 SQ/FT, SEAL COATING PARKING LOT AND RE STRIPING ALL PAVEMENT MARKING USING DOT CERTIFIED TRAFFIC PAINT. GH.
17-3459	09/25/2017	Completed	\$37,018	Commercial	Revision #1 the total square footage of the flat roofs is 216 sf and coating of 1817 sf of metal roof * NOC required* Re-roof partial flat areas. 10817 sq ft - Metal Roof. 102 sq ft and 114 sq ft - Single Ply Flat Roof. **noc received 11/19/2018 Revision #1 the total square footage of the flat roofs is 216 sf and coating of 1817 sf of metal roof * NOC required* ** August 30, 2017
14-4680	10/20/2014	Completed	\$10,000		REPLACE 4 WALL SIGNS
14-4681	10/20/2014	Completed	\$200		4 ELECTRICAL WALL SIGNS
14-4643	10/09/2014	Completed	\$5,147	Commercial	INSTALL 3/4 TON MINI SPLIT A.C. UNIT IN ELEVATOR MACHINE ROOM. (NOC W/APP) *
14-4644	10/08/2014	Completed	\$8,997	Commercial	ELECTRICAL REPAIRS TO ELEVATOR MACHINE ROOM AND ELEVATOR MACHINE DOOR A.C. MC *REC'D N.O.C.
14-4416	10/06/2014	Completed	\$6,944	Commercial	ELEVATOR RECALL. (NOC REC'D W/APP)
14-4378	09/19/2014	Expired	\$1,400	Commercial	RENOVATE 5 GUESTROOMS; TOILETS, SINK & FAUCETT; SHOWERS / TUB WITH NEW PANS.
14-4327	09/12/2014	Completed	\$226,000	Commercial	TEAR OFF EXISTING ROOFING MENBRANE AND ASSEMBLIES TO THE STRUCTURAL CONCRETE DOCK PREP DECK AND INSTALL TAPER INSULATION USING APPROVED FOAM ADHESIVE. INSTALL 60 PVC ROOFING MEMBRANE IN ADHESIE AND PROPERLY INSTALL ALL FLASHING AND ROOF ACCESSORIES PER BUILDING CODE. MIAMI DADE N.O.A AND MANUFACTURES SPECS. N.O.C. RECEVD
14-3756	08/05/2014	Completed	\$75,000	Commercial	RENOVATION/REMODEL OF BATHROOMS IN ALL GUEST ROOMS; LOBBY AND BAR/RESTAURANT AREAS W/ASSOCIATED POWER AND LIGHTING INSTALLATION; RENOVATION OF FITNESS CTR W/ASSOCIATED LIGHTING AND POWER. ** MC *NEED FILE NOTICE OF COMMENCEMENT
14-3757	08/05/2014	Completed	\$900	Commercial	INSTALLATION OF BOXES, DEVICES AND CABLING FOR TELE/DATA AND TV.
14-3491	07/28/2014	Completed	\$257,000	Commercial	Level 1 alteration includes exterior painting; exterior handrail-guard rail replacement; ADA upgrades with 2 public restrooms; interior millwork and finishes. **NOC REQ**
14-2471	07/07/2014	Completed	\$1,990,084	Commercial	LEVEL 1-ALTERATION INCLUDES: EXTERIOR PAINTING CONCRETE SPALLING REPAIR, ROOF REPLACEMENT, EXTERIOR HANDRAILS/GUARD RAIL REPLACEMENT, ADA UPGRADES W/4 GUEST ROOMS, AND INTERIOR MILLWORK FINISHES THROUGHOUT. UPGRADES THROUGHOUT.
14-3240	07/07/2014	Completed	\$198,473	Commercial	ENCHANCED LANDSCAPE AND HARD SCAPE W/ACCESSIBLE ROUTES AND PARKING AREAS. PLANS ARE W/PERMIT
14-3266	07/07/2014	Completed	\$272,000	Commercial	LEVEL 1 ALTERATION INCLUDES EXTERIOR PAINTING, EXTERIOR DECK REPAIR EXTERIOR HANDRAILS GUARD RAIL REPLACEMENT, ADA UPGRADES W/3 GUEST ROOMS AND INTERIOR MILLWORK AND FINISHES THROUGHOUT
13-3750	09/12/2013	Completed	\$23,399	Commercial	INSTALL STEEL ANGELS TO REINFORCE EXISTING RAILING POSTS.
12-4414	12/11/2012	Completed	\$8,973	Commercial	REMOVE UNSAFE CHIPPED AND CRACKING CONCRETE AT VARIOUS LOCATIONS ON BUILDING. DEMO ONLY. SPOT PAINT TO MATCH.
09-00003142	09/16/2009	Completed	\$3,800	Commercial	SPALLING REPAIR
09-2364	08/03/2009	Completed	\$18,000	Commercial	***EMERGENCY REPLACEMENT*** THREE (3) WATER HEATER'S
09-0161	01/26/2009	Completed	\$2,400	Commercial	REMOVE & REPLACE SLAB EDGE SPALLING
09-0161	01/26/2009	Completed	\$2,400	Commercial	REMOVE & REPLACE SLAB EDGE SPALLING ORIGINALLY PERMITTED FOR PATCH/REPAIR AS PER ENGINEERING DRAWINGS
08-2956	08/16/2008	Completed	\$2,600	Commercial	REPAIR DELAMINTATED STUCCO AND 200 LF OF CRACKS AND 11 SF OF STUCCO.
07-5227	11/30/2007	Completed	\$800	Commercial	INSTALL FIVE DEDICATED 20 AMP RECEP.
07-1529	04/16/2007	Completed	\$6,500	Commercial	REPAIR TO EXISTING HANDRAIOS ON OLD BUILDING, PICKET STRIGHTENING
07-0769	02/16/2007	Completed	\$7,500	Commercial	INSTALL IRRIGATION SPRINKLER SYSTEM
07-0360	01/29/2007	Completed	\$0	Commercial	INSTALL 313 LF OF PICKET FENCE
06-6813	01/10/2007	Completed	\$30	Commercial	CHANGE AUTO PARKING AREA TO SCOOTER PARKING
06-6316	12/07/2006	Completed	\$40,000	Commercial	INSTALL ONE SPLIT SYSTEM 7.5 TON, THREE 3/4 TON, AND 22 OPENINGS.
06-6317	12/07/2006	Completed	\$40,000	Commercial	INSTALL 2 SPLIT A/C UNITS & 12 DUCTWORK FOR POOL BAR & SUITES, 3 FANS & 2 UTAC UNITS.
06-6526	12/05/2006	Completed	\$18,000	Commercial	INSTALL V-CRIMP & 30 LB FELT.
06-6527	12/05/2006	Completed	\$6,000	Commercial	INSTALL ROOFING V-CRIMP & 30 LB FELT.
06-6283	11/29/2006	Completed	\$152,000	Commercial	NEW COMMERCIAL SWIMMING POOL 3,181 SF.

