

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Citizens and Southern National Bank of Lee County, in reference to Caloosa Isle Marine, Inc., d/b/a Island Club Marine, has properly filed an application for a rezoning from C-1A to Commercial Planned Development, to permit the expansion of an existing marina with buildings not to exceed 45 feet above average grade, on 5.8± total acres of land. The proposed development will also include dry storage, retail stores, fuel sales, boat repair services, and pump-out facilities.

NOTE: If approved, the Master Concept Plan will deviate from the following Lee County standards:

- (1) Minimum required number of off-street parking spaces for this development of 122 spaces (202.13.J), to 50 spaces;
- (2) Minimum setback from a structure to a water body of 25 feet (202.15.F.4.b.), to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan;
- (3) Minimum setback between structures in a Commercial Planned Development which is adjacent to land which is developed in a manner and for uses not compatible with the uses proposed in the CPD of 10 feet (461.C.2.a.2.), to 10 feet for the proposed dry-storage structure, to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan, and to 3 feet for the existing store #1 as shown on the Master Concept Plan; and
- (4) Minimum buffer type between a proposed commercial development and existing industrial development of a type "B" buffer (15 foot wide) [DSO Section C.5.d.(4)], to a 10 foot wide buffer with a type "B" vegetation.
- (5) Request to be allowed to provide a maximum of 30% of the parking spaces to be designed for small cars in a low turn-over parking space (9 feet by 18 feet) (Sections 202.13.k.1. and 202.13.F.1.c.); and

WHEREAS, the subject property is located at 1647 Inlet Drive, North Fort Myers, described more particularly as:

LEGAL DESCRIPTION: In Section 16, Township 44 South, Range 24 East, Lee County, Florida:

A tract or parcel of land lying in Waterway Estates of Fort Myers Unit 2 in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 16, Township 44 South, Range 24 East, Lee County, Florida as shown on Sheet 2 of plat recorded in Plat Book 12 beginning at page 63, Lee County records which tract or parcel is described as follows:

Beginning at a point of curvature on Curve "K" on the South line of Tract "B", as shown on said plat of Waterway Estates of Fort Myers Unit 2 run N.89°24'20"E. along said South line for 201.00 feet to the West line of the parcel described in deed recorded in Official Record Book 307 at page 853, Lee County records; THENCE run N.00°35'40"W. along said West line for 165.94 feet to the Northwestern line of said parcel; THENCE run N.43°56'37"E. along said Northwestern line for 136.87 feet to an intersection with the Northerly line of said parcel; THENCE run N.89°24'20"E. along said North line for 90.00 feet to an intersection with the East line of said parcel; THENCE run S.00°35'40"E. along said East line for 263.50 feet to an intersection with the South line of said Tract "B"; THENCE run N.89°24'20"E. along said South line for 342.93 feet to a point of curvature; THENCE run Easterly, Northeasterly and Northerly along the arc of a curve to the left of radius 25.00 feet (delta 89°30'20") (chord bearing N.44°39'10"E.) (chord 35.20 feet) for 39.05 feet to a point of tangency on the East line of said Tract "B"; THENCE run N.00°06'00"W. along said East line and a Northerly prolongation thereof on the East line of the first parcel described in Resolution recorded in Official Record Book 245 beginning at page 753 said public records for 490.23 feet to the North line of said parcel; THENCE run S.89°54'00"W. along said North line for 309.45 feet to an intersection with the Northwestern line of said parcel; THENCE run S.43°56'37"W. along said Northwestern line for 27.98 feet to a Northeasterly line of said parcel; THENCE run N.59°33'03"W. along said Northeasterly line for 102.84 feet to the Northerly most corner of said Tract "B"; THENCE run S.43°56'37"W. along the Southeasterly line of Tract "A" said Waterway Estates for 50.00 feet to the Southerly most corner of said Tract "A"; THENCE run S.32°33'43"E. along the Southwesterly line of the second parcel described in said Resolution recorded in Official Record Book 245 at page 753, Lee County records for 102.84 feet to an intersection with the Northwestern line of said Tract "B"; THENCE run S.43°56'37"W. along said Northwestern line for 540.61 feet to a point of curvature on said curve "K"; THENCE run Southwesterly, Southerly and Southeasterly along an arc of a curve to the left of radius 25.00 feet (delta 134° 32' 17") (chord bearing S.23°19'32"E.) (chord 46.12 feet) for 58.70 feet to the POINT OF BEGINNING.

SUBJECT TO easements, restrictions and reservations of record.

Containing 5.80 acres more or less.

Bearings hereinabove mentioned are based on said record plat of Waterway Estates of Fort Myers Unit 2.

WHEREAS, the applicant has indicated the property's current STRAP number is 16-44-24-03-0030B.0000; and

WHEREAS, proper authorization has been given to James P. Carroll, by Citizens and Southern National Bank, the fee simple owners of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, proper authorization has been given to Neale Montgomery, Esquire of Pavese, Garner, Haverfield, Dalton, Harrison & Jensen and to Johnson Engineering, Inc., by James P. Carroll, the agent of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter in a public hearing held on October 3, 1988; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE with conditions a rezoning from C-1A to Commercial Planned Development, to permit the expansion of an existing marina with buildings not to exceed 45 feet above average grade, on 5.8± total acres of land. The proposed development will also include dry storage, retail stores, fuel sales, boat repair services, and pump out facilities.

Approval is subject to the following conditions:

- 1.a. The development and use of this property shall be in accordance with the one-page Master Concept Plan for Caloosa Isle Marine (dated November, 1987, last revised November 15, 1988, project no. 16295 file no. 16-44-24) prepared by Johnson Engineering, Inc. except as may be modified by the conditions herein. This approval does not relieve this development from compliance with zoning regulations, and all other applicable state and local regulations except for those specifically approved as part of this development.

b. The uses within this CPD shall be further limited as follows:

- 1) The total allowable number of boat slips within this marina shall be 44 wet slips and 239 dry slips. These totals assume that a favorable vesting letter is received from the Department of Community Affairs for the 44 wet slips. If a favorable determination is not received, the number shall be adjusted downward accordingly. Approval for additional wet or dry slips shall require an amendment to this approval and a Binding Letter of Development of Regional Impact status.
 - 2) Those uses that cannot be relocated, such as structures, to the easterly side of the property can remain. Those items that can be moved, such as the dry sand blasting area, shall be enclosed in an at least 45-foot by 25-foot, two walled room with drop curtains and a waterfall booth to prevent the sand from bothering the neighbors contiguous to the site. An opaque 8-foot screen (fencing and vegetation) shall be provided along that side of the development contiguous to the existing residential area.
 - 3) The schedule of uses as noted on the MCP are hereby amended, deleting marine salvage as a permitted use.
 - 4) On-site trash receptacles shall be placed upon the property to assist patrons of the site in the proper disposal of the trash.
2. If part of the permitting process, the applicants shall submit a spill containment plan and flushing study to the Lee County Departments of Community Development and Public Safety, to the Department of Environmental Regulation, and to the Department of Natural Resources. No final development order shall be approved until a letter from each of these agencies is received showing that they have reviewed and approved this plan.
 3. Prior to the issuance of a final development order, provisions shall be made to provide on-site storm water retention in accordance with South Florida Water Management District requirements.
 4. The hours of operation for all maintenance and repair operations allowed in this CPD zoning shall be from 8:00 a.m. to 5:00 p.m. Monday through Saturday.
 - 5.a. Prior to final plan approval, the marina management shall prepare and submit a written emergency plan to the Department of Public Safety which shall be followed in the event of a hurricane emergency. This plan shall be updated on an annual basis. All owners of boats within this facility shall be advised of the requirements of this plan and any annual changes. A letter from the Department shall be submitted as part of the final plan approval request indicating acceptance of the procedures, to constitute compliance with this condition.
 - b. At the completion of development construction or each phase thereof, a development representative shall contact Lee County Emergency Medical Service to discuss: 1) the designation of emergency helicopter landing zones; and 2) the accessibility of the EMS unit.
 6. The applicants, prior to the issuance of a final development order, shall coordinate with the Lee County department granted the authority to oversee the posting of "Idle Speed" and "Caution, Manatee Awareness" signs extending from the marina site, out to the Caloosahatchee River main channel. The marina shall be required to maintain these signs in good condition.

7. The applicant shall reserve one dry boat storage slip for County or State agencies to be rented out at the going rate when the dry storage opens, in perpetuity.
8. All lighting provided for this project shall be limited to low-intensity, low-level types and shielded away from the adjacent residential areas. The roofs and upper levels of the existing or proposed buildings shall not be illuminated.
9. A 20-foot-wide area on at least three sides of the dry storage building shall be kept open (no parking, storage, etc.) to allow for emergency vehicle access to this building. This building shall conform with the required fire codes.
10. The proposed "private club" shall be limited to the owners of the marina, owners of boats stored in the marina, and their guests.
11. A ratio of one sailboat to three powerboats shall be established and maintained for the wet slips in this marina.
12. A gazebo shall be provided as a public amenity, as part of the open space requirement for this development. This gazebo shall be located at the southeastern point of the island overlooking the entrance to the river.
13. Deviation #1 is hereby APPROVED with the condition that if Code Enforcement should find at any time that parking demand exceeds the provided on-site parking within this development, resulting in vehicles parking along the nearby residential streets, additional on-site parking shall be provided or this planned development shall be rescheduled by County staff before the Board of County Commissioners to evaluate the need for additional parking or reduction of development intensity to reduce the adverse impacts on the nearby residential areas. Deviation (2) is hereby APPROVED only for the existing structure shown as Store #2 on the Master Concept Plan. Deviation (3) is hereby APPROVED. Deviation (4) is hereby DENIED. Deviation (5) is hereby APPROVED solely for assigned parking spaces only and shall be clearly marked as such in accordance with the Zoning Ordinance.
14. The owner(s) will participate, on an equitable basis in any MSBU that is created toward providing sidewalks and street repaving, to or along Inlet Drive.

Site Plan 88-293 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of Commercial Planned Development zoning:

- a. The proposed uses, as conditioned, are appropriate at the subject location;
- b. Sufficient safeguards to the public interest are provided by the recommended conditions to the Master Concept Plan and by applicable regulations;
- c. All recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the development; and
- d. Each deviation recommended for approval will enhance the achievement of the objective of the development and the general intent of the zoning regulations to preserve and promote the protection of the public health, safety, and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Fussell, and seconded by Commissioner Manning and, upon being put to a vote, the result was as follows:

John E. Manning	AYE
Charles L. Bigelow, Jr.	ABSENT
Ray Judah	AYE
Bill Fussell	AYE
Donald D. Slisher	AYE

DULY PASSED AND ADOPTED this 12th day of December, A.D., 1988.

ATTEST:
CHARLIE GREEN, CLERK

BY:

Clarence J. Wauke
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:

J. Manning
Chairman

Approved as to form by:

[Signature]
County Attorney's Office

FILED

APR 11 90

CLERK CIRCUIT COURT
BY *C. Wauke* D.C.

ZONING AND DEVELOPMENT REVIEW DIVISION

SUMMARY REPORT

TYPE OF CASE: ZONING

CASE NUMBER: 88-10-11 DCI

HEARING DATE: November 14, 1988

I. APPLICATION SUMMARY:

A. Applicant: C&S National Bank of Lee County, represented by James Carroll, in reference to Caloosa Isle Marine, Inc., d/b/a Island Club Marine

B. Request(s): A rezoning from C-1A to Commercial Planned Development, to permit the expansion of an existing marina with buildings not to exceed 45 feet above average grade, on 5.8± total acres of land. The proposed development will also include dry storage, retail stores, fuel sales, boat repair services, and pump out facilities.

NOTE: If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County standards:

- (1) Minimum required number of off-street parking spaces for this development of 122 spaces (202.13.J), to 50 spaces;
- (2) Minimum setback from a structure to a water body of 25 feet (202.15.B.4.b.), to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan;
- (3) Minimum setback between structures in a Commercial Planned Development which is adjacent to land which is developed in a manner and for uses not compatible with the uses proposed in the CPD of 25 feet (461.C.2.a.2.), to 10 feet for the proposed dry-storage structure, to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan, and to 3 feet for the existing store #1 as shown on the Master Concept Plan; and
- (4) Minimum buffer type between a proposed commercial development and existing industrial development of a type "B" buffer (15 foot wide) [DSO Section C.5.d.(4)], to a 10 foot wide buffer with a type "B" vegetation.
- (5) Request to be allowed to provide a maximum of 30% of the parking spaces to be designed for small cars in a low turn-over parking space (9 feet by 18 feet) (Sections 202.13.k.1. and 202.13.F.1.c.)

C. Location: Subject property is located at 1647 Inlet Drive (island located at southeast corner of Section 16), North Fort Myers, in Section 16, Township 44 South, Range 24 East, Lee County, Florida. (District #1)

D. Property Description:

1. Dimensions: Irregularly shaped parcel
2. Area: 5.8 acres±

- E. Stated Reasons for Request/Proposed Use: The applicant is requesting a rezoning from C-1A to CPD to expand an existing marina

II. BACKGROUND INFORMATION:

- A. Existing Conditions: The subject property is currently occupied by a marina and docking facility.
- B. Zoning History: In 1976, a zoning change from IL to C-1A (as converted) was approved in case #76-6-23 (Resolution Z-76-123, see Attachment C)
- C. Land Use Map Designation: Suburban
- D. Infrastructure:
- Sewer: Florida Cities Water Company
- Water: Florida Cities Water Company
- Fire District: North Fort Myers Fire District
- Road Access: Inlet Drive; a county-maintained local road with a 50-foot-wide right-of-way
- E. Adjacent Zoning and Land Use:
- North: 100-foot-wide canal; then RS-1, single-family homes in Waterway Estates and a canal; RM-2, vacant
- East: An inlet of the Caloosahatchee River
- South: IL, Florida Cities Water Company sewage treatment facility; then RS-2, vacant; then Caloosahatchee River
- West: 100-foot-wide canal; then RS-1, single-family homes in Waterway Estates
- F. Additional Requirements for Development if Request is Approved: Compliance with any conditions of the CPD Zoning and all applicable state and local development regulations

III. RECOMMENDATIONS:

- A. Staff Recommendation: APPROVE with the conditions stated below
- B. Rationale for Staff Recommendation:

This is a request to rezone a 5.8 acre tract located on an island at the end of Inlet Drive, in Waterway Estates, from C-1A to Commercial Planned Development. The intent of this request is to allow expansion of the existing marina activities by permitting up to 239 dry slips and marine related commercial uses.

The Master Concept Plan submitted for this request depicts the existing 69 wet slips which are to remain as part of this development. The intent of this request is to allow for both live-aboard and non live-aboard slips in this marina. A proposed 43,750 square foot structure is shown in order to provide the future dry storage of 239 boats. In addition, the existing one- and two-story structures are to remain along with the boat repair and service area in the southwestern portion of the site. Uses other than wet/dry slips include: marine related retail uses, automats (eating), fuel and lubricant sales, boat sales, sanitation facilities (including pump-out facilities), self-service laundry facilities, and food and beverage service. Originally, the request was for 69 wet slips

and 239 dry slips. However, on September 2, 1988, the applicants' agent advised staff that they would revise the number of wet slips to 44, to avoid being designated a Development of Regional Impact. The applicant has requested a Binding Letter of Vested Rights Determination from the State; no response has been received.

Zoning Compatibility

The subject property has a complex zoning history. Originally, the property was rezoned in 1976 from IL to C-1A (see Attachment C for a copy of that resolution). That approval to C-1A included a Special Permit for the marina and incorporated the comments of the Waterway Estates Civic Association as conditions of the zoning action. Then in 1980, that zoning matter came back to the Board of County Commissioners in order to clarify the zoning actions. In December, 1980, the Board agreed that the marina was to be restricted to one acre, the restaurant was to be removed, and up to 75 multi-family dwelling units could be constructed in the C-1A district. Subsequent actions by the owner and the County resulted in a court suit being filed against the County. The result of this suit, according to the applicant's agent, granted the owner the right to proceed pursuant to the site plan.

Adjacent land to the north across the canal, is zoned RS-1 (mostly developed with single-family residences) and RM-2 (vacant and undeveloped). To the south (surrounded on three sides by the subject property) is IL zoned land developed as a Florida Cities sewer plant. Special Exception and Variance requests on this property were approved by the Board of Zoning Adjustments in October to allow for renovation and expansion of this plant. To the west is RS-1 zoned land which is mostly developed as single-family residences (but with some vacant lots); to the east is the Caloosahatchee River.

As noted above, the subject property is predominantly surrounded by residentially zoned properties, except for the IL zoned Florida Cities sewer plant site. Canals separate the existing marina activities from the surrounding residential uses. Although the existing commercial zoning and land use have been in existence for years, the expansion of the marina and resulting increased use could be incompatible with the existing residential activities to the west and north. Increased boat traffic along the adjacent canals and vehicular traffic on Inlet Drive may adversely impact this residential area. The existing residences are approximately 150 feet from this site with no vegetative buffer or screen blocking their view of this site. The applicant plans to continue the existing heavy repairs and sand blasting activities as part of the marina operations. Staff would note that only minor repairs of boats would be permitted in a commercial marina, not the heavier repairs associated with a boatyard. The following are definitions of "marina" and "boatyard" as found in the Lee County Zoning Ordinance:

MARINA: A boating facility, chiefly for recreational boating, located on navigable water frontage, and providing all or any combination of the following: boat slips or dockage, dry boat storage, marine fuel and lubricants, marine supplies, restaurants or refreshment facilities, boat and boat motor sales, and rentals. Minor boat, rigging and motor repair which is incidental to the principal marina use is generally allowed as an accessory use. However, no dredge, barge or other work dockage or service is permitted, and no boat construction or reconstruction is permitted (see BOATYARD). The word "marine" shall also apply to navigable freshwaters. This shall not be construed to apply to docks, davits, boathouses and similar facilities appurtenant to a residential land use providing only dockage or mooring.

BOATYARD: A boating or harbor facility located on or having direct access to, navigable water for building, maintaining and performing extensive repair on boats and small ships, marine engines and equipment, and including all uses also found in a marina. However, a boatyard shall be distinguished from a marina by the larger scale and greater extent of work done in a boatyard and by the use of dry dock, marine railway or large capacity lifts used to haul out boats for maintenance and/or repair (see MARINA).

Lee Plan Consistency

The subject property, along with all adjacent properties is located in the Suburban land use category of the Lee Plan. Suburban areas are characterized as being predominantly residential areas that are either on the fringe of the Central Urban Area or in areas where it is appropriate to protect existing residential neighborhoods. Commercial development greater than neighborhood centers would not be permitted.

The project is located in a reasonably suitable location for a marina, on an inlet of the Caloosahatchee River with direct access to the river and without boat traffic having to pass through a residential area. However, all vehicular traffic to the marina must travel Inlet Drive, a local road serving approximately 136 single-family dwelling units (37 directly and 99 indirectly). Staff is concerned with allowing a potentially more intense use of the subject property resulting in an increase of non-residential traffic through a residential area (Policy IV.C.9). In addition, this increase in activity on this site may cause other adverse impacts (such as noise, and added boat traffic) to this existing single-family area. Staff would ordinarily not support a request which could result in an adverse impact to an existing residential area (Policy III.C.6.); however, the marina is already existing (although less intense than proposed) and is requesting to upgrade and expand the existing operation. Staff believes that this request can be found to be CONSISTENT with the Lee Plan, (including the above noted policies and the following policy) only if the recommended zoning action includes the recommended staff conditions:

Policy IX.G.17.

The siting and development of marinas shall be consistent with the management policy of Blue Ribbon Marina Committee, or Charlotte Harbor Aquatic Preserve Management Plan or the Estero Bay Aquatic Preserve Management Plan, whichever is applicable.

Transportation

Access to this site is via Inlet Drive, a local road accessed from Orange Grove Boulevard south of Hancock Bridge Parkway. As previously noted, all vehicular access must travel through this section of Waterway Estates. The applicants' current proposal (69 wet slips, 239 dry slips and other marine related commercial uses) will add approximately 52 trips per day to the road network, according to their Traffic Impact Statement. Of these additional 52 trips, 36 trips are attributed to the dry storage.

Fire Protection

Staff has sent a copy of the proposed Master Concept Plan to the North Fort Myers Fire Control District for comments. Staff is concerned that the proposed 10-foot setback from the perimeter property line with the Florida Cities sewer treatment

plant could cause a hazardous situation due to the dry-storage building proximity to the plant and the chemicals that may be stored at the plant.

Environmental

The subject property has some inherent problems associated with its location and the existing developed portion of the marina concerning environmental issues. First, the site is located in an inlet of the Caloosahatchee River, a designated critical habitat for manatees. In the past, the Lee County Board of County Commissioners has considered increased law enforcement and education rather than a decrease in boat density as the principal means to protect the manatees. The Board also recently approved the "Caloosahatchee River Boat Operation and Manatee Protection Plan" regulating boating activities on the Caloosahatchee River.

Second, the site has been developed without provision for on-site storm water retention. Storm water currently flows over the cap of the seawall into the adjacent canals. This allows direct discharge of potential contaminants, such as paint and paint chips from sand blasting and painting, and fuel and oil from engine repairs. Conditions have been proposed by staff to alleviate these concerns.

Staff Recommendations

Staff recommends that this request for rezoning from C-1A to Commercial Planned Development be APPROVED with the following conditions:

1. a. The development and use of this property shall be in accordance with the one-page Master Concept Plan for Caloosa Isle Marine (dated November, 1987, last revised May 5, 1988, project no. 16295, file no. 16-44-24) prepared by Johnson Engineering, Inc., except as may be modified by the conditions herein. This approval does not relieve this development from compliance with zoning regulations, and all other applicable state and local regulations, except for those specifically approved as part of this development.
- b. The uses within this CPD shall be further limited as follows:
 - 1) The total allowable number of boat slips within this marina shall be 44 wet slips and 239 dry slips. These totals assume that a favorable vesting letter is received from the Department of Community Affairs for the 44 wet slips. If a favorable determination is not received, the number shall be adjusted downward accordingly. Approval for additional wet or dry slips shall require an amendment to this approval and a Binding Letter of Development of Regional Impact Status.
 - 2) Prior to final plan approval, repair and service activities, as allowed within a marina, shall be relocated from the current location (west of the Florida Cities Sewer Treatment Plant) to a site east of the treatment plant. This relocation shall include the travel lift and the proposed forklift activities which shall be relocated away from the canals adjacent to existing developed residential areas.

2. Prior to the issuance of a final development order, the applicants shall submit a spill containment plan and flushing study to the Lee County Departments of Community Development and Public Safety, to the Department of Environmental Regulation, and to the Department of Natural Resources. No final development order shall be approved until a letter from each of these agencies is received showing that they have reviewed and approved this plan.
3. Prior to the issuance of a final development order, provisions shall be made to provide on-site storm water retention in accordance with South Florida Water Management District requirements.
4. The hours of operation for all maintenance and repair operations allowed in this CPD zoning shall be from 8:00 a.m. to 5:00 p.m. Monday through Saturday.
- 5.a. Prior to final development order approval, the marina management shall prepare and submit a written emergency plan to the Department of Public Safety which shall be followed in the event of a hurricane emergency. This plan shall be updated on an annual basis. All owners of boats within this facility shall be advised of the requirements of this plan and any annual changes. A letter from the Department shall be submitted as part of the final plan approval request indicating acceptance of the procedures, to constitute compliance with this condition.
- b. At the completion of development construction or each phase thereof, a development representative shall contact Lee County Emergency Medical Service to discuss: 1) the designation of emergency helicopter landing zones; and 2) the accessibility of the EMS unit.
6. The applicants, prior to the issuance of a final development order, shall coordinate with the Lee County department granted the authority to oversee the posting of "Idle Speed" and "Caution, Manatee Awareness" signs extending from the marina site, out to the Caloosahatchee River main channel. The marina shall be required to maintain these signs in good condition.
7. The applicant shall reserve one dry boat storage slip for County or State agencies to be rented out at the going rate when the dry storage opens, in perpetuity.
8. All lighting provided for this project shall be limited to low-intensity, low-level types and shielded away from the adjacent residential areas. The roofs and upper levels of the existing or proposed buildings shall not be illuminated.
9. A 20-foot-wide area on at least three sides of the dry storage building shall be kept open (no parking, storage, etc.) to allow for emergency vehicle access to this building. This building shall conform with the required fire codes.
10. The proposed "private club" shall be limited to the owners of the marina, owners of boats stored in the marina, and their guests.
11. A ratio of one sailboat to three powerboats shall be established and maintained for the wet slips in this marina.

