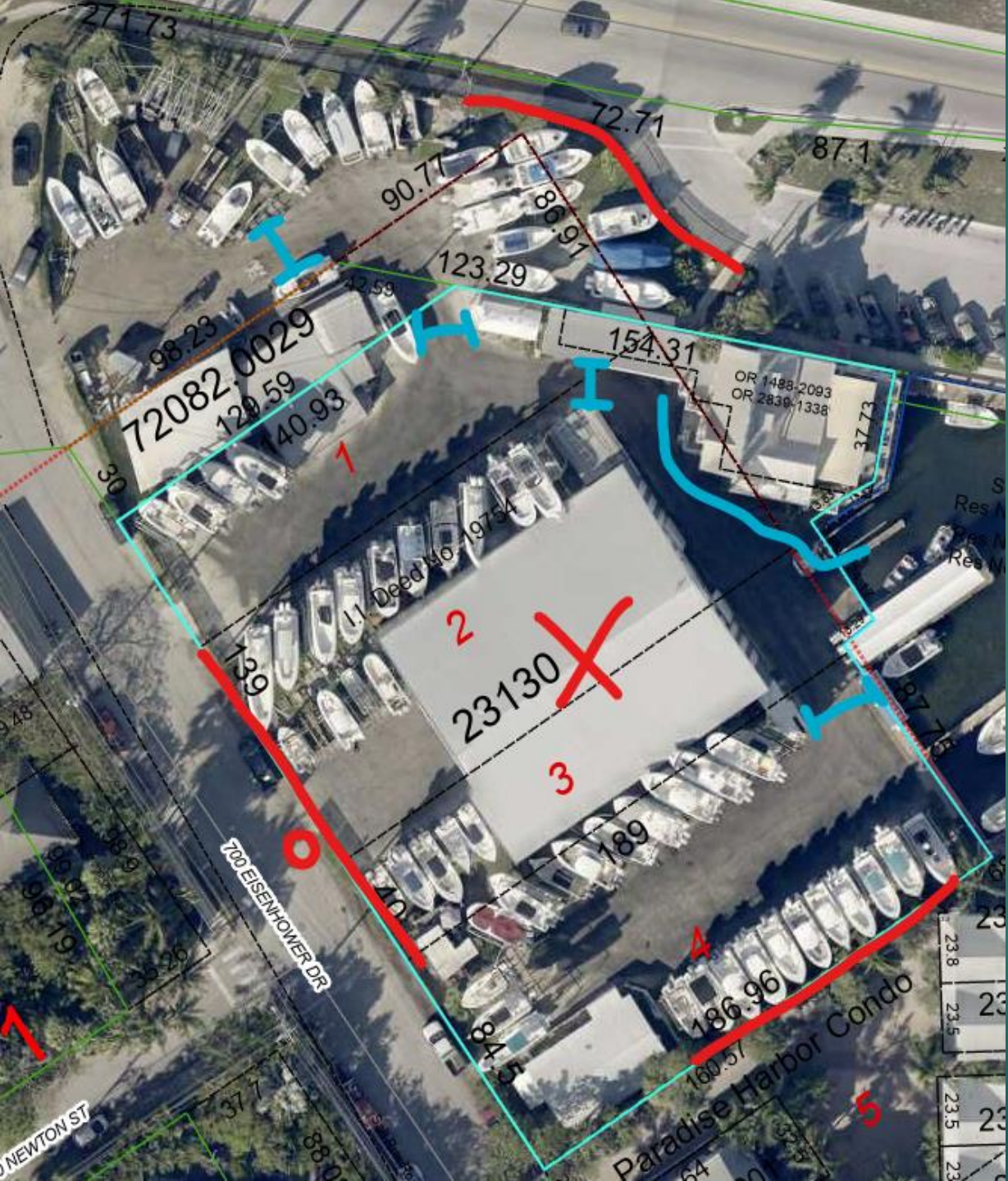




# Garrison Bight Marina at 711 Eisenhower Dr.

VARIANCE AND MAJOR DEVELOPMENT PLAN APPLICATION



# All Site Data Improvements & Reducing Number of Slips

	Code Req.	Existing	Proposed	Change
Boat Slips	n/a	248	218	-30 slips
Height	40'	44'	40'	-4'
Eisenhower Setback	25' / 10'	0'	25' / 15'	+25'
Shoreline Setback from Racks	20'	8'	20'	+12'
Palm Ave/Causeway Setback	10'	5'	10'	+5'
Impervious Surface	Max 60%	70%	56%	-14%

