

File #: 2023-240

Owner's Name: Calusa Campground
Condominium Assoc., Inc.

Applicant: Cuadra Law

Agent: Guillermo Cuadra

Type of Application: Minor CUP

Key: Key Largo

RE #: 00541810-000100

Additional Information added to File 2023-240

End of Additional File 2023-240

**MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



Request for a Minor Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review.

Minor Conditional Use Permit Application Fee: \$8,480.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

Date of Application: Sep / 27 / 2023
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

CUADRA LAW	GUILLERMO CUADRA
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application
<u>8200 NW 41 STREET, SUITE 200, DORAL, FL 33166</u>	
Mailing Address (Street, City, State and Zip Code)	
305.968.7424	gc@cuadralaw.net
Work Phone	Email Address
Home Phone	Cell Phone

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION, INC.	TANYA GUTIERREZ
(Name/Entity)	Contact Person
<u>325 CALUSA STREET, KEY LARGO, FL 33037</u>	
Mailing Address (Street, City, State and Zip Code)	
786.258.1105	TANYA@TANCEGO.NET
Work Phone	Email Address
Home Phone	Cell Phone

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

<u>See Attachment A</u>			
Block	Lot	Subdivision	Key
00541810-000100			8954023
Real Estate (RE) / ParcelID Number		Alternate Key Number	
<u>325 Calusa Street</u>		101	
Street Address (Street, City, State & Zip Code)		Approximate Mile Marker	

Land Use District Designation of Property: MIXED USE / COMMERCIAL

Present Land Use of Property: RECREATIONAL VEHICLE

Proposed Land Use of Property: CONDOMINIUM RV CAMPGROUND CONSISTING OF 367 UNITS, TOGETHER WITH COMMON ELEMENTS

Total Area of Property: 28.34 ACRES

Total Upland Area within Property: _____

If non-residential or commercial floor area is proposed, please provide:

TBD Total number of non-residential buildings

n/a Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

TBD Total number of residential buildings

n/a Total number of market-rate units

n/a Total number of affordable units

TBD Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? Yes No

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- Proof of ownership (i.e., Warranty Deed)
- Current property record card(s) from the Monroe County Property Appraiser
- Photograph(s) of site from adjacent roadway
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes.
 - All attributes from the boundary survey
 - Future Land Use Map (FLUM) designation(s) of the site
 - Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map

- Setback lines as required by the Land Development Code
- Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- Extent and area of wetlands, open space preservation areas and conservation easements
- Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
- Location of fire hydrants or fire wells
- The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - Open space preservation areas
 - Existing natural features
 - Size and type of buffer yards including the species, size and number of plants
 - Parking lot landscaping including the species, size and number of plants
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - Transplantation plan (if required)
- Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- Traffic Study, prepared by a licensed traffic engineer
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: 

Date: 9/27/23

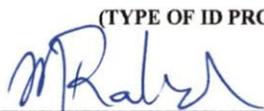
STATE OF Florida

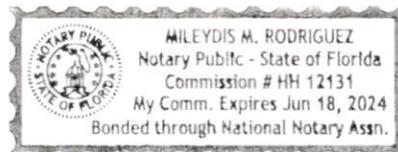
COUNTY OF Miami-Dade

Sworn to and subscribed before me this 27 day of September, 2023, by means of physical presence or online notarization

by Guillermo Cuadra, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

-- as identification.
(TYPE OF ID PRODUCED)


Signature of Notary Public, State of Florida



Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

**Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050**

LEGAL DESCRIPTION

PARCEL A Lots 2, 3, and 4, in Section 28, Township 61 South, Range 39 East, MODEL LAND COMPANY'S PLAT, according to the Plat thereof, as recorded in Plat Book 1, at Page 68, of the Public Records of Monroe County, Florida.

AND

PARCEL B Lots 15 through 21, inclusive, Block 3, SUNSET WATERWAYS, according to the Plat thereof, as recorded in Plat Book 4, at Page 31, of the Public Records of Monroe County, Florida.

AND

PARCEL C On the Island of Key Largo and being all that part of Lot 1, of section 28 Township 61 South, Range 39 East, lying North of a 20 foot road and lying North of the former right of way of the Florida East Coast Railway according to a survey made by P.D. Jenkins, C.E. and according to the Plat thereof, as recorded in Plat Book 1 at Page 68 of the Public Records of Monroe County, Florida.

FILE #1136807
BK#1589 Pg#486



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N98000003444
FEI/EIN Number	65-0972045
Date Filed	06/12/1998
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	09/30/2019

