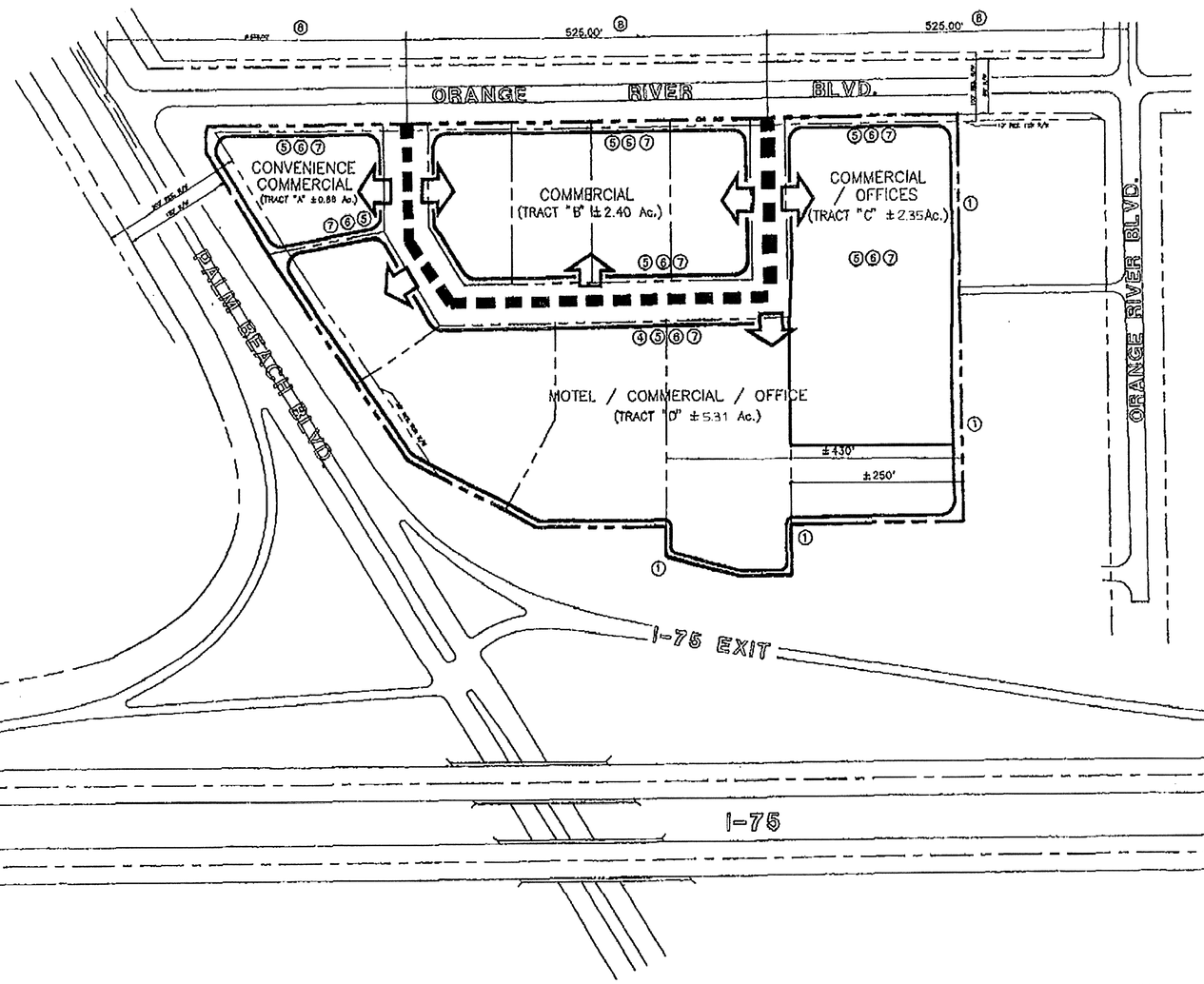
kwiktag® 034 988 296

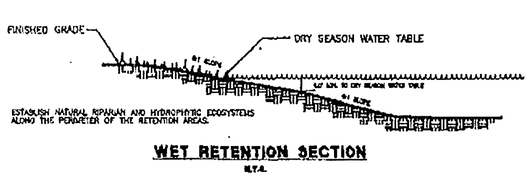
MAPS for CASE #ADD2008-00136

SCHEDULE OF USES

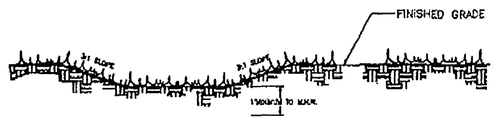
LAND USE	TRACT A	TRACT B	TRACT C	TRACT D
Animal Clinic (cl)		X	X	X
Animal Kennel (cl)		X		X *
Automatic Teller Machines (ATMS)	X	X	X	X *
Auto Parts Store, no installation service	X	X		X *
Auto Repair and Service Group I Section 1001.02	X	X		X *
Automobile Service Station, Limited	X	X		X *
Banks and Financial Establishments All Groups Section 1001.03	X	X	X	X
Bar or Cocktail Lounge		X		X *
Boat Parts Store, no installation service		X		X *
Broadcasting Studio Commercial Radio and Television Section 647		X	X	X
Business Services Group I and Group II, All Categories Section 1001.05		X	X	X
Car Wash (cl)	X	X		X *
Cleaning and Maintenance Services Section 1001.07		X		X
Clothing Stores, General Section 1001.06		X		X
Clubs Commercial, Fraternal/Membership Organization, Section 611		X		X
Condominium as Promise- 2 Section 202.02	X	X	X	X
Convenience Food and Beverage Stores (cl)	X			
Day Care Center Child and/or Adult Section 514		X	X	X
Drive-thru Facility For any permitted use	X	X	X	X
Drugstore	X	X		X
Automobile Service Station, Limited	X	X		
Excavation Water Retention Section 516	X	X	X	X
Food Store Group I and II Section 1001.16	X	X	X	X *
Governmental Services Standard Office Space	X	X	X	X
Hardware Store (cl)	X	X		X
Health Care Facility Group III Sections 524 and 1001.20	X	X		X
Hobby, Toy and Game Shops Section 1001.21		X		X
