



Florida Boating Improvement Program Grant Application for Boating Access Facilities

FOR OFFICE USE ONLY	
Grant Application Number :	Date Received:

Fill in all sections that apply – Leave all other sections blank

I – APPLICANT INFORMATION			
a. Applicant: City of Key West			
b. Federal Employer Id. No.:			
c. Project Manager Name: Mr. Jim Scholl		Project Manager Title: City Manager	
d. Mailing Address: 525 Angela Street		City: Key West	Zip Code: 33040
e. Shipping Address: 525 Angela Street		City: Key West	Zip Code: 33040
f. Telephone: (305) 809-3888		Fax: (305) 809-3886	
		Email: jscholl@keywestcity.com	
g. District Numbers:		State House: 120	State Senate: 39
		County Commission: 3	

II – PROJECT SUMMARY		
a. Project Title: Truman Presidential Waterfront Park		
b. Type of Application: <input checked="" type="checkbox"/> New (never considered before) <input type="checkbox"/> Reconsideration <input type="checkbox"/> Phased Continuation–Phase No.: _____		
c. Project Category:	TIER-I	TIER-II
	<input type="checkbox"/> A – Public Launching Facilities	<input checked="" type="checkbox"/> A – Boat Ramps, Piers, and Docks <input type="checkbox"/> B – Public Launching Facilities
d. Project Cost: Total Cost: <u>\$575,925.20</u>		Amount Requested: \$ <u>312,000.00</u>
e. Project Summary:		
<p>The City acquired a 32-acre parcel of property from the U.S. Navy in October 2002 to develop into a world-class marina and the surrounding property into a vital park lands and recreational areas for use by the City’s residents and tourists alike to enjoy and treasure for generations to come. The Truman Waterfront will be a multi-faceted development project with one of the facets transforming the existing bulkhead into a new marina facility. The new marina will be designed to provide maximum flexibility by utilizing up to 4,455 linear feet available to provide state-of-the-art dockage for transient vessels varying in size up to 250 feet in length. The City’s newest marina will accommodate world-renowned powerboat and sailboat races as well as attract tournament fishing vessels and yachts from around the world. The City’s marina will provide a future gateway for travel to and from other Caribbean destinations.</p> <p>The Harry S. Truman Presidential Park will be a public accessible facility designed to provide the citizens of Key West, as well as visitors, a marina facility that can provide access for all non-trailerable vessels. There will be a total of 61 dedicated slips with the intention of using Bellingham Marine Unifloat® concrete floating dock system and Unifloat® wave attenuation system. The docks will provide ADA access throughout the marina with complete utility systems including electrical, potable, fire protection and a complete marina waste pump out system available at each slip. Fuel and pump out systems will also be provided at the fuel dock for all users visiting the marina. The funds acquired from this program will be used to assist in the engineering and permitting for the Truman Presidential Park Marina.</p>		

III - FACILITY INFORMATION

a. Facility Name: **Truman Waterfront**

b. Type of Facility:

- Existing Boat Ramp / Public Launching Facility Existing Marina / Tie-up / Overnight Moorage Facility
 Proposed Boat Ramp / Public Launching Facility Proposed Marina / Tie-up / Overnight Moorage Facility
 Other: _____

c. Facility location:

County: Monroe County Water body: Atlantic Ocean/Gulf of Mexico
 Township: Key West Section: _____ Range: _____
 Latitude: N 24 deg. 33 min. 3.52 sec. Longitude: W 81 deg. 48 min. 29.30 sec.
 Facility Street Address or Location: East Quay Seawall

d. Upland Ownership:

Public - Fee Simple Public - Lease Number of Years Remaining in Lease: _____
 Name of Owner: City of Key West

e. Is this facility open to the general public? Yes No

f. Estimate Percent (%) Use of Launching Facility: _____% Motorboats/Sailboats _____% Non-Motorboats

g. Day Use, Parking or Launch Fee Amount: \$_____ Tie-up/Overnight Moorage: \$_____

h. Number of Launch Lanes: _____ Condition: New Good Average Poor

i. Number of Boarding Docks: _____ Length: _____ Ft. Condition: New Good Average Poor