Principal Address

325 Calusa Street
Administrative Office
Key Largo, FL 33037

Changed: 06/03/2021

Mailing Address

325 Calusa Street
Administrative Office
Key Largo, FL 33037

Changed: 06/03/2021

Registered Agent Name & Address

MESA, CARLOS A, ESQ.
4960 SW 72 AVENUE
SUITE 206
MIAMI, FL 33155

Name Changed: 04/18/2022

Address Changed: 04/18/2022

Officer/Director Detail

Name & Address

Title Director

VELIZ, ORESTES
325 CALUSA STREET
LOT 245
KEY LARGO, FL 33037

Title Secretary

MARTINEZ, LILIANNE
325 CALUSA STREET
LOT 252
KEY LARGO, FL 33037

Title Treasurer

Gutierrez, Tanya
325 CALUSA STREET
LOT 248
KEY LARGO, FL 33037

Title President

BARVE, CARRIE E
325 CALUSA STREET
LOT 489
KEY LARGO, FL 33037

Title VP

SOCORRO, JOSE A
325 Calusa St
LOT 250
Key Largo, FL 33037

Annual Reports

Report Year	Filed Date
2021	01/04/2021
2022	04/29/2022
2022	07/14/2022

Document Images

07/14/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2022 -- ANNUAL REPORT	View image in PDF format
04/18/2022 -- Reg. Agent Change	View image in PDF format
06/03/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/19/2021 -- Reg. Agent Change	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
01/09/2020 -- ANNUAL REPORT	View image in PDF format
09/30/2019 -- REINSTATEMENT	View image in PDF format

12/12/2018 -- Reg. Agent Change	View image in PDF format
01/22/2018 -- ANNUAL REPORT	View image in PDF format
01/26/2017 -- ANNUAL REPORT	View image in PDF format
01/12/2016 -- ANNUAL REPORT	View image in PDF format
01/20/2015 -- ANNUAL REPORT	View image in PDF format
03/25/2014 -- ANNUAL REPORT	View image in PDF format
03/07/2013 -- ANNUAL REPORT	View image in PDF format
11/28/2012 -- Reg. Agent Change	View image in PDF format
02/16/2012 -- Off/Dir Resignation	View image in PDF format
02/16/2012 -- Off/Dir Resignation	View image in PDF format
02/14/2012 -- ANNUAL REPORT	View image in PDF format
02/14/2012 -- Amendment	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
08/25/2010 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
01/31/2009 -- ANNUAL REPORT	View image in PDF format
01/05/2008 -- ANNUAL REPORT	View image in PDF format
01/05/2007 -- ANNUAL REPORT	View image in PDF format
01/12/2006 -- ANNUAL REPORT	View image in PDF format
01/06/2005 -- ANNUAL REPORT	View image in PDF format
02/19/2004 -- ANNUAL REPORT	View image in PDF format
03/03/2003 -- ANNUAL REPORT	View image in PDF format
04/21/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2002 -- Reg. Agent Change	View image in PDF format
04/16/2001 -- ANNUAL REPORT	View image in PDF format
03/06/2000 -- ANNUAL REPORT	View image in PDF format
02/01/1999 -- ANNUAL REPORT	View image in PDF format
06/12/1998 -- Domestic Non-Profit	View image in PDF format

AGENT AUTHORIZATION FORM

Date of Authorization: 9 / 27 / 2023
Month Day Year

I hereby authorize GUILLERMO Cuadra, Esq. be listed as authorized agent
(Print Name of Agent)

representing CALUSA CAMPGROUNDS Condominium Assoc., Inc for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Minor Conditional Use Permit
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

SEE LEGAL DESCRIPTION
Lot Block Subdivision Key (Island)

Real Estate (RE) / Parcel ID Number Alternate Key Number

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

8200 NW 41 ST, SUITE 200 Doral FL 33166
Mailing Address (Street, City, State and Zip Code)

305. 968.7424 Home Phone
gc@cuadralaw.net Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

X Signature of Property Owner: [Signature] Date: 9/27/23

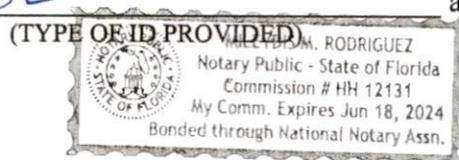
STATE OF FLORIDA COUNTY OF MIAMI-DADE

Sword to and subscribed before me, by means of either X physical presence OR online notarization,

on 27 day of September, 2023, by TANYA GUTENBERG (TREASURER BOD)
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced DL as identification.
(TYPE OF ID PROVIDED)

[Signature]
SIGNATURE OF NOTARY PUBLIC



PRINT, TYPE OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC MY COMMISSION EXPIRES:



**Calusa Campground Condo
Wetlands and Vegetation Report
June 2023**

PREPARED FOR:
Calusa Campground

PREPARED BY:

Huckleberry Environmental Services, Inc.

Matt Finn, Ph.D.

31381 Avenue I

Big Pine Key, FL 33043

239-450-2806: H-E-S@earthlink.net

Calusa Campground Condo Wetlands and Vegetation Report June 2023

Responding to Monroe County informational request: the wetlands, vegetation and easements for Calusa Campground Condo, Key Largo were examined by Matt Finn on May 15 and June 13, 2023.

1. Wetlands

Wetlands present on the property are outlined in Figure 1. There is a large intertidal mangrove wetlands on the Northwest property line; a small non-tidal mangrove/Brazilian Pepper wetlands on the Northeast property line; and a swale at the Southwest property corner.

The large intertidal mangrove wetlands, of approximately 1.7 acres, has been flagged with delineation tape at the Southern wetlands/uplands ecotone. The Northern edge of this area abuts more of the same mangrove wetlands of nature conservancy with ownership designated as United States of America. This 1.7 acre area is a mature, high quality wetlands with some trash and debris likely from storm events.

The smaller wetlands of approximately 0.1 acres, on the Northeast side along Calusa Street has Black and White mangrove and is dominated by the invasive exotic tree Brazilian Pepper and some Mahoe. This is a low quality, disturbed wetlands and flagged along Calusa Street.

