



SERVING S.W. FLORIDA SINCE 1996

CIVIL ENGINEERS
LAND PLANNERS
CONTRACT ADMINISTRATORS

a Subsidiary of CARDNO

April 14, 2020

Mr. George Garrett
Planning Director
City of Marathon
9805 Overseas Highway
Marathon, Florida 33050

Re: SEAVIEW COMMONS II, Coco Plum Avenue A
Conditional Use Application
Project # 190095

Mr. Garrett,

DDAI, a Subsidiary of CARDNO, has prepared a Conditional Use application packet for the above referenced project on Coco Plum Drive, Marathon. The applicant wishes to construct 60 Affordable/Workforce units with associated infrastructure, a 1,000 square foot sale/leasing office and six (6) Market Rate residential lots along the water front area. The parcel is 4.24 acres. Based on a Land Use designation of Residential High (RH), a maximum of 25 Affordable/Workforce units per acre are allowed. Therefore, 4.24 acres X 25 units/acre = 106 units max density. The proposed development is 62% of the maximum allowable density.

Of special concern is the fact that 25% of the proposed Workforce units will be reserved for "Essential Workforce personnel". This will greatly help the local agencies to retain a valuable resource. Agencies would include, but not limited to Law enforcement, Emergency medical services, governmental employees and the like.

This proposed development is compatible and consistent with the surrounding existing developments and zoning. We have enclosed a "Compatibility Exhibit" identifying the existing densities of the adjacent developments in this application for your use. Additionally, all infrastructure (ie..potable water, sanitary sewer, electric service and traffic) has capacity for the development based on the Future Land Use Map and the Goals, Objectives, Policies of the current Comprehensive Plan for the City of Marathon.

The enclosed documents include the signed applications, the proposed site plan and exhibits, the various required application documents and the application fee payment.

DDAI requests that you please review the application packet for completeness and acceptance for the first available Planning Commission Meeting.

If you should have any questions, please feel free to contact me @ (305) 517-6469 or via email: larry.hurley@cardno.com

Sincerely,

L. Steven Hurley
Branch Manager
Enclosures



CITY OF
MARATHON, FLORIDA
Planning Department

9805 Overseas Hwy, Marathon, FL 33050
Phone (305) 743-0033 www.ci.marathon.fl.us

Office Use Only	
Recv'd: _____	By: _____
App #: _____	
#: _____	
Meeting Date: _____	

Conditional Use Application 2017

FEE: \$2,500.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Brian Schmitt
Mailing Address: 11100 Overseas Highway
Phone Number: 305-289-6482 Phone (Alt): _____
Email: brian@cbschmitt.com

Agent Name: L. Steven Hurley
Mailing Address: 11400 Overseas Highway, Suite 208
Phone Number: 305-517-6469 Phone (Alt): 239-220-0848
Email: sh@ddai-engineers.com

*Property owner must submit a notarized letter authorizing the agent to act on his/her behalf.

Property Owner Name: Seaview Commons, LLC.
Mailing Address: 11100 Overseas Highway
Phone Number: 305-289-6482 Phone (Alt): _____
Email: brian@cbschmitt.com

Legal Description of Property:

See attached Survey

Key: Coco Plum Beach Mile Marker: +/-54.5

RE Number: 00363700,710,720-000000

If in metes and bounds, attach a legal description on separate sheet.

Property Description:

Street Address of Property (if applicable), or General Location Description:

Corner of Coco Plum and Avenue A (Pescayo Avenue)

Land Use District: Residential High (RH)

Zoning District: Residential High (RH)

Present Use of Property: Vacant / Existing Residential

Proposed Use of Property: Residential

Property Site Size: +/- 4.24 acres (+/-184,920 sf)

Gross Floor Area in Sq Ft (Non-Residential Use): 1,000 sf Leasing office

Number of Residential Units to be Built: 6 Market Rates

Number of Affordable or Employee Housing Units to be Built: 60

Number of Hotel-Motel, Recreational Vehicle, Institutional Residential or
Campground Units to be built per Type: 0

Has an Application Been Submitted for this Site Within the Past Two Years? Yes No

If Yes, Name of the Applicant and Date of the Application:

Name

Date

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

L. Steven Hurley

Applicant or Agent Name (Please Print)

L. Steven Hurley
Signature of Applicant or Agent

4/14/20
Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 14 day of April, 2020, by

L. STEVEN HURLEY

who is personally known or who produced

for identification.

