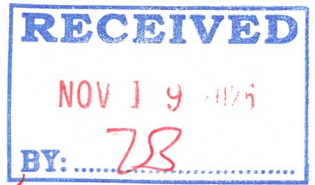




T2025-0265

\$230.00



Tree Permit Application

Please Clearly Print All Information unless indicated otherwise. Date: 11.12.25

Tree Address 2400 N. Roosevelt Blvd

Cross/Corner Street N. Roosevelt & 7th Street

List Tree Name(s) and Quantity (4) Gumbo Limbo, (26) Palms (1) Mahogany

Reason(s) for Application: 3 24 ZB

() Remove (x) Tree Health () Safety (x) Other/Explain below

() Transplant () New Location () Same Property () Other/Explain below

() Heavy Maintenance Trim () Branch Removal () Crown Cleaning/Thinning () Crown Reduction

Additional Information and Extensive renovation to the public and guestrooms to enhance

Explanation guest experience and promote better wayfinding at the pool, in addition to adding seating at the pool deck to support restaurant guests.

Property Owner Name RLJ II - F Key West Lessee, LLC

Property Owner email Address mkendrick@rljlodgingtrust.com

Property Owner Mailing Address 7373 Wisconsin Avenue, Suite 1500, Bethesda, MD 20814

Property Owner Phone Number 817.614.8138

Property Owner Signature

*Representative Name Richard Choate, SCNZ Architects LLC

Representative email Address rchoate@scnz.net

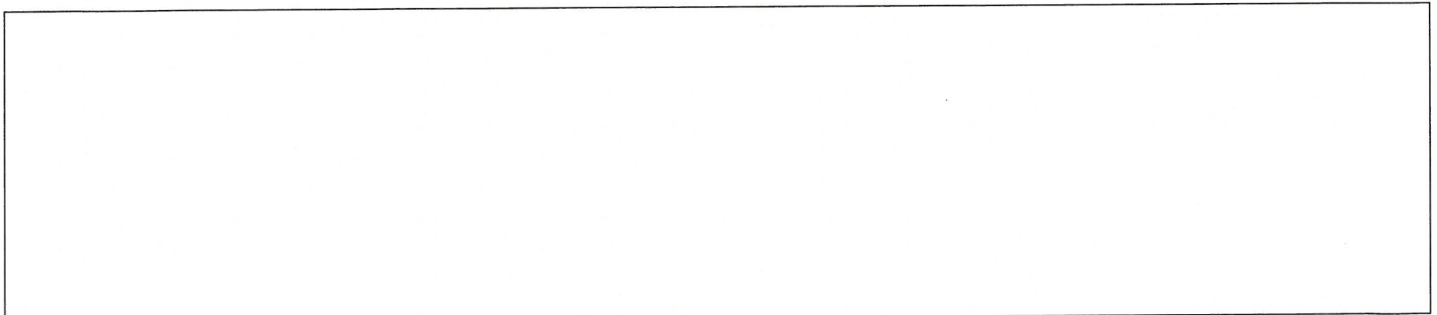
Representative Mailing Address 2134 Magazine Street New Orleans, LA 70130

Representative Phone Number 504.301.3722

*NOTE: A Tree Representation Authorization form must accompany this application if someone other than the owner will be representing the owner at a Tree Commission meeting or picking up an issued Tree Permit.

As of August 1, 2022, application fees are required. [Click here for the fee schedule.](#)

Sketch location of tree (aerial view) including cross/corner street. Please identify tree(s) on the property regarding this application with colored tape or ribbon.





Tree Representation Authorization

Attendance at the Tree Commission meeting on the date when your request will be discussed is necessary in order to expedite the resolution of your application. This **Tree Representation Authorization form** must accompany the application if the property owner is unable to attend or will have someone else pick up the Tree Permit once issued. Please Clearly Print All Information unless indicated otherwise.

