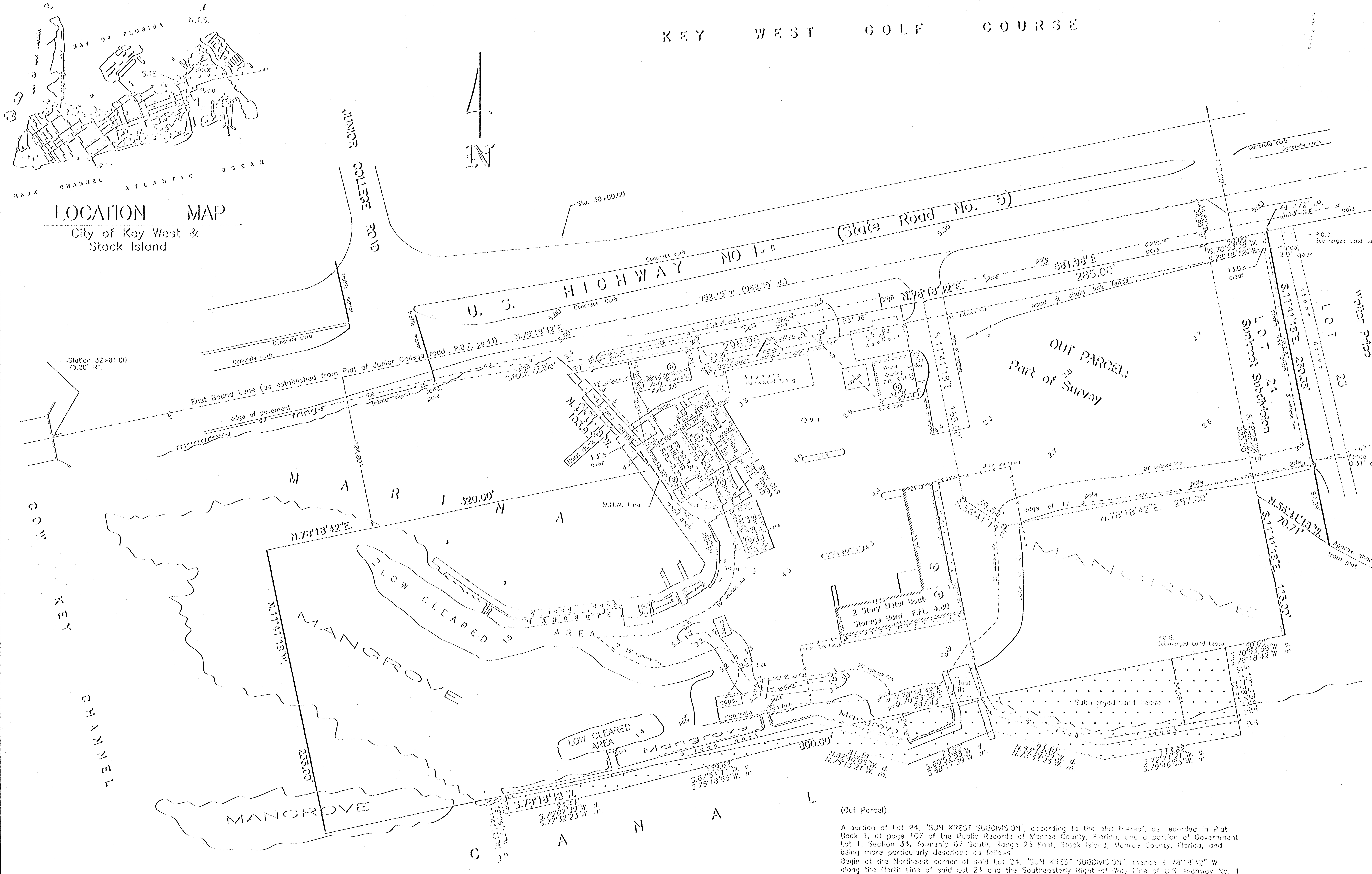

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:
Southfork Development Group
Norman T. Roberts, P.A.
Chicago Title Insurance Company

I, Frederick Hildebrandt, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

1. The survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Florida for surveyors and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005 and includes Items 1, 2, 3, 5, 6, 7(a) (b1) (b2), 8, 9, 10, 11, 12, 13, 14, and 15 of Table A thereto, that, pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, in my professional opinion as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified in said Accuracy Standards;

2. The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises;

3. All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or rights of way across said Premises; that the property described hereon is the same as the property described in Chicago Title Insurance Company Title Commitment No. 300513404 with an effective date of January 6, 2006 and that all easements, covenants and restrictions referenced in said title commitment, and easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;

5. Said described property is located within an area having a Zone Designation AE by the Federal Emergency Management Agency, on Flood Insurance Rate Map No. 12087C1528K, with a date of identification of February 18, 2005, for Community Number 125129, in Monroe County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated;

6. The property has direct physical access to U.S. Highway No. 1, a public highway; and

8. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon or are noted hereon in tabular form.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:

North arrow based on F.D.O.T. Right-of-Way map
Reference bearings baseline of U.S. No. 1, F.D.O.T. Map, Section 90010-2150 and 2151
3.3 denotes existing elevations
Elevations based on N.V.G.D. 1929 Datum
B.M. No: 4527 D, NOS, 1932 elevation 4.69'

●	=	Found 1/2" iron pipe, cap PLS 2749
●	=	Found iron pipe
△	=	Set P.K. Nail/PCP No PLS 2749
▲	=	Found P.K. Nail
STY	=	Story
R/W	=	Right-of-Way
FD	=	Found
P	=	Plat
M	=	Measured
NTS	=	Not to Scale
POC	=	Point of Commence
POB	=	Point of Beginning
O/H	=	Overhead
F.FL	=	Finished floor elevation
IRR	=	Irregular
CONC	=	Concrete
I.P.	=	Iron Pipe
CBS	=	Concrete Block Stucco
COV'D	=	Covered
WD	=	Wood
B.M.	=	Bench Mark
℄	=	Centerline
G.R.	=	Guard Rail
M.H.W.	=	Mean High Water

FIELD WORK PERFORMED: 5/4/06

RECEIVED
JUL 21 2008
MONROE CO. PLANNING DEPT.

GENERAL INFORMATION:
The total acreage of the property bound by the property lines described above is 5.63039 acres (245,259 sf), more or less. The area does not include the submerged land lease which measures 0.41 acres (17,849 sf). The square footage of the improvements are as follows:
UPLAND AREA 3.29± aC.

Unit A	1,872 sf
Unit B	1,393 sf
Unit C	417 sf
Unit D	926 sf
Unit E	2,528 sf
Unit F	2,051 sf
Unit G	992 sf
Unit H	432 sf
TOTAL	10,611 sf

There is no delineated parking. Handicapped parking is on an asphalt patch.

There are no items on the survey that appear on the Schedule B of the Title Commitments.

The zoning for this property is MU Mixed Use.
Setbacks:
Front = 15'
Sides = 15'
Rear = 20'

FEMA Map Information:
Map # 12087C1528 K
Map Revised February 18, 2005
Panel 1528 of 1585
Flood Zone AE, Elevation 9'

BUILDING HEIGHTS (above F.FL.):

Unit A	17.90'
Unit B	8.55'
Unit C	9.10'
Unit D	14.15'
Unit E	38.5'±
Unit F	41.5'±
Unit G	8.60'
Unit H	11.75'

LEGAL DESCRIPTION:
UPLAND PARCEL DESCRIPTION (ORIGINAL LAND IN LEASE):
Lot 24, SUN KREST SUBDIVISION, according to the Plat thereof as recorded in Plat Book 1, at page 107 of the Public Records of Monroe County, Florida.

AND ALSO:
On the Island of Stock Island and being of Government Lot 1, Section 34 and a part of Government Lot 4, Section 35, all in Township 67 South, Range 25 East, but more particularly described as follows:
Commencing at a point on the center line of the Florida State Highway 4A bridge between Key West and Stock Island, said point of commencement being at the Northeasterly end of said bridge, thence run in a Northeasterly direction along the extension Northeasterly of said center line of said bridge a distance of 968.55 feet; thence at right angles in a Southeasterly direction a distance of 34.89 feet to a point on the Southeasterly Right-of-Way line of Florida State Highway 4A for a point or Place of Beginning, said Point of Beginning being also the Northwesterly corner of Lot 24 of a subdivision known as Sun Krest as recorded in Plat Book 1 at Page 107, Monroe County Florida records from said Point or Place of Beginning, continue in a Southeasterly direction and at right angles to the Southeasterly Right-of-Way line of Florida State Highway 4A a distance of 325 feet; thence at right angles and in a Southwesterly direction a distance of 800 feet; thence at right angles and in a Northwesterly direction a distance of 235 feet, thence at right angles and in a Northeasterly direction a distance of 320 feet, thence along a deflected angle of 120° to the left and in a Northwesterly direction a distance of 103.92 feet to a point on the Southeasterly Right-of-Way line of Florida State Highway 4A, thence along a deflected angle of 120° to the right and in a Northeasterly direction and along said Southeasterly Right-of-Way line a distance of 531.96 feet, more or less, back to the Point of Place of Beginning
Contains 5.36 Acres, more or less and lying and being in Township 67 South, Range 25 East, Monroe County, Florida.

(Out Parcel):

A portion of Lot 24, "SUN KREST SUBDIVISION", according to the plat thereof, as recorded in Plat Book 1, at page 107 of the Public Records of Monroe County, Florida, and a portion of Government Lot 1, Section 34, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, and being more particularly described as follows:
Begin at the Northeast corner of said Lot 24, "SUN KREST SUBDIVISION", thence S 78°18'42" W along the North Line of said Lot 24 and the Southeasterly Right-of-Way Line of U.S. Highway No. 1 (State Road No. 5) for 285.00 feet; thence S 11°41'18" E for 165.00 feet, thence S 56°41'18" E for 39.60 feet; thence N 78°18'42" E for 257.00 feet to the East line of said Lot 24' thence N 11°41'18" W along the said East Line of Lot 24 for 193.00 feet to the Point of Beginning.
Containing 54,613 Square Feet, more or less.

SUBMERGED LAND LEASE
A PARCEL OF LAND IN Cow Key Channel and off shore of Stock Island, Monroe County, Florida said parcel being described as follows: Commence at the Northeast corner of Lot 24 of a subdivision known as Sun Krest according to the plat thereof, as recorded in Plat Book 1 at Page 107 of the Public Records of the said Monroe County and run thence South 70 degrees 53' 58" West along the North boundary line of the said Lot 24 for a distance of 50.0 feet; thence South 19 degrees 06' 02" East for a distance of 325.0 feet; thence South 70 degrees 53' 58" West for a distance of 50.0 feet to the Point of Beginning of the parcel of submerged land being described herein. thence South 17 degrees 38' 40' East for a distance of 72.31 feet; thence South 72 degrees 21' 21" West for a distance of 113.62 feet; thence North 83 degrees 18' 09" West for a distance of 93.40 feet; thence South 60 degrees 52' 55" West for a distance of 73.80 feet, thence North 82 degrees 40' 05" West for a distance of 81.38 feet; thence South 67 degrees 54' 11" West for a distance of 159.62 feet; thence South 67 degrees 54' 11" West for a distance of 159.62 feet; thence South 67 degrees 54' 11" West for a distance of 159.62 feet, thence South 70 degrees 07' 39" West for a distance of 94.44 feet; thence North 19 degrees 06' 17" West for a distance of 15.0 feet to a point that bears South 70 degrees 53'58" West from the Point of Beginning, thence North 70 degrees 53'58" East for a distance of 597.43 feet back to the Point of Beginning, containing 17,849.42 square feet, more or less.

NOTE: Legal does not close.
All parcels are adjacent and contiguous.

5/28/08: Setback line.
3/18/08: Setback line, upland area
3/3/08: Updated, alta survey
2/18/08: Updated, cert, owner, minor changes, sub. land lease
8/18/05: Updated, buildings, dock, cert
9/30/02: Updated, boat storage, asphalt, curbs, cert.