Type of docks: Fixed Wooden Fixed concrete Floating concrete Other : _____

j. Number of Boat Trailer Parking Spaces: _____ Condition: New Good Average Poor

k. Tie-up Dock or Moorage: 4,455Ft or 61 Slips Condition: New Good Average Poor

Type of docks: Fixed Wooden Fixed concrete Floating concrete Other : _____

l. Other Facility Attributes:

Restroom: Yes No Proposed Other: Fuel Dock Office will have a restroom
 Pump out or Dump Station: Yes No Other: Each slip and fuel dock will be provided a pump out hydrant

m. Names of adjacent boating facilities, public and private (ramps, tie-up facilities/marinas) within a 10-mile radius.

Name	Distance	Name	Distance
1. <u>Westin Key West Resort and Marina</u>	<u>0.34 miles</u>	2. <u>A & B Marina</u>	<u>0.63 miles</u>
3. <u>Galleon Resort and Marina</u>	<u>0.65 miles</u>	4. <u>Key West Bight</u>	<u>0.76 miles</u>
5. <u>Conch Harbor Marina</u>	<u>0.82 miles</u>	6. <u>Garrison Bight Marina</u>	<u>1.25 miles</u>
7. <u>City Marina at Garrison Bight</u>	<u>1.53 miles</u>	8. <u>Banana Bay Marina</u>	<u>1.96 miles</u>
9. <u>Sunset Marina</u>	<u>4.00 miles</u>	10. _____	_____

IV – PROJECT DESCRIPTION

a. List Primary Need for Project:

Safety

Age-end of Useful Life

Environmental Needs of the Area

Other: Lack of Local Services or Dockage for Larger Vessels

High Demand by Users

Recommended by FWC Staff

Lack of In-house Capability

b. Need Statement:

Key West is one of the major attractions to the State of Florida and its history is based on the waterfront. The City provides marina services in both public and private facilities on the Island to a segment of the boating market, but no real services for the larger vessels and facilities to hold public waterfront events. The large boat segment of the boating industry has grown tremendously in the last 10 years and there are limited services available in Key West for vessels up to and over 120 feet. The design of the Harry S. Truman Presidential Marina will be able to provide services and moorage for non-trailerable vessels up to 120 feet. In addition, accommodations for public events such as the Offshore Power Boat Racing venues depend upon unique coordination of public facilities with event coordinators. The ability to attract other public events such as sailing regattas and fishing tournaments is limited as no public facilities exist for these type events.

c. Approach (Scope of Work): Describe the project's scope of work by providing a list of tasks and deliverables:

The scope of work will consist of multiple phases of work throughout a few years. In the first phase, engineering services will provide studies and reports necessary to meet local, state and federal permit requirements. In addition, engineering services will be required to provide reports on the local soil conditions and site conditions related to wind and wave forces during potential storm events. These reports and studies will be instrumental in the initial permitting and any necessary mitigation measures that may be necessary. It is anticipated that the initial permitting and engineering phase should last 8-12 months.

The second phase of engineering services will detail the structural requirements for the dock system and all utility systems as well as coordination with shore side infrastructure requirements. After the receipt and review of all engineering reports, the marina will be finalized based on the conceptual/master plan provided in this application.

The last phase of the project is the construction phase for the marina. Upon receipt of all necessary environmental and local building permits, the docks will be installed at the site, pilings driven and utility systems installed. All operations will be performed per all permit requirements.

d. Project Benefits:

Results and benefits from owning a top-notch marina facility, the City will gain revenue from the transient dockage from vessels 60 to 250 feet in length. This revenue will offset the costs incurred for managing, operating and maintaining the marina facility. The marina will be integrally connected to the historic Truman Waterfront that will ultimately provide the citizens and tourists alike a means to enjoy the existing NOAA Eco-Discovery Center, the planned parklands that will include maritime placards and exhibits displaying Key West's maritime history and an outdoor amphitheater and associated grounds for concerts, festivals, sporting tournaments and other tourist-related activities. The Esplanade flanking the marina will provide a segway for citizens and tourists to enjoy the historic Fort Zachary State Park. Ultimately, the City fails to gain a world-class marina and historic Truman Waterfront that will benefit not only the citizens but visiting tourists from all over the world to enjoy. It is anticipated that this project will have a \$13-20 million economic impact on the region.

