



Council Communication

To: Mayor and Village Council

From: Maria T. Aguilar, Village Manager

Date: November 20, 2014

SUBJECT: INDIAN KEY FILL INTERAGENCY MEETINGS

For the benefit of newly-elected members of the Village Council, attached is information relating to an effort since July 2014 to develop a plan for the Indian Key Fill area to improve conditions, use and management of services.

Village staff and members of the Village Council have participated in inter-agency meetings on a near monthly basis to discuss improvements to the Fills with representatives from other responsible agencies including the Florida Department of Transportation (FDOT), the Florida Department of Environmental Protection (FDEP), the Florida Fish and Wildlife Commission (FWC), the Islamorada Chamber of Commerce, the Village Council, Village staff and the public.

At the most recent inter-agency meeting held on November 6, 2014, participants agreed that at this time improvements to the boat ramp on Indian Key Fill presented to the Village Council over a year ago be reconsidered. FDEP officials from Tallahassee confirmed that FDEP is open to pursuing and funding this project again. However FDEP would need confirmation of support for the project from the Village Council via a resolution. This resolution will likely be presented to the Village Council at its next regular meeting scheduled for December 4, 2014.

To facilitate Council review and discussion, the attached information has been included in the agenda books for the November 20, 2014 meeting. The Council will be given the opportunity to discuss the proposed improvement projects further at the meeting.



November 2014
Presentation
PROPOSED IMPROVEMENTS
INDIAN KEY FILL BOAT RAMP
MONROE COUNTY, FLORIDA