Southfork Development Group U.S. Highway No. 1, Stock Island, Key West, Fl.			
BOUNDARY SURVEY			Dwn No.: 06-286
Scale: 1"=40'	Ref. 111-42 185-28-29 169-41	Flood panel No. 1528 K	Dwn. By: F.H.H.
Date: 4/12/95		Flood Zone: AE	Flood Elev. 9'

REVISIONS AND/OR ADDITIONS
5/1/95: REVISE MANGROVE, FIRM
11/13/95: Legal Description, out Parcel
3/23/99: Updated
c:\drawings\stock island\hurricane hole

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237

WATERMARK MARINA OF KEY WEST

STOCK ISLAND, FLORIDA

REDEVELOPMENT

DEVELOPMENT APPLICATION SUBMISSION - MAY 25, 2006

mbi | k2m
ARCHITECTURE, INC.

604 Whitehead Street
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-294-7412
Email: smaloney@mbi-k2m.com
URL: www.mbi-k2m.com
PROF. REG. AA26001059

CIVIL ENGINEER
PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040
Tel: 305-293-9440

WASTE WATER
GLEN BOE & ASSOC.
5800 Overseas Highway
Marathon, Florida 33050
Tel: 305-743-9121

TRANSPORTATION
CARTER BURGESS
6363 N.W. 6 Way, Suite 300
Fort Lauderdale, FL 33309
Tel: 954-315-1020

LANDSCAPE DESIGN
CRAIG COMPANY
600 White Street
Key West, Florida 33040
Tel: 305-294-1515

LAND PLANNING
CRAIG COMPANY
600 White Street
Key West, Florida 33040
Tel: 305-294-1515

VEGETATION
TERRAMAR ENVIRONMENTAL SERVICES, INC.
1241 Crane Road
Sugarloaf Key, FL 33042
Tel: 305-745-1192

DRAWING INDEX:

A0.01 COVER
A0.02 SITE SURVEY

C-1 CONCEPTUAL DRAINAGE PLAN
LA-1 CONCEPTUAL LANDSCAPE PLAN

A1.01 ARCHITECTURAL SITE PLAN
A1.02 GROUND AND FIRST FLOOR OVERALL PLANS
A1.03 SECOND FLOOR OVERALL PLAN AND ROOF PLAN
A2.01 SECOND FLOOR UNITS 4-7
A2.02 SECOND FLOOR UNITS 1-3
A3.01 EXTERIOR ELEVATIONS
A3.02 EXTERIOR ELEVATIONS
A3.03 EXTERIOR ELEVATIONS

RECEIVED
JUL 21 2006
MONROE CO. PLANNING DEPT.

SUBMISSIONS

05-22-06 DESIGN SUBMISSION FOR OWNER APPROVAL
05-25-06 DEVELOPMENT APPLICATION SUBMISSION

COVER SHEET

A0.01

DATE: MAY 25, 2006

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:
Southfork Development Group
Norman T. Roberts, P.A.
Chicago Title Insurance Company

I, Frederick Hildebrandt, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

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2. The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises;

3. All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or rights of way across said Premises; that the property described hereon is the same as the property described in Chicago Title Insurance Company Title Commitment No. 300513404 with an effective date of January 6, 2006 and that all easements, covenants and restrictions referenced in said title commitment, and easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;

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8. All set back, side yard and rear yard lines and requirements shown or set forth on all recorded plats and documents, and those set forth in applicable zoning ordinances, are plotted hereon or are noted hereon in tabular form.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

SURVEYOR'S NOTES:

North arrow based on F.D.O.T. Right-of-Way map
Reference bearings baseline of U.S. No. 1, F.D.O.T. Map, Section 90010-2150 and 2151
3.4 denotes existing elevations
Elevations based on N.V.G.D. 1929 Datum
B.M. No: 4527 D, NOS, 1982 elevation 4.69'

- ⊙ = Found 1/2" iron pipe, cap PLS 2749
- ● = Found iron pipe
- △ = Set P.K. Nail/PCP No PLS 2749
- ▲ = Found P.K. Nail

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R/W	=	Right-of-Way
FD	=	Found
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I.P.	=	Iron Pipe
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B.M.	=	Bench Mark
℄	=	Centerline
G.R.	=	Guard Rail
M.H.W.	=	Mean High Water

FIELD WORK PERFORMED: 5/4/08

5/18/06: Setback line, upland area
5/5/06: Updated, site survey
2/16/06: Updated, cert., owner, minor changes, sub. land lease
8/16/05: Updated, buildings, dock, cert
9/30/02: Updated, boat storage, asphalt, curbs, cert.

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Unit F	2,051 sf
Unit G	992 sf
Unit H	432 sf
TOTAL	10,611 sf

There is no defineated parking. Handicapped parking is on an asphalt patch.

There are no items on the survey that appear on the Schedule B of the Title Commitments.

The zoning for this property is MU Mixed Use.
Setbacks:
Front = 15'
Sides = 15'
Rear = 20'

FEMA Map Information:
Map # 12087C1528 K
Map Revised February 18, 2005
Panel 1528 of 1585
Flood Zone AE, Elevation 9'

BUILDING HEIGHTS (above F.F.L.):

Unit A	17.90'
Unit B	8.55'
Unit C	9.10'
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Contains 5.36 Acres, more or less and lying and being in Township 67 South, Range 25 East, Monroe County, Florida.

(Out Parcel):

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NOTE: Legal does not close.
All parcels are adjacent and contiguous.

Southfork Development Group
U.S. Highway No. 1, Stock Island, Key West, Fl.

BOUNDARY SURVEY — Dwn No.: 06-286

Scale: [redacted]	Plat: 114-42 / 185-26-28 / 169-41	Flood panel No.: 1528 K / Flood Zone: AE	Dwn By: F.H.H. / Flood Elev.: 9'
Date: 4/12/95			

REVISIONS AND/OR ADDITIONS
5/1/95: REVISE MANGROVE, FIRM
11/15/95: Legal Description, out Parcel
5/25/99: Updated
c:\dagwing\stock island\hurricane hole

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR
3152 Northside Drive
Suite 201
Key West, FL 33040
(305) 293-0468
Fax. (305) 293-0237

RECEIVED
JUL 21 2006
MONROE CO. PLANNING DEPT.

1 / A0.02 SITE SURVEY
SCALE: 1" = 50'-0"

ARCHITECT
mbi | k2m
ARCHITECTURE, INC.
804 Whitehead Street
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-294-7412
PROF. REG. AA26001059

CIVIL ENGINEER
PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040

LANDSCAPE DESIGNER
CRAIG COMPANY
600 White Street
Key West, Florida 33040

WASTE WATER
GLEN ROE & ASSOC.
5800 Overseas Highway
Marathon, Florida 33050

VEGETATION CONSULTANT
TERRAMAR ENVIRONMENTAL SERVICES, INC.
1241 Crane Road
Sugarloaf Key, FL 33042

TRANSPORTATION CONSULTANT
CARTER BURGESS
6363 N.W. 6 Way, Suite 300
Fort Lauderdale, FL 33309

Seal:

WATERMARK MARINA OF KEY WEST
REDEVELOPMENT
US HIGHWAY 1 - MILE MARKER 5
STOCK ISLAND, FLORIDA

Drawn By: SCM	Checked By: SCM
Project No. MK 08013	Scale: AS NOTED

Phase:
SITE PLAN APPLICATION SUBMITTAL

Submissions/Revisions:
PRE APPLICATION MEETING DRAWING SUBMISSION FEBRUARY 22, 2006

Title:
SITE SURVEY

Sheet Number:
A0.02

Date: May 25, 2006

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BUILDING DESCRIPTIONS

BOAT BARNS
Dryrack boat storage shall consist of two (2) structures;
A. Structure A shall be 240 feet in length, 35 feet in depth and 34.5 feet in height. Structure A shall be covered on three (3) sides and the roof thereby providing screening from US 1. The covering on the walls and roof shall match the material on the existing boat barn.

B. Structure B shall be 240 feet in length, 15 feet in depth and 34.5 feet in height. Structure B shall be uncovered (walls and roof).

The column bay spacing shall be 30'-0" O.C. allowing 3 boat widths maximum between columns. Horizontal members shall be placed at 11'-6", 23'-0" and 34'-6" to top of steel approximate, measured from the adjacent surface. Boats shall be stacked two (2) levels high therefore allowing a total of 48 boats per structure (24 x 2 = 48) or 96 boats in all. The boats are placed on wooden members (4x8 D.F. #2 or better) which travel perpendicular to the horizontal steel members so that the transom is approximately 12" outside the face of steel. The ground floor will be left open for vehicle parking below the first level of boats.

COMMERCIAL / HOUSING BUILDING
The building is a two-story stick framed construction over 1-story of parking. The two-story building is supported by a concrete pier and beam system elevated for an 8-foot minimum clearance under structure. The exterior of the building is clad with exterior plywood sheathing, building wrap, and cementitious siding with 6-inch trim board, typical to a Key West style architype. The proposed commercial floor space will be less than 7250 square feet. A common balcony will serve each level and provide the means of egress to the two stair towers located on the northern side of the building. An elevator / lift will serve each level and provide full accessibility to visitors, staff and residents. The second level will be commercial use and the third level will contain seven affordable housing units ranging from 650 SF (approximate) to less than 1,300 SF (approximate) each. The building will be fully air conditioned. The overall building height will be equal to or less than 35-feet as dictated by the Monroe County Code.

SITE DATA

AREAS
UPLAND AREA: 3.29 Acres
WETLAND AREA: 2.34 Acres
TOTAL AREA: 5.63 Acres
BUILDABLE AREA: (BA) 2.632 Acres

OPEN SPACE RATIO: 43,363.5 SF (APPX .995 ACRE) OR 30% OPEN SPACE BASED ON UPLAND AREA OF 3.29 ACRES.

FAR – SEE ADJACENT SITE UTILITY TABLE
ZONING – MU

FLOOD ZONE – AE-9

SETBACKS
20'-0" FROM MANGROVES
15'-0" FRONT
20'-0" SHORELINE
5'-0" EAST PROPERTY LINE ABUTTING LAND

SITE DATA

PARKING COUNTS – EXISTING	
RESTAURANT	54.53
OUTDOOR SEATING	8.68
RETAIL / BATH HOUSE	2.97
DRY BOAT STORAGE	15.75
WET SLIP STORAGE	24.00
SUBTOTAL	105.93

PARKING COUNTS – NEW	
RETAIL	24.27
OFFICE	2.84
DRY BOAT STORAGE	24.00
WET BOAT STORAGE	10.00
CHARTER BOAT STORAGE (>6 PASSENGERS)	16.00
MULTI-FAMILY DWELLING	10.50
SUBTOTAL	87.61
TOTAL PARKING REQUIRED	193.54
TOTAL SHARED PARKING REQUIREMENT PER PARKING IN DEVELOPMENT AGREEMENT	176.24

(178) SPACES PROVIDED.
(6) SPACES REQUIRED TO BE ACCESSIBLE

WATERMARK MARINA OF KEY WEST – SITE UTILITY TABLE

FLOOR AREA INFORMATION FOR SITE DATA TABLE

UPLAND AREA: 3.29 ACRES
WETLAND AREA: 2.34 ACRES
TOTAL AREA: 5.63 ACRES
BUILDABLE AREA (BA) 2.632 ACRES

SITE UTILITY ANALYSIS: (IN SQUARE FEET)

