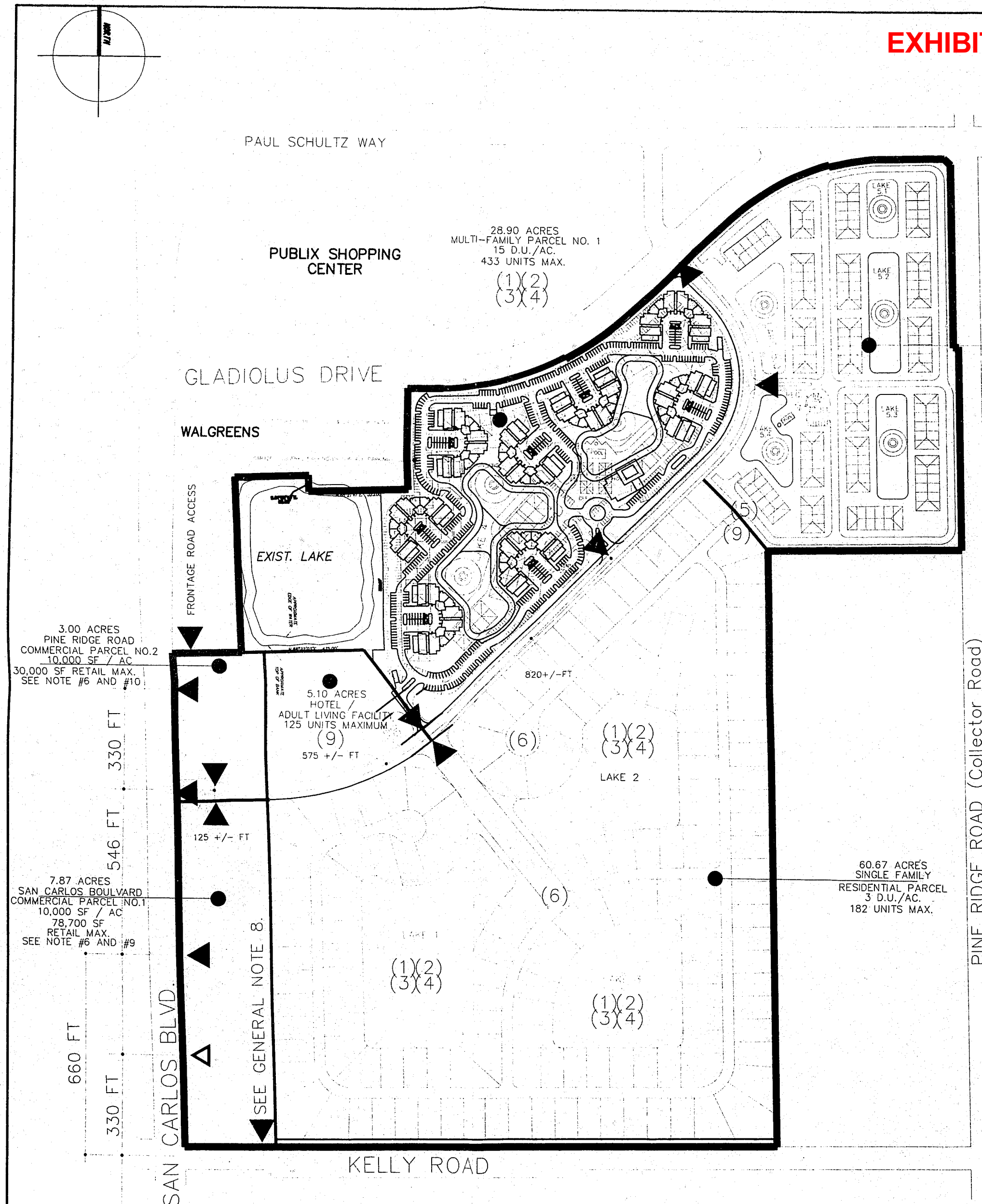


EXHIBIT D



OPEN SPACE REQUIREMENTS

USE	ACREAGE	MIN. PERCENTAGE OF DEVELOPMENT AREA
COMMERCIAL		
SAN CARLOS BOULEVARD PARCEL NO.1	07.87	30 PERCENT
SAN CARLOS BOULEVARD PARCEL NO.2	03.00	30 PERCENT
OTHER		
HOTEL / ADULT LIVING FACILITY	05.10	30 PERCENT
RESIDENTIAL		
MULTI-FAMILY PARCEL NO. 1	28.90	40 PERCENT
MULTI-FAMILY PARCEL NO. 2	20.46	40 PERCENT
SINGLE FAMILY PARCEL	60.67	NONE

