

Development Review Committee Meeting Agenda
January 22, 2009 – 2:00 p.m.
ADA Conference Room
City Hall, 525 Angela Street



Item 4.b.

Sunset Marina - Review plans for a proposed boat rack at the existing Sunset Marina.

TY SYMROSKI LAND USE PLANNING, LLC
2328 STAPLES AVENUE
KEY WEST, FL 33040

TO: Amy Kimball-Murley, Key West Planning Director
FROM: Ty Symroski
DATE: January 7, 2009, hand delivered

RE: Sunset Marina

Dear Amy,

As we discussed, Sunset Marina is requesting a pre-application conference with the Development Review Committee at their regular meeting on January 22, 2009.

As requested, attached are:

- Existing site and removal plan (enlarged copy also included for easy reference)
- Proposed site plan (enlarged copy also included for easy reference)
- Truck turning radius exhibit
- Cross Sections (4 pages)

I hope the following additional information and aerial photographs will also be helpful.

General Proposal

Develop stacked boat racks adjacent to the basin (an area identified for dry boat in previous development agreement) and by the pond in the back, behind the seldom used parking.

An application for storm water management and the additional slips has been submitted to the Florida Department of Environmental Protection.

A letter of coordination has been sent to the US Fish and Wildlife Service.

Background Information

- Location: 5555 College Road
- RE #: 00072080-001400
- Owner: Sunset Ventures of Key West Inc.
- Size: 123,210 sq. ft. (2.8 acres)
- Flood Zone: Panels 12087C1509K & 12087C1528L
VE: 11 from dock master building towards College Rd
VE: 13 Water ward of dock master building

WORK (305) 294-1815 FAX (305) 292-5223 CELL (305) 395-9363
SANIBEL ISLAND (239) 472-8631 PORTLAND (503) 295-7908
UNCLETY@BELLSOUTH.NET

Property History

Originally Sunset Marina was a part of all the land around the basin including what has become the jail. Subsequently, the jail property was bought and developed by the county as the county jail. At that time the county accepted the responsibility to place a culvert under the entrance drive, near College Road. However, the culvert was not installed and the Army Corps of Engineers have recently determined that the culvert will not be necessary.

In 1998, Sunset Marina and the 60 condominiums across the basin were approved as part of an amended settlement between the City of Key West, the Department of Community Affairs, and Sunset Ventures of Key West (Res. 98-209). That agreement had a five (5) year duration and has since expired.

The property is now built-out according to the agreement although there were several deviations approved by the city. These deviations included elimination of a 150 seat restaurant and the provision of 4 affordable apartments.

Since build out, the property has been separated into three parcels corresponding with the main constituent uses; the residential condominiums, the wet boat slip condominiums, and Sunset Marina (the land along the southwest side of the basin).

The current proposal for stacked boat storage only involves the Sunset Marina parcel.



Jan. 9, 2008 by Ty Symroski. Sunset Marina property. The jail is in the foreground.



