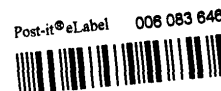


EXHIBITS



CASE # _____ DCI2003-00080 _____

G. SCOTT in reference to GRADY'S LODGE

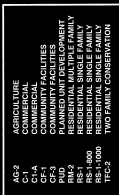
CASE NAME: _____

Attach copy of this form to top of packet of exhibits & place exhibits in case file.

ARE THERE ANY BOARD EXHIBITS? ² X YES _____ NO

LOCATION OF BOARDS Dias In Closet

If there are any board exhibits, attach another copy of this form to boards for identification purposes.



GRADYS LODGE-UPPER CAPTIVA

MD

MOA PROJECT: 04040	
CHECKED BY: DWD	DESIGNED BY: AZ
DATE: 7/19/04	

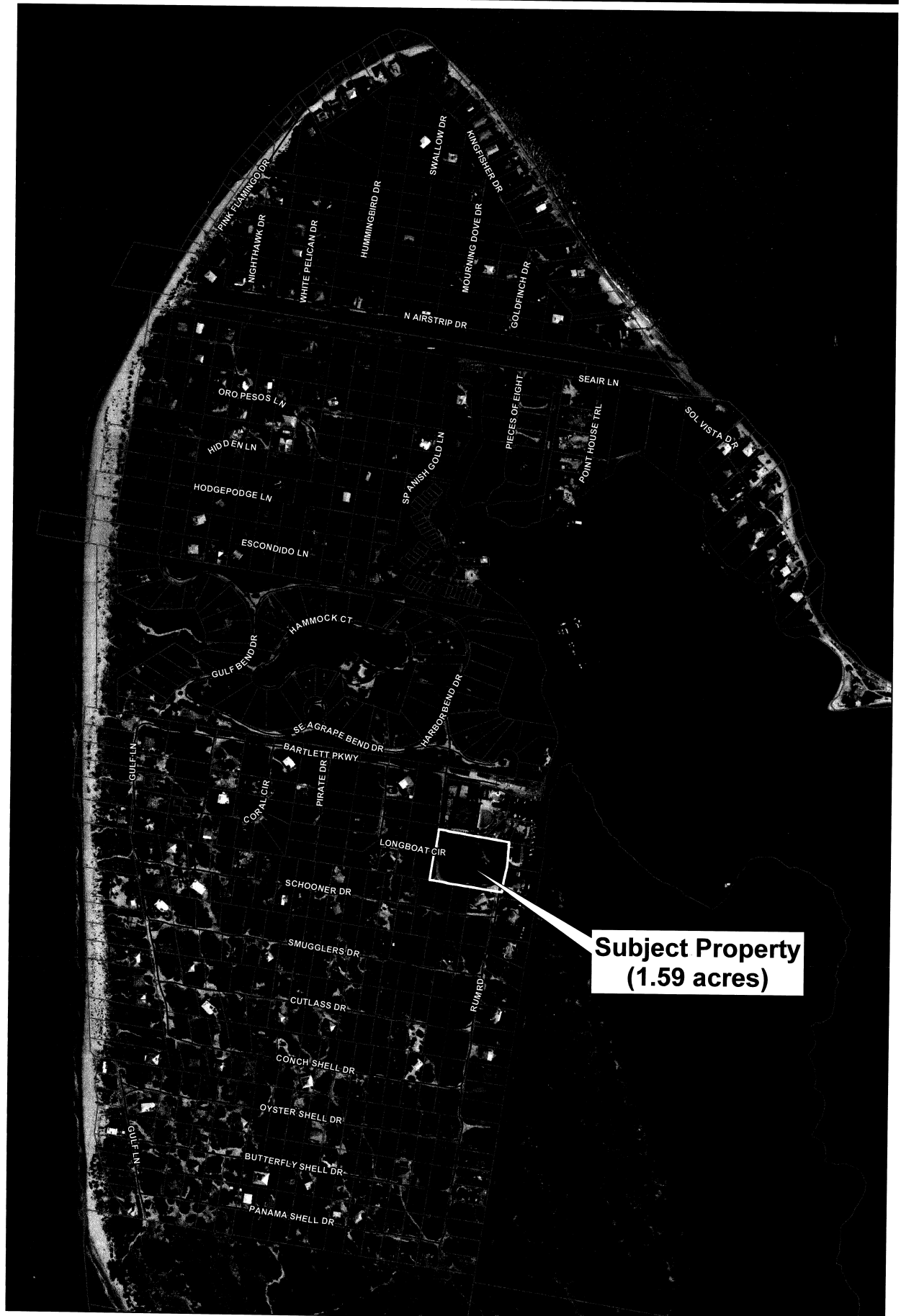
/

PROJECT LOCATION MAP: GRADY'S LODGE CASE NO. DCI2003-00080

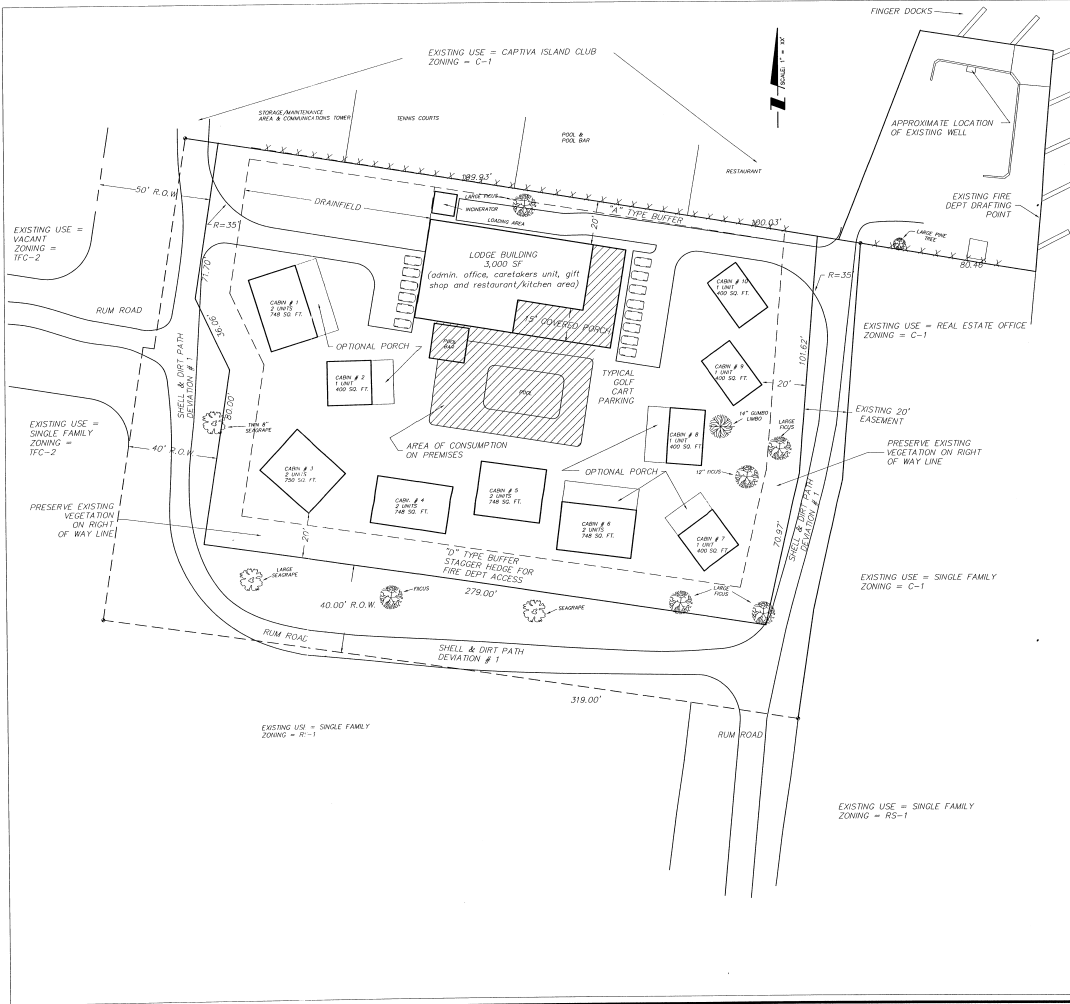


Lee County
DCD - Zoning
April 2004

APPLICANT'S EXHIBIT 2
PROJECT LOCATION MAP







- NOTES:
1. PROPOSED IS A REZONING FROM C-1 TO COMMERCIAL PLANNED DEVELOPMENT TO ALLOW A 15 UNIT FISHING LODGE.
 2. THE 1.59 ACRE PARCEL IS LOCATED IN THE OUTER ISLANDS LAND USE DESIGNATION FOR THE LEE PLAN.
 3. SCHEDULE OF USES:
HOTEL/MOTEL (15 UNITS)
ADMINISTRATIVE OFFICE (MAIN LODGE BUILDING)
BAR OR COCKTAIL LOUNGE (POOL BAR)
CARETAKERS RESIDENCE (MAIN LODGE BUILDING)
