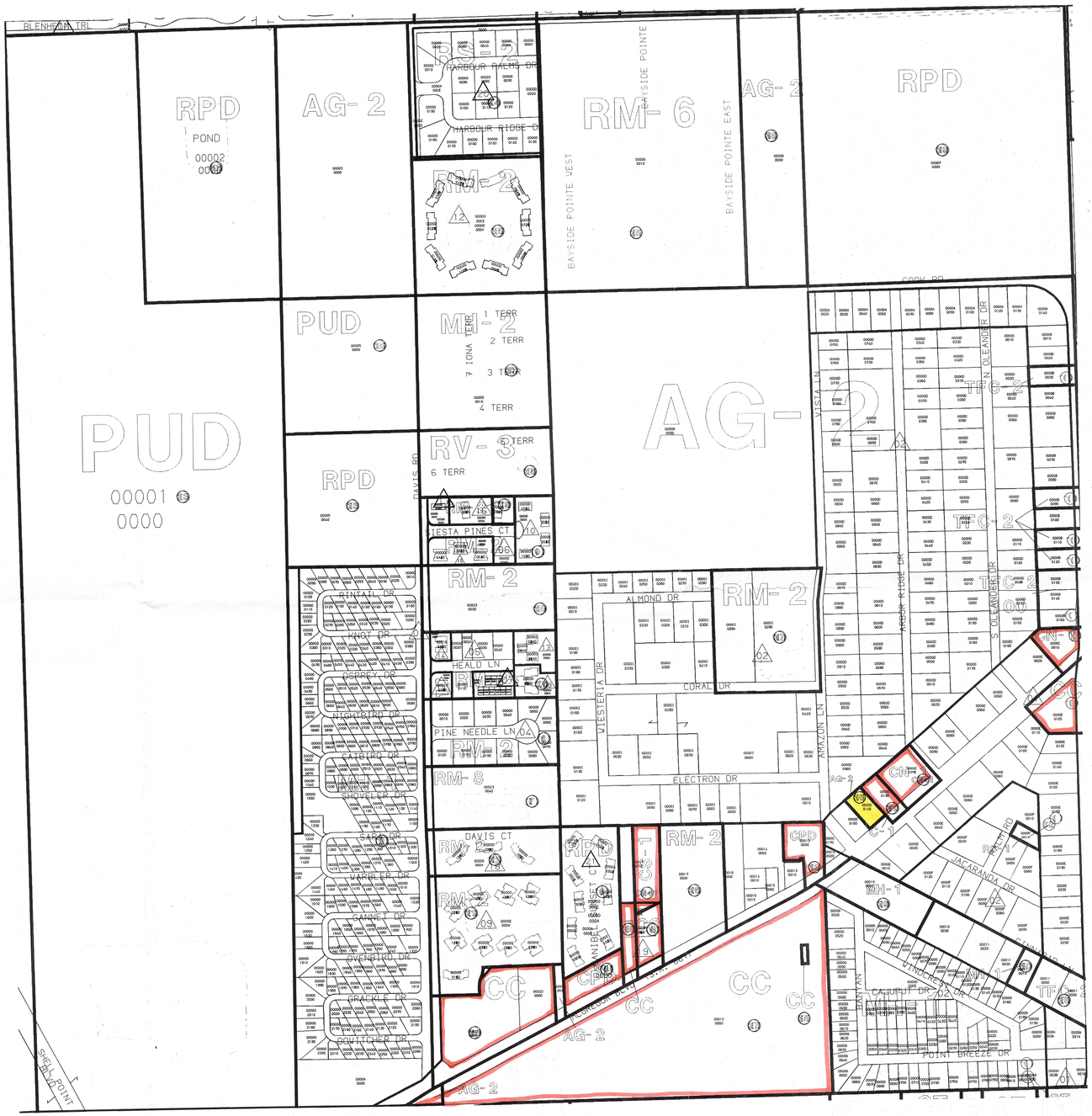


COUNTY SUBS & CONDOS

01 COTTAGE POINT SUB
02 BLOCKS DFGI COTTAGE POINT
03 MCGREGOR MOBILE MANOR
04 WHISPERING PINES PH I
05 WHISPERING PINES PH II
06 SIESTA PINES
07 CASA DEL SOL CONDOVISION
08 WHISPERWOOD I TOWNHOUSES CONDOVISION
09 DAVIS WOODS CONDO
10 SIESTA PINES CONDO
11 PINEWOOD VILLAS 1 CONDOVISION
12 DAVIS LAKE CONDO
13 WHISPER WOOD 2 TOWNHOUSE CONDVSN
14 PINEWOOD VILLAS CNDVSN PH II
15 BRIARWOOD CNDVSN
16 SIESTA PINES CONDO 2
18 DAVIS COURT CONDO
19 PINES PLAZA CONDO
21 SANIBEL SUNSET VILLAS CONDO
OR 2772 PG 914

ZONING NOTES

(1) Z-86-173, 86-10-10, SE FOR COP & TO OPERATE A BAROR COCKTAIL LOUNGE.

ZB-85-334, 85-11-11, SE FOR SVC STATION (MINOR REPAIRS ONLY). W/CONDS.

ZAB-03-175A, 83-5-24, DBC FM AG TO CT. (AG-2, AS CONVERTED)

ZB-83-44, 83-2-16, SE FOR RETAIL ROADSIDE STAND FOR A PERIOD OF 2 YEARS. W/COND.

(2) ZAB-83-47, 83-2-20, DBC FM AG W/SP FOR MHSD TO MH-1 W/VARS & CONDS. (AG-2, AS CONVERTED).

(3) Z-81-366, 81-6-55, DBC FM AG TO CC, W/STIP. (AG-2, AS CONVERTED)

(4) Z-80-168, 80-6-17, DBC FM AG TO CC W/STIP PROPER FR RDS ARE PROVIDED TO CONNECT THE PROP TO THE E & W. (AG-2, AS CONVERTED)

