

EXHIBITS

CASE # DCI 2010 - 00013

CASE NAME: O' Sullivan CPD

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

ARE THERE ANY BOARD EXHIBITS? ____ YES ____ NO

LOCATION OF BOARDS _____

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

EXHIBITS

APPLICANT

#1 Master Concept Plan

#2 _____

#3 _____

#4 _____

#5 _____

#6 _____

#7 _____

#8 _____

#9 _____

#10 _____

OTHER EXHIBITS

NAME

#1 _____

#2 _____

#3 _____

#4 _____

#5 _____

STAFF

#1 Aerial Photo

#2 Aerial Photos (2 on 11x7 sheet)

#3 _____

#4 _____

#5 _____

#6 _____

#7 _____

#8 _____

#9 _____

#10 _____

NAME

#1 _____

#2 _____

#3 _____

#4 _____

#5 _____

1482 Argyle Drive
Fort Myers, FL 33919
(239) 939-0111
Fax: (239) 939-0611

Gary F. Muller, AICP

LETTER OF TRANSMITTAL

To: Richard Gescheidt

Date: 4/28/11

Re: O'Sullivan CPD
DCI2010-00013

The following items are being transmitted:

Copies	Description
1	Revised MCP (11" x 17")

☒ As Requested

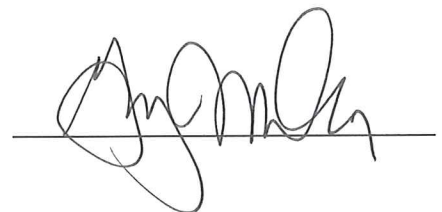
☐ For Your Use

☒ For Review and Comment

Remarks: Revisions as requested:
1) Removed Alternative Plan #4 and Deviation #2.
2) Revised site boundary.
3) Revised site area and open space to reflect new boundary.

Copy To:

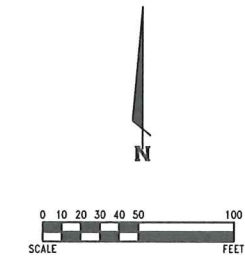
Signed:



2011 APR 28 AM 9:55
LEE COUNTY
HEARING EXAMINER

APPLICANT'S EXHIBIT # 2
DCI2010-00013
Written Submission

ALTERNATIVE PLAN #1

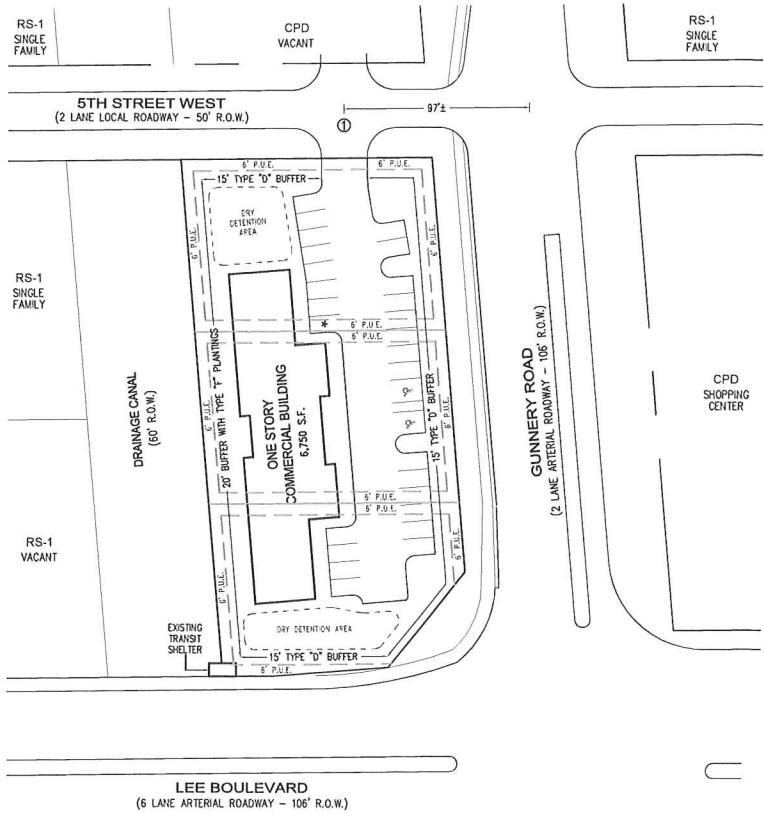


SITE DATA
TOTAL SITE AREA: 0.79 ACRES
COMMERCIAL BUILDING AREA: 6,750 S.F.
MAXIMUM BUILDING HEIGHT: 25 FEET
PARKING PROVIDED: 27 SPACES

OPEN SPACE CALCULATIONS
REQUIRED: 0.79 ACRES X 20% = 0.16 ACRES
OPEN SPACE PROVIDED: 0.41 ACRES¹
¹ ALL AREAS EXCLUDING BUILDING AND PAVEMENT.

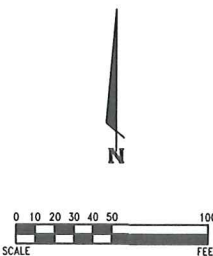
LEGEND
PROPOSED LOADING AREA: *
REQUESTED DEVIATION: @

INDIGENOUS VEGETATION CALCULATIONS
THE SITE DOES NOT CONTAIN ANY INDIGENOUS VEGETATION.



- NOTES**
- 1) EXISTING PUBLIC UTILITY EASEMENTS ALONG INTERNAL LOT LINES WILL BE VACATED PRIOR TO DEVELOPMENT ORDER APPROVAL.
 - 2) THE PROPOSED DEVELOPMENT WILL PROVIDE THE REQUIRED FACILITIES FOR SOLID WASTE/RECYCLING STORAGE AND PICK UP IN ACCORDANCE WITH LDC SECTION 10-261.

ALTERNATIVE PLAN #2

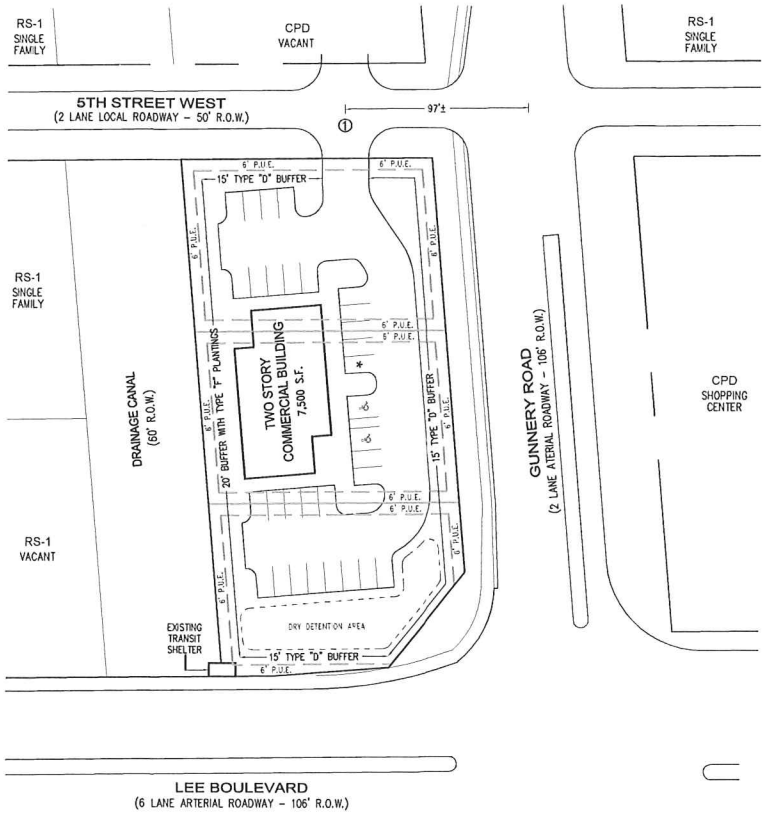


SITE DATA
TOTAL SITE AREA: 0.79 ACRES
COMMERCIAL BUILDING AREA: 7,500 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
PARKING PROVIDED: 30 SPACES

OPEN SPACE CALCULATIONS
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OPEN SPACE PROVIDED: 0.41 ACRES¹
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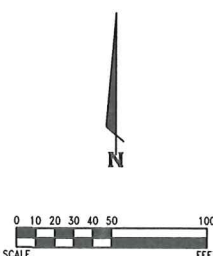
LEGEND
PROPOSED LOADING AREA: *
REQUESTED DEVIATION: @

