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Maps for

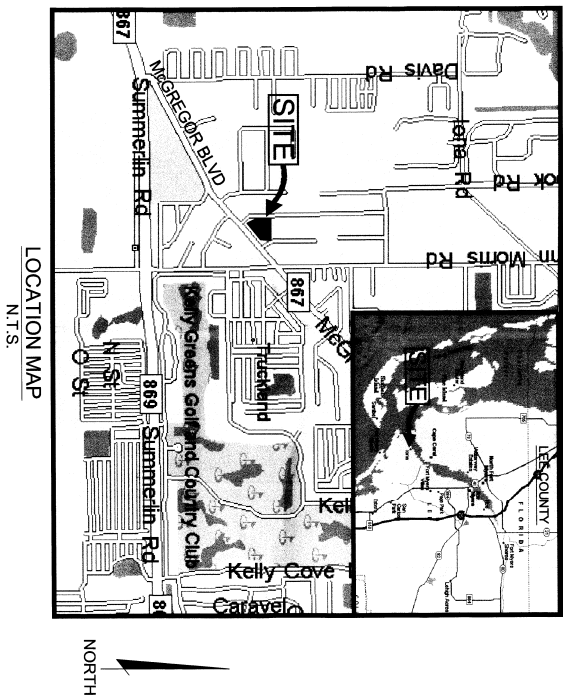
Case #: DC12006-00035

LOTS 1 & 2 AND 3, BLOCK C, COTTAGE POINT SUBDIVISION,
PLAT BOOK 9, PAGE 133; & LOT 16, BLOCK D, COTTAGE POINT SUBDIVISION,
DEED BOOK 259, PAGE 224; SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

DEVELOPER:

MORRIS MCCORMICK, LLC
JOHN E. STARNES, MANAGING MEMBER
12720 NORTON BRITANN BLVD, SUITE 205
FORT MYERS, FL 33907
PHONE: (239) 425-0771

DEVELOPER:



1. COVER SHEET
2. MASTER CONCEPT PLAN
3. NOTES
4. SOILS/EXISTING CONDITIONS
5. FLUCCS PLAN
6. AERIAL PHOTOGRAPH

02-46-23-01-0000C.0020	(LOTS 2 & 3)
02-46-23-01-0000C.0010	(LOT 1)
02-46-23-02-0000D.0160	(LOT 16)

DCI 2006-00035



DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Certificate of Authorization No. 2648
1404 Dean Street, Suite 300 - Fort Myers, Florida 33907

EXHIBIT 6-J

1 OF 6

SHEET

PROJECT NO.
06-0106.000

SCALE
N.T.S.

DATE
10-01-06

STATIONING
STATION OF TOWNSHIP

STREET NAME, LOCATION, P.L. Etc.
STATE OF FLORIDA

COVER SHEET

MORRIS MCGREGOR CENTER CPD

LOTS 1 & 3, BLOCK C, COTTAGE POINT SUBDIVISION,
PLAT BOOK 132, PAGE 133, & LOT 18, BLOCK C, COTTAGE POINT SUBDIVISION,
DEED BOOK 289, PAGE 224, SECTION 22, TOWNSHIP 46 SOUTH, RANGE 22 EAST,
LEE COUNTY, FLORIDA

Dyer, Riddle, Mills
& Prescott, Inc.

Certificate of Authorization No. 2648

1404 Dean Street, Suite 300 - Fort Myers, Florida 33901

0" = 1"

IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

DESIGNED BY

MS

10-01-06

DRAWN BY

MS

10-01-06

CHECKED BY

SSL

10-01-06

APPROVED BY

SSL

10-01-06

FILE

DATE

REVISIONS

EXHIBIT 6-N

SCHEDULE OF DEVIATION

The Morris McGregor Center, a proposed Commercial Planned Development (CPD) is located on the northeast corner of the McGregor Boulevard and John Morris Road intersection in Section 02, Township 46 South, Range 23 East, in Fort Myers. The subject property is located within the Morris McGregor Planning Community, and is zoned PC-15 (Professional Office - 15,000 sq. ft. maximum building area). The building is a two-story structure with a total area of approximately 10,000 sq. ft. The development and rezoning for the Morris McGregor Center CPD proposes one deviation from the Lee County Land Development Regulations.

Deviation #1: This deviation is from Section 10-206, *Street design and construction standards* of the LDC, Section 10-206 Table 4 (2)(a) 2.b. *Minimum Specifications for Street Improvements* requires 24-foot pavements for two-way traffic for previously paved streets. The proposed project requires 24-foot pavements for two-way traffic with curb and gutter drainage.

This is a request to allow for a termination of the proposed 24-foot pavement from the commercial entrance northwily on Oleander Drive to the northwily property line. **Justification #1:** The site plan was designed to extend the 24-foot pavement to the northwily property line. However, at the neighborhood meeting homeowners expressed their concerns and requested that Oleander Drive remain unpaved from the northwily end of the commercial entrance to the northwily property line.