Hotel/Motel Section 514		X	X	X
Household/Office Furnishings Groups I and II Section 1001.22	X	X		X
Insurance Companies Section 1001.23	X		X	X
Laundry or Dry Cleaning Group I Section 1001.24	X	X		X *
Lawn and Garden Supply Store (cl) Section 629	X	X		X
Music Store (cl)	X	X		X
Night Club (cl)	X	X		I
Non-store Retailers All Groups Section 1001.30		X		X
Offices - Medical			X	X
Package Store Section 202.03	X	X		X *
Paint, Glass, and Wallpaper Store (cl)	X	X		X
Parks, Public and Private (cl) Group I Section 1001.32		X	X	X
Personal Services All Groups Section 1001.33		X	X	X
Pet Shop (cl)		X		X
Pharmacy (cl)	X	X		X
Recreation, Commercial Group II and IV Section 1001.39		X	X	X
Recreation Facilities Personal, Private, Public (cl)		X	X	X
Religious Facilities Section 507			X	X
Repair Shops Groups I and II Section 1001.40		X		X
Restaurant, Fast Food (cl)	X	X		X *
Restaurants, Standard All Groups Section 1001.44	X	X		X *
Schools, Commercial Section 1001.45		X		X
Self Service Fuel Pumps (cl) Ancillary to a permitted use				X
Self Service Fuel Pump Station (cl)	X			
Signs Provided same comply with the Lee County Sign Ordinance	X	X	X	X
Social Services Group I Section 1001.46		X		X *
Specialty Retail Shop Groups I, II, III and IV Section 1001.47	X	X		X
Stucco Section 1001.49		X	X	X
Used Merchandise Stores Groups I and II only Section 1001.54		X		X
Variety Store (cl)	X	X		X

* Not permitted in Southern 430 feet of Tract D





WET RETENTION SECTION
N.T.S.



DRY RETENTION SECTION
N.T.S.

