

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2014-72**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING THE REQUEST BY SOMBRERO COUNTRY CLUB INC. (FLORIDA KEYS RESORT AND CLUB) FOR A CONDITIONAL USE PERMIT, PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (CODE) ENTITLED “CONDITIONAL USE PERMITS”, AUTHORIZING THE DEVELOPMENT OF A 110 UNIT HOTEL RESORT REQUIRING 117 TRANSIENT RESIDENTIAL UNITS (TRUS) WITH THE REDEVELOPMENT OF THE EXISTING 18 HOLE GOLF COURSE, CLUBHOUSE, 170 SEAT RESTAURANT, TENNIS COURTS, PRO-SHOP, AND SWIMMING POOL AT THE PROPERTY LOCATED 4000 SOMBRERO BOULEVARD, NEAREST MILE MARKER 50, WHICH IS LEGALLY DESCRIBED AS THE SOMBRERO PROPERTIES PB5-101 BOOT KEY PARCELS 7, 8, & 9, SECTION 10, TOWNSHIP 66, RANGE 32, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00355330-000000, 00355340-000000, AND 00355350-000000.**

**WHEREAS**, Sombrero County Club Inc. (Florida Keys Resort and Club), (The “Applicant”) filed an Application on March 19, 2014 for a Conditional Use Permit and Development Agreement pursuant to Chapter 102, Articles 13 and 8 respectively of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**; the Applicant proposes to redevelop the existing Sombrero County Club Inc. (Florida Keys Resort and Club) project site by developing seventy-six (76) single-room hotel units, nineteen (19) double bedroom units, and fifteen (15) three bedroom units; and redeveloping the existing, eighteen (18) hole golf course, clubhouse, 170 seat restaurant, tennis courts, pro-shop, and swimming pool, plus eight (8) workforce housing (affordable) residential on-site and additional workforce housing (affordable) units off-site as required under Chapter 104, Section 104.25 A. 4., “Hotels or Motels;” and

**WHEREAS**, City staff reviewed the Applicant’s request for a Conditional Use Permit and Development Agreement determining that the Applicant’s project proposal was in compliance with the City’s Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City’s Level of Service (LOS); and

**WHEREAS**, on the 16<sup>th</sup> day of June, 2014, the City of Marathon Planning Commission (the “Commission”) conducted a properly advertised public hearing (the “Public Hearings”) regarding the request submitted by the Applicant, for a development agreement pursuant to Chapter 102, Article 8

of the LDRs; and

**WHEREAS**, and on the 8<sup>th</sup> day of July, 2014 and the 22<sup>nd</sup> day of July, 2014, the City Council (the "Council") conducted properly advertised public hearings (the "Public Hearings") regarding the request submitted by the Applicant, for a development agreement permit pursuant to Chapter 102, Article 8 of the LDRs; and

**WHEREAS**; the City Council made a determination that the Applicant's request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City's Comprehensive Plan and LDRs and further, that the approval is in the public interest, is consistent with its policy to encourage the development of hotels and motels in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**WHEREAS**, the purpose of the Conditional Use Permit is 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 and on the basis of all zoning, subdivision and other ordinances applicable to the proposed location and zoning district,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:**

**Section 1.** The above recitals are true and correct and incorporated herein.

**Section 2.** The City Council hereby approves Development Order 2014-04, a copy of which is attached hereto as Exhibit "A", granting a Conditional Use Permit Sombrero County Club Inc. (Florida Keys Resort and Club) subject to the Conditions imposed. The Director of Planning is authorized to sign the development order on behalf of the City.

**Section 3.** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by the City Council of the city of Marathon, Florida, this 22<sup>nd</sup> day of July, 2014.

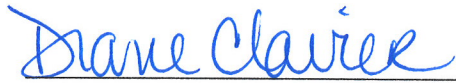
**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
**Dick Ramsay, Mayor**

AYES:

AYES: Bartus, Keating, Bull, Senmartin, Ramsay  
NOES: None  
ABSENT: None  
ABSTAIN: None

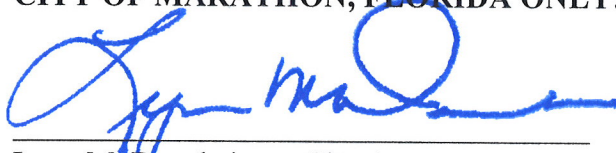
**ATTEST:**



\_\_\_\_\_  
Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE  
CITY OF MARATHON, FLORIDA ONLY:**



\_\_\_\_\_  
Lynn M. Dannheisser, City Attorney



**CITY OF MARATHON, FLORIDA  
CONDITIONAL USE  
DEVELOPMENT ORDER # 2014-04**

**A DEVELOPMENT ORDER APPROVING THE CONDITIONAL USE APPLICATION SUBMITTED BY SOMBRERO COUNTRY CLUB INC. (FLORIDA KEYS RESORT AND CLUB) FOR A CONDITIONAL USE PERMIT, PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (CODE) ENTITLED “CONDITIONAL USE PERMITS”, AUTHORIZING THE DEVELOPMENT OF A 110 UNIT HOTEL RESORT REQUIRING 117 TRANSIENT RESIDENTIAL UNITS (TRUS) WITH THE REDEVELOPMENT OF THE EXISTING 18 HOLE GOLF COURSE, CLUBHOUSE, 170 SEAT RESTAURANT, TENNIS COURTS, PRO-SHOP, AND SWIMMING POOL AT THE PROPERTY LOCATED AT 4000 SOMBRERO BOULEVARD, NEAREST MILE MARKER 50, WHICH IS LEGALLY DESCRIBED AS THE SOMBRERO PROPERTIES PB5-101 BOOT KEY PARCELS 7, 8, & 9, SECTION 10, TOWNSHIP 66, RANGE 32, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00355330-000000, 00355340-000000, AND 00355350-000000.**

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**WHEREAS**, Sombrero County Club Inc. (Florida Keys Resort and Club), (The “Applicant”) filed an Application on March 19, 2014 for a Conditional Use Permit and Development Agreement pursuant to Chapter 102, Articles 13 and 8 respectively of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**; the Applicant proposes to redevelop the existing Sombrero County Club Inc. (Florida Keys Resort and Club) project site by developing seventy-six (76) single-room hotel units, nineteen (19) double bedroom units, and fifteen (15) three bedroom units; and redeveloping the existing, eighteen (18) hole golf course, clubhouse, 170 seat restaurant, tennis courts, pro-shop, and swimming pool; and

**WHEREAS**, City staff reviewed the Applicant’s request for a Conditional Use Permit and Development Agreement determining that the Applicant’s project proposal was in compliance with the City’s Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City’s Level of Service (LOS); and

**WHEREAS**, on the 16<sup>th</sup> day of June, 2014, the City of Marathon Planning Commission (the “Commission”) conducted a properly advertised public hearing (the “Public Hearings”) regarding the request submitted by the Applicant, for a development agreement pursuant to Chapter 102, Article 8 of the LDRs; and

**WHEREAS**, and on the 8<sup>th</sup> day of July, 2014 and the 22<sup>nd</sup> day of July, 2014, the City

Council (the “Council”) conducted properly advertised public hearings (the “Public Hearings”) regarding the request submitted by the Applicant, for a development agreement permit pursuant to Chapter 102, Article 8 of the LDRs; and

**WHEREAS;** the City Council made a determination that the Applicant’s request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City’s Comprehensive Plan and LDRs and further, that the approval is in the public interest, is consistent with its policy to encourage the development of hotels and motels in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**WHEREAS,** the purpose of the Conditional Use Permit is 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 and on the basis of all zoning, subdivision and other ordinances applicable to the proposed location and zoning district, and

**WHEREAS,** the Council has duly considered the recommendation of the Commission, and the information and documentary evidence submitted by Sombrero County Club Inc. (Florida Keys Resort and Club) and does hereby find and determine as provided below.

**FINDINGS OF FACT:**

1. The Applicant will redevelop the existing Sombrero County Club Inc. (Florida Keys Resort and Club) project site by developing one hundred and ten (110) hotel units requiring one hundred and seventeen (117) TRUs to include seventy-six (76) single-room hotel units, nineteen (19) double bedroom units, and fifteen (15) three cottage bedroom units, and a 170 seat restaurant; and redeveloping the existing, eighteen (18) hole golf course, clubhouse, tennis courts, pro-shop, and swimming pool. The Applicant will develop eight (8) workforce housing (affordable) units on-site and additional workforce housing units offsite in accordance with Chapter 104, Section 104.25 A. 4, Hotels or Motels. See Exhibits A1, A2, and A3, and Plans adopted by reference as Conditional Use Permit Plans.
2. In accordance with Section 102.77 of the Code, the Commission and Council considered and determined the Applicant met the following criteria:
  - a. The proposed use is consistent with the Comprehensive Plan and LDRs;
  - b. The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;
  - c. The proposed use shall not adversely affect the health, safety, and welfare of the public; and
  - 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; and

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 case of fire or catastrophe;
2. Off-street parking and loading areas where required, with particular attention to item 1 above;
3. The noise, glare or odor effects of the conditional use on surrounding properties;
4. Refuse and service areas, with particular reference to location, screening and Items 1 and 2 above;
5. Utilities, with reference to location and availability;
6. Screening and buffering with reference to type, dimensions and character;
7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;
8. Required yards and other open space;
9. General compatibility with surrounding properties; and

**CONDITIONS IMPOSED:**

Granting approval of the Application is subject to the following conditions:

Conditions of Approval

1. To make the golf course open and available to the public, excluding the pool associated with the hotel resort.
2. A final site plan must be submitted with impacted trees and relocated trees marked/evaluated;
3. Constant monitoring for impacts to the Florida Burrowing Owl must be performed;
4. All conditions set forth by FDEP issued under the Conditional Site Rehabilitation Completion Order must be met;
5. All potable water used on the property must be provided by the Florida Keys Aqueduct Authority only. Water from the shallow-aquifer shall not be used as a source of potable water;
6. Irrigation and fire protection water must be provided by the existing deeper-aquifer reverse osmoses treatment facility, by reclaimed water provided by the City of Marathon or by potable water provided by the Florida Keys Aqueduct Authority. Water from the shallow-aquifer shall not be used as a source of irrigation or fire protection water;
7. No other uses of the shallow-aquifer groundwater will be permitted;
8. Location of all required handicapped spaces must be noted on final plans;

9. Sombrero Country Club Inc must obtain and transfer one hundred twelve (117) transient residential units (TRUs) to be transferred via the Transfer of Building Rights (TBR's) process established in Chapter 107, Article 2 in accordance with the following table.

<b>Location</b>	<b>Unit Type (Room factor)</b>	<b>Number</b>	<b>TRUs Calculated</b>
Resort – 1 <sup>st</sup> Floor	Single bedroom (1.00)	57	57
Resort – 2 <sup>nd</sup> Floor	Single bedroom (1.00)	19	19
Resort – 2 <sup>nd</sup> Floor	Double bedroom (0.90)	19	22
Cottage	Three bedroom (0.80)*	15	19
<b>TOTAL</b>		<b>110</b>	<b>117</b>

\* Calculated at 0.80 – three bedrooms plus one living room

10. TRUs may be transferred pro-rata based on the phased project component under consideration for permits prior to the issuance of a building permit for any portion of the development subject to the Conditional Use Permit or Development Agreement. THE APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT AMENDMENTS DO NOT CONVEY OR GRANT A VESTED RIGHT OR ENTITLEMENT TO FUTURE ALLOCATIONS BY THE CITY OF ANY TRANSIENT RESIDENTIAL UNITS NOT CURRENTLY IN POSSESSION BY THE APPLICANT AS REFERENCED IN THE PROPOSED CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT (Resolution 2014-73).
11. Provide affordable housing units on and off site based on standards established in Section 104.25 A. 4. Of the LDRs (20% of habitable transient floor area (~ 87,570 sq ft). Eight (8) are provided on site, additional workforce housing will be required off-site. Acquisition of additional workforce housing units will be required.
12. The applicant will obtain necessary approvals from the City of Marathon Public Works Department for access to Sombrero Blvd and Sombrero Rd respectively;
13. The applicant will obtain approval of final landscaping and mitigation plans (as needed) and lighting plans in coordination with the City Biologist prior to building permit issuance;
14. The applicant will provide fire protection plans in accordance with fire protection requirements as outlined by the City Fire Marshal;
15. The applicant will meet all floodplain related requirements as part of the Building Permit process;
16. The applicant will obtain City approval of the stormwater management system prior to Building Permit issuance;
17. The applicant will obtain City approval for wastewater management through the City's Wastewater Utility;
18. The applicant will obtain any required permits from SFWMD prior to building permit issuance;
19. The applicant will obtain sign permits for any signs erected on the property, as required under the Code;
20. The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.
21. The project time line shall be as follows and different than other Conditional Use Permits,

shall run contemporaneous with the corresponding Development Agreement (Resolution 2014-73):

- a. Applicant shall have a period of twelve (12) months from the Effective Date of this Agreement to submit applications for the Environmental Resource Permit (ERP) to South Florida Water Management District and to the Florida Department of Environmental Protection for the Waste Water System.
- b. Applicant shall have a period of eighteen (18) months from the Effective Date of this Agreement to submit Building Permit Applications to the City of Marathon for the construction of the Maintenance Area and On Site Employee Housing.
- c. Applicant shall have a period of twenty (20) months from the Effective Date of this Agreement to submit Building Permit Applications to the City of Marathon for the construction of the required infrastructure for resort area.
- d. Applicant shall have a period of twenty-four (24) months from the Effective Date of this Agreement to submit Building Permit Applications to the City of Marathon for the construction of the Cottages.
- e. Applicant shall have a period of thirty (30) months from the Effective Date of this Agreement to submit Building Permit Applications to the City of Marathon for the construction of the Front Nine Golf Course.
- f. Applicant shall have a period of thirty-six (36) months from the Effective Date of this Agreement to submit Building Permit Applications to the City of Marathon for the construction of the Hotel and Clubhouse Buildings and amenities.
- g. Applicant shall have a period of forty-two (42) months from the Effective Date of this Agreement to submit Building Permit Applications to the City of Marathon for the construction of the Back Nine Golf Course.
- h. The duration of this Conditional Use Permit shall be seven (7) years from the Effective Date.
- i. This Agreement may be renewed or extended as provided herein. If the Applicant has not complied with the terms of this section, this Agreement may be subject to termination as provided herein.

#### **VIOLATION OF CONDITIONS:**

The applicant understands and acknowledges that it must comply with all of the terms and conditions herein, and all other applicable requirements of the City or other governmental agencies applicable to the use of the Property. In accordance with the Code, the Council may revoke this approval upon a determination that the Applicant or its successor or designee is in non-compliance with this Resolution or Code. Failure to adhere to the terms and conditions of approval contained herein is a violation of the Code and persons found violating the conditions shall be subject to the penalties prescribed therein.

#### **CONCLUSIONS OF LAW:**

Based upon the above Findings of Fact, the Council does hereby make the following Conclusions of Law:



1. The Application has been processed in accordance with the applicable provisions of the City Code, and will not be detrimental to the community as a whole; and
2. In rendering its decision, as reflected in this Resolution, the Council has:
  - (a) Accorded procedural due process;
  - (b) Observed the essential requirements of the law;
  - (c) Supported its decision by substantial competent evidence of record; and
3. The Application for a conditional use is hereby GRANTED subject to the conditions specified herein.

**EFFECTIVE DATE:**

This development order shall not take effect for thirty (30) days following the date it is filed with the City Clerk, and during that time, the conditional use approval granted herein shall be subject to appeal as provided in the City Code. An appeal shall stay the effectiveness of this development order until said appeal is resolved.

8/27/2014  
Date

George Garrett  
George Garrett  
Director of Planning

This Development Order was filed in the Office of the City Clerk of this 29 day of Aug., 2014.

Diane Clavier  
Diane Clavier, City Clerk

**NOTICE**

Under the authority of Section 102.79(c) of the City of Marathon Land Development Regulations, this development order shall become null and void with no further notice required by the City, unless a business license has been issued for the use or a complete building permit application for site preparation and building construction with revised plans as required herein is submitted to the City of Marathon Building Official within one (1) year from the date of conditional use approval, or the date when the Department of Community Affairs waives its appeal and all required certificates of

occupancy are procured with three (3) years of the date of this development order is approved by the City Council.

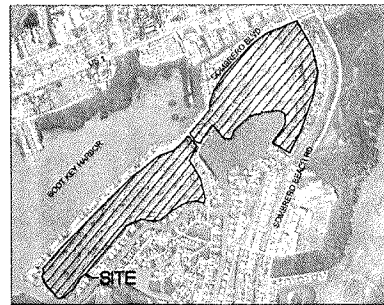
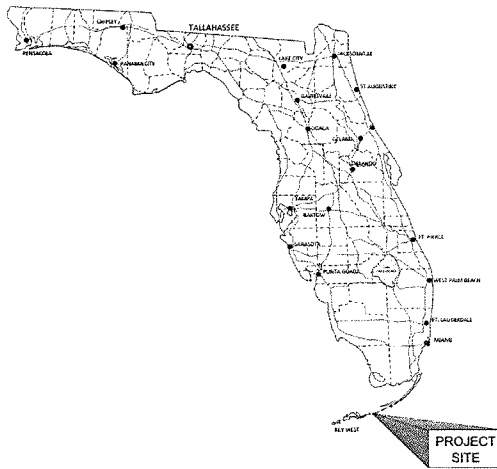
In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for forty-five (45) days following the rendition to the Florida Department of Community Affairs. During that forty-five days, the Florida Department of Economic Opportunity may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

**CERTIFICATE OF SERVICE**

A true and correct copy of the above and foregoing Resolution was furnished, via U.S. certified mail, return receipt requested, addressed to Tom Wright, 9705 Overseas Hwy.  
this 29 day of Aug., 2014. Marathon, FL 33550

Diane Clavier  
Diane Clavier City Clerk

# CONDITIONAL USE PERMIT PLANS FOR FLORIDA KEYS RESORT & CLUB, MARATHON FLORIDA



LOCATION MAP



PREPARED BY

WEILER ENGINEERING CORPORATION



## DRAWING INDEX:

### GENERAL:

- G-01 COVER SHEET
- G-02 AERIAL PHOTO
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- G-04 BOUNDARY SURVEY (FRONT 9)
- G-05 BOUNDARY SURVEY (FRONT 9)
- G-06 BOUNDARY SURVEY (FRONT 9)
- G-07 BOUNDARY SURVEY (FRONT 9)

### CIVIL DRAWINGS:

- C-01 EXISTING CONDITIONS
- C-02 EXISTING STRUCTURES
- C-03 PROPOSED SITE PLAN
- C-04 MAINTENANCE AREA E SITE PLAN
- C-05 DRAINAGE BASINS
- C-06 PROPOSED SITE DRAINAGE & GRADES
- C-07 PROPOSED BASIN C DRAINAGE & GRADES
- C-08 CONSTRUCTION PHASING
- C-09 CONSTRUCTION MANAGEMENT & BMPS
- C-10 BMP DETAILS
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### PLANTING PLANS:

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- A-101 HOTEL FIRST FLOOR PLAN
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- A-103 HOTEL GROUND FLOOR PLAN
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- A-205 MAINTENANCE/ WORKFORCE HOUSING NORTH & SOUTH ELEVATIONS
- A-206 MAINTENANCE/ WORKFORCE HOUSING EAST & WEST ELEVATIONS
- A-207 IRRIGATION WATER STORAGE TANK

Mitchell Planning & Design, Inc.

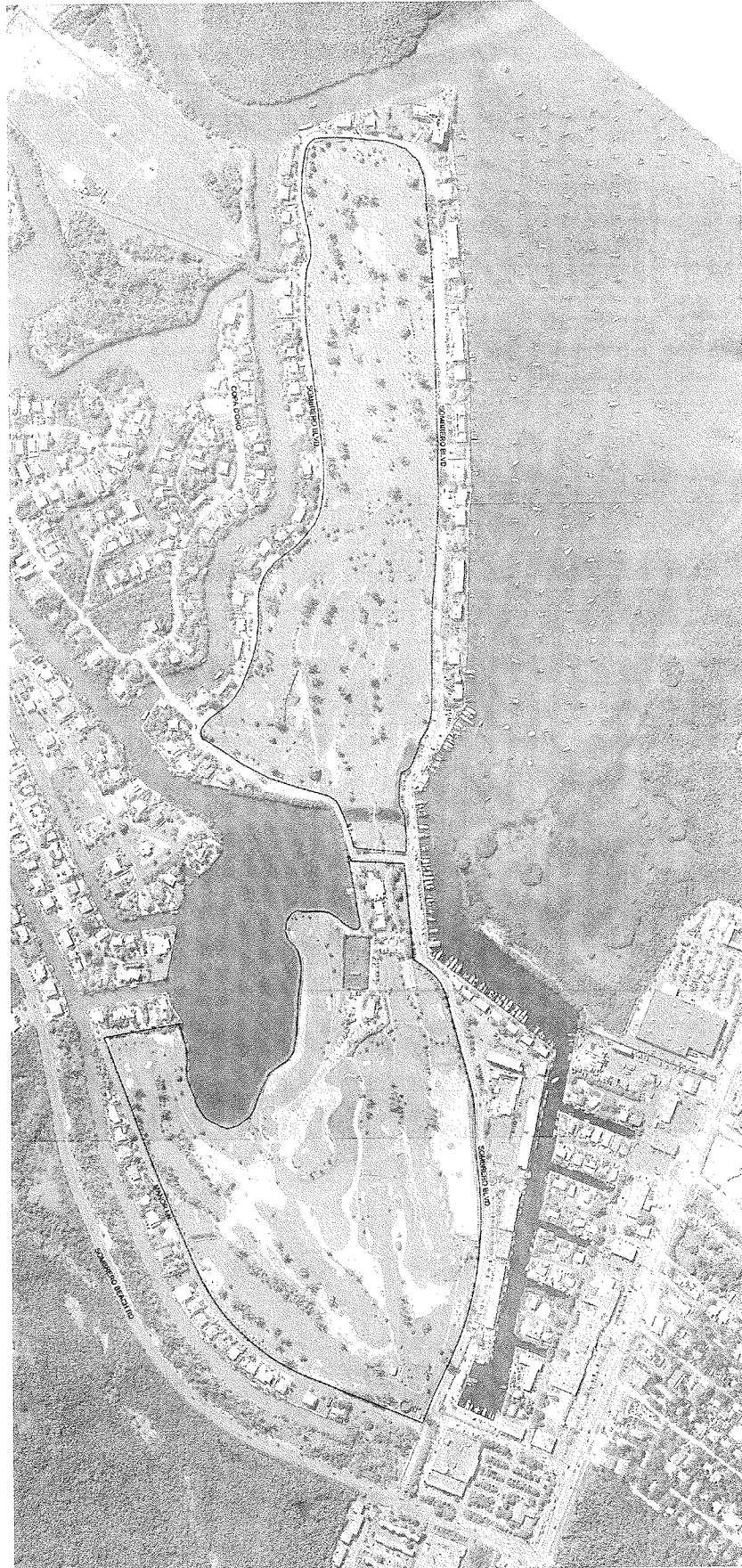
15450 SE 103rd Place Road  
Ocklawaha, Florida 32179  
352.288.0401/309.509.0966  
mitchellplanningdesign@gmail.com

KIPP SCHULTIES  
GOLF DESIGN • INC

Gordon Mock A.I.A.  
ARCHITECT

4379 MARATHON CIRCLE PORT PIERCE, FL 34647

NOTE: THESE PLANS  
ARE FOR CONDITIONAL  
USE PERMIT ONLY AND  
SHALL NOT BE USED  
FOR CONSTRUCTION.



