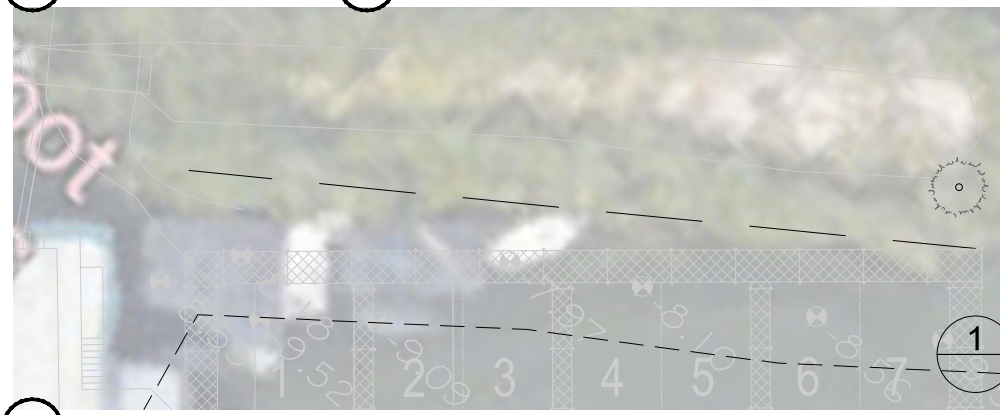
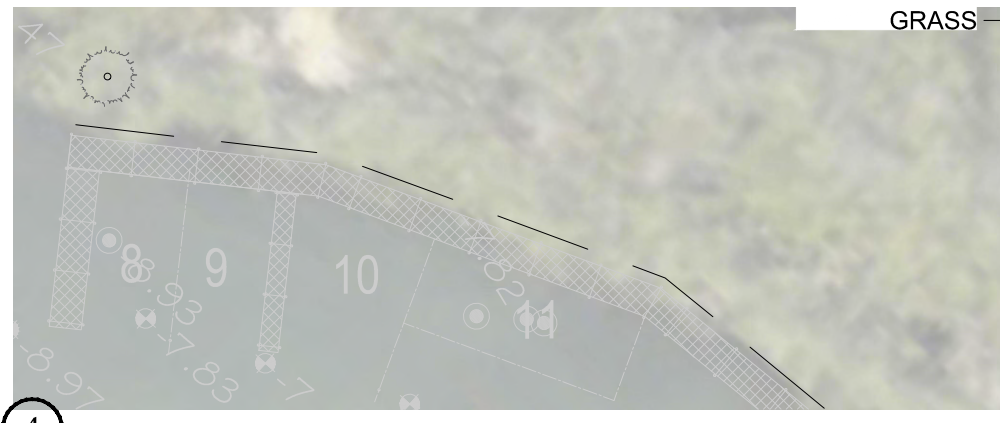


1 SCALE 1"=30'-0"

2 SCALE 1"=30'-0"







3 SCALE 1"=30'-0"



4 SCALE 1"=30'-0"

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	SIZE	NATIVE
	CN	2	COCOS NUCIFERA	COCONUT PALM	FIELD GROWN		SEE PLAN FOR CT HT.	NO
	PI	2	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	45 GAL., 14'-16' HT., 6' CT			YES
	SS	3	SABAL PALMETTO	CABBAGE PALMETTO- CURVED	FG. VARIOUS CT HT. SLICK, SEE PLAN FOR CT HT.			YES
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	
	SB2	105	SPARTINA PATENS	SALT MEADOW CORD GRASS	3 GAL.	24"-30" OA, FULL	36" o.c.	

COCONUT PALM  
 FILL DEGRADED AREA WITH GREEN  
 BUTTONWOODS 3 GAL. UP TO 20  
 PLANTS ON WEST SIDE, UP TO 10  
 PLANTS ON EAST SIDE

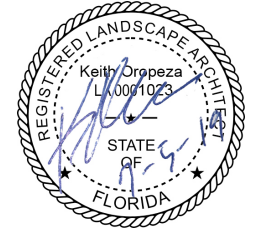
JAMAICAN DOGWOOD  
 SPARTINA  
 GRASS

PALM: CURVED SABAL PALM  
 SPARTINA  
 GRASS

EXISTING MANGROVES TO  
 REMAIN. TRIM PER STATE  
 ORDINANCE- CONTRACTOR  
 TO SECURE ALL PERMITS

Keith Oropeza, ASLA  
 230 E. Copeland Dr.  
 Orlando, Florida 32806  
 FL. LA 00001023

Seal:



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 SIGNED AND SEALED IN THIS BLOCK

KEITH OROPEZA  
 FL. LA 00001023

2407-2409 N. ROOSEVELT BLVD

KEY WEST, FLORIDA

Drawn By: RIM Checked By: KO

Revisions:

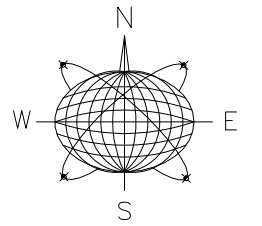
Title:  
**LANDSCAPE  
 PLAN**

Sheet Number:  
**L-1.0**

Date: OCTOBER 31, 2018



Site Data	Required/ Allowed	Existing	Proposed	Compliance
Zoning	Conservation	Conservation	No Change	Complies
Site Size	10 ac	5.12 ac (222,918 sq. ft.)	No Change	Complies
Upland Area	NA	0.69 ac (30,149 sq. ft.)	No Change	Complies
Density	0.5 units	3.0 units	No Change	Complies
Pleasure slips	74	74	40	Complies
Live-a-board Slips	NA	0	30	Conditional Use
FAR	0.04	0.04	No Change	Complies
Max Height	25 ft.	~ 30 ft.	No Change	Complies
Open Space:	20%	92%	No Change	Complies
Landscape: Total Area	20%	29%	No Change	Complies
Buffer	30 ft.	30 ft.	No Change	Complies
Max Building Coverage	5%	3%	No Change	Complies
Impervious Surface	5%	9%	No Change	Complies
Setback (Shoreline)	30ft from M-W 50ft from Class II waters	0 ft from M-W 0 ft from Class II waters	No Change	Complies
Parking: Auto	32	32	32	Complies
Bike	18	18	84	Complies



**Meridian Engineering LLC**  
 201 Front Street, Suite 203  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

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**RICHARD J. MILELLI**  
 PE #58315

