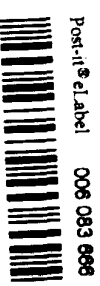


EXHIBITS



CASE # _____ DCI2004-00013

PARADISE GROUP in. ref. to CAMARGO MPD

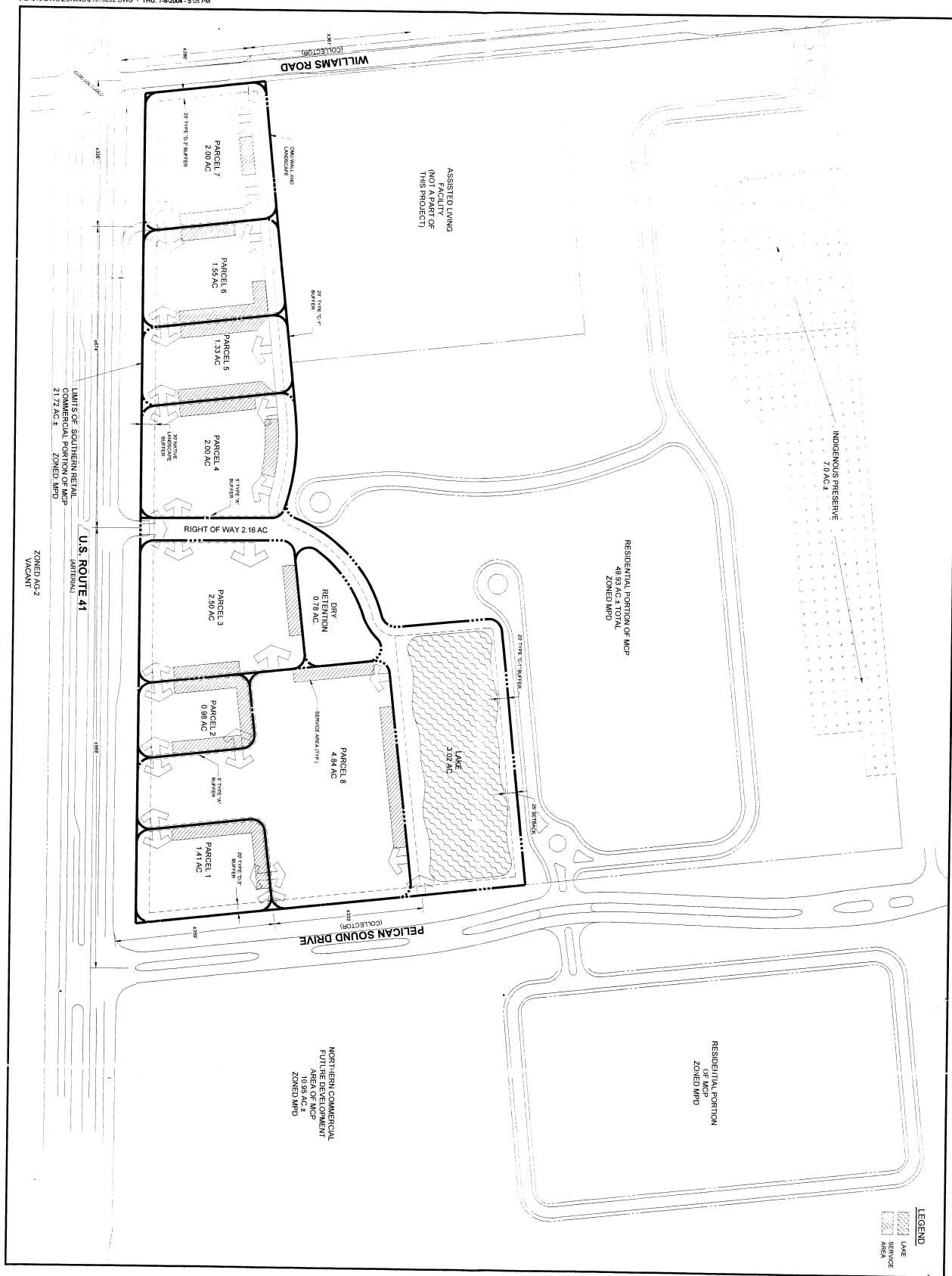
CASE NAME: _____

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.



MASTER CONCEPT PLAN
CAMARGO MPD
LEE COUNTY, FLORIDA
COMMERCIAL PORTION - SOUTH

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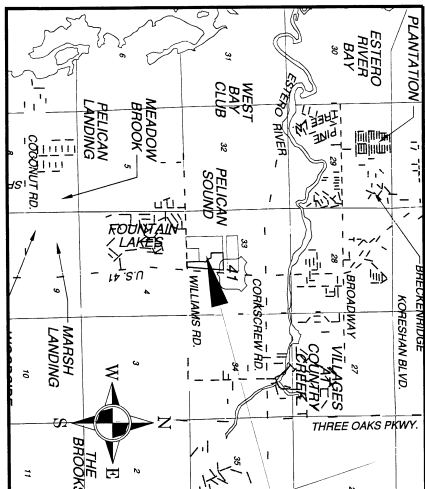
COMMUNITY DEVELOPMENT

UK12004-00013

EXHIBIT 6-J

0 50 100 200
SCALE IN FEET

Barraco
and Associates, Inc.