The swale at the Southeast corner has some water catchment ability.

2. Champion Trees

I searched the list of Florida Champion trees from FDACS which lists locations of all State and National Champion trees and found none to be present on the property. there area numerous extra-large native tree present both on community lots and developed properties and species include mostly Mahogany, Gumbo Limbo, Jamaica Dogwood and others, see Figure 1. There are also many exotic palm trees with Coconut and Christmas the dominants.

3. Easements

I found no easements listed on the provided Boundary surveys provided, attached. The Monroe County property appraisers 2022 aerial, qPublic.net - [Monroe County, FL - Map \(schneidercorp.com\)](http://Monroe County, FL - Map (schneidercorp.com)), lists two easements OR 642-66 and OR 1560-1064 in the property center. Not a biological question and I have no experience with this.



Matt Finn, Ph.D.

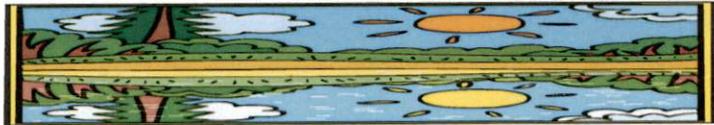
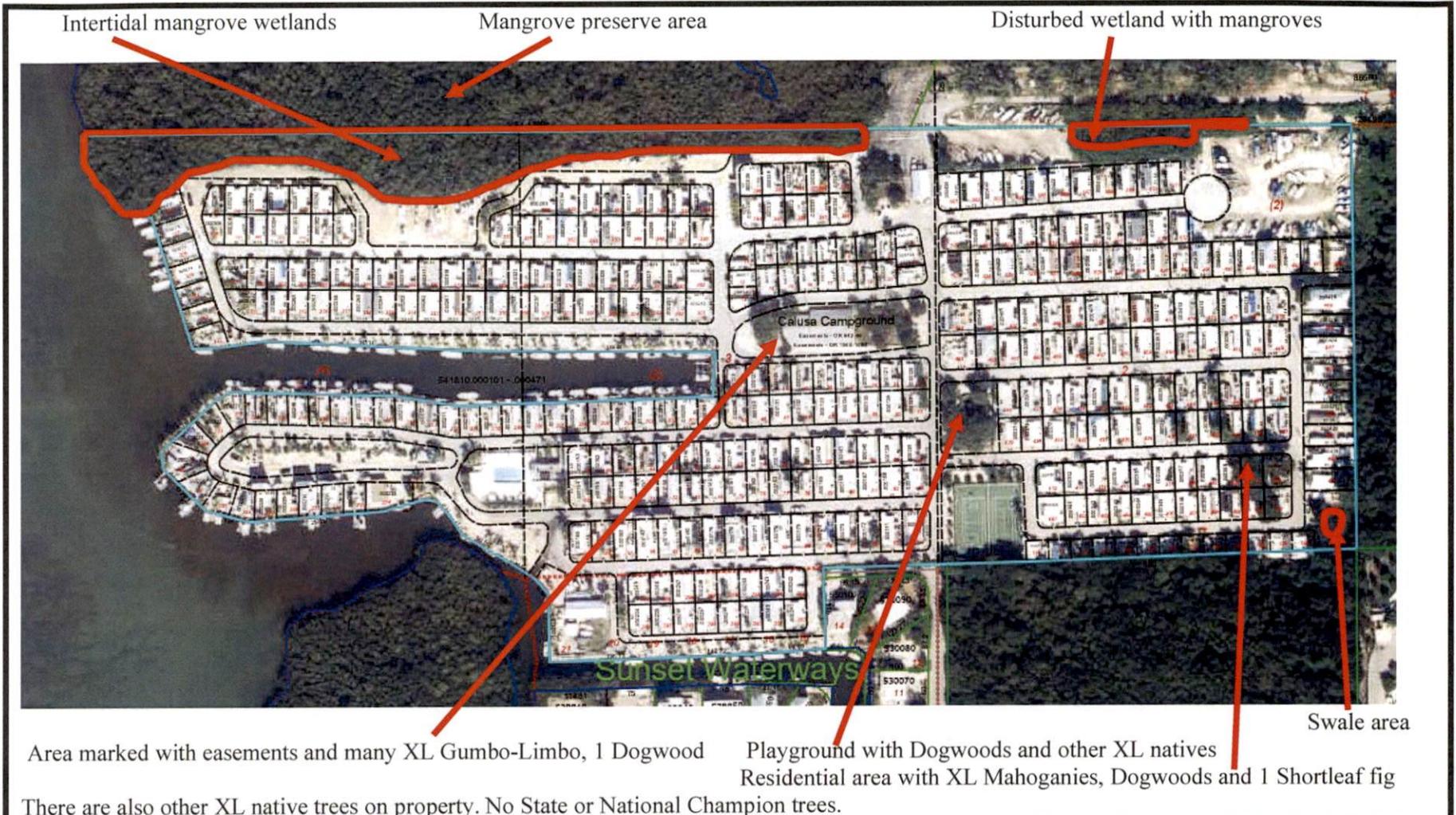
ESA Certified Senior Ecologist

Huckleberry Environmental Services, Inc.

