

From: [Owen Trepanier](#)
To: [Don Craig](#)
Cc: [Venetia Flowers \(vflowers@keywestcity.com\)](#); [ginny@keyslaw.net](#); "[Law Offices of Donald E. Yates, P.A.](#)"
Subject: 2407 N. Roosevelt
Date: Monday, August 18, 2014 11:04:09 AM

Hi Don,

We have been working closely with our neighbors to understand and address their concerns about the proposed dockage. Mr. Cobb and Mr. Heck (owners of 2409 N. Roosevelt) sent me an email on July 14th (copy of which is below). I responded to them on Aug. 1st (copy of which is below). Mr. Cobb and Mr. Heck, then filed their July 14th email as public comment. Since they did not include my response to the email, I am forwarding this copy to you so the record can be clear and complete. Thanks so much.

Owen Trepanier
Trepanier & Associates, Inc.

From: Owen Trepanier
Sent: Friday, August 01, 2014 9:08 AM
To: [ginny@keyslaw.net](#)
Cc: '[dyatespa@dyatespa.com](#)'
Subject: RE: The Heron Property Owners

Hi Ginny,
Thanks for the email.

Just to be fair, I must point out that I have had numerous one-on-one conference calls with Mr. Cobb in an attempt to understand and accommodate his concerns. I eventually had to end those one-on-ones when Mr. Cobb became hostile toward me on the phone. Since that time, I have coordinated with Mr. Heck, with you, with their tenants and an in-person meeting with Mr. Cobb, Mr. Heck, you, Dr. Walker's attorney and the Planning Department to discuss your client's concerns as they existed at that time. Based on my accounting of your client's concerns I believe we have accommodated them all with the singular exception of transferring property rights in exchange for their non-objection.

As an example of Dr. Walker's good faith effort to accommodate your client's concerns and requests the following is my accounting of their concerns and requests and Dr. Walker's attempt to accommodate them.

Cobb-Heck Concern	Accommodating Action
"Although there have been meeting held by Trepanier and Associates with The Heron tenants, the concerns of the Owners has not been addressed."	Dr. Walker has addressed every concern identified by Cobb with the exclusion of transferring private property rights quid pro quo for non-objection.
"We are concerned that the closest parking spaces (the 8 spaces we currently use) will be the first to be occupied by the marina tenants. This would force our tenants to search out other parking options that may not be as convenient as they are now."	A plan condition is to create a 1-hr parking limit on the 8 spaces to prevent their long duration use and allow more rapid turn-over. This resulted from meetings with Cobb & Heck's tenants.