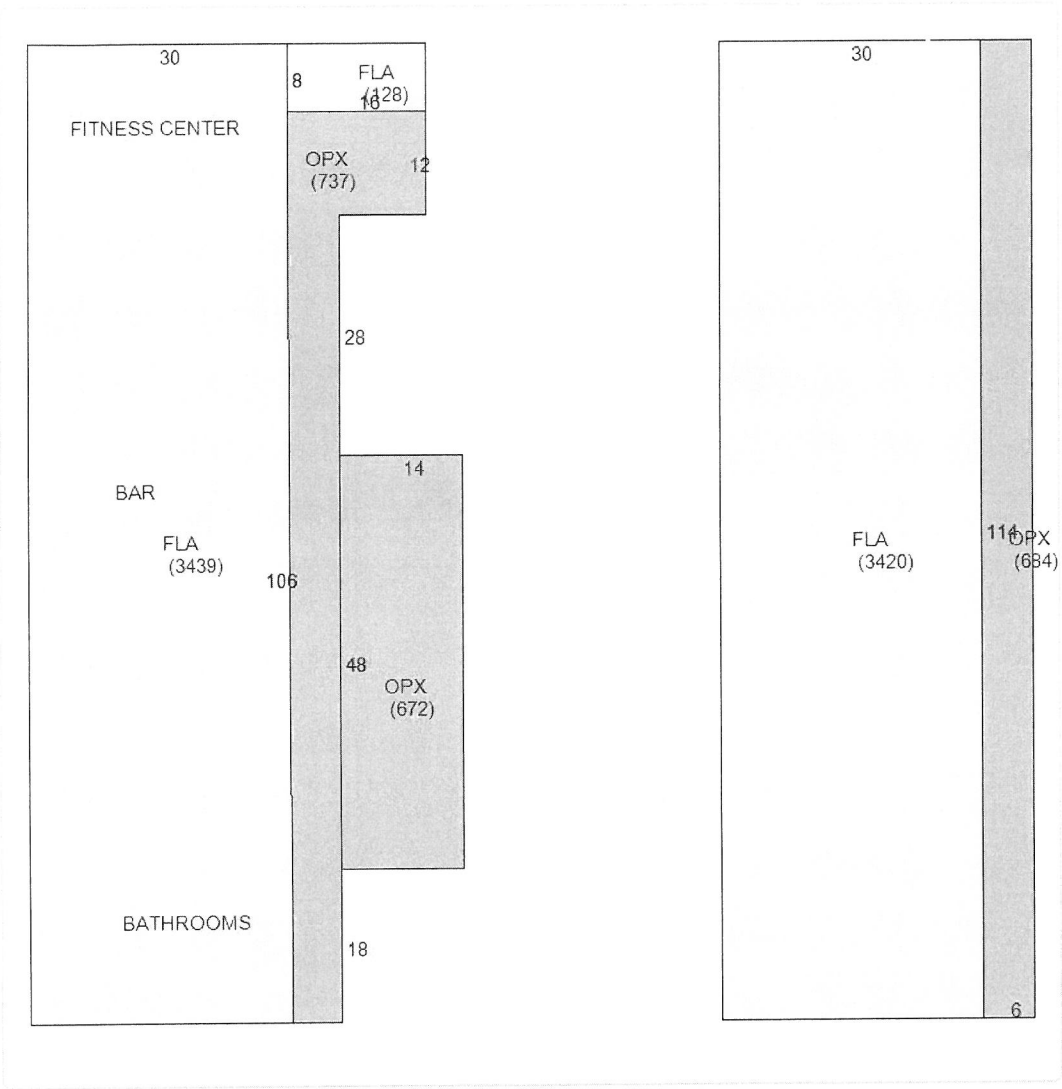
Number	Date Issued	Status	Amount	Permit Type	Notes
06-6285	11/29/2006	Completed	\$2,300	Commercial	WIRING FOR POOL HOOKUP.
06-5539	11/28/2006	Completed	\$14,000	Commercial	INSTALL 80 FIRE SPRINKLERS, 1 WATER CONNECTION & 1 SANDPIPE.
06-5541	10/30/2006	Completed	\$18,000	Commercial	INSTALL 17 FIRE SPRINKLERS IN LOBBY.
06-5905	10/26/2006	Completed	\$26,000	Commercial	INSTALL ROOFING V-CRIMP & 30 LB FELT.
06-5572	10/17/2006	Completed	\$0	Commercial	CHANGE OUT 100 TON COOLING TOWER.
06-4573	08/02/2006	Completed	\$409,343	Commercial	WIRE NEW RETAIL BLDG, POOL SIDE BAR, & INSTALL NEW SERVICES.
06-4574	08/01/2006	Completed	\$1,000	Commercial	INSTALL 2 TEMP SERVICES.
06-4006	07/27/2006	Completed	\$21,000	Commercial	NEW BLDG ROUGH & TRIM 41 FIXTURES, 4 W/H.
06-4005	07/25/2006	Completed	\$6,300	Commercial	ROUGH & TRIM LOBBY BLDG.
05-3023	08/05/2005	Completed	\$1,000	Commercial	REPLACE TUB WITH SHOWER IN UNIS #310,6
03-1296	06/06/2003	Completed	\$89,860	Commercial	REMOVED EXISTING ROOF
03-1954	06/06/2003	Completed	\$10,500	Commercial	COAL TAR SEALER PARKLOT
03-1647	05/16/2003	Completed	\$4,500	Commercial	CONCRETE RESTORATION
03-1411	04/22/2003	Completed	\$8,740	Commercial	REPAIRED SEWER LATERAL
0200739	04/02/2002	Completed	\$10,000	Commercial	RENOVATIONS DOMINOS PIZZA
0103329	10/10/2001	Completed	\$3,200	Commercial	INSTALL AWNINGS/DOMINOS
97-4139	12/01/1997	Completed	\$1,700	Commercial	REPAIRS
97-2657	09/01/1997	Completed	\$3,000	Commercial	INFORMATION BOOTH
9702542	08/01/1997	Completed	\$700	Commercial	SIGN
9702736	08/01/1997	Completed	\$900	Commercial	ELECTRICAL
9702199	07/01/1997	Completed	\$1,200	Commercial	INTERIOR ALTERATIONS
9700499	06/01/1997	Completed	\$4,000	Commercial	SIGN
9701748	06/01/1997	Completed	\$500	Commercial	ELECTRICAL
9701659	05/01/1997	Completed	\$2,600	Commercial	2 TON AC
97-0992	04/01/1997	Completed	\$45,000	Commercial	REPAIR & PAINTING
97-0473	02/01/1997	Completed	\$2,000	Commercial	DEMOLITION
96-3384	08/01/1996	Completed	\$125	Commercial	TENT
9603147	07/01/1996	Completed	\$4,000	Commercial	AWNINGS
96-3007	07/01/1996	Completed	\$3,500	Commercial	REMODELING
9602284	06/01/1996	Completed	\$1,100	Commercial	ELECTRIC
9602298	06/01/1996	Completed	\$2,200	Commercial	ELECTRICAL
9602300	06/01/1996	Completed	\$4,500	Commercial	FIRE ALARM
9602308	06/01/1996	Completed	\$4,600	Commercial	PLUMBING
9602528	06/01/1996	Completed	\$4,000	Commercial	MECHANICAL
9602550	06/01/1996	Completed	\$8,000	Commercial	SIGN
96-2459	06/01/1996	Completed	\$1,500	Commercial	ELECTRICAL
96-2474	06/01/1996	Completed	\$585	Commercial	FIRE ALARM
9601913	05/01/1996	Completed	\$57,000	Commercial	RENOVATIONS
9602059	05/01/1996	Completed	\$10,000	Commercial	RENOVATIONS
9602205	05/01/1996	Completed	\$8,000	Commercial	ELECTRIC
96-1738	04/01/1996	Completed	\$200,000	Commercial	ROOM RENOVATION
B950392	02/01/1995	Completed	\$7,500	Commercial	WOOD DECK
B950393	02/01/1995	Completed	\$9,500	Commercial	SIDEWALK
B95-0394	02/01/1995	Completed	\$5,000	Commercial	STAIN POOL DECK & WALLS
B950298	01/01/1995	Completed	\$9,000	Commercial	PAVE PARKING
P943904	11/01/1994	Completed	\$6,500	Commercial	FIRE SPRINKLERS
B940083	01/01/1994	Completed	\$560,000	Commercial	1 STORE/6 UNIT GUEST HOUSE

