

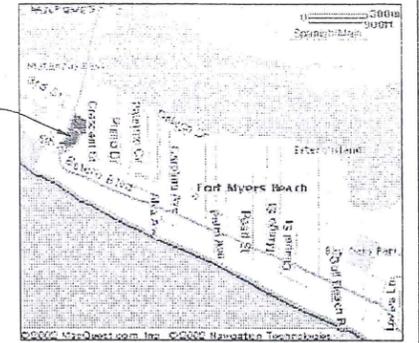


# MASTER CONCEPT PLAN (CPD) FOR LIGHTHOUSE ISLAND RESORT FINAL (PHASE 5)

SOILS# 26  
FLUCC# 147

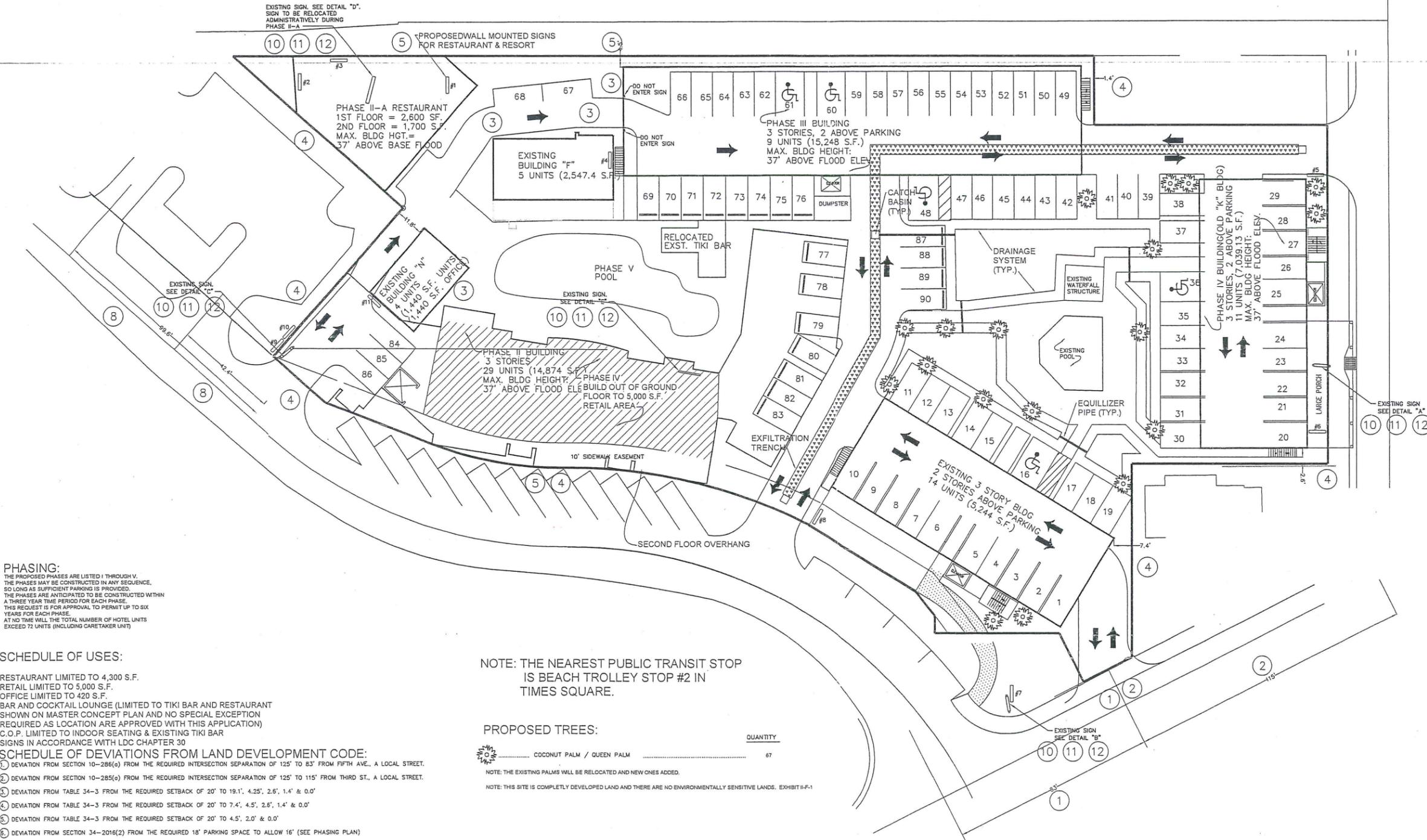
SOIL & SITE F.L.U.C.C.

PROJECT



LOCATION MAP  
NOT TO SCALE

Exhibit I



**PARKING CALCS:**

72 UNITS  
28 UNITS ABOVE 450 S.F.  
44 UNITS BELOW 450 S.F.

1.2 P.S. PER UNIT BELOW 450 S.F.  
44 x 1.2 x 0.666 = 35 SPACES REQUIRED

1.5 P.S. PER UNIT ABOVE 450 S.F.  
28 x 1.5 x 0.666 = 28 SPACES REQUIRED

TOTAL SPACE REQUIRED FOR RESORT:  
35 + 28 = 63 SPACES

RESTAURANT: 4,300 S.F.  
8 P.S. PER 1,000 S.F.  
4,300/1,000 x 8 x 0.666 = 23 SPACES REQUIRED

GENERAL OFFICE (RESORT): 420 S.F.  
2 SPACES PER 1,000 S.F.  
420/1,000 x 2 = 1 SPACE

RETAIL  
3 P.S. PER 1,000 S.F.  
5,000/1,000 x 3 x 0.666 = 10 SPACES REQUIRED

TOTAL PARKING REQUIRED:  
97 SPACES  
TOTAL PARKING PROVIDED:  
97 SPACES  
ON-SITE: 90 SPACES  
OFF-SITE: 7 SPACES

NOTE: THE TOTAL NUMBER OF UNITS IN ANY PHASE MAY NOT EXCEED 72 UNITS INCLUDING CARETAKER UNIT.

