



# Boating Infrastructure Grant Program Grant Application

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

<b>I – APPLICANT INFORMATION</b>		
Applicant: City of Key West		
Federal Employer Id. No.:		
Project Manager Name: Mr. Jim Scholl	Project Manager Title: City Manager	
Mailing Address: 525 Angela Street	City: Key West	Zip Code: 33040
Shipping Address: 525 Angela Street	City: Key West	Zip Code: 33040
Telephone: (305)809-3888	Fax: (305)809-3886	Email: jscholl@keywestcity.com

<b>PARTNERSHIPS</b>
List partners involved in the project (Do not include the Fish and Wildlife Conservation Commission or USFWS):
1. Meisel & Spottswood Marina Management Company, LLC.
2. Bermello Ajamil & Partners, Inc.
3. Bellingham Marine
4. Rosser International, Inc.
5. Meisel Capital Partners, LLC

<b>PROJECT SUMMARY</b>
Type of Application: <input checked="" type="checkbox"/> New (never before considered) <input type="checkbox"/> Reconsideration <input type="checkbox"/> Phased Continuation – Phase No.: _____
Grant Amount Requested: \$ _____ Total Project Cost: \$ _____
Provide a brief summary of the project: <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 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 facility will be designed to provide maximum flexibility by utilizing up to 4,555 linear feet available to provide state-of-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 Marina 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 using the 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 water, 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>

PROJECT LOCATION			
Latitude (Degrees and decimal minutes, N ##° ##.###')		Longitude (Degrees and decimal minutes, W -##° ##.###')	
N: <u>24</u> ° _____ '		W: - <u>81</u> ° _____ '	
Township: <u>Key West</u>	Range:	Section:	
Facility Name: <u>Truman Waterfront Park</u>			
County: <u>Monroe</u>		Water body: <u>Atlantic/Gulf of Mexico</u>	
Facility Street Address or Location: <u>East Quay Seawall</u>			
Legislative Districts Numbers:	U.S. House: <u>18</u>	U.S. Senate:	State Senate: <u>39</u> State House: <u>120</u>

GENERAL FACILITY INFORMATION	
Upland Ownership:	<input checked="" type="checkbox"/> Public – Fee Simple <input type="checkbox"/> Public – Lease      Years Remaining on Lease _____
Name of Owner: <u>City Of Key West</u>	
Open to General Public? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tie-up/Overnight Moorage Fee: \$ _____
Name of nearest adjacent transient boating facilities, public and private:	
<b>Name:</b>	<b>Distance:</b>
1. <u>Westin Key West Resort and Marina</u>	<u>0.34 miles</u>
2. <u>A &amp; 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>
Name of recreational, historical, cultural, and natural attractions near facility	
<b>Name:</b>	<b>Distance:</b>
1. <u>USS Mohawk Museum</u>	<u>0.02 miles</u>
2. <u>EcoDiscovery Center</u>	<u>0.07 miles</u>
3. <u>Bahama Village</u>	<u>0.15 miles</u>
4. <u>Ft. Zachary Taylor State Park</u>	<u>0.30 miles</u>
5. <u>Mallory Square</u>	<u>0.53 miles</u>

FACILITY COMPONENTS AND USE – EXISTING CONDITIONS	
Type of Dock:	
Condition:	<input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Poor
Length of Tie-up Dock or Moorage: _____ Ft.	No. of Slips: _____
Type:	<input type="checkbox"/> Slip <input type="checkbox"/> Broadside
Condition:	<input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Poor
Facility Attributes:	Pumpout or Dump Station: <input type="checkbox"/> Yes <input type="checkbox"/> No      Restroom: <input type="checkbox"/> Yes <input type="checkbox"/> No

## PROJECT DESCRIPTION

Primary Need for Project:

Safety

Age-end of Useful Life

High User Demand

Lack of In-house Capability

Recommended by FWC Staff

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 or 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'. The design of the Harry S Truman Presidential Marina will be able to provide services and moorage for non-trailerable vessels up to 250'. 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.

What is the objective of the project:

The purpose of the Historic Truman Waterfront project is to grow and sustain the tourism industry in the Florida Keys as well as provide locals with a waterfront recreation area.

The marina will bring new tourists to the area as it will provide increased transient dockage in the most desirable location in downtown Key West. During the four to five months of peak season, the downtown marinas are at nearly 100% capacity. The marina will also bring a new tourism sector to the region, the luxury yacht boaters. Currently, Key West marinas can only accommodate a few large vessels and do not have the amenities at the marinas to properly support them. This project will also help us meet the objectives by attracting new water-based events to Key West, such as fishing tournaments, sailing races, etc. that tourist and locals can participate in. Lastly, the project will further enhance existing events by making the Off-Shore Power Boat Championship Races a world-class level event and can add water-based events to existing festivals, for example, a "Hemingway Days" fishing tournament.

