

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2016-123**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, APPROVING A REQUEST BY SEAWARD PROPERTIES LLC FOR A CONDITIONAL USE PERMIT, PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (“THE CODE”) ENTITLED “CONDITIONAL USE PERMITS” RESPECTIVELY, AUTHORIZING THE DEVELOPMENT OF FORTY-FIVE (45) ONE, TWO AND THREE BEDROOM AFFORDABLE APARTMENTS AND TEN MARKET RATE SINGLE FAMILY RESIDENCES ON PROPERTIES LOCATED AT 8700 OVERSEAS HIGHWAY, WHICH ARE LEGALLY DESCRIBED AS PART OF LOT 4, KEY VACA, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00101050-000000 & 00101050-000100. NEAREST MILE MARKER 51.5.**

**WHEREAS**, Seaward Properties, LLC (The “Applicant”) filed an Application on October 28, 2016 for a Conditional Use Permit and Development Agreement pursuant to Chapter 102, Articles 8 and 13 of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**; the Applicant proposes to develop forty-five (45) workforce housing residential unit, ten (10) market rate residential units, with on-site amenities in two (2) separate contiguous properties; and

**WHEREAS**, City staff reviewed the Applicant’s request for a Conditional Use Permit 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 5<sup>th</sup> day of December, 2016, 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 Conditional Use Permit pursuant to Chapter 102, Article 8 of the LDRs; and

**WHEREAS**, and on the 13<sup>th</sup> day of December, 2016 and the 10<sup>th</sup> day of January, 2017, the City Council (the “Council”) conducted properly advertised public hearings (the “Public Hearings”) regarding the request submitted by the Applicant, for a Conditional Use 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 redevelopment of properties within the City of 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 2017-01, a copy of which is attached hereto as Exhibit "A", granting a Conditional Use Permit to Seaward Properties, LLC 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 by the City of Marathon and after review and approval by the Department of Economic Opportunity pursuant to Chapters 163 and 380, *Florida Statutes*.

**PASSED AND APPROVED** by the City Council of the city of Marathon, Florida, this 13<sup>th</sup> day of December, 2016.

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
Dr. Daniel Zieg, Mayor

AYES: Coldiron, Bartus, Senmartin, Cook, Zieg  
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:**



\_\_\_\_\_  
David Migut, City Attorney



**CITY OF MARATHON, FLORIDA  
CONDITIONAL USE  
DEVELOPMENT ORDER # 2016-13**

**A DEVELOPMENT ORDER OF THE CITY COUNCIL OF THE CITY OF MARATHON, APPROVING A REQUEST BY SEAWARD PROPERTIES LLC FOR A CONDITIONAL USE PERMIT, PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (“THE CODE”) ENTITLED “CONDITIONAL USE PERMITS” RESPECTIVELY, AUTHORIZING THE DEVELOPMENT OF FORTY-FIVE (45) ONE, TWO AND THREE BEDROOM AFFORDABLE APARTMENTS AND TEN MARKET RATE SINGLE FAMILY RESIDENCES ON PROPERTIES LOCATED AT 8700 OVERSEAS HIGHWAY, WHICH ARE LEGALLY DESCRIBED AS PART OF LOT 4, KEY VACA, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00101050-000000 & 00101050-000100. NEAREST MILE MARKER 51.5.**

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**WHEREAS**; the Applicant proposes to develop forty-five (45) workforce housing residential unit, ten (10) market rate residential units, with on-site amenities in two (2) separate contiguous properties; and

**WHEREAS**, City staff reviewed the Applicant’s request for a Conditional Use Permit 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 5<sup>th</sup> day of December, 2016, 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 Conditional Use Permit pursuant to Chapter 102, Article 8 of the LDRs; and

**WHEREAS**, and on the 13<sup>rd</sup> day of December, 2016 and the 10<sup>th</sup> day of January, 2017, the City Council (the “Council”) conducted properly advertised public hearings (the “Public Hearings”) regarding the request submitted by the Applicant, for a Conditional Use 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 redevelopment of properties within the City of 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,

**FINDINGS OF FACT:**

1. The applicant will develop forty-five (45) workforce housing residential units, ten (10) market rate residential units, with on-site amenities in two (2) separate contiguous properties (See Attached Site Plan as Attachment 1).
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. A final lighting plan must be submitted prior to permit issuance.
2. A final landscape plan must be submitted prior to permit issuance.
3. Revisions to site ingress and egress shall be considered and revised as possible to accommodate an access from the affordable housing project component onto 86<sup>th</sup> and 88<sup>th</sup> Streets. An easement shall be granted on 86<sup>th</sup> and 88<sup>th</sup> Streets to provide wider right-of-way access to U.S. 1. The width and length of the easement shall be determined and agreed mutually agreed upon by the Applicant and the City prior to final approval of any building permits. The Applicant shall work with City and FDOT staff to consider options for U. S. 1 westbound access to the site. Work with City and FDOT staff to consider westbound egress from the project site.
4. All conditions of the Fire Marshall must be met prior to permit issuance.
5. All signs will be reviewed and approved for compliance with the City of Marathon LDR's.
6. All utilities infrastructure must be engineered to meet the standards of the City and all requirements of the Florida Statutes and Administrative Code. Plans shall be coordinated with and approved by the City Utilities Department.
7. All Stormwater must be retained on site pursuant to the City's LDRs, Chapter 107, Article 11. Stormwater plans must be provided by a licensed engineer and be reviewed and approved by the City's engineer.
8. Applicant must obtain all outside agency approvals, this includes but is not limited to SFWMD, FDOT, ACOE, DEP.
9. Affordable residential dwelling units shall contain less than or equal to 1,800 square feet of habitable space. Occupancy of affordable housing units is limited to those meeting the following income requirements:
  - a. Very-low-income. A household, whose income (excluding that of full-time students under 18 years of age) does not exceed 50 percent of the median adjusted gross annual income for households within the county;
  - b. Low-income. A household, whose income (excluding that of full-time students under 18 years of age) does not exceed 80 percent of the median adjusted gross annual income for households within the county;

