

After recording return to:

Islamorada, Village of Islands  
Planning and Development Services Department  
86800 Overseas Highway  
Islamorada, Florida 33036

Doc # 2387021 Bk# 3188 Pg# 1214  
Recorded 8/9/2022 1:30 PM Page 1 of 9

Filed and Recorded in Official Records of  
**MONROE COUNTY KEVIN MADOK, CPA**

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## **RESOLUTION NO. 22-06-42**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, CONSIDERING THE REQUEST OF CASTAWAYS OF FLORIDA, LLC. FOR MAJOR CONDITIONAL USE APPROVAL FOR THE CONTINUATION OF AN EXISTING EIGHT (8) UNIT APARTMENT BUILDING, RESTAURANT AND BAR WITH ONE (1) EMPLOYEE APARTMENT AND TO ALLOW FOR THE EXPANSION OF THE RESTAURANT USE WITH THE ADDITION OF A TIKI-BAR WITH BATHROOMS AND SWIMMING POOL, PARKING, AND OUTDOOR SEATING PURSUANT TO CHAPTER 30, ARTICLE VI, DIVISION 9 (OUTDOOR SEATING) FOR PROPERTY LOCATED AT 85361 OVERSEAS HIGHWAY ON WINDLEY KEY WITHIN THE HIGHWAY COMMERCIAL (HC) ZONING DISTRICT, WITH REAL ESTATE NUMBERS 00405370-000000, 00405380-000000, AND 00405380-000100, AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING AN EFFECTIVE DATE. (File No.: PLCUP20210016)**

**WHEREAS**, Castaways of Florida, LLC., (the "Applicant") has submitted an application for a Major Conditional Use pursuant to Section 30-217 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village") to allow for the continuation of an existing eight (8) unit apartment building, restaurant with one (1) Employee Apartment and Bar and to allow for the expansion of the restaurant use with the addition of a Tiki-bar with Bathrooms, Swimming Pool, Parking, and Outdoor Seating Pursuant to Chapter 30, Article VI, Division 9 (outdoor seating) for property located at 85361 Overseas Highway on Windley Key within the Village, as legally described herein (the "Property"); and,

**WHEREAS**, the Property is located within the Highway Commercial (HC) Zoning District; and

**WHEREAS**, the Director (the "Director") sent a Notice of Public Hearing to adjacent property owners and posted a sign on the subject properties on April 25, 2022; and,

**WHEREAS**, on May 12, 2022, the Village Council continued the Public Hearing to their June 2, 2022, meeting; and,

**WHEREAS**, on June 2, 2022, the Village Council held a Public Hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are true and correct and incorporated into this Resolution by this reference.

**Section 2. Findings of Fact.**

The Village Council, having considered the testimony and evidence presented by all parties, including Village Staff, does hereby find and determine:

- (1) The Application for a Major Conditional Use meets the requirements set forth in Code Section 30-217 and has demonstrated through competent substantial evidence that the criteria for granting the Request have been met; and
- (2) The Village Council approves the Request submitted by the Applicant, which is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

PARCEL 1:

LOT 5, OF GALEN BEACH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 110, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

ALSO INCLUDING THE FOLLOWING:

A PARCEL OF FILLED, FORMERLY SUBMERGED LAND LYING AND BEING IN SECTION 23, TOWNSHIP 63 SOUTH, RANGE 37 EAST, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST COMER OF LOT 5, GALEN BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 110, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN SOUTH 23 DEGREES 35' 36" EAST, ALONG THE SOUTHWESTERLY LINE OF LOT 6 OF SAID GALEN BEACH FOR A DISTANCE OF 273.1 FEET TO A POINT ON THE SHORELINE OF THE ATLANTIC OCEAN AS SHOWN ON THE PLAT OF GALEN BEACH AND THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH 23 DEGREES 35' 36" EAST FOR A DISTANCE OF 106.31 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE MEANDERING SAID MEAN HIGH WATER LINE, ALONG THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 66 DEGREES, 20' 01" WEST, FOR 1.77 FEET; THENCE NORTH 77 DEGREES 48' L L " WEST, FOR 4.31 FEET; THENCE NORTH 28 DEGREES 57' 04" WEST, FOR 26.86 FEET; THENCE NORTH 28 DEGREES 50' 19" WEST, FOR 19.84 FEET; THENCE NORTH 82 DEGREES 46' 42" WEST, FOR 14.71 FEET; THENCE SOUTH 75 DEGREES 46' 58" WEST, FOR 5.37 FEET; THENCE SOUTH 73 DEGREES 02' 29" WEST, FOR 19.88 FEET; THENCE SOUTH 73 DEGREES 36' 34" WEST, FOR 34.48 FEET; THENCE SOUTH 76 DEGREES 14' 41" WEST, FOR 18.80 FEET TO A POINT ON THE PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID LOT 5; THENCE NORTH 23 DEGREES 35' 36" WEST, ALONG SAID PROLONGATION FOR 43.74 FEET TO A POINT ON THE SHORELINE OF THE ATLANTIC OCEAN, AS SHOWN ON THE PLAT OF GALEN BEACH; THENCE ALONG SAID PLATTED SHORELINE, NORTH 69 DEGREES 05' 34" EAST, 100.07 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY OF THE ABOVE DESCRIBED LANDS WHICH ARE OR MAY HEREAFTER BECOME LOCATED WATERWARD OF THE LINE OF MEAN HIGH WATER OF THE ATLANTIC OCEAN.

PARCEL 2:

LOT 6, OF GALEN BEACH, A SUBDIVISION OF THE EAST 610 FEET OF LOT 10 OF GEORGE L. MCDONALD'S SURVEY OF PART OF GOVERNMENT LOTS 1, 2 AND 3 OF SECTION 23, TOWNSHIP 63 SOUTH, RANGE 37 EAST, IN PLAT BOOK 1 OF PAGE 50, ACCORDING TO THE PLAT OF SAID GALEN BEACH, RECORDED IN PLAT BOOK 2 AT PAGE 110 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND

A PORTION OF GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 63 SOUTH, RANGE 37 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 50 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST COMER OF THE "SWAMP LOT", ACCORDING TO SAID PLAT BOOK 1 AT PAGE 50: THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID "SWAMP LOT" FOR 150.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED: THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE FOR 10.00 FEET; THENCE SOUTHEASTERLY, PARALLEL TO SAID WESTERLY LINE FOR 220 FEET, MORE OR LESS TO THE SHORELINE OF THE ATLANTIC OCEAN; THENCE, MEANDERING THE SHORELINE IN WESTERLY DIRECTION FOR 10 FEET, MORE OR LESS TO THE WESTERLY LINE OF "SWAMP LOT"; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE FOR 218.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

AND

ALSO: THE WESTERLY 10 FEET OF SUBMERGED LAND OF DESCRIBED IN T.I.I.F. DEED NO. 21,848, SAID PARCEL LYING ADJACENT TO THE ABOVE DESCRIBED UPLAND.

AND

TWO PARCELS OF FILLED, FORMERLY SOVEREIGNTY LAND ADJACENT TO ATLANTIC OCEAN IN SECTION 23, TOWNSHIP 63 SOUTH, RANGE 37 EAST, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I