Development partnership to jointly develop the properties	As requested by Mr. Cobb, I discussed his desire to develop the parcels jointly with Dr. Walker. After due consideration, Dr. Walker preferred not to enter into a partnership with Mr. Cobb, but had no objection to Cobb pursuing his own development goals.
Meet with Cobb's tenants	We met with Cobb & Heck's tenants, as requested, and identified their concerns, we revised the plans to accommodate their concerns. The adjustments are outlined on the site plan
"Flooding in the parking lot. The water drainage problem must be resolved in writing and prior to the construction of the marina."	Storm water management plans for the parking lot have been submitted as part of the project. It will require the parking lot be redeveloped and brought up to code
Parking- the 8 nonexclusive parking spaces granted to The Heron property will become unavailable once the marina construction commences.	We cannot both redevelop the parking lot as your client desires and keep it available at the same time, there will be some down time in order to perform the necessary construction to install stormwater management.
Currently there is no right to utilize any other of Dr. Walker's property for parking as an alternative to the nonexclusive parking .	The parking is non-exclusive, that means it can be used if it is available. The project proposes to maintain those 8 spaces.
The grant of exclusive parking for the 8 spaces currently deed on a nonexclusive basis would remove The Heron concerns.	Dr. Walker would entertain a proposal by Mr. Coob for the transfer of private property rights, however it is a private contractual matter unrelated to the dockage approval process.
Privacy. We are very concerned that marina tenants will wander onto our property and disrupt our business. We believe that a no trespassing onto 2409 N. Roosevelt Blvd advisory should be part of the marina tenants lease.	We agree to and in fact suggest the implementation of a key pad-type entry system to ensure the security of the area.
Signage. We would like signage for The Heron at the Portico and at N. Roosevelt. This would help both the marina tenants and their guests as well as directing the visitors of The Heron	Agreeing to a lease for signage is a private contractual matter unrelated to the development of dockage. Dr Walker has agreed to entertain such private negotiations unrelated to the dockage approval
A 24 hour no wake zone would ensure a peaceful operation of The Heron and the marina.	Dr Walker agrees
<p>The public safety threat resulting from the removal of 3 of 4 alternate means of ingress and egress at the property will be greatly exacerbated by the marina development. The secondary means of egress currently proposed to meet KWFDF concerns, does not adequately address the safety threat or loss of access to the Heron property in the event of a fire or other calamity that prevent ingress and egress from the current shared entrance to the Heron property and proposed marina.</p> <p>RE-installation of the access way at the northwest shared boundary of the property is proposed to satisfy this concern</p>	<p>Currently, there is only one access to the basin area, not four as stated in your email below. This project will double the egress to the property and create emergency fire suppression systems on the dockage. At Mr. Cobb's suggestion we coordinated with the Fire Department to identify a second emergency egress. However, we did not agree with Mr. Cobb's demand for additional ingress across the dockage to the Heron House to accommodate a future development proposal of his property. If Mr. Cobb would like to negotiate additional access for his property to accommodate a future development proposal, Dr. Walker would welcome such, as a private contractual negotiation.</p> <p>Additionally, Dr. Walker granted an easement to your clients to facilitate a fire suppression system; and an easement to accommodate their sewer lift station.</p>

Reduce dockage to allow Cobb to develop some dockage of his own	Dr. Walker agreed and revised the plans to accommodate the Cobb-Heck request to reduce dockage
Transfer a portion of the bay bottom that would allow Mr. Cobb to create more dockage	Dr. Walker would entertain a proposal for the transfer of property as a private contractual negotiation.
Eliminate a portion of dock adjacent to the bayside of the heron building	Dr. Walker agreed and revised the plans to accommodate the request

Owen Trepanier

Trepanier & Associates, Inc.

From: Ginny Stones [<mailto:gabby@keyslaw.net>]

Sent: Monday, July 14, 2014 11:50 AM

To: dyatespa@dyatespa.com; Owen Trepanier

Cc: 'Ron Heck'; 'Robert Cobb'

Subject: The Heron Property Owners

Don and Owen:

The most immediately affected property owner has continued to voice concerns to the proposed Conditional Use and Major Development Plan.

The following three concerns are outstanding issues which will require Mr. Heck and Mr. Cobb to oppose the project on Thursday evening .

1. Parking- the 8 non-exclusive parking spaces granted to The Heron property will become unavailable once the marina construction commences.
Currently there is no right to utilize any other of Dr. Walker's property for parking as an alternative to the non-exclusive parking .
Although there have been meeting held by Trepanier and Associates with The Heron tenants, the concerns of the Owners has not been addressed.
The grant of exclusive parking for the 8 spaces currently deed on a non-exclusive basis would remove The Heron concerns.
2. The public safety threat resulting from the removal of 3 of 4 alternate means of ingress and egress at the property will be greatly exacerbated by the marina development. The secondary means of egress currently proposed to meet KWFD concerns, does not adequately address the safety threat or loss of access to the Heron property
in the event of a fire or other calamity that prevent ingress and egress from the current shared entrance to the Heron property and proposed marina.
RE-installation of the access way at the northwest shared boundary of the property is proposed to satisfy this concern..
3. The signage for The Heron which was located on the marina property was removed without the consent of The Heron owners and no replacement has been permitted.

Co-location of replacement signage with the Heron name and address within the boundary of the marina property would address a number of concerns generated by the proposal which will re-characterize the lagoon parcel as a marina to the detriment of the profession office space also locate therein.

