



City of Marathon Planning Commission
Monday July 20, 2020
9805 Overseas Hwy
City Hall Council Chambers
5:30 PM

1. **Call To Order**
 2. **Pledge Of Allegiance**
 3. **Roll Call**
 4. **Minutes**
 5. **Quasi-Judicial Statement**
 6. **Notice**
 7. **Items For Public Hearing**
 8. **Adjournment**
-

5. Quasi-Judicial Statement

Please be advised that some of the items on the agenda are quasi-judicial in nature. If you wish to give testimony on any item please inform the Boards clerk by filling out an available sign up form. An opportunity to speak will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, all persons giving testimony may be subject to cross examination. If you refuse either to be cross examined or to be sworn your testimony will not be considered. The general public will not be allowed to cross examine witnesses, but they can ask the Commission to ask questions on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.

6. Notice

Presentations to the Commission are limited to three (3) minutes for each individual speaker and five (5) minutes for the representatives of a designated group. Transfer of time between individuals and/or groups is not permitted. To the greatest extent possible, presentations to the Commission shall be limited to topics before the Commission for present or future consideration. Letters submitted to the Commission prior to the meeting will not additionally be read into the record.

7. Items For Public Hearing

Item1: Consideration Of A Request Of The City Council Of The City Of Marathon, Florida By Knight's Key Investors, LLC And Knight's Key Road, LLC For The Expansion Of An Existing Conditional Use Permit (Resolution 2015-94) And Development Agreement (Resolution 2015-96), Pursuant To Chapter 102, Articles 13 & 8 Respectively Of The City Of Marathon Land Development Regulations (LDRs), Seeking The Addition Of Ninety-six (96) Transient

Residential Units (Hotel Rooms), Restaurant Space, And A Water Feature On An Existing 199 Room Resort Facility With Restaurants, Spas, Retail Space, And Pools; With Existing Densities Of Approximately 9.91 Transient Residential Units Per Acre; Located At 1 Knight's Key Blvd; Which Is Legally Described As Lot 1 And Part Of Lot 2 And Bay Bottom East Of And Adjacent To Government Lot 2, Section 8 And 17, Township 66 South, Range 32 East, Knights Key, Monroe County, Florida; Having Real Estate Number 00101800-000000, Nearest Mile Marker 47; And Providing For An Effective Date.

Item 2: Consideration Of A Request By Seasons, Inc. (With Approval Of The Owner, Crystal Cove Market Site, LLC) For A Conditional Use Permit And Development Agreement Pursuant To Chapter 102, Articles 8 And 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled "Development Agreement" And "Conditional Use Permits" Respectively, Proposing The Development Of Twenty-Six (26) Transient Residences (Two & Three Bedroom) And Eighteen (18) One-Bedroom Hotel Style Transient Units With Amenities; Seeking To Sever The Connection With The Conditional Use Permit And Development Agreement Identified In Resolutions 2019-55 And 2016-72 (Crystal Cove Housing Partners, LP) In Favor Of The Project And Agreements Proposed Herein; For Property Located At 881 50th Street, Gulf, Marathon, Florida, Which Is Legally Described As Lying Within Township 66S, Section 6, Range 32E; Key Vaca, Marathon, Florida; Having Real Estate Number 00327150-000100. Nearest Mile Marker 50 (49.75).



**City of Marathon
Planning Commission
Monday June 15, 2020
9805 Overseas Hwy
City Hall Council Chambers**

MINUTES

Lynn Landry called the meeting of the Planning Commission to order on Monday June 15, 2020 at City Hall Council Chambers, 9805 Overseas Hwy. at 5:30 pm.

In attendance: Planning Director George Garrett, Attorney Gaelan Jones, Admin Assistant Lorie Mullins, Fire Chief John Johnson and members of the public.

Chief Johnson explained the safety precautions for the meeting regarding COVID19.

The Pledge of Allegiance was recited.

The roll was called. Mike Cinque-absent; Matt Sexton-present; Eugene Gilson-present, Mike Leonard-absent; Lynn Landry-present.

Landry asked for approval of the last meeting minutes.

Sexton moved to approve. Gilson seconded. The roll was called. The minutes were approved 3-0.

The Quasi-Judicial Statement was read for the record.

The speakers were sworn in.

Attorney Jones asked for any ex-parte communications. There were none.

Item 1: Consideration Of A Request By Seaview Commons II For A Conditional Use Permit Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled "Conditional Use Permits," Proposing The Mixed Development Of Six (6) Market Rate And Sixty (60) Affordable Housing Residential Units With Amenities; For Property Located At The Southeast Corner Of Pescayo Ave., Coco Plum, Marathon, Florida, Which Is Legally Described As Lying Within Township 66S, Section 5, Range 33E; Key Vaca, Marathon, Florida; Having Real Estate Numbers 00363550-000000 And 00363560-000000. Nearest Mile Marker 54.

George Garrett presented the item with visual aids.

Steve Hurley presented the item on behalf of the applicant, Brian Schmitt.

Brian Schmitt spoke to the Commissioners.

Landry opened the meeting to public speakers.

Public Speakers:

1. Sherriff Rick Ramsay spoke in favor of the project.
2. Donald Swatik. Wants to see Seaview Commons I completed prior to approving Seaview Commons II.
3. Dolores Swatik. Wants to see Seaview Commons I completed prior to approving Seaview Commons II.
4. Pam Mayberry. Concerned with traffic, no striping at the curve and cars run off the road onto the bike path.
5. Robert Vanecek. Concerned with the safety of the curve and traffic.
6. Annette DePaepe. States the project is over dense and community safety.
7. Dolly Sadowski. Concerned with the width of Coco Plum Dr. and the bridge.
8. Linda Berrigan. Concerned with increased density, infrastructure and public safety.
9. Attorney Dave Rogell. Wants to see Seaview Commons I completed prior to approving Seaview Commons II.

After a brief discussion Lynn Landry moved to approve the item with consideration from Council to look at Coco Plum Drive for safety. Sexton seconded.

The roll was called. The item was approved 3-0.

Item 2: **POSTPONED BY APPLICANT.** Consideration Of A Request By Knight’s Key Investors, LLC and Knight’s Key Road, LLC (Isla Bella) To Amend An Existing Conditional Use Permit And Development Agreement Approvals (Resolutions 2015-94 and 2015-96) Pursuant To Chapter 102, Articles 8 And 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled “Development Agreement” And “Conditional Use Permits” Respectively, Proposing The Development Of Ninety (90) Additional Hotel Style Transient Units With Amenities; For Property Located At 1 Knight’s Key Boulevard, Marathon, Florida, ; Having Real Estate Numbers 00101800-000000, 00101800-001000, and 00101800-002000. Nearest Mile Marker 47.

Item 3 and Item 4 were read together: A Request By Julie Walker (Accepted By Marathon Vacation Properties LLC) To Amend The Future Land Use Map From Residential Low (RL) to Residential Medium (RM) For Lot 8, Block 18; Lot 1, Block 19; Lot 4, Block 19; and Lot 5, Block 19, Coco Plum Beach Subdivision; Having Real Estate Numbers 00365970-000000, 00365980-000000, and part of 00366031-000100 (formerly 00366010-000000 and 00366020-000000), Marathon, Florida, Monroe County, Florida; Nearest Mile Marker 54.

Item 4: A Request By Julie Walker (Accepted By Marathon Vacation Properties LLC) To Amend Land Development Regulations Zoning Map From Residential Low (RL) to Residential Medium (RM) For Lot 8, Block 18; Lot 1, Block 19; Lot 4, Block 19; and Lot 5, Block 19, Coco Plum Beach Subdivision; Having Real Estate Numbers 00365970-000000, 00365980-000000, and part of 00366031-000100 (formerly 00366010-000000 and 00366020-000000), Marathon, Florida, Monroe County, Florida; Nearest Mile Marker 54.

George Garrett presented the item.

With no discussion, Sexton moved to approve Item 3. Landry seconded.

The roll was called. The item was approved 3-0.

Sexton moved to approve Item 4. Gilson seconded.

The roll was called. The item was approved 3-0.

Item 5 and Item 6 were read together: An Ordinance Of The City Of Marathon, Florida Amending The Zoning Designation From Residential Medium (RM) To Mixed Use (MU) For The Property Described As Block 3 Lot 9, Key Colony Subdivision, Key Vaca , Marathon, Monroe County, Florida, Having Real Estate Number 00335200-000000; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity; And Providing For An Effective Date Upon The Approval Of This Ordinance By The State Department Of Economic Opportunity.

Item 6: An Ordinance Of The City Of Marathon, Florida Amending The Future Land Use Map (FLUM) From Residential Medium (RM) To Mixed Use-Commercial (MU-C) For The Property Described As Block 3 Lot 9, Key Colony Subdivision, Key Vaca, Marathon, Monroe County, Florida, Having Real Estate Number 00335200-000000; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity; And Providing For An Effective Date Upon The Approval Of This Ordinance By The State Department Of Economic Opportunity.

George Garrett presented the item.

Steve Hurley presented the item on behalf of the applicant, the Stiles Family.

After a brief discussion, Gilson moved to approve Item 5. Sexton seconded.

The roll was called. The item was approved 3-0.

Landry moved to approve Item 6. Sexton seconded.

The roll was called. The item was approved 3-0.

Motion to adjourn.

Landry adjourned the meeting at 7:17 p.m.

ATTEST:

Lynn Landry – Planning Commission Chairman

ATTEST:

Lorie Mullins-Administrative Assistant
City of Marathon Planning Department

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: Anyone needing special assistance at the Planning Commission Meeting due to disability should contact the City of Marathon at (305-) 743-0033 at least two days prior thereto.

(Please note that one or more Marathon City Council members may participate in the meeting.)

PLANNING COMMISSION AGENDA STATEMENT



Meeting Date: July 20th, 2020
To: Planning Commissioners
From: George Garrett, Planning Director

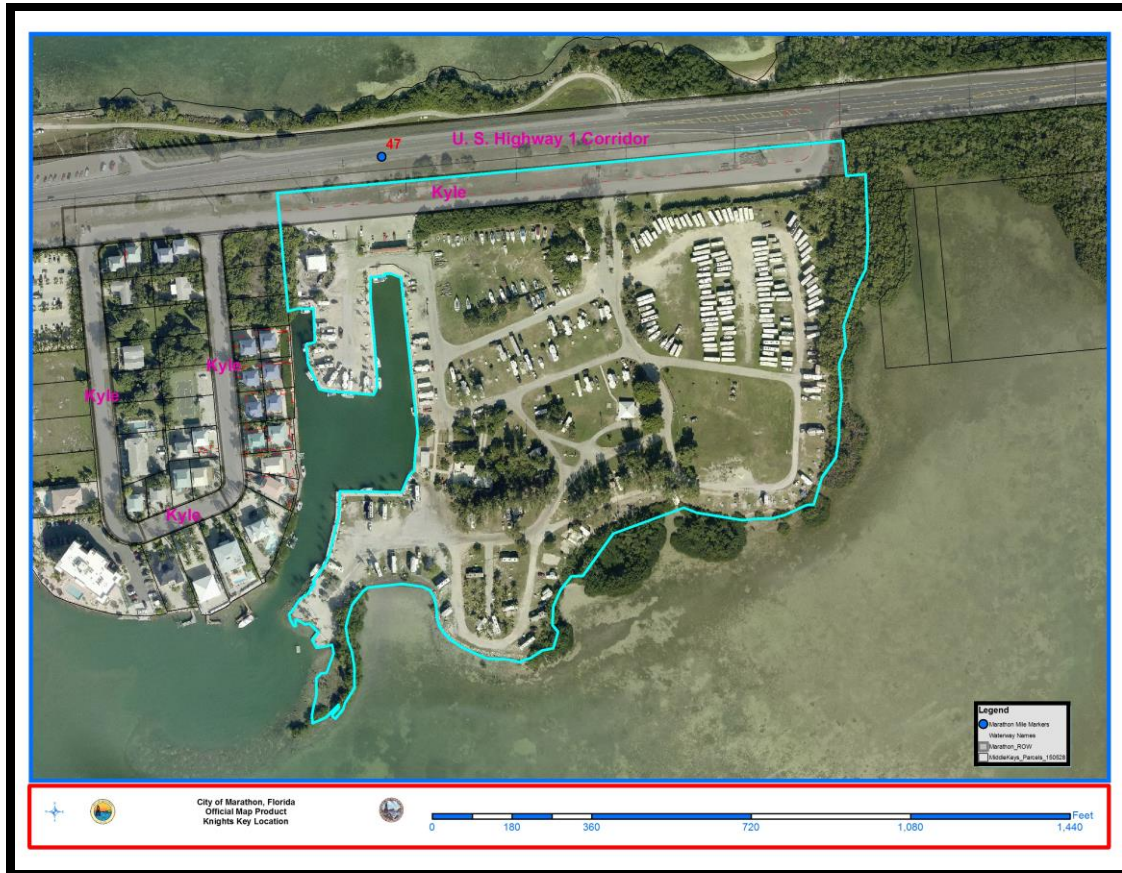
Consideration Of A Request Of The City Council Of The City Of Marathon, Florida By Knight's Key Investors, LLC And Knight's Key Road, LLC For The Expansion Of An Existing Conditional Use Permit (Resolution 2015-94) And Development Agreement (Resolution 2015-96), Pursuant To Chapter 102, Articles 13 8 Respectively Of The City Of Marathon Land Development Regulations (LDRs), Seeking The Addition Of Ninety-six (96) Transient Residential Units (Hotel Rooms), Restaurant Space, And A Water Feature On An Existing 199 Room Resort Facility With Restaurants, Spas, Retail Space, And Pools; With Existing Densities Of Approximately 9.91 Transient Residential Units Per Acre; Located At 1 Knight's Key Blvd; Which Is Legally Described As Lot 1 And Part Of Lot 2 And Bay Bottom East Of And Adjacent To Government Lot 2, Section 8 And 17, Township 66 South, Range 32 East, Knights Key, Monroe County, Florida; Having Real Estate Number 00101800-000000, Nearest Mile Marker 47; And Providing For An Effective Date.

APPLICANT/ OWNER: Knight's Key Investors, LLC and Knights Key Road, LLC

AGENT: Smith Hawks, PL / Barton W. Smith, Esq. and Chelsea Vanadia, Esq.

LOCATION: The project site is located at 1 Knights Keys Blvd and 11 Knights Key Blvd nearest mile marker 47. See Figure 1.

Figure 1
Project Site



REQUEST: A Conditional Use Approval and Development Agreement for redevelopment of the subject property having the real estate number 00101800-000000, 00101800-000100, 00101800-002000.

FUTURE LAND USE & ZONING MAP DESIGNATION:
Mixed Use Commercial (MUC). See Figure 2.

Figure 2
Future Land Use Map



Figure 3
Zoning Map



LOT SIZE:

Total acreage: 24.21 acres or 1,054,587 square feet

SURROUNDING ZONING AND USES:

	<u>Zoning</u>	<u>Use</u>
North	Conservation	Sunset Park Overseas Heritage Trail
East	Conservation	Mangroves
South	NA	Boot Key Channel
West	Residential High, Residential Medium, Mixed Use	Residential neighborhood of Kyle Way East & West, Sunset Grille

EXISTING CONDITIONS:

The development exists on the Property: Isla Bella, with one hundred and ninety-nine (199) hotel units, and twenty one thousand three hundred sixty two (21,362) square feet of commercial that is used by the spa, meeting building, restaurant, housekeeping & commissary building, market place, lobby, and burger shack.

Transient Units:	199 Units
Commercial Floor Area:	21,362 square feet
Wet Slips:	24 Slips
Affordable Units:	30 Units

PROPOSED REDEVELOPMENT:

Transient Units:	295 Units
Commercial Floor Area:	21,362 square feet

Workforce Housing:
Wet Slips:

30 Units
24 Slips

Figure 4
Proposed Redevelopment Site Plan



City of Marathon, Florida
Official Map Product



BACKGROUND:

The proposed project is a redevelopment of commercial property to include additional transient units in the Mixed Use zoning classification. This report addresses the Conditional Use application. **All conditions of the Conditional Use approval will have to be met before any building permit will be approved.**

EVALUATION FOR COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

The criteria for evaluating a Conditional Use Approval are outlined in Chapter 102, Article 13, Conditional Use Permits, in the City of Marathon Land Development Regulations.

CRITERIA

A. The proposed use is consistent with the Comprehensive Plan and LDRs;

The proposed redevelopment project is located within the Mixed Use (MU) Zoning District. Per Chapter 103, Article 2, Section 103.09 of the Land Development Regulations, the district is designed to “accommodate a wide variety of commercial and retail activities that will result in the most efficient and attractive use of the City’s historic business district and the US1 Corridor, in an effort to recognize the role of US1 as the City of Marathon’s ‘Main Street.’ The MU district also provides for large-scale retail and commercial business opportunities in other areas, including larger shopping center, specialty shopping centers, individual multi-tenant commercial buildings, automotive services and sales, fast food restaurants, affordable housing uses, transient lodging and other retail establishments that serve the community at large”.

The proposed project consists of the redevelopment of an existing commercial use and is consistent with the Mixed Use Zoning District. Section 103.15 establishes whether specific uses are allowed as of right, limited, accessory or conditional uses, through Table 103.15.2. That table shows that Hotel/Motel/Resort lodging uses are allowed as Conditional Uses in the MU district. Conditional Use review is intended to allow a broader view of the potential impacts of a project on adjacent uses and on City concurrency related resources such as road capacity, solid waste, sewer, and potable water availability.

Table 103.15.2 in the Land Development Regulations establishes constraints on density and intensity allowed in the MU district based on the types of uses proposed. Using the property area, the proposed uses only require 78% of the site (previous was 62%). Table 103.15.3 further qualifies the allowed range of intensities based on the intensity of retail use. For the purposes of review Commercial Recreation, the strictest FAR was used to assess the commercial square footage on the site as a whole. Even using this strictest criteria, the proposed project is compliant.

Development Type	Existing	Proposed	Area Required	% Total Area
Transient Units	199	295	513,890	49%
Commercial Floor Area:	13840	13840	92,266	9%
Restaurant	7553	7553	12,588	12%
Single Family Dwellings	30	30	87,120	8%
	Affordable	Affordable		
Total			705,864	78%

The project as proposed meets the basic definition of development in the MU zoning district.

Therefore, the request is *in compliance* with the requirements of these sections.

B. The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;

The proposed project is located within the Mixed Use Commercial Future Land Use District. Policy 1-3.1.4 of the City of Marathon Comprehensive Plan states that the “principal purpose of the Mixed Use Commercial land use category is to provide for the establishment of mixed use development patterns and to recognize established mixed use development patterns within the City.” The proposed project includes a redevelopment of an existing conditional use (Hotel, Motel, Resort) Park), which is consistent with the Mixed Use classification.

The existing land use pattern in the project vicinity consists of mangroves in conservation land to the east, Boot Key Channel to the south, Sunset Park and mangroves to the north, and commercial and residential uses to the west.

Properties along Kyle Way West, South, and East consist of several single family residences, numerous duplex units, a small hotel and a large time share condominium. In addition, there is a restaurant on the corner of Key Way West and Knight’s Key Boulevard. The mixed residential and character of this area, including the restaurant are compatible with the proposed development. However, the Applicant proposes a major vegetative buffer along the western waterfront canal edge to buffer the two areas from one another.

