

## Environmental Overview

### Location

14 125<sup>th</sup> St Gulf, Marathon

### Real Estate Number

00100540-000000

### Background

The applicant is proposing to build a resort for disabled veterans. This will include utilizing the existing two-story building, and constructing 10 individual modulars, a tiki, pool, and dock.

This report was provided to give an overview of the environmental conditions of the property to support a proposal to the City of Marathon to examine the feasibility of the project.

### Environmental Conditions

As shown in Figure 1, the parcel is bordered on the west by a multi structure development. It is bordered on the north by an unarmored shoreline and on the east and south by paved roads, 125<sup>th</sup> street and US 1 respectively. For purposes of this report, the front of the parcel will be considered that which borders US 1.

The 68,290 developed parcel contains a two-story concrete building. The majority of the center of the parcel contains exotic grass, including zoysia. However, some mature native trees are present in this area including Gumbo Limbo, Pigeon Plum, and Lignum Vitae. The majority of the mature vegetation is located along the east and west property lines. In addition to the native vegetation mentioned above, Mature Florida thatch palms were observed. a significant amount of exotic vegetation, predominantly Seaside Mahoe is located along the west property line. Removal of all invasive exotic vegetation will be required before issuance of a certificate of occupancy. Mitigation would be required for the removal of any listed species, those classified as Threatened, Endangered, Regionally Important commercially exploited. Mitigation may take the form of replacement plantings,

The shoreline is unarmored. A sharp coral rock is the located along the waters edge. A strip of wetland vegetation is located landward of the coral rock and the parcel quickly transitions to uplands. Pictures of the property are provided in Attachment A.

The parcel would be classified as disturbed.



Figure 1- Subject Parcel



## Attachment A - Site Photos



View from front looking north.



East property line.



View from back of building looking north



West property line.



Shoreline



Shoreline