These three(3) items represent a small accommodation on your client's part to alleviate a large

objection of my clients' part.

Please advise if you and your client would be available to discuss an accommodation of these issues prior to Thursday's meeting.

I look forward to hearing from you.

Ginny Stones

Adele V. Stones
Stones & Cardenas
221 Simonton Street
Key West, FL 33040
Phone: (305) 294-0252
Facsimile: (305) 292-5442
www.stonescardenas.com

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From: [Ginny Stones](#)
To: ["Don Craig"](#)
Cc: ["Venetia Flowers"](#)
Subject: Public Comment to 2407 N. Roosevelt and Conditional Use and Major Development Plan for Marina
Date: Thursday, August 07, 2014 12:40:33 PM

From: Ginny Stones [<mailto:ginny@keyslaw.net>]
Sent: Monday, July 14, 2014 11:50 AM
To: dyatespa@dyatespa.com; Owen Trepanier
Cc: 'Ron Heck'; 'Robert Cobb'
Subject: The Heron Property Owners

Don and Owen:

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sgibson@keywestcity.c

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COMPOSE

2407 N Roosevelt dockage project

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John and Kathy

jrzandkmz1@comcast.net



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- Cheri Smith
- Don Craig
- Kevin Bond
- Larry Erskine
- Nicole Malo
- Nicole Malo
- Ron Wampler

jrzandkmz1@comcast.net

10:02 PM (9 hours ago)

to me

While I signed the recent letter to the Planning Board as a resident of Gulfview Pointe, I have some additional, and more likely emotional thoughts regarding this project.

Our house is the closest of all residences to the proposed development. So most evenings I sit on my deck and:

- Imagine 79 boats, docks, a hundred or more people/fishermen, restrooms, two office buildings, related mechanical equipment, ramps, and another out building all located within 4.5 acres on the water. Then add room for 12 parking spots.
- Imagine a hundred or so hungry pelicans. You all know why they are there. You build it and they will come.
- Imagine a parking lot with a dozen boat trailers – the document does not address boat trailers or boat launches.
- Then imagine 50 or more boats that could be flying through and around our little shallow bight - dodging the handful of local kayakers and paddle boarders because there is not a posted wake zone.
- Then think about section 122-62 criteria as it applies to this development. Will all the noise, people, fuel smells, likely or not have an impact on properties and land uses within the immediate vicinity.

It seems to me that this section is too easily glossed over:

- Perhaps that is so because the city planner has described this project as something that will be completely contained in mangroves. We know that is not accurate.
- Perhaps it is also true because the city planner states that the site is completely surrounded by general property uses. We know that is not accurate as 1/3 of the surrounding area is residential.

My thoughts are that this project is going to have an adverse impact on properties and land uses within the immediate vicinity, one of the specified specific criteria for approval (section 122-62). This project is overkill, and our property will no longer be situated on the quiet little bight that we moved to.

Thank you for your time.

John R. Zuiderveen
Just a snow bird looking for a discount
2603 Gulfview Drive
Key West, FL 33040

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April 12, 2014

The City of Key West Planning Board
Old City Hall
510 Greene St
Key West, FL 33040

In re: Major Development Plan and Conditional Use – 2407 North Roosevelt Boulevard (RE#00002280-00010; AK#8890613) proposed by Trepanier & Associates, Inc. on behalf of Dr. Richard Walker.

As residents of Gulfview Pointe we appreciate the opportunity to be heard by the Planning Commission and the work that has gone in to this project by the Senior Planner and developer. We have reviewed the updated Overall Development Plan and the packet posted to the Planning Board meeting agenda for April 17, 2014 for the proposed marina.

Our primary concern is the impact 79 boat slips will have on the character of our community and the surrounding environment. The updated plan (as did previous plans) states “the proposed facility will not produce smoke or odor, noise or other noxious impacts.” While any “facility” might not have this impact, we believe up to 25 trips on the weekend (per the Potential Trip Generation in the Project Analysis) will have a negative impact.

As a result, we request that the amount of slips be reduced from 79 to 61 and that this reduction be accomplished by eliminating those slips numbered 1 to 18 as noted in the Overall Development Plan. We also ask that the following conditions be added.