Otherwise, the redevelopment of the site will result in significant improvement to the site development quality, including upgraded landscaping, stormwater management, and architecture. The improvements are expected to have a positive benefit on the surrounding uses and the City of Marathon.

Therefore, the request is *in compliance* with the requirements of these sections.

C. The proposed use shall not adversely affect the health, safety, and welfare of the public;

The proposed use is a redevelopment of an existing use which has not had any known impact to the health, safety and welfare of the public. No new impacts are expected to arise with the redevelopment. The infrastructure on the site will be upgraded and the site heavily landscaped, creating a substantial improvement to the southern end of Marathon.

Plans submitted with the project are suitable for the Conditional Use Approval as they relate to Chapter 107, Article 12, 100 Year Floodplain. Final review of floodplain compliance will occur as part of building permit issuance.

Therefore, the request is ***in compliance*** with the requirements of these sections.

D. The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:

The existing conditions maps indicate the subject area is designated as developed. A portion of the property contains mangroves recognized as possible habitat for a state or federally listed animal species, the eastern indigo snake. Figure 5 shows that most of the site falls under the category of undeveloped land and exotics, because there is no physical building developed on it. The proposed redevelopment is encroaching less on the mangrove area than the existing construction.

In addition, though found within a ‘Species Focus Area’ as defined in the settlement agreement for the FEMA-FWS lawsuit, “undeveloped land” falls out of the considerations in the species assessment guides thus having a “not likely to adversely affect” designation on the species of concern, the Eastern Indigo Snake.

Figure 9
Species Focus Area Habitat



Further improvements to water quality are expected to arise from stormwater improvements to the site, which should provide up-to-date treatment and eliminate any existing discharges to surface waters. The applicant has submitted preliminary stormwater plans suitable for the Conditional Use Application, and final plans are required prior to building permit issuance.

Site landscaping will be selected from Table 107.68.1, Appendix A, Article 8, Section 107 of the City of Marathon Code of Ordinances. The native vegetation will improve the environmental quality of the site and reduce irrigation needs. The applicant has submitted a detailed vegetation plan that is compliant with the landscaping requirements.

Therefore, with conditions, the request is ***in compliance*** with the requirements of these sections.

- Staff requires that upon planning review, if the redevelopment is found to have any effect on the Eastern Indigo Snake Habitat, then the prescribed protection measures must be undertaken, and the information poster posted on site.

E. Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

1. Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in cases of fire or catastrophe;

The applicant has provided a breakdown of the proposed occupancy of the onsite buildings. The “Trip Generation Analysis” schedule provided in the Traffic Study indicates that there will be an increase in trip generation from the existing use to the proposed use for the Motel/Hotel/Resort. The traffic study determined that based on the expected trip generation for the project, there would be no adverse effect on the operating characteristics of U.S. 1. The submitted study finds that the proposed expansion will not inhibit the safe flow of traffic traveling through the City of Marathon, and that no additional improvements are warranted on U.S. 1.

Land Use	Size	Basis	Daily Trips	PM Peak Hour Trips				Total
				In		Out		
				%	#	%	#	
Existing Hotel (Land Use #310)	199 rooms	Daily	1406	59%	63	41%	43	106
Apartment (Land Use #220)	30 units	Daily	200	65%	12	35%	7	19
Marina (Land Use #420)	24 wet slips	Daily	71	60%	3	40%	2	5
Proposed Hotel (Land Use #310)	96 additional rooms	Daily	678	59%	30	41%	21	51
Proposed Total			2355		108		73	181

Ingress and egress to the property is being provided through driveways onto Knight’s Key Boulevard. The proposed redevelopment would create an increase in trip generation by 678 trips.

Section 107.43 requires sight triangles where the access drive intersects with the street. Clear sight triangles must be shown on the site plan at time of building permit issuance.

Therefore, with conditions, the request is *in compliance* with the requirements of these sections.

- Clear sight triangles must be shown on the site plan at time of building permit issuance.
- Landscaping in the DOT or City ROW can blend with the landscaping for the project.

2. Off-street parking and loading areas where required, with particular attention to item 1 above;

Parking requirements are outlined in Section 107.46 (Parking Schedule). The following table shows the parking requirement for the commercial uses on the parcel:

Use	Code Citation	Requirement	Spaces Required
Hotel or Motel	107.46	1 per every 3 employees	25
		1 per guest room	295
		required parking for accessory uses	See Below
Marina		1 per 2 wet slips	12
Restaurant		1 per 3 seats	50
		plus 1 per every 2 employees	Shared from Hotel
Affordable Housing		1.5 per dwelling unit	45
		1 per 10 bedrooms	3
Total Required			412
Total Provided			387

Section 107.52 includes a requirement that one handicapped space be provided for every 25 spaces required. Of the 257 required spaces, 12 handicapped spaces are provided, while the remaining 245 are standard spaces. Parking space sizes are 9' x 18' for 90 degree parking, and handicapped spaces are 12' x 21' as required by Code. The proposed site plan is consistent with the code requirements for parking and aisle width.

Share parking analysis was completed for this project per Section 107.50 of the code. Based upon this the parking requirement during the highest peak time is 385 spaces. The applicant is therefore proposing 387 parking spaces.

The Code also requires bicycle parking to be provided for educational facilities, multifamily dwellings, commercial, institutional and industrial uses, as well as all developments adjacent to a bike path, at a rate of one space for every ten parking spaces, per Section 107.48. The developer has proposed 36 bike racks for the project, which is more than the 26 required.

Therefore, with the conditions noted above, the request is ***in compliance*** with the requirements of these sections.

3. The noise, glare or odor effects of the conditional use on surrounding properties;

The proposed project consists of redevelopment of an existing commercial use. New lighting will be necessary for this project. The applicant has provided a typical lighting plan which conforms to the

City of Marathon LDR's. A more detailed lighting plan must be submitted for permitting purposes. The applicant's detailed plans should achieve the net result of no detrimental noise, glare or odors being generated by any of the uses. In addition, the dense landscape buffering around the site will reduce the noise, odor and glare.

Therefore, with conditions, the request is *in compliance* with the requirements of this section.

- A detailed lighting plan must be submitted before the project is permitted.

4. Refuse and service areas, with particular reference to locations, screening and Items 1 and 2 above;

Section 107.39 requires that all dumpsters and recycling bins be fully enclosed and screened. The site plan indicates that the dumpster is screened.

Therefore, the request is *in compliance* with the requirements of this section.

5. Utilities, with reference to location and availability;

Chapter 107, Article 13, establishes the City's Concurrency Management and certification requirements. This Conditional Use constitutes the City's Concurrency Level of Service Certificate, as follows:

- Wastewater: At this time, we do not have the sewer capacity to support this development. Engineering is being done for a plant expansion, but the developer may have to participate in the expansion costs in order to move this project forward. Historically Knight's Key was to have its own treatment facility but somehow that went by the wayside. The current plant was not designed to encompass all of area 3 and all of Knight's Key.
- Water: The Florida Keys Aqueduct Authority currently provides potable water for the facility. Staff recommends a separate meter for irrigation, landscaping and pool
- Solid Waste: Marathon Garbage Service currently provides solid waste disposal.
- Surface Water: The applicant has provided stormwater design information suitable for the Conditional Use application review which demonstrates compliance with City standards. However, a final stormwater plan will be required for building permit issuance.
- Recreation and Open Space: This redevelopment will have a de minimis impact on recreation and open space since existing uses are being replaced and enhanced.
- Roadways: The applicant is redeveloping the site with a higher intensity than was contained within the prior development; therefore, a traffic study was completed to analyze the impact on transportation facilities.
- Educational Facilities: This redevelopment will have a de minimis impact on educational facilities since existing uses are being replaced in kind.

Therefore, with conditions, the request is *not in compliance* with the requirements of these sections.

- City approval is required for the stormwater management system prior to Building Permit Approval.
- Developer will have to participate in the expansion costs associated with wastewater in order to move this project forward.

6. Screening and buffering with reference to type, dimensions and character;

Table 107.66.1 establishes project boundary buffer standards applicable to the project. The subject parcel is zoned MU and is bordered to the west by properties zoned RM. Therefore a High buffer type is required. The preliminary landscape plans show that this buffer is maintained. The final landscape plans must be approved by the City Biologist.

Section 107.71 A. requires that parcels with a MU zoning designation provide a Type 1 Streetscape Treatment for all parcels along US 1. The proposed landscape plan exceeds the minimum requirements. According to the Code, four canopy trees shall be planted in and about access points. In addition smaller accent trees shall be planted every 120 feet and staggered midway between the large canopy trees. Additionally all parking not located to the rear of buildings shall be screened from the right-of-way by a landscaped buffer along US1, including a continuous hedge or combination hedge and earth berm providing a three-foot high visual screen within two (2) years of planting.

Table 103.15.2 outlines setback requirements in the MU district as follow: front yard 0 – 30’; side yard 1, 0 – 10; interior side yard, 10; and, street side, 0-5’. Accessory structures, including pools, have a 10’ setback.

Table 106.28.1 outlines setbacks requirements for a principal structure on a manmade canal as 20’ measured from the Mean High Water Line, and that a principal structure on open water altered shoreline with a mangrove fringe is 30’ measured from MHWL or the landward extent of the mangrove fringe.

This plan shows a 50’ setback on the front yard, 54’ setback on the western side, and 42’ setback on the eastern side and 30’ rear yard setback.

Setback	Minimum Required	Required Landscape	Proposed	Compliant
Front	0-30	10	50	Yes
East Side	20	20	42	Yes
West Side	20	20	54	Yes
Rear	30	NA	30	Yes

Parking area landscaping is required by Section 107.66 of the Code. The City Biologist has reviewed the submitted parking area landscape plan and has found it to be in compliance with the code.

Therefore, the request is ***in compliance*** with the requirements of these sections.

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding uses;

A review of sign requirements at this stage in development approval is not necessary. Signs for the project will be reviewed prior to issuance of a building permit according to Chapter 107, Article 7,

Signs.

Article 107.54 establishes criteria for lighting, including light pole light limitations and other technical criteria. Final lighting plans will be submitted along with final landscaping plans, and will include verification from the landscape architect that all provisions of the article are met.

Therefore, the request is ***in compliance*** with the requirements of these sections.

- All signs will be reviewed and approved for compliance with the City of Marathon LDR's.
- A final lighting plan must be submitted prior to building permit issuance.
- A final landscaping plan must be submitted prior to building permit issuance.

8. Required yards and other open space;

Section 106.16 established required open space for the project. The site is scarified; therefore, a twenty percent open space requirement applies. According to calculations provided by the applicant, 624,675 square feet of pervious area (including landscape area), or 59% of the site, is provided as open space. This exceeds the open space requirement.

Therefore, the request is ***in compliance*** with the requirements of these sections.

9. General compatibility with surrounding properties; and

The project is a redevelopment of long standing existing use in an area of the City which has been acknowledged as an area suitable for redevelopment. Adjacent uses include a commercial establishment and residential uses. A redevelopment of the existing hotel is expected to be fully compatible with these uses. The proposed project represents improvement to the current state of prior development, and is expected to increase compatibility with surrounding properties.

Section 107.40 restricts the height of buildings to 42' as measured from the crown of the roadway or unimproved grade.

Therefore, the request is ***in compliance*** with the requirements of these sections.

10. Any special requirements set forth in the LDRs for the particular use involved.

Section 104.25 Hotels or Motels contains special requirements.

The following criteria are applicable to this redevelopment:

- As the City understands it, the Applicant will dedicate the area of Knight's Key Boulevard to the City. An agreement to transfer the property to the City satisfactory to the City Attorney will be required prior to final permitting. If Applicant conveys Knight's Key Boulevard to the City, subject to a landscape easement in favor of Applicant in which Applicant agrees to maintain the landscaping on both sides of Knight's Key Boulevard, City shall waive the Parks, Safety, and Conservation land impact fees.

- There is no parking for boats/trailers on the property and it is not planned. Boating customers are sent to the Coral Lagoon property by agreement between the two entities.
- As a condition of redevelopment, the developer and the City shall enter into a Development Agreement, in addition to compliance with all other provisions of the Code.
- Applicant has provided 30 workforce/employee housing units as depicted on the site plan dated August 12, 2015. The applicant also purchased and converted the units at 2401 Overseas Highway into additional workforce housing. The City finds the workforce/employee housing complies with the City’s Comprehensive Plan and Land Development Regulations, as they exist and are currently being amended.
- The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.

Therefore, with the conditions noted above, the request is **in compliance** with the requirements of this section.

CONCLUSION:

The Conditional Use Approval is intended to allow for the integration of certain land uses and structures within the City of Marathon based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses. Conditional uses shall not be allowed where the conditional use would create a nuisance, traffic congestion, a threat to the public health, safety or welfare of the community.

The proposed redevelopment consists of the replacement and enhancement of a long standing existing commercial use. As such the development, including the overall upgrading and improvement of the site, furthers the policies for development in the City and is consistent with the Comprehensive Plan and Land Development Regulations. The project is compatible with surrounding uses, and is not expected to create a nuisance, traffic congestion or threat to public, health, safety or welfare.

RECOMMENDATION:

Planning staff previously recommended conditional approval of the project to the Planning Commission with the conditions set out below. Many of the conditions still apply, those that are no longer relevant have been struck through, and additional conditions have been added.

Conditions of Approval

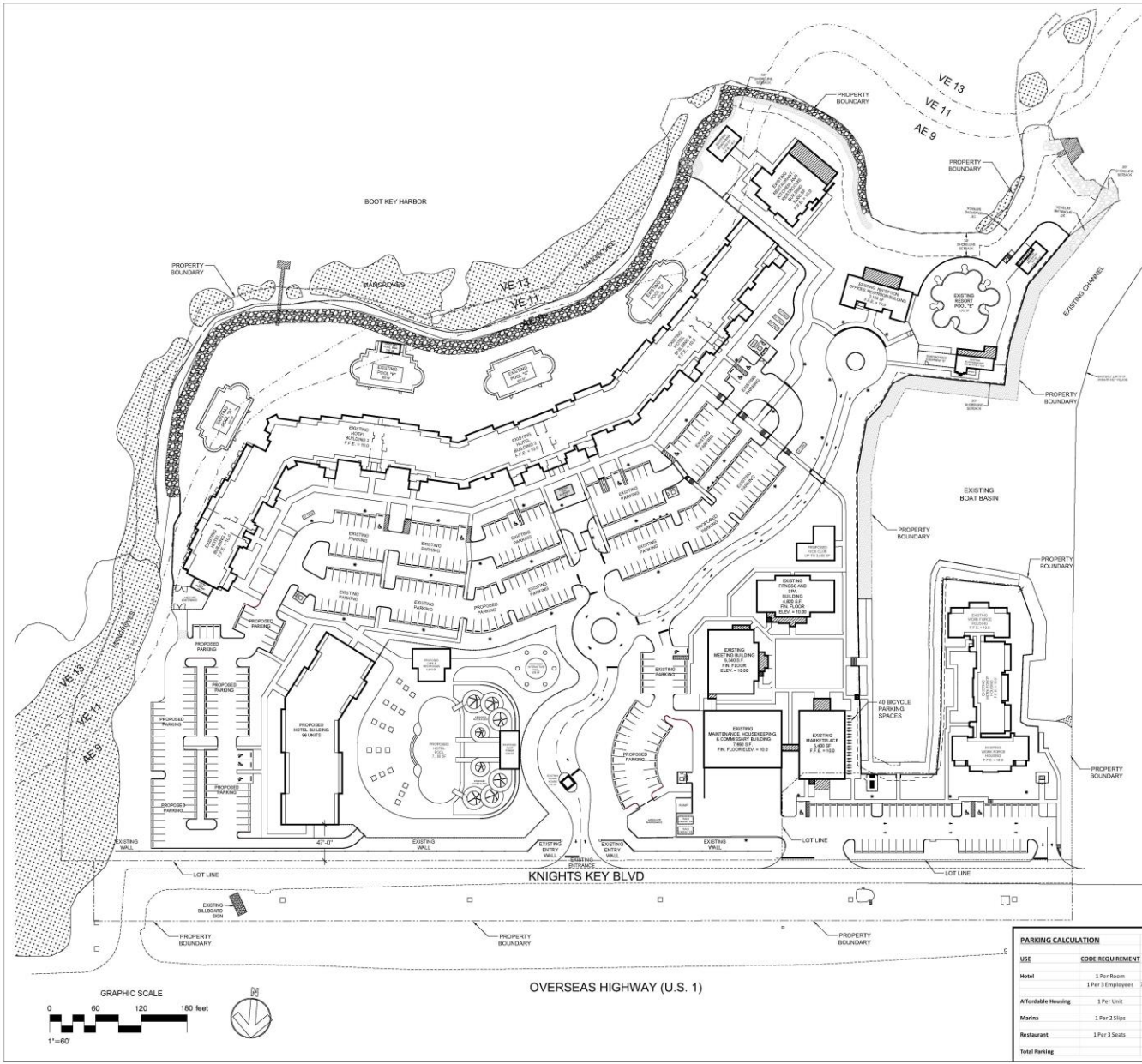
1. Staff requires that upon planning review, if the redevelopment is found to have any effect on the Eastern Indigo Snake Habitat, then the prescribed protection measures must be undertaken, and the information poster posted on site.
2. Clear sight triangles must be shown on the site plan at time of building permit issuance.
3. Applicant and City shall use commercial reasonable efforts to obtain all necessary permits for developing a Westbound left turn lane from Knight’s Key Boulevard to US1. Applicant

shall be responsible for any costs for permitting and developing the turn lane. City shall not charge a Road impact fee to Applicant in exchange for completing the turn lane. If Applicant and City are not able to obtain all necessary permits for the turn lane within one year from the date applicant obtains any and all necessary building permits for developing the Property into a Hotel, then this condition shall be void and of no force or effect. Landscaping in the DOT or City ROW can blend with the landscaping for the project.

4. A detailed lighting plan must be submitted before the project is permitted.
5. City approval is required for the stormwater management system prior to Building Permit Approval.
6. The City recommends a separate meter for irrigation, landscaping and pool.
7. Developer will have to participate in the expansion costs associated with wastewater in order to move this project forward.
8. The City will require civil plans for capacity requirements, anticipated flows, including pool and accessory structures, needs a restaurant seating plan, details including number of washers for laundry facility. The plans should show pipes and line sizes, method of transmission, and NPDES, notice of intent.
9. The plans have to be submitted to the City in order to be reviewed by our engineers, Wade Trim, for approval prior to sending to DEP.
- ~~10. Demo plans to show abandonment of existing systems and possible grease trap.~~
11. Make sure that the landscaping does not interfere with the sewer pipes in the ROW.
12. All signs will be reviewed and approved for compliance with the City of Marathon LDR's.
13. The billboard is on private property, it can be taken off the DOT permitting, change it to a City permit and it can be refaced. The lighting needs to be adjusted as to not interfere with drivers coming off the bridge as it does now.
14. A final lighting plan must be submitted prior to building permit issuance.
15. A final landscaping plan must be submitted prior to building permit issuance.
16. As the City understands it, the Applicant will dedicate the area of Knight's Key Boulevard to the City. An agreement to transfer the property to the City satisfactory to the City Attorney will be required prior to final permitting. If Applicant conveys Knight's Key Boulevard to the City, subject to a landscape easement in favor of Applicant in which Applicant agrees to maintain the landscaping on both sides of Knight's Key Boulevard, City shall waive the Parks, Safety, and Conservation land impact fees.
- ~~17. Applicant shall continue to provide reasonable access to the Pigeon Key ferry, with such access subject to Pigeon Key continuing to agree to repair and maintain the seawall and access used by Pigeon Key, and also subject to reasonable rules and regulations created and enforced by Applicant. The terms of the access, maintenance and repair agreement may be evidenced by a recordable easement executed by both Applicant and Pigeon Key.~~
18. There is no parking for boats/trailers on the property and it is not planned. Boating customers are sent to the Coral Lagoon property by agreement between the two entities.
19. Applicant has agreed to provide 30 workforce/employee housing units as depicted on the site plan dated August 12, 2015. The applicant also purchased and converted the units at 2401 Overseas Highway into additional workforce housing. The City finds the workforce/employee housing complies with the City's Comprehensive Plan and Land Development Regulations, as they exist and are currently being amended.
20. The applicant will obtain any required permits from SFWMD and FDOT prior to building permit issuance.

