

Sponsor: Chuck Lindsey

**CITY OF MARATHON, FLORIDA
RESOLUTION 2020-82**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA APPROVING OF A REQUEST BY SEASONS, INC. (WITH APPROVAL OF THE OWNER, CRYSTAL COVE MARKET SITE, LLC) BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (LDRS) ENTITLED "CONDITIONAL USE PERMITS," PROPOSING THE DEVELOPMENT OF TWENTY-SIX (26) TRANSIENT RESIDENCES (TWO & THREE BEDROOM) AND EIGHTEEN (18) ONE-BEDROOM HOTEL STYLE TRANSIENT UNITS WITH AMENITIES; SEEKING TO SEVER THE CONNECTION WITH THE CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IDENTIFIED IN RESOLUTIONS 2019-55 AND 2016-72 (CRYSTAL COVE HOUSING PARTNERS, LP) IN FAVOR OF THE PROJECT AND AGREEMENTS PROPOSED HEREIN; FOR PROPERTY LOCATED AT 881 50TH STREET, GULF, MARATHON, FLORIDA, WHICH IS LEGALLY DESCRIBED AS LYING WITHIN TOWNSHIP 66S, SECTION 6, RANGE 32E; KEY VACA, MARATHON, FLORIDA; HAVING REAL ESTATE NUMBER 00327150-000100. NEAREST MILE MARKER 50 (49.75).

WHEREAS, HTG Crystal Cove, LLLP (2016 Applicant) filed an Application on June 30, 2016 for a Conditional Use Permit and Development Agreement pursuant to Chapter 102, Articles 8 and 13 of the Code of Ordinances for the City of Marathon ("City Code"); and

WHEREAS, City staff reviewed the 2016 Applicant's request for a Conditional Use Permit and determined that the 2016 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, the Council duly considered the 2016 Applicant's request and made a determination that the 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; and

WHEREAS, the City granted the Conditional Use Permit pursuant to Resolution 2016-71; and

WHEREAS, the City approved a Development Agreement (2016 Development Agreement) between the 2016 Applicant and the City pursuant to Resolution 2016-72 to allow the development of twenty-eight (28) RV Park RV sites, forty-six (46) workforce and affordable housing residential units (commonly known as the Residences at Crystal Cove), 7,700 square feet of commercial floor area, including an access road and utilities easement to service the development and operation of the workforce and affordable housing residential units, commercial floor area, and RV Park RV sites;

WHEREAS, Crystal Cove Housing Partners, LP (2019 Applicant) made application to the City to revise the Conditional Use Permit to document a change in ownership and minor changes in conditions relating to the construction of the affordable housing units; and

WHEREAS, the City revised the Conditional Use Permit pursuant to Resolution 2019-55 which approved DEVELOPMENT ORDER #2016-07 REVISED (Revised Conditional Use Permit) pursuant to the 2019 Applicant's request; and

WHEREAS, due to the development of the twenty-eight (28) transient residential units (RV Park RV Sites) the City Code requires the development of six (6) workforce and affordable housing units which was satisfied by the approval the forty-six (46) workforce and affordable housing units by the Conditional Use Permit, the Revised Conditional Use Permit, and the 2016 Development Agreement.

WHEREAS, Seasons, Inc. (2020 Applicant) has acquired or shall acquire a portion of the property, along with certain allocable development entitlements previously owned by the 2016 Applicant and the 2019 Applicant. The 2020 Applicant proposes to construct twenty-six (26) transient residential units, eighteen hotel units, one thousand six hundred thirty-three (1,633) square feet of commercial floor area with associated storage area, twenty-eight (28) wet slips, swimming pool(s), a bath house, food truck service, and other accessory uses on the area designated by the 2016 Development Agreement for development as RV Park RV sites, as further identified by the site plan attached to the Revised Conditional Use Permit; and

WHEREAS, The 2019 Applicant will continue to pursue the development of the currently approved construction of the forty-six (46) workforce and affordable housing residential units (commonly known as the Residences at Crystal Cove) on the property described in the 2016 Development Agreement and Revised Conditional Use Permit as Elevated Affordable Housing; and