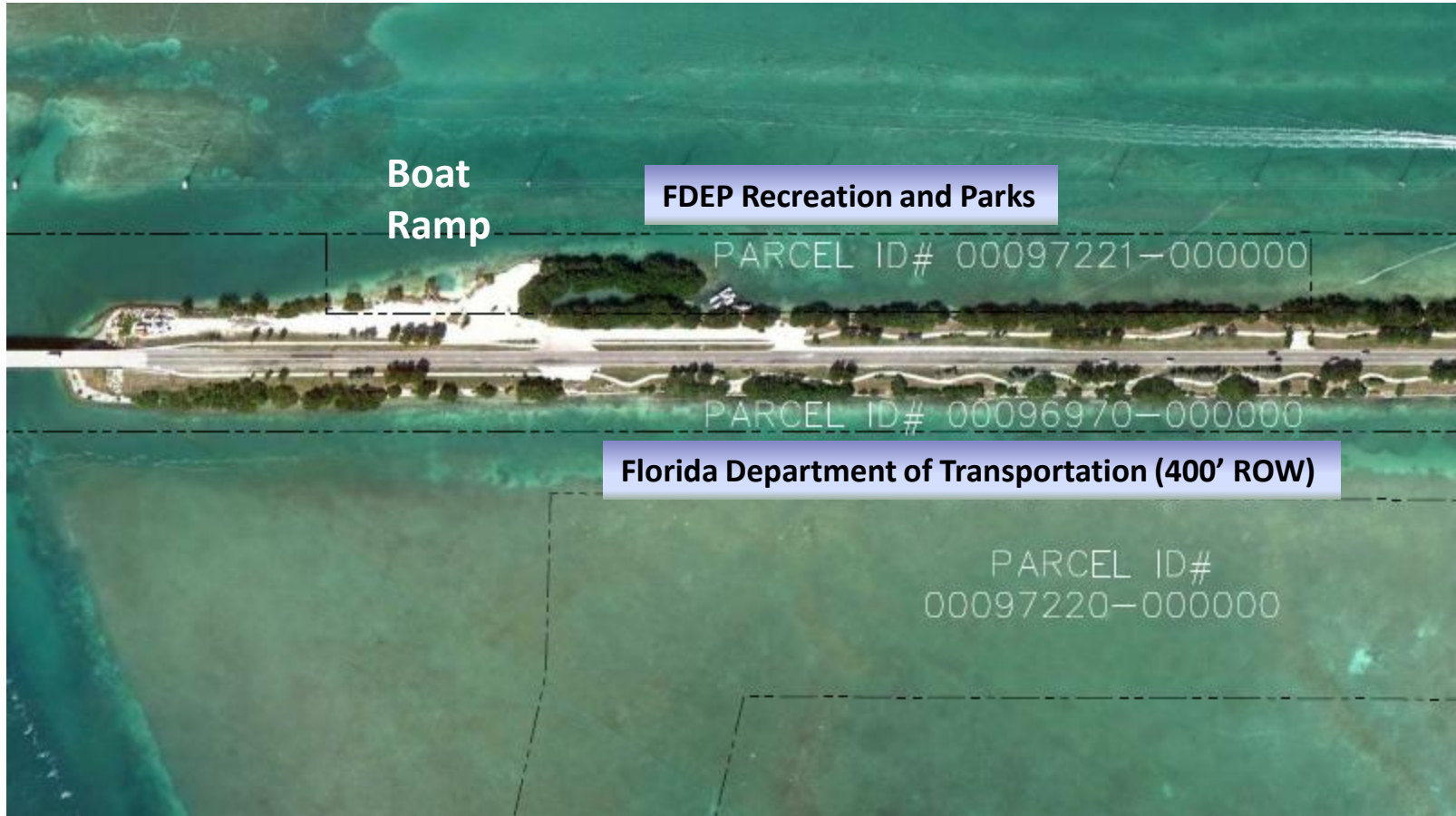


Project Vicinity





Property Ownership





Existing Conditions





Existing Conditions



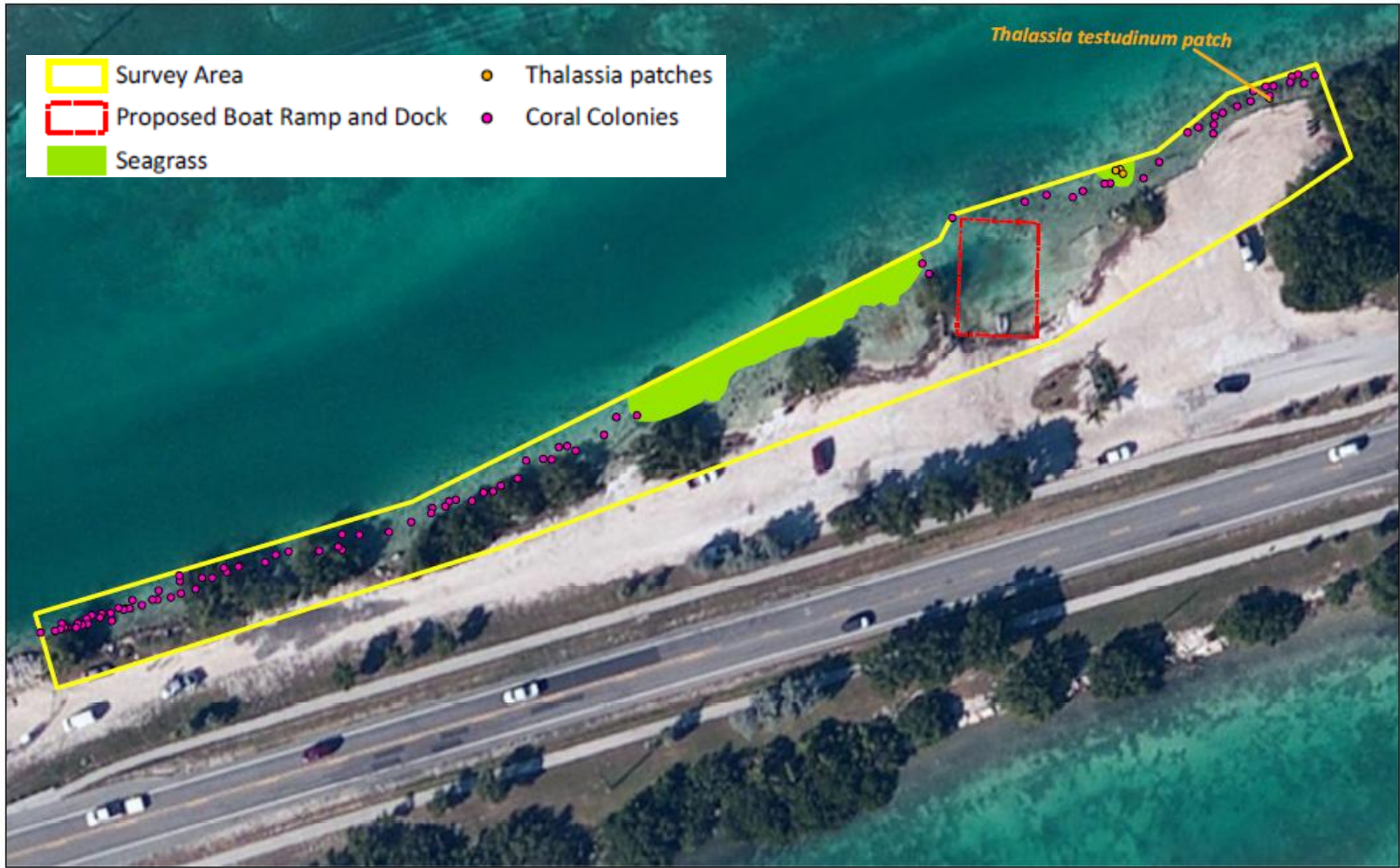


Existing Conditions





Seagrass and Coral Colonies





Proposed Program

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Stakeholders goals and objectives:

- Boat ramp location and design by FWC
- Maximize boat trailer parking with functional circulation
- Provide some passenger car parking for non-boaters
- Safe vehicular connections to Overseas Highway
- Channelized vehicular use to prevent destruction of the Key
- Relocate trail from roadside to waterside
- Pedestrian observation platform(s) to the bay
- Relocate and incorporate information/educational panels
- Restroom facility (no water or sewer)
- Fishing areas
- Bike racks & benches for cyclists and pedestrians
- More landscaping
- Consider a parking fee for income to maintain the overall facility.

Things to discourage:

- Discourage people hanging out all day (not to be a public beach)
- Discourage people camping out at night
- Discourage vehicles driving anywhere and everywhere



Basis of Design

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The goal of the project is to create a day-use facility with a primary function of “Boater Access”.



Basis of Design

ATKINS

Pavement Types

Asphalt:

- Main driveways & parking spaces
- Eastern driveway
- Western driveway (option)

Concrete:

- Handicap Access

Crushed stone:

- Secondary parking
- Western driveway (option)

Traffic Control

- Bollards
- Wheel stops
- Boulders (option)





Basis of Design

ATKINS

Boat Ramp:

- FWC standard
- Pre-stressed concrete ramp
- Poured-in-place apron

Kayak Launch:

- Sandy beach launch





Basis of Design

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Shoreline Stabilization:

- Living shoreline
- Mangroves
- Riprap



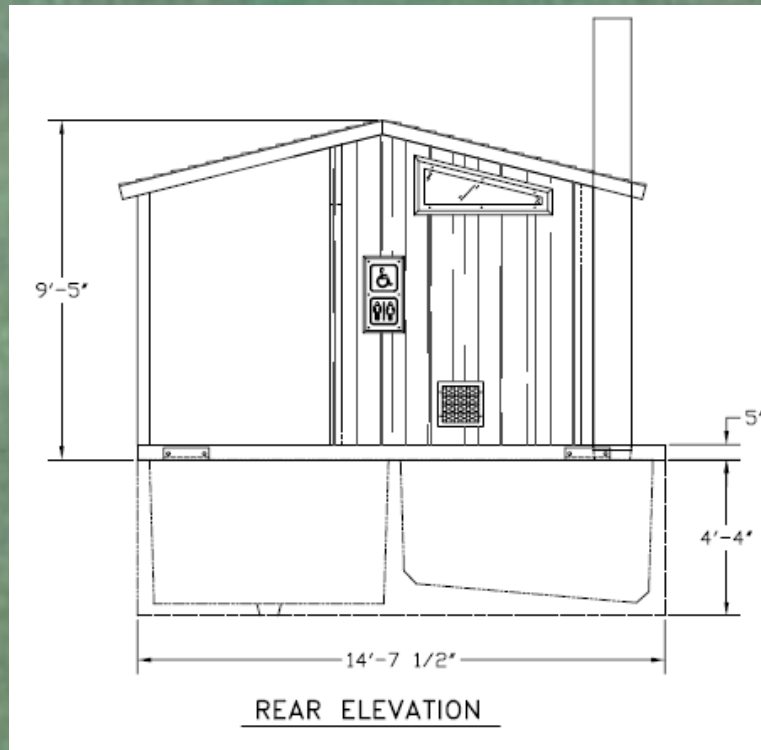


Basis of Design

ATKINS

Restrooms:

- Waterless with vault
- Raised above water table
- Vandal & Storm resistant



GUNNISON

Single vault, fully accessible.

Sweet Smelling Technology

Meets UFAS, A.D.A. and Title 24 statute of the State of California

Vandal resistant building, vault & Toilet Components

4" thick steel reinforced concrete walls

5" thick steel reinforced concrete roof & floors

Two 1,000 gallon containment vaults holding 15,000 uses each

Black ABS one piece vault liner with side wall embeds

Available in (25) different earthtone colors

Bamwood, stucco, exposed aggregate, and split face block exterior wall textures

Cedar shake, ribbed metal or exposed aggregate exterior roof textures

*Both pictures shown with right hand floor plan.