21. The applicant will obtain any required permits from ACOE and DEP prior to building permit issuance.
22. The applicant will provide fire protection plans in accordance with fire protection requirements as outlined by the City Fire Marshal.
23. The applicant will meet all floodplain related requirements as part of the Building Permit process.
24. As a condition of redevelopment, the developer and the City shall enter into a Development Agreement, in addition to compliance with all other provisions of the Code.
25. The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.

Attachments: Attachment A: Proposed Site Plan



PROJECT DATA:
 Project: Knights Key Resort and Marina
 1 Knights Key Boulevard
 Marathon, Florida 33000
 Owner/Developer: Knight's Key Investors, LLC & Knight's Key Road, LLC
 1 Knight's Key Boulevard
 Marathon, Florida 33000
 Sewer: City of Marathon
 Water: Florida Keys Aqueduct Authority
 Garbage: Marathon Garbage Service
 Landscape Architect: Elizabeth Newland Landscape Architecture, LLC
 PO Box 14008
 Coral Gables, Florida 33114

GENERAL INFORMATION:
 Construction Phasing: Project To Be Constructed In 1 Phase
 Datum: N.G.M.D. 8929
 Flood Zone: Multiple Zones On Site: AE9, VE11 & VE 13
 Existing Zoning: Mixed Use (MUJ)
 Future Land Use: Mixed Use Commercial
 Density: 25 Units Per Acre
 24,288 AC x 25 Units = 607,200 Total Units
 Existing Tourist Housing Units: 199 Existing Tourist Housing Units
 Proposed Tourist Housing Units: Up To 96 Proposed Tourist Housing Units
 Total Existing and Proposed Tourist Housing Units: 295 Total Tourist Housing Units
 Affordable Housing Dwelling Units: 30 Existing
 24 Existing
 Wet Slips: 374 Parking Spaces
 387 (373 Standard & 14 ADA)
 Parking Required: 1 Per 10 Parking Spaces
 387 Spaces / 10 = 38.7 Bicycle Spaces
 Bicycle Parking Required: 40 Bicycle Spaces
 Bicycle Parking Existing:

PROJECT AREA:
 Gross Area: 1,057,980.7 SF / 24.88 AC
 Submerged Area: 0.0 SF / 0.0 AC

LOT COVERAGE BY STRUCTURES:
EXISTING STRUCTURES:
 Hotel Building: 57,387.6 SF
 Workforce Housing: 13,109 SF
 Reception/Office/ Restrooms: 3,155 SF
 Restaurant/Bar/Restroom/Kitchen: 5,000 SF
 Beach Bar: 1,000 SF
 Pool Bar: 308 SF
 Pool Snack Bar: 870 SF
 Pool Restrooms: 797 SF
 Fitness and Spa: 4,800 SF
 Meeting Building: 5,340 SF
 Maintenance/Housekeeping/Commissary: 7,000 SF
 Marketplace: 5,400 SF
 Guard House: 1,015 SF
Total Lot Coverage Existing Structures: 104,966.9 SF / 2.41 AC

PROPOSED STRUCTURES:
 Hotel Building/Office: 18,535 SF
 Cafe & Restrooms: 1,863 SF
 Water Feature Building: 1,200 SF
 Kids Club: 3,000 SF
Total Lot Coverage Proposed Structures: 25,148 SF / 0.57 AC

Total Lot Coverage Existing & Proposed Structures: 130,114.9 SF / 2.93 AC

LOT COVERAGE BY SIDEWALKS, ROADS, PARKING & POOLS:
 Existing Sidewalks: 42,362 SF
 Existing Roads & Parking: 132,962 SF
 Existing Pools & Plaza: 26,961 SF
 Existing Misc. Concrete (Pads, Curbing, Walls ETC): 4,956 SF
 Proposed Sidewalks: 6,262 SF
 Proposed Roads & Parking: 57,015 SF
 Proposed Pools & Plaza: 33,077 SF
 Proposed Misc. Concrete (Pads, Curbing, Walls ETC): 976 SF
Total Lot Coverage Sidewalks, Roads, Parking & Pools: 303,191 SF / 6.96 AC

IMPERVIOUS / PERVIOUS PERCENTAGE:
 Total Upland Area: 1,057,980.7 SF / 24.288 AC
 Total Impervious Area: 433,306 SF / 9.95 AC
 Impervious Percentage of Site: 41%
 Total Open Space Area: 624,675 SF / 14.34 AC
 Open Space Percentage of Site: 59%
 Open Space Percentage of Site Required: 20%

FLOOR AREA RATIO (F.A.R.) CALCULATION:
 Total Floor Area / Total Upland Area = Floor Area Ratio (F.A.R.)
 224,515 SF / 1,057,980.7 SF = 0.21 (F.A.R.)

HOTEL FLOOR AREA SUMMARY:
 Unit Floor Area Existing Hotel: 129,482 SF
 Pool/Floor Area Existing Hotel: 39,428 SF
Total Floor Area Existing Hotel: 168,910 SF
 Unit Floor Area Proposed Hotel: 46,816 SF
 Pool/Floor Area Proposed Hotel: 6792 SF
Total Floor Area Proposed Hotel: 53,608 SF
Total Floor Area Existing and Proposed Hotel: 224,515 SF

PARKING CALCULATION				SHARED PARKING CALCULATION					
USE	CODE REQUIREMENT	PROJECT COMPONENT	REQUIRED BEFORE PROVIDED	Night			Weekend		
				12 am - 6 am	6 am - 8 am	8 am - 12 am	12 am - 6 am	6 am - 12 am	12 am - 12 am
Hotel	1 Per Room	206 Rooms	206	206	206	206	206	206	206
	1 Per 3 Employees	75 Employees Highest Shift	25	25	25	25	25	25	25
Affordable Housing	1 Per Unit	30 Units	30	30	30	30	30	30	30
Marina	1 Per 2 Slips	24 Slips	14	14	0.7	0.8	1.4	1.4	2.8
Restaurant	1 Per 3 Seats	150 Seats	50	23	5	20	50	40	50
Total Parking			414	387	275.7	239.8	366.4	385.4	303.8

ELIZABETH NEWLAND
 LANDSCAPE ARCHITECTURE, LLC
 P.O. Box 14008
 Coral Gables, Florida 33114
 info@elizabethnewland.com

Seal:
 ELIZABETH NEWLAND
 Registered Landscape Architect
 # 44102
 State of Florida
 Consultants:

Revisions:

KNIGHTS KEY RESORT
 MARATHON, FLORIDA

Drawing Size: Project #
 24x36
 Drawn By: Checked By:
 Title:
CONDITIONAL USE SITE PLAN
 Sheet Number:
L-100
 Date: JULY 01, 2020

PLANNING COMMISSION AGENDA STATEMENT



Meeting Date: July 20, 2020
To: Planning Commission
From: George Garrett, Planning Director

Agenda Item: Consideration Of A Request By Seasons, Inc. (With Approval Of The Owner, Crystal Cove Market Site, LLC) For A Conditional Use Permit And Development Agreement Pursuant To Chapter 102, Articles 8 And 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled “Development Agreement” And “Conditional Use Permits” Respectively, Proposing The Development Of Twenty-Six (26) Transient Residences (Two & Three Bedroom) And Eighteen (18) One-Bedroom Hotel Style Transient Units With Amenities; Seeking To Sever The Connection With The Conditional Use Permit And Development Agreement Identified In Resolutions 2019-55 And 2016-72 (Crystal Cove Housing Partners, LP) In Favor Of The Project And Agreements Proposed Herein; For Property Located At 881 50th Street, Gulf, Marathon, Florida, Which Is Legally Described As Lying Within Township 66S, Section 6, Range 32E; Key Vaca, Marathon, Florida; Having Real Estate Number 00327150-000100. Nearest Mile Marker 50 (49.75).

RECOMMENDATION:

The planning staff recommends conditional approval of the Seasons Inc project proposing twenty-six (26) transient residences (two & three bedroom) and eighteen (18) one-bedroom hotel style transient units with amenities. The proposed conditions follow:

Conditions of Approval

1. A final lighting plan must be submitted which meets or exceeds LDR requirements
2. A final parking schedule must be provided which meets or exceeds LDR requirements
3. A final landscape plan must be submitted prior to permit issuance which meets or exceeds LDR requirements
4. Additional screening is to be created along the canal facing residential properties to the west. The criteria established in Section 107.66 F shall be applied to this area, the area facing neighboring residential development, and the boundary between this project and the affordable housing project with the additional height needed to screen headlights.
5. All dumpsters are to be screened per requirements established in the LDRs.
6. As required by Code the project shall provide a minimal number of bike racks.
7. All conditions imposed under fire safety code as presented by the Fire Marshall must be met prior to permit issuance.
8. All signs will be reviewed and approved for compliance with the City of Marathon LDR's.
9. Acquisition of any additional development rights, as authorized through this development approval are the responsibility of the developer.

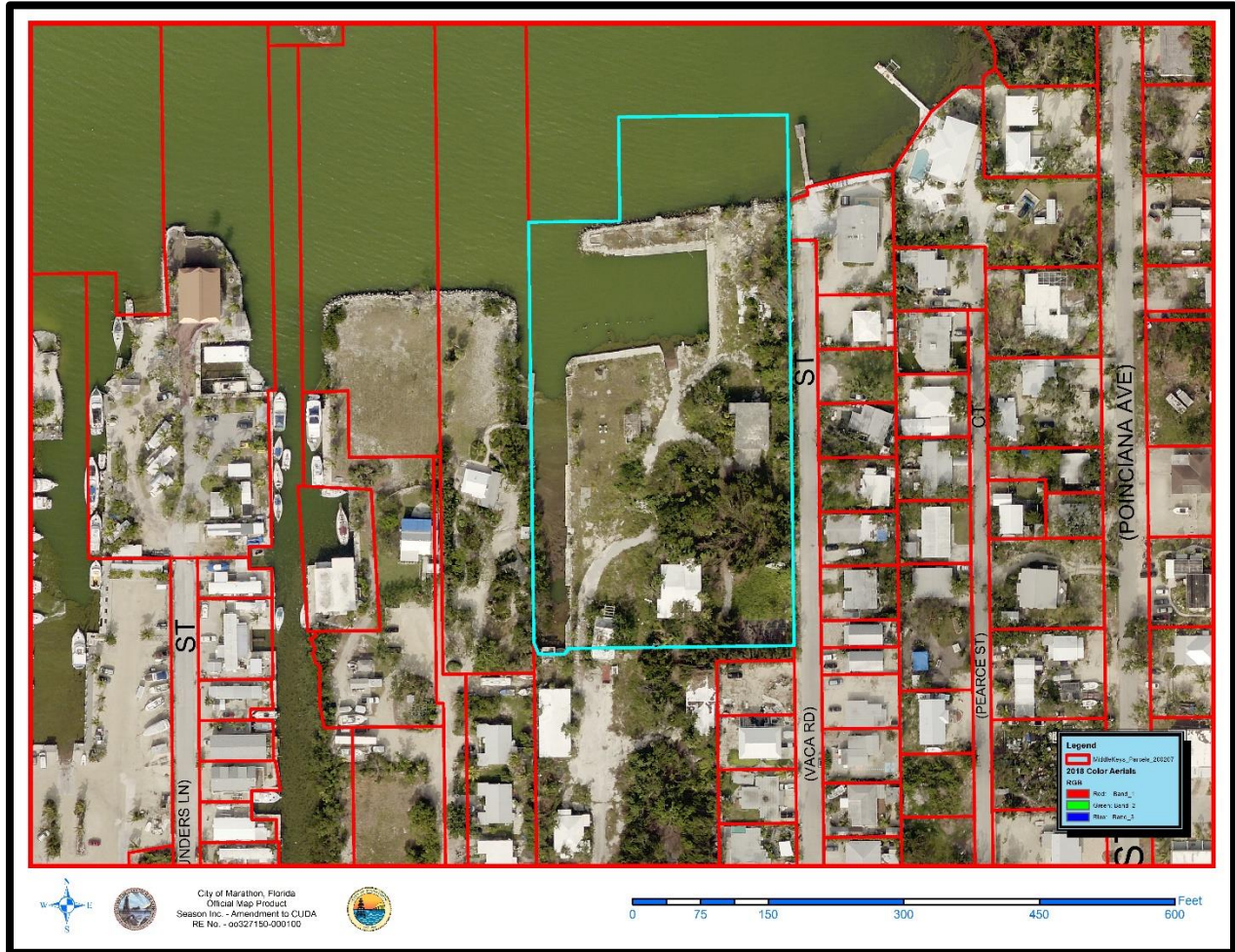
10. The developer and the City shall enter into a Development Agreement which specifically identifies criteria for the final approval of the project proposed herein and separates the current project, Seasons, Inc from the Crystal Cove Market Site LLC
11. The applicant shall provide a NFP 303-compliant standpipe system for docks and one (1) hydrant to service project site in accordance with fire protection requirements as outlined by the City Fire Marshal;
12. The applicant will meet all floodplain-related requirements as part of the Building Permit process;
13. The applicant shall provide plans indicating connection point to the City of Marathon Wastewater Treatment Plant when provided by Utilities department and pay any assessments due resulting from change in use;
14. The applicant shall connect project site to existing injection well and comply with the 25-year, 72-hour storm drainage requirements;
15. The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year from the effective date;

APPLICANT/ OWNER: Seasons Inc. (Vendee) / Crystal Cove Market Site, LLC (Current Owner)

AGENT: Barbara Mitchell dba Mitchell Planning and Design, Inc. / Mike Aranda Sr. & Jr.

LOCATION: The project site is located at 881 50th Street, Marathon – Nearest Mile Marker 47.5. **See Figure 1.**

**Figure 1
Project Site**



LOT SIZE:

Total acreage	4.15 Acres (Ac.)	180,774 Square Feet (Sq. Ft.)
Upland	2.71 Ac.	117,893 Sq. Ft.
Submerged	1.44 Ac.	62,726 Sq. Ft.

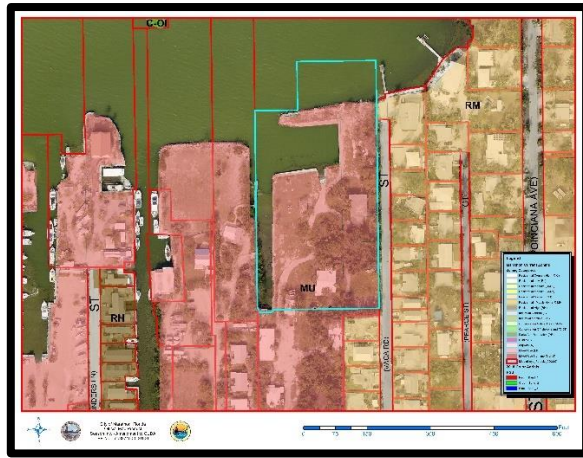
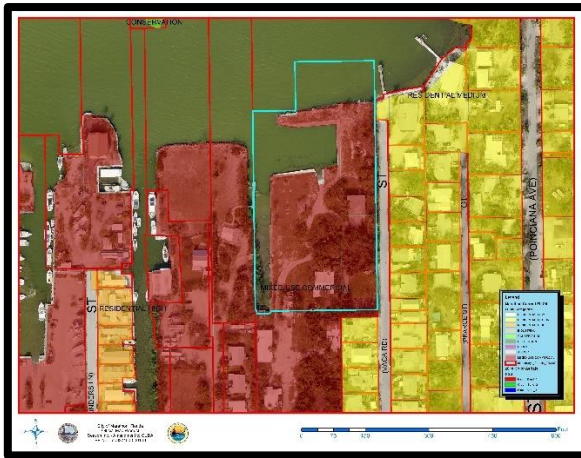
REQUEST: A Conditional Use Permit and Development Agreement to authorize development of the subject property having the real estate numbers 00327150-000100 to include twenty-six (26) transient residences (two & three bedroom) and eighteen (18) one-bedroom hotel style transient units with amenities.

FUTURE LAND USE AND ZONING MAP DESIGNATIONS:

Mixed Use Commercial (MUC) and Mixed Use (MU). **See Figure 2 A. and B.**

2.A FLUM Map

2.B Zoning Map



SURROUNDING ZONING AND USES:

	<u><i>Zoning</i></u>	<u><i>Use</i></u>
North	Gulf of Mexico	NA
East	Mixed Use, Residential Medium	Sea Dell Motel, Hall’s Scuba, Residential homes of 50 th street
South	Mixed Use, Residential Medium	Maramede Amended Subdivision, Marathon Vet, Cracked Conch, Island Tire, Sandal Factory
West	Mixed Use, Residential High	Vacant land, Residential homes, Residential homes of 47 th street

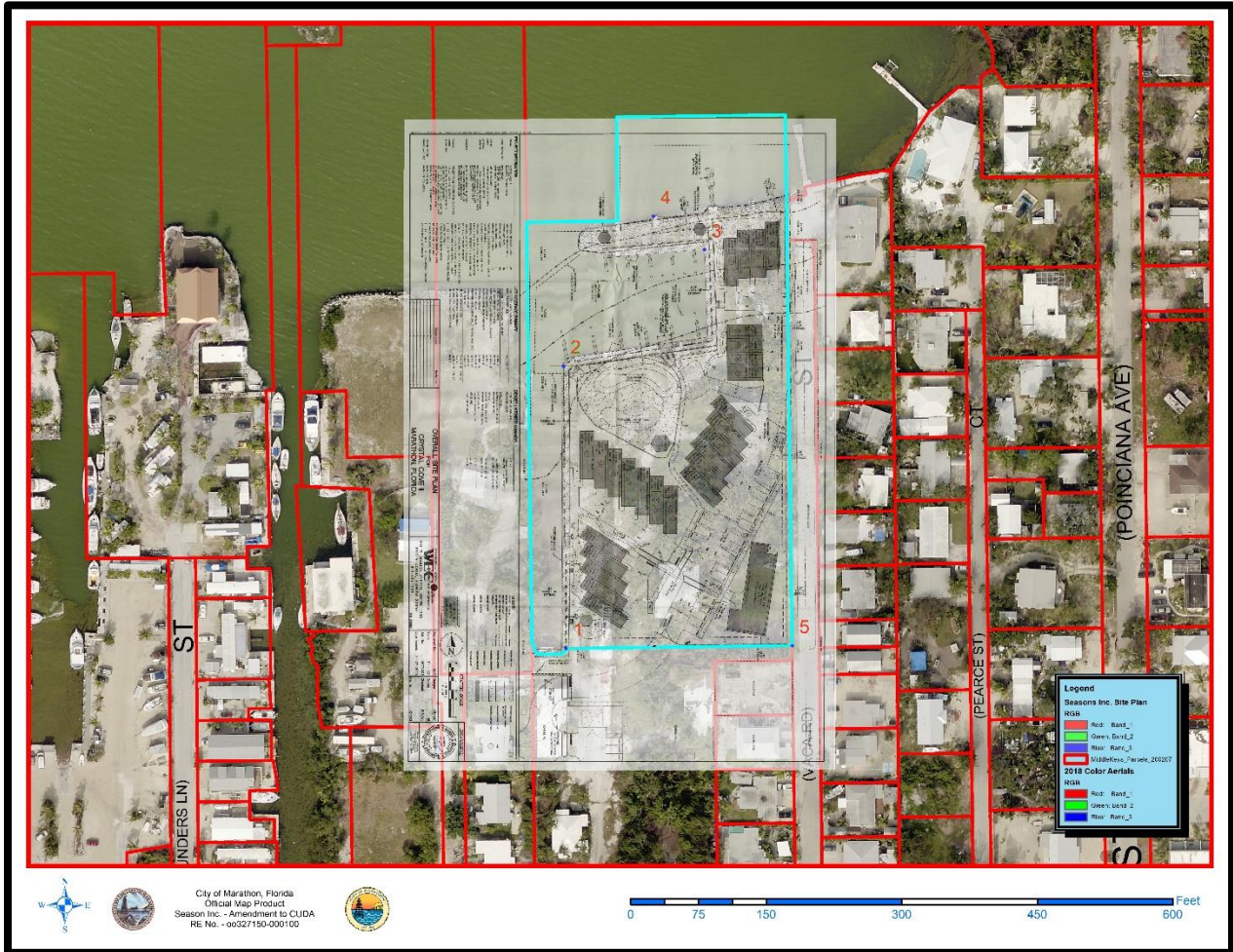
EXISTING CONDITIONS:

The project site consists of the remains of 1950-60s era resort, including several residences, a marina and amenities. Most of these features have been demolished at this juncture.