COMMENCE AT THE INTERSECTION OF SAID NORTHEASTERLY BOUNDARY LINE OF SAID LOT 6 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, (STATE ROAD NO. 5); THENCE S 23°36'14" E, (BEARINGS DERIVED FROM FLORIDA STATE DEPARTMENT OF TRANSPORTATION, SURVEY CONTROL DATA FOR STATION 90-75-A 11 AND 90-75-AL2, MONROE COUNTY, ESTABLISHED JANUARY 1975), ALONG SAID NORTHEASTERLY BOUNDARY LINE AND ITS SOUTHEASTERLY PROLONGATION FOR 381.04 FEET TO AN INTERSECTION WITH THE "MEAN HIGH WATER LINE", (ESTABLISHED AND LOCATED OCTOBER 1977), SAID INTERSECTION BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE MEANDER SAID MEAN HIGH WATER LINE ALONG THE FOLLOWING REFERENCE COURSES; S 36° L 1'05" W FOR 0.77 FEET; S 65°23'47" W FOR 11.00 FEET; S 74°26'L4" W FOR L 1.56 FEET; S 66°25'26" W FOR 26.07 FEET; S 70°57'47" W FOR 22.70 FEET; S 69°07'38" W FOR 22.80 FEET; S 16° 11'39" W FOR 17.40 FEET; S 27°23'23" E FOR 30.14 FEET; S 20°4L'50" E FOR 23.47 FEET; S L9°10'35" E FOR 16.00 FEET; S 22°19'00" E FOR 25.45 FEET; S 20°08'38" E FOR 22.37 FEET; S 22°52'14" W FOR 2.63 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 6, SAID INTERSECTION BEING ALSO THE POINT OF TERMINATION OF SAID REFERENCE COURSES ALONG THE MEAN HIGH WATER LINE; THENCE N 23°36'14" W ALONG SAID SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 6 FOR 236.56 FEET TO THE PLATTED SHORELINE AS SHOWN ON SAID PLAT OF GALEN BEACH, (P.B. 2 -P. 110); THENCE SOUTHEASTERLY ALONG SAID PLATTED SHORELINE FOR 132 FEET, MORE OR LESS TO AN INTERSECTION WITH SAID NORTHEASTERLY BOUNDARY LINE OF SAID LOT 6; THENCE S 23°36'14" E ALONG SAID SOUTHEASTERLY PROLONGATION OF SAID NORTHEASTERLY BOUNDARY LINE OF SAID LOT 6 FOR 32.52 FEET TO THE POINT OF BEGINNING.

PARCEL II

COMMENCE AT THE INTERSECTION OF SAID NORTHEASTERLY BOUNDARY LINE OF SAID LOT 6 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, (STATE ROAD NO. 5); THENCE S 23°36'14" E, (BEARINGS DERIVED FROM FLORIDA STATE DEPARTMENT OF TRANSPORTATION, SURVEY CONTROL DATA FOR STATION 90-75-A 11 AND 90-75-AL2, MONROE COUNTY, ESTABLISHED JANUARY 1975), ALONG SAID NORTHEASTERLY BOUNDARY LINE AND ITS SOUTHEASTERLY PROLONGATION FOR 512.71 FEET TO AN INTERSECTION WITH THE "MEAN HIGH WATER LINE", (ESTABLISHED AND LOCATED OCTOBER 1977), LYING ON THE NORTHWESTERLY SIDE OF SAID ISLAND, SAID INTERSECTION BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE S 23°36'L4" E ALONG SAID SOUTHEASTERLY PROLONGATION OF SAID NORTHEASTERLY BOUNDARY LINE FOR 36.91 FEET TO AN INTERSECTION WITH SAID MEAN HIGH WATER LINE LYING ON THE SOUTHEASTERLY SIDE OF SAID ISLAND; THENCE MEANDER SAID MEAN HIGH WATER LINE ALONG THE FOLLOWING REFERENCE COURSES; S

35°45'45" W FOR 13.24 FEET; S 47°29'49" W FOR 24.30 FEET; S 40°40'37" W FOR 21.64 FEET; S L5°44'37" W FOR 19.21 FEET; S L2°04'58" E FOR 21.60 FEET; S38° L9'47" E FOR 24.32 FEET; S 26°49'00" E FOR 23.31 FEET; S 17°36'43" E FOR 22.54 FEET; S 32°40'07" W FOR 22.90 FEET; S 83°52'48" W FOR 16.04 FEET; N 39°39'17" W FOR 17.16 FEET; N 22°3L'04" W FOR 25.14 FEET; N L7°58'2L" W FOR 23.68 FEET; N L2°23'44" W FOR 22.07 FEET; N10°5 L'08" W FOR 21.56 FEET; N 2°52'5L " E FOR 24.64 FEET; N 32°40'L9" E FOR 22.19 FEET; N 65°L8'54" E FOR 16.1 I ; N 59°05'49" E FOR 13.55 FEET; N 58°28'42" E FOR 16.01 FEET; N 58°28'42" E FOR 16.01 FEET; N 31°44'44" E FOR 16.65 FEET; N 11 °51' L8" W FOR 14.09 FEET; N 9°47'49" W FOR 4.44 FEET TO THE POINT OF BEGINNING.

