

RESOLUTION OF THE TOWN COUNCIL OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 07-28

WHEREAS, McHarris Planning and Design (Applicant) has requested the Town Council rezone an approximately .52+/- acres from Commercial Boulevard (CB) to Commercial Planned Development (CPD) to allow the development of commercial, offices and residential multi-family units at 2500 Estero Boulevard; and

WHEREAS, Applicant has proposed two (2) options to the Town of Fort Myers Beach for consideration in the aforesaid application; and

WHEREAS, Option "A" as presented by Applicant offers a maximum of 23,067 square feet, consisting of 9,952 square feet of commercial and office plus three (3) residential units with a total of 13,115 square feet in two (2) buildings, not to exceed a maximum building height of 40 feet above base flood elevation/3 stories; and

WHEREAS, Option "B" as presented by Applicant offers a maximum of 22,990 square feet that consists of 6,795 square feet of commercial and office and four (4) residential units with a total of 16,195 square feet in two (2) buildings not to exceed a height of 35 feet above base flood elevation/3 stories; and

WHEREAS, the subject property is located at 2500 Estero Blvd, Fort Myers Beach, FL 33931(follow Estero Blvd South to 2500), in S19-T46S-R24E, in Fort Myers Beach, Lee County, FL; and

WHEREAS, Applicant has indicated the property's current STRAP numbers are 19-46-24-W3-0120A.0100 and 19-46-24-W3-01302.0000 with the legal description set forth on Exhibit "A" which is attached hereto and hereby incorporated by reference; and

WHEREAS, a public hearing was legally advertised and held before the Local Planning Agency (LPA) on June 19, 2007, at which time the LPA recommended that the Town Council approve the Applicant's request, with three (3) members recommending Option A and three (3) members recommending Option B, with the approval subject to various conditions as set forth more fully in the LPA Resolution 2007-13; and

WHEREAS, the Town Council gave full and complete consideration to recommendations of staff, the LPA resolution, the documents in the file, and the testimony of all interested persons.

IT IS HEREBY RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA as follows:

The Town Council hereby **APPROVES Option A and DISAPPROVES Option B** to rezone the subject property from CB and RC to CPD, subject to the nine (9) conditions and one deviation set forth with specificity below.

A. CONDITIONS AND DEVIATIONS

A. CONDITIONS

1. The development of this project must be consistent with the six (6) page Master Concept Plan entitled "2500 Estero," stamped received October 6, 2006, except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

The project is limited to a maximum of 23,067 square feet and a maximum of 3 dwelling units of 13,115 square feet

a. **Schedule of Uses**

Residential

Dwelling Unit:

Multi-family - maximum of 3 units

Live/work pursuant to LDC Section 34-1773 - maximum of 3 units

Lodging

Rental of any permitted dwelling unit to a single family for periods of one week or longer pursuant to Section LDC 34-2391 through 34-2410

Office

Administrative Offices

Retail

Retail Store, small (less than 5,000 square feet)

Civic

Essential Services

Daycare center, adult or child (by Administrative Approval)

Cultural Facilities (by Administrative Approval)

b. **Site Development Regulations**

Minimum Lot Size: 23,067.00± Square Feet or 0.52 ± acres

Minimum Lot Width: 160 feet along Estero Boulevard

Minimum Lot Depth: 150± feet along Chapel Street

Minimum Lot Width: 119± feet along Cottage Street

Minimum Setbacks:

Street: 5 feet (Estero Boulevard)

10 feet (Chapel Street)

10 feet (Cottage Street)

Side: 5 feet

Floor Area Ratio (FAR): 1.0

Maximum Height: 40 feet above base flood elevation /3 stories

3. At the time of Development Order, the applicant must provide the following buffers:

Along Chapel Street (the west property line), a 10 foot wide buffer with a minimum of 4 trees per 100 linear feet (6 trees) and a 3 foot high hedge planted in a double staggered row.

Along the east property line that extends from Estero Boulevard for a distance of 100± feet, a 5 foot wide buffer with a minimum of 4 trees per 100 linear feet (4 trees) and a 3 foot high hedge planted in a double staggered row.

Along the southeast property lines that depicts a 6 foot high wall, a 3 foot high hedge planted in a double staggered row to be planted on the outside of the wall.

Along Cottage Avenue,(the south property line), a 10 foot wide buffer with a minimum of 4 trees per 100 linear feet (4 trees) and a 3 foot high hedge planted in a double staggered row to be planted in between the driveways to the residential units.

4. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Fort Myers Beach Land Development Code ("LDC") may be required to obtain a local development order.
5. The local development order must be in compliance with LDC Section 14-71 through 14-79 regarding sea turtle lighting.
6. Approval of this zoning request does not give the Developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Fort Myers Beach Comprehensive Plan ("Plan").
7. Development of this property must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
8. Prior to local development order approval, the construction plans must indicate that pervious pavement and exfiltration will be incorporated throughout the project to maximize the overall stormwater management capacity.
9. Prior to local development order approval, the project developer will partner with the Town to coordinate survey, site preparation, and infrastructure improvements for the project with the Town's plans for work in the adjacent public rights-of-way.

B. DEVIATION

Deviation #1 is from Section 10-285 that requires driveways to be located at least 250 feet from the centerline of a local street such as Chapel Street, to allow a distance of 100 feet from Estero Boulevard. Chapel Street is a local

street that is maintained by Town of Fort Myers Beach. The previous development on the site used this driveway as an access point and the proposed development will continue to use this driveway. The applicant is unable to meet the 250 foot separation distance, therefore the Town Council **APPROVES** this application with a condition that the property owner voluntary donate a 5 foot easement along Estero Boulevard to the Town of Fort Myers Beach for roadway, utility, drainage and reasonably related purposes.

FINDINGS AND CONCLUSIONS

Based upon the presentations by Applicant, staff, and other interested parties at the hearing, and review of the application and the standards for planned development zoning approval, the Town Council makes the following findings and conclusions:

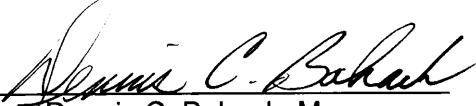
1. The requested rezoning to the Commercial Planned Development (CPD) zoning district, as conditioned **DOES** comply with:
 - a. The Plan;
 - b. LDC Chapter 34;
 - c. all other applicable Town ordinances and codes; and
 - d. the following additional requirements for planned development zoning requests:
 - i. Policies 4-B-5 and 4-C-3 on commercial and residential uses in the "Boulevard" future land use category; and
 - ii. Policy 4-C-5 on maximum residential densities for properties; and
 - iii. Policy 4-C-4 on maximum height limitations; and
 - iv. Policy 4-E-4 on flood proofing of commercial buildings.
2. The proposed use or mix of uses, as conditioned above, **IS** appropriate at the subject location.
3. Sufficient safeguards to the public interest **ARE** provided by the recommended conditions to the concept plan or by other applicable regulations.
4. All recommended conditions **ARE** reasonably related to the impacts on the public's interest created by or expected from the proposed development.
5. As to the requested deviation, as conditioned:
 - a. Each item **DOES** enhance the achievement of the objectives of the planned development; and
 - b. The general intent of LDC Chapter 34 to protect the public health, safety, and welfare **WILL** be preserved and promoted; and
 - c. Each deviation **DOES** operate to the benefit, or at least not to the detriment, of the public interest; and

- d. Each deviation **IS** consistent with the Fort Myers Beach Comprehensive Plan.