WHEREAS, the purpose of this Amended Revised Development Order is to document a change in ownership; the replacement of the RV development with twenty-six (26) transient residential units, eighteen (18) hotel units, one thousand six hundred thirty-three (1,633) square feet of

commercial floor area with associated storage area, twenty-eight (28) wet slips, swimming pool(s), a bath house, food truck service, and other accessory uses; 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 14th day of July, 2020, 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 13 of the LDRs; and

WHEREAS, and on the 11th day of August, 2020 and the 8th day of September, 2020, 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 13 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:

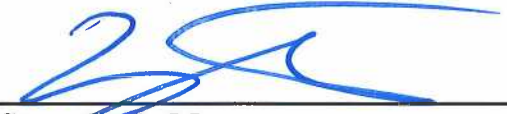
Section 1. The above recitals are true and correct and incorporated herein.

Section 2. The City Council hereby approves Development Order 2020-04, a copy of which is attached hereto as Exhibit "A", granting a Conditional Use Permit to Seasons Inc., 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 13TH DAY OF OCTOBER, 2020.

THE CITY OF MARATHON, FLORIDA



Steve Cook, Mayor

AYES: Zieg, Bartus, Senmartin, Gonzalez, Cook
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:



Steve Williams, City Attorney

ATTACHMENT "A"
CITY OF MARATHON, FLORIDA
CONDITIONAL USE
DEVELOPMENT ORDER # 2020-04

APPROVAL OF A REQUEST BY SEASONS, INC. (WITH APPROVAL OF THE OWNER, CRYSTAL COVE MARKET SITE, LLC) BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA FOR A CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 102, ARTICLES 8 AND 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (LDRS) ENTITLED "DEVELOPMENT AGREEMENT" AND "CONDITIONAL USE PERMITS" RESPECTIVELY, PROPOSING THE DEVELOPMENT OF TWENTY-SIX (26) TRANSIENT RESIDENCES (TWO & THREE BEDROOM) AND EIGHTEEN (18) ONE-BEDROOM HOTEL STYLE TRANSIENT UNITS WITH AMENITIES; SEEKING TO SEVER THE CONNECTION WITH THE CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT IDENTIFIED IN RESOLUTIONS 2019-55 AND 2016-72 (CRYSTAL COVE HOUSING PARTNERS, LP) IN FAVOR OF THE PROJECT AND AGREEMENTS PROPOSED HEREIN; FOR PROPERTY LOCATED AT 881 50TH STREET, GULF, MARATHON, FLORIDA, WHICH IS LEGALLY DESCRIBED AS LYING WITHIN TOWNSHIP 66S, SECTION 6, RANGE 32E; KEY VACA, MARATHON, FLORIDA; HAVING REAL ESTATE NUMBER 00327150-000100. NEAREST MILE MARKER 50 (49.75).

WHEREAS, HTG Crystal Cove, LLLP (2016 Applicant) filed an Application on June 30, 2016 for a Conditional Use Permit and Development Agreement pursuant to Chapter 102, Article 13 of the Code of Ordinances for the City of Marathon ("City Code"); and

WHEREAS, City staff reviewed the 2016 Applicant's request for a Conditional Use Permit and determined that the 2016 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, the Council duly considered the 2016 Applicant's request and made a determination that the 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; and

WHEREAS, the City granted the Conditional Use Permit pursuant to Resolution 2016-71; and

WHEREAS, the City approved a Development Agreement (2016 Development Agreement) between the 2016 Applicant and the City pursuant to Resolution 2016-72 to allow the development of twenty-eight (28) RV Park RV sites, forty-six (46) workforce and affordable housing residential units (commonly known as the Residences at Crystal Cove), 7,700 square feet of commercial floor area, including an access road and utilities easement to service the development and operation of the workforce and affordable housing residential units, commercial floor area, and RV Park RV sites;

WHEREAS, Crystal Cove Housing Partners, LP (2019 Applicant) made application to the City to revise the Conditional Use Permit to document a change in ownership and minor changes in conditions relating to the construction of the affordable housing units; and

WHEREAS, the City revised the Conditional Use Permit pursuant to Resolution 2019-55 which approved DEVELOPMENT ORDER #2016-07 REVISED (Revised Conditional Use Permit) pursuant to the 2019 Applicant's request; and

WHEREAS, due to the development of the twenty-eight (28) transient residential units (RV Park RV Sites) the City Code requires the development of six (6) workforce and affordable housing units which was satisfied by the approval the forty-six (46) workforce and affordable housing units by the Conditional Use Permit, the Revised Conditional Use Permit, and the 2016 Development Agreement.