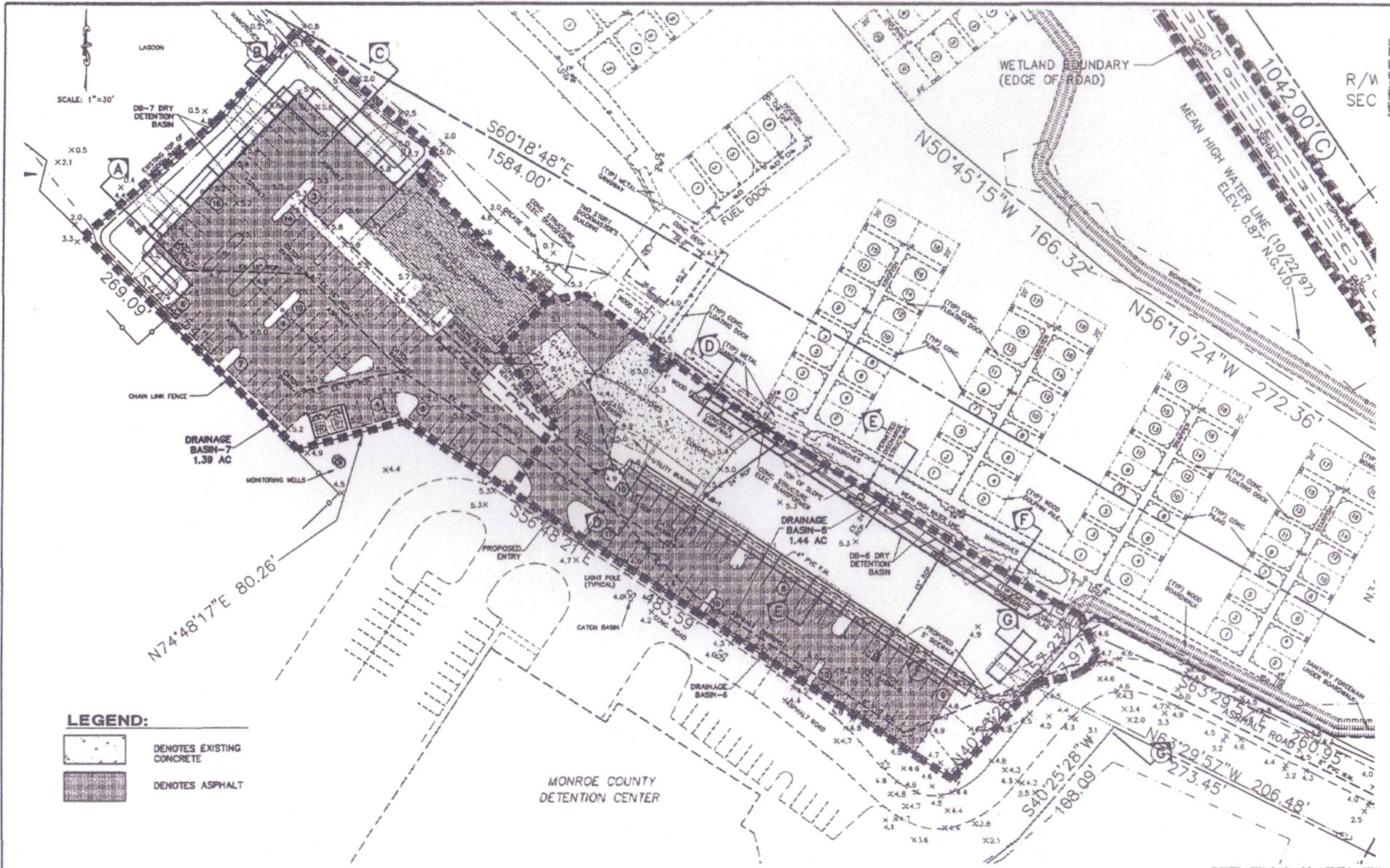
The subject property, Owned by Sunset Ventures of Key West Inc. is the shaded area and includes extensive submerged land.



Aerial view from Monroe County Property Appraiser. Originally all the basing, land around the basin and the jail were one parcel. The jail property was subsequently separated and developed as a jail.

The land around the basin and the boat slips were all part of one development agreement (Res. 98-209) and the current development is based on this with the city approved exception to delete the restaurant and add 4 affordable apartments.

Since development the property has been divided into three ownerships; the residential condominiums, the boat slip condominiums and the Sunset Marina land base to the left of the basin.



LEGEND:

-  DENOTES EXISTING CONCRETE
-  DENOTES ASPHALT

LETTER	REVISION	DATE

Sunset Marina Key West

DESIGNED BY J.C.M.	DATE 7/08
DRAWN BY D.M.S./J.C.M.	DATE 7/08
CHECKED BY J.C.M.	DATE 7/08
APPROVAL N/A	DATE 1" = 30'