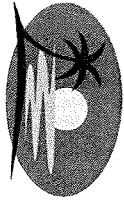
2014  
 3/10/2014  
 3/10/2014

Description	Revisions

**AERIAL PHOTO  
 FOR  
 FLORIDA KEYS RESORT & CLUB**


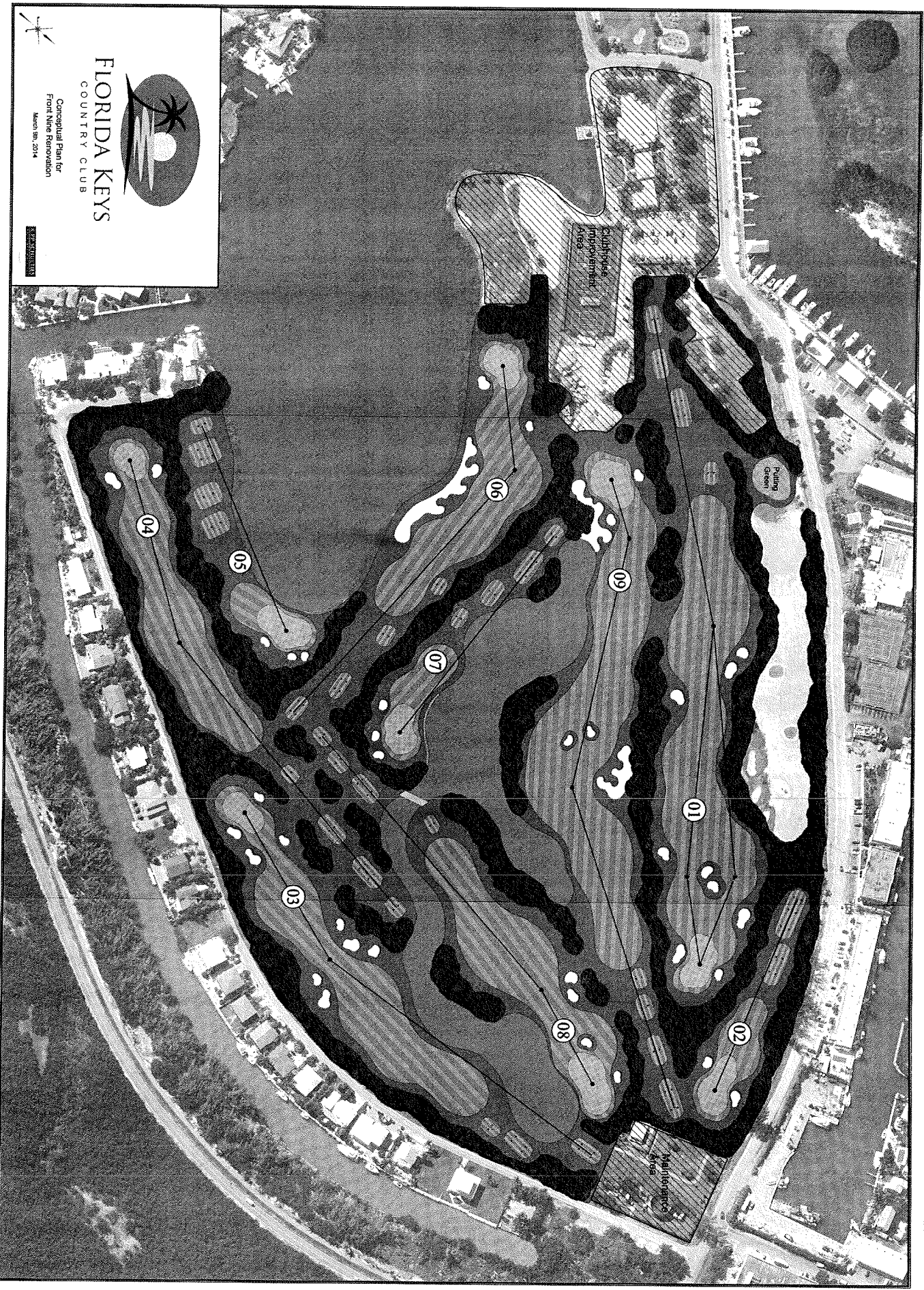
**WEC** THE WEILER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX  
 EB R6556

Approved by:	ERIC	Design:	SIS
Scale:	AS SHOWN	Drawn:	S/S
Job No:	33099.001	Checked:	SM
Date issued:	3/10/2014		



**FLORIDA KEYS**  
COUNTRY CLUB

Conceptual Plan for  
Front Nine Renovation  
March 30<sup>th</sup>, 2014

SKETCH OF BOUNDARY AND MEAN HIGH WATER LINE SURVEY

SOMMERERO COUNTY CLUB  
SECTIONS 10 & 11-66-32, FOOT KEY

LEGAL DESCRIPTION AS FURNISHED BY  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT  
SCHEDULE A

FUND/ILL. NUMBER: 38-2013-00019

PARCELS 3, 7, (8 NOT INCLUDED) AND 9, OF THE SOMMERERO PROPERTIES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 101, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LESS: A TRACT OF LAND IN A PART OF PARCEL NO. 7 IN THE SOMMERERO PROPERTIES, AS RECORDED IN PLAT BOOK 5, PAGE 101, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT A OF THE SOMMERERO PROPERTIES, SAID CORNER ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT OF LAND HERINAFTER DESCRIBED; BEAR SOUTH 61 DEGREES AND 44 MINUTES EAST, 100 FEET TO A POINT OF CURVE ON THE WESTERLY RIGHT-OF-WAY OF AN UNNAMED ROAD, SAID CURVE HAVING A CENTRAL ANGLE OF 12 DEGREES, 37 MINUTES AND 30 SECONDS AND A RADIUS OF 112.69 FEET; THENCE ALONG SAID CURVE IN A SOUTHWESTERLY DIRECTION, ANGLES BEARING TO THE RIGHT, 258.58 FEET TO A POINT OF TANGENT; THENCE BEAR SOUTH 40 DEGREES, 53 MINUTES AND 00 SECONDS WEST, 496.00 FEET TO THE SOUTHEAST CORNER OF PARCEL NO. 7; THENCE BEAR NORTH 33 DEGREES, 11 MINUTES AND 00 SECONDS EAST, 593.40 FEET; THENCE BEAR NORTH 10 DEGREES AND 15 MINUTES EAST, 89.14 FEET BACK TO THE POINT OF BEGINNING.

AND ALL OF GRANOR'S INTEREST IN THAT PART OF SOMMERERO BOULEVARD DECLAIMED BY THE BOARD OF COMMISSIONERS OF MONROE COUNTY, FLORIDA, IN RESOLUTION NO. 85-1969, WHICH RESOLUTION IS RECORDED IN OFFICIAL RECORDS BOOK 479, PAGE 565, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

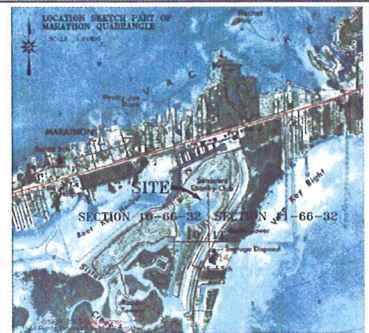
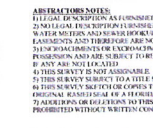
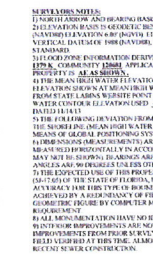


Table with 3 columns: STATION, DISTANCE, and BEARING. It lists 155 stations along the mean high water line traverse, starting from station 101 and ending at station 155. Each entry includes a bearing (e.g., S 61° 44' E) and a distance (e.g., 100.00).

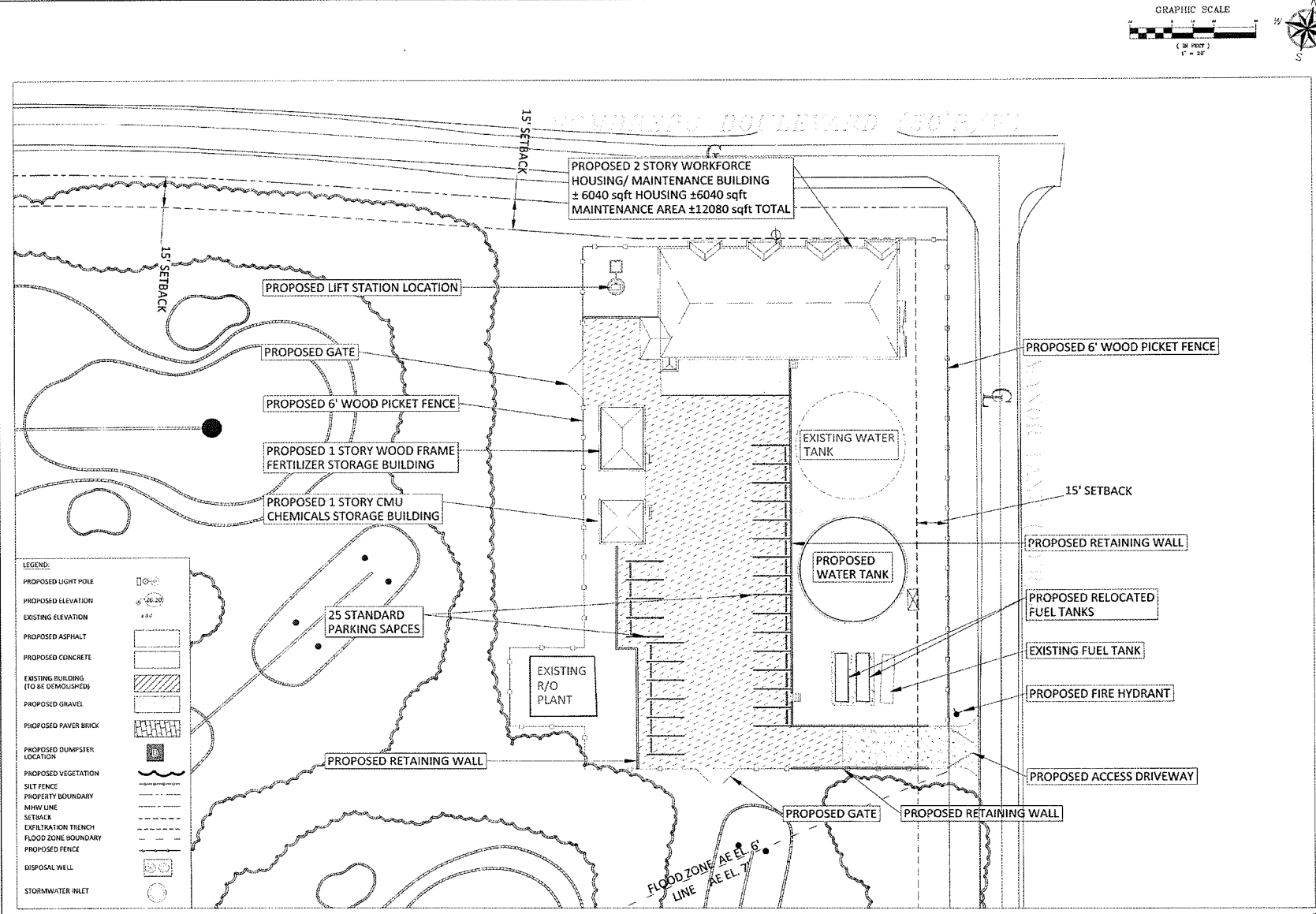
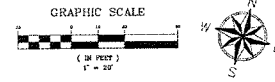


LEGEND table listing symbols for various features: BOUNDARY LINE, MEAN HIGH WATER LINE, FLOOD ZONE, UTILITY LINES, etc.

ABBREVIATIONS table listing codes for various symbols used in the survey, such as 'A' for Aerial Photo, 'B' for Boundary, etc.

NOTICE: THIS SURVEY IS A MEAN HIGH WATER SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE MEAN HIGH WATER SURVEY IS A MEAN HIGH WATER SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE MEAN HIGH WATER SURVEY IS A MEAN HIGH WATER SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

EXHIBIT 1A  
Phase 1



**LEGEND:**

- PROPOSED LIGHT POLE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING BUILDING (TO BE DEMOLISHED)
- PROPOSED GRAVEL
- PROPOSED PAVER BRICK
- PROPOSED DUMPSTER LOCATION
- PROPOSED VEGETATION
- SILT FENCE
- PROPERTY BOUNDARY
- MHW LINE
- SETBACK
- EXFILTRATION TRENCH
- FLOOD ZONE BOUNDARY
- PROPOSED FENCE
- DISPOSAL WELL
- STORMWATER INLET

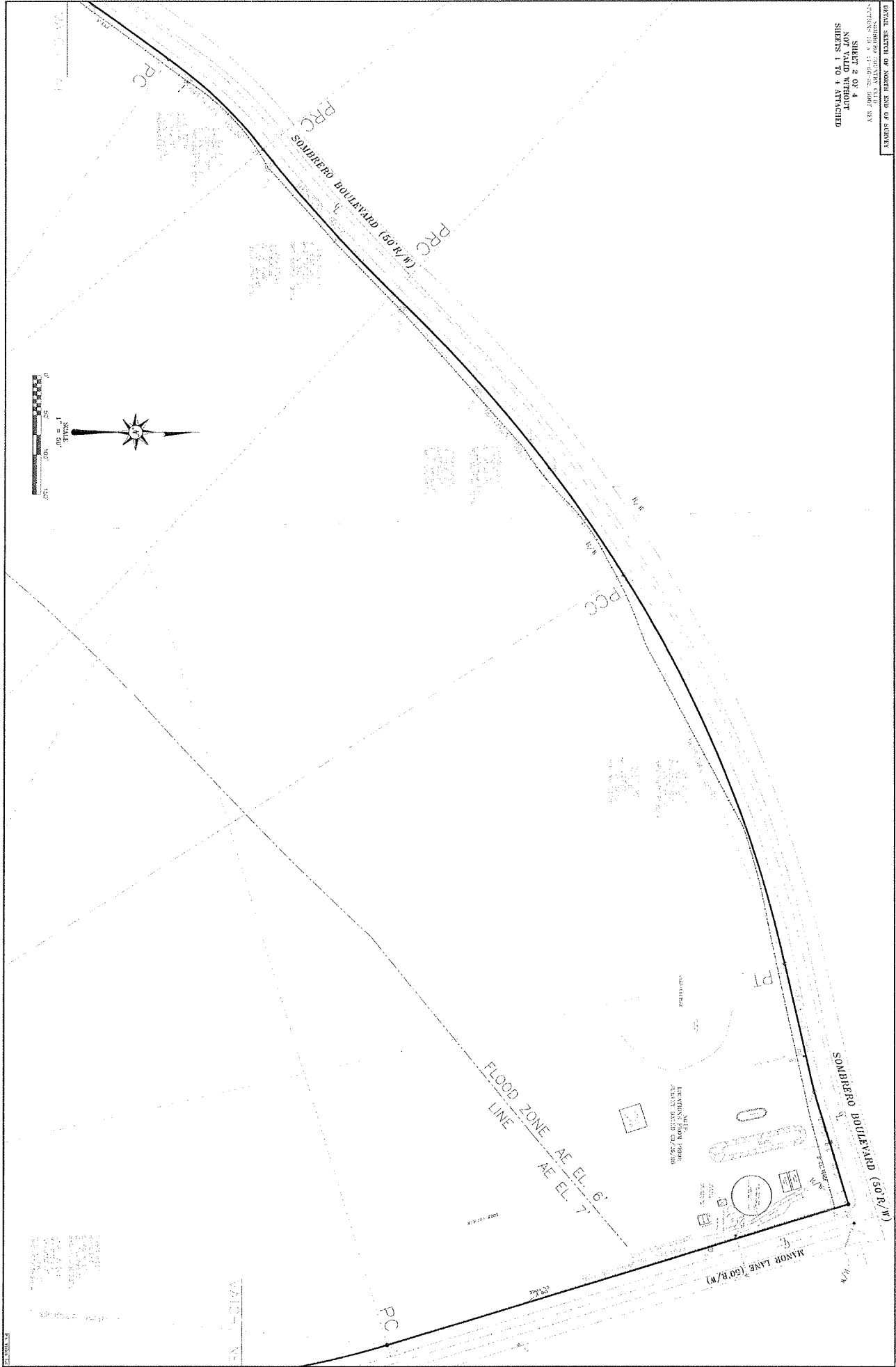
**WFC**  
WORLDWIDE ENGINEERING  
2700 W. STATE ROAD A, 1110 11  
MARATHON, FLORIDA 33060  
(905) 289-4161 PH, (905) 289-4662 FAX

**MAINTENANCE AREA SITE PLAN FOR FLORIDA KEYS RESORT & CLUB**

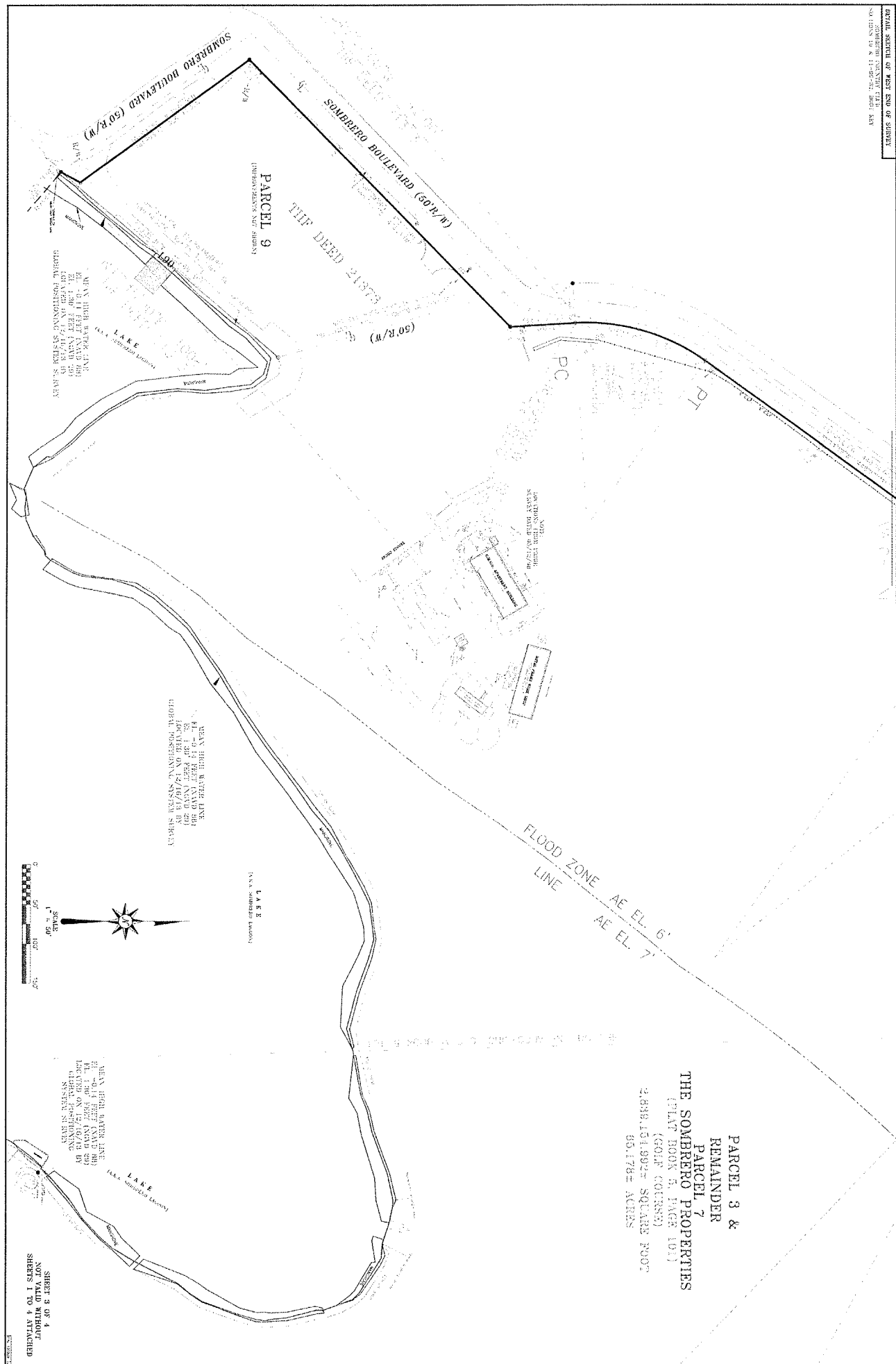
<p>Approved By: _____ Date: _____</p> <p>Scale: AS SHOWN Date: 12/20/04 Drawing No: 2102/04A</p>	<p>Sheet No. _____ Total Sheets _____</p> <p>Project No. _____ Project Name: _____</p>
--	--

NOT FOR CONSTRUCTION

DETAIL SHEET OF NORTH END OF SUBWAY  
 SUBMITTED TO THE STATE OF TEXAS  
 FOR REVIEW OF THE  
 SHEET 2 OF 4  
 NORTH END WITHOUT  
 SHEETS 1 TO 4 ATTACHED







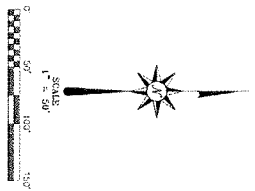
**PARCEL 9**  
 (REMAINING SURF SURF)

**PARCEL 3 &  
 REMAINDER**  
**PARCEL 7**  
**THE SOMBRERO PROPERTIES**  
 (PLAT BOOK 5, PAGE 104)  
 (GOAL COURSE)  
 2,889,101.99± SQUARE FOOT  
 66.178± ACRES

MEAN HIGH WATER LINE  
 EL. 1.347 FEET (NAVD 89)  
 LOC'D ON 12/16/78 BY  
 SURVEYOR  
 SUBSIDIARY POSITIONING SYSTEM S. MAIN

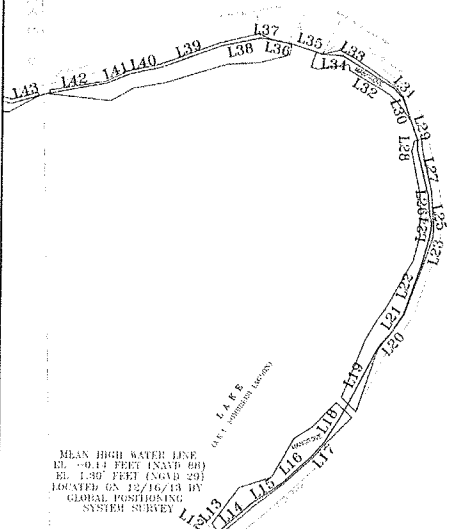
MEAN HIGH WATER LINE  
 EL. 1.347 FEET (NAVD 89)  
 LOC'D ON 12/16/78 BY  
 SURVEYOR  
 SUBSIDIARY POSITIONING SYSTEM S. MAIN

MEAN HIGH WATER LINE  
 EL. 1.347 FEET (NAVD 89)  
 LOC'D ON 12/16/78 BY  
 SURVEYOR  
 SUBSIDIARY POSITIONING SYSTEM S. MAIN



SHEET 3 OF 4  
 NEARBY  
 SHEETS 1 TO 4 ATTACHED

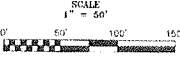
PARCEL 3 &  
 REMAINDER  
 PARCEL 7  
 THE SOMBRERO PROPERTIES  
 (PLAT BOOK 3, PAGE 101)  
 (GOLF COURSE)  
 2,639,154.992± SQUARE FOOT  
 65.178± ACRES



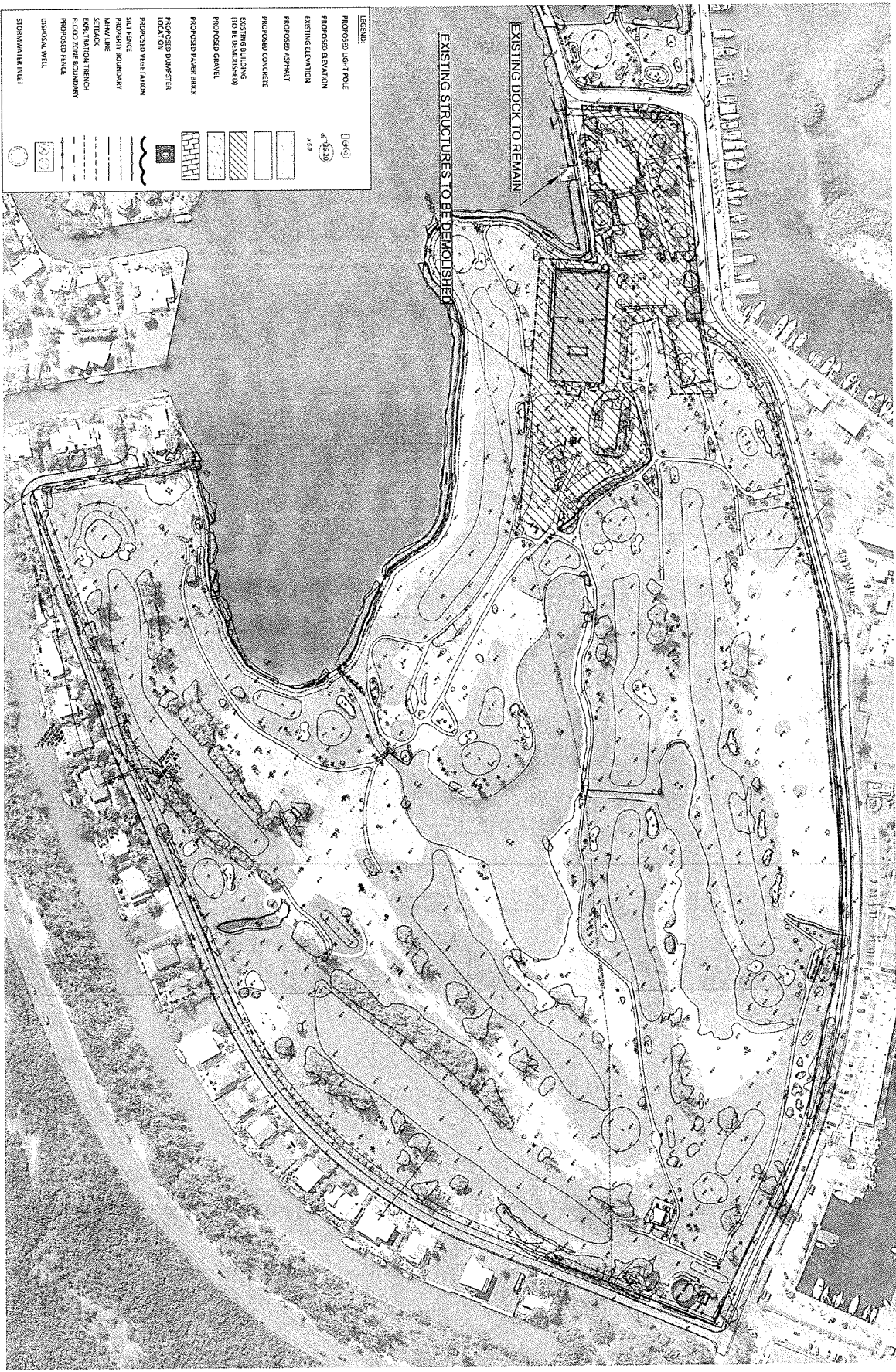
NOTE:  
 THIS AREA OVERLAPS  
 SOMBRERO COUNTRY CLUB MANOR  
 (PLAT BOOK 6, PAGE 5)