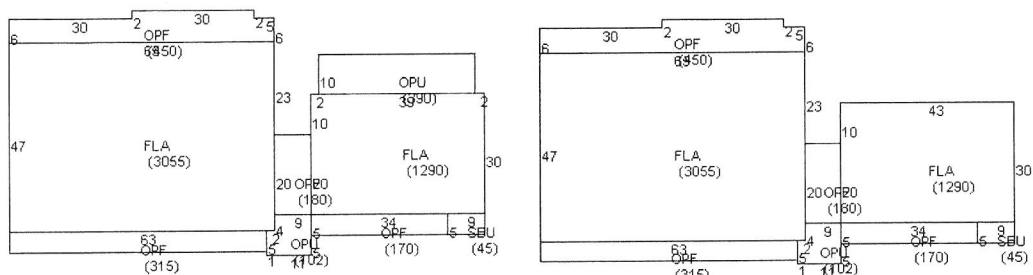
View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)







Photos



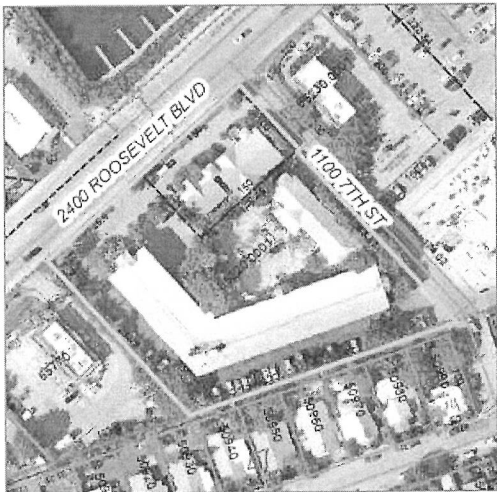


1067849-20241119



1067849-20241119

Map



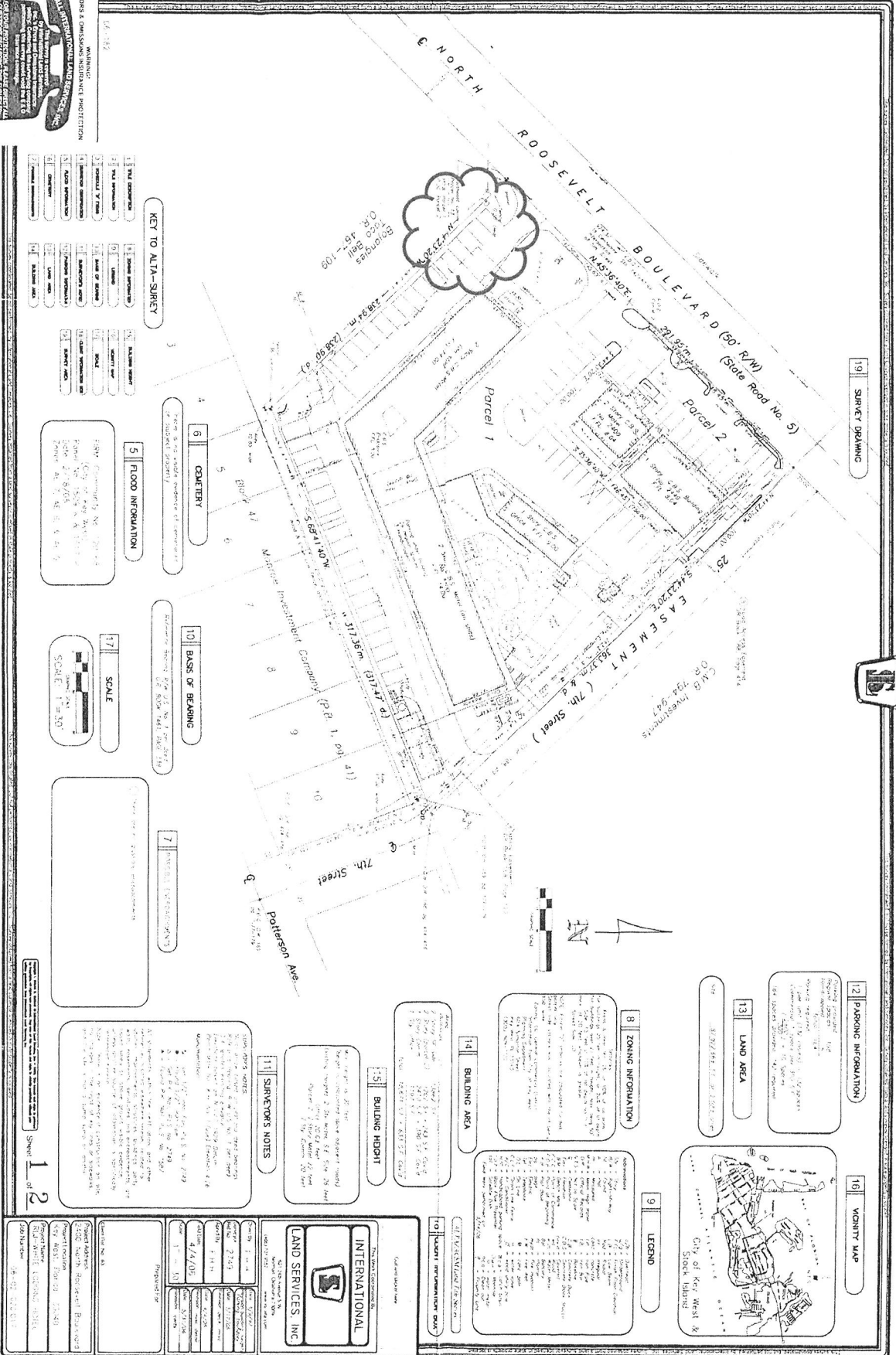
TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Update: 1/8/2025, 1:29:00 AM

Site Plan & Survey

4	BARCODE INFORMATION
5	ALSO KNOWN AS
6	CHURNER
7	PHYSICAL INFORMATION
8	BARCODE INFO
9	ALSO KNOWN AS
10	LAND AREA
11	BARCODE INFO

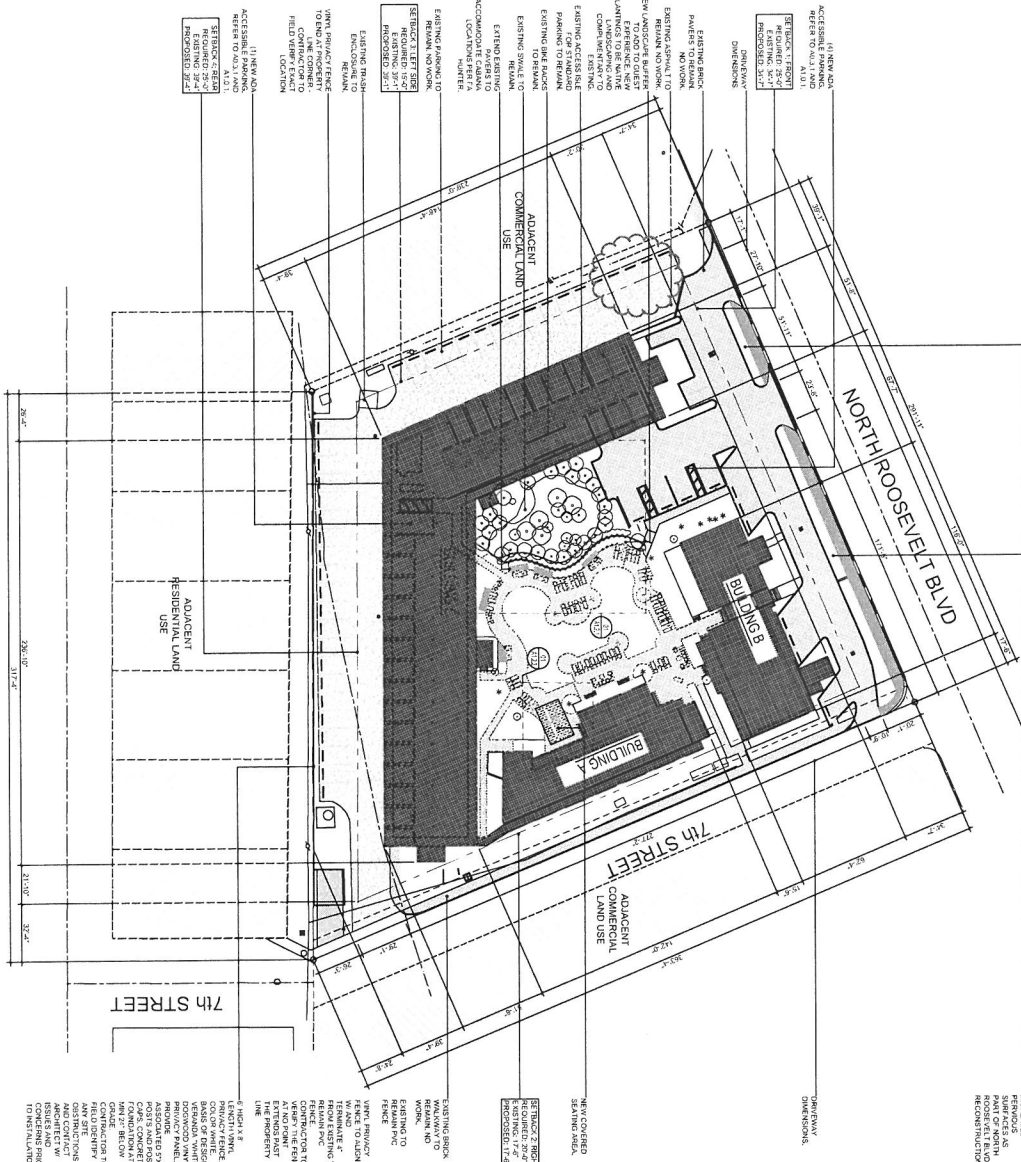
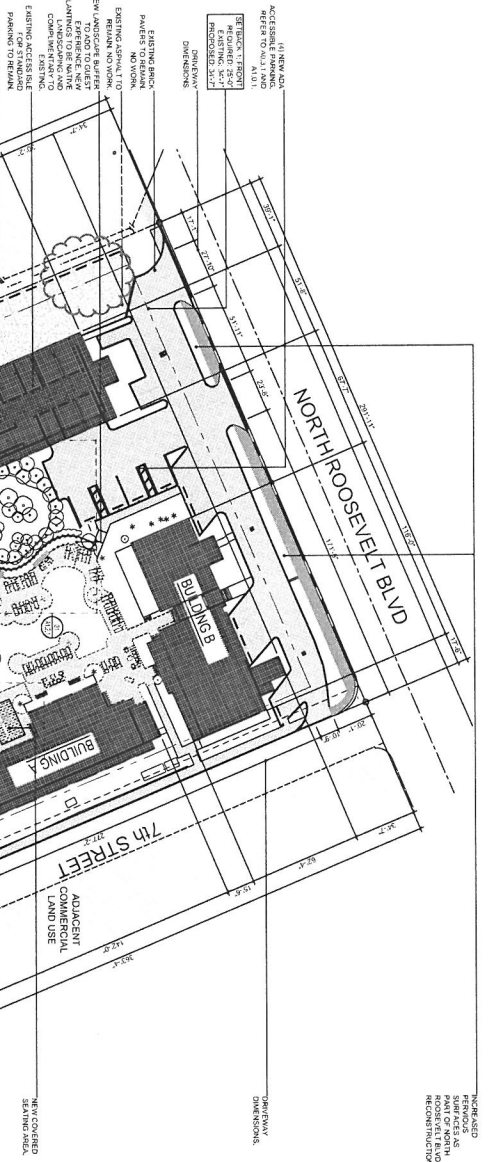