SCHEDULE OF DEVIATIONS

1. Deviation from the requirement that all commercial and industrial uses shall provide a continuous visual screen of at least 8 feet in height along any lot line abutting a residential use (202.14.E.1 and also Table C-3), to allow an opaque vegetative covered fence 6 feet in height;
2. Withdrawn;
3. Deviation from the minimum setback from a structure to a water body of 25 feet (202.18.B.4.b.) to 0 feet to an architectural structure such as a gazebo, cabana, wooden deck, walkway, or foot bridge.
4. Deviation from excavation depth for water retention from 12 feet (Section 509.B.), to the confining layer;
5. Deviation from the minimum water retention excavation setbacks to a street right-of-way of 150 feet (509.C.4.) to 25 feet;
6. Deviation from the minimum water retention excavation setbacks to a private property line of 50 feet (509.C.4.) to 25 feet;
7. Deviation from the requirement that a 4-foot fence be placed around excavations for water retentions when located less than 100 feet from any property under separate ownership (509.F), to require no fencing;
8. Deviation from the minimum intersection separation of 660 feet along arterial streets (DSO Section C.3.h.), to ± 435 feet and ± 525 feet;
9. Withdrawn;
10. Withdrawn;
11. Deviation from the requirement that the density of transient hotel/motel units to be calculated at 1,700 square feet per unit (514.B.4.), to permit the density of transient hotel/motel units to be calculated at 995 square feet per unit with a maximum of 120 units.

SITE DATA

LAND USE	TRACT	ACREAGE
1. Commercial/ Office Hotel	A B	+/- 3.26 Acres 60 Hotel Rooms
Rooms and Square Footage: 8,000 square feet 60 Hotel Rooms		
2. Commercial South 250 ft	C D	+/- 3.1 Acres
Rooms and Square Footage: 2,000 square feet 100 Hotel Rooms		
3. Commercial Remainder of D	D	+/- 4.64 Ares
Total Square Feet: 29,000 square feet		
4. Road Right of Way		+/- 1.5 Ares
Total Site Area		+/- 12.5 Acres

GENERAL NOTES

1. Maximum building height is 45' above grade for all buildings with the exception of a motel. If a motel is constructed the main portions of the building will not exceed 45', however, a cupola may be 52' above grade.
2. The specific location of retention areas has not been determined. Retention areas will be incorporated into the Final Site Plan in compliance with applicable Lee County and SFWMD Rules and Regulations.
3. The exact location of the excavation/lakes will be determined prior to Final Development Approval.
4. The applicant will provide a Type "C" buffer along all property lines abutting residential uses. The buffer will include an eight (8) foot high fence and the numbers of trees and shrubs required for a type "D" buffer.
5. The lot lines depicted on this Master Concept Plan are intended to depict the preliminary arrangement of parcels within the project. Final lot dimensions will be presented at the time of final site plan approval. All lots will comply with the performance standard of the CC Zoning District.
6. Preliminary plans call for a single building per lot, however, clusters of buildings may be placed on a single lot in compliance with applicable codes.
7. The applicant will provide a Type "A" buffer along Orange River Boulevard. The buffer will include the number of trees and shrubs required for a Type "B" buffer.

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2008-00136
Date 12/23/2008

SCALE: 1"= 100'- 0"

0 50 100 200 300

DATE: 12-12-88

NORTH

PREPARED FOR:
MR. JAMES KINSEY
KINSEY ASSOCIATES, INC., REALTORS
2423 FIRST STREET FORT MYERS, FL 33901
(813) 334-1367

PREPARED BY:
DAVID M. JONES JR. & ASSOCIATES, INC.
PLANNERS AND LANDSCAPE ARCHITECTS
2207 FIRST STREET FORT MYERS,FL 33901
(813) 334-1831

