

**TYPICAL DRY DETENTION AREA**

Present Zoning Classification: C1-A

**PARCEL CONFIGURATION**

Parcel configurations are approximate and subject to change.

**DISCHARGE & OUTFALLS**

All discharges, outfalls & site design to comply with the South Florida Water Mngement District and the Development Standards Regulations in existance at time of development.

**LOCATION OF INTERNAL ACCESSWAYS**

The locations of internal roadways and entryways are approximate and subject to change.

**GENERAL NOTES**

DEVELOPABLE AREA: 5.80 ACRES

MAXIMUM HEIGHT: 45 FEET ABOVE FINISHED GRADE

LAND USE CLASSIFICATION: SUBURBAN

**ANTICIPATED SQUARE FOOTAGE OF BUILDINGS**

STORE # 1	-	4,358 S.F.
STORE # 2	-	5,889 S.F.
PROPOSED DRY STORAGE	-	43,750 S.F.

**SCHEDULE OF USES**

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

44 Wet Slips (existing prior to 1973)  
239 Dry Slips (approximately 43,750 s.f.)

**ACCESSORY USES:**

Administrative Office - Store #1 and #2 and/or Proposed Dry Storage Building  
Bait and Tackle Shop - Store #1 and #2  
Boat Parts Store including installation - Store #1, existing and proposed repair and service area  
Docking or mooring facilities  
Dry Boat Storage  
Laundromat - Store #2  
Automats (esting) - Store #2  
Sale of fuel and lubricants - Stores #1 and #2 and existing  
Fuel Pumps on east property line and north of Store #1  
Sales, service, repair and rental of boats, motors and accessories, and showrooms - Stores #1 and #2 and existing and proposed repair and service area  
Sanitary facilities (restrooms and shows) - Store #2  
Pump out facilities for onboard sanitation, wastewater holding pretreatment or treatment (west of entranceway)  
Self-service laundry and dry cleaning - Store #2

Private Club

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

Essential Services

Essential Service Facilities, Group I

Food and Beverage Service, Limited (df)

Recreation Facilities (private)

Restaurant, Groups I, II and III (first floor of Store #2)

Boat painting, sanding, varnishing and staining  
Carpentry - repairs and replacement  
Mechanical (outboard, inboard, inboard/outboard; engine overhauling & replacement engines)  
Sandblasting (wet and dry)  
Grinding (hand held power tools)  
Sanding (hand held power tools)  
Refitting, rigging and canvas work  
Aluminum and stainless steel fabrication (welding of towers, tops & related hardware)  
Fiberglass work including repairing, blistering and repairing damages  
Major hull repairs and collision damages  
Polishing and waxing  
Installation and service of marine electronics  
Replacement of any new and or used parts relating to boats.  
Service, repair and replacement of generators.  
Marine salvage  
Towing service for distressed boats or mechanically disabled boats  
New and used sales of boats, trailers and motors  
Travel lift and forklift uses  
Blocking of boats  
Water pressure spraying of boats  
All other boat and motor related services required to maintain power boats and sailboats up to a length of 60 feet.

**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.	44 Wet Slips (existing):	30 spaces
202.13.J.4.3.	239 Dry Slips (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

106 spaces

to a total of 50 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) 5' 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 no buffer being required to buffer this proposed development from the adjacent Florida Cities Water Company's sewage treatment facility.

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.

7. Deviation from Section C.5.c.(1)(b) of the Development Standards Ordinance which requires 20% open space for small developments and 30% open space for large developments to allow this site, which is less than 10 acres in size, to develop as a "small development" requiring open space of 20% of development area.

