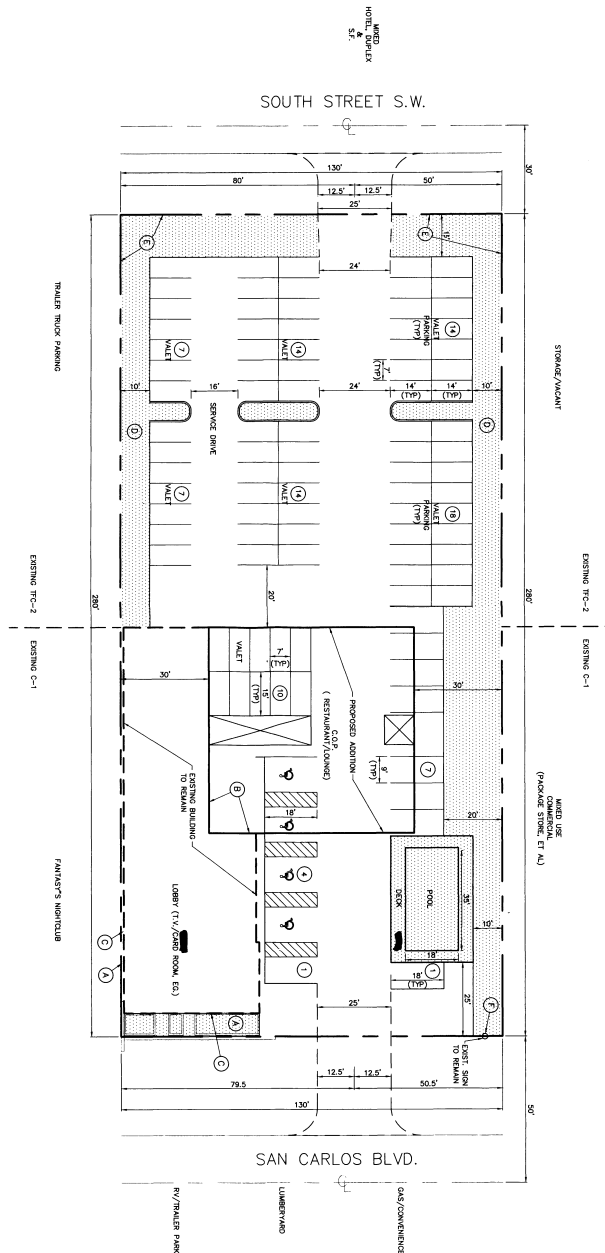




Maps for

Case #: DCI2000-00013



Specific Details To Be Approved With This Master Concept Plan

1. Request: Rezoning 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*,
 Corridor's residence, consumption on premises (hotel/motel, Recreation Center
 facilities), Essential services, gift and souvenir shops, hotel/motel, Recreation
 facilities, Restaurant, Retail stores, Service stations, and other uses (except
 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 2720 square feet in the bar/lounge, and 454 square feet in the restaurant and
 kitchen area.

**Applicable locations for CPD: Restaurant/lounge, [redacted]

4. Maximum Building Height: 60' (6 Stories) above required flood elevation.
5. Parking Required: @ 80 hotel rooms = 72 spaces, Restaurant 0 spaces
 Parking Shown: 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 18 shrubs or hedges/100 linear feet.
 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 6' (being right of way).
- B) Deviation from LDC 34-325(d)(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 34-325(b)(1), 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 34-174 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(j)(3), and 6, 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'.

APPROVED

Master Concept Plan

Site Plan - LDC-CPD, Page 1 of 1

Subject to conditions in Resolution 2-00-272

Case # DCP-2000-00013

RECEIVED

APR 13 2000

PERMIT COORDINATOR

LEONARD

PROPOSED OPEN SPACE/BUFFERS

DCI 2000-00013

REVISED APRIL 12, 2000

SHEET NO. 1	SCALE: 1" = 20' DATE: JAN. 3, 2000 JOB NO. 58301 FILE: WITHOUT	STEAMERS HOTEL MASTER CONCEPT PLAN OPTION 2	ACTIVITY DESIGNED BY: [redacted] DRAWN BY: [redacted] CHECKED BY: [redacted] APPROVED BY: [redacted] REGISTRATION NO. [redacted]	<table border="1"> <thead> <tr> <th>NAME</th><th>DATE</th><th>NO.</th><th>DATE</th><th>REVISION</th><th>APPRVD.</th></tr> </thead> <tbody> <tr> <td>C.R.</td><td>1/00</td><td>1</td><td></td><td></td><td></td></tr> <tr> <td>T.K.</td><td>1/00</td><td>1</td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td>X</td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td>X</td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td>X</td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td>X</td><td></td><td></td><td></td></tr> </tbody> </table>	NAME	DATE	NO.	DATE	REVISION	APPRVD.	C.R.	1/00	1				T.K.	1/00	1						X						X						X						X				<div style="text-align: center;"> <p>CPH Engineers, Inc. 3501 DEL PRADO BLVD. SUITE 312 CAPE CORAL, FLORIDA 33904 TELEPHONE: (811) 546-6122 FAX: (811) 546-6181 WWW.CPHENGINEERS.COM</p> </div>
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