The Gunnison is a single vault toilet building designed with a 60" turning radius within the toilet room. The turning radius is measured exclusive of all fixtures, walls and door. The Gunnison comes with a single 1,000 gallon vault to hold the waste.

Durability:
The Gunnison is engineered and designed for long life

in extreme conditions. The building meets or exceeds the effects of a Zone-4 earthquake, a 120 mph wind load and a 350 pounds per square foot snow load.

Maintenance:
The Gunnison is extremely easy to maintain. With our steel reinforced 5,000 psi concrete construction, the building and vault will not rot, rust or burn. The building's interior is primed and painted with white paint to reflect natural light from the Lexan

windows mounted in heavy steel frames cast into the walls. Cleaning of the building's interior is easily accomplished with a brush and warm soapy water. The walls and roof structure are made with "colored thru concrete", which are spray coated with an exterior stain, followed by an anti-graffiti sealer.



Basis of Design

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Interpretive Markers:

- Raised platform
- Consider reuse of existing markers





Park Rules*

- No overnight parking
- No tents or canopies
- No swimming in vicinity of boat ramp
- No fishing from boat ramp dock



**Local government must enact ordinances and follow up with enforcement.*



Ingress / Egress





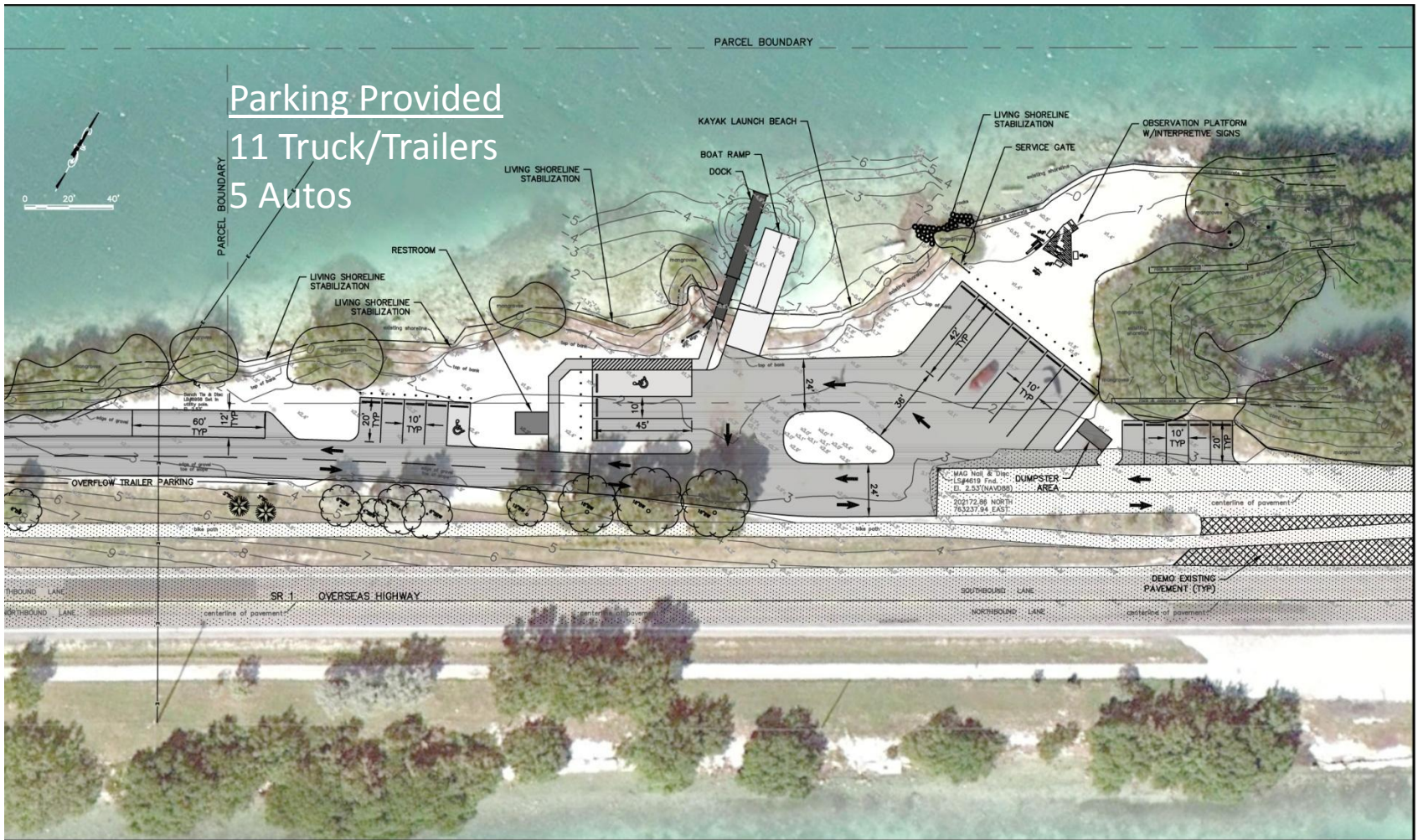
Boat Ramp Concept (2012)





