

BSI Canal Committee 4/27/2026

Approximately 4 years ago, the city met with BSI residents (at Twin Isles Country Club) to 1) review the condition of the seawalls 2) review/discuss plans to a) lock widening, b) corners widening, c) staging lot. Much has happened since –as you know, it's been exactly a year since completion of the lock widening project, and all that have seen/traversed this passage have voiced favorable comments, and from a personal point of view, I couldn't agree more!

Since then, we have been working with the city to start progressing the remaining 2 projects. As always, the driving factor moving forward, is getting these jobs done—in the most economical and practical means possible.

Without boring you with too much detail, the corner widening of 5 rim canal corners, those being too tight for normal large barge movement. Opening up these corners, will allow fully loaded large barges to traverse without issue. The basic procedure would be to cut into the mangroves and excavate to match the existing rim canal bottom profile. The scope of work whether done today, or 5 years from now would be the same. It comes down to engineering, permitting, and construction/excavation, and isn't affected by any external factors.

The third item is the staging lot. This item has probably been the hardest to progress. As you know, the city has easement to all open lots in BSI to use for staging canal maintenance activities, whether dredging of the canals and piling dirt, mud, etc., stockpiling seawall panels, or parking work trucks during work hours. I'm sure you are aware, the city loses easement, once a home is built on an empty lot, and as time progresses, fewer and fewer lots are available to use for staging purposes. Therefore, before we (and the city) completely box ourselves into a bad situation, not being able to maintain our seawalls we need to act to secure this item. Without staging areas available within a reasonable distance, maintenance costs rise exponentially. Although we have had this discussion many times before, reminding you of the problem, we have had in finding a suitable location for such an effort only left one reasonable option. That being the lot on 41 next to Alligator Creek just south of the bridge over the creek, (or just north of Walgreens and the open commercial lots).

This lot answers all our needs. 1) it is on our canal 2) it has great truck access without truck entering BSI proper 3) it is zoned commercial and therefore can be used for our needs 4) it is available for purchase.

Although the deal has not closed, the City has a contract to purchase and based on your Canal Committee's recommendations, the city council has approved the purchase of this lot and will be moving forward closing the deal in the next few weeks.

It will take some time to develop but we are not under any sort of time crunch to get this up and running, since there are still open lots available for the city's use. What this does though, is

allow us and the city to plan, and develop at a very cost-efficient manner—such as using city crews when they have manhours, etc., available and not needed on other more pressing jobs.

Finally, all of this keeps within the payment program set up 4 years ago. The city is financing up front and back charging BSI residents per our current program. No changes are anticipated or expected. As I have said before—this is my money too – and I want to make sure that it is well spent and efficiently spent on BSI's real needs and I believe this step does just that!

And—as always---calm seas, warm breezes, and plenty two-handed fish—

Rick Daugherty