**APPROVED**

Master Concept Plan

Site Plan # 88-293 Page 1 of 1

Subject to conditions in Resolution 88-293

Zoning Case # 88-10-11 DCI

**RECEIVED**

NOV 21 1988

**ZONING COUNTER**

**MASTER CONCEPT PLAN**

**CALOOSA ISLE MARINE, INC.**

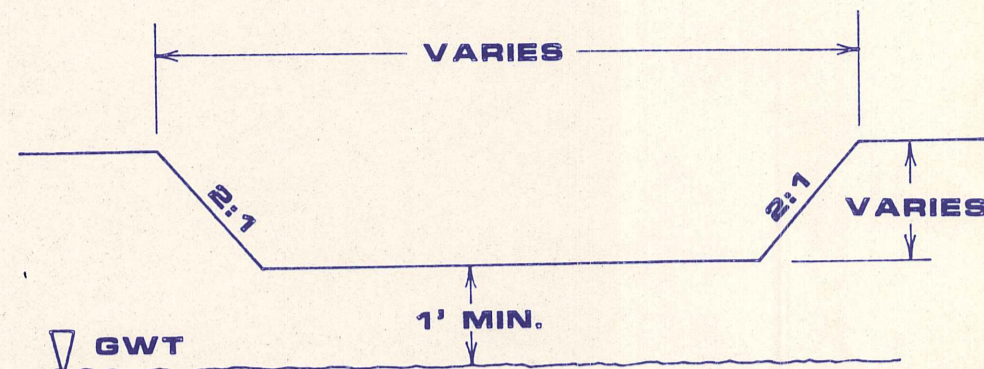
**JOHNSON ENGINEERING, INC.**

CIVIL ENGINEERS - LAND SURVEYORS

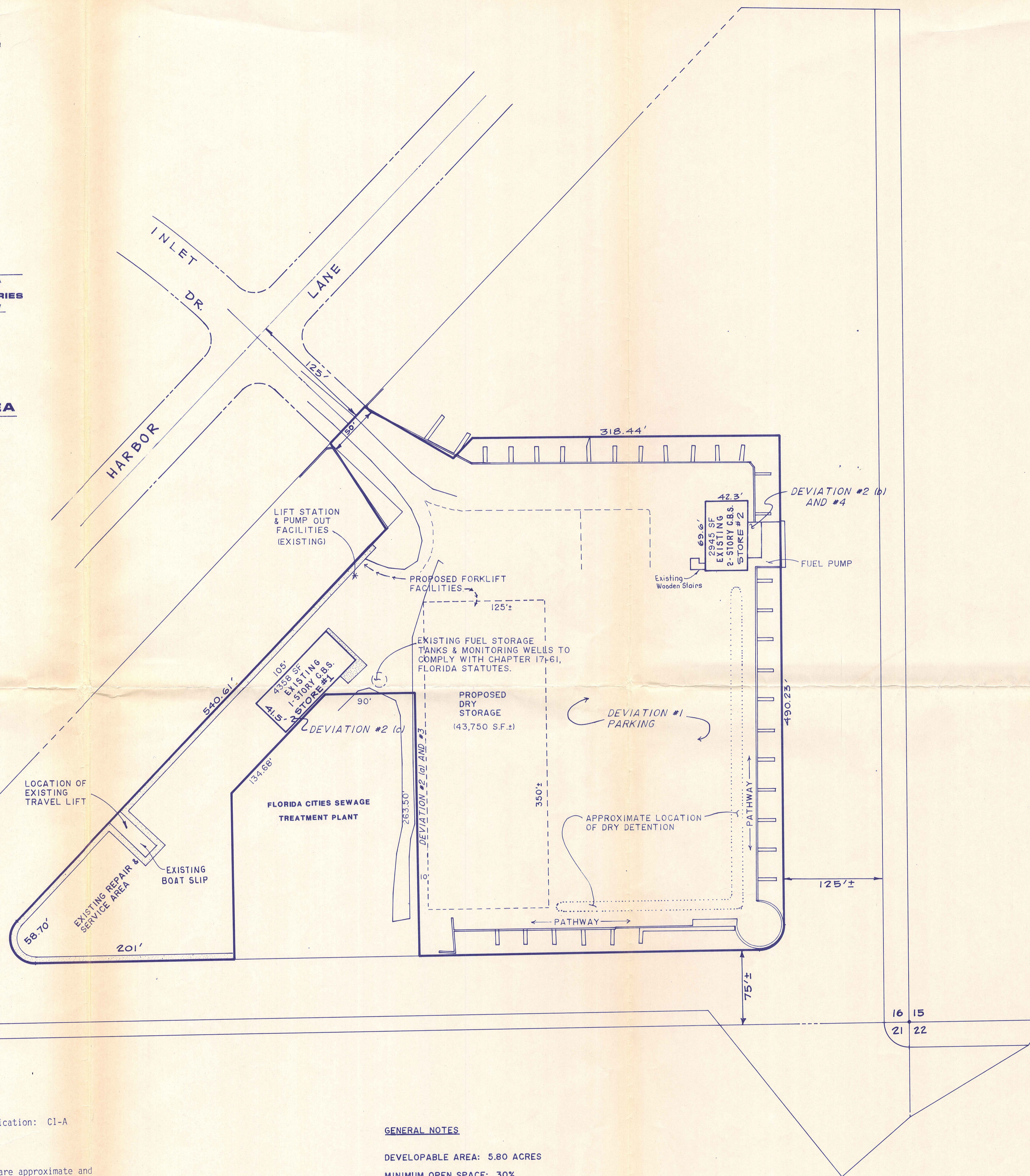
POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550, PHONE (813) 334-0046