FLOOD ZONE  
 LINE AE EL. 7'  
 AE EL. 8'

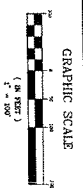
SEARCHED  
 INDEXED  
 SERIALIZED  
 FILED



DETAILED MAP  
 1/2" = 100'  
 ELEVATION 2,500 (MGS)  
 (PLAT BOOK 3, PAGE 101)



- LEGEND**
- PROPOSED LIGHT POLE
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE
  - EXISTING DRIVEWAY (TO BE DEMOLISHED)
  - PROPOSED GRAVEL
  - PROPOSED PAVED DRIVE
  - PROPOSED DUMPSTER LOCATION
  - PROPOSED VEGETATION
  - SALT FENCE
  - PROPERTY BOUNDARY
  - DRIVEWAY
  - EXISTING ELEVATION THROUGH FLOOD ZONE BOUNDARY
  - PROPOSED FENCE
  - DISPOSAL WELL
  - STORMWATER INLET



ERIC S. SMITH  
 PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 12512

Description	Revisions

**EXISTING CONDITIONS FRONT 9  
FOR  
FLORIDA KEYS RESORT & CLUB**

**WEC** THE WEILER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX

Approved By:	ERC	Design:	SIS
Scale:	AS SHOWN	Drawn:	SIS
Job No.:	13090.003	Checked:	SM
Date Issued:	3/10/2014		

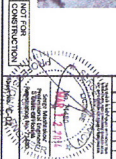
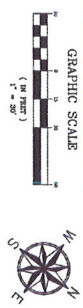
EN 80656

- LEGEND**
- PROPOSED LIGHT POLE
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE
  - EXISTING BUILDING (TO BE DEMOLISHED)
  - PROPOSED GRAVEL
  - PROPOSED PAVEMENT
  - PROPOSED DUMPSTER LOCATION
  - PROPOSED VEGETATION
  - SILT FENCE
  - PROPERTY BOUNDARY
  - MAINLINE
  - SEWER
  - DEPARTION TRENCH
  - FLOOD ZONE BOUNDARY
  - PROPOSED FENCE
  - DUMPING WELL
  - STORMWATER INLET

**Building Areas**

Classification	Area (sq ft)	Building Total
Clubhouse A	6730	1,340 sq ft
Pro Shop	230	2,470 sq ft
Existing 1 Story Building	120	1,560 sq ft
Existing 2 Story Building	300	2,815 sq ft
<b>Total</b>		<b>8,305 sq ft</b>

*Note: All measurements are approximate and subject to change.*

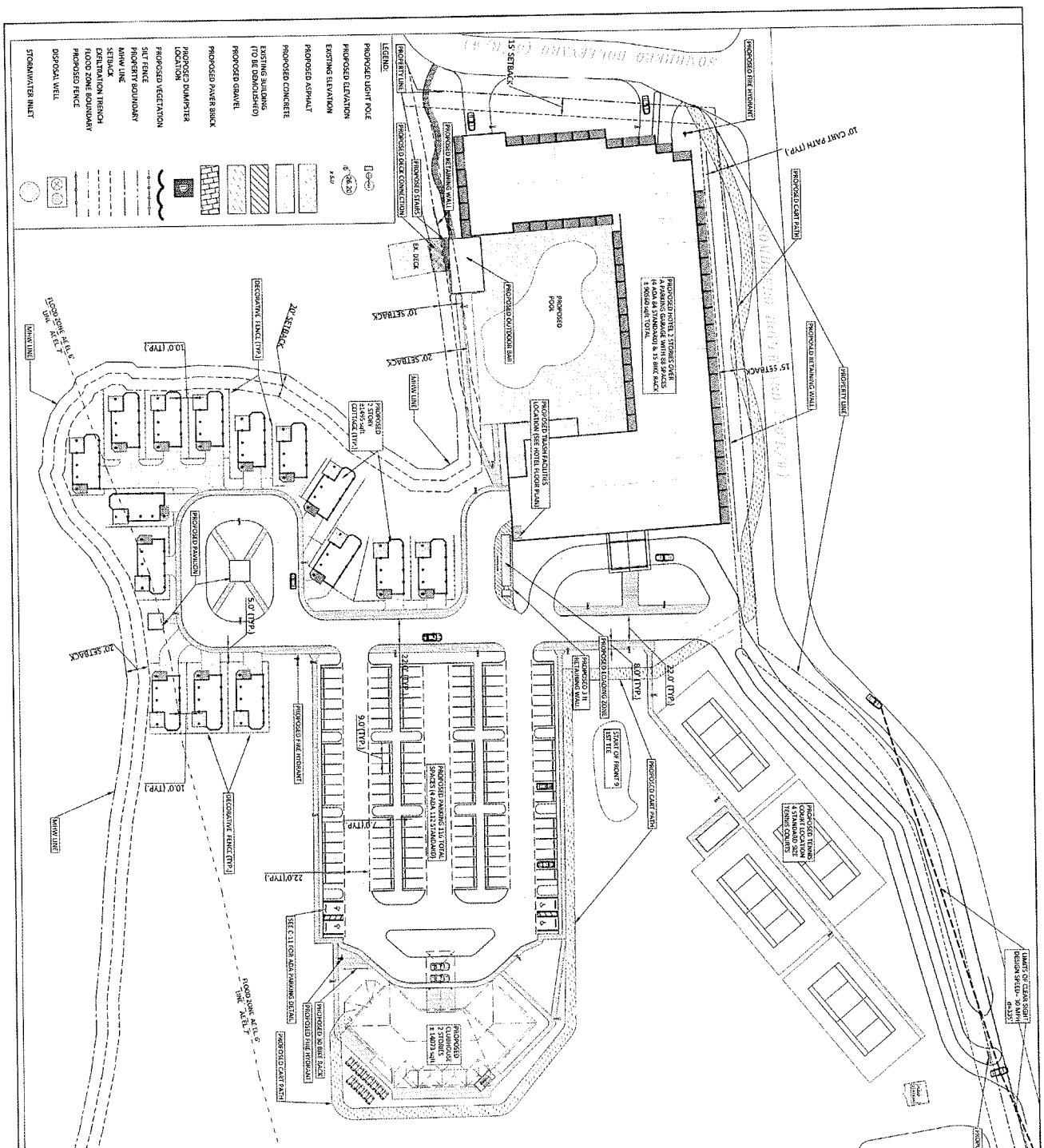


Description	Revisions

**EXISTING STRUCTURES FOR FLORIDA KEYS RESORT & CLUB**

**WEC** THE WEILER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX

Approved By:	ERC	Design:	SFS
Scale:	AS SHOWN	Drawn:	SFS
Job No:	13000.001	Checked:	SM
Date Issued:	3/10/2014		



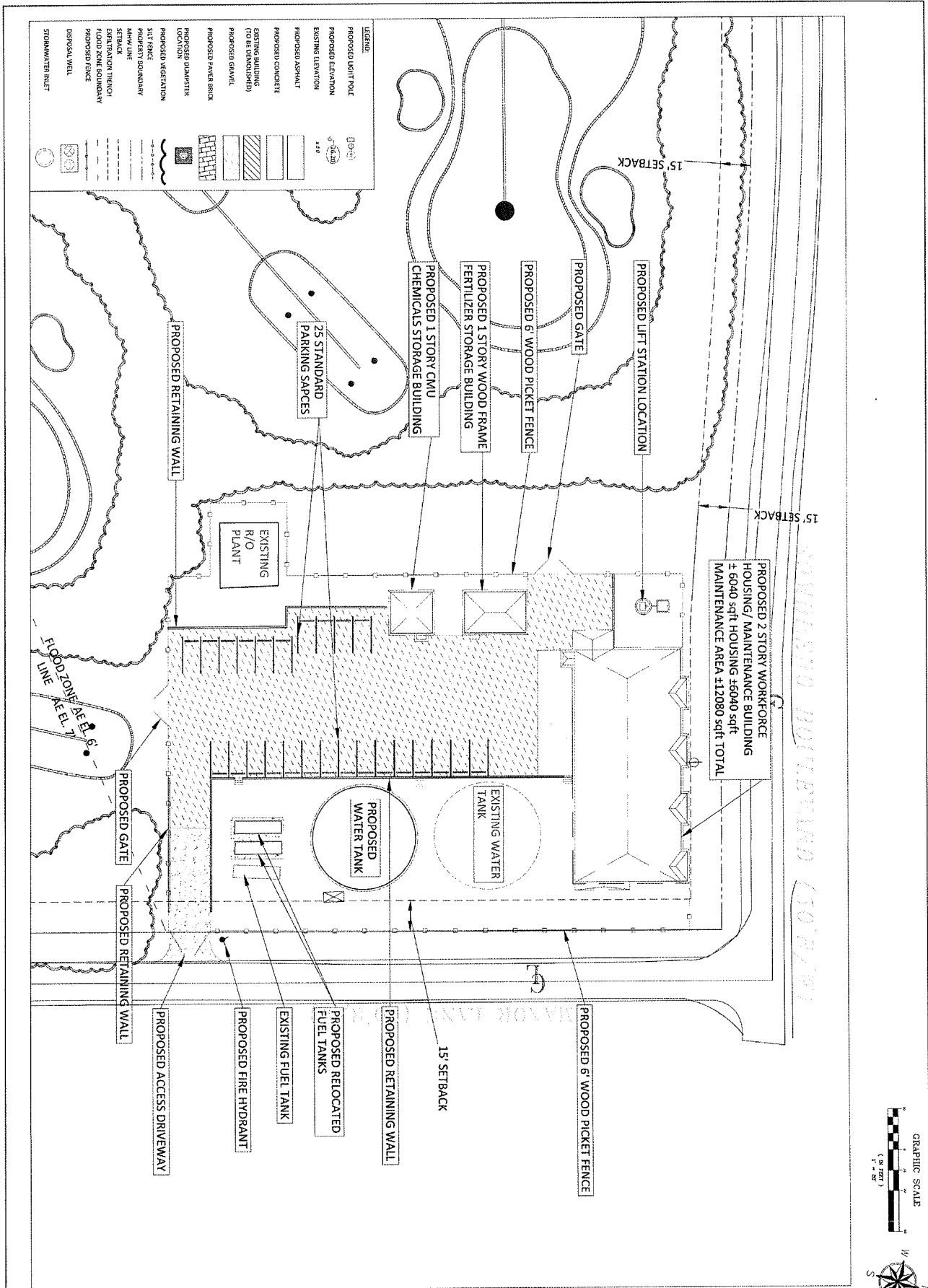
Item	Description	Quantity	Notes
1	PROPOSED HOTEL 2 (STORIES OVER 100 FT AS STIPPLED)	1	100,000 sq ft
2	PROPOSED HOTEL 1 (STORIES OVER 100 FT AS STIPPLED)	1	100,000 sq ft
3	PROPOSED RESTAURANT	1	10,000 sq ft
4	PROPOSED SPA	1	5,000 sq ft
5	PROPOSED GOLF COURSE	1	18 holes
6	PARKING LOTS	10	Various setbacks and capacities
7	LANDSCAPED ZONES	10	Various setbacks and capacities
8	EXISTING INFRASTRUCTURE	10	Various setbacks and capacities

**PROPOSED SITE PLAN FOR FLORIDA KEYS RESORT & CLUB**

**WEC THE WYLER ENGINEERING CORPORATION**  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX

**Project Development Data**

Approved By: [Signature] EFC: [Signature] Design: SIS  
 Scale: AS SHOWN Drawn: SIS  
 Job No: 132902.001 Checked: SM  
 Date Issued: 3/10/2014



**LEGEND**

- PROPOSED LIGHT POLE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING BUILDING (TO BE DEMOLISHED)
- PROPOSED GRAVEL
- PROPOSED PAVER BRICK
- PROPOSED DRAINAGE LOCATION
- PROPOSED VEGETATION
- EXISTING BOUNDARY
- MINI LINE
- SETBACK
- EXHAUSTION TRENCH
- FLOOD ZONE BOUNDARY
- PROPOSED FENCE
- DEPOSAL WELL
- STORMWATER INLET



Description	Revised

**MAINTENANCE AREA SITE PLAN  
FOR  
FLORIDA KEYS RESORT & CLUB**

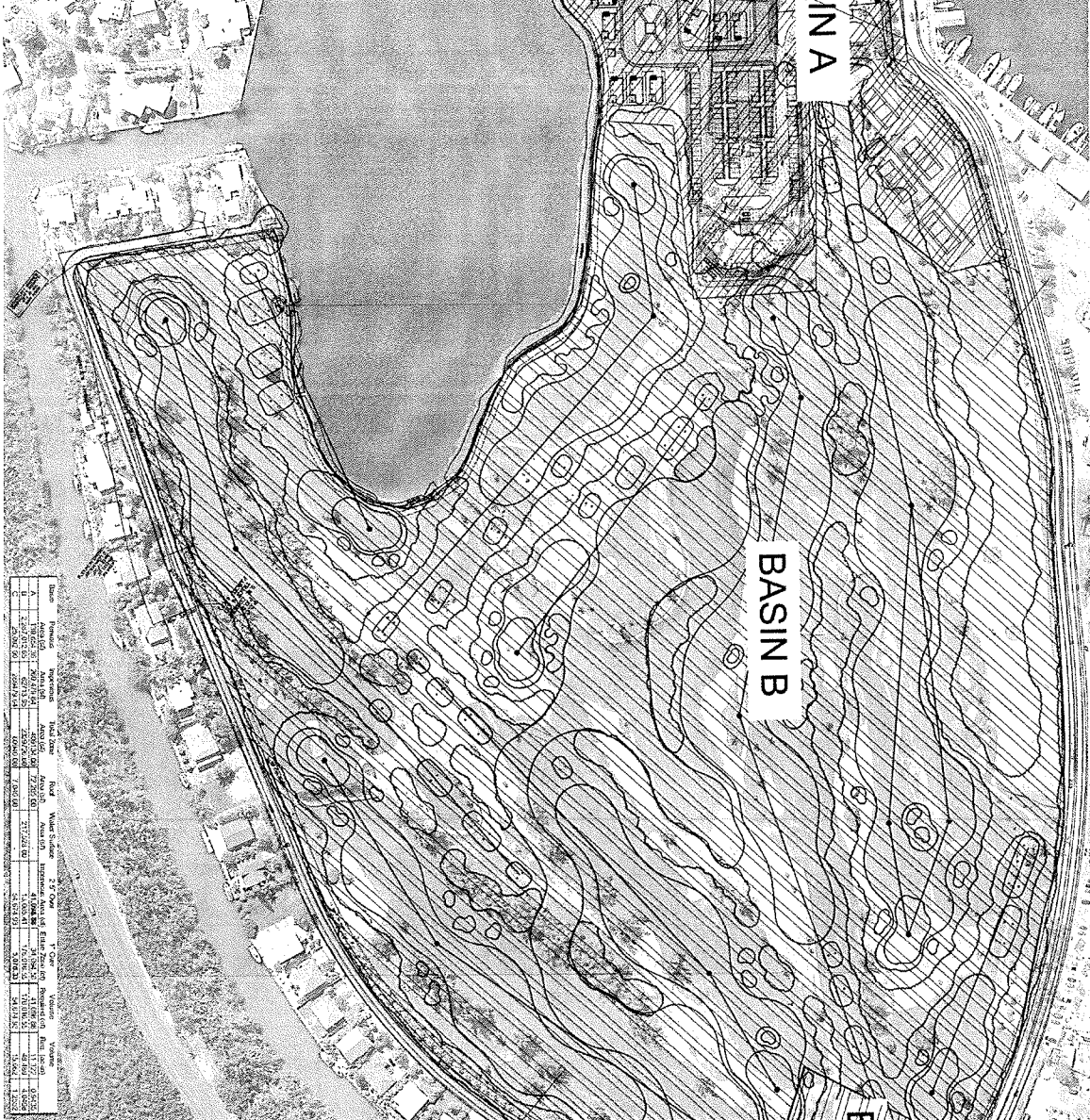
**WEC THE WEILER ENGINEERING CORPORATION**  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (805) 289-4162 FAX

Approved By:	ETC	Drawn:	SJS
Scale:	AS SHOWN	Checked:	SJS/SM
Job No.:	137951-001		ETC
Date Issued:	3/10/2014		

EB 46656

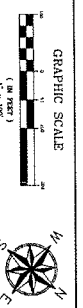
**LEGEND**

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	PROPOSED ELEVATION
	EXISTING ELEVATION
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	EXISTING BUILDING (TO BE DEMOLISHED)
	PROPOSED GRAVEL
	PROPOSED PAVER BRICK
	PROPOSED DIAMETER
	PROPOSED LOCATION
	PROPOSED VEGETATION
	PROPERTY BOUNDARY
	SETBACK
	ELEVATION TRENCH
	FLOOD ZONE BOUNDARY
	PROPOSED FENCE
	PROPOSED WELL
	STORMWATER INLET

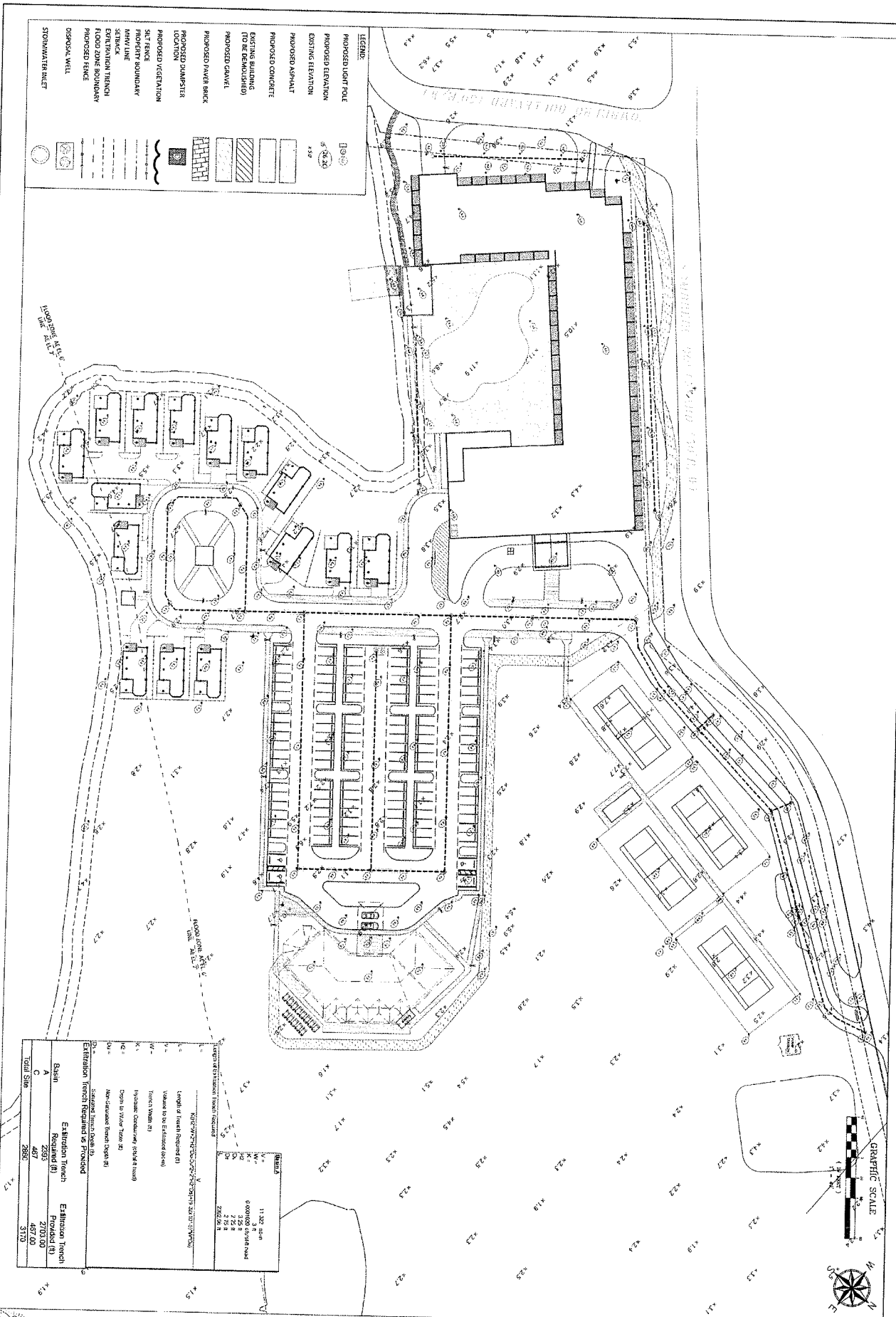


Station	Proposed	Existing	Station	Proposed	Existing
0+00	10.00	10.00	1+00	10.00	10.00
0+25	10.00	10.00	1+25	10.00	10.00
0+50	10.00	10.00	1+50	10.00	10.00
0+75	10.00	10.00	1+75	10.00	10.00
1+00	10.00	10.00	2+00	10.00	10.00
1+25	10.00	10.00	2+25	10.00	10.00
1+50	10.00	10.00	2+50	10.00	10.00
1+75	10.00	10.00	3+00	10.00	10.00
2+00	10.00	10.00	3+25	10.00	10.00
2+25	10.00	10.00	3+50	10.00	10.00
2+50	10.00	10.00	4+00	10.00	10.00
2+75	10.00	10.00	4+25	10.00	10.00
3+00	10.00	10.00	4+50	10.00	10.00
3+25	10.00	10.00	5+00	10.00	10.00
3+50	10.00	10.00	5+25	10.00	10.00
3+75	10.00	10.00	5+50	10.00	10.00
4+00	10.00	10.00	6+00	10.00	10.00
4+25	10.00	10.00	6+25	10.00	10.00
4+50	10.00	10.00	6+50	10.00	10.00
4+75	10.00	10.00	7+00	10.00	10.00
5+00	10.00	10.00	7+25	10.00	10.00
5+25	10.00	10.00	7+50	10.00	10.00
5+50	10.00	10.00	8+00	10.00	10.00
5+75	10.00	10.00	8+25	10.00	10.00
6+00	10.00	10.00	8+50	10.00	10.00
6+25	10.00	10.00	9+00	10.00	10.00
6+50	10.00	10.00	9+25	10.00	10.00
6+75	10.00	10.00	9+50	10.00	10.00
7+00	10.00	10.00	10+00	10.00	10.00
7+25	10.00	10.00			
7+50	10.00	10.00			
7+75	10.00	10.00			
8+00	10.00	10.00			
8+25	10.00	10.00			
8+50	10.00	10.00			
8+75	10.00	10.00			
9+00	10.00	10.00			
9+25	10.00	10.00			
9+50	10.00	10.00			
9+75	10.00	10.00			
10+00	10.00	10.00			

Basin	Area	Volume	Notes
BASIN A	1,234 sq ft	1,234 cu ft	Proposed
BASIN B	2,345 sq ft	2,345 cu ft	Proposed
BASIN C	3,456 sq ft	3,456 cu ft	Proposed



	<b>DRAINAGE BASINS FOR FLORIDA KEYS RESORT &amp; CLUB</b>		<b>WEC</b> THE WEILER ENGINEERING CORPORATION 6805 OVERSEAS HWY MARATHON, FLORIDA 33050 (305) 269-4161 PH, (305) 289-4162 FAX EB #6556	Approves By: _____ EPC Design: SJS Scale: AS SHOWN Drawn: SJS Job No.: 13000001 Checked: SM Date Issued: 1/28/2014						
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Description	Revisions									