ORANGE RIVER CENTRE

REVISIONS	DATE
SUFFICENCY RESPONSE	03-07-89
SUFFICENCY RESPONSE	06-22-88
REPORT RESPONSE	09-06-89

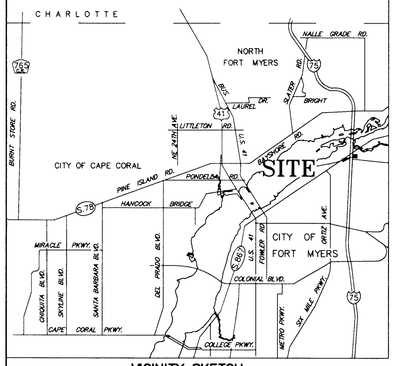
MAP-H

MASTER CONCEPT PLAN

RECEIVED
DEC 1 8 2008
COMMUNITY DEVELOPMENT

SURVEY PLAT

OF A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



VICINITY SKETCH
(NOT TO SCALE)

DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING PART OF LOT 1, ORANGE RIVER CENTRE A SUBDIVISION RECORDED IN PLAT BOOK 48, PAGE 67 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N.88°45'42"E. ALONG THE SOUTH LINE OF SAID LOT 1 FOR 116.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N.00°48'56"W. FOR 205.68 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE THENCE N.89°11'12"E. ALONG THE NORTH LINE OF SAID LOT 1 FOR 179.14 FEET; THENCE N.00°48'48"W. FOR 27.85 FEET; THENCE N.89°11'12"E. ALONG THE NORTH LINE OF SAID LOT 1 FOR 250.05 FEETTO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°03'52", A CHORD BEARING AND DISTANCE OF S.45°46'52"E., 49.53 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 55.02 FEET TO THE END OF SAID CURVE, BEING ON THE WEST RIGHT-OF-WAY LINE OF ORANGE RIVER BOULEVARD; THENCE S.00°44'56"E. FOR 195.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S.88°45'42"W. ALONG THE SOUTH LINE OF SAID LOT 1 FOR 463.97 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2.35 ACRES, MORE OR LESS.

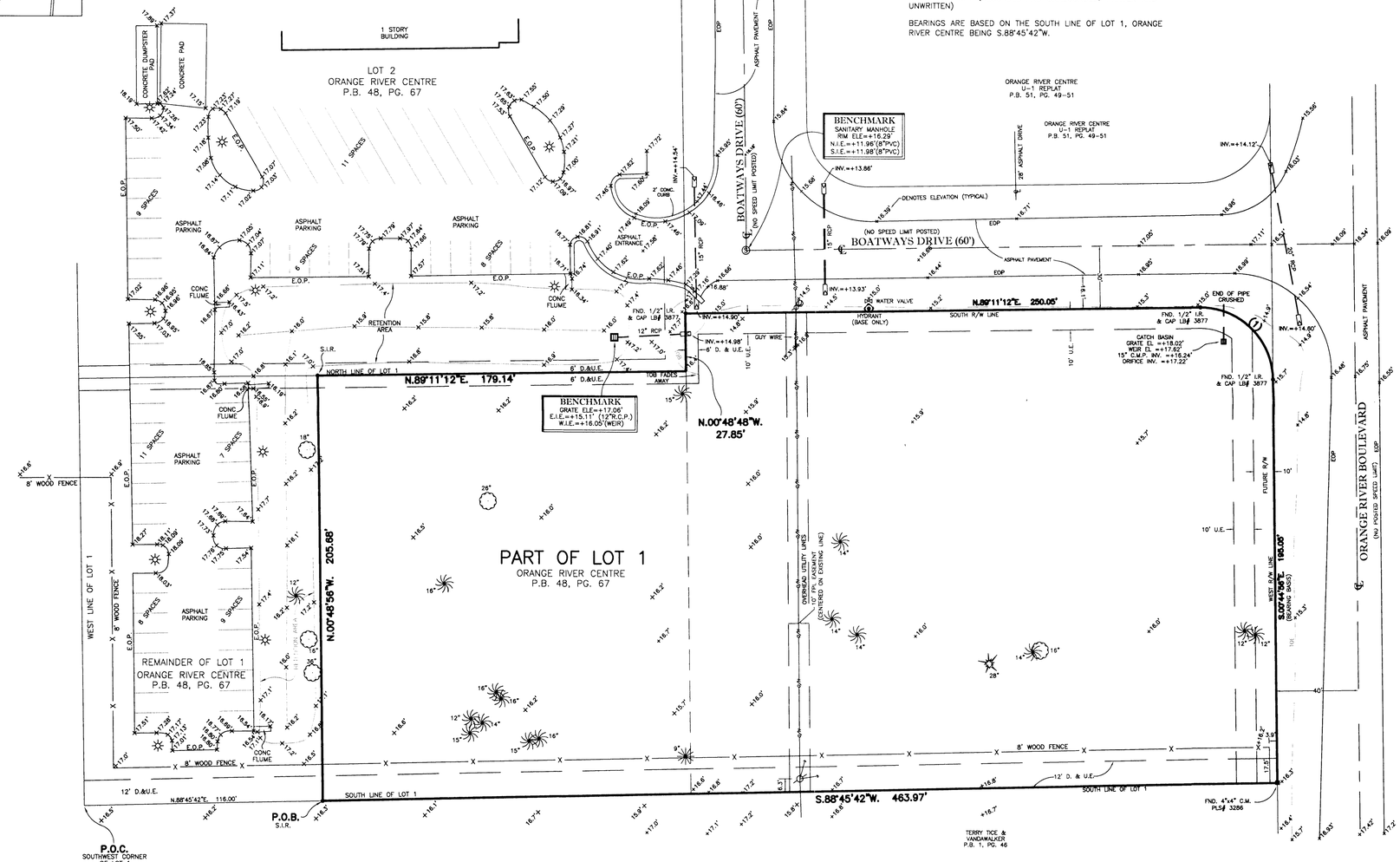
PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN)