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOV. 1987	16295	16-44-24	1" = 60'	1 OF 1

REVISED: NOV. 15, 1988  
REVISED: SEPT. 13, 1988  
REVISED: MAY 5, 1988



**TYPICAL DRY DETENTION AREA**



Present Zoning Classification: C1-A

**PARCEL CONFIGURATION**

Parcel configurations are approximate and subject to change.

**DISCHARGE & OUTFALLS**

All discharges, outfalls & site design to comply with the South Florida Water Mangement District and the Development Standards Regulations in existence at time of development.

**LOCATION OF INTERNAL ACCESSWAYS**

The locations of internal roadways and entryways are approximate and subject to change.

**GENERAL NOTES**

DEVELOPABLE AREA: 5.80 ACRES

MINIMUM OPEN SPACE: 30%

MAXIMUM HEIGHT: 45 FEET ABOVE FINISHED GRADE

LAND USE CLASSIFICATION: SUBURBAN

**ANTICIPATED SQUARE FOOTAGE OF BUILDINGS**

STORE # 1	-	4,358 S.F.
STORE # 2	-	5,889 S.F.
PROPOSED DRY STORAGE	-	43,750 S.F.

**SCHEDULE OF USES**

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

69 Wet Slips (existing prior to 1973)  
239 Dry Stalls (43,750 S.F.)

**ACCESSORY USES:**

Administrative Office (Store #1 & #2 and/or Proposed Dry Storage Building)  
Bait and Tackle Shop (Store #1)  
Boat Parts Store including installation (Store #1 & existing Repair and Service Area)  
Docking or mooring facilities  
Dry Boat Storage  
Laundromat (Store #2)  
Automats (existing) (Store #2)  
Sale of fuel and lubricants (Store #1 & existing Fuel Pump on E. property line)  
Sales, service, minor repair and rental of boats, motors and accessories, and showrooms (Store #1 & existing Repair & Service Area)  
Sanitary facilities (restrooms and showers) (Store #2)  
Pump out facilities for onboard sanitation  
wastewater holding pretreatment or treatment (West of entranceway)  
Self-service laundry and dry cleaning (Store # 2)

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)

**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):	45 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:		5 spaces
202.13.J.2.m.3.) - 1/3rd @ 1 space/300 s.f. (retail):		2 spaces
202.13.J.2.m.3.) - 1/3rd @ 1 space/600 s.f. (showroom):		5 spaces
202.13.J.3.c.	- 1/3rd @ 3 spaces + 2 emp. (repair):	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 C-1, 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