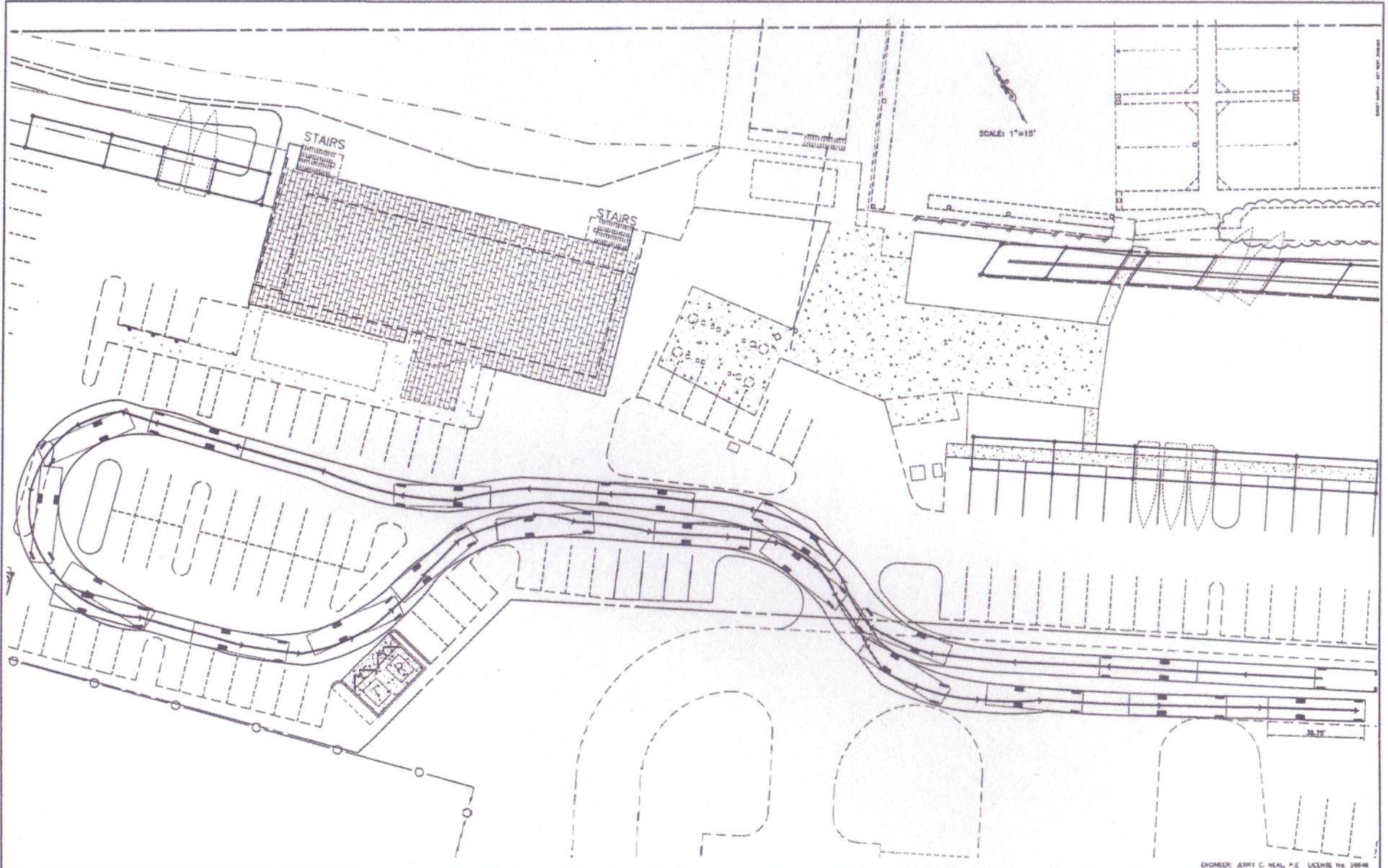


980 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

**PROPOSED
SITE PLAN**

ENGINEER: JERRY C. NEAL, P.E. LICENSE No. 26546	CAD FILE NAME 8025SP02	DRAWING NO. 4575-5
DATE	PROJECT NO. 2008.025	SHEET NO. 5 of 14