Boat Ramp Concept One

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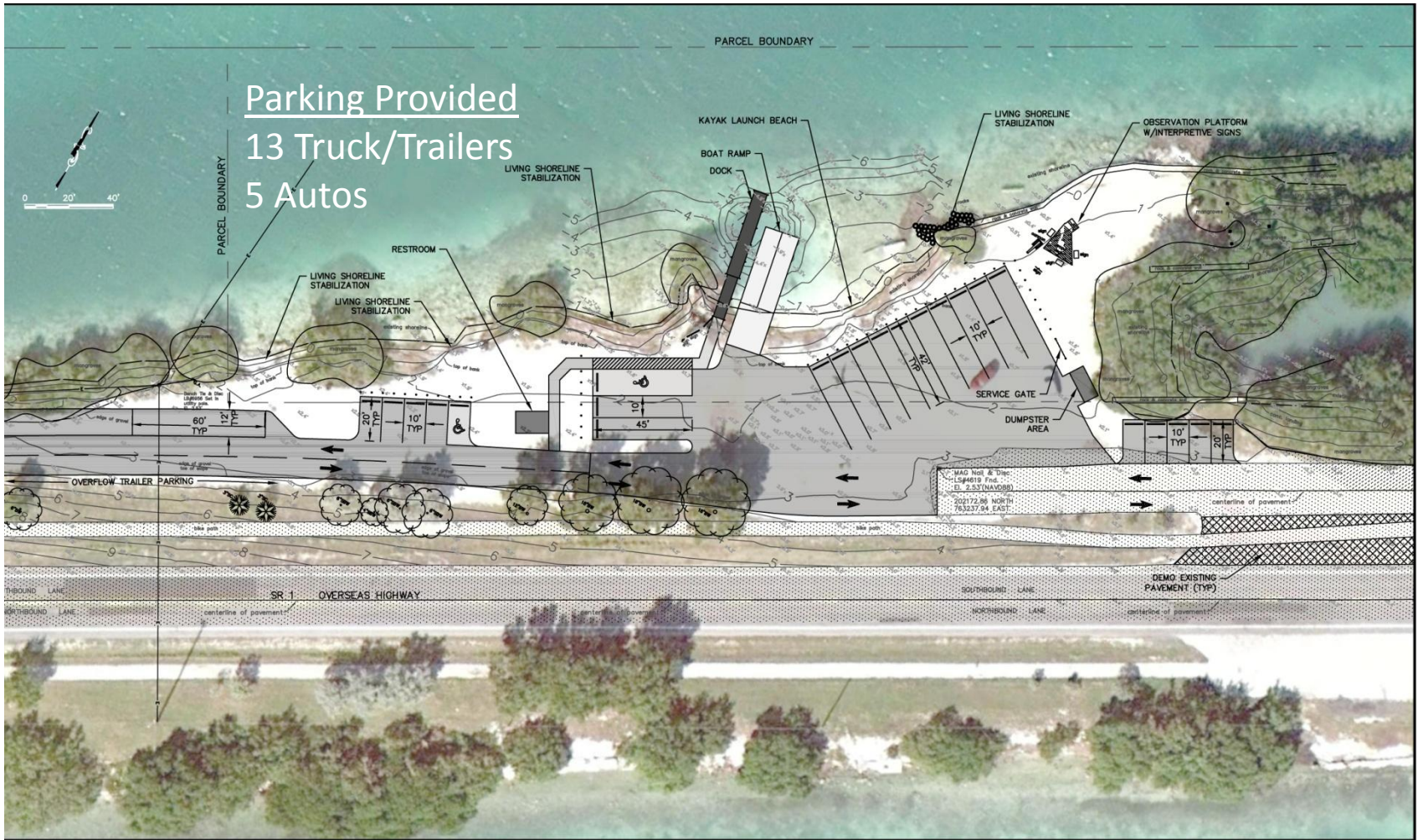
INDIAN KEY FILL BOAT RAMP IMPROVEMENTS