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RECEIVED  
MAY 26 1988

ZONING COUNTER

**MASTER CONCEPT PLAN**

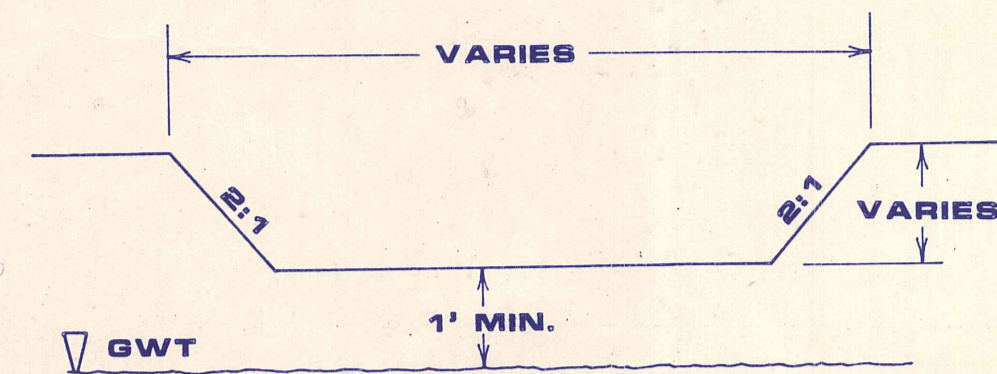
**CALOOSA ISLE MARINE, INC.**

**JOHNSON ENGINEERING, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550, PHONE (813) 334-0046

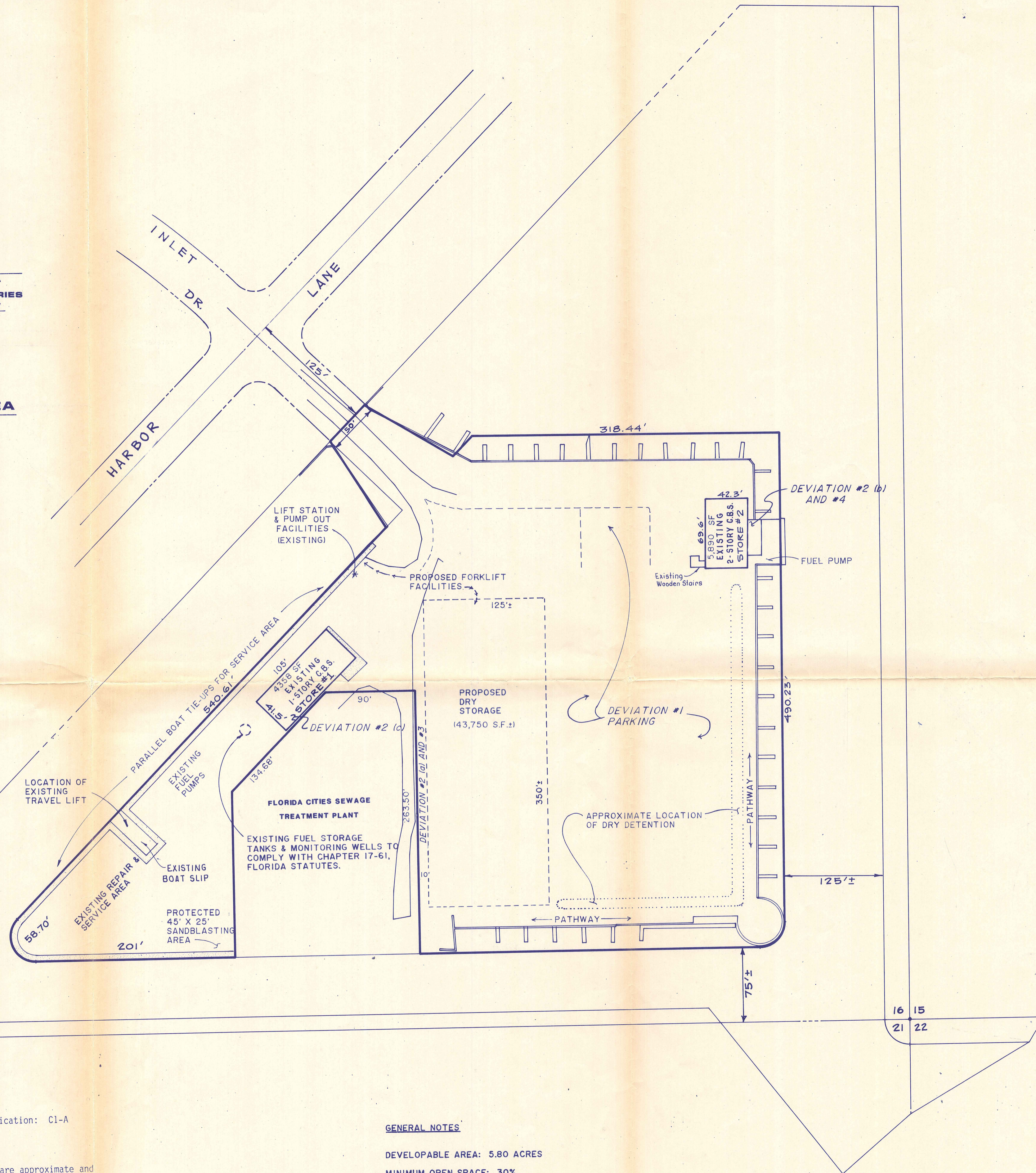
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOV. 1987	16295	16-44-24	1" = 60'	1 OF 1