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ALTERNATIVE PLAN #3

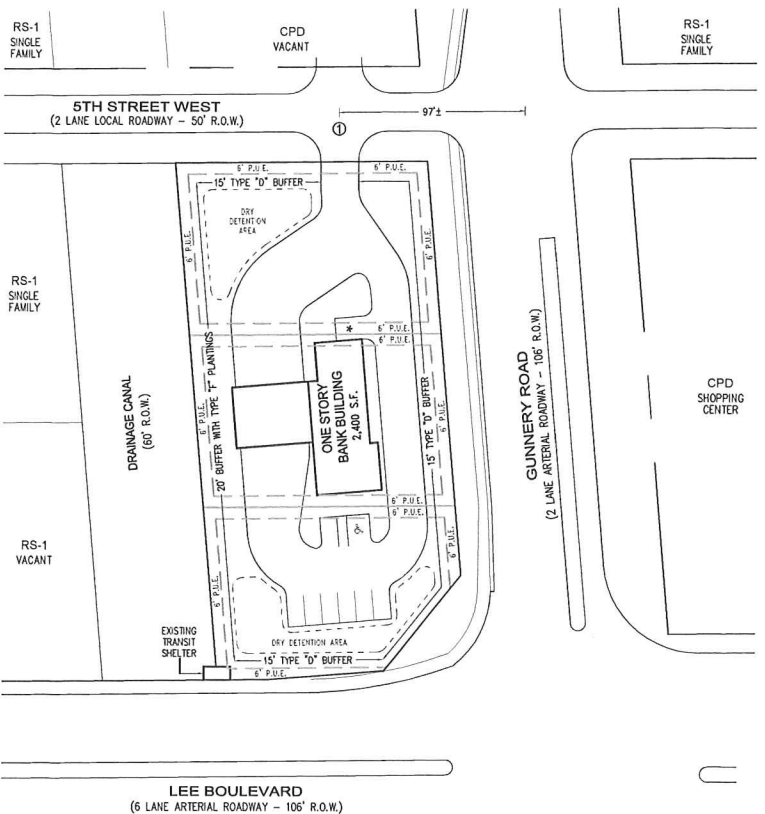


SITE DATA
TOTAL SITE AREA: 0.79 ACRES
COMMERCIAL BUILDING AREA: 2,400 S.F.
MAXIMUM BUILDING HEIGHT: 25 FEET
PARKING PROVIDED: 8 SPACES

OPEN SPACE CALCULATIONS
REQUIRED: 0.79 ACRES X 20% = 0.16 ACRES
OPEN SPACE PROVIDED: 0.39 ACRES¹
¹ ALL AREAS EXCLUDING BUILDING AND PAVEMENT.

LEGEND
PROPOSED LOADING AREA: *
REQUESTED DEVIATION: @

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2011 APR 28 AM 9:55
LEE COUNTY
HEARING EXAMINER

FILE #	1002MCP4
DATE	04/11
SCALE	NOTED
DESIGN	GFM
DRAWN	GFM
CHECK	GFM

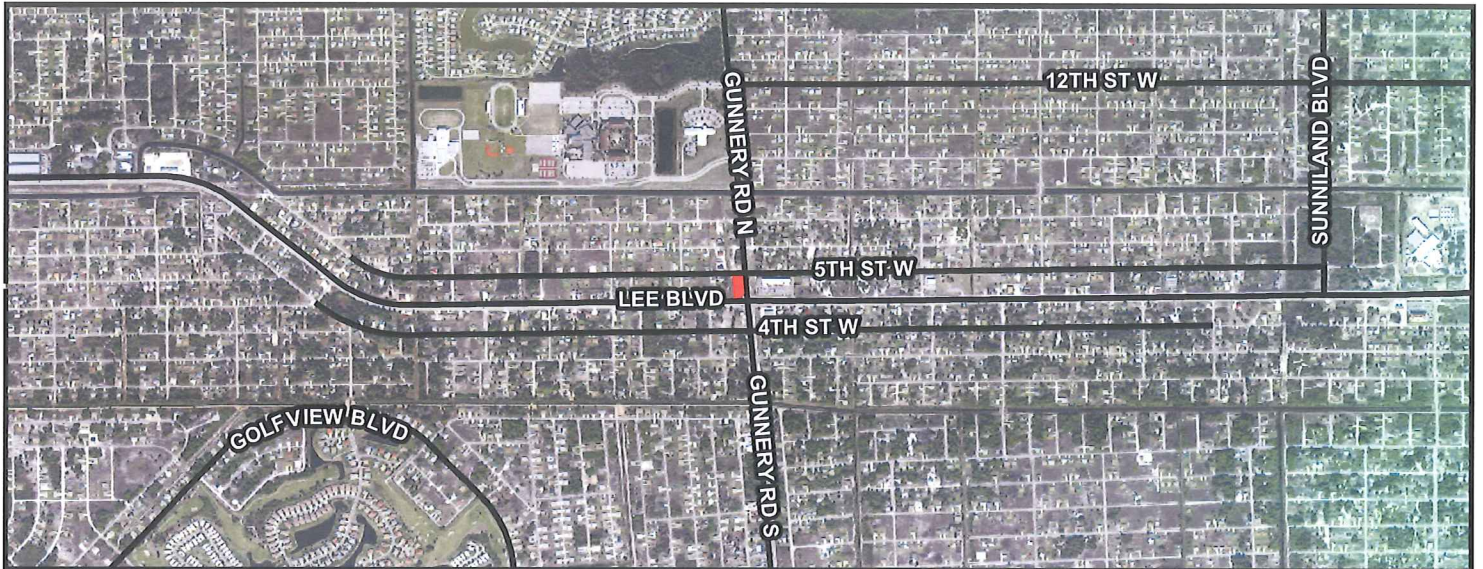


This map drawn for visual purposes only.
Not to be used for official zoning map.

2010 Aerial Photography
Printed April 2011

EXHIBIT #4
Staff Comments
4/20/2011

O'Sullivan CPD
DCI2010-00013



MEMORANDUM
FROM THE
DIVISION OF
ZONING

DATE: April 29, 2011

TO: Richard Gescheidt
Lee County Hearing Examiner

FROM: Nettie Richardson
Nettie Richardson
Principal Planner

CASE NUMBER: DCI2010-00013

APPLICANT: Cornelius P. O'Sullivan, Trustee, in reference to O'Sullivan CPD

This is in response to the Order for Continuance from the April 20, 2011 hearing for the above referenced case. The applicant submitted a revised Master Concept Plan eliminating Alternative Plan #4.

Staff has reviewed the revised Master Concept Plan and continue to support the requested rezoning to CPD.

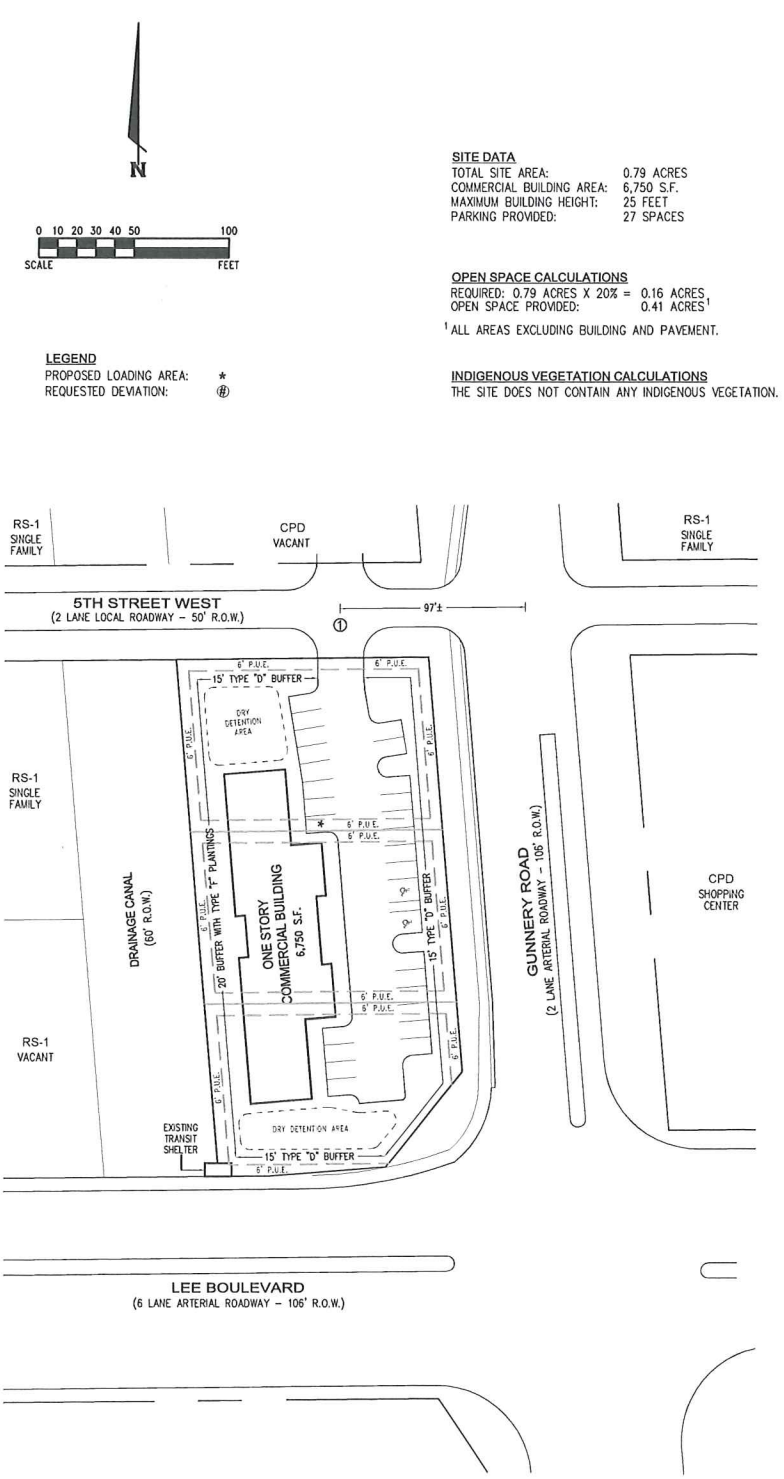
Please amend the stamped received date in Condition 1 to reflect April 28, 2011 date.