The updated plan clearly addresses a “no wake zone” requirement, however it is only from dusk to dawn. Many of us enjoy kayaking and paddle boards with our children and grandchildren and believe the no wake zone should be required 24/7 to ensure our safety. We also request the navigational markers from the docking basin to open water be consistent with (follow the path of) the measurements provided by Meridian Engineering to discourage boats from traveling along our shoreline.

We appreciate the requirement that no fish cleaning station shall be installed; however we anticipate boaters may just clean fish on their boats and dump waste into the lagoon. We ask that this condition be expanded to state “No fish cleaning station shall be installed and no fish cleaning shall take place.”

The plan addresses parking in several areas and concludes there will be adequate parking. We request the plan be modified to state the parking of boat trailers will not be allowed.

We believe the plan is silent to live aboards and boat launching. We are aware of what appears to be an abandoned boat launch in the vicinity and request language to be added to prohibit living on board any vessels and launching of boats.

We were originally told there will be no commercial/retail activity. The Planning Board Staff Report states “no commercial activities will take place as chartered boats are to be prohibited.” However, the Application states, “All commercial-retail activities will take place within an enclosed building. No outdoor storage or display is proposed.” We request the conditions specifically limit the commercial-retail activities to monthly slip rental.

The above letter is signed by the residents of Gulfview Pointe noted below whose signatures appear on the following pages.

John and Kathleen Zuiderveen
2603 Gulfview Drive

Kevin and Mary Leen
2605 Gulfview Drive

Terry and Donna OHara
2607 Gulfview Drive

Dr. Bruce and Jan Hultgren
2615 Gulfview Drive

Steve Schwarz
2619 Gulfview Drive

Merle and Susan Dimbath
2621 Gulfview Drive

William and Janis Malpass
2623 Gulfview Drive

Michael H. Sander
2633 Gulfview

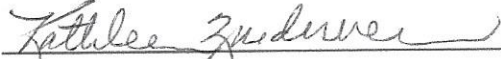
Randall and Eleanor Stricker
2651 Gulfview

We believe by reducing the number of slips and adding the above additional conditions this might minimize any negative impact on our community.

Respectfully,

A handwritten signature in black ink, appearing to read 'John Zuiderveen', written over a horizontal line.

John Zuiderveen

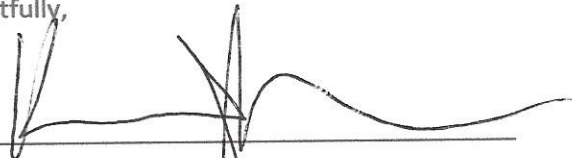
A handwritten signature in black ink, appearing to read 'Kathleen Zuiderveen', written over a horizontal line.

Kathleen Zuiderveen

2603 Gulfview Drive
Key West, FL 33040

We believe by reducing the number of slips and adding the above additional conditions this might minimize any negative impact on our community.

Respectfully,

A handwritten signature in black ink, appearing to be 'Kevin Leen', written over a horizontal line.

Kevin Leen

A handwritten signature in black ink, appearing to be 'Mary Leen', written over a horizontal line.

Mary Leen


2605 Gulfview Drive
Key West, FL 33040

We believe by reducing the number of slips and adding the above additional conditions this might minimize any negative impact on our community.

Respectfully,



Terry M O'Hara



Donna O'Hara

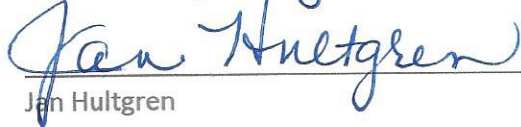
2607 Gulfview Drive
Key West, FL 33040

We believe by reducing the number of slips and adding the above additional conditions this might minimize any negative impact on our community.

Respectfully,



Dr. Bruce Hultgren



Jan Hultgren

2615 Gulfview Drive
Key West, FL 33040

We believe by reducing the number of slips and adding the above additional conditions this might minimize any negative impact on our community.