- K2M DESIGN**
Architecture, Interior Design
Procurement,
Owner Representation,
Speedy Consulting
- 1001 Whitehead St., Unit 10
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-294-2162
Email: info@k2mdesign.com
URL: www.k2mdesign.com

0

3304
N[illegible][illegible]

TWO STANDARD PARKING SPACES NEEDED TO BE REMOVED



A1.1.0

Date: April 14, 2014

0 32 64 128
GRAPHIC SCALE: 1/32" = 1'-0"

A1.1.0

Date: April 14, 2015

Date: April 14, 2015



INTERNATIONAL LAND SERVICES, INC.
10000 W. 10th Avenue, Suite 100
Denver, Colorado 80202
Tel: (303) 750-1000
Fax: (303) 750-1001
E-Mail: info@ilsinc.com
Web: www.ilsinc.com

KEY TO ALTA-SURVEY	
1. MET. SURVEY	11. SURVEY METHOD
2. MET. SURVEY	12. SURVEY METHOD
3. MET. SURVEY	13. SURVEY METHOD
4. MET. SURVEY	14. SURVEY METHOD
5. MET. SURVEY	15. SURVEY METHOD
6. MET. SURVEY	16. SURVEY METHOD
7. MET. SURVEY	17. SURVEY METHOD
8. MET. SURVEY	18. SURVEY METHOD
9. MET. SURVEY	19. SURVEY METHOD
10. MET. SURVEY	20. SURVEY METHOD

3. SECTION 7. ITEMS

1. The survey was conducted by the Surveyor General of the State of Colorado, and the results are as follows:

2. The survey was conducted by the Surveyor General of the State of Colorado, and the results are as follows:

3. The survey was conducted by the Surveyor General of the State of Colorado, and the results are as follows:

1. TITLE DESCRIPTION

2. TITLE INFORMATION

3. SURVEY CERTIFICATION

4. SURVEY CERTIFICATION

IX

2 of 2

LAND SERVICES, INC.	
10000 W. 10th Avenue, Suite 100 Denver, Colorado 80202 Tel: (303) 750-1000 Fax: (303) 750-1001 E-Mail: info@ilsinc.com Web: www.ilsinc.com	
1. MET. SURVEY	
2. MET. SURVEY	
3. MET. SURVEY	
4. MET. SURVEY	
5. MET. SURVEY	
6. MET. SURVEY	
7. MET. SURVEY	
8. MET. SURVEY	
9. MET. SURVEY	
10. MET. SURVEY	

Traffic Study

KBP CONSULTING, INC.

January 15, 2025

Ms. Lori Thompson
Research & Planning Coordinator
Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040

**Re: Fairfield Inn & Suites Golf Carts – Key West, Florida
Traffic Statement**

Dear Lori:

The Fairfield Inn & Suites property is located at 2400 N. Roosevelt Boulevard / US 1 in Key West, Monroe County, Florida. Bone Island Rentals proposes to locate ten (10) small recreational rental vehicles (i.e. golf carts) on this site. The purpose of this traffic statement is to document the anticipated roadway impacts associated with the location of these rental golf carts at 2400 N. Roosevelt Boulevard.

Location of Proposed Golf Carts & Roadway Access

The proposed golf carts will be located within four (4) parking spaces in the northwest corner of the site. Vehicular access to N. Roosevelt Boulevard is located immediately adjacent to these parking spaces. The proposed parking location for these vehicles is depicted on the preliminary site plan contained in Attachment A to this memorandum.

Trip Generation Analysis

These proposed golf carts can be rented on an hourly or daily basis with most being rented on a daily basis. The trip generation characteristics associated with the proposed location of ten (10) rental golf carts at 2400 N. Roosevelt Boulevard has been estimated based upon the trip generation characteristics of similar facilities in Key West. Based upon data and analyses previously submitted by our firm to the City of Key West, the anticipated golf cart rental 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 ten (10) rental golf carts proposed to be available at 2400 N. Roosevelt Boulevard, the number of new daily and peak hour trips to be generated are as follows:

- **Daily Trips = 12**
- **Peak Hour = 3**

Since Bone Island Rentals is already operating on this site with rental scooters and rental bicycles, no other vehicle trips (e.g. employee trips) are anticipated as a result of this action.

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.

KBP CONSULTING, INC.

