

Happy Landings Marina  
2407 N Roosevelt Blvd.  
Key West, FL 33040

Presented by:

SPOTTSWOOD  
SPOTTSWOOD  
SPOTTSWOOD  
STERLINGPLLC

- EXISTING BUILDING: 3,230 SF ±
- 12,154 SF ± OF DOCK & FINGER PIERS

Existing 2 story building

EDGE OF MANGROVES

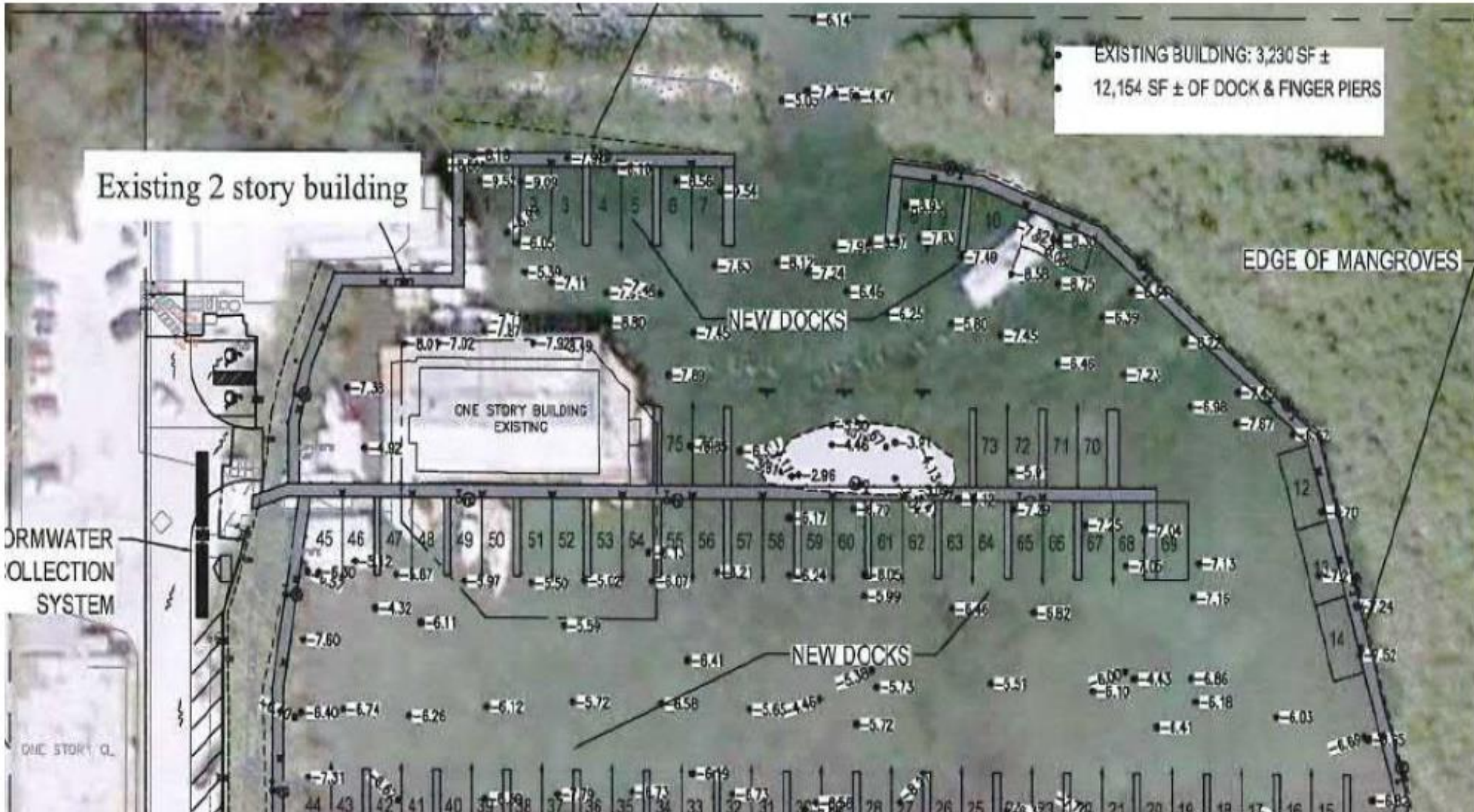
NEW DOCKS

ONE STORY BUILDING EXISTING

NEW DOCKS

DRM WATER COLLECTION SYSTEM

ONE STORY CL.





