



FLORIDA DEPARTMENT OF Environmental Protection

South District
PO Box 2549
Fort Myers FL 33902-2549
SouthDistrict@FloridaDEP.gov

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

June 05, 2020

Doelman Transprop, LLC
c/o Jan Doelman
6631 Maloney Avenue
Key West, FL 33040
jdoelman@keywesttaxi.com

Re: Return to Compliance Letter
Site No. 166160 / Project No. 388131
BOT Lease No. 440003375
Boca Chica Channel, Class III Outstanding Florida Waters
Parcel No. 00125820-000000 – 6631 Maloney Avenue, Key West, FL 33040
Monroe County – SLERC

Dear Ms. Doelman:

Department personnel conducted a compliance inspection on December 17, 2019. Based on the photos provided to the Department by the Lessee via email after the inspection, the non-compliance items which may have been identified during the initial inspection on have been corrected. A copy of the updated inspection report is attached for your records.

The Department appreciates your efforts to maintain this site in compliance with state and federal rules. Should you have any questions or comments, please contact Nicole Charnock at (305) 289-7082 or by via e-mail at Nicole.Charnock@FloridaDEP.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elizabeth Sweigert".

Elizabeth Sweigert
Environmental Administrator
Compliance Assurance Program

ES/nc

Enclosure: Inspection Report (updated)

cc: hkosk@keywesttaxi.com
Captainlarry64@yahoo.com

STATE LANDS LEASE INSPECTION

IN COMPLIANCE?

YES

NO

BOT Number: _____

ERPce Project #: _____

Requested by: _____

ERPce Site #: _____

Date Requested: _____

Property ID#: _____

Date Sent to DSL: _____

Term: _____

Date of Inspection: _____

Issued: _____

Inspector Name: _____

Expiration: _____

Telephone #: _____

Type of Inspection:

Renewal

Assignment

Modification

Mid-Term

Other: _____

Attachments:

Photographs

Surveys/Drawings

Other: _____

SITE/CONTACT INFORMATION:

Lessee: _____

AKA/FKA/ADA: _____

Current Owner: _____

Email: _____

Contact Person: _____

Title: _____

Telephone #: _____

County: _____

Facility Address: _____

Waterbody: _____

Class: _____

I

II

III

IV

V

Aquatic Preserve? _____

OFW ?

Yes

No

Is the lessee information correct? _____

Yes

No

SLIP INFORMATION:

1. Number of slips authorized in lease & Number observed: _____
2. Number of wetslips for public rental on state lands: _____
3. Are 90% open to the public? _____
4. Number of wetslips on privately owned land: _____
5. Number of upland dry storage units/slips: _____
6. Does there appear to be liveaboards within the lease area? _____
7. Is ALL mooring within the lease boundaries? _____
8. Were past aerals reviewed for mooring compliance? _____

Yes

No

N/A

See Comments

Yes

No

N/A

See Comments

Yes

No

N/A

See Comments

Yes

No

N/A

See Comments

LEASE INFORMATION

9. What is the current upland use?
 - a. Has the upland use changed? _____
10. Number of upland residential units: _____
11. What is the linear footage of shoreline owned by the applicant immediately adjacent to sovereign submerged lands? _____
12. Are the docking structures in good condition? _____
13. Were the dock dimensions field verified? _____
14. Are there any over water roofed structures? _____
15. Are there any non-water dependent uses: i.e., ship stores; gazebos; Sundecks; harbor master office; wet bar; etc.? _____
16. Have there been any dock modifications or additions? _____
17. Does the lease allow for mooring of "cruise to nowhere" vessels?
 - a. If yes, is "cruise to nowhere gambling"? _____

Yes

No

N/A

See Comments

Yes

No

N/A

See Comments

Yes

No

N/A

See Comments

Yes

No

N/A

See Comments

Yes

No

N/A

See Comments

Yes

No

N/A

See Comments

Yes

No

N/A

See Comments

Yes

No

N/A

See Comments

18. Is the lease area used for special events (i.e. boat shows, fishing tournaments or celebrations)?

19. What type of fueling is provided?

a. Is it shown on the survey?