PROPOSED REDEVELOPMENT:

The proposed development is a hotel resort to include twenty-six (26) transient residences (two & three bedroom) and eighteen (18) one-bedroom hotel style transient units with amenities. See **Figure 3 for Site Plan layout.**

**Figure 3
Proposed Redevelopment Site Plan**



BACKGROUND:

Seasons Inc. proposes to redevelop the waterfront portion of the property formerly known as the Crystal Cove Resort and Marina. The resort was located on a 5.98 acre site that stretched from US 1 north to Florida Bay. The first motel was established on this site in the 1950's. The business has been closed in excess of ten years.

In 2016, City Council has approved a redevelopment plan for the property that proposed a workforce housing community (46 units) and 28 Recreational Vehicles (RV) sites in an RV Park located adjacent to the open water (Resolutions 2016-71 & 2016-72). Construction has commenced on 3.68 acres slated originally for workforce affordable multi-family housing. This application requests approval to utilize the existing transient residential entitlements (TRUs) for a customary transient hotel, to be known as Latitude 24 Resort and Marina. The RV Park project will be abandoned towards ultimate approval of this project proposal. **See Figures 4 and 5.**

Figure 4
Original Project Boundaries

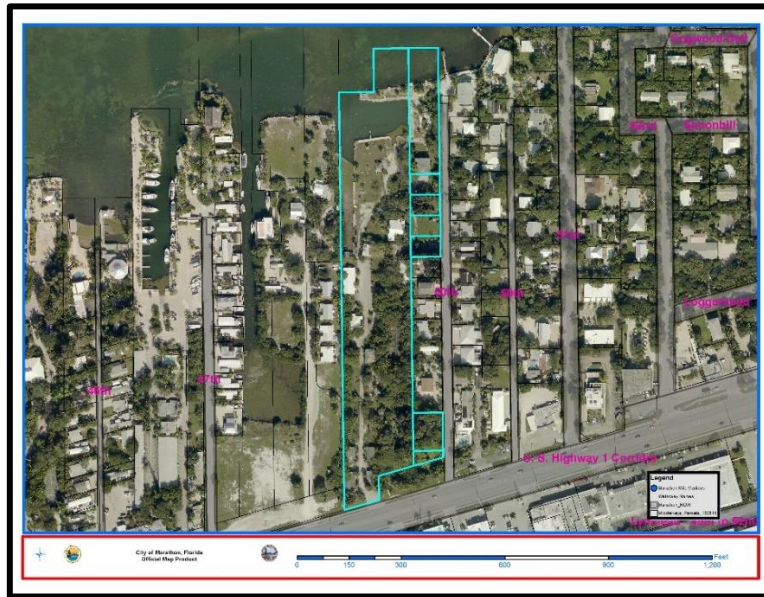


Figure 5
Original Project Site Plan



The new resort is designed on 2.3 upland acres (including a mutual easement area associated with the workforce housing project). The docking facility located on the 1.44 acres of adjacent submerged lands will be restored. This resort will include twenty-six multi-bedroom, two-story transient units as well as one three story hotel building containing eighteen standard, single hotel rooms. The office and storage areas will be located in the hotel building. The boat ramp and the remaining pilings will be removed from the boat basin. The seawalls will be repaired and new

finger docks installed to accommodate 28 boats. In addition to the docks, the proposed amenities include a swimming pool, beach area for passive recreation as well as landscaped grounds. Tike Huts will be located throughout the site for use of patrons. Adjacent to the marina, a site is designed to accommodate a food truck. When food service is not required, the area can be used for other types of activities.

The redevelopment of this site as a permanent hotel will further several significant goals of the City Comprehensive Plan. Construction of the proposed stormwater management features, repair of the existing seawalls and the closure of the existing boat ramp will help to contain stormwater for upland treatment; thereby, improving the quality of near shore waters. The site has been completely scarified, the proposed use of native plant material will provide tree canopy as proposed landscape vegetation develops and grows in.

The Applicant recognizes the need to build to high standards in this tropical climate. Although the plans demonstrate compliance with the current NGVD29 datum standard, the building will be built to comply with the FEMA FIRM NAVD 88 datum.

Applications for Conditional Use approval as well as to amended the existing Development Agreement are provide for consideration. The material addresses compliance with the City regulations and elaborates on further particulars of the proposed project.

All condition of the Conditional Use approval will have to be met before any building permit will be approved.

EVALUATION FOR COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

The criteria for evaluating a Conditional Use Approval are outlined in Chapter 102, Article 13, Conditional Use Permits, in the City of Marathon Land Development Regulations.

CRITERIA

A. The proposed use is consistent with the Comprehensive Plan and LDRs;

Consistent with the Comprehensive Plan

The proposed development project is located within the Mixed Use (MU) Zoning District. Per Chapter 103, Article 2, Section 103.09 of the Land Development Regulations, the district is designed to “accommodate a wide variety of commercial and retail activities that will result in the most efficient and attractive use of the City’s historic business district and the US1 Corridor, in an effort to recognize the role of US1 as the City of Marathon’s ‘Main Street.’ The MU district also provides for large-scale retail and commercial business opportunities in other areas, including larger shopping center, specialty shopping centers, individual multi-tenant commercial buildings, automotive services and sales, fast food restaurants, affordable housing uses, transient lodging and other retail establishments that serve the community at large”.

The proposed project consists of the authorization of a hotel resort to include twenty-six (26) transient residences (two & three bedroom) and eighteen (18) one-bedroom hotel style transient units with amenities within the Mixed Use Zoning District.

a. Policy 1-1.1.1 a., b., c, d., & e. – Manage Growth

In 2019, City Resolution 2019-55 and Conditional Use Development Order #2016-07 Revised were approved permitting a Recreational Vehicle Park on this site, consisting of 28 sites with amenities in conjunction with a 46 unit multifamily affordable housing development, the Residences at Crystal Cove. Construction of the Residences. at Crystal Cove has commenced.

The proposed project will redevelop the 2.30 acres adjacent to the shoreline of the site by replacing the approved RV sites with twenty-six (26) elevated, attached transient residential units and 18 single-room hotel units. The site has entitlement to 34.4 TRUs. An additional 13.9 TRUs will be needed to complete the project. In addition, the site plan includes an onsite management office as well as other amenities. The developer is prepared to acquire and provide those TRU units.

The change furthers the City's goals on managed growth by providing a transient lodging facility of less than 55 units on 2.3 acres. This represents a density of approximately 19 units per acre which is 24%) less that the potential of 25 units per acre as provided in the City Code for transient uses. As illustrated in the City Comprehensive Plan Technical Document, the proposed density is more akin to residential condominium development. The site has historically been operated as a 30 unit motel.

b. Policy 1-1.1.2 b. & c. Adopt Compatibility for Residential Use and Non-residential Review Criteria

This project proposes to redevelop .an aging motel site. The: site is scarified. The proposed landscape plan furthers the intentions of this policy by planting trees and palms native to the Florida Keys as well as other non-invasive, drought tolerant, non-native species. Furthermore, the adjacent residential homes and non-residential uses are buffered by the proposed trees and hedge plantings, as well as fencing, planned for the perimeter of the property. The Landscape Plan specifies plant material sufficient: to buffer adjacent properties with an alternative compliance design as required by the Land Development Regulations.

c. Policy 1-1.1.3 Protect Residential Neighborhood Character

The adjacent residential homes and non-residential uses are buffered by the proposed trees and hedge plantings planned for the perimeter of the property.

d. Policy 1-1.1.4 Transition Between Land Uses

The Site Plan includes variable setbacks, massing and orientation of buildings. The proposed parking for the units is beneath the first floor thereby increasing open space and reducing impervious areas. The shoreline area shall be provided for passive recreational opportunities and will enhance the appearance of the site with selective seaside landscaping. Improvements to the water quality are proposed with the removal of aging concrete and dock material replacing them with dockage up to current building codes.

e. Policy 1-3.1.4 Future Land Use Categories

The Future Land Use Map (FLUM) designates the parcels as Mixed Use Commercial. Within this designation various commercial uses are permitted in addition to residential uses including transient, permanent, affordable and/or commercial apartments and single-family homes. The project is consistent with the intent of this district and neither a zoning nor FLUM change is necessary.

f. Policy 1-3.2 Maximum Height

The maximum height of any new structure associated with the redevelopment of the property shall not exceed 42 feet, except as provided by City Code, as amended. For purposes of determination of grade of the Property, grade for all structures the highest existing onsite grade is 7.3 feet NGVD resulting in a maximum building height of 49.3 feet NGVD except those exceptions provided for in Section 107.41 of the City Code.

g. Policy 1-3.2.6 Manage Development of New Transient Units

The proposed development will utilize existing transient entitlements and are therefore not subject to the provisions of this Policy.

h. Policy 1-3.2.7 Restrict Density and Intensity of Development

The transient density is consistent with thresholds outlined in Table 1-1 of the Comprehensive Plan. The project proposes a density of 19 units per acre, well within the limits of 25 units per acre.

i. Policy 1-3.3.1 a., c, and h. General Redevelopment Criteria

The proposed Site Plan includes a sidewalk network that will direct internal pedestrian use. The site is not located adjacent to the City sidewalk system along US Highway 1. The area adjacent to the shoreline shall be maintained as a passive recreational area. The entire site is scarified with no environmentally sensitive lands or habitat.

j. Policy 1-3.4.1 Established Densities and Policy 1-3.4.3 Replacement of Existing Densities and Intensities

The redevelopment plan includes using existing building rights. As documented the Planning Director's letter of December 17, 2018, the site contains thirty-four transient residential entitlements, one market rate entitlement and sixteen hundred thirty-three square feet of commercial floor area. The transient rights shall be rebuilt on site to construct the twenty-six (26) proposed transient residential units and eight (8) of the proposed motel rooms. The remaining 10 transient entitlements shall be transferred from offsite in compliance with City requirements.

The project will not impact the existing stock of affordable housing as the original project proposal was intended to provide the necessary affordable units to compensate, as required by the LDRs, for the development of the transient units. The existing floor area entitlements shall be used to construct the onsite office, the remain floor area shall be retained for future use, either onsite or at another location within the City.

k. Policy 1-3.5.16 Program for Transfer of Density and Building Rights

The relocation of any remaining entitlements, as will be required, shall comply with the requirements of the City's LDRs in effect at the time of transfer.

1. Policy 4-1.?? Protect, Stabilize, and enhance Shoreline

The proposed landscaping includes the installation of native plant material along the shoreline to help stabilize this area. The intended plant material is upland/salt tolerant material characteristically found along Florida coastlines.

Consistent with the City Land Development Regulations

a. Section 103.09 – Mixed Use

The MU District is intended to accommodate a wide range of uses and activities. Transient lodging is permitted.

b. Table 103.15.1 Uses By Zoning District

This redevelopment is consistent with Table 103.15.1, uses By Zoning District, pursuant to the Conditional Use Permit process previously approved as amended through the present proposal.

c. Table 103.15.2 Density, Intensity, and Dimensions for Zoning Districts

The subject project site contains 2.3 acres of upland in addition to submerged lands. It is part of an approved multi parcel Development Agreement that includes multi-family affordable housing with a commercial out-parcel. This application does not request any revision to the affordable housing development/US 1 commercial frontage. The requested revision pertains to the area approved for the RV sites.

Table 103 .15 .2 lists the density for permitted uses in the MU Zoning district. For residential uses, the City's Code allows six (6) market rate, fifteen (15) affordable, and twenty-five (25) transient and a commercial floor area of 60% with eligibility for density bonus of up to 75%.

The proposed project will utilize the existing transient density from the previous approved RV site of twenty-eight (28) TRUs and add sixteen (16) TRUs with two exceptions. One building; has been added and will contain a rental office (1,633 square feet) with one employee/managers apartment on the third floor. Based upon these uses the proposed density is well within Code requirements.

The required setbacks in the MU district range from 0 to 30 feet. As illustrated on the site plan the proposed setbacks are consistent with this zoning standard. The open space is 26,863 square feet or 26.8 percent of the project site. The proposed open space ratios are well within City LDR requirements.

d. Section 107.00 Building Permit Allocation System

As noted in the project overview, the current approvals include a Recreational Vehicle Park of twenty-eight (28) spaces and a forty-six (46) unit affordable housing complex to be known as the Residences at Crystal Cove. The proposed project replaces the RV sites with 26 transient hotel units and an 18 room hotel. The transient units are a mix of two and three bedroom units with bath and kitchen facilities. Floor plans for the proposed units are included with the drawing package. The revision does not impact the affordable complex.

The Applicant is entitled to the thirty-four point four (34.4) transient residential units (TRUs) that currently exist on site, as noted in the Planning Department's Letter of Determination of

Development Rights and previous City approvals. The additional 13.9 TRUs are to be transferred pursuant to the Transfer of Building Rights (TB R's) process established in Chapter I 07, Article 2, in accordance with the following table.

Location	Unit Type (Room Factor)	Number	TRUs Required
Units 1-18	3 Bedroom (0.85)	18	21.2
Units 19-22	2 Bedroom (0.90)	4	4.4
Units 23-26	3 Bedroom (0.85)	4	4.7
Motel	One Bedroom (1.0)	18	18
All Units	All Types	44	48.3

The forty-six (46) required affordable BPAS allocations required for the Residences at Crystal Cove have been allocated to the site as part of an inter-local agreement with Monroe County.

e. Section 107.47 Parking

Two (2) parking spaces are provided beneath the units for twenty-six (26) transient residential units. Twenty-four (24) parking spaces are provided, as shown on the Site Plan, for the hotel units and office / check-in uses. The total parking provided on site is seventy-six spaces including three (3) handicap accessible spaces.

f. Section 107.40 Maximum Height

The elevation drawings for all buildings demonstrate the proposed height. The maximum height of any new structure associated with the redevelopment of the Property shall not exceed 42 feet, except as provided by City Code, as amended. For purposes of determination of grade of the Property, grade for all structures the highest existing onsite grade is 7.3 feet NGVD resulting in a maximum building height of 49.3 feet NGVD, except those exceptions provided for in Section 107.41 of the City Code. Please see the elevation drawings for further details.

g. Sections 107.63 – 107.72 Landscaping

The landscape plans provide the conceptual response to the City requirements. Pursuant to existing zoning districts, a landscape buffer required is adjacent to 50th Street. The project has been designed to include as many native palms and trees as possible. The landscape buffers have been provided with a variable buffer width. However, all understory, deciduous trees and shrubs required per the standard have been included on site. The number of canopy trees located in the 50th Street buffer area is twenty-eight (28) and forty-five (45) are required. However, the remaining seventeen (17) trees are proposed for elsewhere on the site as shown on the landscape plan. The parking lot landscaping has been provided.

As part of the Alternative Compliance plan, additional screening has been provided along the western boundary adjacent to the canal. Furthermore, landscaping has been provided on the southern border adjacent to the affordable housing community

h. Section 107.73 – 107.81 Open Space

The required open space ratio for this site is 20% or .46 acres. The open space proposed is 26.8% or 0.62 acres. The proposed stormwater management systems are located beneath the interior

roadways. be open areas are intended for passive recreation facilities. The proposed open space ratios are well within City Code requirements.

i. 107.82 – 107.85 Fences & Screening

Perimeter fences along 50th Street and the remaining upland boundary areas are proposed for this project. All ingress and egress locations will be gated to control access, pursuant to policies of the City of Marathon Fire Marshall regarding access. Mechanical equipment and trash/recycling areas shall be screened with landscaping as shown on the Landscape Plan.

j. 107.98 – 107.102.5 Stormwater Management

The Stormwater Management Plan provided demonstrates compliance with this requirement. The proposed system includes a series of interior catchment basins delivering the stormwater to exfiltration trenches. An Environmental Resource Permit (ERP) will be required for the Stormwater Management system.

k. Sections 107.98 – 107 Floodplain Management

Pursuant to the current FEMA FIRM maps, the flood zones range from AE9 to VE14. Review of the proposed FEMA FIRM maps indicates more of the site will be located in the VE 11 zone. The site shall be regraded to raise the existing elevations between 0.6 to 2.5 feet revised to provide an overall grade of 7 feet. As required, the first floor elevations will meet or exceed in height the required base floor elevations.

The project as proposed meets the basic definition of development in the MU zoning district.

Therefore, with conditions, the request is *in compliance* with the requirements of these sections.

B. The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;

The proposed project is located within the Mixed Use Commercial Future Land Use District. Policy 1-3.1.4 of the City of Marathon Comprehensive Plan states that the “principal purpose of the Mixed Use Commercial land use category is to provide for the establishment of mixed use development patterns and to recognize established mixed use development patterns within the City.” The project as originally approved included mixed use development of transient RV rights, affordable housing, and commercial retail, which is consistent with the Mixed Use classification. At this juncture, the RV Park component has been separated from and is being proposed as a transient hotel resort development.

The existing land use pattern in the project vicinity consists of commercial use and residential uses (mixed uses) to the east; commercial uses and residential uses (mixed use, residential medium) to the south; residential uses and vacant land to the west; and the Gulf of Mexico directly north.

Section 103.15, Table 103.15.2, “Uses By Zoning District,” establishes whether specific uses are allowed as of right, limited, accessory or conditional use permit. That table shows that RV Park and Multifamily residential uses are permitted only where approved through the Conditional Use

Permit process. Conditional Use Permit review is intended to allow a broader view of the potential impacts of a project on adjacent uses and on City concurrency related resources such as road capacity, solid waste, sewer, and potable water availability.