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, ORANGE RIVER CENTRE BEING S.88°45'42"W.

Curve number 1
Radius= 35.00'
Delta= 90°03'52"
Arc= 55.02'
Tangent= 35.04'
Chord= 49.53'
Chord Brg.= S.45°46'52"E.

N

0 15 30 60
GRAPHIC SCALE
(1" = 30')



NOTES:

SURVEY BASED ON THE RECORDED PLAT OF ORANGE RIVER CENTRE, AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1 AS BEING S.88°45'42"W.

PARCEL LIES IN FLOOD ZONE "X", NO BASE FLOOD ELEVATION. THIS INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP 125124 0225 C, EFFECTIVE DATE 3-15-94.

THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH CAP BEARING THE CORPORATION NO. LB# 7071.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED.

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DERIVED FROM F.D.O.T. BENCHMARK "I-75 E 14".

DATE OF LAST FIELD WORK: 7-6-2006

RECEIVED
SEP 23 2008
COMMUNITY DEVELOPMENT

ADD 2008-00136

FOR THE FIRM:

SCOTT M. SHORE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS #5743

DATE SIGNED: 7-5-2006

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

THIS SURVEY WAS PREPARED WITH BENEFIT OF AN ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

(1) = MATCH TO CURVE DATA
(P) = PLAT
(D) = DEED
(M) = MEASURED
(C) = CALCULATED
LB = LICENSED BUSINESS
P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
I.D. = IDENTIFICATION
R/W = RIGHT-OF-WAY
℄ = CENTER LINE OF ROAD/DRIVEWAY
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
DESC. = DESCRIPTION
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVE
R.C.P. = REINFORCED CONCRETE PIPE
C.L.F. = CHAIN LINK FENCE
P.V.C. = POLYVINYL CHLORIDE
E.O.P. = EDGE OF PAVEMENT
T.O.B. = TOP OF BANK
N.I.E.=NORTH INVERT ELEVATION
E.I.E. = EAST INVERT ELEVATION
S.I.E. =SOUTH INVERT ELEVATION
W.I.E. =WEST INVERT ELEVATION
L.C.P.W. = LEE COUNTY PUBLIC WORKS
N.G.V.D. 29 = NATIONAL GEODETIC VERTICAL
F.I.R. = FOUND IRON ROD
S.I.R. = SET 5/8" IRON ROD & CAP LB# 7071
F.N.&D. = FOUND NAIL AND DISK