The foregoing Resolution was adopted by the Town Council upon a motion by Councilmember Meador and seconded by Councilmember Shenko, and upon being put to a vote, the result was as follows:

Dennis C. Boback, Mayor	<u>aye</u>
Larry Kiker, Vice Mayor	<u>aye</u>
Herb Acken	<u>aye</u>
Charles Meador, Jr.	<u>aye</u>
William Shenko, Jr.	<u>aye</u>

DULY PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2007, BY THE
TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH

By: 
Dennis C. Boback, Mayor

Approved as to legal sufficiency:

ATTEST:

By: 
Anne Dalton, Esquire
Town Attorney

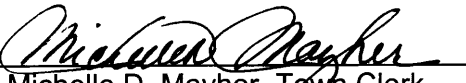
By: 
Michelle D. Mayher, Town Clerk

EXHIBIT (A 1/2)

LAND SURVEY

LOT 2, **BLAKES SUBDIVISION**, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 4, PAGE 44, AND LOTS 10, 11, 12, AND PART OF LOT 13, BLOCK A, **SEAGRAPE SUBDIVISION**, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN PLAT BOOK 4, PAGE 17, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, BLOCK A: THENCE N 68°32'41"W, FOR A DISTANCE OF 67.20 FEET TO THE POINT OF BEGINNING; THENCE N 68°32'41"W, ALONG THE NORTH RIGHT OF WAY LINE OF COTTAGE AVENUE (30' WIDE) FOR A DISTANCE OF 119.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 10; THENCE N 21°27'19"E, FOR A DISTANCE OF 150.00 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CHAPEL STREET, (30' WIDE), FOR A DISTANCE OF 150.00 FEET TO THE NORTHWESTERLY PROPERTY CORNER OF SAID LOT 12; THENCE S 68°32'41"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD (50' WIDE), FOR A DISTANCE OF 160.59 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE S 00°00'00"E, ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 100.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE N 68°32'41"W, FOR A DISTANCE OF 42.94 FEET; THENCE N 00°00'00"W, FOR A DISTANCE OF 10.45 FEET; THENCE N 72°57'20"W, FOR A DISTANCE OF 27.81 FEET; THENCE S 17°02'40"W, FOR A DISTANCE OF 3.61 FEET; THENCE N 72°57'20"W, FOR A DISTANCE OF 7.68 FEET; THENCE S 17°02'40"W, FOR A DISTANCE OF 60.50 FEET TO THE POINT OF BEGINNING, CONTAINING 23.067 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS ON FILE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

**ATTORNEY'S
REAL ESTATE
LAND SURVEYING
INC.**

1930 PARK MEADOWS DRIVE
SUITE 9
FORT MYERS, FLORIDA
(239) 277-7330
(239) 277-7332 FAX

RECEIVED
JAN 04 2007

COMMUNITY DEVELOPMENT
REC'D SECOND PLAT

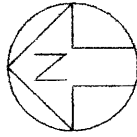
Applicant's Legal Checked
by CS 1/5/07

LARRY GARDNER, SURVEYOR AND MAPPER #4294
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER: 05-1430A1

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, BLOCK "A", THENCE N 68° 32' 41" W, FOR A DISTANCE OF 07.20 FEET TO THE POINT OF BEGINNING; THENCE N 68° 32' 41" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF COTTAGE AVENUE (30' WIDE) FOR A DISTANCE OF 93.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOT 1; THENCE S 21° 19' 00" E, FOR A DISTANCE OF 150.00 FEET TO THE NORTHEASTERLY PROPERTY CORNER OF SAID LOT 12; THENCE S 68° 33' 41" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ESTERO BOULEVARD (30' WIDE) FOR A DISTANCE OF 160.59 FEET TO THE NORTHERLY CORNER OF SAID LOT 2; THENCE S 00° 00' 00" E, ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 94.00 FEET TO THE SOUTHEASTLY CORNER OF SAID LOT 2; THENCE N 68° 32' 41" W, FOR A DISTANCE OF 27.50 FEET TO THE POINT OF BEGINNING; THENCE N 68° 32' 41" W, FOR A DISTANCE OF 27.50 FEET TO THE POINT OF BEGINNING; THENCE N 68° 32' 41" W, FOR A DISTANCE OF 60.50 FEET TO THE POINT OF BEGINNING. CONTAINING 23.007 SQUARE FEET, MORE OR LESS. SUBJECT TO EASEMENTS AND RESTRICTIONS ON FILE IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 2500/2510 ESTERO BOULEVARD
FORT MYERS BEACH, FLORIDA



SCALE 1 INCH = 50 FEET

50
Applicant's Legal Checked
by (CS) 1/5/00

DATE: AUGUST 1964

THIS SURVEY IS HEREBY CERTIFIED AS MEETING THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPERS PURSUANT TO CHAPTER 17, FLORIDA STATUTES, AND CORRECT STATUTES AND ORDINANCES AND IS CORRECT AND ACCURATE IN ALL RESPECTS AND THE LIFE THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IS NOT A CERTIFICATION OF TITLE. ZONING OR FLOODING FROM ENCUMBRANCES UNLESS IT APPEARS THE SIGNATURE AND THE ORIGINAL EMPOWERED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPER. THIS DRAFTING, A SKETCH, PLOT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. NO COPIES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION.

L. LARR GARDNER, SURVEYOR
NOT VALID WITHOUT EMBOSSED SEAL

JOB NUMBER:

05-1430

L I N E	B E A R I N G	D I S T A N C E
L 1	N 63°32'.41" W	42.94'
L 2	N 00°00'.00" E	10.45'
L 3	N 72°57'.20" W	27.81'
L 4	S 77°02'.40" W	3.61'
L 5	N 72°57'.20" W	7.60'

BENCHMARK
RIM OF MANHOLE
ELEVATION-5.3
NGVD 1929

11. IFIR - FOUND 1/2" IRON ROD
UNLESS SHOWN OTHERWISE
2) THE EAST LINE IS ASSUMED TO BEAR AS SHOWN.
3) SIR - SET 1/2" IRON ROD #LB6594.
4) ELEVATIONS SHOWN THUS: -4' REFER TO NGVD 1929 AND ARE
RELATIVE TO BENCHMARK SHOWN.

THIS SURVEY IS CERTIFIED TO:
2500 ESTERO BOULEVARD, L.L.C.,
BANK LEUMI, USA,
RUTHERFORD MULHALL, P.A.,
CHICAGO TITLE INSURANCE

COMPANY

COMMUNITY DEVELOPMENT
REDEVELOPMENT

REVISION:

WROTE NEW LEGAL 1-4-07

CERTIFICATIONS 8/29/2005

FILE DISK: AUG 05-1

CREW: LEWIS/RICE/RODRIGUEZ

ATTORNEY'S

REAL ESTATE

AND SURVEYING

INC.