Table 103.15.2 in the Land Development Regulations establishes constraints on density and intensity allowed in the MU district based on the types of uses proposed. The proposed uses fall within the allowed densities and intensities for 251,901 of upland. Table 103.15.3 further qualifies the allowed range of intensities based on the intensity of retail use.

Development Type	Proposed Density & Intensity	Area Used
Transient units	44	127,776 Sq. Ft.
Residential Units		
Market Rate	0	0
Affordable	0	0
Commercial Floor Area		
The FAR for mixed-use developments may be increased to .75 if mitigated by the development of affordable/workforce housing	1,633 Sq. Ft.	2,722 Sq. Ft.
Total		130,498 Sq. Ft.
Total Property		180,744 Sq. Ft.
Percent of Upland Area Utilized = 130,4898 / 180,744 = 72.2 %		

Otherwise, the development of the site will result in significant improvement to the quality of development, including upgraded landscaping, stormwater management, and architecture. The improvements are expected to have a positive benefit on the surrounding uses and the City of Marathon.

Therefore, the request is *in compliance* with the requirements of these sections.

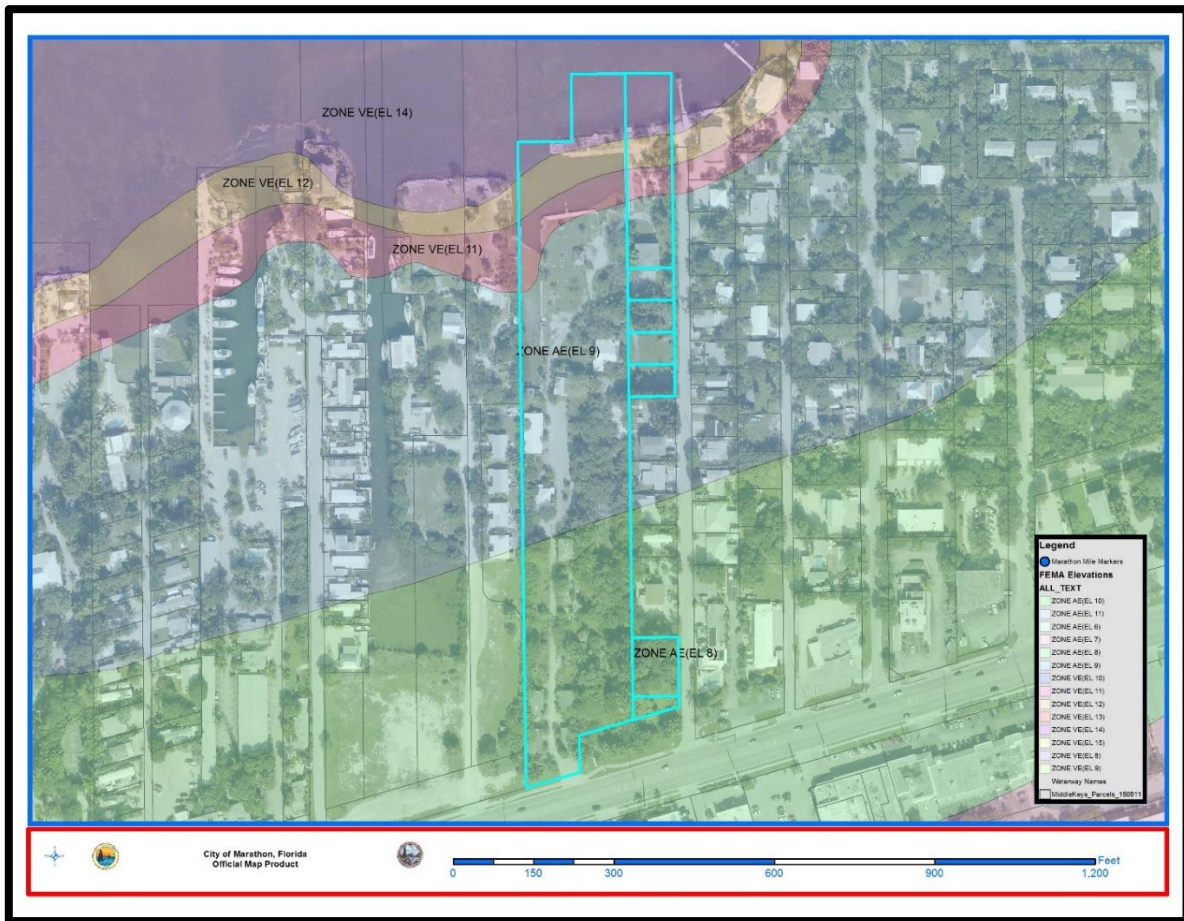
C. The proposed use shall not adversely affect the health, safety, and welfare of the public;

The proposed conditional use does not adversely affect the health, and welfare of the public. The creation of affordable housing, through the original project boundaries and approvals, benefits the welfare of the community. The redevelopment of the vacant boarded up structures reduces safety risks through their demolition. No new adverse impacts are expected to arise with the development.

Plans submitted with the project are suitable for the Conditional Use Approval as they relate to Chapter 107, Article 12, 100 Year Floodplain. Figure 5 shows the flood zones for the original

property approval. The proposed plans for the current resort project show the structures all being elevated above flood. Regardless, all temporary occupants will have to evacuate according to the evacuation model, and are thus less of an impact in the VE flood zone than any other type of development. Final review of floodplain compliance will occur as part of building permit issuance.

**Figure 6
Flood Zones**



Therefore, the request is ***in compliance*** with the requirements of these sections.

D. The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment:

The existing conditions maps indicate the subject area is designated as Developed Land. Figure 7 shows that this portion falls under the category of undeveloped land. Though found within a ‘Species Focus Area’ as defined in the settlement for FEMA-FWS lawsuit, “undeveloped land” falls out of the consideration in the species assessment guides thus having “no impact” on the species concern, the Eastern Indigo Snake.

**Figure 7
Focus Area Habitat**



Site landscaping will be selected from Table 107.68.1, Appendix A, Article 8, Section 107 of the City of Marathon Code of Ordinances. The native vegetation will improve the environmental quality of the site and reduce irrigation needs. The applicant has submitted both an existing vegetation survey, and mitigation plan. Those trees within the proposed footprints of structures will be relocated or mitigated per code.

Therefore, the request is ***in compliance*** with the requirements of these sections.

E. Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

1. Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in cases of fire or catastrophe;

A traffic study was submitted for the proposed development on this site and compared with the study presented for the RV Park portion of the project as originally approved. The trip generation analysis shows that the RV Park could generate a maximum of 6 trips during the AM Peak Hour period and 8 trips during the PM peak hour. The daily trips will generate 86 total trips.

As indicated in the Table below, the proposed development program (i.e. 26 transient residential units and 18 transient hotel units) is projected to generate 266 daily vehicle trips, 17 AM peak hour vehicle trips (10 inbound and 7 outbound) and 20 PM peak hour vehicle trips (10 inbound and 10 outbound). When compared with the previously approved development program for this site (i.e. 28 recreational vehicle sites), the proposed development program results in 180 net new daily vehicle trips, eleven (11) net new vehicle trips in the AM peak hour, and twelve (12) net new vehicle trips in the PM peak hour. The projected increase in vehicle trips is considered to be minimal. Furthermore, Segment 13 (Marathon) of Overseas Highway / US 1 has 19,221 daily trips of reserve capacity available (see Attachment D). As a result of these site characteristics and roadway conditions, no further analyses are required at this time.

Trip Generation Summary Crystal Cove VS Seasons, Inc.								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Approved RV Park								
RV Sites	28 Sites	86	2	4	6	5	3	8
Sub-Total		86						
Proposed Hotel Resort								
Transient Residential Units	26 Units	116						
Transient Hotel Units	18 Rooms	150						
Sub Total		266	10	7	17	10	10	20
Difference (Proposed – Approved)		180	8	3	11	5	7	12

Section 107.43 requires site triangles where the access drive intersects with the street. Clear site triangles must be shown on the site plan at time of building permit issuance.

Therefore, with conditions, the request is ***in compliance*** with the requirements of these sections.

- All conditions of the Fire Marshall must be met prior to permit issuance.

2. Off-street parking and loading areas where required, with particular attention to item 1 above;

Parking requirements are outlined in Section 107.47 (Mixed-Use Development Parking Requirements). The following table shows the parking requirement for the commercial uses on the parcel:

Use	Code Citation	Requirement	Spaces Required	Spaces Provided
Hotel / Motel Room	107.46.1	1 per 3 employees / 1 per guest room	18 + 6	24
Transient Residential Units		2 per Residential Structure	52	52
ADA		3 per 25 Parking Spaces	3	3
Total			79	79

The applicant has provided the required number of parking spaces per the LDRs.

Therefore, with the conditions noted above, the request is *in compliance* with the requirements of these sections.

3. The noise, glare or odor effects of the conditional use on surrounding properties;

The proposed use has no known impacts to the health safety and welfare of the public. No detrimental noise or glare is expected to be generated by the proposed use. Appropriate screening and buffering measures are proposed, as well as a preliminary lighting plan.

Therefore, with conditions, the request is *in compliance* with the requirements of this section.

- A final lighting plan must be submitted prior to permit issuance.
- A final landscape plan must be submitted prior to permit issuance.
- Additional screening is to be created along the canal facing residential properties to the west.. The criteria established in Section 107.66 F shall be applied to this area with the additional height needed to screen headlights.

4. Refuse and service areas, with particular reference to locations, screening and Items 1 and 2 above;

Section 107.39 requires that all dumpsters be fully enclosed and screened. The site plan indicates that the dumpster is (hidden) screened.

Therefore, the request is *in compliance* with the requirements of this section.

- Dumpsters are to be screened per code.

5. Utilities, with reference to location and availability;

Chapter 107, Article 13, establishes the City’s Concurrency Management and certification requirements. This Conditional Use constitutes the City’s Concurrency Level of Service Certificate, as follows:

- Wastewater: The existing property is connected to public sewer system. The applicant must work with the Utility Department to determine the additional required infrastructure.

- Water: The Florida Keys Aqueduct Authority already provides potable water for the facility.
- Solid Waste: Marathon Garbage Service already provides solid waste disposal.
- Surface Water: The applicant has provided stormwater design information suitable for the Conditional Use application review which demonstrates compliance with City standards.
- Recreation and Open Space: This redevelopment already has a de minimis impact on recreation and open space.
- Roadways: The applicant submitted an appropriate traffic study showing minimal impact to traffic flow along US1; therefore, it poses no further impact on transportation facilities.
- Educational Facilities: This development as proposed will have a de minimus impact on educational facilities.

Therefore, the request is ***in compliance*** with the requirements of these sections.

6. Screening and buffering with reference to type, dimensions and character;

Table 107.66.1 establishes project boundary buffer standards applicable to the project. The subject parcel is zoned MU and is bordered to the west by properties zoned MU, where no project boundary buffers are necessary. The subject parcel is also bordered to the east by RM. Table 107.70.2 establishes a 20 foot minimum buffer. This buffer can be reduced through TRC review. The applicant proposes a reduction to 15 feet, offset by denser vegetation being planted within this area.

Section 107.71 A. requires that parcels with a MU zoning designation provide a Type 1 Streetscape Treatment for all parcels along US 1. The proposed landscape plan meets the minimum requirements. According to the Code, four canopy trees shall be planted in and about access points. In addition, smaller accent trees shall be planted every 120 feet and staggered midway between the large canopy trees. Additionally all parking not located to the rear of buildings shall be screened from the right-of-way by a landscaped buffer along US1, including a continuous hedge or combination hedge and earth berm providing a three-foot high visual screen within two (2) years of planting.

Section 107.71 C. requires that all multi-family and nonresidential developments provide one of two types of buffers along the entire street frontage. The project is adjacent to US 1 to the south. The existing landscape meets the minimum requirements.

Table 103.15.2 outlines setback requirements in the MU district as follow: front yard 0 – 30’; side yard 1 and 2, 0 – 10; interior side yard, 10; and, street side, 0-5’.

This plan shows a 15’ setback on the front yard, 10’ setback on the western side and 15’ on the eastern side yard, and 100’ rear yard setback.

Section 107.36 A. 1. states that for parcels in the MU district the required interior yard setback may be reduced through the conditional use process.

Setback	Required	Required Landscape	Proposed	Compliant
Front	0-30	Streetscape Type 1 req.	15'	y
East Side	0-10	High landscape buffer	15'	y
West Side	0-10	NA	10'	y

Parking area landscaping is required by Section 107.66 of the Code. The transplantation and landscape plan meets the requirements of the code. The City Biologist has reviewed the submitted parking area landscape plan and has found it to be in compliance.

Therefore, with conditions, the request is ***in compliance*** with the requirements of these sections.

- Where the project boundary buffer is reduced, thicker landscaping and screening is required.

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding uses;

A review of sign requirements at this stage in development approval is not necessary; however, signs for the project will be reviewed prior to issuance of a building permit according to Chapter 107, Article 7, Signs. The applicant proposes window lettering for the individual commercial space of the project.

Therefore, the request is ***in compliance*** with the requirements of these sections.

- All signs will be reviewed and approved for compliance with the City of Marathon LDR's.

8. Required yards and other open space;

Section 106.16 established required open space for the project. The parcel is generally developed; therefore, a twenty percent open space requirement applies. To the greatest extent possible, the Applicant will be required to protect Regulated Trees, pursuant to Chapter 106, Article 2 of the LDRs. According to calculations provided by the applicant, 3.27 acres of pervious area is proposed (including landscape area), totaling 57% of the site. Of the total acreage, 32.47% is provided as open space. This exceeds the open space requirement.

Therefore, the request is ***in compliance*** with the requirements of these sections.

9. General compatibility with surrounding properties; and

The project is a redevelopment of a transient site into a site with transient, commercial, and affordable residential uses (as part of the adjacent Crystal Cove project). Adjacent uses include a commercial and residential establishment. A redevelopment of the existing use is expected to be fully compatible with these uses. The proposed project represents improvement to the current state of prior development and is expected to increase compatibility with surrounding properties.

Section 107.40 restricts the height of buildings to 42' as measured from the crown of the roadway or unimproved grade. The site plans show that buildings are below 42'.

Therefore, the request is **in compliance** with the requirements of these sections.

10. Any special requirements set forth in the LDRs for the particular use involved.

Therefore, with the conditions noted above, the request is **in compliance** with the requirements of this section.

CONCLUSION:

The Conditional Use Approval is intended to allow for the integration of certain land uses and structures within the City of Marathon based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses. Conditional uses shall not be allowed where the conditional use would create a nuisance, traffic congestion, a threat to the public health, safety or welfare of the community.

The proposed development is consistent with the existing land use patterns and is expected not to produce any nuisances, traffic congestion, or threat to public health, safety, or welfare. As such the development, including the overall upgrading and improvement of the site, furthers the policies for development in the City and is consistent with the Comprehensive Plan and Land Development Regulations. The project is compatible with surrounding uses, and is not expected to create a nuisance, traffic congestion or threat to public, health, safety or welfare.

RECOMMENDATION:

The Planning staff recommended conditional approval of the project known as Season Inc to the Planning Commission.

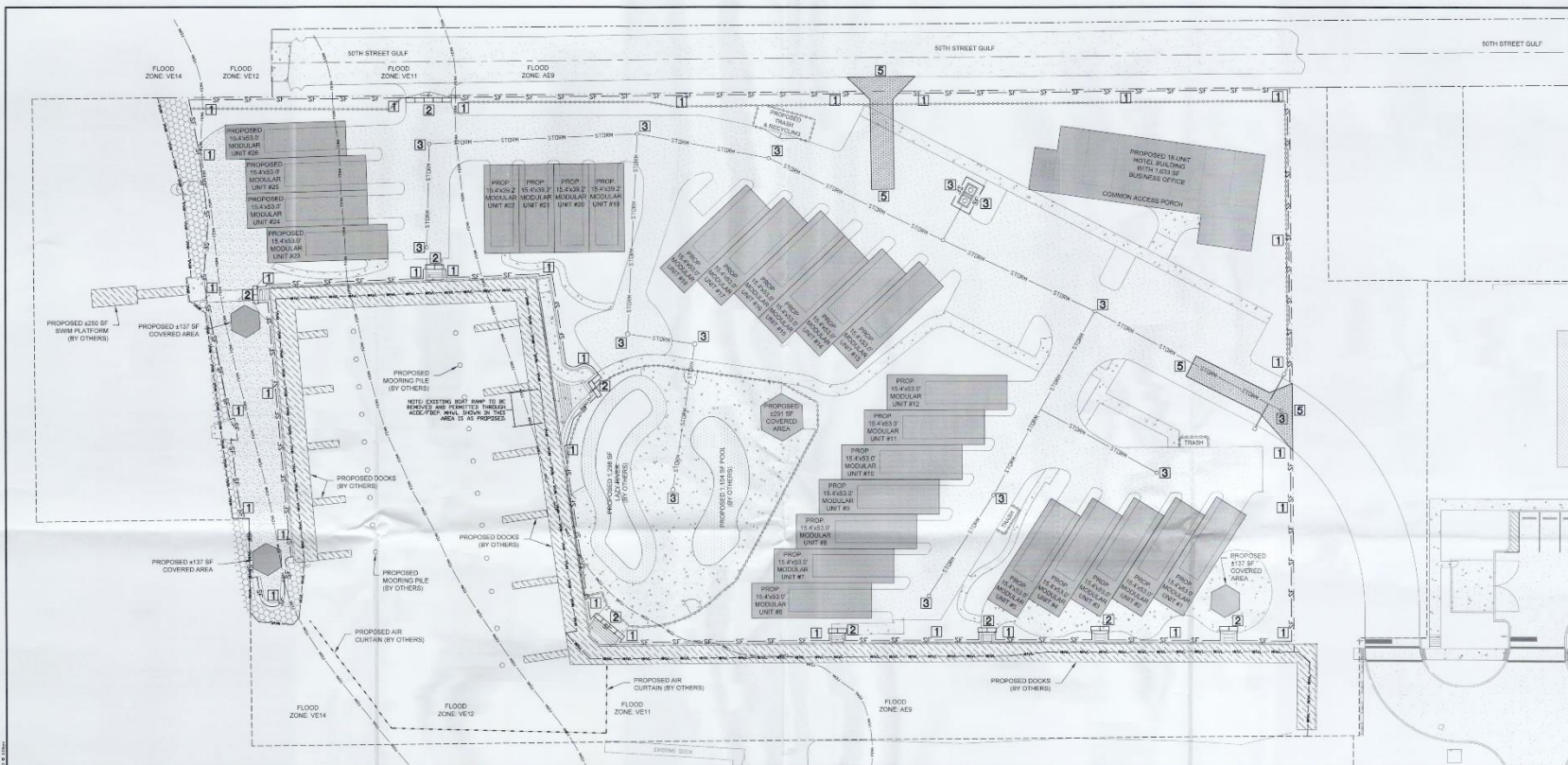
Conditions of Approval

Prior to the issuance of a building permit:

1. A final lighting plan must be submitted which meets or exceeds LDR requirements.
2. A final parking schedule must be provided which meets or exceeds LDR requirements.
3. A final landscape plan must be submitted prior to permit issuance which meets or exceeds LDR requirements.
4. Additional screening is to be created along the canal facing residential properties to the west. The criteria established in Section 107.66 F shall be applied to this area, the area facing neighboring residential development, and the boundary between this project and the affordable housing project with the additional height needed to screen headlights.
5. All dumpsters are to be screened per requirements established in the LDRs.
6. As required by Code the project shall provide a minimal number of bike racks.
7. All conditions imposed under fire safety code as presented by the Fire Marshall must be met prior to permit issuance.
8. All signs will be reviewed and approved for compliance with the City of Marathon LDR's.
9. Acquisition of any additional development rights, as authorized through this development approval are the responsibility of the developer.