CONSUMPTION ON PREMISES
ESSENTIAL SERVICES
INCINERATOR
REAL ESTATE OFFICE (MAIN LODGE BUILDING)
RECREATIONAL FACILITIES, PRIVATE ON-SITE
RENTAL OR LEASING ESTABLISHMENTS, GROUP 1-LIMITED TO BICYCLE, GOLF CART AND BOAT RENTALS (MAIN LODGE BUILDING)
RESTAURANT, GROUPS II & III
SIGNS IN ACCORDANCE WITH CHAPTER 30
SPECIALTY RETAIL, GROUPS I & II
 4. PROPERTY DEVELOPMENT REGULATIONS
MINIMUM LOT AREA = 20,000 SQ. FT.
MINIMUM LOT WIDTH = 100'
MINIMUM LOT DEPTH = 100'
MINIMUM STREET SETBACK = 20'
MINIMUM SIDE SETBACK = 15'
MINIMUM REAR SETBACK = 15'
MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM LOT COVERAGE = 40%
MINIMUM OPEN SPACE = 20%
DEVELOPMENT PERMITTER SETBACK = 10'
MINIMUM BUILDING SEPARATION = 10'
 5. OPEN SPACE CALCULATION
69,727 TOTAL SQUARE FEET
21,335 SQ. FT. EXISTING ROW/EASEMENT
50 FT. SHELL DRIVE AND GOLF CART PARKING
2,800 SQ. FT. POOL AREA
9,650 SQ. FT. BUILDINGS
SITE AREA LESS EXISTING ROW = 48,392 SQ. FT.
48,392 @ 20% = 9,678 SQ. FT.
20% OPEN SPACE IS PROVIDED
 6. THE PARCEL IS LOCATED ON UPPER CAPTIVA ISLAND, A BARRIER ISLAND WITH NO VEHICULAR ACCESS AND THEREFORE NO PARKING IS REQUIRED PER 34-2011(d).