12. A gazebo shall be provided as a public amenity, as part of the open space requirement for this development.
13. Deviations (3) and (4) are hereby APPROVED. Deviation (2) is hereby APPROVED only for the existing structure shown as Store #2 on the Master Concept Plan. Deviation (5) is hereby APPROVED solely for assigned parking spaces only and shall be clearly marked as such in accordance with the Zoning Ordinance. Deviation (1) is hereby DENIED.

Findings of Fact

Staff offers the following findings of fact in support of these recommendations in accordance with Section 804.04.E:

- a. The proposed uses as conditioned, are appropriate at the subject location;
- b. Sufficient safeguards to the public interest are provided by the recommended conditions to the Master Concept Plan and by applicable regulations;
- c. All recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the development; and
- d. Each deviation recommended for approval will enhance the achievement of the objective of the development and the general intent of the zoning regulations to preserve and promote the protection of the public health, safety, and welfare.

Deviations

Deviation (1) is a request to reduce the required number of off-street parking spaces from 122 to 50. Staff OBJECTS to the granting of this request. Staff does not disagree with the applicant's traffic impact statement, which states that an additional 52 trips per day would be generated. However, the applicant contends that only 10% of the total slips (283) would be used at any one time plus 4 spaces for the caretaker and employees and 15 spaces for the retail area (proposed total of 50). Staff disagrees with this position. First, the zoning regulations require 2 spaces per 3 wet slips and 1 space per 4 dry slips (a required total of 90 spaces) plus additional parking for the caretaker/employees and the retail use (required total of 100 spaces). The 1987 Parking Generation Report by the Institute of Transportation Engineers states that the weekend average is approximately 0.5 parking space per berth (or a total of 135 spaces) in a marina plus the required parking for the other uses. Staff believes that the required amount of off-street parking should be provided. The applicant has indicated that the uses (except for the wet/dry slip storage) will be available to the general public (such as the food and beverage service, bait and tackle shop, sales showroom, boat parts store, etc.). Failure to supply the required off-street parking could cause over-flow parking to occur along the adjacent residential streets.

Deviation (2) is a request to allow the existing Store #2 to maintain a zero (0) foot water body setback. Provided that this is limited only to this structure, staff would offer NO OBJECTION.

Deviation (3) is a request to allow the existing Store #2 to maintain a zero (0) setback from the perimeter property line and to 10 feet for the dry storage building. Staff offers NO OBJECTION to this request.

Deviation (4) is a request to provide the required landscape buffering in an area 10 feet wide instead of 15 feet. Staff offers NO OBJECTION to this request as shown on the Master Concept Plan.

Deviation (5) is a request to allow up to 30% of the off-street parking spaces to be determined as "low turn-over parking" and permit those spaces to be designated as "small car" parking spaces. Staff offers NO OBJECTION to this request, PROVIDED THAT these spaces are "assigned parking spaces only" and are clearly marked in accordance with Section 202.13.K.1. (section renumbered to 202.16.K.1.)

C. D.C.I. (Administrative Review Staff) Recommendations:

1. Department of Transportation and Engineering: See Attachment D
2. Department of Community Services: No parkland required for commercial developments.
3. Department of Lee County Utilities: No comments received as of November 4, 1988
4. Department of Public Safety: See Attachment E

D. Public Input: There are four letters in opposition to this request as of November 4, 1988.

E. Planning and Zoning Commission Recommendation: (October 3, 1988) Carron Day moved to find the request CONSISTENT with the Lee Plan. Gateley Daniel seconded the motion. The motion was called and carried 7 to 0.

Carron Day moved to recommend to APPROVE the request to rezone from C-1A to Commercial Planned Development with staff recommendations with the following changes:

Condition #1.b.2) should read "An opaque 8-foot screen..." and delete the last sentence "This screen shall be consistent with....". Add sentence to first line "Dry sand blasting is specifically prohibited".

Condition #3 to read "...shall be made to provide on-site storm water retention in accordance with South Florida Management District requirements."

Condition #4 to read "The hours of operation for all maintenance and repair uses allowed in this CPD zoning shall be normal working hours 5 1/2 days a week."

Eliminate condition #7.

Condition #9 eliminate last sentence "The dry storage...".

Condition #10 and #11 to be deleted.

Condition #13 to read "...Deviation #5 to read "Deviation #5 is hereby APPROVED." and "Deviation #1 is APPROVED to 100 parking spaces and reduced further upon mutual agreement between the applicant and County staff."

Gateley Daniel seconded the motion. The motion was called and carried 6 to 1. Ralph Livingston dissented.

Ralph Livingston dissented in favor of having condition #11 reinstated.

Case Number: 88-10-11 DCI
Hearing Date: November 14, 1988

IV. ATTACHMENTS:

- A. Map of surrounding zoning
- B. Land use map designation for surrounding area
- C. Resolution Z-76-123, case #76-6-23
- D. Memorandum from the Department of Transportation and Engineering, dated April 5, 1988
- E. Memorandum from the Department of Public Safety, dated October 11, 1988

ZONING AND DEVELOPMENT REVIEW DIVISION

SUMMARY REPORT

TYPE OF CASE: ZONING

CASE NUMBER: 88-10-11 DCI

HEARING DATE: October 3, 1988

I. APPLICATION SUMMARY:

- A. Applicant: C&S National Bank of Lee County, represented by James Carroll, in reference to Caloosa Isle Marine, Inc., d/b/a Island Club Marine
- B. Request(s): A rezoning from C-1A to Commercial Planned Development, to permit the expansion of an existing marina with buildings not to exceed 45 feet above average grade, on 5.8± total acres of land. The proposed development will also include dry storage, retail stores, fuel sales, boat repair services, and pump out facilities.

NOTE: If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County standards:

- (1) Minimum required number of off-street parking spaces for this development of 122 spaces (202.13.J), to 100 spaces;
 - (2) Minimum setback from a structure to a water body of 25 feet (202.15.B.4.b.), to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan;
 - (3) Minimum setback between structures in a Commercial Planned Development which is adjacent to land which is developed in a manner and for uses not compatible with the uses proposed in the CPD of 25 feet (461.C.2.a.2.), to 10 feet for the proposed dry-storage structure, to 0 (zero) feet for the existing store #2 as shown on the Master Concept Plan, and to 3 feet for the existing store #1 as shown on the Master Concept Plan; and
 - (4) Minimum buffer type between a proposed commercial development and existing industrial development of a type "B" buffer (15 foot wide) [DSO Section C.5.d.(4)], to a 10 foot wide buffer with a type "B" vegetation.
 - (5) Request to be allowed to provide a maximum of 30% of the parking spaces to be designed for small cars in a low turn-over parking space (9 feet by 18 feet) (Sections 202.13.k.1. and 202.13.F.1.c.)
- C. Location: Subject property is located at 1647 Inlet Drive (island located at southeast corner of Section 16), North Fort Myers, in Section 16, Township 44 South, Range 24 East, Lee County, Florida. (District #1)
- D. Property Description:
1. Dimensions: Irregularly shaped parcel
 2. Area: 5.8 acres±

- E. Stated Reasons for Request/Proposed Use: The applicant is requesting a rezoning from C-1A to CPD to expand an existing marina

II. BACKGROUND INFORMATION:

- A. Existing Conditions: The subject property is currently occupied by a marina and docking facility.
- B. Zoning History: In 1976, a zoning change from IL to C-1A (as converted) was approved in case #76-6-23 (Resolution Z-76-123, see Attachment C)
- C. Land Use Map Designation: Suburban
- D. Infrastructure:

Sewer: Florida Cities Water Company

Water: Florida Cities Water Company

Fire District: North Fort Myers Fire District

Road Access: Inlet Drive; a county-maintained local road with a 50-foot-wide right-of-way
- E. Adjacent Zoning and Land Use:

North: 100-foot-wide canal; then RS-1, single-family homes in Waterway Estates and a canal; RM-2, vacant

East: An inlet of the Caloosahatchee River

South: IL, Florida Cities Water Company sewage treatment facility; then RS-2, vacant; then Caloosahatchee River

West: 100-foot-wide canal; then RS-1, single-family homes in Waterway Estates
- F. Additional Requirements for Development if Request is Approved: Compliance with any conditions of the CPD Zoning and all applicable state and local development regulations

III. RECOMMENDATIONS:

- A. Staff Recommendation: APPROVE with the conditions stated below
- B. Rationale for Staff Recommendation:

This is a request to rezone a 5.8 acre tract located on an island at the end of Inlet Drive, in Waterway Estates, from C-1A to Commercial Planned Development. The intent of this request is to allow expansion of the existing marina activities by permitting up to 239 dry slips and marine related commercial uses.

The Master Concept Plan submitted for this request depicts the existing 69 wet slips which are to remain as part of this development. The intent of this request is to allow for both live-aboard and non live-aboard slips in this marina. A proposed 43,750 square foot structure is shown in order to provide the future dry storage of 239 boats. In addition, the existing one- and two-story structures are to remain along with the boat repair and service area in the southwestern portion of the site. Uses other than wet/dry slips include: marine related retail uses, automats (eating), fuel and lubricant sales, boat sales, sanitation facilities (including pump-out facilities), self-service laundry facilities, and food and beverage service. Originally, the request was for 69 wet slips

and 239 dry slips. However, by telephone on September 2, 1988, the applicants' agent indicated to staff that they desired to revise the number of wet slips to 44.

Due to the number of proposed wet and dry boat slips, which approaches DRI thresholds, staff informed the Southwest Florida Regional Planning Council and the Florida Department of Community Affairs. A Binding Letter of Vested Rights has been requested from the State.

Zoning Compatibility

The subject property has a complex zoning history. Originally, the property was rezoned in 1976 from IL to C-1A (see Attachment C for a copy of that resolution). That approval to C-1A included a Special Permit for the marina and incorporated the comments of the Waterway Estates Civic Association as conditions of the zoning action. Then in 1980, that zoning matter came back to the Board of County Commissioners in order to clarify the zoning actions. In December, 1980, the Board agreed that the marina was to be restricted to one acre, the restaurant was to be removed, and up to 75 multi-family dwelling units could be constructed in the C-1A district. Subsequent actions by the owner and the County resulted in a court suit being filed against the County. The result of this suit, according to the applicant's agent, granted the owner the right to proceed pursuant to the site plan.

Adjacent land to the north across the canal, is zoned RS-1 (partially developed with single-family residences) and RM-2 (vacant and undeveloped). To the south (surrounded on three sides by the subject property) is IL zoned land developed as a Florida Cities sewer plant. Special Exception and Variance requests on this property are scheduled for the October Board of Zoning Adjustments hearing to allow for renovation and expansion of this plant. To the west is RS-1 zoned land which is mostly developed as single-family residences (but with some vacant lots); to the east is the Caloosahatchee River.

As noted above, the subject property is predominantly surrounded by residentially zoned properties, except for the IL zoned Florida Cities sewer plant site. Canals separate the existing marina activities from the surrounding residential uses. Although the existing commercial zoning and land use have been in existence for years, the expansion of the marina and resulting increased use could be incompatible with the existing residential activities to the west and north. Increased boat traffic along the adjacent canals and vehicular traffic on Inlet Drive may adversely impact this residential area. The existing residences are approximately 150 feet from this site with no vegetative buffer or screen blocking their view of this site. The applicant plans to continue the existing heavy repairs and sand blasting activities as part of the marina operations.

Lee Plan Consistency

The subject property, along with all adjacent properties is located in the Suburban land use category of the Lee Plan. Suburban areas are characterized as being predominantly residential areas that are either on the fringe of the Central Urban Area or in areas where it is appropriate to protect existing residential neighborhoods. Commercial development greater than neighborhood centers would not be permitted.

The project is located in a reasonably suitable location for a marina, on an inlet of the Caloosahatchee River with direct access to the river and without boat traffic having to pass through a residential area. However, all vehicular traffic to

the marina must travel Inlet Drive, a local road serving approximately 136 single-family dwelling units (37 directly and 99 indirectly). Staff is concerned with allowing a potentially more intense use of the subject property resulting in an increase of non-residential traffic through a residential area (Policy IV.C.9). In addition, this increase in activity on this site may cause other adverse impacts (such as noise, and added boat traffic) to this existing single-family area. Staff would ordinarily not support a request which could result in an adverse impact to an existing residential area (Policy III.C.6.); however, the marina is already existing (although less intense than proposed) and is requesting to upgrade and expand the existing operation. Staff recommends that this request be found CONSISTENT with the Lee Plan, the above noted policies and the following policy of the Plan:

Policy IX.G.17. The siting and development of marinas shall be consistent with the management policy of Blue Ribbon Marina Committee, or Charlotte Harbor Aquatic Preserve Management Plan or the Estero Bay Aquatic Preserve Management Plan, whichever is applicable.

Transportation

Access to this site is via Inlet Drive, a local road accessed from Orange Grove Boulevard south of Hancock Bridge Parkway. As previously noted, all vehicular access must travel through this section of Waterway Estates. The applicants' current proposal (69 wet slips, 239 dry slips and other marine related commercial uses) will add approximately 52 trips per day to the road network, according to their Traffic Impact Statement. Of these additional 52 trips, 36 trips are attributed to the dry storage.

Fire Protection

Staff has sent a copy of the proposed Master Concept Plan to the North Fort Myers Fire Control District for comments. Staff is concerned that the proposed 10-foot setback from the perimeter property line with the Florida Cities sewer treatment plant could cause a hazardous situation due to the dry-storage building proximity to the plant and the chemicals that may be stored at the plant.

Environmental

The subject property has some inherent problems associated with its location and the existing developed portion of the marina concerning environmental issues. First, the site is located in an inlet of the Caloosahatchee River, a designated critical habitat for manatees. In the past, the Lee County Board of County Commissioners has considered increased law enforcement and education rather than a decrease in boat density as the principal means to protect the manatees. The Board also recently approved the "Caloosahatchee River Boat Operation and Manatee Protection Plan" regulating boating activities on the Caloosahatchee River.

Second, the site has been developed without provision for on-site storm water retention. Storm water currently flows over the cap of the seawall into the adjacent canals. This allows direct discharge of potential contaminants, such as paint and paint chips from sand blasting and painting, and fuel and oil from engine repairs. Conditions have been proposed by staff to alleviate these concerns.

Staff Recommendations

Staff recommends that this request for rezoning from C-1A to Commercial Planned Development be APPROVED with the following conditions:

1. a. The development and use of this property shall be in accordance with the one-page Master Concept Plan for Caloosa Isle Marine (dated November, 1987, last revised May 5, 1988, project no. 16295, file no. 16-44-24) prepared by Johnson Engineering, Inc., except as may be modified by the conditions herein. This approval does not relieve this development from compliance with zoning regulations, and all other applicable state and local regulations, except for those specifically approved as part of this development.
- b. The uses within this CPD shall be further limited as follows:
 - 1) The total allowable number of boat slips within this marina shall be 44 wet slips and 239 dry slips. These totals assume that a favorable vesting letter is received from the Department of Community Affairs for the 44 wet slips. Approval for additional wet or dry slips shall require an amendment to this approval and a Binding Letter of Development of Regional Impact Status.
 - 2) The sand blasting operations currently operating and requesting to be continued as part of the CPD, shall be located in the repair and service area and at least 70 feet from the northeastern property line located along the canal separating this site and the residential properties on Harbor Lane. An 8-foot screen shall be erected by the owner to visually buffer this entire repair and service area from the adjacent residential areas. This screen shall be consistent with a C type buffer as required by the Development Standards Ordinance and maintained by the owner/operator of the marina.
2. Prior to the issuance of a final development order, the applicants shall submit a spill containment plan and flushing study to the Lee County Departments of Community Development and Public Safety, to the Department of Environmental Regulation, and to the Department of Natural Resources. No final development order shall be approved until a letter from each of these agencies is received showing that they have reviewed and approved this plan.
3. Prior to the issuance of a final development order, provisions shall be made to provide on-site storm water retention in accordance with state and local requirements for new developments.
4. The hours of operation for all uses allowed in this CPD zoning shall be from sunrise to sunset, daily.
5. Prior to final plan approval, the applicant shall submit to the Department of Public Safety a hurricane preparedness plan, including any necessary wet slip evacuation procedures. All owners of boats within this facility shall be advised of the requirements of this plan. A letter from the Department shall be submitted as part of the final plan approval request indicating acceptance of the procedures, to constitute compliance with this condition.

6. The applicants, prior to the issuance of a final development order, shall coordinate with the Lee County department granted the authority to oversee the posting of "Idle Speed" and "Caution, Manatee Awareness" signs extending from the marina site, out to the Caloosahatchee River main channel. The marina shall be required to maintain these signs in good condition.
7. The applicant shall provide and maintain two dry, covered boat storage slips for the use of either county or state agencies.
8. All lighting provided for this project shall be limited to low-intensity, low-level types and shielded away from the adjacent residential areas. The roofs and upper levels of the existing or proposed buildings shall not be illuminated.
9. A 20-foot-wide area on at least three sides of the dry storage building shall be kept open (no parking, storage, etc.) to allow for emergency vehicle access to this building. The dry storage building shall also be sprinklered.
10. Prior to final plan approval, the Master Concept Plan shall be amended to show a fuel pump location as it currently exists next to Store #1.
11. A ratio of one sailboat to three powerboats shall be established and maintained for the wet slips in this marina.
12. The proposed "private club" shall be limited to the owners of the marina, owners of boats stored in the marina, and their guests.
13. Deviations (3) and (4) are hereby APPROVED. Deviation (2) is hereby APPROVED only for the existing structure shown as Store #2 on the Master Concept Plan. Deviation (5) is hereby APPROVED solely for employee parking and shall be clearly marked as such in accordance with the Zoning Ordinance. Deviation (1) is hereby DENIED.

Findings of Fact

Staff offers the following findings of fact in support of these recommendations in accordance with Section 804.04.E:

- a. The proposed uses as conditioned, are appropriate at the subject location;
- b. Sufficient safeguards to the public interest are provided by the recommended conditions to the Master Concept Plan and by applicable regulations;
- c. All recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the development; and
- d. Each deviation recommended for approval will enhance the achievement of the objective of the development and the general intent of the zoning regulations to preserve and promote the protection of the public health, safety, and welfare.

Deviations

Deviation (1) is a request to reduce the required number of off-street parking spaces from 122 to 100. Staff OBJECTS to the granting of this request. Staff believes that the required

amount of off-street parking should be required. The applicant has indicated that the uses (except for the wet/dry slip storage) will be available to the general public (such as the food and beverage service, bait and tackle shop, sales showroom, boat parts store, etc.). Failure to supply the required off-street parking could cause over-flow parking to occur along the adjacent residential streets. If the Commission desires to recommend approval of this deviation, staff would recommend that the resulting additional open space be prepared as a passive recreation area open to the public including a gazebo in the southeast corner of the site.

Deviation (2) is a request to allow the existing Store #2 to maintain a zero (0) foot water body setback. Provided that this is limited only to this structure, staff would offer NO OBJECTION.

Deviation (3) is a request to allow the existing Store #2 to maintain a zero (0) setback from the perimeter property line and to 10 feet for the dry storage building. Staff offers NO OBJECTION to this request.

Deviation (4) is a request to provide the required landscape buffering in an area 10 feet wide instead of 15 feet. Staff offers NO OBJECTION to this request as shown on the Master Concept Plan.

Deviation (5) is a request to allow up to 30% of the off-street parking spaces to be determined as "low turn-over parking" and permit those spaces to be designated as "small car" parking spaces. Staff offers NO OBJECTION to this request, PROVIDED THAT these spaces are solely for employees and are clearly marked in accordance with Section 202.13.K.1. (section renumbered to 202.16.K.1.)

C. D.C.I. (Administrative Review Staff) Recommendations:

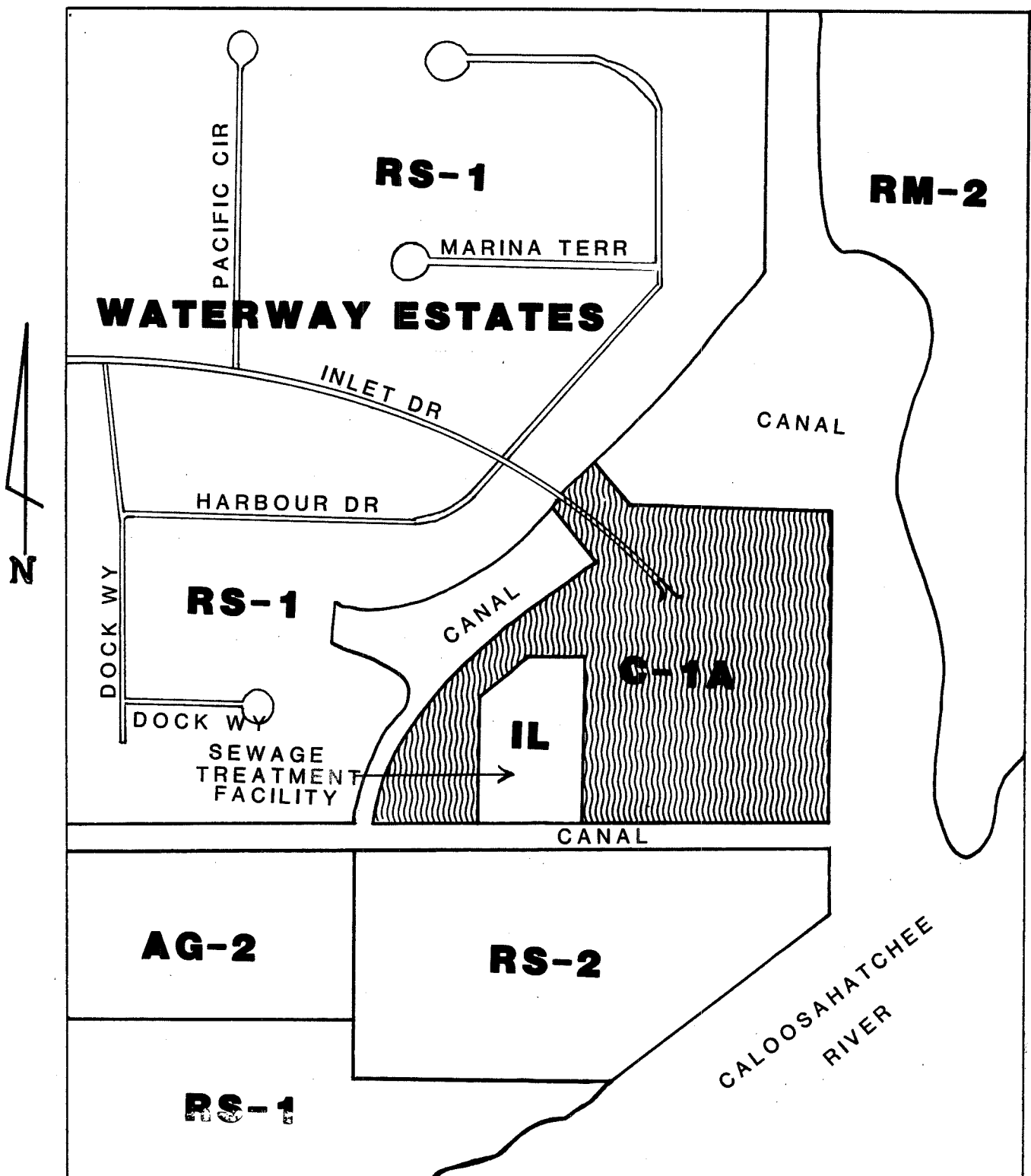
1. Department of Transportation and Engineering: See Attachment D
2. Department of Community Services: No comments received as of September 20, 1988
3. Department of Lee County Utilities: No comments received as of September 20, 1988
4. Department of Public Safety: No comments received as of September 20, 1988