V – PROJECT ELEMENTS: BOAT RAMPS & PUBLIC LAUNCHING FACILITIES

a. Type of project: Engineering / Planning only Renovation / Repair New Construction / Expansion

b. Boat Ramp

Type of ramp: Asphalt Concrete Other _____

Number of existing launch lanes to be repaired: _____ Number of new/added launch lanes: _____

Type of boarding docks: Fixed wooden Fixed concrete Floating Concrete Other _____

Number of existing boarding docks to be repaired/replaced: _____ Length of docks: _____ ft.

Number of new/added boarding docks: _____ Length of docks: _____ ft.

c. Lifts, Hoists, Marine Railways

Number of lifts or hoists to be repaired / replaced: _____ Maximum length of vessel that can be lifted: _____

Number of new lifts or hoists to be installed / added: _____ Maximum length of vessel that can be lifted: _____

Length of marine railway to be repaired / replaced: _____ ft.

Length of new marine railway to be added: _____ ft.

VI – PROJECT ELEMENTS: MARINAS & OTHER MOORING FACILITIES (Piers / Docks)

a. Type of project: Engineering / Planning only Renovation / Repair New Construction / Expansion

b. Docks / In-water slips

Type of dock: Fixed Wooden Fixed Concrete Floating Concrete Other _____

Length of existing docks to be repaired / replaced: _____ ft. Number of tie-ups / slips: _____

Length of new docks to be added / installed: 4,455 ft. Number of tie-ups / slips: 61

c. Mooring Buoys

Area of mooring field: _____ square feet, or _____ acres

Number of mooring buoys to be repaired / replaced: _____ Number of new mooring buoys to be installed: _____

d. Dry Storage

Number of existing dry storage slips to be repaired / replaced: _____

Number of new dry storage slips to be constructed: _____

VII – PROJECT ELEMENTS: AMENITIES

a. Type of project: Engineering / Planning Renovate / Repair New Construction / Expansion

b. Parking

Type of parking: Asphalt Concrete Other _____

Size of parking area: _____ square feet, or _____ acres

Number of existing boat trailer parking spaces to be refurbished _____ Number of new/added boat trailer parking spaces _____

Number of existing vehicle parking spaces to be refurbished _____ Number of new/added vehicle parking spaces _____

c. Other amenities:

Restrooms Describe Fuel Dock Office will have a restroom.

Access Road: Length of access road: _____ yds. Type of road: Gravel Asphalt Other _____

Educational kiosk / signage Describe _____

Pump-out or Dump station

Breakwater/Groin/Jetty/Wave attenuator Length: 1,197' Describe: Structure will be a 20' wide, 9' deep attenuation system – all floating concrete with steel pipe piling

Other _____

Other _____

Other _____

Other _____

VIII - PERMITS

	Submitted	Approved	N/A
a. Florida Department of Environmental Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Florida Fish and Wildlife Conservation Commission*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. U.S. Army Corps of Engineers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Local and Others (If needed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* For mooring buoy projects, a Florida Uniform Waterway Marker Application must be submitted to FWC prior to submittal of the grant application.

IX - PROJECT ENGINEERING AND CONSTRUCTION

a. Who is or will be completing project design/engineering?

- Applicant's Own Staff
 Consulting Engineers
 N/A (Materials or Equipment Purchase)
 Other:

b. Level of engineering completed at time of application:

- None
 Conceptual (Master Plan Phase)
 Preliminary
 Final (Ready to Bid)

X – BUDGET

a. Has a detailed cost estimate been developed for this project? If yes, attach a copy to application.