12/10/2008 10:00 AM C:\Users\jcm\Documents\Projects\8025SP02\8025SP02.dwg User: jcm Date: 12/10/2008 10:00 AM



A. VANCE ARCHITECTS/ENGINEERS/PLANNERS INC. LICENSED IN FL, 2005 - DESIGN PROVIDED BY ARCHITECT

LETTER	REVISION	DATE

Sunset Marina Key West

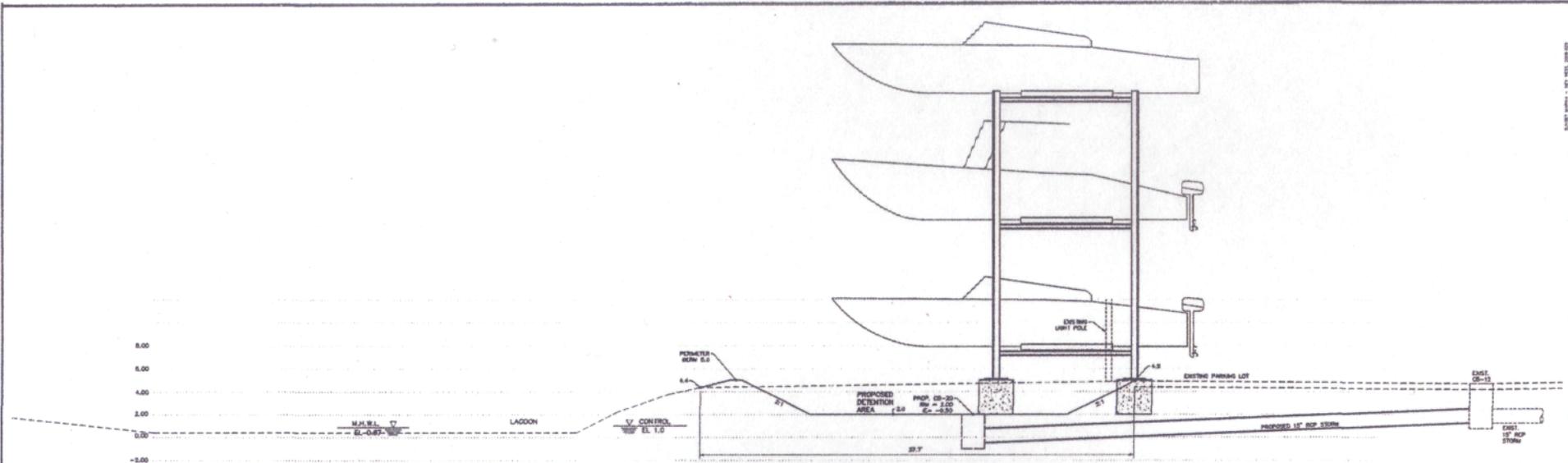
DESIGNED BY J.C.N.	DATE 7/09
DRAWN BY D.W.S./J.C.N.	DATE 7/09
CHECKED BY J.C.N.	DATE 7/09
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 15'