Respectfully,



Steve Schwarz
2619 Gulfview Drive
Key West, FL 33040

We believe by reducing the number of slips and adding the above additional conditions this might minimize any negative impact on our community.

Respectfully,



Merle F Dimbath



Susan Dimbath

2621 Gulfview Drive
Key West, FL 33040

We believe by reducing the number of slips and adding the above additional conditions this might minimize any negative impact on our community.

Respectfully,



William Malpass

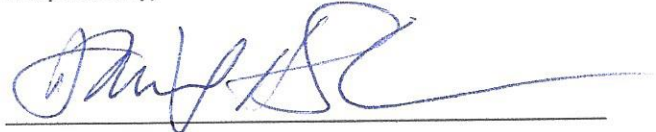


Janis Malpass

2623 Gulfview Drive
Key West, FL 33040

We believe by reducing the number of slips and adding the above additional conditions this might minimize any negative impact on our community.

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael H. Sander", written over a horizontal line.

Michael H. Sander

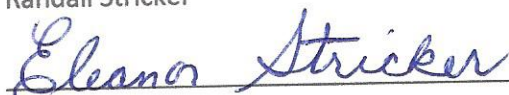
2633 Gulfview Drive
Key West, FL 33040

We believe by reducing the number of slips and adding the above additional conditions this might minimize any negative impact on our community.

Respectfully,

Handwritten signature of Randall Stricker in blue ink, written over a horizontal line.

Randall Stricker

Handwritten signature of Eleanor Stricker in blue ink, written over a horizontal line.

Eleanor Stricker

2651 Gulfview Drive
Key West, FL 33040



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Comment re: Proposed 2407 North Roosevelt Blvd Marina Development

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- Nicole Malo
- Richard Klitenick
- Ron Wampler

jrzandkmz1@comcast.net 9:29 AM (1 hour ago) ☆

to me

This message is to the Key West Planning Department in response to our notification regarding the Major Development Plan and Conditional Use – 2407 North Roosevelt Boulevard (RE#00002280-00010; AK#8890613) proposed by Trepanier & Associates, Inc. on behalf of Dr. Richard Walker.

We have spent several years visiting Key West and in 2013 purchased a home at 2603 Gulfview Drive. We always said if we were to purchase a home it would be here because of the quality and character of Gulfview Pointe coupled with the wonderful location on the water.

We believe our home is the closest residential property to the proposed marina. While we would prefer that no development take place at the former Flipper Sea School we understand that is unlikely. We have reviewed the packet posted to the Planning Board meeting agenda for March 20, 2014 and as such have concerns we would like considered.

Regarding the Staff Report

Page 6 of 11 addresses Exterior Lighting and requires “Dark Skies” format for the surrounding streets. We would ask that it not be limited to streets but also encompass the waterside neighborhoods.

Page 7 of 11 addresses Open Space and states this project is entirely surrounded by mangroves. According to the Site Plan there appear to be five slips located outside the mangroves which will be clearly visible to the residents of Gulfview Pointe.

Page 9 of 11 addresses Mitigative Techniques for Abating ... Noise... and states “the proposed facility will not produce...noise or other noxious impacts.” While any facility might not have this impact, it is reasonable to believe up to 25 “trips” on the weekend per the Potential Trip Generation in the Project Analysis will have a negative impact on noise.

Page 10 of 11 at 6.c. states the slips will be rented monthly. This indicates a somewhat transient nature for the marina.

Regarding the Project Analysis

Page 2 of 15 notes there is no change to the Landscape Buffer proposed but a waiver is required.

Page 8 of 15 (108-283) refers to commercial-retail activities. We understand this marina to provide no retail activity but might this language allow retail activity to evolve later.


Nowhere did we see a “no wake zone” requirement which is common in many waterways and would greatly reduce noise and speed.

Naturally we are concerned that there will be additional noise, light and pollution. We request that the Planning Board consider our concerns. We believe by reducing the number of slips, requiring that all are within the original lagoon, and clarifying some of the potentially ambiguous language this will minimize any negative impact on our community.

