

MARLIN BAY YACHT CLUB REDEVELOPMENT Marathon, FL

Sandra Walters Consultants, Inc. (SWC) is serving as project planner and environmental resource permit manager to redevelop site in Marathon to contain 92 upland residences and 99 marina slips, including 9 onsite workforce housing units. Site formerly contained closed commercial fishing operation and mobile home park shut down by Health Department for unacceptable wastewater treatment plan. Construction currently underway includes Advanced Wastewater Treatment (AWT) plant and collection system and state-of-the-art stormwater treatment system to support project, which should result in substantial improvements to nearshore water quality.

SWC responsibilities have included:

- ❖ extensive coordination with City, Florida Department of Community Affairs, Florida Department of Environmental Protection (DEP), South Florida Water Management District (SFWMD), U.S. Army Corps of Engineers (Corps), and project development team,
- ❖ preparation and successful processing of rezoning application for portion of site,
- ❖ preparation and successful processing of application for development agreement with City,
- ❖ work with marina design engineer to avoid all impacts to submerged marine resources, resulting in no required mitigation for project.
- ❖ preparation and successful processing of environmental resource permit application with SFWMD, Corps permit pending,
- ❖ coordination with DEP, SFWMD and Cabinet Aides to process submerged land lease application and acquire final approval from Governor and Cabinet (only second in Florida to acquire special exception under new revised lease rule), and
- ❖ work with City and project design team regarding acquisition of setback variance along one project boundary.



1961 Photo

Sandra Walters Consultants, Inc. 6410 Fifth Street, Suite 3, Key West, FL 33040
Marlin Bay, Marathon, FL ERP Application, July 7, 2006

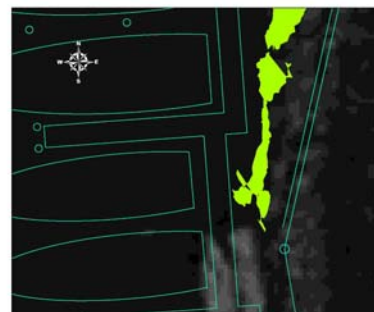
ATTACHMENT 9A
North Boat Basin Dock Plan Showing Avoidance of Submerged Habitat



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ATTACHMENT 9B
Close View of Seagrass Avoidance



Legend
Resource
● Builder with Coral
■ Seagrass
— Proposed Docks

0 5 10 20 30 Feet

Source: 2003 Aerial from Monroe County Property Appraiser Cook Plan from Robert E. Samara, P.E., P.A., March 25, 2006 Adapted by SWC Resources mapped on May 1, 2006 using Trimble GPS unit with sub-meter accuracy

0 70 140 280 Feet

Source: 2003 Aerial from Monroe County Property Appraiser Cook Plan from Robert E. Samara, P.E., P.A., March 25, 2006 Adapted by SWC resources mapped on May 1, 2006 using Trimble GPS unit with sub-meter accuracy



March 2007 Photo

