

Exhibit C

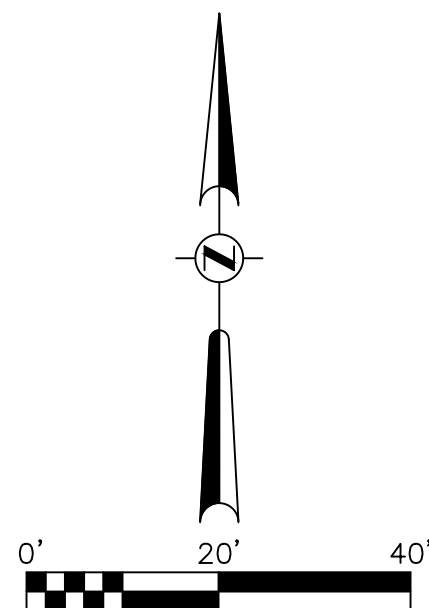
CYPRESS LAKE DRIVE

(232' public r/w)

S 89°08'26" W (D)

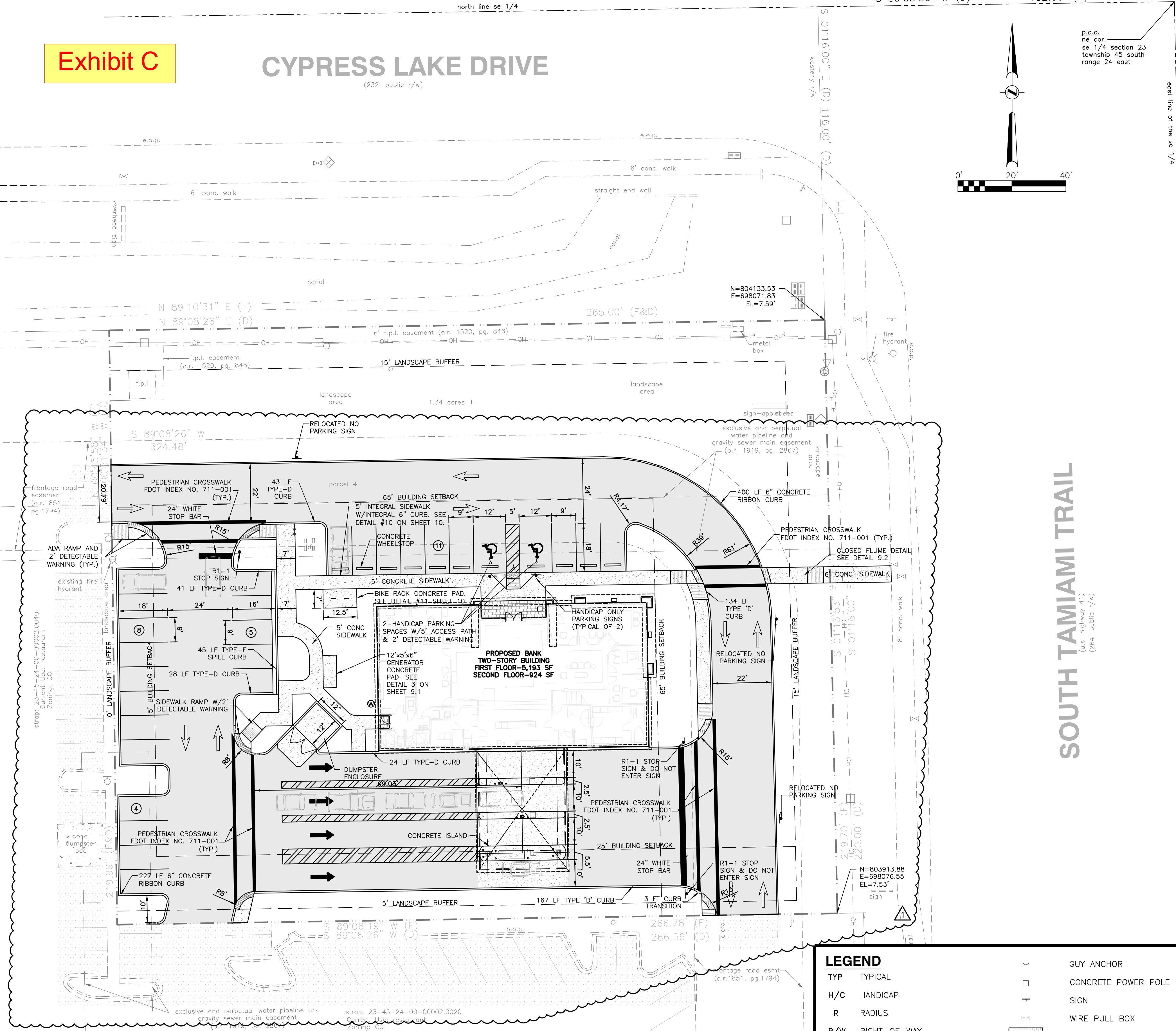
132.00' (D)