Respectfully,

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John and Kathleen Zuiderveen

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boat marina from 2607 Gulfview Drive

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Donna OHara

ohara.donna@yahoo.com



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Donna OHara <ohara.donna@yahoo.com> 11:57 AM (1 hour ago) ☆

to me

we are very concerned that this area will not be taken care of regarding noise and lights many things are promised around key west but not looked after as the property stands NOW its a mess. also boats left out in the gulf and little fishing shants built no one cares. Why should we feel this will be different.

We heard it is NOT going to be a NO WAKE AREA is that because the boats have to go fast because is is so----shallow to get to there slip. That would be a disaster. The poor peaceful area for Key West That is what everyone on this street enjoys NOW speed lights and noise!!!!

It will really look bad with boats outside of the Mangroves the way people abandon boats looks what just happened recently they had to cut up a boat in the ocean that adds pollution to our area. No overnight I don't think so I lived by a marina people go out on their boats drink and are afraid to drive so they pass out on their boats after partying it up LOUD no one is going to come and make them leave. Terry and Donna OHara

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COMPOSE

Walker Marina: 2407 North Roosevelt Blvd.

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tomrkeys@comcast.net



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- Nicole Malo
- Richard Klitenick
- Ron Wampler

tomrkeys@comcast.net

11:42 AM (8 minutes ago)

to me

Good morning Stacy!

You provided information that the City of Key West Planning Board will be meeting Thursday, March 20, 2014 to consider the proposal by Dr. Richard Walker to develop a marina at 2407 North Roosevelt Blvd. I am one of the folks who lives within 300 feet of the planned development. My wife and I are full-time residents of Key West, so my concerns relate to year-around potential issues.

I know that at least two of my neighbors [2603 and 2607 Gulfview Drive] plan to attend your meeting but, since I cannot attend your meeting, I wanted to share my concerns with you in advance of the meeting.

While I certainly respect the rights of Dr. Walker associated with developing the marina, I do have some concerns that I hope will be taken into consideration in approving this development. I have reviewed all of the available information associated with this planned development, but I am very hopeful that some logical compromise can be reached so that Dr. Walker can develop his marina and, at the same time, the nearby residents can continue to enjoy the peaceful setting associated with where we live in that this was the primary reason I chose the location where I live and moved here in 2008.

The concerns I have are as follows:

- **Noise.** We live in a very peaceful setting that is very quiet. My primary concern is that there will be a significant increase in the noise level so that the primary reason I chose to live where I live no longer exists.
- **Lighting.** Where we live is the perfect place in Key West to enjoy our beautiful sunsets. While I know the plan is to have muted lighting, I am very hopeful that the lighting really will be limited so that it does not disrupt the view of the sunsets.
- **Traffic.** The size of the marina is a little problematic in that there unquestionably will be increased boating traffic behind our homes. This concern could be alleviated by limiting the number of slips and limiting the hours of operation of the marina. The primary concern here, again, is in the evening hours where we are hopeful that our enjoyable outside evenings overlooking the water are not disrupted to a large extent.
- **View.** I am very hopeful that the marina will not extent to a point where it is visible from behind our homes. This concern, again, can be alleviated by limiting the size of the marina, to include the number of slips.
- **Pollution.** With any increase in boating traffic, there will be increased pollution but, again, this concern can be somewhat alleviated by limiting the size of the marina, to include the number of slips.

I am very hopeful that the Planning Board will take these concerns into account so that Dr. Walker will be able to get his marina but, at the same time, the peaceful nature of our living environment will not be significantly disturbed.

Thank you very much for considering my concerns.

Tom Ratcliffe
2609 Gulfview Drive



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sgibson@keywestcity.c

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COMPOSE

Walker Marina Concerns

Inbox x



Mary Leen

mdleen@msn.com



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- Brendon Cunningha
- Carlene Smith
- Cheri Smith
- Don Craig
- Kevin Bond
- Larry Erskine
- Nicole Malo
- Nicole Malo
- Ron Wampler



Mary Leen <mdleen@msn.com>

7:19 AM (1 hour ago)



to me

Dear Stacy,

My name is Mary Leen and I'm a full time resident of 2605 Gulfview Drive, Key West. I have lived at this address since 2007 and purchased in this area due to its private, quiet waterfront location.