20. What type of sewage pump-out is provided?

a. If fixed pump-outs, are they shown on the survey?

21. Are ALL lease standard conditions in compliance?

22. Are ALL special lease conditions in compliance?

23. Details provided on any non-compliance indicated above: cc:
Public Lands Administration on Any actions taken

Yes	No	N/A	See Comments
Gas		Diesel	None
Yes	No	N/A	See Comments
Portable		Fixed	None
Yes	No	N/A	See Comments
Yes	No	N/A	See Comments
Yes	No	N/A	See Comments
Yes	No	N/A	See Comments

ADDITIONAL INFORMATION:

24. Is the marina designated as a clean marina or clean boatyard?

If yes, please send a copy of this inspection to

Brenda.Leonard@dep.state.fl.us.

25. Are the fees current (verify with SUPRS/ILMS)?

a. If not current, has an invoice been provided to Lessee?

26. Are the revenue reports forms/slip certifications current?

a. If not current, was the Lessee provided the Forms?

27. Is there any indication as to whether slips are being sold (i.e. For Sale signs at slips, internet sites, flyers, other advertising)?

a. If yes, forward the information to BPLA recurring revenue section. Date sent:

Yes	No	N/A	See Comments
Yes	No	N/A	See Comments
Yes	No	N/A	See Comments
Yes	No	N/A	See Comments
Yes	No	N/A	See Comments

STAFF REMARKS:

Inspector Signature: _____ Manager Signature (if needed): _____



Figure 5: 2015 aerial imagery with lease boundary shown in black.



Figure 6: 2018 aerial imagery with lease boundary shown in black.



Photo 1: Looking at marginal dock within leased area. Note: Portion of marginal dock is missing.



Photo 2: Authorized finger pier observed consistent with survey drawings in lease.



Photo 3: Unauthorized finger pier observed inconsistent with survey drawings in lease. Finger pier is at the northern end of the leased area.



Photo 4: Southern end of the leased area.



Photo 5: Floating vessel platform observed outside of the leased area on southern end of property.



Photo 6: Floating dock observed in the leased area.

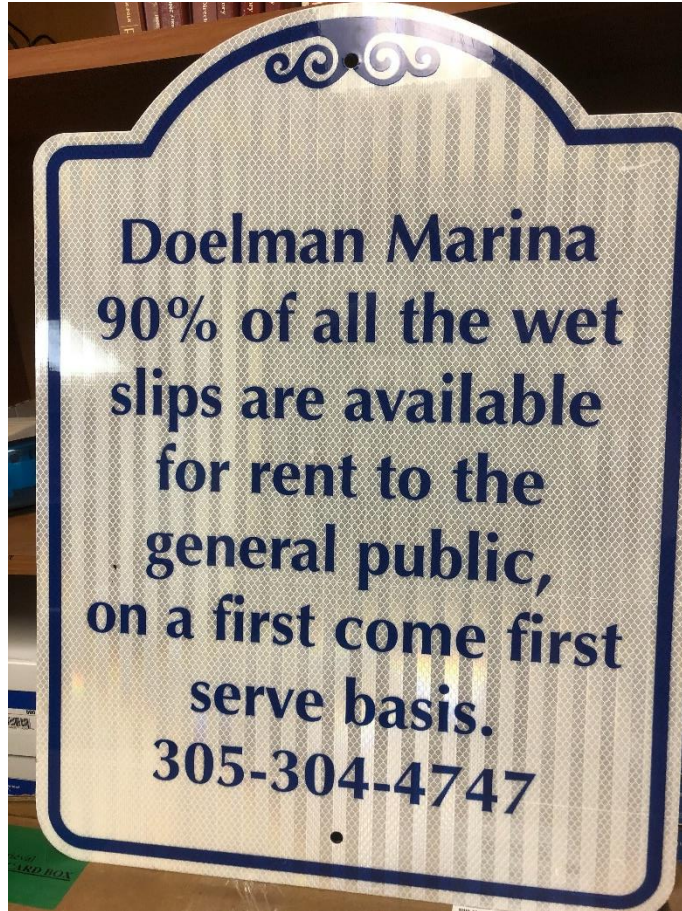


Photo 7: Language of signs posted at waterward entrance to the docking facility and at the upland entrance to the docking facility.



