

EXHIBITS



DCI2005-00089

BEAZER BAYSHORE 40

CASE # _____

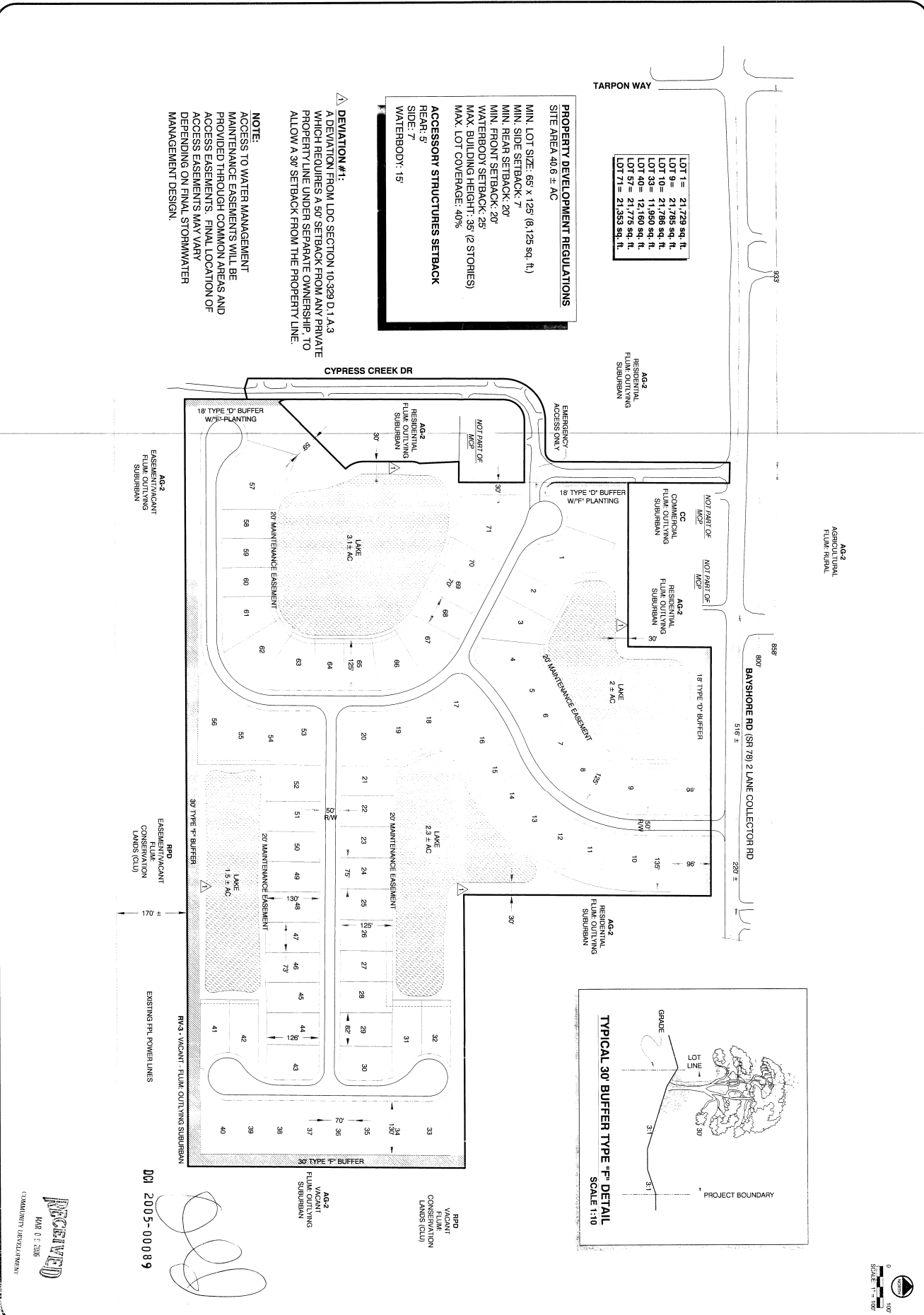
CASE NAME: _____

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.



TARPON WAY

LOT 1 =	21,729 sq. ft.
LOT 9 =	21,785 sq. ft.
LOT 10 =	21,786 sq. ft.
LOT 33 =	11,950 sq. ft.
LOT 40 =	12,160 sq. ft.
LOT 57 =	21,773 sq. ft.
LOT 71 =	21,553 sq. ft.