Unfortunately, I'm unable to attend the meeting on March 20 as I have to work. I have some concerns about this Marina having a huge negative impact on our development.

When the information was originally shared with us we were told that there would be a No Wake Zone to the power poles and yesterday one of my neighbors shared that there was not going to be a No Wake Zone period.

If in fact there was one who would police it? and if there were violations who would we go to with this information?

The same goes with the noise, who decides how much noise is too much noise? If there is too much noise who do we bring our concerns to??

I've also heard that the marina may have slips outside on the mangroves in full view, not sure if that was in original plan, doesn't that mean more lights?

I'm afraid that we will be told what we want to hear and once it's built like so many other projects in Key West we'll be left on our own.

Sincerely,
Mary Leen

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COMPOSE

RE: The Heron 2409 N. Roosevelt Blvd.

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- Brendon Cunningha
- Carolyn Walker
- Cheri Smith
- Don Craig
- Jim Young
- Kevin Bond
- Larry Erskine
- Nicole Malo
- Richard Klitenick
- Ron Wampler



Owen Trepanier

2:42 PM (6 minutes ago)



to Ron, Coleen, daniela, Carolann, Kemner, Marilyn, Margarita, frank, nicholas, Scott, info

Dear Ron,

Thank you for the email. We have already received input from some of your tenants, who we consider to be our neighbors, and made adjustments to our plans as a result. If people still have concerns or questions regarding the proposal, I am available to speak with them at any time, collectively or individually. My number is [305-293-8983](tel:305-293-8983). I am attaching the entire proposal packet for your benefit.

Best regards,

Owen Trepanier
Trepanier & Associates, Inc.

From: Ron Heck [mailto:rh2feedu@gmail.com]
Sent: Thursday, November 21, 2013 10:31 AM
To: Owen Trepanier
Cc: Coleen Dooley; daniela menardi; Carolann Sharkey; Dr. Kemner; Marilyn E. Berner; Margarita Villoch; frank bell; nicholas maddox; Scott@royalpalsrealty.com; info@habitatlowerkeys.org; Robert Cobb
Subject: The Heron 2409 N. Roosevelt Blvd.

Dear Owen,

On Wednesday, November 20th, 2013 Robert A. Cobb and myself, Ron Heck attended a meeting at The Heron Office Suites with our tenants.

The topic of the meeting was the new marina and how it will directly affect the tenants at The Heron.

We would like to meet with you to discuss our concerns for this project.

Items of concern.

1. Parking. Though it seems that the marina will have plenty of parking. We are concerned that the closest parking spaces (the 8 spaces we currently use) will be the first to be occupied by the marina tenants. This would force our tenants to search out other parking options that may not be as convenient as they are now.

We would like to have our 8 parking spaces dedicated by sign to indicate that they are for the sole use of The Heron. Where to park should also be spelled out in the marina tenants lease.

2. Flooding in the parking lot. The water drainage problem must be resolved in writing and prior to the construction of the marina.

3. Privacy. We are very concerned that marina tenants will wander onto our property and disrupt our

Owen Trepanier

owen@owentrepanier.com



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business. We believe that a no trespassing onto 2409 N. Roosevelt Blvd advisory should be part of the marina tenants lease.

4. Signage. We would like signage for The Heron at the Portico and at N. Roosevelt. This would help both the marina tenants and their guests as well as directing the visitors of The Heron.

5. A 24 hour no wake zone would ensure a peaceful operation of The Heron and the marina.

We look forward to meeting with you and addressing these simple requests.

Respectfully,
Robert A . Cobb
Ron Heck
owners/2409 N. Roosevelt Blvd.

contact: Robert A. Cobb [1-248-866-9979](tel:1-248-866-9979)
Ron Heck [305-849-1191](tel:305-849-1191)
rh2feedu@gmail.com

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