**PHASING:**  
THE PROPOSED PHASES ARE LISTED I THROUGH V. THE PHASES MAY BE CONSTRUCTED IN ANY SEQUENCE, SO LONG AS SUFFICIENT PARKING IS PROVIDED. THE PHASES ARE ANTICIPATED TO BE CONSTRUCTED WITHIN A THREE YEAR TIME PERIOD FOR EACH PHASE. THIS REQUEST IS FOR APPROVAL TO PERMIT UP TO SIX YEARS FOR EACH PHASE. AT NO TIME SHALL THE TOTAL NUMBER OF HOTEL UNITS EXCEED 72 UNITS (INCLUDING CARETAKER UNIT)

**SCHEDULE OF USES:**

- RESTAURANT LIMITED TO 4,300 S.F.
- RETAIL LIMITED TO 5,000 S.F.
- OFFICE LIMITED TO 420 S.F.
- BAR AND COCKTAIL LOUNGE (LIMITED TO TIKI BAR AND RESTAURANT SHOWN ON MASTER CONCEPT PLAN AND NO SPECIAL EXCEPTION REQUIRED AS LOCATION ARE APPROVED WITH THIS APPLICATION)
- C.O.P. LIMITED TO INDOOR SEATING & EXISTING TIKI BAR
- SIGNS IN ACCORDANCE WITH LDC CHAPTER 30

**SCHEDULE OF DEVIATIONS FROM LAND DEVELOPMENT CODE:**

- 1) DEVIATION FROM SECTION 10-286(a) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 83' FROM FIFTH AVE., A LOCAL STREET.
- 2) DEVIATION FROM SECTION 10-285(a) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 115' FROM THIRD ST., A LOCAL STREET.
- 3) DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 19.1', 4.25', 2.6', 1.4' & 0.0'
- 4) DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 7.4', 4.5', 2.6', 1.4' & 0.0'
- 5) DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 4.5', 2.0' & 0.0'
- 6) DEVIATION FROM SECTION 34-2016(2) FROM THE REQUIRED 18' PARKING SPACE TO ALLOW 16' (SEE PHASING PLAN)
- 7) DEVIATION FROM SECTION 34-2016(1) FROM THE REQUIRED 22' AISLE WIDTH TO ALLOW 20' (SEE PHASING PLAN)
- 8) DEVIATION FROM SECTION 10-285(a) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 42.4' & 99.6' FROM ADJACENT DRIVEWAYS
- 9) DEVIATION FROM SECTION 34-953 & TABLE 34-4 FROM THE F.A.R. REQUIREMENTS TO ALLOW ADDITIONAL F.A.R. TO EXCEED THE TOTAL 66,852 S.F. OF RESIDENTIAL & COMMERCIAL USES TO THE EXTENT NECESSARY TO DEVELOP ON-SITE UNDER BUILDING PARKING
- 10) DEVIATION FROM LDC 30-152(b) FOR COMMERCIAL SIGNAGE TO PERMIT THE FOLLOWING SIGN ON EACH STREET FRONTAGE TO REMAIN THE LIGHTHOUSE ISLAND RESORT: SEE ADDENDUM TO NARRATIVE
- 11) DEVIATION FROM LDC 30-154(c) WHICH ALLOWS A MAXIMUM HEIGHT OF FIVE (5) FEET FOR MONUMENT SIGNS PROVIDED THAT THE BOTTOM OF THE SIGN IS NO MORE THAN EIGHTEEN (18) INCHES ABOVE HIGHEST GRADE, TO ALLOW 4.1' FOR SIGNS "A" "B" & "C", AND 1.5' FOR SIGN "D", WITH A MAXIMUM HEIGHT OF 8.1' FOR SIGNS "A", "B" & "C", AND 21.2' FOR SIGN "D"
- 12) DEVIATION FROM LDC 30-93(b) WHICH REQUIRES A THREE (3) FOOT SETBACK FROM ANY SIDEWALK, BIKE PATH OR STREET RIGHT-OF-WAY TO ALLOW 0.0' FOR SIGN "A", 0.0' FOR SIGN "B" AND 1.16' FOR SIGN "C"

NOTE: THE NEAREST PUBLIC TRANSIT STOP IS BEACH TROLLEY STOP #2 IN TIMES SQUARE.

**PROPOSED TREES:**

TREE TYPE	QUANTITY
COCONUT PALM / QUEEN PALM	67

NOTE: THE EXISTING PALMS WILL BE RELOCATED AND NEW ONES ADDED.  
NOTE: THIS SITE IS COMPLETELY DEVELOPED LAND AND THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS. EXHIBIT II-F-1

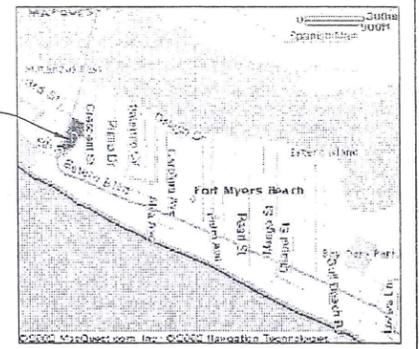
EXHIBIT II-D  
EXHIBIT II-F-4  
EXHIBIT IV-F  
EXHIBIT IV-G  
EXHIBIT IV-I  
EXHIBIT IV-K