REVISED: MAY 5, 1988

ENGINEERING SITE PLAN - 104C20.17JPF: 16295 101 23-Nov-87 13:41 / 16295-1



**TYPICAL DRY DETENTION AREA**



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**ACCESSORY USES:**

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Automats (eating) - Store #2  
Sale of fuel and lubricants - Stores #1 and #2 and existing  
Fuel Pumps on east property line and north of Store #1  
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2 Caretakers Residences (conversion of second story of existing retail store #2)

**Essential Services**

Essential Service Facilities, Group 1

Food and Beverage Service, Limited (df)

Recreation Facilities (private)

Restaurant, Groups I, II and III (first floor of Store #2)

**SCHEDULE OF DEVIATIONS**

- 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 Slips (proposed): 60 spaces  
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SEP 26 1988

ZONING COUNTER

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**JOHNSON ENGINEERING, INC.**

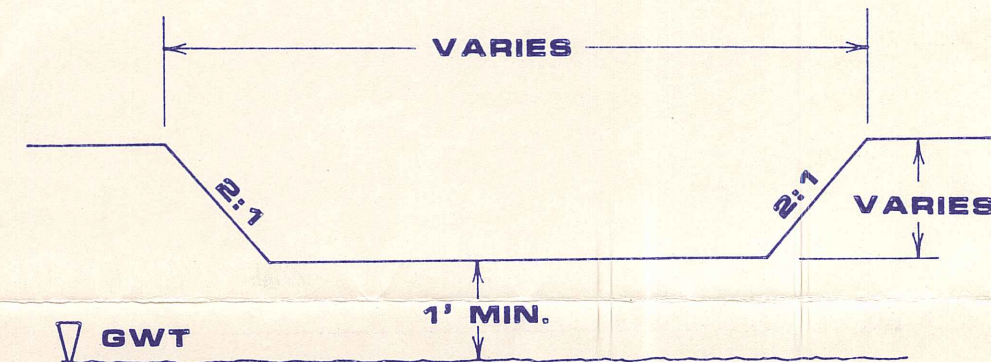
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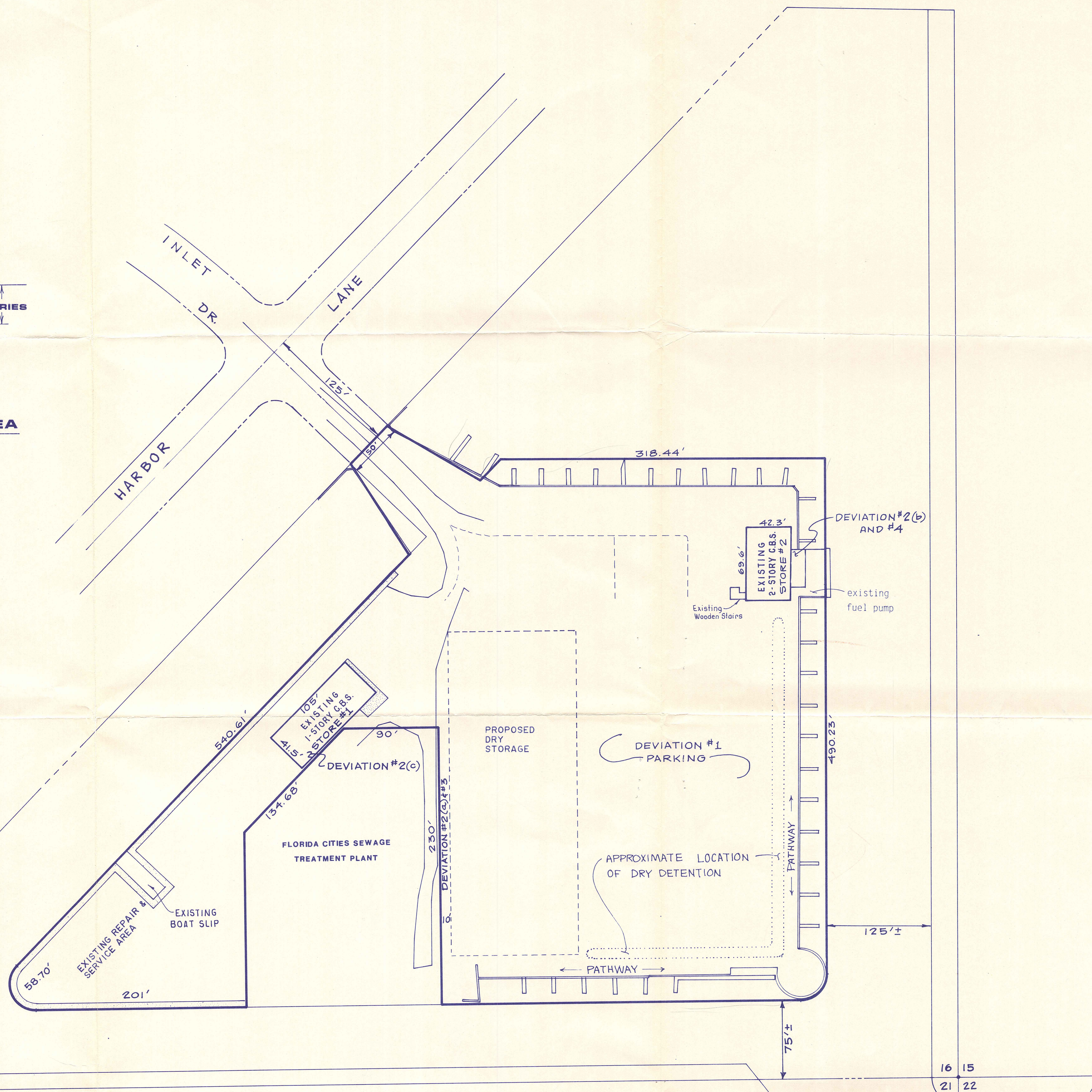
REVISED: SEPT. 13, 1988  
REVISED: MAY 5, 1988

ENGINEERING SITE PLAN - 104E20-17JPF- 16295 101 23-Nov-87 13:41 / 16295-1

88-10-11 DC1



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239 Dry/Wet Slips

**ACCESSORY USES:**

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Dry Boat Storage  
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Automats (eating)  
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		122 spaces

to a total of 100 spaces.