(5) AA-PD-96-48, 96-08-166.13A, RPD/CPD, 9/18/96, ADM APPV TWO DEVS. W/CONDS.
Z-86-211, 86-12-10 DCI, DBC FM AG-2 TO RPD & CPD, W/DEVIATIONS & CONDS.

(6) AA-PD-96-48, 96-08-166.13A, RPD/CPD, 9/18/96, ADM APPV TWO DEVS. W/CONDS.
Z-86-211, 86-12-10 DCI, DBC FM AG-2 TO RPD & CPD, W/DEVIATIONS & CONDS.

(7) ZAB-03-366, 83-10-4, DBC FM AG TO RM-8. (AG-2, AS CONVERTED)

(8) Z-79-24, 79-1-25, VAR IN SB FM QTR SL.

Z-78-88, 78-3-17, DBC FM AG TO RM-2 W/STIP DENSNOT TO EXCEED 14 UPA. (AG-2, AS CONVERTED)

(9) Z-81-453, 81-10-13, VAR TO ALLOW UTILIZING OF SEPTIC TANKS.

Z-80-247, 80-8-7, DBC FM AG TO RM-2 W/VAR FM HALF SLS, W/STIP PROJECT BE LMTD TO 10 UPA, IN ACCORDANCE W/LEE COMPREHENSIVE PLAN.

(10) Z-80-427, 80-12-14, DBC FM AG TO RM-2 W/VAR FM SEC & HALF SLS, W/STIP NO MORE THAN 10 UPA, AND PROVIDE 30 FT VEG BUF ON E SIDE OF PROP. (AG-2, AS CONVERTED)

(11) Z-78-347, 78-12-15, DBC FM AG TO RM-2 W/STIP DEV AS PER PLAN SIGNED & DATED BY BOCC CHAIRMAN. (AG-2, AS CONVERTED)

(12) Z-88-9, 88-1-9 DCI, DBC FM RM-2 W/SE, VAR & SP, RS-1 & AG-2 W/SE FOR SEWER TREATMENT PLANT TO RPD W/CONDS & SP-88-9.

BZA-87-227, 87-11-18, SE FOR ESSENTIAL SVC FAC (GROUP II-SEWER TREATMENT & DISPOSAL FAC) W/COND.