2407-2409 N. ROOSEVELT BLVD

KEY WEST, FLORIDA

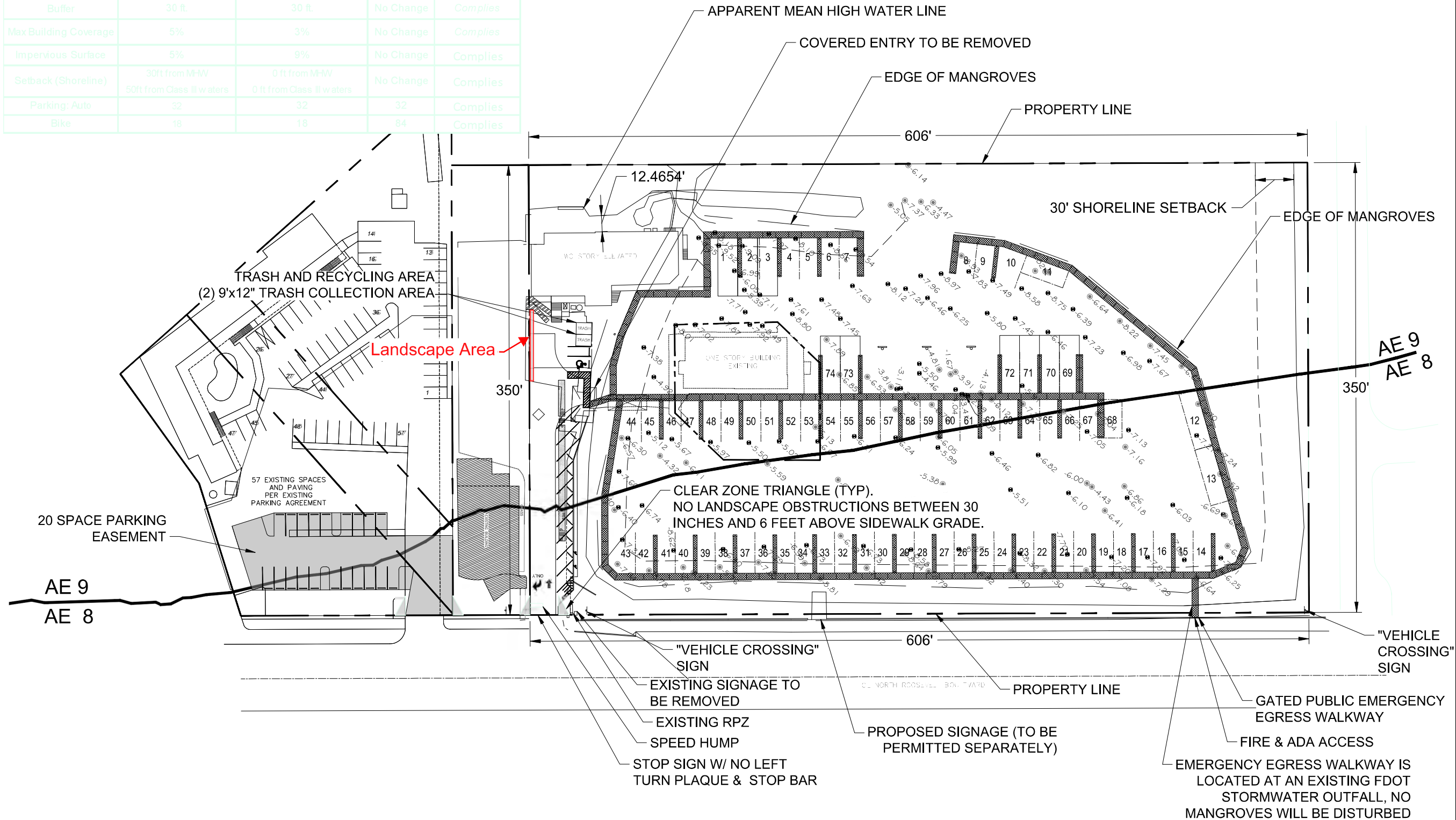
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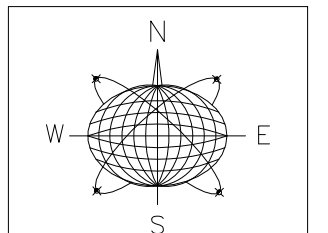
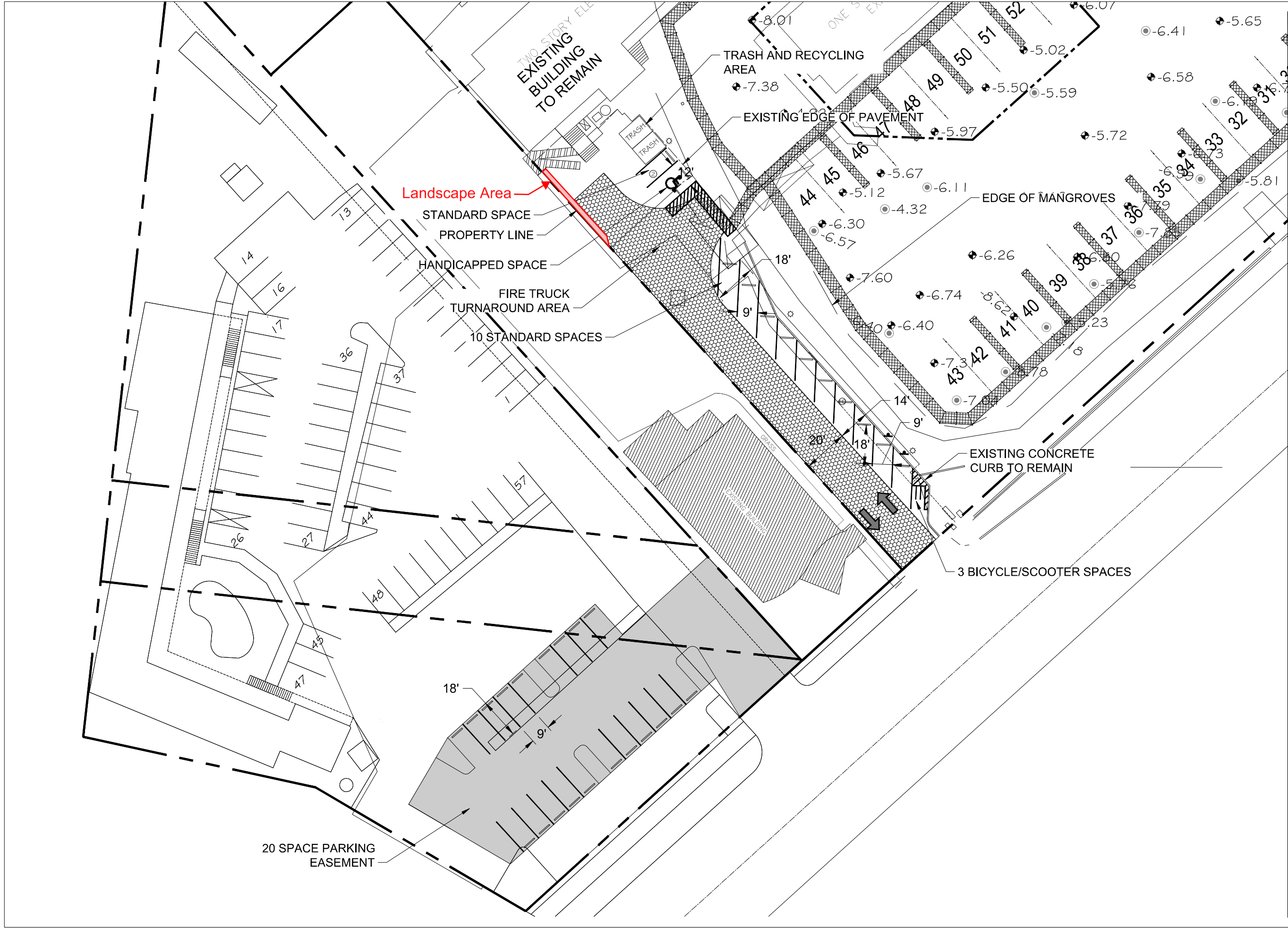
Revisions:

Title:  
**PROPOSED  
 SITE  
 PLAN**

Sheet Number:  
**C-1.0**

Date: MAY 10, 2019





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 201 Front Street, Suite 203  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

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 RICHARD J. MILELLI  
 PE #58315