The approval is subject to the following Conditions of Approval:

1. Use of the premises shall be limited to the following:
  - a. A restaurant with a maximum of 42 Outdoor Seats and a maximum gross floor area of 4,760 square feet.
  - b. Eight (8) Apartment Units located on Parcel ID#: 00405380-000100.
  - c. One (1) Employee Apartment, located on the second floor of the existing restaurant in accordance with the approved plans submitted in connection with the Certificate of Occupancy dated February 8, 1980, issued by Monroe County (Permit No. C 5779).
  - d. The second apartment located on the second floor of the restaurant shall be established as a legal non-conforming use pursuant to the satisfaction of the Village or removed within one-hundred eighty (180) days of the date of this hearing.
  - e. A Tiki Bar with Bathrooms and Swimming Pool as an accessory use to the existing restaurant as provided below.
- A valid Certificate of Occupancy or Compliance for all existing structures shall be obtained in connection with the above-referenced use of the property prior to the issuance a Certificate of Occupancy for the proposed Tiki Bar with Bathrooms and Swimming Pool.
2. Prior to the issuance of a Certificate of Occupancy, the Applicant, their Successors or Assigns, shall provide and have approved, an Application for Lot Adjustments & Exchanges for the combination of the three (3) lots subject to this Major Conditional Use request.
3. Prior to the issuance of any Certificates of Occupancy, the Applicant, their Successors or Assigns, shall have approved a Stormwater Management Plan for the proposed project.
4. Prior to the issuance of any Certificates of Occupancy, the Applicant, their Successors or Assigns, shall coordinate with the Village's Wastewater consultant for the provision of wastewater services. Shall comply in all respects with Village Wastewater requirements.
5. The project will be required to obtain 1,478 square feet of non-residential square footage from the BPAS (Building Permit Allocation System) for the unenclosed, covered Tiki Bar as a part of the Building Permit process.
6. The proposed Major Conditional Use permit shall allow for the construction of an unenclosed Tiki Bar with 1,478 square feet of non-residential floor area, including Bathrooms, Swimming Pool, and associated site improvements as defined in the Code of Ordinances as depicted on the Site Plan, prepared by ibello Architect dated October 18, 2021, and entitled 'New Tiki Bar & Restrooms at Hog Heaven Restaurant.' All improvements shall be completed in substantial conformance with said Site Plan pursuant to the direction of the Department of Planning and Development Services.