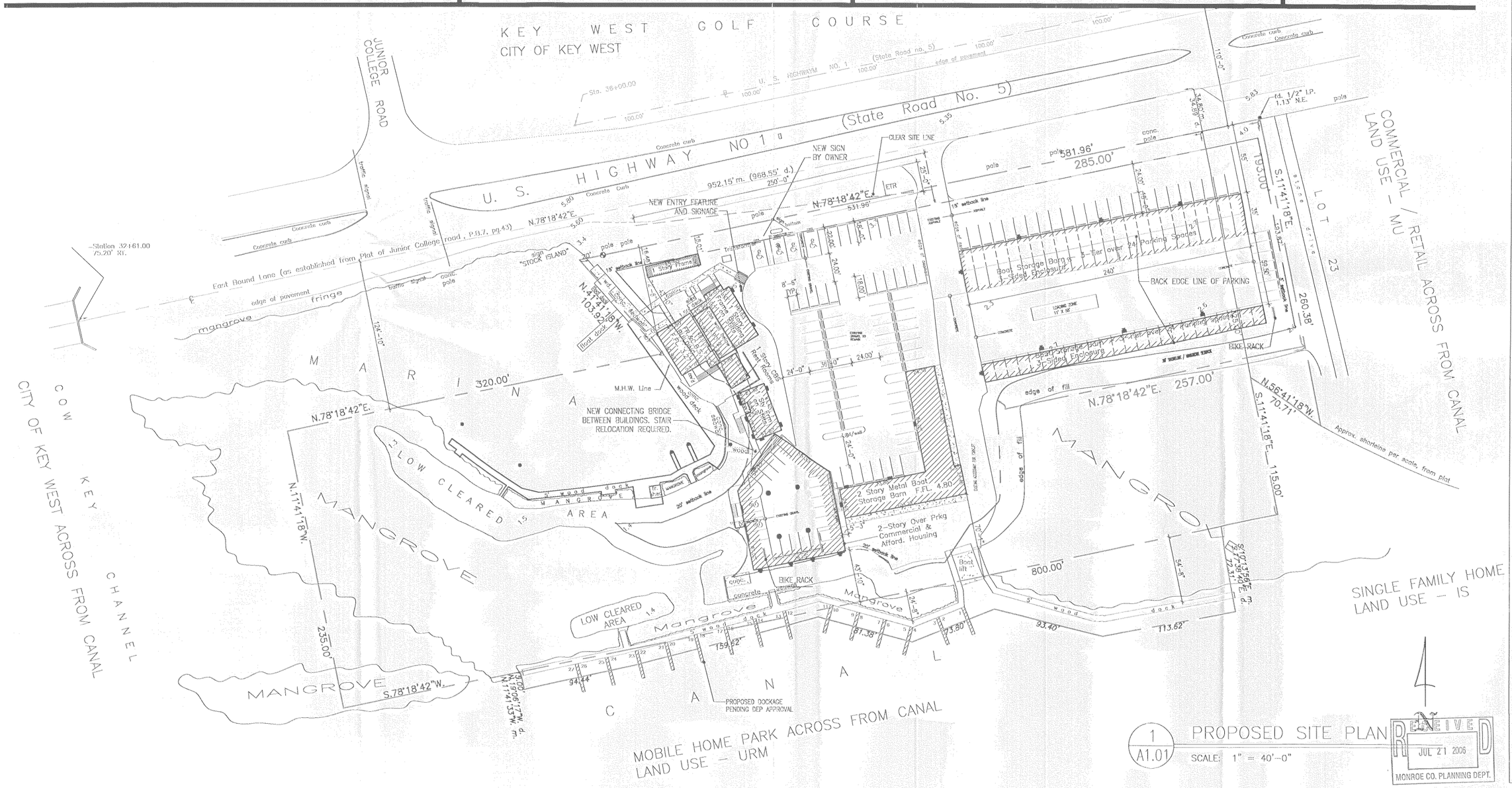
	EXISTING	PROPOSED	TOTAL	FAR	% SITE UTILITY
COMMERCIAL DEVELOPMENT:					
RETAIL	849	6,933	7,782	.35	15.5
OFFICE	947	——	947	.40	1.7
RESTAURANT	3,895	1,240	5,135	.15	23.9

	EXISTING	PROPOSED	TOTAL	UNITS PER BA	% SITE UTILITY
RESIDENTIAL DEVELOPMENT:					
AFFORDABLE HOUSING	0	7	7	18	14.9

TOTAL SITE UTILITY: 56.0

	EXISTING	PROPOSED
ACCESSORY USES:		
BOAT STORAGE BUILDINGS:	4,579	11,992 (TWO STRUCTURES)

KEY:
- BIKE RACK
- EXISTING LIGHT ON POLE
- EXISTING BUILDING FLOOD LIGHT
- NEW BUILDING FLOOD LIGHT
- NEW COVERED PARKING LIGHT
- TRELLIS STRUCTURE
- ELEMENT ABOVE GRADE (BUILDING, DECK, STAIR)
- PROPOSED DOCKAGE



1 A1.01 PROPOSED SITE PLAN
SCALE: 1" = 40'-0"

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Key West, Florida 33040

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CRAIG COMPANY
600 White Street
Key West, Florida 33040

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5800 Overseas Highway
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Sugarloaf Key, FL 33042

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Fort Lauderdale, FL 33309

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WATERMARK MARINA OF KEY WEST
REDEVELOPMENT
US HIGHWAY 1 - MILE MARKER 5
STOCK ISLAND, FLORIDA

Drawn By: SCM	Checked By: SCM
Project No. MK-06010	Scale: AS NOTED

Phase: SITE PLAN APPLICATION SUBMITTAL

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Title: ARCHITECTURAL SITE PLAN

Sheet Number: A1.01

Date: May 25, 2006

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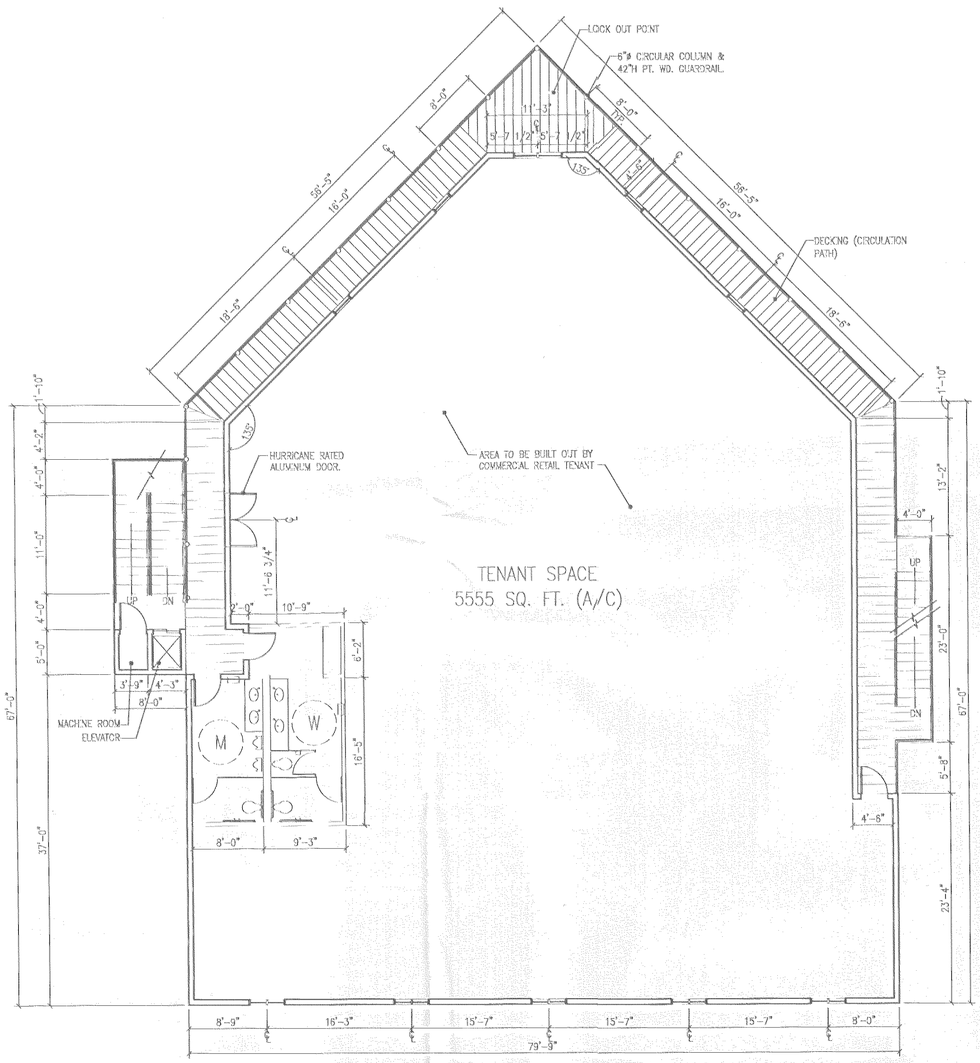
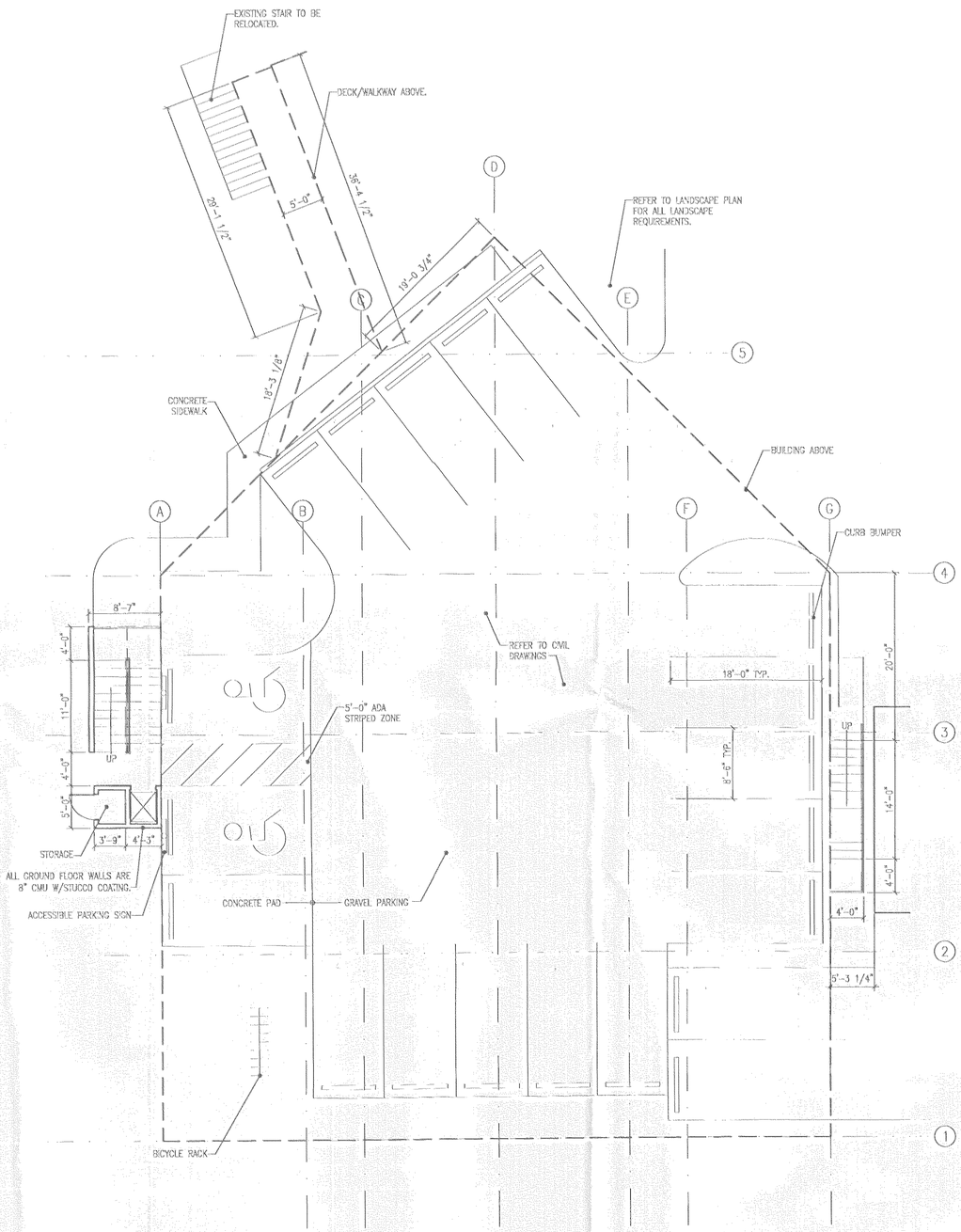