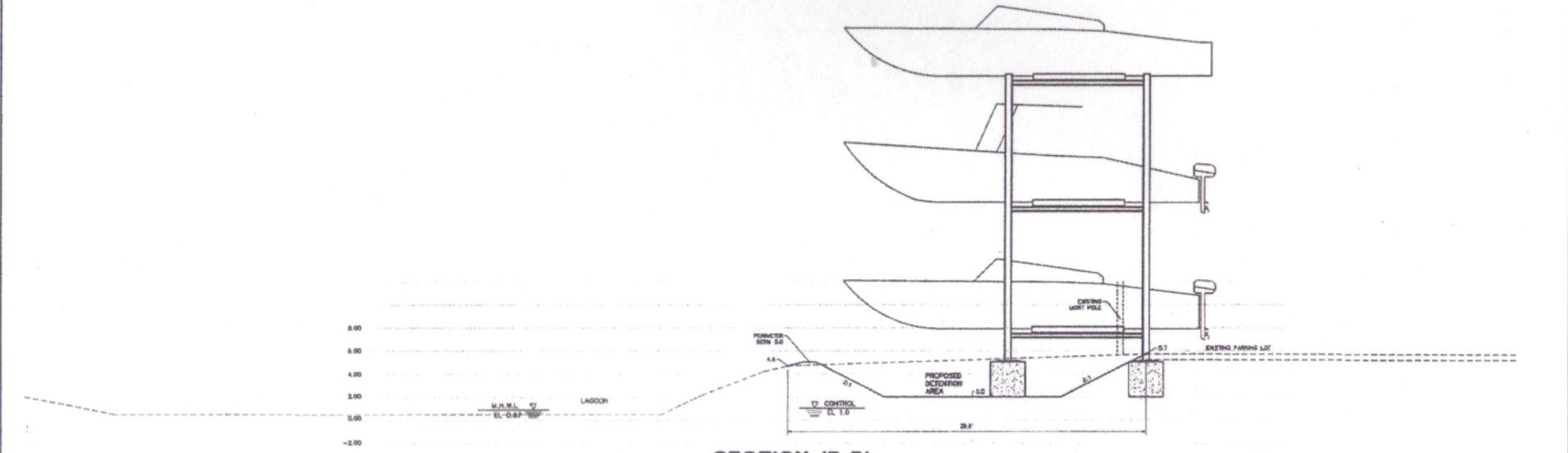
950 Encino Way
 Naples, FL 34110
 Phone: (239) 264-2000
 Florida Certificate of
 Authorization No. 1772

TRUCK TURNING RADIUS EXHIBIT

ENGINEER: JERRY C. NEAL, P.E. LICENSE NO. 26648 THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW DATE _____	CAD FILE NAME: 8025TTR	DRAWING NO.: 4592-7A
	PROJECT NO.: 2008.025	SHEET NO.: 7A of 14



SECTION 'A-A'



SECTION 'B-B'

LETTER	REVISIONS	DATE

Sunset Marina Key West

DESIGNED BY J.C.H.	DATE 7/08
DRAWN BY D.M.S./J.C.H.	DATE 7/08
CHECKED BY J.C.H.	DATE 7/08
VERTICAL SCALE 1" = 4'	HORIZONTAL SCALE 1" = 4'