- c. Median-income. A household, whose income (excluding that of full-time students under 18 years of age) does not exceed 100 percent of the median adjusted gross annual income for households within the county;
  - d. Moderate-income. A household, whose income (excluding that of full-time students under 18 years of age) does not exceed 120 percent of the median adjusted gross annual income for households within the county;
  - e. Middle-income. A household, whose income (excluding that of full-time students under 18 years of age) does not exceed 160 percent of the median adjusted gross annual income within the county;
10. The monthly rent shall not exceed 30 percent of that amount which represents the income bracket of the household, i.e., very low, low, median, moderate or middle, divided by 12. In no case shall the monthly rent exceed 160 percent of the median adjusted gross annual income for households within the county, divided by 12.
11. Annual income qualification, lease or employment verification, as applicable, by the City, or its designee, shall be limited to rental and employee housing dwelling units. Income verification for owner occupied dwellings shall be performed and approved by the City or its designee prior to the sales closing and occupancy of the dwelling unit.
12. For any community workforce units the following requirements shall be met:
- a. Affordable housing criteria set forth in above and Chapter 110 "Definitions";
  - b. Shall be permanently deed-restricted as affordable;
  - c. Shall be restricted to occupancy to households that derive at least 70 percent of their household income from gainful employment in Monroe County;
  - d. Shall be restricted to occupancy for 28 consecutive days or longer;
  - e. Shall not be used for vacation rental use; and
  - f. Shall not be sold separately as a condominium.
13. The total area of the mixed-use or commercial apartments, including patios and access way shall not exceed the area covered by the ground floor and any covered walks or arcades.
14. Each unit shall have access to a balcony or patio that is separate from the access to the unit, provides adequate privacy and the size shall be two-tenths (2/10) of unit floor area or a minimum of 60 square feet in size.
15. The patio area may be wholly or partially replaced by the provision of a recreation yard provided on site. Recreational yards shall be a minimum one-tenth (1/10) of unit floor area.
16. The Applicant must obtain and transfer the affordable housing units in excess of what the City has recognized as legally established on the property, to be transferred via the Transfer

of Building Rights (TBR's), BPAS process, or any other legally established process prior to building permit issuance. 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 MARKET RATE RESIDENTIAL UNITS NOT CURRENTLY IN POSSESSION BY THE APPLICANT AS REFERENCED IN THE PROPOSED CONDITIONAL USE PERMIT.

17. The developer and the City shall enter into a Development Agreement.

**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.

12/28/2016  
Date

George Garrett  
George Garrett, Director of Planning

This Development Order was filed in the Office of the City Clerk of this 28 day of Dec., 2016.

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 11100 Overseas Hwy., Marathon, FL this 28 day of December, 2016. 33050