31381 Avenue I, Big Pine Key, FL 33043

Cell 239-450-2806

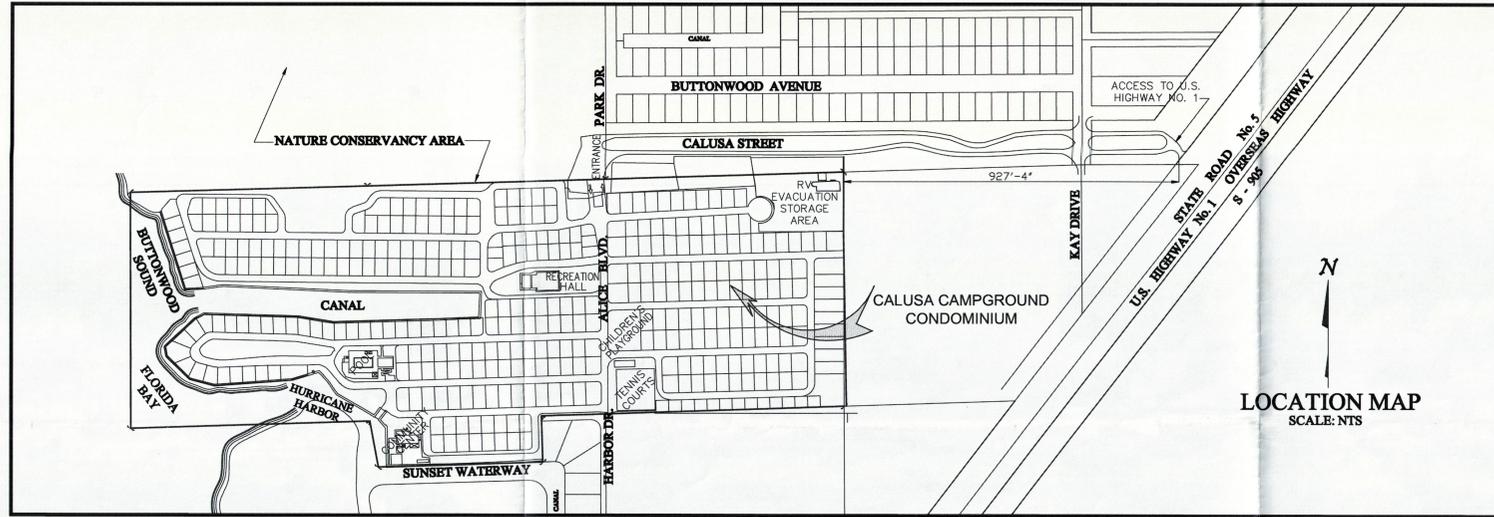
H-E-S@earthlink.net



Calusa Campground Condo Wetlands and Vegetation Report June 2023

Huckleberry Environmental Services, Inc.
31381 Avenue I, Big Pine Key, FL 33043
Phone 239-450-2806
H-E-S@earthlink.net

Figure 1. Site Wetlands, Native Trees and Easements



DEVELOPMENT STANDARDS.

THE FOLLOWING STANDARDS SHALL ONLY APPLY TO CONDOMINIUM UNITS WHICH ARE CONVERTED TO PERMANENT STRUCTURES IN ACCORDANCE WITH THIS AGREEMENT:

- THE DEVELOPMENT PLAN SHALL INSURE THAT THE CONFIGURATION OF MANUFACTURED HOMES MEETS THE SEPARATION REQUIREMENT OF NEPA 501A - STANDARD FOR FIRE SAFETY CRITERIA FOR MANUFACTURED HOME INSTALLATIONS, SITES AND COMMUNITIES.
- BUILDING HEIGHT FOR ALL PERMANENT STRUCTURES SHALL BE LIMITED TO 35 FT. FROM ESTABLISHED GRADE.
- THE SETBACKS FOR ALL PERMANENT STRUCTURES SHALL BE AS FOLLOWS:
 - SHORELINE SETBACK. 10 FT. FROM THE MEAN HIGH WATER LINE FOR ALL ALTERED AND UNALTERED SHORELINES ON THE PROPERTY.
 - INTERIOR SIDE SETBACK OF 5 FEET FROM THE LOT LINE.
 - EXTERIOR SIDE SETBACK SHALL BE THE LESSER OF
 - 5 FEET OR
 - THE MINIMUM DISTANCE TO COMPLY WITH ALL SIGHT TRIANGLE REQUIREMENTS OF THE MONROE COUNTY ZONING CODE.
 - FRONT SETBACK SHALL BE THE LESSER OF
 - 5 FEET OR
 - THE MINIMUM DISTANCE TO COMPLY WITH ALL SIGHT TRIANGLE REQUIREMENTS OF THE MONROE COUNTY ZONING CODE.
 - REAR SETBACK SHALL BE 5 FEET FROM THE LOT LINE.
- ALL SETBACKS FOR THE PERIMETER OF THE CAMPGROUND PROPERTY SHALL NOT BE LESS THAN 5 FEET.
- IMPERVIOUS LOT COVERAGE SHALL BE LIMITED TO 80% OF THE CONDOMINIUM UNIT LOT AREA.
- ALL HABITABLE PERMANENT STRUCTURES CONSTRUCTED AFTER THE EFFECTIVE DATE OF THIS AGREEMENT SHALL BE ELEVATED TO THE BASE FLOOD ELEVATION.

