Applicants: City of Key West,

Sunset City, LLC and

Matilde Generosa Ramos Revocable Trust

Request for Major Development Plan and Conditional Use Approval

Property Overview





To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts,



Scott A. Rivkees, MD

Ron DeSantis

Vision: To be the Healthlest State in the Nation

SARGASSUM

Sargassum is a type of brown seaweed that is washing up on beaches in Florida. As it rots, it gives off a substance called hydrogen sulfide. Hydrogen sulfide has a very unpleasant odor, like rotten eggs. Although the seaweed itself cannot harm your health, tiny sea creatures that live in Sargassum can cause skin rashes and blisters.

Learn more about Sargassum-what it is, how it can harm your health, and how to protect yourself and your family from possible health effects.

What is Sargassum

Sargassum is a brown seaweed that floats in the ocean and is washing up on Florida beaches in large amounts.

It provides an important habitat for migratory organisms that have adapted specifically to this floating algae including crab, shrimp, sea turtles, and commercially important fish species such as tuna and marlin.

Why is Sargassum a concern?

- The tiny sea creatures that live in Sargassum can irritate skin with direct contact.
- . Decomposing Sargassum causes an unpleasant smell.
- · People who live and work near the beach are concerned that Sargassum washing up along the beaches may harm their health.

Why does Sargassum smell so bad?

When washed ashore, Sargassum will decompose (rot). Rotting Sargassum causes the production of hydrogen sulfide gas which smells like rotten eggs.

How can hydrogen sulfide affect my

Hydrogen sulfide can irritate the eyes, nose, and throat. If you have asthma or other breathing illnesses, you will be more sensitive to hydrogen sulfide. You may have trouble breathing after

Does Sargassum cause skin rashes and

Sargassum does not sting or cause rashes. However, tiny organisms that live in Sargassum (like larvae of jellyfish) may irritate skin if they come in contact with it.

Will hydrogen sulfide from rotting Sargassum cause cancer or other longterm health effects?

Hydrogen sulfide is not known to cause cancer in humans. If you are exposed to hydrogen sulfide for a long time in an enclosed space with little air flow (like some work exposures), it can affect your health. However, hydrogen sulfide levels in an area like the beach, where large amounts of air flow can dilute levels, is not expected to harm health.

Can I use Sargassum in cooking?

You should not use Sargassum in cooking because it may contain large amounts of heavy metals like arsenic and cadmium.

How can I protect myself and my family from exposure to Sargassum?

- ✓ Always supervise children at the beach. ✓ Avoid touching or swimming near seaweed to
- avoid stinging by organisms that live in it.
- ✓ Use gloves if you must handle seaweed. ✓ Stay away from the beach if you experience
- irritation or breathing problems from hydrogen sulfide—at least until symptoms go away.
- ✓ Close windows and doors if you live near the
- ✓ Avoid or limit your time on the beach if you have asthma or other respiratory problems.

Assessment of Sargassum Activity in the Florida Keys & the Impact on Monroe County's Economy **Executive Summary**

Evaluation of Tourism Disruption, Economic Impact & the Cost-Benefit of Sargassum Mitigation















Markets Breakingviews Video

HEALTHCARE & PHARMA JULY 26, 2019 / 11:05 AM / UPDATED 3 YEARS AGO

Toxic seaweed a menace to Caribbean tourists

By Carolyn Crist

5 MIN READ



Tourists to the Caribbean may not realize that a brown drifting seaweed that's been piling up on beaches in recent years is dangerous, researchers say.

Travelers and doctors alike should be aware that prolonged contact with the Sargassum weed, or inhaling the hydrogen sulfide gas it gives off as it decomposes on the beach, can cause heart palpitations, shortness of breath, dizziness, vertigo, headache and skin rashes, the authors write in the Journal of Travel Medicine.