EXHIBIT PH-3.C.1

LEGAL DESCRIPTION:

A tract or parcel of land lying in Section 2, Township 46 South, Range 23 East Lee County, Florida which tract or parcel is more particularly described as follows:

Commencing at the Southwest corner of Lot 5, Cottage Point subdivision, as recorded in Plat Book 9, Page 133 public records of Lee County, Florida thence N49°28'00"E along the North right of way line of McGregor Blvd. State Road 889 (100' wide right of way) Dead Book 305, Page 154.75 feet to the southwest corner of Lot 15, Block "D", Cottage Point, as recorded in Official Records Book (O.R.) 2827 at Page 2471, thence run along the southerly line of said Lot 15, Block "D", a distance of 183.74 feet, thence N49°28'00"E for a distance of 15.88 feet to the southeast corner of Lot 15, Block "D", a distance of 15.88 feet, thence S01°02'17"E along said right of way of John Morris Road (right of way with varies) O.R. Book 1596, Page 1248 public records of Lee County, Thence S01°02'17"E along said right of way of John Morris Road a distance of 55.67 feet, thence continue S54°59'11"W along said right of way a distance of 97 feet to a point on the northwily property line of the subject property, thence S01°02'17"E along said right of way (of way) Dead Book 305, Page 482 public records of Lee County, Florida, Thence S49°28'00"W along said North right of way of McGregor Blvd. a distance of 235.86 feet to the Point of Beginning.

From said Point of Beginning thence run along the northwily line of said Oleander Drive (60' wide right of way) a distance of 154.75 feet, thence S49°28'00"W for a distance of 189.89 feet, thence S49°28'00"W for a distance of 154.75 feet, thence S49°28'00"W for a distance of 154.75 feet to the southwest corner of Lot 15, Block "D", Cottage Point, as recorded in Official Records Book (O.R.) 2827 at Page 2471, thence run along the southerly line of said Lot 15, Block "D", a distance of 183.74 feet, thence N49°28'00"E for a distance of 15.88 feet to the southeast corner of Lot 15, Block "D", a distance of 15.88 feet, thence S01°02'17"E along said right of way of John Morris Road (right of way with varies) O.R. Book 1596, Page 1248 public records of Lee County, Thence S01°02'17"E along said right of way of John Morris Road a distance of 55.67 feet, thence continue S54°59'11"W along said right of way a distance of 97 feet to a point on the northwily property line of the subject property, thence S01°02'17"E along said right of way (of way) Dead Book 305, Page 482 public records of Lee County, Florida, Thence S49°28'00"W along said North right of way of McGregor Blvd. a distance of 235.86 feet to the Point of Beginning.

EXHIBIT 6-M

SCHEDULE OF USES

- ADMINISTRATIVE OFFICES
- BUSINESS SERVICES (34-622(G)(5)) GROUP 1
- CLEANING AND MAINTENANCE SERVICES (34-622(G)(7))
- CLOTHING STORES, GENERAL (34-622(G)(8))
- CONVENIENCE FOOD AND BEVERAGE STORE
- DRUGSTORE, PHARMACY
- EXCAVATION, WATER RETENTION
- FENCES, WALLS
- FOOD AND BEVERAGE SERVICE, LIMITED
- FOOD STORES (34-622(G)(9)) GROUP 1
- GIFT AND SOUVENIR SHOP
- HOBBY, TOY AND GAME SHOPS (34-622(G)(21))
- INSURANCE COMPANIES (34-622(G)(33)) GROUP 1
- PACKAGE STORE
- PARKING LOT, ACCESSORY
- PERSONAL SERVICES (34-622(G)(33)) GROUP 1
- PET SERVICES
- PET SHOP
- REAL ESTATE SALES OFFICE
- REPAIR SHOPS (34-622(G)(40)) GROUP 1
- SIGNS IN ACCORDANCE WITH
- SPECIALTY RETAIL SHOPS (34-622(G)(47)) GROUP 1 & II
- STUDIOS (34-622(G)(49))

LAND USE BREAKDOWN:

TOTAL SITE AREA	86,723 S.F.	1.66 AC.	100.0%
BUILDING AREA - (ROOFED)	11,892 S.F.	0.27 AC.	14.62%
PAVEMENT AREA	30,898 S.F.	0.71 AC.	38.08%
CONCRETE AREA	4,940 S.F.	0.11 AC.	6.13%
TOTAL IMPERVIOUS AREA	47,730 S.F.	1.09 AC.	59.23%
OPEN SPACE	33,023 S.F.	0.76 AC.	40.77%

OPEN SPACE CALCULATIONS:

20% OPEN SPACE REQUIRED FOR COMMERCIAL DEVELOPMENT:
86,723 SF * 0.20 = 16,145 SF REQ'D.
33,023 SF (40.77%) PROVIDED

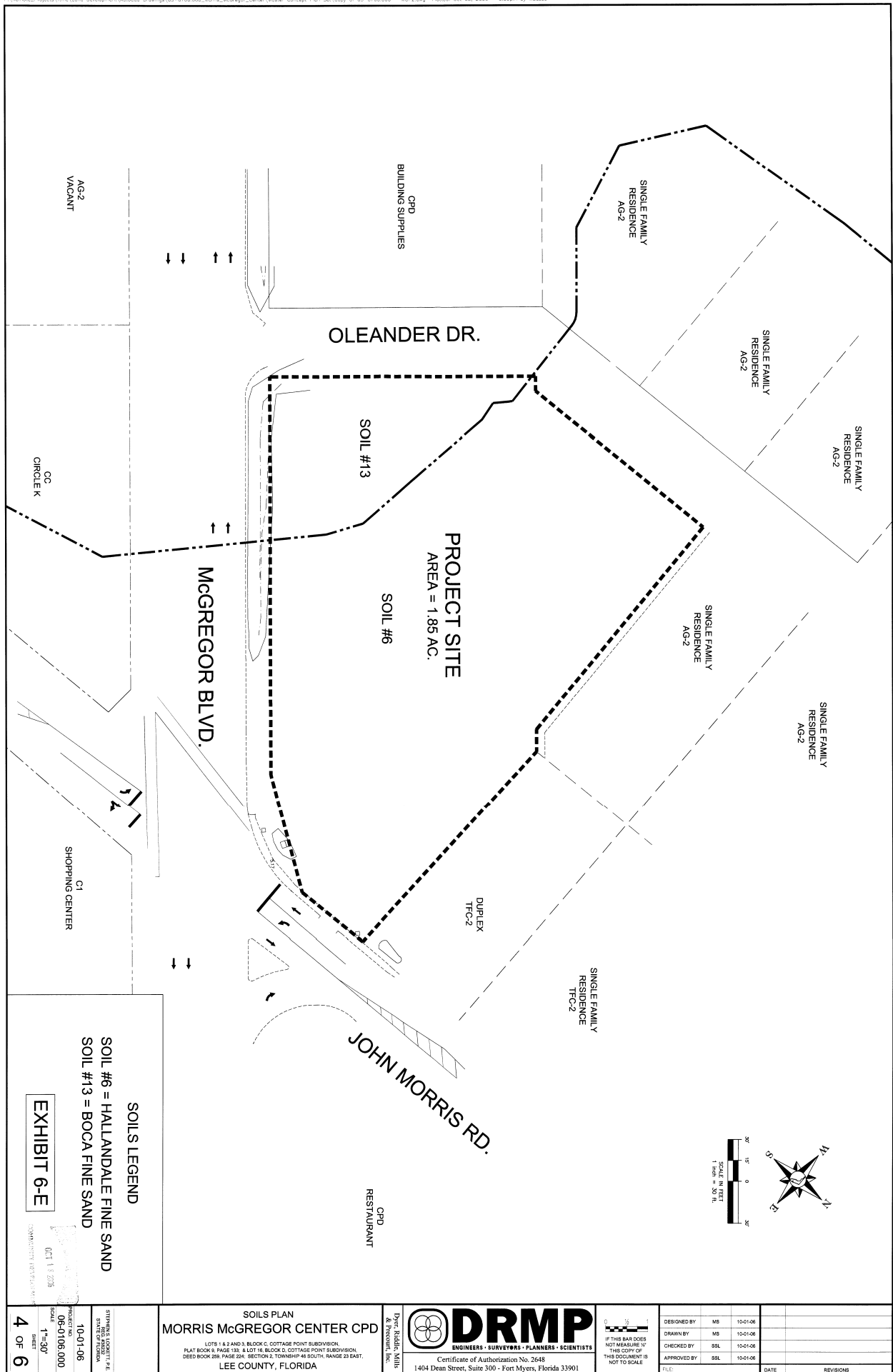
PARKING CALCULATIONS:

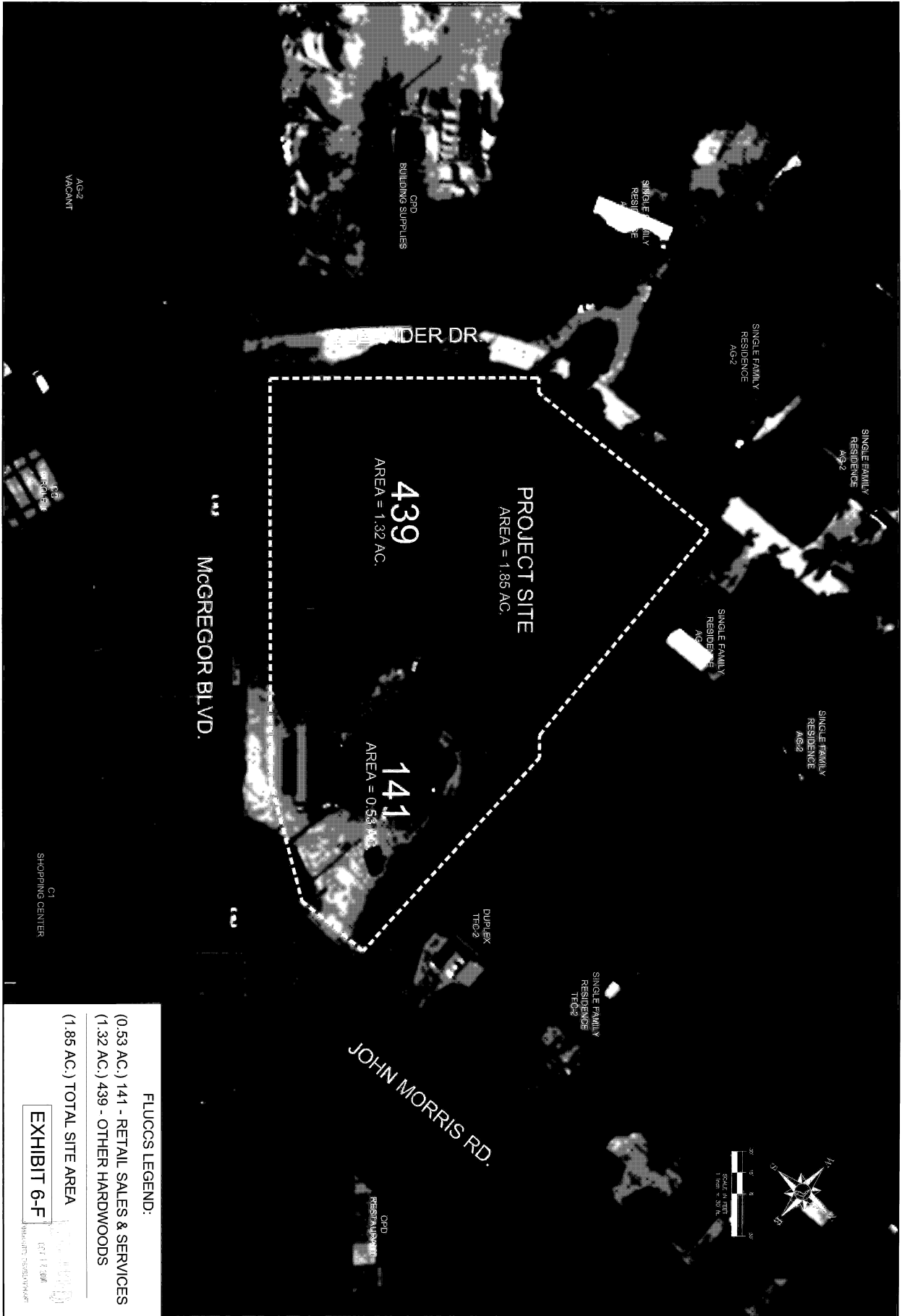
GENERAL RETAIL		GENERAL OFFICE	
BLDG #1	2ND FLOOR: 7,780 S.F.	BLDG #1	
GROUND FLOOR: 7,780 S.F.		BLDG #2	
		GROUND FLOOR: 4,112 S.F.	
1 SPACE PER 200 S.F. OF FLOOR AREA		1 SPACE PER 300 S.F. OF FLOOR AREA	
7,780 S.F. / 200 S.F. = 39 SPACES REQUIRED		11,892 S.F. / 300 S.F. = 40 SPACES REQUIRED	
PARKING SPACES REQUIRED = 79		PARKING SPACES REQUIRED = 79	
MAXIMUM ALLOWABLE BUILDING AREA TO MEET 79 PARKING SPACES REQUIREMENT:		GENERAL RETAIL: 200 * 79 = 15,800 S.F.	
GENERAL OFFICE: 300 * 79 = 23,700 S.F.			

PROPERTY DEVELOPMENT REGULATIONS:

BUILDING SETBACKS		BUILDING SETBACKS	
STREET	25'		25'
SIDE	15'		25'
MAX. BUILDING HEIGHT	45'		38.75 MAX 33.82 M.D.
MAX. BUILDING AREA (S.F.)	24,678		24,678

EXHIBIT 6-J





FLUCCS LEGEND:	
(0.53 AC.) 141 - RETAIL SALES & SERVICES	
(1.32 AC.) 439 - OTHER HARDWOODS	
(1.85 AC.) TOTAL SITE AREA	
EXHIBIT 6-F	
FLUCCS PLAN	