Based upon the location of the proposed rental golf carts, it is expected that these vehicles will access N. Roosevelt Boulevard and 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, the focus is on N. Roosevelt Boulevard, Kennedy Drive, 7th Street, 5th Street, 1st Street, and Garrison Bight Causeway / Palm Avenue.

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

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 daily capacity of N. Roosevelt Boulevard (a five-lane state-maintained roadway) is 36,100 vehicles per day (vpd). The daily capacity of Kennedy Drive (a four-lane locally-maintained roadway) is 25,992 (vpd) (i.e. LOS "D" service volume of 36,100 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). The resulting daily capacity of the two-lane roadways within the project study area (i.e. 7th Street, 5th Street, 1st Street and Garrison Bight Causeway / Palm Avenue) 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 for N. Roosevelt Boulevard is 3,250 vehicle per hour (vph). And the peak hour / two-way LOS "D" capacity for Kennedy Drive is 2,340 vph (i.e. LOS "D" service volume of 3,250 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). The resulting peak hour capacity of the two-lane roadways within the project study area is 1,137 vehicles per day (vpd) (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 C 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 golf carts at 2400 N. Roosevelt Boulevard 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 Fairfield Inn & Suites - Golf Carts Key West, Florida						
Roadway	Daily			Peak Hour		
	Capacity	Project Traffic	% Impact	Capacity	Project Traffic	% Impact
N. Roosevelt Boulevard - NE of Kennedy Drive	36,100	2	0.01%	3,250	1	0.03%
N. Roosevelt Boulevard - Kennedy Dr to 7th Street	36,100	4	0.01%	3,250	1	0.03%
N. Roosevelt Boulevard - 7th Street to 5th Street	36,100	7	0.02%	3,250	2	0.06%
N. Roosevelt Boulevard - 5th Street to Palm Avenue	36,100	6	0.02%	3,250	2	0.06%
N. Roosevelt Boulevard - SW of Palm Ave / 1st Street	36,100	2	0.01%	3,250	1	0.03%
Kennedy Drive - N. Roosevelt to Flagler Ave	25,992	1	0.00%	2,340	0	0.00%
7th Street - N. Roosevelt to Flagler Ave	12,672	1	0.01%	1,137	0	0.00%
5th Street - N. Roosevelt to Flagler Ave	12,672	1	0.01%	1,137	0	0.00%
1st Street - N. Roosevelt to Flagler Ave	12,672	1	0.01%	1,137	0	0.00%
Garrison Bight / Palm Ave - NW of N. Roosevelt Blvd	12,672	2	0.02%	1,137	1	0.09%

As requested by City staff, we have also considered the impact of the project traffic as it relates to the existing traffic volumes on the surrounding street system. The study roadway segments with daily traffic volumes reported by FDOT are presented below along with the percent project traffic impact.

- **N. Roosevelt Boulevard / US 1**
 - **NE of Kennedy Drive**
 - Daily Vol.: 34,000 vpd – Project Traffic: 2 daily trips (0.006%)
 - **Kennedy Drive to 7th Street**
 - Daily Vol.: 37,000 vpd – Project Traffic: 4 daily trips (0.011%)
 - **7th Street to 5th Street**
 - Daily Vol.: 37,000 vpd – Project Traffic: 7 daily trips (0.019%)
 - **5th Street to Palm Avenue / 1st Street**
 - Daily Vol.: 37,000 vpd – Project Traffic: 6 daily trips (0.016%)
 - **SW of Palm Avenue / 1st Street**
 - Daily Vol.: 21,500 vpd – Project Traffic: 2 daily trips (0.009%)
- **Kennedy Drive – N. Roosevelt Boulevard to Flagler Avenue**
 - Daily Vol.: 9,600 vpd – Project Traffic: 1 daily trip (0.042%)
- **7th Street – N. Roosevelt Boulevard to Flagler Avenue**
 - Daily Vol.: 1,750 vpd – Project Traffic: 1 daily trip (0.057%)
- **5th Street – N. Roosevelt Boulevard to Flagler Avenue**
 - Daily Vol.: 5,300 vpd – Project Traffic: 1 daily trip (0.019%)

KBP CONSULTING, INC.

- **1st Street – N. Roosevelt Boulevard to Flagler Avenue**
 - Daily Vol.: 5,900 vpd – Project Traffic: 1 daily trip (0.017%)
- **Garrison Bight / Palm Avenue – NW of N. Roosevelt Boulevard**
 - Daily Vol.: 19,500 vpd – Project Traffic: 2 daily trips (0.010%)

Conclusions

Based upon the foregoing analysis and assessment of the traffic operations associated with the proposed golf cart rentals to be located at 2400 N. Roosevelt Boulevard 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

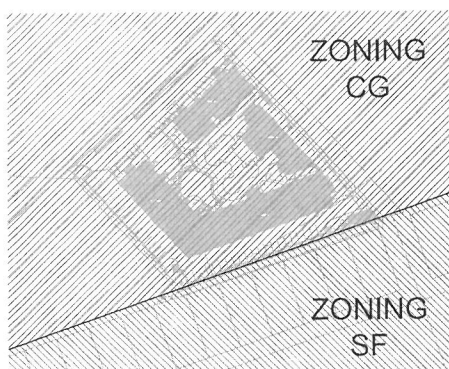
Attachment A

Site Plan with Proposed Golf Cart Location

```

1  AGRIER (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT)
2  FRUIT (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT)
3  FRUIT (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT)
4  FRUIT (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT)
5  FRUIT (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT)
6  FRUIT (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT)
7  FRUIT (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT)
8  FRUIT (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT)
9  FRUIT (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT)
10 FRUIT (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT) (FRUIT)

```



ZONING DISTRICTS
SCALE: N.T.S.