 7. MAXIMUM RENTAL UNITS [34-1802(4)(h)]
HOTELS/MOTELS APPROVED AS PLANNED DEVELOPMENTS ARE NOT SUBJECT TO RENTAL SIZE OR DENSITY REQUIREMENTS, PROVIDED ALL OTHER ASPECTS OF THE DEVELOPMENT (HEIGHT, TRAFFIC, INTENSITY OF USE) ARE FOUND TO BE COMPATIBLE WITH THE SURROUNDING AREA AND ARE OTHERWISE CONSISTENT WITH THE LEE PLAN.
 8. SCHEDULE OF DEVIATIONS
A DEVIATION FROM LDC SECTION 10-291(2) WHICH REQUIRES ALL DEVELOPMENTS TO HAVE ACCESS TO A STREET DESIGNED AND CONSTRUCTED OR IMPROVED, MEETING THE STANDARDS CONTAINED IN SECTION 10-298 (A CATEGORY "A" ROAD), TO ALLOW GOLF CART ACCESS TO THE EXISTING SHELL/GRAVEL ROAD.
 9. WATER SERVICE WILL BE PROVIDED BY A PERMITTED, EXISTING PUBLIC WATER SUPPLY (WELL) LOCATED ON THE ADJACENT PARCEL.
SEWER SERVICE WILL BE PROVIDED BY A SEPTIC SYSTEM AND DRAINFIELD.
FIRE PROTECTION IS PROVIDED VIA AN EXISTING, FIRE DEPARTMENT APPROVED, DRAFTING POINT LOCATED IN THE CANAL ON THE ADJACENT PARCEL.
 10. THE COTTAGES AND POOL AREA ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE IN LOCATION AND CONFIGURATION.
 11. ALL CABINS ARE ELIGIBLE FOR OPTIONAL PORCHES.
 12. WATER MANAGEMENT WILL BE PROVIDED VIA DRY RETENTION.

