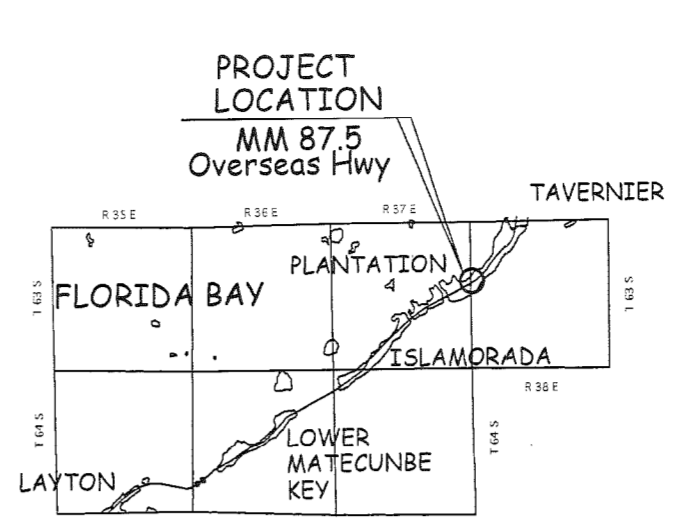


SITE DATA TABLE	
TOTAL DEEDED AREA	7,504 AC (326,856 S.F.)
TOTAL UPLAND AREA	6.13 AC (267,087 S.F.)
OPEN SPACE RATIO	51% OF UPLAND AREA
TOTAL IMPERVIOUS AREA	131,962 S.F. (49%)
TOTAL PERVIOUS AREA	135,125 S.F. (51%)
ZONING DESIGNATION	MOBILE HOME (MH)
FLUM DESIGNATION	RESIDENTIAL HIGH (RH)
NON-RESIDENTIAL FLOOR AREA:	
PRE-DEVELOPMENT (EXISTING)	0 S.F.
POST-DEVELOPMENT (PROPOSED)	0 S.F.
DENSITY:	
PRINCIPLE USE	55 RV'S @ 11.1 UNITS / AC
ACCESSORY USES	55 CHIKI HUTS 1 TIKI HUT 1 CLUBHOUSE FACILITY W 44 BOAT SLIPS
PARKING:	
PRINCIPLE USE	55 (1PER RV SITE) + RV PAD
GUEST	5 (4 STANDARD, 1 HANDIC)
BOAT RAMP	2 (10' WIDE X 40' LONG)



Site Plan Approval SP-04-11

This approval shall be deemed to authorize only the particular configuration, layout and level of impacts shown, unless the site plan is rescinded or revoked as provided in Chapter 30 of the Code of Ordinances of Islamorada, Village of Islands, Florida, pursuant to Code Section 30-224, the last day to ~~revoke~~ ~~rescind~~ is April 14, 2014, or this site plan becomes void.

Edward Koonis, AICP Date 4/14/11
 Director of Planning and Development Services
 Pursuant to Code Sections 30-215, the Director of Planning and Development Services has determined that this plan meets the requirements for Site Plan Review and Minor Conditional Use with the following conditions:

- The applicant shall enter into a restrictive covenant preserving and maintaining the required Class B' buffer yard as shown on the approved site plan prior to building permit issuance pursuant to Village Code Section 30-1542(1)(b) 2. "Where no mangrove fringe exists, principal structures shall be setback at least 30 feet from the Mean High Water Line (MHWL), provided that native vegetation exists or is planted with a Class B' buffer yard pursuant to code section 30-815 of this chapter across the entire shoreline as approved by the director of planning and development services, and is placed under conservation easement.
- No lighting approved this development approval. The Applicant shall provide a lighting plan in compliance with Division 5 "Outdoor Lighting" and Article VII "Environmental Regulations" of the Village Code prior to the issuance of a building permit.
- The Applicant shall be required to amend the approved site plan if additional signage or outdoor lighting is requested.
- A coordination letter for the approval of a final stormwater management plan from the South Florida Water Management District (SFWMD) shall be submitted prior to the issuance of a building permit.
- Traffic control devices shall be placed at the four-way intersection indicated on the site plan prior to issuance of a Certificate of Occupancy.
- 70% of all required fence buffer vegetation shall be placed to the rear of the fence along Old Highway.

A Unity of Title combining all lots and/or parcels associated with the development as shown on the approved site plan shall be required prior to the issuance of a building permit.

- This site plan approval shall be effective for a term not to exceed three (3) years from the date of the Notice of Approval.
- The applicant shall pay all cost recovery fees prior to the issuance of a building permit.

LIGHTING NOTES:

- THERE ARE NO TURTLE NESTING BEACHES ON SITE.
- ALL OUTDOOR LIGHTS MUST COMPLY WITH DIVISION 3 SEA TURTLE NESTING PROTECTION, ARTICLE VII, AND DIVISION 5 OUTDOOR LIGHTING, ARTICLE V, CHAPTER 30 OF THE VILLAGE CODE. OUTDOOR LIGHTS SHALL NOT EXCEED A MAXIMUM OF 0.5 FOOTCANDLES FOR MARINA LIGHT FIXTURES.
- ALL OUTDOOR LIGHTS SHALL BE "DARK SKY" COMPLIANT. ALL OUTDOOR LIGHTS SHALL BE METAL HALIDE OR INCANDESCENT SHARP CUT-OFF LUMINARIES.

SITE PLAN
SCALE 1"=30'-0"

LAND PLANNERS & DESIGNERS
 COMPREHENSIVE PLANNING
 RESORT/TOURISM PLANNING
 LAND USE REGULATIONS
 DEVELOPMENT FEASIBILITY
 SITE DESIGN
 EXPERT WITNESS
 LANDSCAPE DESIGN

THE CRAIG COMPANY
 P.O. BOX 970
 KEY WEST, FLORIDA 33041-0970
 OFFICE LOCATION: 610 WHITE STREET
 KEY WEST, FLORIDA 33040

PHONE: (305) 294-1818
 FAX: (305) 292-1820
 E-MAIL: info@craigcompany.com

SEABREEZE PARK
 87425 SR4,
 PLANTATION KEY, FL.

RICHARD J. MILLELI
 Historic Tours of America Inc.
 201 Front Street, Suite 207
 Key West, Florida 33040
 FL PE # 58315
 Cert. of Auth. 20120

REVISIONS:

06-19-2009	Site Plan LDR Comment
10-27-2009	Clarification
04-16-2010	Village Ltr 02-19-2010

DRAWN BY: KWS/BBM PROJECT: W112
 CHECKED BY: RJM DATE: 10-31-2008
 SHEET: **SITE PLAN**