cc: Zoning File
Matt Uhle, agent - without the MCP
Michael Jacob, Assistant County Attorney

LEE COUNTY
HEARING EXAMINER
2011 APR 29 PM 1:54

STAFF EXHIBIT # 3
DCI2010-00013
Written Submission

ALTERNATIVE PLAN #1



- NOTES
- 1) EXISTING PUBLIC UTILITY EASEMENTS ALONG INTERNAL LOT LINES WILL BE VACATED PRIOR TO DEVELOPMENT ORDER APPROVAL.
 - 2) THE PROPOSED DEVELOPMENT WILL PROVIDE THE REQUIRED FACILITIES FOR SOLID WASTE/RECYCLING STORAGE AND PICK UP IN ACCORDANCE WITH LDC SECTION 10-261.

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TOTAL SITE AREA: 0.79 ACRES
COMMERCIAL BUILDING AREA: 6,750 S.F.
MAXIMUM BUILDING HEIGHT: 25 FEET
PARKING PROVIDED: 27 SPACES

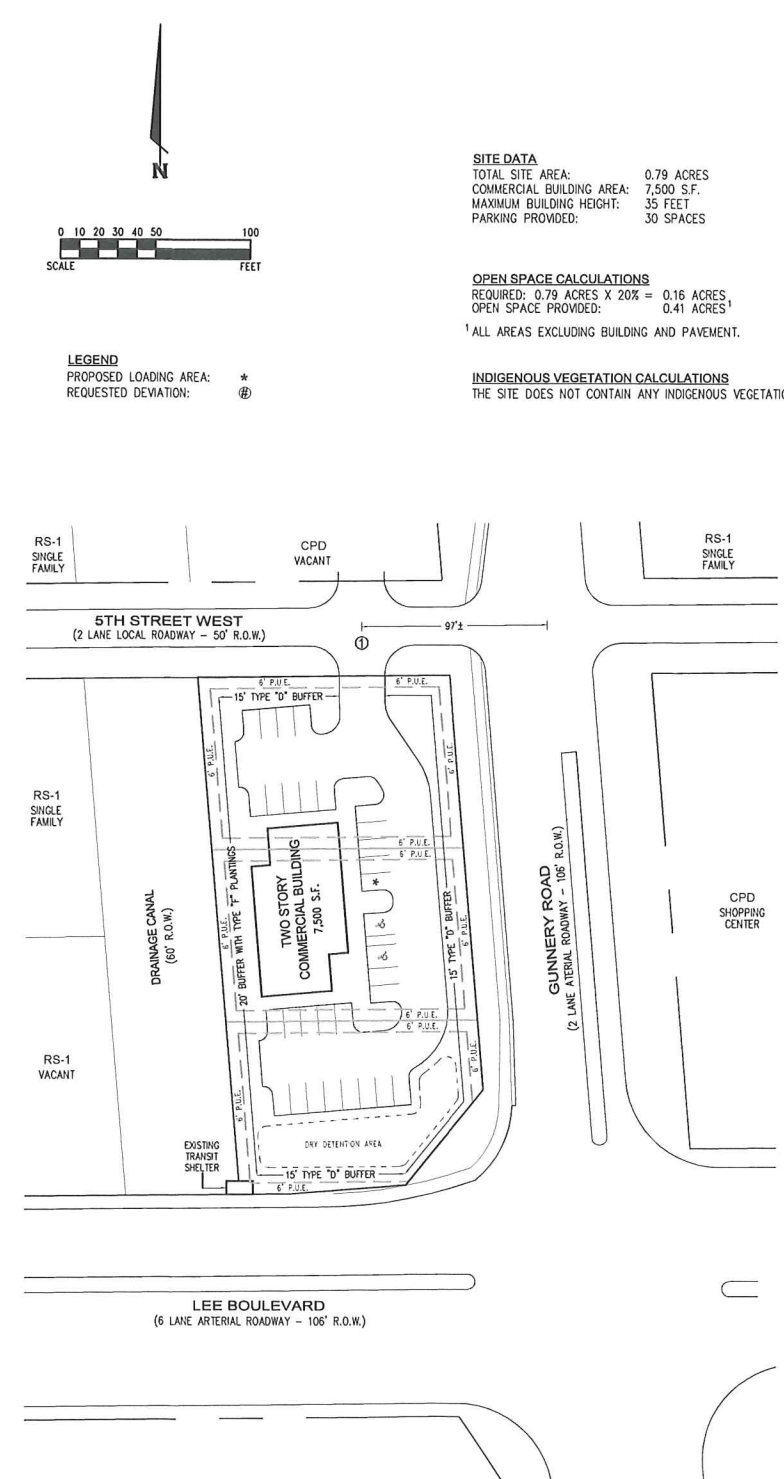
OPEN SPACE CALCULATIONS
REQUIRED: 0.79 ACRES X 20% = 0.16 ACRES
OPEN SPACE PROVIDED: 0.41 ACRES¹

¹ ALL AREAS EXCLUDING BUILDING AND PAVEMENT.

INDIGENOUS VEGETATION CALCULATIONS
THE SITE DOES NOT CONTAIN ANY INDIGENOUS VEGETATION.

LEGEND
PROPOSED LOADING AREA: *
REQUESTED DEVIATION: @

ALTERNATIVE PLAN #2



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LEGEND
PROPOSED LOADING AREA: *
REQUESTED DEVIATION: @

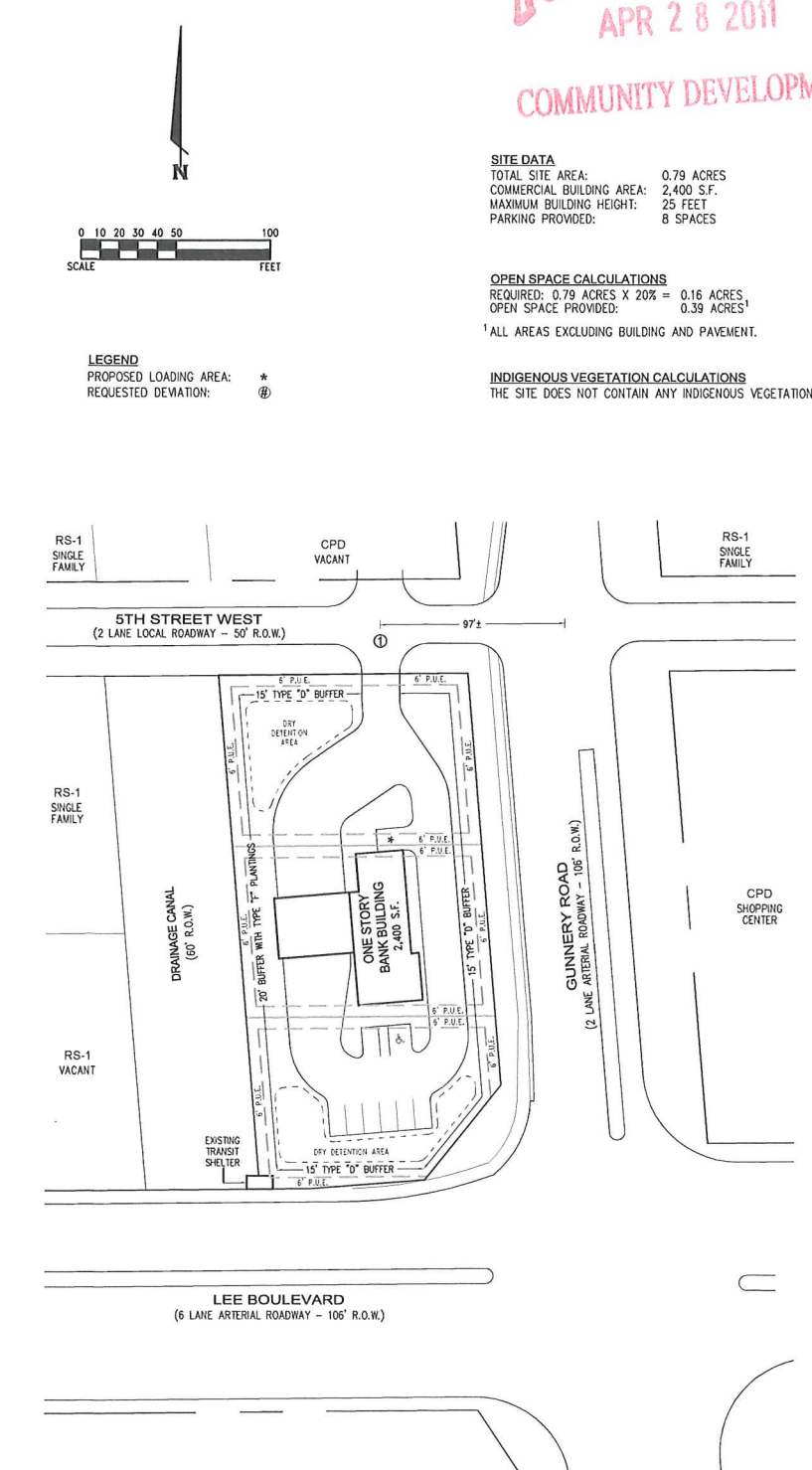
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COMMERCIAL BUILDING AREA: 7,500 S.F.
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ALTERNATIVE PLAN #3