**LEGEND:**

- PROPOSED LIGHT POLE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING BUILDING (TO BE DEMOLISHED)
- PROPOSED GRAVEL
- PROPOSED PAVEMENT BRICK
- PROPOSED PLASTER LOCATION
- PROPOSED VEGETATION
- SILT FENCE
- PROPERTY BOUNDARY
- PROPERTY LINE
- EXISTING FLOOD ZONE
- FLOOD ZONE BOUNDARY
- PROPOSED FENCE
- DIRECTIONAL WALL
- STORMWATER INLET

Basin	Estimated Troch. Required (ft)	Estimated Troch. Provided (ft)
A	2395	2700.00
C	467	457.00
<b>TOTAL SITE</b>	<b>2862</b>	<b>3170</b>

**PROPOSED DRAINAGE & GRADES FOR FLORIDA KEYS RESORT & CLUB**

**WEC** THE WISLER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4164 PH, (305) 289-4162 FAX

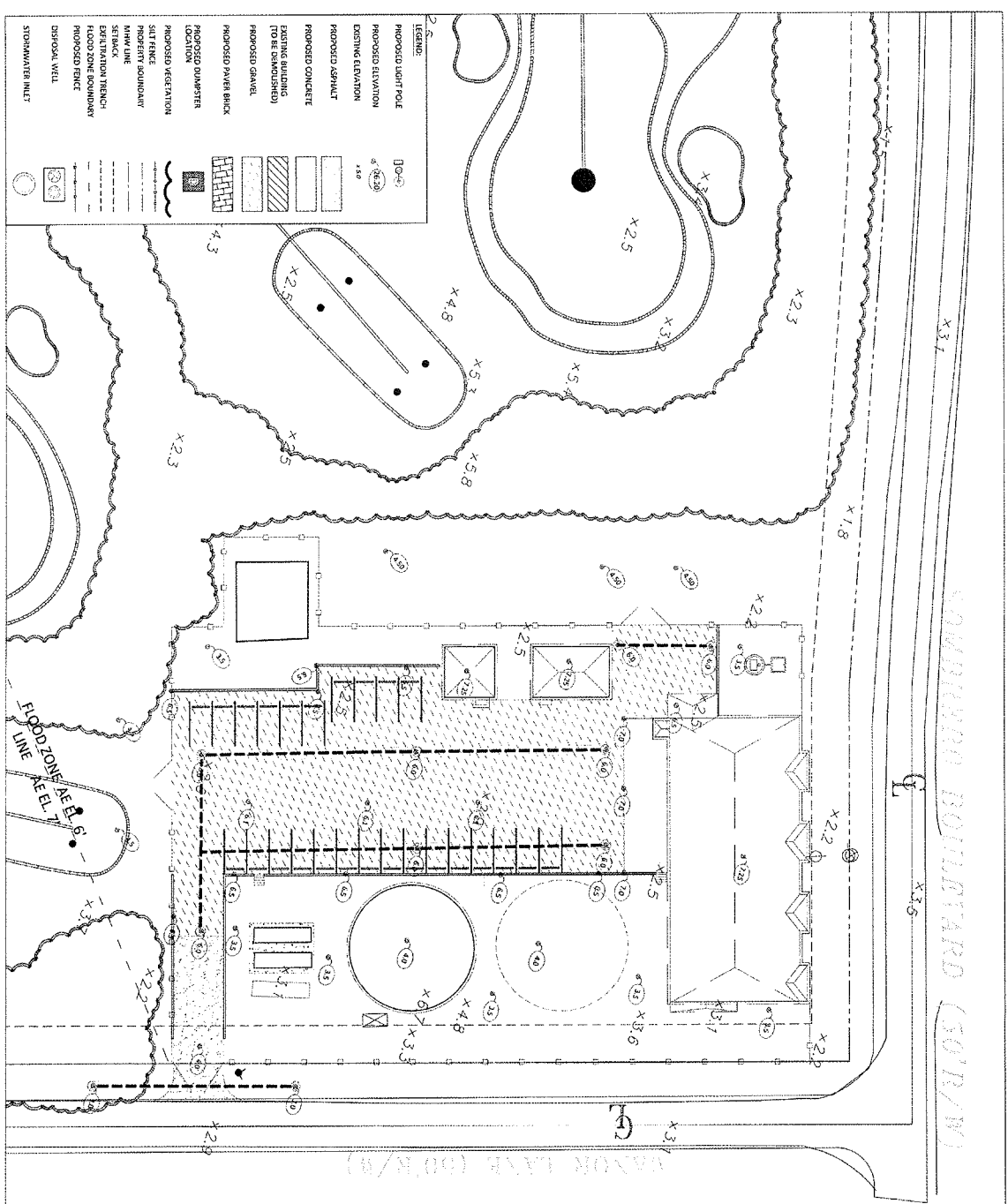
Approved By:	ERC	Design:	SIS
Scale:	AS SHOWN	Drawn:	SIS
Job No.:	13050.001	Checked:	ERC
Date Issued:	3/10/2014		



Revisions	Description

18-26556





Symbol	Description
(Circle with dot)	PROPOSED LIGHT POLE
(Dashed line)	EXISTING ELEVATION
(Hatched area)	PROPOSED ASPHALT
(Stippled area)	PROPOSED CONCRETE
(Diagonal lines)	EXISTING BUILDING (TO BE DEMOLISHED)
(Dotted area)	PROPOSED GRAVEL
(Cross-hatched area)	PROPOSED PAVED BRICK
(Square with 'X')	PROPOSED DUMPSTER LOCATION
(Wavy line)	PROPOSED VEGETATION
(Dashed line with 'X')	SITE FENCE
(Dotted line with 'X')	PROPERTY BOUNDARY
(Solid line with 'X')	MINOR LINE
(Dotted line with 'X')	SETBACK
(Dashed line with 'X')	ELEVATION TRENCH
(Dotted line with 'X')	FLOOD ZONE BOUNDARY
(Dashed line with 'X')	PROPOSED FENCE
(Circle with 'X')	DROPPAL WALL
(Circle with 'X')	STORMWATER INLET



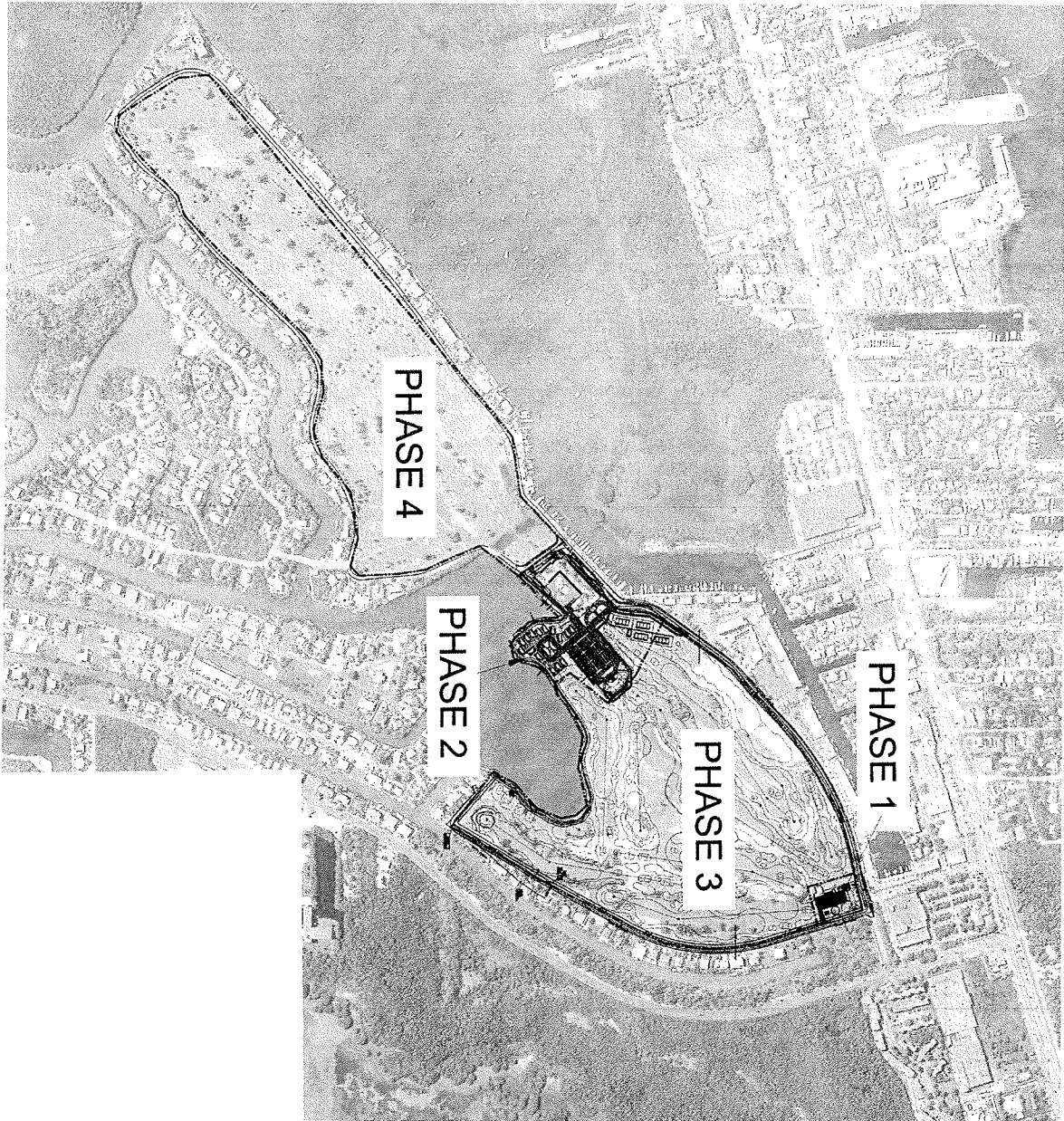
Symbol	Description
(Circle with 'X')	PROPOSED LIGHT POLE
(Dashed line)	EXISTING ELEVATION
(Hatched area)	PROPOSED ASPHALT
(Stippled area)	PROPOSED CONCRETE
(Diagonal lines)	EXISTING BUILDING (TO BE DEMOLISHED)
(Dotted area)	PROPOSED GRAVEL
(Cross-hatched area)	PROPOSED PAVED BRICK
(Square with 'X')	PROPOSED DUMPSTER LOCATION
(Wavy line)	PROPOSED VEGETATION
(Dashed line with 'X')	SITE FENCE
(Dotted line with 'X')	PROPERTY BOUNDARY
(Solid line with 'X')	MINOR LINE
(Dotted line with 'X')	SETBACK
(Dashed line with 'X')	ELEVATION TRENCH
(Dotted line with 'X')	FLOOD ZONE BOUNDARY
(Dashed line with 'X')	PROPOSED FENCE
(Circle with 'X')	DROPPAL WALL
(Circle with 'X')	STORMWATER INLET

**BASIN C DRAINAGE & GRADING FOR FLORIDA KEYS RESORT & CLUB**

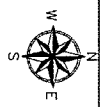
**WEC** THE WUELLER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX

Approved By:	ERC	Design:	SM
Scale:	AS SHOWN	Drawn:	SM
Job No:	13090.001	Checked:	ERC
Date Issued:	3/10/2014		

EB 06556



- CONSTRUCTION PHASING:**
- PHASE 1 - MAINTENANCE YARD**
- a) INSTALL PROJECT SIGN, CONSTRUCTION FENCES, BARRICADES, SILT FENCE, AND OTHER BMPs.
  - b) CONSTRUCT ALL PROPOSED BUILDINGS AND STRUCTURES.
  - c) RELOCATE EQUIPMENT, STORAGE, AND HOUSING, FROM EXISTING FACILITIES.
- PHASE 2 - HOTEL, CLUB HOUSE, COTTAGES**
- a) INSTALL CONSTRUCTION FENCES, BARRICADES, SILT FENCE AND OTHER BMPs.
  - b) DEMOLISH EXISTING BUILDINGS AND STRUCTURES AS NEEDED TO ACCOMMODATE PROPOSED CONSTRUCTION.
  - c) CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS.
- PHASE 3 - GOLF COURSE - FRONT 9**
- a) INSTALL CONSTRUCTION FENCES, BARRICADES, SILT FENCE, AND OTHER BMPs.
  - b) PERFORM ALL IMPROVEMENTS PER FINAL GOLF COURSE UPGRADE PLAN.
- PHASE 4 - GOLF COURSE - BACK 9**
- a) INSTALL CONSTRUCTION FENCES, BARRICADES, SILT FENCE, AND OTHER BMPs.
  - b) PERFORM ALL IMPROVEMENTS PER FINAL GOLF COURSE UPGRADE PLAN.
  - c) REMOVE CONSTRUCTION FENCES, SILT FENCE, AND BMPs.
- NOTE - PHASE SEQUENCES WILL OVERLAP WITH EACH OTHER**



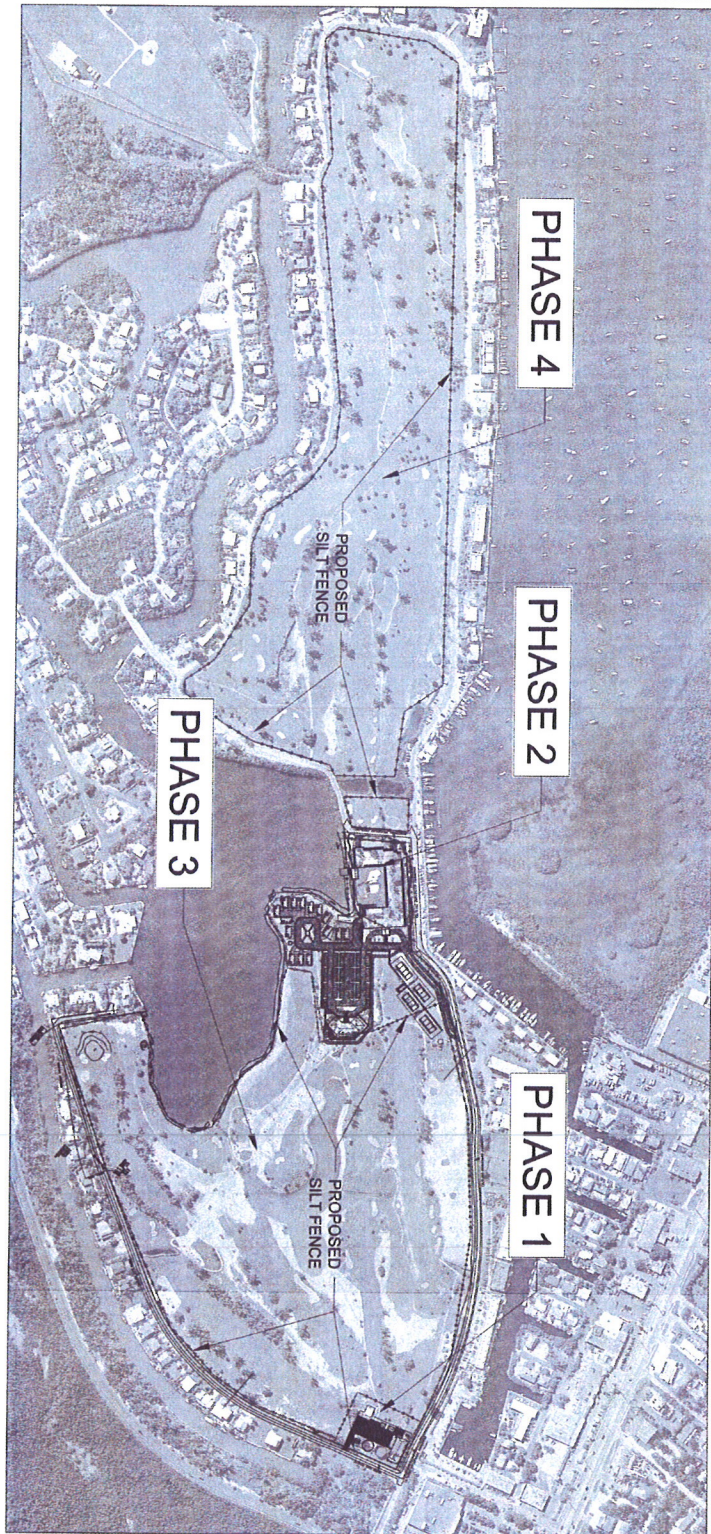
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 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 No. 12345  
 Date: 3/10/2014

Description	Revisions

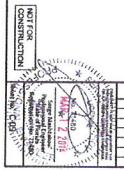
**CONSTRUCTION PHASING  
 FOR  
 FLORIDA KEYS RESORT & CLUB**

**WEC** THE WELER ENGINEERING  
 CONSULTANTS  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 FH, (305) 289-4162 FAX

Approved By:	EPC	Design:	SM
Scale:	AS SHOWN	Drawn:	SJS
Job No.:	13090.001	Checked:	SM
Date Issued:	3/10/2014		



CONSTRUCTION MANAGEMENT AND BMPs:  
 SILT FENCE AND BMPs ARE TO BE INSTALLED  
 AROUND EACH PHASED ZONE AS DEPICTED  
 PRIOR TO COMMENCEMENT OF  
 CONSTRUCTION IN ACCORDANCE WITH THE  
 DETAILS ON C-06  
 NOTE - PHASE SEQUENCES WILL OVERLAP  
 WITH EACH OTHER.

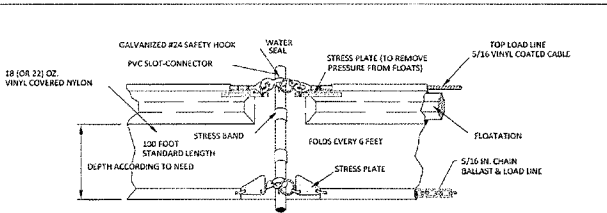


Description	Revisions

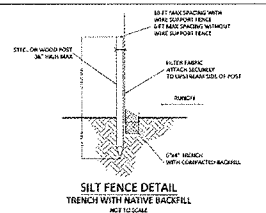
**CONSTRUCTION MANAGMENT  
 FOR  
 FLORIDA KEYS RESORT & CLUB**

**WEC** THE WELLER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX

Approved By:	ERIC	Design:	SJS
Scale:	AS SHOWN	Drawn:	SJS
Job No:	130700.003	Checked:	SM
Date Issued:	3/10/2014		

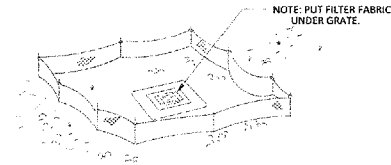


**1**  
C-10  
**FLOATING TURBIDITY BARRIER TYPE II**

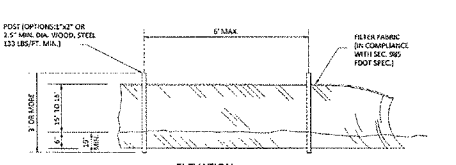


**SILT FENCE DETAIL**  
TRENCH WITH NATIVE BACKFILL  
NOT TO SCALE

**NOTES:**  
1. INSTALL AND REPAIR FENCE AS PER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.  
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.  
3. SILT FENCE SHALL BE INSTALLED AT LEAST 1 FT AWAY FROM VEGETATION DRIP LINE.

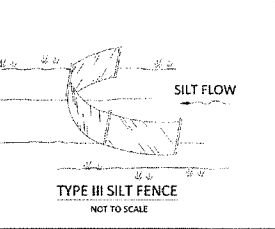


**STAKED SILT BARRIER OR SILT FENCE**  
PROTECTION AROUND DITCH BOTTOM INLETS



**TYPICAL SILT FENCE**  
NOT TO SCALE

**NOTE:** CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.



**TYPE III SILT FENCE**  
NOT TO SCALE

### EROSION CONTROL MAINTENANCE SCHEDULE

THE CONTRACTOR SHALL INSTALL SILT FENCE, STAKED HAY BALES, AND OTHER EROSION CONTROL DEVICES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. THESE INSTALLATIONS AS SHOWN ON THE DRAWINGS SHALL BE CONSIDERED THE MINIMUM EROSION/SILTATION PROTECTION REQUIRED FOR THE SITE. IN ADDITION THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY TO INSTALL PROTECTIVE FACILITIES ELSEWHERE ON THE SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EROSION PROTECTION FACILITIES THROUGH COMPLETION OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM DAILY INSPECTIONS OF THE FACILITIES TO ENSURE THAT THE EROSION PROTECTION FACILITIES ARE MAINTAINING THEIR PROTECTION FUNCTIONS AND INTEGRITY.

IN ADDITION TO THE INSTALLATION OF EROSION PROTECTION FACILITIES, THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE MAY DEEM IT NECESSARY, UPON INSPECTION OF THE SITE, THAT TURBIDITY MONITORING BE PERFORMED BY THE CONTRACTOR IF GREATER THAN 0 NTU'S ABOVE BACKGROUND LEVELS ARE DETECTED. THE MONITORING SHALL BE PERFORMED DAILY IF BACKGROUND TURBIDITY LEVELS REACH 25-29 NTU'S. FOR BACKGROUND TURBIDITY LEVELS LESS THAN 25 NTU'S, TURBIDITY MONITORING SHALL BE PERFORMED WEEKLY. IF BACKGROUND TURBIDITY LEVELS ARE GREATER THAN 29 NTU'S, ALL CONSTRUCTION ACTIVITIES SHALL STOP AND THE CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION PROTECTION NECESSARY TO RETURN LEVELS TO 29 NTU'S OR LESS. CONSTRUCTION ACTIVITIES SHALL BEGIN AGAIN ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

ALL EROSION PROTECTION FACILITIES SHALL BE REMOVED AFTER CONSTRUCTION COMPLETION, AND WHEN A VEGETATIVE COVER HAS BEEN WELL ESTABLISHED OVER THE CONSTRUCTED AREAS. PER THE PLANS; THE CONTRACTOR SHALL REMOVE PROTECTION FACILITIES ONLY UPON APPROVAL BY THE ENGINEER, OWNER, OR OWNER'S REPRESENTATIVE.

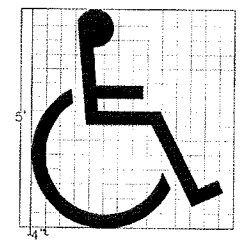
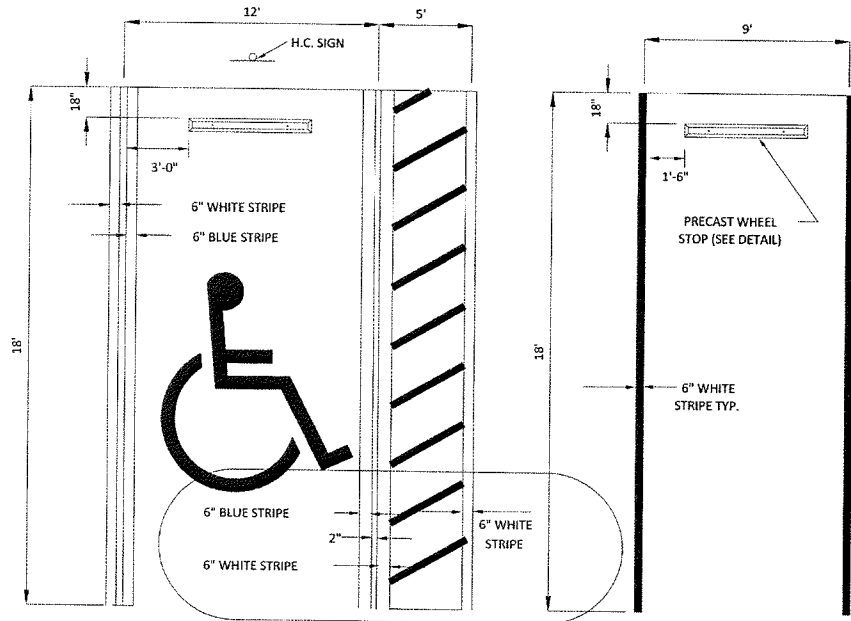
Approved By:	DESIGNED BY:	DATE:
Scale:	DRAWN BY:	CHECKED BY:
Sheet No.:		
Date Issued:		

**WEC**  
WATER ENGINEERING CONSULTATION  
6805 OVERSEA DRIVE  
MARIETTA, GA 30067  
(800) 289-4181 PH. (770) 289-4182 FAX

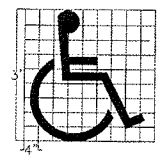
**BMP DETAILS FOR FLORIDA KEYS RESORT & CLUB**

Revision	Description

NOT FOR CONSTRUCTION



NOTE: PAINT SYMBOL BELOW ONTO PAVED SURFACE WITH 2 COATS OF TRAFFIC WHITE PAINT, MANUF. AS PER DEPT. OF TRANSPORTATION SPEC.

