

Applicants: City of Key West,
Sunset City, LLC and
Matilde Generosa Ramos Revocable Trust

Request for Major Development Plan
and Conditional Use Approval

This aerial map displays a coastal area in Miami, Florida, with various property boundaries and lot numbers. The map includes a large cyan-outlined parcel labeled 72082-001501 and several other parcels with various lot numbers and street names like 1400 DUVAL ST and 1400 SIMONTON ST. The map also shows a body of water and a pier.

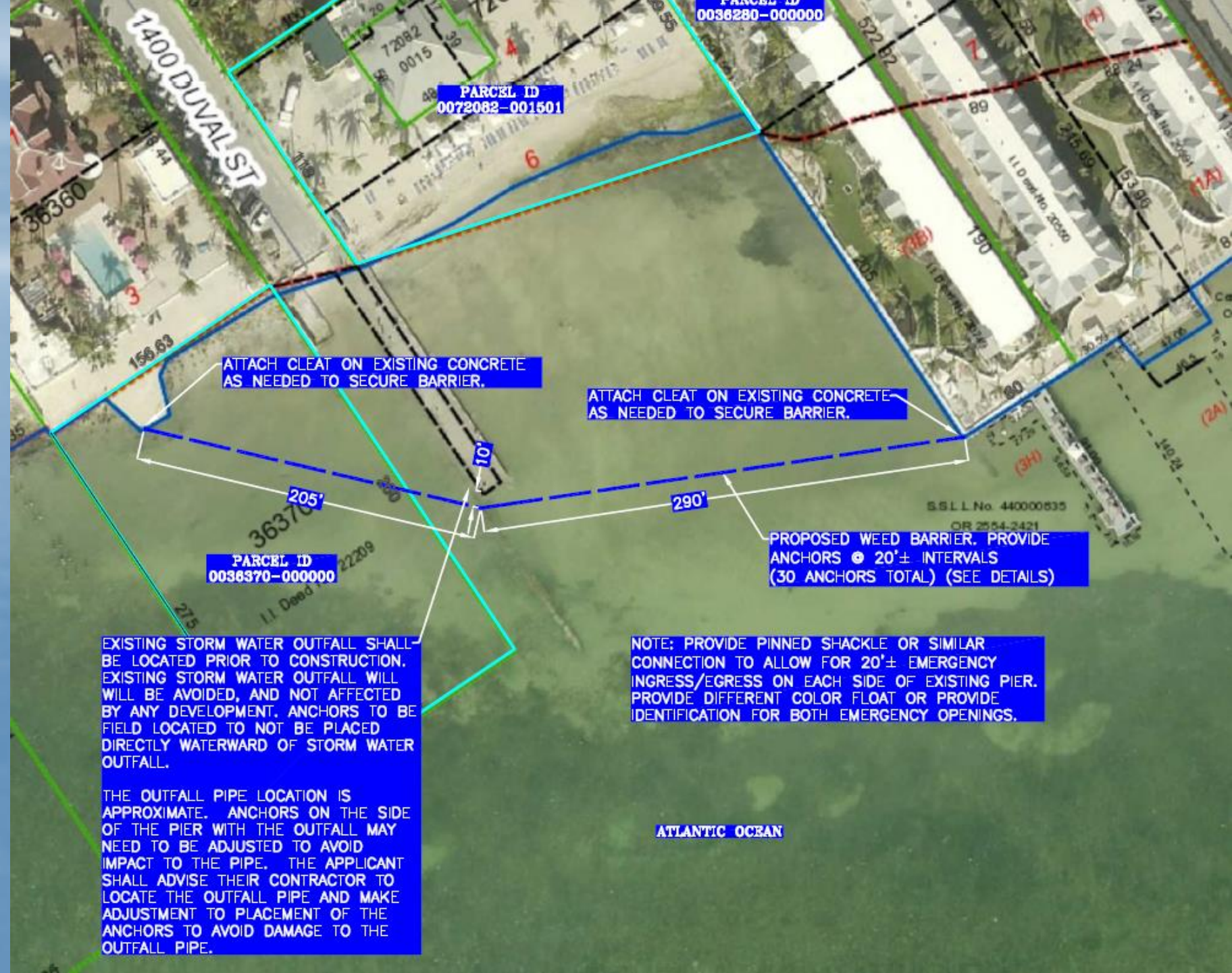
Key features and labels on the map include:

- Streets:** 1400 DUVAL ST, 1400 SIMONTON ST, 500 SOUTH ST, SOUTH ST.
- Parcels and Lot Numbers:** 36190.0001, 36330, 36360, 36400, 36410, 36370, 36280, 36290, 36270, 36260, 36250, 36240, 36230, 36220, 36210, 36200, 36190, 36180, 36170, 36160, 36150, 36140, 36130, 36120, 36110, 36100, 36090, 36080, 36070, 36060, 36050, 36040, 36030, 36020, 36010, 36000.
- Other Labels:** N-476, 72082-0015, 72082-001501, 72082-001502, 72082-001503, 72082-001504, 72082-001505, 72082-001506, 72082-001507, 72082-001508, 72082-001509, 72082-001510, 72082-001511, 72082-001512, 72082-001513, 72082-001514, 72082-001515, 72082-001516, 72082-001517, 72082-001518, 72082-001519, 72082-001520, 72082-001521, 72082-001522, 72082-001523, 72082-001524, 72082-001525, 72082-001526, 72082-001527, 72082-001528, 72082-001529, 72082-001530, 72082-001531, 72082-001532, 72082-001533, 72082-001534, 72082-001535, 72082-001536, 72082-001537, 72082-001538, 72082-001539, 72082-001540, 72082-001541, 72082-001542, 72082-001543, 72082-001544, 72082-001545, 72082-001546, 72082-001547, 72082-001548, 72082-001549, 72082-001550, 72082-001551, 72082-001552, 72082-001553, 72082-001554, 72082-001555, 72082-001556, 72082-001557, 72082-001558, 72082-001559, 72082-001560, 72082-001561, 72082-001562, 72082-001563, 72082-001564, 72082-001565, 72082-001566, 72082-001567, 72082-001568, 72082-001569, 72082-001570, 72082-001571, 72082-001572, 72082-001573, 72082-001574, 72082-001575, 72082-001576, 72082-001577, 72082-001578, 72082-001579, 72082-001580, 72082-001581, 72082-001582, 72082-001583, 72082-001584, 72082-001585, 72082-001586, 72082-001587, 72082-001588, 72082-001589, 72082-001590, 72082-001591, 72082-001592, 72082-001593, 72082-001594, 72082-001595, 72082-001596, 72082-001597, 72082-001598, 72082-001599, 72082-001600.
- Water and Pier:** A body of water is visible at the bottom, with a pier extending into it.
- Other Text:** S.S.L.L.No. 440000535 OR 2554-2421, S.S.L.L.No. 44000332 OR 2138-1402, Certificate No. 30073 OR 1306-510/11.





Site Plan





Seaweed is particularly bad on this beach because of the unnatural shoreline, which disallows the seaweed to process in and out with the tides. The proposed seaweed barrier more closely resembles the natural shoreline, allowing the seaweed to wash out to sea when tide goes out.

State and Federal Permits Received



FLORIDA DEPARTMENT OF Environmental Protection

South District Branch Office
2796 Overseas Highway, Suite 221
Marathon, FL 33050
SouthDistrict@FloridaDEP.gov

Permittee/Authorized Entity:
City of Key West
1100 White St
Key West, FL 33040
gveliz@cityofkeywest-fl.gov

Seaweed Barrier

Authorized Agent:
Sean Kirwan
5800 Overseas Hwy Ste 4
Marathon, FL 33050
glenboe@bellsouth.net

Environmental Resource Permit
State-owned Submerged Lands Authorization – Granted Pending Document
Execution

U.S. Army Corps of Engineers Authorization – Separate Corps Authorization
Required

Permit No.: 0388535-001 EI
Lease No.:

Permit Issuance Date: May 12, 2022
Permit Construction Phase Expiration Date: May 12, 2027

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

DEPARTMENT OF THE ARMY PERMIT

Permittee: City of Key West
c/o Greg Veliz
1100 White Street
Key West, FL 33040

Permit No: SAJ-2020-1959-(SP-GGM).