NOTE:
THE INFORMATION SHOWN ON THIS SITE PLAN (SHEETS 1, 2 & 3) IS BASED ON THE INFORMATION SHOWN ON: THE BOUNDARY SURVEY PREPARED BY J. BONFILL AND ASSOCIATES INC. DATED: 07-25-2008, AS WELL AS THE MONROE COUNTY GIS WEBSITE, THE CALUSA CAMPGROUND CONDO WETLANDS AND VEGETATION REPORT PREPARED BY HUCKLEBERRY ENVIRONMENTAL SERVICES, INC. DATED: JUNE, 2023, AND OUR VISUAL OBSERVATIONS.

FUTURE LAND USE MAP DESIGNATION: MC
 LAND USE (ZONING) DISTRICT DESIGNATION(S)..... RV
 TIER DESIGNATION(S): 0, III
 FLOOD ZONES PURSUANT TO THE FLOOD-INSURANCE MAP: AE 9, AE 10, VE-12

AREA TABLE

TOTAL LAND AREA OF PROPERTY: 1,368,908 SF (31.43 ACRES)
 TOTAL RESIDENTIAL LOTS: 368
 TOTAL RESIDENTIAL LOT AREA: 680,768 SF (15.63 ACRES)
 TOTAL RESIDENTIAL BUILDABLE AREA: 544,614.4 (12.5 ACRES)
 OPEN SPACE AREA: 223,216 SF (5.12 ACRES)
 NON-RESIDENTIAL BUILDINGS & PAVED AREAS (ROADWAYS): 464,924 SF (10.67 ACRES)



LOT	NET AREA-SF	IMPERVIOUS LOT COVERAGE	80%
1	1327	1061.6	
2	1821	1456.8	
3	1209	967.2	
4	1453	1162.4	
5	1261	1008.8	
6	1189	951.2	
7	1189	951.2	
8	1189	951.2	
9	1189	951.2	
10	1342	1073.6	
11	1364	1091.2	
12	1268	1014.4	
13	1821	1456.8	
14	1890	1512	
15	1479	1183.2	
16	1821	1456.8	
17	1405	1124	
18	1419	1135.2	
19	1411	1128.8	
20	1419	1135.2	
34	2162	1729.6	
35	1750	1400	
36	1750	1400	
37	1750	1400	
38	1750	1400	
39	1750	1400	
40	1750	1400	
41	1750	1400	
42	1729	1383.2	
43	1728	1382.4	
44	1750	1400	
45	1750	1400	
46	1750	1400	
47	1750	1400	
48	1750	1400	
49	1750	1400	
50	1750	1400	
51	2101	1680.8	
52	2221	1776.8	
53	1750	1400	
54	1750	1400	
55	1750	1400	
56	1750	1400	
57	1750	1400	
58	1750	1400	
59	1750	1400	
60	1750	1400	
61	1750	1400	
62	1750	1400	
63	1750	1400	
64	1750	1400	
65	1750	1400	

LOT	NET AREA-SF	IMPERVIOUS LOT COVERAGE	80%
66	1750	1400	
67	1729	1383.2	
68	1728	1382.4	
69	1750	1400	
70	1750	1400	
71	1750	1400	
72	1750	1400	
73	1750	1400	
74	1750	1400	
75	1750	1400	
76	1750	1400	
77	1750	1400	
78	1750	1400	
79	1750	1400	
80	1750	1400	
81	1750	1400	
82	1750	1400	
83	2161	1728.8	
84	2801	2240.8	
85	2294	1835.2	
86	2294	1835.2	
87	2295	1836	
88	2295	1836	
89	2295	1836	
90	2295	1836	
91	2296	1836.8	
92	2296	1836.8	
93	2296	1836.8	
94	2296	1836.8	
95	2297	1837.6	
96	2297	1837.6	
97	2297	1837.6	
98	2297	1837.6	
99	2295	1804	
114	1159	927.2	
115	1154	923.2	
116	1149	919.2	
117	1144	915.2	
118	1139	911.2	
119	1134	907.2	
120	1130	904	
121	1125	900	
122	1120	896	
123	1115	892	
124	1110	888	
125	1105	884	
126	1110	888	
200	1679	1343.2	
201	1675	1340	
202	1700	1360	
203	1700	1360	
204	1725	1380	

LOT	NET AREA-SF	IMPERVIOUS LOT COVERAGE	80%
205	1850	1480	
206	1700	1360	
207	1700	1360	
208	1700	1360	
209	1700	1360	
210	1700	1360	
211	1650	1320	
212	1677	1341.6	
213	1733	1386.4	
214	1714	1371.2	
215	1674	1339.2	
216	1753	1402.4	
217	1703	1362.4	
218	1703	1362.4	
219	1653	1322.4	
220	1653	1322.4	
221	1753	1402.4	
222	1730	1384	
223	2024	1619.2	
224	1824	1459.2	
225	3018	2414.4	
226	1762	1409.6	
227	1921	1536.8	
228	1815	1452	
229	1721	1376.8	
230	1691	1352.8	
231	1698	1358.4	
232	1609	1287.2	
233	1548	1238.4	
234	2794	2235.2	
245	1728	1382.4	
246	1750	1400	
247	1750	1400	
248	1750	1400	
249	1750	1400	
250	1750	1400	
251	1750	1400	
252	1729	1383.2	
253	1728	1382.4	
254	1750	1400	
255	1750	1400	
256	1750	1400	
257	1750	1400	
258	1750	1400	
259	1750	1400	
260	1729	1383.2	
301	2151	1720.8	
302	1825	1461.6	
303	1694	1355.2	
304	1768	1414.4	
305	1776	1420.8	
306	1749	1399.2	

