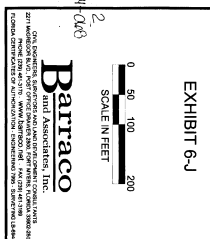


Maps for Case #: NC12004-00013



MASTER CONCEPT PLAN

CAMARGO MPD
LEE COUNTY, FLORIDA
COMMERCIAL PORTION - SOUTH
November 29, 2004





0 1500 3000 6000
SCALE IN FEET

LOCATION MAP

1. Open space and indigenous preservation areas shall comply with Resolution No. Z-98-029.
2. There are no "dial a ride" facilities proposed.
3. All deviations from Resolution No. Z-98-029 will apply.
4. All billboards will be removed at the time of development order approval.

RETAIL/COMMERCIAL INTENSITY		MAXIMUM SQUARE FOOTAGE
PARCEL 1	1.46	13,000
PARCEL 2	0.68	25,000
PARCEL 3	2.14	15,000
PARCEL 4	2.00	8,000
PARCEL 5	1.33	1,950
PARCEL 6	1.95	7,000
PARCEL 7	2.00	16,000
PARCEL 8	4.84	65,000
TOTAL	NOT TO EXCEED	150,000

	PANEL	REQUIRED ACREAGE	PROPOSED OPEN SPACE	PERCENT OPEN SPACE
PANEL 1	1.40	0.42	0.42	30
PANEL 2	0.98	0.29	0.29	29
PANEL 3	2.11	0.63	0.63	30
PANEL 4	1.75	0.52	0.52	30
PANEL 5	1.33	0.40	0.40	30
PANEL 6	1.05	0.47	0.47	47
PANEL 7	1.00	0.60	0.60	60
PANEL 8	1.00	0.60	0.60	60
MONTHS OF GROW	1.32	0.39	0.39	30
LANDS ADJACENT FOR SOUTH COMMERCIAL DEVELOPMENT AREA	1.17	0.35	0.35	30
TOTAL ACRES FOR FUTURE NORTH DEVELOPMENT	10.96	3.30		
TOTAL ACRES FOR FUTURE SOUTH DEVELOPMENT	32.67	9.95		
TOTAL COMMERCIAL ACRES	49.92	20.00		
PREVIOUSLY APPROVED RESIDENTIAL AREA	29.65	29.65		
TOTAL	62.99	50.00		

OPEN SPACE TABLE

Indigenous Open Space Provides:

As per Resolution Z-99-029, Condition #9, open space must be provided per the open space table on the MCP. A total of 10.0 acres (with credits) of existing indigenous native vegetation has been preserved in the residential portion of the MCP. Calculations on the approved open space table are as follows:

Open Space Required for Commercial Parcels at 30 %	10.0
Open Space Required for Residential Parcels at 40 %	20.0
Total Open Space Required	30.0 acres
Indigenous Open Space Required	15.0 acres

Indigenous Open Space Provided	2.7
2.2 acres @ 125% per LDC Section 10-413(c)(2)	
4.8 acres @ 150% per LDC Section 10-413(c)(2)	7.3
Total Indigenous Open Space Provided	10.0 acre

10 acres (with credits) of indigenous open space has been provided in the residential portion of the MCP.

SURROUNDING ZONING AND LAND USES

	ZONING	EXISTING LAND USES
NORTH	MPD	PELICAN SOUND DRIVE / VACANT
SOUTH	CPD	WILLIAMS ROAD / COMMERCIAL
EAST	AG-2	U.S. 41 / VACANT
WEST	MPD	VACANT

PARCELS 1-8 TO BE COMMERCIALY DEVELOPED

APPROVED
Master Concept Plan

Date: 04-068 2 of 2
 Case: DC12004-00013 04-068
 Case: DC12004-00013

MASTER CONCEPT PLAN
CAMARGO MPD
LEE COUNTY, FLORIDA
COMMERCIAL PORTION - SOUTH
November 29, 2004

DCI 2004-00013
EXHIBIT 6-J

Barraco
and Associates, Inc.