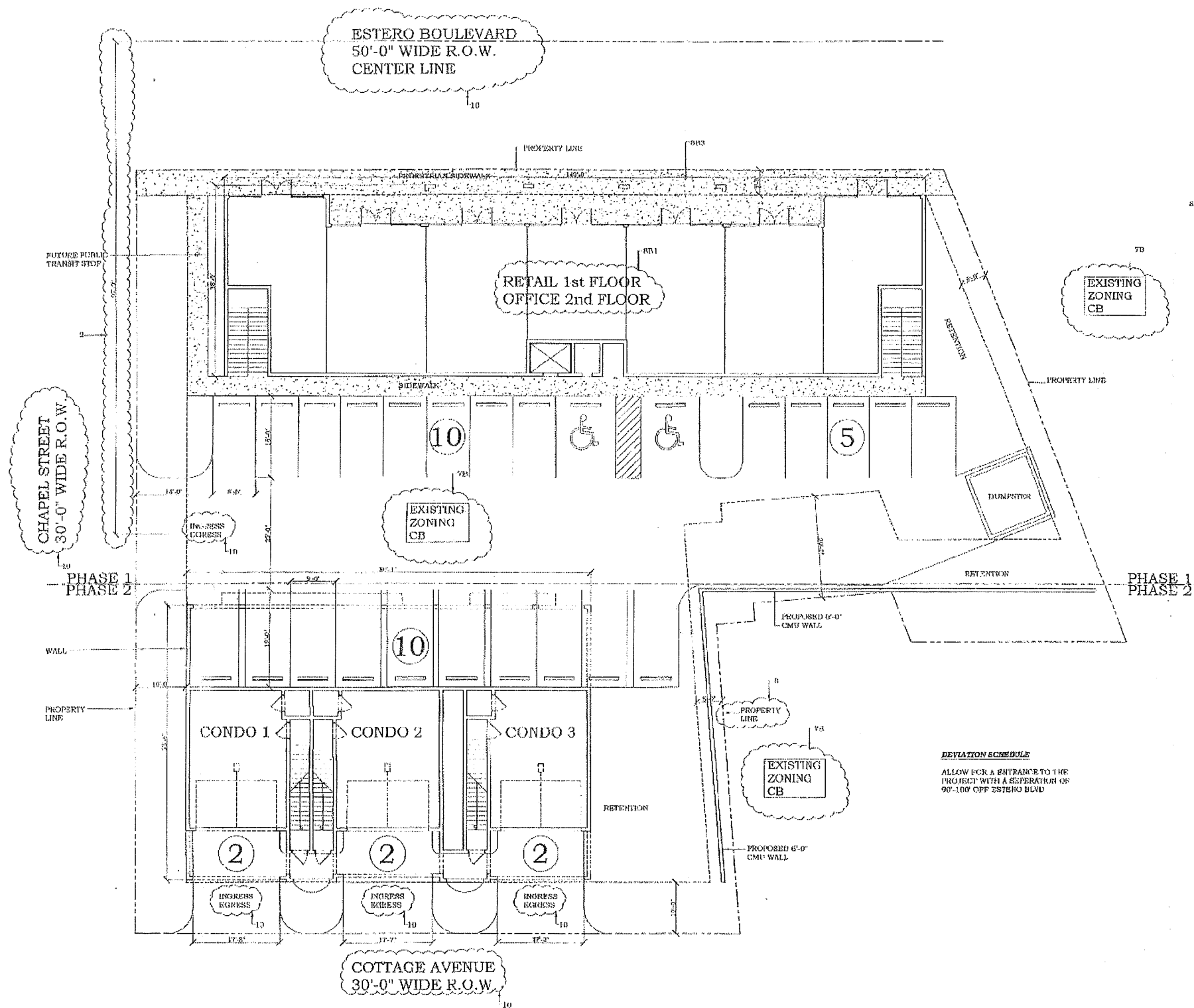
1930 PARK MEADOWS DRIVE

SUITE 9 FLOIDA
FORT MYERS

(239) 277-7390

{299} 277-7332 FAX

[illegible]



KEY

PROPERTY LINE
SETRASK LINE
PARKING SPACES
SIDEWALKS

SITE DATA

COMMERCIAL BLVD
TOTAL SITE SQ FT 23,067 SQ FT

DEVELOPMENT REGULATIONS

FRONT SETBACK (ESTERO BLVD) 5'-0"
SIDE SETBACK (CHAPEL STREET) 10'-0"
SIDE SETBACK (SOUTH SIDE) 5'-0"
REAR SETBACK (COTTAGE AVE) 10'-0"
REAR SETBACK (ESTERO BLVD) 20'-0"

LOT COVERAGE (P.A.R.) 1.0
BUILDING HEIGHT MAX 40'-0" ABOVE FLOOD
MAX STORIES 5

F.A.R. (FLOOR AREA RATIO) CALC

TOTAL LAND AREA 23,067 SQ FT
FIRST FLOOR RETAIL 5,189 SQ FT
SECOND FLOOR RETAIL 4,793 SQ FT
FIRST FLOOR CONDO 4,244 SQ FT
SECOND FLOOR CONDO 4,411 SQ FT
THIRD FLOOR CONDO 4,420 SQ FT
TOTAL FLOOR AREA 23,067 SQ FT

FLOOR AREA RATIO

1

80% OPEN SPACE CALCULATIONS 17.1%

PARKING CALCULATIONS

OFFICE (2 PER 1000) 10
RETAIL (3 PER 1000) 15
MULTIFAMILY (2 PER UNIT) 5
SPACES REQUIRED 31
SPACES PROVIDED 31

SCHEDULE OF USE CHART

RESIDENTIAL
MULTIFAMILY
LIVE WORK (34-1723)
LODGING
RENTAL OF ANY UNIT FOR OVER A WEEK
OFFICE
ADMINISTRATIVE OFFICES
COMMERCIAL
RETAIL STORE
CIVIL
ESSENTIAL SERVICES
DAYCARE
CULTURAL FACILITIES

GENERAL LANDSCAPE REQUIREMENTS

1 TREE PER 3,000 SF DEVELOPMENT AREA
(23,067 / 3,000) 8 TREES REQUIRED

TREE CREDIT

NONE

PARKING LANDSCAPE REQUIREMENTS

10% INTERNAL LANDSCAPING REQUIRED
(6,421 x 10%) 642.1 SQ FT
1 TREE PER 250 SQ FT OF INTERNAL AREA 3 TREES REQUIRED

PROPERTY BUFFERS

NORTH PROPERTY LINE
COMMERCIAL BLVD TO R.O.W. NO BUFFER REQUIRED
SOUTH PROPERTY LINE
COMMERCIAL BLVD TO COMMERCIAL BLVD NO BUFFER REQUIRED
EAST PROPERTY LINE
COMMERCIAL BLVD TO R.O.W. NO BUFFER REQUIRED
WEST PROPERTY LINE
COMMERCIAL BLVD TO R.O.W. (NORTHERN) NO BUFFER REQUIRED
COMMERCIAL BLVD TO R.O.W. (SOUTHERN) NO BUFFER REQUIRED

GENERAL BUFFER NOTES

THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE #1 OR BETTER.

NO BUFFER PLANT MATERIAL SHALL BE INSTALLED IN BASEMENT.

THE TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT WITH TWO INCH TRUNK DIAMETER MEASURED AT ONE FOOT ABOVE GROUND AND A MINIMUM CANOPY OF 4 FEET AT TIME OF INSTALLATION.

A MINIMUM OF 75% OF TREES REQUIRED TO MEET CODE SHALL BE INDIGENOUS NATIVE VARIETIES.

A MINIMUM OF 50% OF SHRUBS REQUIRED TO MEET CODE SHALL BE INDIGENOUS NATIVE VARIETIES.

ANY AND ALL EXOTIC VEGETATION (PER LEE COUNTY & THE TOWN OF FORT MYERS BEACH) ON THE PARCEL SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INDIGENOUS EXOTIC VEGETATION IN PERMANENT.

BUILDING EDGE PLANTINGS

REQUIRED TO BE INSTALLED ALONG & LEAST 5% OF THE LENGTH OF ALL WALK THAT FACE ON SITE PARKING WITH MORE THAN 25 PARKING SPACES.

MINIMUM WIDTH OF 5'-0"

MINIMUM OF 50% COVERAGE AT TIME OF PLANTING NONE REQUIRED

MASTER CONCEPT PLAN (A)

SCALE: 3/32"=1'-0"

001 2006-00033



2500 ESTERO
CONCEPT A
2500 ESTERO BLVD.
FORT MYERS BEACH, FL

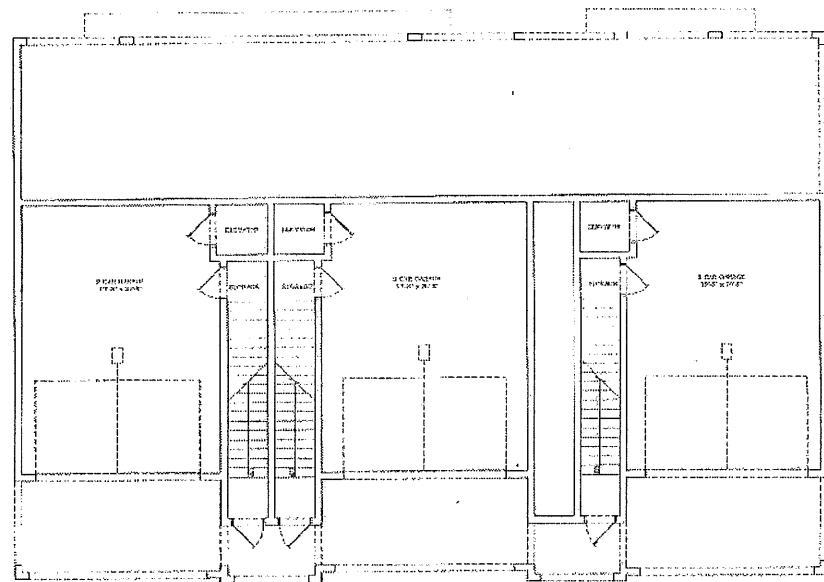
Rev	By	Date	Description
1	J.M.	01/10/06	ISSUED FOR PERMIT