(13) Z-73-258, 73-11-DRI-1, DBC FM AU & GU TO PUD PER FNL DRI DO, APVD 5/29/74 BY BOCC & REVISED FNL DRI DO DATED 7/12/74 BY BOCC, W/CONDS. (AG-2, AS CONVERTED)

(14) 88-12-27, VAR TO ALLOW LOT WIDTH OF LOTS 2, 19 & 20 TO BE MEASURED AS THE AVG DISTANCE BETWEEN STRAIGHT LINES CONNECTING FR & REAR LOT LINES EACH SIDE OF THE LOT W/COND LOT BE DEV IN EXACT SIZE AS SET OUT ON PLAT MARKED LEE CO HEAR EXAM-EXHIBIT A.

S02-T46-R23

MAP LEGEND

PARCEL BOUNDARY	
PARCEL BOUNDARY-ADJACENT SECTION	
PARCEL DIMENSIONS/ACREAGE	28' 28 AC
SUBDIVISION BLOCK NUMBER	00002
PARCEL NUMBER	0100
SUBDIVISION NUMBER	△
CITY SUBDIVISION NUMBER	△
EASEMENT	OR_BK_PG
COMMERCIAL BUILDINGS	
RESIDENTIAL BUILDINGS	
ZONING	AG-2
RIVERS	
LAKES AND PONDS	
CULTIVATED FIELDS	
CITY BOUNDARY	
QUADRANT LINE	
HORIZONTAL CONTROL U.S.C.&G.S.	123 △
FLORIDA D.O.T. CONTROL	○
GEODETIC CONTROL BY DENI	ASSOC.12 □

ABBREVIATIONS

SE = SPECIAL EXCEPTION
SP = SPECIAL PERMIT
VAR = VARIANCE
DCD = DIRECTOR OF COMMUNITY DEVELOPMENT
UU = UNUSUAL USE
ORD = ORDINANCE

LOCATION DIAGRAM

6	5	4	3	**2**	1	
7	8	9	10	11	12	
18	17	16	15	14	13	
19	20	21	22	23	24	
30	29	28	27	26	25	
31	32	33	34	35	36	

NORTH

0 300 600
SCALE FEET

DATE OF PHOTOGRAPHY: APR 1993
PARCEL CURRENCY DATE: MAR 1999
ZONING CURRENCY DATE: MAR 1999

ACCURACY: IT IS INTENDED THAT THIS MAPPING COMPLY WITH U.S. NATIONAL MAP ACCURACY STANDARDS. HOWEVER SUCH ACCURACY OR ANY OTHER LEVEL OF ACCURACY IS NOT GUARANTEED BY LEE COUNTY, FLORIDA.

LAND LINE INFORMATION SHOWN HERE IS COMPILED FROM THE BEST AVAILABLE DATA AND DOES NOT NECESSARILY REPRESENT TRUE LAND LINE LOCATION.

GRIDS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM,WEST ZONE.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS PAGE 1 OF 2 SECTION 02, TOWNSHIP 46 SOUTH, RANGE 99 EAST OF THE OFFICIAL ZONING MAP REFERRED TO AND ADOPTED BY REFERENCE ORDINANCE NO. 86-17 OF THE COUNTY OF LEE, FLORIDA ADOPTED AUGUST 1ST, 1986.

ORGANIZED AND COMPILED BY
GIS/ABSTRACTING DEPT

LEE COUNTY PROPERTY
APPRAISER'S OFFICE
KENNETH WILKINSON, PROPERTY APPRAISER

FT. MYERS,
FLORIDA

APPLICANT'S EXHIBIT
#1 (Zoning map)
99-03-251.02Z

SITE DATA

TOTAL ACREAGE = 20,000 SQUARE FEET
TOTAL BUILDING SQ.FT. = 4,800 S.F.
EXISTING ZONING = AG-2
PROPOSED ZONING = MINOR CPD
LAND USE CLASSIFICATION = SUBURBAN
MAXIMUM BUILDING HEIGHT = 35 FT.
UTILITIES
- WATER - FLORIDA CITIES WATER CO.
- SEWER - LEE COUNTY UTILITIES
- TELEPHONE - UNITED TELEPHONE OF FLORIDA
- ELECTRIC - FLORIDA POWER AND LIGHT

FIRE DISTRICT = IONA-MCGREGOR FIRE DISTRICT
FLOOD ZONE: A-10 (EL=10.0 NGVD) FER FIRM
GENERAL DEVELOPMENT PROGRAM:
- A MINOR CPD TO SUPPORT SPECIALIZED SPORTING GOODS RETAIL AND BUSINESS COMMERCE, WITH EMPHASIS ON WINDSURFING AND KAYAKING SUPPLIES, OUTFITTING, RENTALS, INSTRUCTIONS AND NON-STORE RETAILER.