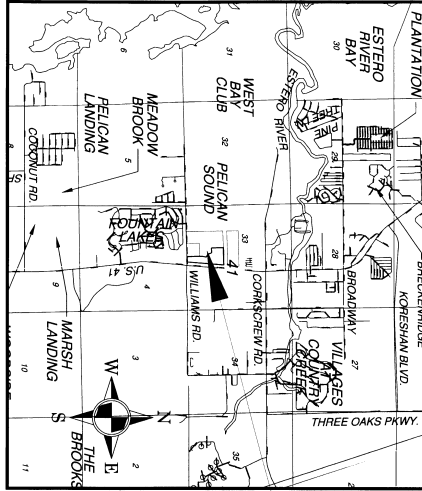
CIVIL, ENGINEERING - LAND PLANNING - LAND PLANNING - LANDSCAPE DESIGN
271 MEDICOR BLVD., POST OFFICE BOX 1800, FORT WORTH, TEXAS 76102-2800
PHONE (214) 441-3170, WWW.BARTCO.NET, FAX (214) 441-3148
E-MAIL CERTIFICATES OF AUTHORIZATION, ENGINEERING 7955, SURVEYING 18 6940



CIVIL, ENGINEERING - LAND PLANNING - LAND PLANNING - LANDSCAPE DESIGN
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E-MAIL CERTIFICATES OF AUTHORIZATION, ENGINEERING 7955, SURVEYING 18 6940



SUBJECT PROPERTY

LOCATION MAP

- SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS)
1. A 25 foot wide native landscape arterial road buffer will be provided parallel to U.S. 41. This buffer will include a 2 foot high undulating berm and 5 native trees plus 15 native shrubs per 100 linear feet.
 2. Open space and indigenous preservation areas shall comply with resolution no. Z-98-029. 10% of the commercial area will be maintained as open space.

PROPERTY DEVELOPMENT REGULATIONS TABLE

LAND USE	MIN. LOT SIZE SQ. FT.	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE	FRONT (RW) *			SETBACKS (FT)			WATER SEPARATION (FT.)	BUILDING SEPARATION (FT.)	MAX. HEIGHT (FT.)	STORIES
					20'			REAR	SIDE	FRONT				
OFFICE	7,500	75	100'	60%	20'	20'	20'	15'	15'	15'	0	15'	65	5
RETAIL	7,500	75	100'	60%	20'	20'	20'	10'	10'	10'	0	15'	45	3
HOTEL	22,500	150'	150'	60%	20'	20'	20'	15'	15'	15'	0	20'	85	5
MULTIFAMILY	6,500	80'	80'	70%	20'	20'	20'	10'	10'	10'	20'	20'	50	4
ACCESSORY STRUCTURES	N/A	N/A	N/A	N/A	10'	10'	10'	5'	5'	5'	0	10'	45	N/A
POOLS, DECKS, COMMUNITY USE	7,500	75	100'	60%	20'	20'	20'	15'	15'	15'	0	15'	65	5

SURROUNDING ZONING AND LAND USES

ZONING:		EXISTING LAND USES:	
NORTH	MPD	PELICAN SOUND DRIVE / VACANT	
SOUTH	CPD	WILLIAMS ROAD / COMMERCIAL	
EAST	AG-2	U.S. 41 / VACANT	
WEST	MPD	VACANT	

