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
   17132 / 500 = 33 REGULAR SPACES + 2 H.C. SPACES = 35 SPACES TOTAL
7. PARKING PROVIDED: 74 REGULAR SPACES + 4 H.C. SPACES = 36 SPACES TOTAL

NOTE
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.

NO.	DATE	REVISION DESCRIPTION	BY
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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