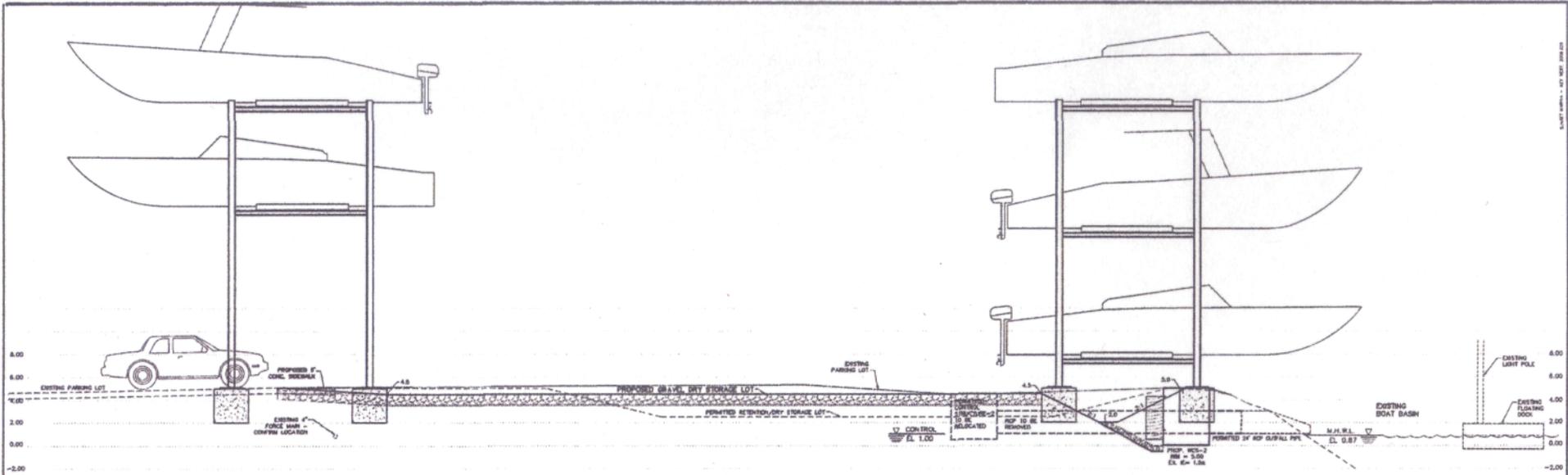


950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

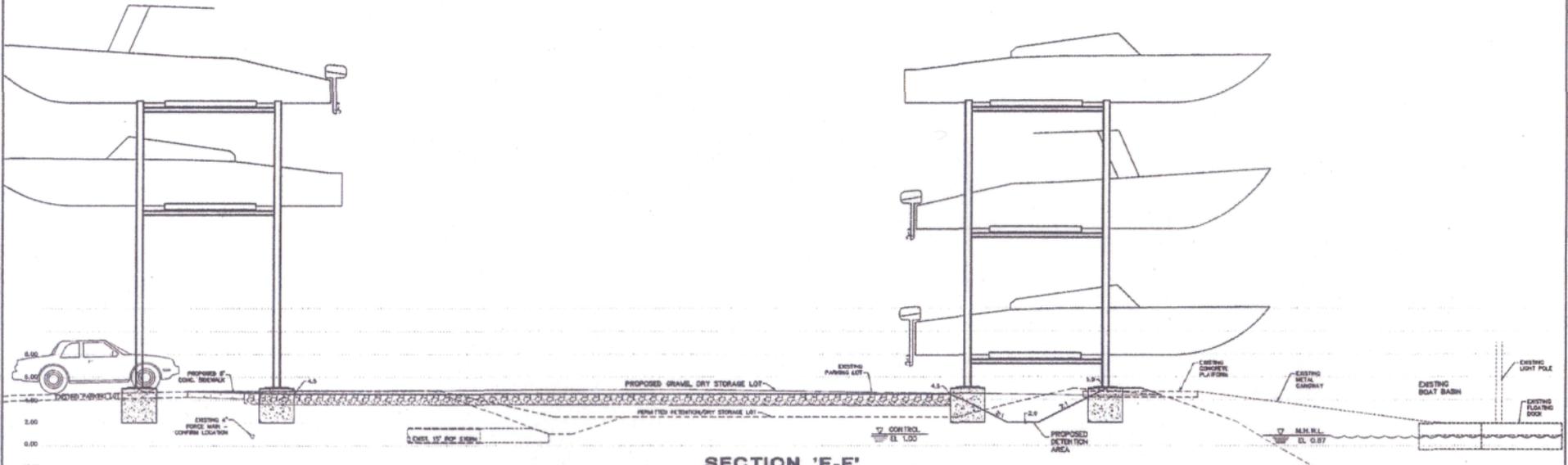
CROSS SECTIONS
1 of 4

ENGINEER: JERRY C. NEAL, P.E. LICENSE No. 26544	CAD FILE NAME 8025XS01	DRAWING NO. 4575-9
PROJECT NO. 2008.025	SHEET NO. 9 of 14	

C:\Users\jerry\Documents\2008\8025XS01.dwg File: 8025XS01.dwg Date: 7/10/08 11:58:58 AM Plotter: HP DesignJet 2400



SECTION 'E-E'



SECTION 'F-F'

LETTER	REVISIONS	DATE

Sunset Marina Key West

DESIGNED BY J.C.N.	DATE 7/08
DRAWN BY D.M.S./J.C.H.	DATE 7/08
CHECKED BY J.C.N.	DATE 7/08
VERTICAL SCALE 1" = 4'	HORIZONTAL SCALE 1" = 6'