= WATER VALVE
+5.38' = SPOT ELEVATION
= FIRE HYDRANT
= GUY WIRE ANCHOR
—O/H— = OVERHEAD UTILITY LINES
= WOOD UTILITY POLE
= MANHOLE COVER
= CONCRETE POWER POLE
= CATCH BASIN
= LIGHT POLE
= TELEPHONE SERVICE BOX
= PALM TREE
= OAK TREE
= PINE TREE
= MELALEUCA TREE

FOR THE EXCLUSIVE USE OF:

- STEWART TITLE GUARANTY COMPANY
- TRADEWINDS TITLE, INC.
- FOURSTAR INVESTMENT GROUP, INC.

ORANGE RIVER CENTRE

Applicant's Exhibit Checked By 10-13-08

TITLE: **BOUNDARY & TOPOGRAPHIC SURVEY**

METRON
SURVEYING & MAPPING LLC
LAND SURVEYORS·PLANNERS
LB #7071

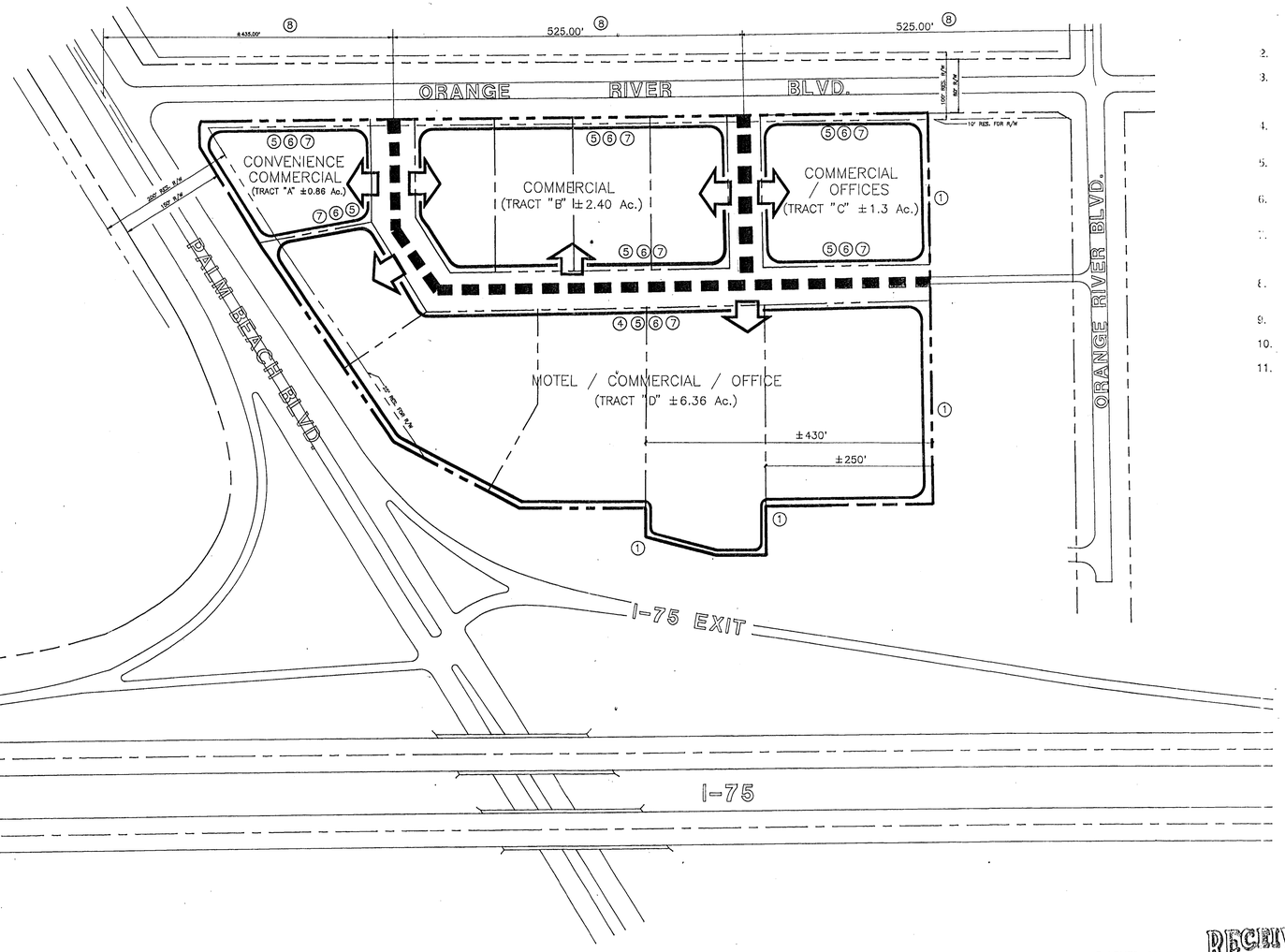
10970 S. CLEVELAND AVENUE
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457
www.metronfl.com