Approach: describe the methods and techniques the project will use to address the need:

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 soils 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 and upland portion of Truman Park will be finalized based of 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, piling driven and utility systems installed. All operations will be performed per all permit requirements.

**PROJECT DESCRIPTION**

Results and Benefits: describe the expected results and benefits of the project:

As a result and benefit 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 Taylor State Park. Ultimately, the City fails to gain a world-class marina within 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.

Describe the economic impact the project will have on the community:

According to information within the Monroe County TDC annual report, the Keys currently host more than 80 sport-related events, the majority of which are fishing tournaments, but also include larger scale regional national and/or international competitions such as the Key West Off-Shore Power Boat Race World Championships and Swim Around Key West. According to various event sponsors and sporting event representatives, an improved performance venue providing superior views of the marine-related sporting events represents a highly desirable asset upon which to promote and capture more events – many of which are being accommodated in other nearby markets such as Miami and Ft. Lauderdale.

Monroe County estimates that the Off-Shore Power Boat World Championships produce between \$7 to \$10 million in economic impact to the economy annually. With the new marina, the City would be able to retain this event as well expect it to grow. Additionally, the City can anticipate to attract new events such as sailing races, fishing tournaments and swimming/triathlon events. A third party advisory firm estimated that there could be a total of 4-7 new events per year, resulting in an economic impact from \$9 to \$13 million dollars from the new marina in food and beverage, lodging and other activities.

Will the project significantly or adversely affect the environment?

Yes

No

If Yes, please explain key issues and describe any mitigation actions proposed:

<b>PROJECT ENGINEERING AND CONSTRUCTION</b>	
Who is or will be completing project design/engineering? <input type="checkbox"/> Applicant's Staff <input checked="" type="checkbox"/> Consulting Engineers <input type="checkbox"/> Other: _____ <input type="checkbox"/> N/A (Materials/Equipment Purchase)	Level of completion at time of application: <input type="checkbox"/> None <input checked="" type="checkbox"/> Conceptual (Master Plan) <input type="checkbox"/> Preliminary <input type="checkbox"/> Final (Ready to Bid) <input type="checkbox"/> Bid Out
Has a preliminary or final engineer's cost estimate been developed for this project at time of application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   If yes, please attach a copy of detailed engineer's cost estimate to application.	

<b>PROJECT ENGINEERING AND CONSTRUCTION</b>				
<i>See Procedure Guide for definitions. Check all that apply</i>				
COMPONENT	REPLACEMENT	EXPANSION	NEW	ENGINEERING/ PLANNING
Recreational Channel Marking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pumpout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dump Station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Portable pumpout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transient tie-up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overnight moorage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Access road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Paved parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Non-paved parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curbs, signs, marking and lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage hookup	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lift pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Debris deflection boom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Piles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dredging	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pumpout dock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>PROPERTY VALUE</b>	
Size – Acreage: 9 acres	Assessed Value: \$
Appraisal Completed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Current Zoning: HSP-1, C-OW

<b>PROJECT COST</b>			
<b>Budget Information – Construction Projects</b>			
<b>Cost Classification</b>	<b>a. Total Cost</b>	<b>b. Costs Not Allowable for Participation</b>	<b>c. Total Allowable Costs (Columns a-b)</b>
1. Administrative & legal expenses	\$	\$	\$
2. Land, structures, rights-of-way appraisals, etc.	\$	\$	\$
3. Relocation expenses & payments	\$	\$	\$
4. Architectural & engineering fees	\$564,954.18	\$	\$564,954.18
5. Other architectural & engineering fees	\$364,720.95	\$	\$364,720.95
6. Project inspection fees	\$	\$	\$
7. Site work	\$	\$	\$
8. Demolition & removal	\$	\$	\$
9. Construction	\$	\$	\$
10. Equipment	\$	\$	\$
11. Miscellaneous	\$	\$	\$
12. <b>SUBTOTAL (Sum of 1-11)</b>	\$929,675.13	\$	\$929,675.13
13. Contingencies	\$	\$	\$
14. <b>SUBTOTAL</b>	\$929,675.13	\$	\$929,675.13
15. Project (program) income	\$	\$	\$
16. <b>TOTAL PROJECT COSTS (Subtract 15 from 14)</b>	\$929,675.13	\$	\$929,675.13
<b>FEDERAL FUNDING</b>			
17. Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage share.) Enter resulting Federal share Enter eligible costs from line 16c Multiply X ___ %	\$	\$	\$464,837.56