LOT	NET AREA-SF	IMPERVIOUS LOT COVERAGE	80%
307	1746	1396.8	
308	1776	1420.8	
309	1685	1348	
310	1811	1448.8	
311	1741	1392.8	
312	1802	1441.6	
313	1777	1421.6	
314	1735	1388	
315	1822	1457.6	
316	1664	1331.2	
317	1716	1372.8	
318	1725	1380	
319	1609	1287.2	
320	1676	1340.8	
321	2775	2220	
322	1791	1432.8	
323	1750	1400	
324	1750	1400	
325	1750	1400	
326	1750	1400	
327	1750	1400	
328	2051	1640.8	
329	1697	1357.6	
330	1731	1384.8	
331	1508	1209.6	
332	1567	1253.6	
333	1573	1258.4	
334	1559	1247.2	
338	2701	2160.8	
339	1750	1400	
340	1750	1400	
341	1750	1400	
342	1750	1400	
343	1750	1400	
344	1750	1400	
345	1805	1444	
346	1832	1465.6	
347	1750	1400	
348	1750	1400	
349	1750	1400	
350	1750	1400	
351	1750	1400	
352	1750	1400	
353	1750	1400	
354	1750	1400	
355	2003	1602.4	
356	1762	1409.6	
357	1770	1416	
358	1759	1407.2	
359	1725	1380	
360	1635	1308	
361A	2206	1764.8	

LOT	NET AREA-SF	IMPERVIOUS LOT COVERAGE	80%
361	1847	1477.6	
361B	1651	1320.8	
362	1631	1304.8	
363	1692	1353.6	
364	1625	1300	
365	1742	1393.6	
366	1733	1386.4	
367	1681	1344.8	
368	1840	1472	
369	1752	1401.6	
370	1795	1436	
371	1820	1456	
372	1758	1406.4	
373	1829	1462.4	
374	1702	1361.6	
375	1793	1434.4	
376	1759	1407.2	
377	1766	1412.8	
378	1792	1433.6	
379	1786	1428.8	
380	1711	1368.8	
381	1843	1474.4	
382	2156	1724.8	
384	1793	1434.4	
385	1793	1434.4	
386	1772	1417.6	
387	1750	1400	
388	1707	1365.6	
392	1729	1383.2	
393	1750	1400	
394	1750	1400	
395	1750	1400	
396	1729	1383.2	
401	2151	1720.8	
402	1750	1400	
403	1750	1400	
404	1750	1400	
405	1750	1400	
406	1750	1400	
407	1750	1400	
408	1750	1400	
409	1750	1400	
410	1750	1400	
411	2157	1725.6	
412	2238	1790.4	
413	1820	1456	
414	1820	1456	
415	1820	1456	
416	1820	1456	
417	1820	1456	
418	1820	1456	
419	1820	1456	

LOT	NET AREA-SF	IMPERVIOUS LOT COVERAGE	80%
420	1820	1456	
421	1820	1456	
422	2303	1842.4	
423	2227	1781.6	
424	1925	1540	
425	1925	1540	
426	1925	1540	
427	1925	1540	
428	1925	1540	
429	1925	1540	
430	1925	1540	
431	1925	1540	
432	1925	1540	
433	1925	1540	
434	1925	1540	
435	1925	1540	
436	2100	1680	
437	2100	1680	
438	2100	1680	
439	2100	1680	
440	2100	1680	
441	2100	1680	
442	2100	1680	
443	2100	1680	
444	2100	1680	
445	2100	1680	
446	2100	1680	
447	2100	1680	
448	2509	2007.2	
449	2199	1759.2	
450	1925	1540	
451	1925	1540	
452	1925	1540	
453	1925	1540</	



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 Miami, Florida 33173 (305) 598-8383
 Jacqueline Bonfill AR0019685



**DEVELOPMENT AGREEMENT SITE PLAN
 FOR CALUSA CAMPGROUND
 CONDOMINIUM**
 325 Calusa Street, Key Largo, Florida
 Owner: Campground Condominium Association, Inc.
 (305) 451-0232