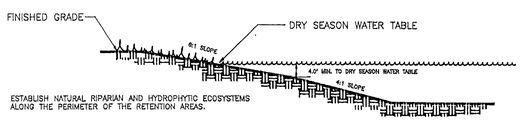
FILE NAME:	FIELD BOOK/PAGE:		PROJECT NO.:		SHEET:
2911SR3.dwg	297/75		2911		1 OF 1
SURVEY DATE:	DRAWN BY:	SCALE:	CHECKED BY:	(S-T-R)	
7-06-2006	DESII	1"= 30'	SMS	3-44-25	

SCHEDULE OF USES

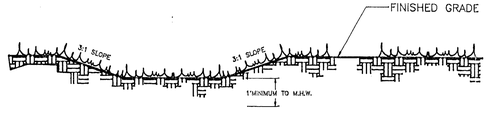
LAND USE	TRACT 'A'	'B'	'C'	'D'
Animal Clinic (dl)		X	X	X
Animal Kennel (dl)		X		X *
Automatic Teller Machines (ATM'S)	X	X	X	X *
Auto Parts Store, no installation service	X	X		X *
Auto Repair and Service Group I Section 1001.02	X	X		X *
Automobile Service Station, Limited	X	X		X *
Banks and Financial Establishments All Groups Section 1001.03	X	X	X	X
Bar or Cocktail Lounge		X		X *
Boat Parts Stores, no installation service		X		X *
Broadcasting Studio Commercial Radio and Television Section 547		X	X	X
Business Services Group I and Group II, All Categories Section 1001.05		X	X	X
Car Wash (dl)	X	X		X *
Cleaning and Maintenance Services Section 1001.07		X		X
Clothing Stores, General Section 1001.09		X		X
Clubs Commercial, Fraternal,Membership Organization, Section 511		X		X
Consumption on Premise- 2 Section 202.02	X	X	X	X
Convenience Food and Beverage Stores (dl)	X			
Day Care Center Child and/or Adult Section 514		X	X	X
Drive-thru Facility For any permitted use	X	X	X	X
Drugstore	X	X		X
Automobile Service Station, Limited	X	X		
Excavation Water Retention Section 518	X	X	X	X
Food Store Group I and II Section 1001.16	X	X	X	X *
Governmental Services Standard Office Space	X	X	X	X
Hardware Store (dl)	X	X		X
Health Care Facility Group III Sections 524 and 1001.20	X	X		X
Hobby, Toy and Game Shops Section 1001.21		X		X
Hotel/Motel Section 514		X	X	X
Household/Office Furnishings Groups I and II Section 1001.22	X	X		X
Insurance Companies Section 1001.23	X		X	X
Laundry or Dry Cleaning Group I Section 1001.24	X	X		X *
Lawn and Garden Supply Store (dl) Section 523	X	X		X
Music Store (dl)	X	X		X
Night Club (dl)	X	X		X
Non-store Retailers All Groups Section 1001.30		X		X
Offices - Medical			X	X
Package Store Section 202.03	X	X		X *
Paint, Glass, and Wallpaper Store (dl)	X	X		X
Parks, Public and Private (dl) Group I Section 1001.32		X	X	X
Personal Services All Groups Section 1001.33		X	X	X
Pet Shop (dl)		X		X
Pharmacy (dl)	X	X		X
Recreation, Commercial Group II and IV Section 1001.38		X	X	X
Recreation Facilities Personal, Private, Public (dl)		X	X	X
Religious Facilities Section 537			X	X
Repair Shops Groups I and II Section 1001.40		X		X
Restaurant, Fast Food (dl)	X	X		X *
Restaurants, Standard All Groups Section 1001.44	X	X		X *
Schools, Commercial Section 1001.45		X		X
Self Service Fuel Pumps (dl) Ancillary to a permitted use				X
Self Service Fuel Pump Station (dl)	X			
Signs Provided same comply with the Lee County Sign Ordinance	X	X	X	X
Social Services Group I Section 1001.46		X		X *
Specialty Retail Shop Groups I, II, III and IV Section 1001.47	X	X		X
Studios Section 1001.49		X	X	X
Used Merchandise Stores Groups I and II only Section 1001.54		X		X
Variety Store (dl)	X	X		X