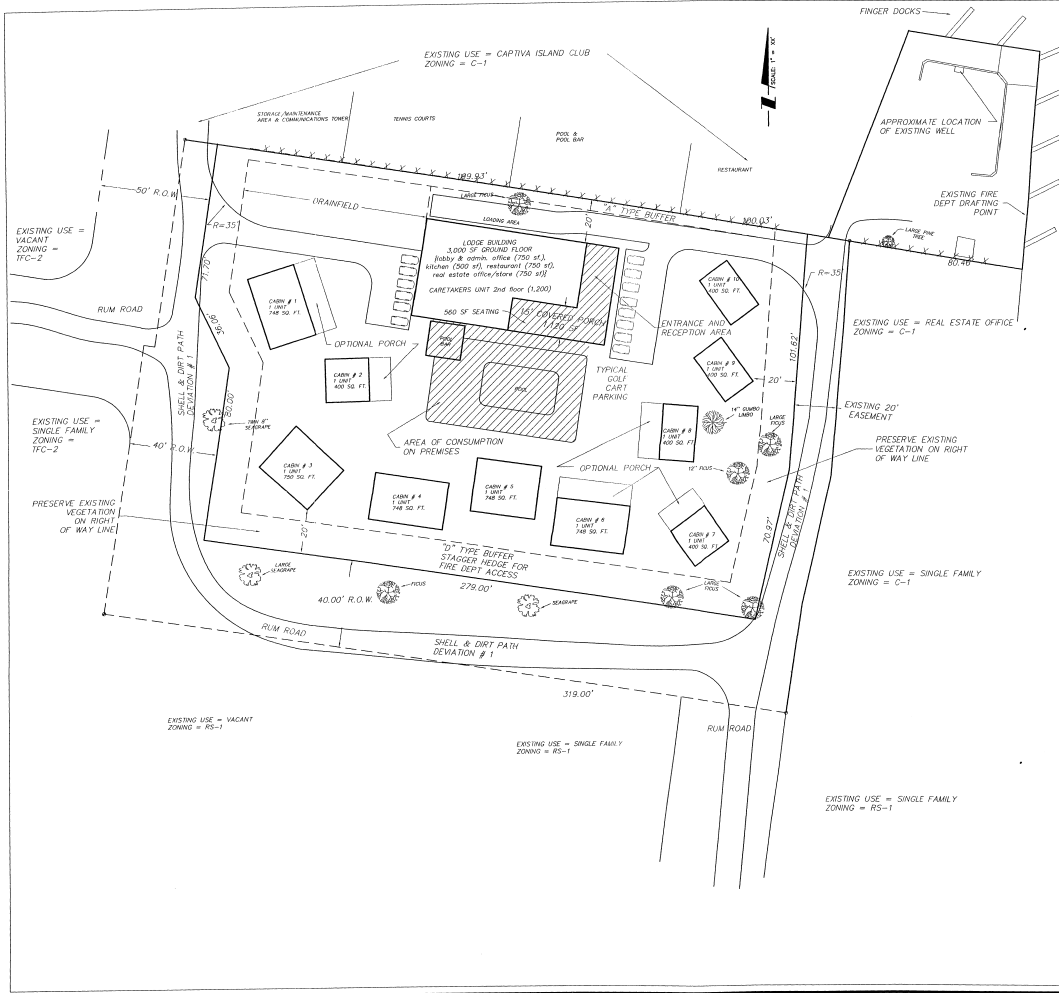
Wilson Miller
Planners • Engineers • Architects • Surveyors
Landmarks • Historic Preservation Consultants
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Email: info@wilsonmiller.com • www.wilsonmiller.com

GRAY'S LODGE
PROPOSED COMMERCIAL PLANNED DEVELOPMENT
UPPER CAPTIVA ISLAND
LEE COUNTY, FL

BCI 2003-00480

PRINTED
JAN 21 2004
Wilson Miller, Inc.
4521 Colonial Boulevard
Ft. Myers, Florida 33912

SEC 5, TWP 4S, RGE 21	
Designed by:	1819
Drawn by:	1819
Checked by:	
Approved by:	
Date:	1/15/04
Scale:	1" = 20'
File #:	04251-000-000
Sheet	1 of 1