[Signature]
Signature of Notary Public - State of Florida



MARK SENMARTIN
MY COMMISSION # GG 020004
EXPIRES: August 9, 2020

My commission Expires:

CITY OF MARATHON PLANNING DEPARTMENT

9805 Overseas Highway, Marathon, FL 33050

Phone (305) 743-0033 | planning@ci.marathon.fl.us | www.ci.marathon.fl.us/government/planning/

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE Daniel Koppen, Co-Trustee (Lot 6, Blk 6 Coco Plum)
Print name(s) of property owner(s)

Hereby Authorize: L. Steven Hurley, DDAI/Cardno
Print name of Agent

to represent me/us in processing an application for: Conditional Use
Type of Application

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Daniel Koppen, Co-Trustee
(Signature of owner)

(Signature of owner)

(Print name of owner)

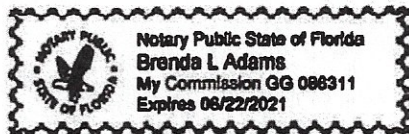
(Print name of owner)

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 20th day of April, 2020, by
DANIEL KOPPEN who is personally known or who produced
N/A for identification.

Brenda L. Adams
Signature of Notary Public - State of Florida

6/22/2021
My commission Expires:



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I/WE Annette C. & Martha Escobar, Martha Fuentes (Lot 5, Blk 6 Coco Plum)
Print name(s) of property owner(s)

Hereby Authorize: L. Steven Hurley, DDAI/Cardno
Print name of Agent

to represent me/us in processing an application for: Conditional Use
Type of Application

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

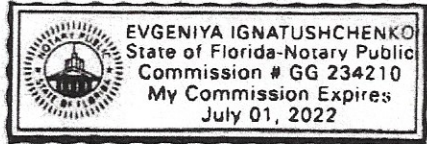
Annette C. Escobar
(Signature of owner)

(Signature of owner)

Annette C. Escobar
(Print name of owner)

(Print name of owner)

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**
The foregoing instrument was acknowledged before me on this 17th day of APRIL, 2020, by Annette C. Escobar who is personally known or who produced FIDU Exp. 05/27/2015 for identification.
Evgeniya Ignatushchenko
Signature of Notary Public - State of Florida July 01, 2022
My commission Expires:



Chapter 102, Article 13 – Conditional Use Permits

Explain how this application complies with the approval criteria listed below.

Use additional sheets as necessary

1. The proposed use is consistent with the Comprehensive Plan and LDRs:

See Attached

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

See Attached

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

See Attached

4. 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:

See Attached

CITY OF MARATHON PLANNING DEPARTMENT

9805 Overseas Highway, Marathon, FL 33050

Phone (305) 743-0033 | planning@ci.marathon.fl.us | www.ci.marathon.fl.us/government/planning/

5. 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 case of fire or catastrophe:

See Attached

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

See Attached

- 3) The noise, glare or odor effects of the conditional use on surrounding properties:

See Attached

- 4) Refuse and service areas, with particular reference to location, screening and 1) and 2) above:

See Attached

- 5) Utilities, with reference to location and availability:

See Attached

CITY OF MARATHON PLANNING DEPARTMENT

9805 Overseas Highway, Marathon, FL 33050

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6) Screening and buffering with reference to type, dimensions and character:

See Attached

7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties:

See Attached

8) Required yards and other open space:

See Attached

9) General compatibility with surrounding properties:

See Attached

10) Any special requirements set forth in the LDRs for the particular use involved. See Chapter 104, Article 1 – General Provisions

None.

a Subsidiary of CARDNO

SEAVIEW COMMONS II

CONDITIONAL USE - APPROVAL CRITERIA

1. The proposed use is consistent with the Comprehensive Plan and LDR's:
 - City of Marathon Comprehensive Plan (Goals, Objectives and Policies)

CHAPTER 1 – Future Land Use Element

GOAL 1-1 MANAGE GROWTH

The City shall manage growth to enhance the quality of life for residents and visitors of the City, to maintain and enhance the unique small town character of the community and to promote development and redevelopment which strengthens Marathon's unique role as the city in the "Heart of the Florida Keys".