north line se 1/4



p.o.c.
ne cor.
se 1/4 section 23
township 45 south
range 24 east

east line of the se 1/4

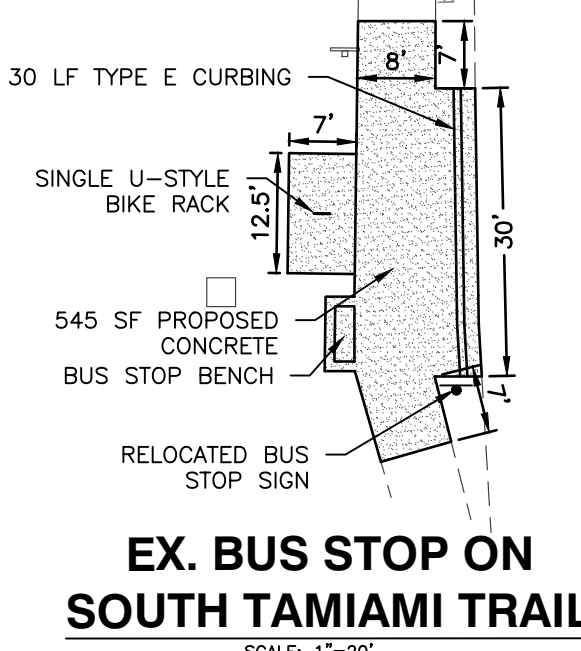


SOUTH TAMiami TRAIL

(u.s. highway 41)
(264' public r/w)

SITE PLAN NOTES:

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
- EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY KP SURVEYING, INC., DATED 11/4/19.
- BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
- ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.
- ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.
- PARKING SPACES STRIPING IS TO BE ALL-WEATHER PAINTED LINES NOT LESS THAN FOUR INCHES IN WIDTH, CENTERED ON THE DIVIDING LINE BETWEEN SPACES. PARKING SPACES FOR PERSONS WITH DISABILITIES MUST BE PROMINENTLY OUTLINED WITH BLUE PAINT, AND MUST BE REPAINTED WHEN NECESSARY TO BE CLEARLY DISTINGUISHABLE AS A PARKING SPACE DESIGNATED FOR PERSONS WHO HAVE DISABILITIES. SIGN ERECTED AFTER OCTOBER 1, 1996 MUST INDICATE THE PENALTY FOR ILLEGAL USE OF THE SPACE.