SCHEDULE OF USES

ADMINISTRATIVE OFFICES
ATM (AUTOMATIC TELLER MACHINE)
AUTO PARTS STORE - NO INSTALLATION SERVICE
BAIT + TACKLE SHOP
BANKS + FINANCIAL ESTABLISHMENTS - GROUP I
BOATS
- BOAT PART STORE
- BOAT RENTAL

BUSINESS SERVICES - GROUP I
DAY CARE CENTER, ADULT, CHILD
DRUGSTORE, PHARMACY
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - GROUP I
EXCAVATION: WATER RETENTION
FOOD STORES - GROUP I
HARDWARE STORE
HEALTH CARE FACILITY - GROUP II
HOBBY SHOP
LAUNDROMAT
LAUNDRY OR DRY CLEANING - GROUP I
MEDICAL OFFICE
NON-STORE RETAILERS - GROUP I
PARKING LOT, ACCESSORY, TEMPORARY
PERSONAL SERVICES
- GROUP I
- GROUP II
- GROUP III

PET SHOPS
RENTAL OR LEASING ESTABLISHMENT
- GROUP I
- GROUP II

REPAIR SHOPS
- GROUP I
- GROUP II

SIGNS IN ACCORDANCE WITH CHAPTER 30
SPECIALTY RETAIL SHOP:
- GROUP I
- GROUP II
- GROUP III

STORAGE: INDOOR ONLY
TEMPORARY USES
USED MERCHANDISE STORES - GROUP I
VARIETY STORE

SITE DEVELOPMENT STANDARDS

BUILDING INTENSITY:
- PROPOSED = 4,800 SQ.FT.

MINIMUM LOT AREA + DIMENSIONS:
- LOT AREA = 20,000 SQ.FT.
- LOT WIDTH = 100 FT.
- LOT DEPTH = 100 FT.

MINIMUM SETBACKS:
- STREET-WITH ACCESS ST./WITHOUT ACCESS ST. = 65 FT./25 FT.
- SIDE YARD = 15 FT.
- REAR YARD = 25 FT.
- WATER (OTHER) = 25 FT.

MAXIMUM HEIGHT = 35 FT.
MAXIMUM LOT COVERAGE = 40%
OPEN SPACE CALCULATIONS:
- TOTAL SITE AREA =20,000 SQ.FT.
- OPEN SPACE REQUIRED 20% = 4,000 SQ.FT.
- OPEN SPACE PROVIDED = 4,000 SF
- NATIVE OPEN SPACE = NOT APPLICABLE

PARKING REQUIREMENTS:
PARKING WILL BE PROVIDED IN ACCORDANCE WITH LDC 34-2013 THROUGH 2022 OR CURRENT CODE RULE AT THE TIME OF DEVELOPMENT ORDER PERMITTING.

SCHEDULE OF DEVIATIONS

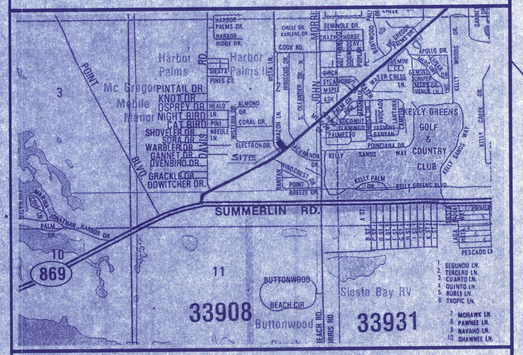
1. A REQUEST TO DEVIATE FROM L.D.C. 10-285 CONNECTION SEPARATION, WHICH REQUIRES 660 FEET INTERSECTION SEPARATION ALONG A ARTERIAL, TO PERMIT A 125 FEET CHANNELIZED INTERSECTION SEPARATION FROM JACARANDA DRIVE AND AMAZON LANE, AND 110 FEET FROM THE ADJACENT DRIVEWAY.

