

December 8 ,2023

Dear Planning Board Chairman and Commissioners,

I'd like to comment on an item coming before you on the Dec. 12th 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

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

Lori Thompson

From: Daniel Robles <Daniel@americanmarinaproperties.com>
Sent: Friday, December 8, 2023 12:50 PM
To: Lori Thompson
Subject: FW: Major Modification Permit Application Package, Key West, Monroe County, FL

See below.

Thanks,
Daniel

Daniel Robles | American Marina Properties
+1 (954) 610-0185
daniel@americanmarinaproperties.com

From: Harding, Bailey <Bailey.Harding@FloridaDEP.gov>
Sent: Tuesday, August 29, 2023 4:11 PM
To: Daniel Robles <Daniel@americanmarinaproperties.com>
Cc: Bacheler, Tori <Tori.Bacheler@kimley-horn.com>; Sam Napp <sam@americanmarinaproperties.com>
Subject: RE: Major Modification Permit Application Package, Key West, Monroe County, FL

Hi Daniel,

Yes, per the referenced permit, you are allowed to have vessels mooring at this facility that are no more than 45ft in length. Please let me know if I can be of assistance for anything else!

Thank you,



Ms. Bailey Harding

Environmental Specialist II,
Marathon Office, Southeast District
Florida Department of Environmental
Protection
2796 Overseas Highway, Suite 221
Marathon, FL 33050
Office: 305-289-7075
bailey.harding@floridadep.gov

From: Daniel Robles <Daniel@americanmarinaproperties.com>
Sent: Tuesday, August 29, 2023 3:27 PM
To: Harding, Bailey <Bailey.Harding@FloridaDEP.gov>; Sam Napp <sam@americanmarinaproperties.com>; Bacheler, Tori <Tori.Bacheler@kimley-horn.com>
Subject: RE: Major Modification Permit Application Package, Key West, Monroe County, FL

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Hi Bailey,

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	1sp/3 pass	12 spaces	
	TOTAL			34 spaces

Intensity

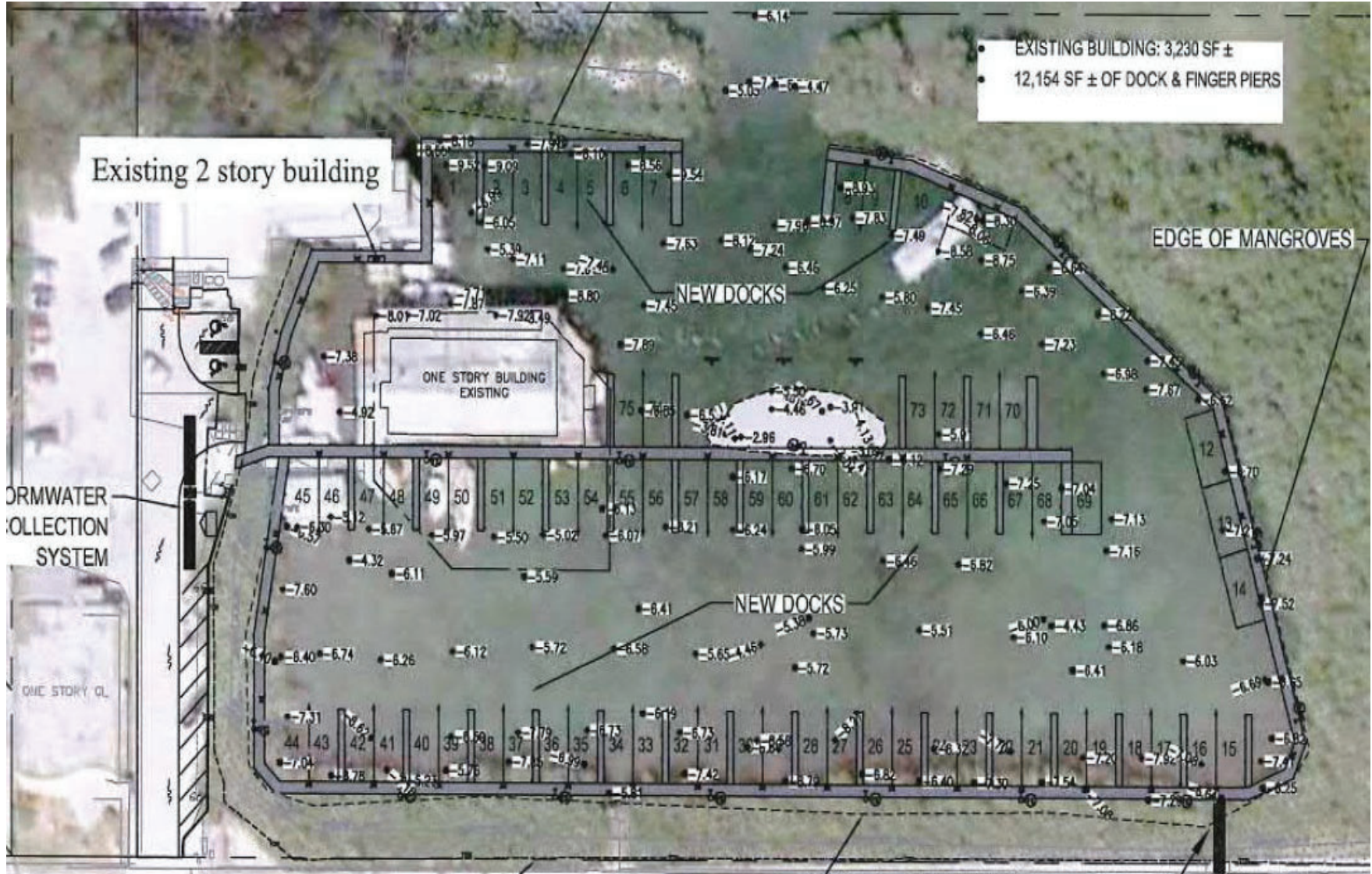
Impacts on Intensity by adding charter vessels

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.

Approved Dock Layout 2014



Current Dock Layout with Proposed Upland Building