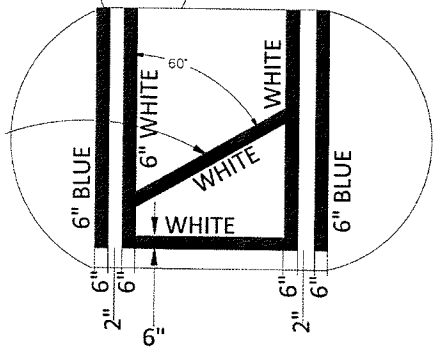


USE OF PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES IS OPTIONAL, WHEN USED THE SYMBOL SHALL BE 3' OR 5' HIGH AND WHITE IN COLOR.

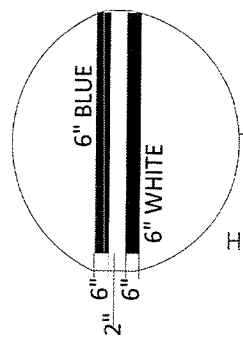
### TYPICAL SYMBOL FOR HANDICAPPED PARKING

NOT TO SCALE

3'-6" WHITE CHEVRONS EQUALLY SPACED PER AISLE.



HANDICAPPED PARKING SPACE



TYPICAL PARKING SPACE

TYPICAL WHEN A STANDARD PARKING SPACE IS NEXT TO A HANDICAPPED PARKING SPACE

## TYPICAL PARKING SPACE DETAILS "FDOT INDEX 17346"

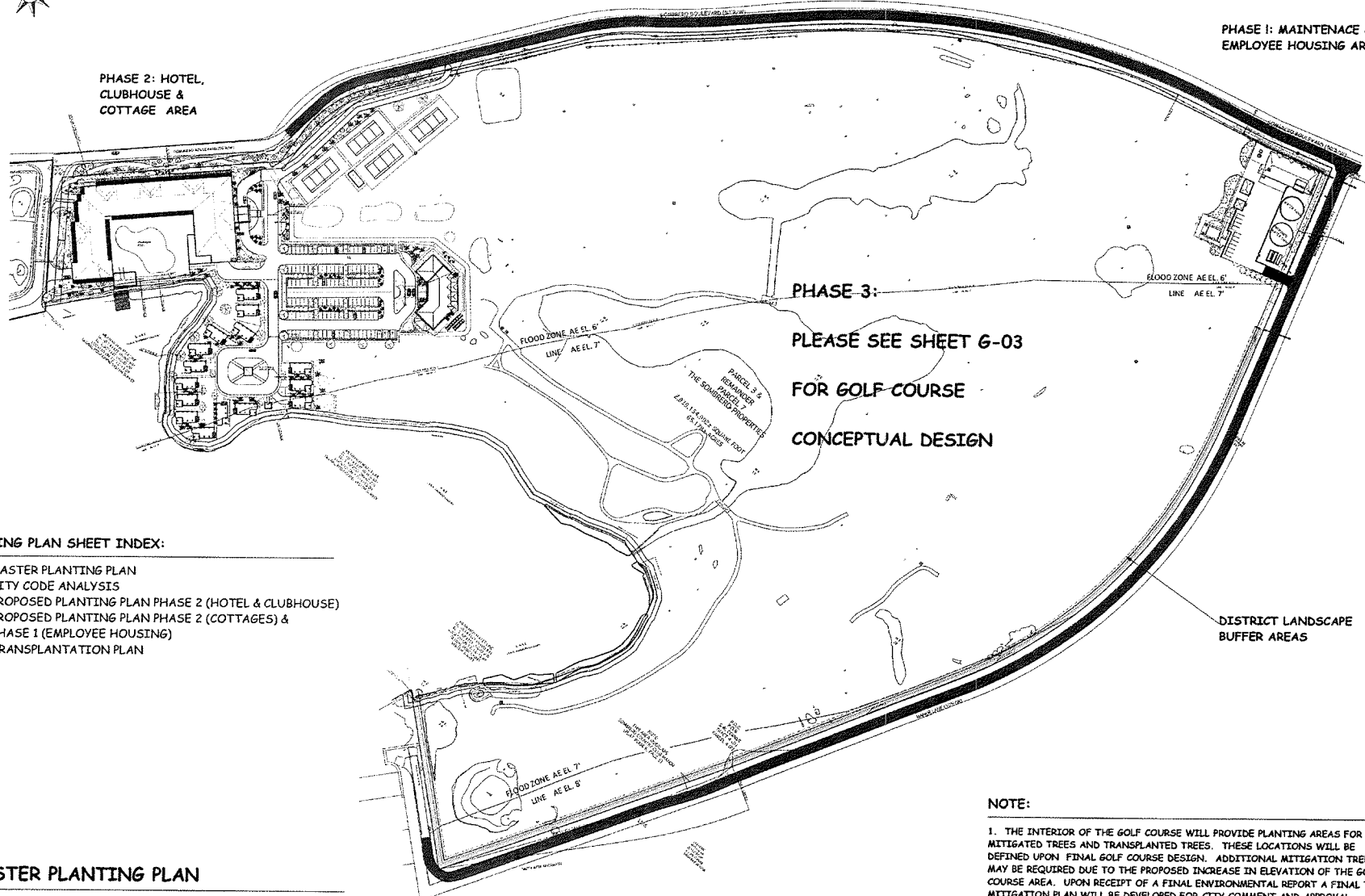
NOT TO SCALE

DATE	18.06.04
SCALE	AS SHOWN
DESIGNER	AS SHOWN
DRAWN	AS SHOWN
CHECKED	AS SHOWN
APPROVED BY	AS SHOWN
PROJECT NO.	13090003
DATE ISSUED	3/10/2004
<b>WEC</b> WILHELM ENGINEERING CONSULTANTS 6805 OREGON HWY MARIETTA, GA 30067 (770) 289-4103 PH, (770) 289-4102 FAX	
<b>PARKING SPACE DETAILS FOR FLORIDA KEYS RESORT &amp; CLUB</b>	
REVISION	
DESCRIPTION	
NOT FOR CONSTRUCTION	



PHASE 2: HOTEL,  
CLUBHOUSE &  
COTTAGE AREA

PHASE 1: MAINTENANCE &  
EMPLOYEE HOUSING AREA



PHASE 3:  
PLEASE SEE SHEET G-03  
FOR GOLF COURSE  
CONCEPTUAL DESIGN

**PLANTING PLAN SHEET INDEX:**

- PP-01: MASTER PLANTING PLAN
- PP-02: CITY CODE ANALYSIS
- PP-03: PROPOSED PLANTING PLAN PHASE 2 (HOTEL & CLUBHOUSE)
- PP-04: PROPOSED PLANTING PLAN PHASE 2 (COTTAGES) & PHASE 1 (EMPLOYEE HOUSING)
- PP-05: TRANSPLANTATION PLAN

**MASTER PLANTING PLAN**

SCALE: 1"=100'

DISTRICT LANDSCAPE  
BUFFER AREAS

**NOTE:**

1. THE INTERIOR OF THE GOLF COURSE WILL PROVIDE PLANTING AREAS FOR ALL MITIGATED TREES AND TRANSPLANTED TREES. THESE LOCATIONS WILL BE DEFINED UPON FINAL GOLF COURSE DESIGN. ADDITIONAL MITIGATION TREES MAY BE REQUIRED DUE TO THE PROPOSED INCREASE IN ELEVATION OF THE GOLF COURSE AREA. UPON RECEIPT OF A FINAL ENVIRONMENTAL REPORT A FINAL TREE MITIGATION PLAN WILL BE DEVELOPED FOR CITY COMMENT AND APPROVAL

**FLORIDA KEYS RESORT AND CLUB**  
4000 SOMBRERO BLVD  
MARATHON, FLORIDA

**Mitchell Planning & Design, Inc.**

15450 SE 103rd Place Road  
Ocala, Florida, 32179  
382.288.0401/305.509.0966  
mitchellplanningdesign@gmail.com

Revisions:


Date: 03.14.14  
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File: 13-FKC-001  
Drawn: BM  
Sheet:

PP-01

PROJECT: CONCEPTUAL MASTER PLANTING PLAN



**PARKING AREA LANDSCAPING**

1. Interior parking lot islands for landscaping have been provided at an average rate of one per every seven parking spaces.
2. A shrub bed has been provided along the exterior of the parking lot to provide screening with proposed hedge material. Height of hedge shall be 36 to 48" with plants spaced at 3' on center.

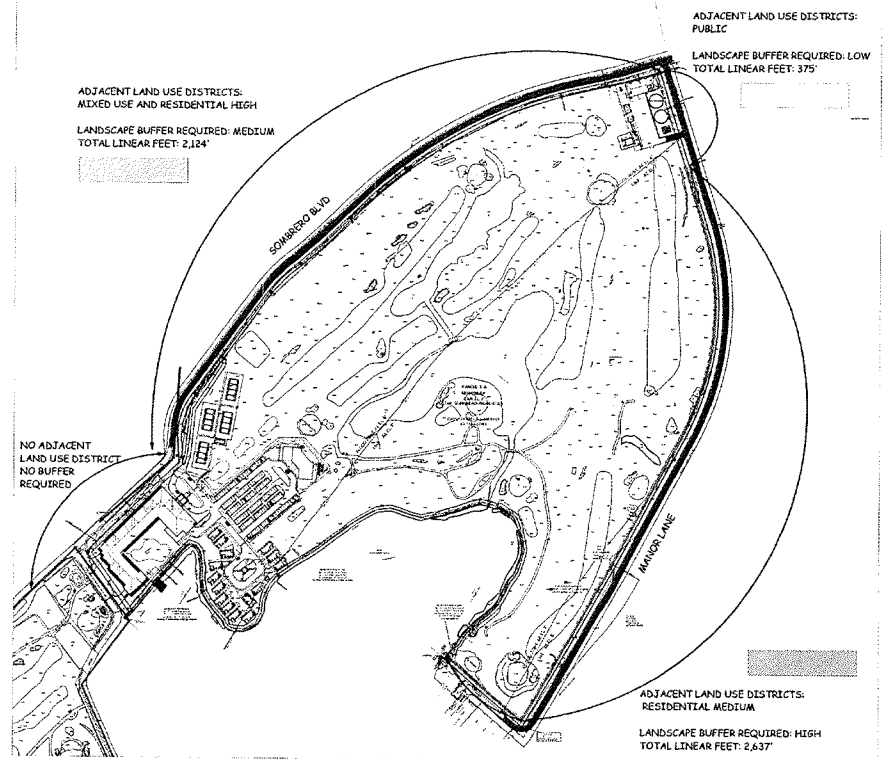
**GENERAL NOTES:**

1. These plans are meant to demonstrate compliance with City Landscape Regulations, as they relate to quantity of Plant Material and buffer location(s). Final Landscape Plans shall be prepared upon completion of the City review for mitigation due to the necessary removal of existing native vegetation pursuant to the Preliminary Environment Assessment completed and submitted as part of the Conditional Use review. A total of 42 trees have been included in these plans to compensate for protected tree species that are scheduled for removal. The mitigation trees are scattered in various locations throughout the site.
2. These plans are not for construction.
3. Final Planting Plan submitted for Building Permit shall demonstrate compliance with xeriscape planting principles as well as identify species quantities.
4. Proposed plant quantities shall either meet or exceed the City of Marathon Landscape Regulations.
5. Planting Plans to demonstrate compliance with the buffer requirements for areas along the Front Nine Golf Course shall be submitted as part of the permitting set. Due to the unique nature of this project, these plans require coordination with the Golf Course designer. Sheet PP-6 - Tree Canopy Plan provides a general detail for layout of the proposed buffer planting. However, final planting design will be completed once the golf course design has been finalized. It is the intention to create view corridors from the adjacent roadways whilst still installing a plant buffer. Furthermore, existing trees shall be utilized to the greatest extent practical; however, until the grading plans have been designed, the use of existing material cannot be determined.

**PLANT PALETTE FOR REQUIRED LANDSCAPING**

COMMON NAME	Botanical Name	Status
GUMBO LIMBO	Bursera simaruba	Native
PIGEON PLUM	Coccoloba diversifolia	Native
SILVER BUTTONWOOD	Cococarpus erectus ssp.	Native
SEAGRAPE	Coccoloba uvifera	Native
ROYAL POTINCIANA	Delonix regia	Non-native
WILD TAMARIND	Lycium karwinskii	Native
JAMAICAN DOGWOOD	Piscidia piscipala	Native
MAHOAGANY	Sweetia mahogany	Native
SATTINLEAF	Chrysophyllum oliviforme	Native
LIGNUM VITAE	Guaicum sanctum	Native
GREEN BUTTONWOOD	Cococarpus erectus	Native
CANOPY PALM	Bismarckia neriifolia	Non-native
BISMARCK PALM	Dypteris decaryi	Non-native
TRIANGLE PALM	Phoenix carolinensis	Non-native
CANARY ISLAND DATE	Ptychosperma elegans	Non-native
ALEXANDRA PALM	Phoenix reclinata	Non-native
SENEGAL DATE	Roystonea elata	Native
ROYAL PALM	Sabal palmetto	Native
SABAL PALM	Serenoa repens	Native
SAW PALMETTO	Hypochaeris verschoffii	Non-native

COMMON NAME	Botanical Name	Status
JAMAICAN CAPER	Caponis cynophallophora	Native
PITCH APPLE	Clusia rosea	Native
SEMPSON STOPPER	Myrcianthes fragrans	Native
PIGMY DATE PALM	Phoenix rostrata	Non-native
THATCH PALM	Thrinax radiata	Native
SWEET ACACIA	Acacia farnesiana	Native
FIDDLEWOOD	Citranaxylum fruticosum	Native
SHRUBS		
COMMON NAME	Botanical Name	Status
SILVER BUTTONWOOD	Cococarpus erectus sericeus	Native
COCOPLUM	Chrysobalanus icaco 'Redtip'	Native
COCOPLUM (dwarf)	Chrysobalanus icaco 'Horizon'	Native
NATAL PLUM	Carissa macrocarpa	Native - flower
FIRE BUSH (dwarf)	Hamelia patens (glabra)	Native - flower
SAW PALMETTO	Serenoa repens	Native - flower
GOLDEN DEWDROP	Duranta repens	Native - flower
COCOPLUM (dwarf)	Chrysobalanus icaco (dwarf)	Non-native
NECKLACE POD	Sophora tomentosa	Native - flower
WILD LIME	Zanthoxylum fagara	Native - flower
BAY CEDAR	Suriana maritima	Native
LOOUSTERSBY	Brysonima lucida	Native
SEA LAVENDER	Tournefortia gnaphalodes	Native
PAKAHATCHEE GRASS	Tripsacum dactyloides	Native
MUHLY GRASS	Muhlenbergia capillaris	Native - flower
KEYS LILY	Hymenocallis latifolia	Native - flower
PROSTRATE PORTERWEED	Stachytarpheta jamaicensis	Native - flower
SEA OXEYE DAISY	Borreria frutescens	Native - flower



**DISTRICT BUFFER REQUIREMENT ANALYSIS: PHASES 1 TO 3**

SCALE: 1"= 200'

Location/Length	Canopy Tree	Understory Tree	Non Deciduous	Shrub	Screening
Sombroso Blvd. (Medium) 2,124 LF	85 (4 x 21.24)	43 (2 x 21.24)	43 (2 x 21.24)	340 (16 x 21.24)	No
Manor Lane (Low) 375 LF	8 (2 x 3.75)	23 (6 x 3.75)	0 (0 x 3.75)	23 (6 x 3.75)	No
Manor Lane (High) 2,637 LF	264 (10 x 26.37)	132 (5 x 26.37)	132 (5 x 26.37)	792 (30 x 26.37)	Yes

**CITY CODE ANALYSIS**

SCALE: 1"=200'

**FLORIDA KEYS RESORT AND CLUB**  
4000 SOMBRERO BLVD  
MARATHON, FLORIDA

**Mitchell Planning & Design, Inc.**  
15450 SE 103rd Place Road  
Ocala, Florida 32179  
352.288.0101/352.509.0966  
mitchellplanningdesign@gmail.com

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Date: 01.31.14  
Scale: As Noted  
File: 13-FKC-001  
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Sheet:

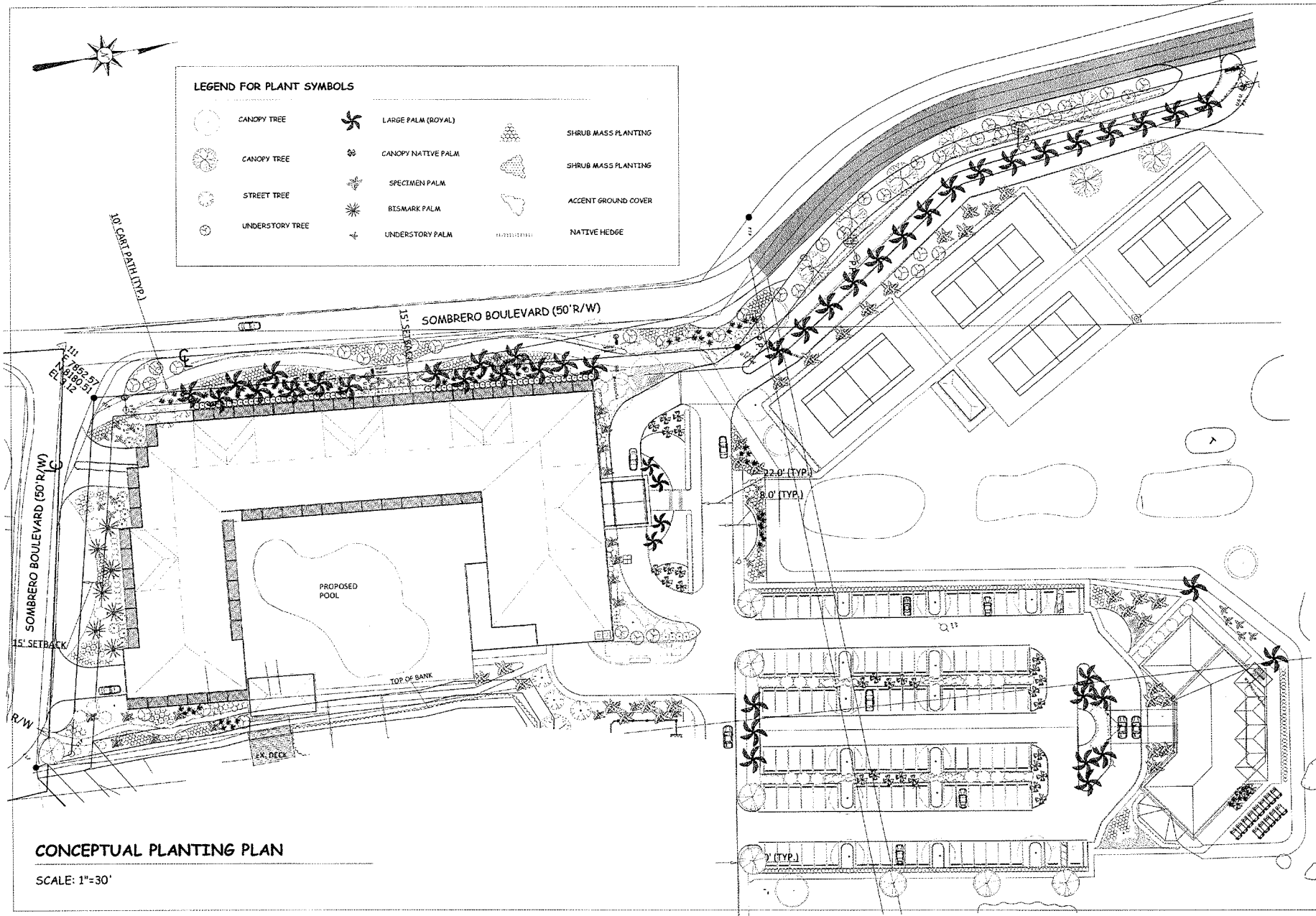
PP-02

PP-02 - CITY CODE ANALYSIS



**LEGEND FOR PLANT SYMBOLS**

- |  |                 |  |                    |  |                     |
|--|-----------------|--|--------------------|--|---------------------|
|  | CANOPY TREE     |  | LARGE PALM (ROYAL) |  | SHRUB MASS PLANTING |
|  | CANOPY TREE     |  | CANOPY NATIVE PALM |  | SHRUB MASS PLANTING |
|  | STREET TREE     |  | SPECIMEN PALM      |  | ACCENT GROUND COVER |
|  | UNDERSTORY TREE |  | BISMARK PALM       |  | NATIVE HEDGE        |
|  |                 |  | UNDERSTORY PALM    |  |                     |



**CONCEPTUAL PLANTING PLAN**

SCALE: 1"=30'

**FLORIDA KEYS RESORT AND CLUB**  
 4000 SOMBRERO BLVD  
 MARATHON, FLORIDA

**Mitchell Planning & Design, Inc.**

15450 SE 103rd Place Road  
 Ocklawaha, Florida 32179  
 352.288.0401/305.509.0966  
 mitchellplanningdesign@gmail.com

Revisions:


Date: 03.14.14  
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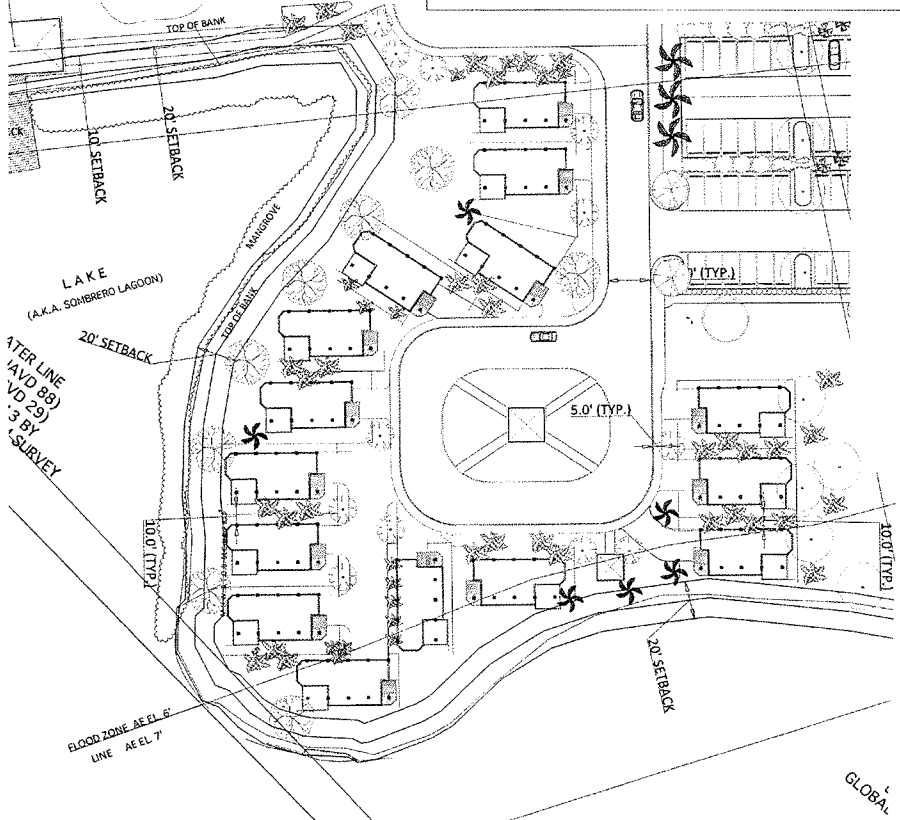
PP-03





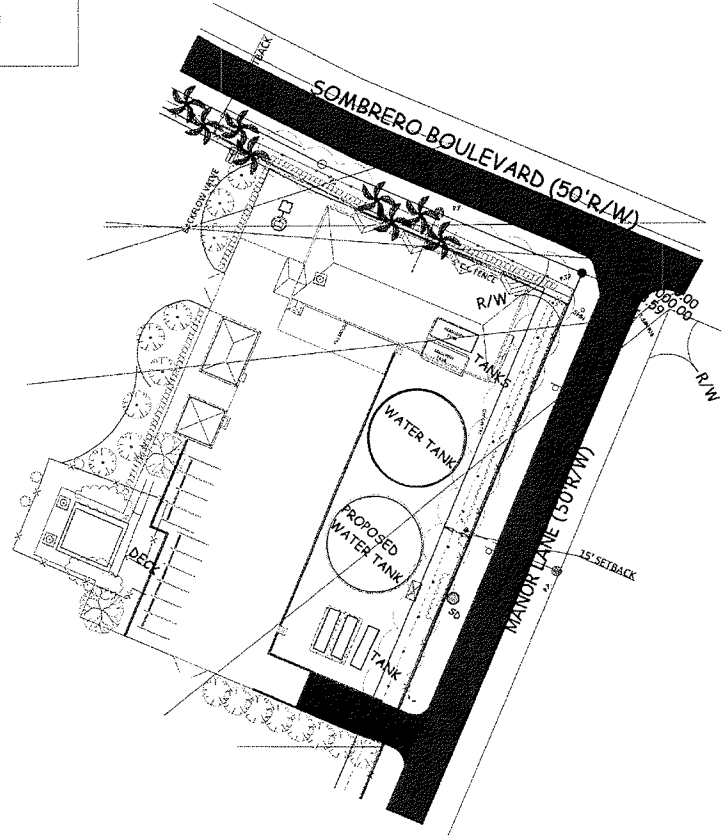
**LEGEND FOR PLANT SYMBOLS**

	CANOPY TREE		LARGE PALM (ROYAL)		SHRUB MASS PLANTING
	CANOPY TREE		CANOPY NATIVE PALM		SHRUB MASS PLANTING
	STREET TREE		SPECIMEN PALM		ACCENT GROUND COVER
	UNDERSTORY TREE		BISMARK PALM		NATIVE HEDGE
			UNDERSTORY PALM		



**CONCEPTUAL TREE PLANTING PLAN COTTAGES**

SCALE: 1"=30'



**CONCEPTUAL TREE PLANTING PLAN MAINTENANCE/  
EMPLOYEE HOUSING AREA**

SCALE: 1"=30'

**FLORIDA KEYS RESORT AND CLUB**  
4000 SOMBRERO BLVD  
MARATHON, FLORIDA

Mitchell Planning & Design, Inc.