2407-2409 N. ROOSEVELT BLVD  
 KEY WEST, FLORIDA

Drawn By: ANF      Checked By: RJM

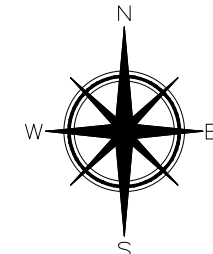
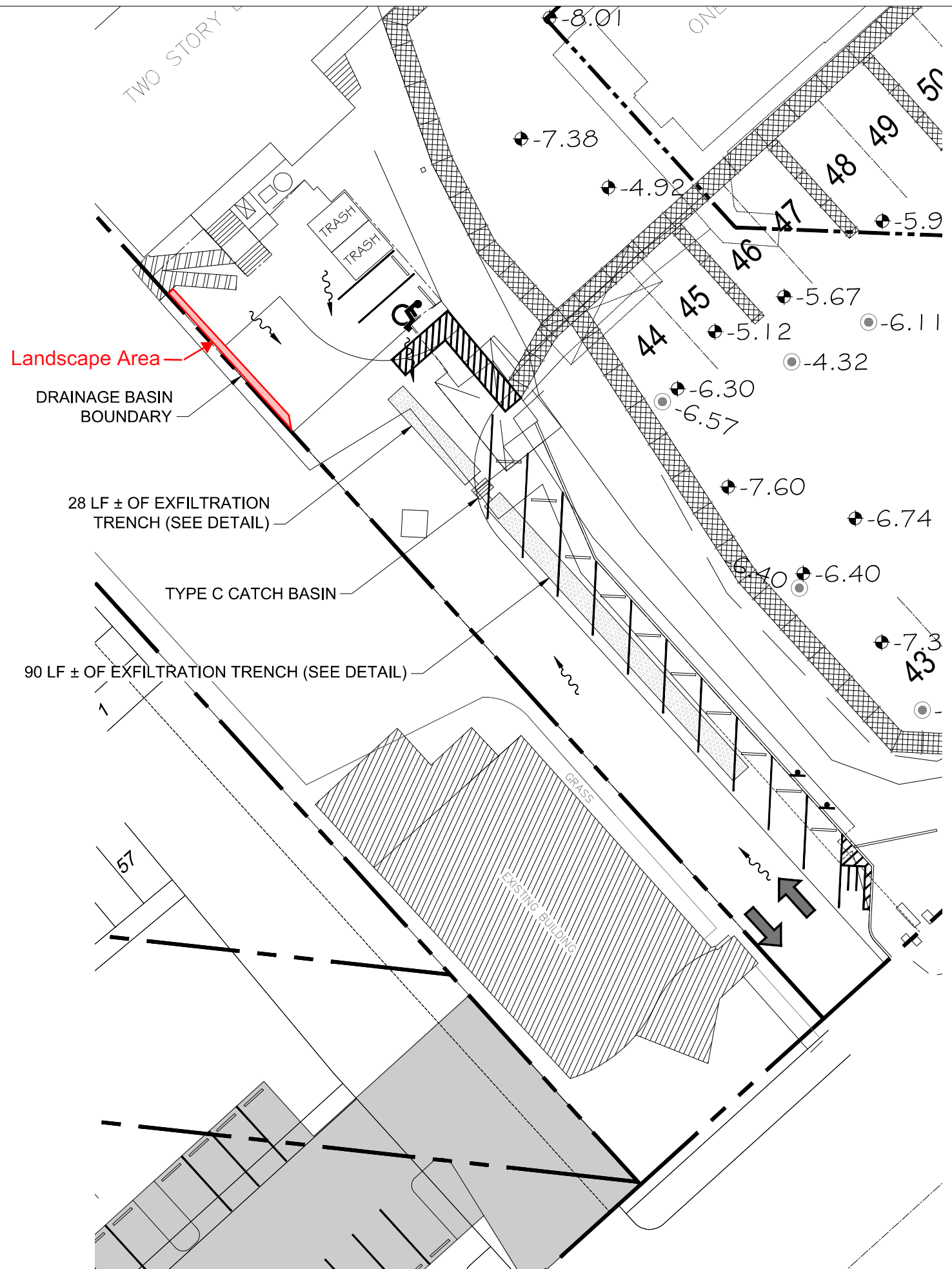
Revisions:


Title:  
**PROPOSED  
 PARKING  
 PLAN**

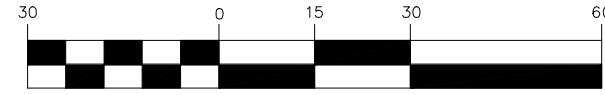
Sheet Number:  
**C-2.0**

Date: MAY 10, 2019





GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

### DRAINAGE CALCULATIONS

#### WATER QUALITY

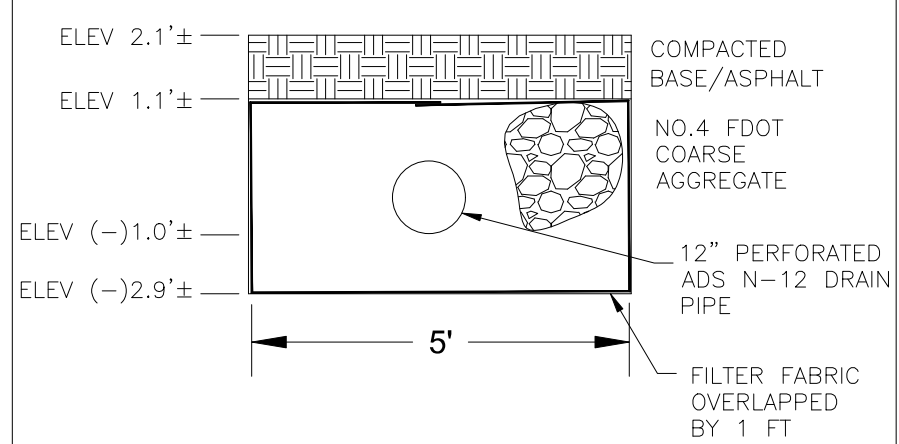
PROJECT AREA =	0.20 Ac
PERVIOUS =	0.000 Ac
IMPERVIOUS =	0.20 Ac

ONE INCH OF RUNOFF FROM DRAINAGE BASIN = 0.20 Ac-in  
 $2\text{-}1/2" \times \% \text{ IMPERVIOUS} \times \text{AREA} \times 150\% = 0.75 \text{ Ac-in}$

NOTE: ADDITIONAL 50% TREATMENT VOLUME FOR DISCHARGE INTO SENSITIVE WATER

#### EXFILTRATION TRENCH PROVIDED

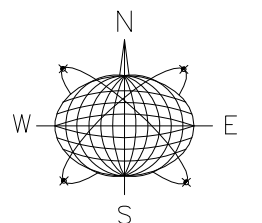
EXFILTRATION TRENCH VOLUME CALCULATED USING SFWMD EQUATION (PG F-10 OF THE ERP INFORMATION MANUAL)  
 VARIABLES  $K=0.0001$ ;  $H=3.1'$ ;  $W=5'$ ;  $D_u=2.1'$ ;  $D_s=4'$   
 VOLUME = 0.75 Ac-in  
 TRENCH LENGTH = 118 FT



### EXFILTRATION TRENCH

NTS

- NOTES:
1. FILTER FABRIC SHALL BE MARAFI FILTERWEAVE 300 OR ENGINEER APPROVED EQUIVALENT. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
  2. ELEVATION DERIVED FROM SURVEY.



Meridian Engineering LLC  
 201 Front Street, Suite 203  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

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RICHARD J. MILELLI  
 PE #58315

2407-2409 N. ROOSEVELT BLVD

KEY WEST, FLORIDA

Drawn By: ANF  
 Checked By: RJM  
 Revisions:

Title:  
**PROPOSED DRAINAGE PLAN**

Sheet Number:  
**C-3.0**

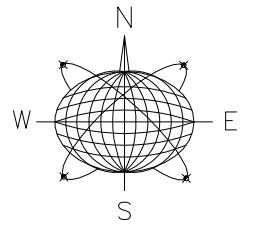
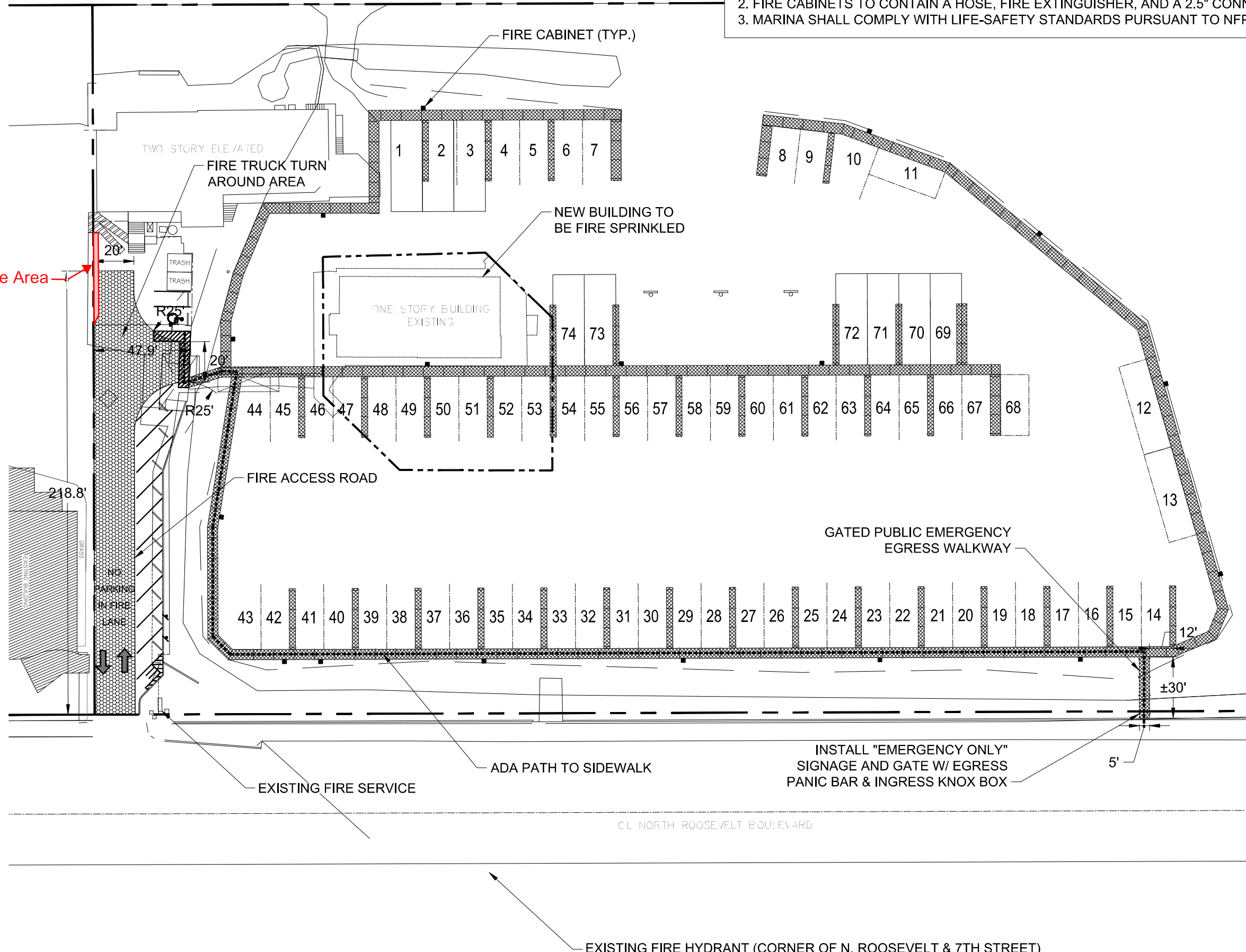
Date: MAY 10, 2019



**NOTES:**

1. FIRE CABINETS SHALL NOT BE SPACED MORE THAN 100 FT APART.
2. FIRE CABINETS TO CONTAIN A HOSE, FIRE EXTINGUISHER, AND A 2.5" CONNECTION.
3. MARINA SHALL COMPLY WITH LIFE-SAFETY STANDARDS PURSUANT TO NFPA 14 & 303.

Landscape Area



Meridian Engineering LLC  
 201 Front Street, Suite 203  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

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RICHARD J. MILELLI  
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2407-2409 N. ROOSEVELT BLVD

KEY WEST, FLORIDA

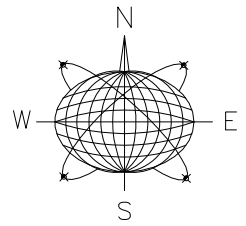
Drawn By: ANF      Checked By: RJM

Revisions:

Title:  
**LIFE SAFETY PLAN**

Sheet Number:  
**C-4.0**

Date: MAY 10, 2019



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 Key West, Florida 33040  
 AUTHORIZATION #29401  
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RICHARD J. MILELLI  
 PE #58315

2407-2409 N. ROOSEVELT BLVD

KEY WEST, FLORIDA

Drawn By: ANF      Checked By: RJM

Revisions:

Title:  
**UTILITY PLAN**

Sheet Number:  
**C-5.0**

Date: MAY 10, 2019

**LIGHTING NOTE:**

LIGHT SOURCES TO BE SHIELDED AND ARRANGED TO ELIMINATE GLARE FROM ROADWAYS AND STREETS AND SHALL BE DIRECTED AWAY FROM PROPERTIES LYING OUTSIDE THE DISTRICT. SHIELDING OF LIGHTING ELEMENTS TO BE ACCOMPLISHED BY USING AN OPAQUE SHADE TO DIRECT THE LIGHT. LIGHTING TO BE INSTALLED ON ALL PARKING AREAS, AND ALONG PEDESTRIAN WALKWAYS AND DOCKS.

ENTIRE PARKING AREA, INCLUDING BIKE AND SCOOTER PARKING, TO BE ADEQUATELY ILLUMINATED. ENERGY CONSERVATION MEASURES TO BE EMPLOYED, INCLUDING DIRECTING LIGHT SOURCES DOWNWARD AND AWAY FROM THE SKY.

Landscape Area

CONNECT SEWER LINE TO EXISTING FORCE MAIN THAT CONNECTS TO CITY OF KEY WEST SEWER SYSTEM

WATER/ELECTRIC PEDESTAL W/ LIGHT (TYP)

SEWER STANCHION (TYP)