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LEGEND
PROPOSED LOADING AREA: *
REQUESTED DEVIATION: @

SITE DATA
TOTAL SITE AREA: 0.79 ACRES
COMMERCIAL BUILDING AREA: 2,400 S.F.
MAXIMUM BUILDING HEIGHT: 25 FEET
PARKING PROVIDED: 8 SPACES

OPEN SPACE CALCULATIONS
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OPEN SPACE PROVIDED: 0.39 ACRES¹

¹ ALL AREAS EXCLUDING BUILDING AND PAVEMENT.

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RECEIVED
APR 28 2011
COMMUNITY DEVELOPMENT

FILE #	1002MCP4
DATE	04/11
SCALE	NOTED
DESIGN	GFM
DRAWN	GFM
CHECK	

GARY F. MULLER, AICP
1482 ARCOTE DRIVE • FT. MYERS, FLORIDA 33919 • (239) 939-0111

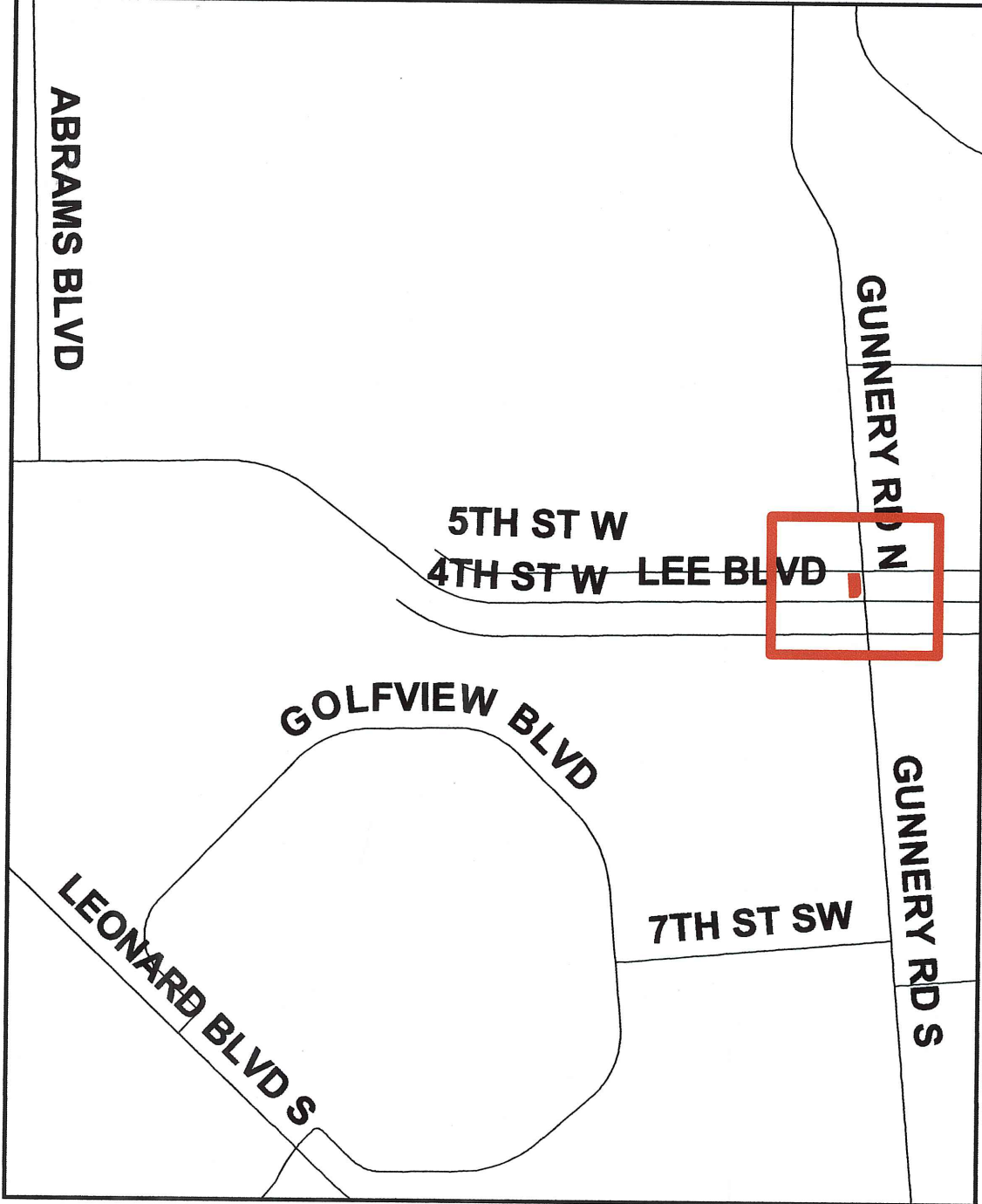
SEC 28, TWP 44S., RGE 26E.
LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
O'SULLIVAN CPD

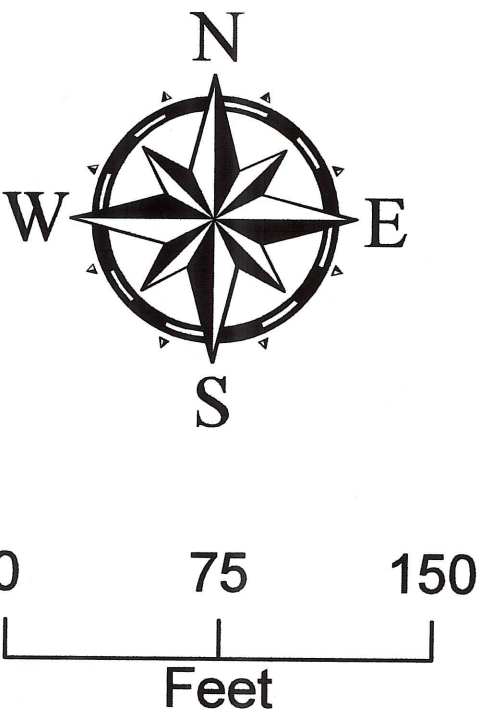
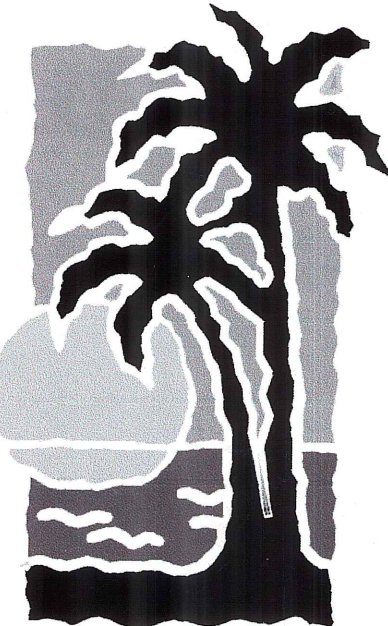
DWG. NO.
1002

EXHIBIT D-7-M.2

O'Sullivan CPD
DCI2010-00013



- Legend**
- Subject Property
 - Lee County Zoning



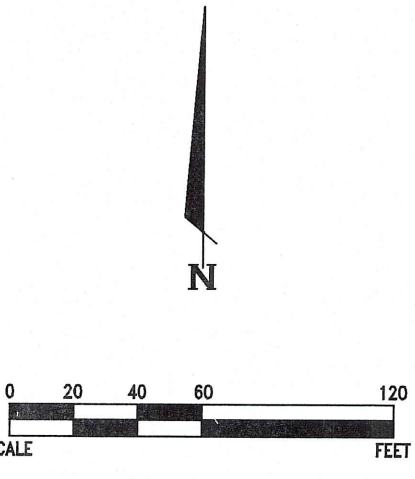
This map drawn for visual purposes only.
Not to be used for official zoning map.