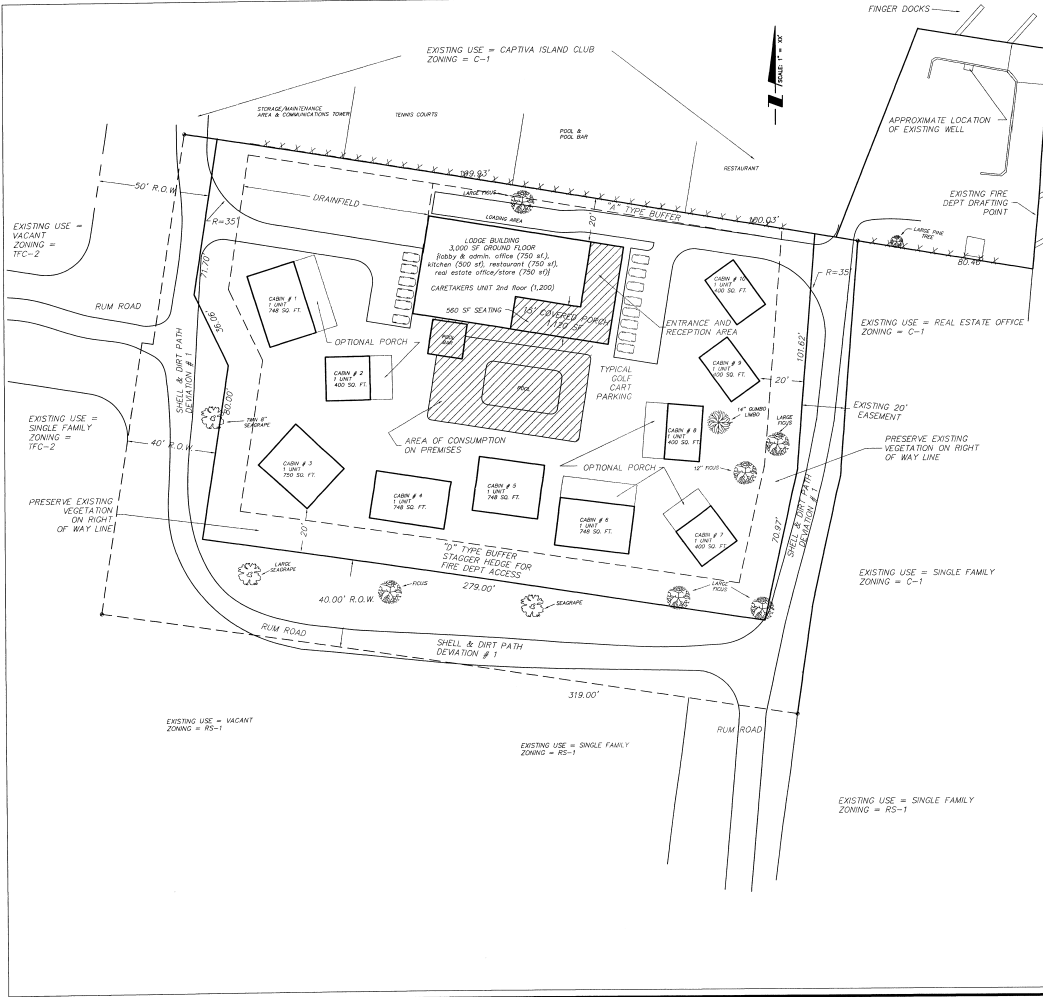
- NOTES:
- 08000-£002 100
1. PROPOSED IS A REZONING FROM C-1 TO COMMERCIAL PLANNED DEVELOPMENT TO ALLOW A 10 UNIT FISHING LODGE.
 2. THE 1.58 ACRE PARCEL IS LOCATED IN THE OUTER ISLANDS LAND USE DESIGNATION FOR THE LEE PLAN.
 3. SCHEDULE OF USES:
HOTEL/MOTEL (10 UNITS)
ADMINISTRATIVE OFFICE (MAIN LODGE BUILDING)
BAR OR COCKTAIL LOUNGE (POOL BAR)
CARETAKERS RESIDENCE (MAIN LODGE BUILDING)
CONSUMPTION ON PREMISES
ESSENTIAL SERVICES
REAL ESTATE OFFICE (MAIN LODGE BUILDING)
RECREATIONAL FACILITIES, PRIVATE ON-SITE RENTAL OR LEASING ESTABLISHMENTS, GROUP I-LIMITED TO (BICYCLE, GOLF CART AND BOAT RENTALS (MAIN LODGE BUILDING)
RESTAURANT, GROUPS II & III
SIGNS IN ACCORDANCE WITH CHAPTER 30
SPECIALTY RETAIL GROUPS I & II
 4. PROPERTY DEVELOPMENT REGULATIONS
MINIMUM LOT AREA = NO SUBDIVISION REQUESTED
MINIMUM LOT WIDTH = 100'
MINIMUM LOT DEPTH = 100'
MINIMUM STREET SETBACK = 20'
MINIMUM SIDE SETBACK = 15'
MINIMUM REAR SETBACK = 15'
MAXIMUM BUILDING HEIGHT = CABINS 20' & LODGE = 35'
MAXIMUM LOT COVERAGE = 40%
MINIMUM OPEN SPACE = 50%
DEVELOPMENT PERIMETER SETBACK = 10'
MINIMUM BUILDING SEPARATION = 10'
 5. OPEN SPACE CALCULATION
69,727 TOTAL SQUARE FEET
21,315 SQ. FT. EXISTING ROW/EASEMENT
50. FT. SHELL DRIVE AND GOLF CART PARKING
2,800 SQ. FT. POOL AREA
9,650 SQ. FT. BUILDINGS
SITE AREA LESS EXISTING ROW = 48,392 SQ. FT.
48,392 @ 20% = 9,678 SQ. FT.
50% OPEN SPACE IS PROVIDED