PROPERTY DEVELOPMENT REGULATIONS

SITE AREA 40.6 ± AC
MIN. LOT SIZE: 65' x 125' (8,125 sq. ft.)
MIN. SIDE SETBACK: 7'
MIN. REAR SETBACK: 20'
MIN. FRONT SETBACK: 20'
WATERBODY SETBACK: 25'
MAX. BUILDING HEIGHT: 35' (2 STORIES)
MAX. LOT COVERAGE: 40%
ACCESSORY STRUCTURES SETBACK
REAR: 5'
SIDE: 7'
WATERBODY: 15'

DEVIATION #1:

A DEVIATION FROM LDC SECTION 10-329 D.1 A.3 WHICH REQUIRES A 50' SETBACK FROM ANY PRIVATE PROPERTY LINE UNDER SEPARATE OWNERSHIP TO ALLOW A 30' SETBACK FROM THE PROPERTY LINE.

NOTE:

ACCESS TO WATER MANAGEMENT MAINTENANCE EASEMENTS WILL BE PROVIDED THROUGH COMMON AREAS AND ACCESS EASEMENTS. FINAL LOCATION OF ACCESS EASEMENTS MAY VARY DEPENDING ON FINAL STORMWATER MANAGEMENT DESIGN.

AG-2
AGRICULTURAL
FLUM OUTLING
SUBURBAN

AG-2
RESIDENTIAL
FLUM OUTLING
SUBURBAN

CC
COMMERCIAL
FLUM OUTLING
SUBURBAN

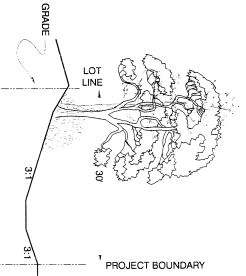
AG-2
RESIDENTIAL
FLUM OUTLING
SUBURBAN

AG-2
ESSENTIAL/VACANT
FLUM OUTLING
SUBURBAN

PPD
ESSENTIAL/VACANT
FLUM OUTLING
SUBURBAN

DOI 2005-00089

TYPICAL 30' BUFFER TYPE 'P' DETAIL
SCALE 1:10



RECEIVED
MAR 8 2005
COMMUNITY DEVELOPMENT

ZONING MASTER CONCEPT PLAN

BAYSHORE 40 - RESIDENTIAL DEVELOPMENT

Section 22, T-43-S, R-25-E, Lee County, Florida

REVISIONS	
REVISED PER SUFFICIENCY COMMENTS	12/7/05
REVISED PER SUFFICIENCY COMMENTS	12/15/05
REVISED PER SUFFICIENCY COMMENTS	1/18/06
REVISED PER SUFFICIENCY COMMENTS	1/25/06
REVISED PER SUFFICIENCY COMMENTS	2/24/06
REVISED PER SUFFICIENCY COMMENTS	3/9/06

MORRIS - DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS
2216 Almont Avenue • Fort Myers, Florida 33901 • (238) 337-3983 • (FAX) 337-3984