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Ocala, Florida 32179  
352.288.0401/305.509.0966  
mitchellplanningdesign@gmail.com

Revisions:


Date: 03.14.14  
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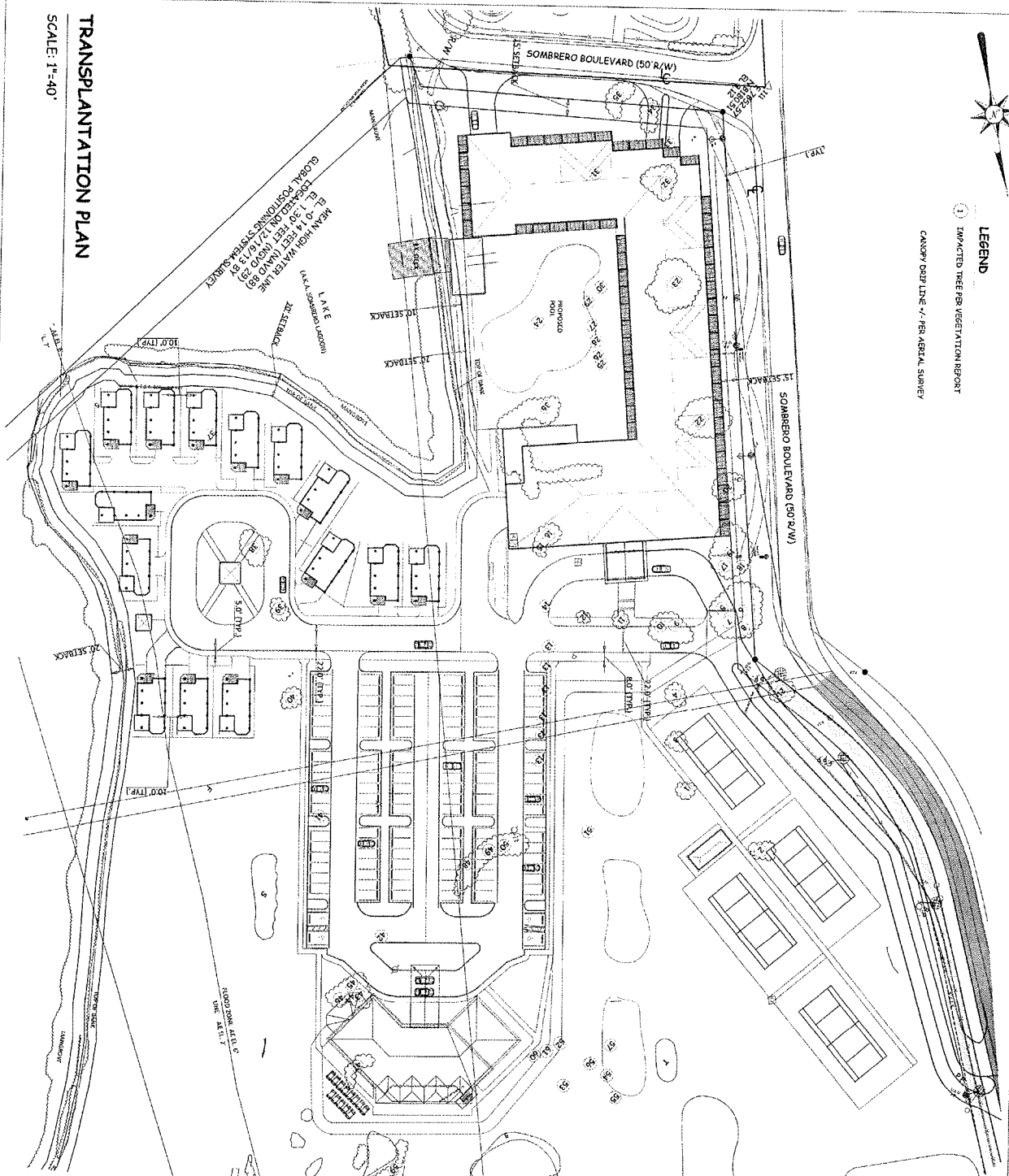
PP-04

PP-04 - CONCEPTUAL PLANTING PLAN - PHASE B COTTAGES & PHASE B EMPLOYEE HOUSING



**LEGEND**

- 1 IMPACTED TREE PER VEGETATION REPORT
- 2 CANOPY DEPT LINE - PER AERIAL SURVEY



**TRANSPLANTATION PLAN**

SCALE: 1"=40'

**IMPACTED TREE LIST**

Tree ID/Species	DBH - Circumference	Location	Notes
1 1/2" Redwood	14	14	Remove/Transplant
2 1/2" Redwood	10	10	Remove/Transplant
3 1/2" Redwood	10	10	Remove/Transplant
4 1/2" Redwood	22	22	Remove/Transplant
5 1/2" Redwood	22	22	Remove/Transplant
6 1/2" Redwood	22	22	Remove/Transplant
7 1/2" Redwood	22	22	Remove/Transplant
8 1/2" Redwood	22	22	Remove/Transplant
9 1/2" Redwood	22	22	Remove/Transplant
10 1/2" Redwood	22	22	Remove/Transplant
11 1/2" Redwood	22	22	Remove/Transplant
12 1/2" Redwood	22	22	Remove/Transplant
13 1/2" Redwood	22	22	Remove/Transplant
14 1/2" Redwood	22	22	Remove/Transplant
15 1/2" Redwood	22	22	Remove/Transplant
16 1/2" Redwood	22	22	Remove/Transplant
17 1/2" Redwood	22	22	Remove/Transplant
18 1/2" Redwood	22	22	Remove/Transplant
19 1/2" Redwood	22	22	Remove/Transplant
20 1/2" Redwood	22	22	Remove/Transplant
21 1/2" Redwood	22	22	Remove/Transplant
22 1/2" Redwood	22	22	Remove/Transplant
23 1/2" Redwood	22	22	Remove/Transplant
24 1/2" Redwood	22	22	Remove/Transplant
25 1/2" Redwood	22	22	Remove/Transplant
26 1/2" Redwood	22	22	Remove/Transplant
27 1/2" Redwood	22	22	Remove/Transplant
28 1/2" Redwood	22	22	Remove/Transplant
29 1/2" Redwood	22	22	Remove/Transplant
30 1/2" Redwood	22	22	Remove/Transplant
31 1/2" Redwood	22	22	Remove/Transplant
32 1/2" Redwood	22	22	Remove/Transplant
33 1/2" Redwood	22	22	Remove/Transplant
34 1/2" Redwood	22	22	Remove/Transplant
35 1/2" Redwood	22	22	Remove/Transplant
36 1/2" Redwood	22	22	Remove/Transplant
37 1/2" Redwood	22	22	Remove/Transplant
38 1/2" Redwood	22	22	Remove/Transplant
39 1/2" Redwood	22	22	Remove/Transplant
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41 1/2" Redwood	22	22	Remove/Transplant
42 1/2" Redwood	22	22	Remove/Transplant
43 1/2" Redwood	22	22	Remove/Transplant
44 1/2" Redwood	22	22	Remove/Transplant
45 1/2" Redwood	22	22	Remove/Transplant
46 1/2" Redwood	22	22	Remove/Transplant
47 1/2" Redwood	22	22	Remove/Transplant
48 1/2" Redwood	22	22	Remove/Transplant
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50 1/2" Redwood	22	22	Remove/Transplant
51 1/2" Redwood	22	22	Remove/Transplant
52 1/2" Redwood	22	22	Remove/Transplant
53 1/2" Redwood	22	22	Remove/Transplant
54 1/2" Redwood	22	22	Remove/Transplant
55 1/2" Redwood	22	22	Remove/Transplant
56 1/2" Redwood	22	22	Remove/Transplant
57 1/2" Redwood	22	22	Remove/Transplant
58 1/2" Redwood	22	22	Remove/Transplant
59 1/2" Redwood	22	22	Remove/Transplant
60 1/2" Redwood	22	22	Remove/Transplant

**SUMMARY:**

- 31 TREES TO BE RELOCATED ON-SITE WITHIN THE GOLF COURSE PLAYING AREA
- 8 THATCH PLANTS TO BE RELOCATED ON-SITE
- 4 TREES TO BE PROTECTED AND REMAIN IN ORIGINAL LOCATION
- 14 TREES TO BE REMOVED REQUIRING 42 RBP AGREEMENT TREES PER CITY CODE. THESE TREES SHALL BE PLANTED AS PART OF GOLF COURSE FRONT NINE REDSIGN

Date: 03/14/14  
 Scale: As Noted  
 File: 13-FRC-001  
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 Sheet:

**PP-05**

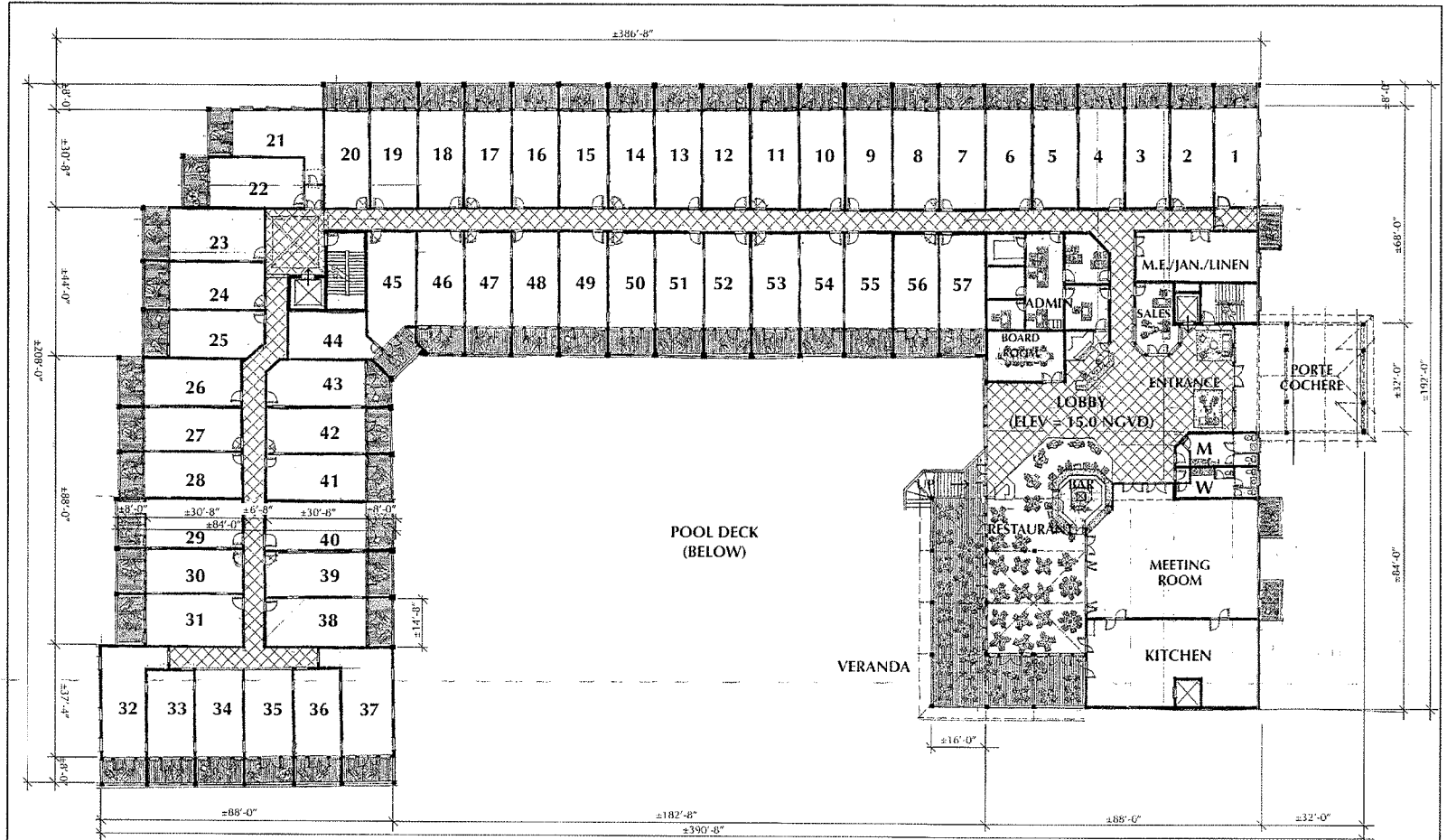
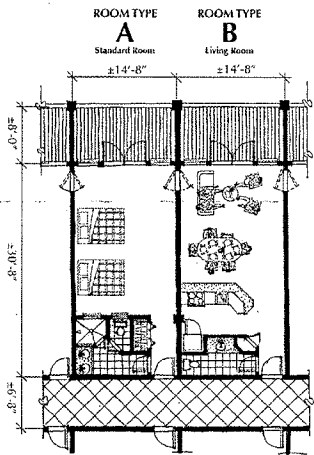
**Mitchell Planning & Design, Inc.**  
 15450 SE 103rd Place Road  
 Ocala, Florida 32179  
 352.288.0401/305.509.0966  
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**FLORIDA KEYS RESORT AND CLUB**  
 4000 SOMBRERO BLVD  
 MARATHON, FLORIDA

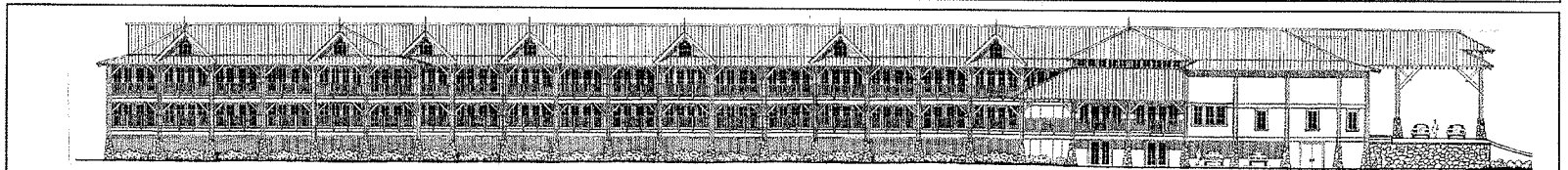
HOTEL AREAS						
PUBLIC AREAS	± A/C		± FRI.		± TOTAL	± TOTAL
	1st Fl.	2nd Fl.	1st Fl.	2nd Fl.	Interior	Ext.
Lobby, WC	3,250				3,250	3,250
Admin. Sales, Mtg.	2,850	3,850			6,710	6,710
Restaurant	2,950				2,950	2,950
Kitchen	1,500				1,500	1,500
Meeting Room	2,200				2,200	2,200
Veranda		1,400			1,400	1,400
<b>CHEST AREAS</b>	35,740	23,740	6,740	6,740	39,840	13,480
Service Mtg.		2,500				
Storage Areas						
<b>± TOTAL</b>	<b>41,410</b>	<b>23,790</b>	<b>16,920</b>	<b>6,740</b>	<b>75,400</b>	<b>15,160</b>

ROOM TYPES		
FLOOR	A	B
1st Fl.	57	
2nd Fl.	18	19
<b>± TOTAL</b>	<b>95</b>	<b>19</b>
	"Sleeping Rooms"	"Living Rooms"

TYPICAL ROOM TYPES



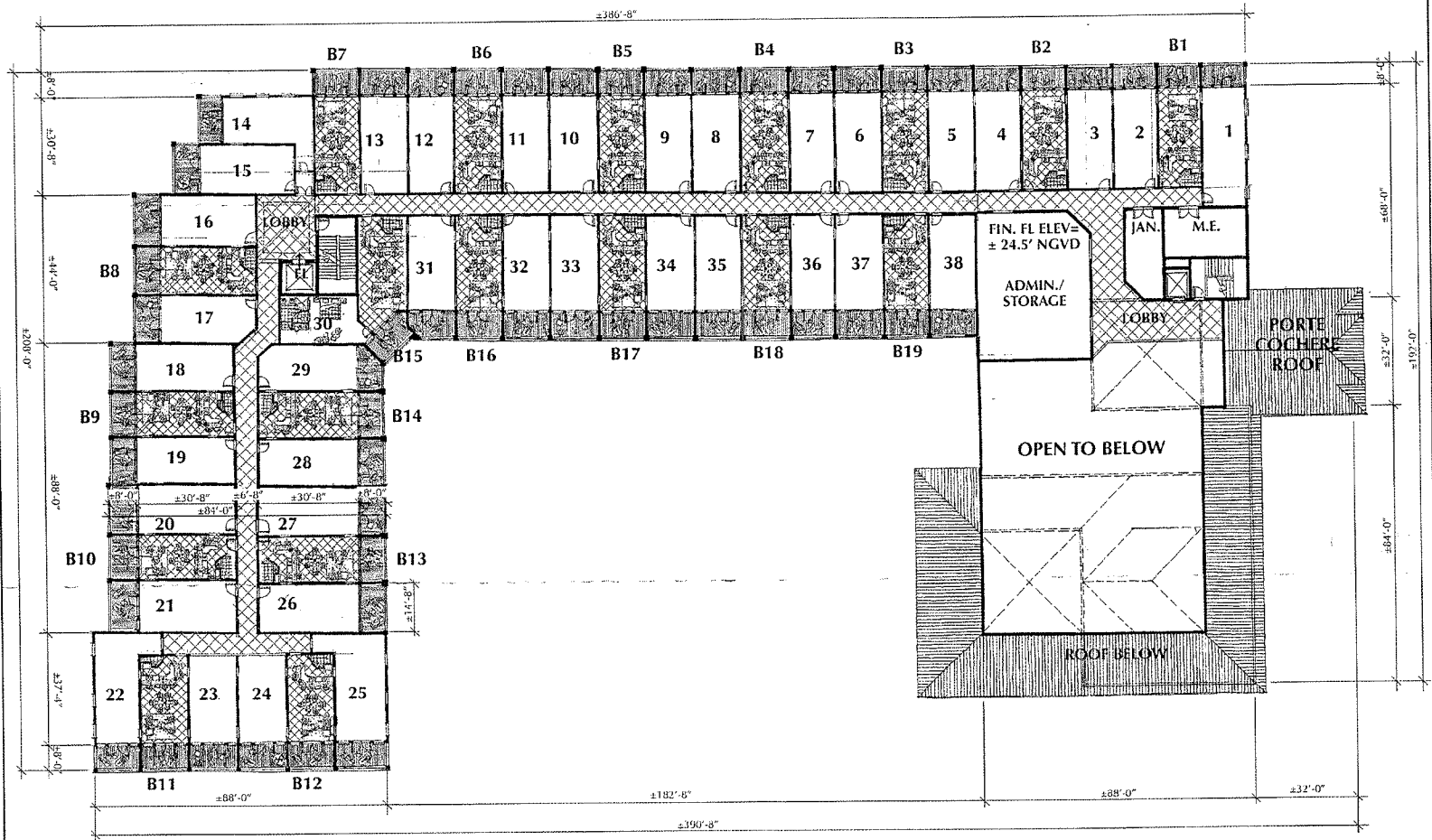
FIRST FLOOR PLAN



LEFT ELEVATION

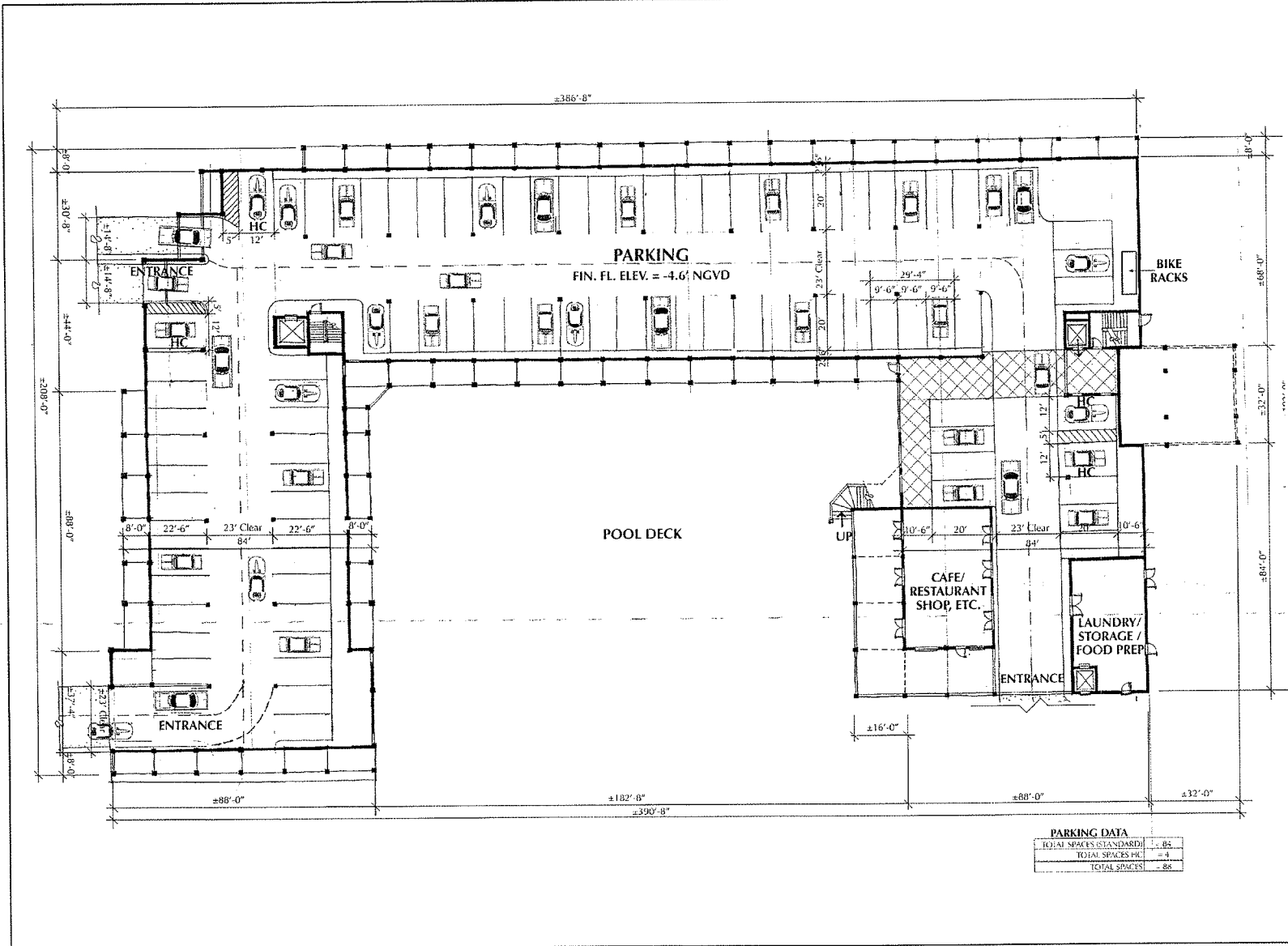
1/16" = 1'-0"





SECOND FLOOR PLAN

1/16" = 1'-0"



PARKING DATA	
TOTAL SPACES (STANDARD)	= 82
TOTAL SPACES H/C	= 4
TOTAL SPACES	= 86

1/16" = 1'-0"