WHEREAS, Seasons, Inc. (2020 Applicant) has acquired or shall acquire a portion of the property, along with certain allocable development entitlements previously owned by the 2016 Applicant and the 2019 Applicant. The 2020 Applicant proposes to construct twenty-six (26) transient residential units, eighteen hotel units, one thousand six hundred thirty-three (1,633) square feet of commercial floor area with associated storage area, twenty-eight (28) wet slips, swimming pool(s), a bath house, food truck service, and other accessory uses on the area designated by the 2016 Development Agreement for development as RV Park RV sites, as further identified by the site plan attached to the Revised Conditional Use Permit; and

WHEREAS, The 2019 Applicant will continue to pursue the development of the currently approved construction of the forty-six (46) workforce and affordable housing residential units (commonly known as the Residences at Crystal Cove) on the property described in the 2016 Development Agreement and Revised Conditional Use Permit as Elevated Affordable Housing; and

WHEREAS, the purpose of this Amended Revised Development Order is to document a change in ownership; the replacement of the RV development with twenty-six (26) transient residential units, eighteen (18) hotel units, one thousand six hundred thirty-three (1,633) square feet of

commercial floor area with associated storage area, twenty-eight (28) wet slips, swimming pool(s), a bath house, food truck service, and other accessory uses; 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 14th day of July, 2020, 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 13 of the LDRs; and

WHEREAS, and on the 11th day of August, 2020 and the 8th day of September, 2020, 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 13 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 2020 Applicant will develop twenty-six (26) transient residential units, eighteen hotel units, one thousand six hundred thirty-three (1,633) square feet of commercial floor area with associated storage area, twenty-eight (28) wet slips, swimming pool(s), a bath house, food truck service, and other accessory uses on the area designated by the 2016 Development Agreement for development as RV Park RV sites (See Attached Site Plan as Exhibit 1).
2. The affordable and workforce housing required by the City Code has been satisfied by the approval of the forty-six (46) workforce and affordable housing residential units (commonly known as the Residences at Crystal Cove) per the requirements of the Conditional Use Permit, the Revised Conditional Use Permit, and the 2016 Development Agreement.
3. On May 21, 2020, the Technical Review Committee recommended approval of the submitted Alternative Compliance Landscape Plan.
4. In accordance with Section 102.77 of the City Code, the Commission and Council considered and determined the 2020 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 Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:
5. 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;
 6. Off-street parking and loading areas where required, with particular attention to item 1 above;
 7. The noise, glare or odor effects of the conditional use on surrounding properties;
 8. Refuse and service areas, with particular reference to location, screening and Items 1 and 2 above;
 9. Utilities, with reference to location and availability;
 10. Screening and buffering with reference to type, dimensions and character;
 11. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;
 12. Required yards and other open space;
 13. General compatibility with surrounding properties; and

CONDITIONS IMPOSED:

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

Conditions of Approval

1. The 2020 Applicant will develop twenty-six (26) transient residential units, eighteen hotel units, one thousand six hundred thirty-three (1,633) square feet of commercial floor area with associated storage area, twenty-eight (28) wet slips, swimming pool(s), a bath house, food truck service, and other accessory uses on the area designated by the 2016 Development Agreement for development as RV Park RV sites
2. Through this approval, the City acknowledges the independence of this project from Crystal Cove Housing Partners LP (Resolutions 2019-55 & 2016-72) and hereby approves an independent Conditional Use Permit and Development Agreement.
3. A final lighting plan must be submitted which meets or exceeds LDR requirements
4. A final parking schedule must be provided which meets or exceeds LDR requirements
5. An administrative setback variance is granted to allow a fifteen (15) foot setback from the mean high water line.
6. Where the project boundary buffer is reduced, thicker landscaping and screening is required pursuant to the Alternative Compliance Landscape Plan approved by the Technical Review Committee.
7. A final landscape plan must be submitted prior to permit issuance which meets or exceeds LDR requirements
8. Additional screening is to be created along the canal facing residential properties to the west. The criteria established in Section 107.66 F shall be applied to this area, the area facing

neighboring residential development, and the boundary between this project and the affordable housing project with the additional height needed to screen headlights.