<b>PROJECT COST</b>			
<b>SOFT (NON CASH) FUNDS</b>			
<b>Cost Item</b>	<b>Applicant</b>	<b>Other**</b>	<b>TOTAL</b>
<b>Administration</b>	\$41,835	\$	\$41,835
<b>In-Kind Engineering</b>	\$63,910	\$	\$63,910
<b>In-Kind Labor</b>	\$23,000	\$	\$23,000
<b>In-Kind Materials</b>	\$	\$	\$
<b>In-Kind Equipment</b>	\$	\$	\$
<b>In-Kind Inspection</b>	\$	\$	\$
<b>Other:</b>	\$88,255	\$	\$88,255
<b>TOTAL SOFT FUNDS:</b>	\$217,000	\$	\$217,000

**HARD (CASH) FUNDS**

Cost Item	Applicant	Other**	BIG P Grant	TOTAL
Property Acquisition	\$	\$	\$	\$
Consultant Master Plan	\$	\$177,954.18	\$389,837.56	\$564,954.18
Consultant Engineering	\$	\$72,720.95	\$	\$72,720.95
Consultant Inspection	\$	\$	\$	\$
Construction	\$	\$	\$	\$
Other:	\$	\$	\$75,000	\$75,000
<b>TOTAL HARD FUNDS:</b>	\$	\$250,675.13	\$464,837.56	\$715,512.69

<b>GRAND TOTAL</b>	\$217,000	\$250,675.13	\$464,837.56	\$932,512.69
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**\*\*Source of Other Funds:**

Federal
  State/Local
  Loan

Agency Name: Meisel & Spottswood Marina Management Company, LLC.

Grant Name (if applicable):

Approval Status:  Approved  Pending  Intend to Apply, Date: \_\_\_\_\_

**\*\*Source of Other Funds:**

Federal
  State/Local
  Loan

Agency Name:

Grant Name (if applicable):

Approval Status:  Approved  Pending  Intend to Apply, Date: \_\_\_\_\_

**\*\*Source of Other Funds:**

Federal
  State/Local
  Loan

Agency Name:

Grant Name (if applicable):

Approval Status:  Approved  Pending  Intend to Apply, Date: \_\_\_\_\_

<b>PROJECT PERMITTING</b>			
<i>Construction Projects Only</i>			
Has an application been submitted to:	No	Yes (submit copy)	Approved (submit proof)
Florida Department of Environmental Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
U.S. Army Corps of Engineers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local and Others (If needed)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**REQUIRED APPLICATION ATTACHMENTS AND DOCUMENTATION**

*Please check all boxes that are applicable.*

<input type="checkbox"/>	An adopted resolution, by the Governing Body authorizing that a designated representative has the authority to apply for and administer the grant on behalf of the applicant, and stating that the Governing Body is willing to enter into a 20-year agreement for the maintenance and operation of the project.
<input type="checkbox"/>	Boundary map of the project area. The map must provide a description and sketch of the project area boundaries, displaying known easements, and be legally sufficient to identify the project area.
<input type="checkbox"/>	Site control documentation (e.g. deed, lease, title search, etc.) for the project site.
<input type="checkbox"/>	Existing condition photographs sufficient to depict the physical characteristics of project site.
<input type="checkbox"/>	Aerial photographs marked with approximate boundaries of project site.
<input type="checkbox"/>	*An 8.5" X 11" photocopy (project site vicinity only) of a current NOAA North American Datum 83 nautical chart (provide the NOAA chart name and number) indicating the precise location of project site.
<input type="checkbox"/>	Photocopies of necessary project permits or applications
<input type="checkbox"/>	Engineering Cost Estimate (if completed)
<input type="checkbox"/>	Preliminary Design/Engineering Plans (if completed)
<input type="checkbox"/>	Application transmittal cover letter (Identify priority rank if multiple applications submitted)
<input type="checkbox"/>	One (1) original application (original signature required)
<input type="checkbox"/>	Three (3) copies of application (unbound, secured with binder clip in upper left-hand corner)
<input type="checkbox"/>	Projective narrative according to Federal Aid Grant Proposal Guidelines
<input type="checkbox"/>	CD – Copy of all the above scanned and saved to a CD.

**APPLICANT ACKNOWLEDGEMENT AND 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 property interests, to undertake the proposed activities.

I also certify that the Applicant's Governing Body is aware of and has authorized the person identified 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.

**Jim Scholl**

**City Manager**

Print/Type Name

Title

*J. K. Scholl*  
Applicant Signature

*8/23/2010*  
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 Boating Infrastructure Grant Program may be found in the Boating Infrastructure Grant Program Guidelines or contact the Program Administrator, Florida Fish and Wildlife Conservation Commission, 620 South Meridian Street, Tallahassee, FL 32399-1600, telephone: 850-488-5600.