REVISED: 3-11-2013

# MASTER CONCEPT PLAN (CPD) FOR LIGHTHOUSE ISLAND RESORT PHASE 1

SOILS# 26  
FLUCC# 147

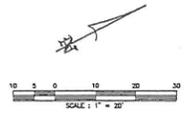
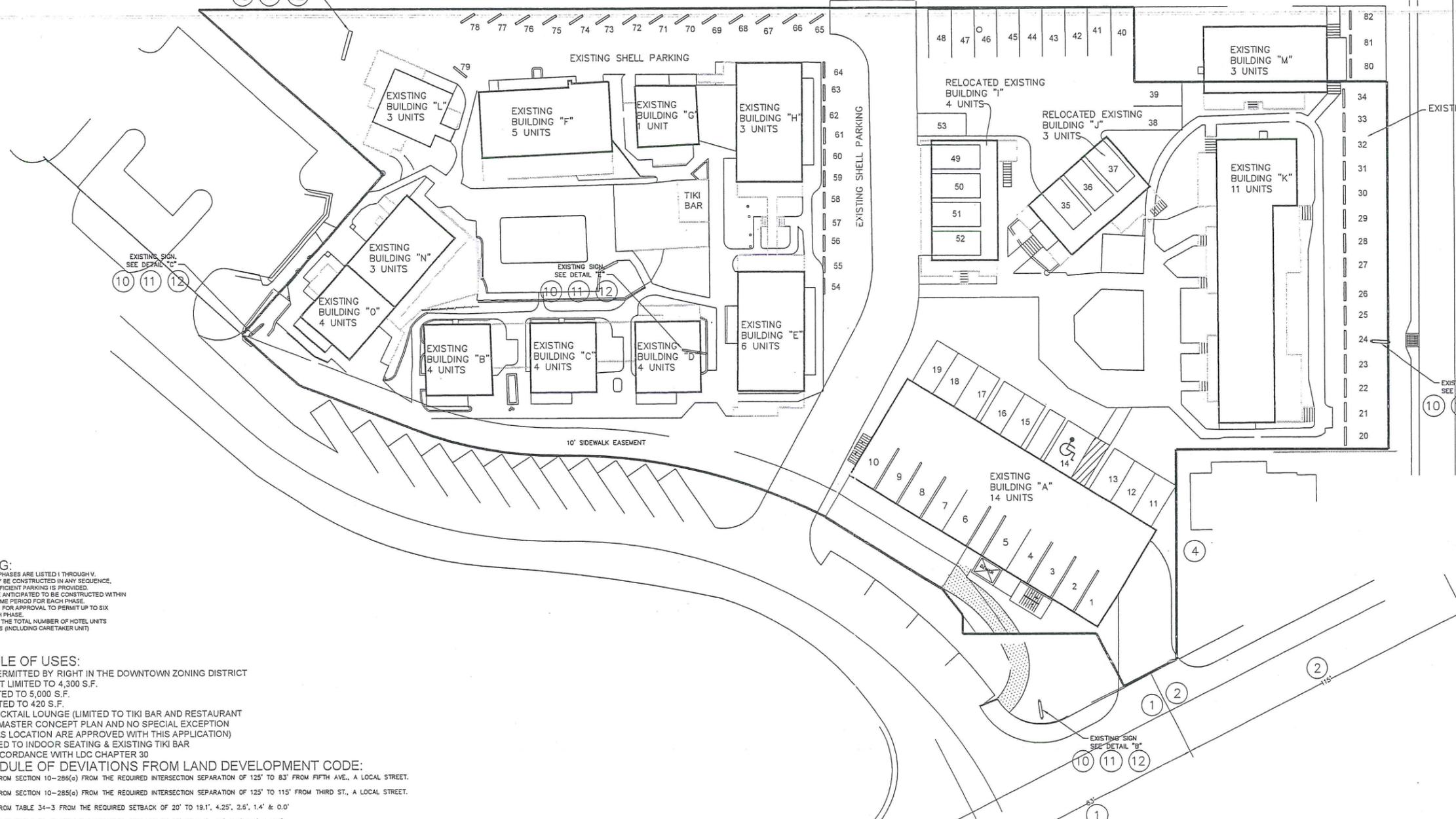
SOIL & SITE F.L.U.C.C.



LOCATION MAP  
NOT TO SCALE

EXISTING SIGN, SEE DETAIL "D".  
SIGN TO BE RELOCATED  
ADMINISTRATIVELY DURING  
PHASE II-A

10 11 12



**PARKING CALCS:**  
72 UNITS  
13 UNITS ABOVE 450 S.F.  
59 UNITS BELOW 450 S.F.  
  
1.2 P.S. PER UNIT BELOW 450 S.F.  
59 x 1.2 x 0.666 = 47 SPACES REQUIRED  
  
1.5 P.S. PER UNIT ABOVE 450 S.F.  
13 x 1.5 x 0.666 = 13 SPACES REQUIRED

**TOTAL SPACE REQUIRED FOR RESORT:**  
47 + 13 = 60 SPACES  
  
**TOTAL PARKING REQUIRED:**  
60 SPACES  
**TOTAL PARKING PROVIDED:**  
87 SPACES  
ON-SITE: 82 SPACES  
OFF-SITE: 5 SPACES  
  
NOTE: THE TOTAL NUMBER OF UNITS IN ANY PHASE  
MAY NOT EXCEED 72 UNITS INCLUDING  
CARETAKER UNIT.

**PHASING:**  
THE PROPOSED PHASES ARE LISTED I THROUGH V.  
THE PHASES MAY BE CONSTRUCTED IN ANY SEQUENCE,  
SO LONG AS SUFFICIENT PARKING IS PROVIDED.  
THE PHASES ARE ANTICIPATED TO BE CONSTRUCTED WITHIN  
A THREE YEAR TIME PERIOD FOR EACH PHASE.  
THIS REQUEST IS FOR APPROVAL TO PERMIT UP TO SIX  
YEARS FOR EACH PHASE.  
AT NO TIME WILL THE TOTAL NUMBER OF HOTEL UNITS  
EXCEED 72 UNITS (INCLUDING CARETAKER UNIT)

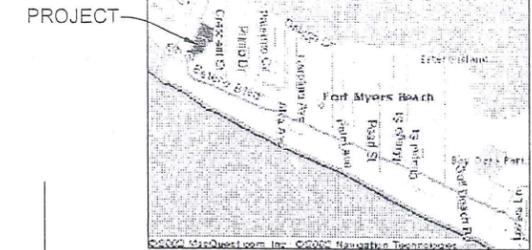
**SCHEDULE OF USES:**  
ALL USES PERMITTED BY RIGHT IN THE DOWNTOWN ZONING DISTRICT  
RESTAURANT LIMITED TO 4,300 S.F.  
RETAIL LIMITED TO 5,000 S.F.  
OFFICE LIMITED TO 420 S.F.  
BAR AND COCKTAIL LOUNGE (LIMITED TO TIKI BAR AND RESTAURANT  
SHOWN ON MASTER CONCEPT PLAN AND NO SPECIAL EXCEPTION  
REQUIRED AS LOCATIONS ARE APPROVED WITH THIS APPLICATION)  
C.O.P. LIMITED TO INDOOR SEATING & EXISTING TIKI BAR  
SIGNS IN ACCORDANCE WITH LDC CHAPTER 30