2500 ESTERO
CONCEPT A
2500 ESTERO BLVD.
FORT MYERS BEACH, FL

Check By: J.M.
Drawn By: J.M.
Scale: AS NOTED
Project No: 05-0024

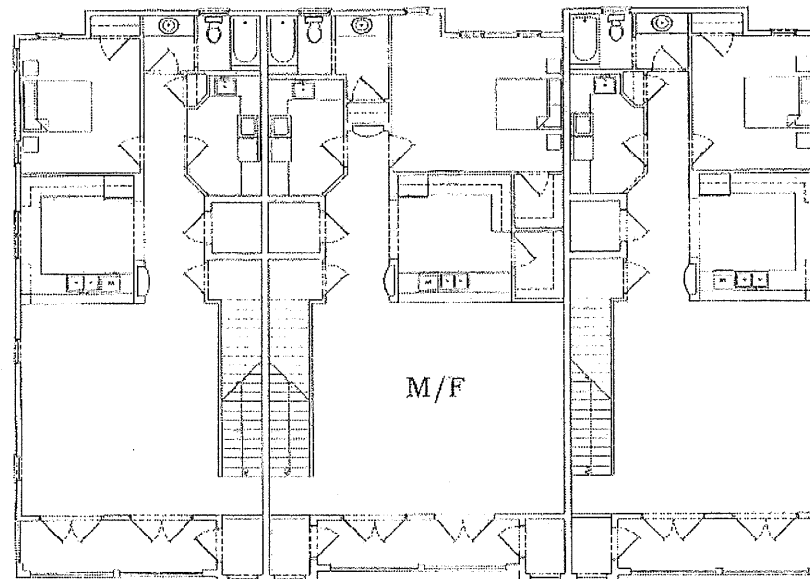
05-0024

A-1.1



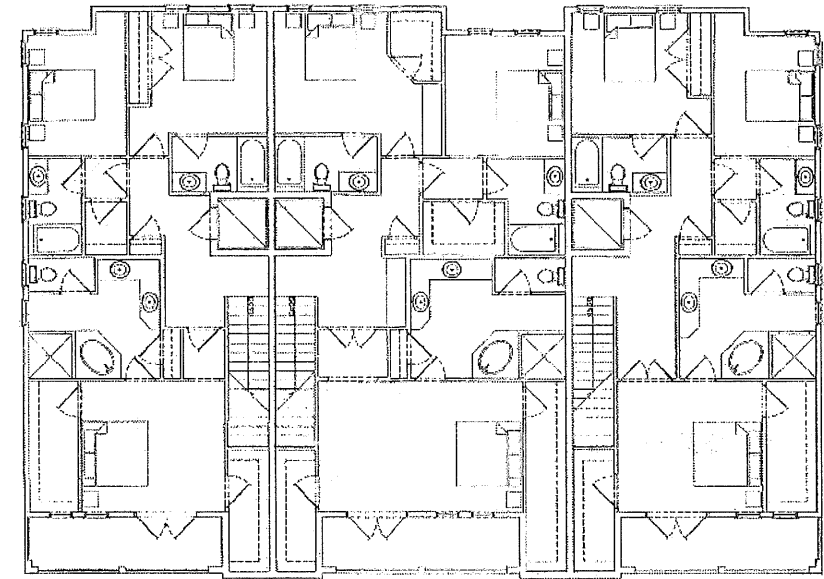
CONCEPT 1st FLOOR PLAN (A)

SCALE: 1/8"=1'-0"



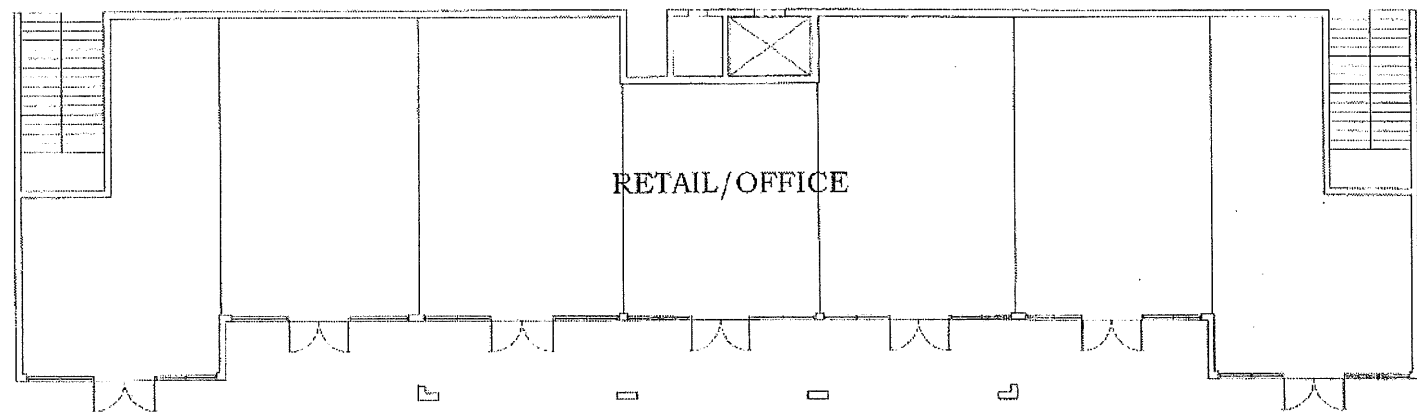
CONCEPT 2nd FLOOR PLAN (A)

SCALE: 1/8"=1'-0"



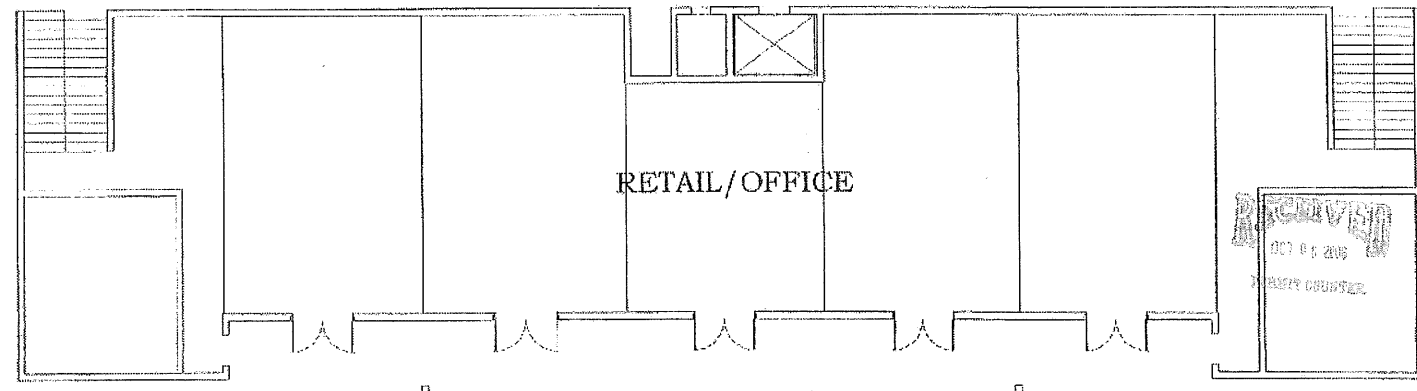
CONCEPT 3rd FLOOR PLAN (A)

SCALE: 1/8"=1'-0"



CONCEPT 1st FLOOR PLAN (A)

SCALE: 1/8"=1'-0"



CONCEPT 2nd FLOOR PLAN (A)

SCALE: 1/8"=1'-0"

