

MARLIN BAY YACHT CLUB REDEVELOPMENT Marathon, FL

SWC (Sandra Walters Consultants, Inc.) served 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 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 and required annual reports,
- ❖ 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 applications for State ownership waiver of two shoreline areas created by filling of State-submerged land,
- ❖ preparation and successful processing of environmental resource permit application with SFWMD and Corps (9 months from application to permit issuance),
- ❖ 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),
- ❖ successful processing of amendments to City development agreement and State environmental resource permit to accommodate attached units in portion of property and allow non-unit owners to purchase yacht club memberships, and
- ❖ work with City and project design team regarding acquisition of setback variance along one project boundary.



1961 Photo

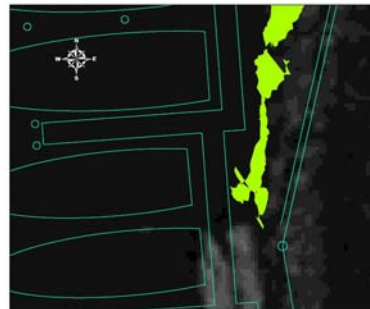
Sandra Walters Consultants, Inc. 6410 Fifth Street, Suite 3, Key West, FL 33040
Marlin Bay, Marathon, FL
ERP Application, July 7, 2006

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
● Red dot
Seagrass
Green area
Proposed Docks
Blue lines

0 5 10 20 Feet

Source: 2003 Aerial from Monroe County Property Appraiser
Dock 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