Prepared by:
Lee County DCD
Mapped April 2011
2010 Aerial Photograph

EXHIBIT #1
3/21/2011
4/20/2011 W



ALTERNATIVE PLAN #1

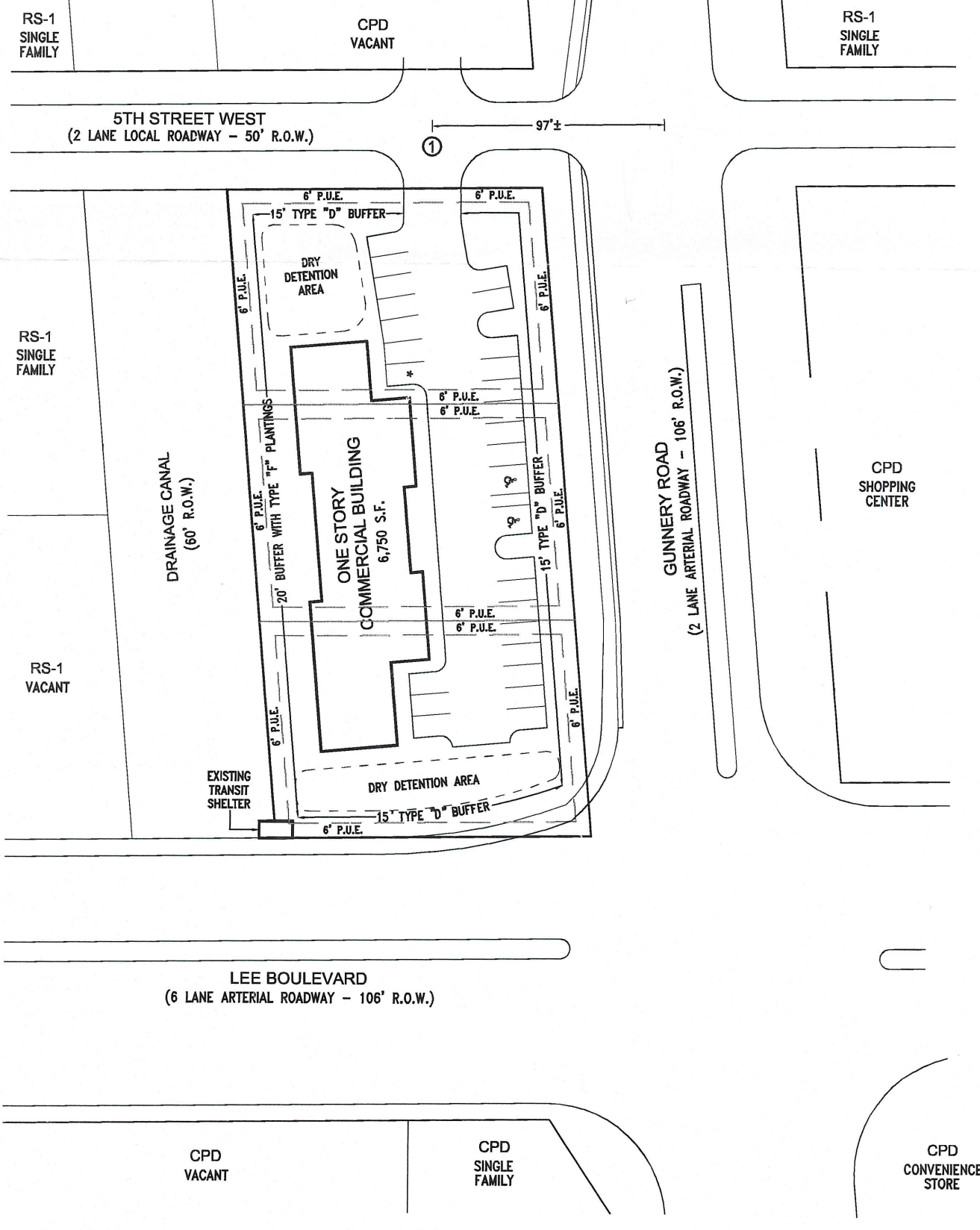


SITE DATA
TOTAL SITE AREA: 0.82 ACRES
COMMERCIAL BUILDING AREA: 6,750 S.F.
MAXIMUM BUILDING HEIGHT: 25 FEET
PARKING PROVIDED: 27 SPACES

OPEN SPACE CALCULATIONS
REQUIRED: 0.82 ACRES X 20% = 0.16 ACRES
OPEN SPACE PROVIDED: 0.43 ACRES¹
¹ALL AREAS EXCLUDING BUILDING AND PAVEMENT.

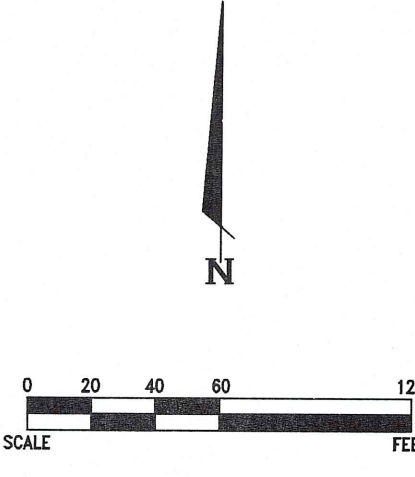
LEGEND
PROPOSED LOADING AREA: *
REQUESTED DEVIATION: Ⓢ

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NOTES
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ALTERNATIVE PLAN #2

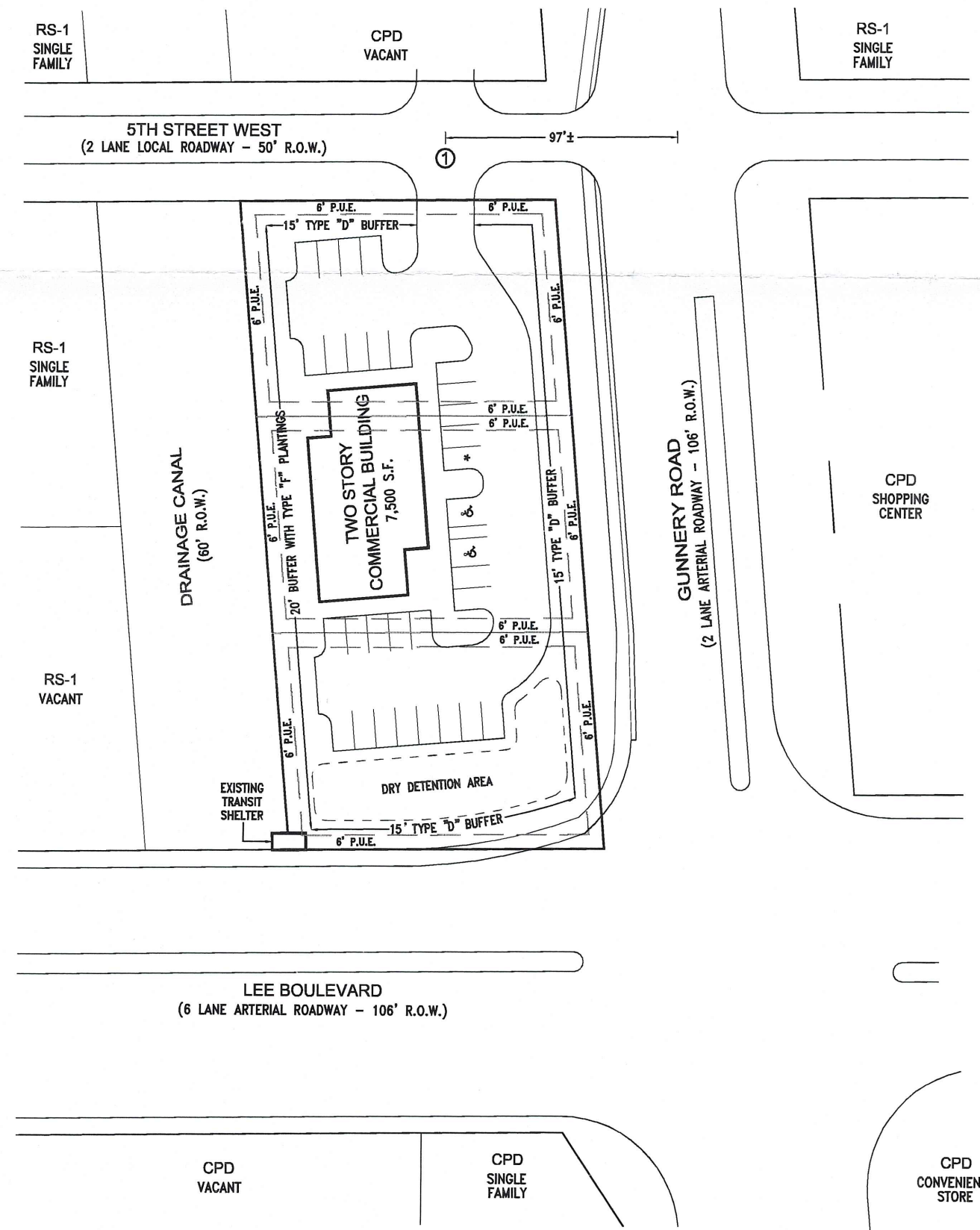


SITE DATA
TOTAL SITE AREA: 0.82 ACRES
COMMERCIAL BUILDING AREA: 7,500 S.F.
MAXIMUM BUILDING HEIGHT: 35 FEET
PARKING PROVIDED: 30 SPACES

OPEN SPACE CALCULATIONS
REQUIRED: 0.82 ACRES X 20% = 0.16 ACRES
OPEN SPACE PROVIDED: 0.43 ACRES¹
¹ALL AREAS EXCLUDING BUILDING AND PAVEMENT.