11/6/2014



Boat Ramp Concept Three

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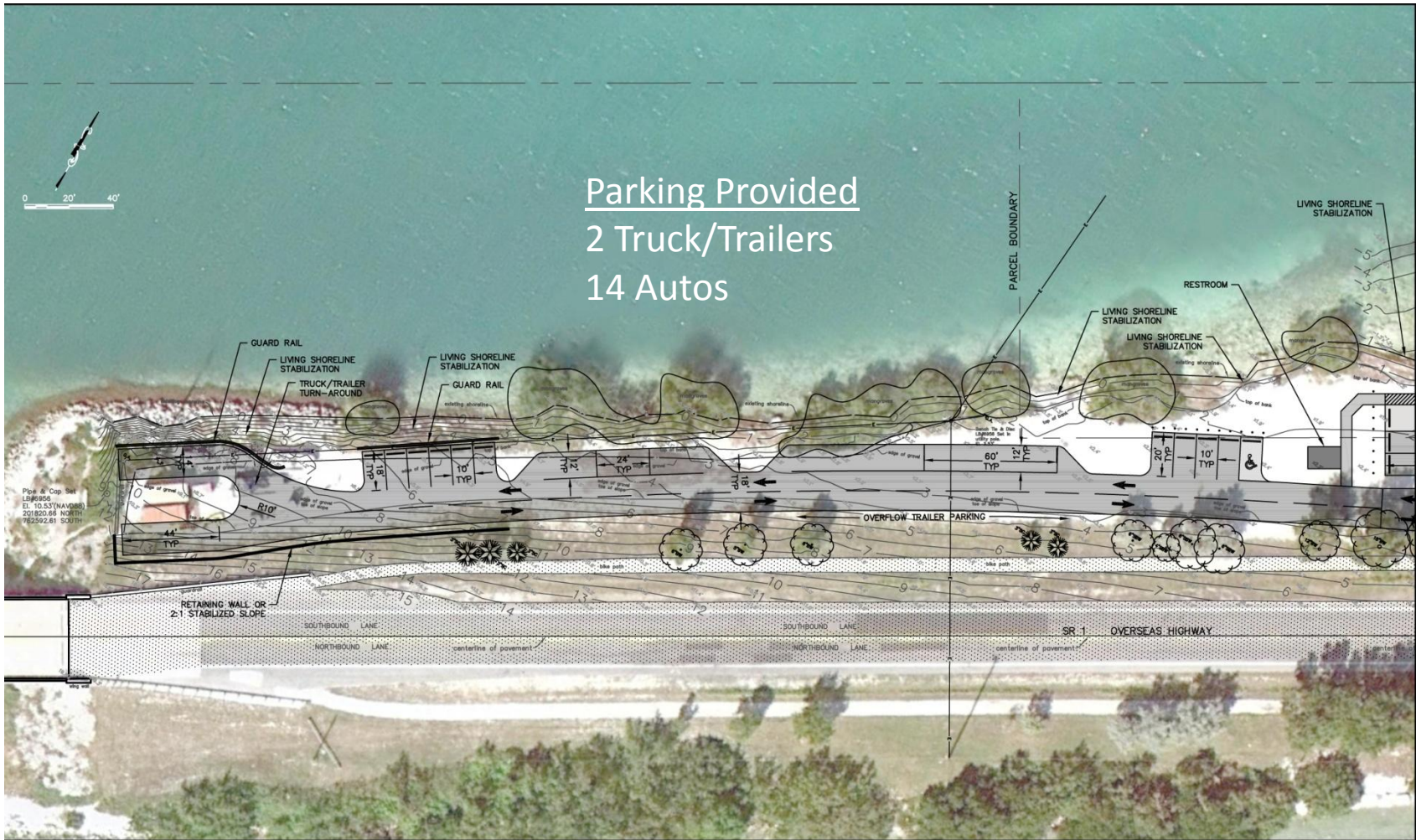