DATE PROJECT: 05/06/7A

DESIGNED BY: DWF

DRAWN BY: DWF

CHECKED BY: DWF

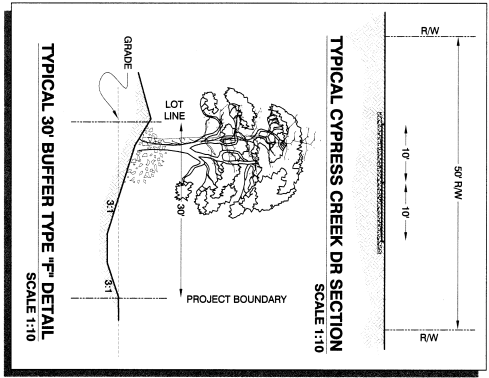
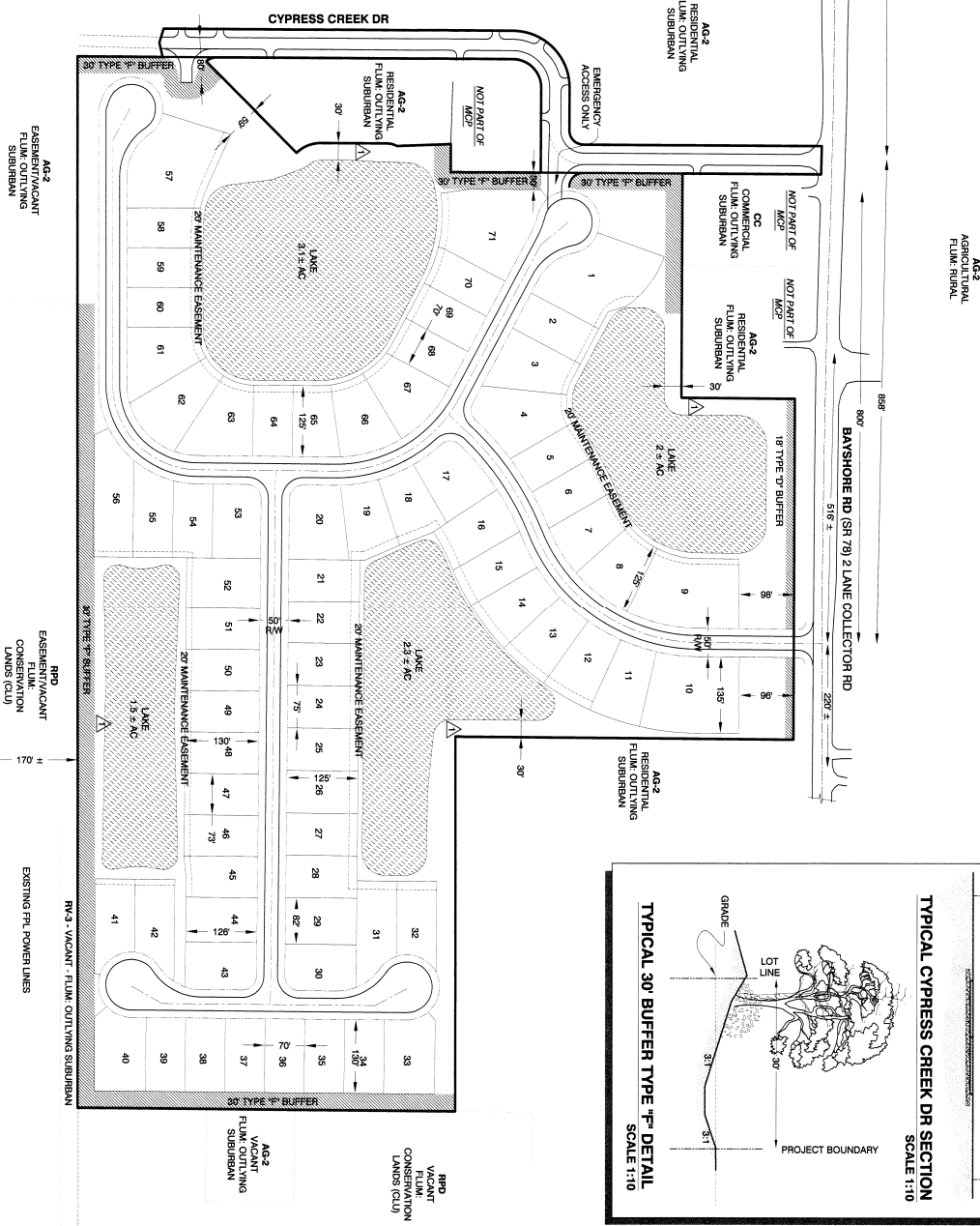
DATE: 1/28/05