Objective 1-1.1 Protect community Character

The City shall accommodate new growth and redevelopment in a manner which protects and enhances land use patterns of employment, housing and commerce that define the City's Community Character.

Policy 1-1.1.1 Enhance and preserve existing community character

In order to enhance and preserve the existing community character, the City shall adopt Land Development Regulations to reflect the following desired development patterns that:

- b. Protect and enhance the "Keys" character.

JUSTIFICATION:

The proposed development is within the Residential High (RH) Future Land Use category and Urban Residential (UR) per the existing zoning maps. Currently, +/- 4.25 acres of the site is vacant with minimal vegetation. The development will consist of 60 "Workforce/Affordable units including a sales office, 6 Market Rate lots along the water's edge and associated infrastructure per the City of Marathons Land Development Code. Surrounding the proposed subdivision is a mix of Single Family Residential, Condominiums and Duplexes. The location of this project is consistent with and is compatible with existing uses in the area.

GOAL 1-2 ADEQUATE PUBLIC FACILITIES AND SERVICES

The City shall manage future growth to enhance the quality of life, ensure the safety of the City's residents and visitors, and to protect valuable natural resources through the provision of adequate public facilities and services.

Objective 1-2.1 Ensure levels of services

The City shall ensure the availability of public facilities and services, including assurances that land is available for the needed facilities and that at the time a development permit is issued, adequate facilities are available to serve the development at the adopted level of service standards concurrent with the impacts of such development.

Policy 1-2.1.2 Ensure Availability of Public Facilities and Services

The City shall not issue a development order or permit for any development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the City that public facilities required by the subject development shall be in place concurrent with the impacts of development. Furthermore, the applicant shall assure that the facilities operate at or above adopted level of service (LOS) standards. The applicant's narrative and graphic information shall also demonstrate that the subject development shall not reduce the levels of service for public facilities serving the development below adopted LOS standards.

JUSTIFICATION:

The proposed subdivision is located adjacent to Coco Plum Drive and Avenue A Right-of-Way offering access to the site. Additionally, electric service, Potable Water and Sanitary Sewer mains are located within the referenced R/W. Each of these service providers has excess capacity. The proposed subdivision will have no effect on existing services. It is anticipated that all services will supply the subdivision adequately. Letters of Coordination were received from the Aqueduct Authority and the Electrical Cooperative stating adequate services are in place for the proposed development, see enclosed copies.

It should be noted that the proposed Single Family residential portion will have a separate access on Coco Plum.

GOAL 1-3 MANAGE GROWTH

The City, through the implementation of this Plan and adoption of Land Development Regulations, shall manage public and private development and redevelopment.

Objective 1-3.1 Managing Future Development and Redevelopment through Future Land Use Designations

The City shall manage and maintain the character of existing development and land uses and achieve new development and land uses, which are consistent with the community character and

achieve redevelopment that is more consistent with the community character than the development which it replaces. Additionally, the City shall maintain and protect its natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use.

Policy 1-3.1.4 Future Land Use Categories

Pursuant to Chapter §163.3177(6)(a)F.S., the following future land use categories, depicted on the Future Land Use Map, describe the type and extent of land use permitting in specified locations in the City. The Land Development Regulations shall contain more detail about permitted land uses within the Future Land Use categories.

Residential High (RH)

The principal purpose of the Residential High land use category is to provide for high density, single family, multi-family and institutional residential development. The Residential High land use category is characterized by high density compact development on lots with disturbed or scarified vegetation and areas that are appropriate for infill development and that are served by existing infrastructure. The minimum lot size/density/intensity in Table 1-1 shall not preclude the continued use or redevelopment of existing commercial, if applicable, or residential uses on a smaller lot where such lot or parcel was platted or otherwise of record prior to the adoption of this Plan. Additionally, the application of the height and lot coverage limitations contained in the Plan and the Land Development Regulations shall not preclude the repair or reconstruction of any structure or portion thereof which is damaged by any natural disaster or other casualty as provided for in Objective 1-3.4 and Policies therein.