INDIAN KEY FILL BOAT RAMP IMPROVEMENTS

11/6/2014

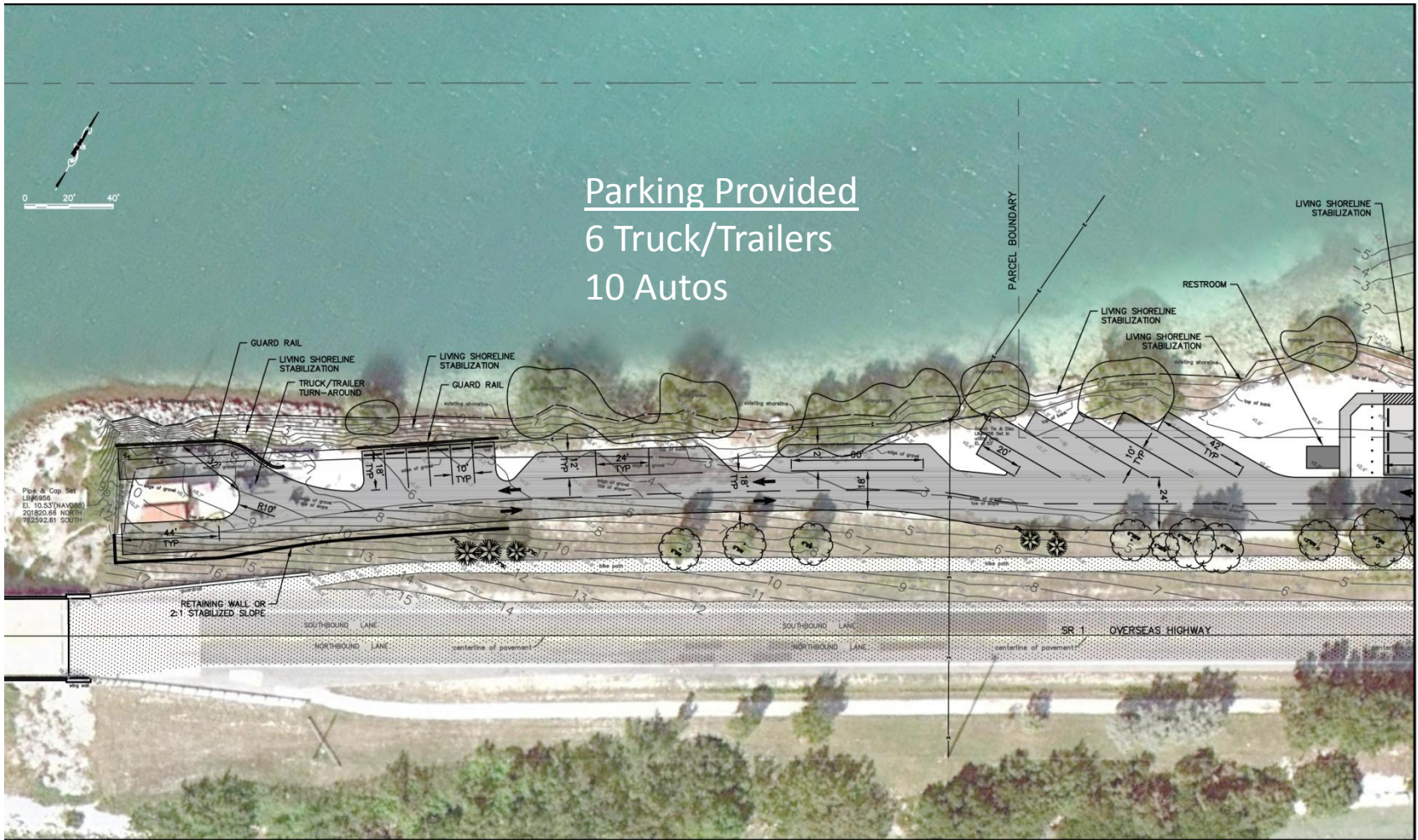


Western Parking Concept One





Western Parking Concept Two





Eastern Parking Concept One

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Allow overflow trailer parking along driveway/trail?

← OVERFLOW TRAILER PARKING →





Boat Ramp Concept Comparisons



Concept One



- 17 trailers & 15 autos w/western parking.
- Excellent launch area flow.

Concept Two



- 18 trailers & 15 autos w/western parking.
- Poor launch area flow & poor parking alignment.

Concept Three



- 19 trailers & 15 autos w/western parking.
- Poor launch area flow & poor parking alignment.

Concept Four



- 15 trailers & 15 autos w/western parking.
- Excellent launch area flow & fair parking alignment.





Thank you!