* Not permitted in Southern 430 feet of Track D





WET RETENTION SECTION
N.T.S.



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N.T.S.

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4. Deviation from excavation depth for water retention from 12 feet (Section 509.B.), to the confining layer;
5. Deviation from the minimum water retention excavation setbacks to a street right-of-way of 150 feet (509.C.4.) to 25 feet;
6. Deviation from the minimum water retention excavation setbacks to a private property line of 50 feet (509.C.4.) to 25 feet;
7. Deviation from the requirement that a 4-foot fence be placed around excavations for water retentions when located less than 100 feet from any property under separate ownership (509.F), to require no fencing;
8. Deviation from the minimum intersection separation of 660 feet along arterial streets (DSO Section C.3.h.), to ± 435 feet.and ± 525 feet;
9. Withdrawn;
10. Withdrawn;
11. Deviation from the requirement that the density of transient hotel/motel units to be calculated at 1,700 square feet per unit (514.B.4.), to permit the density of transient hotel/motel units to be calculated at 995 square feet per unit with a maximum of 120 units.

SITE DATA

LAND USE	TRACT	ACERAGE
1. Commercial/ Office	A	+/- 3.26 Acres
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Rooms and Square Footage: 8,000 square feet 60 Hotel Rooms		
2. Commercial South 250 ft	C D	+/- 3.1 Acres
Rooms and Square Footage: 2,000 square feet 100 Hotel Rooms		
3. Commercial Remainder of D	D	+/- 4.64 Ares
Total Square Feet: 29,000 square feet		
4. Road Right of Way		+/- 1.5 Ares
Total Site Area		+/- 12.5 Acres

GENERAL NOTES

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6. Preliminary plans call for a single building per lot, however, clusters of buildings may be placed on a single lot in compliance with applicable codes.
7. The applicant will provide a Type "A" buffer along Orange River Boulevard. The buffer will include the number of trees and shrubs required for a Type "B" buffer.

RECEIVED
SEP 27 2005
PERMIT COUNTER

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2005-00096
Date 10/10/05

SCALE: 1" = 100'- 0"

0 50 100 200 300

DATE: 12-12--88

MASTER CONCEPT PLAN MODIFICATION 9-22-05

RECEIVED
SEP 23 2008
COMMUNITY DEVELOPMENT

NORTH

ADD 2008-00136
ADD 2005-00096

PREPARED FOR:
MR. JAMES KINSEY
KINSEY ASSOCIATES, INC., REALTORS
2423 FIRST STREET FORT MYERS, FL. 33901
(813) 334-1367

PREPARED BY:
DAVID M. JONES JR. & ASSOCIATES, INC.
PLANNERS AND LANDSCAPE ARCHITECTS
2207 FIRST STREET FORT MYERS,FL 33901
(813) 334-1831

ORANGE RIVER CENTRE

REVISIONS	DATE
SUFFICENCY RESPONSE	03-07-89
SUFFICENCY RESPONSE	06-22-89
REPORT RESPONSE	09-06-89

MAP-H

MASTER CONCEPT PLAN