S. TAMiami TRAIL

EX. BUS STOP ON
SOUTH TAMiami TRAIL

SCALE: 1"=20'

LEGEND

- TYP TYPICAL
- H/C HANDICAP
- R RADIUS
- R/W RIGHT-OF-WAY
- TRAFFIC FLOW (INFORMATIONAL ONLY)
- TRAFFIC FLOW (PAVEMENT MARKING)
- HANDICAP PARKING
- GAS VALVE
- AIR RELEASE VALVE
- POST-FIBER OPTICS
- POST-GAS
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- WOOD POWER POLE

- GUY ANCHOR
- CONCRETE POWER POLE
- SIGN
- WIRE PULL BOX
- PROPOSED PAVERS
- EXISTING OVERHEAD POWER LINES
- PROPOSED CURB
- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING EDGE OF PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT

SITE DATA

- SITE ADDRESS: 13550 SOUTH TAMiami TRAIL
FORT MYERS, FLORIDA 33912
- GROSS SITE AREA: 58,456 SF 1.34 AC
- EXISTING ZONING: CG
- FUTURE LAND USE: INTENSIVE DEVELOPMENT (ID)
- OVERLAY DISTRICT: MIXED USE OVERLAY (MUO)
- PRESENT USE: RESTAURANT
- PROPOSED USE: FINANCIAL ESTABLISHMENT
- BUILDING SETBACKS:
FRONT (NORTH & EAST): 65 FT
SIDE (WEST): 15 FT
REAR (SOUTH): 25 FT
- LANDSCAPE BUFFERS:
FRONT (NORTH & EAST): 15 FT
SIDE (WEST): 0 FT
REAR (SOUTH): 5 FT
- FOLIO NUMBER: 10210120
- SITE AREAS:
VEHICULAR USE AREA: 26,920 SF 46.05%
BUILDING AREA: 5,193 SF 8.88%
TRASH ENCLOSURE AREA: 142 SF 0.24%
SIDEWALK AREA: 1,279 SF 2.19%
TOTAL IMPERVIOUS AREA: 33,534 SF 57.37%
PERVIOUS AREA: 24,922 SF 42.63%
GROSS SITE AREA: 58,456 SF 100.00%
FLOOR AREA RATIO: 0.105
GARBAGE COLLECTION AREA REQUIRED: 5000 TO 10,000 SF BUILDING = 80 SF
GARBAGE COLLECTION AREA PROVIDED: = 80 SF
RECYCLABLE COLLECTION AREA REQUIRED: = 48 SF
RECYCLABLE COLLECTION AREA PROVIDED: = 48 SF

- PARKING DATA:
PARKING ESTABLISHMENT: 3 SPACES PER 1000 SF = 18.4 OR 19 SPACES
PARKING REQUIRED BY COUNTY:
BANK WITH DRIVE-THRU: 6,117/1,000 x 3
FIRST FLOOR: 5,193 SF/(1,000 SF/SPACES) x 3 = 15.58 SPACES
SECOND FLOOR: 924 SF/(1,000 SF/SPACES) x 3 = 2.77 SPACES
TOTAL PARKING SPACES REQUIRED: = 19 SPACES
TOTAL PARKING SPACES PROVIDED: = 28 SPACES
TOTAL HANDICAPPED PARKING SPACES REQUIRED: = 2 SPACES
TOTAL HANDICAPPED PARKING SPACES PROVIDED: = 2 SPACES
TOTAL BICYCLE PARKING SPACES REQUIRED: 0.05 x 31 = 1.55 OR 2 SPACES
TOTAL BICYCLE PARKING SPACES PROVIDED: = 2 SPACES
PARKING REQUIRED BY DCR & E:
BANK WITH DRIVE-THRU: 4.5 SPACES PER 1,000 SF OF FLOOR AREA
= 6,117 SF/(1,000 SF/SPACES) x 4.5 = 27.53 = 28 SPACES

- UTILITIES
WATER SERVICE WILL BE PROVIDED BY: LEE COUNTY UTILITIES DEPT.
CONTACT NAME: NATHAN BEALS
1500 MONROE STREET
3RD FLOOR UTILITIES
FORT MYERS, FL 33901
PH# (239) 533-8181