BRAINSTORMING EXISTING vs. DESIRED CONDITIONS

on the INDIAN KEY FILLS (8/26/2014)

EXISTING CONDITION		DESIRED CONDITION
Rundown Boat Ramp		Install New Boat Ramp
Sanitation Issues		Install Rest Room
Out-of-control Parking		Controlled Parking
Degradation of Environment (including Stormwater Issues)		Environmental Protection
Traffic Congestion		Reduce number of access points and reconfigure for one-way in / one-way out
Watercraft Launching Congestion		Delineated Launching (boats / kayaks & paddleboards)
No Dock		Install Dock
Tents & Temporary Structures (Canopies)		Regulate Structures
No Picnic Tables		Picnic Tables / Benches
Limited Enforcement		Full-time Enforcement
No Designated Viewing Spot		Designated Viewing Area / Scenic Overlook
Bike Trail / Vehicle Parking Conflict		Separate Bike Trail & Driving Areas
Straight Trail		Meandering Trail
No Posted Environment Education & Regulations		Storyboard / Kiosk – Environment education Posted. Include State Parks On All Fills. Include Social Media Component. Add Section on TDC Website in Islamorada
No Fees For Parking or Boat Ramp		Possible Fees
Potholes / Road Condition		Improve Condition of Road
Lack of Parking Signs & Landscaping		Strategic Landscaping (more functional) for Clarity on Parking
Not Every Turnout has a Turn Lane		Turn Lane at Every Turnout Harmonized with Bike Path
No Bike Racks		Install Bike Racks

BRAINSTORMING EXISTING vs. DESIRED CONDITIONS

on the INDIAN KEY FILLS (8/26/2014)

ELEMENT	EXISTING CONDITION	DESIRED CONDITION	HOW / BY WHOM?	WHEN?	CONSTRUCTION/ PROCUREMENT COST	LONG-TERM MAINTENANCE
ROADWAY	Potholes / Road Condition	Improve Condition of Road	FDOT (Project 4256006)	Early 2016	\$4.7M	FDOT
	Traffic Congestion	Reduce number of access points and reconfigure for one-way in / one-way out	FDOT (Project 4256006) cannot include within project as plans are at 100% - look to other resources		"	"
	Not Every Turnout has a Turn Lane	Turn Lane at Every Turnout Harmonized with Bike Path	May not meet criteria (trips) not warranted			
	No NB Turn Lane @ Boat Ramp	NB Left Turn Lane	FDOT (Project 4256006)?? Insufficient r/w width			
ROADSIDE	Out-of-control Parking	Controlled Parking	?			
	Bike Trail / Vehicle Parking Conflict	Separate Bike Trail & Driving Areas	? (possible TAP project?)			
	Lack of Parking Signs & Landscaping	Strategic landscaping for clarity on designated parking areas	Parking Signs: FDOT Project 4256006 Landscaping: FDOT Project 436430-1	2016 2018	(incl. in above) \$1.1M	FDOT Village of Islamorada
	Sanitation Issues	Install Rest Room	TDC Bricks & Mortar Grant?			
	Tents & Temporary Structures (Canopies)	Regulate Structures	?			
	No Picnic Tables	Picnic Tables / Benches	Islamorada Chamber of Commerce		Sponsor	Sponsor
	No Bike Racks	Install Bike Racks	?			

ELEMENT	EXISTING CONDITION	DESIRED CONDITION	HOW / BY WHOM?	WHEN?	CONSTRUCTION/ PROCUREMENT COST	LONG-TERM MAINTENANCE
ROADSIDE (ct'd)	No Designated Viewing Spot	Designated Viewing Area / Scenic Overlook	TDC Bricks & Mortar Grant?	Next cycle: 2015		
	Straight Trail	Meandering Trail	?			
	Limited Enforcement	Full-time Enforcement	?			
SHORELINE	Rundown Boat Ramp	Install New Boat Ramp	FWC	Fall 2015	\$86K	FWC
	No Dock	Install Dock	FWC	Fall 2015	\$26K	FWC
	Watercraft Launching Congestion	Delineated Launching (boats / kayaks & paddleboards)	Design: FDOT via Atkins Construction: ?			
	No Fees For Parking or Boat Ramp	Possible Fees	? (any fees charged must be used for ramp maint per FWC)			
	Degradation of Environment (including Stormwater Issues)	Environmental Protection	Shoreline rubble rip-rap FDOT (Project 4256006)	Early 2016	Incl. in FDOT Project	FDOT
	No Posted Environment Education & Regulations	Storyboard / Kiosk – Environmental Education Posted. Include State Parks info. Include Social Media Component. Add Section on TDC Website in Islamorada	?			