DCI 2006-00033



2500 ESTERO BLVD.
FORT MYERS BEACH, FL 33908
PHONE: (888) 248-4888
FAX: (888) 248-4888
WWW.MCHARRISDESIGN.COM

No.	Task	Date	By	Check
1	CONCEPT A			
2	CONCEPT A			
3	CONCEPT A			
4	CONCEPT A			
5	CONCEPT A			
6	CONCEPT A			
7	CONCEPT A			
8	CONCEPT A			
9	CONCEPT A			
10	CONCEPT A			

2500 ESTERO BLVD.
CONCEPT A
2500 ESTERO BLVD.
FORT MYERS BEACH, FL

Drawn by: JUDY MCHARRIS
Reviewed by: CYNTHIA GOODWIN
Date: 03/01/06
Task No.: 03-0024

A-2.1



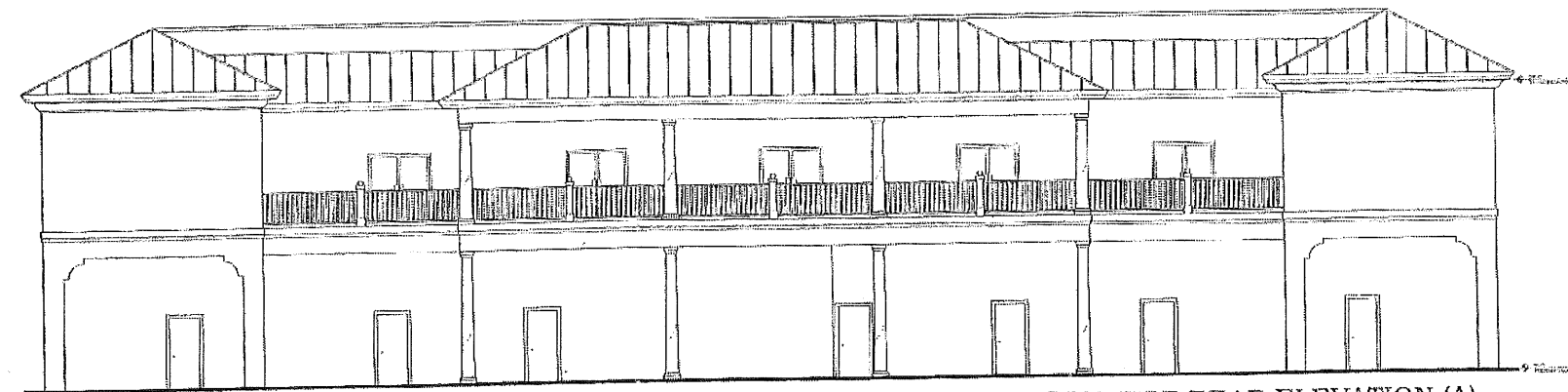
CONCEPT FRONT ELEVATION (A)

SCALE: 1/8"=1'-0"



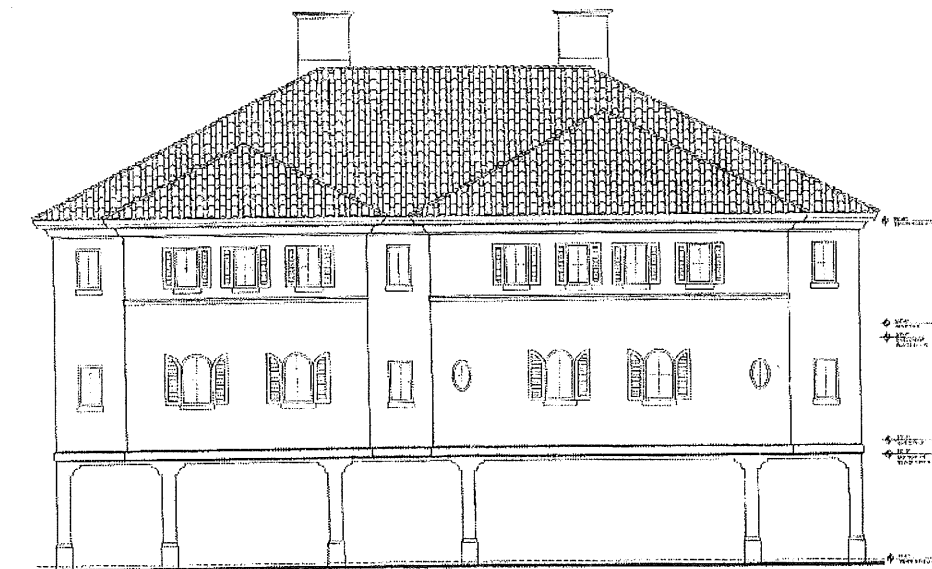
CONCEPT FRONT ELEVATION (A)

SCALE: 1/8"=1'-0"



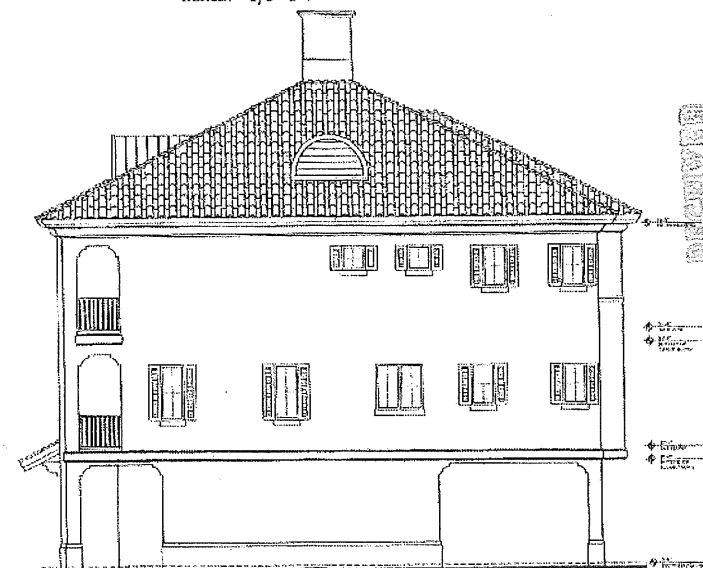
CONCEPT REAR ELEVATION (A)

SCALE: 1/8"=1'-0"



CONCEPT REAR ELEVATION (A)

SCALE: 1/8"=1'-0"



CONCEPT SIDE ELEVATION (A)

SCALE: 1/8"=1'-0"