Diane Clavier  
Diane Clavier City Clerk



**AERIAL PHOTO**  
SCALE: 1" = 30'-0"

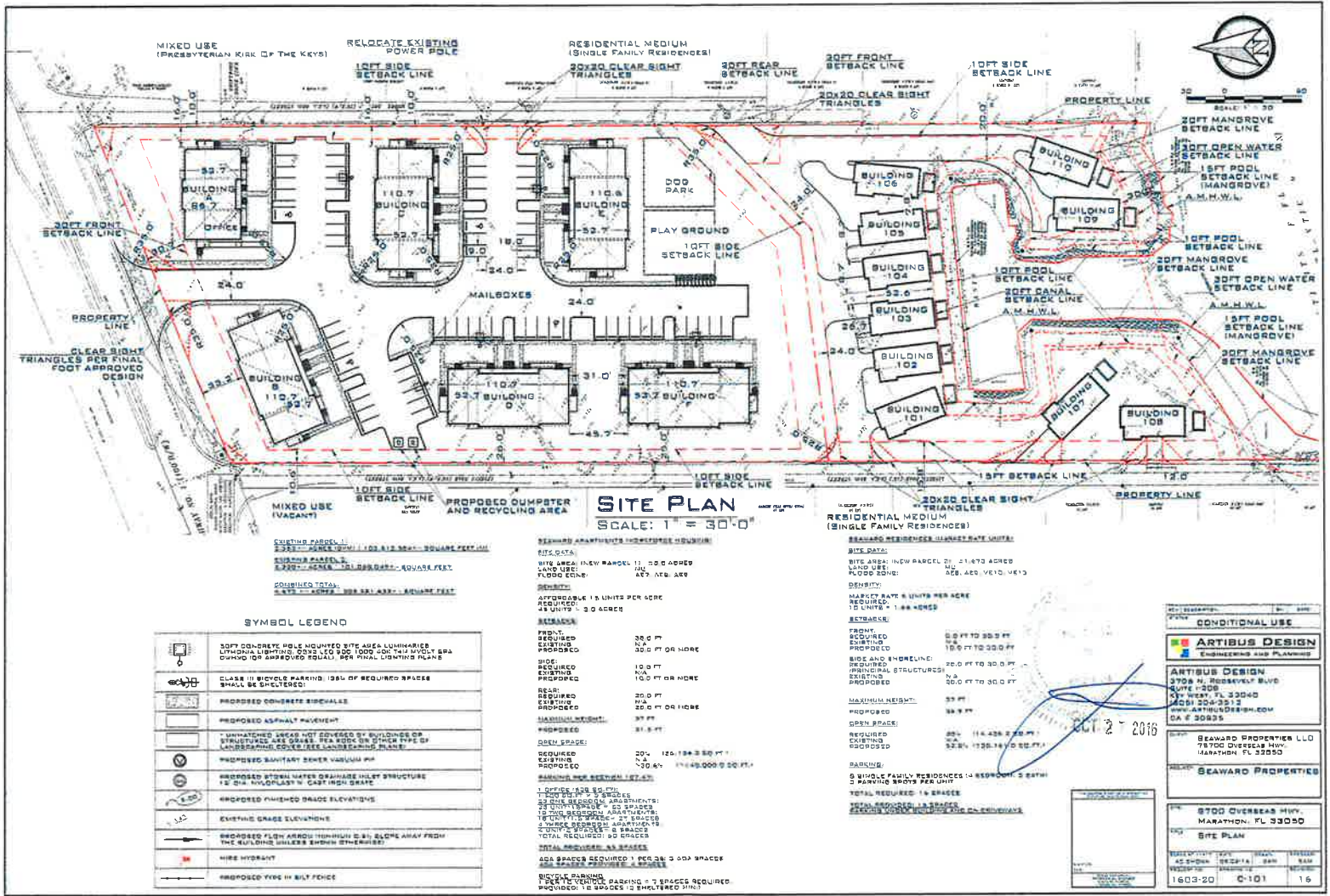
STATE OF FLORIDA  
COUNTY OF MONROE  
SECTION 1  
TOWNSHIP 66 S  
RANGE 32 E



**LOCATION MAP**  
SCALE: NTS

OCT 2 2016

DATE PREPARED	BY	DATE
10/2/2016	ARTIBUS DESIGN	10/2/2016
<b>CONDITIONAL USE</b>		
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING		
<b>ARTIBUS DESIGN</b> 3708 N. ROOSEVELT BLVD SUITE 1308 SEV MEAT, FL 33040 (305) 304-8812 WWW.ARTIBUSDESIGN.COM CA # 20825		
OWNER	SEAWARD PROPERTIES LLC 75700 OVERSEAS HWY. MARATHON, FL 33050	
PROJECT	SEAWARD PROPERTIES	
DATE	8700 OVERSEAS HWY. MARATHON, FL 33050	
TITLE	AERIAL PHOTO LOCATION MAP	
DATE OF THIS WORK	SCALE	DATE
10/2/2016	1:500/1:8	09/15/16
PROJECT NO.	REVISIONS	NO. / DATE
1609-22	C-100	12



**SITE PLAN**  
SCALE: 1" = 30'-0"

**COURT YARD**  
2,331 - SQUARE FEET  
**SUBDIVISION**  
2,331 - ACRES  
**COMBINED TOTAL**  
4,662 - SQUARE FEET

**REQUIREMENTS (MINIMUM)**  
SITE AREA: NEW PARCEL 11 - 10.0 ACRES  
LAND USE: RES. MED. RES.  
FLOOD ZONE: A-1  
**DENSITY:**  
AFFORDABLE 15 UNITS PER ACRE  
REQUIRED: 15 UNITS  
PROPOSED: 15 UNITS

**REQUIREMENTS (MINIMUM)**  
SITE DATA:  
SITE AREA: NEW PARCEL 21 - 21.473 ACRES  
LAND USE: RES. MED. RES.  
FLOOD ZONE: A-1  
**DENSITY:**  
MAXIMUM DENSITY 8 UNITS PER ACRE  
REQUIRED: 17 UNITS  
PROPOSED: 17 UNITS

**SYMBOL LEGEND**

	30FT CONCRETE POLE MOUNTED SITE AREA LUMINAIRE WITH 1500 LUMENS, 2000-3000 K, 100-150 WATT, 150 FT MOUNTING HEIGHT, 150 FT SPACING, 150 FT CLEARANCE FROM CURB
	CLASS II BICYCLE MARKING 15% OF REQUIRED SPACES SHALL BE IMPLEMENTED
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	UNSHADDED AREAS NOT COVERED BY BUILDINGS OR STRUCTURES ARE GRASS. FOR NOTES ON OTHER TYPES OF LANDSCAPING, SEE LANDSCAPE PLAN
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM WATER DRAINAGE INLET STRUCTURE TO CURB W/GRASSY CURB HIGH SEAT
	PROPOSED FINISHED GRADE ELEVATIONS
	EXISTING GRADE ELEVATIONS
	PROPOSED 1/8" ARROW FINISH (1/8" SLURRY APPLIED AWAY FROM THE CURBLINE UNLESS OTHERWISE NOTED)
	FIRE HYDRANT
	PROPOSED 1/2" SPLIT FENCE

**REQUIREMENTS (MINIMUM)**

FRONT SETBACK	35.0 FT
REAR SETBACK	30.0 FT OR MORE
SIDE SETBACK	10.0 FT
REAR SETBACK	10.0 FT OR MORE
REAR SETBACK	20.0 FT
REAR SETBACK	25.0 FT OR MORE
MAXIMUM HEIGHT	35 FT
PROPOSED	31.5 FT
OPEN SPACE	20% (20,124.30 SQ FT)
EXISTING	20.6%
PROPOSED	20.6%
MINIMUM OPEN SPACE (15% MIN)	15,000.00 SQ FT
1 OFFICE (200 SQ FT)	
20 ONE BEDROOM APARTMENTS (200 SQ FT EACH) = 4,000 SQUARE FEET	
15 ONE BEDROOM APARTMENTS (150 SQ FT EACH) = 2,250 SQUARE FEET	
20 ONE BEDROOM APARTMENTS (100 SQ FT EACH) = 2,000 SQUARE FEET	
TOTAL REQUIRED: 30 SPACES	
ADA SPACES REQUIRED: 1 PER 20 3-000 SQUARE FEET	
ADA SPACES REQUIRED: 1 PER 300 SQUARE FEET	
BICYCLE PARKING	1 PER 10 VEHICLE PARKING = 3 SPACES REQUIRED
REQUIRED: 3 SPACES 2 SHARED SPACES	