GROUND FLOOR PLAN

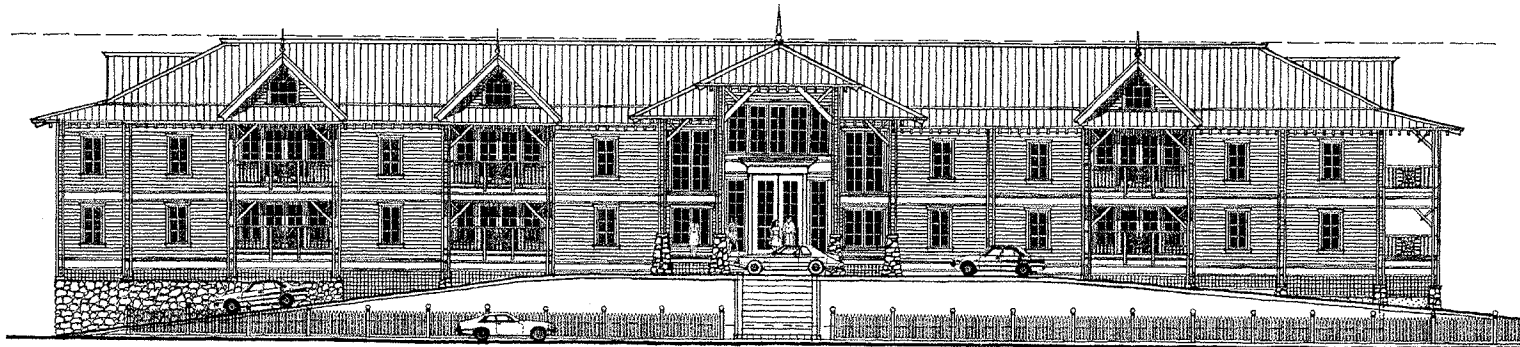
Gordon Mock A.I.A.  
 ARCHITECT  
 4275 MARSH CIRCLE  
 PH: (772) 484-8555  
 www.gmarchitect.com

FOUNTAIN, FL 32147  
 FAX: (772) 480-0360  
 www.floridakeysresort.com



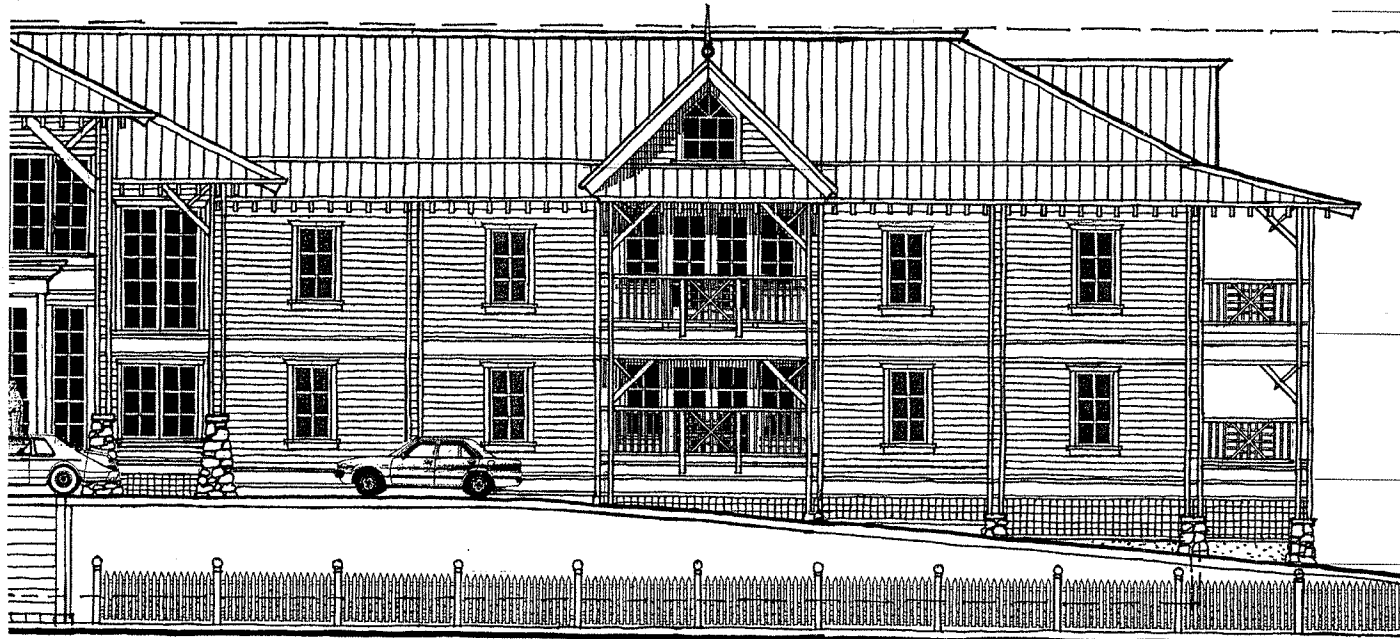
**HOTEL** **FLORIDA KEYS**  
 Resort and Club

2-24-14  
*[Signature]*  
 A-103



1/8" = 1'-0"

FRONT (N.E.) ELEVATION

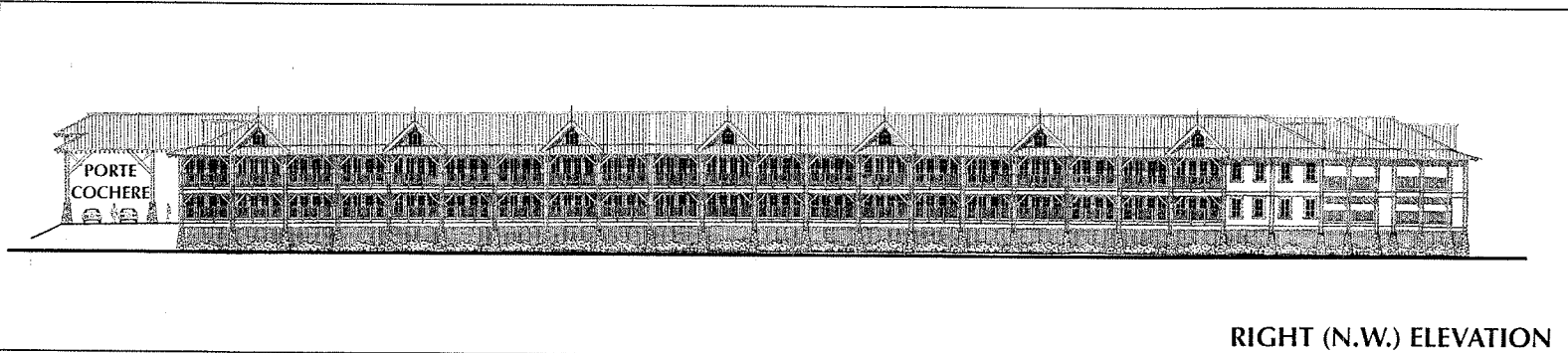


1/4" = 1'-0"

● TOP OF ROOF ELEV. = 34.9'	45.5' NGVD
● SECOND FLOOR ELEV. = 13.9'	24.5' NGVD
● FIRST FLOOR ELEV. = 4.3' HEIGHT	15.0' NGVD
● 0' AVERAGE EXISTING GRADE PER SURVEY	10.0' NGVD
● FLOOD ZONE AE GARAGE FLOOR ELEV. = - 4.6'	6.0' NGVD
● ELEVATION	0.0' NGVD

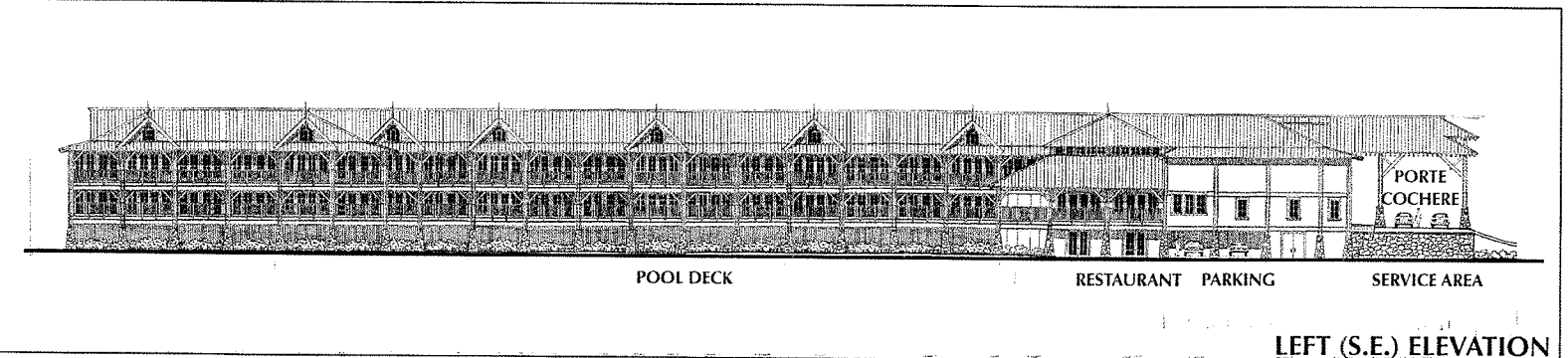
37.0' MAX. HGT.

FRONT ELEVATION DETAIL

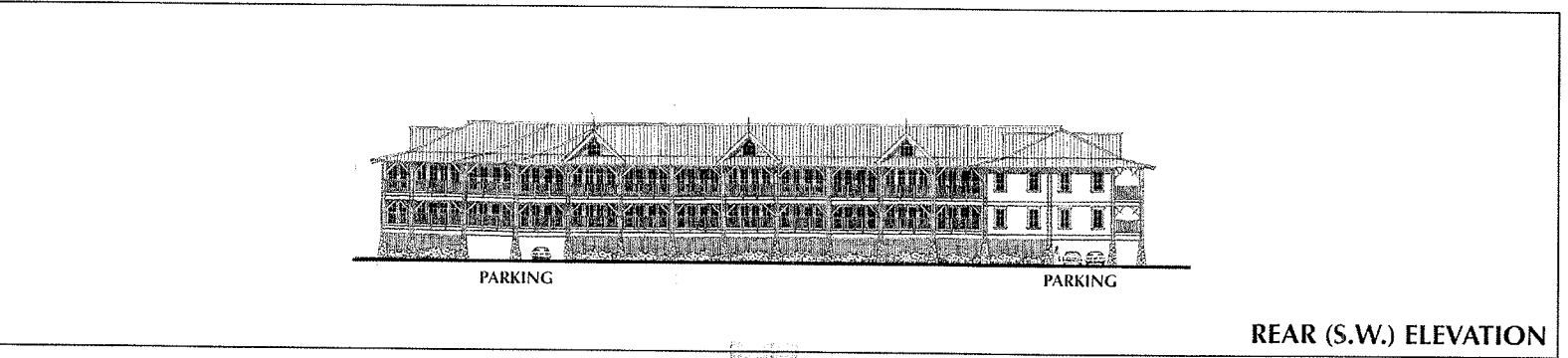


RIGHT (N.W.) ELEVATION

1/16" = 1'-0"



LEFT (S.E.) ELEVATION



REAR (S.W.) ELEVATION

Gordon Mock A.I.A.  
 ARCHITECT  
 4376 MARAH DRIVE PORT PIERCE, FL 34947  
 PH: 1772 484-3053 FAX: 1772 488-6363  
 gmock@flhomestead.comcast.net www.gmockarch.com



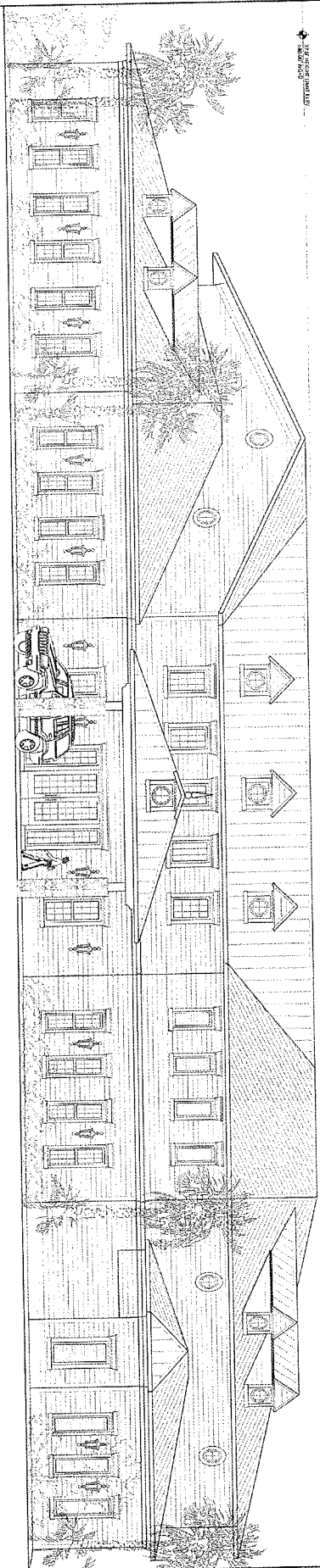
HOTEL **FLORIDA KEYS**  
 Resort and Club

2-24-14  
 A-105





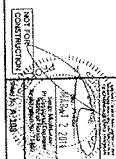
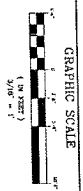




**CLUB HOUSE**

**WEST ELEVATION**

SCALE: 3/16" = 1'-0"



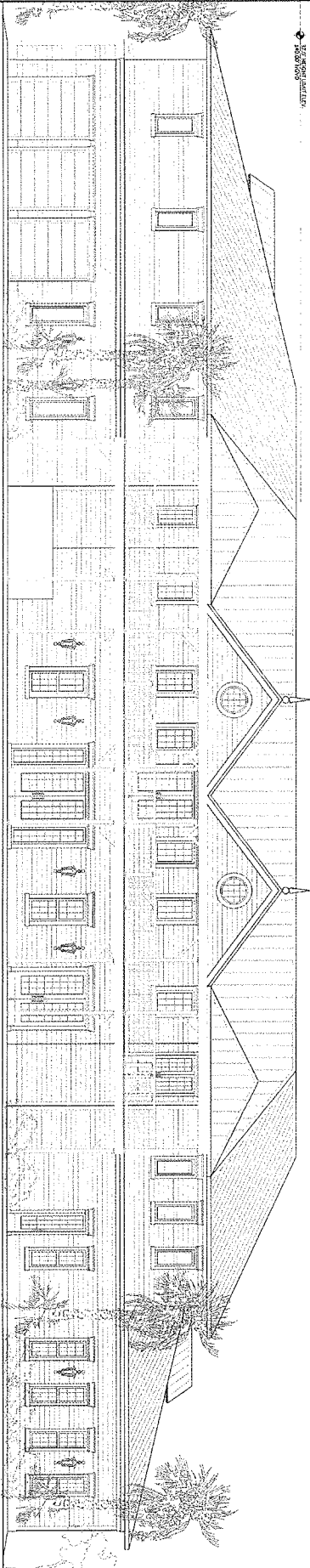
Description	Revisions

**CLUB HOUSE, WEST ELEVATION FOR FLORIDA KEYS RESORT & CLUB**

**WEC** THE WEILER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX

Approved By:	ERC	Design:	SAM
Scale:	AS SHOWN	Drawn:	SAM
Job No:	130592.001	Checked:	ERC
Date Issued:	3/10/2014		

EB 86656



**CLUB HOUSE**  
**EAST ELEVATION**  
SCALE: 3/4" = 1'-0"

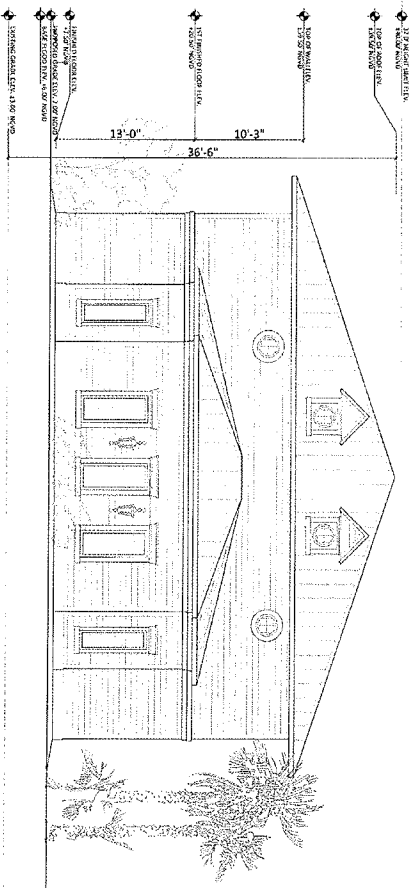


Description	Revisions

**CLUB HOUSE, EAST ELEVATION**  
**FOR**  
**FLORIDA KEYS RESORT & CLUB**

**WEC** THE WEILER ENGINEERING  
CORPORATION  
6805 OVERSEAS HWY  
MARATHON, FLORIDA 33050  
(305) 289-4161 PH, (305) 289-4162 FAX

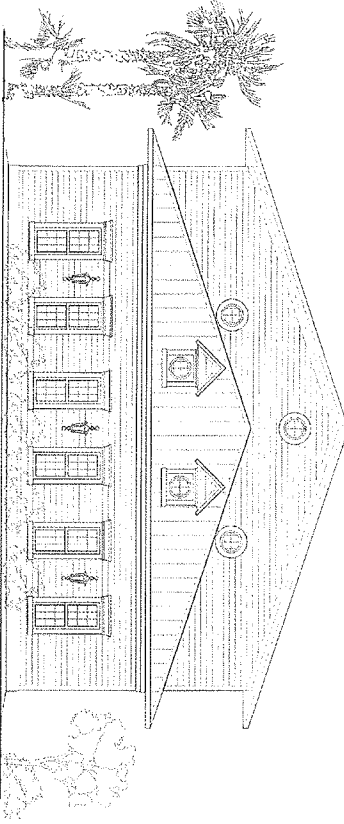
Approved By:	ERC	Design:	SAM
Scale:	AS SHOWN	Drawn:	SAM
Job No:	13590.003	Checked:	ERC
Date Issued:	3/10/2014		



**CLUB HOUSE**

**SOUTH ELEVATION**

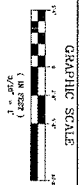
SCALE: 3/16" = 1'-0"



**CLUB HOUSE**

**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



NOT FOR CONSTRUCTION

Description	Revisions

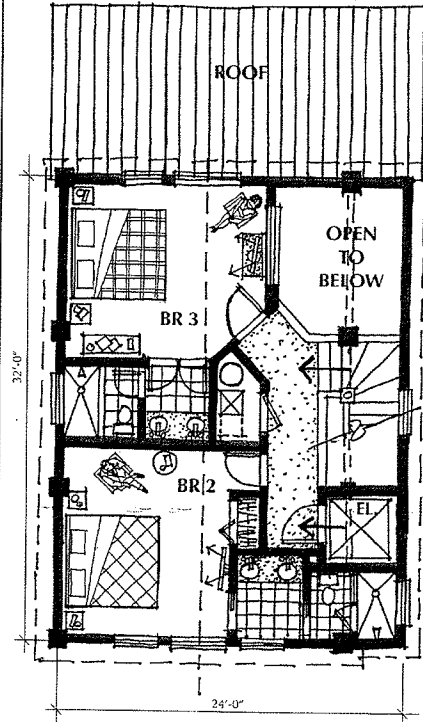
**CLUB HOUSE, NORTH/SOUTH ELEV.  
FOR  
FLORIDA KEYS RESORT & CLUB**

**WEC** THE WELDER ENGINEERING CORPORATION  
6805 OVERSEAS HWY  
MARATHON, FLORIDA 33050  
(305) 289-4161 PH, (305) 289-4162 FAX

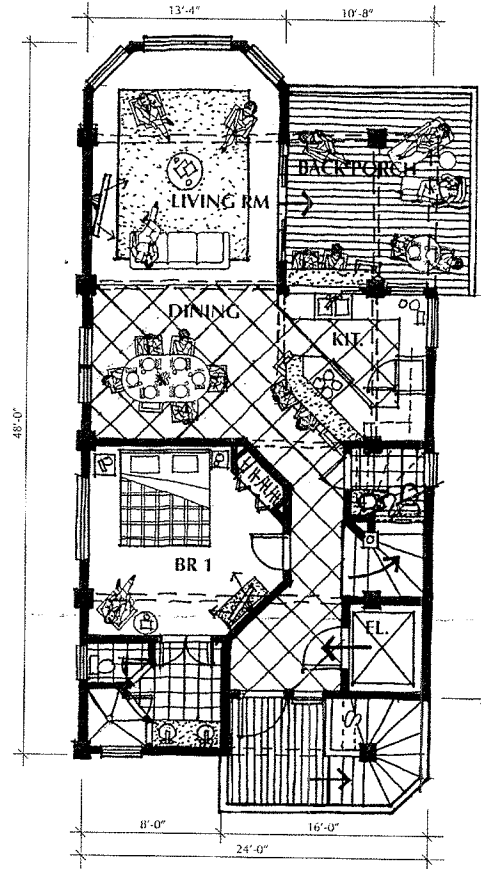
Approved by:	ERC	Design:	SAMA
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Job No:	110901003	Checked:	ERC
Date Issued:	3/10/2014		

**COTTAGE FLOOR AREAS**

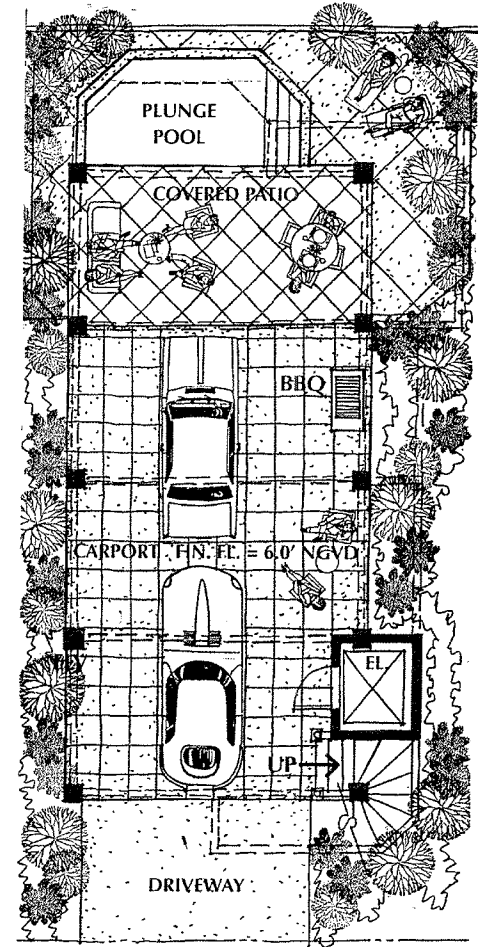
	± A/C	± Ext.	± TOTAL
1st Fl.	900	254	1,154
2nd Fl.	595		595
± TOTL	1,495	254	1,749