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Rev.	By	Date	Description
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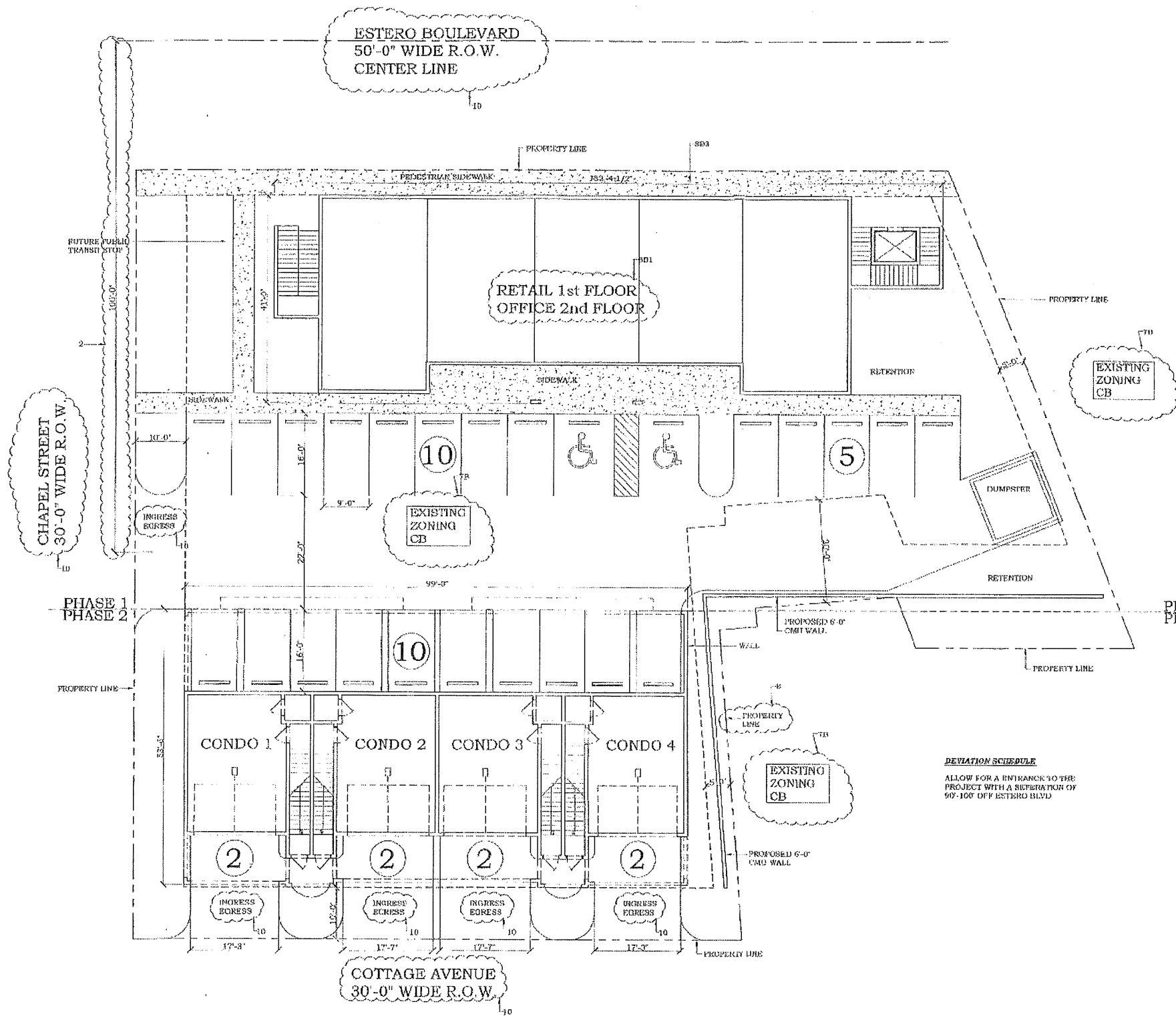
2500 ESTERO
CONCEPT A
2500 ESTERO BLVD.
FORT MEERS BEACH, FL

Project Name and Address
2500 ESTERO BLVD.
FORT MEERS BEACH, FL

Project No.
CS-0024

Sheet No.
A-3.1

001 2006-00033



MASTER CONCEPT PLAN (B)

SCALE: 3/32"=1'-0"

KEY

PROPERTY LINE
SETBACK LINE
PARKING SPACES
SIDEWALKS

SITE DATA

COMMERCIAL BLVD 23,067 SQ FT
TOTAL SITE SQ FT

DEVELOPMENT REGULATIONS

FRONT SETBACK (ESTERO BLVD) 5'-0"
SIDE SETBACK (CHATEL STREET) 10'-0"
SIDE SETBACK (SOUTH SIDE) 8'-0"
SIDE SETBACK (COTTAGE AVE) 10'-0"
REAR SETBACK (ESTERO BLVD) 20'-0"

LOT COVERAGE (F.A.R.) 1.0
BUILDING HEIGHT MAX 35'-0" ABOVE FLOOD
MAX STORIES 3

F.A.R. (FLOOR AREA RATIO) CALC

TOTAL LAND AREA 23,067 SQ FT
FIRST FLOOR RETAIL 4632 SQ FT
SECOND FLOOR RETAIL 2263 SQ FT
FIRST FLOOR CONDO 5287 SQ FT
SECOND FLOOR CONDO 5454 SQ FT
THIRD FLOOR CONDO 5454 SQ FT
TOTAL FLOOR AREA 22990 SQ FT

FLOOR AREA RATIO .996662

OPEN SPACE CALCULATIONS

17.5%

PARKING CALCULATIONS

OFFICE (2 PER 1000) 9
RETAIL (3 PER 1000) 12
MULTIFAMILY (2 PER UNIT) 8
SPACES REQUIRED 29
SPACES PROVIDED 30

SCHEDULE OF USE CHART

RESIDENTIAL
MULTIFAMILY
LIVE WORK (SINCE 1973)
LODGING
RENTAL OF ANY UNIT FOR OVER A WEEK
OFFICE
ADMINISTRATIVE OFFICES
COMMERCIAL
RETAIL STORE
CIVIL
ESSENTIAL SERVICES
DAYCARE
CULTURAL FACILITIES

GENERAL LANDSCAPE REQUIREMENTS

1 TREE PER 3,000 SF DEVELOPMENT AREA (23,067 / 3,000) 8 TREES REQUIRED

TREE CREDIT

NONE

PARKING LANDSCAPE REQUIREMENTS

10% INTERNAL LANDSCAPING REQUIRED
6,421.1 SQ FT
1 TREE PER 250 SQ FT OF INTERNAL AREA 3 TREES REQUIRED

PROPERTY BUFFERS

NORTH PROPERTY LINE
COMMERCIAL BLVD TO E.O.W. NO BUFFER REQUIRED
SOUTH PROPERTY LINE
COMMERCIAL BLVD TO COMMERCIAL BLVD NO BUFFER REQUIRED
EAST PROPERTY LINE
COMMERCIAL BLVD TO E.O.W. NO BUFFER REQUIRED
WEST PROPERTY LINE
COMMERCIAL BLVD TO E.O.W. (NORTHERN) NO BUFFER REQUIRED
COMMERCIAL BLVD TO E.O.W. (SOUTHERN) NO BUFFER REQUIRED

GENERAL BUFFER NOTES

THE QUALITY OF ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOR FLORIDA GRADE #1 OR BETTER.
NO BUFFER PLANT MATERIAL SHALL BE INSTALLED IN BASEMENT.
THE TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT WITH TWO INCH TRUNK DIAMETER MEASURED AT ONE FOOT ABOVE GROUND AND A MINIMUM CANOPY OF 4 FEET AT TIME OF INSTALLATION.
A MINIMUM OF 15% OF TREES REQUIRED TO MEET CODE SHALL BE INDIGENOUS NATIVE VARIETIES.
A MINIMUM OF 50% OF SHRUBS REQUIRED TO MEET CODE SHALL BE INDIGENOUS NATIVE VARIETIES.
ANY AND ALL EXOTIC VEGETATION (PER LEE COUNTY & THE TOWN OF FORT MYERS BEACH) ON THE PARCEL SHALL BE COMPLETELY REMOVED AND REPLACED BY ONE TREE PER 1000 SQ FT. THE SITE SHALL BE MAINTAINED FREE OF INDIGENOUS EXOTIC VEGETATION IN PERPETUITY.

BUILDING EDGE PLANTINGS

REQUIRED TO BE INSTALLED ALONG AT LEAST 5% OF THE LENGTH OF ALL WALK THAT FACE ON SITE PARKING WITH MORE THAN 25 PARKING SPACES.
MINIMUM WIDTH OF 6'-0"
MINIMUM OF 50% COVERAGE AT TIME OF PLANTING NONE REQUIRED