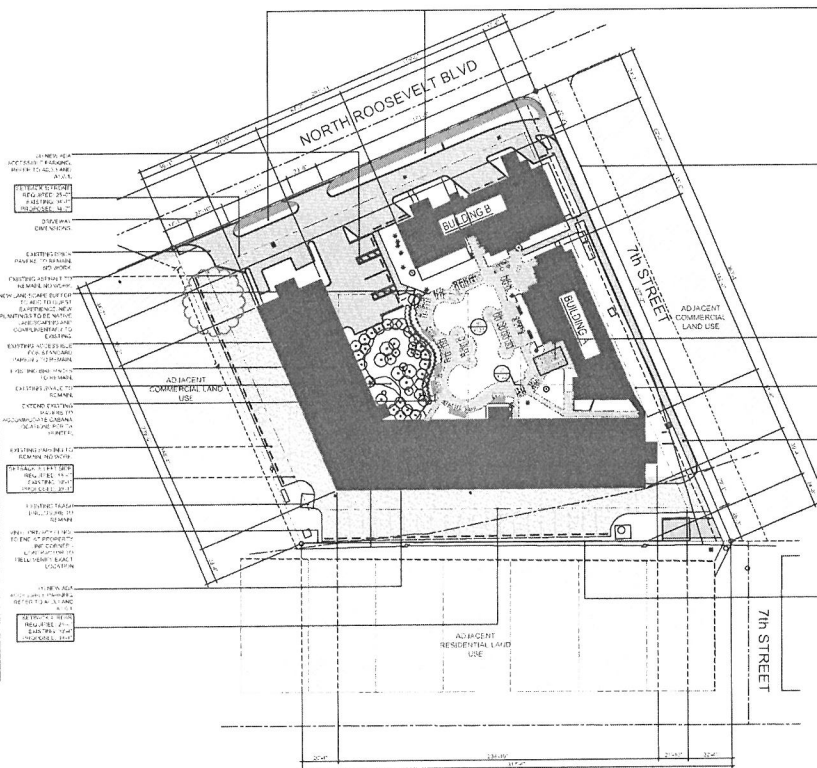
This map displays the zoning districts of Albany, New York. The districts are color-coded and labeled as follows:

- Central Business District (CBD):** Shaded in dark gray, located in the central part of the city.
- Residential Districts:** Various shades of gray and white, covering the majority of the city's area.
- Industrial Districts:** Shaded in light gray, located in the northern and eastern parts of the city.
- Other Districts:** Shaded in white, located in the southern and western parts of the city.

The map includes a scale bar indicating distances in feet (0, 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000) and a north arrow. The map is titled "ZONING DISTRICTS" and "SCALE: N.T.S." (Not To Scale).

PROJECT STATISTICS:				
NAME:	OWNER/CLIENT/AGENCY:	LOCATION:	PROJECT CODE:	DATE OF FILE:
CLARKSON	DE			
CLARKSON HOME	DE			
DATE OF FILE	8/24/01			
PROJECT		DEPT	STATE	PROJECT NUMBER
1. PROJECT NUMBER	00000000000000000000	000000	000000	0000000000
2. PROJECT NAME	CLARKSON HOME	0000	0000	0000000000
3. PROJECT LOCATION	CLARKSON	0000	0000	0000000000
4. PROJECT TYPE	CLARKSON	0000	0000	0000000000
5. PROJECT STATUS	CLARKSON	0000	0000	0000000000
6. PROJECT DESCRIPTION	CLARKSON	0000	0000	0000000000
7. PROJECT CONTACT	CLARKSON	0000	0000	0000000000
8. PROJECT COMMENTS	CLARKSON	0000	0000	0000000000
9. PROJECT HISTORY	CLARKSON	0000	0000	0000000000
10. PROJECT SUMMARY	CLARKSON	0000	0000	0000000000
11. PROJECT DETAILS	CLARKSON	0000	0000	0000000000
12. PROJECT RESULTS	CLARKSON	0000	0000	0000000000
13. PROJECT EVALUATION	CLARKSON	0000	0000	0000000000
14. PROJECT IMPACT	CLARKSON	0000	0000	0000000000
15. PROJECT RECOMMENDATIONS	CLARKSON	0000	0000	0000000000
16. PROJECT CONCLUSIONS	CLARKSON	0000	0000	0000000000
17. PROJECT REFERENCES	CLARKSON	0000	0000	0000000000
18. PROJECT APPENDICES	CLARKSON	0000	0000	0000000000
19. PROJECT GLOSSARY	CLARKSON	0000	0000	0000000000
20. PROJECT INDEX	CLARKSON	0000	0000	0000000000
21. PROJECT BIBLIOGRAPHY	CLARKSON	0000	0000	0000000000
22. PROJECT REFERENCES	CLARKSON	0000	0000	0000000000
23. PROJECT APPENDICES	CLARKSON	0000	0000	0000000000
24. PROJECT GLOSSARY	CLARKSON	0000	0000	0000000000
25. PROJECT INDEX	CLARKSON	0000	0000	0000000000
26. PROJECT BIBLIOGRAPHY	CLARKSON	0000	0000	0000000000
27. PROJECT REFERENCES	CLARKSON	0000	0000	0000000000
28. PROJECT APPENDICES	CLARKSON	0000	0000	0000000000
29. PROJECT GLOSSARY	CLARKSON	0000	0000	0000000000
30. PROJECT INDEX	CLARKSON	0000	0000	0000000000
31. PROJECT BIBLIOGRAPHY	CLARKSON	0000	0000	0000000000
32. PROJECT REFERENCES	CLARKSON	0000	0000	0000000000
33. PROJECT APPENDICES	CLARKSON	0000	0000	0000000000
34. PROJECT GLOSSARY	CLARKSON	0000	0000	0000000000
35. PROJECT INDEX	CLARKSON	0000	0000	0000000000
36. PROJECT BIBLIOGRAPHY	CLARKSON	0000	0000	0000000000
37. PROJECT REFERENCES	CLARKSON	0000	0000	0000000000
38. PROJECT APPENDICES	CLARKSON	0000	0000	0000000000
39. PROJECT GLOSSARY	CLARKSON	0000	0000	0000000000
40. PROJECT INDEX	CLARKSON	0000	0000	0000000000
41. PROJECT BIBLIOGRAPHY	CLARKSON	0000	0000	0000000000
42. PROJECT REFERENCES	CLARKSON	0000	0000	0000000000
43. PROJECT APPENDICES	CLARKSON	0000	0000	0000000000
44. PROJECT GLOSSARY	CLARKSON	0000	0000	0000000000
45. PROJECT INDEX	CLARKSON	0000	0000	0000000000
46. PROJECT BIBLIOGRAPHY	CLARKSON	0000	0000	0000000000
47. PROJECT REFERENCES	CLARKSON	0000	0000	0000000000
48. PROJECT APPENDICES	CLARKSON	0000	0000	0000000000
49. PROJECT GLOSSARY	CLARKSON	0000	0000	0000000000
50. PROJECT INDEX	CLARKSON	0000	0000	0000000000
51. PROJECT BIBLIOGRAPHY	CLARKSON	0000	0000	0000000000
52. PROJECT REFERENCES	CLARKSON	0000	0000	0000000000
53. PROJECT APPENDICES	CLARKSON	0000	0000	0000000000
54. PROJECT GLOSSARY	CLARKSON	0000	0000	0000000000
55. PROJECT INDEX	CLARKSON	0000	0000	0000000000
56. PROJECT BIBLIOGRAPHY	CLARKSON	0000	0000	0000000000
57. PROJECT REFERENCES	CLARKSON	0000	0000	0000000000
58. PROJECT APPENDICES	CLARKSON	0000	0000	0000000000
59. PROJECT GLOSSARY	CLARKSON	0000	0000	0000000000
60. PROJECT INDEX	CLARKSON	0000	0000	00000