- SCHEDULE OF DEVIATIONS FROM LAND DEVELOPMENT CODE:**
- 1) DEVIATION FROM SECTION 10-285(a) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 83' FROM FIFTH AVE., A LOCAL STREET.
  - 2) DEVIATION FROM SECTION 10-285(a) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 115' FROM THIRD ST., A LOCAL STREET.
  - 3) DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 19.1', 4.25', 2.5', 1.4' & 0.0'
  - 4) DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 7.4', 4.5', 2.6', 1.4' & 0.0'
  - 5) DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 4.5', 2.0' & 0.0'
  - 6) DEVIATION FROM SECTION 34-2016(2) FROM THE REQUIRED 18' PARKING SPACE TO ALLOW 16' (SEE PHASING PLAN)
  - 7) DEVIATION FROM SECTION 34-2016(1) FROM THE REQUIRED 22' AISLE WIDTH TO ALLOW 20' (SEE PHASING PLAN)
  - 8) DEVIATION FROM SECTION 10-285(a) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 42.4' & 99.6' FROM ADJACENT DRIVEWAYS
  - 9) DEVIATION FROM SECTION 34-953 & TABLE 34-4 FROM THE F.A.R. REQUIREMENTS TO ALLOW ADDITIONAL F.A.R. TO EXCEED THE TOTAL 56,852 S.F. OF RESIDENTIAL & COMMERCIAL USES TO THE EXTENT NECESSARY TO DEVELOP ON-SITE UNDER BUILDING PARKING
  - 10) DEVIATION FROM LDC 30-152(b) FOR COMMERCIAL SIGNAGE TO PERMIT THE FOLLOWING SIGN ON EACH STREET FRONTAGE TO REMAIN THE LIGHTHOUSE ISLAND RESORT: SEE ADDENDUM TO NARRATIVE
  - 11) DEVIATION FROM LDC 30-154(c) WHICH ALLOWS A MAXIMUM HEIGHT OF FIVE (5) FEET FOR MONUMENT SIGNS PROVIDED THAT THE BOTTOM OF THE SIGN IS NO MORE THAN EIGHTEEN (18) INCHES ABOVE HIGHEST GRADE TO ALLOW 4.1' FOR SIGNS "A" "B" & "C", AND 1.5' FOR SIGN "D", WITH A MAXIMUM HEIGHT OF 8.1' FOR SIGNS "A", "B" & "C", AND 21.2' FOR SIGN "D"
  - 12) DEVIATION FROM LDC 30-93(b) WHICH REQUIRES A THREE (3) FOOT SETBACK FROM ANY SIDEWALK, BIKE PATH OR STREET RIGHT-OF-WAY TO ALLOW 0.0' FOR SIGN "A", 0.0' FOR SIGN "B" AND 1.16' FOR SIGN "C"

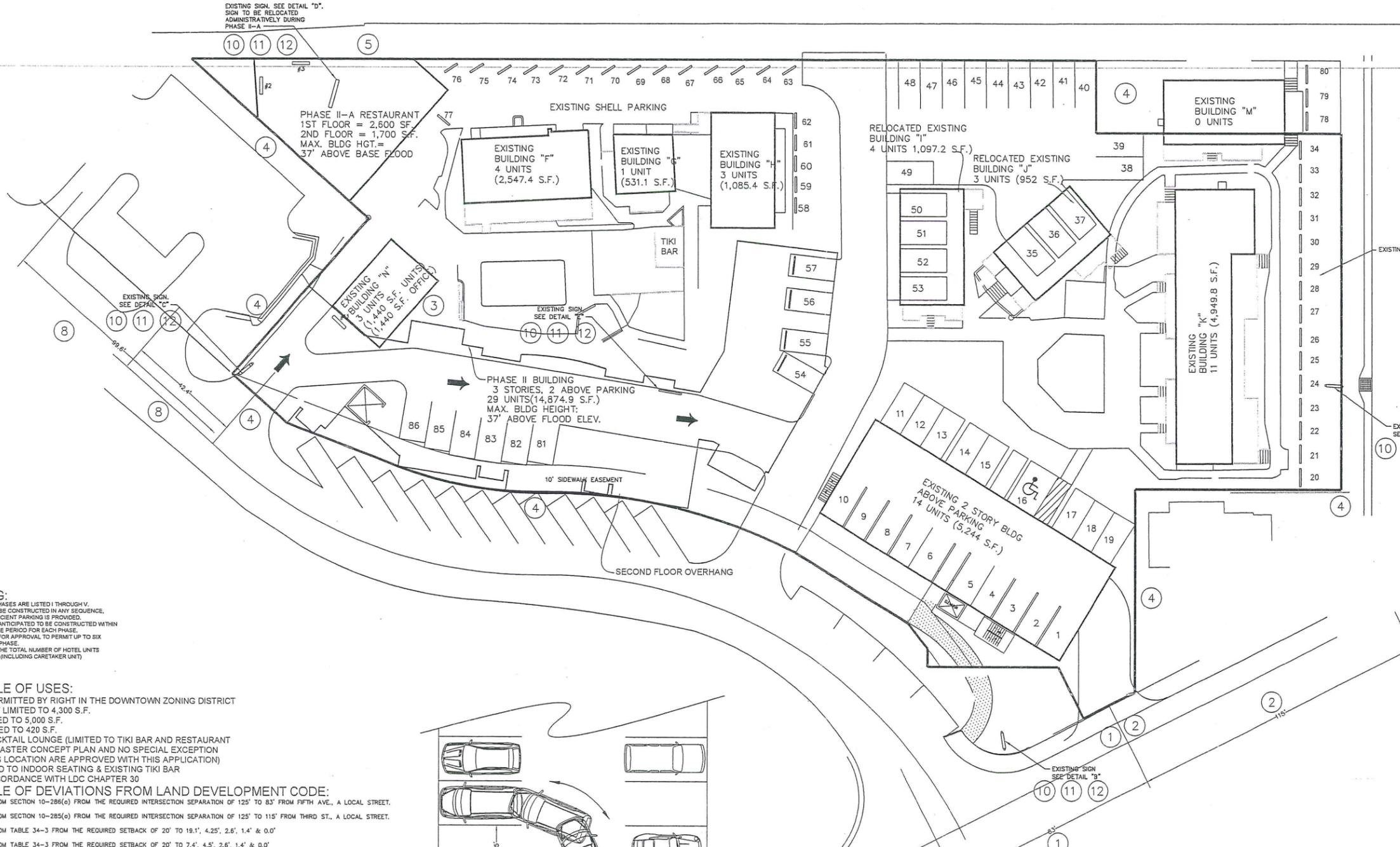
# MASTER CONCEPT PLAN (CPD) FOR LIGHTHOUSE ISLAND RESORT PHASE 2

SOILS# 26  
FLUCC# 147

SOIL & SITE F.L.U.C.C.