TABLE 1-1 Future Land Use Densities and Intensities*						
Future Land Use Category	Permitted Residential Density (Units per Acre)			Hotel/Motel/RV Spaces (Units per Acre)	Maximum Intensity (floor area ratio)	Minimum Open Space Ratio
	Market Rate	Affordable	Licensed Mobile Home or RV Parks			
Airport (AD)	0		0	N/A	0.15-0.50	0.2
Conservation (C)	0.1-0.25	0.1-0.25	0	N/A	0.05-0.10	0.5
Industrial (I)	0	5-10	0	N/A	0.85	0.2
Mixed Use Commercial (MUC)	2-6	10-15	10-25	5-25	0.15-0.60 ⁴	0.2
Public Uses (PU)	0	15.25	0	3-25	0.15-0.70	0.2
Recreation (R)	0.25	0.25	0	5-15	0.15-0.50	0.2
Residential High (RH)	8	15-25	15-25	0	0	0.2
Residential Medium (RM)	5	10	0	0	0	0.2

Residential Low (RL)	0.5	0.5	0	0	0	0.5
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Note:

1. See Objective 1-3.9 and subsequent policies.
2. The allocated and maximum net densities for submerged lands shall be 0.
3. The properties consisting of hammocks or disturbed wetlands within the Mixed Use Commercial future land use categories, the floor area ratio shall be 0.10 and the maximum net residential density shall be 0.
4. Open Space shall be increased based upon the requirement for habitat evaluation and shall conform to Table 4-1 of the Coastal and Conservation Element.
5. The FAR in Mixed Use developments may be increased to .75 if mitigated by the development of affordable/workforce housing is provided.
6. Residential Densities found in this Table are subject to the provisions of Policy 1-3.5.16

*All development and redevelopment shall comply with this Plan and the Land Development regulations.

JUSTIFICATION:

The entire parcel is 4.24 acres and is zoned as Residential High (RH). The entire parcel, based on the RH zoning could accommodate a maximum of 106 affordable/workforce units based on the above referenced Density Table 1-1, (4.24 acres X 25 units/acre = 106 units)

The proposed development will consist of 60 Affordable/Work force housing units and 6 Market Rate units for a total of 66 units requested. The proposed development represents 62% of the potential density allowed on this parcel. Therefore, 66 units / 4.24 acres = 15.56 units per acre.

OBJECTIVE 1-3.2 Regulate Density and Intensity Policy

The City shall direct and regulate density and intensity to maintain the character of the community, protect the natural resources and provide for the compatible distribution of land uses.

Policy 1-3.2.1 Allocated Density Defined

Allocated densities for the Future Land Use Districts, as shown in Table 1-1, are the number of residential units allocated per gross acre of land pursuant to the Plan.

JUSTIFICATION:

As previously presented the Future Land Use District, Residential High, allows up to 25 units per acre. The proposed subdivision will be for 60 residential units therefore complying with the Allocated Density for the Future Land Use District.

CHAPTER 3 – Infrastructure Element

GOAL 3-1 PROVIDE NEEDED PUBLIC FACILITIES

The City shall ensure availability of needed public facilities associated with wastewater disposal, potable water distribution and treatment, drainage, solid waste collection and disposal, and protection of natural ground water aquifer recharge in a manner that is environmentally sound

and protects marine environments (including sea grass meadows, near shore waters, mangrove islands and extensive living coral reef), while protecting investments in existing facilities and promoting orderly, compact growth.

Objective 3-1.1 Adopt Level of Service Standards

The City shall ensure that, at the time a development permit is issued, adequate wastewater treatment facilities, storm water facilities, storm water facilities, potable water and solid waste disposal facilities are available to support the development at adopted level of serviced standards, concurrent with the impacts of such development, in accordance with the following policies. §163.3180(1)(b) F.S.