10. The developer and the City shall enter into a Development Agreement which specifically identifies criteria for the final approval of the project proposed herein and separates the current project, Seasons, Inc from the Crystal Cove Market Site LLC.
11. The applicant shall provide a NFP 303-compliant standpipe system for docks and one (1) hydrant to service project site in accordance with fire protection requirements as outlined by the City Fire Marshal.
12. The applicant will meet all floodplain-related requirements as part of the Building Permit process.
13. The applicant shall provide plans indicating connection point to the City of Marathon Wastewater Treatment Plant when provided by Utilities department and pay any assessments due resulting from change in use.
14. The applicant shall connect project site to existing injection well and comply with the 25-year, 72-hour storm drainage requirements.
15. The Conditional Use Development Order will constitute the Certificate of Concurrence for the project. The determination will be valid for one year from the effective date.

Attachments:



PROJECT INFORMATION

PROJECT: CRYSTAL COVE II
 601 50th ST.
 MARATHON, FLORIDA 33950

OWNER/DEVELOPER: MIKE ANKAS
 TOSCANI, INC.
 1222 16 47th ST, SUITE 330
 CORP CORAL, FLORIDA 33064

SEWER: CITY OF MARATHON
 FLORIDA KEY WASTEWATER AUTHORITY
 MARATHON GARBAGE SERVICE

GARBAGE: THE NEWLY ENGINEERING CORPORATION
 6070 W. UNIVERSITY BLVD, SUITE 100
 PLEASANTON, CALIFORNIA 94588

ENGINEER: PUNTA GORDA, FLORIDA 33950
 641 50th ST.

SURVEYOR: HESTER & ASSOCIATES (S&A7845)
 122 INDUSTRIAL BOSS, SUITE B
 RD 1000 KEY, FLORIDA 32912
 HESTER@S&A7845.COM

PHASING: PROJECT TO BE CONSTRUCTED IN 1 PHASE
 N.A.V.D., 1988

DRYUM: AS SHOWN ON A PLAN PROVIDED BY THE
 LANDOWNER, PROJECT: SHARARA WINDMILL
 700 W. 11th ST., SUITE 101 AS SHOWN
 ON THE 2005 FLOOD HAZARD AND MAP
 # 128021739 / COMMUNITY 12805
 FLOOD HAZARD: 128 X 4

EFFECTIVE DATE: 18 FEBRUARY 2005

EXISTING ZONING: MIXED USE (M4)

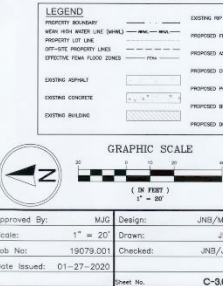
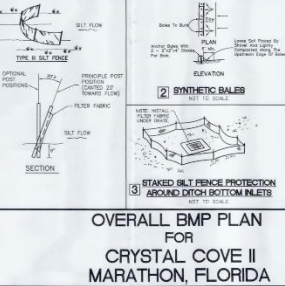
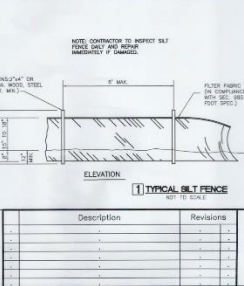
FUTURE LAND USE: MIXED USE COMMERCIAL

EROSION CONTROL MAINTENANCE

THE OPERATOR SHALL MAINTAIN SILT FENCE, SLOPE PROTECTION, AND OTHER EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION ON THE ORIGINAL, EXISTING OR CONSTRUCTED, SURFACE OF THE PROPERTY. THE OPERATOR SHALL MAINTAIN THE SILT FENCE, SLOPE PROTECTION, AND OTHER EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION ON THE ORIGINAL, EXISTING OR CONSTRUCTED, SURFACE OF THE PROPERTY. THE OPERATOR SHALL MAINTAIN THE SILT FENCE, SLOPE PROTECTION, AND OTHER EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION ON THE ORIGINAL, EXISTING OR CONSTRUCTED, SURFACE OF THE PROPERTY.

LEGEND

1 TYPICAL SILT FENCE
 2 SYNTHETIC BALES
 3 STAGED SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS
 4 GRASS SLOPES
 5 ROCK CONSTRUCTION ENTRANCE



OVERALL BMP PLAN FOR CRYSTAL COVE II MARATHON, FLORIDA

WEBCORPORATION
WEBCORPORATION
 alliance in engineering
 201 W. MARION AVENUE, SUITE 1306
 PUNTA GORDA, FLORIDA 33950
 941.505.1700
 EB #0556

Approved By: MJC Design: JNS/MJC
 Scale: 1" = 20' Drawn: JNB
 Job No: 19079.001 Checked: JNS/JJJ
 Date Issued: 01-27-2020
 Sheet No: C-300



PLANT LIST FOR DEVELOPMENT APPROVAL *

TREES					
Quantity	Latin Name	Common Name	Scheduled Size	Landscape Use	Type
TBD	<i>Capparis cynophallophora</i>	JAMAICAN CAPER	15 GAL 5' SL	Understory	Native
TBD	<i>Conocarpus erectus sericeus</i>	Silver Buttonwood TF	FG 12-14' OAStd	Canopy	Native
TBD	<i>Clusia rosea</i>	Pitch Apple	30 GAL 8-10' OAStd	Canopy	Native
TBD	<i>Jacquinia keyensis</i>	Joewood	15 GAL 5' SL	Understory	Native
TBD	<i>Myrcianthes fragrans</i>	Simpson Stopper	50 GAL 8-10', OAStd	Understory	Native
PALMS					
Quantity	Latin Name	Common Name	Scheduled Size	Landscape Use	Type
TBD	<i>Dictyosperma album</i>	Hurricane Palm	16' PH, 8' CT, Field Grown	Non-native	Non-native Drought Tolerant
TBD	<i>Hyophorba lagenicaulis</i>	Bottle Palm	8-10', FG	Non-native	Non-native Drought Tolerant
TBD	<i>Hyophorba verschaffeltii</i>	Spindle Palm	6-8', PH	Non-native	Non-native Drought Tolerant
TBD	<i>Ptychosperma elegans</i>	Alexander Palm	14'-16' PH, db	Non-native	Non-native Drought Tolerant
TBD	<i>Pseudophoenix sargentii</i>	Buccaneer Palm	25 gal, 7-8' PH	Non-deciduous	Native
TBD	<i>Thrinax radiata</i>	Florida Torch Palm	FG, 5-6' OA, DB	Non-deciduous	Native
TBD	<i>Thrinax radiata</i>	Florida Torch Palm	Single 8-10' OA	Non-deciduous	Native
SHRUBS					
Quantity	Latin Name	Common Name	Scheduled Size	Landscape Use	Type
TBD	<i>Argusia gnaphalodes</i>	Sea Lavender	3 gal, 18-24", full	Shrub	Native
TBD	<i>Suriana maritima</i>	Boy Cedar	7 gal, 18-24", full	Shrub	Native
TBD	<i>Bougainvillea</i>	Bougainvillea "Afterglow"	15 gal, 6' TRL	Accent	Non-native Drought Tolerant
TBD	<i>Zamia furfuracea</i>	Cardboard Palm	7 gal	Accent	Non-native Drought Tolerant
TBD	<i>Chrysobalanus icaco</i>	Cocoplum	7 gal, heavy	Hedge	Native
TBD	<i>Carrisa macrocarpa</i>	Natal Plum	3 gal, 18-24", full	Shrub	Non-native Drought Tolerant
TBD	<i>Carrisa macrocarpa</i>	Emerald Blanket	3 gal, 18-24", full	Shrub	Non-native Drought Tolerant
TBD	<i>Coccoloba uvifera</i>	SEAGRAPE	15 gal, 5' 6"	Hedge	Native
TBD	<i>Psychotria nervosa</i>	Wild Coffee	3 gal, 18-24", full	Shrub	Native
TBD	<i>Zamia pulmia</i>	Coonite	3 gal, 18-24", full	Shrub	Native
TBD	<i>Hamelia patens "Compacta"</i>	Dwarf Firebush	3 gal, 18-24", full	Shrub	Native
TBD	<i>Duranta erecta</i>	Golden Dewdrop cv "Sapphire Shower" s"	15 gal, 6' Std	Accent	Non-native A Butterfly Attractor
TBD	<i>Serenia repens Silver Form</i>	Silver Saw Palmetto	10 gal, 18-24", full	Shrub	Native
GROUND COVERS					
Quantity	Latin Name	Common Name	Scheduled Size	Landscape Use	Type
TBD	<i>Muhlenbergia capillaries</i>	Muhly Grass	3 gal.	Accent	Native
TBD	<i>Stachytarpheta jamaicensis</i>	Dwarf Porterweed	1 gal.	Ground Cover	Native

* Subject to availability of material and further development of Planting Plans prior to Building Permit submission.

GENERAL NOTES FOR DEVELOPMENT APPROVAL

- ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND SHALL BE AS SHOWN ON THE PLANT LIST. PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
- ALL PLANT MATERIAL SHALL BE SUPPLIED AND COMPLY WITH AMERICAN NURSERYMAN STANDARDS.
- ALL PLANT MATERIAL SHALL BE PLANTED, STAKED, AND RIVED IN ACCORDANCE WITH SOUND AND ACCEPTED HORTICULTURAL PRACTICES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH CLEAN, WEED FREE, SHREDDED HARDWOOD MULCH OR EQUIVALENT.
- REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
- IRRIGATION PLAN BY OTHERS: SHRUB AND TREE IRRIGATION SHALL BE A 30EP SYSTEM THAT CAN BE REMOVED AFTER PLANT MATERIAL ESTABLISHMENT PERIOD - APPROX 6 TO 18 MONTHS DEPENDING UPON THE MONTH OF INSTALLATION.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBLE TO HAVE AND UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
- ALL INVASIVE EXOTIC PLANT MATERIAL SHALL BE REMOVED AS PART OF CONSTRUCTION.

COMPLIANCE TABLES, NOTES, PROPOSED PLANT PALETTE

SCALE: AS NOTED

MARATHON CITY CODE REQUIREMENTS:

SECTION 107.65: SITE INTERIOR LANDSCAPE			SECTION 107.66: PARKING AREA		
STANDARD	% OF DEVELOPED AREA	% TOTAL SITE AREA	STANDARD	CANOPY TREES & HEDGE ROW	REQUIRED
DEVELOPED AREA	2.50 AC	100%	TYPE	STANDARDS	REQUIRED
INTERIOR LUS	0.375 AC (REQUIRED)		CANOPY SHRUBS	30' OCA, 15-18' HEDGE/SCREENING	14

SECTION 107.70: LANDSCAPE BUFFER			SECTION 107.701: SYRRESCAPE TREATMENT		
TYPE	STANDARDS	REQUIRED	NOT APPLICABLE		
TYPE 1	LINEAR FEET: 45'				
TYPE 2B					
TYPE	STANDARDS	REQUIRED	NOT APPLICABLE		
CANOPY	10' X 4.5'	45			
UNDERSTORY	5' X 4.5'	22			
NON-DECIDUOUS	5' X 4.5'	22			
SHRUB	30' X 4.5'	133			

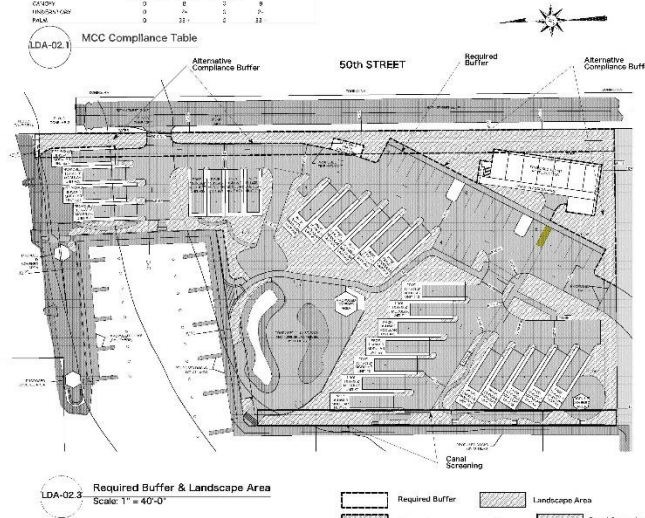
LDA-02.2 MCC Requirements

CITY OF MARATHON CODE: LANDSCAPE COMPLIANCE

SECTION 107.65: SITE INTERIOR LANDSCAPE			SECTION 107.66: PARKING AREA		
REQUIRED %	REQUIRED %	REQUIRED TYPE	REQUIRED CANOPY	REQUIRED HEDGE ROWS	REQUIRED FEET
2.50 AC (20%)	3.80 AC (30%)		14	14	45

SECTION 107.70: LANDSCAPE BUFFER			SECTION 107.701: SYRRESCAPE TREATMENT		
TYPE	STANDARDS	REQUIRED	NOT APPLICABLE		
TYPE 1	LINEAR FEET: 45'				
TYPE 2B					
TYPE	STANDARDS <td>REQUIRED</td> <td colspan="3">NOT APPLICABLE</td>	REQUIRED	NOT APPLICABLE		
CANOPY	10' X 4.5'	45			
UNDERSTORY	5' X 4.5'	22			
NON-DECIDUOUS	5' X 4.5'	22			
SHRUB	30' X 4.5'	133			

LDA-02.1 MCC Compliance Table



CRYSTAL COVE II
881 50TH STREET BAYSIDE
MARATHON, FLORIDA

Mitchell Planning & Design, Inc.
15450 SE 103rd Place Road
Ocala, FL 34477
352-288-0400 / 352-699-0266
mitchellplanningdesign@gmail.com

Revisions:

Date: 01/30/2020
Scale: As Noted
File: 19-MA-001
Drawn: BM Checked: LR
SHEET: LDA-02



LDA-01 | Master Landscape Plan
Scale: 1" = 20'

SHEET INDEX

LDA-01 LANDSCAPE PLAN FOR DEVELOPMENT APPROVAL
LDA-02 COMPLIANCE TABLES, NOTES, PROPOSED PLANT PALETTE

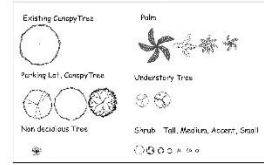
MASTER LANDSCAPE PLAN FOR DEVELOPMENT APPROVAL

SCALE: 1"=20'

PLANT MATERIAL SUMMARY BY TYPE

TYPE / LOCATION	50TH STREET BUFFER	PARKING LOT	CANAL SCREENING	INTERIOR	TOTAL
CANOPY TREE	27	20	3	8	58
UNDERSTORY TREE	23	0	0	2	25
PALM & NON-DECIDUOUS	22	16	25	33	96
SHRUB	153	51	197	TBD	TBD

PLANT SYMBOL LEGEND



FOR DEVELOPMENT APPROVAL ONLY; NOT FOR CONSTRUCTION

CRYSTAL COVE II
881 50TH STREET BAYSIDE
MARATHON, FLORIDA

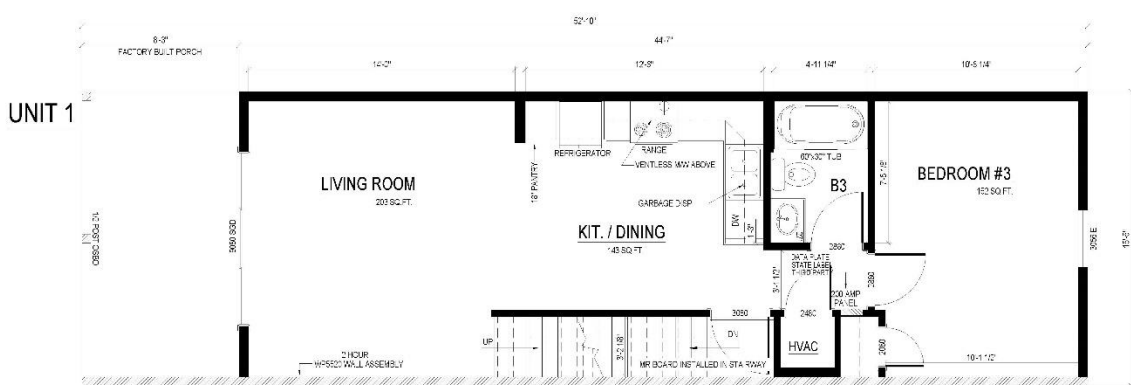
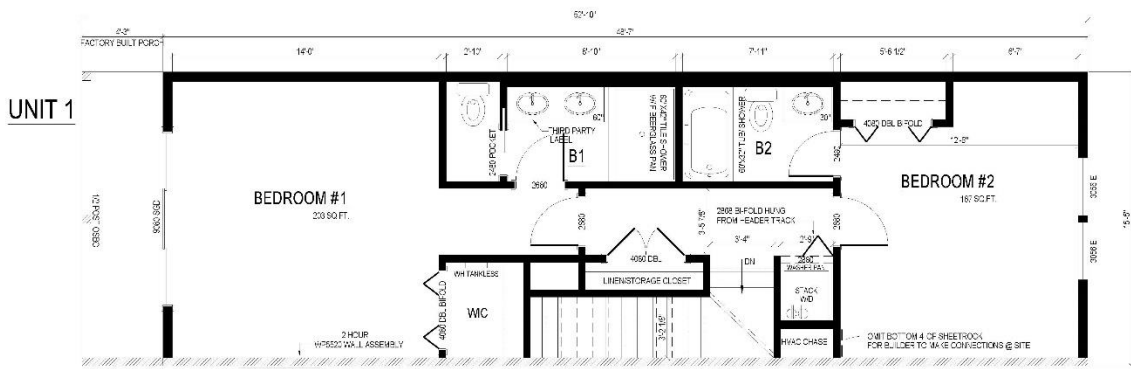
Mitchell Planning & Design, Inc.

15450 SE 103rd Place Road
Cape Coral, FL 33907
302.388.0400 / 302.699.0246
mitchellplanningdesign@gmail.com

Revisions:

Date: 01/30/2020
Scale: As Noted
File: 19-MA-001
Drawn: BM Checked: LR
Sheet: LDA-01

JOB NUMBER:
MFT8164 / ABS #



BLOWN UP 1ST & 2ND FLOOR PLANS

SCALE: 3/16" = 1'-0" PRINTED ON ANSI-D

Copyright © 2019
THE DESIGN, PLANS, AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

BLACK LINES ARE FOR THE DESIGN AND PRICING PROCESS ONLY AND NOT TO BE USED FOR CONSTRUCTION OR PERMITTING MATTERS.