2. A REQUEST TO DEVIATE FROM L.D.C. 10-416(d)(3)+(4) BUFFERING ADJACENT PROPERTIES, WHICH REQUIRES A BUFFER FROM THE EXISTING USE/ZONING (COMMERCIAL USE ABUTS COMMERCIAL USE - TYPE "A" BUFFER REQUIRED), TO PERMIT NO BUFFER ALONG THE EAST SIDE PROPERTY LINE.

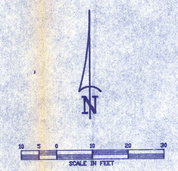
PROJECT NOTES AND COMMENTS

1. THE DEPICTED MASTER CONCEPT PLAN IS FOR CONCEPTUAL ZONING APPROVAL ONLY. FINAL SITE PLAN INCLUDING INTERNAL CIRCULATION AND PARKING, AND ASSOCIATED SITE IMPROVEMENTS SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING.

2. UNLESS OTHERWISE NOTED ON THIS MASTER CONCEPT PLAN AND/OR ZONING RESOLUTION THE PROPOSED PROJECT SHALL CONFORM WITH THE REQUIREMENTS OF THE L.D.C. AT THE TIME OF DEVELOPMENT ORDER PERMITTING, INCLUDING BUT NOT LIMITED TO STORMWATER MANAGEMENT SYSTEM, PARKING, OPEN SPACE, BUFFERING AND LANDSCAPE REQUIREMENTS.



LOCATION MAP



AG-2 ZONING VACANT
FUTURE LAND USE - SUBURBAN

100' N 49° 28' 00" E

PROPOSED DET/RET AREA

200' N 40° 32' 00" W

2

PROPOSED 4,800 SF BUILDING

PROPOSED PARKING AND DRIVE

200' N 40° 32' 00" W

100' N 49° 28' 00" E

1

C-1 ZONING OFFICE BUILDING
FUTURE LAND USE - SUBURBAN

CN-1 ZONING VACANT
FUTURE LAND USE - SUBURBAN

ARBOR RIDGE DRIVE
LOCAL ROAD

AG-2 ZONING - VACANT
FUTURE LAND USE - SUBURBAN

AG-2 ZONING - VACANT
FUTURE LAND USE - URBAN COMMUNITY

380' +/-

McGREGOR BOULEVARD
5-LANE ARTERIAL - 80' ROW
115' +/-
140' +/-
EAST. EOP
EXISTING 5' TO 6' WIDE SIDEWALK

JACARANDA DRIVE
LOCAL ROAD

AMAZON LANE
LOCAL ROAD

160' +/-

AG-2 ZONING - VACANT
FUTURE LAND USE - SUBURBAN

AG-2 ZONING - RES USE
FUTURE LAND USE - URBAN COMMUNITY

CPD ZONING - COMM USE
FUTURE LAND USE - SUBURBAN

APPROVED
Master Concept Plan
Site Plan # 99031 Page 1 Of 2
Subject to conditions in Resolution 99-031
Zoning case # 99-03-251.02Z 01.01

RECEIVED
MAR 23 1999
PERMIT COUNTER

99-03-251.02 Z 01.01
PROJECT #
PROJECT TYPE 13

GENERAL NOTES:

1. LEE PLAN FUTURE LAND USE DESIGNATION IN THE PROJECT VICINITY:
   A. NORTH OF MCGREGOR BLVD - SUBURBAN
   B. SOUTH OF MCGREGOR BLVD - URBAN COMMUNITY

2. SCS SOIL TYPE IS #13 BOCA FINE SAND

3. LAND USE COVER CLASSIFICATION IS 411 PINE FLATWOOD WITH AUSTRALIAN PINE INFESTATION

4. THE PROJECT IS NOT ON A PUBLIC TRANSIT ROUTE OR WITHIN ONE-FOURTH MILE OF AN EXISTING FACILITY

DATE	REVISION

DRAWN BY: MG
DESIGNED BY: MG
APPROVED BY: GS
PROJ. No. 990210
PLOT DATE: 3/15/99
SCALE: 1"=20'