DATE	10-01-06
PROJECT NO.	06-0106.000
SCALE	1"=30'
SHEET	5 OF 6

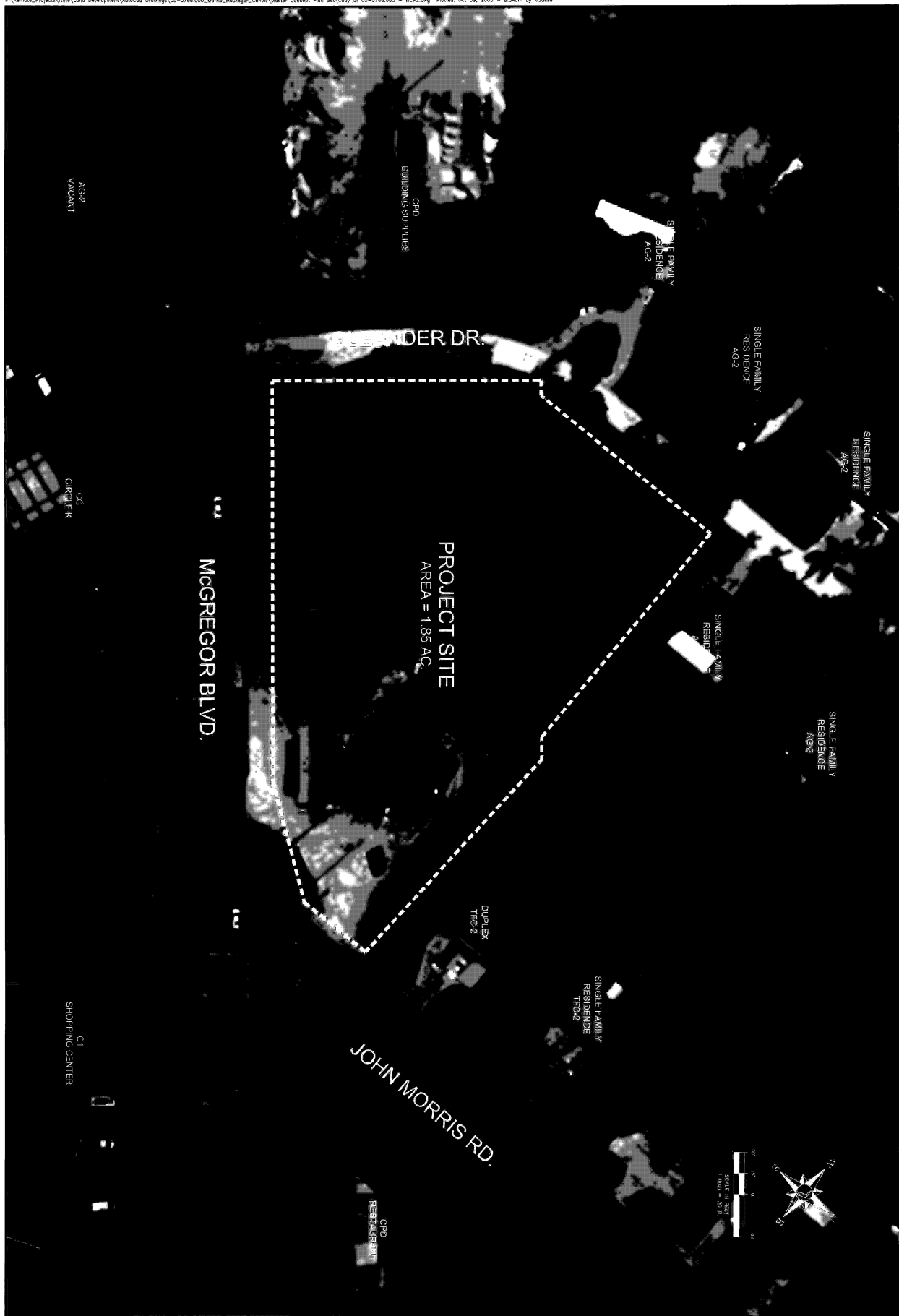
FLUCCS PLAN
MORRIS MCGREGOR CENTER CPD
LOT 1 & 2 AND 3, BLOCK C, COTTAGE POINT SUBDIVISION,
PLAT BOOK 9, PAGE 135, & LOT 15, BLOCK C, COTTAGE POINT SUBDIVISION,
DEED BOOK 398, PAGE 226, SECTION 2, TOWNSHIP 46 SOUTH, RANGE 33 EAST,
LEE COUNTY, FLORIDA

**DRMP**
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
Certificate of Authorization No. 2648
1404 Dean Street, Suite 300 - Fort Myers, Florida 33901

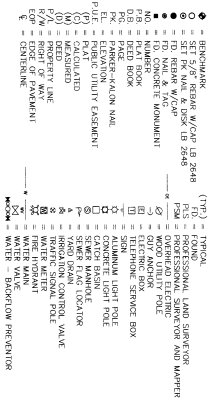
DRMP, Inc.
1404 Dean Street, Suite 300 - Fort Myers, Florida 33901

DESIGNED BY	MS	10-01-06
DRAWN BY	MS	10-01-06
CHECKED BY	SSL	10-01-06
APPROVED BY	SSL	10-01-06
FILED		
DATE		
REVISIONS		

061 2006-00035



<p>DESIGNED BY: MS 10-01-06</p> <p>DRAWN BY: MS 10-01-06</p> <p>CHECKED BY: BSL 10-01-06</p> <p>APPROVED BY: BSL 10-01-06</p> <p>FILE: _____</p> <p>DATE: _____</p> <p>REVISIONS: _____</p>	<p>AERIAL PHOTOGRAPH</p> <p>MORRIS MCGREGOR CENTER CPD</p> <p>LOTS 1 & 2 AND 3, BLOCK C, COTTAGE POINT SUBDIVISION, PLAT BOOK 6, PAGE 138, 4 LOT 16, BLOCK C, COTTAGE POINT SUBDIVISION, DEED BOOK 285, PAGE 124, SECTION 2, TOWNSHIP 46 SOUTH, RANGE 29 EAST, LEE COUNTY, FLORIDA</p>	<p>DRMP</p> <p>ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS</p> <p>Certificate of Authorization No. 2648</p> <p>1404 Dean Street, Suite 300 • Fort Myers, Florida 33901</p>	<p>0 10 20 30</p> <p>IF THIS BAR DOES NOT MEASURE 40' THIS COPY OF THIS DOCUMENT IS NOT TO SCALE</p>
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GENERAL NOTES:

[illegible]

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 471.07-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, F.L. STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY TO:

JOHN STAMPS, TRUSTEE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



JAMES O. BURCH
PROFESSIONAL SURVEYOR AND MAPPER, NO. 5527

BOUNDARY & TOPOGRAPHIC SURVEY
LOTS 1,2 & 3 BLOCK 'C' &
LOT 16, BLOCK 'D'
COTTAGE POINT
LEE COUNTY, FLORIDA

COUNTY: LEE
SECTION: 2, T-46-S, R-23-E
SCALE: 1" = 20'
DWG. NAME: 4623046.DWG

DWG DATE: 01-23-06
FIELD DATE: 01-10-06
DRAWN BY:
CHECKED BY: JDB

REVISION:	DATE:
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D.R.M.P.
LB 2648
DYER, RIDDLE, MILLS & PRECOURT, INC.
2223 MCGREGOR BOULEVARD, FT. MYERS, FLORIDA 33901
PHONE: (239)-337-1109 FAX: (239)-337-0173

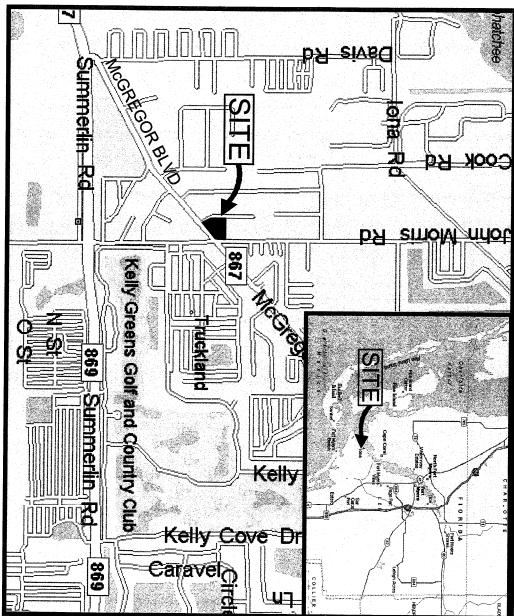
MORRIS MCGREGOR CENTER CPD

MASTER CONCEPT PLAN SET

LOTS 1 & 2 AND 3, BLOCK C, COTTAGE POINT SUBDIVISION,
PLAT BOOK 9, PAGE 133; & LOT 16, BLOCK D, COTTAGE POINT SUBDIVISION,
DEED BOOK 259, PAGE 224; SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

PROPERTY OWNER:
MORRIS MCGREGOR, LLC
2720 NEW BRITANNY BLVD, SUITE 205
FORT MYERS, FL 33907

DEVELOPER:
MORRIS MCGREGOR, LLC
2720 NEW BRITANNY BLVD, SUITE 205
FORT MYERS, FL 33907



LOCATION MAP

INDEX OF SHEETS:

1. COVER SHEET
2. MASTER CONCEPT PLAN
3. NOTES
4. SOILS / EXISTING CONDITIONS
5. FLOODS PLAN
6. AERIAL PHOTOGRAPH

STRAP NUMBERS:

02-46-23-01-0000C-0020 (LOTS 2 & 3)
02-46-23-01-0000C-0010 (LOT 1)
02-46-23-02-0000D-0160 (LOT 16)



Certificate of Authorization No. 2648
1404 Dean Street, Suite 300 - Fort Myers, Florida 33907