Date 11.12.25
Tree Address 2400 N. Roosevelt Blvd
Property Owner Name RLJ II - F Key West Lessee, LLC
Property Owner Mailing Address 7373 Wisconsin Avenue, Suite 1500
Property Owner Mailing City,
State, Zip Bethesda, MD 20814
Property Owner Phone Number 817.614.8138
Property Owner email Address mkendrick@rljlodgingtrust.com
Property Owner Signature _____
Representative Name Richard Choate, SCNZ Architects LLC
Representative Mailing Address 2134 Magazine Street
Representative Mailing City,
State, Zip New Orleans, LA 70130
Representative Phone Number 504.301.3722
Representative email Address rchoate@scnz.net

I _____ hereby authorize the above listed agent(s) to represent me in the matter of obtaining a Tree Permit from the City of Key West for my property at the tree address above listed. You may contact me at the telephone listed above if there are any questions or need access to my property.

Property Owner Signature _____

The forgoing instrument was acknowledged before me on this _____ day _____ .
By (Print name of Affiant) _____ who is personally known to me or has produced
as identification and who did take an oath.

Notary Public

Sign name: _____

Print name: _____

My Commission expires: _____ Notary Public-State of _____ (Seal)

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

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

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

Summary

Parcel ID 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 OR64-214/15 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
Description (Note: Not to be used on legal documents.)
Neighborhood 31040
Property Class HOTEL - FLAG (3901)
Subdivision
Sec/Twp/Rng 33/67/25
Affordable No
Housing



Owner

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

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$9,624,672	\$12,186,470	\$12,498,485	\$5,837,972
+ Market Misc Value	\$4,862,336	\$5,651,344	\$1,785,498	\$841,578
+ Market Land Value	\$17,138,006	\$17,872,143	\$21,425,974	\$10,007,952
= Just Market Value	\$31,625,014	\$35,709,957	\$35,709,957	\$16,687,502
= Total Assessed Value	\$22,491,704	\$20,447,004	\$17,182,588	\$15,620,535
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$31,625,014	\$35,709,957	\$35,709,957	\$16,687,502

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	Exterior Walls	C.B.S.	
Style	STILT 2 STORY	Year Built	1987	
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1998	
Building Name		Foundation	CONC PILINGS	
Gross Sq Ft	57325	Roof Type	FLAT OR SHED	
Finished Sq Ft	27342	Roof Coverage	MEMBRANE	
Stories	3 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	780	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	35	Grade	400	
Interior Walls		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	Exterior Walls	CUSTOM	
Style		Year Built	2008	
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	2012	
Building Name		Foundation		
Gross Sq Ft	9080	Roof Type	IRR/CUSTOM	
Finished Sq Ft	6987	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	576	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	15	Grade	400	
Interior Walls		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	Exterior Walls	C.B.S.
Style		Year Built	1995
Building Type	HOTEL/MOTEL D / 39D	EffectiveYearBuilt	2008
Building Name		Foundation	
Gross Sq Ft	11604	Roof Type	IRR/CUSTOM
Finished Sq Ft	8690	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	
Perimeter	740	Bedrooms	
Functional Obs	0	Full Bathrooms	6
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	400
Interior Walls		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	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/5/2006	\$1	Warranty Deed		2246	621	M - Unqualified	Improved		
9/1/1991	\$5,600,000	Warranty Deed		1185	973	M - Unqualified	Improved		
7/1/1991	\$2,800,000	Warranty Deed		1176	1306	U - Unqualified	Improved		