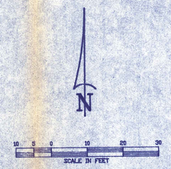
SOUTHWEST ENGINEERING
OF LEE COUNTY
1342 COLONIAL BOULEVARD, SUITE 31
FORT MYERS, FLORIDA 33907
PHONE:(941)-274-4124 FAX:(941)-274-4125

MASSEY BUILDING MINOR CPD
MASTER CONCEPT PLAN
SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST

ACAD FILE NAME: 990210MP.DWG
EXHIBIT I-B-1A-B-2, I-B-2, I-D, I-F-3, IV-A, IV-C, IV-F, IV-G+, IV-H

SHEET 1

APPLICANT'S EXHIBIT # 3 (MCP)
99-03-251.02Z



AG-2 ZONING VACANT
FUTURE LAND USE - SUBURBAN

PROPOSED DET/RET AREA

PROPOSED 4,800 SF BUILDING

PROPOSED PARKING AND DRIVE

CN-1 ZONING VACANT
FUTURE LAND USE - SUBURBAN

ARBOR RIDGE DRIVE
LOCAL ROAD

C-1 ZONING OFFICE BUILDING
FUTURE LAND USE - SUBURBAN

AG-2 ZONING - VACANT
FUTURE LAND USE
URBAN COMMUNITY

AG-2 ZONING - VACANT
FUTURE LAND USE - SUBURBAN

McGREGOR BOULEVARD
5-LANE ARTERIAL - 80' ROW

EXIST. EOP

EXIST. EOP

EXISTING 5' TO 6' WIDE SIDEWALK

JACARANDA DRIVE
LOCAL ROAD

AMAZON LANE
LOCAL ROAD

AG-2 ZONING - RES USE
FUTURE LAND USE - URBAN COMMUNITY

AG-2 ZONING - VACANT
FUTURE LAND USE - SUBURBAN

CPD ZONING - COMM USE
FUTURE LAND USE - SUBURBAN

RECEIVED
MAR 23 1999
PERMIT COUNTER

APPROVED
Master Concept Plan
Site Plan # 99-037 Page 2 of 2
Subject to conditions in Resolution Z-99-037
Zoning Case # 99-03-257.03Z 01.01

GENERAL NOTES:

1. SCS SOIL TYPE IS #13 BOCA FINE SAND

2. LAND USE COVER CLASSIFICATION IS 411 PINE FLATWOOD WITH AUSTRALIAN PINE INFESTATION

DATE	REVISION

DRAWN BY: MG
DESIGNED BY: MG
APPROVED BY: GS
PROJ NO. 990210
PLOT DATE: 3/15/99
SCALE: 1"=20'

SOUTHWEST ENGINEERING
OF LEE COUNTY
1342 COLONIAL BOULEVARD, SUITE 31
FORT MYERS, FLORIDA 33907
PHONE(941)-274-1124 FAX(941)-274-1125

EXHIBIT II-F-4

MASSEY BUILDING MINOR CPD

MASTER CONCEPT PLAN

SECTION 15, TOWNSHIP 45 SOUTH, RANGE 24 EAST

ACAD FILE NAME: 990210MP.DWG

SHEET 2

REVISED CONDITIONS

Revision to Condition II. A. 2 .a.:

Specialty Retail Shop-Group I, Group II and Group III (limited to the sales/rental of windsurfing, canoeing, kayaking and related apparel and sports equipment to be conducted completely indoors).

Revised Condition II. A. 5:

The hours of operation for the retail commercial uses is limited to 8:00 A.M. to 6:00 P.M. Monday thru Saturday.

Revised Condition II. A. 6:

With respect to the retail commercial uses, any external lighting on the site after 6:00 P.M. is prohibited with the exception of security lighting.

Revised Condition II. A. 7:

There shall be no outdoor storage of merchandise on the property. Outdoor display of merchandise will be limited to no more than one kayak or canoe and one surfboard/wind surfboard for the hours of operation identified in Condition II. A. 5.

and days

APPLICANT'S EXHIBIT
#3
99-03-251.022



EXHIBIT I-B-6

APPLICANT'S EXHIBIT
#4
99-03-251.022