Policy 3-1.1.1 Adopt Wastewater Management System(s) Level of Service Standards

The City hereby adopts the LOS standards for wastewater management systems as currently required by Federal and State regulations as follows:

TABLE 3-1: Florida Statutory Treatment Standards				
	Mg/L			
	BOD	TSS	TN	TP
On-Site Systems (BAT) Community Wastewater Collection and Treatment Systems	10	10	10	1
Design flows less than or equal to 100,000 gpd (BAT)	10	10	10	1
Design flows greater than 100,000 gpd (AWT)	5	5	3	1

Source: Monroe County Sanitary Wastewater Master Plan, CH2M Hill, March 2000

Policy 3-1.1.2 Adopt Storm water Management Level of Service Standards

The City hereby adopts LOS standards for storm water management as currently mandated by State agencies, as defined in the City’s adopted Storm water Management Master Plan as follows:

- a. Post development runoff shall not exceed the pre-development runoff rate for a 25 year storm event, up to and including an event with 24 hour duration;
- b. Storm water treatment and disposal facilities shall be designated to meet the design and performance standards established in Chapter 62-25, Section 25.025, FAC, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62, Section -302.500, F.A.C.; and
- c. Storm water facilities which directly discharge into ‘Outstanding Florida Waters’ (OFW) shall provide an additional treatment pursuant to Chapter 62-25.025 (9), FAC. Storm water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, F.A.C.

Policy 3-1.1.3 Adopt Potable Water Level of Service Standards

The City hereby adopts LOS standards for potable water as follows:

TABLE 3-2 Potable Water LOS	
Measure	LOS Standard
Residential LOS	66.5 gal/cap/day
Non Residential LOS	0.35 gal/sq. ft./day
Overall LOS	100 gal/cap/day
Equivalent Residential Unit	149 gal/day
Minimum Pressure	20 PSI at customer service
Minimum Quality	Shall be defined by the USEPA (part 143 National Secondary Drinking Standards, 40 CFR 143, 44FR 42198)

Source: Monroe County 2010 Comprehensive Plan

Policy 3-1.1.4 Adopt Solid Waste Level of Service

The City hereby adopts LOS standards for solid waste management as follows:

TABLE 3-3 Solid Waste LOS	
Measure	LOS Standard
Residential Collection Frequency	Minimum 1 time/2 weeks for Domestic refuse
	Minimum 1time/2 weeks for Yard trash
Disposal Quantity	5.44 lbs/capita/day or 12.2 lbs/day/ERU (equivalent residential unit)
	6.37 pounds/acre/day (non-residential unit)

JUSTIFICATION:

The proposed project will create a uniformed development which will then be designed to meet minimum Level of Service requirements as identified in the referenced Policies. Service lines for water and sewer and fire protection will be designed per the daily flow demand. Additionally, a storm water management system will be designed to meet the water quality standards. Lastly, the proposed properties will utilize the existing City of Marathon solid waste collection for the residential neighborhood.

Chapter 7 - Transportation

GOAL 7-1 PROVIDE MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEMS

Provide a safe, convenient, efficient and environmentally compatible motorized and non-motorized transportation system for the movement of people and goods in the City.

Objective 7-1.1 Adopt Level of Service Standards for City roads

Upon the effective date of the plan, the City shall adopt the following level of service (LOS) standards for all roads in the City for the purpose of determining existing and future roadway needs.

Policy 7-1.1.1 Adopt Level of Service Standards

For all City roads, the City hereby adopts a minimum peak hour level of service (LOS) standard of D, based on the Florida Department of Transportation (FDOT) methodology for determination of LOS, as measure by peak hour traffic volume. The City shall maintain the level of service on City roads with five percent (5%) of LOS D.

JUSTIFICATION:

Based on the Traffic Information Study (TIS) supplied the proposed potential residences will generate Peak hour volumes of **39 AM (7-9 AM) and 45 PM (4-6 PM) trip**. The proposed development will not impact the Level of Service guide lines.

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

- *The proposed use is located within the Residential High (RH) zoning district per the Existing Land Use Map (Zoning) and has a Future Land Use Map designation of Residential High. This area consists of both Single Family and Multi-Family developments. Both of the categories referenced encourage development of this nature.*

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

- *The proposed use will not adversely affect the health, safety and welfare of the public. The development will comply with current LDR standards as it relates to Storm Water, Potable Water and Sanitary Sewer and Building Standards.*

4. The proposed Conditional Use minimizes environmental impacts, including but not limited to, water, air, storm water management, wildlife, wetlands and the natural functioning of the environment:

- *No environmentally sensitive areas are within the potential development foot print and will be reviewed at the time of the individual building permit application review.*