D. Public Input: No correspondence is on file as of September 20, 1988

E. Planning and Zoning Commission Recommendation: (October 3, 1988)

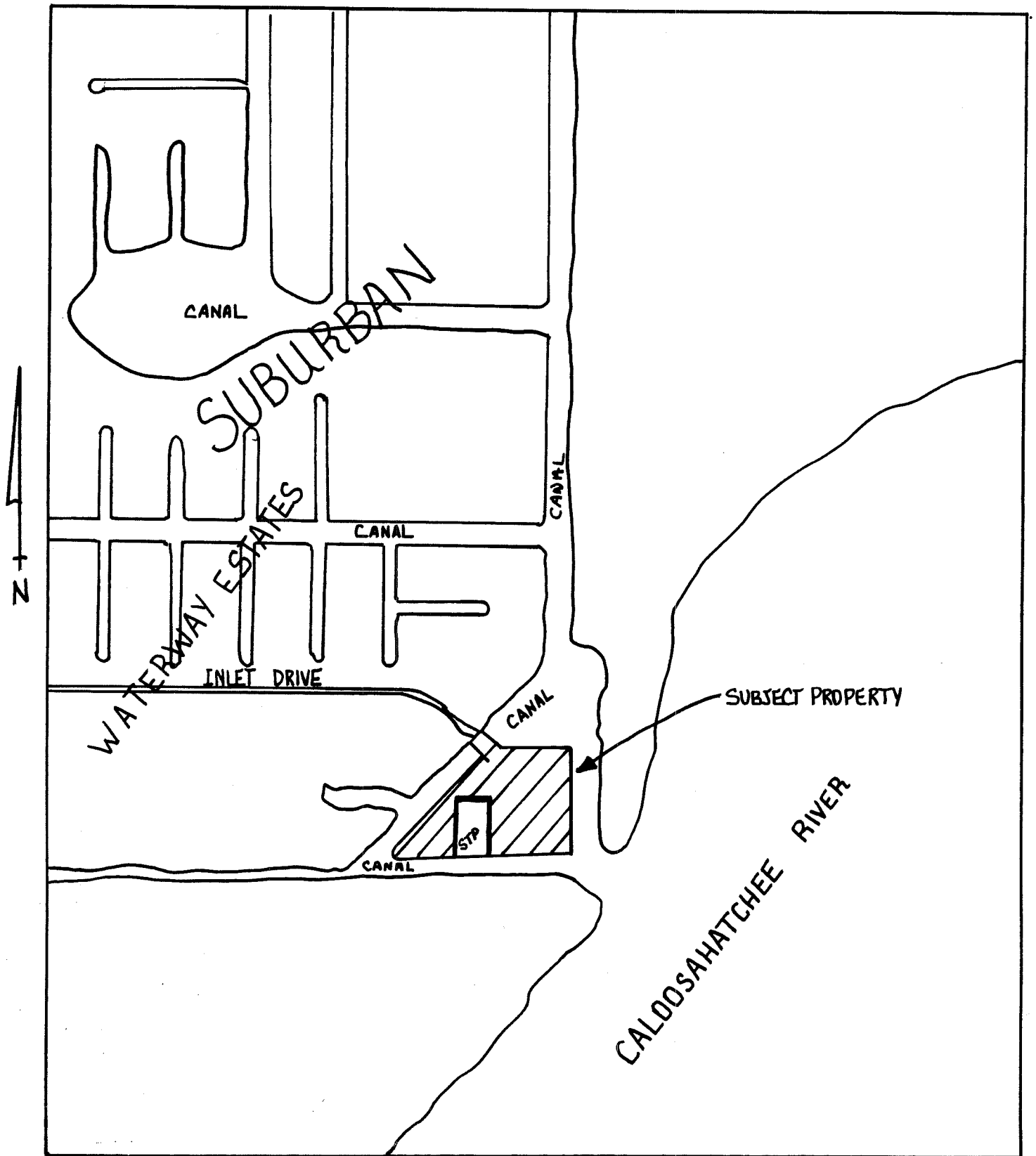
IV. ATTACHMENTS:

- A. Map of surrounding zoning
- B. Land use map designation for surrounding area
- C. Resolution Z-76-123, case #76-6-23
- D. Memorandum from the Department of Transportation and Engineering, dated April 5, 1988



A

88-10-11DCI



B

88-10-11DCI

RESOLUTION Z-76-123

The following resolution was offered by Commissioner Sayers
and seconded by Commissioner Goldtrap, and upon poll of the
members present the vote was as follows:

George Goldtrap	AYE
James Sweeney	ABSENT
Richard Sayers	AYE
Bob Whan	AYE
Betty Bowen	AYE

WHEREAS, Haywood Development Corp., Inc. has requested a change
in zoning from IU to BU-1A with a special permit for existing marina

SUBJECT PROPERTY:

(SEE ATTACHED LEGAL DESCRIPTION)

WHEREAS, a public hearing of the Lee County Zoning Board was advertised and held, as requested by law, and after hearing all interested parties and considering adjacent areas, the Zoning Board recommended that the petition be approved with the incorporation of the comments of the Waterway Estates Civic Association as part of the motion, for a change in zoning from IU to BU-1A with a special permit for existing marina.

WHEREAS, this Board after reviewing the records and recommendations of the Zoning Board and having given an opportunity to all interested persons to be heard after being duly sworn according to law, and upon due and proper consideration having been given to this matter, this Board took action as hereinafter described.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lee County, Florida, that the decision of the Zoning Board recommending approval of a change in zoning from IU to BU-1A with a special permit for existing marina, with the incorporation of the comments of the Waterway Estates Civic Association, which is attached hereto and made a part hereof, be upheld.

PASSED AND ADOPTED THIS 12th DAY OF July, 1976

C

Heard June 28, 1976

Approved As
To Form.

76-6-23

By RAH

88-10-11DCI

76-6-23 Haywood Development Corp., Inc.

Z-76-123

REQUEST: Change in zoning from IU to BU-1A with a special permit for existing marina.

(Sayers)

LOCATION: 1647 Inlet Dr., N. Ft. Myers

SUBJECT PROPERTY:

Tract "B": Being Tract "B" of Waterway Estates Unit 2, Sec 16, Twp 44S, Rge 24E Lee Co., Fla., as recorded in Plat Book 12 at Page 64, Lee Co., Fla. Public Records: Less a tract or parcel of land lying in Tract "B" of Waterway Estates of Fort Myers, Unit 2, according to a map or plat thereof recorded in Plat Book 12 at page 64 of the public records of Lee County, described as follows: From a pt of curvature on the S li of said Tract "B" which is designated as curve "X" on said plat run N 89 deg 24' 20" E alg said S li and alg the N li of a canal for 201.00 ft to the POB of the lands herein described. From said POB continue N 89 deg 24' 20" E alg said S li for 186.00 ft; thence run N 0 deg 35' 40" W perpendicular to said S li for 263.50 ft; thence run S 89 deg 24' 20" W parallel with said S li for 90.00 ft; thence run S 43 deg 56' 40" W parallel with the NWly li of said Tract "B" for 134.68 ft to an intersection with a li perpendicular to said S li of Tract "B" passing through the POB; thence run S 0 deg 35' 40" E alg said perpendicular line for 168.58 ft to the POB.

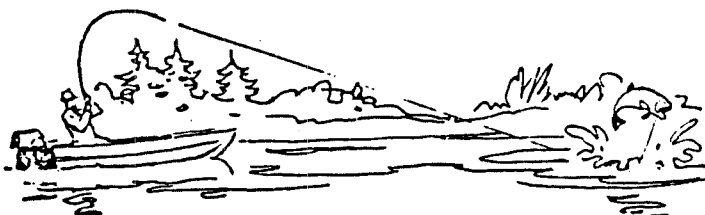
Parcel #2 (OR Book 245 at Pages 752-754) Beginning at the NEly corner of Tract "B", Waterway Estates of Ft. Myers, Unit No. 2, according to a map or plat thereof recorded in Plat Book 12 at Page 64 of the Public Records of Lee Co., run N 00 deg 06' 00" W, alg a Nly prolongation of the E li of said Tract "B" for 120 ft; thence run S 89 deg 54' 00" W for 318.44 ft; thence run S 43 deg 56' 37" W parallel with the SEly li of Bl 4 for 24.39 ft; thence run N 59 deg 33' 03" W for 102.84 ft to the corner common to said Tract "B" and Lot 1, said Block 4; thence run S 46 deg 03' 23" E alg the NEly li of said Tract "B" for 222.07 ft; thence run N 89 deg 24' 20" E alg the N li of said Tract "B" for 257.85 ft to the POB. Also from the corner common to Block 1 of said Unit No 2 and said Tract "B" run S 32 deg 33' 43" E for 102.84 ft to the NWly li of said Tract "B"; thence run N 43 deg 56' 37" E, alg said NWly li of said Tract "B" for 24 ft; thence run N 46 deg, 03' 23" W, alg said Tract "B" for 100 ft to the POB. Bearings hereinabove mentioned are said recorded plat of Waterway Estates of Ft. Myers Unit 2.

SIZE OF PROPERTY: 6.3 acres

C

88-10-11 DCI

WATERWAY ESTATES CIVIC ASSOCIATION, INC.



4418 N. Bay Circle
N. Ft. Myers, Fla. 33903
June 28, 1976

FOR

Lee County Zoning Board
Lee County Court House
N. Ft. Myers, Fla.

Waterway Estates Marina Proposed Zoning Change
Comments by Waterway Estates Civic Association

Most of the residents of Waterway Estates purchased their home with the understanding that they would have marine services at the Waterway Marina, and for a fee they could belong to a club and have access to all the recreational facilities at the Waterway Marina. Such services have been made available since the beginning of Waterway Estates.

During these summer months many of the residents of the Waterway Estates area are on vacation and are not available for meetings and discussions. Many do not know of these plans. However, some members of the board of directors of the Waterway Civic Association have discussed the proposed plans with Mr. Edwards and Mr. Hocum, the new owner on June 25 at the Marina.

Based on these discussions we understand the developer, Mr. Hocum, plans to develop about 100 unit apartment complex consisting of 1 and 2 bedroom apartments of a masonry design and not to exceed 4 stories high. A restaurant will be provided for use by the residents of the Apt. Complex as well as for the general public.

The present boat ramp will be kept operational during most of the construction and in the final design a boat ramp will be provided and its use made available for residents of the area. Fees for the boat ramp use will be kept comparable to others in the area and will be on an "in and out" basis. Space will be provided for the temporary parking (10-12 hrs.) of a few (10-12) boat trailers. Marina service such as fuel and oil for boats will be provided at dock side for at least six days per week.

Recognizing that there will be increased traffic on Inlet Dr. because of the proposed apartment complex the developer will provide sidewalks from the development along Inlet Drive to Orange Grove Blvd. This should reduce the hazard to pedestrians especially school children who must now walk in the street in this area.

2.

WATERWAY ESTATES CIVIC ASSOCIATION, INC.

It is understood that arrangements will be made for residents of Waterway Estates to become members of a club that will have the use of all recreational facilities for a reasonable fee.

We understand that this installation will be of such an architectural design and high quality so as to enhance the area and that it will not have any type of operation that will disturb or detract from the present surrounding high class residential community.

On the above basis the board of directors for the Waterway Estates Civic Association do not object to the proposed change in zoning from IU to BU-1A to permit the above described installation.



C. E. Asbury, representative of
Board of Directors of Waterway
Civic Association

int file

DEPARTMENT OF TRANSPORTATION & ENGINEERING

MEMORANDUM

DATE: April 5, 1988

TO: Mary Gibbs, Zoning & Dev. Rev. M-822-88

FROM: Ernest R. Spradling P.E., Traffic Engineer, DOT & E *ERS*

SUBJECT: Caloosa Isle Marine

D.O.T. & E. has the attached comments regarding the Schedule of Deviations on the subject project:

RECEIVED

APR 12 1988

ZONING & DEVELOPMENT
REVIEW DIVISION

ERS/kaa

Attachment

(04031)

D

88-10-11DCI

Schedule of Deviations

1. Deviation from Section 202.13.J. of the Lee County Zoning Regulations which requires the following parking spaces:

202.13.J.4.j. 69 Wet Slips (existing):	46 spaces
202.13.J.4.3. 239 Dry Stalls (proposed):	60 spaces
2 Caretakers' Residences @ 2 spaces/unit:	4 spaces
4,358 s.f. Retail/Repair/Showroom:	
202.13.J.2.m.3.) - 1/3rd @ 1 space/300 s.f. (retail):	5 spaces
202.13.J.2/m/3/) - 1/3rd @ 1 space/600 s.f. (showroom):	2 spaces
202.13.J.c. - 1/3 rd @ 3 spaces + 2 emp. (repair):	5 spaces
	<hr/> 122 spaces

to a total of 100 spaces - no objection.

2. Deviation from Section 461.C.2.1.)a.) of the Lee County Zoning Regulations which require that where commercial development is adjacent to land which is developed in manner and for uses compatible with the uses proposed for CPD, that such structures and pavements shall be set back from the development perimeter a distance equal to the width of minimum buffer area, or fifteen (15) feet whichever is the greater, to
- (a) 10' for the proposed dry-storage structure to set back from that portion of the development perimeter which abuts Florida Cities Water Company's sewage treatment facility; and
- (b) 0' for the existing retail structure #2 which shall be converted from retail to caretakers residences and private restrooms and laundry facilities, to bring such existing building into conformity with the current regulations; and
- (c) 3' for the existing retail/repair/showroom structure #1 to bring such existing building into conformity with the current regulations - no objection.
3. Deviation from Section C.5.c.d. (Table C-4) of the Development Standards Ordinance which requires a "B" Type Buffer (15' wide) between commercial and industrial development to 10' wide buffer with Type "B" vegetation to buffer this proposed development from the adjacent Florida Cities Water Company's sewage treatment facility - no objection.
4. Deviation from Section 202.15.B.4.b. of the Lee County Zoning Regulations which require that no building or structure shall be placed closer to a canal or to a bay or other water body than twenty-five (25') feet, to 0' for the present retail structure #2 which shall be converted from retail to caretakers residences, private restrooms and laundry facilities, to bring such existing building into conformity with the current regulations - no objection.
5. Section 202.13.K.1. of the Lee County Zoning Regulations allows a planned development to request up to 30% of the required parking spaces to be designated for small cars provide such spaces are clearly marked "small cars", and the applicant hereby requests such 30% "small car" designation - no objection.
6. Section 202.13.F.c. of the Lee County Zoning Regulations allows for "Low Turn-Over parking spaces (9' x 18') and the applicant hereby requests such 30% "Low Turn-Over designation - no objection.

RECEIVED

88-10-11 DC / APR 12 1988

D

ZONING & DEVELOPMENT
REVIEW DIVISION

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED James P. Powell
(Print name of applicant or agent)

WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 904.02.C.
OF THE LEE COUNTY ZONING ORDINANCE ON THE PARCEL COVERED IN THE ZONING APPLICATION
REFERENCED BELOW.

SWORN AND SUBSCRIBED BEFORE ME THIS
6th DAY OF September, 1988.

~~1988X~~

MY COMMISSION EXPIRES
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 23, 1990.
NOTARY PUBLIC THRU NOTARY PUBLIC UNDERWRITERS

Helen L. Bogel
Notary, State of Florida

James P. Powell
SIGNATURE OF APPLICANT OR AGENT

Caloosa Isle Marine, Inc.

NAME (TYPED OR PRINTED)

1687 Inlet Dr.

ADDRESS

N. Ft. Myers, Florida 33903

88-10-11 DCI C&S Bank of

HEARING NUMBER

Lee Co. rep James
Carroll in Caloosa Isle
Marine Inc. d/t/a Island
Club Marine

RECEIVED

SEP 8 1988

ZONING & DEVELOPMENT
REVIEW DIVISION

H-2 9-8-88

88-10-11 DCI

BOARD OF COUNTY COMMISSIONERS
CURRENT PLANNING DEPARTMENT
LEE COUNTY, FLORIDA

26168

ZONING & DEVELOPMENT REVIEW RECEIPT

Date: 11-10-87

Received From: DAVID E. GIBSON

for: ☐ Zoning Application # _____

☐ Land Use Review 120.00

☐ Other CONTINUED 72-10-11 DEC

Paid by Cash: ☐

Check: ☐

Amount: 120.00

By: _____

BOARD OF COUNTY COMMISSIONERS
CURRENT PLANNING DEPARTMENT
LEE COUNTY, FLORIDA

No 25206

ZONING & DEVELOPMENT REVIEW RECEIPT

Date: March 11, 1988

Received From: Caloosa Lake Marine

for: ☐ Zoning Application # _____

☐ Land Use Review 2955.00

☒ Other Copying C-1-A to C-PD

Paid by Cash: ☐

Check: ☐

Amount: 2955.

By: W. Pearson

APPLICATION FOR PUBLIC HEARING
LEE COUNTY, FLORIDA



RECEIVED
FEB 24 1988

ZONING COUNTER

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ZONING AND DEVELOPMENT REVIEW
1831 HENDRY STREET, P. O. BOX 398
FORT MYERS, FLORIDA 33902
(813) 335-2235

APPLICANT NAME James P. Carroll

PROJECT NAME Caloosa Isle Marine, Inc.

LOCATION (COMMON DESCRIPTION) Island located at Southeast corner of Section 16,
Township 44 South, Range 24 East, Inlet Drive, North Fort Myers, Florida.

NATURE OF REQUEST C-1A to CPD

COMMISSION DISTRICT 1 FIRE DISTRICT North Fort Myers

SUPPLIER OF SEWER SERVICE Florida Cities Water Company

WATER SUPPLIER Florida Cities Water Company

DESCRIPTION OF ROAD ACCESS FROM SITE TO NEAREST ARTERIAL ROAD Inlet Drive west to
Orange Grove Boulevard, north to Hancock Bridge Parkway.

LEE PLAN LAND USE CATEGORY Suburban

HEARING NUMBER (Staff use only) _____

AMOUNT OF FEE (Staff use only) 2925 + 30 = 2955.

DATE FEE PAID (Staff use only) 3/11/88

RECEIPT NUMBER (Staff use only) 25206 1346 INTAKE BY mas

FORMAL WORDING OF REQUEST (Staff use only) _____

A tract or parcel of land lying in Waterway Estates of Fort Myers Unit 2 in the southeast quarter (SE-1/4) of the southeast quarter (SE-1/4) of Section 16, Township 44 South, Range 24 East, Lee County, Florida as shown on Sheet 2 of plat recorded in Plat Book 12 beginning at page 63, Lee County records which tract or parcel is described as follows:

Beginning at a point of curvature on Curve "K" on the south line of Tract "B", as shown on said plat of Waterway Estates of Fort Myers Unit 2 run N 89° 24' 20" E along said south line for 201.00 feet to the west line of the parcel described in deed recorded in Official Record Book 307 at page 853, Lee County records; thence run N 00° 35' 40" W along said west line for 165.94 feet to the northwesterly line of said parcel; thence run N 43° 56' 37" E along said northwesterly line for 136.87 feet to an intersection with the northerly line of said parcel; thence run N 89° 24' 20" E along said north line for 90.00 feet to an intersection with the east line of said parcel; thence run S 00° 35' 40" E along said east line for 263.50 feet to an intersection with the south line of said Tract "B"; thence run N 89° 24' 20" E along said south line for 342.93 feet to a point of curvature; thence run easterly, northeasterly and northerly along the arc of a curve to the left of radius 25.00 feet (delta 89° 30' 20") (chord bearing N 44° 39' 10" E) (chord 35.20 feet) for 39.05 feet to a point of tangency on the east line of said Tract "B"; thence run N 00° 06' 00" W along said east line and a northerly prolongation thereof on the east line of the first parcel described in Resolution recorded in Official Record Book 245 beginning at page 753 said public records for 490.23 feet to the north line of said parcel; thence run S 89° 54' 00" W along said north line for 309.45 feet to an intersection with the northwesterly line of said parcel; thence run S 43° 56' 37" W along said northwesterly line for 27.98 feet to a northeasterly line of said parcel; thence run N 59° 33' 03" W along said northeasterly line for 102.84 feet to the northerlymost corner of said Tract "B"; thence run S 43° 56' 37" W along the southeasterly line of Tract "A" said Waterway Estates for 50.00 feet to the southerlymost corner of said Tract "A"; thence run S 32° 33' 43" E along the southwesterly line of the second parcel described in said Resolution recorded in Official Record Book 245 at page 753, Lee County records for 102.84 feet to an intersection with the northwesterly line of said Tract "B"; thence run S 43° 56' 37" W along said northwesterly line for 540.61 feet to a point of curvature on said curve "K"; thence run southwestly, southerly and southeasterly along an arc of a curve to the left of radius 25.00 feet (delta 134° 32' 17") (chord bearing S 23° 19' 32" E) (chord 46.12 feet) for 58.70 feet to the Point of Beginning.

SUBJECT TO easements, restrictions and reservations of record.

Containing 5.80 acres more or less.

Bearings hereinabove mentioned are based on said record plat of Waterway Estates of Fort Myers Unit 2.

LEGAL DESCRIPTION APPROVED

SECTION ONE: APPLICANT AND PROPERTY OWNER DATA

A. Name of applicant(s) (if other than property owner, state relationship such as option holder, contract purchaser, lessee, trustee, etc.): James P. Carroll

Mailing Address: 4819 Cherry Lane
Fort Myers, Florida 33908

Phone: (813) 433-3230 Ext. _____

B. Name of agent(s) for applicant, if any: Ms. Neale Montgomery
Pavese, Garner, Haverfield, Dalton & Harrison

Mailing Address: P.O. Drawer 1507
Fort Myers, Florida 33902

Phone: (813) 334-2195 Ext. _____

C. Name of owner(s) of property, if different than applicant:
Citizens and Southern National Bank of Lee County,
a national banking corporation

Mailing Address: 2400 First Street
Fort Myers, Florida 33901

Phone: (813) 332-1970 Ext. _____

Note: If names in answers to A and/or B are different than name in C, notarized letter(s) of authorization from property owner (C) must be attached and labeled as "Exhibit One: A" or "Exhibit One: B".

D. Name of project, if any: Caloosa Isle Marine, Inc.

E. Names of all parties having interest in the subject property, including names of all stockholders owning ten (10) percent or more of outstanding stock, and names of beneficiaries of trusts:

James P. Carroll and (Computer: Citizens & Southern Nat. Bank of
(Island Club Marina - Deed) Lee County See Deed

Note: If additional space is needed, please attach separate sheet and label as "Exhibit One: E". N/A

F. Date property was acquired by present owner: 1987

Note: Attach copy of recorded deed, labeled as "Exhibit One: F.1." If property is subject to option or sales contract, also attach dated contract, labeled as "Exhibit One: F.2."

SECTION TWO: SUBJECT PROPERTY DATA

A. Legal description of subject property. Answer only 1 or 2, as applicable.

1. Within platted subdivision, recorded in official Plat Books of Lee County:

Subdivision Name: Waterway Estates

Plat Book 12 Page 63 ^{Tract}~~Unit~~ B Block _____ Lot _____

Section 16 Township 44 Range 24

Note: Attach actual copy of the plat book page (obtainable from Clerk's Office) with subject property clearly marked. Label as "Exhibit Two: A.1."

SEE Survey attached

2. If not in platted subdivision, a complete legal description must be attached (label as "Exhibit Two: A.2.") which is sufficiently detailed so as to locate said property on county maps or aerial photographs. The legal description must include the Section, Township and Range. If the application includes multiple contiguous parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel, except where different zoning requests are made on individual parcels. A boundary sketch is also required (label as "Exhibit Two: A.3."). The Director has the right to reject any legal description which is not sufficiently detailed so as to locate said property, and may require a certified survey or boundary sketch to be submitted.

B. S-T-R-A-P Number(s) 16-44-24-03.0030B.0000

gma
Citizens and Southern Nat. Bank - Computer
Island Club Marina
"Beach"

Note: If additional space is needed, attach a separate sheet and label as "Exhibit Two: B". N/A

C. Street address of subject property (if unknown, obtain from Lee County E-911 Addressing Division): 1647 Inlet Drive
North Fort Myers, Florida 33903

D. Common description of property location (sufficiently detailed so as to locate property from known major roadways): Island located on Inlet Drive at the
southeast corner of Section 16, Township 44 South, Range 24 East.