2 / A1.02 FIRST FLOOR OVERALL PLAN

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



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1 / A1.02 GROUND FLOOR OVERALL PLAN

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

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Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-294-7412
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PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040

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CRAIG COMPANY
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Key West, Florida 33040

WASTE WATER
GLEN ROE & ASSOC.
5800 Overseas Highway
Marathon, Florida 33050

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1241 Crane Road
Sugarloaf Key, FL 33042

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Fort Lauderdale, FL 33309

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GROUND AND FIRST FLOOR OVERALL PLANS

Sheet Number:
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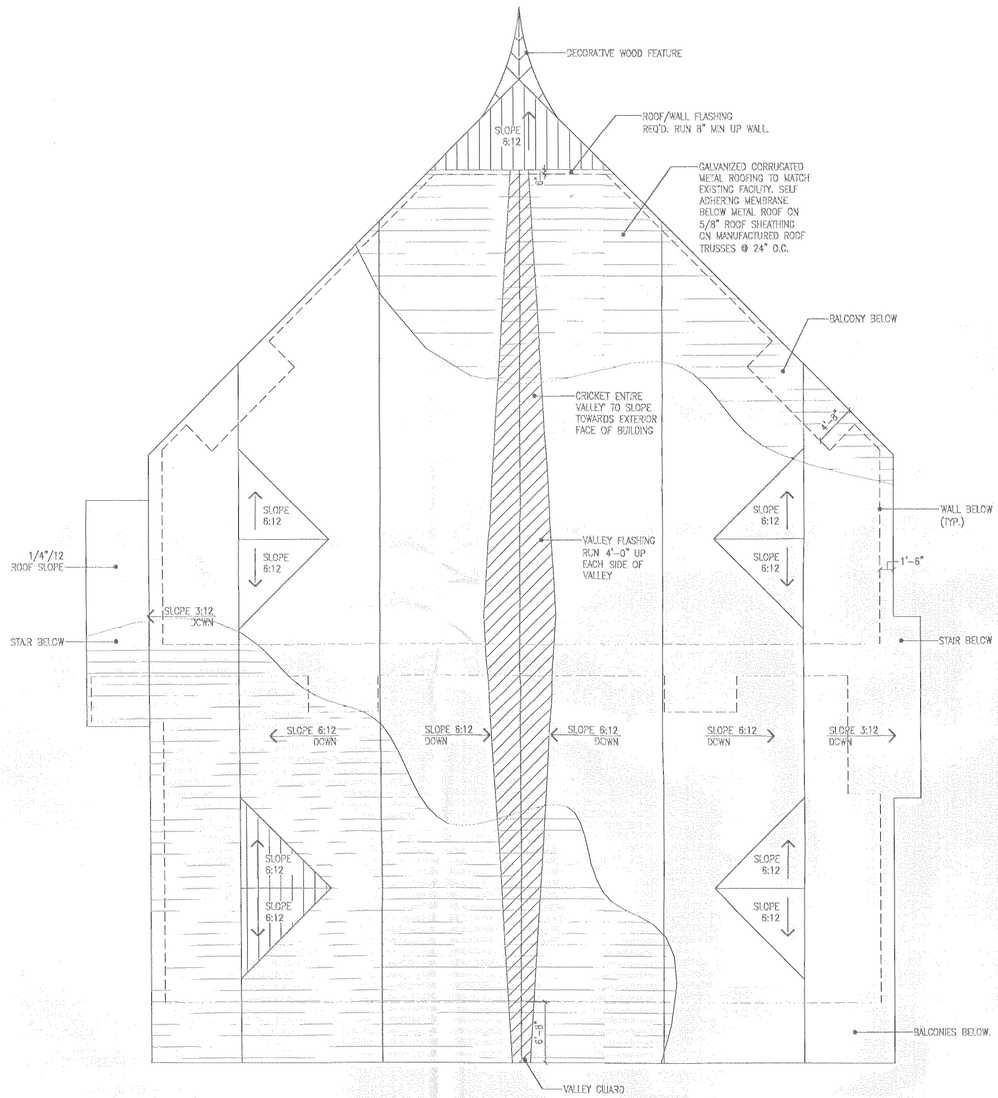
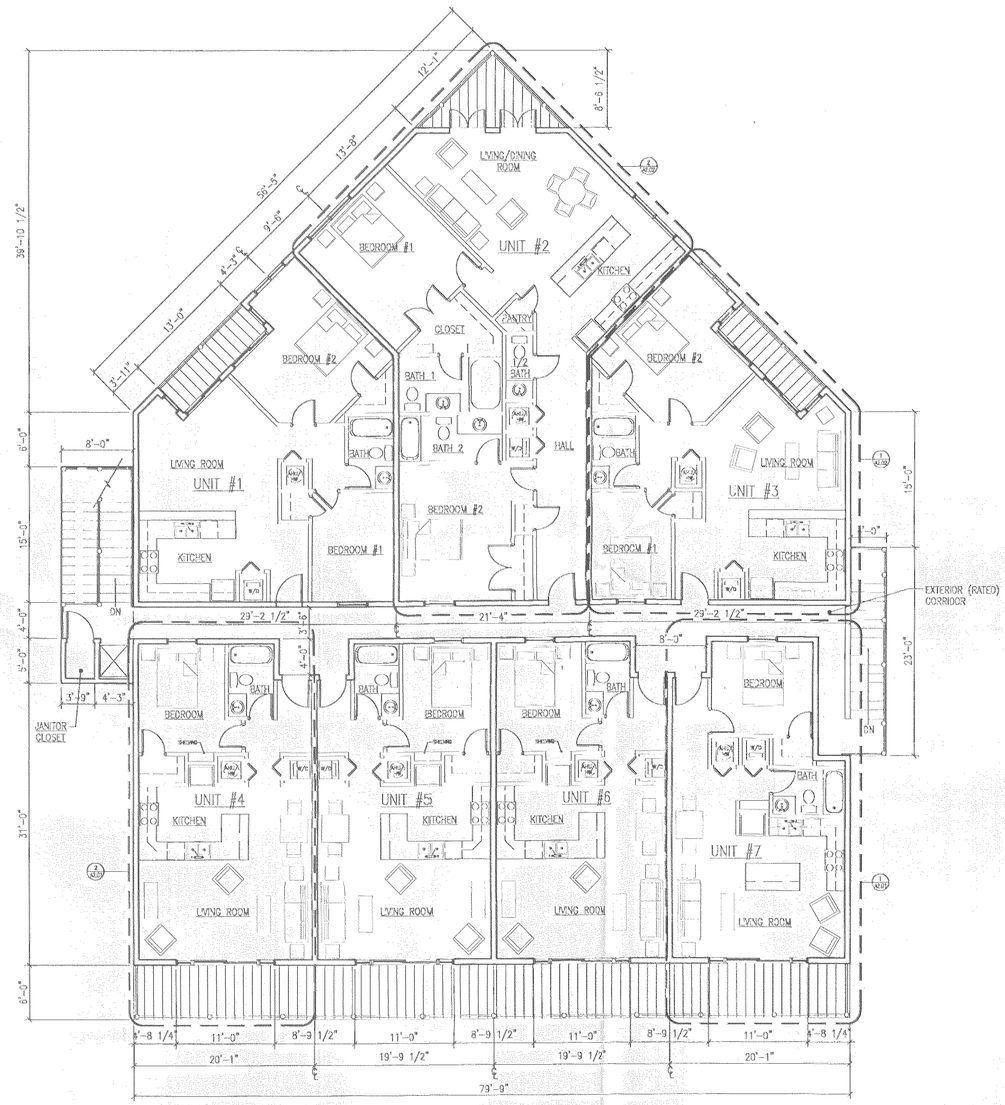


2 A1.03 ROOF PLAN

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



1 A1.03 SECOND FLOOR OVERALL PLAN

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

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Fax: 305-294-7412
PROF. REG. AA26001059

CIVIL ENGINEER
PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040

LANDSCAPE DESIGNER
CRAIG COMPANY
600 White Street
Key West, Florida 33040

WASTE WATER
GLEN BOE & ASSOC.
5800 Overseas Highway
Marathon, Florida 33050

VEGETATION CONSULTANT
TERRAMAR ENVIRONMENTAL SERVICES, INC.
1241 Crane Road
Sugarloaf Key, FL 33042

TRANSPORTATION CONSULTANT
CARTER BURGESS
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Fort Lauderdale, FL 33309

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Title: SECOND FLOOR OVERALL PLAN AND ROOF PLAN

Sheet Number: A1.03

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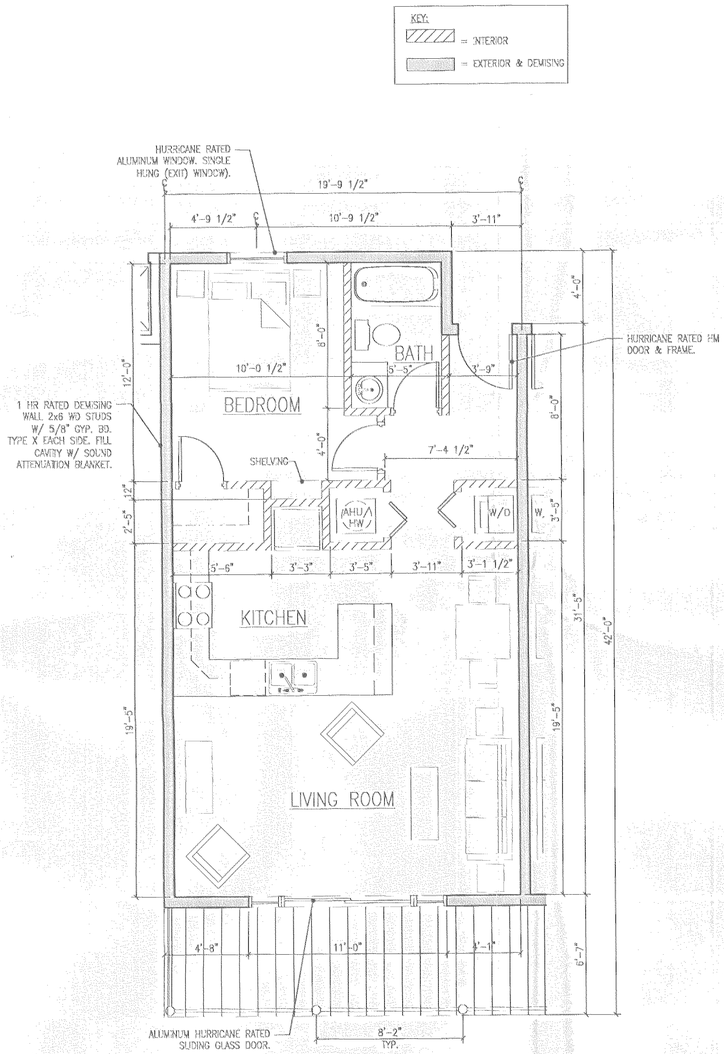
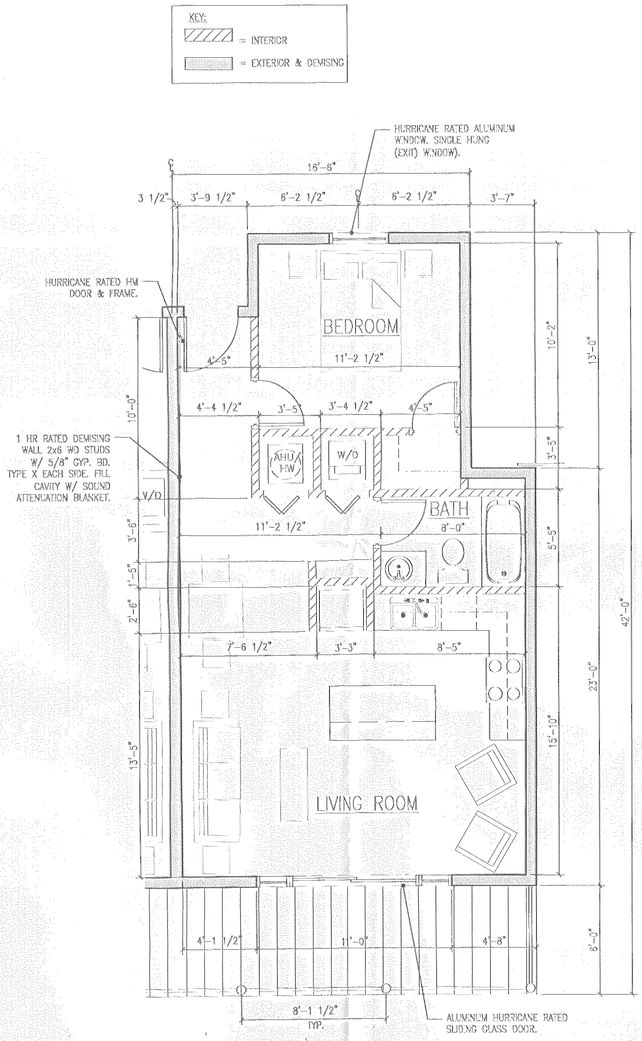