McHARRIS
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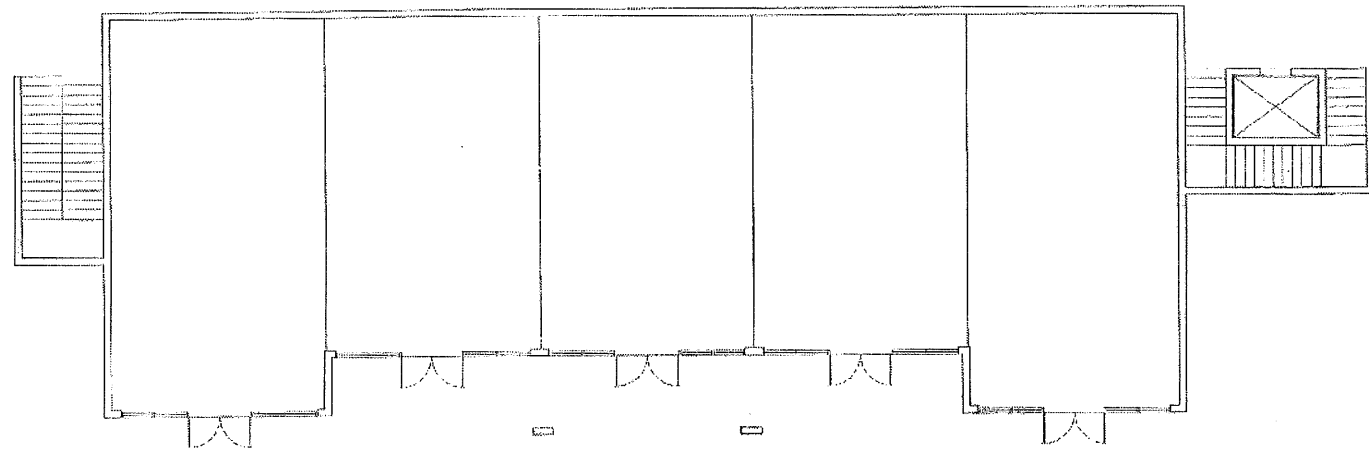
NO.	DATE	REVISION	BY	CHKD
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2500 ESTERO
CONCEPT B
2500 ESTERO BLVD.
FORT MYERS BEACH, FL

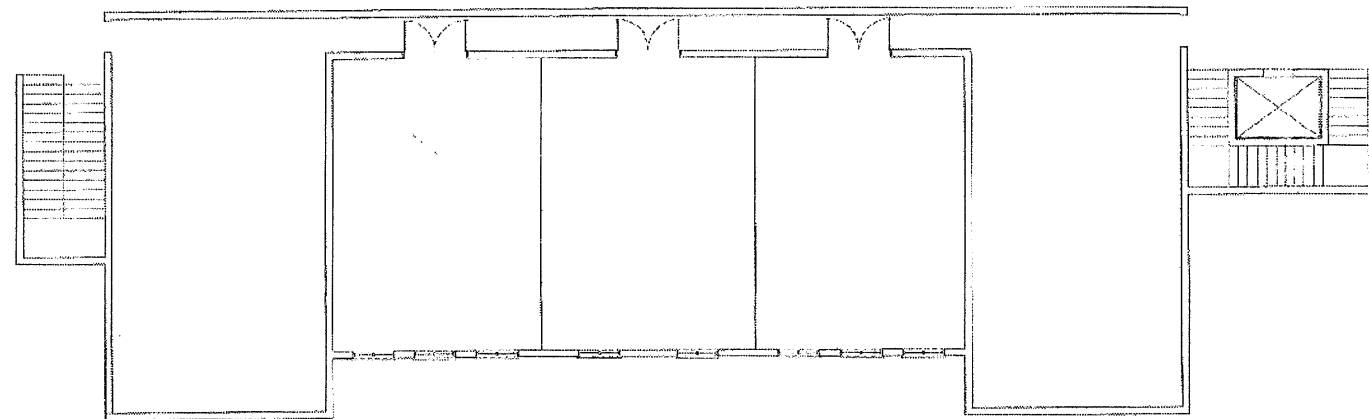
Check by: JULE REINHARDT
Drawn by: JAMES H. HARRIS
Scale: AS NOTED
Project No: CS 0024

A-1.1

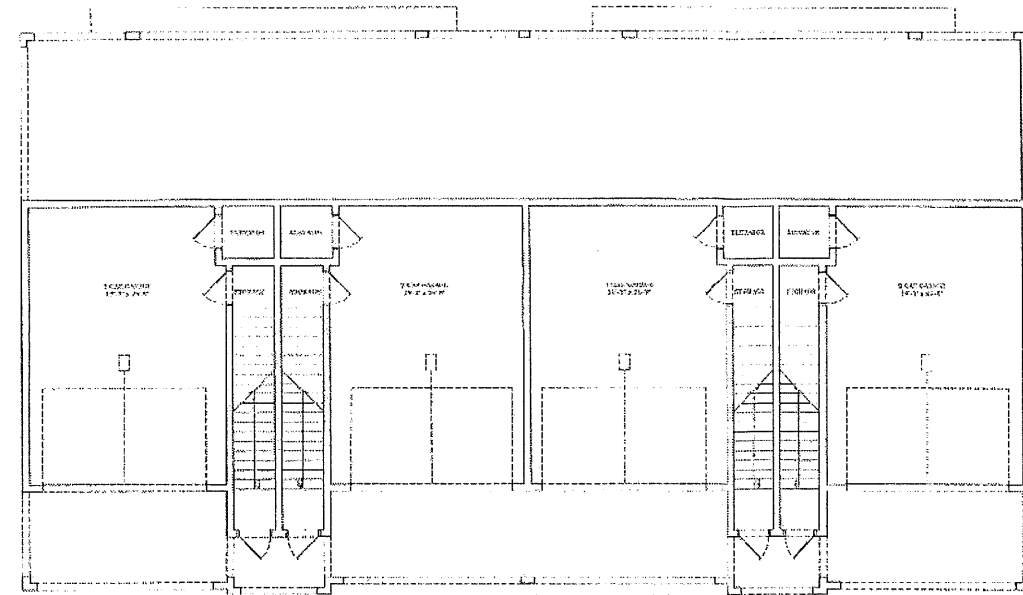
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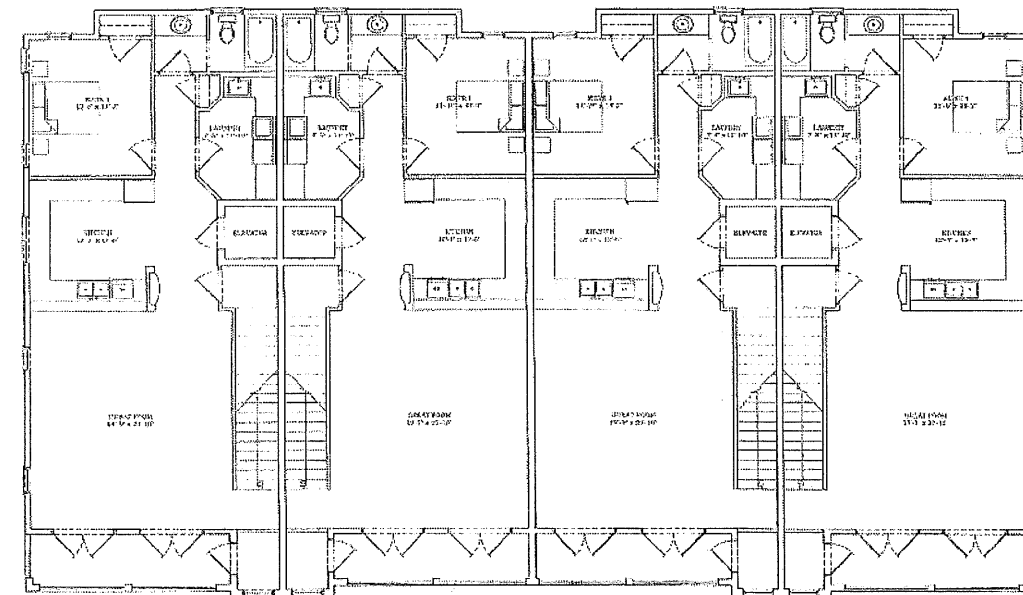
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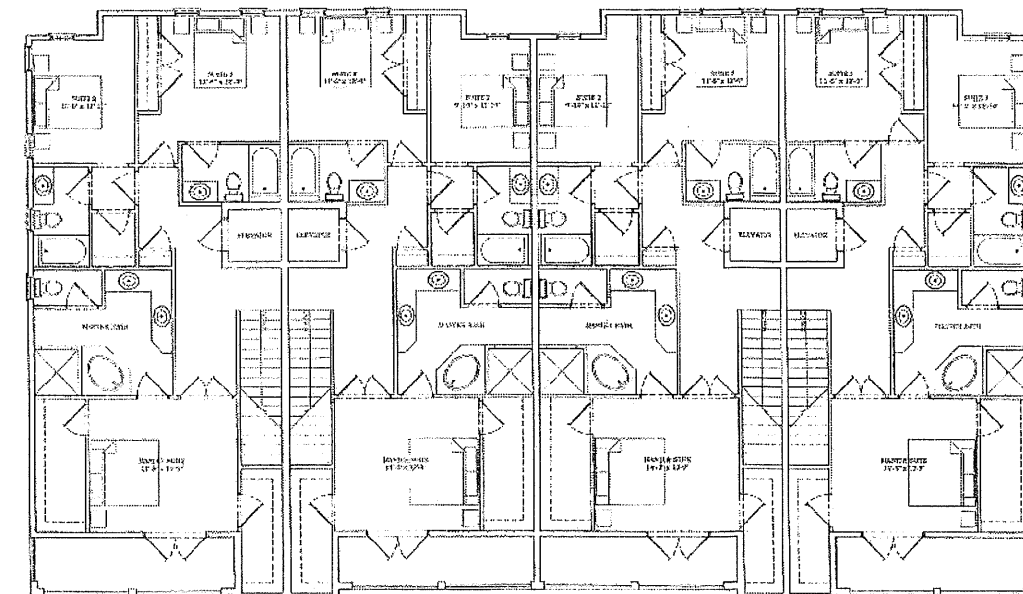
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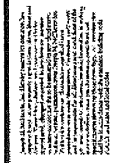
CONCEPT 1st FLOOR PLAN (B)