TWO STORY ELEVATED

PARKING LOT LIGHT POLE

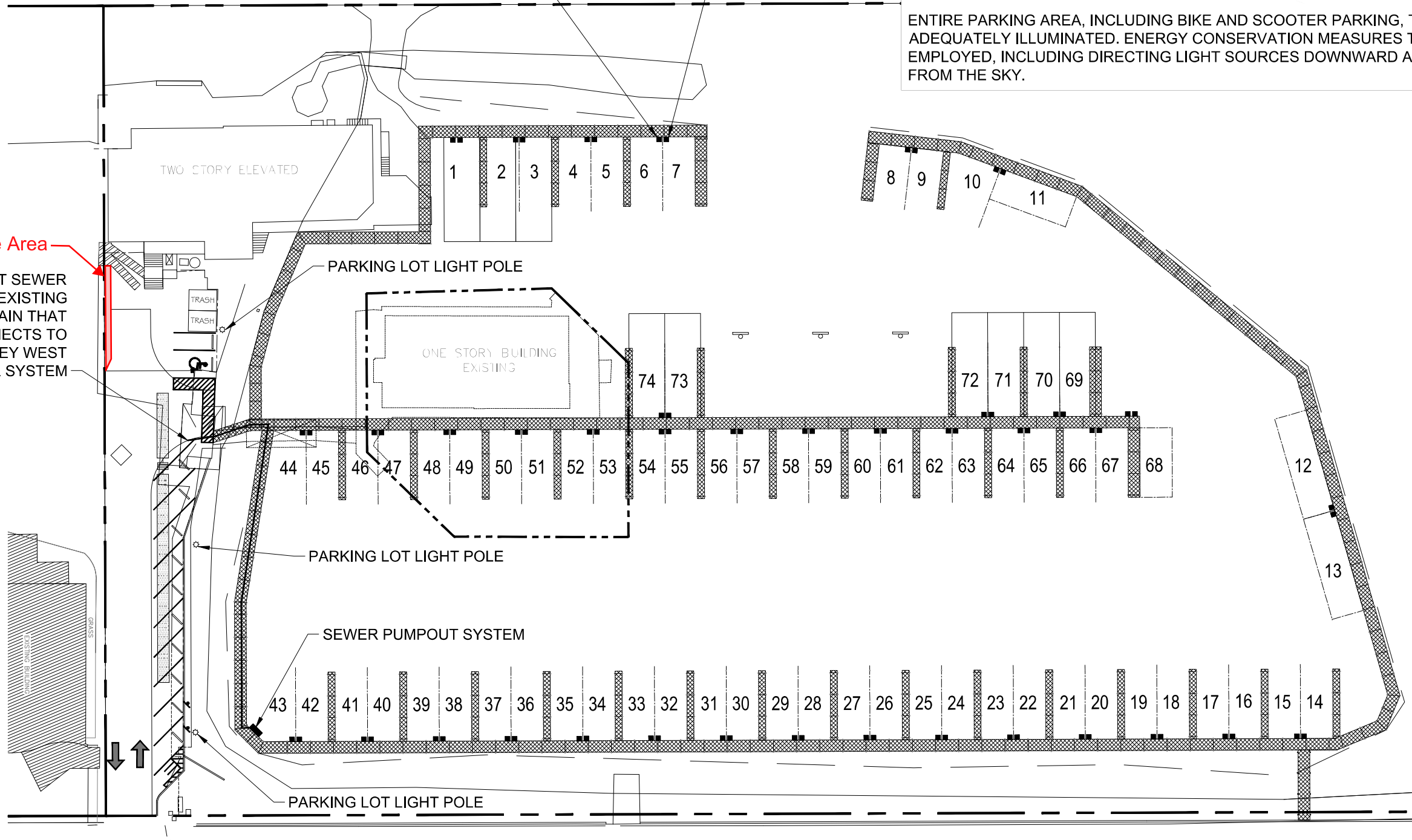
ONE STORY BUILDING EXISTING

PARKING LOT LIGHT POLE

SEWER PUMPOUT SYSTEM

PARKING LOT LIGHT POLE

CL NORTH ROOSEVELT BOULEVARD





# STAFF REPORT

DATE: July 5, 2019

RE: 2407 N. Roosevelt Blvd (permit application # T2019-7623)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received for Final Landscape Plan Approval. There is no tree removal involved with this application. A staff report was created on January 2, 2019 regarding a major development plan to change the use of the property from a marina to a marina with liveaboards. The urban forester approved the conceptual landscape plan to allow the application to be reviewed by the Planning Board. The report is attached.

The Planning Board approved a modified project on May 16, 2019. The State of Florida Department of Environmental Regulation approved the modification of the environmental resources permit to allow the liveaboards on February 18, 2019.

The property owner recently raised a question regarding the proposed planting areas 3 and 4 (mangrove berm area with an on grade walkway listed as fill degraded area in plans) and access and maintenance of this area if planted. The property owner indicated verbally that he did not support planting in these two areas. The representative submitted the plans to enhance these areas in January 2019 after discussion with the urban forester and the landscape architect.

## Karen DeMaria

---

**From:** Karen DeMaria  
**Sent:** Friday, July 5, 2019 8:56 AM  
**To:** Owen Trepanier  
**Cc:** keith oropeza; Lauren Mongelli  
**Subject:** RE: 2407 N. Roosevelt Blvd Walkers Marina  
**Attachments:** T2019-0254 plans and Application 2407 N Roosevelt.pdf

Owen:

Please change/correct two of the plans included in the application attached:

Proposed parking plan C-2.0 and Proposed Site Plan C-1.0 as they do not show the landscape area clearly. It actually looks like there is no landscape area on these two plans.

Sincerely,

Karen

---

**From:** Owen Trepanier <owen@owentrepanier.com>  
**Sent:** Friday, July 5, 2019 8:34 AM  
**To:** Karen DeMaria <kdemaria@cityofkeywest-fl.gov>  
**Cc:** keith oropeza <keithoropeza@gmail.com>; Lauren Mongelli <lauren@owentrepanier.com>  
**Subject:** RE: 2407 N. Roosevelt Blvd Walkers Marina

Hi Karen,

1. We confirmed there were no changes to the landscaping plan that resulted from the planning board approval process. They also granted the landscape modification.
2. I'm asking Keith if he can electronically sign the plan.
3. The planting area along the West property line, in the parking lot, is 5'x40'. It is wholly contained on the property. It has been enlarged from the previous (existing) approval, which was 5'x27'. There was no specific reason for the enlargement other than we found it could be enlarged, so we enlarged it.



4. Here is picture of the berm behind Walker's building. As you can see, it isn't appropriate for many species given its low elevation, which is why Keith chose coconut palms as features and buttonwoods to plant the degraded areas. As I mentioned, the West side is easily accessible. The East side has an ephemeral homeless encampment



in the degraded area with a trail which we will block off and prevent access after the planting is complete. Watering and maintenance will occur on a regular schedule via maintenance boat.



Owen

---

**Trepanier & Associates, Inc.**

Land Planners & Development Consultants  
305-293-8983

---

**From:** Owen Trepanier

**Sent:** Tuesday, July 2, 2019 12:41 PM

**To:** Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)>

**Cc:** Keith Oropeza <[K.Oropeza@gaiconsultants.com](mailto:K.Oropeza@gaiconsultants.com)>; keith oropeza <[keithoropeza@gmail.com](mailto:keithoropeza@gmail.com)>

**Subject:** Re: 2407 N. Roosevelt Blvd Walkers Marina

1. There were no changes from planning board.
2. I'll ask Keith to send a signed and sealed set.
3. We'll confirm
4. The West side is easily accessible. The East side has a homeless encampment trail which we will block off and prevent access after the planting is complete. Watering and maintenance will occur, in the future, via maintenance boat.

I'll prep a formal response. Thx.

Owen Trepanier  
Trepanier & Associates, Inc.  
305-293-8983

On Jul 2, 2019, at 12:32 PM, Karen DeMaria <[kdemaria@cityofkeywest-fl.gov](mailto:kdemaria@cityofkeywest-fl.gov)> wrote:

Owen:

I am reviewing the plans for Final Landscape plan approval and have a few questions:

1. The plans you submitted are dated October 2018. Is this correct? Were there any updates or changes during the Planning Board review?
2. The landscape plan needs to be signed and sealed drawings. What I have is not.
3. Please confirm the location of the Jamaican dogwood planting area (area 1), its dimensions and whether it is actually located on the property. Page C-2.0 and other pages make it look like this planting area is not on this property.
4. Please document and confirm access to the proposed planting areas on the berm area (area 3 and 4). What does this area look like, is it suitable for plantings, and will the plantings survive. There is a question regarding access to this area to do the work.

Please provide this information as soon as possible, preferably by noon on Friday, July 5 for proper review.

Sincerely,

Karen

*Karen DeMaria*

Urban Forestry Manager  
Certified Arborist FL# 6585A  
City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
305-809-3768

<image002.jpg>



# STAFF REPORT

DATE: January 2, 2019

RE: 2407 N. Roosevelt Blvd (permit application # T2018-0130)

FROM: Karen DeMaria, City of Key West Urban Forestry Manager

An application was received for Conceptual Landscape Plan Approval for the modification of an approved development plan. In November 2014, a development plan was approved to create a marina at 2407 N. Roosevelt Blvd. In October 2018, an application was submitted for a modification (change of use) to this approved plan to include the use of the marina for liveaboards. No existing trees are proposed to be removed, the mangrove fringe area will be preserved, and a limited landscaping plan has been submitted that adds a few trees to the original approved landscape plan.

Additional landscaping to be placed on the property includes the enhancement of the jetty/berm area with the planting of green buttonwoods and the planting of a palm and grass at the entrance driveway. A small landscape strip of vegetation will be created along the property line near the existing structure, as originally proposed.

City and State permits have been issued for the maintenance trimming of the mangrove fringe. State and Federal permits have been issued for the creation of the marina. The change of use of the marina to include liveaboards will require a modification to the State of Florida Environmental Protection permit (FDEP) and possibly the Army Corps of Engineers permit (ACOE). Information submitted to this office indicates that the applicant has submitted a permit modification request to the State and Federal agencies and that it is being processed and reviewed. Conditions should be placed on any Planning approvals regarding the approval and issuance of the State/Federal modification permits to include the proposed liveaboards.

The proposed project submitted is over 70% native vegetation and reasonably includes additional landscaping and enhancements to the property. Therefore, since no tree removals are requested, Conceptual Landscape Plan Approval is given. Final Landscape Plan approval will need Tree Commission approval once Planning Board approval has been given.



Entrance



Standing on N. Roosevelt Blvd looking into the property.