7. **Parking.**
  - a. Hog Heaven shall maintain a total of one hundred (100) parking spaces on site along with an additional ten (10) motorcycle parking spaces on the subject property. All parking shall be improved in accordance with the Village Code, except as may otherwise be permitted by the Department of Planning and Development Services.
  - b. Pursuant to Sec. 30-852 of the Village Code, racks for parking bicycles may be substituted for up to five percent (5%) of required vehicular parking at a ratio of three bicycle parking spaces for every one (1) vehicular parking space. Said bicycle racks shall be depicted on the final site plan pursuant to the direction of the Department of Planning and Development Services.
  - c. Subject to site plan approval, credit for Temporary Boat Parking located at the on-site dock may be permitted.
  - d. In the event adequate parking cannot be provided pursuant to the above, Islamorada, Village of Islands reserves the right to address any parking shortfalls after a Public Hearing.
8. Landscaping and buffer improvements shall be completed in substantial conformance with the Landscape Plan submitted as a part of the Application pursuant to the direction of the Department of Planning and Development Services. The following requirements shall be deemed approved as a part of this resolution pursuant to the satisfaction of the Department of Planning and Development Services Department:
  - a. A minimum Class D Buffer area of twenty (20) feet shall be maintained along Old Highway and the adjacent residential property to the west.
  - b. The existing landscaped area along the east side of the Subject Property shall be supplemented with plantings pursuant to the direction of the Department of Planning and Development Services.
9. All landscaping and buffer improvements shall be completed or bonded pursuant to the satisfaction of the Department of Planning and Development Services prior to the issuance of a Certificate of Occupancy.
10. A Final Certificate of Occupancy shall not be issued for the proposed construction until all required improvements have been completed or bonded pursuant to the satisfaction of the Department of Planning and Development Services and the Village Building Official.
11. The improvement of the premises, in accordance with the determination of the Village, must be completed within thirty-six (36) months after the date of the granting of the Major Conditional Use. If not so commenced and completed within this period, the Village reserves the right to revoke any and all approvals associated with the subject property after due public hearing. Thereafter, the operation of the use previously authorized shall be terminated and there shall be no right to non-conformity.
12. The Village reserves the right to rescind in whole or part any aspect of this Major Conditional Use in the event violation of these conditions occurs.
13. All conditions shall be enforceable through all the powers of the Village Attorney's Office and the Village reserves the right after due public hearing, to rescind in whole or part this Major Conditional Use, if violation of the conditions persists.

**Section 3. Conclusions of Law.**

Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

- (1) The Request has been processed in accordance with the Village Comprehensive Plan and the Code; and
- (2) In rendering its decision, as reflected in this Resolution, the Village Council has:
  - (a) Accorded procedural due process; and
  - (b) Observed the essential requirements of the law; and
  - (c) Supported its decision by competent substantial evidence contained within the record.

**Section 4. Effective Date.**

This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this resolution shall not be effective or acted upon by the Applicant until forty-five (45) days following the rendition to the Department of Economic Opportunity (DEO), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DEO may appeal this resolution to the Florida Land and Water Adjudicatory Commission, and that such an

appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

Motion to adopt by Councilman David Webb, second by Councilman Joseph B. Pinder III,

**FINAL VOTE AT ADOPTION**

VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:

Mayor Peter Bacheler	<u>Yes</u>
Vice Mayor Henry Rosenthal	<u>Yes</u>
Councilman Mark Gregg	<u>Abstain</u>
Councilman Joseph B. Pinder III	<u>Yes</u>
Councilman David Webb	<u>Yes</u>

**PASSED AND ADOPTED** this 2nd day of June, 2022.

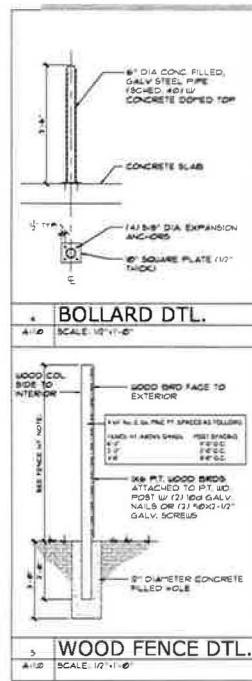
  
\_\_\_\_\_  
PETER BACHELER, MAYOR

ATTEST:

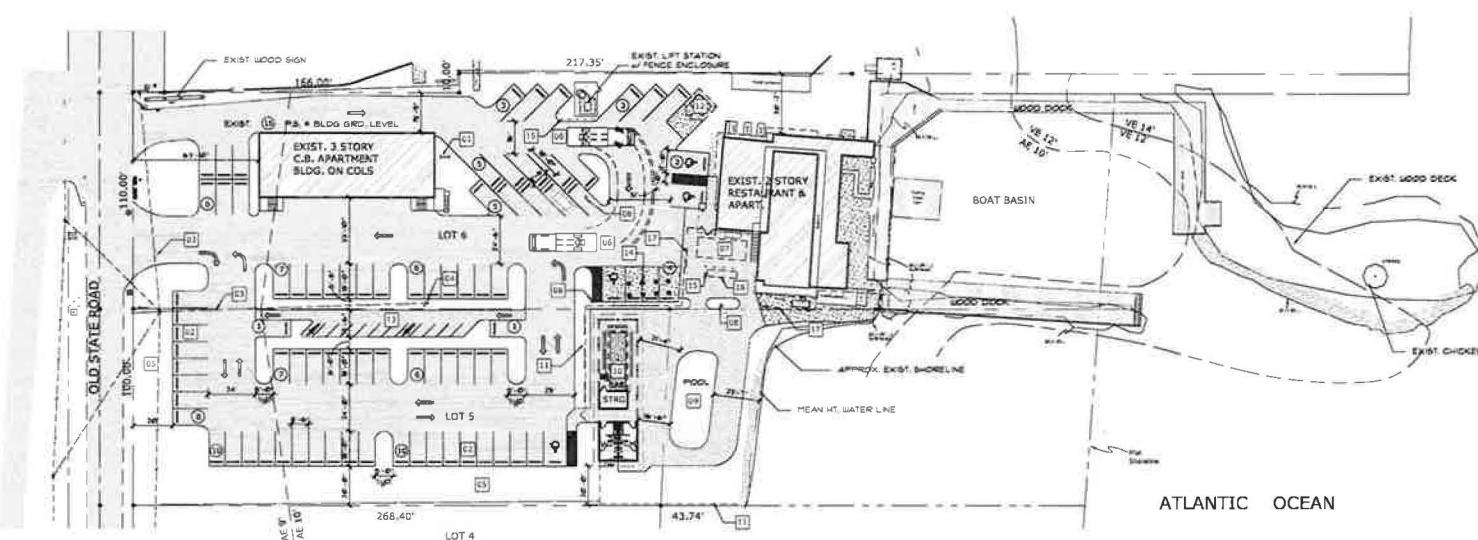
  
\_\_\_\_\_  
MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY FOR THE  
USE AND BENEFIT OF ISLAMORADA, VILLAGE OF  
ISLANDS ONLY