E. Property dimensions

Area: _____ square feet, or 5.8 AC[±] acres

Width along roadway: 50' ±

Depth: 490' ±

F. Present use of property: Marina Class I & II

G. Present zoning classification: C-1A

H. Present Lee Plan land use map category: Suburban

SECTION THREE: REQUESTED ACTION/REQUIRED SUBMITTALS

Note: If any required submittals have been specifically exempted by the Director under Section 800.02.C. of the Lee County Zoning Ordinance, attach copy of request and determination for such exemption, and label as "Exhibit Three: EX"

A. Is Rezoning being requested to a new district? Yes

If yes, please respond to the following questions:

1. What is existing zoning? C-1A

What is proposed zoning? CPD

2. Are any of the Development of County Impact thresholds listed in Section 800.02.B.1. met? Yes

If response to 2 is yes, attach supplemental DCI questionnaire labeled as "Exhibit Three: A.1." Additional required submittals for these projects are described in Section 804.

If response to 2 is no, you are required to submit a narrative statement of the basis or reason for the rezoning; please refer to Sections 800.02.C and 900.01.B when preparing this statement. Attach document and label as "Exhibit Three: A".

B. Is a Special Exception being requested? N/A

If so, please specify: N/A

If response is yes, under Section 800.02.D, you must submit the following:

1. A statement detailing why the property is suited for the Special Exception and detailing any impacts on surrounding properties; please refer to Sections 800.02.D. and 900.01.B. when preparing this statement. Label as "Exhibit Three: B.1."
2. A site development plan labeled as "Exhibit Three: B.2." which includes:
 - a. The location and current use of all existing structures on the site, and all structures within 100' of the perimeter boundary of the site.
 - b. All proposed structures and uses to be developed on the site.
 - c. Any existing public streets, easements, or other existing reservations of land, AND the proposed vehicular access to the site.
 - d. A traffic analysis of the projected trips to be generated by the proposed use.
 - e. Any proposed fencing and screening.
 - f. Any additional information which will help in the evaluation of the request.

C. Is a Variance being requested? N/A

Variance from the required N/A

To _____

If variances are requested, under Section 800.02.E, you must submit the following:

1. A document labeled as "Exhibit Three: C.1." which describes:
 - a. The section number and particular regulation from which relief (variance) is sought.
 - b. Reason variance is needed.
 - c. Effect of variance on adjacent property, if any.
 - d. Description of hardship that justifies request; please refer to Section 900.02.B. for a description of hardships that may qualify a property to receive a variance.
2. A site plan (to scale) labeled as "Exhibit Three: C.2." which shows:
 - a. All existing public streets, easements, and other reservations of land.
 - b. All existing and proposed structures on the site.
 - c. All existing structures within 100 feet of the perimeter boundary of the site.
 - d. The location and degree of variance being sought.

Please note that no variance can be granted involving the actual use of the property, building, or structure; and certain modifications to required street and section line setbacks are treated as special permits rather than variances.

D. Is a Special Permit being requested? N/A

If so, please specify: N/A

Additional application requirements for special permits are contained in the following sections, and these should be labeled as "Exhibit Three: D".

1. Modification of section line or street setbacks - 800.02.F.1; also refer to Section 202.15.B.3 regarding section line and quarter section line setbacks, and Section 202.15.B.2 regarding street setbacks.
2. Temporary parking lots - 800.02.F.2; also refer to Section 202.13.G.3.
3. Consumption on premises - 800.02.F.3; also refer to Section 202.02.B. (Certain commercial zoning districts require an additional special permit to operate a bar or cocktail lounge.)
4. Certain activities within coastal zones - 800.02.F.4; also refer to Section 202.08.B.2.a.7.
5. Joint parking - 800.02.F.5; also refer to Section 202.13.H.
6. Solar or wind energy modifications - 800.02.F.6; also refer to Section 202.15.B.6.
7. Migrant and transient farm labor quarters - 519.
8. Seafood processing - 472.05.

E. Other required submittals:

All applications, regardless of request, must be supplemented with the following documents:

1. Property owners list

A complete list of all property owners, and their mailing addresses, for all properties within 375 feet of the perimeter of the subject property. Names and addresses must be those appearing on the latest tax rolls of Lee County. Label as "Exhibit Three: E.1."

2. Area location map

A map or maps showing all parcels within 375 feet of the perimeter of the subject property, and referenced by name, number, or symbol to the names on the property owners list. The map must also reference known streets and geographic features. Label as "Exhibit Three: E.2."

3. A map or display depicting all existing structures, easements, rights-of-way, platted roads, rights of ingress and egress, drainage easements and swales, and any other special features on the subject property. Label as "Exhibit Three: E.3." SEE Exhibit Two: A.3.

4. A copy of the deed restrictions on the subject property, if any, and a statement as to how the deed restrictions may affect the requested action. Label as "Exhibit Three: E.4." N/A

5. If any buildings or structures exist on the property, an affidavit must be submitted which states that either the buildings are to be removed, or that the use of said buildings and structures will comply with applicable zoning and development regulations. Label as "Exhibit Three: E.5." If property is vacant, please indicate here: No

RECEIVED
FEB 24 1988

ZONING COUNTER

DESCRIPTION

A tract or parcel of land lying in Waterway Estates of Fort Myers Unit 2 in the southeast quarter (SE-1/4) of the southeast quarter (SE-1/4) of Section 16, Township 44 South, Range 24 East, Lee County, Florida as shown on Sheet 2 of plat recorded in Plat Book 12 beginning at page 63, Lee County records which tract or parcel is described as follows:

Beginning at a point of curvature on Curve "K" on the south line of Tract "B", as shown on said plat of Waterway Estates of Fort Myers Unit 2 run N 89° 24' 20" E along said south line for 201.00 feet to the west line of the parcel described in deed recorded in Official Record Book 307 at page 853, Lee County records; thence run N 00° 35' 40" W along said west line for 165.94 feet to the northwesterly line of said parcel; thence run N 43° 56' 37" E along said northwesterly line for 136.87 feet to an intersection with the northerly line of said parcel; thence run N 89° 24' 20" E along said north line for 90.00 feet to an intersection with the east line of said parcel; thence run S 00° 35' 40" E along said east line for 263.50 feet to an intersection with the south line of said Tract "B"; thence run N 89° 24' 20" E along said south line for 342.93 feet to a point of curvature; thence run easterly, northeasterly and northerly along the arc of a curve to the left of radius 25.00 feet (delta 39° 30' 20") (chord bearing N 44° 39' 10" E) (chord 35.20 feet) for 39.05 feet to a point of tangency on the east line of said Tract "B"; thence run N 00° 06' 00" W along said east line and a northerly prolongation thereof on the east line of the first parcel described in Resolution recorded in Official Record Book 245 beginning at page 753 said public records for 490.23 feet to the north line of said parcel; thence run S 89° 54' 00" W along said north line for 309.45 feet to an intersection with the northwesterly line of said parcel; thence run S 43° 56' 37" W along said northwesterly line for 27.98 feet to a northeasterly line of said parcel; thence run N 59° 33' 03" W along said northeasterly line for 102.84 feet to the northerlymost corner of said Tract "B"; thence run S 43° 56' 37" W along the southeasterly line of Tract "A" said Waterway Estates for 50.00 feet to the southerlymost corner of said Tract "A"; thence run S 32° 33' 43" E along the southwesterly line of the second parcel described in said Resolution recorded in Official Record Book 245 at page 753, Lee County records for 102.84 feet to an intersection with the northwesterly line of said Tract "B"; thence run S 43° 56' 37" W along said northwesterly line for 540.61 feet to a point of curvature on said curve "K"; thence run southwesterly, southerly and southeasterly along an arc of a curve to the left of radius 25.00 feet (delta 134° 32' 17") (chord bearing S 23° 19' 32" E) (chord 46.12 feet) for 58.70 feet to the Point of Beginning.

SUBJECT TO easements, restrictions and reservations of record.

Containing 5.80 acres more or less.

Bearings hereinabove mentioned are based on said record plat of Waterway Estates of Fort Myers Unit 2.

NOTE: The above description was compiled from descriptions furnished by client and deeds of record. The underlined courses in the deeds of record do not provide mathematical closure. Closure was established by holding the bearings of record and solving for the correct distances. (See Calc. distances on drawing.)

88-10-11 DCI

EXHIBIT TWO: A.2.

SECTION FOUR: ZONING HISTORY

- A. Has a public hearing of any kind been held on this property within the last 24 months? No
- B. If yes, please respond to the following:
- a. Name of applicant N/A
- b. Hearing number N/A
- c. Date of hearing N/A
- d. Type of request N/A
- e. Result of hearing N/A
- C. Is this hearing action being requested as a result of a code violation? No

If yes, attach copy of the violation notice and label as "Exhibit Four: C".

SECTION FIVE: CERTIFICATION

- A. The applicant is responsible for the accuracy and completeness of this application. Any time delays or additional expenses necessitated due to the submittal of inaccurate or incomplete information shall be the responsibility of the applicant.
- B. All information submitted with the application or submitted at the public hearing becomes a part of the public record and shall be a permanent part of the file.
- C. All attachments and exhibits submitted shall be of a size that will fit or conveniently fold to fit into a legal size (8 1/2" x 14") folder.
- D. The Zoning and Development Review Division will review this application for compliance with requirements of the Lee County Zoning Ordinance. If any deficiencies are noted, the applicant will be notified. Once the application has been determined to be complete, the applicant will be notified as to the amount of the filing fees; upon proper payment, notification will be given as to the dates of the next available public hearings.
- E. Affidavit

I, Neale Montgomery, being first duly sworn, depose and say that I am authorized pursuant to Section 800.A., Lee County Zoning Ordinance, to apply for the request(s) made herein, and that all answers, attachments, and exhibits include herewith as a part of this application, are accurate and true to the best of my knowledge and belief.

Neale Montgomery
Signature of Applicant or Agent
PAVESE, SHIELDS, GARNER, HAVERFIELD,
DALTON & HARRISON
Neale Montgomery

Printed Name of Applicant or Agent

Sworn and subscribed before me
this 2nd day of February, 1988.

My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires July 18, 1989

Notary Public

SCHEDULE A

Parcel I:

All of Tract B and Tract D, of that certain subdivision known as WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 12, at page 64, LESS that certain parcel in Tract B, described in Official Record Book 143, at page 93, Public Records of Lee County, Florida.

Parcel II:

Beginning at the Northeasterly corner of Tract B, WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof recorded in Plat Book 12, at page 64 of the Public Records of Lee County, run North 00° 06' 00" West along a Northerly prolongation of the East line of said Tract B for 120 feet; thence run South 89° 54' 00" West for 318.44 feet; thence run South 43° 56' 37" West parallel with the Southeasterly line of Block 4 for 24.39 feet; thence run North 59° 33' 03" West for 102.84 feet to the corner common to said Tract B and Lot 1, said Block 4; thence run South 46° 03' 23" East along the Northeasterly line of said Tract B for 222.07 feet; thence run North 89° 24' 20" East along the North line of said Tract B for 257.85 feet to the point of beginning.

Parcel III:

From the corner common to Block 1 of said Unit No. 2 and said Tract B run South 32° 33' 43" East for 102.84 feet to the Northwestern line of said Tract B; thence run North 43° 56' 37" East along said Northwestern line of said Tract B for 24 feet; thence run North 46° 03' 23" West along said Tract B for 100 feet to the point of beginning.

Parcel IV:

Tract A, of that certain subdivision known as WATERWAY ESTATES OF FORT MYERS UNIT 2, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 12, page 63.

RECORDERS MEMO.
Legibility of Writing, Typing or Printing Unsatisfactory in This Document When Received.

OFF 1922 PG 1122

JUN 10 4 31 PM '87

88-10-11 DCJ

89 AUG -9 AM 9:57

ARLIE GREEN LEE CITY FL

OR2088 Pg4690

ADDENDUM

LEGAL DESCRIPTION: All of Tract B and Tract D of that certain subdivision known as WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 12, at page 64, LESS that certain parcel in Tract B, described in Official Record Book 145, at Page 95, Public Records of Lee County, Florida.

ALSO:

Beginning at the Northeasterly corner of Tract B, WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof recorded in Plat Book 12, at page 64, of the Public Records of Lee County, run North $00^{\circ} 05' 00''$ West along a Northerly prolongation of the East line of said Tract B for 120 feet; thence run South $89^{\circ} 54' 00''$ West for 318.44 feet; thence run South $43^{\circ} 56' 37''$ West parallel with the Southeasterly line of Block 4 for 24.39 feet; thence run North $59^{\circ} 33' 03''$ West for 102.84 feet to the corner common to said Tract B and Lot 1, said Block 4; thence run South $46^{\circ} 03' 23''$ East along the Northeasterly line of said Tract B for 222.07 feet; thence run North $89^{\circ} 24' 20''$ East along the North line of said Tract B for 257.85 feet to the point of beginning.

ALSO:

From the corner common to Block 1 of said Unit No. 2 and said Tract B run South $32^{\circ} 33' 43''$ East for 102.84 feet to the Northwesterly line of said Tract B; thence run North $43^{\circ} 56' 37''$ East along said Northwesterly line of said Tract B for 24 feet; thence run North $46^{\circ} 03' 23''$ West along said Tract B for 100 feet to the point of beginning.

ALSO:


Tract A, WATERWAY ESTATES, Unit 2, according to a plat thereof recorded in Plat Book 12, page 65, Public Records of Lee County, Florida.

88-10-11DCI


A F F I D A V I T

THE AFFIANT, JAMES P. CARROLL, on behalf of CALOOSA ISLE MARINE, INC. does hereby submit that there are existing buildings on the site, and existing slips. All the buildings and the dry spaces will be retained and improved. The improvements that are made to the existing structures and slips will be consistent with all the applicable requirements of the Land Development Code and the Lee County Zoning Ordinance.

FURTHER, AFFIANT SAYETH NOT


JAMES P. CARROLL

SUBSCRIBED AND SWORN TO before me this 12th day of January, 1988.


NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires July 18, 1989

RECEIVED
FEB 24 1988

ZONING COUNTER

PAVESE, GARNER,
HAVERFIELD, DALTON,
HARRISON & JENSEN
ATTORNEYS AT LAW
1833 HENDRY STREET
P. O. DRAWER 1507
FORT MYERS, FLORIDA 33902
(813) 334-2195

A F F I D A V I T

PLEASE BE ADVISED that CITIZENS and SOUTHERN NATIONAL BANK, the owner of the property described herein, does hereby authorize JAMES P. CARROLL, to represent and act as the applicant in the application for rezoning. The property for which this Authorization has been granted is described more particularly as:

LEGAL DESCRIPTION: All of Tract B and Tract D of that certain subdivision known as WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 12, at page 64, LESS that certain parcel in Tract B, described in Official Record Book 145, at Page 95, Public Records of Lee County, Florida.

ALSO:

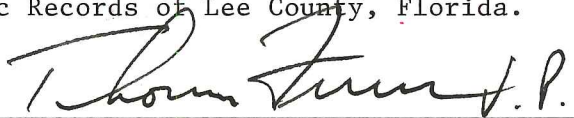
Beginning at the Northeasterly corner of Tract B, WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof recorded in Plat Book 12, at page 64, of the Public Records of Lee County, run North 00° 05' 00" West along a Northerly prolongation of the East line of said Tract B for 120 feet; thence run South 89° 54' 00" West for 318.44 feet; thence run South 43° 56' 37" West parallel with the Southeasterly line of Block 4 for 24.39 feet; thence run North 59° 33' 03" West for 102.84 feet to the corner common to said Tract B and Lot 1, said Block 4; thence run South 46° 03' 23" East along the Northeasterly line of said Tract B for 222.07 feet; thence run North 89° 24' 20" East along the North line of said Tract B for 257.85 feet to the point of beginning.

ALSO:

From the corner common to Block 1 of said Unit No. 2 and said Tract B run South 32° 33' 43" East for 102.84 feet to the Northwesternly line of said Tract B; thence run North 43° 56' 37" East along said Northwesternly line of said Tract B for 24 feet; thence run North 46° 03' 23" West along said Tract B for 100 feet to the point of beginning.

ALSO:

Tract A, WATERWAY ESTATES, Unit 2, according to a plat thereof recorded in Plat Book 12, page 65, Public Records of Lee County, Florida.



Thomas Fuess, Vice President
Citizens & Southern National Bank

SUBSCRIBED AND SWORN TO before me this 11th day of January, 1988.


Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JANUARY 29, 1989
BONDED THRU LAWYERS SURETY CORP.

RECEIVED
FEB 24 1988

ZONING COUNTER

88-10-11DCE

EXHIBIT ONE: A.

APPLICANTS AUTHORIZATION TO AGENT

PLEASE BE ADVISED that NEALE MONTGOMERY, ESQ. of PAVESE, GARNER, HAVERFIELD, DALTON, HARRISON & JENSEN and the engineering firm of JOHNSON ENGINEERING, INC. are hereby authorized to represent JAMES P. CARROLL in the application to Lee County for a rezoning of the property located in Lee County, Florida, more particularly described as follows:

LEGAL DESCRIPTION: All of Tract B and Tract D of that certain subdivision known as WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 12, at page 64, LESS that certain parcel in Tract B, described in Official Record Book 145, at Page 95, Public Records of Lee County, FLorida.

ALSO:


Beginning at the Northeasterly corner of Tract B, WATERWAY ESTATES OF FORT MYERS UNIT TWO, according to the map or plat thereof recorded in Plat Book 12, at page 64, of the Public Records of Lee County, run North 00° 05' 00" West along a Northerly prolongation of the East line of said Tract B for 120 feet; thence run South 89° 54' 00" West for 318.44 feet; thence run South 43° 56' 37" West parallel with the Southeasterly line of Block 4 for 24.39 feet; thence run North 59° 33' 03" West for 102.84 feet to the corner common to said Tract B and Lot 1, said Block 4; thence run South 46° 03' 23" East along the Northeasterly line of said Tract B for 222.07 feet; thence run North 89° 24' 20" East along the North line of said Tract B for 257.85 feet to the point of beginning.

ALSO:


From the corner common to Block 1 of said Unit No. 2 and said Tract B run South 32° 33' 43" East for 102.84 feet to the Northwesterly line of said Tract B; thence run North 43° 56' 37" East along said Northwesterly line of said Tract B for 24 feet; thence run North 46° 03' 23" West along said Tract B for 100 feet to the point of beginning.

ALSO:

Tract A, WATERWAY ESTATES, Unit 2, according to a plat thereof recorded in Plat Book 12, page 65, Public Records of Lee County, Florida.


JAMES P. CARROLL
CALOOSA ISLE MARINE, INC.

SUBSCRIBED AND SWORN to before this 12th day of January, 1988.


NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires July 18, 1989

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ZONING COUNTER

PAVESE, GARNER,
HAVERFIELD, DALTON,
HARRISON & JENSEN
ATTORNEYS AT LAW
1833 HENDRY STREET
P. O. DRAWER 1507
FORT MYERS, FLORIDA 33902
(813) 334-2195

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ZONING COUNTER

PLANNED DEVELOPMENTS - DEVELOPMENTS OF COUNTY IMPACT

SUPPLEMENT TO APPLICATION FOR PUBLIC HEARING

EXHIBIT THREE: A.1

NAME OF APPLICANT(S) James P. Carroll

NAME OF PROJECT (IF ANY): Caloosa Isle Marine, Inc.

DATE THIS SUPPLEMENT WAS COMPLETED: December 1987

If this form does not provide enough space for a complete and sufficient response to any item, please insert additional pages with clear indication of continuity or relation to the item(s) in question.

I. TYPE OF PROJECT PROPOSED (Multiple requests permissible; check as many items as applicable)

- ☐ RESIDENTIAL PLANNED DEVELOPMENT (431) (Complete Page III-A)
- ☐ MOBILE HOME PLANNED DEVELOPMENT (431) (Complete Page III-A)
- ☐ RECREATION VEHICLE PLANNED DEVELOPMENT (441) (Complete page III-A)
- ☐ COMMUNITY FACILITIES PLANNED DEVELOPMENT (451) (Complete page III-B)
- ☒ COMMERCIAL PLANNED DEVELOPMENT (461) (Complete Page III-B)
- ☐ INDUSTRIAL PLANNED DEVELOPMENT (471) (Complete Page III-C)
- ☐ GENERAL EXCAVATION PERMIT (517) (Complete Page III-C)
- ☐ AIRPORT OPERATIONS PLANNED DEVELOPMENT (482) (Complete Page III-C)

PROPERTY IS PRESENTLY ZONED: C-1A

LEE PLAN LAND USE CATEGORY: Suburban

II. CHARACTER OF PROPERTY

A. Total land area within the boundary lines of the planned development: 5.8' ±

B. Dimensions:

1. Width (average if irregular parcel): 523' ±
2. Depth (average if irregular parcel): 450' ±
3. Frontage (on road or street): 50' ±

C. Area available for development:

1. Total land area (A. above) (1) 5.80 Ac. ±
2. LESS area designated "Resource Protection Area" (RPA)* (2) N/A
3. LESS area designated "Transition Zone" (TZ)** (3) N/A

4. LESS area of any submerged land (4) N/A
subject to tidal influence
5. LESS area of land to be dedicated (5) N/A
to the public for roads, parks, or
other similar facilities
6. Remaining developable land (6) 5.80 AC +

*RESOURCE PROTECTION AREA (RPA) - Lands that exhibit soil types and hydrologic and vegetative characteristics diagnostic of freshwater and saltwater wetlands.

**TRANSITION ZONE (TZ) - Lands that may be seasonally inundated from one to three months as indicated by water marks, do not have depressional soils, and are characterized by a mixture of plant species typical of uplands and wetlands.

D. Describe the range of surface elevations of the property: 3.7 - 5.4

E. If the property is within a flood prone or backwash area in accordance with adopted flood insurance program maps, specify the minimum elevation required for the first habitable floor.

Zone A10 (E1.8) NGVD (MSL)
Firm Panel No. 125124-0200-B

F. Identify any environmentally sensitive lands including but not limited to: wetlands, soils subject to saltwater inundation or freshwater ponding, flow-ways, creek beds, sand dunes, coastal or interior hammocks, old growth pine flatwoods, or endangered species habitat: None

If environmentally sensitive areas do exist on the site, an environmental assessment must be prepared that examines the existing conditions, addresses the environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources (see Section 202.08.B.1). The maps or aerial photographs required by Section 804.03.C.1.a.3 should also delineate areas of encroachment by undesirable exotic (floral) species, the line of mean high water, any jurisdictional boundaries of state and federal agencies, and Coastal Construction Setback Line(s). If the site contains unique landforms or biological areas such as creek beds, sand dunes, coastal or interior hammocks, or old growth pine flatwoods, additional information may be required including wildlife and plant inventories and hydrologic details, in order to identify the highest quality biological communities and develop suitable conservation measures. Please contact the Lee County Division of Planning's environmental section at 335-2200 with any questions concerning this environmental assessment. N/A

G. List all natural features to be preserved or conserved, together with their function, if any, in the completed project.

N/A

H. If the project is located adjacent to navigable natural waters, what method of shoreline stabilization, if any, is proposed?

N/A

III-A. CHECK APPLICABLE CATEGORY, OR DISCARD III-A:

RESIDENTIAL PLANNED DEVELOPMENT, RPD, Section 431 N/A

MOBILE HOME PLANNED DEVELOPMENT, MHPD, Section 431 N/A

RECREATIONAL VEHICLE PLANNED DEVELOPMENT, RVPD, Section 441 N/A

1. Total number of units proposed:

N/A

2. Number of units proposed of each type (as defined in the Lee County Zoning Ordinance under "Dwelling Units"): N/A

- a. _____ Single family residences on conventional lots

- b. _____ Single family residences on lots smaller than generally permitted

- c. _____ Single family residences in clusters, or with zero-lot-lines (please describe) _____

- d. _____ Manufactured homes in conformance with Chapter 553, Part IV, Florida Statutes (in RPD only). Also check the applicable category above.