 Yes, Preliminary Yes, Final No**b. PROJECT COST: NON-CASH MATCH**

Cost Item	Applicant	Other source (List below in Section VIII)	Do Not Use This Column	TOTAL
Administration	\$ 25,101.00	\$		\$ 25,101.00
Project Management	\$ 52,953.00	\$		\$ 52,953.00
In-Kind Engineering	\$ 38,346.00	\$		\$ 38,346.00
In-Kind Labor	\$ 3,450.00	\$		\$ 3,450.00
In-Kind Materials	\$	\$		\$
In-Kind Equipment	\$	\$		\$
Total Non-Cash Match	\$ 119,850.00	\$		\$ 119,850.00

c. PROJECT COST: CASH FUNDS

Cost Item	Applicant	Other source (List below in Section VIII)	FBIP Grant Request	TOTAL
Administration / Project Management	\$	\$ 92,020.95	\$	\$ 92,020.95
Design / Engineering	\$	\$ 52,054.25	\$ 312,000.00	\$ 364,054.25
Permitting	\$	\$		
Construction / Repair: Boat Ramps	\$	\$	\$	\$
Construction / Repair: Lifts, Hoists, Marine Railways	\$	\$	\$	\$
Construction / Repair: Piers or Docks	\$	\$	\$	\$
Construction / Repair: Parking	\$	\$	\$	\$
Construction / Repair: Restrooms	\$	\$	\$	\$
Other:	\$	\$	\$	\$
Other:	\$	\$	\$	\$
Other:	\$	\$	\$	\$
Other:	\$	\$	\$	\$
Other:	\$	\$	\$	\$
Total Cash Funds	\$	\$ 144,075.20	\$ 312,000.00	\$ 456,075.20

d. TOTAL COST: non-cash match + cash funds	\$ 119,850.00	\$ 144,075.20	\$ 312,000.00	\$ 575,925.20
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XI – OTHER SOURCE OF FUNDS (Partnerships)

a. Funding source / Agency: Spottswood Companies, Inc. & Meisel Capital Partners, LLC [Meisel & Spottswood Marina Mgmt Company]

b. Type of funding: Federal grant State/Local grant Loan

c. Grant Name: _____ Amount \$ _____

d. Approval Status: Approved Pending Intend to Apply, Date: _____

a. Funding source / Agency: _____

b. Type of funding: Federal grant State/Local grant Loan

c. Grant Name: _____ Amount \$ _____

d. Approval Status: Approved Pending Intend to Apply, Date: _____

XI – ENVIRONMENTAL ASSESSMENT

a. Explain how the project may impact the environment and describe any mitigation or actions proposed to minimize impacts.

The dock system is intended to be the Bellingham Marine Unifloat® concrete floating dock and wave attenuation system. The piers and docks are to be secured by anchor/guide piles. As a floating dock marina, the number of piles necessary to secure the docks is reduced. To minimize the potential effect of pile driving operations (i.e. noise, vibrations, etc.), the piles may be installed in predrilled holes and post-grouted. Debris from drilling operations may be removed directly through hollow auger stems. The system uses a concrete module with concrete on all sides, tops and bottom that will provide a growth habitat for marine filter feeders, sponges, worms and other species common in the tidal zone. Approximately 75,000 square feet of habitat surface area will be provided by the floating concrete modules. Steel pipe piling will be used for the dock system, but all piles will be sealed in a high density polyethylene sleeve. The use of these two products will eliminate the use of any chemicals for material preservation such as CCA or other preservatives and preventing any leeching of contaminants in the water. All vessels using the marina will have access to marina sanitation pump out equipment at each slip as well as at the Fuel Dock. This facility will exceed all of the guidelines for the Florida Clean Marina’s program in construction and operations.

The proposed marina is located in a basin previously dredged by the U.S. Navy. The basin was dredged to a depth of 30+ feet. Consequently, the presence of sea grasses and corals should be minimal, if any. A sea grass survey will be conducted to confirm. Any shadowing effect from the marina piers and docks should also be negligible at this depth.