9. All dumpsters are to be screened per requirements established in the LDRs.
10. As required by Code the project shall provide a minimal number of bike racks.
11. All conditions imposed under fire safety code as presented by the Fire Marshall must be met prior to permit issuance.
12. All signs will be reviewed and approved for compliance with the City of Marathon LDR's.
- 13.
14. Acquisition of any additional development rights as authorized through this development approval are the responsibility of the developer.
15. The developer and the City shall enter into a Development Agreement which specifically identifies criteria for the final approval of the project proposed herein and separates the current project, Seasons, Inc from the Crystal Cove Market Site LLC
16. The applicant shall provide a NFP 303-compliant standpipe system for docks and one (1) hydrant to service project site in accordance with fire protection requirements as outlined by the City Fire Marshal.
17. The applicant will meet all floodplain-related requirements as part of the Building Permit process;
18. The applicant shall provide plans indicating connection point to the City of Marathon Wastewater Treatment Plant when provided by Utilities department and pay any assessments due resulting from change in use;
19. The applicant shall connect project site to existing injection well and comply with the 25-year, 72-hour storm drainage requirements.
20. Each transient residential unit shall comply with all hurricane evacuation requirements set forth for City transient uses.
21. Existing entitlements include thirty-four point four (34.4) transient residential units, one (1) market rate residential unit, and one thousand six hundred thirty-three (1,633) square feet of commercial development. If applicable, these entitlements may be utilized to complete the project as approved.
22. Fourteen (14) transferrable Transient Residential Units (TRU's) are required prior to the issuance of a Building Permit for the eighteen (18) until hotel building. The completed transfer shall comply with any applicable affordable and workforce housing requirements.
23. The approval of this Amended Revised Development Order does not modify the Revised Development Order with regard to the development of the forty-six (46) affordable residential units (commonly known as Residences at Crystal Cove) allocated for construction on the balance of the property, except that ingress/egress and utilities will be located within an easement as depicted on the Conceptual Site Plan.
24. The criteria applicable to community workforce units required by the City Code has been met with the approval of the Crystal Cove Housing Partners LP and affordable housing units developed by the Seasons 16 LLC elsewhere in the City.
25. The twenty-six (26) transient residential units may be sold as fee simple townhome units within a resort condominium property.
26. Twenty-eight (28) wet slips are allowed for the development. One dock slip is to be allocated for each transient residential unit and the remainder available to the hotel units. Live aboard vessels as defined in Chapter 110, Article 3 of the City Code shall not be permitted.

However, nothing in this Agreement shall be construed to prohibit seasonal long-term boat mooring in the marina at the Crystal Bay Property.

27. General ingress and egress from the site shall not be allowed from or to 50th Street, Gulf. Gated entries for access to and from 50th Street shall be for Emergency Vehicles exclusively, said gate to be controllable by a Knox box or yelp type electronic device held by the City of Marathon Fire Department.

28. The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year from the effective date.

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.

Oct 14, 2020
Date

George Garrett
George Garrett
Director of Planning

This Development Order was filed in the Office of the City Clerk of this 10th day of Oct.,
2020.

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 Barbara Mitchell, Agent, this 10 day of Oct., 2020.