SHEET: 1

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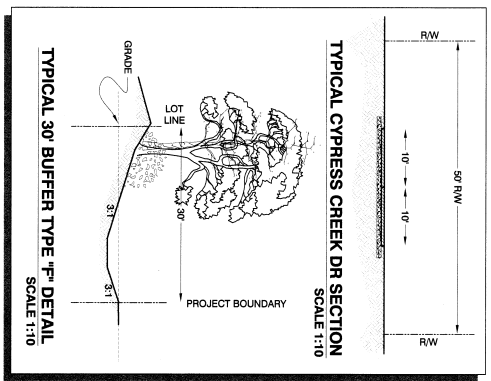
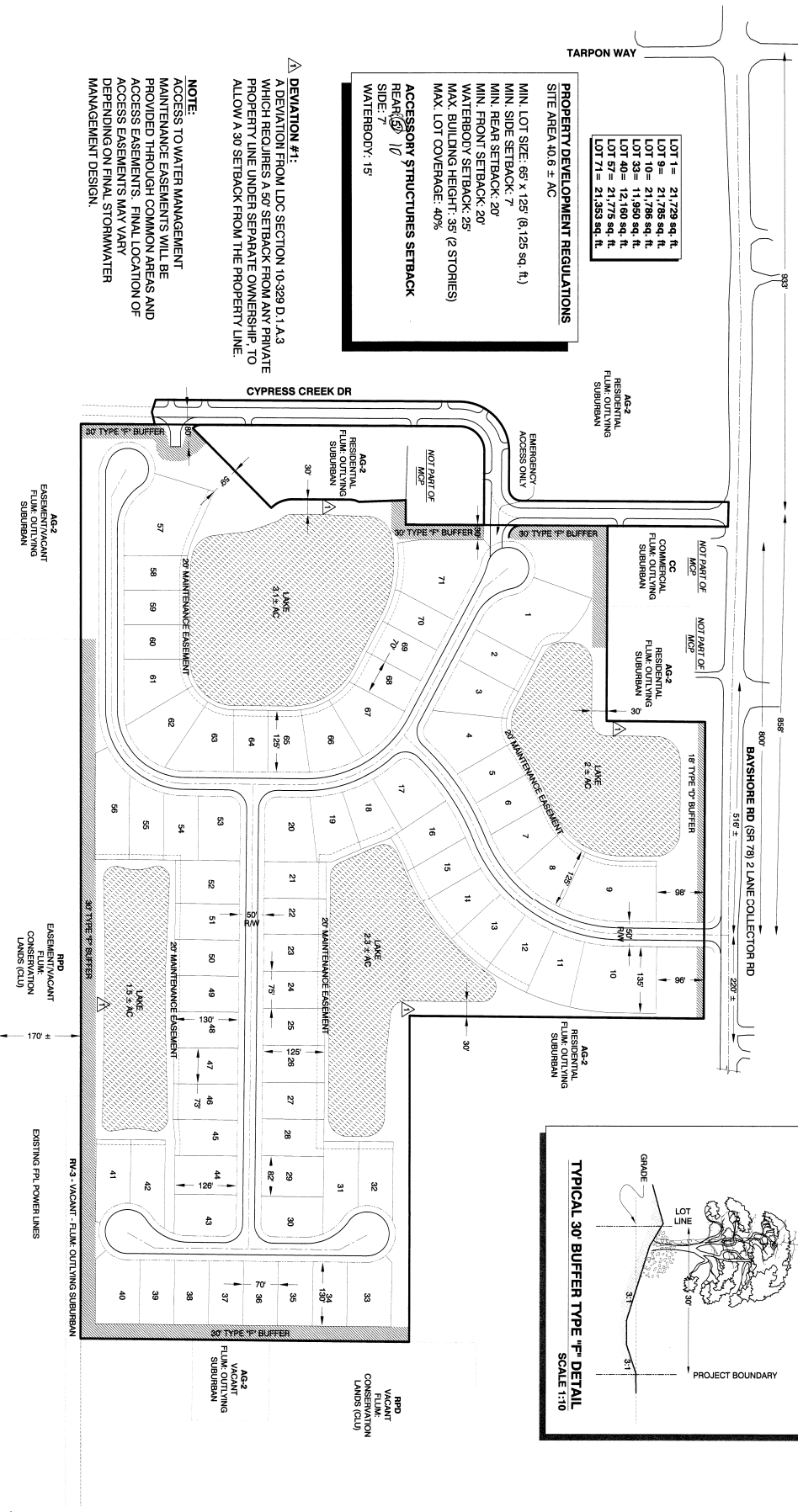
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DCI2005-00089 BEAZER BAYSHORE 40





MORRIS - DEPEW ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS & MAPPERS 225 Wood Avenue • Fort Myers, Florida 33901 • (239) 337-3857 • FAX (239) 337-3861	
DATE: 03/20/24	BY: [Signature]
APP: [Signature]	REV: 1
3/25/24	

ZONING MASTER CONCEPT PLAN	REVISIONS
BAYSHORE 40 - RESIDENTIAL DEVELOPMENT <small>Section 22, T-43-S, R-2D-C, Lee County, Florida</small>	





SHEET 09/30/2006	<p>HISTORIC FLOW EXHIBIT</p> <p>BEAZER HOMES STONEHILL MANOR</p> <p>Lee County, Florida</p>	<p>MD MORRIS - DEPEW ASSOCIATES, INC.</p> <p>ENGINEERS • PLANNERS • SURVEYORS & MAPPERS</p> <p>2216 Alcantara Avenue • Fort Myers, Florida 33901 • (239) 337-3995 • (800) 337-3994</p> <p>FL CA NO. 6532</p>	<p>REVISIONS</p>
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