2 A2.01 UNITS #4-6 FLOOR PLAN

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



1 A2.01 UNIT #7 FLOOR PLAN

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

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Fax: 305-294-7412
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PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040

LANDSCAPE DESIGNER
CRAIG COMPANY
600 White Street
Key West, Florida 33040

WASTE WATER
GLEN ROE & ASSOC.
5800 Overseas Highway
Marathon, Florida 33050

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1241 Crane Road
Sugarloaf Key, FL 33042

TRANSPORTATION CONSULTANT
CARTER BURGESS
6363 N.W. 6 Way, Suite 300
Fort Lauderdale, FL 33309

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Title:
SECOND FLOOR
UNITS #4-7

Sheet Number:
A2.01

Date: May 22, 2006

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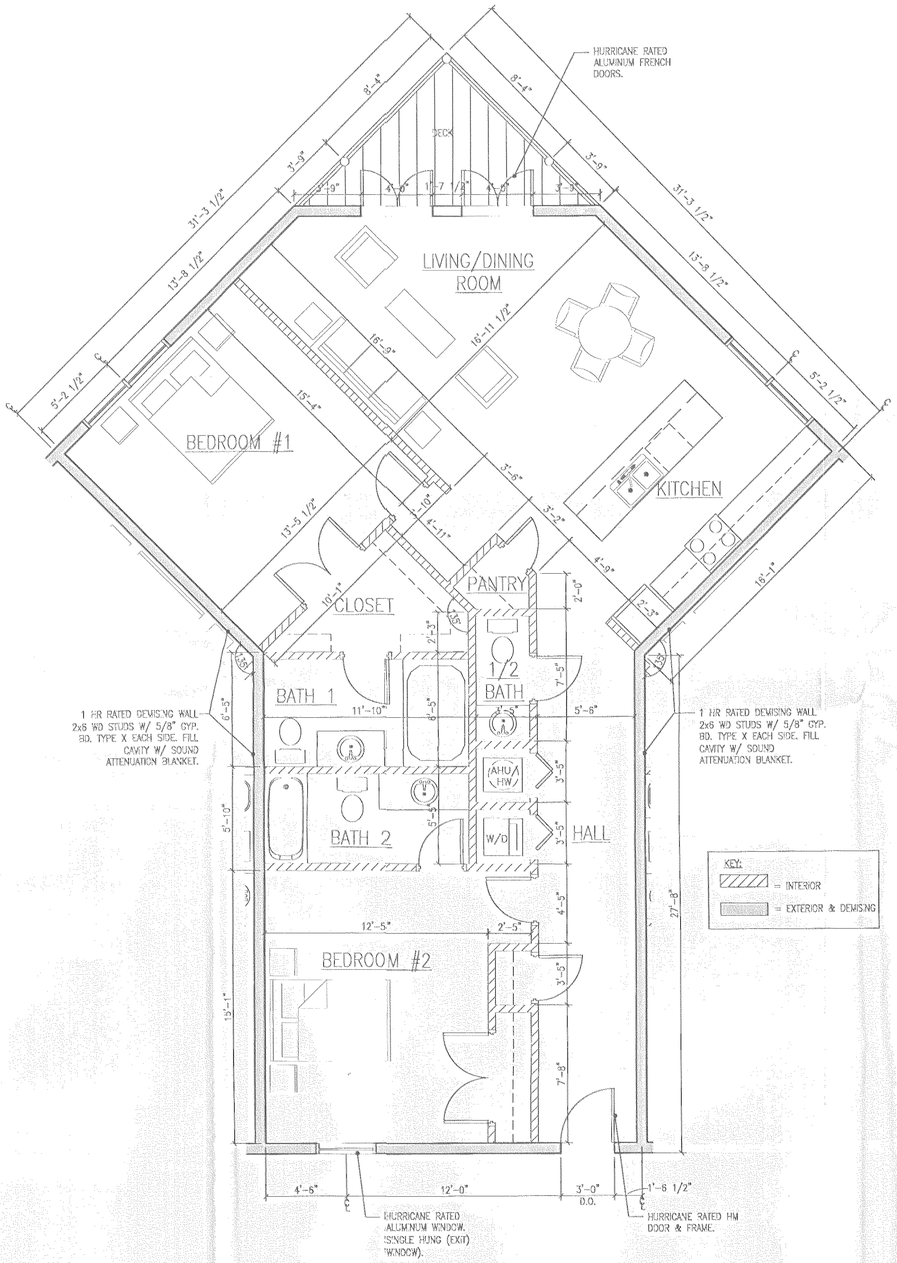
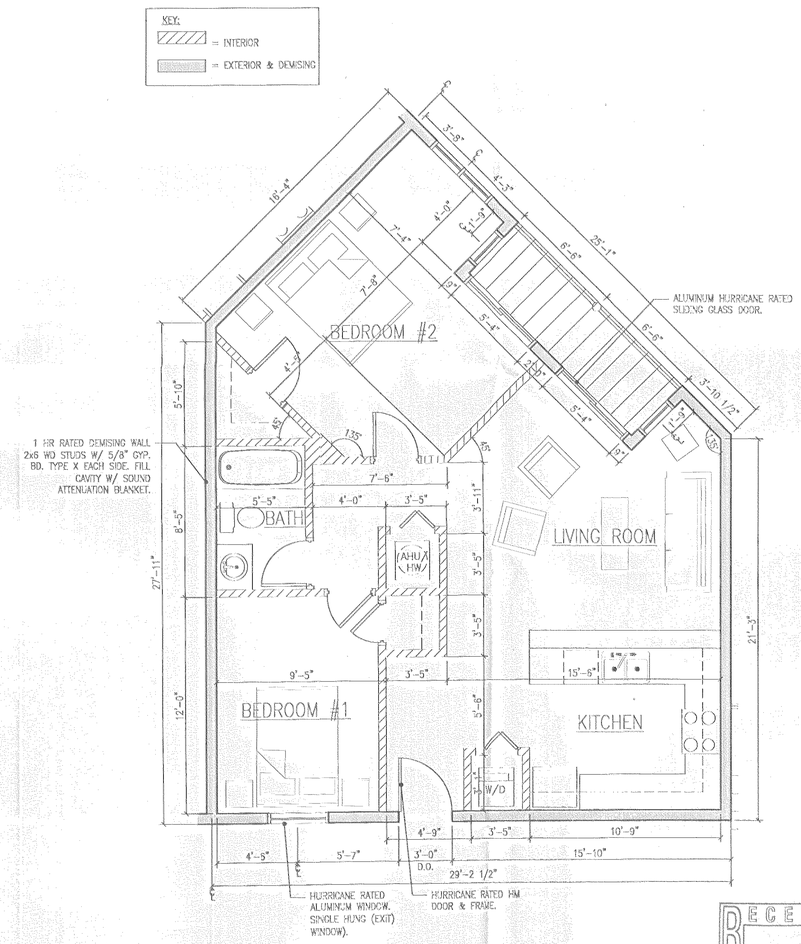


2 / A2.02 UNIT #2 FLOOR PLAN

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



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1 / A2.02 UNIT #1(REV.) & 3 FLOOR PLAN

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

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ARCHITECTURE, INC.
804 Whitehead Street
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-294-7412
PROF. REG. AA26001059

CIVIL ENGINEER
PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040

LANDSCAPE DESIGNER
CRAIG COMPANY
500 White Street
Key West, Florida 33040

WASTE WATER
GLEN ROE & ASSOC.
5900 Overseas Highway
Marathon, Florida 33050

VEGETATION CONSULTANT
TERRAMAR ENVIRONMENTAL SERVICES, INC.
1241 Crane Road
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SECOND FLOOR UNITS #1-3

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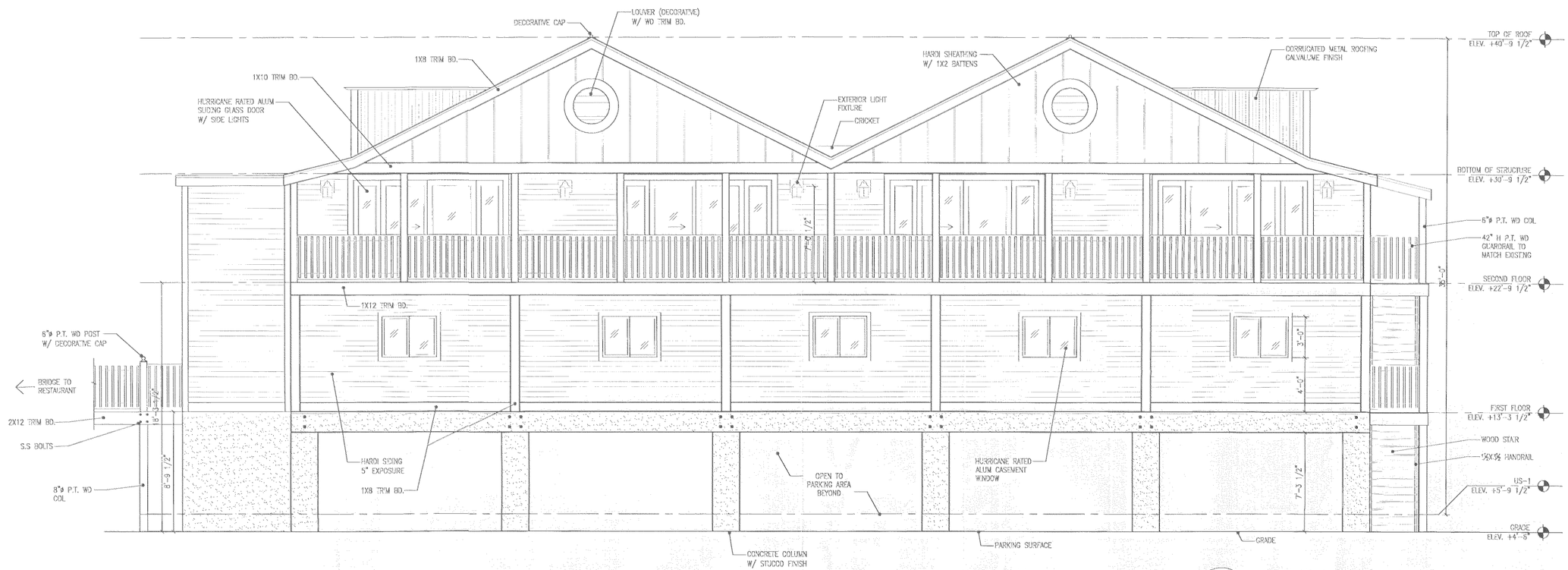
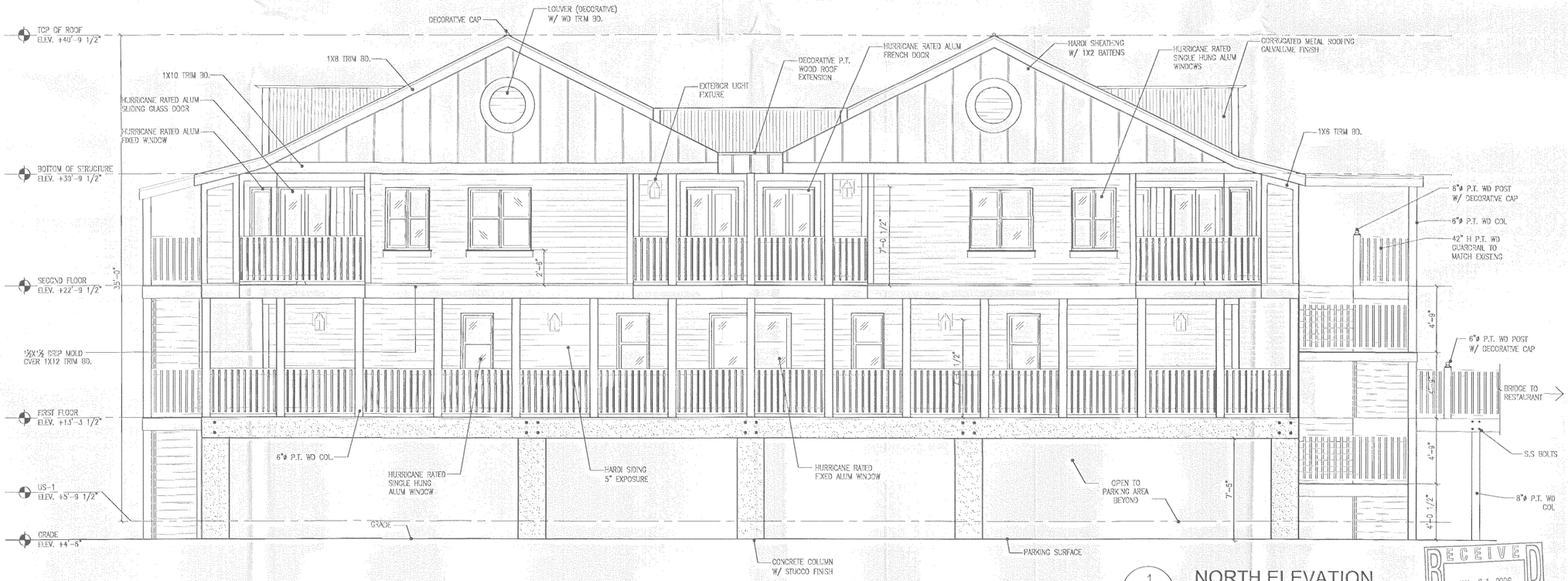