15450 SE 103rd Place Rd.
Ocklawaha, FL 32179

Diane Clavier

Diane Clavier City Clerk

EXHIBIT 1. APPROVED SITE PLAN



PROJECT INFORMATION

PROJECT: 2017-0001
 DEVELOPER: CRYSTAL COVE II MARATHON, FLORIDA 33950
 DATE: 01/27/2020
 SHEET NO.: 1 OF 1
 SHEET TITLE: OVERALL SITE PLAN

OWNER: CRYSTAL COVE II MARATHON, FLORIDA 33950
DESIGNER: WEC ENGINEERING, INC. 201 W. MARION AVENUE, SUITE 1300, PUNTA GORDA, FLORIDA 33950
DATE: 01/27/2020

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/27/2020	ISSUED FOR PERMIT

PROPOSED UNIT COUNTS:

UNIT TYPE	COUNT
PROPOSED 1-BEDROOM MODULAR UNIT #1	24
PROPOSED 1-BEDROOM MODULAR UNIT #2	24
PROPOSED 1-BEDROOM MODULAR UNIT #3	24
PROPOSED 1-BEDROOM MODULAR UNIT #4	24
PROPOSED 1-BEDROOM MODULAR UNIT #5	24
PROPOSED 1-BEDROOM MODULAR UNIT #6	24
PROPOSED 1-BEDROOM MODULAR UNIT #7	24
PROPOSED 1-BEDROOM MODULAR UNIT #8	24
PROPOSED 1-BEDROOM MODULAR UNIT #9	24
PROPOSED 1-BEDROOM MODULAR UNIT #10	24
PROPOSED 1-BEDROOM MODULAR UNIT #11	24

LOT COVERAGE SUMMARY:

DESCRIPTION	AREA (SQ FT)
TOTAL PROJECT AREA	100,000.00
PROPOSED LOT COVERAGE SUMMARY:	
PROPOSED 1-BEDROOM MODULAR UNIT #1	1,000.00
PROPOSED 1-BEDROOM MODULAR UNIT #2	1,000.00
PROPOSED 1-BEDROOM MODULAR UNIT #3	1,000.00
PROPOSED 1-BEDROOM MODULAR UNIT #4	1,000.00
PROPOSED 1-BEDROOM MODULAR UNIT #5	1,000.00
PROPOSED 1-BEDROOM MODULAR UNIT #6	1,000.00
PROPOSED 1-BEDROOM MODULAR UNIT #7	1,000.00
PROPOSED 1-BEDROOM MODULAR UNIT #8	1,000.00
PROPOSED 1-BEDROOM MODULAR UNIT #9	1,000.00
PROPOSED 1-BEDROOM MODULAR UNIT #10	1,000.00
PROPOSED 1-BEDROOM MODULAR UNIT #11	1,000.00

DENSITY / INTENSITY SUMMARY:

DESCRIPTION	VALUE
TOTAL AREA OF UNIT AREA	230.00
PROPOSED DENSITY	0.23
PROPOSED INTENSITY	0.23
PROPOSED UNIT COUNT	288
PROPOSED UNIT TYPE	1-BEDROOM MODULAR UNIT
PROPOSED UNIT SIZE	830 SQ FT (NET)
PROPOSED UNIT HEIGHT	10 FT
PROPOSED UNIT SPACING	10 FT
PROPOSED UNIT SETBACK	10 FT
PROPOSED UNIT FOOTPRINT	10 FT
PROPOSED UNIT PERCENTAGE	0.23%

LEGEND:

SYMBOL	DESCRIPTION
[Line]	PROPERTY LINE
[Line]	PROPOSED UNIT FOOTPRINT
[Line]	PROPOSED UNIT SETBACK
[Line]	PROPOSED UNIT SPACING
[Line]	PROPOSED UNIT HEIGHT
[Line]	PROPOSED UNIT PERCENTAGE
[Line]	PROPOSED UNIT FOOTPRINT
[Line]	PROPOSED UNIT SETBACK
[Line]	PROPOSED UNIT SPACING
[Line]	PROPOSED UNIT HEIGHT
[Line]	PROPOSED UNIT PERCENTAGE

GRAPHIC SCALE: 1" = 20'

EXHIBIT ONLY NOT FOR CONSTRUCTION

**OVERALL SITE PLAN
FOR
CRYSTAL COVE II
MARATHON, FLORIDA**

WEC
 WEC ENGINEERING, INC.
 201 W. MARION AVENUE, SUITE 1300
 PUNTA GORDA, FLORIDA 33950
 941.505.1700

Approved By: [Signature]
 Scale: 1" = 20'
 Date Issued: 01-27-2020
 Sheet No.: C-100