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

- *Ingress and egress to the property and proposed structures thereon with particular reference to automobile, bicycle, pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe:*
 - i. *Access to the subdivision will be via City Right-of-Way along Avenue A (3 drives). Additionally, There is an existing sidewalk/bike path along Coco Plum Drive which will encourage and provide access to recreation at Coco Plum Beach to the east.*
- *Off-street parking and loading areas where required, with particular attention to a) above:*
 - i. *All parking has been designed to be under the buildings. Additionally visitor parking and parking for the sales/leasing center will be surface. Each unit will have 2 spaces per the LDR for off-street parking.*
- *The noise, glare or odor effects of the Conditional Use on surrounding properties:*
 - i. *The proposed use will not increase noise, glare or odor. The proposed use is a Residential Development.*
- *Refuse and Service Areas, with particular reference to location, screening and 1) and 2) above:*
 - i. *The proposed potential residences will utilize dumpsters meeting the standards of the Comprehensive Plan requirements*
- *Utilities with reference to location and availability*
 - i. *Potable Water (FKAA), Sanitary Sewer (City of Marathon) and Electric (FKEC) has facilities adjacent to the site to provide service based on the proposed uses demand. Initial planning and layout for each service has been coordinated with each respective department.*

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

- *The proposed subdivision will consist of 6 individual residential units. The future development of these residences will follow the minimum setbacks per the LDR individually upon development.*

- i. *Front: 10' minimum*
- ii. *Side: 5' minimum*
- iii. *Rear: 10' minimum*
- *Landscape Buffers per the LDR will be met at the time of individual development.*

7. Sign, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties:

- *All signs and exterior lighting will comply with the current Land Development Regulation at the time of development*

8. Required yards and other open space:

- *The proposed property complies with the minimum lot area for the Land Use District minimum requirements per the LDR at the time of development including the Open Space Ratio of 20%.*

9. General compatibility with surrounding properties:

- *As stated previous, the parcel is located within the Residential High (RH) zoning category with a FLUM designation of Residential High (25 units per acre). This is indicative of this area as the corridor consists of Single Family and Multi-Family Developments.*

EAST: east side of the parcel consists of Multi-Family Developments

Bonefish Towers, 2.16 acres - 224 units - 26.29 units/acre

Bonefish Marina Condo, 3.28 acres - 83 units - 25.3 units/acre

Coco Plum Terraces, 1.90 acres - 42 units - 22.2 units/acre

Sunset Courts, 0.38 acres – 8 units – 21.1 units/acre

Seaview Commons I and II – 2.57 acres – 64 units – 25 units/acre

NORTH: To the north of the parcel is Avenue A, vacant zoned Residential High (RH) and miscellaneous commercial developments (marina/boat yard and storage)

This development, proposes 15 units/acre, therefore it is compatible with the surrounding developments.

10. Any special requirements set forth in the LDR's for the particular use involved:

- *There are NO Special requirements associated with this proposed subdivision.*



SERVING S.W. FLORIDA SINCE 1996

CIVIL ENGINEERS
LAND PLANNERS
CONTRACT ADMINISTRATORS

a Subsidiary of CARDNO

March 30, 2020

Mr. Darrell Birkhimer
FKEC
91630 Overseas Highway
PO Box 377
Tavernier, Florida 33070

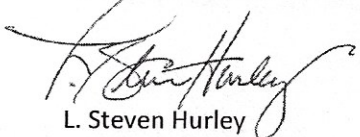
Re: Schmitt – Avenue A
Letter of Coordination
DDAI Project #190095 SFS

Mr. Birkhimer,

David Douglas Associates, Inc. (DDAI) has prepared a Conditional Use submittal for the above referenced project in Marathon, Florida. Currently, the existing site is vacant land which will be developed into a total of 60 multi-family residences and 6 single family lots along the shoreline. The development is located at Block 6, Lots 5 and 6 on Avenue A, Coco Plum in Marathon. Enclosed you will find a PDF file of the proposed Conditional Use plan submitted for the project. It is anticipated that electrical service will be extended into the proposed parcel per the City of Marathon Land Development guidelines. DDAI requests that you review the proposed project and offer "confirmation of service" to the proposed development.