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**MASTER CONCEPT PLAN**

**CALOOSA ISLE MARINE, INC.**

**SUPERSEDED**

BY PLAN DATED

**JOHNSON ENGINEERING, INC.**

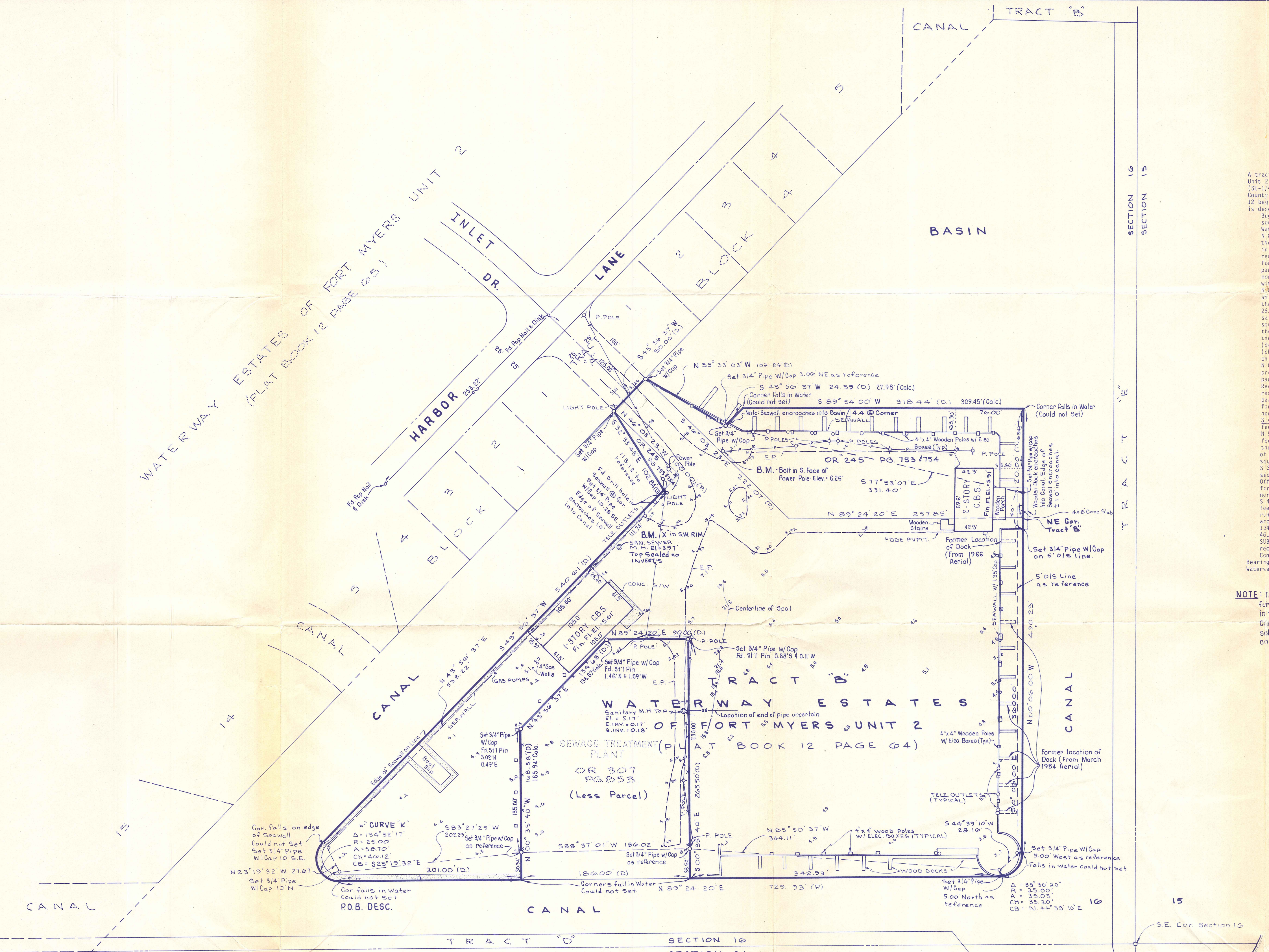
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NOV. 1987	16295	16-44-24	1" = 60'	1 OF 1