- e. Townhouses'

- f. ____ Two family attached units

8. _____ Duplex units

- Multiple family units

- i. _____ Mobile homes (MHPD only)

- j. _____ Recreational vehicles (RVPD only)

3. Maximum height of buildings (both items must be completed): N/A

Number of habitable floors: _____

Maximum height above average elevation of abutting streets (refer to Section 202.15.A for definitions): _____

4. Density calculations (refer to Section 202.06 for definitions): N/A

- a. Total land area (in acres) within the boundary lines of the planned development: _____

- b. LESS areas to be used for offices, commercial, or industrial purposes: _____

- c. LESS any proposed rights-of-way providing access to 4.b above: _____
- d. EQUALS gross residential acres: _____
- e. LESS "Resource Protection Areas": _____
- f. LESS "Transition Zones": _____
- g. EQUALS acreage base for density calculations: _____
- h. 4.g above _____ times bottom of Lee Plan standard density range _____ = _____ units (bottom of density range)
- i. 4.g above _____ times top of Lee Plan standard density range _____ = _____ units (top of density range)
- j. ADD to 4.h and to 4.i: _____ R.P.A. acres x 1/40 = _____ extra units.
- k. ADD to 4.h and 4.i: _____ T.Z acres x 1/20 = _____ extra units.
5. _____ (total # of units proposed) divided by _____ (acreage base in 4.g above) equals _____ (approximate density being requested) N/A
6. a. Are any density credits being requested for providing low- and moderate-income housing (Lee County Ordinance No. 86-4)? N/A
- b. Are any density credits being requested utilizing Transfer of Development Rights (Lee County Ordinance No. 86-18)? _____
7. Describe accessory uses (except commercial uses) including recreational facilities:
N/A
8. Describe in detail any accessory commercial uses proposed (see regulations in Section 431.C.5 for RPD and MHPD only, and Section 441.B for RVPD):
N/A
9. Identify the nearest public school of each class, and its distance from your project in miles measured over the shortest public route:
N/A
- elementary: _____ (name); _____ miles
- middle: _____ (name); _____ miles
- secondary: _____ (name); _____ miles
10. A proposed schedule of uses must be submitted. Select the uses from the list of permissible uses in Section 431.B or 441.B as appropriate, or by reference to those uses permitted in a more restrictive zoning district. If uses from another district are selected, specific uses can be deleted or added from the list of permissible uses. When adding or deleting uses, utilize the precise terminology from the Lee County Zoning Ordinance whenever possible. This schedule of uses may be placed directly on the Master Concept Plan, or on a separate sheet no larger than 8 1/2" by 14" and containing the applicant's name, date of preparation of the schedule, and project name (if any).
N/A

III-B CHECK APPLICABLE CATEGORY, OR DISCARD III-B:

COMMUNITY FACILITIES PLANNED DEVELOPMENT, CFPD, Section 451 _____

COMMERCIAL PLANNED DEVELOPMENT, CPD, Section 461 X _____

1. TYPE OF DEVELOPMENT, GENERALLY (specify maximums): SEE Page 5a

RETAIL: Gross floor area 4,400 (existing) _____

OFFICES: Gross floor area -- (if medical or related offices, enter gross floor area to be devoted to that specific use: _____)

LIMITED LIGHT INDUSTRIAL: Gross floor area: -- _____

HOTEL/MOTEL: number of rooms: -- _____
Gross floor area of accessory uses by use: -- _____

Other types of principal uses including institutional; number of units (beds, for example) or gross floor area, as appropriate: 2 Caretakers Residences (Store #2) and Marina

sanitation facilities, laundry facilities (private)

2. A proposed schedule of uses must also be submitted. Select the uses from the list of permissible uses in Section 451.B or C, or 461.B as appropriate, or by reference to those uses permitted in a more restrictive zoning district. If uses from another district are selected, specific uses can be deleted or added from the list of permissible uses. When adding or deleting uses, utilize the precise terminology from the Lee County Zoning Ordinance whenever possible. This schedule of uses may be placed directly on the Master Concept Plan, or on a separate sheet no larger than 8 1/2" by 14" and containing the applicant's name, date of preparation of the schedule, and project name (if any).

3. Maximum height of buildings (both items must be completed):
Store #1 -- one story

Number of habitable floors: Store #2 -- two stories

Maximum height above average elevation of abutting streets (refer to Section 202.15.A. for definitions): 45'

4. For applications for, or including neighborhood, community, or regional shopping centers, please provide a professional market study demonstrating the feasibility of the center by, at a minimum, identifying and mapping the market area of the proposed center, all existing (retail) commercial development serving the same area, and estimates of the current and future populations of the market area together with estimates of their effective buying power (please cite sources and make methodologies explicit) [804.03.C.1.b.6]. N/A

5. If a mixed use, with at least 50,000 square feet of commercial or industrial building(s) and multi-family or townhouse development is proposed, complete III-A relative to the residential uses and land only. N/A

III.B 1.

TYPE OF DEVELOPMENT

69 Wet Slips (existing)
239 Dry Stalls (proposed)

4,400 s.f.[±] Retail/Repair/Showroom

3,475 s.f.[±] Caretakers Residences and Private Community
Facilities including but not limited to
restrooms, showers and laundry facilities
(private)

III.B 1.

TYPE OF DEVELOPMENT

69 Wet Slips (existing)
239 Dry Stalls (proposed)

4,400 s.f.[±] Retail/Repair/Showroom

3,475 s.f.[±] Caretakers Residences and Private Community
Facilities including but not limited to
restrooms, showers and laundry facilities
(private)

III-C. CHECK APPLICABLE CATEGORY, OR DISCARD III-C:

INDUSTRIAL PLANNED DEVELOPMENT, IPD, Section 471 _____ --

GENERAL EXCAVATION PERMIT, Section 517 _____ --

AIRPORT OPERATIONS PLANNED DEVELOPMENT, AOPD, Section 482 _____ --

1. TYPE OF DEVELOPMENT, GENERALLY (specify maximums): N/A

COMMERCIAL USES: Gross floor area: _____

LIGHT INDUSTRIAL USES: Gross floor area: _____

HEAVY INDUSTRIAL USES: Gross floor area (if appropriate): _____
or areas of use not under roof: _____
(see additional requirements for mines, quarries or other general excavation, at #4 below).

HOTEL/MOTEL: number of rooms: _____

Gross floor area of accessory uses, by use: _____

OFFICES: Gross floor area: _____
(if medical or related offices are included, enter gross floor area to be devoted to that specific use): _____

OTHER: number of units or area of use as appropriate: _____

2. Maximum height of buildings (both items must be completed): N/A

Number of habitable floors: _____

Maximum height above average elevation of abutting streets (refer to section 202.15.A for definitions): _____

3. A proposed schedule of uses must be also be submitted. Select the uses from the list of permissible uses in Section 471.A or 482.B as appropriate, or by reference to those uses permitted in a more restrictive zoning district. If uses from another district are selected, specific uses can be deleted or added from the list of permissible uses. When adding or deleting uses, utilize the precise terminology from the Lee County Zoning Ordinance whenever possible. This schedule of uses may be placed directly on the Master Concept Plan, or on a separate sheet no larger than 8 1/2" by 14" and containing the applicant's name, date of preparation of the schedule, and project name (if any). N/A

4. If a General Excavation Permit is being requested as part of an Industrial Planned Development, additional application requirements apply. Please refer to Section 517.H.2 for a full list of these requirements. Generally, the information required on the "proposed mining plan" should be incorporated onto the Master Concept Plan. N/A

IV. DRAINAGE & WATER CONTROL:

- A. Describe the runoff characteristics of the property in its existing state:
The developed area (approximately half of the site) drains across the shell and pavement to the seawall. The undeveloped area does the same. However, some water is retained and percolated due to irregular grades and ground cover.
- B. Describe in general terms the drainage concept proposed, including the outfall to canals or natural water bodies:
The existing developed area with pavement and shell base is to remain as is. The new area will have a walk adjacent to the seawall with a green dry retention area to accommodate the first 2" of run-off for water quality purposes. Underdrains may be added to supplement to dry retention. Overflow to be across the seawall cap to the Caloosahatchee River.
- C. Describe how drainage flow from adjacent properties will be maintained:
N/A - Project is on an island.
- D. Describe retention features that will be incorporated into the drainage system and the legal mechanism which would guarantee their maintenance:
Dry retention and underdrains to be owned and maintained by the owner of the marina.
- E. Describe any existing natural features that will be incorporated into the drainage system and how these features will be preserved. Include an estimate of the range(s) of existing and post development water table elevations, where appropriate:
N/A - Island is man-made with no natural features. The water table at +2.0 NGVD varies with the tide.
- F. If this property is subject to seasonal inundation, or subject to inundation by a stream swollen by the rains of a 10-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding:
N/A
- G. Describe the requirements for fill material posed by this development for other than building pads (use, volume, etc.):
Approximately 3,000 CY of embankment to be hauled in to grade and pave the new parking and retention areas.

V. TRANSPORTATION

- A. Unless otherwise excepted, any application for a Planned Development must file a Traffic Impact Statement (see separate form attached to this document). SEE Traffic Impact Statement attached
- B. Describe the provision of private transit or shuttle, the relation of this project to public transit, or any other strategy proposed for reducing the number of vehicular trips attracted/generated by this development.

Purple Route 70, Lee Tran services the Orange Grove Boulevard/Inlet

Drive Intersection (SEE attached Route map).

VI. WATER SUPPLY

- A. Please estimate the daily consumption of potable water by the proposed project (please show all calculations and source of consumption rates utilized):

See Page 9a.

- B. If this property lies wholly or partly in the certificated or franchised service area of an established water utility, name the utility: Florida Cities Water Company and specify the distance to the existing point of service: on-site (shortest distance via public right-of-way or established easement).

- C. If connection to the system named above is contemplated, please furnish a letter from the general manager or other responsible official of the utility acknowledging the utility's capacity to provide the water at a reasonable pressure and flow rate to the project. SEE attached letter

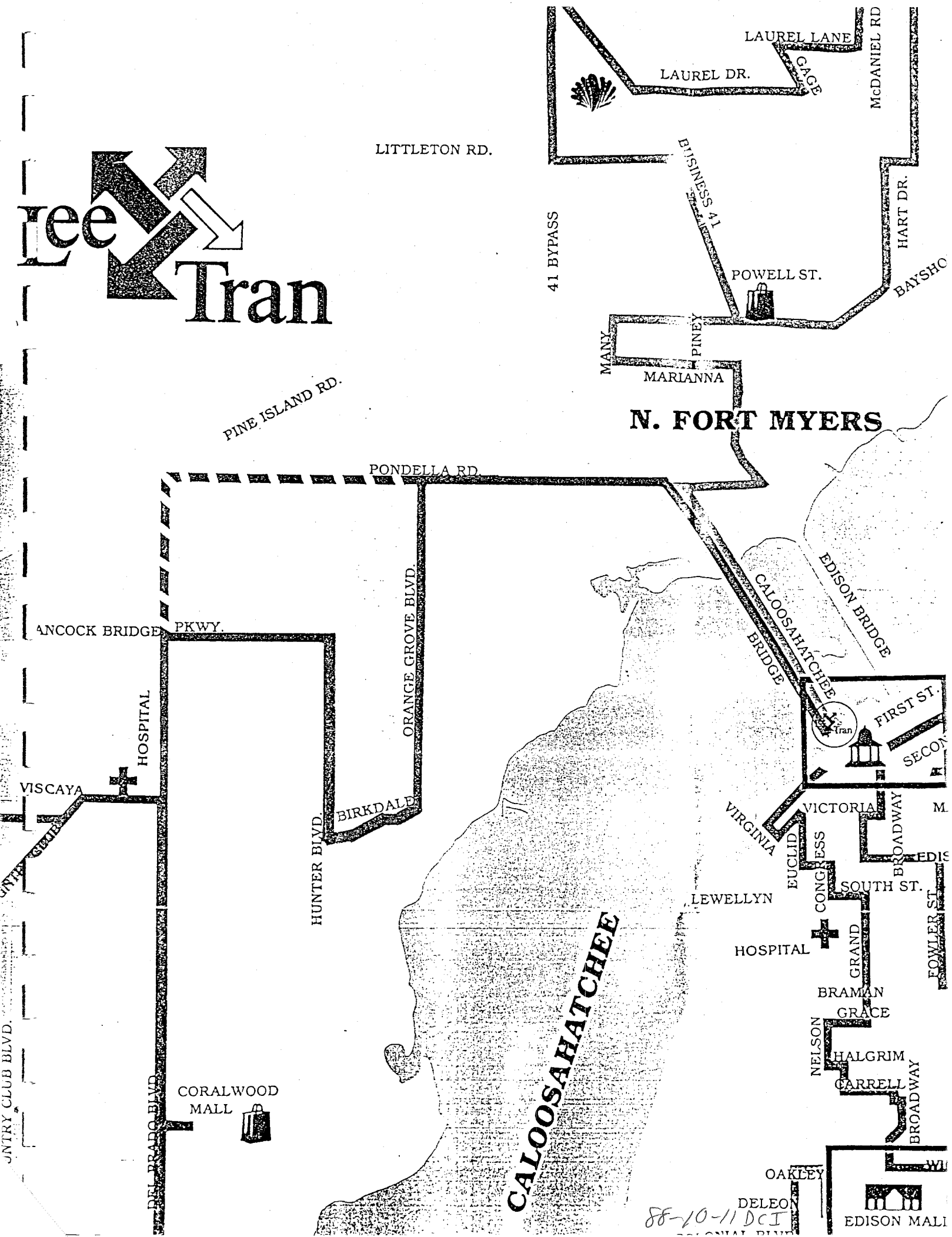
- D. If a private, one-site, potable water system is proposed, please provide a description of the system, specify the water resource to be exploited, and any appropriate quality and quantity data:

N/A

- E. If a separate system is proposed for non-potable (irrigation) water uses, please specify the source and give details of proposed system, including the resource to be used, and any appropriate water quality and quantity data:

N/A

Lee
Tran



VII. SANITARY SEWER OR WASTEWATER

- A. Please estimate the daily production of wastewater by the proposed project (please show all calculations and source of consumption rates utilized):

See Page 9a.

- B. If any special types of effluents can be anticipated, please specify these and state what strategies will be used to deal with their special characteristics:

N/A

- C. If this property lies wholly or partly in the certificated or franchised service area of an established sanitary district or sewer utility, name the utility: Florida Cities Water Company and specify the distance to the nearest existing point of service: on-site (shortest distance via public rights-of-way or established easements).

- D. If connection to the system named above is contemplated, please furnish a letter from the general manager or other responsible official of the utility, acknowledging the utility's capacity to receive, treat, and dispose of your project's effluents or otherwise provide the necessary service(s). SEE attached letter

- E. If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including the method and degree of treatment, the quality of effluent, and the expected life of the facility. Who will operate and maintain the internal collection and treatment facilities? Specify receiving bodies or other means of effluent disposal. If spray irrigation will be used, specify location and approximate area of spray fields, current water table conditions, proposed rate of application and back-up system capacity. Will the location or operation of such treatment plant as proposed require deviation from the Development Standards Ordinance?

N/A

- F. Is the use of individual sewage disposal systems proposed? N/A
If so, will this proposal require deviation from any county or state regulations?
Please detail:

VIII. MISCELLANEOUS IMPACTS OR NEEDS

A. FIRE PROTECTION

1. Name of independent fire district which will provide fire protection for this development:
North Fort Myers Fire Department
2. Identify the nearest existing fire station, its distance from your project in miles measured over the shortest public road route, and the existing response time to your location:
#2 - 1282 Barrett Road, N. Ft. Myers (location of station);
3 (miles); 3-5 (minutes).
3. What is the maximum height of building that can be extinguished or evacuated with this district's existing equipment or apparatus?
10 stories above grade.

B. EMERGENCY MEDICAL SERVICES

1. Identify the nearest existing emergency medical station (ambulance with certified paramedics), its distance from your project in miles measured over the shortest public road route, and the existing response time to your location: Lee County Emergency Medical Service, Pondella Road W of Moody (location of station);
3 (miles); 3-5 (minutes).

C. CULTURAL RESOURCES

1. Identify any existing and serviceable buildings or structures on the property built prior to 1945:
N/A
2. Identify any feature of the site listed on the Florida Master Site File or National Register of Historic Places:
N/A
3. What measures are proposed to preserve, integrate or adaptively reuse any building or feature noted in 1. or 2. above in the proposed development?
N/A

D. AVIATION HAZARD

If your project is near any commercial or general aviation facility, describe any proposed structures, lighting, or other feature that might effect safe flight conditions:

N/A

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CONTRACT FOR SALE AND PURCHASE

PARTIES: C & S NATIONAL BANK OF FLORIDA ("Seller")
of P. O. Box 130, Fort Myers, Florida 33901 (Phone)
and JAMES P. CARROLL or Assigns ("Buyer")
of 4819 Sherry Lane, Fort Myers, Florida 33908 (Phone)

hereby agree that the Seller shall sell and Buyer shall buy the following property ("Property") upon the following terms and conditions which INCLUDE the Standards For Real Estate Transactions set forth on the reverse side hereof or attached hereto ("Standard(s)").

I. DESCRIPTION: (a) Legal description of Property located in Lee County, Florida:
See Schedule "A" attached hereto and made a part hereof by reference;
a/k/a "Island Club Marina", consisting of 1.0 acre marina and 5.3 acres
of vacant land, together with all improvements appurtenant thereto.

(b) Street address, if any, of the Property being conveyed is
(c) Personal property ("Personalty") included:
All personalty located on premises, including one (1) 30 ton boat lift
I.D. # (subject to clearance of title by Seller)

II. PURCHASE PRICE: \$
PAYMENT:
(a) Deposit(s) to be held in escrow by Sheppard & Woolslair T/A In the amount of \$
(b) Subject to AND assumption of Mortgage in good standing in favor of
having an approximate present principal balance of \$
(c) Purchase money mortgage and note bearing interest at % on terms set forth herein below, in the
principal amount of \$
(d) Other \$
(e) Balance to close (U.S. cash, LOCALLY DRAWN certified or cashier's check), subject to adjustments and prorations \$

III. TIME FOR ACCEPTANCE; EFFECTIVE DATE: If this offer is not executed by all parties, and the FACT OF EXECUTION communicated in writing
telegraphically between the parties on or before June 19, 1987, the aforesaid deposit(s) shall be, at option of Buyer, returned to Buyer
and the offer withdrawn and deemed null and void. The date of Contract ("Effective Date") shall be the date when the last one of Seller and Buyer has signed this offer.

IV. FINANCING: (a) If the purchase price or any part thereof is to be financed by a third-party loan, this Contract for Sale and Purchase ("Contract")
conditioned upon the Buyer obtaining a firm commitment for said loan within days from Effective Date, at an interest rate not to exceed
term of years; and in the principal amount of \$. Buyer will make application within days from Effective Date, and use
reasonable diligence to obtain said loan. Should Buyer fail to obtain same or to waive Buyer's rights hereunder within said time, either party may cancel Contract.

(b) The existing mortgage described in Paragraph II(b) above has (CHECK (1) or (2)): (1) ☐ a variable interest rate OR (2) ☐ a fixed interest rate of
per annum. At time of title transfer some fixed interest rates are subject to increase. If increased, the rate shall not exceed % per annum. Seller shall
within days from Effective Date, furnish a statement from all mortgagees stating principal balances, method of payment, interest rate and status of mortgage.

If Buyer has agreed to assume a mortgage which requires approval of Buyer by the mortgagee for assumption, then Seller shall promptly obtain and deliver to Buyer
all required applications and Buyer shall diligently complete and return same to the mortgagee. Any mortgagee charge not to exceed \$ shall be
paid 1/2 by Seller and 1/2 by Buyer. If the Buyer is not accepted by mortgagee or the requirements for assumption are not in accordance with the terms of Contract
or mortgage, makes a charge in excess of the stated amount, Seller or Buyer may rescind Contract by prompt written notice to the other party unless either party
elects to pay any increase in interest rate or excess mortgage charge. The amount of any escrow deposit held by mortgagee shall be refunded to Seller at closing.

V. TITLE EVIDENCE: Within 15 days from Effective Date, Seller shall, at Seller's expense, deliver to Buyer or Buyer's attorney, in accordance with
Standard A, (CHECK (1) or (2)): (1) ☐ abstract of title OR (2) ☒ title insurance commitment with fee owner's title policy premium to be paid by Seller at closing.
the expiration or waiver of all contingencies.
30 days after expiration or

VI. CLOSING DATE: This transaction shall be closed and the deed and other closing papers delivered on the day of 1987, unless
extended by other provisions of Contract.

VII. RESTRICTIONS; EASEMENTS; LIMITATIONS: The Buyer shall take title subject to: zoning, restrictions, prohibitions and other requirements imposed by
governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record (easements
to be located contiguous to Property lines and are not more than 10 feet in width as to the rear or front lines and 7 1/2 feet in width as to the side lines, unless
otherwise specified herein); taxes for year of closing and subsequent years; assumed mortgages and purchase money mortgages, if any; other:

None

; provided, however, that the
exists at closing no violation of the foregoing and same does not prevent use of Property for (See contingency clause) purpose(s).

VIII. OCCUPANCY: Seller represents that there are no parties in occupancy other than Seller, but if Property is intended to be rented or occupied beyond closing,
the fact and terms thereof shall be stated herein, and the tenant(s) shall be disclosed pursuant to Standard F. Seller agrees to deliver occupancy of Property at time
of closing unless otherwise stated herein. If occupancy is to be delivered prior to closing, Buyer assumes all risk of loss to Property and Personalty from date
occupancy, shall be responsible and liable for maintenance thereof from said date, and shall be deemed to have accepted Property and Personalty in their existing
condition as of time of taking occupancy unless otherwise stated herein or in separate writing.

IX. ASSIGNABILITY: (CHECK (1) or (2)): Buyer (1) ☒ may assign OR (2) ☐ may not assign Contract.

X. TYPEWRITTEN OR HANDWRITTEN PROVISIONS: Typewritten or handwritten provisions inserted herein or attached hereto as addenda shall control
printed provisions of Contract in conflict therewith.

XI. INSULATION RIDER: If Contract is utilized for the sale of a new residence, the Insulation Rider shall be attached hereto and made part hereof.

XII. SPECIAL CLAUSES: (See Addendum attached hereto and made a part hereof by reference)

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT.

IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE OF AN ATTORNEY PRIOR TO SIGNING.

THIS FORM HAS BEEN APPROVED BY THE FLORIDA ASSOCIATION OF REALTORS AND THE FLORIDA BAR.

Approval does not constitute an opinion that any of the terms and conditions in this Contract should be accepted by the parties in a particular transaction. Terms
and conditions should be negotiated based upon the respective interests, objectives and bargaining positions of all interested persons.

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WITNESSES: (Two recommended but NOT required)

(JPC) James P. Carroll 6/16/87 Da

(Buyer)

(Buyer)

WITNESSES: (Two recommended but NOT required)

C & S NATIONAL BANK OF FLORIDA Da

(Seller) By: Nelson Wallace 6-18-87 Da

(Seller)

Deposit(s) under Paragraph II received; if other than cash, then subject to clearance. By: Sheppard & Woolslair (Escrow Agent)

BROKER'S FEE: (CHECK & COMPLETE THE ONE APPLICABLE)

☐ IF A LISTING AGREEMENT IS CURRENTLY IN EFFECT:

Seller agrees to pay the Broker named below, including cooperating sub-agents named, according to the terms of an existing, separate listing agreement;

OR

☐ IF NO LISTING AGREEMENT IS CURRENTLY IN EFFECT:

Seller agrees to pay the Broker named below, at time of closing, from the disbursements of the proceeds of sale, compensation in the amount of (COMPLETE
ONLY ONE) % of gross purchase price OR \$ for Broker's services in effecting the sale by finding a Buyer ready, willing and able to
purchase pursuant to the foregoing Contract. In the event Buyer fails to perform and deposit(s) is retained, 50% thereof, but not exceeding the Broker's fee above
provided, shall be paid to the Broker, as full consideration for Broker's services including costs expended by Broker, and the balance shall be paid to Seller. If this
transaction shall not be closed because of refusal or failure of Seller to perform, the Seller shall pay said fee in full to Broker on demand. In any litigation arising
out of this Contract, concerning the Broker's fee, the prevailing party shall be entitled to recover reasonable attorney fees and costs.

None

(firm name of Broker)

(name of cooperating sub-agent)

(Seller)

By: (authorized signatory)

(Seller)

EXHIBIT ONE: F.2.

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SCHEDULE OF USES

CPD - Marina, Class I and Class II (Existing)

69 Wet Slips (existing prior to 1973)
239 Dry/Wet Slips

ACCESSORY USES:

Administrative Office
Bait and Tackle Shop
Boat Parts Store including installation
Docking or mooring facilities
Dry Boat Storage
Laundromat
Automats (eating)
Sale of fuel and lubricants
Sales, service, minor repair and rental of
boats, motors and accessories, and showrooms
Sanitary facilities (restrooms and showers; pump
out facilities for onboard sanitation, waste-
water holding pretreatment or treatment)
Self-service laundry and dry cleaning

Private Club

2 Caretakers Residences (conversion of existing
retail store #2)

Essential Services

Essential Service Facilities, Group I.