  
\_\_\_\_\_  
JOHN QUICK, ACTING VILLAGE ATTORNEY



OVERSEAS HWY US-1



FLORIDA ILLUSTRATION FA0300094

FLORIDA LICENSE # AR97082

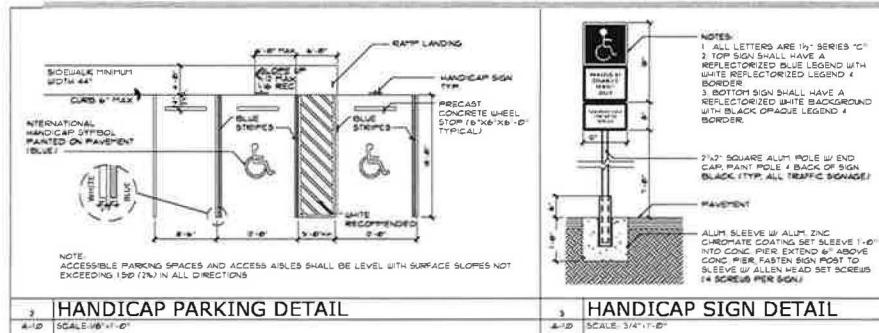
## SITE PLAN

SITE DATA	
LEGAL DESCRIPTION: SEE SURVEY PROVIDED	
SITE PLAN BASED ON A SURVEY BY: DAVID MASSEY LAND SURVEYING.	
ZONING DATA: ZONING: INC - HIGHWAY COMMERCIAL	
BUILDING SETBACKS: MINIMUM FRONT SETBACK: 20 FT. ALLOWED: 64'-7" (EXIST) MINIMUM REAR SETBACK: 25 FT. PROVIDED: 4'-0" (EXIST) MINIMUM SIDE SETBACK: 10 FT. MAX: 10'-0" (EXIST) MINIMUM LEFT SIDE SETBACK: 5 FT. MAX: 20'-9" (EXIST)	
MAX ALLOWABLE BUILDING F.A.S.: 25% OPEN AREA REQUIRED: 20% %	
LOT SIZE: 92,765 S.F. (2.13 ACRE) UPLAND ACREAGE: 83,815 S.F. (1.92 ACRE) WETLAND ACREAGE: 8,950 S.F. (0.20 ACRE)	
LOT COVERAGE (F.A.R.): EXIST, RESTAURANT (GROUND LEVEL) 4,760 S.F. EXIST, APARTMENT (ABOVE RESTAURANT) 2,200 S.F. EXIST, APARTMENT BUILDING 2,900 S.F. NEW BLDG / RESTROOMS 1,478 S.F. TOTAL 11,338 S.F.	

EXTERIOR LIGHTING NOTE:	
All outdoor lighting shall be designed and located such that the maximum illumination measured in foot candles at the property line shall not exceed 0.3 for non-cut-off lights and 1.5 foot candle for cut-off lights.	
All outdoor lighting shall be designed, located at a maximum height of 18 ft, for cut-off.	

PARKING DATA	
PARKING REQUIRED:	
PARKING SPACE REQUIRED PER: MULTI-FLYING (2 P.S. PER UNIT) 7 UNIT X 2 P.S. PER UNIT	
RESTAURANT: (1 P.S. PER 100 S.F. GROSS) 1 P.S. PER 3 CHAIRS (OUTDOOR SEATING) (12'0" X 15' - 72 SPACE) + (42 CHAIRS / 3 = 14 SPACES)	
TOTAL PARKING SPACES REQUIRED	
PARKING PROVIDED:	
REGULAR PARKING SPACES (8'5"X18') H.C. PARKING SPACES (12'X18') PARKING SPACES UNDER APARTMENT BUILDING	
TOTAL PARKING SPACES PROVIDED	

SITE NOTES	
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK INVOLVED.	
2. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW, SHOP DRAWINGS, ON ALL PRE-MANUFACTURED ITEMS PRIOR TO FABRICATION OR PURCHASING.	
3. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY A LIC. PROFESSIONAL GEOTECHNICAL ENGINEER & WITH RESPECT TO PREPARATION OF SITE FOR PROPOSED BUILDING.	
4. CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION OF WATER & SEWER LINES TO EXISTING WATER AND SEWER LATERALS.	
5. ALL CONCRETE SIDEWALK SURFACES SHALL RECEIVE LIGHT BROOM FINISH.	



NOTE:	
D1	BICYCLE RACK
D2	TYPICAL 8'-6" x 18' PARKING SPACE
D3	EXIST: OVER-HEAD POWER LINE TO REMAIN
D4	REDIRECT POWER LINE UNDER GROUND FROM THIS POINT.
D5	LANDSCAPE BUFFER (SEE LANDSCAPE DRAWINGS)
D6	FIRE TRUCK ROUTE
D7	10'x25' LOADING ZONE
D8	POWER POLE TO BE REMOVED
D9	FUTURE SWIMMING POOL BY OTHER
I10	NEW POOL BAR / RESTROOM BUILDING
I11	NEW 6' HT. WOOD FENCE
I12	NEW 13'x11' WD. FENCE DUMPSTER ENCLOSURE
I13	MOTORCYCLE PARKING AREA
I14	EXIST. GREASE INTERCEPTOR COVERS
I15	NEW BOLLARDS
I16	NEW UNDERGROUND LP GAS TANK LOCATION
I17	NEW 6' HT. BARN DOOR
I18	
I19	
I20	
I21	
I22	
I23	
I24	
I25	
I26	
I27	

SITE PLAN

A-1.0

New Tiki Bar & Restrooms at  
Hog Heaven Restaurant  
85361 Overseas Hwy,  
Islamorada, FL 33036

DRAWN	✓
CHEC'D	✓
DATE	12-14-2020
JOB NO	2017-27
SP	Sheet 1 of 1