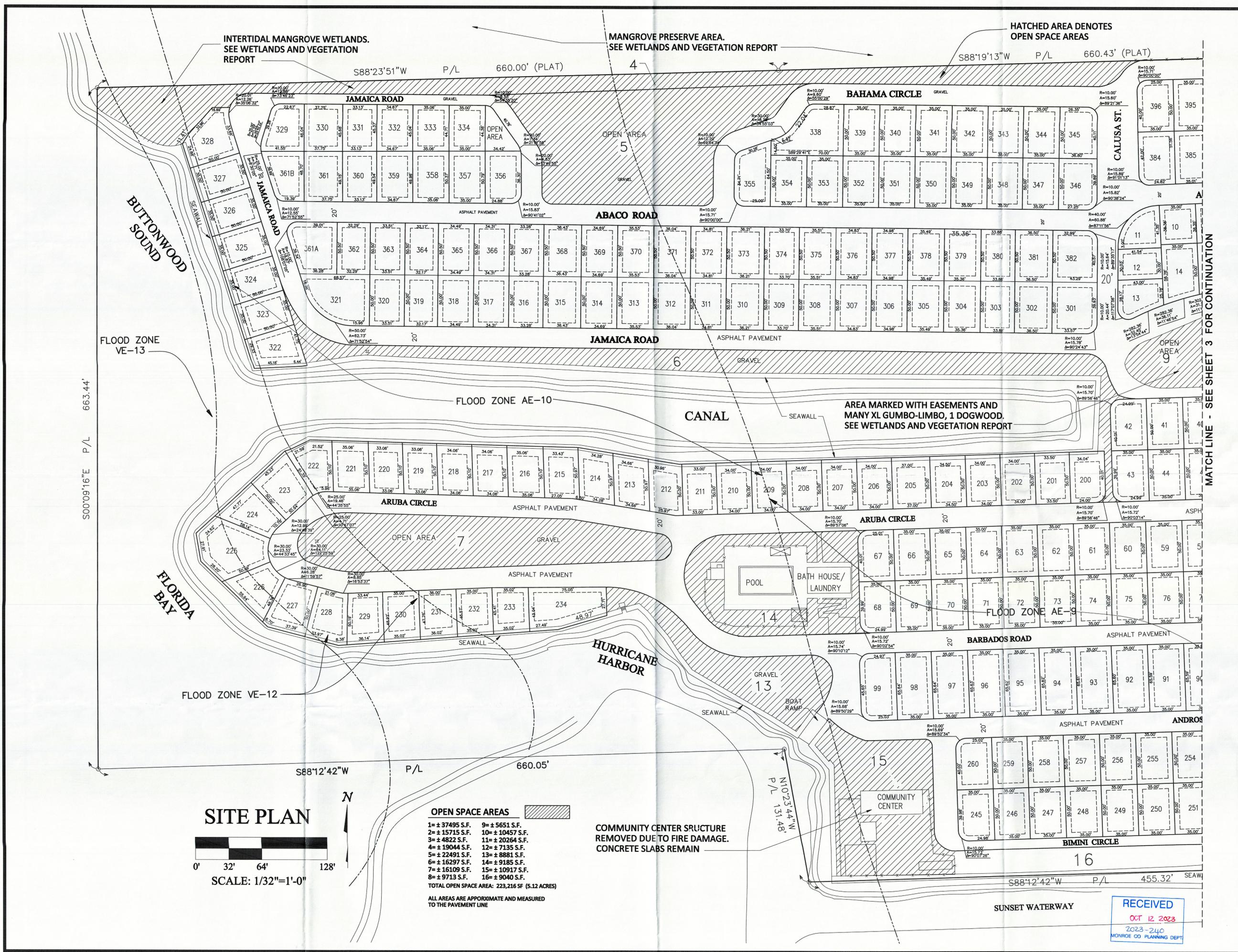
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REVISIONS	BY