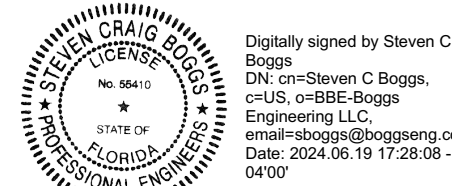
SEWER SERVICE WILL BE PROVIDED BY: LEE COUNTY UTILITIES DEPT.
CONTACT NAME: NATHAN BEALS
1500 MONROE STREET
3RD FLOOR UTILITIES
FORT MYERS, FL 33901
PH# (239) 533-8181

ELECTRIC SERVICE WILL BE PROVIDED BY: FLORIDA POWER & LIGHT
CONTACT NAME: JOEL BRAY
PH# (386) 586-6403

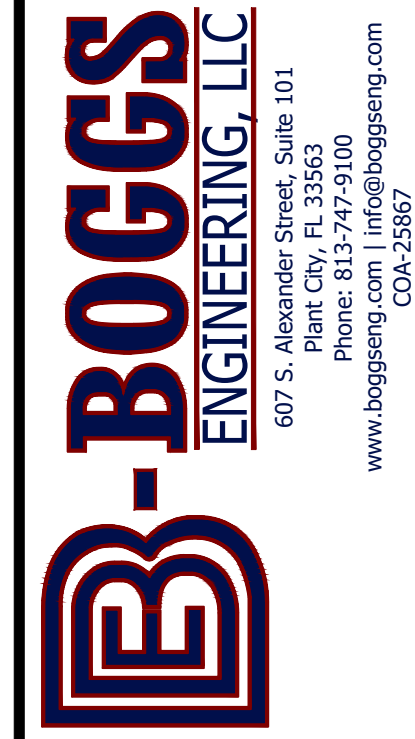
TELEPHONE SERVICE WILL BE PROVIDED BY: SPRINT
2820 CARGO STREET, BLDG. A
FORT MYERS, FL 33902
CONTACT NAME: LEON BRYANT
PH# (239) 336-2123

GAS SERVICE WILL BE PROVIDED BY: TECO PEOPLES GAS
8416 PALM RIVER ROAD
TAMPA, FL 34236
CONTACT NAME: JOAN DOMNING
PH# (813) 275-3783

- FLOOD ZONE: PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 7 FEET, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 12071C0436H, EFFECTIVE DATE: 11/17/22.
- OWNER: MIDFLORIDA CREDIT UNION
129 SOUTH KENTUCKY AVENUE SUITE 600
LAKELAND, FLORIDA 33801
- THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
- MAX BUILDING HEIGHT = 35 FT.
- PROPOSED BUILDING HEIGHT = 26 FT.
- MAX LOT COVERAGE = 40%.
- PROPOSED LOT COVERAGE = 8.9%.
- CONSTRUCTION TYPE = V(B).
- REQUIRED STACKING - FINANCIAL ESTABLISHMENT
5 VEHICLES @ 18FT/EACH=90 FEET
PROVIDED STACKING=(99.03')



NO.	DATE	REVISION DESCRIPTION
1	4/24/24	LEE COUNTY COMMENTS 04/17/24



MIDFLORIDA CREDIT UNION
13550 SOUTH TAMiami TRAIL
FORT MYERS, FLORIDA 33912

STEVEN C. BOGGS
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 55410

THIS ITEM HAS BEEN
REVIEWED AND APPROVED
FOR SIGNATURE AND SEAL
DATE: 6/19/2024, USING SHA-1
COPIES OF THIS DOCUMENT ARE NOT
VALID UNLESS THEY ARE SIGNED
AND THE SIGNATURE IS VERIFIED ON ANY
ELECTRONIC COPIES.



DATE: 4/26/24
DESIGNED BY: PME
DRAWN BY: NB
CHECKED BY: SCB
PROJECT NO:
19250
DRAWING TITLE:

SITE PLAN

SHEET NO:
6.0