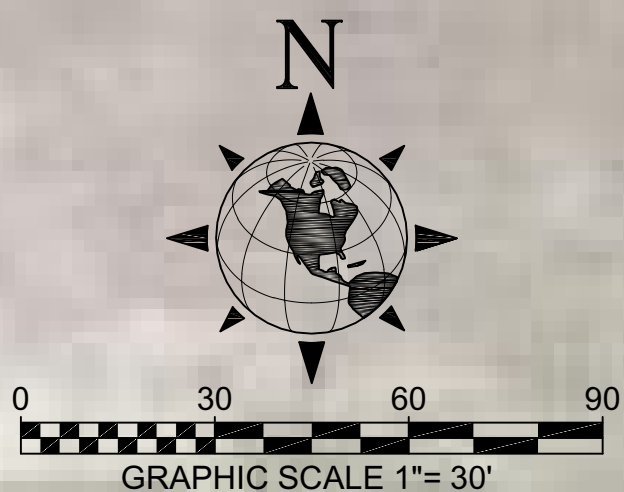




OWNER: DANIELS PARK HOMEOWNERS ASSN
USE: VACANT
STRAP: 21452513000C200CE
FOLIO .I.D.:10505464

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- EXISTING SITE NOTES**
- 1. ADDRESS: 13500 RIVERSIDE CENTER CT, FORT MYERS, FL. 33912
 - 2. STRAP: 21452511000000030, FOLIO ID: 10471148
 - 3. USE: VACANT
 - 4. ZONING: COMMERCIAL & RESIDENTIAL
 - 5. SITE AREA: 128106 S.F. OR 2.94 AC.
 - 6. FLOOD ZONE: THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12115C0437F, COMMUNITY NO. 125124.
 - 7. THERE ARE NO WETLANDS ON SITE.
 - 8. THERE ARE NO EXISTING WELLS ON SITE

- CHARACTER AND INTENDED USE**
- 1. PROPOSED USE : PET RESORT
 - 2. SITE AREA: 128106 S.F. OR 2.94 AC.
 - 3. BUILDING HEIGHT: 35' MAX.
 - 4. ZONING: COMMERCIAL & RESIDENTIAL
 - 5. CONSTRUCTION SCHEDULE: 2023 JANUARY - 2024 MARCH
 - 6. PARKING REQUIREMENTS: 1 FOR EACH 500 SQUARE FEET OF FLOOR AREA.
17132 S.F. / 500 = 35 SPACES
 - 7. PARKING PROVIDED: 74 REGULAR SPACES + 4 H.C. SPACES = 36 SPACES TOTAL
 - 8. OPEN SPACE
REQUIRED= 12810 S.F. 10% MIN.
PROVIDED= 75787 S.F. 59%

- NOTE**
- 1. ADMINISTRATIVE VARIANCE REQUEST FROM L.D.C. SECTION 34-1322 (2)B. TO ALLOW ANY PEN, CAGE, RUN OR ANY OTHER OUTDOOR EXERCISE FACILITY TO BE LOCATED CLOSER THAN 200 FEET TO ANY ABUTTED LOT OR PARCEL UNDER SEPARATE OWNERSHIP OR FROM ANY STREET RIGHT OF WAY LINE OR EASEMENT TO ALLOW OUTDOOR KENNELS AT 100 FEET AND OUTDOOR PLAY AREA TO THE PROPERTY LINE.
 - 2. NO REDUCTION IN BUFFERS OR OPEN SPACE IS BEING REQUESTED.

NO.	DATE	REVISION DESCRIPTION	BY

M

MORRIS ENGINEERING AND CONSULTING, LLC

Civil Engineering and Land Development Consulting

6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE

08-15-2022

PROJECT

BPR

DRAWING

SP

DRAWN

SPM

CHECKED

MJM

SITE PLAN - 01

BAYSIDE PET RESORT

LEE COUNTY, FLORIDA

SCALE 1"=30'	
SEC.-TSP.-RNG. -36S-18E	
SHEET 1	OF 1