

From: [Owen Trepanier](#)
To: cesmith@keywestcity.com
Subject: FW: Small Boat Dockage - 2047 N. Roosevelt
Date: Thursday, June 19, 2014 2:39:58 PM
Attachments: [Site Plan \(with conditions\).pdf](#)

The latest in our good neighbor attempts.

Owen Trepanier
Trepanier & Associates, Inc.

From: Owen Trepanier
Sent: Thursday, June 19, 2014 2:37 PM
To: owen@keywesthomebrew.com
Subject: Small Boat Dockage - 2047 N. Roosevelt

Hi,

We are heading to public hearing tonight for the small boat dockage at 2407 N. Roosevelt. We've spent countless hours meeting with friends and neighbors to iron out the details of the project. I think we've addressed nearly everything by revising plans, or placing conditions of approval. Below is my attempt at an accounting of all the issues that have been raised and also how they have been/ will be addressed.

Tonight's hearing is the Planning Board, which makes a recommendation to the City Commission. We expect to be heard by the City Commission in August. After the City Commission, the State of Florida reviews the application and if they approve it, we then apply for the city, state and federal permits to actually construct the dockage.

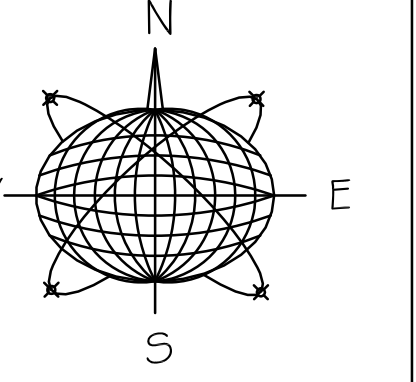
Please don't hesitate to contact me if you have any questions or would like to review the plans in detail. Thanks a lot.

Owen

Trepanier & Associates, Inc.
 Land Planners & Development Consultants
 402 Appelrouth Lane, P.O. Box 2155
 Key West, FL 33045-2155
 Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

Issue	Concern	Possible Solution	Property Owner's Response
Sight Triangle	"Dr" sign blocks the line of sight	Correct the sign	Agreed - Corrected
Heron House	Clients and customers of the Heron House have difficulty finding the property	Work with individuals to accommodate sign issues	Agreed – Will work with individuals
	Tenants of 2409 have difficulty receiving mail	Work with individuals to identify a location for mailboxes as approved by the USPS	Agreed – Will work with individuals
	Concern that given the state of the Heron House structure a boat-building collision could knock it down.	Re-engineer to reduce risk	Agreed – Plan Revised
	There is concern about the Heron House's ability to structurally handle wake action.	No wake zone within the basin	Agreed – Plan Revised
	Owners of Heron House want to develop dockage.	Revise plans to allow full water access to the Heron House.	Agreed – Plan Revised