LOCATION MAP

- SITE DEVELOPMENT NOTES (APPLICANT'S SUGGESTED CONDITIONS):
1. A 25 foot wide native landscape natural area buffer will be provided.
 2. Open space and indigenous preservation areas shall comply with the following:
 3. There are no state or federal wetlands present.
 4. There are no state or federal wetlands present.
 5. The entire 25.00 acre site is currently used agriculturally.
 6. All buildings will be removed at the time of development order approval.

PROPERTY DEVELOPMENT REGULATIONS TABLE									
LAND USE	ALL PARCELS	MIN. LOT SIZE (SQ. FT.)	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE (ROW)	FRONT SETBACK	REAR SETBACK	WATER SEPARATION (FT.)	MAX. BUILDING HEIGHT (FT.)
OFFICE		7,500	75	100	60%	20'	15'	0	15'
RETAIL		7,500	75	100	60%	20'	15'	0	15'
MULTI-FAMILY		6,000	60	80	70%	20'	10'	20'	40'
ACCESSORY STRUCTURES		N/A	N/A	N/A	N/A	10'	5'	0	10'
POOLS/DECKS		N/A	N/A	N/A	N/A	20'	10'	0	15'
COMMUNITY USE		7,500	75	100	60%	20'	15'	0	15'

*ALONG U.S. 41 FRONTAGE BUILDINGS WILL HAVE A MINIMUM FRONT SETBACK OF 25 FEET

SUBJECT PROPERTY

OPEN SPACE TABLE			
PARCEL	REQUIRED OPEN SPACE ACRES	PROPOSED OPEN SPACE ACRES	PERCENTAGE
PARCEL 1	1.40	0.42	0.30
PARCEL 2	0.98	0.29	0.29
PARCEL 3	2.11	0.63	0.30
PARCEL 4	2.30	0.69	0.30
PARCEL 5	1.33	0.40	0.30
PARCEL 6	1.55	0.47	0.30
PARCEL 7	2.00	0.60	0.30
PARCEL 8	4.64	1.39	0.30
PARCEL 9	3.07	0.90	0.30
PARCEL 10	1.17	0.35	0.30
TOTAL ACRES FOR FUTURE NORTH DEVELOPMENT			
TOTAL ACRES FOR FUTURE NORTH DEVELOPMENT	10.95	3.30	3.00
TOTAL ACRES FOR FUTURE SOUTH DEVELOPMENT			
TOTAL ACRES FOR FUTURE SOUTH DEVELOPMENT	33.47	9.85	10.00
TOTAL ACRES FOR FUTURE WEST DEVELOPMENT			
TOTAL ACRES FOR FUTURE WEST DEVELOPMENT	49.50	20.00	20.00
TOTAL ACRES FOR FUTURE EAST DEVELOPMENT			
TOTAL ACRES FOR FUTURE EAST DEVELOPMENT	62.50	29.85	30.00

Indigenous Open Space Provided
As per Resolution 2-98-029, Condition #8, open space must be provided for the open space table on the subject property. The subject property is located within the Lee County Comprehensive Zoning Ordinance. The subject property is located within the Lee County Comprehensive Zoning Ordinance. The subject property is located within the Lee County Comprehensive Zoning Ordinance.

Open Space Required for Commercial Projects at 30%
Open Space Required for Residential Projects at 30%
Open Space Required for Industrial Projects at 30%
Open Space Required for Office Projects at 30%
Open Space Required for Multi-Family Projects at 30%
Open Space Required for Community Projects at 30%
Open Space Required for Public Projects at 30%
Open Space Required for Religious Projects at 30%
Open Space Required for Educational Projects at 30%
Open Space Required for Health Projects at 30%
Open Space Required for Cultural Projects at 30%
Open Space Required for Recreation Projects at 30%
Open Space Required for Other Projects at 30%

RETAIL/COMMERCIAL INTENSITY			
PARCEL	ACREAGE	MAXIMUM SQUARE FEET	MAXIMUM VOLUME
PARCEL 1	1.40	15,000	15,000
PARCEL 2	0.98	6,000	6,000
PARCEL 3	2.11	25,000	25,000
PARCEL 4	2.30	18,000	18,000
PARCEL 5	1.33	15,000	15,000
PARCEL 6	1.55	7,000	7,000
PARCEL 7	2.00	18,000	18,000
PARCEL 8	4.64	45,000	45,000
PARCEL 9	3.07	18,000	18,000
PARCEL 10	1.17	15,000	15,000
TOTAL	25.00	150,000	150,000

SURROUNDING ZONING AND LAND USES			
ZONING	EXISTING LAND USES	PROPOSED LAND USES	REMARKS
NORTH	MPD	PELICAN SOUND DRIVE/VACANT	
SOUTH	CPO	WILLIAMS ROAD/COMMERCIAL	
EAST	AO-2	U.S. 41/VACANT	
WEST	MPD	VACANT	

PARCELS 1-8 TO BE COMMERCIAL DEVELOPMENT

MASTER CONCEPT PLAN

CAMARGO MPD
LEE COUNTY, FLORIDA
COMMERCIAL PORTION - SOUTH

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