ENGINEERING SITE PLAN - 104(20.17)PF- 16295 101 23-Nov-87 13:41 / 16295-1

88-10-11 DCI

WATERWAY ESTATES OF FORT MYERS UNIT 2  
(PLAT BOOK 12 PAGE 63)



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 125.24 feet to the northwesterly line of said parcel; thence run N 43° 30' 37" E along said northwesterly line for 135.87 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 203.50 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 209.45 feet to an intersection with the northwesterly line of said parcel; thence run S 43° 56' 37" W along said northwesterly line for 21.98 feet to a northeasterly line of said parcel; thence run N 59° 33' 03" W along said northeasterly line for 101.84 feet to the northerly 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 corner of said Tract "A"; thence run S 32° 33' 43" E along the southeasterly 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.)

RECEIVED  
FEB 24 1988  
ZONING COUNTER

NOTES

1. Bearings shown are based on the plat of Waterway Estates of Ft. Myers Unit 2 (Plat Book 12, Page 63) Lee County records.
2. Elevations shown are in feet above National Geodetic Vertical Datum: based on a level loop by this firm from U.S.C. & G.S. Benchmark 5-240 (E.L. 9.190).
3. There are no visible encroachments other than those shown.
4. There are no visible improvements other than those shown.
5. This survey not valid without embossed seal.
6. Surveyed parcel in Flood Zone A10(E1. B) as shown on FIRM Community-Panel Number 125124 0200 B, effective date September 19, 1984.
7. Survey made without benefit of Abstract of Title.
8. Surveyed parcel contains 5.80 acres more or less.
9. Vegetation on site: Palm and Scrub.
10. Lee County tax strap No. of Parcel: 16-44-24-03-0030B-000
11. There are no visible wells on the surveyed parcel.
12. Developer: James P. Carroll  
4819 Sherry Lane  
Fort Myers, Florida 33908  
Phone: (813) 433-3230

CERTIFICATE

I HEREBY CERTIFY that to the best of my knowledge, information and belief this plat is a true and correct representation of a recent survey made platted under my direction and meets the Minimum Technical Standards set forth in Chapter 21HH-5, Florida Administrative Code.

JEFFREY C. COONER  
Professional Land Surveyor  
Florida Certificate No. 4052

BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY  
PART OF WATERWAY ESTATES OF  
FORT MYERS UNIT 2  
(PLAT BOOK 12, PAGE 63, LEE COUNTY RECORDS)  
IN THE SE 1/4 OF THE SE 1/4  
SECTION 16, TWP. 44 S., RGE. 24 E.  
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.  
CIVIL ENGINEERS - LAND SURVEYORS  
POST OFFICE BOX 1550, FORT MYERS, FLORIDA, 33902-1550, PHONE (813) 334-0046

DATE NOV. 5, 1987	PROJECT NO. 16295	FILE NO. 16-44-24	SCALE 1"=60'	SHEET 1 OF 1
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Jim Carroll FB 1933/PG 1634 (DSD SURVEY) - 107 (20,171) PF: 16295 100 16-Aug-87 16:00 / 16295-1  
Pg. 36-39

EXHIBIT Three 8.3.

EXHIBIT TWO: A.3.