Food and Beverage Service, Limited (df)

Recreation Facilities (private)

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SCHEDULE OF DEVIATIONS

1. Deviation from Section 202.13.J. of the Lee County Zoning Regulations which requires the following parking spaces:

202.13.J.4.j.	69 Wet Slips (existing):	46 spaces
202.13.J.4.3.	239 Dry Stalls (proposed):	60 spaces
2 Caretakers' Residences @ 2 spaces/unit:		4 spaces
4,358 s.f. Retail/Repair/Showroom:		
202.13.J.2.m.3.)	- 1/3rd @ 1 space/300 s.f. (retail):	5 spaces
202.13.J.2.m.3.)	- 1/3rd @ 1 space/600 s.f. (showroom):	2 spaces
202.13.J.3.c.	- 1/3rd @ 3 spaces + 2 emp. (repair):	5 spaces
		<hr/> 122 spaces

to a total of 100 spaces.

2. Deviation from Section 461.C.2.1.)a.) of the Lee County Zoning Regulations which requires that where commercial development is adjacent to land which is developed in a manner and for uses compatible with the uses proposed for the CPD, that such structures and pavement shall be set back from the development perimeter a distance equal to the width of a minimum buffer area, or fifteen (15) feet whichever is the greater, to
- (a) 10' for the proposed dry-storage structure to set back from that portion of the development perimeter which abuts Florida Cities Water Company's sewage treatment facility; and
 - (b) 0' for the existing retail structure #2 which shall be converted from retail to caretakers residences and private restrooms and laundry facilities, to bring such existing building into conformity with the current regulations; and
 - (c) 3' for the existing retail/repair/showroom structure #1 to bring such existing building into conformity with the current regulations.
3. Deviation from Section C.5.c.d. (Table C-4) of the Development Standards Ordinance which requires a "B" Type Buffer (15' wide) between commercial and industrial development to a 10' wide buffer with Type "B" vegetation to buffer this proposed development from the adjacent Florida Cities Water Company's sewage treatment facility.

88-10-110CJ

4. Deviation from Section 202.15.B.4.b. of the Lee County Zoning Regulations which requires that no building or structure shall be placed closer to a canal or to a bay or other water body than twenty-five (25') feet, to 0' for the present retail structure #2 which shall be converted from retail to caretakers residences, private restrooms and laundry facilities, to bring such existing building into conformity with the current regulations.
5. Section 202.13.K.1. of the Lee County Zoning Regulations allows a planned development to request up to 30% of the required parking spaces to be designated for small cars provided such spaces are clearly marked "small cars", and the applicant hereby requests such 30% "small car" designation.
6. Section 202.13.F.c. of the Lee County Zoning Regulations allows for "Low Turn-Over" parking spaces (9' x 18') and the applicant hereby requests such 30% "Low Turn-Over" designation.

15.00
COVENANT OF UNIFIED CONTROL

2696503

I DO HEREBY swear and affirm that I, James P. Carroll,
(name)
am authorized to speak on behalf of the owner of the property, and that I
am fully capable of legally binding the owner of the property.

That Citizens & Southern National Bank does hereby swear and affirm
(name of property owner)
that I/we am/are the fee simple title holder and
(fee simple, life estate)
the owner of record of the property known as Caloosa Isle Marine
(common address)
1687 Inlet Drive, N. Fort Myers, FL 33903

and described more particularly as follows:

Legal Description:

(PLEASE SEE ATTACHED ADDENDUM)

That the property in question is subject to an application for
RPD/MRPD/RVND/CPD/ID zoning.
(circle correct category)

That I (~~as~~ /~~own~~ /~~agent~~) do hereby swear and affirm:

1. That I, James P. Carroll as the owner, or
(name of owner)
agent of the owner, am and shall remain fully responsible for compliance
with all conditions placed on the property described herein by Lee County
during the planned development rezoning process.

2. That the property described herein shall be developed and used
in conformity and compliance with the approved Master Concept Plan, with
the conditions placed on the planned development, and with all
commitments agreed to by the applicant for the planned development
rezoning.

3. That I recognize that I, or the corporation, partnership, or
legal entity that I represent, shall remain wholly responsible for
compliance with all terms, conditions, safeguards, and stipulations made
at the time of approval of the Master Concept Plan, even if the property
is sold in whole or in part, unless and until a new or amended Covenant
of Unified Control is submitted by the subsequent owner, and received and
recorded by Lee County.

(0149K)
Revised 8/86

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ZONING COUNTER

88-10-110 CI

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. FERNSTROM, D.C.

OR2088 Pg4688

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ZONING

89 AUG 16 AM 8:10

4. That I, or the corporation, partnership, or legal entity I represent, do hereby recognize that a departure from the provisions of the approved plans, and/or a failure to comply with any and all requirements, conditions, or safeguards provided for in the planned development process shall constitute a violation of the Zoning Ordinance, and that I or the entity I represent wholly accepts responsibility for such a violation of the Zoning Ordinance.

5. That I, or the corporation, partnership, or legal entity I represent, agree and do hereby accept responsibility for the inclusion and imposition through covenants and restrictions of all terms, conditions, and safeguards of the planned development on any subsequent owner of all or any part of the subject property, including lots, development parcels, and outparcels.

6. That James P. Carroll does hereby recognize and
(name of owner)
accepts total responsibility for the obligation to enforce the terms, conditions, and safeguards of the planned development until such time as all of the subject property is developed and certified by Lee County for use or occupancy, or until a subsequent owner takes up that obligation for all or part of the subject property.

7. That James P. Carroll does hereby recognize and
(name of owner)
acknowledge that the completion and conveyance, or vacation of a phase of the development parcel or outparcel, shall relieve me of any liability and responsibility for compliance with all of the terms, conditions and safeguards of the planned development only insofar as that phase, development parcel, or outparcel is concerned, and then only when the notice provided for in Section 804.03.A.3, Lee County Zoning Ordinance, is properly filed and recorded.

8. That James P. Carroll does hereby acknowledge and
(name of owner)
accept the fact that at any time while this Covenant of Unified Control is of force and effect, Lee County can, upon discovery of non-compliance with the terms, safeguards, and conditions of the planned development, seek equitable relief as necessary to compel compliance. It is further recognized that no permit, certificate, or license to occupy or use any part of the planned development shall be issued, and ongoing construction shall be stopped until the project is brought into compliance with the terms, conditions and safeguards of the planned development.

James P. Carroll
Agent/Owner Signature

James P. Carroll
Agent/Owner Name (typed or printed legibly)

If Corporation, Seal of the Corporation:

SWORN TO and subscribed before me this 12th day of January.

1988.

Mary A. Upton
Notary Public

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires July 18, 1989



11-21-88

ZONING COUNTER

**CALOOSA ISLE MARINE
PARKING GENERATION STUDY**

Purpose: To determine the parking demand at a typical marina in Southwest Florida based on wet and dry boat storage capacity.

Background: The owner of the Caloosa Isle Marina has made application to rezone this parcel to a Commercial Planned Development for a marina and related uses to include 44 existing wet slips and 239 dry storage units. At the Planning and Zoning Board meeting, the project received general approval including a reduction in the number of parking spaces, however, the specific number of spaces required was to be agreed upon between the Lee County Planning Staff and Caloosa Isle Marine. The parking rates listed in the ITE Parking Generation Report 2nd Edition show between 0.26 and 0.49 vehicles per occupied berth. Unfortunately, those figures are for a study done at one public marina with a restaurant in Seattle and having no correlation to the type and location of the facility proposed at Caloosa Isle Marine. Therefore, to determine a reasonable parking demand, it became necessary to study similar existing facilities in Lee County.

Methodology: Three marinas were selected for analysis:

1. Pier 50 (Punta Rassa Marina)

This marina has no overnight wet slips and 234 dry slips. There is a small convenience and bait store including docking and fuel facilities. There are 29 parking spaces. Daily logs at the marina show an average of 10 boats utilized from the dry storage buildings on a typical day with a yearly high of 40 boats on a peak holiday weekend (last Christmas). This information can be confirmed by contacting Robin Raeburn at Pier 50 (466-1313).

In addition to the above information, spot checks were made in the weeks since the Zoning Hearing including one day of continuous monitoring which confirmed the above figures. In fact, the highest number of vehicles found in the parking lot at any one time was 20 at 10:00 A.M. on Sunday, November 20, 1988.

For 234 dry slips, this indicates a parking demand range of between 10 and 40 (from the high last Christmas) or a maximum of 0.17 parking spaces per dry slip.

88-10-11 DCI

2. Deep Lagoon Marina

This marina has 169 dry slips, 20 wet slips, and a ships store which sells drinks, bait and tackle associated with a repair shop. There are 39 parking spaces. From contacts with the on-site representative (481-8200) it was found that the parking lot is never full. To confirm this the lot was spot checked on a daily and weekend basis including one all day monitoring since the last Zoning Board meeting. Our findings show an average of 15 vehicles parked during the week to a high of 20 vehicles on the weekend of 11-20-88 with excellent weather conditions. A review of daily logs at the marina confirmed these figures. This represents a maximum parking demand of 0.10 spaces per boat slip.

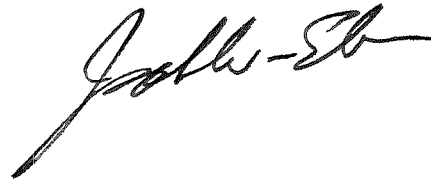
3. Four Winds Marina (Pine Island)

This marina contains 175 dry slips and 67 wet slips. There are 250 parking spaces of which 50 are usually occupied by the residents of Useppa Island who use this marina as a jumping off point to the island. This marina was spot checked three times a week since the Zoning Hearing to confirm information obtained at the desk. Figures for the week indicate a high of 78 vehicles parked with 50 of those being for Useppa. This leaves a rate of 0.16 spaces per boat slip during the week.

Conclusions: Utilizing the highest rate of parking found (0.17 spaces/slip) at the three sites studied (Pier 50) a parking demand of 48 (283×0.17) spaces can be anticipated at Caloosa Isle Marine. To this should be added 4 to 6 spaces for live-aboards currently at the site for a total of 54 spaces.

To be more conservative, a variance is be requested for 60 parking spaces.

REP/Caloosa



88-10-11 DC 1

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February 15, 1988

ZONING COUNTER

Caloosa Isle Marina, Inc. Traffic Study

Located at the easterly end of Inlet Drive in North Ft. Myers, the proposed Caloosa Isle Marina has an existing 69 wet slips, 25 dry slips, and 4358 square feet of existing marine related retail structures. Based upon studies of local marine related retail operations, attached as a part of the data analysis, a figure of 16.3 average daily trip ends per thousand feet of gross floor area was used for the marine related retail structures. The single family rate was used to estimate the trip ends for the caretaker's residence. A figure of 3 trip ends per day was used for each wet slip, and .15 ADT's were used for each dry storage slip. (These figures were taken from the Deep Lagoon Marina DRI traffic study, the most recent marina DRI accepted by Lee County.) Table One shows the total existing trip ends for activities currently taking place at the marina. Also shown is the proposed change in trip ends based upon an addition of 214 dry storage spaces. The figures for the number of trips ends for the single family neighborhood surrounding the project were obtained from a windshield survey of dwelling units and projections utilizing single family traffic generation rates from ITE.

Table One: Existing and Proposed Development

	ADT's		PM PHT's	
	Existing	Proposed	Existing	Proposed
Land Use:				
Marina:				
Wet Storage (69 slips)	207	207	21	21
Dry Storage (25 existing; 239 proposed)	4	36	.4	4
Bldg #1 (4358 s.f. marine retail)	71	71	7	7
Bldg #2 (2 caretakers' residences)	0	20	0	2
Single family neighborhood	2900	2900	160	160

The only difference, as can be seen from the above table, is in the addition of the caretakers' residences and the addition of dry boat storage. The refurbishing of the marine related retail

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area will involve a building that is already being used for that purpose, so there should be minimal impact upon the traffic generation rates. Probably the rates are overestimating impacts as it now stands, but for the purposes of this analysis, a conservative approach was deemed most appropriate. Table One appears to show that 52 ADT's will be added to the site, and PM peak hour trips will be increased only by 6. Tables Two through Eight (Maps One through Seven) show the impacts of existing development as of 1989, the target date for project completion. Figures for Orange Grove Blvd. were obtained from Lee County DOT, and projected forward to 1989. With the exception of the left turn movement from Inlet Drive to Orange Grove Blvd., all turning movements for all intersections impacted significantly by the project will function at Level of Service A. Tables Nine through Fifteen show the impacts of the additional 6 PM PHT's. Once again, note that all intersections function at LOS A except the left turn movement at Inlet and Orange Grove.

The conclusion appears to be that the proposed development does not have a significant impact upon the traffic system in the area. The residents will likely not notice any increase in traffic over current levels, and no improvements to the system appear to be warranted as a result of the proposed improvements to the Marina.

Table Two: Inlet Drive - Orange Grove Blvd. Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 2000

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Orange Grove Blvd.

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: T-INTERSECTION

MAJOR STREET DIRECTION: NORTH/SOUTH

CONTROL TYPE WESTBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
LEFT	--	4	0	103
THRU	--	0	417	740
RIGHT	--	66	10	0

NUMBER OF LANES

	EB	WB	NB	SB
LANES	--	2	2	2

88-10-11 OCT

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	-----	---	---	-
WESTBOUND	0.00	90	20	N
NORTHBOUND	0.00	90	20	N
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	---	---	---
WESTBOUND	0	0	0
NORTHBOUND	0	0	0
SOUTHBOUND	0	0	0

CRITICAL GAPS

	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
WB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
SB	5.50	5.50	0.00	5.50
MINOR LEFTS				
WB	7.00	7.00	0.00	7.00

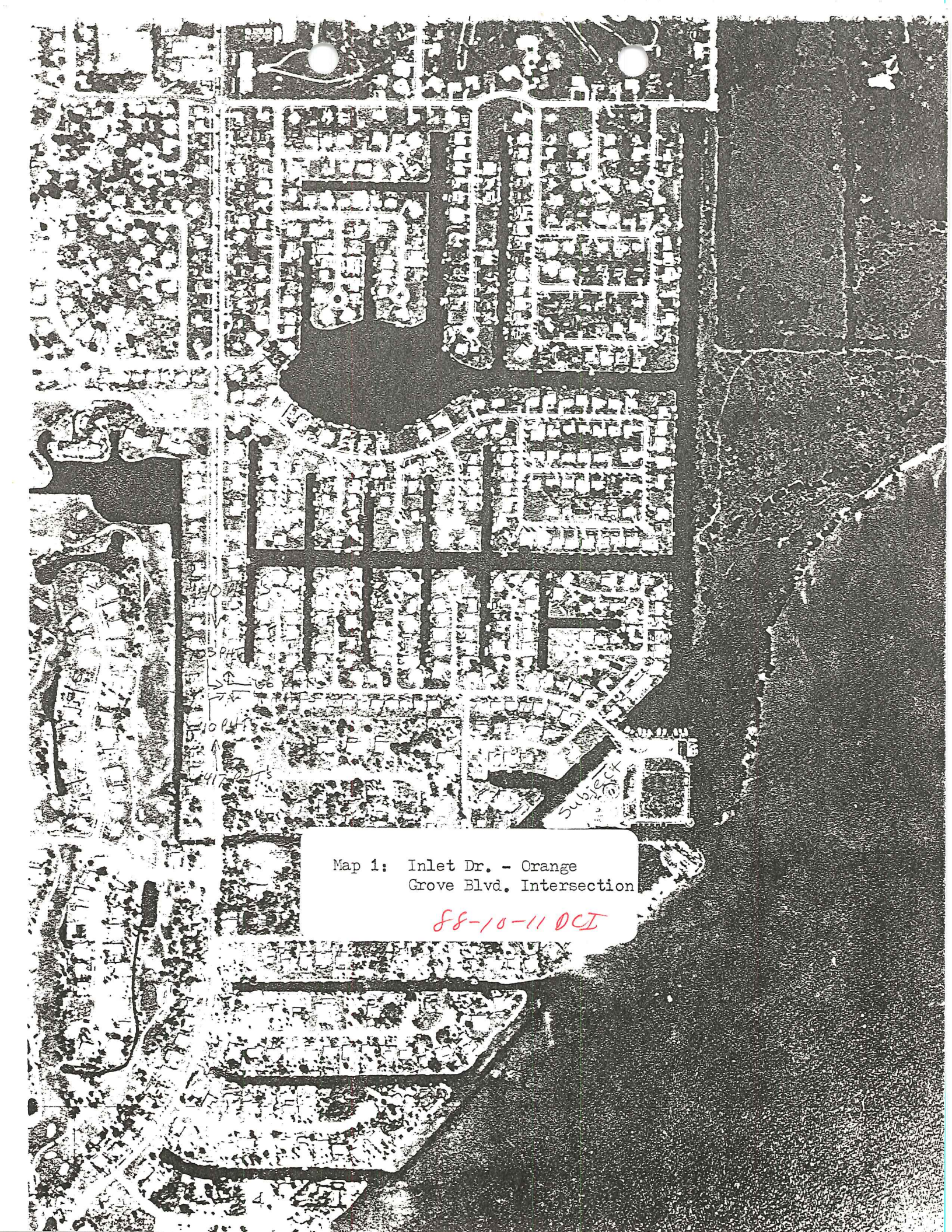
88-10-11 DCI

CAPACITY AND LEVEL-OF-SERVICE

Page-3

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M	SHARED CAPACITY c (pcph) SH	RESERVE CAPACITY c = c - v R SH	LOS
MINOR STREET						
WB LEFT	4	129	114	114	110	D
RIGHT	73	877	877	877	804	A
MAJOR STREET						
SB LEFT	113	680	680	680	567	A

88-10-11 DCI



Map 1: Inlet Dr. - Orange
Grove Blvd. Intersection

88-10-11 DCI

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Atlantic Circle

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: T-INTERSECTION

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	9		--	1
THRU	100	62	--	
RIGHT	0	1	--	5

NUMBER OF LANES

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	--	2

88-10-11 DCI

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	-----	---	---	-
WESTBOUND	0.00	90	20	N
NORTHBOUND	0.00	90	20	N
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	---	---	---
WESTBOUND	0	0	0
NORTHBOUND	0	0	0
SOUTHBOUND	0	0	0

CRITICAL GAPS

	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
WB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
SB	5.50	5.50	0.00	5.50
MINOR LEFTS				
WB	7.00	7.00	0.00	7.00

88-10-110CT

CAPACITY AND LEVEL-OF-SERVICE

Page-3

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M	SHARED CAPACITY c (pcph) SH	RESERVE CAPACITY c = c - v R SH	LOS

MINOR STREET						
SB LEFT	1	749	744	744	743	A
RIGHT	6	997	997	997	991	A
MAJOR STREET						
EB LEFT	10	1000	1000	1000	990	A

88-10-11 DCI

Map 2: Inlet Dr. - Atlantic
Circle Intersection

2.

88-10-110 CI

Table Four: Inlet Dr. - Bay Circle Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Bay Circle

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: T-INTERSECTION

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	9		--	1
THRU	88	56	--	
RIGHT	0	1	--	5

NUMBER OF LANES

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	--	2

88-10-11 DCI

ADJUSTMENT FACTORS

Page-2

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	0.00	90	20	N
WESTBOUND	0.00	90	20	N
NORTHBOUND	----	---	---	-
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	0	0	0
WESTBOUND	0	0	0
NORTHBOUND	---	---	---
SOUTHBOUND	0	0	0

CRITICAL GAPS

	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
SB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
EB	5.00	5.00	0.00	5.00
MINOR LEFTS				
SB	6.50	6.50	0.00	6.50

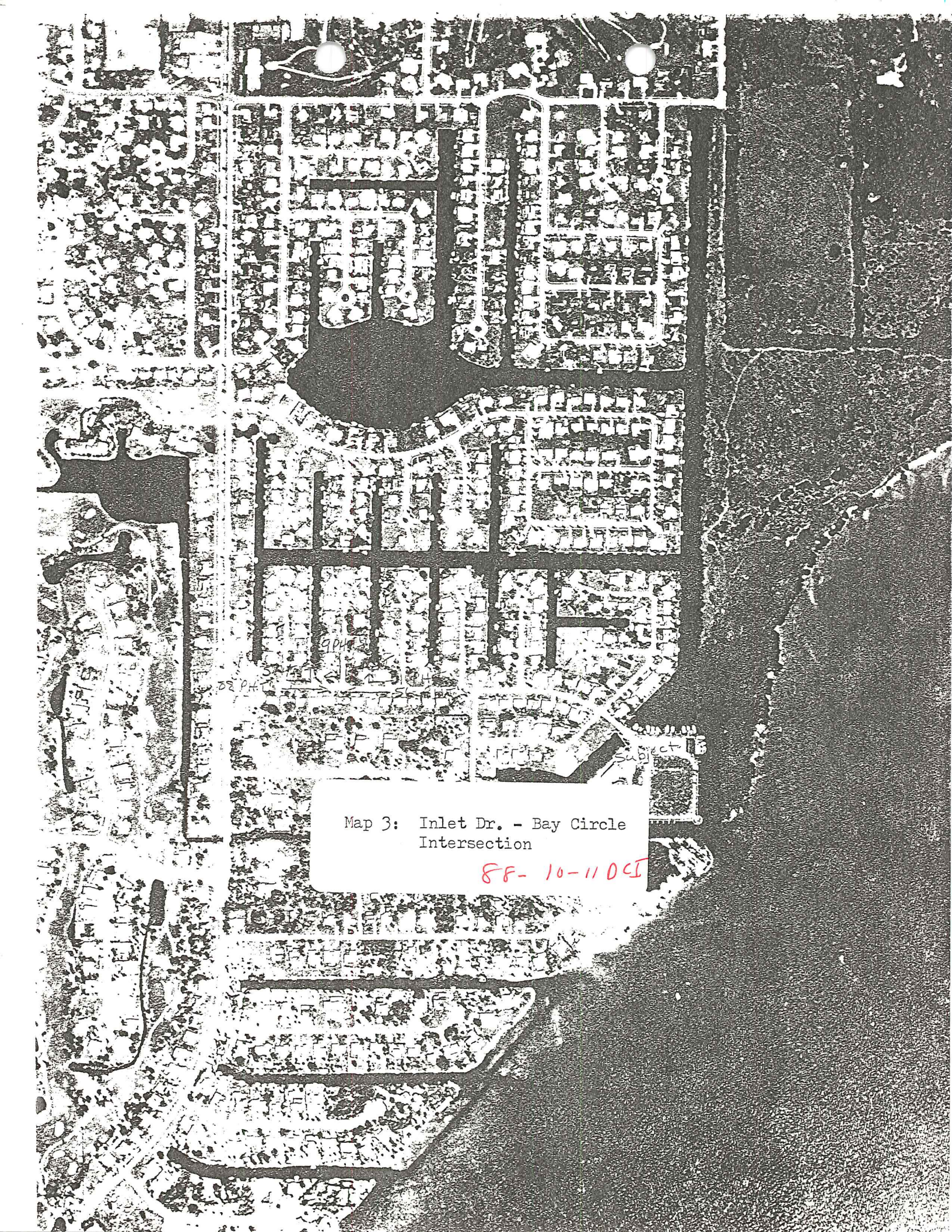
88-10-11 DCI

CAPACITY AND LEVEL-OF-SERVICE

Page-3

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) P	ACTUAL MOVEMENT CAPACITY c (pcph) M	SHARED CAPACITY c (pcph) SH	RESERVE CAPACITY c = c - v R SH	LOS
MINOR STREET						
SB LEFT	1	767	762	762	761	A
RIGHT	6	997	997	997	992	A
MAJOR STREET						
EB LEFT	10	1000	1000	1000	990	A

88-10-110CT



Map 3: Inlet Dr. - Bay Circle
Intersection

88-10-110CI

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Canal Circle

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: T-INTERSECTION

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	9	0	--	1
THRU	76	49	--	
RIGHT	0	1	--	5