LOCATION MAP  
NOT TO SCALE



**PARKING CALCS: PHASE 2**  
72 UNITS  
18 UNITS ABOVE 450 S.F.  
54 UNITS BELOW 450 S.F.  
1.2 P.S. PER UNIT BELOW 450 S.F.  
54 x 1.2 x 0.666 = 43 SPACES REQUIRED  
1.5 P.S. PER UNIT ABOVE 450 S.F.  
18 x 1.5 x 0.666 = 18 SPACES REQUIRED  
TOTAL SPACE REQUIRED FOR RESORT:  
43 + 18 = 61 SPACES  
GENERAL OFFICE (RESORT): 420 S.F.  
2 SPACES PER 1,000 S.F.  
420/1,000 x 2 = 1 SPACE  
TOTAL PARKING REQUIRED:  
62 SPACES  
TOTAL PARKING PROVIDED:  
91 SPACES  
ON-SITE: 86 SPACES  
OFF-SITE: 5 SPACES

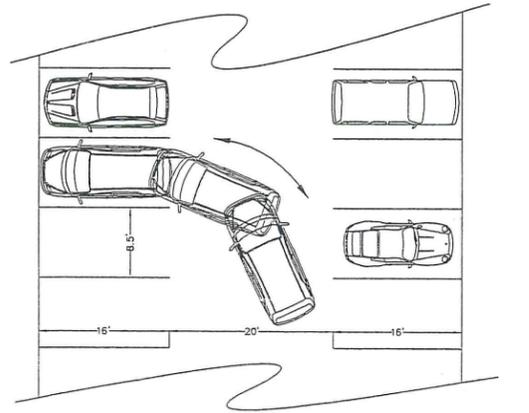
**PARKING CALCS: PHASE 2-A**  
61 SPACES REQUIRED FOR PHASE 2 UNITS  
1 SPACE REQUIRED FOR PHASE 2 OFFICE  
RESTAURANT: 4,300 S.F.  
8 P.S. PER 1,000 S.F.  
4,300/1,000 x 8 x 0.666 = 23 SPACES REQUIRED  
TOTAL PARKING REQUIRED:  
62 SPACES FROM PHASE 2  
23 SPACES FROM PHASE 2-A  
62 + 23 = 85 SPACES REQUIRED  
TOTAL PARKING PROVIDED:  
91 SPACES  
ON-SITE: 86 SPACES  
OFF-SITE: 5 SPACES

NOTE: THE TOTAL NUMBER OF UNITS IN ANY PHASE MAY NOT EXCEED 72 UNITS INCLUDING CARETAKER UNIT.

**PHASING:**  
THE PROPOSED PHASES ARE LISTED I THROUGH V. THE PHASES MAY BE CONSTRUCTED IN ANY SEQUENCE, SO LONG AS SUFFICIENT PARKING IS PROVIDED. THE PHASES ARE ANTICIPATED TO BE CONSTRUCTED WITHIN A THREE YEAR TIME PERIOD FOR EACH PHASE. THIS REQUEST IS FOR APPROVAL TO PERMIT UP TO SIX YEARS FOR EACH PHASE. AT NO TIME WILL THE TOTAL NUMBER OF HOTEL UNITS EXCEED 72 UNITS (INCLUDING CARETAKER UNIT).

**SCHEDULE OF USES:**  
ALL USES PERMITTED BY RIGHT IN THE DOWNTOWN ZONING DISTRICT  
RESTAURANT LIMITED TO 4,300 S.F.  
RETAIL LIMITED TO 5,000 S.F.  
OFFICE LIMITED TO 420 S.F.  
BAR AND COCKTAIL LOUNGE (LIMITED TO TIKI BAR AND RESTAURANT SHOWN ON MASTER CONCEPT PLAN AND NO SPECIAL EXCEPTION REQUIRED AS LOCATION ARE APPROVED WITH THIS APPLICATION)  
C.O.P. LIMITED TO INDOOR SEATING & EXISTING TIKI BAR SIGNS IN ACCORDANCE WITH LDC CHAPTER 30

- SCHEDULE OF DEVIATIONS FROM LAND DEVELOPMENT CODE:**
- DEVIATION FROM SECTION 10-286(c) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 83' FROM FIFTH AVE., A LOCAL STREET.
  - DEVIATION FROM SECTION 10-285(c) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 115' FROM THIRD ST., A LOCAL STREET.
  - DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 19.1', 4.25', 2.6', 1.4' & 0.0'
  - DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 7.4', 4.5', 2.6', 1.4' & 0.0'
  - DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 4.5', 2.0' & 0.0'
  - DEVIATION FROM SECTION 34-2016(2) FROM THE REQUIRED 18' PARKING SPACE TO ALLOW 16' (SEE PHASING PLAN)
  - DEVIATION FROM SECTION 34-2016(1) FROM THE REQUIRED 22' AISLE WIDTH TO ALLOW 20' (SEE PHASING PLAN)
  - DEVIATION FROM SECTION 10-285(c) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 42.4' & 99.6' FROM ADJACENT DRIVEWAYS
  - DEVIATION FROM SECTION 34-953 & TABLE 34-4 FROM THE F.A.R. REQUIREMENTS TO ALLOW ADDITIONAL F.A.R. TO EXCEED THE TOTAL 66,852 S.F. OF RESIDENTIAL & COMMERCIAL USES TO THE EXTENT NECESSARY TO DEVELOP ON-SITE UNDER BUILDING PARKING
  - DEVIATION FROM LDC 30-152(b) FOR COMMERCIAL SIGNAGE TO PERMIT THE FOLLOWING SIGN ON EACH STREET FRONTAGE TO REMAIN THE LIGHTHOUSE ISLAND RESORT: SEE ADDENDUM TO NARRATIVE
  - DEVIATION FROM LDC 30-154(c) WHICH ALLOWS A MAXIMUM HEIGHT OF FIVE (5) FEET FOR MONUMENT SIGNS PROVIDED THAT THE BOTTOM OF THE SIGN IS NO MORE THAN EIGHTEEN (18) INCHES ABOVE HIGHEST GRADE TO ALLOW 4.1' FOR SIGNS "A", "B" & "C", AND 1.5' FOR SIGN "D", WITH A MAXIMUM HEIGHT OF 8.1' FOR SIGNS "A", "B" & "C", AND 21.2' FOR SIGN "D"
  - DEVIATION FROM LDC 30-93(b) WHICH REQUIRES A THREE (3) FOOT SETBACK FROM ANY SIDEWALK, BIKE PATH OR STREET RIGHT-OF-WAY TO ALLOW 0.0' FOR SIGN "A", 0.0' FOR SIGN "B" AND 1.16' FOR SIGN "C"