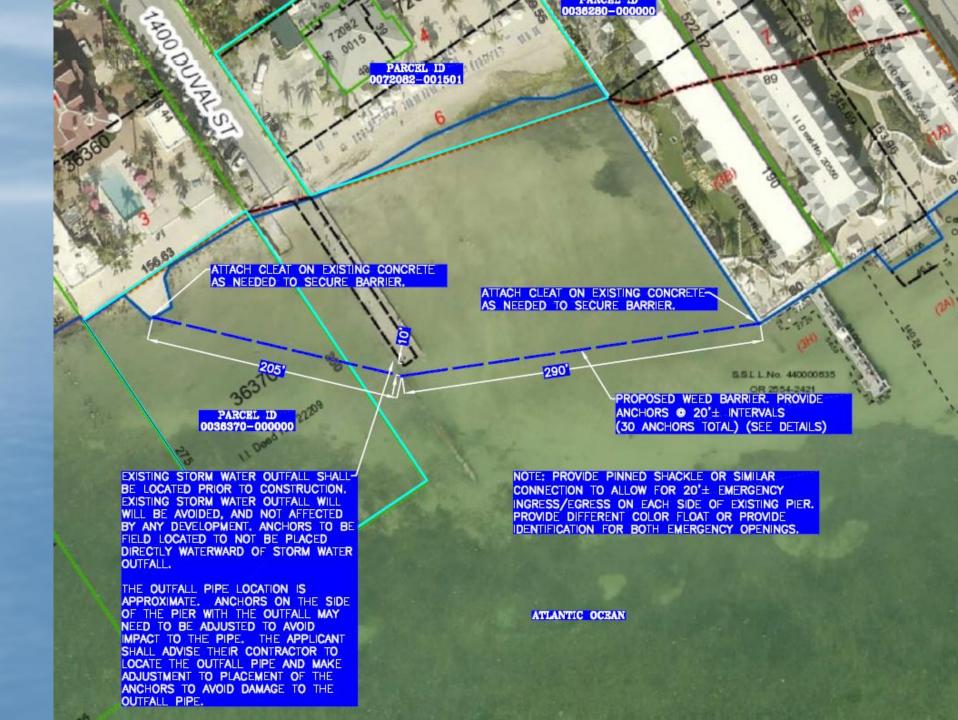
"I've observed patients returning from affected areas with unusual symptoms that were reminiscent of an intoxication syndrome in the absence of alternate explanations," said co-author Dr. Andrea Boggild, clinical director of the Tropical Disease Unit at Toronto General Hospital.

"The more research I did on the topic, the more I realized that this really is an issue that continues to fly under the radar of most medical professionals," she told Reuters Health by email.

Boggild and co-author Dr. Mary Elizabeth Wilson of the Harvard T.H. Chan School



Site Plan





Seaweed is particularly bad on this beach because of the unnatural shoreline, which disallows the seaweed to process in and out with the tides. The proposed seaweed barrier more closely resembles the natural shoreline, allowing the seaweed to wash out to sea when tide goes out.

State and Federal Permits Received



FLORIDA DEPARTMENT OF Environmental Protection

South District Branch Office 2796 Overseas Highway, Suite 221 Marathon, FL 33050 SouthDistrict@FloridaDEP.gov

Permittee/Authorized Entity:

City of Key West 1100 White St Key West, FL 33040 gveliz@cityofkeywest-fl.gov

Seaweed Barrier

Authorized Agent:

Sean Kirwan 5800 Overseas Hwy Ste 4 Marathon, FL 33050 glenboe@bellsouth.net

Environmental Resource Permit
State-owned Submerged Lands Authorization – Granted Pending Document
Execution

U.S. Army Corps of Engineers Authorization – Separate Corps Authorization Required

Permit No.: 0388535-001 EI Lease No.:

Permit Issuance Date: May 12, 2022 Permit Construction Phase Expiration Date: May 12, 2027 Ron DeSantis Governor

Jeanette Nuñez Lt. Governor

Shawn Hamilton Secretary

DEPARTMENT OF THE ARMY PERMIT

Permittee: City of Key West

c/o Greg Veliz 1100 White Street Key West, FL 33040

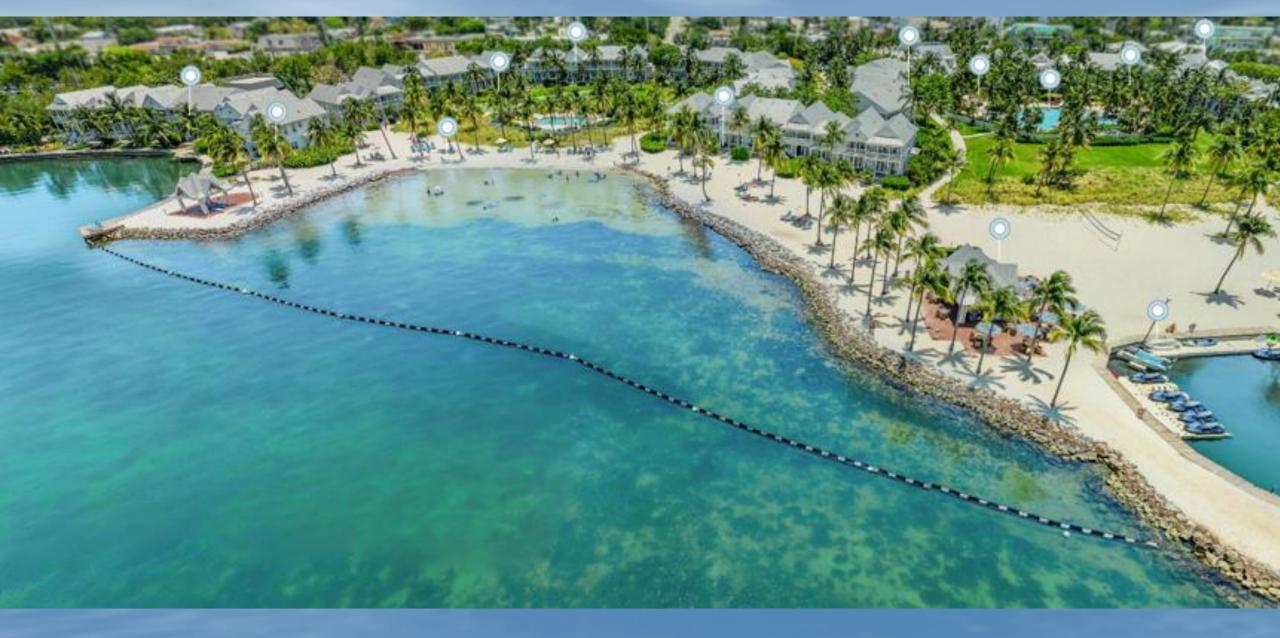
Permit No: SAJ-2020-1959-(SP-GGM).