If you should have any questions, please feel free to contact me @ (305) 517-6469 or via email: larry.hurley@Cardno.com

Sincerely,
DDAI, *a Subsidiary of* **CARDNO**


L. Steven Hurley
Branch Manager

Enclosure



SERVING S.W. FLORIDA SINCE 1996

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LAND PLANNERS
CONTRACT ADMINISTRATORS

a Subsidiary of CARDNO

March 20, 2020

Chief John Johnson
City of Marathon Fire Rescue
8900 Overseas Highway
Marathon, Florida 33050

Re: Schmitt – Avenue A
Letter of Coordination
DDAI Project #190095

Chief Johnson,

David Douglas Associates, Inc. (DDAI) has prepared a Conditional Use submittal for the above referenced project in Marathon, Florida. Currently, the existing site is vacant land which will be developed into a total of 60 multi-family residences and 6 single family lots along the shoreline. The development is located at Block 6, Lots 5 and 6 on Avenue A, Coco Plum in Marathon. Enclosed you will find a PDF file of the proposed Conditional Use plan submitted for the project. The site will be designed per the City of Marathon's Land Development guidelines. DDAI requests that you review the proposed project and offer "confirmation of service" to the proposed development.

If you should have any questions, please feel free to contact me @ (305) 517-6469 or via email: larry.hurley@Cardno.com

Sincerely,
DDAI, a Subsidiary of **CARDNO**

L. Steven Hurley
Branch Manager

Enclosure



SERVING S.W. FLORIDA SINCE 1996

CIVIL ENGINEERS

LAND PLANNERS

CONTRACT ADMINISTRATORS

a Subsidiary of CARDNO

March 30, 2020

Ms. Marnie Walterson
FKAA
1100 Kennedy Drive
Key West, Florida 33040

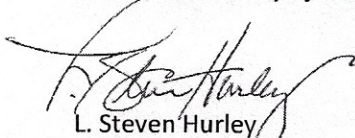
Re: Schmitt – Avenue A
Letter of Coordination
DDAI Project #190095

Ms. Walterson,

David Douglas Associates, Inc. (DDAI) has prepared a Conditional Use submittal for the above referenced project in Marathon, Florida. Currently, the existing site is vacant land which will be developed into a total of 60 multi-family residences and 6 single family lots along the shoreline. The development is located at Block 6, Lots 5 and 6 on Avenue A, Coco Plum in Marathon. Enclosed you will find a PDF file of the proposed Conditional Use plan submitted for the project. It is anticipated that Potable Water service will be extended into the proposed parcel per the FCAA and City of Marathon's Land Development guidelines. DDAI requests that you review the proposed project and offer "confirmation of service" to the proposed development.

If you should have any questions, please feel free to contact me @ (305) 517-6469 or via email:
larry.hurley@Cardno.com

Sincerely,
DDAI, *a Subsidiary of CARDNO*



L. Steven Hurley
Branch Manager

Enclosure



SERVING S.W. FLORIDA SINCE 1996

CIVIL ENGINEERS
LAND PLANNERS
CONTRACT ADMINISTRATORS

a Subsidiary of CARDNO

March 30, 2020

Mr. Dan Saus
City of Marathon, Utilities
9850 Overseas Highway
Marathon, Florida 33050

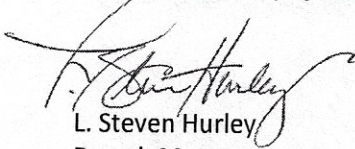
Re: Schmitt – Avenue A
Letter of Coordination
DDAI Project #190095

Mr. Saus,

David Douglas Associates, Inc. (DDAI) has prepared a Conditional Use submittal for the above referenced project in Marathon, Florida. Currently, the existing site is vacant land which will be developed into a total of 60 multi-family residences and 6 single family lots along the shoreline. The development is located at Block 6, Lots 5 and 6 on Avenue A, Coco Plum in Marathon. Enclosed you will find a PDF file of the proposed Conditional Use plan submitted for the project. It is anticipated that Sanitary Sewer service will be extended into the proposed parcel per the City of Marathon Land Development guidelines. DDAI requests that you review the proposed project and offer "confirmation of service" to the proposed development.

If you should have any questions, please feel free to contact me @ (305) 517-6469 or via email:
larry.hurley@Cardno.com

Sincerely,
DDAI, a Subsidiary of **CARDNO**



L. Steven Hurley
Branch Manager

Enclosure