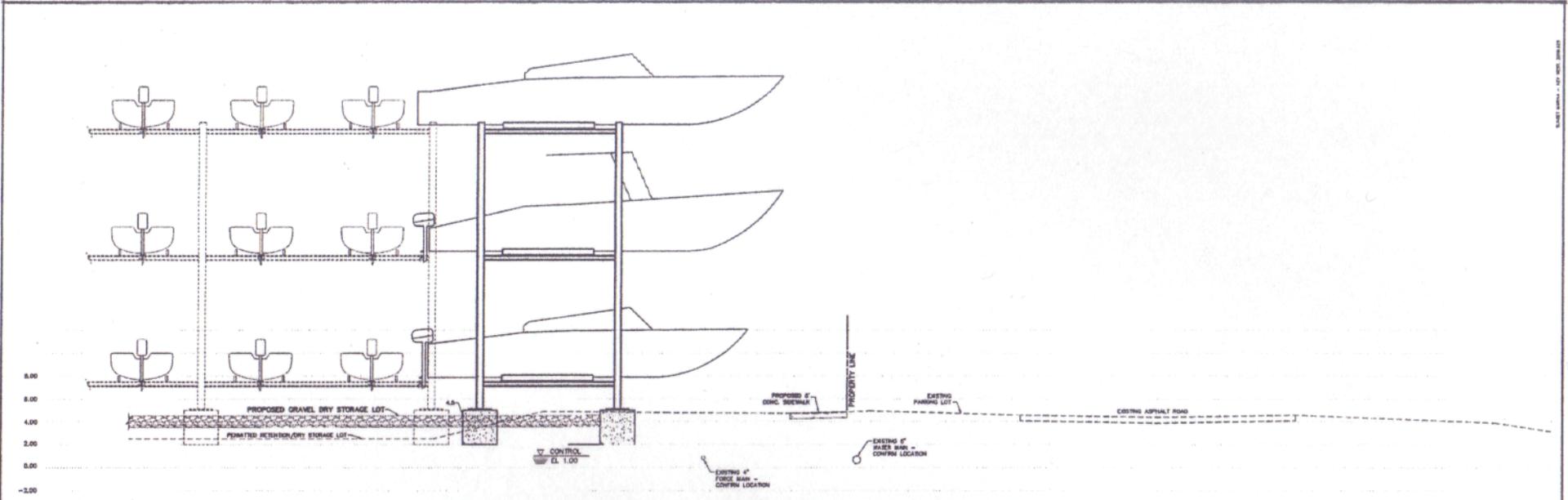


950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

CROSS SECTIONS
3 of 4

ENGINEER: JERRY C. NEAL, P.E. LICENSE No. 28846	DATE: _____
THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS SHOWN BELOW:	DATE: _____
CAD FILE NAME 8025XS03	DRAWING NO. 4575-11
PROJECT NO. 2008.025	SHEET NO. 11 of 14

1. User: jerry.neal@hmm.com; Job: 8025XS03; Date: 7/2008; 8:58am; Project: Sunset Marina Key West



SECTION 'G-G'

C:\Users\jerry.neal\Documents\8025XS04.dwg, Thu, 10/20/08 10:58:00 AM, 10/20/08, 10:58:00 AM, 10/20/08, 10:58:00 AM, 10/20/08, 10:58:00 AM

LETTER	REVISION	DATE

Sunset Marina Key West

DESIGNED BY	J.C.N.	DATE	7/08
DRAWN BY	D.M.S./J.C.M.	DATE	7/08
CHECKED BY	J.C.N.	DATE	7/08
VERTICAL SCALE	1" = 4'	HORIZONTAL SCALE	1" = 4'



550 Encinos Way
Naples, FL 34110
Phone: (239) 254-2900
Florida Certificate of
Authorization No. 1772

CROSS SECTIONS
4 of 4

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SHOWN BELOW DATE _____	CAD FILE NAME	8025XS04	DRAWING NO.	4575-12
	PROJECT NO.	2008.025	SHEET NO.	12 OF 14

ENGINEER: JERRY C. NEAL, P.E. LICENSE NO. 26646