Permits

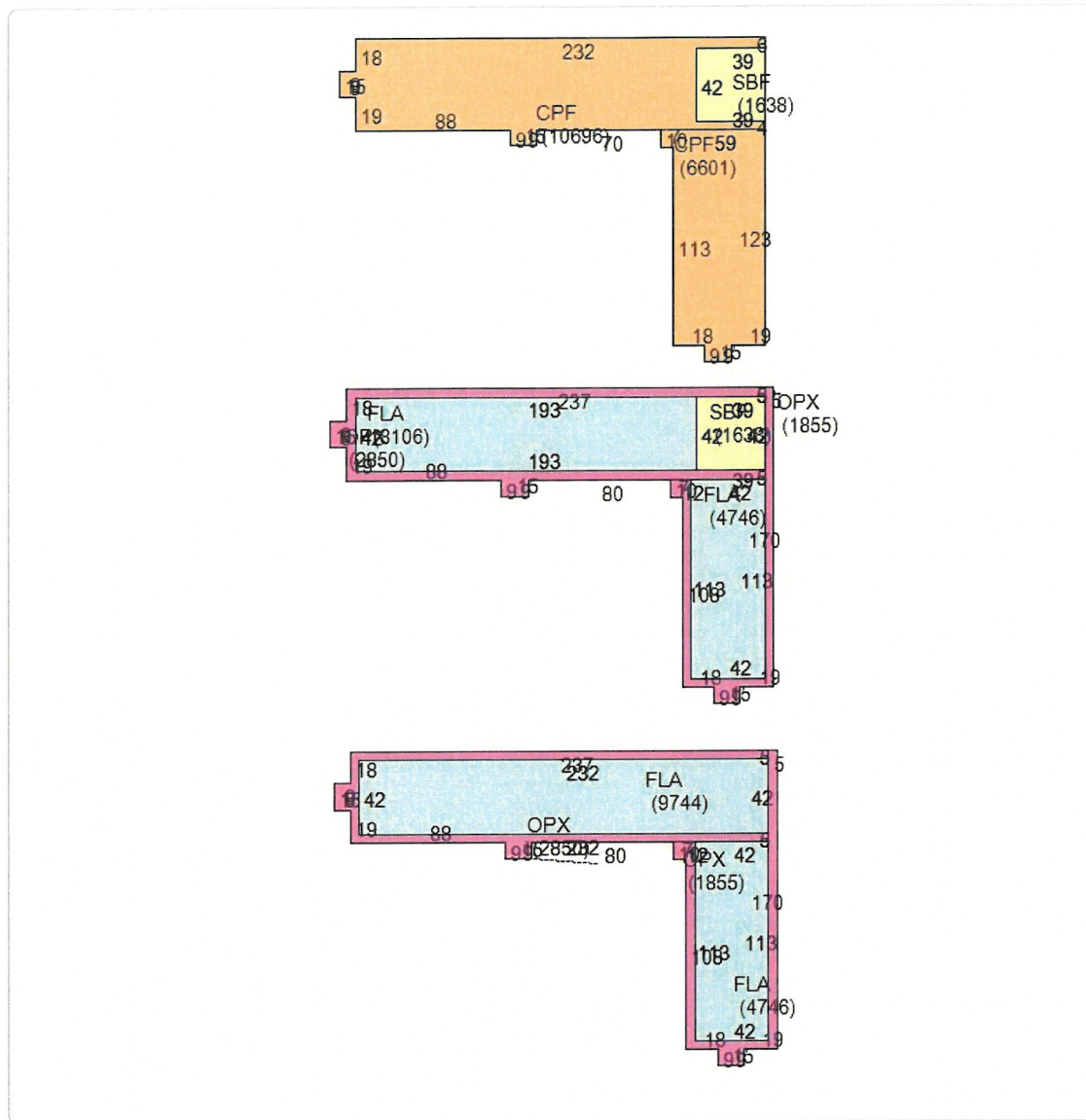
Number	Date Issued	Status	Amount	Permit Type	Notes
2024-1209	11/19/2024	Active	\$150,000	Commercial	rebuild laundry area floor finish demo of floor (see permit bld2022-2807). Demo electric/plumbing/fire in area. Rebuild floor to drawing specs, re install new electrical/plumbing/fixtures back into same locations
BLD2024-0437	02/26/2024	Completed	\$18,840	Commercial	Changing Out Existing 7 1/2 Ton Split System , Replacing With New 7 1/2 Ton American Standard In Same Location.
BLD2024-0321	02/13/2024	Completed	\$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 PAYEMENT 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 *RECV'D N.O.C.
14-4416	10/06/2014	Completed	\$6,944	Commercial	ELEVATOR RECALL. (NOC RECV'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 RECP.
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.