Approximate location of property line























Front of existing building



West side of existing structure





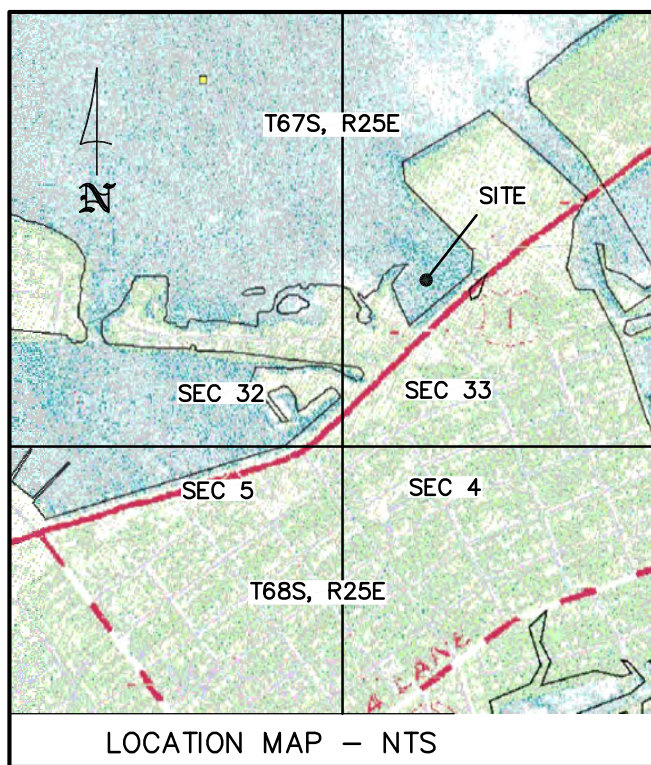
Rear of existing structure (backyard)



Looking toward N. Roosevelt Blvd

Approximate property line

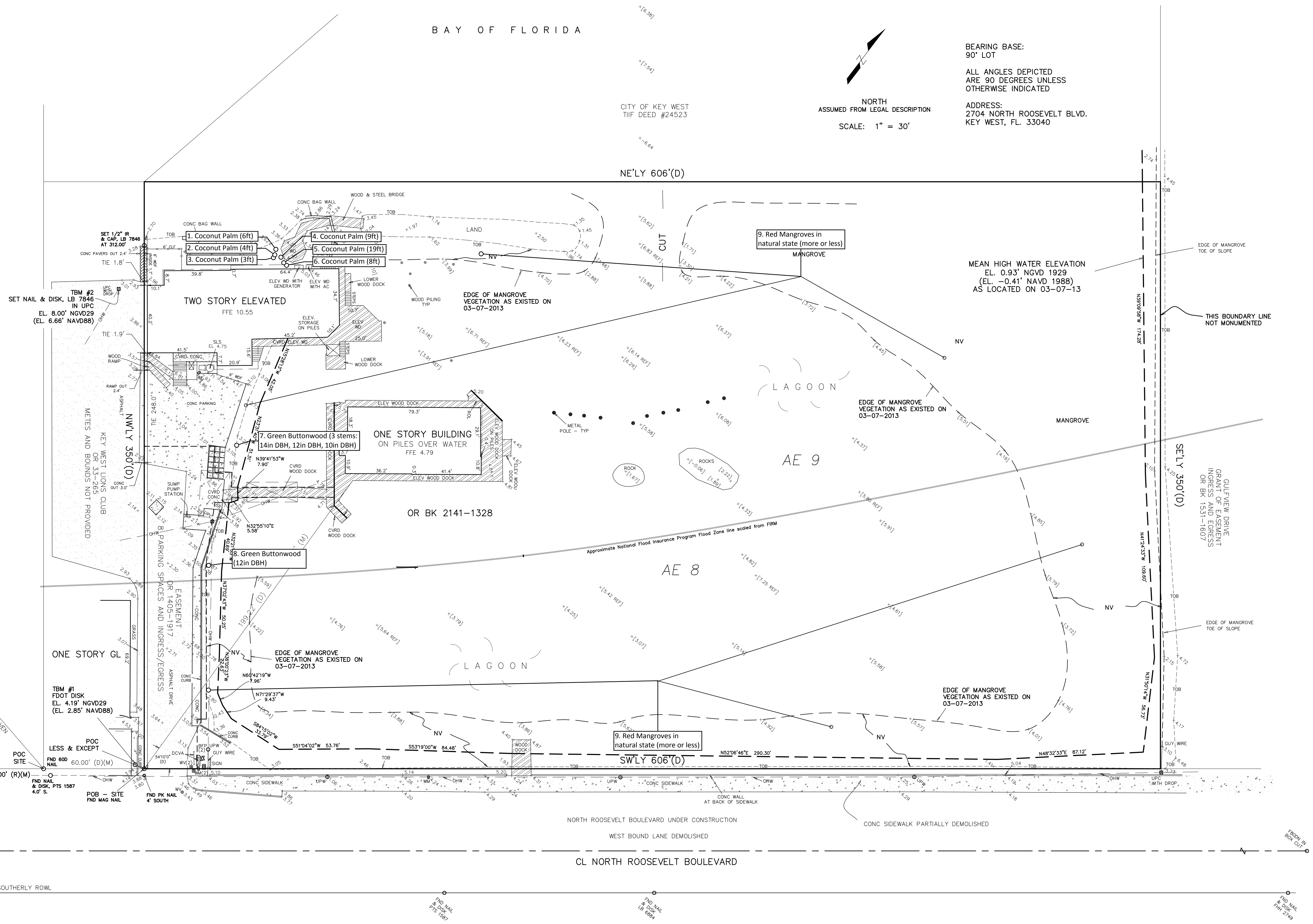




**Exiting Tree Conditions**

1. Coconut Palm, 6ft, Non Native, Retain in situ
2. Coconut Palm, 4ft, Non Native, Retain in situ
3. Coconut Palm, 3ft, Non Native, Retain in situ
4. Coconut Palm, 9ft, Non Native, Retain in situ
5. Coconut Palm, 19ft, Non Native, Retain in situ
6. Coconut Palm, 8ft, Non Native, Retain in situ
7. Green Buttonwood (3 stems) 10in DBH, 12in DBH, 14in DBH, Native, Retain in situ
8. Green Buttonwood 12in DBH, Native, Retain in situ
9. Red Mangroves along shoreline approx. 15-20ft tall, Native, Retain in situ

All trees in generally unmaintained, poorly trimmed state. Maintenance trimming will be proposed, with permits as required, to enhance and prolong tree life.



BAY OF FLORIDA

NE'LY 606'(D)

BEARING BASE:  
90° LOT  
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED  
ADDRESS:  
2704 NORTH ROOSEVELT BLVD.  
KEY WEST, FL. 33040

NORTH  
ASSUMED FROM LEGAL DESCRIPTION  
SCALE: 1" = 30'