Date: 06-27-2023
 Job: CALUSA
 Drawn: D.E.G.
 Checked: J.B.G.
 Scale: AS SHOWN

SHEET

2
 OCT 12 2023
 2023-240
 MONROE CO PLANNING DEPT



INTERTIDAL MANGROVE WETLANDS. SEE WETLANDS AND VEGETATION REPORT

MANGROVE PRESERVE AREA. SEE WETLANDS AND VEGETATION REPORT

HATCHED AREA DENOTES OPEN SPACE AREAS

FLOOD ZONE VE-13

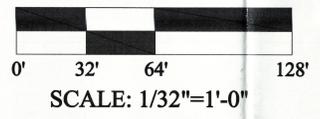
FLOOD ZONE AE-10

AREA MARKED WITH EASEMENTS AND MANY XL GUMBO-LIMBO, 1 DOGWOOD. SEE WETLANDS AND VEGETATION REPORT

FLOOD ZONE VE-12

COMMUNITY CENTER STRUCTURE REMOVED DUE TO FIRE DAMAGE. CONCRETE SLABS REMAIN

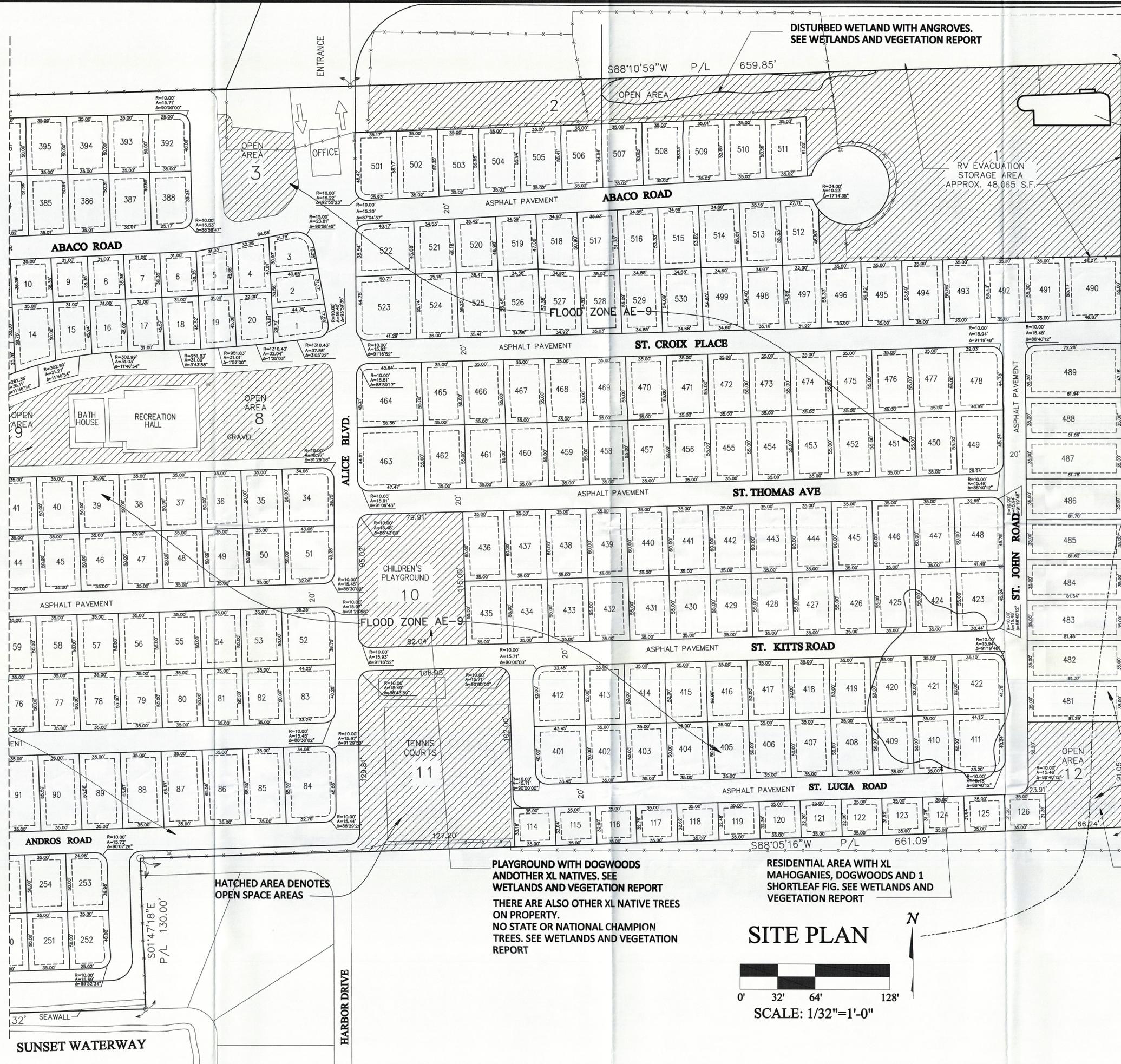
SITE PLAN



- OPEN SPACE AREAS**
- | | |
|-----------------|------------------|
| 1= ± 37495 S.F. | 9= ± 5651 S.F. |
| 2= ± 15715 S.F. | 10= ± 10457 S.F. |
| 3= ± 4822 S.F. | 11= ± 20254 S.F. |
| 4= ± 19044 S.F. | 12= ± 7135 S.F. |
| 5= ± 22491 S.F. | 13= ± 8881 S.F. |
| 6= ± 16297 S.F. | 14= ± 9185 S.F. |
| 7= ± 16109 S.F. | 15= ± 10917 S.F. |
| 8= ± 9713 S.F. | 16= ± 9040 S.F. |
- TOTAL OPEN SPACE AREA: 223,216 SF (5.12 ACRES)
 ALL AREAS ARE APPROXIMATE AND MEASURED TO THE PAVEMENT LINE

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MATCH LINE - SEE SHEET 2 FOR CONTINUATION

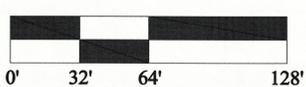


PLAYGROUND WITH DOGWOODS AND OTHER XL NATIVES. SEE WETLANDS AND VEGETATION REPORT
THERE ARE ALSO OTHER XL NATIVE TREES ON PROPERTY.
NO STATE OR NATIONAL CHAMPION TREES. SEE WETLANDS AND VEGETATION REPORT

RESIDENTIAL AREA WITH XL MAHOGANIES, DOGWOODS AND 1 SHORLEAF FIG. SEE WETLANDS AND VEGETATION REPORT

SWALE AREA. SEE WETLANDS AND VEGETATION REPORT

SITE PLAN



SCALE: 1/32"=1'-0"

WASTE WATER TREATMENT PLANT SCHEDULED FOR DEMOLITION JULY 2009 AT COMPLETION OF SEWER PROJECT



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Miami, Florida 33173 (305) 598-8383
Jacqueline Bonfill AR0013885



DEVELOPMENT AGREEMENT SITE PLAN FOR CALUSA CAMPGROUND CONDOMINIUM
325 Calusa Street Key Largo, Florida
Owner: Campground Condominium Association, Inc. (305) 451-0232

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Checked:	J.B.G.
Scale:	AS SHOWN

SHEET

3

OF 3