Issuing Office: U.S. Army Engineer District, Jacksonville

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: The authorized work is for the installation of a 495-linear feet floating weed barrier system consisting of a semi-rigid PVC-coated polystyrene curtain extending 12-inches below the water's surface and utilizing thirty (30) 6-inches galvanized steel helical embedment anchors placed every 20-feet interval along the sandy seafloor. Metal anchors will be installed from a barge using an auger. No more than 10 anchors will be installed per day. After the anchors are installed, the weed barrier will be installed manually by workers wading through the water. The downline for the barrier will be ¼-inch stainless steel chain encased in 1-inch Goodyear pliovic hose. The downline will also have a surface float installed for the purpose of keeping the



Example: Tranquility Bay in Marathon



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Café Lease With City

- 1.6.3 LATE CHARGE: 15% of the amount in arrears if received after the fifth day of each and every month together with an administrative fee of \$50.00 for processing late payments.
- 1.6.4 PERCENTAGE RENT: Six and One-Half Percent 6.5% of TENANT'S Gross Sales in excess of the "Percentage Rent Base Amount" as per **EXHIBIT "B"**.
- 1.6.5 HOLD OVER RENT: As provided by Section 83.53 Florida Statutes, as may be amended, based upon the Minimum Base rent during the last year of the lease term.

The Café loses revenue when the seaweed is built up.

As Café revenue is part of the rent paid by tenant, City loses rent revenue.

Café Lease With City

TENANT further agrees:

(a) To operate 100% of the Demised Premises for the entire term of this lease for a minimum of **eight (8) hours per day, seven days per week** pursuant to the highest reasonable standards of its business category, **with sufficient personnel to service its trade.**

The seaweed build up hinders ability to fully staff a full-time restaurant every day of the year as required by the Lease.

Constant exposure causes well-being and health problems for café and hotel staff.

Reviews

Survey Comments

Additional Feedback

The seaweed smelled horrible, like sewage, could not sit at that beach area. The smell was at the pool also. The room was small, and the drinks were extremely expensive. This was disappointing. The staff was great, everyone was so nice, friendly, and accommodating. The location was good.

Topics

Food and Beverage - Costs

Property/Facilities - Odor

Scores

Likelihood To Recommend

Likelihood to Recommend

Key Drivers

Overall Satisfaction with Service

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The reviews for the hotel and café are suffering greatly because of the seaweed. Reviews can cause great and permanent harm.

Planning Department Review of the Application

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for the Master Development Plan and Conditional Use be **APPROVED WITH CONDITIONS** as follows:

Major Development Plan and Conditional Use criteria for approval were found to be met by the Planning Department.

Planning Board Unanimously Approved

Read and passed on first reading at a regularly scheduled meeting held this 18th day of August 2022.

Authenticated by the Chair of the Planning Board and the Planning Director.



Sam Holland, Planning Board Chair

9/2/22

Date

Attest:



Katie P. Halloran, Planning Director

Sept 1, 2022

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

9-2-2022

Date



Chairman



Planning Director

Applicant Accepts Staff and Planning Board Conditions

5. The applicant shall provide notice to the City of Key West City Manager's Office and to the Code Compliance Department of any complaints received associated with nuisance accumulation of floating debris/sargassum on adjacent properties attributable to the barrier. The barrier design and placement shall be modified in coordination with the City, and may include removal of the barrier, if impacts to

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Resolution No. 2022-042

 Chairman

 Planning Director

surrounding properties or public areas are substantiated.

We respectfully request
Approval

Thank You