NOTE: THE ABOVE SITES ARE EXISTING AGRICULTURAL CROP FIELDS AND SUPPORT NO INDIGENOUS NATIVE VEGETATION

LANDSCAPE BUFFERS

USE	ADJACENT USE							
	MPD-SF	MPD-MF	MPD-C	PUBLIC R/W	PRIVATE R/W	EXISTING CC	EXISTING AG	EXISTING RM-6
MPD-SF	NONE	NONE	NONE	D	D	NA	D	D
MPD-MF	C	C	C	B	C	C	C	NA
MPD-C	A.1	A.1	NONE	A	A	A	NA	NA

- A. 15 Ft Planning Requirements per Lee County LDC Subsection 10-415(b)(1), as May Be Amended
- A.1 15 Ft Planting and Improvement Requirements per Lee County LDC Subsection 10-414(a), as May Be Amended
- B 15 Ft Planting Requirements per Lee County LDC Subsection 10-415(b)(2), as May Be Amended
- C 10 Ft Planting Requirements per Lee County LDC Subsection 10-415(b)(2), as May Be Amended
- D 5 Ft Continuous 6 Ft Hedge (3 Ft at Installation) with Tree Requirements per Lee County LDC Subsection 10-415(b)(2), as May Be Amended or 6 Ft Concrete Component(or Equivalent) Wall with Tree Requirements per Lee County LDC Subsection 10-415(b)(2), as May Be Amended

GENERAL NOTES

- The Acreage of Individual Parcels Are Approximate and Subject to Change to Meet End User Requirements. Acreage of Individual Parcels May Change, However, the Intensity (Units per Acre or SF per Acre) May Not Be Increased and the Gross Number of Units and Square Footage of Commercial May Not Be Exceeded. Office and Medical May Be Substituted for Retail.
- Lakes Shown May or May Not Be Developed and Are Shown as Graphic Representations of Potential Locations.
- Access Locations Are Approximate. Locations on San Carlos must Be Permitted Through the Florida Department of Transportation (FDOT). Full Access Locations on San Carlos Are Subject to Modification upon the Widening of this FDOT Roadway.
- The Single Family Lot Layout Which Is Graphically Depicted Within the Single Family Tract Has Been Submitted as a Development Order Application and Is Generally Consistent with this Depiction.
- The Rental Apartment Community Graphically Depicted Within Multi-Family Tract No. 1 Is Proposed for Development and a Development Order Application Generally Consistent with this Depiction Anticipated
- One Sheet 4 of 4 of this Master Plan Set for Graphic Depiction of Deviations Listed on this Sheet.
- Commercial Development Is Limited To Financial Institutions Without Drive-thru, Hotels or Motels; General or Medical or Professional Offices until the Proposed Collector Road Linking San Carlos Boulevard to Gladiolus Drive Is Placed in Use for the Project and General Public.
- The Existing Lake Within Multi-family Tract No. 1 May Be Reconfigured Provided That a Maximum of 50 Percent of its Littoral Zones, Measured Linearly, Is Retained and Protected; and, Provided That the Impacted Littoral Areas Are Replanted. Notes must be included on the Development Order Plans that require protective barricades during construction activities to prevent any disturbance to the littoral zone of the existing lake.
- This Connection to Kelly Road Shall Be at a Point Directly Across from the Existing Commercial Access Point on the South Side of Kelly Road. This Access Is Located Approximately 300 Feet East of San Carlos Boulevard.
- Prior to Exceeding 30,000 Square Feet of Retail Development within San Carlos Commercial Parcel No. 1, the Developer Shall Provide a North-south Access Easement from Kelly Road to the Proposed New Collector Road Which Separates the Two Commercial Parcels on San Carlos Boulevard.
- Approval of this rezoning does not give the Developer an undeniable right to receive Local Development Order approval. Future Development Order approvals must satisfy the requirements of the Lee Plan Planning Community Map and Acreage Allocation Table, Map 16 and Table 1(b).
- The developer shall initiate the establishment of a property or resident's association. The organization must provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, which will provide literature, brochures and technical assistance for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this requirement is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards. Furthermore, the developer shall formulate an emergency hurricane notification and evacuation plan for the development, which will be subject to review and approval by the Lee County Office of Emergency Management.
- If access to this development or into portions of this development is through a security gate or similar device, which is not manned twenty-four hours a day, it must be equipped with an override strip installed in a glass-covered box to be used by drivers of emergency vehicles to gain entry consistent with LDC Section 34-1749.
- The purchaser/end user of any parcel which will be used to store, manufacture, or use hazardous materials, shall contact the Lee County Office of Emergency Management Hazardous Material Representative, to discuss the proposed development in relation to the potential type, use, and storage of hazardous materials, which will be located on the premises. The developer shall establish an emergency notification system to be used in the event of a hazardous material release.