NUMBER OF LANES

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	--	2

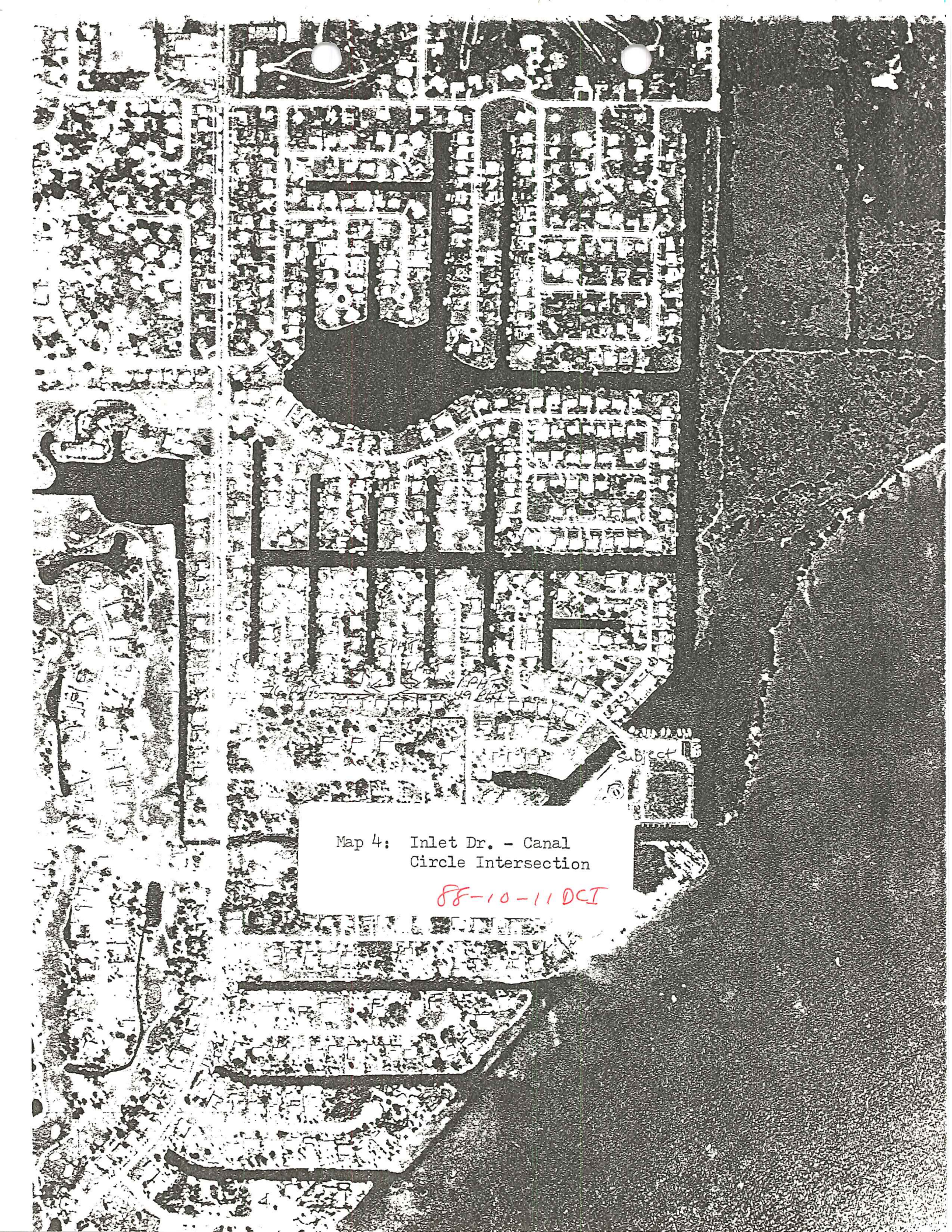
88-10-11 DCT

CAPACITY AND LEVEL-OF-SERVICE

Page-3

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M	SHARED CAPACITY c (pcph) SH	RESERVE CAPACITY c = c - v R SH	LOS
	-----	-----	-----	-----	-----	-----
MINOR STREET						
SB LEFT	1	786	781	781	780	A
RIGHT	6	998	998	998	992	A
MAJOR STREET						
EB LEFT	10	1000	1000	1000	990	A

88-10-11 DCI

An aerial photograph of a city grid, likely from a historical or intelligence file. A white rectangular overlay is placed over a portion of the grid. The overlay contains the text 'Map 4: Inlet Dr. - Canal Circle Intersection' and a handwritten red number '88-10-11 DCI'. The city grid shows streets, buildings, and some green spaces. The right side of the image is dark and textured, possibly representing a body of water or a different terrain.

Map 4: Inlet Dr. - Canal
Circle Intersection

88-10-11 DCI

Table Six: Inlet Dr. - Gulf Circle Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Gulf Circle

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: 4-LEG

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE NORTHBOUND: STOP SIGN

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	9	1	7	1
THRU	48	33	1	1
RIGHT	15	1	1	5

NUMBER OF LANES AND LANE USAGE

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	1	1
LANE USAGE			LTR	LTR

88-10-11 DCE

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	0.00	90	20	N
WESTBOUND	0.00	90	20	N
NORTHBOUND	0.00	90	20	N
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

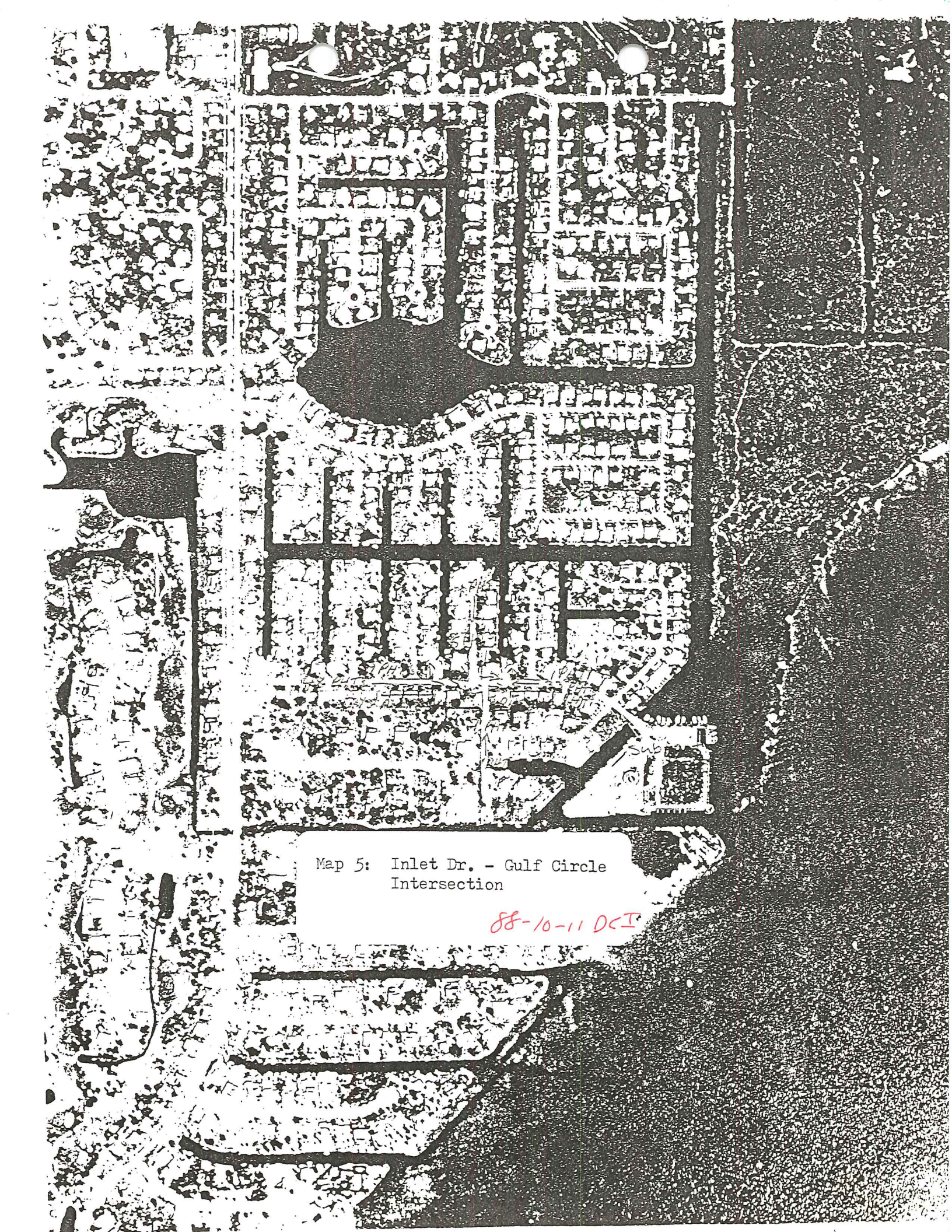
	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	0	0	0
WESTBOUND	0	0	0
NORTHBOUND	0	0	0
SOUTHBOUND	0	0	0

CRITICAL GAPS

	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
NB	5.50	5.50	0.00	5.50
SB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
WB	5.00	5.00	0.00	5.00
EB	5.00	5.00	0.00	5.00
MINOR THROUGH				
NB	6.00	6.00	0.00	6.00
SB	6.00	6.00	0.00	6.00
MINOR LEFTS				
NB	6.50	6.50	0.00	6.50
SB	6.50	6.50	0.00	6.50

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M		SHARED CAPACITY c (pcph) SH		RESERVE CAPACITY c = c - v R SH	LOS

MINOR STREET								
NB LEFT	8	815	806	>	806	>	798	> A
THROUGH	1	896	890	>	832	>	822	889 >A A
RIGHT	1	997	997	>	997	>	996	> A
MINOR STREET								
SB LEFT	1	812	805	>	805	>	804	> A
THROUGH	1	889	883	>	948	>	940	882 >A A
RIGHT	6	998	998	>	998	>	993	> A
MAJOR STREET								
EB LEFT	10	1000	1000		1000		990	A
WB LEFT	1	1000	1000		1000		999	A

An aerial photograph of a coastal area, likely a beach or dune region. A grid of streets is visible, with a large body of water (ocean) on the right side. The map shows a network of roads, including a main road running vertically and several cross streets. A large, irregularly shaped area of land is visible on the left side, possibly a park or undeveloped area. The map is labeled with street names and a title.

Map 5: Inlet Dr. - Gulf Circle
Intersection

88-10-11 DCI

Table Seven: Inlet Dr. - Pacific Circle Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Pacific Circle

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: T-INTERSECTION

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	9	0	--	1
THRU	36	26	--	
RIGHT	0	1	--	5

NUMBER OF LANES

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	--	2

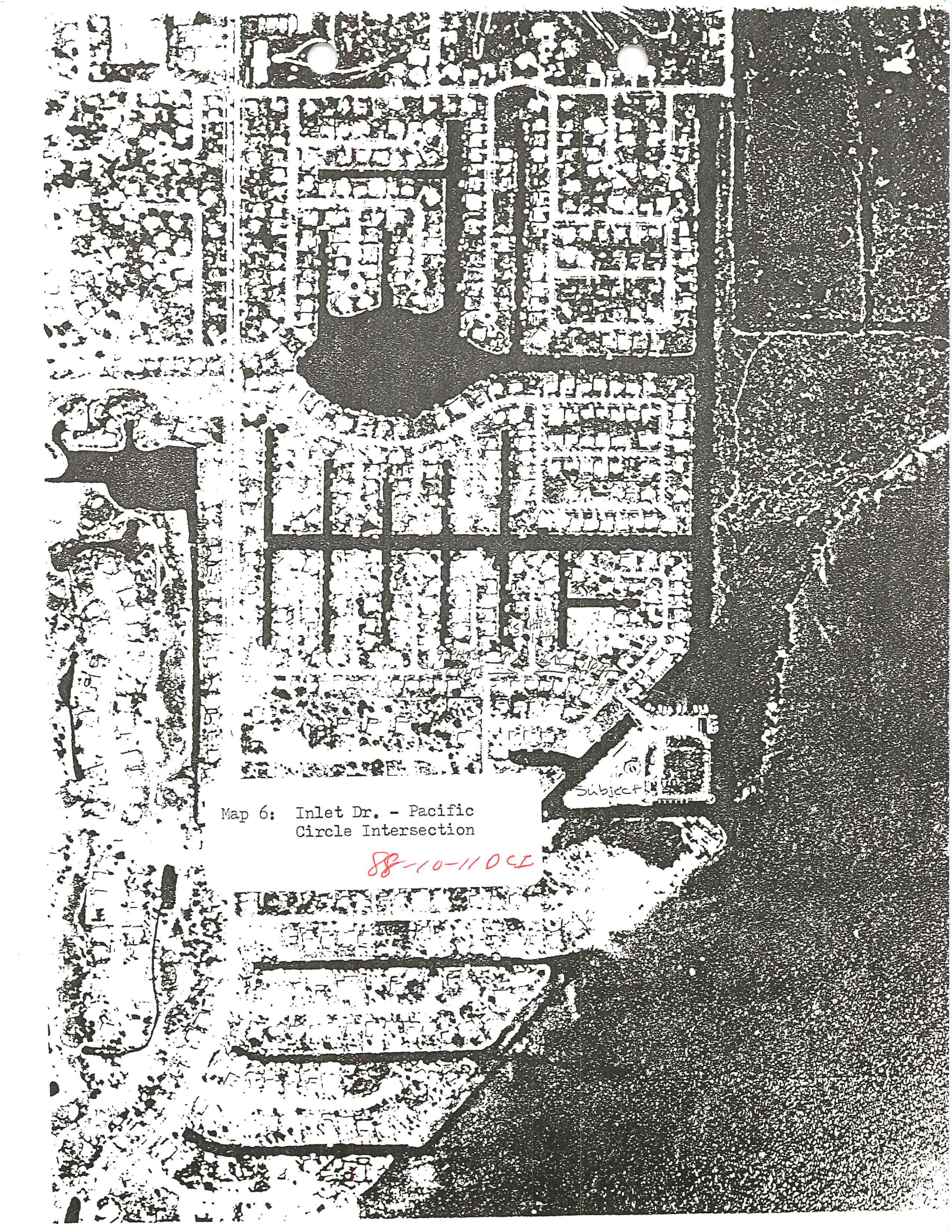
88-10-110 CD

CAPACITY AND LEVEL-OF-SERVICE

Page-3

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) P	ACTUAL MOVEMENT CAPACITY c (pcph) M	SHARED CAPACITY c (pcph) SH	RESERVE CAPACITY c = c - v R SH	LOS
MINOR STREET						
SB LEFT	1	849	843	843	842	A
RIGHT	6	999	999	999	993	A
MAJOR STREET						
EB LEFT	10	1000	1000	1000	990	A

88-10-11 DCI



Map 6: Inlet Dr. - Pacific
Circle Intersection

88-10-110 CI

ADJUSTMENT FACTORS

Page-2

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	0.00	90	20	N
WESTBOUND	0.00	90	20	N
NORTHBOUND	0.00	90	20	N
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	0	0	0
WESTBOUND	0	0	0
NORTHBOUND	0	0	0
SOUTHBOUND	0	0	0

CRITICAL GAPS

	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
NB	5.50	5.50	0.00	5.50
SB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
WB	5.00	5.00	0.00	5.00
EB	5.00	5.00	0.00	5.00
MINOR THROUGH				
NB	6.00	6.00	0.00	6.00
SB	6.00	6.00	0.00	6.00
MINOR LEFTS				
NB	6.50	6.50	0.00	6.50
SB	6.50	6.50	0.00	6.50

88-10-11 DCI

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M		SHARED CAPACITY c (pcph) SH		RESERVE CAPACITY c = c - v R SH	LOS
	-----	-----	-----		-----		-----	----
MINOR STREET								
NB LEFT	2	867	850	>	850	>	848	> A
THROUGH	1	950	936	>	904 936	>	900 935	>A A
RIGHT	1	999	999	>	999	>	998	> A
MINOR STREET								
SB LEFT	1	871	856	>	856	>	855	> A
THROUGH	1	950	936	>	967 936	>	959 935	>A A
RIGHT	6	999	999	>	999	>	994	> A
MAJOR STREET								
EB LEFT	24	1000	1000		1000		976	A
WB LEFT	1	1000	1000		1000		999	A

88-10-11 DCI

Table Eight: Inlet Dr. - Harbor Lane Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Harbor Lane

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: 4-LEG

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE NORTHBOUND: STOP SIGN

CONTROL TYPE SOUTHBOUND: STOP SIGN

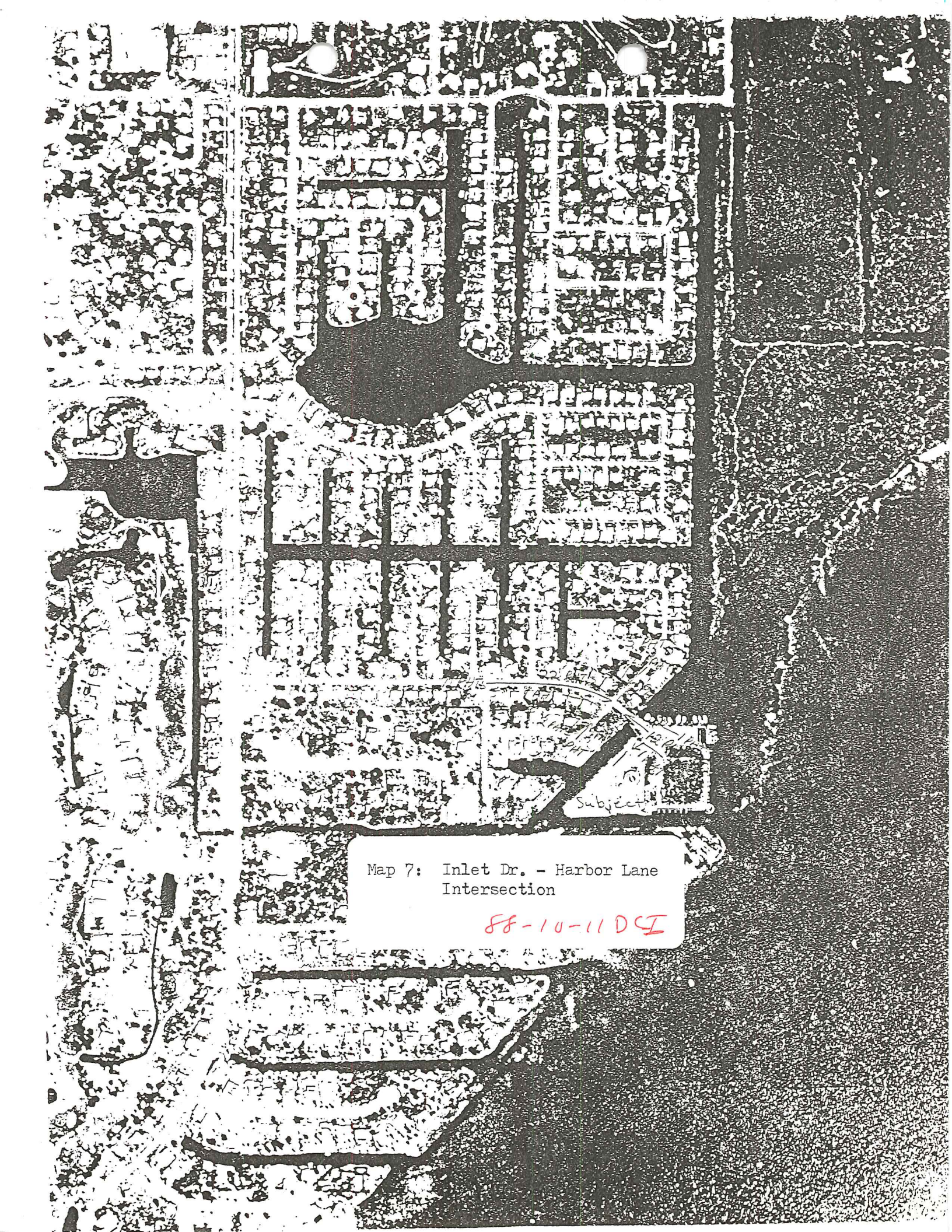
TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	22	1	2	1
THRU	11	12	1	1
RIGHT	1	1	1	5

NUMBER OF LANES AND LANE USAGE

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	1	1
LANE USAGE			LTR	LTR

88-10-110CT



Map 7: Inlet Dr. - Harbor Lane
Intersection

88-10-11 DCI

Table Nine: Proposed Project Impacts, Inlet Dr. - Orange Grove Blvd. Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 2000

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Orange Grove Blvd.

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: T-INTERSECTION

MAJOR STREET DIRECTION: NORTH/SOUTH

CONTROL TYPE WESTBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
LEFT	--	4	0	109
THRU	--	0	417	740
RIGHT	--	71	10	0

NUMBER OF LANES

	EB	WB	NB	SB
LANES	--	2	2	2

88-10-1105

ADJUSTMENT FACTORS

Page-2

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	-----	---	---	-
WESTBOUND	0.00	90	20	N
NORTHBOUND	0.00	90	20	N
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	---	---	---
WESTBOUND	0	0	0
NORTHBOUND	0	0	0
SOUTHBOUND	0	0	0

CRITICAL GAPS

	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
WB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
SB	5.50	5.50	0.00	5.50
MINOR LEFTS				
WB	7.00	7.00	0.00	7.00

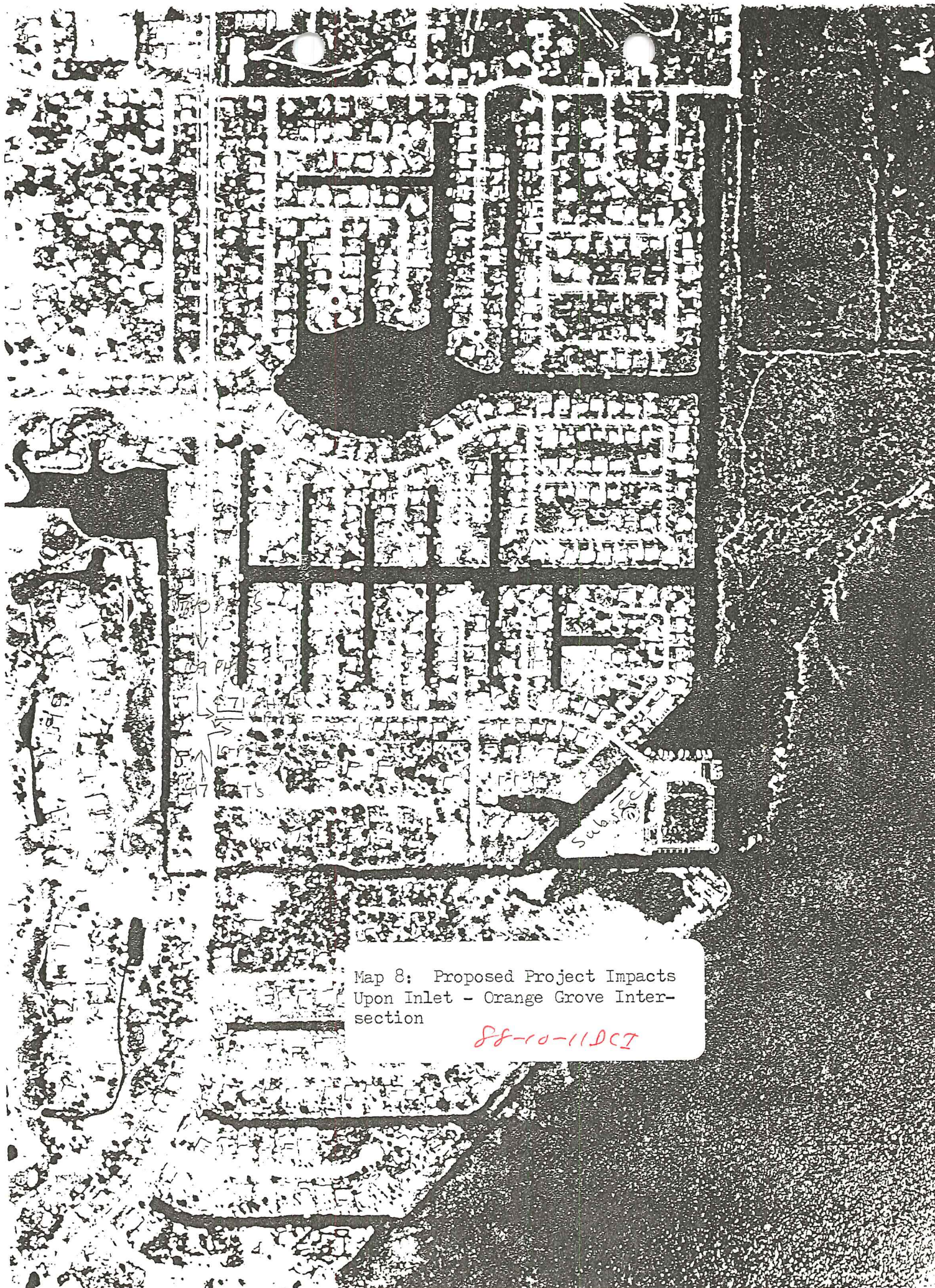
88-10-11 DCI

CAPACITY AND LEVEL-OF-SERVICE

Page-3

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M	SHARED CAPACITY c (pcph) SH	RESERVE CAPACITY c = c - v R SH	LOS
	-----	-----	-----	-----	-----	-----
MINOR STREET						
WB LEFT	4	128	112	112	108	D
RIGHT	78	877	877	877	798	A
MAJOR STREET						
SB LEFT	120	680	680	680	561	A