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

MASTER CONCEPT PLAN

CAMARGO MPD

LEE COUNTY, FLORIDA

PREPARED BY
DATE 1/7/2004
PROJECT NUMBER
02004-00013

SHEET 2 OF 2



DCI 2004-00013

COMMUNITY DEVELOPMENT

JUL 11 2005

RECEIVED

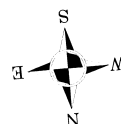
MASTER CONCEPT PLAN

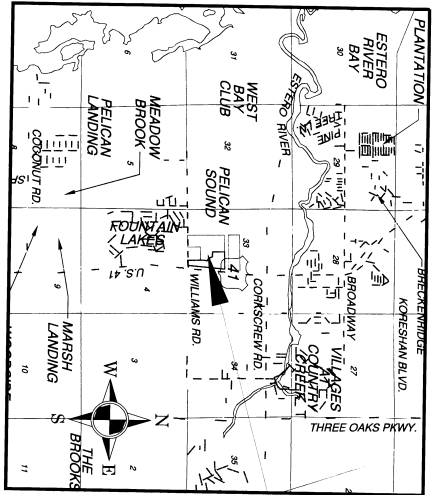
CAMARGO MPD
LEE COUNTY, FLORIDA
COMMERCIAL PORTION - SOUTH

MASTER CONCEPT PLAN

CAMARGO MPD
LEE COUNTY, FLORIDA

COMMERCIAL PORTION - SOUTH





LOCATION MAP

- SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS):
1. The subject site is a 100-acre site and will be provided with a 100-acre site plan and a 100-acre site plan.
 2. The subject site is a 100-acre site and will be provided with a 100-acre site plan and a 100-acre site plan.
 3. The subject site is a 100-acre site and will be provided with a 100-acre site plan and a 100-acre site plan.
 4. The subject site is a 100-acre site and will be provided with a 100-acre site plan and a 100-acre site plan.
 5. The subject site is a 100-acre site and will be provided with a 100-acre site plan and a 100-acre site plan.
 6. The subject site is a 100-acre site and will be provided with a 100-acre site plan and a 100-acre site plan.

PROPERTY DEVELOPMENT REGULATIONS TABLE									
LAND USE	MIN. LOT SIZE	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT SETBACK (FT.)	MIN. SIDE SETBACK (FT.)	MIN. REAR SETBACK (FT.)	MIN. WATER SETBACK (FT.)	MIN. BUILDING HEIGHT (FT.)	MIN. MAX. STORES
OFFICE	7,500	75	100	60	20	15	0	15	45
RETAIL	7,500	75	100	60	20	15	0	15	45
HOTEL	22,500	150	150	60	20	15	0	20	45
MULTIFAMILY	6,500	80	100	60	20	15	0	20	45
INDUSTRIAL	NA	NA	NA	NA	NA	NA	NA	NA	NA
POOLS/RECREATION	7,500	75	100	60	20	15	0	15	45
COMMUNITY USE	7,500	75	100	60	20	15	0	15	45

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

SUBJECT PROPERTY

OPEN SPACE TABLE			
PARCEL	ACREAGE	REQUIRED OPEN SPACE IN ACRES	PROPOSED OPEN SPACE IN ACRES
PARCEL 1	1.40	0.29	0.29
PARCEL 2	2.11	0.63	0.63
PARCEL 3	2.00	0.60	0.60
PARCEL 4	1.55	0.47	0.47
PARCEL 5	2.00	0.60	0.60
PARCEL 6	4.64	1.50	1.50
PARCEL 7	1.50	0.30	0.30
PARCEL 8	1.50	0.30	0.30
PARCEL 9	1.50	0.30	0.30
PARCEL 10	1.50	0.30	0.30
PARCEL 11	1.50	0.30	0.30