	WORKING CAPITAL
	CURRENT CAPITAL
	CURRENT ASSETS *
	CURRENT LIABILITIES
	EXTENDING CAPITAL



OVERALL SITE PLAN
SCALE: 1/32" = 1'-0"



K2M
Architectural & Structural Engineers
Planners & Interiors
Over 40 years of experience
Specialty Consulting

701 Westchester, Suite 100
Wayland, MA 01980
Tel: 978/952-8000
Fax: 978/952-1122

For all design & construction
info, visit www.k2m.com
or call [978-952-8000](tel:9789528000)

Planning • Architecture
Interior • Construction

1. 下列各数中，哪些是正数？哪些是负数？
 2. 把下列各数填入相应的集合中：
 3. 比较下列各数的大小：
 4. 计算下列各题：
 5. 某商店的营业额为 1000 元，其中 300 元是现金，700 元是信用卡支付。如果该商店的进货成本为 600 元，那么该商店的利润是多少？
 6. 某工厂的产量为 1000 件，其中 300 件是合格品，700 件是废品。如果该工厂的原材料成本为 600 元，那么该工厂的利润是多少？
 7. 某商店的营业额为 1000 元，其中 300 元是现金，700 元是信用卡支付。如果该商店的进货成本为 600 元，那么该商店的利润是多少？
 8. 某工厂的产量为 1000 件，其中 300 件是合格品，700 件是废品。如果该工厂的原材料成本为 600 元，那么该工厂的利润是多少？

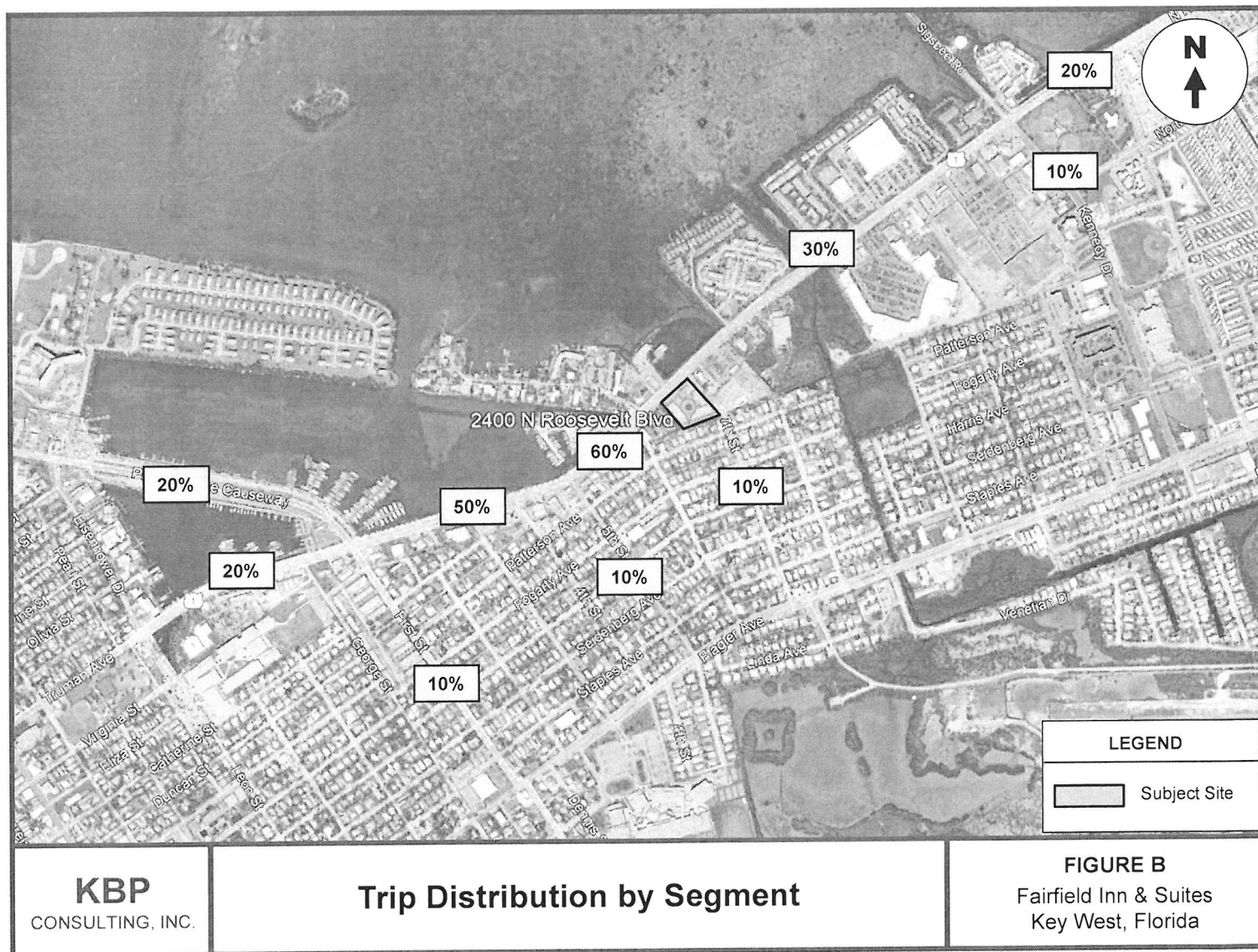
FAIRFIELD INN & SUITES
400 North Roosevelt Boulevard, Key West, Florida 33040
COMMERCIAL RENOVATION

[illegible]

A1.1.0

Attachment B

Trip Distribution Patterns



Attachment C

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.