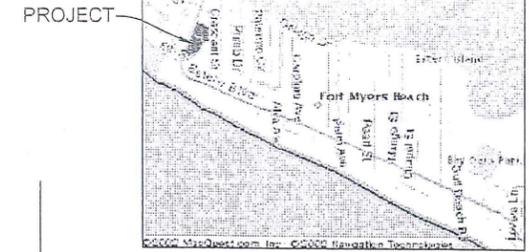


PARKING MANEUVERABILITY DETAIL  
SCALE: 1"=10'

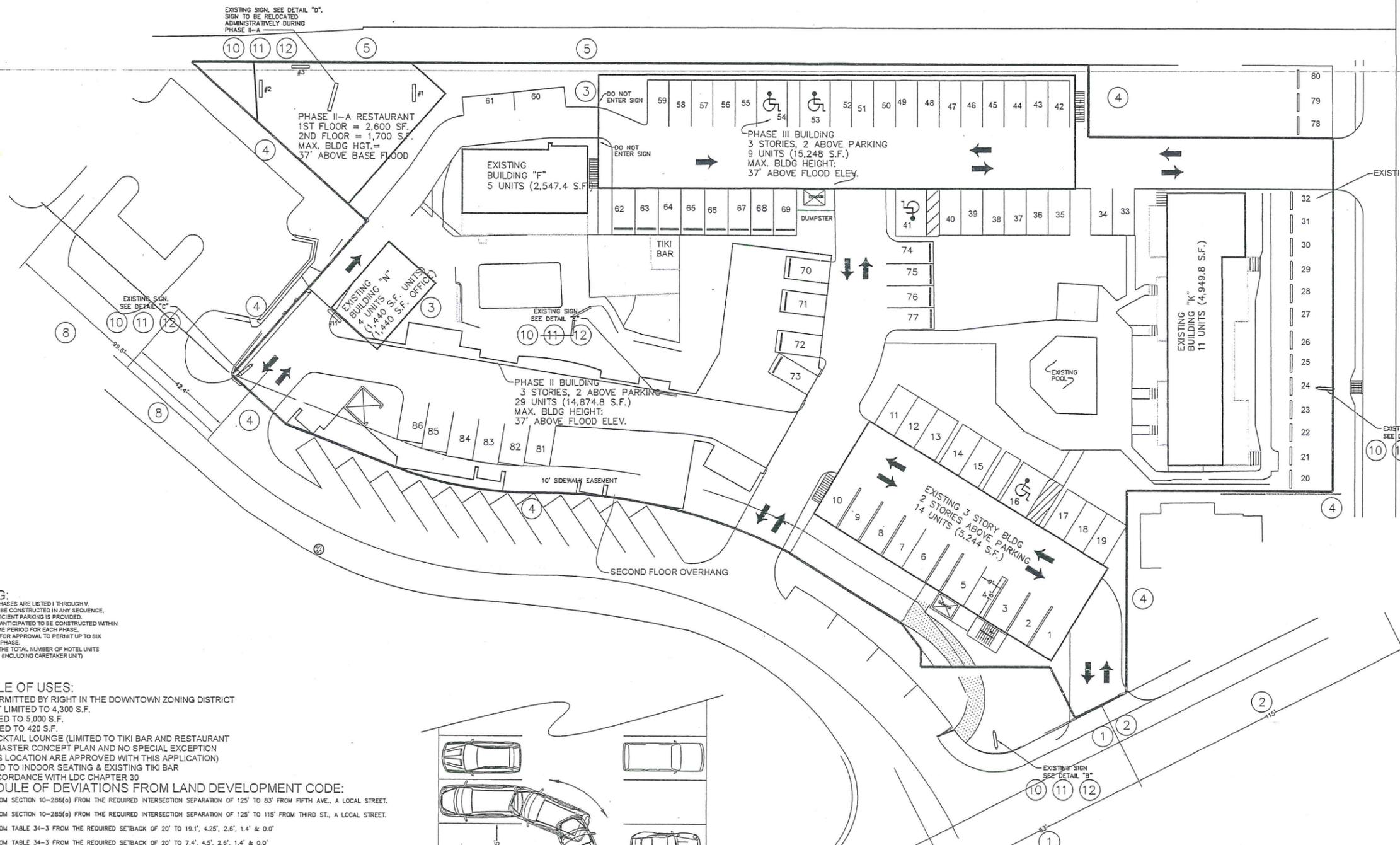
# MASTER CONCEPT PLAN (CPD) FOR LIGHTHOUSE ISLAND RESORT PHASE 3

SOILS# 26  
FLUCC# 147

SOIL & SITE F.L.U.C.C.



LOCATION MAP  
NOT TO SCALE



EXISTING SHELL PARKING

**PARKING CALCS:**  
72 UNITS  
28 UNITS ABOVE 450 S.F.  
44 UNITS BELOW 450 S.F.

1.2 P.S. PER UNIT BELOW 450 S.F.  
44 x 1.2 x 0.666 = 35 SPACES REQUIRED

1.5 P.S. PER UNIT ABOVE 450 S.F.  
28 x 1.5 x 0.666 = 28 SPACES REQUIRED

TOTAL SPACE REQUIRED FOR RESORT:  
35 + 28 = 63 SPACES

GENERAL OFFICE (RESORT): 420 S.F.  
2 SPACES PER 1,000 S.F.  
420/1,000 x 2 = 1 SPACE

RESTAURANT: 4,300 S.F.  
8 P.S. PER 1,000 SF.  
4,300/1,000 x 8 x 0.666 = 23 SPACES REQUIRED

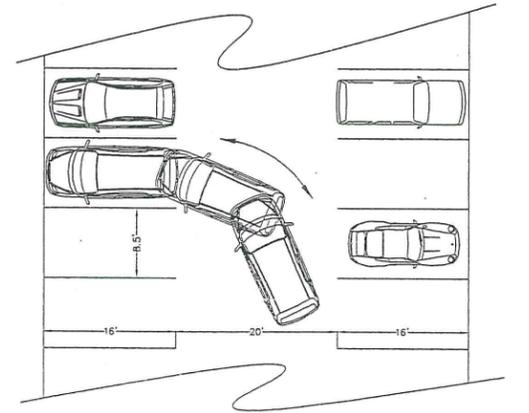
TOTAL PARKING REQUIRED:  
87 SPACES  
TOTAL PARKING PROVIDED:  
91 SPACES  
ON-SITE: 86 SPACES  
OFF-SITE: 5 SPACES