PARCEL 12	1.50	0.30	0.30
PARCEL 13	1.50	0.30	0.30
PARCEL 14	1.50	0.30	0.30
PARCEL 15	1.50	0.30	0.30
PARCEL 16	1.50	0.30	0.30
PARCEL 17	1.50	0.30	0.30
PARCEL 18	1.50	0.30	0.30
PARCEL 19	1.50	0.30	0.30
PARCEL 20	1.50	0.30	0.30
PARCEL 21	1.50	0.30	0.30
PARCEL 22	1.50	0.30	0.30
PARCEL 23	1.50	0.30	0.30
PARCEL 24	1.50	0.30	0.30
PARCEL 25	1.50	0.30	0.30
PARCEL 26	1.50	0.30	0.30
PARCEL 27	1.50	0.30	0.30
PARCEL 28	1.50	0.30	0.30
PARCEL 29	1.50	0.30	0.30
PARCEL 30	1.50	0.30	0.30
PARCEL 31	1.50	0.30	0.30
PARCEL 32	1.50	0.30	0.30
PARCEL 33	1.50	0.30	0.30
PARCEL 34	1.50	0.30	0.30
PARCEL 35	1.50	0.30	0.30
PARCEL 36	1.50	0.30	0.30
PARCEL 37	1.50	0.30	0.30
PARCEL 38	1.50	0.30	0.30
PARCEL 39	1.50	0.30	0.30
PARCEL 40	1.50	0.30	0.30
PARCEL 41	1.50	0.30	0.30
PARCEL 42	1.50	0.30	0.30
PARCEL 43	1.50	0.30	0.30
PARCEL 44	1.50	0.30	0.30
PARCEL 45	1.50	0.30	0.30
PARCEL 46	1.50	0.30	0.30
PARCEL 47	1.50	0.30	0.30
PARCEL 48	1.50	0.30	0.30
PARCEL 49	1.50	0.30	0.30
PARCEL 50	1.50	0.30	0.30
PARCEL 51	1.50	0.30	0.30
PARCEL 52	1.50	0.30	0.30
PARCEL 53	1.50	0.30	0.30
PARCEL 54	1.50	0.30	0.30
PARCEL 55	1.50	0.30	0.30
PARCEL 56	1.50	0.30	0.30
PARCEL 57	1.50	0.30	0.30
PARCEL 58	1.50	0.30	0.30
PARCEL 59	1.50	0.30	0.30
PARCEL 60	1.50	0.30	0.30
PARCEL 61	1.50	0.30	0.30
PARCEL 62	1.50	0.30	0.30
PARCEL 63	1.50	0.30	0.30
PARCEL 64	1.50	0.30	0.30
PARCEL 65	1.50	0.30	0.30
PARCEL 66	1.50	0.30	0.30
PARCEL 67	1.50	0.30	0.30
PARCEL 68	1.50	0.30	0.30
PARCEL 69	1.50	0.30	0.30
PARCEL 70	1.50	0.30	0.30
PARCEL 71	1.50	0.30	0.30
PARCEL 72	1.50	0.30	0.30
PARCEL 73	1.50	0.30	0.30
PARCEL 74	1.50	0.30	0.30
PARCEL 75	1.50	0.30	0.30
PARCEL 76	1.50	0.30	0.30
PARCEL 77	1.50	0.30	0.30
PARCEL 78	1.50	0.30	0.30
PARCEL 79	1.50	0.30	0.30
PARCEL 80	1.50	0.30	0.30
PARCEL 81	1.50	0.30	0.30
PARCEL 82	1.50	0.30	0.30
PARCEL 83	1.50	0.30	0.30
PARCEL 84	1.50	0.30	0.30
PARCEL 85	1.50	0.30	0.30
PARCEL 86	1.50	0.30	0.30
PARCEL 87	1.50	0.30	0.30
PARCEL 88	1.50	0.30	0.30
PARCEL 89	1.50	0.30	0.30
PARCEL 90	1.50	0.30	0.30
PARCEL 91	1.50	0.30	0.30
PARCEL 92	1.50	0.30	0.30
PARCEL 93	1.50	0.30	0.30
PARCEL 94	1.50	0.30	0.30
PARCEL 95	1.50	0.30	0.30
PARCEL 96	1.50	0.30	0.30
PARCEL 97	1.50	0.30	0.30
PARCEL 98	1.50	0.30	0.30
PARCEL 99	1.50	0.30	0.30
PARCEL 100	1.50	0.30	0.30