 6. THE PARCEL IS LOCATED ON UPPER CAPTIVA ISLAND, A BARRIER ISLAND WITH NO VEHICULAR ACCESS AND THEREFORE NO PARKING IS REQUIRED PER 34-2011(4).
 7. MAXIMUM RENTAL UNITS [34-1802(4)(3)]
HOTELS/MOTELS APPROVED AS PLANNED DEVELOPMENTS ARE NOT SUBJECT TO RENTAL SIZE OR DENSITY REQUIREMENTS, PROVIDED ALL OTHER ASPECTS OF THE DEVELOPMENT (HEIGHT, TRAFFIC, INTENSITY OF USE) ARE FOUND TO BE COMPATIBLE WITH THE SURROUNDING AREA AND ARE OTHERWISE CONSISTENT WITH THE LEE PLAN.
 8. SCHEDULE OF DEVIATIONS
A DEVIATION FROM LOC SECTION 10-29(12) WHICH REQUIRES ALL DEVELOPMENTS TO HAVE ACCESS TO A STREET DESIGNED AND CONSTRUCTED OR IMPROVED, MEETING THE STANDARDS CONTAINED IN SECTION 10-296 (A CATEGORY "A" ROAD), TO ALLOW GOLF CART ACCESS TO THE EXISTING SHELL/GRAVEL ROAD.
 9. WATER SERVICE WILL BE PROVIDED BY A PERMITTED, EXISTING PUBLIC WATER SUPPLY (WELL) LOCATED ON THE ADJACENT PARCEL.
SEWER SERVICE WILL BE PROVIDED BY A SEPTIC SYSTEM AND DRAINFIELD.
FIRE PROTECTION IS PROVIDED VIA AN EXISTING, FIRE DEPARTMENT APPROVED, DRAFTING POINT LOCATED IN THE CANAL ON THE ADJACENT PARCEL.
 10. THE COTTAGES AND POOL AREA ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE IN LOCATION AND CONFIGURATION. ALL EXISTING NATIVE VEGETATION, NOT LOCATED WITHIN BUILDING, PARKING OR DRAINFIELD AREAS SHALL BE PRESERVED.
 11. ALL CABINS ARE ELIGIBLE FOR OPTIONAL PORCHES.
 12. WATER MANAGEMENT WILL BE PROVIDED VIA DRY RETENTION AT GRADE.