**REQUIREMENTS (MINIMUM)**

FRONT SETBACK	5.0 FT TO 30.0 FT
REAR SETBACK	10.0 FT TO 30.0 FT
PROPOSED	10.0 FT TO 30.0 FT
SIDE AND END SETBACK	20.0 FT TO 30.0 FT
REAR SETBACK	20.0 FT TO 30.0 FT
PROPOSED	20.0 FT TO 30.0 FT
MAXIMUM HEIGHT	35 FT
PROPOSED	33.5 FT
OPEN SPACE	20% (11,438.20 SQ FT)
REAR SETBACK	22.5% (12,281.40 SQ FT)
PROPOSED	22.5%
PARKING	5 BICYCLE FAMILY RESIDENCES = 10 BICYCLE SPACES
2 PARKING SPACES PER UNIT	
TOTAL REQUIRED: 14 SPACES	
TOTAL PROVIDED: 14 SPACES	
REQUIREMENTS (MINIMUM)	

**CONDITIONAL USE**

**ARTIBUS DESIGN**  
ENGINEERS AND PLANNERS  
3708 N. ROSSVELT BLVD  
SUITE 1308  
ORLANDO, FL 32804  
407.224.3913  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

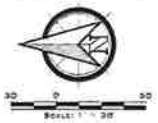
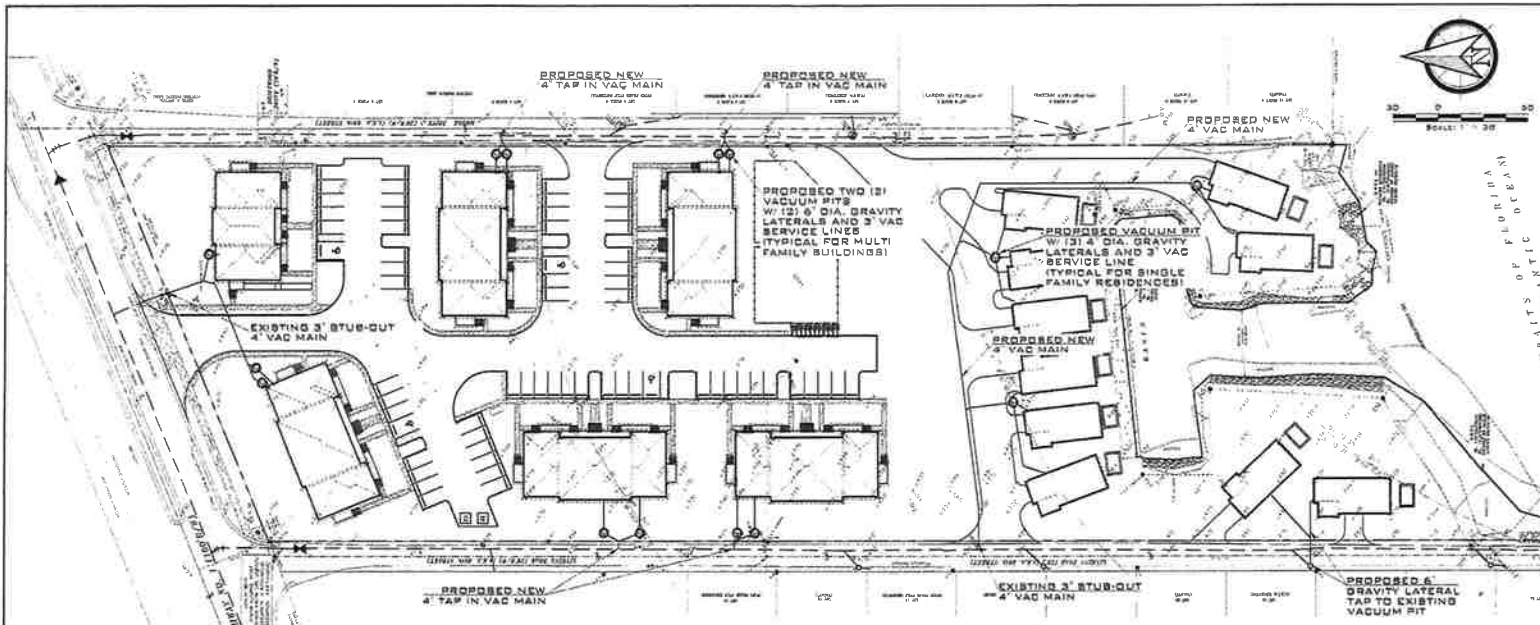
**SEAWARD PROPERTIES LLC**  
78700 OVERSEAS HWY  
MARTIN, FL 32950