Indigenous Open Space Provided

As per Resolution 2-08-028, Condition #6, open space must be provided per the open space table presented in the residential portion of the MCP. Calculations of the open space provided are as follows:

Open Space Required for Commercial Portion at 2% = 30.0
Open Space Required for Residential Portion at 2% = 30.0
Total Open Space Required = 60.0 acres

Indigenous Open Space Provided = 15.0 acres

Indigenous Open Space Provided = 2.2 acres @ 125% per LDC Section 15-41-020 2.7
Total Indigenous Open Space Provided = 17.7 acres

10 acres (with credits) of indigenous open space has been provided in the residential portion of the MCP.

RETAIL/COMMERCIAL INTENSITY			
PARCEL	ACREAGE	FOOTAGE	MAXIMUM SQUARE
PARCEL 1	1.40	1,400	6,000
PARCEL 2	2.11	2,110	20,000
PARCEL 3	2.00	2,000	15,000
PARCEL 4	1.55	1,550	10,000
PARCEL 5	2.00	2,000	15,000
PARCEL 6	4.64	4,640	40,000
PARCEL 7	1.50	1,500	10,000
PARCEL 8	1.50	1,500	10,000
PARCEL 9	1.50	1,500	10,000
PARCEL 10	1.50	1,500	10,000
PARCEL 11	1.50	1,500	10,000
PARCEL 12	1.50	1,500	10,000
PARCEL 13	1.50	1,500	10,000
PARCEL 14	1.50	1,500	10,000
PARCEL 15	1.50	1,500	10,000
PARCEL 16	1.50	1,500	10,000
PARCEL 17	1.50	1,500	10,000
PARCEL 18	1.50	1,500	10,000
PARCEL 19	1.50	1,500	10,000
PARCEL 20	1.50	1,500	10,000
PARCEL 21	1.50	1,500	10,000
PARCEL 22	1.50	1,500	10,000
PARCEL 23	1.50	1,500	10,000
PARCEL 24	1.50	1,500	10,000
PARCEL 25	1.50	1,500	10,000
PARCEL 26	1.50	1,500	10,000
PARCEL 27	1.50	1,500	10,000
PARCEL 28	1.50	1,500	10,000
PARCEL 29	1.50	1,500	10,000
PARCEL 30	1.50	1,500	10,000
PARCEL 31	1.50	1,500	10,000
PARCEL 32	1.50	1,500	10,000
PARCEL 33	1.50	1,500	10,000
PARCEL 34	1.50	1,500	10,000
PARCEL 35	1.50	1,500	10,000
PARCEL 36	1.50	1,500	10,000
PARCEL 37	1.50	1,500	10,000
PARCEL 38	1.50	1,500	10,000
PARCEL 39	1.50	1,500	10,000
PARCEL 40	1.50	1,500	10,000
PARCEL 41	1.50	1,500	10,000
PARCEL 42	1.50	1,500	10,000
PARCEL 43	1.50	1,500	10,000
PARCEL 44	1.50	1,500	10,000
PARCEL 45	1.50	1,500	10,000
PARCEL 46	1.50	1,500	10,000
PARCEL 47	1.50	1,500	10,000
PARCEL 48	1.50	1,500	10,000
PARCEL 49	1.50	1,500	10,000
PARCEL 50	1.50	1,500	10,000
PARCEL 51	1.50	1,500	10,000
PARCEL 52	1.50	1,500	10,000
PARCEL 53	1.50	1,500	10,000
PARCEL 54	1.50	1,500	10,000
PARCEL 55	1.50	1,500	10,000
PARCEL 56	1.50	1,500	10,000
PARCEL 57	1.50	1,500	10,000
PARCEL 58	1.50	1,500	10,000
PARCEL 59	1.50	1,500	10,000
PARCEL 60	1.50	1,500	10,000
PARCEL 61	1.50	1,500	10,000
PARCEL 62	1.50	1,500	10,000
PARCEL 63	1.50	1,500	10,000
PARCEL 64	1.50	1,500	10,000
PARCEL 65	1.50	1,500	10,000
PARCEL 66	1.50	1,500	10,000
PARCEL 67	1.50	1,500	10,000
PARCEL 68	1.50	1,500	10,000
PARCEL 69	1.50	1,500	10,000
PARCEL 70	1.50	1,500	10,000
PARCEL 71	1.50	1,500	10,000
PARCEL 72	1.50	1,500	10,000
PARCEL 73	1.50	1,500	10,000
PARCEL 74	1.50	1,500	10,000
PARCEL 75	1.50	1,500	10,000
PARCEL 76	1.50	1,500	10,000
PARCEL 77	1.50	1,500	10,000
PARCEL 78	1.50	1,500	10,000
PARCEL 79	1.50	1,500	10,000
PARCEL 80	1.50	1,500	10,000
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PARCEL 86	1.50	1,500	10,000
PARCEL 87	1.50	1,500	10,000
PARCEL 88	1.50	1,500	10,000
PARCEL 89	1.50	1,500	10,000
PARCEL 90	1.50	1,500	10,000
PARCEL 91	1.50	1,500	10,000
PARCEL 92	1.50	1,500	10,000
PARCEL 93	1.50	1,500	10,000
PARCEL 94	1.50	1,500	10,000
PARCEL 95	1.50	1,500	10,000
PARCEL 96	1.50	1,500	10,000
PARCEL 97	1.50	1,500	10,000
PARCEL 98	1.50	1,500	10,000
PARCEL 99	1.50	1,500	10,000
PARCEL 100	1.50	1,500	10,000

SURROUNDING ZONING AND LAND USES

ZONING: EXISTING LAND USES
NORTH: UFD
WEST: UFD
EAST: UFD
SOUTH: UFD
U.S. 41: VACANT
WILLIAMS ROAD: COMMERCIAL
VACANT

PARCELS 1-6 TO BE COMMERCIAL/DEVELOPED

MASTER CONCEPT PLAN

CAMARGO MPD

LEE COUNTY, FLORIDA

COMMERCIAL PORTION - SOUTH

EXHIBIT 6-J

RECEIVED

JUL 14 2004

COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.

2004-00013