2 A3.01 SOUTH ELEVATION

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



1 A3.01 NORTH ELEVATION

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

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PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040

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CRAIG COMPANY
600 White Street
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WASTE WATER
GLEN ROE & ASSOC.
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1241 Crane Road
Sugarloaf Key, FL 33042

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FEBRUARY 22, 2006

Title: EXTERIOR ELEVATIONS

Sheet Number: A3.01

Date: May 25, 2006

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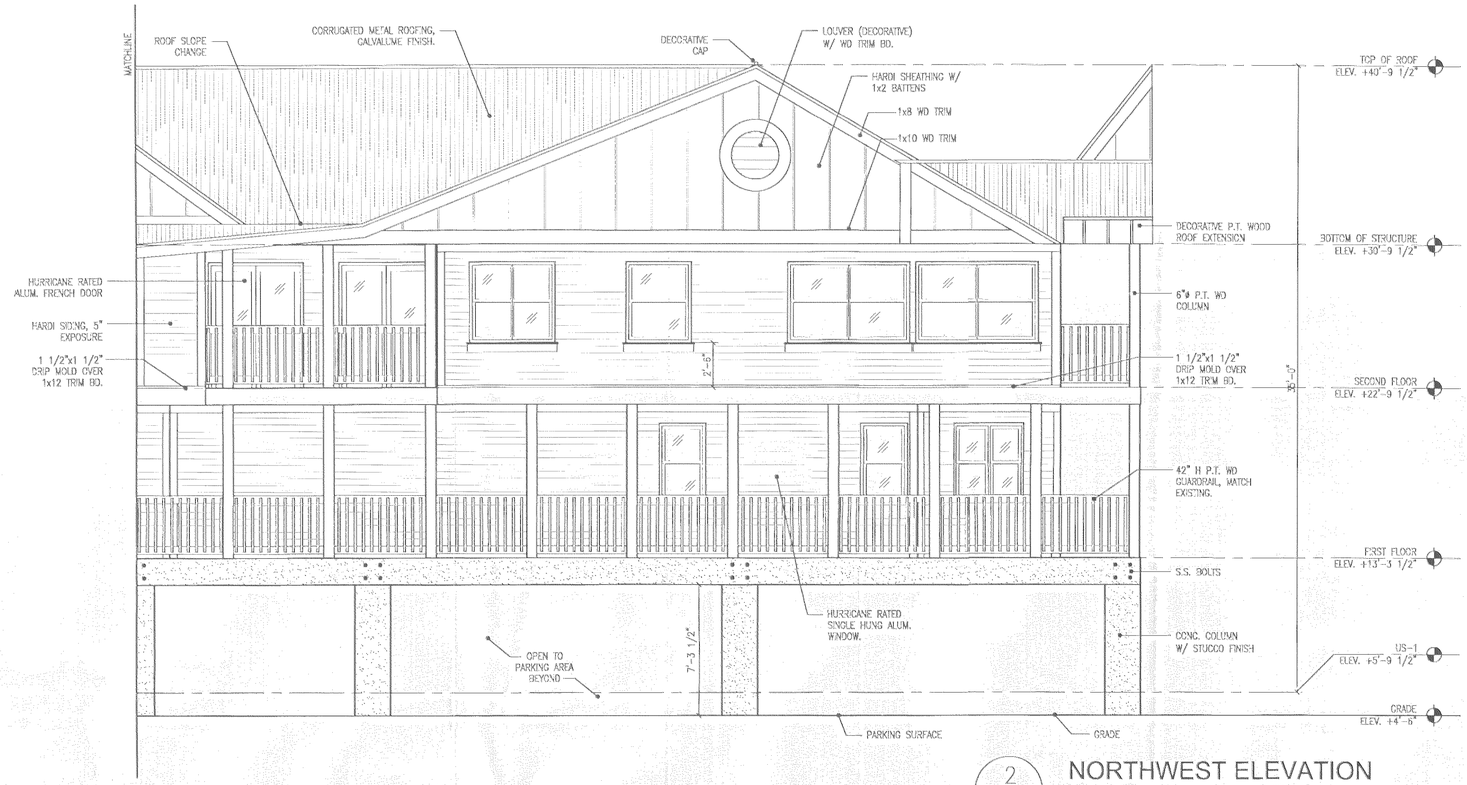
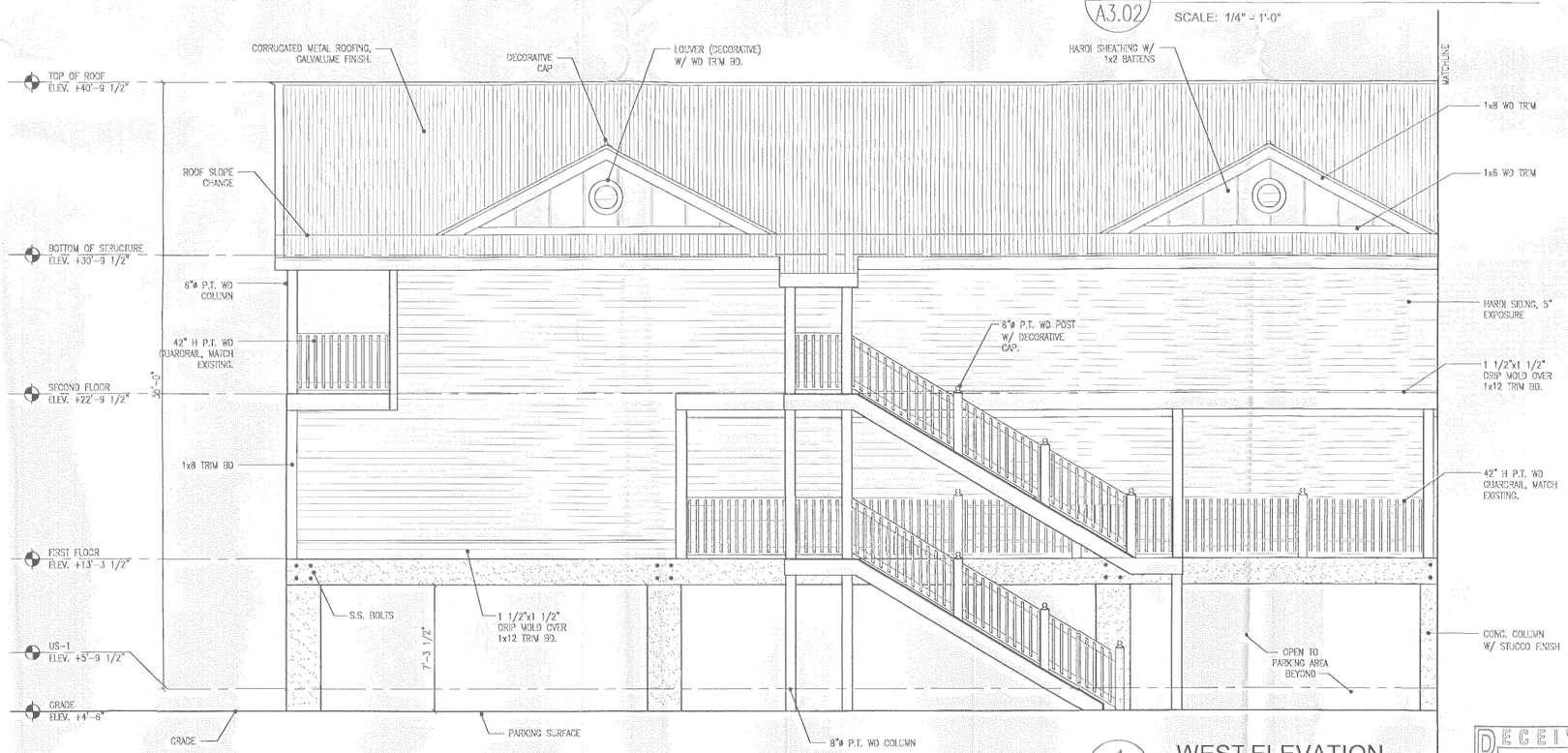


2 A3.02 NORTHWEST ELEVATION

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



1 A3.02 WEST ELEVATION

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

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PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040

LANDSCAPE DESIGNER
CRAIG COMPANY
600 White Street
Key West, Florida 33040

WASTE WATER
GLEN ROE & ASSOC.
5900 Overseas Highway
Marathon, Florida 33050

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TERRAMAR ENVIRONMENTAL SERVICES, INC.
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WATERMARK MARINA OF KEY WEST
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US HIGHWAY 1 - MILE MARKER 5
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EXTERIOR ELEVATIONS