MEAN HIGH WATER ELEVATION  
EL. 0.93' NGVD 1929  
(EL. -0.41' NAVD 1988)  
AS LOCATED ON 03-07-13

SE'LY 350'(D)  
GULFVIEW DRIVE  
GRANT OF EASEMENT  
INGRESS AND EGRESS  
OR BK 1531-1607

NORTH ROOSEVELT BOULEVARD UNDER CONSTRUCTION  
WEST BOUND LANE DEMOLISHED  
CL NORTH ROOSEVELT BOULEVARD

MONUMENTED SOUTHERLY ROWL

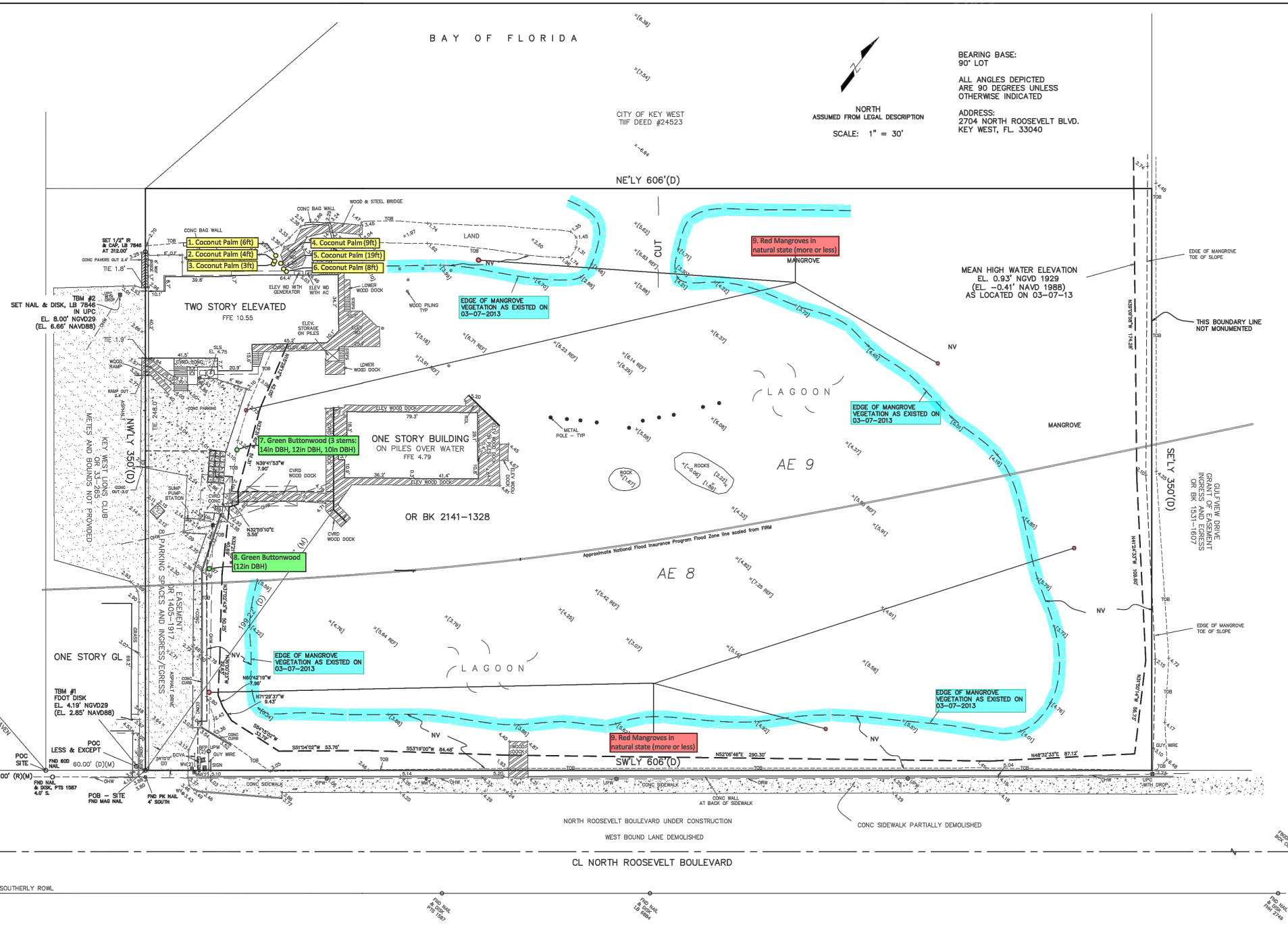




**Existing Tree Conditions**

1. Coconut Palm, 6ft, Non Native, Retain in situ
2. Coconut Palm, 4ft, Non Native, Retain in situ
3. Coconut Palm, 3ft, Non Native, Retain in situ
4. Coconut Palm, 9ft, Non Native, Retain in situ
5. Coconut Palm, 19ft, Non Native, Retain in situ
6. Coconut Palm, 8ft, Non Native, Retain in situ
7. Green Buttonwood (3 stems) 10in DBH, 12in DBH, 14in DBH, Native, Retain in situ
8. Green Buttonwood 12in DBH, Native, Retain in situ
9. Red Mangroves along shoreline approx. 15-20ft tall, Native, Retain in situ

All trees in generally unmaintained, poorly trimmed state. Maintenance trimming will be proposed, with permits as required, to enhance and prolong tree life.



BEARING BASE:  
90° LOT  
ALL ANGLES DEPICTED  
ARE 90 DEGREES UNLESS  
OTHERWISE INDICATED  
ADDRESS:  
2704 NORTH ROOSEVELT BLVD.  
KEY WEST, FL. 33040

NORTH  
ASSUMED FROM LEGAL DESCRIPTION  
SCALE: 1" = 30'

MEAN HIGH WATER ELEVATION  
EL. 0.93' NGVD 1929  
(EL. -0.41' NAVD 1988)  
AS LOCATED ON 03-07-13

Keith Oropeza, ASLA  
230 E. Copeland Dr.  
Orlando, Florida 32806  
FL. LA 00001023

Seal:

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KEITH OROPEZA  
FL. LA 00001023

2407-2409 N. ROOSEVELT BLVD

KEY WEST, FLORIDA

Drawn By: RIM      Checked By: KO

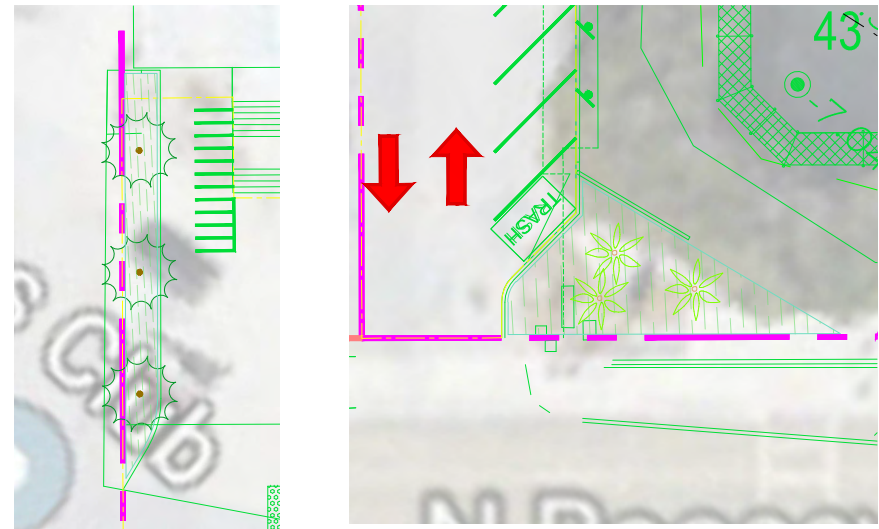
Revisions:

Title:  
**EXISTING  
TREE  
CONDITIONS**

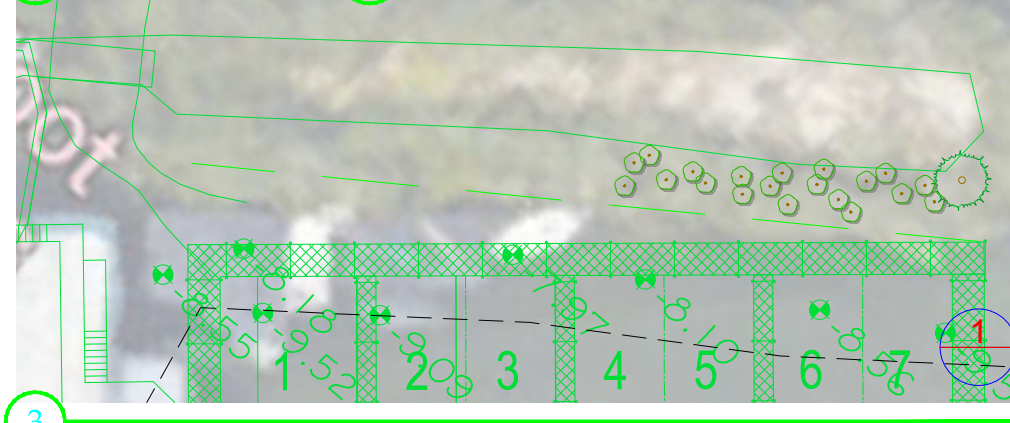
Sheet Number:  
**L-2.0**

Date: OCTOBER 31, 2018

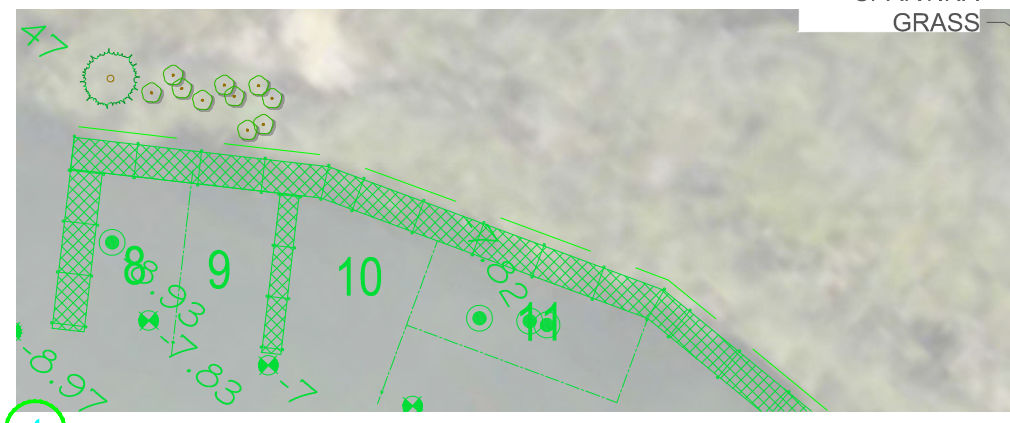




1 SCALE 1"=30'-0"  
2 SCALE 1"=30'-0"



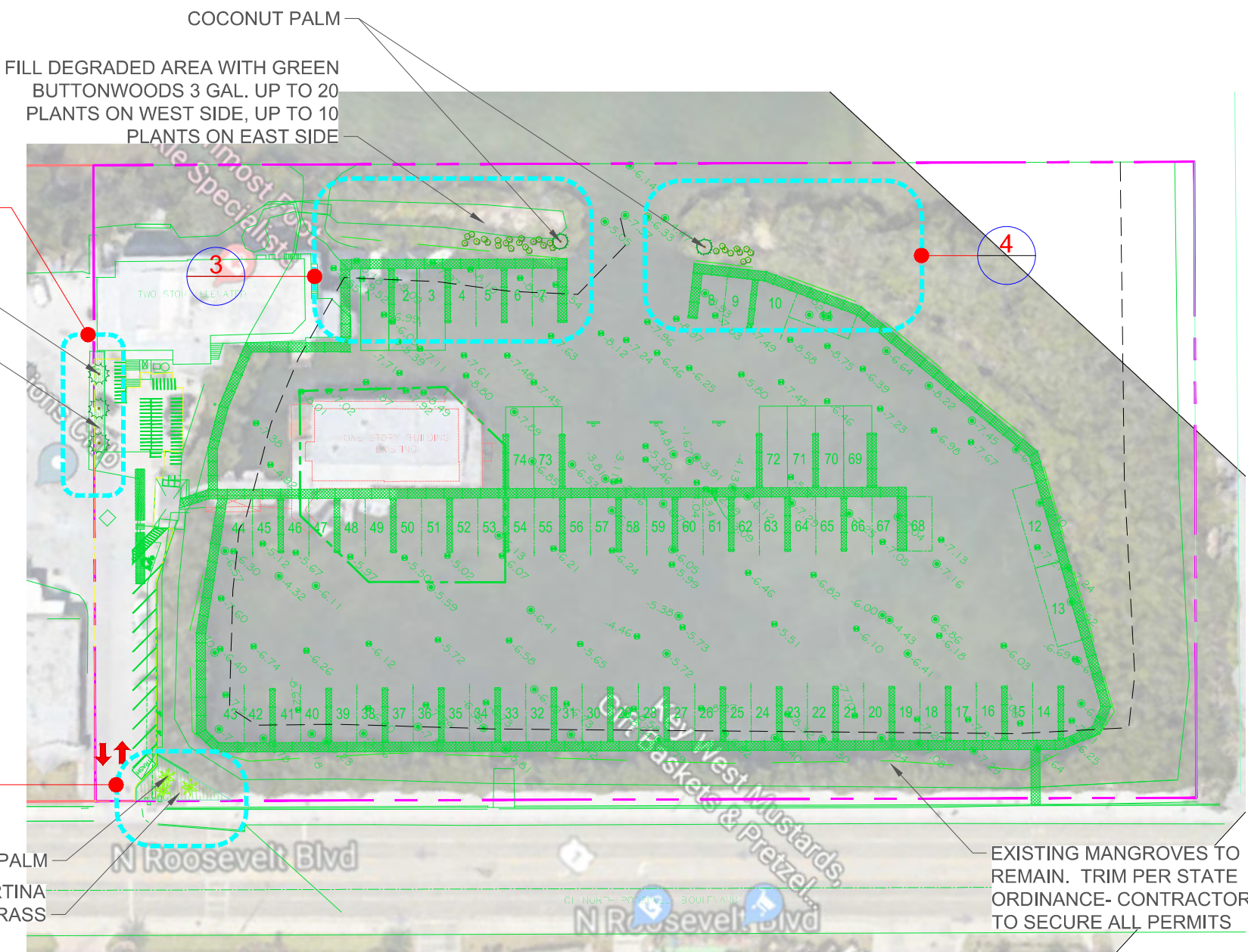
3 SCALE 1"=30'-0"



4 SCALE 1"=30'-0"

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIPER	SIZE	NATIVE
	CN	2	COCOS NUCIFERA	COCONUT PALM	FIELD GROWN		SEE PLAN FOR CT HT.	NO
	PI	3	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	45 GAL., 14'-16" HT., 6" CT			YES
	SS	3	SABAL PALMETTO	CABBAGE PALMETTO- CURVED	FG. VARIOUS CT HT. SLICK, SEE PLAN FOR CT HT.			YES
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE		
	CE	30	CONOCARPUS ERECTUS	BUTTONWOOD	30 GAL.	1.5-2' HT., 1.5-2' SPRD.		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE		SPACING
	SB2	107	SPARTINA PATENS	SALT MEADOW CORD GRASS	3 GAL.	24"-30" OA, FULL		36" o.c.



JAMAICAN DOGWOOD  
SPARTINA GRASS

PALM: CURVED SABAL PALM  
SPARTINA GRASS

Keith Oropeza, ASLA  
230 E. Copeland Dr.  
Orlando, Florida 32806  
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KEITH OROPEZA  
FL. LA 00001023

2407-2409 N. ROOSEVELT BLVD

KEY WEST, FLORIDA

Drawn By: RIM  
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Revisions:

Title:  
**LANDSCAPE PLAN**

Sheet Number:  
**L-1.0**

Date: OCTOBER 31, 2018

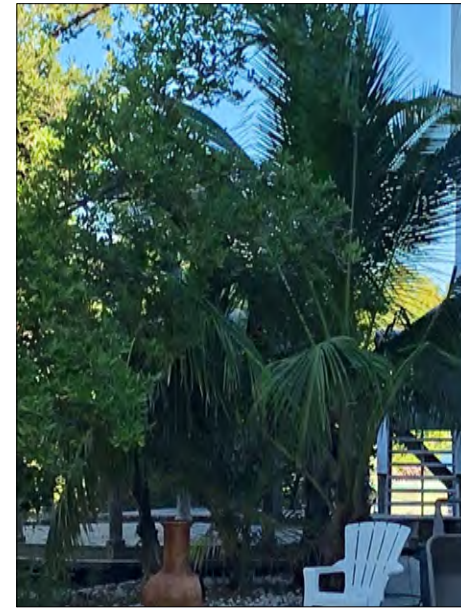




7 GREEN BUTTONWOOD  
SCALE: NTS



7 GREEN BUTTONWOOD  
SCALE: NTS



1-6 COCONUT PALM  
SCALE: NTS



8 GREEN BUTTONWOOD  
SCALE: NTS

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2407-2409 N. ROOSEVELT BLVD

KEY WEST, FLORIDA

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LANDSCAPE  
TREE  
PICTURES

Sheet Number:  
**L-3.0**

Date: OCTOBER 31, 2018