**SEAWARD PROPERTIES**

**7800 OVERSEAS HWY  
MARTIN, FL 32950**

**SITE PLAN**

DATE	1603-20	SCALE	C-101
PROJECT NO.	1603-20	SHEET NO.	16



**SITE PLAN - CONCEPTUAL SANITARY SEWER**

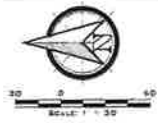
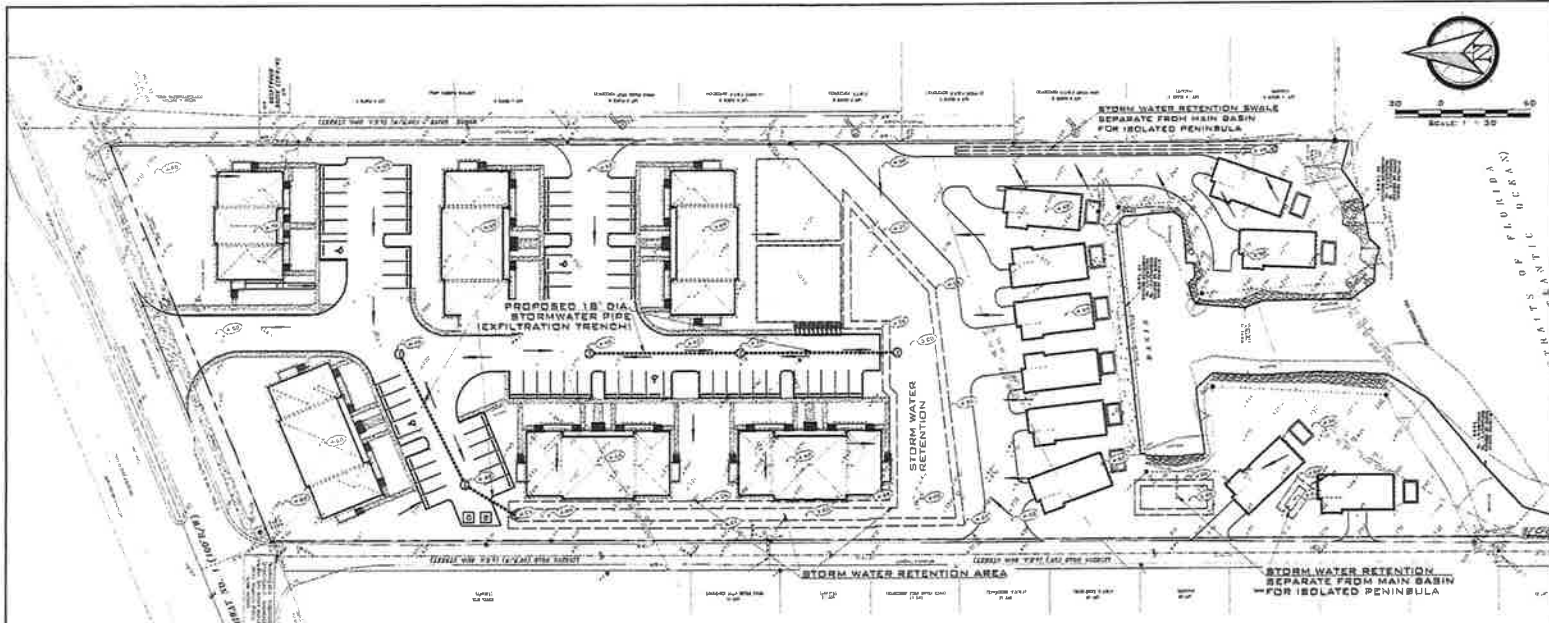
SCALE: 1" = 30'-0"

**SYMBOL LEGEND**

	30FT CONCRETE POLE MOUNTED BY AREA LIGHTING. ADDITIONAL LIGHTING, 0.003, LED BOP, LEDD, COB, TFM, HUBBY, BPO, SHINOBU (OR APPROVED EQUAL), PER FINAL LIGHTING PLANS
	GLASS BI-BICYCLE PARKING - 25% OF REQUIRED SPACES SHALL BE ENCLOSED
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	UNMATCHED AREAS NOT COVERED BY BUILDINGS OR STRUCTURES ARE GRADED PER BOOK OR OTHER TYPE OF VERTICAL CURVE (SEE LANDSCAPE PLAN)
	PROPOSED SANITARY SERVICE MANHOLE
	PROPOSED STORM WATER DRAINAGE INLET STRUCTURE 18" DIA. NYLON/AST W/ CAST IRON GRATE
	PROPOSED FINISHED GRADE ELEVATION
	EXISTING GRADE ELEVATION
	PROPOSED FLOW ARROW (MINIMUM 0.5% SLOPE AWAY FROM THE BUILDING UNLESS SHOWN OTHERWISE)
	FIRE HYDRANT
	PROPOSED TYPE III BUILT FENCE

NO. 1	PROPOSED	DATE	
<b>CONDITIONAL USE</b>			
<b>ARTIBUS DESIGN</b> ENGINEERING AND PLANNING			
<b>ARTIBUS DESIGN</b> 3708 N. ROOSEVELT BLVD SUITE 1100 FT. WERT, FL 33040 (305) 304-3312 WWW.ARTIBUSDESIGN.COM CA # 30035			
<b>SEAWARD PROPERTIES LLC</b> 75700 OVERSEAS HWY. MARATHON, FL 33040			
<b>SEAWARD PROPERTIES</b>			
75700 OVERSEAS HWY. MARATHON, FL 33050			
<b>SITE PLAN</b> <b>SANITARY SEWER</b>			
DATE	DESIGNER	DRAWN	CHECKED
1603-20	C-102	16	

OCT 27 2016



**PRELIMINARY DRAINAGE CALCULATIONS**

**WATER QUANTITY - PREDEVELOPMENT**

PROJECT SITE AREA	AF	=	202,881.80 FT.
IMPERVIOUS AREA	AF	=	152,823.80 FT.
PERVIOUS AREA	AF	=	159,938.00 FT.

AVERAGE ELEVATION OF PERVIOUS AREAS: 3.9' NAVD  
DEPTH TO WATER TABLE: 51.7' CV  
311.83 IN.

**SOIL STORAGE**

SW STORAGE: 179,030' 00.50" 11.03' 1.07' IN.

RAINFALL DEPTH:  
24V 24H EVENT: 8" 9 IN.  
24V 30 EVENT: 8" 12.25 IN.  
RUNOFF DEPTH:  
24V 24H EVENT: 3.19' 0.81" 12.39 IN.

**WATER QUANTITY - POST DEVELOPMENT**

PROJECT SITE AREA	AF	=	202,881.80 FT.
IMPERVIOUS AREA	AF	=	152,823.80 FT.
PERVIOUS AREA	AF	=	159,938.00 FT.

AVERAGE ELEVATION OF PERVIOUS AREAS: 4.1' NAVD  
DEPTH TO WATER TABLE: 51.7' CV

**SOIL STORAGE**

SW STORAGE: 179,030' 00.50" 11.03' 1.07' IN.

RAINFALL DEPTH:  
24V 24H EVENT: 8" 9 IN.  
24V 30 EVENT: 8" 12.25 IN.  
RUNOFF DEPTH:  
24V 24H EVENT: 3.19' 0.81" 12.39 IN.