NOTE: THE TOTAL NUMBER OF UNITS IN ANY PHASE  
MAY NOT EXCEED 72 UNITS INCLUDING  
CARETAKER UNIT.

**PHASING:**  
THE PROPOSED PHASES ARE LISTED THROUGHOUT THE PLAN. THE PHASES MAY BE CONSTRUCTED IN ANY SEQUENCE, SO LONG AS SUFFICIENT PARKING IS PROVIDED. THE PHASES ARE ANTICIPATED TO BE CONSTRUCTED WITHIN A THREE YEAR TIME PERIOD FOR EACH PHASE. THIS REQUEST IS FOR APPROVAL TO PERMIT UP TO SIX YEARS FOR EACH PHASE. AT NO TIME WILL THE TOTAL NUMBER OF HOTEL UNITS EXCEED 72 UNITS (INCLUDING CARETAKER UNIT).

**SCHEDULE OF USES:**  
ALL USES PERMITTED BY RIGHT IN THE DOWNTOWN ZONING DISTRICT  
RESTAURANT LIMITED TO 4,300 S.F.  
RETAIL LIMITED TO 5,000 S.F.  
OFFICE LIMITED TO 420 S.F.  
BAR AND COCKTAIL LOUNGE (LIMITED TO TIKI BAR AND RESTAURANT SHOWN ON MASTER CONCEPT PLAN AND NO SPECIAL EXCEPTION REQUIRED AS LOCATION ARE APPROVED WITH THIS APPLICATION)  
C.O.P. LIMITED TO INDOOR SEATING & EXISTING TIKI BAR  
SIGNS IN ACCORDANCE WITH LDC CHAPTER 30

- SCHEDULE OF DEVIATIONS FROM LAND DEVELOPMENT CODE:**
- DEVIATION FROM SECTION 10-286(a) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 83' FROM FIFTH AVE., A LOCAL STREET.
  - DEVIATION FROM SECTION 10-285(a) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 115' FROM THIRD ST., A LOCAL STREET.
  - DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 19.1', 4.25', 2.6', 1.4' & 0.0'
  - DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 7.4', 4.5', 2.6', 1.4' & 0.0'
  - DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 4.5', 2.0' & 0.0'
  - DEVIATION FROM SECTION 34-2016(2) FROM THE REQUIRED 18' PARKING SPACE TO ALLOW 16' (SEE PHASING PLAN)
  - DEVIATION FROM SECTION 34-2016(1) FROM THE REQUIRED 22' AISLE WIDTH TO ALLOW 20' (SEE PHASING PLAN)
  - DEVIATION FROM SECTION 10-285(a) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 42.4' & 99.6' FROM ADJACENT DRIVEWAYS
  - DEVIATION FROM SECTION 34-953 & TABLE 34-4 FROM THE F.A.R. REQUIREMENTS TO ALLOW ADDITIONAL F.A.R. TO EXCEED THE TOTAL 66,852 S.F. OF RESIDENTIAL & COMMERCIAL USES TO THE EXTENT NECESSARY TO DEVELOP ON-SITE UNDER BUILDING PARKING
  - DEVIATION FROM LDC 30-152(b) FOR COMMERCIAL SIGNAGE TO PERMIT THE FOLLOWING SIGN ON EACH STREET FRONTAGE TO REMAIN THE LIGHTHOUSE ISLAND RESORT. SEE ADDENDUM TO NARRATIVE.
  - DEVIATION FROM LDC 30-154(c) WHICH ALLOWS A MAXIMUM HEIGHT OF FIVE (5) FEET FOR MONUMENT SIGNS PROVIDED THAT THE BOTTOM OF THE SIGN IS NO MORE THAN EIGHTEEN (18) INCHES ABOVE HIGHEST GRADE TO ALLOW 4.1' FOR SIGNS "A", "B" & "C", AND 1.5' FOR SIGN "D", WITH A MAXIMUM HEIGHT OF 8.1' FOR SIGNS "A", "B" & "C", AND 21.2' FOR SIGN "D"
  - DEVIATION FROM LDC 30-93(b) WHICH REQUIRES A THREE (3) FOOT SETBACK FROM ANY SIDEWALK, BIKE PATH OR STREET RIGHT-OF-WAY TO ALLOW 0.0' FOR SIGN "A", 0.0' FOR SIGN "B", AND 1.16' FOR SIGN "C"



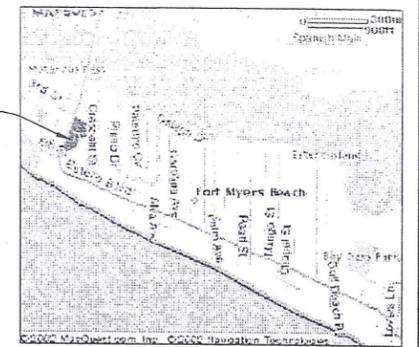
PARKING MANEUVERABILITY DETAIL  
SCALE: 1"=10'

# MASTER CONCEPT PLAN (CPD) FOR LIGHTHOUSE ISLAND RESORT PHASE 4

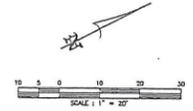
SOILS# 26  
FLUCC# 147

SOIL & SITE F.L.U.C.C.