Due to the marina being located within a protected basin, no additional breakwaters or barriers are necessary. Restrictions to the current flow of water in the basin are not anticipated. Therefore, no effects on water quality, quantity or habitat of undisturbed wetlands are anticipated. In fact, the floating docks will facilitate collection of floating debris within the marina basin, but will not constrict or restrict flushing action. Current action will remain unimpeded below the floating docks.

The marina will be equipped with sanitary pump-out stations. Permanent Liveboards will not be allowed.

The project will adhere to the Standard Manatee Constructions Conditions.

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XII – BOATER SAFETY

a. Explain how the project may affect boater safety whether positively or negatively.

The existing facilities in Key West require knowledge of the local waters or mishaps, such as going aground in the local grass areas and reefs, often occur. The site offers easy access from the main channel and is the deepest water access in the Keys. The use of the floating concrete dock system provides a stable and safe facility for all sizes of vessels and will provide ADA access throughout the entire facility. This marina will provide all boaters using the marina a safe and easily accessible facility.

XIII – APPLICATION ATTACHMENTS CHECKLIST

Submit one (1) electronic copy on CD or floppy disk and seven (7) photocopies of the application with attachments.

Inc.	- - - Required Attachments - - -
<input checked="" type="checkbox"/>	a. Cover Letter: application transmittal cover letter (Identify priority rank with multiple applications).
<input checked="" type="checkbox"/>	b. Application: One (1) application with original signature from authorized individual.
<input checked="" type="checkbox"/>	c. Resolution: An adopted resolution, by the Governing Body, authorizing that the Project Manager has the authority to apply for and administer the grant on behalf of the applicant. If the Applicant is applying on behalf of another public entity, then a Memorandum of Understanding between the Applicant and the public entity must also be submitted.
<input checked="" type="checkbox"/>	d. Boundary Map: indicate boundary of the project area.
<input checked="" type="checkbox"/>	e. Site Control Documentation: (e.g. a deed, lease, results of title search, etc. for the project site.)
<input checked="" type="checkbox"/>	f. Existing Condition Photographs (sufficient to depict the physical characteristics of the project area)
<input checked="" type="checkbox"/>	g. Aerial Photographs (marked with the approximate boundaries of the project site)
<input checked="" type="checkbox"/>	h. Navigational Chart: An 8.5" x 11" photocopy of a current NOAA North American Datum 83 nautical chart (provide the NOAA chart name and number) indicating the precise location of the project site.
- - - Optional Attachments - - -	
<input checked="" type="checkbox"/>	i. Detailed Cost Estimate: Cost estimate in the form of a formal bid, written quote from proposed vendor or an engineer's cost estimate.
<input checked="" type="checkbox"/>	j. Plans: preliminary design/engineering plans (if completed).
<input type="checkbox"/>	k. Permits: Photocopies of necessary project permit(s) or permit application(s). If exempt, provide notification of exemption from permitting agency.
<input checked="" type="checkbox"/>	l. Support/Opposition: Attach letters of known public support or known public opposition.

APPLICANT SIGNATURE

Application is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and, to the best of my knowledge and belief, this information is true, complete, and accurate. I further certify that I possess the authority including the necessary requisite property interests to undertake the proposed activities.

I also certify that the Applicant's governing body is aware of and has authorized the Project Manager as the official representative of the Applicant to act in connection with this application and subsequent project as well as to provide additional information as may be required. By signature below, the Applicant agrees to comply with all applicable federal, state, and local laws in conjunction with this proposal and resulting project so approved.

J. K. Scholl
Print/Type Name

J. K. Scholl

Applicant Signature

City Manager, Key West, FL
Title

3-20-11

Date

WARNING: "Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083." § 837.06, Florida Statutes.

NOTE: Instruction and further information regarding this application and the Florida Boating Improvement Program can be found in the Florida Boating Improvement Program Procedure Guide or you may contact the Program Administrator at: Florida Fish and Wildlife Conservation Commission, Florida Boating Improvement Program, 620 South Meridian Street, Tallahassee, FL 32399-1600; or call (850) 488-5600; or email fbip@MyFWC.com.