REVISIONS:
1
2
3

TITLE:
BLOW UPS

DATE: 1/27/19
DRAWN: RWS

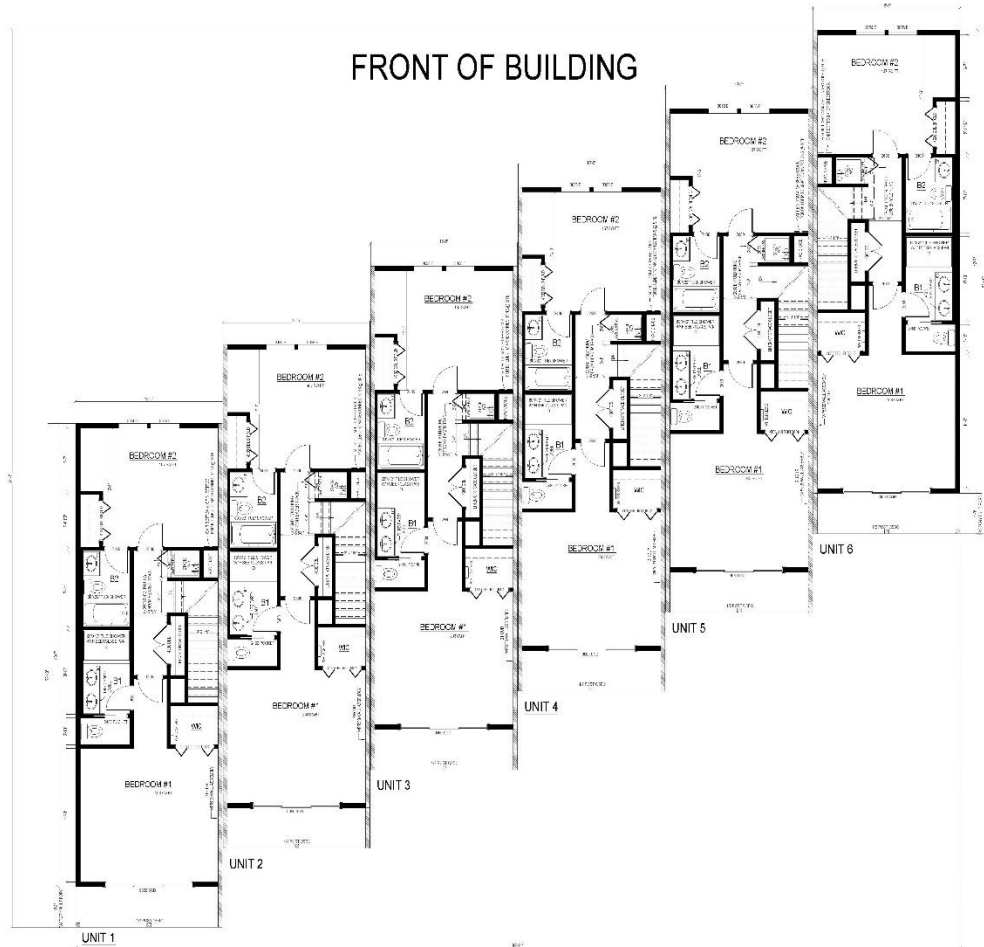
SHEET
1

1/28/2022 12:18:55 PM

JOB NUMBER:
MFT8164 / ABS #



FRONT OF BUILDING



Copyright © 2019
THE DESIGN, PLANS, AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

BLACK LINES ARE FOR THE DESIGN AND PRICING PROCESS ONLY AND NOT TO BE USED FOR CONSTRUCTION OR PERMITTING MATTERS.

1ST FLOOR PLAN
1966 SQ. FT. (CONDITIONED)
490 SQ. FT. (CONDITIONED) PER UNIT
SCALE: 3/32" = 1'-0" PRINTED ON ANSI-D

REVISIONS:

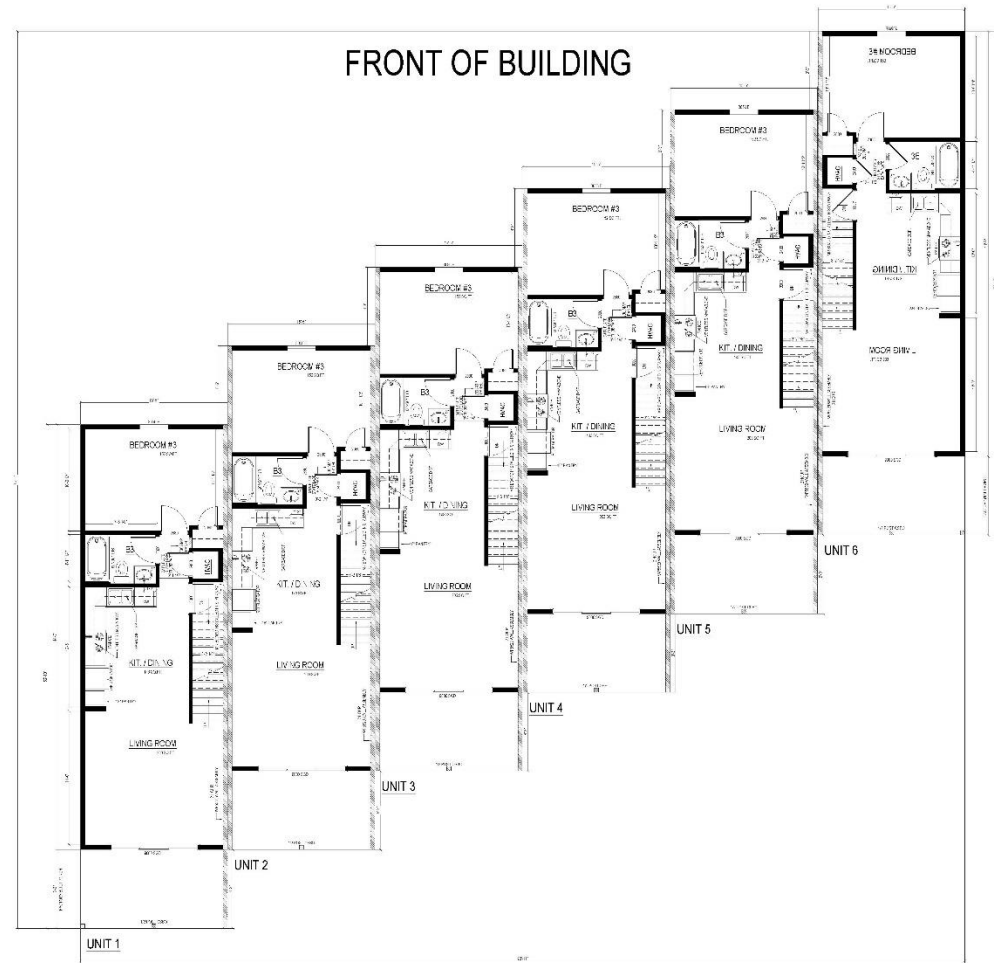
TITLE:
1ST FLR PLN

DATE: 1/27/19
DRAWN: RWS

SHEET
2

1/28/2022 12:18:55 PM

JOB NUMBER:
MFT8164 / ABS #



FRONT OF BUILDING

Copyright © 2019
THE DESIGN, PLANS, AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

BLACK LINES ARE FOR THE DESIGN AND PRICING PROCESS ONLY AND NOT TO BE USED FOR CONSTRUCTION OR PERMITTING MATTERS.

2ND FLOOR PLAN
2435 SQ.FT.(CONDITIONED)
608 SQ.FT.(CONDITIONED) PER UNIT
SCALE: 3/32" = 1'-0" PRINTED ON ANSI-D

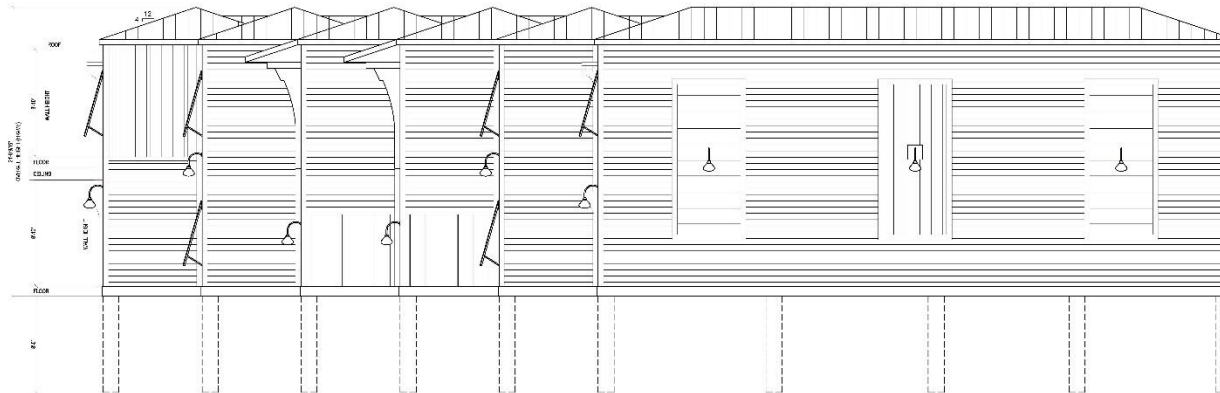
REVISIONS:	
TITLE:	2ND FLR PLN
DATE:	1/27/19
DRAWN:	RWS
SHEET	3

1/28/2022 12:18:55 PM



FRONT ELEVATION SCALE: 1/4" = 1'-0"

ACCESS TO GRADE BY SITE CONTRACTOR
 SITE CONTRACTOR IS RESPONSIBLE FOR
 DESIGN AND INSTALLATION OF
 FOUNDATION

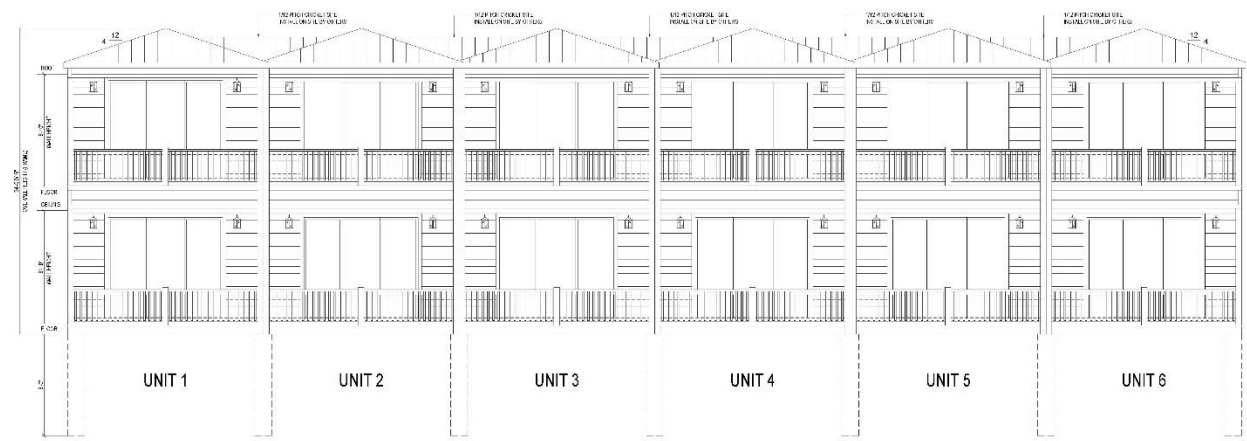


SIDE ELEVATION SCALE: 1/4" = 1'-0"

ACCESS TO GRADE BY SITE CONTRACTOR
 SITE CONTRACTOR IS RESPONSIBLE FOR
 DESIGN AND INSTALLATION OF
 FOUNDATION

Sheet #	1
Scale	1/4" = 1'-0"
Revised Date	1.29.20
Project Name	FLORIAN CONDOMINIUM
Drawn By	
Date	12.1.19
Project For	TOWNHOMES
Address	WAGSTON FL

JOB NUMBER:
MFT8164 / ABS #



REAR ELEVATION

ACCESS TO GRADE BY SITE CONTRACTOR
SITE CONTRACTOR IS RESPONSIBLE FOR
DESIGN AND INSTALLATION OF
FOUNDATION

BLACK LINES ARE FOR THE DESIGN AND
PRICING PROCESS ONLY AND NOT TO BE USED
FOR CONSTRUCTION OR PERMITTING MATTERS.

Copyright © 2019
THE DESIGN, PLANS, AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

1/28/2022 12:18:59 PM

REVISIONS:
.

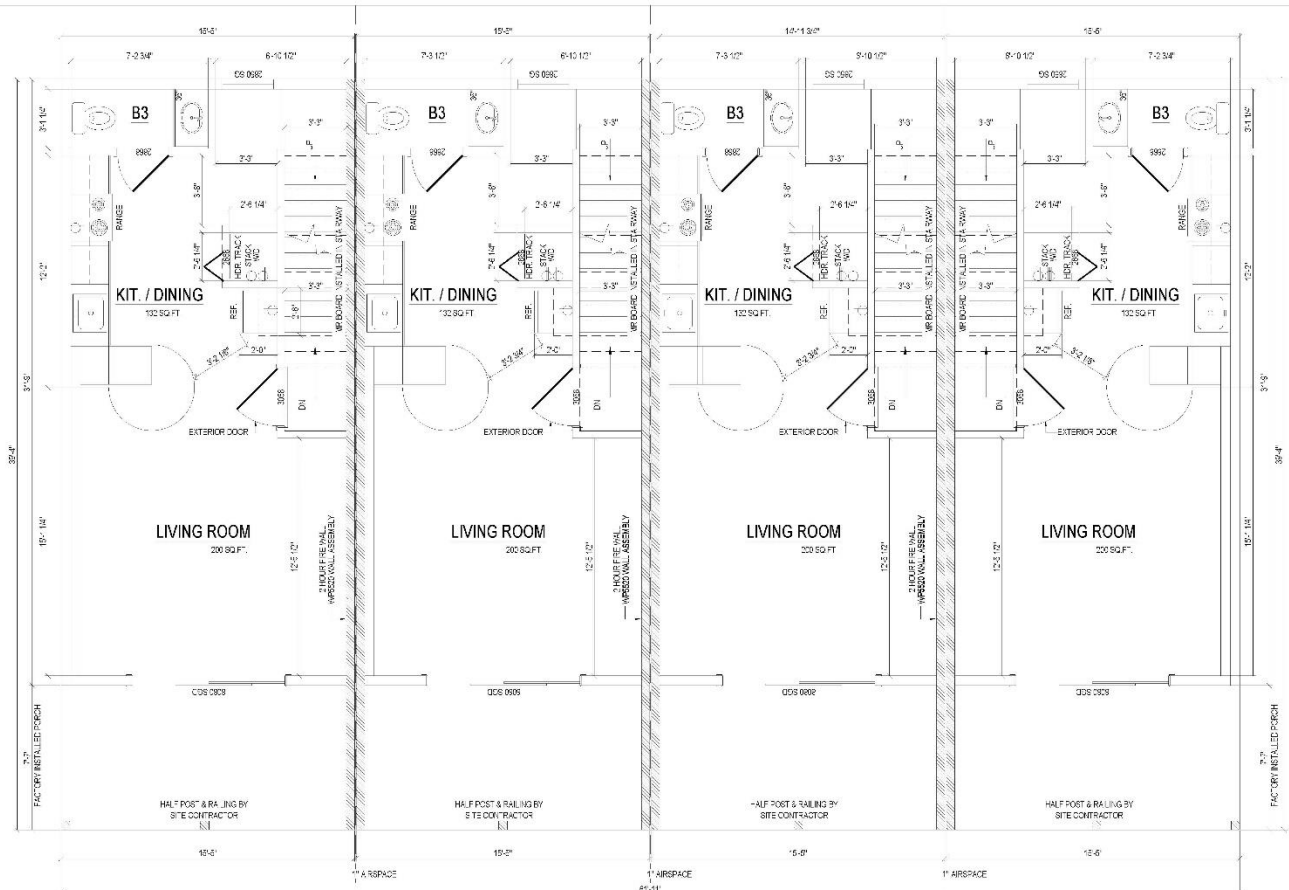
TITLE:
ELEVATION

DATE: 1/27/19
DRAWN: RWS

SHEET
5

SCALE: 1/8" = 1'-0" PRINTED ON ANSI-D

JOB NUMBER:
MFT8164 / ABS #



BLACK LINES ARE FOR THE DESIGN AND PRICING PROCESS ONLY AND NOT TO BE USED FOR CONSTRUCTION OR PERMITTING MATTERS.

Copyright © 2019
THE DESIGN, PLANS, AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

1/28/2022 4:09:59 PM

REVISIONS:

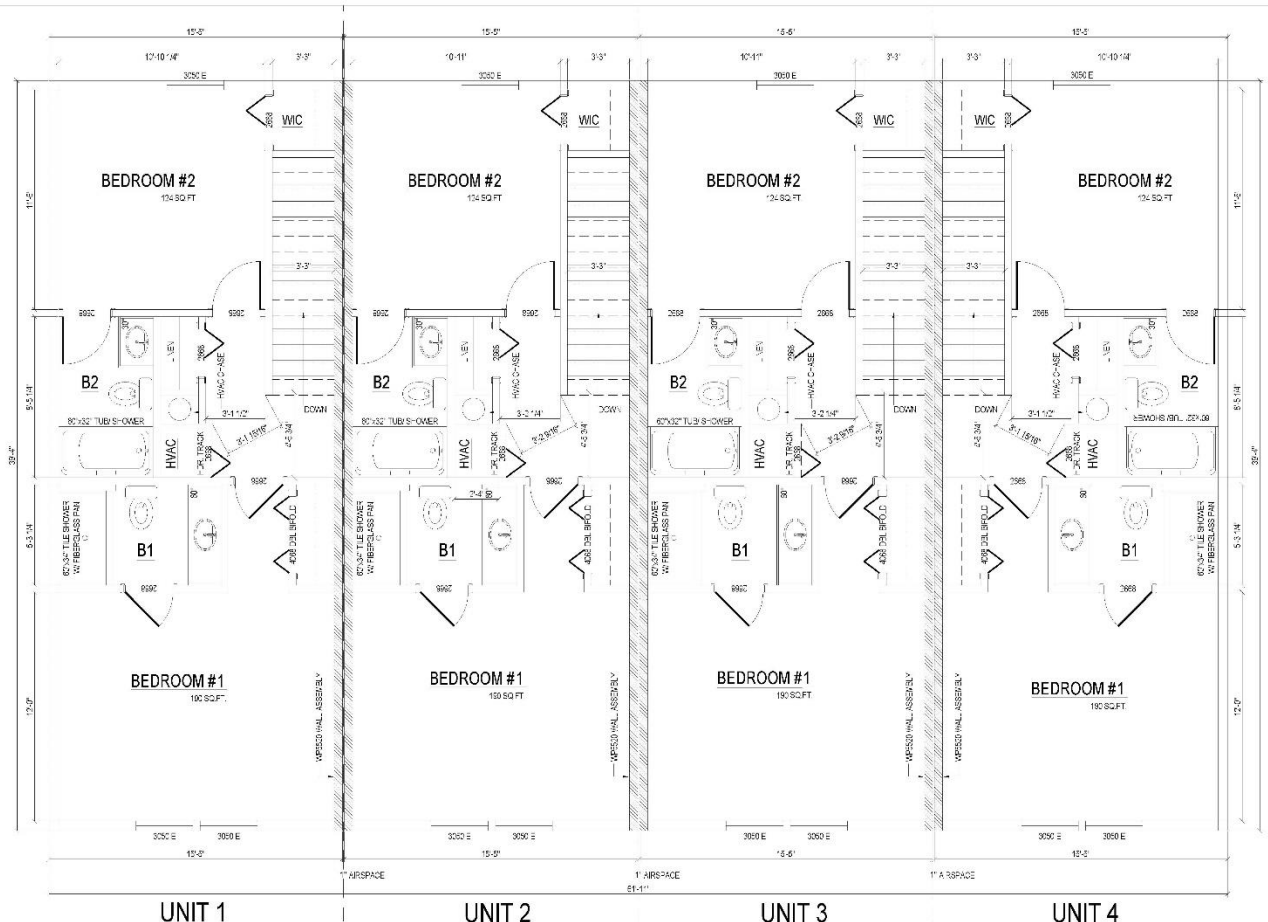
TITLE:
1ST FLR PLN

DATE: 1/27/19
DRAWN: RWS

SHEET
2

1ST FLOOR PLAN
1966 SQ.FT.(CONDITIONED)
490 SQ.FT.(CONDITIONED) PER UNIT
SCALE: 3/16" = 1'-0" PRINTED ON ANSI-D

JOB NUMBER:
MFT8164 / ABS #



BLACK LINES ARE FOR THE DESIGN AND PRICING PROCESS ONLY AND NOT TO BE USED FOR CONSTRUCTION OR PERMITTING MATTERS.