PROJECT



LOCATION MAP  
NOT TO SCALE



**PARKING CALCS:**

72 UNITS  
28 UNITS ABOVE 450 S.F.  
44 UNITS BELOW 450 S.F.

1.2 P.S. PER UNIT BELOW 450 S.F.  
44 x 1.2 x 0.666 = 35 SPACES REQUIRED

1.5 P.S. PER UNIT ABOVE 450 S.F.  
28 x 1.5 x 0.666 = 28 SPACES REQUIRED

**TOTAL SPACE REQUIRED FOR RESORT:**  
35 + 28 = 63 SPACES

**GENERAL OFFICE (RESORT):** 420 S.F.  
2 SPACES PER 1,000 S.F.  
420/1,000 x 2 = 1 SPACE

**RESTAURANT:** 4,300 S.F.  
8 P.S. PER 1,000 SF.  
4,300/1,000 x 8 x 0.666 = 23 SPACES REQUIRED

**RETAIL**  
3 P.S. PER 1,000 S.F.  
5,000/1,000 x 3 x 0.666 = 10 SPACES REQUIRED

**TOTAL PARKING REQUIRED:**  
97 SPACES  
**TOTAL PARKING PROVIDED:**  
98 SPACES  
ON-SITE: 93 SPACES  
OFF-SITE: 5 SPACES

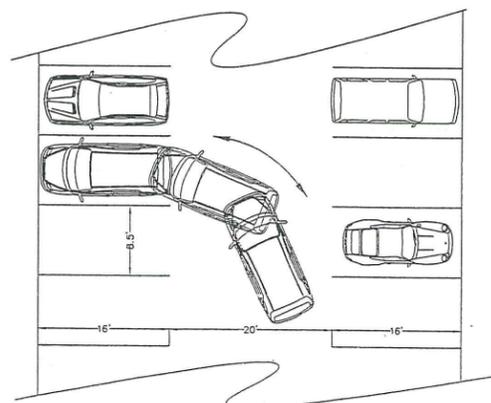
NOTE: THE TOTAL NUMBER OF UNITS IN ANY PHASE MAY NOT EXCEED 72 UNITS INCLUDING CARETAKER UNIT.

**PHASING:**  
THE PROPOSED PHASES ARE LISTED I THROUGH V. THE PHASES MAY BE CONSTRUCTED IN ANY SEQUENCE, SO LONG AS SUFFICIENT PARKING IS PROVIDED. THE PHASES ARE ANTICIPATED TO BE CONSTRUCTED WITHIN A THREE YEAR TIME PERIOD FOR EACH PHASE. THIS REQUEST IS FOR APPROVAL TO PERMIT UP TO SIX YEARS FOR EACH PHASE. AT NO TIME WILL THE TOTAL NUMBER OF HOTEL UNITS EXCEED 72 UNITS (INCLUDING CARETAKER UNIT).

**SCHEDULE OF USES:**  
ALL USES PERMITTED BY RIGHT IN THE DOWNTOWN ZONING DISTRICT  
RESTAURANT LIMITED TO 4,300 S.F.  
RETAIL LIMITED TO 5,000 S.F.  
OFFICE LIMITED TO 420 S.F.  
BAR AND COCKTAIL LOUNGE (LIMITED TO TIKI BAR AND RESTAURANT SHOWN ON MASTER CONCEPT PLAN AND NO SPECIAL EXCEPTION REQUIRED AS LOCATIONS ARE APPROVED WITH THIS APPLICATION)  
C.O.P. LIMITED TO INDOOR SEATING & EXISTING TIKI BAR SIGNS IN ACCORDANCE WITH LDC CHAPTER 30

**SCHEDULE OF DEVIATIONS FROM LAND DEVELOPMENT CODE:**

- 1) DEVIATION FROM SECTION 10-285(c) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 83' FROM FIFTH AVE., A LOCAL STREET.
- 2) DEVIATION FROM SECTION 10-285(c) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 115' FROM THIRD ST., A LOCAL STREET.
- 3) DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 19.1', 4.25', 2.6', 1.4' & 0.0'
- 4) DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 7.4', 4.5', 2.6', 1.4' & 0.0'
- 5) DEVIATION FROM TABLE 34-3 FROM THE REQUIRED SETBACK OF 20' TO 4.5', 2.0' & 0.0'
- 6) DEVIATION FROM SECTION 34-2016(2) FROM THE REQUIRED 18' PARKING SPACE TO ALLOW 18' (SEE PHASING PLAN)
- 7) DEVIATION FROM SECTION 34-2016(1) FROM THE REQUIRED 22' AISLE WIDTH TO ALLOW 20' (SEE PHASING PLAN)
- 8) DEVIATION FROM SECTION 10-285(c) FROM THE REQUIRED INTERSECTION SEPARATION OF 125' TO 42.4' & 99.6' FROM ADJACENT DRIVEWAYS
- 9) DEVIATION FROM SECTION 34-953 & TABLE 34-4 FROM THE F.A.R. REQUIREMENTS TO ALLOW ADDITIONAL F.A.R. TO EXCEED THE TOTAL 66,852 S.F. OF RESIDENTIAL & COMMERCIAL USES TO THE EXTENT NECESSARY TO DEVELOP ON-SITE UNDER BUILDING PARKING
- 10) DEVIATION FROM LDC 30-152(b) FOR COMMERCIAL SIGNAGE TO PERMIT THE FOLLOWING SIGN ON EACH STREET FRONTAGE TO REMAIN THE LIGHTHOUSE ISLAND RESORT. SEE ADDENDUM TO NARRATIVE
- 11) DEVIATION FROM LDC 30-154(c) WHICH ALLOWS A MAXIMUM HEIGHT OF FIVE (5) FEET FOR MONUMENT SIGNS PROVIDED THAT THE BOTTOM OF THE SIGN IS NO MORE THAN EIGHTEEN (18) INCHES ABOVE HIGHEST GRADE TO ALLOW 4.1' FOR SIGNS "A", "B" & "C", AND 1.5' FOR SIGN "D", WITH A MAXIMUM HEIGHT OF 8.1' FOR SIGNS "A", "B" & "C", AND 21.2' FOR SIGN "D"
- 12) DEVIATION FROM LDC 30-93(b) WHICH REQUIRES A THREE (3) FOOT SETBACK FROM ANY SIDEWALK, BIKE PATH OR STREET RIGHT-OF-WAY TO ALLOW 0.0' FOR SIGN "A", 0.0' FOR SIGN "B" AND 1.16' FOR SIGN "C"



PARKING MANEUVERABILITY DETAIL  
SCALE: 1"=10'