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

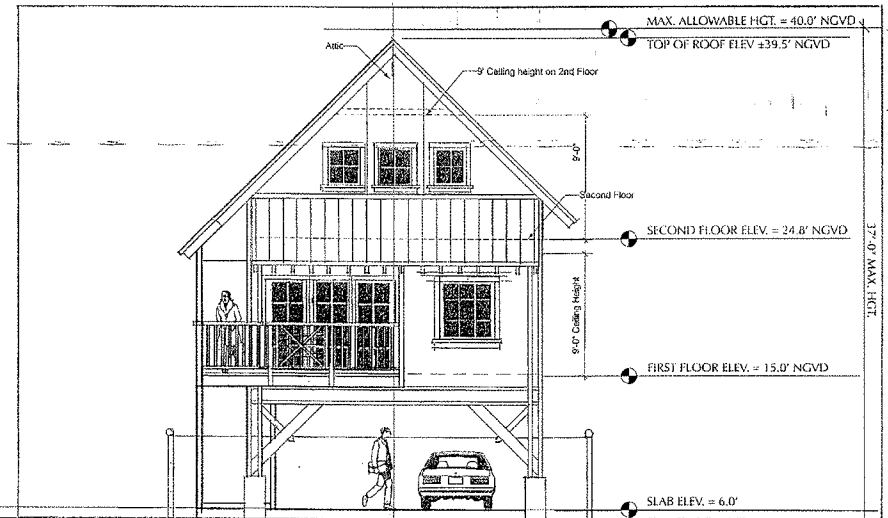
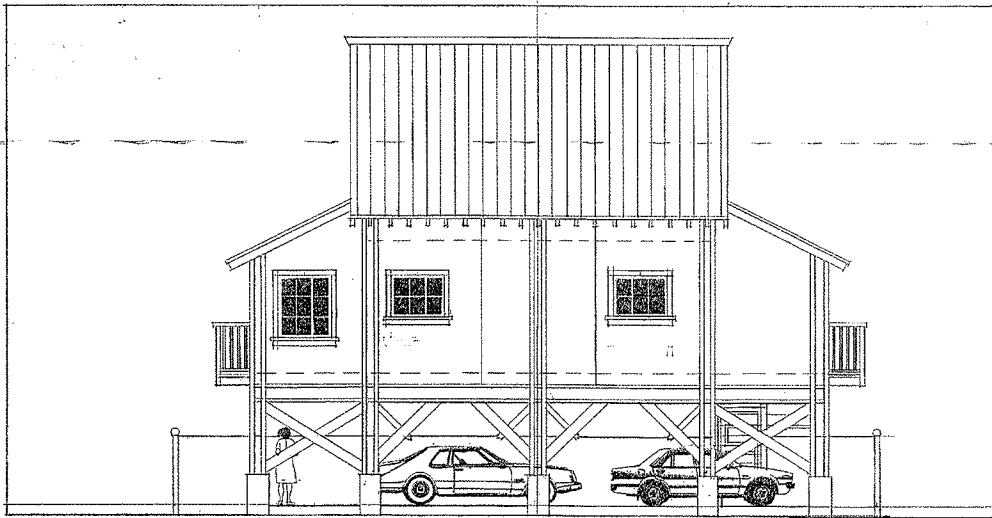
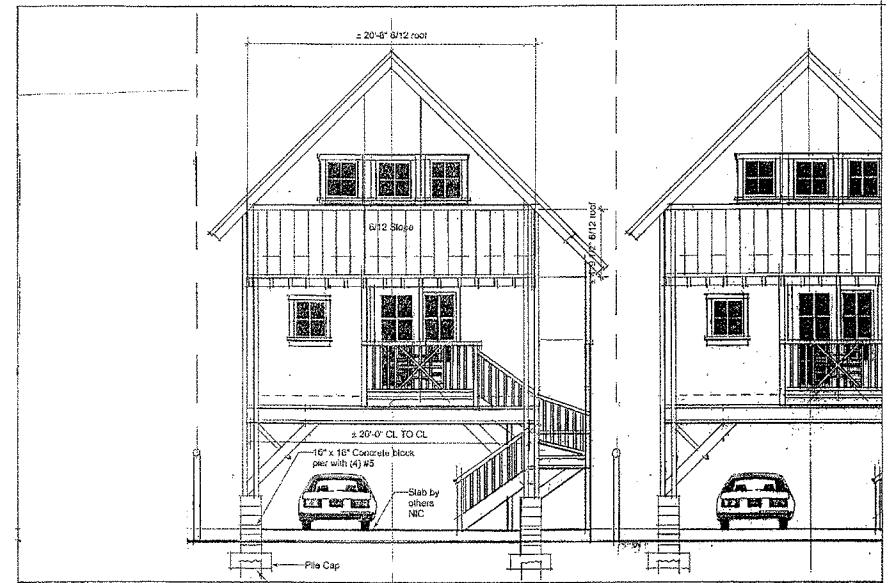
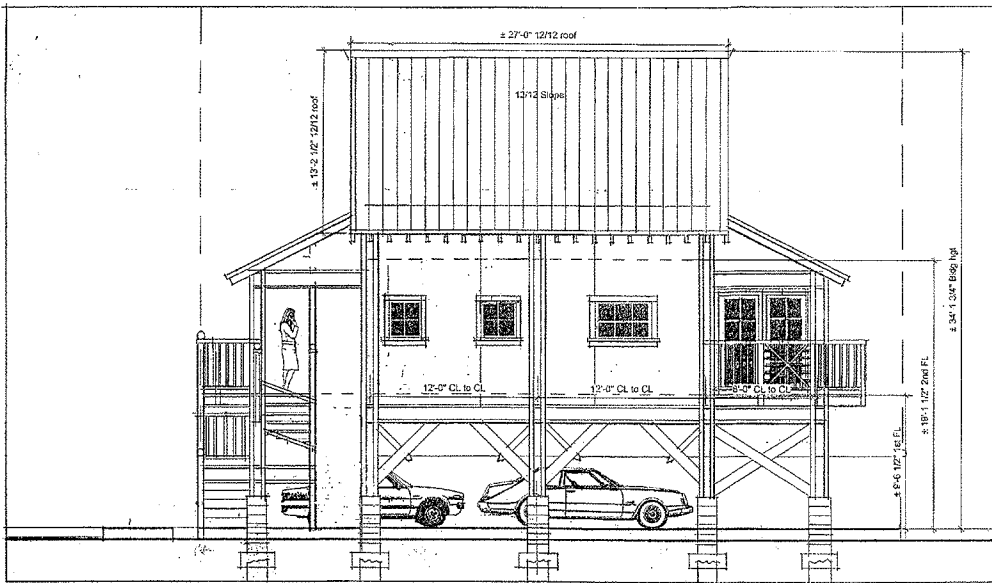
1/4" = 1'-0"

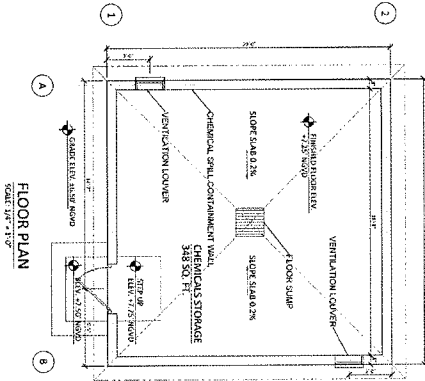
**Gordon Mock, A.I.A.**  
**ARCHITECT**  
 4075 MARAH CIRCLE  
 FORT PIERCE, FL 34947  
 PH: (772) 434-8400 FAX: (772) 434-8200  
 islands@homes@comcast.net www.islands@homes.com



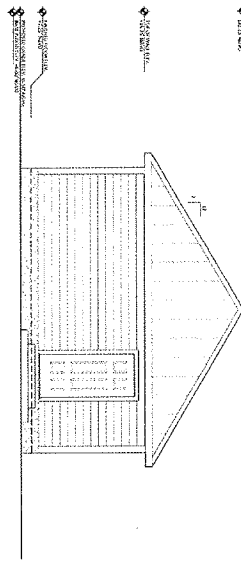
**FLOOR PLANS**

**COTTAGE** **FLORIDA KEYS** 2-24-14  
 Resort and Club *G. Mock* A-111

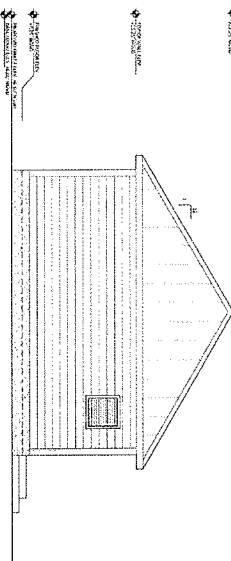




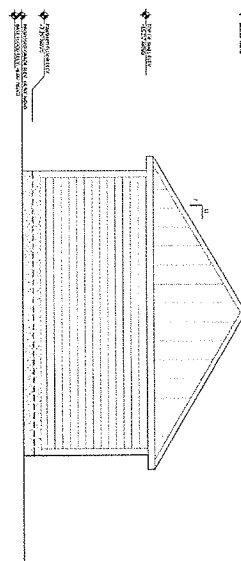
FLOOR PLAN  
SCALE: 1/4" = 1'-0"



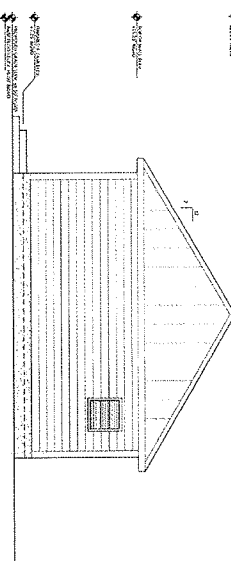
EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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

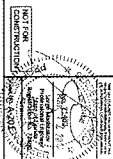
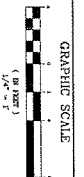


WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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

CHEMICALS STORAGE BUILDING



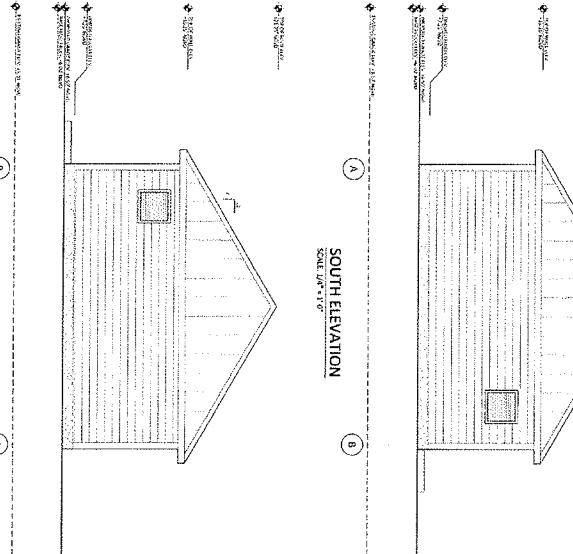
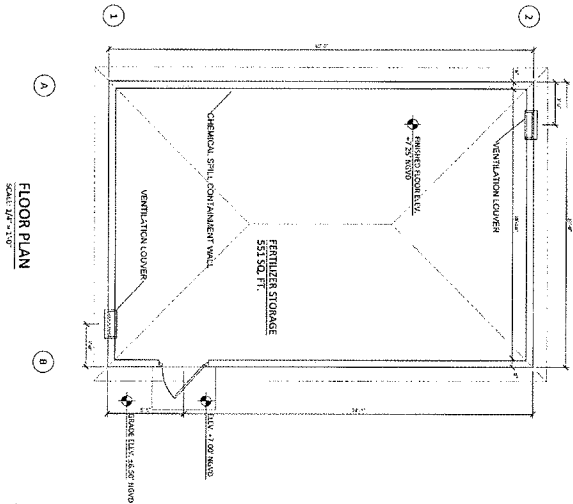
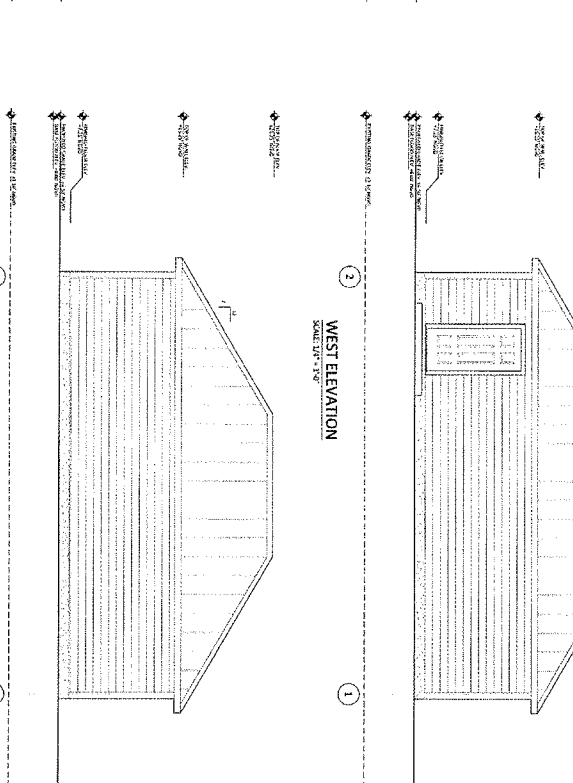
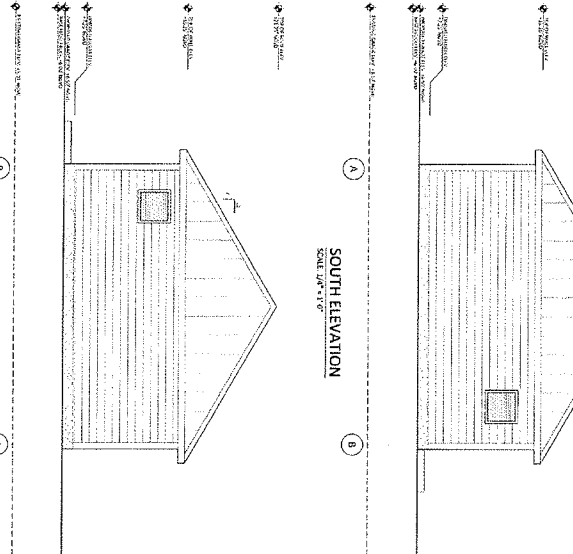
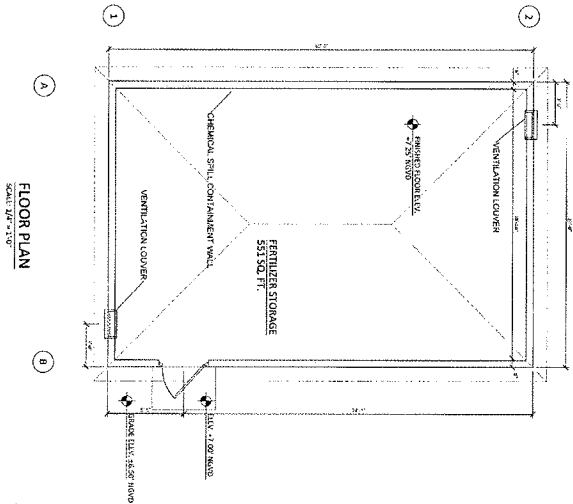
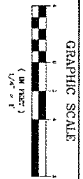
Description	Revisions

CHEMICALS STORAGE BUILDING  
FOR  
FLORIDA KEYS RESORT & CLUB

**WEC** THE WEILER ENGINEERING CORPORATION  
6805 OVERSEAS HWY  
MARATHON, FLORIDA 33050  
(805) 289-4161 PH, (805) 289-4162 FAX

Approved By: EIC Design: SAMM  
Scale: AS SHOWN Drawn: SAMM  
Job No: 13990-001 Checked: EIC  
Date Issued: 7/10/2014

EB 85656



FERTILIZER STORAGE BUILDING

NOT FOR CONSTRUCTION



Description	Revisions

FERTILIZER STORAGE BUILDING FOR FLORIDA KEYS RESORT & CLUB

**WEC** THE WELER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX

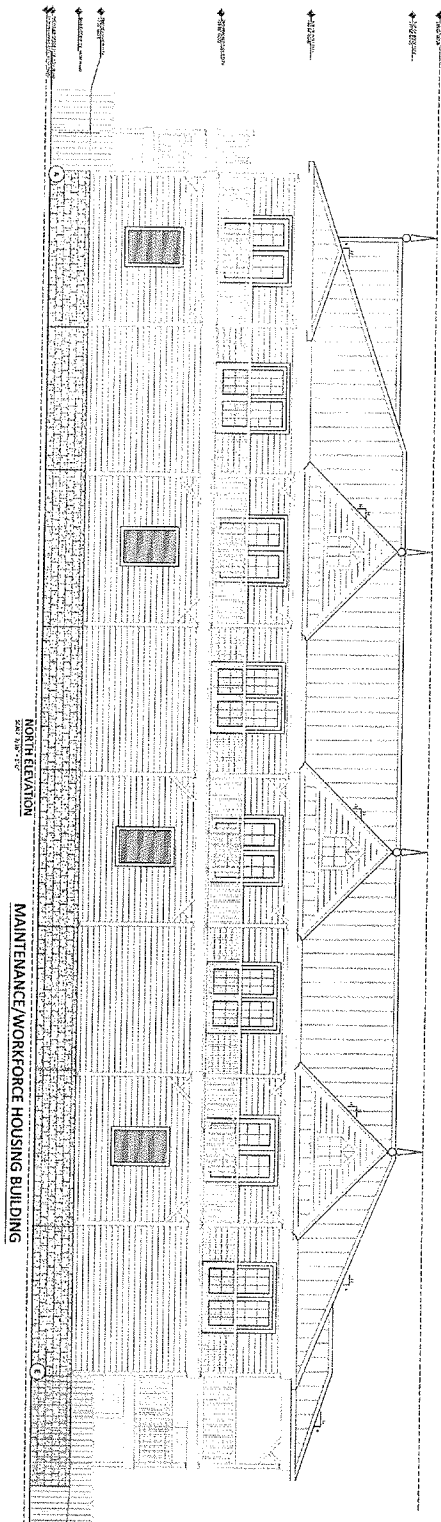
Approved By:	ERC	Design:	SAM
Scale:	AS SHOWN	Drawn:	SAM
Job No.:	13020.001	Checked:	ERC
Date Issued:	3/10/2014		

EB #6656



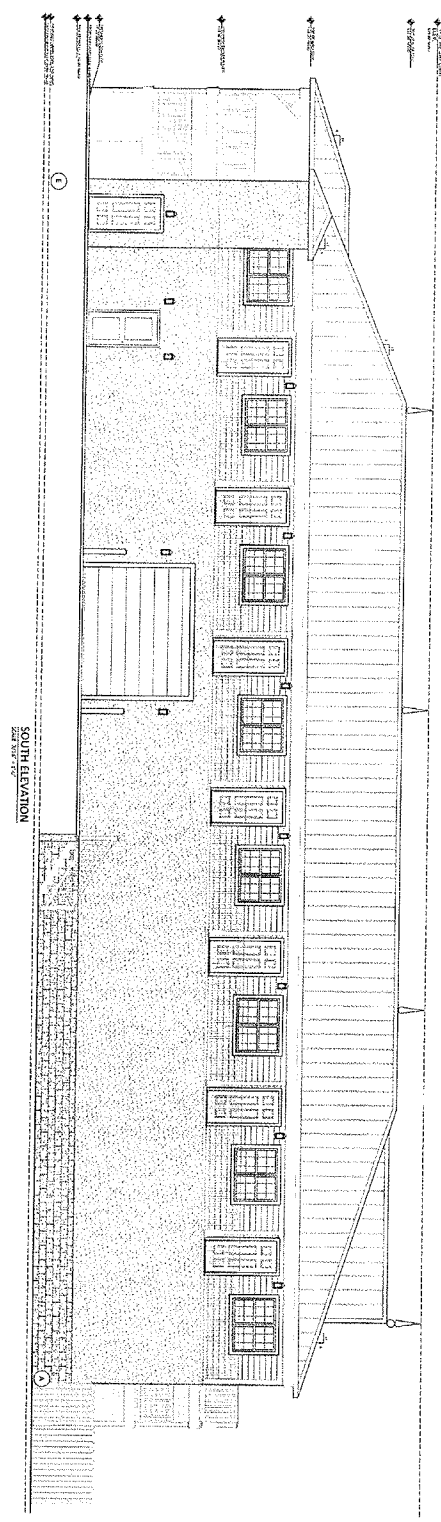




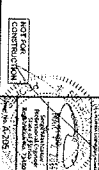


NORTH ELEVATION

MAINTENANCE/WORKFORCE HOUSING BUILDING



SOUTH ELEVATION



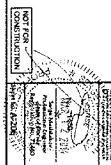
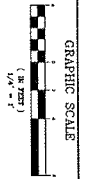
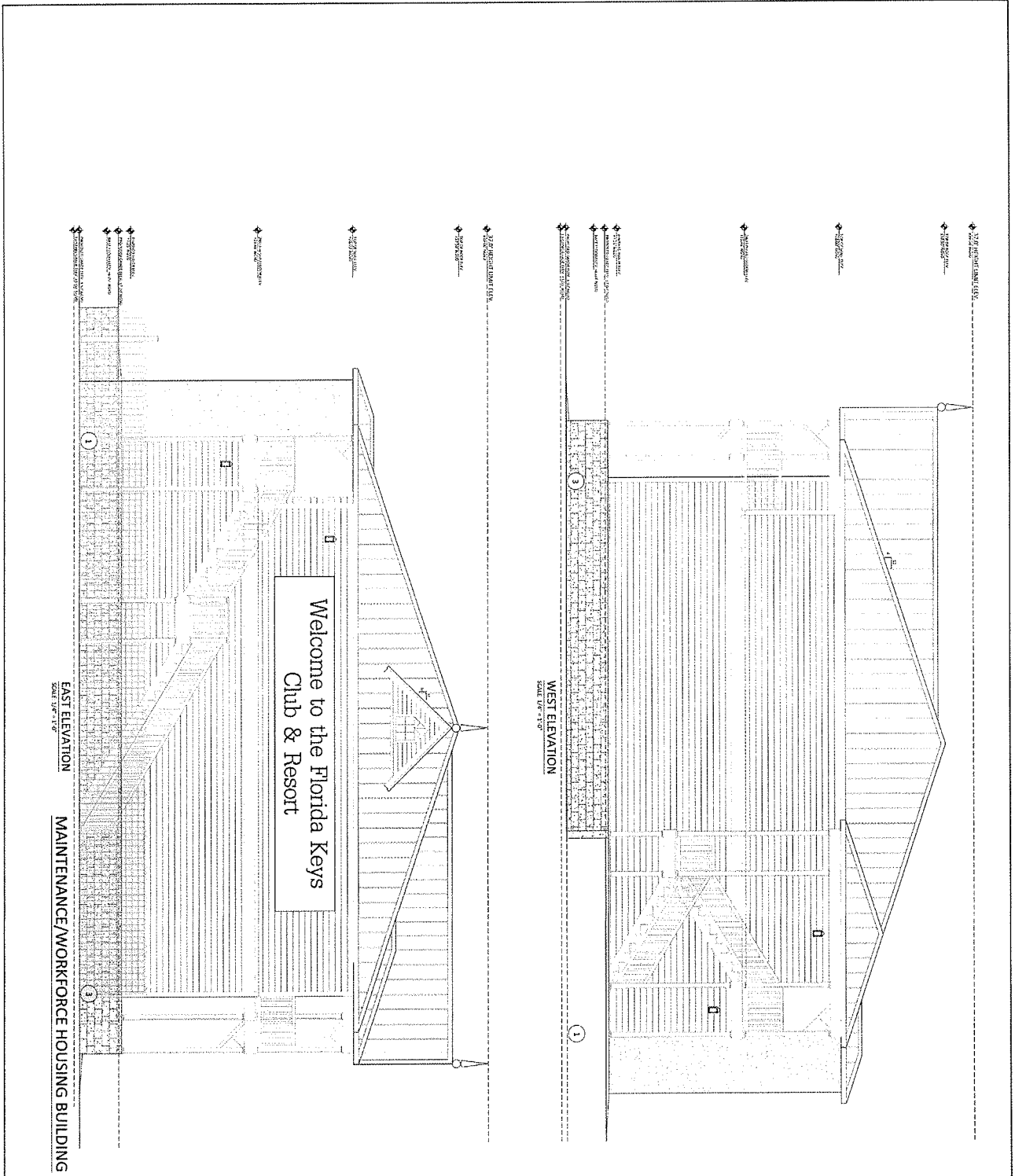
Description	Revisions

**MAINTENANCE/WORKFORCE HOUSING FOR FLORIDA KEYS RESORT & CLUB**

**WEC** THE MEILER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX

Approved By:	ERC	Design:	SAM
Scale:	AS SHOWN	Drawing:	SAM
Job No.:	13000.001	Checked:	ERC
Date Issued:	3/10/2014		

ER 06556



Description	Revisions

**MAINTENANCE/WORKFORCE HOUSING FOR FLORIDA KEYS RESORT & CLUB**

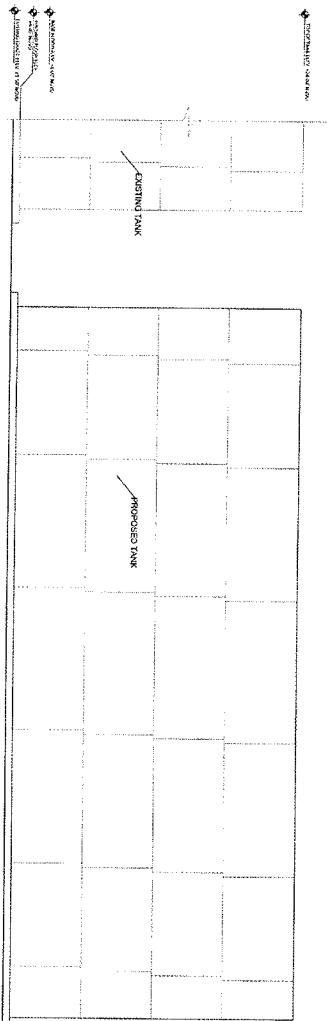
**WEC** THE WEILER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX

Approved By:	ERIC	Design:	SAM
Scale:	AS SHOWN	Drawn:	SAM
Job No:	13099-001	Checked:	ERIC
Date Issued:	3/10/2014		

EB 84656

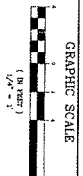


PLAN VIEW  
SCALE: 1/8" = 1'-0"



ELEVATION VIEW  
SCALE: 1/8" = 1'-0"

**IRRIGATION WATER STORAGE TANK**



Description	Revisions

**IRRIGATION WATER STORAGE FOR FLORIDA KEYS RESORT & CLUB**

**WEC** THE WEILER ENGINEERING CORPORATION  
 6805 OVERSEAS HWY  
 MARATHON, FLORIDA 33050  
 (305) 289-4161 PH, (305) 289-4162 FAX

Approved By:	ERC	Drawn:	SAM
Scale:	AS SHOWN	Drawn:	SAM
Job No.:	13020-001	Checked:	ERC
Date Issued:	3/10/2016		