**POST DEVELOPMENT RUNOFF VOLUME**

RUNOFF: 81461' 10.97' 0.39' 2.18 IN.

VOLUME: 1' 1' 203.881' 39.626.7' 80.77 IN.

**WATER QUANTITY**

PROJECT SITE AREA	AF	=	202,881.80 FT.
IMPERVIOUS AREA	AF	=	152,823.80 FT.
PERVIOUS AREA	AF	=	159,938.00 FT.
BUILDING ROOF AREA	AF	=	42,314.80 FT.
1" IN. OVER SITE AREA	202,881.80 FT.		
1" IN. OVER IMPERVIOUS	152,823.80 FT.		

**WATER QUALITY CONTROL FOR 18" DIA. PIPE**

REQUIRED VOLUME: 114,121.16.8281.21.25' 14,412.00 FT.

**PROPOSED**

RETENTION AREA TOP: DEPTH:	14,121.80 FT. 1.28 FT.
RETENTION AREA BOTTOM: DEPTH:	8,325.80 FT. 1.28 FT.
PROPOSED VOLUME:	57,696.00 FT.

**SITE PLAN - CONCEPTUAL STORM WATER**  
SCALE: 1" = 30'-0"

**SYMBOL LEGEND**

	30FT CONCRETE POLE INDENTED SITE AREA LUMINAIRISE LUMINOUS LIGHTING. 288V LED ROE 1200 (FOR TYPICAL) SPA DIMMED 100 APPROX EQUALS PER FINAL LIGHTING PLAN
	CLASS II BICYCLE RACKS. 120% OF REQUIRED SPACES SHALL BE SHOWN
	PROPOSED CONCRETE SIDEWALKS
	PROPOSED ASPHALT PAVEMENT
	SIGNATURE AREAS NOT COVERED BY BUILDINGS OR STRUCTURES ARE GRASS, PEA ROCK OR OTHER TYPE OF UNSEALCOED SOFT, PERVIOUS PAVING
	PROPOSED SANITARY SEWER VACUUM RIT
	PROPOSED STORM WATER ORANGE INLET STRUCTURE 18" DIA. HYDROPLAST W/ CAST IRON GRATE
	PROPOSED FINISHED GRADE ELEVATIONS
	EXISTING GRADE ELEVATIONS
	PROPOSED FLOW ARROW (MINIMUM 0.5% SLOPE AWAY FROM THE BUILDING UNLESS SHOWN OTHERWISE)
	FIRE HYDRANT
	PROPOSED PIPE IN SHT FENCE

061 27 2013

**CONDITIONAL USE**

**ARTIBUS DESIGN**  
ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
2702 N. ROOSEVELT BLVD  
SUITE 209  
KEY WEST, FL 33040  
(305) 304-2913  
WWW.ARTIBUSDESIGN.COM  
CA # 30835

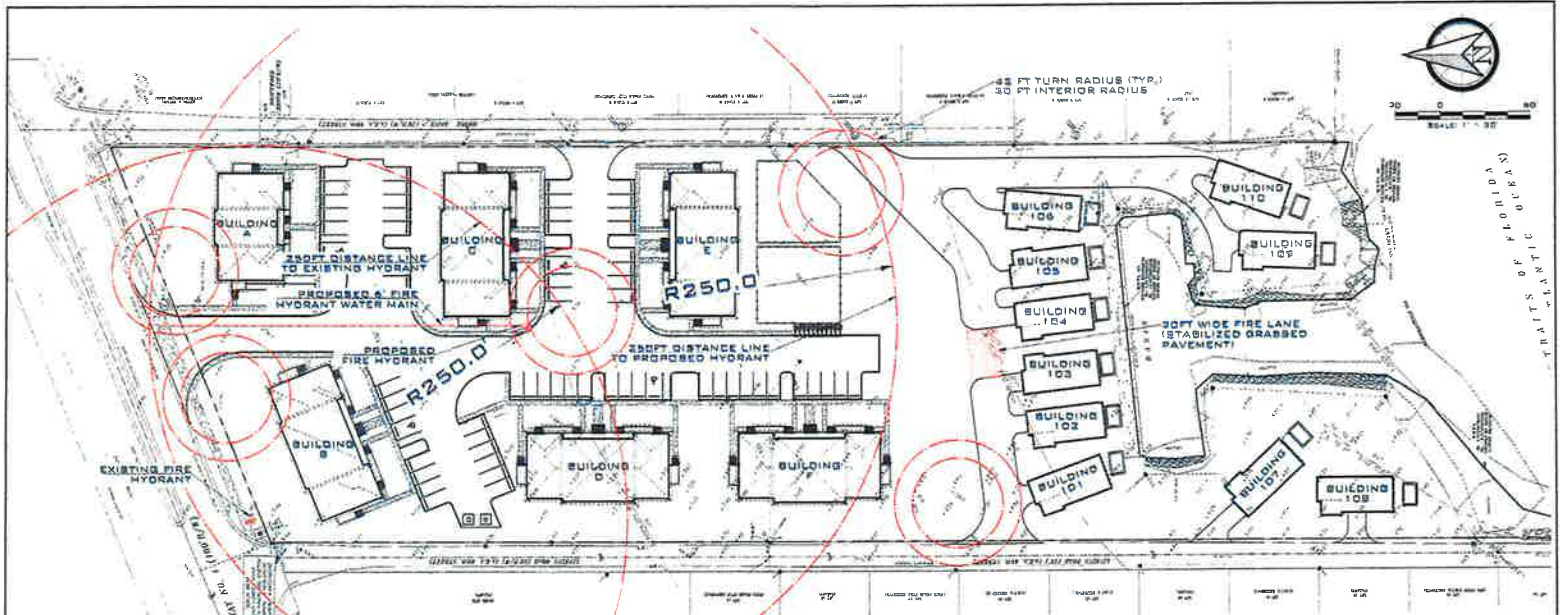
**SEAWARD PROPERTIES LLC**  
2700 OVERSEAS HWY.  
MARATHON, FL 33050

**SEAWARD PROPERTIES**

2700 OVERSEAS HWY.  
MARATHON, FL 33050

**SITE PLAN**  
**STORM WATER**

PROJECT NUMBER:	1603-20	DATE:	09-23-16	SCALE:	AS SHOWN
DRAWN BY:	SAV	CHECKED BY:	SAV	DATE:	09-23-16
PROJECT:	1603-20	DATE:	09-23-16	SCALE:	AS SHOWN



