EXHIBITS

Post-it® eLabel 005 724 303

CASE # DCI 2000-00013

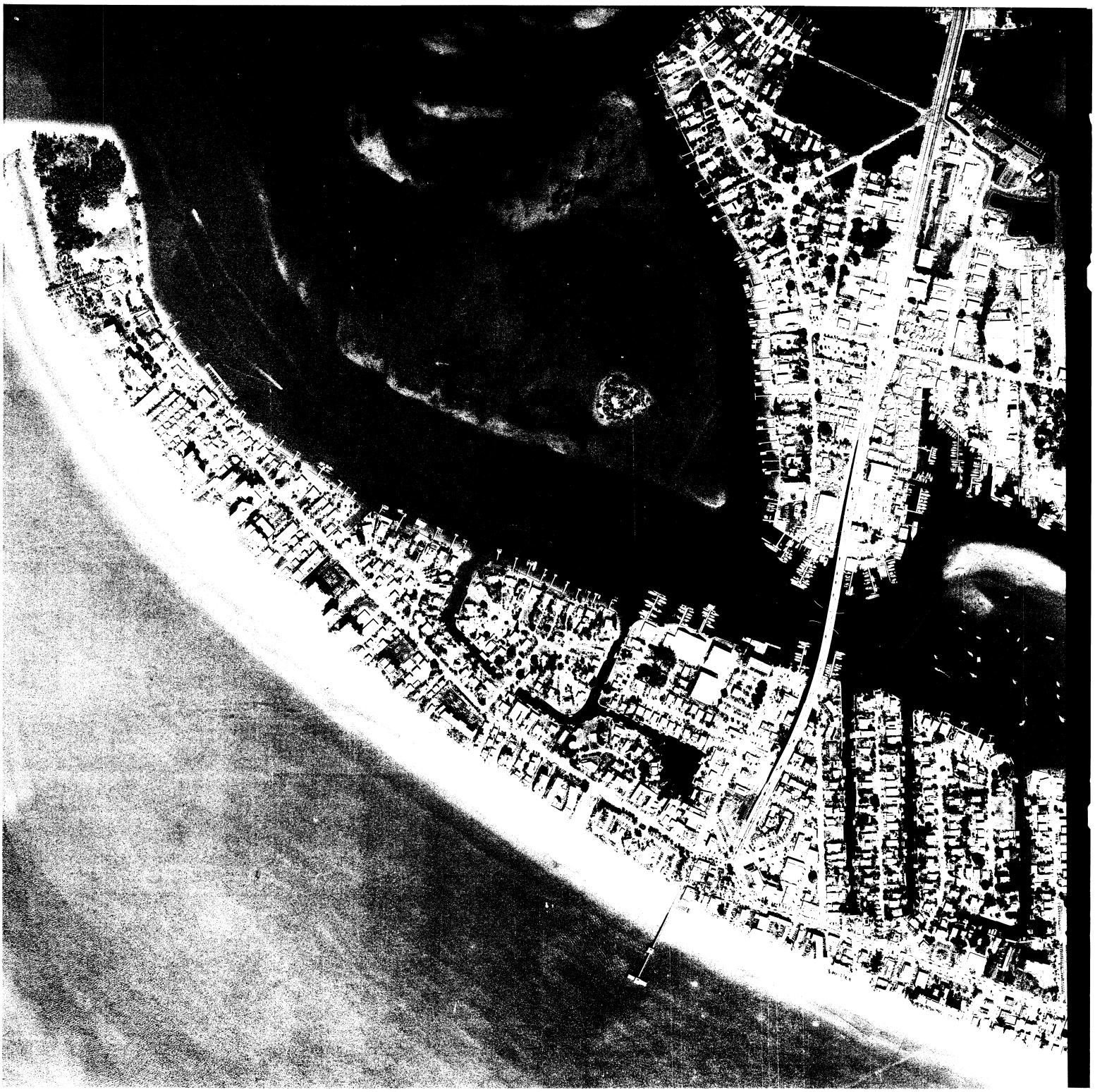
CASE NAME: KASTAN - Steamers Hotel

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.