EXHIBIT 6-J

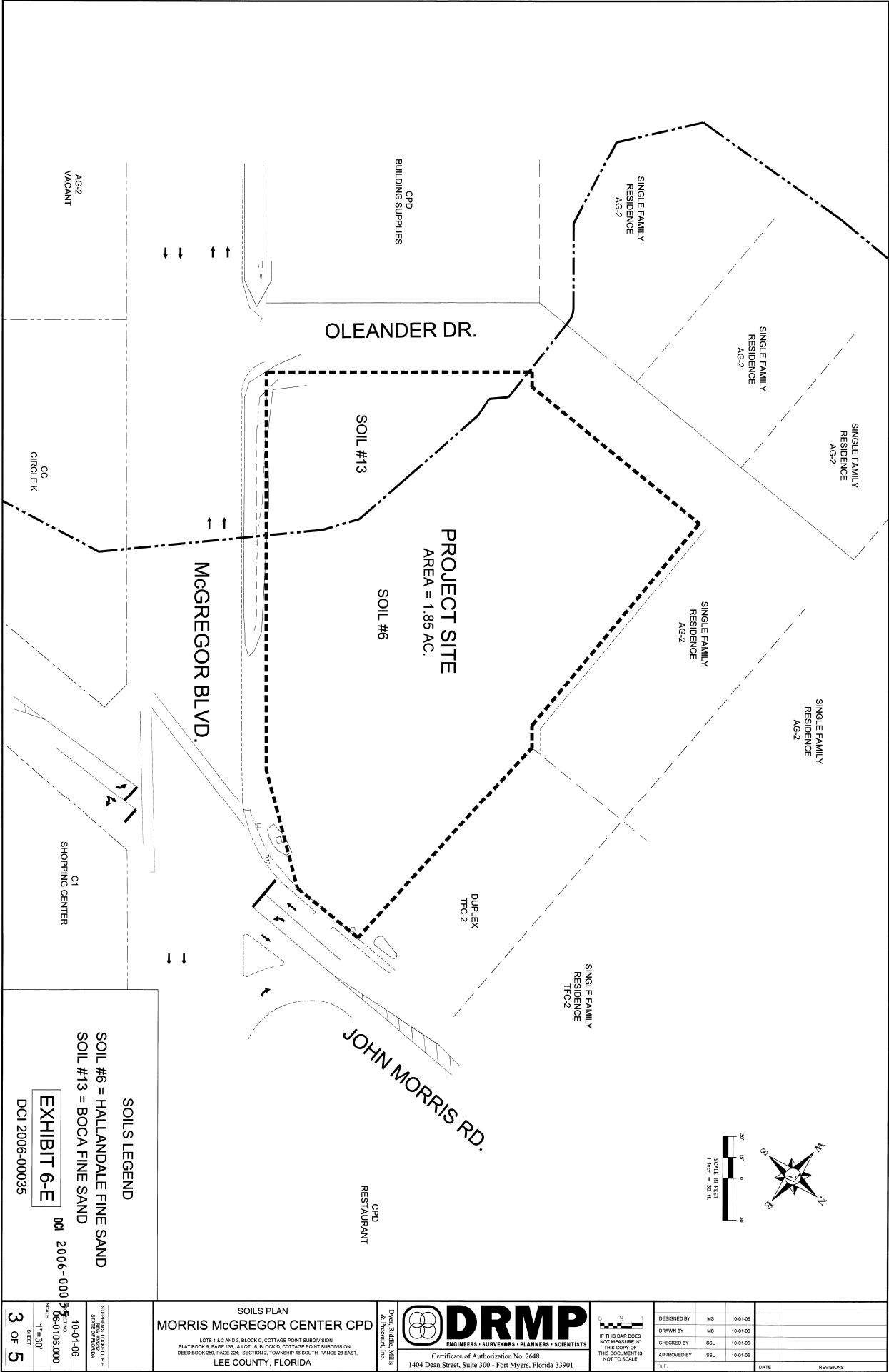
DOI 2006-00035

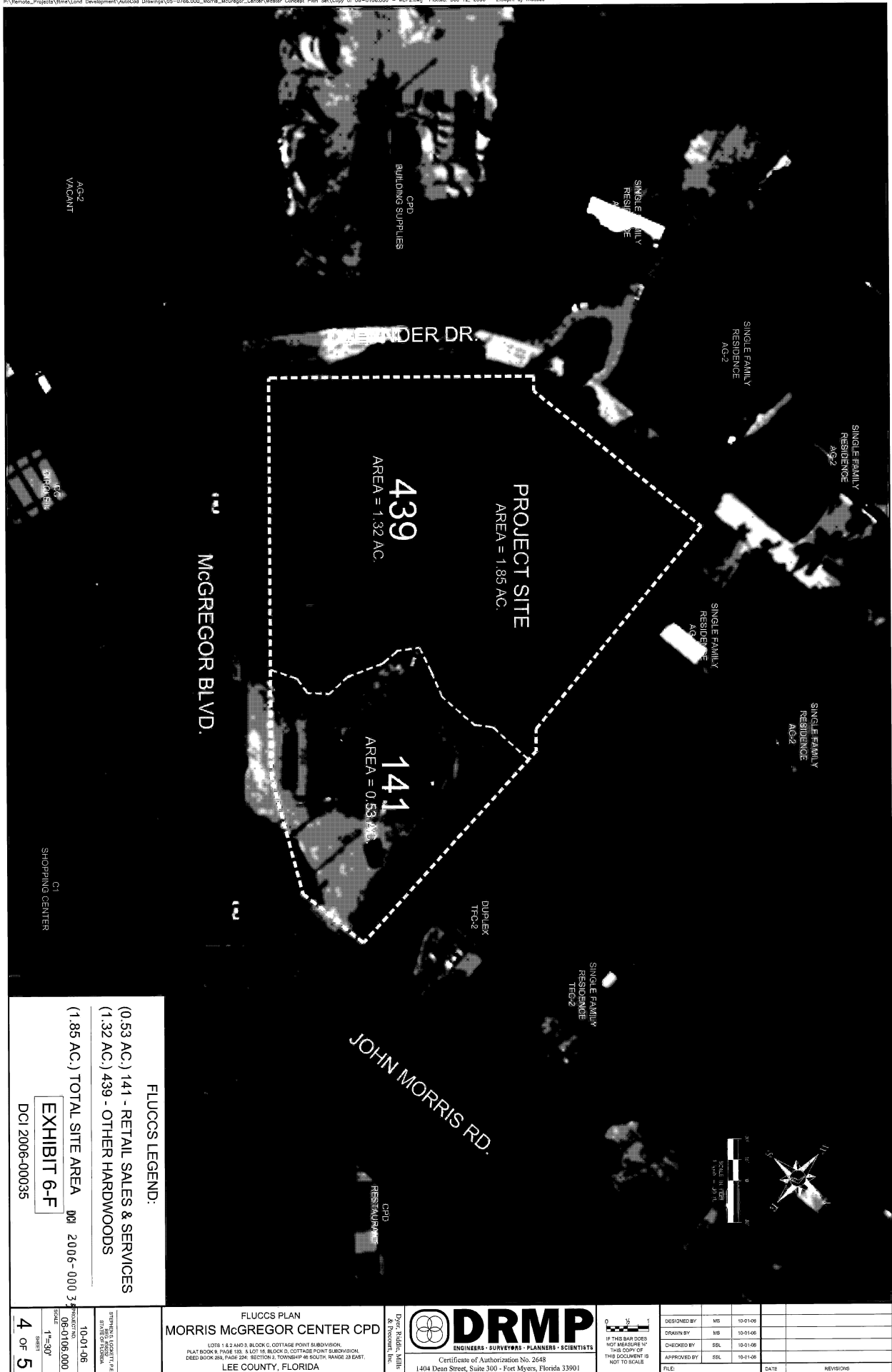


COVER SHEET MORRIS MCGREGOR CENTER CPD		DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS Certificate of Authorization No. 2648 1404 Dean Street, Suite 300 - Fort Myers, Florida 33907		WARNING IF THIS BAR DOES NOT MEASURE TO THIS COPY OF THIS DOCUMENT IS NOT TO SCALE		DESIGNED BY T.W. 2-20-06 DRAWN BY T.W. 2-20-06 CHECKED BY BSL 2-20-06 APPROVED BY BSL 2-20-06 FILED		NAME DATE 5-26-06 REVISED STRAP NUMBER PER LEE COUNTY COMMENTS		DATE REVISIONS	
LOTS 1 & 2 AND 3, BLOCK C, COTTAGE POINT SUBDIVISION, PLAT BOOK 9, PAGE 133; & LOT 16, BLOCK D, COTTAGE POINT SUBDIVISION, DEED BOOK 259, PAGE 224; SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA											

LOTS 1 & 2 AND 3, BLOCK C, COTTAGE POINT SUBDIVISION,
PLAT BOOK 9, PAGE 133; & LOT 16, BLOCK D, COTTAGE POINT SUBDIVISION,
DEED BOOK 269, PAGE 224; SECTION 2, TOWNSHIP 46 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

PROJECT NO. 10-01106 SCALE N.T.S. 1 OF 5	BRIDGES, LOONEY & FLETCHER, P.C. 10000 N. W. 10th Ave. Suite 100 Fort Myers, FL 33901 Phone: 813-938-0800 Fax: 813-938-0801 Email: info@bridgeslooney.com	COVER SHEET MORRIS MCGREGOR CENTER CPD LOTS 1 & 2 AND 3 BLOCK C, COTTAGE POINT SUBDIVISION, PLAY BOOK 6, PAGE 15, & LOT 