	Limit access to Heron House	Use of a limited access gate system.	Agreed – Plan Revised
		Provide restrooms for dockage.	Agreed – Plan Revised
	Not enough parking for Heron House	Limit the 8 non-exclusive parking spaces to 1hr max.	Agreed – Plan Revised
Sound/ Wake	Applicant shall pursue a no wake zone from the basin's entrance extending out 900ft (approximately to the power poles) as depicted in Attachment A. Notwithstanding the success of implementing such a no wake zone, users of dockage at 2407 N. Roosevelt shall respect an idle speed/ no wake area extending 900 feet from the edge of the basin at 2407 N. Roosevelt property.		Agreed – Plan Revised
	From dusk to dawn users of the dockage basin at 2407 N. Roosevelt shall not create noise in or cause noise to emanate from the dockage basin which equals or exceeds a measured sound level of 75 dBA (maximum permitted sound level in decibels) collectively for more than 30 seconds of any measurement period which shall not be less than five minutes as measured from an adjacent residential dwelling; enforcement of this agreement shall be consistent with Sec. 26-194(b) of the Key West Code.		Agreed – Plan Revised
	Boats "buzz" the shoreline	24hr No Wake Zone nr shore	Agreed – Will support such a proposal
Parking	The parking lot floods badly	Install storm water management as part of the development plan	Agreed – Plan Revised
Lighting	Don't want excessive light pollution	No lighting other than "dark-sky"-style dock-pedestal lighting shall be permitted on the docks and boardwalks	Agreed – Plan Revised
		No more than "navigational best management practice" channel lighting shall be permitted at the entrance of the basin	Agreed – Plan Revised
Maintenance/ Management/ Oversight	Will there be an onsite manager?	24hr management and security system	Agreed – Plan Revised
Trash/ Garbage/ Smell	Boating and fishing related garbage is likely to smell	Contain the trash and move from entrance	Agreed – Plan Revised
		Trash receptacles on the dockage	Agreed – As approved by DEP
		No Fish Cleaning	Agreed – Plan Revised
Commercial use of the slips	Increased traffic and noise above that which would be generated by private slips	Prohibit operation of commercial activities from the basin	Agreed – Condition of approval
Clean Marina	Clean Marina Designation shall be maintained.		Agreed – Plan Revised
	Pump out facilities shall be available to all boats in the dockage.		Agreed – Plan Revised
Live a boards	No more than one live a board		Agreed – Plan Revised
No commercial retail associated with the dockage			Agreed – Condition of approval
No boat launching			Agreed – Plan Revised
No boat trailers			Agreed – Plan Revised & Condition of approval
Eliminate all slips on the outside of basin			Disagree – Proposed as depicted
Eliminate all slips along the So. Pointe-side of basin			Disagree – Proposed as depicted
Allow no more than 61 slips			Disagree – Proposed as depicted



Meridian Engineering LLC
 201 Front Street, Suite 210
 Key West, Florida 33040
 AUTHORIZATION #29401
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS
 SIGNED AND SEALED IN THIS BLOCK
 RICHARD J. MILELLI
 PE #58315

General Notes:

2407 N ROOSEVELT BOULEVARD

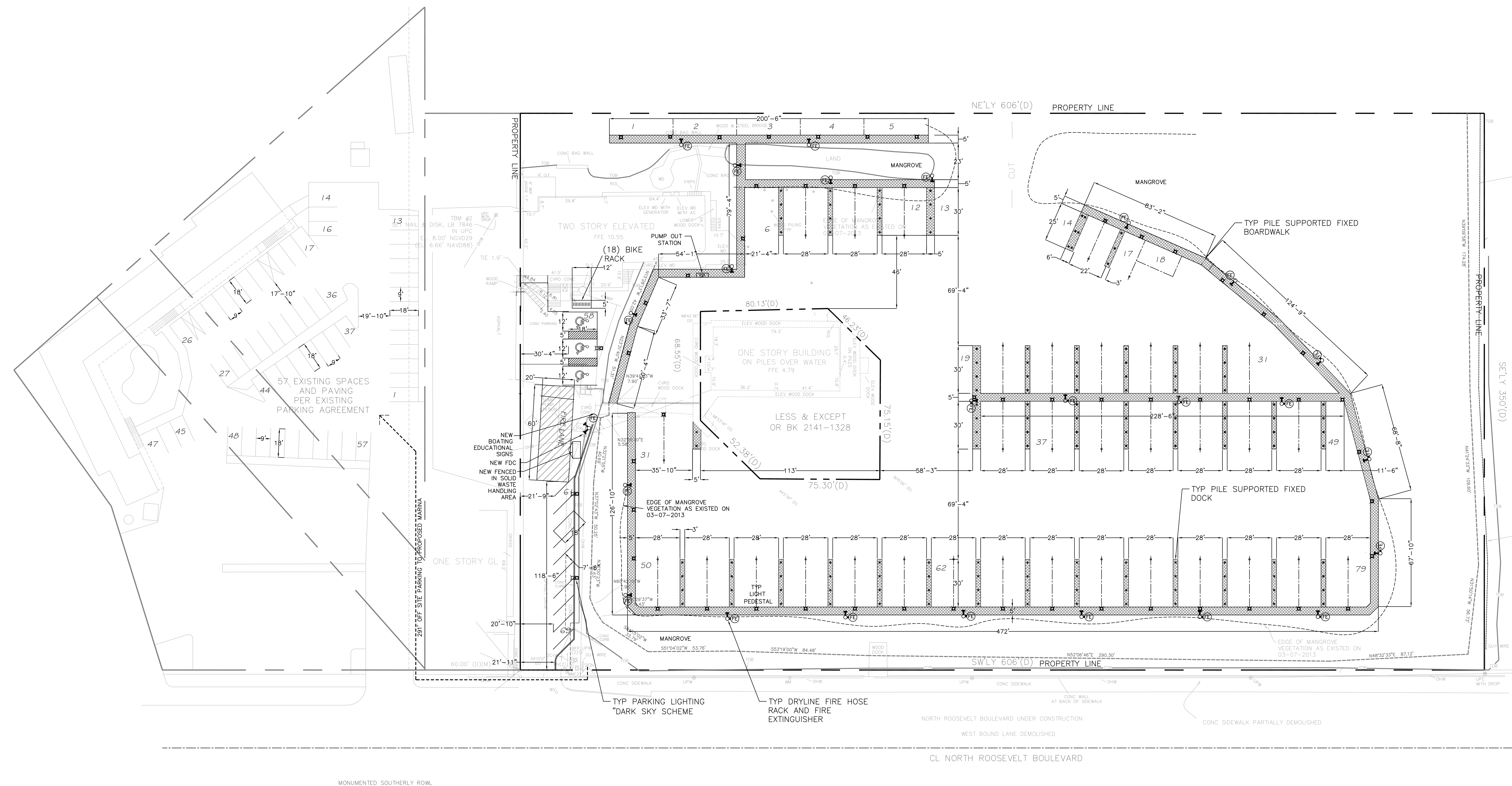
KEY WEST, FLORIDA

Drawn By: RJM
 Checked By: RJM
 Project No. 11-0102
 Scale: AS NOTED
 HTA AutoCad File No.

Revisions:

Title: MARINA PLAN

Sheet Number:
SE-1a
 Date: 09.08.13



Conditions of Operation by Applicant:

Life-Safety:

- Access to the dockage shall be controlled by a limited-access gate system.
- The dockage shall have a 24 hour management and security system.

Lighting:

- No lighting other than "dark-sky"-style dock-pedestal lighting shall be permitted on the docks and boardwalks
- No more than "navigational best management practice" channel lighting shall be permitted at the entrance of the basin

Sound/ Wake:

- The property owner shall post No Wake signs within the dockage basin.
- Applicant shall pursue a no wake zone from the basin's entrance extending out 900ft (approximately to the power poles) as depicted in Attachment A. Notwithstanding the success of implementing such a no wake zone, users of dockage at 2407 N. Roosevelt shall respect an idle speed/ no wake area extending 900 feet from the edge of the basin at 2407 N. Roosevelt property.
- From dusk to dawn users of the dockage basin at 2407 N. Roosevelt shall not create noise in or cause noise to emanate from the dockage basin which equals or exceeds a measured sound level of 75 dBA (maximum permitted sound level in decibels) collectively for more than 30 seconds of any measurement period which shall not be less than five minutes as measured from an adjacent residential dwelling; enforcement of this agreement shall be consistent with Sec. 26-194(b) of the Key West Code.

Restrooms:

- During hours of operation the property owner shall make restrooms available for users of the dockage.

Parking:

- Signs shall be installed designating the 8 non-exclusive parking spaces as "1 Hour Parking".
- There shall be no trailer parking in the off-site parking area.

Fish Cleaning:

- No on-site fish cleaning shall be permitted.
- Trash receptacles shall be placed on dockage, as approved by the environmental resource permit.

Liveabords:

- No more than one live-aboard shall be permitted in the marina.

Boat Launching:

- No boat launching shall be permitted.

OVERALL DEVELOPMENT PLAN