0 200 400 600 800

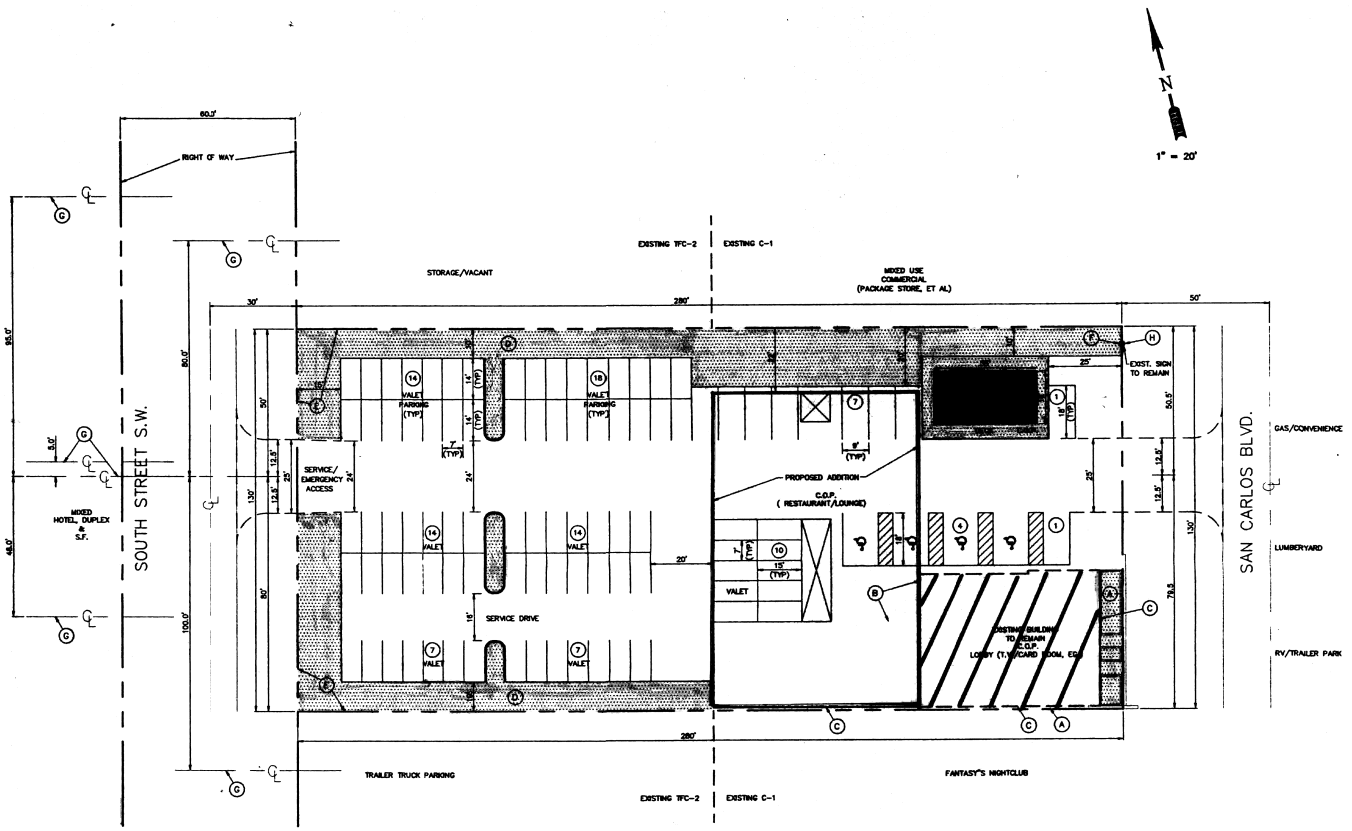
SCALE 1"=200'

PREPARED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION
FOR THE FLORIDA DEPARTMENT OF REVENUE

FOR ASSESSMENT PURPOSES ONLY

LEE COUNTY
FLORIDA

SCALE	1" = 200'	SECTION	TWP.	RANGE	SHEET NO.	MAP
PHOTO DATE	FEB- 1999	24	46 S	23 E	93 D	
PHOTO JOB NO.	PD-4621					



CURRENT PLAN

Specific Details To Be Approved With This Master Concept Plan

1. Request: Rezone from C-1 and TFC-2 to Minor CPD
2. Project Size: +/- 0.84 Acre
3. Permitted Uses: The following uses enumerated in the CPD district:

   Accessory uses and structures, administrative office (hotel), Bar/cocktail lounge*, Caretaker's residence, Consumption on premises in conjunction with outdoor seating**, Essential services, gift and souvenir shop, Hotel/motel, Recreation facilities,commercial, Group I, Restaurant, Group II*, Signs in accordance with Chapter 30 (except existing sign whose copy may be changed, granted variance previously).

   *The maximum size of the restaurant/bar/lounge will be 3299 square feet consisting of 250 square feet in the bar/lounge, and 3049 square feet in the restaurant and kitchen area. The Bar/Restaurant will be a subordinate use to the hotel.