88-10-11 DCI



Map 8: Proposed Project Impacts
Upon Inlet - Orange Grove Inter-
section

88-10-11DCI

Table Ten: Proposed Project Impacts, Inlet Dr. - Atlantic Circle Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Atlantic Circle

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: T-INTERSECTION

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
LEFT	9	0	--	1
THRU	106	67	--	
RIGHT	0	1	--	5

NUMBER OF LANES

	EB	WB	NB	SB
LANES	1	1	--	2

88-10-110 CT

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	0.00	90	20	N
WESTBOUND	0.00	90	20	N
NORTHBOUND	-----	---	---	-
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	0	0	0
WESTBOUND	0	0	0
NORTHBOUND	---	---	---
SOUTHBOUND	0	0	0

CRITICAL GAPS

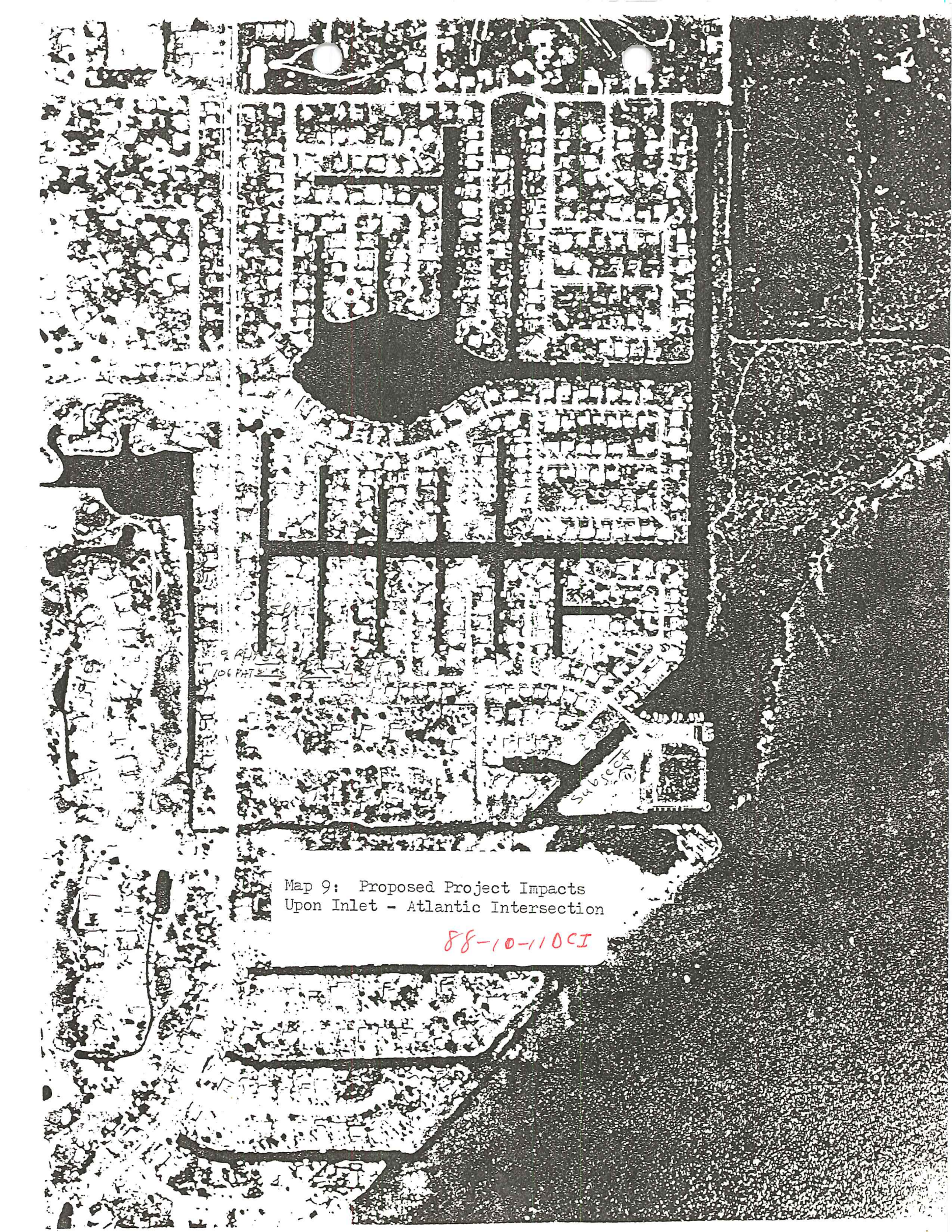
	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
SB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
EB	5.00	5.00	0.00	5.00
MINOR LEFTS				
SB	6.50	6.50	0.00	6.50

CAPACITY AND LEVEL-OF-SERVICE

Page-3

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph)	ACTUAL MOVEMENT CAPACITY c (pcph)	SHARED CAPACITY c (pcph)	RESERVE CAPACITY c = c - v	LOS
		p	M	SH	R SH	
	-----	-----	-----	-----	-----	---
MINOR STREET						
SB LEFT	1	738	733	733	732	A
RIGHT	6	997	997	997	991	A
MAJOR STREET						
EB LEFT	10	1000	1000	1000	990	A

88-10-1105



Map 9: Proposed Project Impacts
Upon Inlet - Atlantic Intersection

88-10-110CI

Table Eleven: Proposed Project's Impacts upon Inlet - Bay Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Bay Circle

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: T-INTERSECTION

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	9	0	--	1
THRU	94	61	--	
RIGHT	0	1	--	5

NUMBER OF LANES

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	--	2

88-10-11 DCI

ADJUSTMENT FACTORS

Page-2

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	0.00	90	20	N
WESTBOUND	0.00	90	20	N
NORTHBOUND	-----	---	---	-
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	0	0	0
WESTBOUND	0	0	0
NORTHBOUND	---	---	---
SOUTHBOUND	0	0	0

CRITICAL GAPS

	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
SB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
EB	5.00	5.00	0.00	5.00
MINOR LEFTS				
SB	6.50	6.50	0.00	6.50

88-10-11 DCI

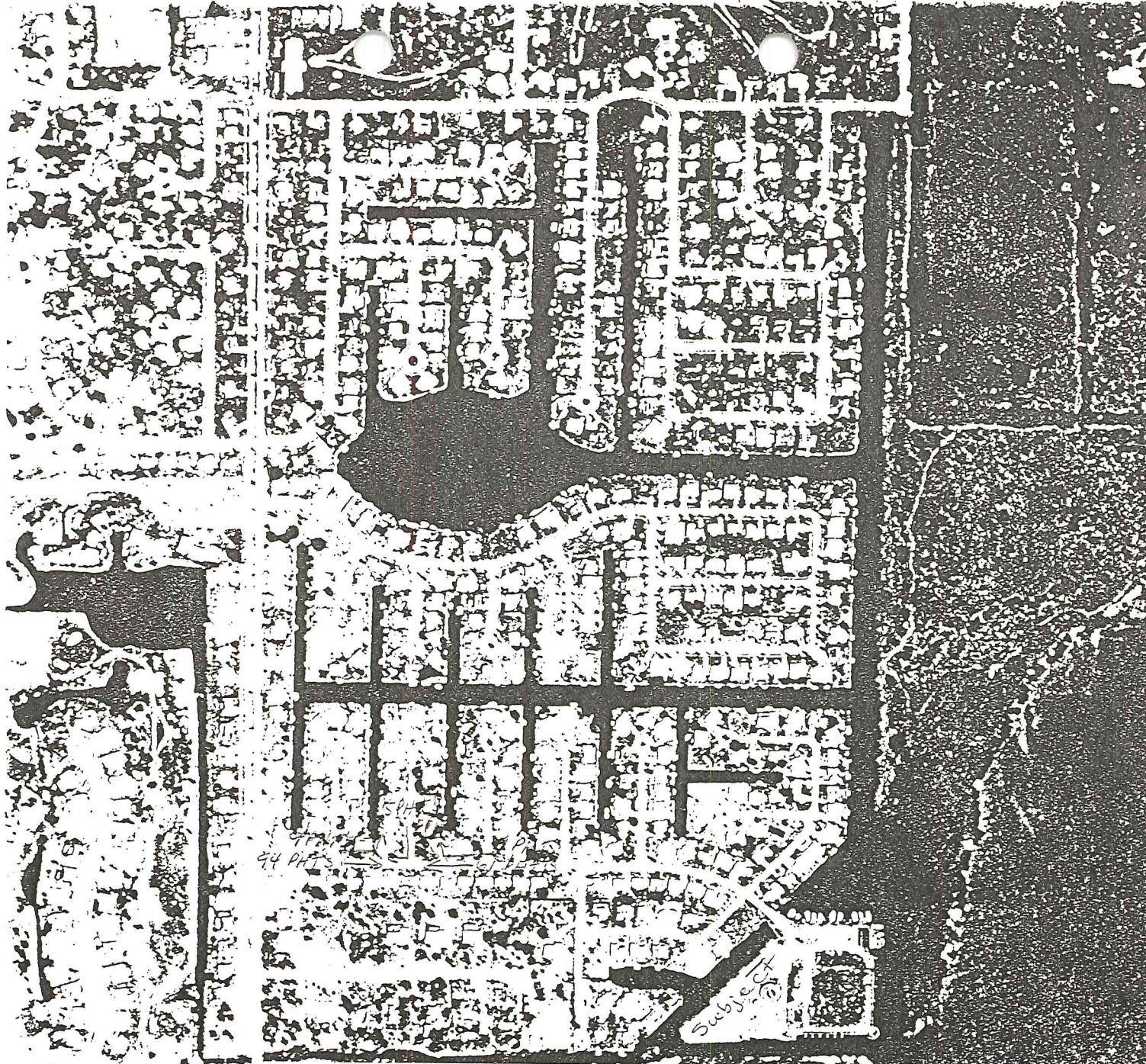
CAPACITY AND LEVEL-OF-SERVICE

Page-3

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M	SHARED CAPACITY c (pcph) SH	RESERVE CAPACITY c = c - v R SH	LOS

MINOR STREET						
SB LEFT	1	756	751	751	750	A
RIGHT	6	997	997	997	991	A
MAJOR STREET						
EB LEFT	10	1000	1000	1000	990	A

88-10-110 CI



Map 10: Proposed Project Impacts
Upon Inlet - Bay Intersection

88-10-110CI

Table Twelve: Proposed Project Impacts upon Inlet - Canal Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Canal Circle

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: T-INTERSECTION

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	9	0	--	1
THRU	82	54	--	
RIGHT	0	1	--	5

NUMBER OF LANES

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	--	2

88-10-110 CI

ADJUSTMENT FACTORS

Page-2

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	0.00	90	20	N
WESTBOUND	0.00	90	20	N
NORTHBOUND	-----	---	---	-
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	0	0	0
WESTBOUND	0	0	0
NORTHBOUND	---	---	---
SOUTHBOUND	0	0	0

CRITICAL GAPS

	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
SB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
EB	5.00	5.00	0.00	5.00
MINOR LEFTS				
SB	6.50	6.50	0.00	6.50

88-10-11DCI

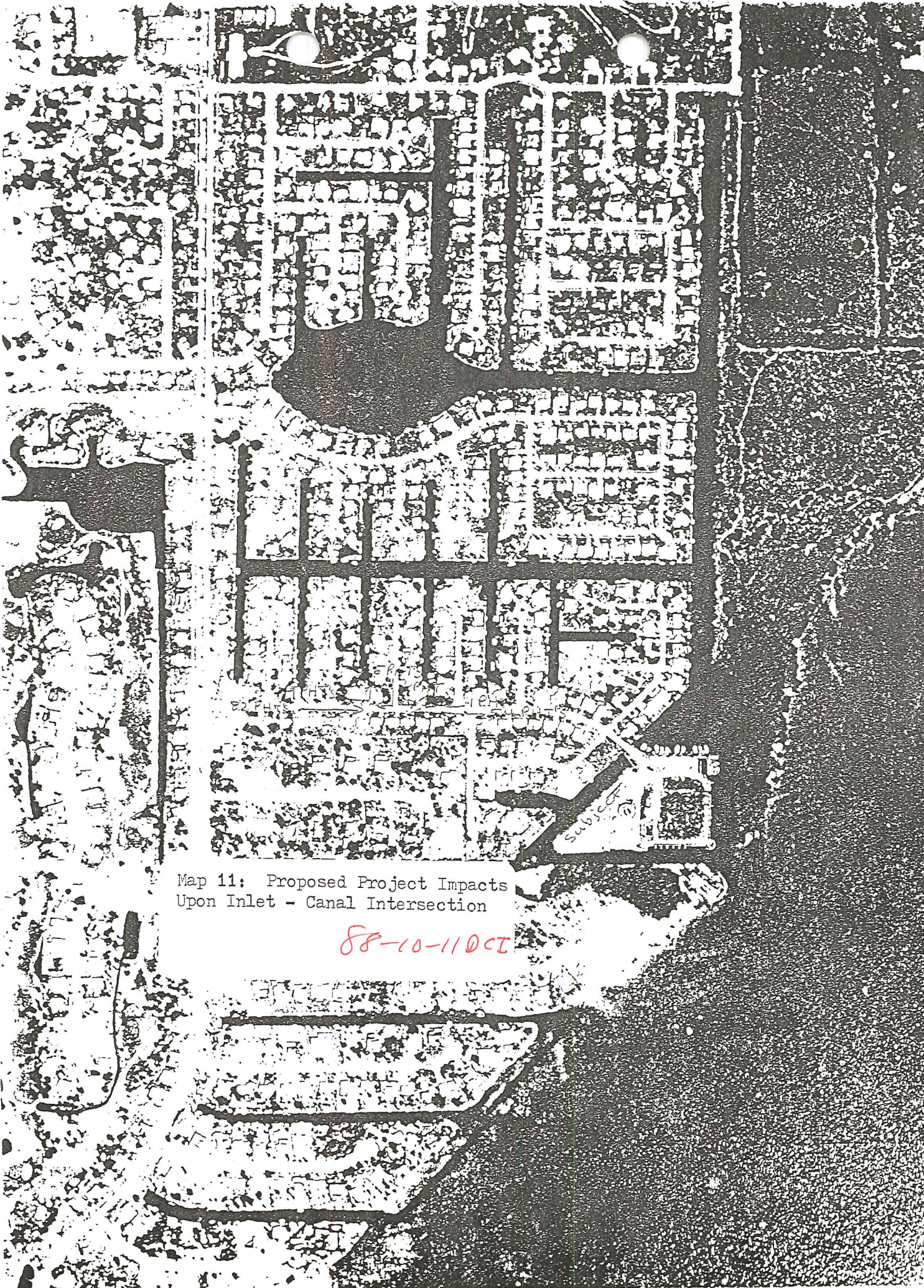
CAPACITY AND LEVEL-OF-SERVICE

Page-3

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M	SHARED CAPACITY c (pcph) SH	RESERVE CAPACITY c = c - v R SH	LOS

MINOR STREET						
SB LEFT	1	775	770	770	769	A
RIGHT	6	997	997	997	992	A
MAJOR STREET						
EB LEFT	10	1000	1000	1000	990	A

88-10-110CT



Map 11: Proposed Project Impacts
Upon Inlet - Canal Intersection

88-10-11 OCT

Table Thirteen: Proposed Project Impacts Inlet - Gulf Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Gulf Circle

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: 4-LEG

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE NORTHBOUND: STOP SIGN

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	9	1	7	1
THRU	54	38	1	1
RIGHT	15	1	1	5

NUMBER OF LANES AND LANE USAGE

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	1	1
LANE USAGE			LTR	LTR

88-10-11DCI

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	0.00	90	20	N
WESTBOUND	0.00	90	20	N
NORTHBOUND	0.00	90	20	N
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	0	0	0
WESTBOUND	0	0	0
NORTHBOUND	0	0	0
SOUTHBOUND	0	0	0

CRITICAL GAPS

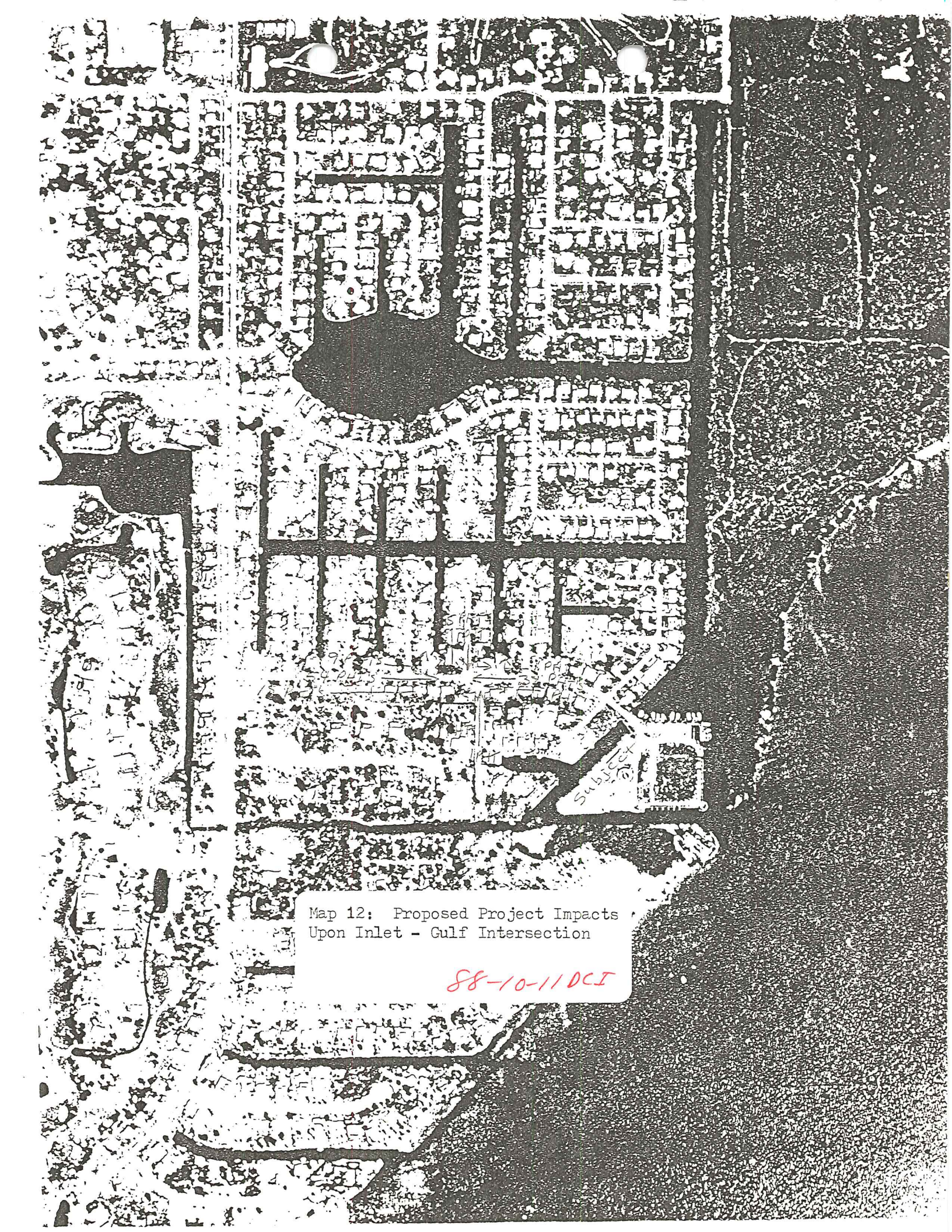
	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
NB	5.50	5.50	0.00	5.50
SB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
WB	5.00	5.00	0.00	5.00
EB	5.00	5.00	0.00	5.00
MINOR THROUGHES				
NB	6.00	6.00	0.00	6.00
SB	6.00	6.00	0.00	6.00
MINOR LEFTS				
NB	6.50	6.50	0.00	6.50
SB	6.50	6.50	0.00	6.50

88-10-11 DCI

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M		SHARED CAPACITY c (pcph) SH		RESERVE CAPACITY c = c - v R SH		LOS

MINOR STREET									
NB LEFT	8	804	795	>	795	>	787	>	A
THROUGH	1	885	879	>	822	>	812	>	A A
RIGHT	1	997	997	>	997	>	996	>	A
MINOR STREET									
SB LEFT	1	801	794	>	794	>	793	>	A
THROUGH	1	878	872	>	944	>	936	>	A A
RIGHT	6	998	998	>	998	>	993	>	A
MAJOR STREET									
EB LEFT	10	1000	1000		1000		990		A
WB LEFT	1	1000	1000		1000		999		A

88-10-11 DCI



Map 12: Proposed Project Impacts
Upon Inlet - Gulf Intersection

88-10-11 DCI

Table Fourteen: Proposed Project Impacts Upon Inlet - Pacific Intersection

1985 HCM: UNSIGNALIZED INTERSECTIONS

Page-1

IDENTIFYING INFORMATION

AVERAGE RUNNING SPEED, MAJOR STREET..... 30

PEAK HOUR FACTOR..... 1

AREA POPULATION..... 500

NAME OF THE EAST/WEST STREET..... Inlet Drive

NAME OF THE NORTH/SOUTH STREET..... Pacific Circle

DATE OF THE ANALYSIS (mm/dd/yy)..... 02/15/88

TIME PERIOD ANALYZED..... PM Peak Hour

INTERSECTION TYPE AND CONTROL

INTERSECTION TYPE: T-INTERSECTION

MAJOR STREET DIRECTION: EAST/WEST

CONTROL TYPE SOUTHBOUND: STOP SIGN

TRAFFIC VOLUMES

	EB	WB	NB	SB
	----	----	----	----
LEFT	9	0	--	1
THRU	42	31	--	
RIGHT	0	1	--	5

NUMBER OF LANES

	EB	WB	NB	SB
	----	----	----	----
LANES	1	1	--	2

88-10-11 DCI

	PERCENT GRADE	RIGHT TURN ANGLE	CURB RADIUS (ft) FOR RIGHT TURNS	ACCELERATION LANE FOR RIGHT TURNS
EASTBOUND	0.00	90	20	N
WESTBOUND	0.00	90	20	N
NORTHBOUND	-----	---	---	-
SOUTHBOUND	0.00	90	20	N

VEHICLE COMPOSITION

	% SU TRUCKS AND RV'S	% COMBINATION VEHICLES	% MOTORCYCLES
EASTBOUND	0	0	0
WESTBOUND	0	0	0
NORTHBOUND	---	---	---
SOUTHBOUND	0	0	0

CRITICAL GAPS

	TABULAR VALUES (Table 10-2)	ADJUSTED VALUE	SIGHT DIST. ADJUSTMENT	FINAL CRITICAL GAP
MINOR RIGHTS				
SB	5.50	5.50	0.00	5.50
MAJOR LEFTS				
EB	5.00	5.00	0.00	5.00
MINOR LEFTS				
SB	6.50	6.50	0.00	6.50

88-10-11DCI

CAPACITY AND LEVEL-OF-SERVICE

Page-3

MOVEMENT	FLOW- RATE v (pcph)	POTEN- TIAL CAPACITY c (pcph) p	ACTUAL MOVEMENT CAPACITY c (pcph) M	SHARED CAPACITY c (pcph) SH	RESERVE CAPACITY c = c - v R SH	LOS
MINOR STREET						
SB LEFT	1	838	833	833	831	A
RIGHT	6	998	998	998	993	A
MAJOR STREET						
EB LEFT	10	1000	1000	1000	990	A

88-10-110 CI