Photo 8: Sign posted at waterward entrance to the docking facility circled in red.

DOELMAN TRANSPROP LLC

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6631 Maloney Avenue, Key West Florida 33040

This lease is active on ----- between Doelman Transprop LLC and -----
----- for marina slip number----- 6631 Maloney Avenue, Key West
Florida 33040.

The cost of the rental will be \$--950.00-----per month due no later than the 1st day of each
month for personal slips.

Person(s) are allowed to live aboard their docked vessels for 5 consecutive days or 10 days total in any
given month for a period of 6 months in a 12 month period. The lease can be immediately terminated
by the marina for violations of marina rules described in this contract. Rent is due by noon on the 1st of
each month or before at which time the monies received by the marina will not be deposited until the
1st of the month. Payment can be made by cash, money order, certified check or personal check. A
charge of \$75.00 will be applied for any checks not honored for insufficient funds, stop payment etc.

A \$25.00 late fee will be assessed if rent is not paid by noon on the 1st of the month plus a charge of
\$10.00 per day for each subsequent day thereafter.

A refundable fee of \$50.00 will be charged for a key for the onshore bathrooms, shower rooms and
laundry.

For the agreed aforementioned monies the marina agrees to provide one dock slip, at least one 30 amp
shore power outlet, a fresh water supply line and use of onshore bathroom, shower and laundry
facilities.

The tenant agrees to abide by all marina rules and regulations contained in the subsections of this lease.
The tenant further agrees to keep their vessel in a sea worthy condition and the adjoining piers and
dock spaces in a tidy non-congested condition. The lease further agrees to hold the marina and it's
employees harmless of any damage that may be incurred to their vessel, contents or equipment.

Boat Owners Name: -----
Boat Owners Address: -----
Owners phone number: -----
Lessee Name: -----
Lessee Address: -----
Lessee phone number----- E Mail -----
Emergency Contact Name: ----- Phone -----
Boat make or type:----- Length----- Beam----- Name -----
Owned or Financed ----- Lien holder name----- phone -----
Florida Registration Number----- Documentation Number if applicable-----

Photo 9: Example of lease between Doelman Transprop LLC and those using slips at the marina stating that "Person(s) are allowed to live aboard their docked vessels for 5 consecutive days or 10 days total in any given month for a period of 6 months in a 12 month period."



Photo 10: Structures have been repaired to good condition. Photo can be compared to Photo 1.



Photo 11: Unauthorized finger pier at the northern end of the leased area has been removed. Photo can be compared to Photo 3.

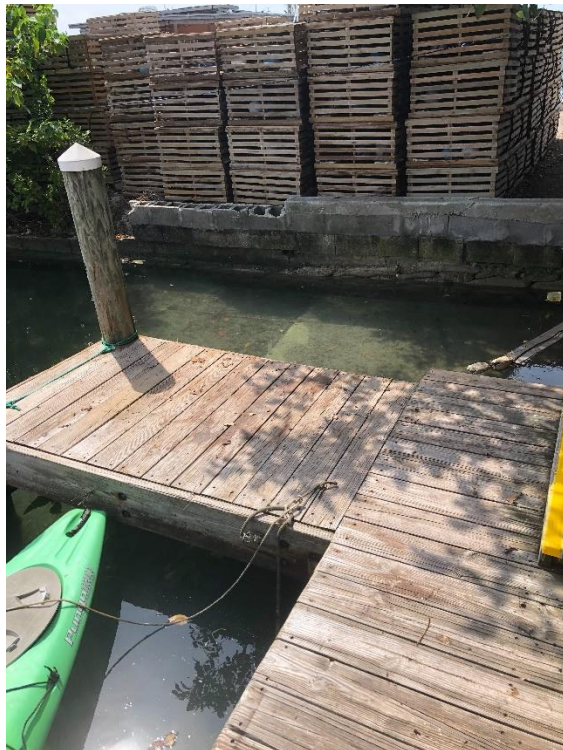


Photo 12: Unauthorized floating vessel platform is not longer present outside of the leased area on the southern end of the property. Photo can be compared to Photo 5.