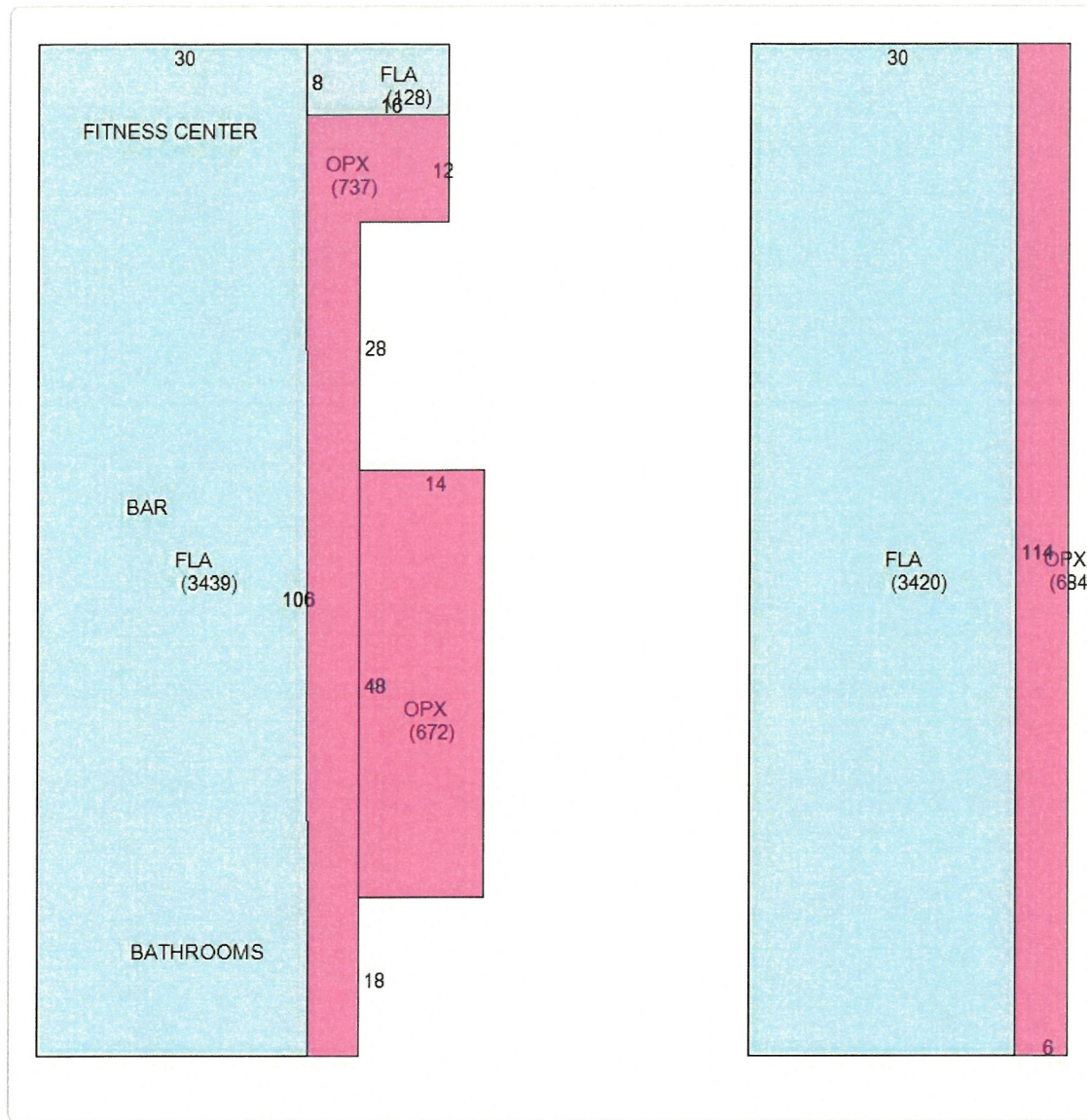
Number	Date Issued	Status	Amount	Permit Type	Notes
06-6285	11/29/2006	Completed	\$2,300	Commercial	WIRING FOR POOL HOOKUP.
06-5539	11/28/2006	Completed	\$14,000	Commercial	INSTALL 80 FIRE SPRINKLERS, 1 WATER CONNECTION & 1 SANDPIPE.
06-5541	10/30/2006	Completed	\$18,000	Commercial	INSTALL 17 FIRE SPRINKLERS 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)









Map



TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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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