## Site Conditions

### Reduction in Building Coverage and Parking Demand

#### BUILDING AREAS

COMMERCIAL FLOOR AREA	EXISTING SF	PROPOSED SF
MARINA COMMERCIAL	6,914	948
TOTAL SQUARE FEET	6,914	948

RESIDENTIAL FLOOR AREA	EXISTING SF	PROPOSED SF
RESIDENTIAL UNIT ONE	2,660	2,148
RESIDENTIAL UNIT TWO	1,820	2,148
TOTAL SQUARE FEET	4,480	4,296

#### PARKING CALCULATIONS

	USES	CODE REQUIREMENTS		TOTAL PROVIDED
EXISTING	Single-Family units (2)	1 sp/du	2 spaces	(20 per parking easement & 11 on site)
	Office (6,914 sq. ft.)	1 sp/300 sq. ft.	23 spaces	
	Floating Structure (3,200 sq. ft.)	1 sp/300 sq. ft.	11 spaces	
	75 Slips no charter	1 sp/4 slips	19 spaces	
	TOTAL	55 spaces	31	
PROPOSED	Single-Family units (2)	1 sp/du	2 spaces	4
	Office - 948 sq. ft.	1 sp/300 sq. ft.	3 spaces	(20 per parking easement & 12 on site)
	69 personal slips	1 sp/4 slips	17 spaces	
	6 charter slips	1 sp/3 pass	12 spaces	
		TOTAL	34 spaces	36

## Intensity

### Impacts on Intensity by adding charter vessels

By definition, in both the LDRs (Sec. 86-9) and the Comp Plan:

*Intensity means the floor area ratio as defined in this section. [Emphasis added]*

*Floor area ratio means the total floor area of the buildings on any lot, parcel or site divided by the area of the lot, parcel or site.*

# CITY OF KEY WEST, FLORIDA

## Business Tax Receipt

This Document is a business tax receipt  
Holder must meet all City zoning and use provisions.  
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name      HAPPY LANDINGS MARINA  
Location Addr      2407 N Roosevelt Blvd  
Lic NBR/Class      LIC2023-      MARINA SLIP RENTAL  
   000657  
Issued Date      9/18/2023      **Expiration Date:    September 30, 2024**

MARINA WET SLIPS

Comments:      75 WET SLIPS

Restrictions:

HAPPY LANDINGS MARINA  
301 W PLATT ST  
#A330  
TAMPA , FL 33606

This document must be prominently displayed.

2407 N ROOSEVELT LLC

December 8 ,2023

Dear Planning Board Chairman and Commissioners,

I'd like to comment on an item coming before you on the Dec. 12<sup>th</sup> Planning Board hearing. As many of you are already familiar, I was the Planning Director of the City of Key West in 2014 when the docks at 2407 N Roosevelt, previously known as Walker's Marina, was approved as a Major Development Plan and Conditional Use. Under code Sec. 86-9 land use classifications are clearly outlined into specially defined types. Nowhere in this code section is "dockage" a classified use but rather falls under the definition of "marina".

The rules of construction and interpretation of ordinances, and other planning documents require that when a term is used in such documents, but there is lacking a "definition", the definition found in state law is used, and if state law lacks a definition, then the common meaning found in a widely used dictionary of the English language is the reference document. The definition of "dockage" found in Websters Dictionary is "accommodation or berthing of ships at docks."

The language in the 2014 approval called out dockage, because that was the only construction being proposed at the time. The construction of the 79 berths were over the water within the Conservation – Outstanding Waters of the State (C-OW) zoning district. I was very clear in my presentation in 2014 that this was classified as a marina. All docks in Key West marinas are located in the C-OW zoning district.

The state of Florida permits docks used for commercial purposes as marinas. The docks in question were permitted as a marina. At the time I found no reason to dispute the findings of the state. The City Attorney advising the Planning Commission concurred with my opinion.

If you wish me to appear at your meeting via Zoom to clarify further, I will do so.  
Thank you for the opportunity to comment.

Sincerely and Respectfully

Donald Leland Craig, AICP

**From:** Ty Symroski  
**Sent:** Tuesday, March 28, 2006 5:34 PM  
**To:** 'George.Kenny@dep.state.fl.us'  
**Subject:** Richard Walker Marina  
File No. 44-0216963-002

Monroe County Florida.

Dear Mr. Kenny, The City of Key West received the announcement regarding the above. The subject property is located within the city limits of the City of Key West. The zoning is PS (Public Service). In this zoning district, marinas are a conditional use and require a meeting of the City's Development Review Committee and a public hearing by the Planning Board. Additionally, the development of a marina would be a major development plan and would need an additional public hearing by the City Commission.

At this time the City has not received the required application and it would be beneficial if the DEP and the City could coordinate our reviews such that we avoid redundancy and complement each other's efforts.

Thank you for your consideration.

Ty Symroski  
Key West City Planner

**THE CITY OF  
KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chair and Planning Board members

**Through:** Patrick Wright, Planning Director

**From:** Vanessa Sellers, Planner II

**Meeting Date:** May 16, 2019

**Agenda Item:** **Major Development Plan and Conditional Use – 2407-2409 North Roosevelt Boulevard (RE# 00002280-000100 & RE# 00002280-000101)**  
– A Major Development Plan and Conditional Use application to develop a marina (30 liveaboard vessels/40 recreational vessels) and a 1-story marina clubhouse with restrooms, bike lockers, ship's store, laundry facilities, marina storage, and a dock master's office on properties located within the Commercial General (CG) and Conservation (C) zoning districts pursuant to the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

The property at 2407 North Roosevelt Boulevard was previously granted major development plan approval, conditional use approval, and landscape waivers to allow for a recreational vessel marina via Resolution no. 14-316.