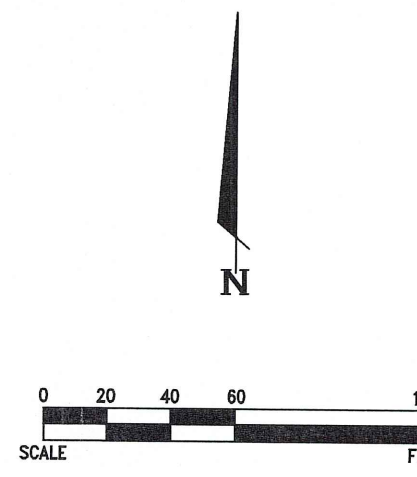
LEGEND
PROPOSED LOADING AREA: *
REQUESTED DEVIATION: Ⓢ

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NOTES
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ALTERNATIVE PLAN #3

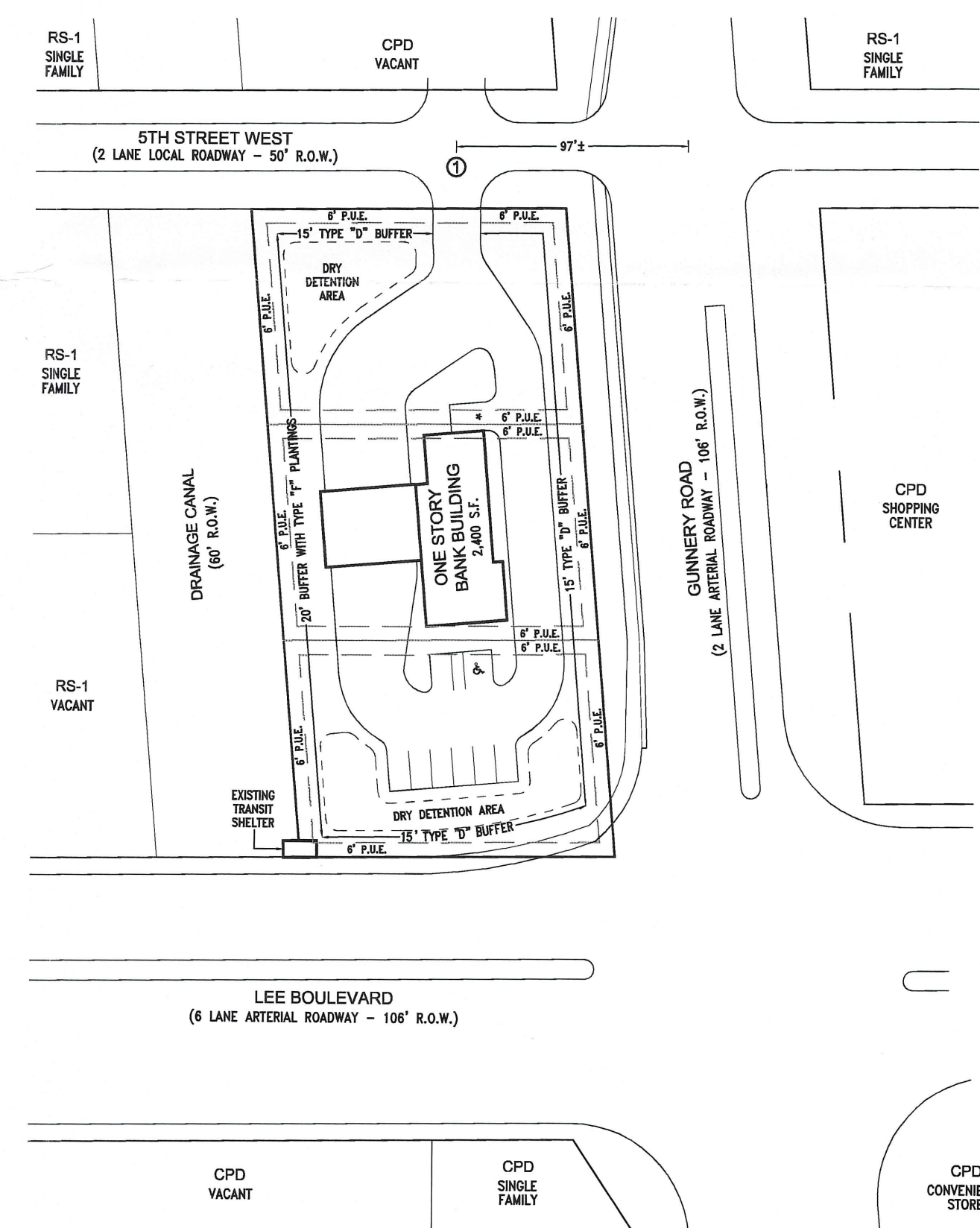


SITE DATA
TOTAL SITE AREA: 0.82 ACRES
COMMERCIAL BUILDING AREA: 2,400 S.F.
MAXIMUM BUILDING HEIGHT: 25 FEET
PARKING PROVIDED: 8 SPACES

OPEN SPACE CALCULATIONS
REQUIRED: 0.82 ACRES X 20% = 0.16 ACRES
OPEN SPACE PROVIDED: 0.44 ACRES¹
¹ALL AREAS EXCLUDING BUILDING AND PAVEMENT.