**SITE PLAN - CONCEPTUAL FIRE SAFETY**  
 SCALE: 1" = 30'-0"

**SEAWARD APARTMENTS  
 BUILDINGS A-E (100-104)**  
 APPLICABLE BUILDING CODE:  
 FDC BUILDING CODE 2014  
 OCCUPANCY: RESIDENTIAL GROUP R-2  
 MAXIMUM EMERGENCY ESCAPE TRAVEL DISTANCE:  
 \*FC TABLE 1014.6 OCCUPANCY R-2 WITH SPRINKLER SYSTEM: 250 FT  
 CONSTRUCTION TYPE: TYPE V-B  
 ITEM CONSTRUCTION TYPE PER TABLE 503 TYPE V-B  
 MAX HEIGHT (FEET) 35 FT  
 OCCUPANCY GROUP R-2  
 MAX STORIES 3  
 MAX AREA UNLIMITED BY DC  
 BUILDINGS SHALL BE SPRINKLED USING NFPA 13A FOR SUPPLEMENT SYSTEM

**SEAWARD RESIDENCES - SINGLE FAMILY  
 BUILDINGS 101 THROUGH 110**  
 APPLICABLE BUILDING CODE:  
 FDC RESIDENTIAL BLDG CODE 2014  
 OCCUPANCY: RESIDENTIAL GROUP R-2  
 MAXIMUM EMERGENCY ESCAPE TRAVEL DISTANCE:  
 FDC TABLE 1014.6 OCCUPANCY R-2 WITHOUT SPRINKLER SYSTEM: 300 FT  
 CONSTRUCTION TYPE: TYPE III-B  
 ITEM CONSTRUCTION TYPE PER TABLE 503 TYPE III-B  
 MAX HEIGHT (FEET) 35 FT  
 OCCUPANCY GROUP R-2  
 MAX STORIES 3  
 MAX AREA 7,500 SF  
 BUILDINGS SHALL NOT BE SPRINKLED

**SYMBOL LEGEND**

	SUFF CONCRETE POLE MOUNTED SITE AREA LUMINAIRES LUMINAIRE LISTING: SHALL BE FOR 1000 HOUR LIFE @ 100% DIMS OR APPROVED EQUALS. PER MSA, URBAN PLAN 5
	CLASS III BICYCLE RACKING: 18" x 48" OF REQUIRED BRACES SHALL BE BOLTED TO GROUND
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	UNIMPROVED AREAS NOT COVERED BY BUILDINGS OR STRUCTURES ARE GRADE PER 100% OF OTHER FIRE OF PROPOSED GRADE. SEE LANDSCAPE PLAN
	PROPOSED SANITARY SEWER VACUUM PIT
	PROPOSED STORM WATER DRAINAGE MANHOLE STRUCTURE 18" DIA. HDPE/PLASTIC. EAST IRON GRATE
	PROPOSED FINISHED GRADE ELEVATIONS
	EXISTING GRADE ELEVATIONS
	PROPOSED FLOW ARROW: (MINIMUM 0.05' SLOPE AWAY FROM THE BUILDING UNLESS SHOWN OTHERWISE)
	FIRE HYDRANT
	PROPOSED TURN IN SALT FENCE

GPT 27 2016

**CONDITIONAL USE**

**ARTIBUS DESIGN**  
 ENGINEERING AND PLANNING

**ARTIBUS DESIGN**  
 3708 N. RODDEVELT BLVD  
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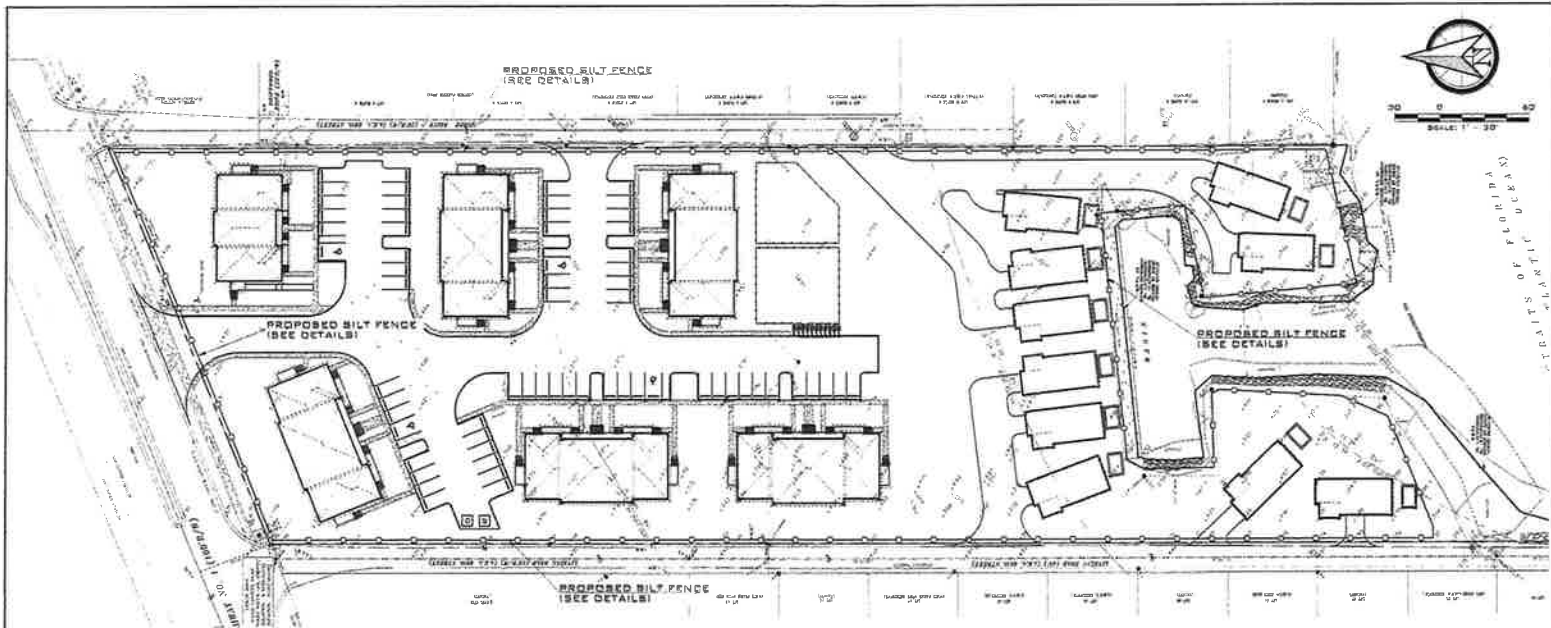
**SEAWARD PROPERTIES LLC**  
 75700 Overseas Hwy  
 MARATHON, FL 33950

