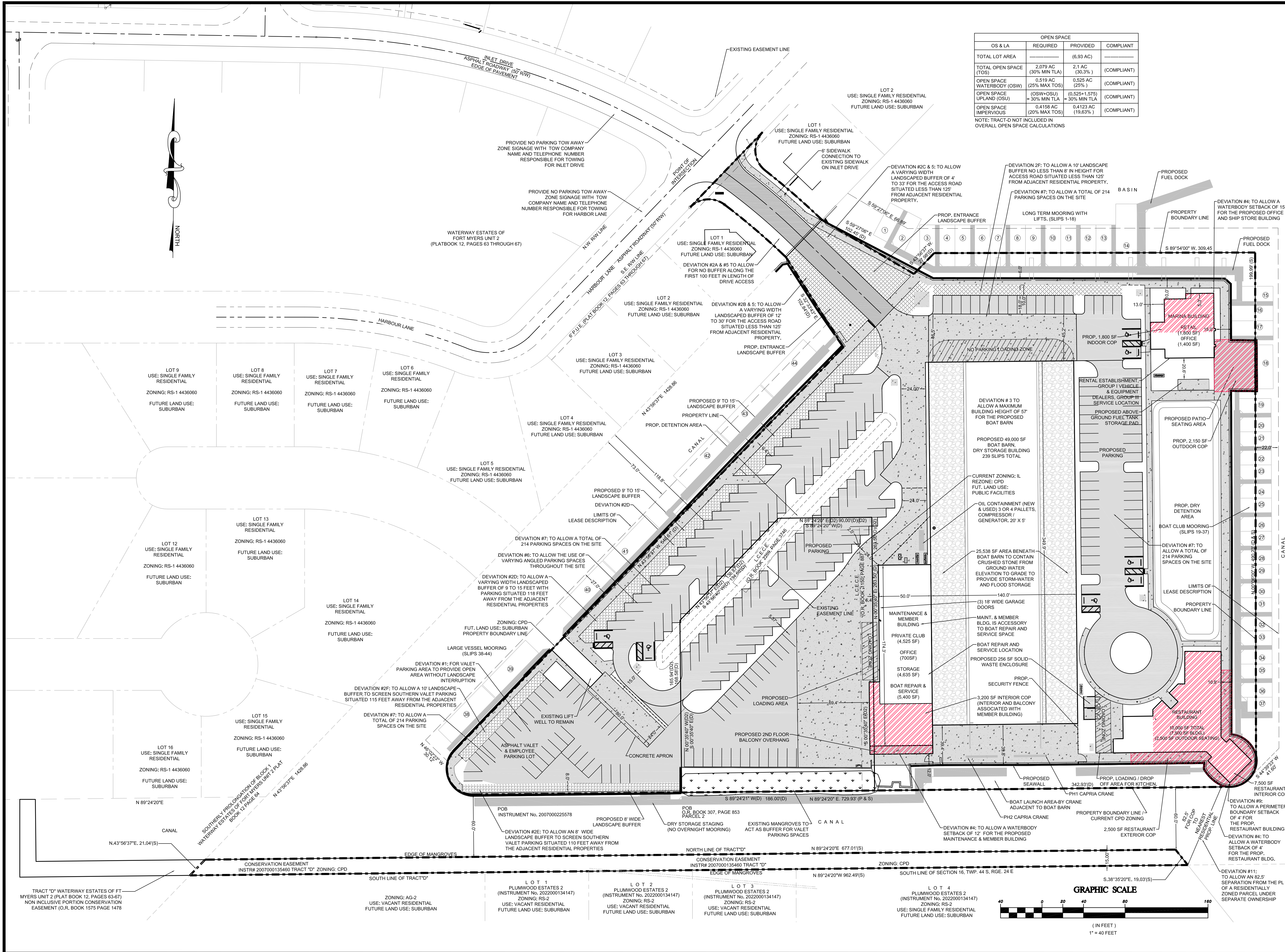




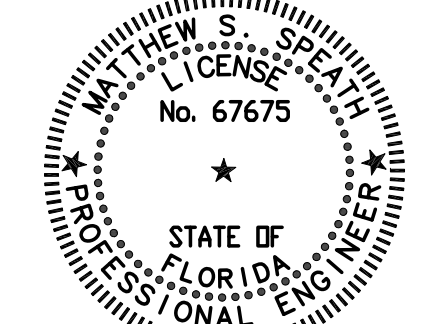
OPEN SPACE			
OS & LA	REQUIRED	PROVIDED	COMPLIANT
TOTAL LOT AREA		(6.93 AC)	
TOTAL OPEN SPACE (TOS)	2.079 AC (30% MIN TLA)	2.1 AC (30.3%)	(COMPLIANT)
OPEN SPACE WATERBODY (OSW)	0.519 AC (25% MAX TOS)	0.525 AC (25%)	(COMPLIANT)
OPEN SPACE UPLAND (OSU)	(OSW+OSU) = 30% MIN TLA	(0.525+1.575) = 30% MIN TLA	(COMPLIANT)
OPEN SPACE IMPERVIOUS	0.4156 AC (20% MAX TOS)	0.4123 AC (19.63%)	(COMPLIANT)

NOTE: TRACT D NOT INCLUDED IN OVERALL OPEN SPACE CALCULATIONS

REVISIONS	DATE	BY
0. INITIAL SUB	12/12/23	TG
2. CNTY CMNTS	08/14/24	TG
3. CNTY CMNTS	12/09/24	TG
4. CNTY CMNTS	06/10/25	TG
5. CNTY CMNTS	08/21/25	TG
6. CNTY CMNTS	12/18/25	TG

SPEATH
ENGINEERING
SPEATH ENGINEERING, P.L.L.C. - 111 BRICKELL AVE., 8TH FL.
MIAMI, FL 33131 - PHONE: 305-84-8433

MASTER CONCEPT PLAN
FOR
PORT PHOENIX
SAFE HARBOR MARINAS
LEE COUNTY, FLORIDA



12/18/2025
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW S. SPEATH, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MATTHEW S. SPEATH, P.E.
LIC. #67675
FBPE # 31292

DRAWN	TCC
CHECK	MSS
DATE	12/18/25
SCALE	1" = 40'
PROJ. NO.	F22-56

SHEET:
MCP
1 OF 1