CONCEPT 2nd FLOOR PLAN (B)



CONCEPT 3rd FLOOR PLAN (B)
SCALE: 1/8"=1'-0"



No.	Revisions	Date
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**2500 ESTERO
CONCEPT B**
2500 ESTERO BLVD.
FORT MYERS BEACH, FL

DATE: 05/06/03
DRAWN BY: JIM MCHARRIS
CHECKED BY: JIM MCHARRIS
DATE: 05/06/03
PROJECT NO.: C5-0024

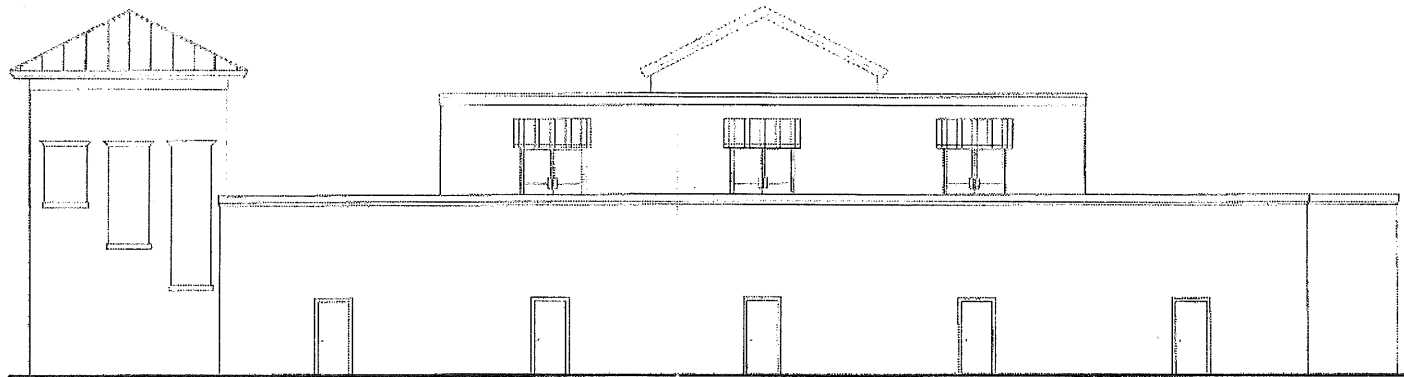
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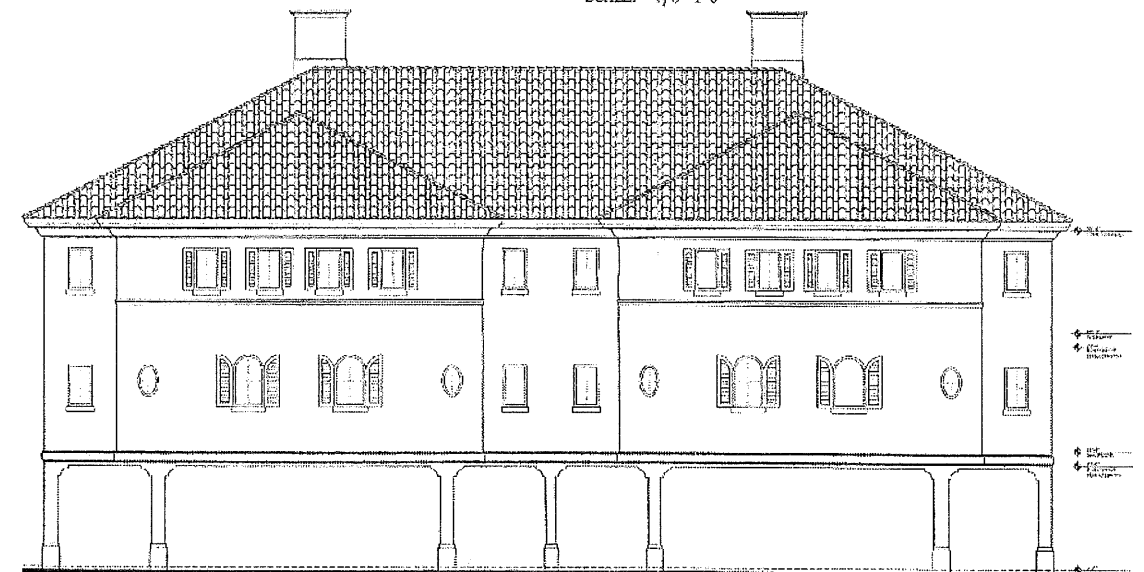
CONCEPT FRONT ELEVATION (B)
SCALE: 1/8"=1'-0"



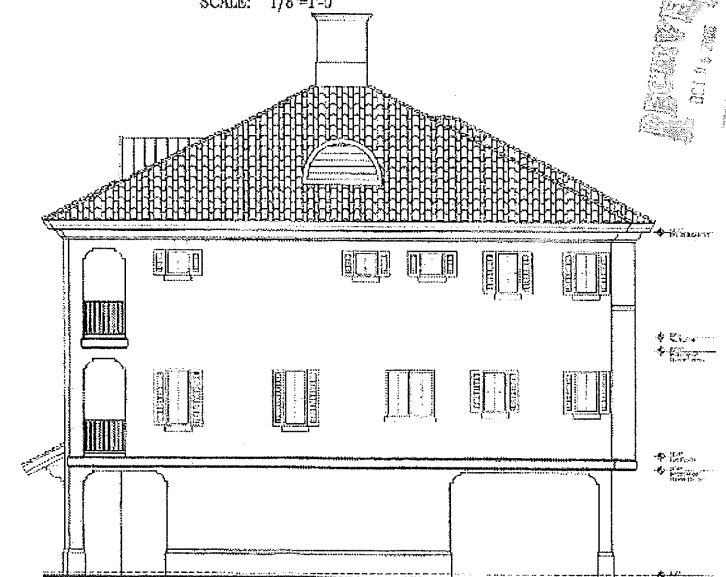
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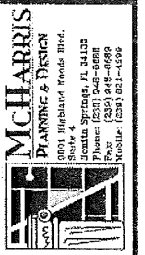
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SCALE: 1/8"=1'-0"



CONCEPT REAR ELEVATION (B)
SCALE: 1/8"=1'-0"



CONCEPT SIDE ELEVATION (B)
SCALE: 1/8"=1'-0"



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Rev.	Description	By	Date
1	ISSUED FOR PERMIT		
2	REVISION		
3	REVISION		
4	REVISION		

2500 ESTERO
CONCEPT B
2500 ESTERO BLVD.
FORT MYERS BEACH, FL

Drawn by: JOE M. BAEZ
Checked by: CERO GARCIA
Title: ARCHITECT
Project No: CS-0024

Sheet No: A-3.1