   **Applicable locations for COP: Restaurant/lounge, pool deck (outdoor seating), hotel lobby area (TV, card room, etc.).

4. Maximum Building Height: 44' (4 Stories) above required flood elevation.
5. Parking Required @ 60 hotel rooms = 72 spaces, Restaurant 0 spaces
   Parking Shown: 97
   Parking Committted to: 92
6. Open Space Required: 7,280 s.f. (20%)
   Open Space Provided: 8,241 s.f. (23%)
7. Buffer material proposed along unpaved portion of property along San Carlos Blvd. will be 4 trees/100 linear feet and along South St. and side property lines, 4 trees/100 linear feet and 18 shrubs or hedges/100 linear feet. In addition, the South Street frontage will have an 8' masonry or wood wall (fence).

Schedule of Deviations

(A) Deviation from LDC Section 10-416(d)(4) from the required 5' buffer to 0,'(side property line) and from 15' to 8' (along right of way).

(B) Deviation from LDC 34-935(e)(4) from the minimal separation of buildings of 1/2 the sum of their heights or 20' whichever is greater to 0'

(C) Deviation from LDC Section 34-935(b)(1)e, from structure setback from the development perimeter boundaries of 1/2 the height of the building or 20' whichever is greater to approximately 0' and 8'.

(D) Deviation from LDC Section 10-416(d)(4) from the required C/F buffer to a 10' buffer with no wall.

(E) Deviation for LDC Section 34-1744 to allow a 6' fence on all property lines with the exception of the property line at San Carlos Boulevard.

(F) Deviation from LDC Section 30-153(3)a.3. and e, from the required sign setback from a property line of 10' to 6' and from the required setback of 15' from a right of way to 0'.

(G) Deviation from LDC Section 10-285(a) from the required intersection separation of 125' to 5', 48', 80', 95',100'.

(H) Deviation from LDC Section 34-3021(C) (1)c. from the requirement that for subordinate commercial uses, public access to the commercial use, must not be evident from any abutting street to permit the name of subordinate use to be located on the project sign.

LEGEND

PROPOSED OPEN SPACE/BUFFERS

REVISED JUNE 7, 2000

CPH Engineers, Inc.
8511 COLLEGE PKWY. SUITE 103
FORT MYERS, FLORIDA 33919
(941) 418-0600 FAX (941) 418-0619
TAMPA (813) 854-2088
www.cphengineers.com

NO.	DATE	REVISION	APPRVD.
1	1/00		
2	1/00		
3			
4			
5			

ACTIVITY	NAME	DATE	INITIAL
DESIGNED BY:	C.R.	1/00	
DRAWN BY:	T.K.	1/00	
CHECKED BY:	K	X	
APPROVED BY:	R	X	
REGISTRATION NO.			