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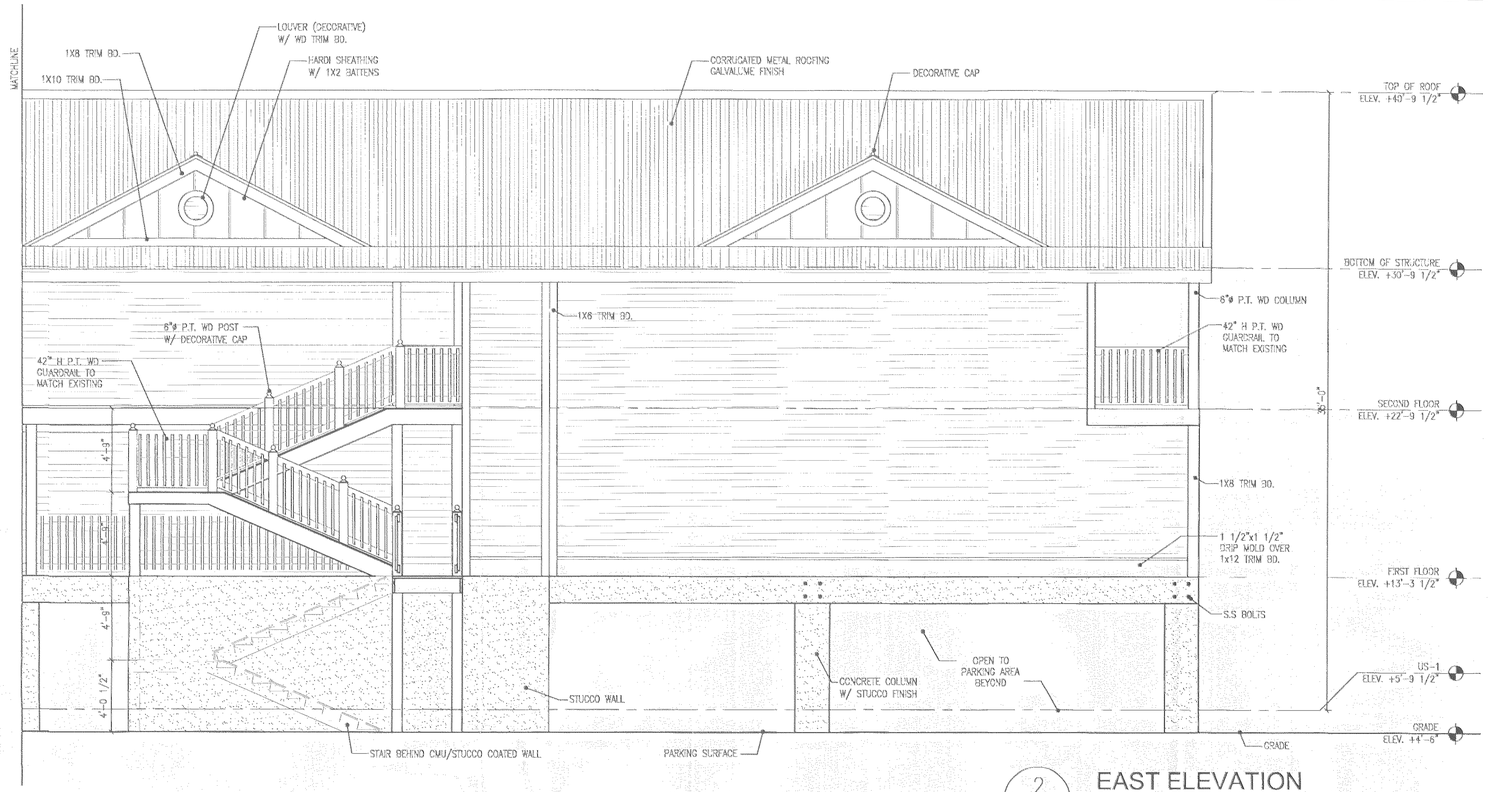
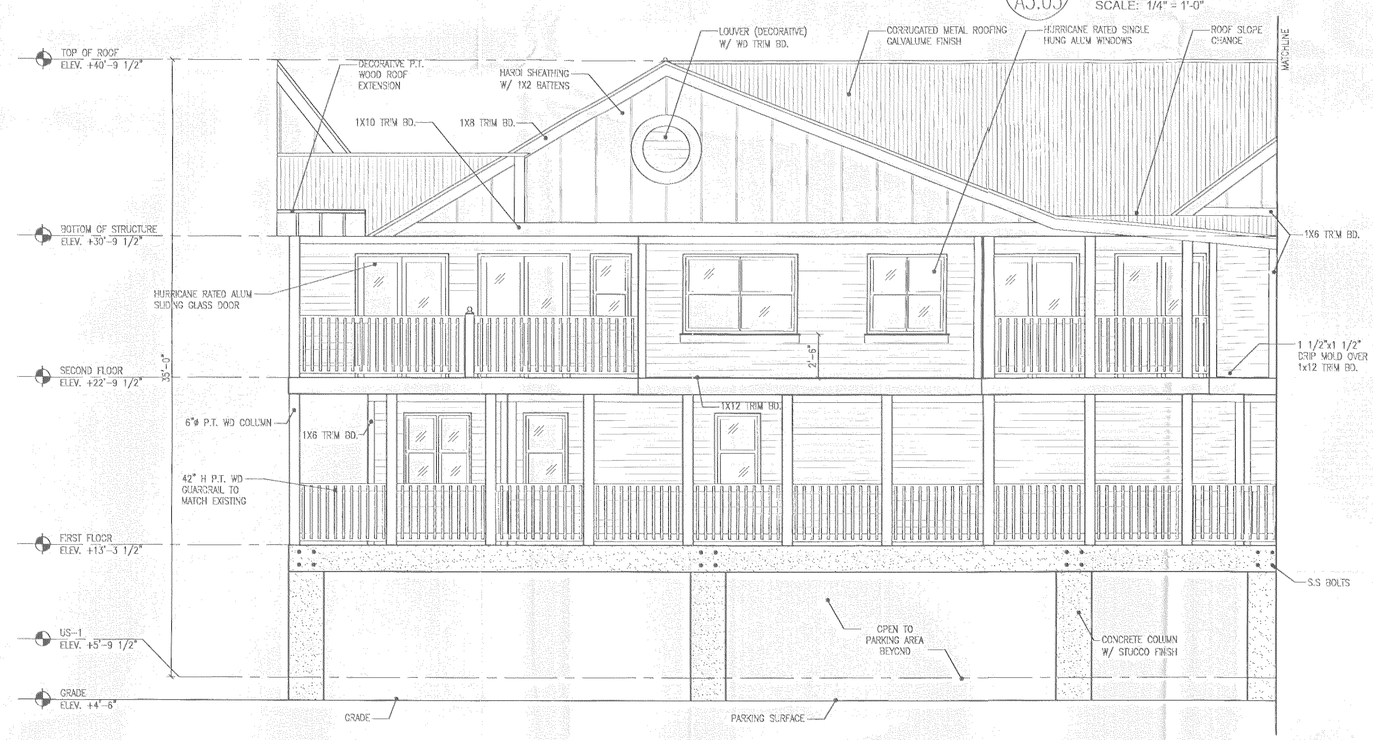


2 A3.03 EAST ELEVATION

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



1 A3.03 NORTHEAST ELEVATION

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PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040

LANDSCAPE DESIGNER
CRAIG COMPANY
600 White Street
Key West, Florida 33040

WASTE WATER
GLEN BOE & ASSOC.
5800 Overseas Highway
Marathon, Florida 33050

VEGETATION CONSULTANT
TERRAMAR ENVIRONMENTAL SERVICES, INC.
1241 Crane Road
Sugarloaf Key, FL 33042

TRANSPORTATION CONSULTANT
CARTER BURGESS
6363 N.W. 6 Way, Suite 300
Fort Lauderdale, FL 33309

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WATERMARK MARINA OF KEY WEST REDEVELOPMENT

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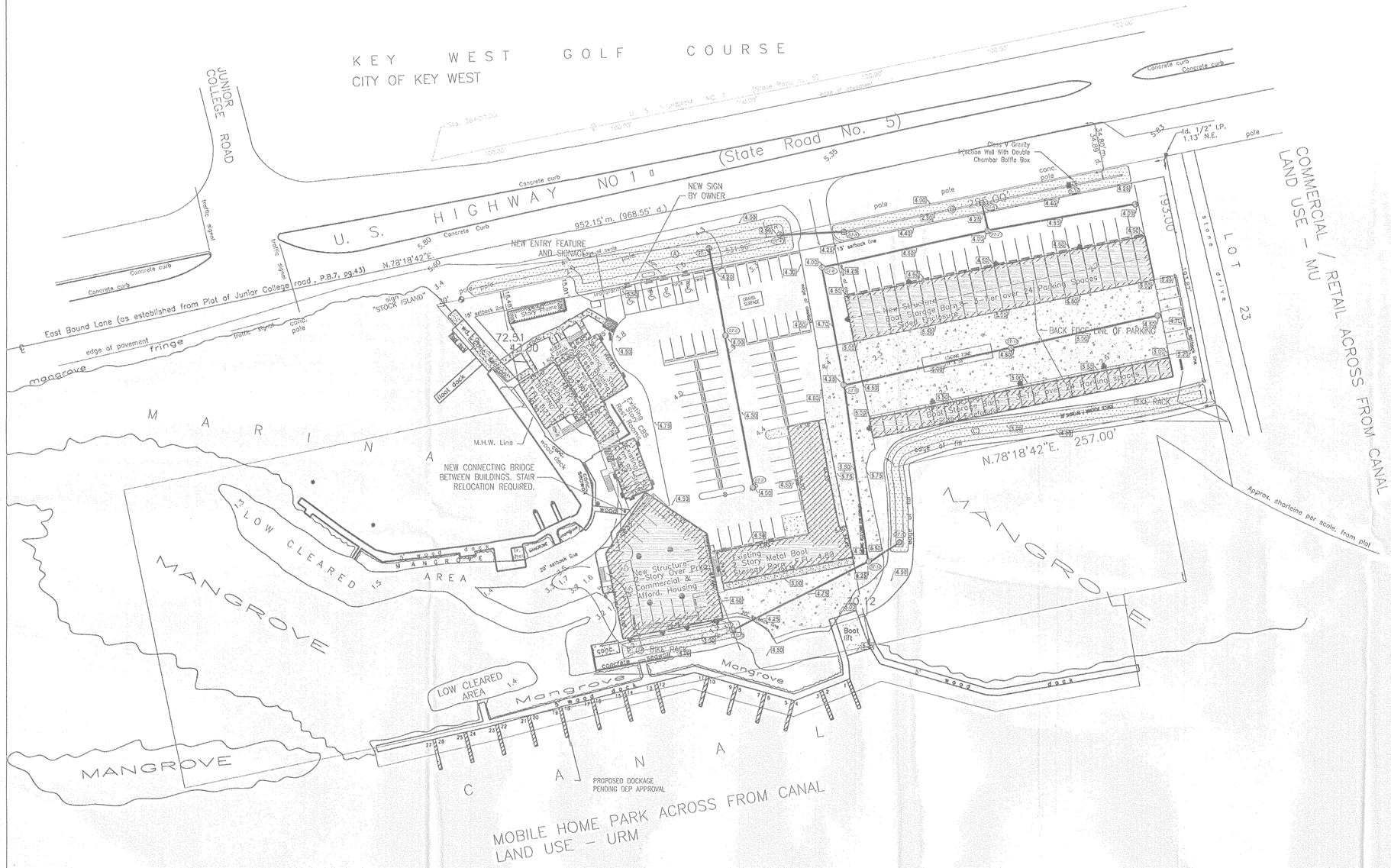
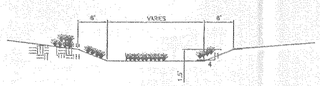


LEGEND

- Injection Well
- Drainage Inlet
- Existing Elevation
- 4.50 Proposed Elevation
- Drainage Pipe
- Concrete Surface



TYPICAL SWALE SECTION A & B
N.T.S.

TYPICAL SWALE SECTION C & D
N.T.S.