Issuing Office: U.S. Army Engineer District, Jacksonville

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: The authorized work is for the installation of a 495-linear feet floating weed barrier system consisting of a semi-rigid PVC-coated polystyrene curtain extending 12-inches below the water's surface and utilizing thirty (30) 6-inches galvanized steel helical embedment anchors placed every 20-feet interval along the sandy seafloor. Metal anchors will be installed from a barge using an auger. No more than 10 anchors will be installed per day. After the anchors are installed, the weed barrier will be installed manually by workers wading through the water. The downline for the barrier will be 1/4-inch stainless steel chain encased in 1-inch Goodyear pliovic hose. The downline will also have a surface float installed for the purpose of keeping the



Example: Tranquility Bay in Marathon



Example: Tranquility Bay in Marathon

Café Lease With City

- 1.6.3 LATE CHARGE: 15% of the amount in arrears if received after the fifth day of each and every month together with an administrative fee of \$50.00 for processing late payments.
- 1.6.4 PERCENTAGE RENT: Six and One-Half Percent 6.5% of TENANT'S Gross Sales in excess of the "Percentage Rent Base Amount" as per EXHIBIT "B".
- 1.6.5 HOLD OVER RENT: As provided by Section 83.53 Florida Statutes, as may be amended, based upon the Minimum Base rent during the last year of the lease term.

The Café loses revenue when the seaweed is built up.

As Café revenue is part of the rent paid by tenant, City loses rent revenue.

Café Lease With City

TENANT further agrees:

(a) To operate 100% of the Demised Premises for the entire term of this lease for a minimum of eight (8) hours per day, seven days per week pursuant to the highest reasonable standards of its business category, with sufficient personnel to service its trade.

The seaweed build up hinders ability to fully staff a full-time restaurant every day of the year as required by the Lease.

Constant exposure causes well-being and health problems for café and hotel staff.

Reviews

Survey Comments		
Additional Feedback		
The seaweed smelled horrible, like sewage, could not sit at that beach area. The smell was at		
	and the drinks were extremely expensive. This was everyone was so nice, friendly, and accommodating. The	
Topics Food and Beverage -	Costs Property/Facilities - Odor	
Scores		
Likelihood To Recommend		
Likelihood to Recommend	2 3 4 5 6 7 8 9 10	
Key Drivers		
Overall Satisfaction with Service	9 10	

The reviews for the hotel and café are suffering greatly because of the seaweed. Reviews can cause great and permanent harm.

Planning Department Review of the Application

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for the Master Development Plan and Conditional Use be **APPROVED WITH CONDITIONS** as follows:

Major Development Plan and Conditional Use criteria for approval were found to be met by the Planning Department.

Planning Board Unanimously Approved

Read and passed on first reading at a regularly scheduled August 2022.	meeting held this 18 ^h day of
Authenticated by the Chair of the Planning Board and the I	Planning Director. 9/2/01 Date
Attest: Katie P./Halloran, Planning Director	Sept 1, 2022 Date
Filed with the Clerk: Cheryl Smith, City Clerk	9-2-2022 Date
Page 5 of 5 Resolution No. 2022-042	Chairman CP(+ Planning Director

Applicant Accepts Staff and Planning Board Conditions

5. The applicant shall provide notice to the City of Key West City Manager's Office and to the Code Compliance Department of any complaints received associated with nuisance accumulation of floating debris/sargassum on adjacent properties attributable to the barrier. The barrier design and placement shall be modified in coordination with the City, and may include removal of the barrier, if impacts to

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Chairman

KPH Planning Director

We respectfully request Approval

Thank You