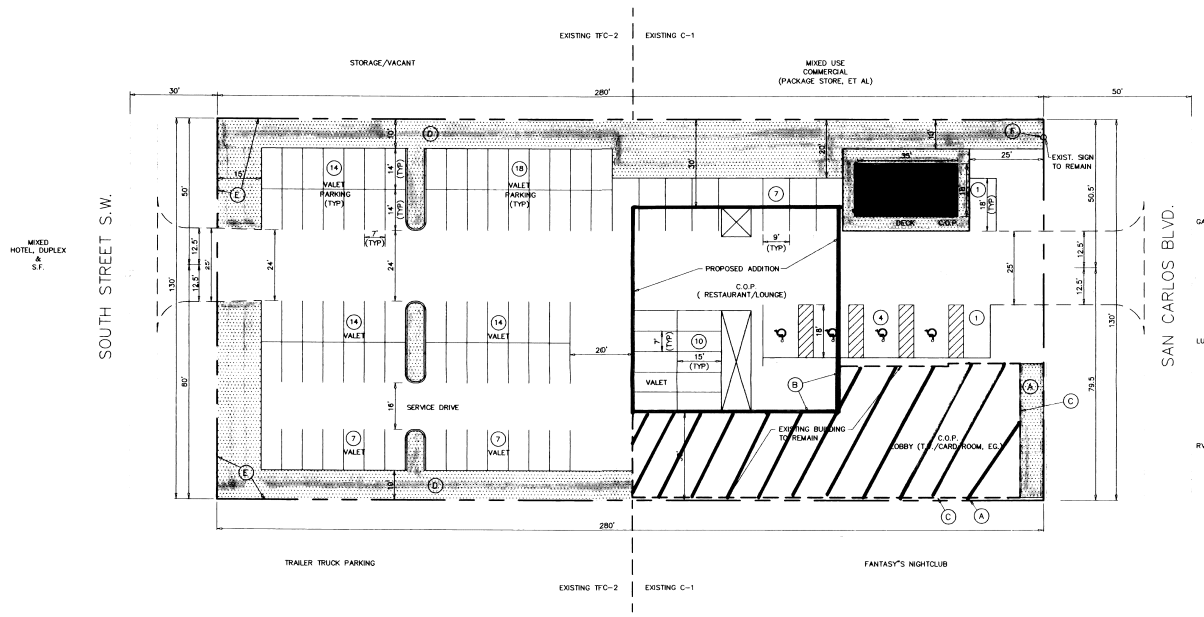
STEAMERS HOTEL

MASTER CONCEPT PLAN OPTION 2

SCALE: 1" = 20'
DATE: JUN 3, 2000
JOB NO. 2000
F.B. STAFF

SHEET NO. 1

APPLICANT'S EXHIBIT # 1
DCI Date 8/22/13



N

1" = 20'

Specific Details To Be Approved With This Master Concept Plan

1. Request: Rezone from C-1 and TFC-2 to Minor CPD
2. Project Size: +/- 0.84 Acre
3. Permitted Uses: The following uses enumerated in the CPD district:

   Accessory uses and structures, administrative office (hotel), Bar/cocktail lounge*, Caretaker's residence, Consumption on premises in conjunction with outdoor seating**, Essential services, gift and souvenir shop, Hotel/motel, Recreation facilities,commercial, Group I, Restaurant, Group II, Signs in accordance with Chapter 30 (except existing sign whose copy may be changed, granted variance previously).

   *The maximum size of the restaurant/bar/lounge will be 3174 square feet consisting of 250 square feet in the bar/lounge, and 2924 square feet in the restaurant and kitchen area.

   **Applicable locations for COP: Restaurant/lounge, pool deck (outdoor seating), hotel lobby area (TV, card room, etc.).

4. Maximum Building Height: 60' (6 Stories) above required flood elevation.
5. Parking Required @ 60 hotel rooms = 72 spaces, Restaurant 0 spaces
   Parking Shown: 97
   Parking Committted to: 92
6. Open Space Required: 7,280 s.f. (20%)
   Open Space Provided: 8,241 s.f. (23%)
7. Buffer material proposed along unpaved portion of property along San Carlos Blvd. will be 4 trees/100 linear feet and along South St. and side property lines, 4 trees/100 linear feet and 18 shrubs or hedges/100 linear feet.

Schedule of Deviations

(A) Deviation from LDC Section 10-416(d)(4) from the required 5' buffer to 0,'(side property line) and from 15' to 8' (along right of way).

(B) Deviation from LDC 34-935(e)(4) from the minimal separation of buildings of 1/2 the sum of their heights or 20' whichever is greater to 0'

(C) Deviation from LDC Section 34-935(b)(1)e, from structure setback from the development perimeter boundaries of 1/2 the height of the building or 20' whichever is greater to approximately 0' and 8'.

(D) Deviation from LDC Section 10-416(d)(4) from the required C/F buffer to a 10' buffer with no wall.

(E) Deviation for LDC Section 34-1744 to allow a 6' fence on all property lines with the exception of the property line at San Carlos Boulevard.

(F) Deviation from LDC Section 30-153(3)a.3. and e, from the required sign setback from a property line of 10' to 6' and from the required setback of 15' from a right of way to 0'.

PREVIOUS PLAN

LEGEND

PROPOSED OPEN SPACE/BUFFERS

REVISED APRIL 12, 2000

CPH Engineers, inc.
3801 DEL PRADO BLVD.
SUITE 312
CAPE CORAL, FLORIDA 33904
TELEPHONE: (941) 549-8122
FAX: (941) 549-1531
WWW.CPHENGINEERS.COM

NO.	DATE	REVISION	APPRVD.
A	1/00		
B	1/00	X	
C		X	

ACTIVITY	NAME	DATE
DESIGNED BY:	G.R.	1/00
DRAWN BY:	T.K.	1/00
CHECKED BY:	X	X
APPROVED BY:	X	X
REGISTRATION NO.		X

STEAMERS HOTEL

MASTER CONCEPT PLAN
OPTION 2

SHEET NO. 1
SCALE: 1" = 20'
DATE: JAN.3, 2000
JOB NO. 58301
FILE: WITHOUT

APPLICANT'S EXHIBIT #8
DCI2000-00013