\* Thai Island building to remain the same

# Parking Demand

- ▶ Proposed to reduce the number of slips by 30 slips
  - ▶ No variance should be required since code improvement
- ▶ Boat racks, and specifically these boat racks, do not attract much parking
  - ▶ Never a significant number of racks empty
  - ▶ Submitted data from week of mini-season showing 77 total launches through 5 days
    - ▶ Only captures dry slips. Wet slips not proposed to change
- ▶ Dry rack boat storage mitigates truck and boat trailer parking, especially near boat ramps



August 7, 2024

City of Key West  
1300 White Street  
Key West, FL 33040

**RE: Garrison Bight – Charter Boat Launches during the week of the 2024 Mini Lobster Season**

As the operators of Garrison Bight Marina at 711 Eisenhower Dr., we utilize a program called 'Dockwa' to track all requests from boat owners at the marina to move their boat into the water. Mini Lobster Season is typically the busiest or among the busiest weeks of the year. As shown below, the total number of boat launches from Sunday, July 21, 2024 until end of business on Thursday, July 25, 2024 was 77 launches. This data includes launches for both charter and private boats.

Customer ID	# Launches from July 21, 2024, to July 25, 2024
77728	6
57646	5
104536	5
57621	4
57713	4
57655	3

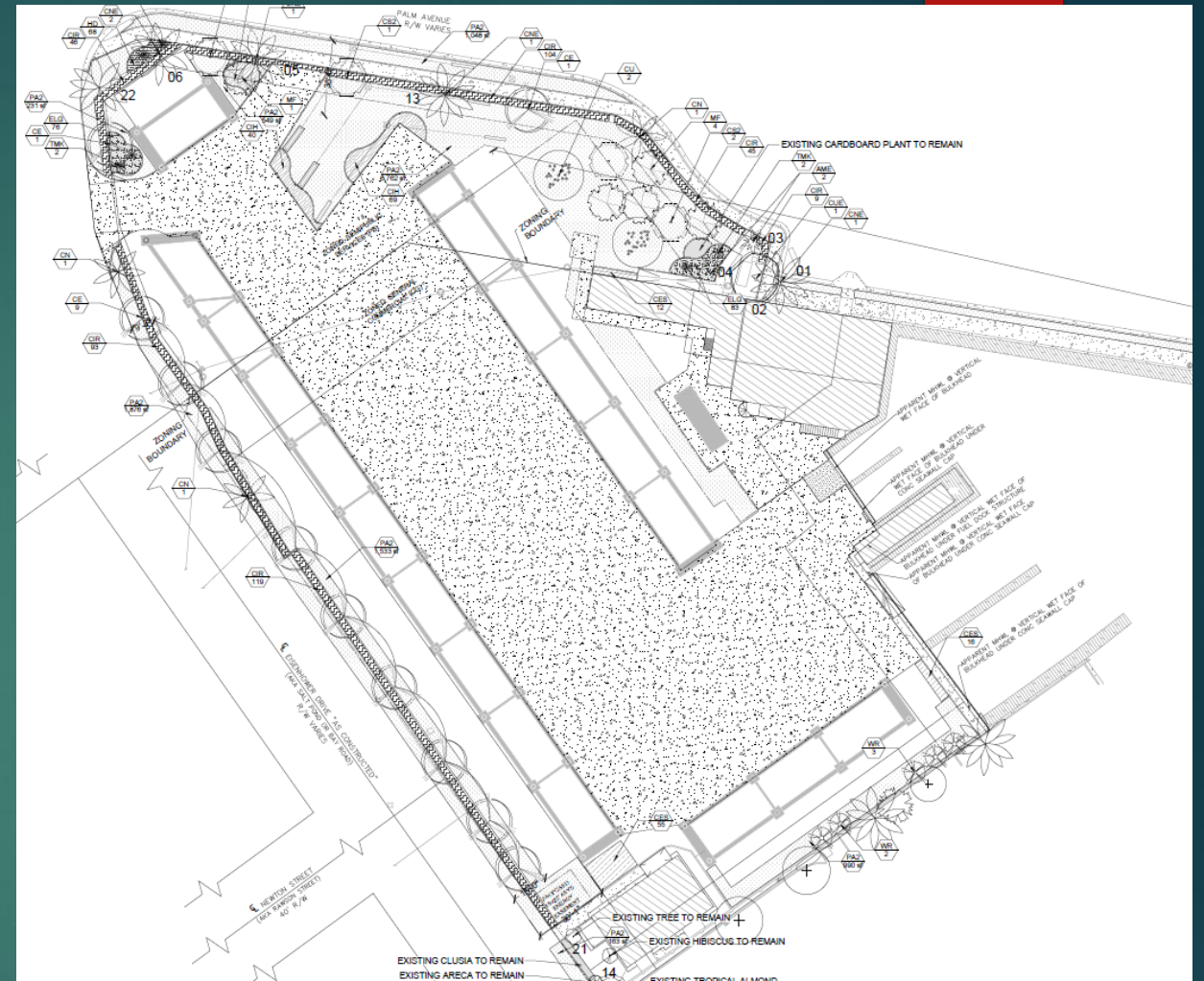
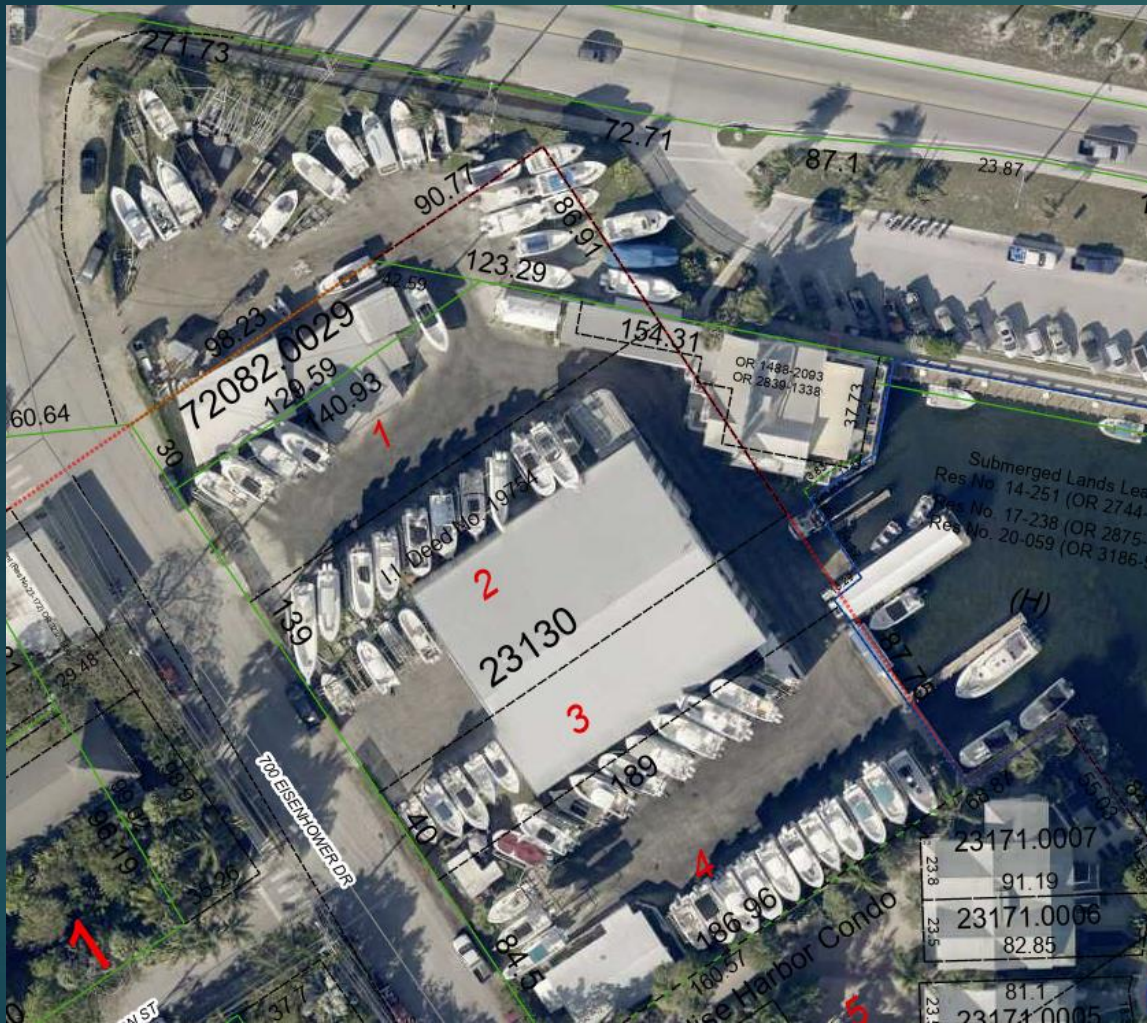
# Meets Variance Hardship Standards

- ▶ The property was developed before parking regulations, and needs improvements
- ▶ Literal interpretation of LDRs would prevent improvements or force the property to become a parking lot just to park Thai Island



# Support for Project

- ▶ Project has been to two Development Review Committee hearings and Tree Commission and has gotten positive feedback
- ▶ Current tenants are excited for improvements as they recognize that improvements are needed
- ▶ Heading into the meeting, not aware of any objections from neighbors or public in general
- ▶ All conditions included in staff report are acceptable



We request approval of the variance and development plan.  
Thank you