

TPI-FMB
Commercial Planned Development
Property Development Regulations

Land Uses	Min Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Estero Blvd Build to Line	Crescent St Build to Line	Fifth St Build to Line	Max Building Height (#Stories/FT)
HOTEL							
Main Building	121,532	420	533	9 ft	9 ft	South Side: 10 ft	4/40
Ancillary Retail				5 ft	NA	NA	Existing: 1/25FT 6IN Redevelopment: 3/40FT
Meeting Building	9,147	120	80	NA	NA	North Side: 5 ft	3/28FT 10IN

Land Uses	Min Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Estero Blvd Build to Line	Side Setback (Min FT)	Rear Setback (from CPD Boundary)	Max Building Height (#Stories/FT)
Restaurant	20,049	123	163	5 FT	5	25	4/40

Land Uses	Min Lot Area (SF)	Min Lot Width (FT)	Min Lot Depth (FT)	Estero Blvd Build to Line	Side Setback (Min FT)	Rear Setback from CPD Boundary	Max Building Height (#Stories/FT)
Outdoor Commercial Recreation	51,992	268	194	0 FT	5 FT	54 FT	3/23FT 10IN

During a meeting with Town Staff and Consultants it was suggested that the applicant provide a comparison between the Commercial Resort Zoning District, the Downtown Zoning District and the development parameters of the proposed development. The below tables provide the requested comparison.

Hotel Property Development Regulations Comparison

Outdoor Commercial Recreation	Commercial Resort Zoning District	Downtown Zoning District	Proposed	Notes
Front	10ft	0 – 5ft	9ft	Sidewalk Easement encumbers 5ft providing planting areas
Side	15ft	0 – 5ft	9ft	Sidewalk Easement encumbers 7ft Providing planting area
Rear	50ft	0 – 5ft	10ft	Providing a Sidewalk and Planting Area
Width	100ft	N/A	420ft	
Depth	100ft	N/A	533ft	
Lot Area	20,000sf	N/A	121,532 Square feet	

Outdoor Commercial Recreation Property Development Regulations Comparison

Outdoor Commercial Recreation	Commercial Resort Zoning District	Downtown Zoning District	Proposed	Notes
Front	10ft	0 – 5ft	0	
Side	15ft	5ft Minimum	Exceeds 5ft	
Rear/Gulf Side	50ft	50ft	54 FT from CPD Boundary	Code Reference is 50ft from mean high water. 1978 CCCL is 100 ft from mean high water.
Width	100ft	N/A	268	
Depth	100ft	N/A	194	
Lot Area	20,000sf	N/A	51,992 SF	

Restaurant Property Development Regulations Comparison

Restaurant	Commercial Resort Zoning District	Downtown Zoning District	Proposing	Notes
Front	10ft	0 – 5ft	5ft	
Side	15ft	5ft Minimum	5ft	
Rear/Gulf Side	50ft	50ft	25ft	Code Reference is 50ft from mean high water. 1978 CCCL is 100 ft from mean high water.
Width	100ft	N/A	123ft	
Depth	100ft	N/A	163ft	
Lot Area	20,000sf	1.0 FAR	20,049sf	