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10000 W. US HWY 1, SUITE 200
FORT MYERS, FL 33907
TEL: 941.336.1111
WWW.WILSONMILLER.COM

GRADY'S LODGE
PROPOSED COMMERCIAL PLANNED DEVELOPMENT
UPPER CAPTIVA ISLAND
LEE COUNTY, FL

DATE: 5/5/04
SCALE: 1" = 20'
PLOT: 04251-000-000
FILE #: D-4251-01

Sheet 1 of 1



- NOTES:
- 08000-5002 130
1. PROPOSED IS A REZONING FROM C-1 TO COMMERCIAL PLANNED DEVELOPMENT TO ALLOW A TO UNIT FISHING LAND USE DESIGNATION FOR THE LEE PLAN.
 2. THE 1.89 ACRE PARCEL IS LOCATED IN THE OUTER ISLANDS
 3. SCHEDULE OF USES:
HOTEL/MOTEL (10 UNITS)
ADMINISTRATIVE OFFICE (MAIN LODGE BUILDING)
BAR OR COCKTAIL LOUNGE (POOL BAR)
CARETAKERS RESIDENCE (MAIN LODGE BUILDING)
CONSUMPTION ON PREMISES
ESSENTIAL SERVICES
REAL ESTATE OFFICE (MAIN LODGE BUILDING)
RECREATIONAL FACILITIES, PRIVATE ON-SITE
RENTAL OF LEASING ESTABLISHMENTS, GROUP 1-LIMITED TO
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RESTAURANT, GROUPS I & II
SIGNS IN ACCORDANCE WITH CHAPTER 30
SPECIALTY RETAIL GROUPS I & II
 4. PROPERTY DEVELOPMENT REGULATIONS
MINIMUM LOT AREA = NO SUBDIVISION REQUESTED
MINIMUM LOT WIDTH = 100'
MINIMUM LOT DEPTH = 100'
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MINIMUM SIDE SETBACK = 15'
MINIMUM REAR SETBACK = 15'
MAXIMUM BUILDING HEIGHT = CABINS 20' & LODGE = 35'
MAXIMUM LOT COVERAGE = 40%
MINIMUM OPEN SPACE = 50%
DEVELOPMENT PERIMETER SETBACK = 10'
MINIMUM BUILDING SEPARATION = 10'
 5. OPEN SPACE CALCULATION
19,727 TOTAL SQUARE FEET
21,335 SQ. FT. EXISTING ROW/EASEMENT
50 FT. SHELL DRIVE AND GOLF CART PARKING
2,800 SQ. FT. POOL AREA
6,850 SQ. FT. BUILDINGS
SITE AREA LESS EXISTING ROW = 48,392 SQ. FT.
48,392 @ 20% = 9,678 SQ. FT.
50% OPEN SPACE IS PROVIDED
 6. THE PARCEL IS LOCATED ON UPPER CAPTIVA ISLAND, A
BARRIER ISLAND WITH NO VEHICULAR ACCESS AND
THEREFORE NO PARKING IS REQUIRED PER 34-201(1)(d).
 7. MAXIMUM RENTAL UNITS [34-1802(4)(a)]
HOTELS/MOTELS APPROVED AS PLANNED DEVELOPMENTS
ARE NOT SUBJECT TO RENTAL SIZE OR DENSITY
REQUIREMENTS, PROVIDED ALL OTHER ASPECTS OF THE
DEVELOPMENT (HEIGHT, TRAFFIC, INTENSITY OF USE) ARE
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(A CATEGORY "A" ROAD), TO ALLOW GOLF CART ACCESS
TO THE EXISTING SHELL/GRAVEL ROAD.
 9. WATER SERVICE WILL BE PROVIDED BY A PERMITTED,
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SEWER SERVICE WILL BE PROVIDED BY A SEPTIC SYSTEM
AND DRAINFIELD.
FIRE PROTECTION IS PROVIDED VIA AN EXISTING FIRE
DEPARTMENT APPROVED DRAFTING POINT LOCATED IN THE
CANAL ON THE ADJACENT PARCEL.
 10. THE COTTAGES AND POOL AREA ARE CONCEPTUAL IN
NATURE AND ARE SUBJECT TO CHANGE IN LOCATION AND
CONFIGURATION. ALL EXISTING NATIVE VEGETATION, NOT
LOCATED WITHIN BUILDING, PARKING OR DRAINFIELD AREAS
SHALL BE PRESERVED.
 11. ALL CABINS ARE ELIGIBLE FOR OPTIONAL PORCHES.
 12. WATER MANAGEMENT WILL BE PROVIDED VIA DRY RETENTION
AT GRADE.

Brad's Lodge

PROPOSED COMMERCIAL PLANNED DEVELOPMENT

UPPER CAPTIVA ISLAND

LEE COUNTY, FL

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Phone: (954) 340-1100 • Fax: (954) 340-1101

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SEC 5 TWP 45 R1E 21

Designed by: 1819

Drawn by: 1819

Checked by:

Approved by:

Date: 5/5/04

Scale: 1" = 20'

PIN: 04291-000-000

File #: D-4291-01

Sheet 1 of 1