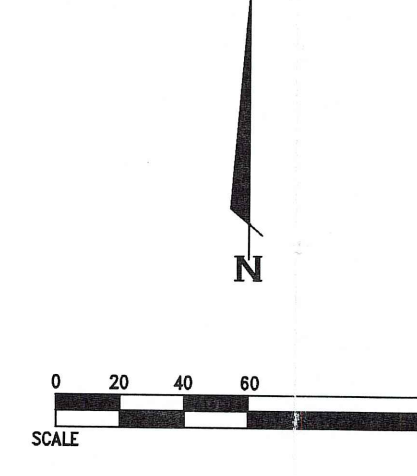
LEGEND
PROPOSED LOADING AREA: *
REQUESTED DEVIATION: Ⓢ

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ALTERNATIVE PLAN #4

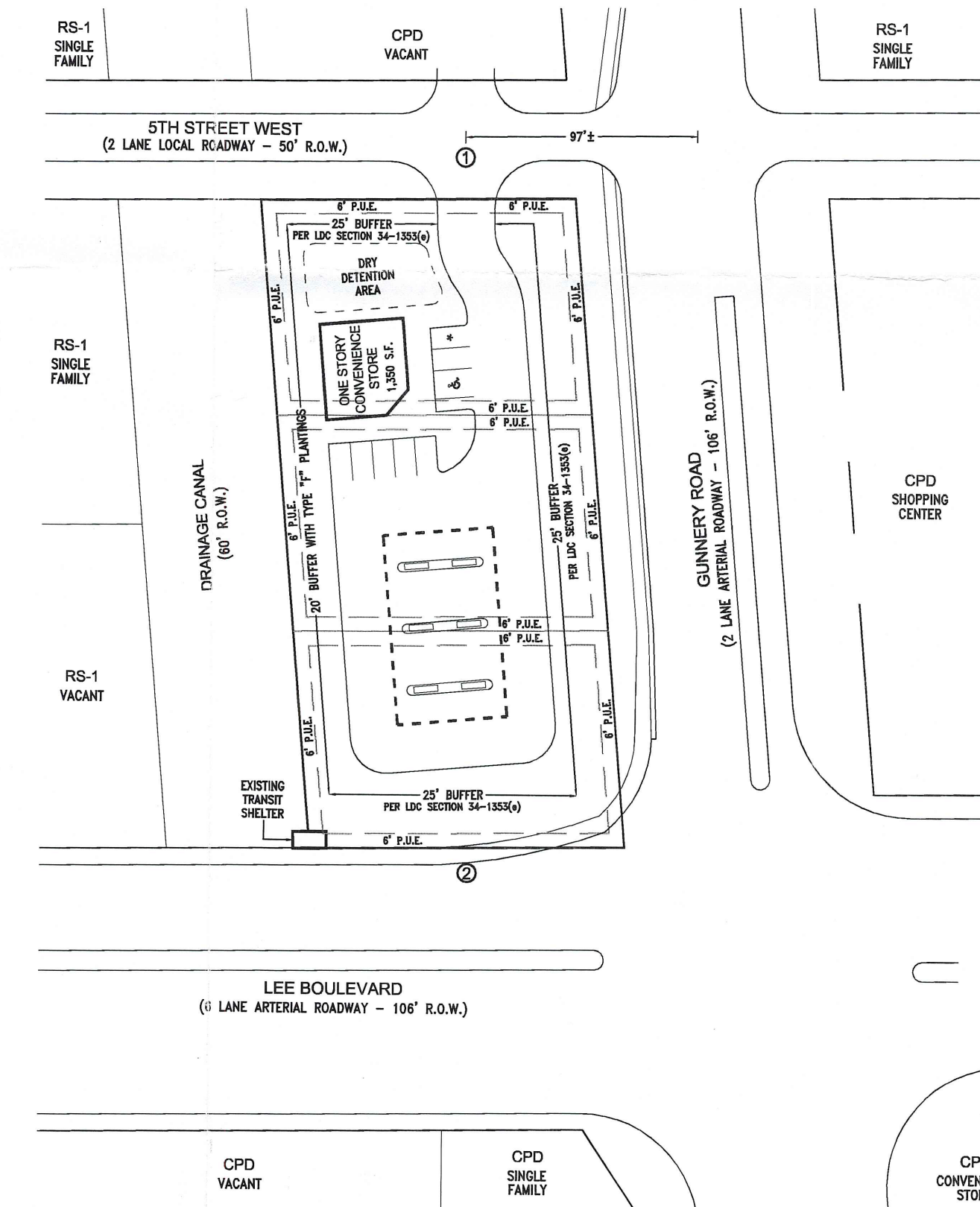


SITE DATA
TOTAL SITE AREA: 0.82 ACRES
COMMERCIAL BUILDING AREA: 1,350 S.F.
MAXIMUM BUILDING HEIGHT: 25 FEET
PARKING PROVIDED: 10 SPACES

OPEN SPACE CALCULATIONS
REQUIRED: 0.82 ACRES X 20% = 0.16 ACRES
OPEN SPACE PROVIDED: 0.44 ACRES¹
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LEGEND
PROPOSED LOADING AREA: *
REQUESTED DEVIATION: Ⓢ

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RECEIVED
FEB 07 2011
COMMUNITY DEVELOPMENT

DCI 2010-00013

EXHIBIT D-7-M.1

GARY F. MULLER, AICP
1482 ARGYLE DRIVE • FT. MYERS, FLORIDA 33919 • (239) 939-0111

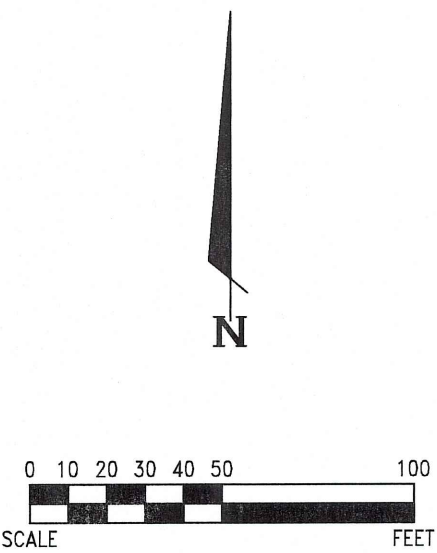
SEC 28, TWP 44S., RGE 26E.
LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
O'SULLIVAN CPD

DWG. NO.
1002

APPLICANT'S EXHIBIT # 1
4/20/2011

ALTERNATIVE PLAN #1

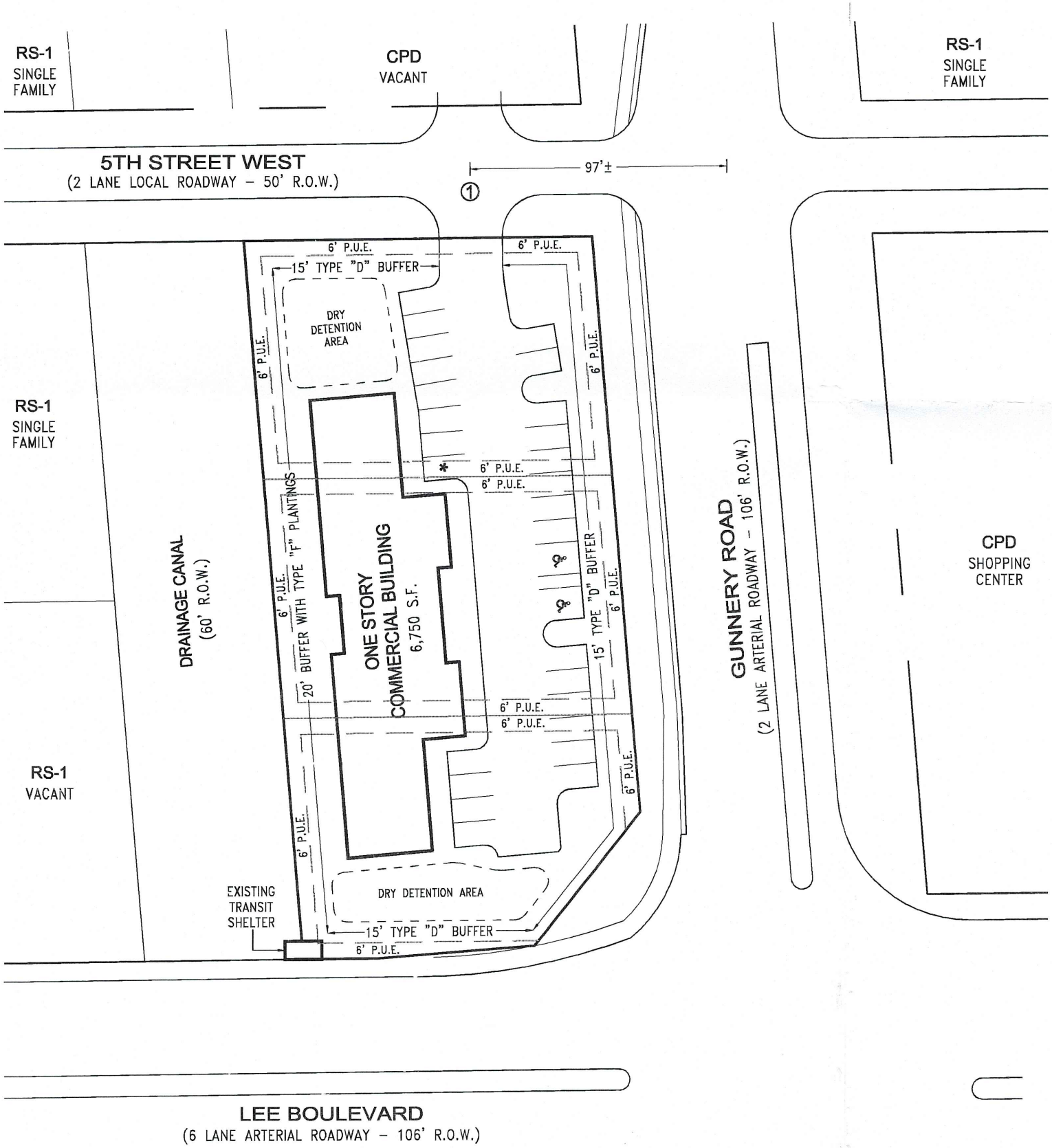


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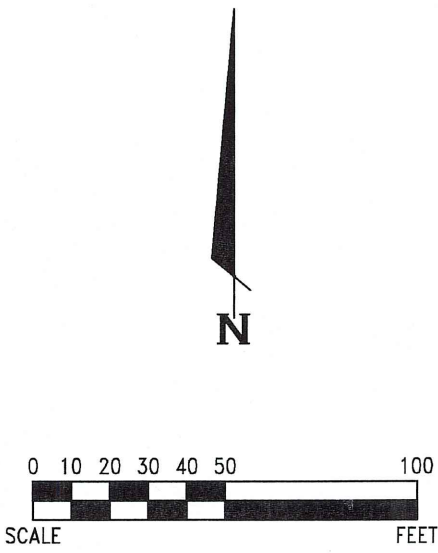
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ALTERNATIVE PLAN #2