Copyright © 2019
THE DESIGN, PLANS, AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

1/28/2022 4:09:59 PM

PROPERTY LINE PER 2017 FLOOR SECTION 222 TOWNHOUSE

PROPERTY LINE PER 2017 FLOOR SECTION 222 TOWNHOUSE

PROPERTY LINE PER 2017 FLOOR SECTION 222 TOWNHOUSE

2ND FLOOR PLAN
2435 SQ. FT. (CONDITIONED)
608 SQ. FT. (CONDITIONED) PER UNIT
SCALE: 3/16" = 1'-0" PRINTED ON ANSI-D

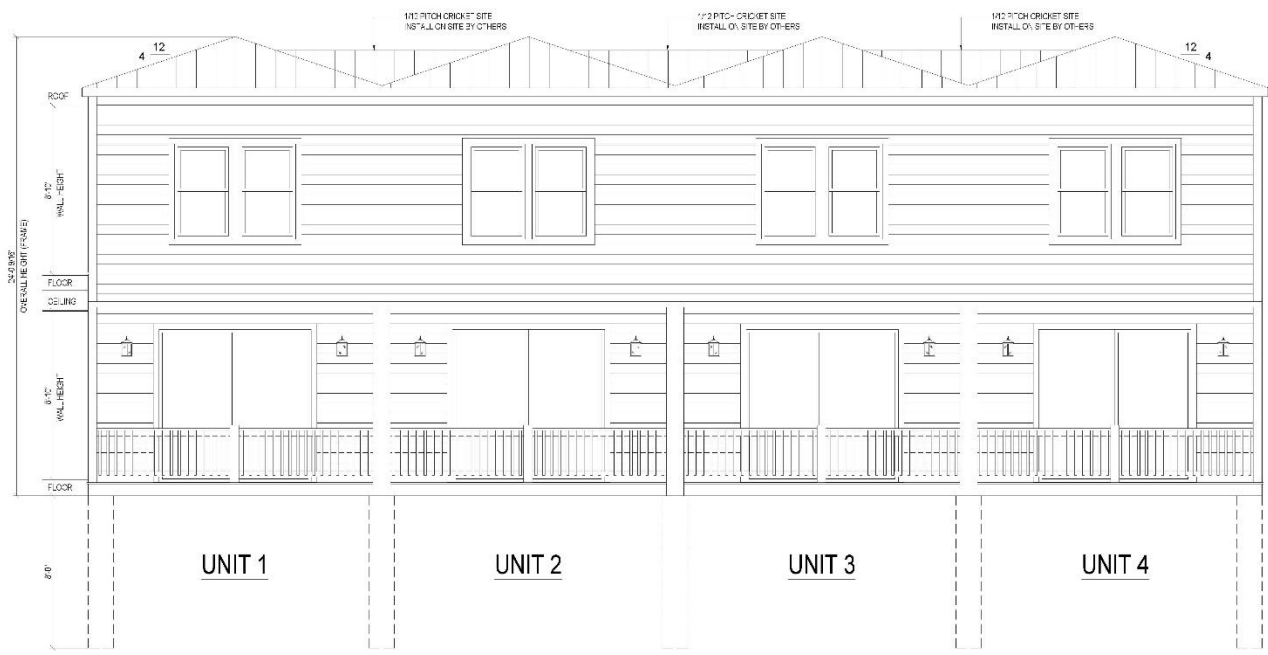
REVISIONS:

TITLE:
2ND FLR PLN

DATE: 1/27/19
DRAWN: RWS

SHEET
3

JOB NUMBER:
MFT8164 / ABS #



FRONT ELEVATION

ACCESS TO GRADE BY SITE CONTRACTOR
SITE CONTRACTOR IS RESPONSIBLE FOR
DESIGN AND INSTALLATION OF
FOUNDATION

BLACK LINES ARE FOR THE DESIGN AND
PRICING PROCESS ONLY AND NOT TO BE USED
FOR CONSTRUCTION OR PERMITTING MATTERS.

Copyright © 2019
THE DESIGN, PLANS, AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

REVISIONS:
TITLE:
ELEVATION
DATE: 1/27/19
DRAWN: RWS

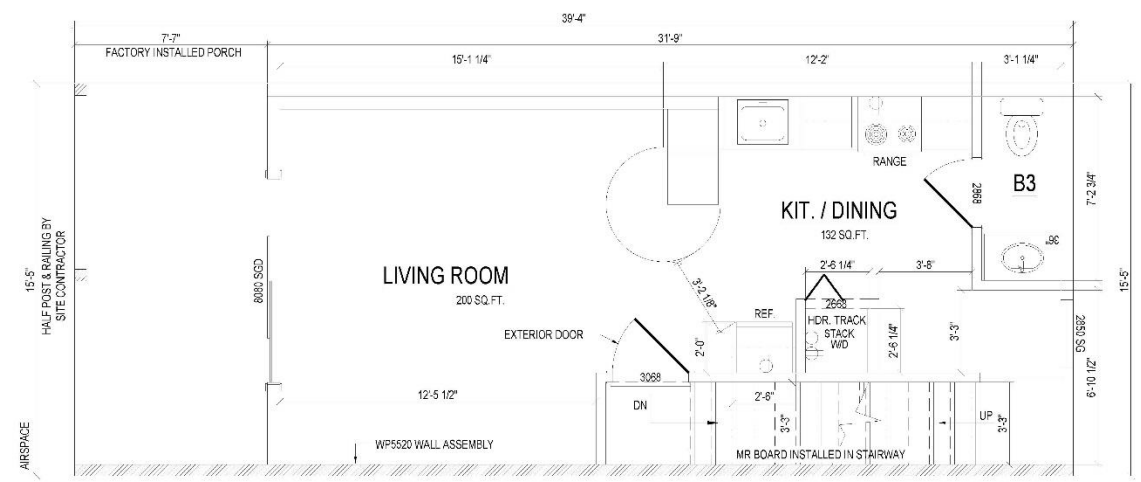
SHEET
4

SCALE: 3/16" = 1'-0" PRINTED ON ANSI-D

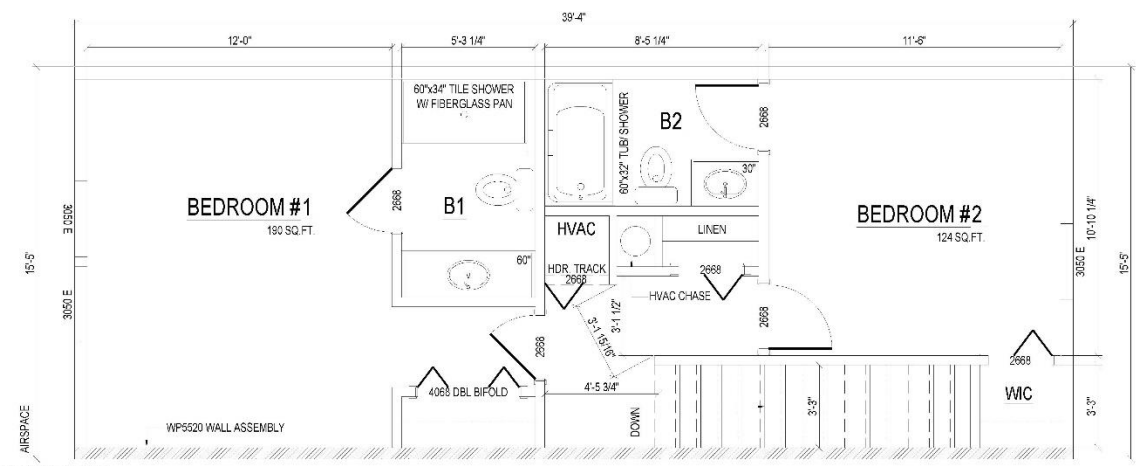
JOB NUMBER:
MFT8164 / ABS #



UNIT 1



UNIT 1



SCALE: 1/4" = 1'-0" PRINTED ON ANSI-D

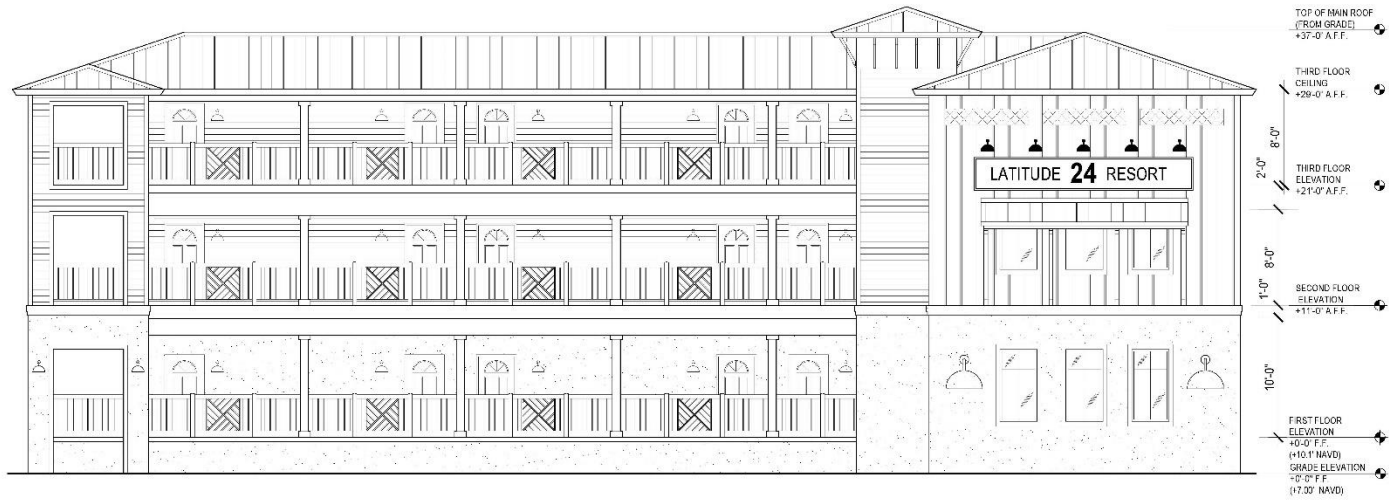
Copyright © 2019
THE DESIGN, PLANS, AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

BLOWN UP 1ST & 2ND FLOOR PLANS

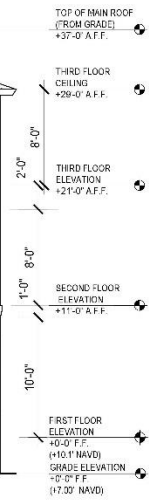
BLACK LINES ARE FOR THE DESIGN AND PRICING PROCESS ONLY AND NOT TO BE USED FOR CONSTRUCTION OR PERMITTING MATTERS.

REVISIONS:	
TITLE:	BLOW UPS
DATE:	DRAWN: 1/27/19 RWS
SHEET	1

1/28/2022 4:09:58 PM



1 FRONT (WEST) ELEVATION
A100 SCALE: 1/4" = 1'-0"



SOUTHVIEW STUDIOS, LLC
architecture & design

207 W. WASHINGTON ST. SUITE 100
MARIETTA, GA 30060
770.428.1234
WWW.SOUTHVIEWSTUDIOS.COM

LATITUDE 24 RESORT & MARINA
A NEW HOTEL AND OFFICE
MARATHON, FLORIDA

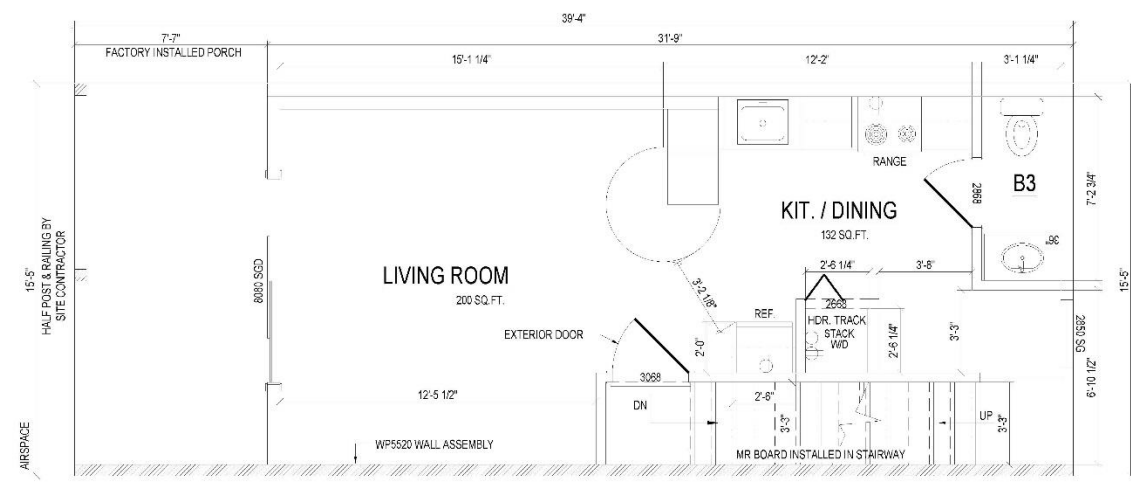
NO.	DATE	DESCRIPTION
1	01-24-2020	ISSUE DATE
2	01-24-2020	JOB # 20-009
3		REVISIONS
4		NO.
5		DATE
6		DESCRIPTION

SHEET
A100

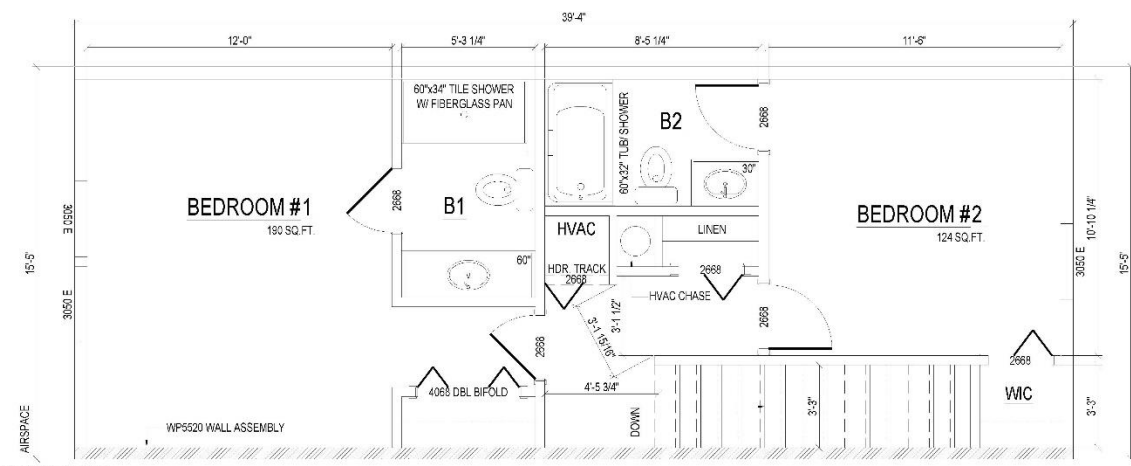
JOB NUMBER:
MFT8164 / ABS #



UNIT 1



UNIT 1



SCALE: 1/4" = 1'-0" PRINTED ON ANSI-D

Copyright © 2019
THE DESIGN, PLANS, AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

BLOWN UP 1ST & 2ND FLOOR PLANS

BLACK LINES ARE FOR THE DESIGN AND PRICING PROCESS ONLY AND NOT TO BE USED FOR CONSTRUCTION OR PERMITTING MATTERS.

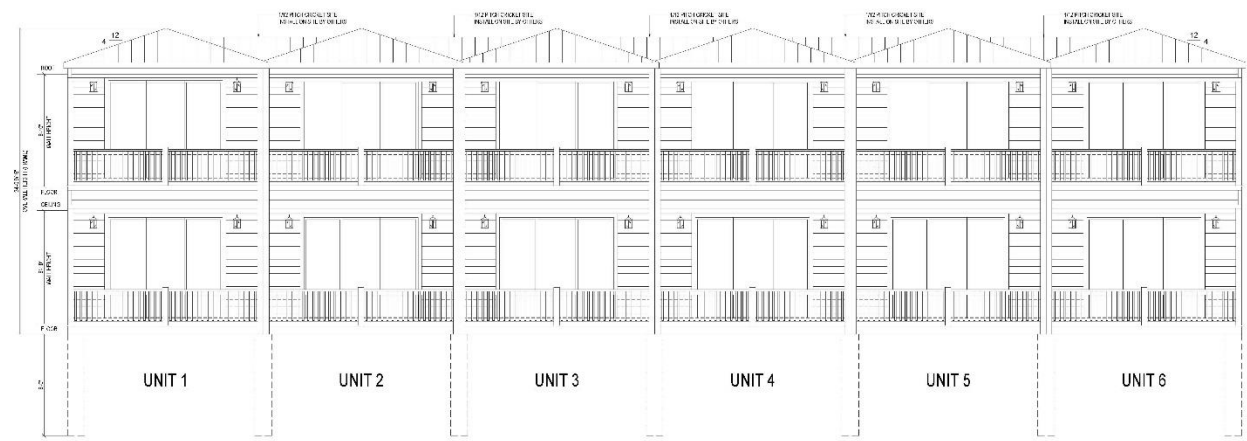
REVISIONS:

TITLE:
BLOW UPS

DATE: 1/27/19
DRAWN: RWS

SHEET
1

JOB NUMBER:
MFT8164 / ABS #



REAR ELEVATION

ACCESS TO GRADE BY SITE CONTRACTOR
SITE CONTRACTOR IS RESPONSIBLE FOR
DESIGN AND INSTALLATION OF
FOUNDATION

BLACK LINES ARE FOR THE DESIGN AND
PRICING PROCESS ONLY AND NOT TO BE USED
FOR CONSTRUCTION OR PERMITTING MATTERS.

Copyright © 2019
THE DESIGN, PLANS, AND TRUSS COMPONENTS SHOWN HERE WERE DRAWN AND CREATED BY AFFINITY BUILDING SYSTEMS, LLC AND ARE THE SOLE PROPERTY OF AFFINITY BUILDING SYSTEMS, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM AFFINITY BUILDING SYSTEMS, LLC.

1/28/2022 12:18:59 PM

REVISIONS:

--	--	--	--	--

TITLE:
ELEVATION

DATE: 1/27/19
DRAWN: RWS

SHEET
5

SCALE: 1/8" = 1'-0" PRINTED ON ANSI-D