

From: [Owen Trepanier](#)
To: [Vanessa T. Sellers](#)
Subject: RE: 2407-2409 N Roosevelt Blvd
Date: Friday, May 10, 2019 11:17:21 AM
Attachments: [image001.png](#)
[01 - Concurrency Revision 05-10-19.pdf](#)

Hi Vanessa. Thank you.

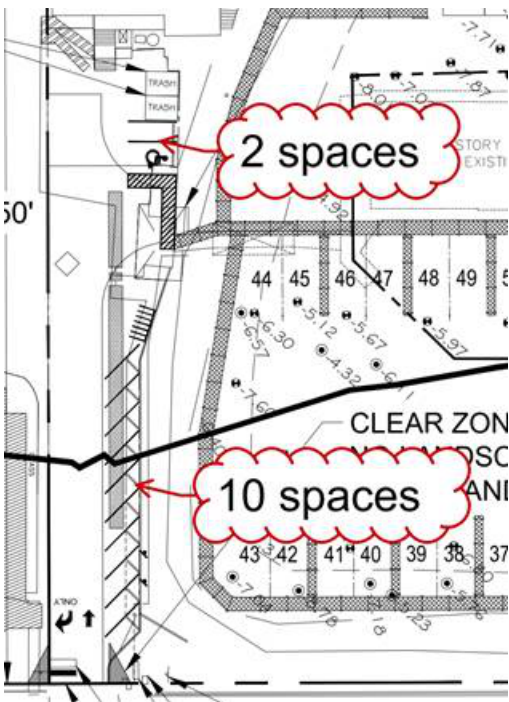
32 Spaces - Yes. The plan lists 32 spaces (12 on site). The plan shows 12 onsite (see below). Onsite spaces were reduced from 17 to 12, based on our meetings with you and Pat where increasing parking = increased capacity which triggers 108-571, and specifically, 108-575(5). The room for the additional spaces is still there in the design. So if the Dept and/or the PB believes keeping them doesn't trigger 108-571 & 108-575(5), and the Dept or PB wants them, we have no objection.

Parking Stalls – The angled spaces are 7.5 x 18 and previously approved. However, we are rearranging the parking slightly from the existing approval. The rearrangement is what allows for the potential increase of 5 spaces. In that specific area (the angled parking), the approved design has 9 angled spaces. The current proposal has 10. Since its changing from the existing approval, I would guess we need to deal with the Modification provision. Thanks for catching that.

Bikes – There 6 spaces near the entrance to the marina, 8 spaces at the front of the Marina Building, and 85 bike lockers.

Dock Master Office – the Dock Master's Office is 1,131 sq. ft. It will not be open to the public. This is where all the marina related stuff that has to be kept indoors will be. It will house the office, the docking equipment, storm lines, tools, we'll create a space for a couple washer & dryers for the tenants (nothing like the laundromat, because we just don't have the economy of scale anymore), I anticipate there'll be an ice machine, soda machine, just a normal dockmaster's office.

Concurrency – Ahhh, Concurrency... My favorite part of the planning analysis. Thanks for finding the typos. I traced them through and they threw off most of my calculations to varying degrees. I recalculated the analysis and I am attaching it hereto. Thanks again for you help. I really appreciate it. Sorry to make you have to find my errors.



Owen

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From: Vanessa T. Sellers <vsellers@cityofkeywest-fl.gov>
Sent: Friday, May 10, 2019 8:32 AM
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Subject: 2407-2409 N Roosevelt Blvd

Please confirm:

Plan C-1.0 site data table states there are 32 existing auto spaces, however, I only see 31 delineated spaces.

Also, are these standard-sized stalls? There are no dimensions provided. Previous plans showed 13 compact spaces running along the driveway. I am asking because if some are compact-sized I need to incorporate language for the modification to be approved by the city commission (section 108-641).

Plan A-2.1 states there are 94 total bike spaces, however, I only see 93.

What is the square footage of the dock master's office? Will the ship's store and laundromat be opened to the public or just the liveboard residents and the recreational slip lessees?

Potable Water – pg. 24 – the table shows a daily capacity for the 30 liveboards as 35 persons, but

the citation reference footer states “capita” is estimated at 1.75 persons per liveaboard. Shouldn’t it be 57.56 persons when including the apartments? (same for sanitary sewage & solid waste) My numbers don’t match yours and I just wanted to be sure I am not missing something.

Thank you.

Best,

Vanessa Sellers
PLANNER II



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