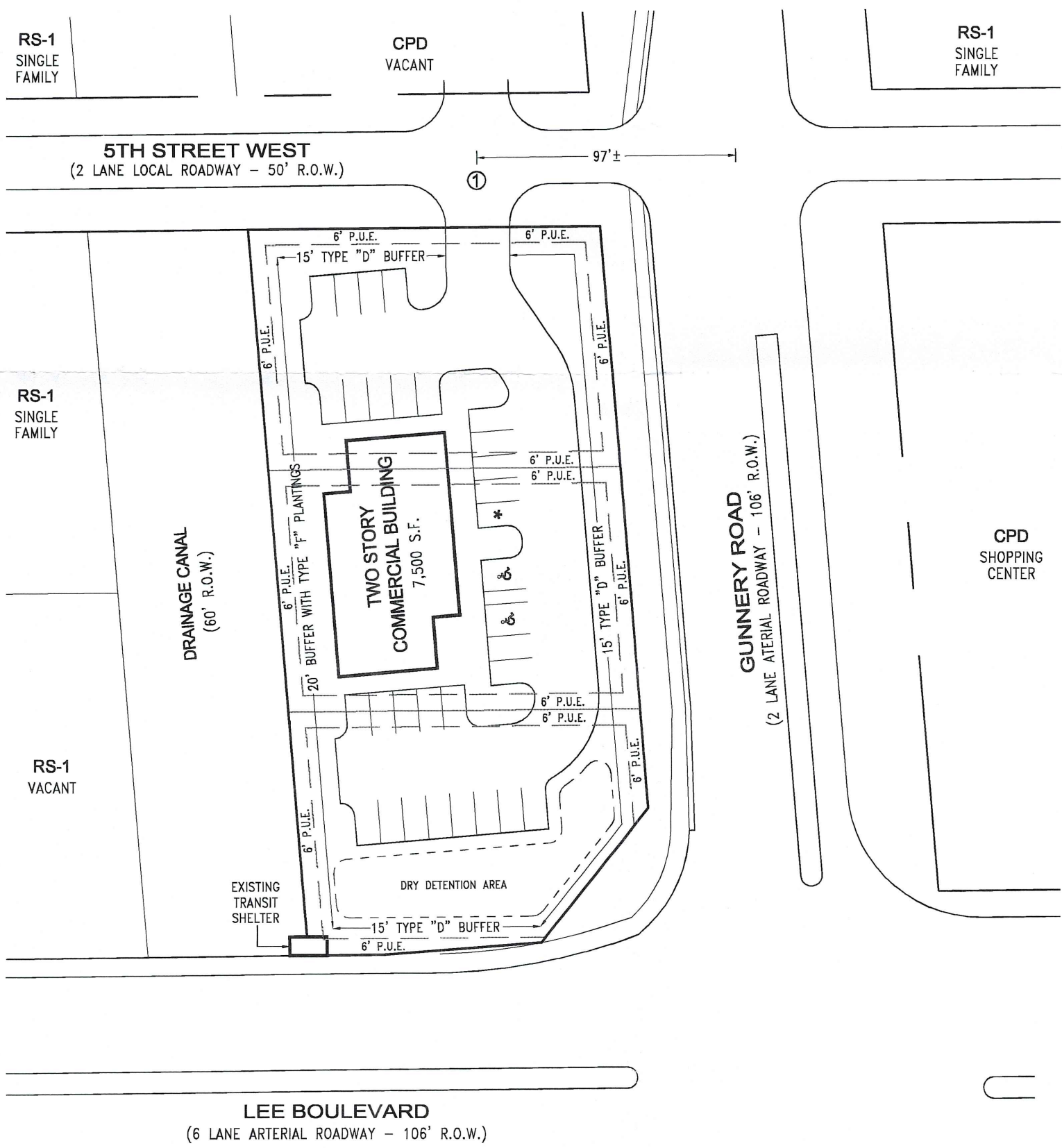


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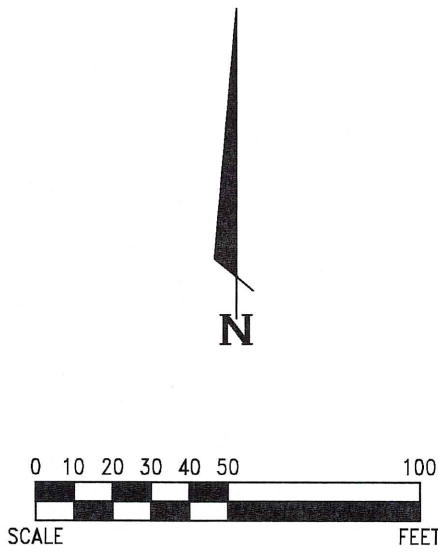
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ALTERNATIVE PLAN #3

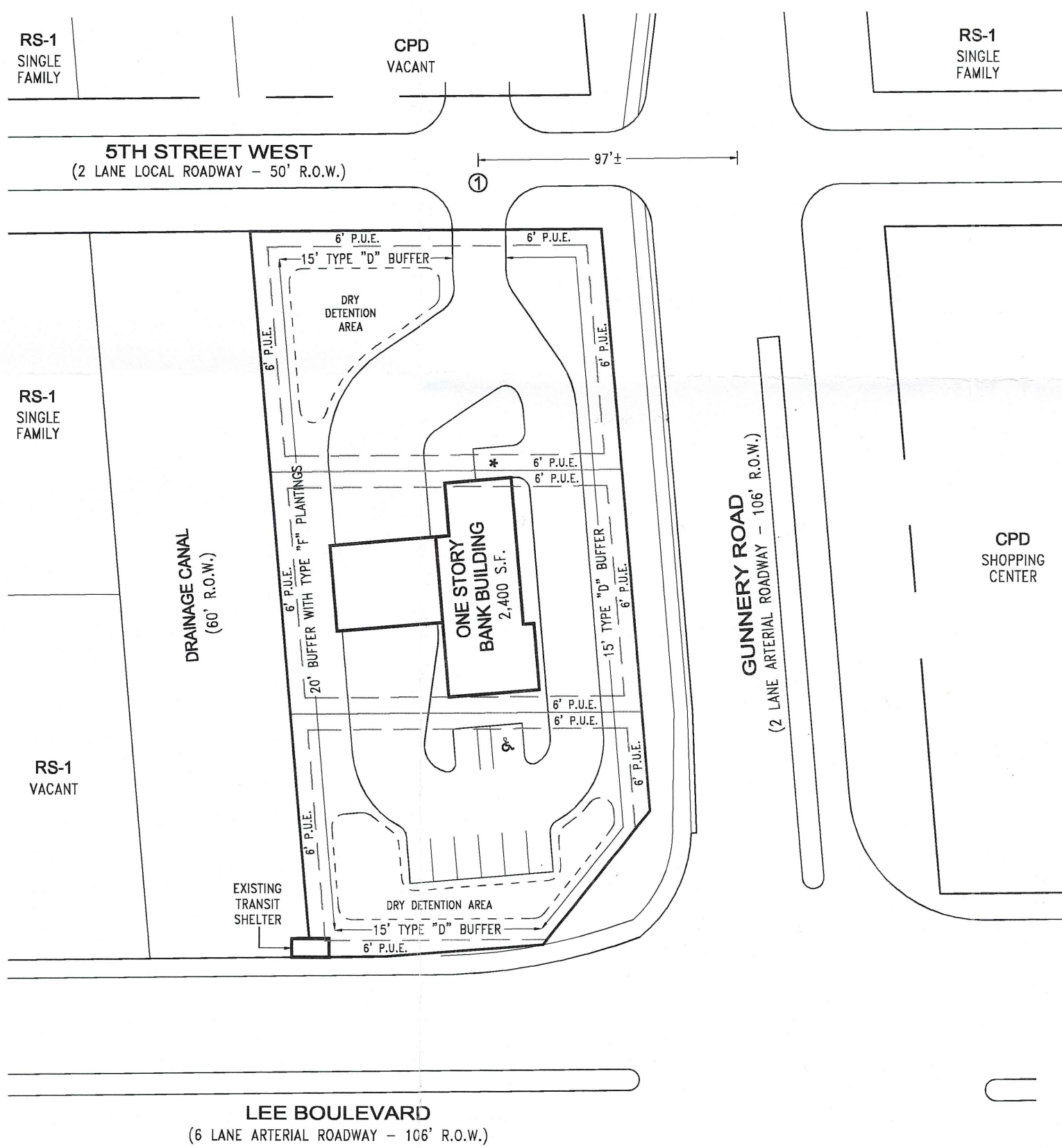


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APR 28 2011
COMMUNITY DEVELOPMENT

FILE # 1002MCP4
DATE 04/11
SCALE NOTED
DESIGN GFM
DRAWN GFM
CHECK GFM

EXHIBIT D-7-M.1

GARY F. MULLER, AICP
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SEC 28, TWP 44S., RGE 26E.
LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN
O'SULLIVAN CPD

DWG. NO.
1002