SCHEDULE OF DEVIATIONS

- Deviation (1) Relief From LDC Subsection 34-2194(b) Requirement of 25 Foot Setback to a Setback of 15 Feet For Dwelling Units From an Artificial Body of Water When Entire Body of Water Is Under Unified Control Per Subsection 34-2194(c);
- Deviation (2) Relief From LDC Subsection 34-2194(b) Requirement of 25 Foot Setback to No Setback Required For Common Facility Buildings or Recreational Structures or Commercial Structures Which Are Designed to Take Advantage of The Waterfront Provided Such Structures May Occupy a Maximum of 10 Percent of a Lake's Perimeter and Provided that the Entire Body of Water is Under Unified Control.
- Deviation (3) Relief From LDC Subsection 10-328(a) Requirement for a Drainage Easement or Right-of-Way Inclusive of a 20 Foot Easement for Maintenance Purposes to Allow a Reduction in Width to 0 Feet for Common Facility Buildings or Recreational Structures; ALF, or Hotel Structures Which Are Designed to Take Advantage of The Waterfront Provided Such Structures May Occupy a Maximum of 10 Percent of a Lake's Perimeter and Provided the Entire Body of Water is Under Unified Control.
- Deviation (4) Relief From LDC Subsection 10-328(a) Requirement for a Drainage Easement or Right-of-Way Inclusive of a 20 Foot Easement for Maintenance Purposes to Allow a Reduction to 15 Feet for Dwelling Units From an Artificial Body of Water When the Entire Body of Water is Under Unified Control.
- Deviation (5) Relief From LDC Subsection 10-294 And 10-295 Which Require Continuation of And Interconnection of Street Subdivisions Between Projects And Shared Local Streets.
- Deviation (6) Relief From LDC Subsection 34-695, Table 34-695 Which Requires a Minimum Lot Width for Single Family Detached of 75 Feet to Allow a Minimum of Lot Width of 50 Feet for Lots Which Abut a Curvilinear Right-of-Way.
- Deviation (7) Relief From LDC Subsection 10-296(d) Table 4(7)(c)2 Which Requires That Street Wearing Surfaces to Meet FDOT Standard Specifications to Allow The Use of Traffic Bearing Brick Pavers, Stamped Concrete or Similar Materials Within The Project's Right-of-ways.
- Deviation (8) Relief From LDC Subsection 10-296(d) Table 4(11)(c) Which References Traffic Control Support Systems to Allow the Alternative Specification of AASHTO Break-A-Way Criteria for Frangible Wooden Street Sign Posts.
- Deviation (9) Relief From LDC Subsection 10-291(3) Which Requires Two or More Means of Ingress or Egress For Residential Projects With an Area of 5 or More Acres to Allow a Singular Access to The Development's Centralized Circulation Spine Provided an Egress Access Is Developed as Interconnect Between Tracts or Directly to the Centralized Circulation Spine.
- Deviation (10) Relief From LDC Subsection 30-152(2)(A)(1) And 34-935(b)(1) Requirements That a Ground-Mounted Identification Sign Be Setback a Minimum Distance of 15 Feet From Any Street Right-of-way to Allow a 10 Foot Setback For Signage Provided LDC Sight Distance Requirements are Maintained.
- Deviation (11) Requests Relief From LDC Subsection 10-328(b) Which Requires a Drainage Easement of 15 Feet in Width for Drainage Pipe of 48 inches in Diameter or less; to Allow an Easement of 10 Feet for Drainage Easements Over Pipe of 24 inches in Diameter or Less.

RECEIVED
MAY 19 1999

PERMIT COUNTER

APPROVED

Amendment to
Master Concept Plan.
Subject to condition: In Resolution PD-99-033
Zoning Case #98-03-252-13A 01.01
Date 10/24/99

98 03-252 13A 01.01
PROJECT #
PROJECT TYPE
LEGEND



FULL ACCESS



RIGHT-IN/RIGHT OUT

BANKS ENGINEERING, INC.
PLANNING DEVELOPMENT INCORPORATED
- JOINT VENTURE

10501-104 SIX MILE CYPRESS PARKWAY, FT MYERS, FL 33912
941 / 939-5490 941 / 939-2523 FAX

title: **BEACH WALK**
MIXED USE PLANNED DEVELOPMENT

client: **MASTERCRAFT HOMES, LTD.**
8311 COLLEGE PARKWAY
941 / 433-2323 941 / 433-7631 FAX

contact:

title: **MASTER CONCEPT PLAN**
sub title: **MASTER PLAN GRAPHIC**
MPD REZONE EXHIBIT IV-E

project location: **LEE COUNTY, FLORIDA**

designer: **MRF** aced #: **03-24-98** sheet no: **1/4**
project manager: **MICHEAL FERNANDEZ** project #: **97.01028** revisions: **05-14-98**
checked - date / by: **09-22-98 MRF** scale: **1 : 200** **08-28-98**
approved for: **MPD APP SUBMITTAL** view: **LIMITS** **09-08-98**
09-22-98