WATERMARK MARINA of Key West
Drainage Calculations

Water Quantity - Predevelopment

Project Area	3.30	ac	143,748 sf
Pervious Area	2.81	ac	122,404 sf
Impervious Area	0.49	ac	21,344 sf
% Impervious	14.85%		
Rainfall for 25yr/24hr event (P)	9	in	
Rainfall for 25yr/3day event (P)	12.23	in	
Depth to Water Table	4	ft	
Predeveloped Available Storage	8.18	in	
Soil Storage (S)	6.97	in	
Qpre = (P - 0.2S)^2 / (P + 0.8S)	6.60	in	

Water Quantity - Postdevelopment

Project Area	3.30	ac	143,748 sf
Pervious Area	1.69	ac	73,442 sf
Impervious Area	1.61	ac	70,306 sf
% Impervious	48.9%		
Rainfall for 25yr/24hr event (P)	9	in	
Rainfall for 25yr/3day event (P)	12.23	in	
Depth to Water Table	4	ft	
Developed Available Storage	8.18	in	
Soil Storage (S)	4.18	in	
Qpost = (P - 0.2S)^2 / (P + 0.8S)	8.34	in	
Runoff Volume from 25 year/ 3 day st	27.51	ac-in	

Postdevelopment - Predevelopment

Qpost - Qpre	1.74	in
Volume = QA	5.74	ac-in

Water Quality

Project Area	3.30	ac	143748.00 sf
Surface Water	0.00	ac	0.00 sf
Roof Area	0.67	ac	29054.52 sf
Pavement/Walkways/Pools	0.95	ac	41251.32 sf
Pervious area	1.69	ac	73442.16 sf
Site area for Water Quality (Total area- (water surface + roof	2.63	ac	114693.48 sf
Impervious area for water Quality (Site area for Water Quality - Pervious area)	0.95	ac	41251.32 sf
% Impervious	0.36		
A) One inch of runoff from project ar	3.30	ac-in	
B) 2.5 inches times percent impervio (2.5 x percent impervious x (site area - surface water))	2.97	ac-in	

Water Quantity Vs. Water Quality

5.74	>	3.30

50 % reduction due to retention	1.65	ac-in	5,990 cf

TOTAL SWALE VOLUME

Swale	Elevation (FT)	Area (SF)	Acres (ac)	Volume FT³	Volume (ac-in)
A	2.50	2382.988	0.055		
	4.00	5487.299	0.126	5902.72	1.63
B	2.50	224.082	0.005		
	4.00	3062.744	0.070	2465.12	0.68
C	3.00	1886.802	0.043		
	4.00	4511.201	0.104	3199.00	0.88
D	3.00	347.025	0.008		
	4.00	1124.116	0.026	735.57	0.20
TOTAL				12302.41	3.39

SWALE VOLUME AVAILABLE FOR RETENTION

Swale	Elevation (FT)	Area (SF)	Acres (ac)	Volume FT³	Volume (ac-in)
A	2.50	2382.988	0.055		
	3.50	3953.003	0.091	3168.00	0.87
B	2.50	224.082	0.005		
	3.50	2087.179	0.048	1155.63	0.32
C	3.00	1886.802	0.043		
	3.50	3184.704	0.073	2535.75	0.70
D	3.00	347.025	0.008		
	3.50	721.287	0.017	534.16	0.15
TOTAL				7393.54	2.04

ARCHITECT
mbi | k2m
ARCHITECTURE, INC.
604 Whitehead Street
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-294-7412
PROF. REG. AA26001059

CIVIL ENGINEER
PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040

LANDSCAPE DESIGNER
CRAIG COMPANY
600 White Street
Key West, Florida 33040

WASTE WATER
GLEN BOE & ASSOC.
5890 Overseas Highway
Marathon, Florida 33050

VEGETATION CONSULTANT
TERRAMAR ENVIRONMENTAL SERVICES, INC.
1241 Crane Road
Sugarloaf Key, FL 33042

TRANSPORTATION CONSULTANT
CARTER BURGESS
6363 N.W. 6 Way, Suite 300
Fort Lauderdale, FL 33309

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WATERMARK MARINA OF KEY WEST REDEVELOPMENT

US HIGHWAY 1 - MILE MARKER 5
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Drawn By:	Checked By:
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Project No. MK-06013	Scale: 1" = 40'

Phase:
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PRE-APPLICATION MEETING
DRAWING SUBMISSION
FEBRUARY 22, 2006

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JUL 21 2006
MONROE CO. PLANNING DEPT.

Title:
Conceptual Drainage Plan

Sheet Number:
C-1

Date: May 31, 2006

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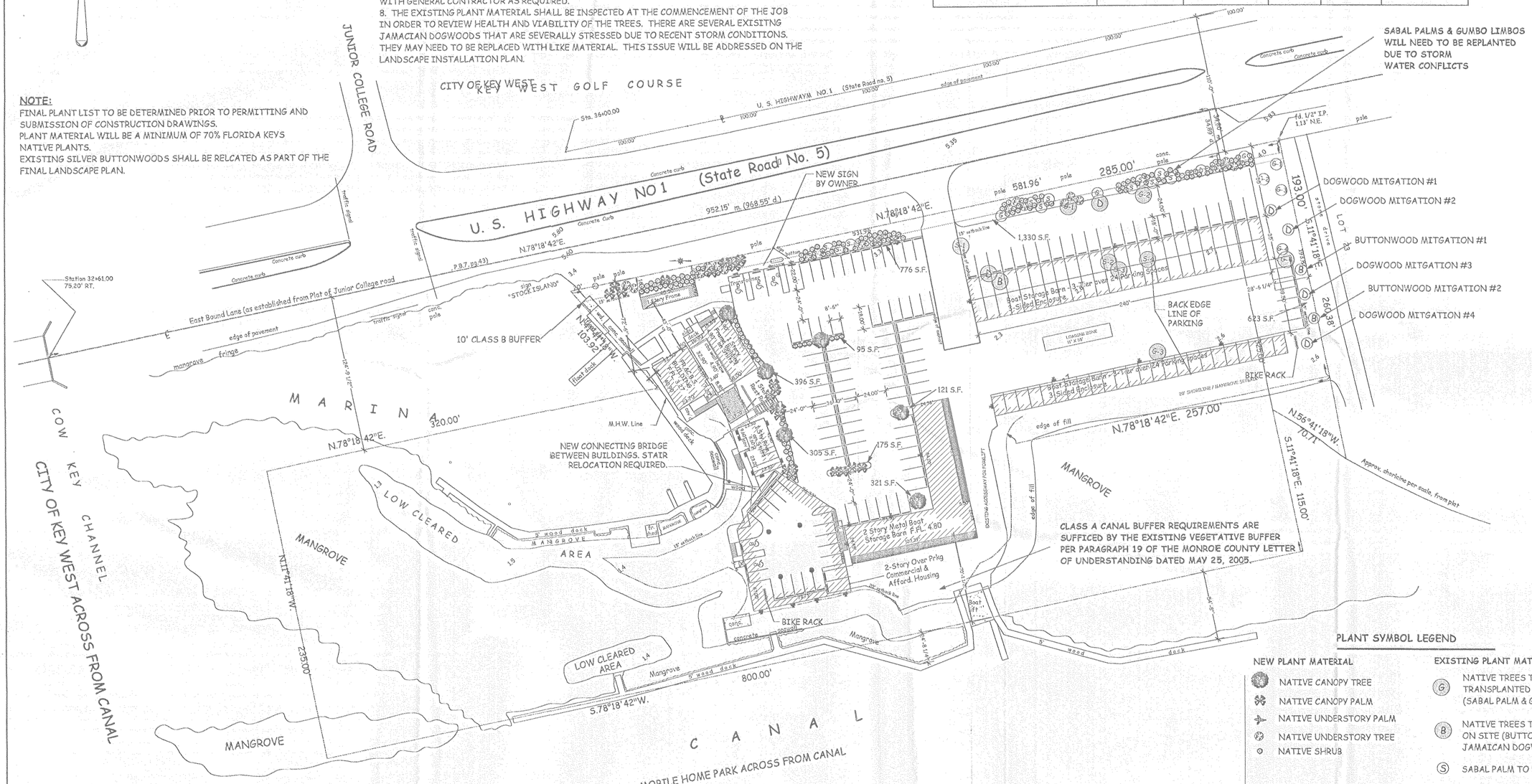
LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND SHALL BE AS SHOWN ON THE PLANT LIST. PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER.
2. ALL PLANT MATERIAL SHALL BE SUPPLIED AND COMPLY WITH AMERICAN NURSERYMEN STANDARDS.
3. ALL PLANT MATERIAL SHALL BE PLANTED, STAKED, AND GUYED IN ACCORDANCE WITH SOUND AND ACCEPTED HORTICULTURAL PRACTICES. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER OR OWNER PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH CLEAN, WEED FREE, SHREDDED HARDWOOD MULCH OR EQUIVALENT.
5. REQUIRED SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO INSTALLATION OF PLANT MATERIAL.
6. IRRIGATION PLAN BY OTHERS.
7. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBLE TO HAVE AND UNDERGRPOUND UTILITIES LOCATED PRIOR TO COMMENCEMENT OF WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED.
8. THE EXISTING PLANT MATERIAL SHALL BE INSPECTED AT THE COMMENCEMENT OF THE JOB IN ORDER TO REVIEW HEALTH AND VIABILITY OF THE TREES. THERE ARE SEVERAL EXISITNG JAMACIAN DOGWOODS THAT ARE SEVERALLY STRESSED DUE TO RECENT STORM CONDITIONS. THEY MAY NEED TO BE REPLACED WITH LIKE MATERIAL. THIS ISSUE WILL BE ADDRESSED ON THE LANDSCAPE INSTALLATION PLAN.

NOTE:
FINAL PLANT LIST TO BE DETERMINED PRIOR TO PERMITTING AND SUBMISSION OF CONSTRUCTION DRAWINGS.
PLANT MATERIAL WILL BE A MINIMUM OF 70% FLORIDA KEYS NATIVE PLANTS.
EXISTING SILVER BUTTONWOODS SHALL BE RELCATED AS PART OF THE FINAL LANDSCAPE PLAN.

MONROE COUNTY CODE REQUIREMENTS

REQUIRED LANDSCAPING	PLANT TYPE	STANDARD/100 LF	LENGTH	TOTAL	TOTAL PROVIDED
1. US 1					
MAJOR STREET BUFFER	CANOPY TREE	2.4	5.82	14	15
CLASS B , 10' WIDE- 582 LINEAR FEET	UNDERSTORY TREE	0.8	5.82	5	9
	SHRUB	8	5.82	47	57
2. CANAL BUFFER					
MU/URM DISTRICT BOUNDARY BUFFER	CANOPY TREE	1.4	8	12	12
CLASS A, 15' WIDE - 800 LINEAR FEET	SHRUB	6	8	48	48
3. PARKING LOT LANDSCAPING					
CLASS C STANDARD	AREA REQUIRED	430 S.F.	7.5	3,225 S.F.	4,117 S.F.
181 SPACES/24 = 7.5	CANOPY TREE	2	7.5	15	30
	SHRUB	5	7.5	38	64



PLANT SYMBOL LEGEND

NEW PLANT MATERIAL
- NATIVE CANOPY TREE
- NATIVE CANOPY PALM
- NATIVE UNDERSTORY PALM
- NATIVE UNDERSTORY TREE
- NATIVE SHRUB

EXISTING PLANT MATERIAL
- (G) NATIVE TREES TO BE TRANSPLANTED ON SITE (SABAL PALM & GUMBO LIMBO)
- (B) NATIVE TREES TO BE MITIGATED ON SITE (BUTTONWOOD & JAMAICAN DOGWOOD)
- (S) SABAL PALM TO RELOCATE
- (G) GUMBO LIMBO TO REMAIN
- (D) JAMAICAN DOGWOOD TO REMAIN

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CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 40'0"

ARCHITECT
mbi | k2m ARCHITECTURE, INC.
604 Whitehead Street
Key West, Florida 33040
Tel: 305-294-4011
Fax: 305-294-7412
PROF. REG. AA26001059

CIVIL ENGINEER
PEREZ ENGINEERING
1010 Kennedy Drive., Ste. 400
Key West, Florida 33040

LANDSCAPE DESIGNER
CRAIG COMPANY
600 White Street
Key West, Florida 33040

WASTE WATER
GLEN BOE & ASSOC.
5800 Overseas Highway
Marathon, Florida 33050

VEGETATION CONSULTANT
TERRAMAR ENVIRONMENTAL SERVICES, INC.
1241 Crane Road
Sugarloaf Key, FL 33042

TRANSPORTATION CONSULTANT
CARTER BURGESS
6363 N.W. 6 Way, Suite 300
Fort Lauderdale, FL 33309

Seal:

HURRICANE HOLE REDEVELOPMENT

US HIGHWAY 1 - MILE MARKER 5
STOCK ISLAND, FLORIDA

Drawn By: SCM	Checked By: SCM
Project No. MK-06013	Scale: AS NOTED

Phase: SITE PLAN APPLICATION SUBMITTAL

Submissions/Revisions:
PRE-APPLICATION MEETING
DRAWING SUBMISSION
FEBRUARY 22, 2006

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