**SEAWARD PROPERTIES**

**8700 Overseas Hwy.**  
 MARATHON, FL 33950

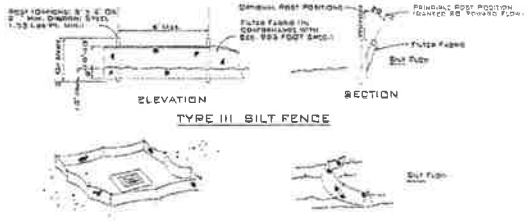
**SITE PLAN  
 FIRE SAFETY**

DATE: 10/14/2016	SCALE: 1" = 30'-0"	SHEET: 12
PROJECT: 1603-20	SECTION: C-104	



**SITE PLAN - CONSTRUCTION MANAGEMENT**

SCALE: 1" = 30'-0"



**TYPE III SILT FENCE**

TYPE III SILT FENCE RESTRICTIONS INCLUDE C-105 (SEE TABLE).  
 DO NOT REPLY IN A MANNER THAT SILT FENCES WILL ACT AS A C&D ACCESS RESTRICTION (CLOSING WATERWAYS). SILT FENCES ARE TO BE USED AT LANDS ACQUISITION AND INSPECTION SERVICES USED AT PERMANENT BODIES OF WATER.

**SILT FENCE APPLICATIONS**

- NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION FENCES, SILT FENCES AND BARRIERS FOR THE DURATION OF THE CONSTRUCTION.
  2. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE OF ALL MATERIALS AND EQUIPMENT ON SITE OR OFFSITE.
  3. SLOPE 2:1:1 SHALL BE MAINTAINED TO THE AREA INSIDE BY THE SLOPE BARRIERS.
  4. THE DISTURBED AREA IS RESPONSIBLE FOR ELECTRICAL CLOSETTING, WATER, SANITARY FACILITIES, FIELD OFFICE AND ANY OTHER SERVICES NEEDED FOR THE DURATION OF THE CONSTRUCTION.
  5. ALL SITE ENTRANCES SHALL BE EQUIPPED WITH #1 BRONZE COOL AIR TIRE WASHING STATIONS.

**SYMBOL LEGEND**

	30FT EDGEWATER BARRIERS MINIMUM 1000 GPM FLOW RATE PER FOOT OF BARRIERS. 1000 GPM FLOW RATE PER FOOT OF BARRIERS. 1000 GPM FLOW RATE PER FOOT OF BARRIERS.
	CLASS II SINGLE BARBED WIRE. 100% OF REQUIRED GAUGE SHALL BE INSTALLED.
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	UNIMPROVED AREAS NOT COVERED BY BUILDINGS OR DRIVEWAYS AND GRADE. SEE SLOPE OR OTHER TYPE OF LANDSCAPING COVER (SEE LANDSCAPING PLAN).
	PROPOSED SANITARY SEWER VAULT/INLET
	PROPOSED STORM WATER DRAINAGE INLET STRUCTURE (E.G. CYLINDER OR CONCRETE GRATE)
	PROPOSED FINISHED GRADE ELEVATIONS
	EXISTING GRADE ELEVATIONS
	PROPOSED FLOOD ARROW MINIMUM 100% FLOOD AWAY FROM THE BUILDING UNLESS SHOWN OTHERWISE.
	HSE MONITOR
	PROPOSED TYPE III SILT FENCE

OCT 27 2018

<p><b>CONDITIONAL USE</b></p> <p><b>ARTIBUS DESIGN</b>          ENGINEERING AND PLANNING</p> <p><b>ARTIBUS DESIGN</b>          3708 N. ROOSEVELT BLVD          SUITE 1100          KEY WEST, FL 33040          1305 204519          WWW.ARTIBUSDESIGN.COM          CA # 30835</p>	<p><b>SEAWARD PROPERTIES LLC</b>          7570 OVERSEAS HWY          MARATHON, FL 33860</p> <p><b>SEAWARD PROPERTIES</b></p>
<p><b>8700 OVERSEAS HWY.</b>  <b>MARATHON, FL 33090</b></p> <p><b>SITE PLAN</b>  <b>CONSTRUCTION MANAGEMENT</b></p> <p>DATE: 10/27/18          SHEET NO.: C-105          TOTAL SHEETS: 12</p>	