16, BLOCK D, COTTAGE POINT SUBDIVISION, DEED BOOK 288, PAGE 228, SECTION 2, TOWNSHIP 6 NORTH, RANGE 20 EAST, LEE COUNTY, FLORIDA		Drawn: Richard Mills & Associate, Inc. Certificate of Authorization No. 2648 1404 Dean Street, Suite 300 • Fort Myers, Florida 33901	 0 10 20 FEET IF THIS BAR DOES NOT MEASURE 10' THIS COPY OF THE DOCUMENT IS NOT TO SCALE	DESIGNED BY: MS 10-01-06 DRAWN BY: MS 10-01-06 CHECKED BY: SSL 10-01-06 APPROVED BY: SSL 10-01-06 Date: 10/1/06	10-01-06 10-01-06 10-01-06 10-01-06	10-01-06 10-01-06 10-01-06 10-01-06
		10-01-06 10-01-06 10-01-06 10-01-06	10-01-06 10-01-06 10-01-06 10-01-06					





FLUCCS LEGEND:	
(0.53 AC.) 141 - RETAIL SALES & SERVICES	
(1.32 AC.) 439 - OTHER HARDWOODS	
(1.85 AC.) TOTAL SITE AREA	DCI 2006-0003
EXHIBIT 6-F	
DCI 2006-00035	

DESIGNED BY	MS	10-01-06
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CHECKED BY	SSL	10-01-06
APPROVED BY	SSL	10-01-06
FILED		
DATE		REVISIONS

FLUCCS PLAN
MORRIS MCGREGOR CENTER CPD

LOTS 1 & 2 AND 3, BLOCK C, COTTAGE POINT SUBDIVISION,
PLAT BOOK 9, PAGE 193, & LOT 18, BLOCK D, COTTAGE POINT SUBDIVISION,
DEED BOOK 98, PAGE 284, SECTION 1, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
LEE COUNTY, FLORIDA

DRMP
ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS

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