

RESOLUTION OF THE LOCAL PLANNING AGENCY OF
THE TOWN OF FORT MYERS BEACH, FLORIDA
RESOLUTION NUMBER 2000- 2

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF FORT MYERS BEACH

WHEREAS, Lighthouse Island Resort has filed a request to rezone 1.673 total acres of land commercial district (C-1) to Commercial Planned Development (CPD) to permit a hotel/motel development with additional commercial uses consisting of a maximum of 72 hotel/motel units, 5,306 square feet of retail space and 2,478 square feet of office space with buildings not to exceed 37 feet in height above minimum flood elevation; and

WHEREAS, the subject property is located at 1051 5th Ave., Fort Myers Beach, Florida, and is described more particularly as:

LEGAL DESCRIPTION: In Section 24, Township 46 South, Range 23 East, Lee County, Florida:

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 24-46-23-W3-00203.0010; 24-46-23-W3-00203.014A; 24-46-23-W3-00203.0090; 24-46-23-W3-00203.0190; 24-46-23-W3-00205.0060; and

WHEREAS, a public hearing was legally advertised and held before the Local Planning Agency (LPA) on January 18, and,

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

NOW, THEREFORE BE IT RESOLVED BY THE LPA OF THE TOWN OF FORT MYERS BEACH, FLORIDA as follows:

That the LPA recommends that the Town Council approve the Applicant's request with Conditions 1-5 on pages 2 and 3 of the Staff Report and Deviations 1-5 on pages 3 of the Staff Report and that the Staff Report dated January 10, 2000 be attached hereto and incorporated herein by reference.

The foregoing Resolution was adopted by the LPA upon a motion by LPA Member Dave Smith and seconded by LPA Member Beasley, and, upon being put to a vote, the result was as follows:

Jennifer Kaestner	yes
Dave Smith	yes
Rod Vayo	absent
Betty Simpson	yes
Roxie Smith	yes
Bill Van Duzer	abstain
Jodi Hester	yes
Linda Beasley	yes
Harold Huber	yes

DULY PASSED AND ADOPTED THIS 18th day of January, 2000.

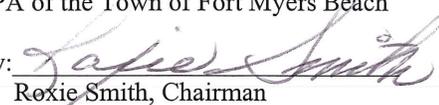
ATTEST;

By:


Marsha Segal-George
Secretary to the LPA

LPA of the Town of Fort Myers Beach

By:


Roxie Smith, Chairman

**FT. MYERS BEACH, FLORIDA
DEVELOPMENT SERVICES DIVISION
STAFF REPORT**

TYPE OF CASE: PLANNED DEVELOPMENT/DCI

CASE NUMBER: 99-09-352.02Z 01.01

FORT MYERS BEACH LPA DATE: January 18, 2000

TIME: 12:00 Noon

I. APPLICATION SUMMARY:

A. Applicant: Lighthouse Island Resort

B. Request: Rezone 1.673± total acres of land from Commercial District (C-1) to Commercial Planned Development (CPD) to permit a hotel/motel development with additional commercial uses consisting of a maximum of 72 hotel/motel units, 5,306 square feet of retail space and 2,478 square feet of office space with buildings not to exceed 37 feet in height above minimum flood elevation.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

C. Location: The subject property is located at 1051 5th Ave. (adjacent to Matanzas Pass Bridge), Ft. Myers Beach, in S24-T46S-R23E, Lee County, FL. (District #3)

D. Land Use Plan Designation: Pedestrian Commercial

E. Surrounding Land Use:

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: Third Street; beyond, C-1 and CPD	Pedestrian Commercial
East: Crescent Street; beyond RM-2, residential	Pedestrian Commercial and Platted Overlay
South: Fifth Street; beyond CPD, shopping center	Pedestrian Commercial
West: San Carlos Boulevard (bridge); beyond C-1, commercial businesses	Pedestrian Commercial

F. Size of Property: 1.672± acres

II. RECOMMENDATION:

Staff recommends APPROVAL of the Applicant's request for rezoning from Commercial District (C-1) to Commercial Planned Development (CPD) with the following conditions and deviations:

A. Conditions

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP) for "Lighthouse Island Resort," stamped received November 3, 1999, except as modified by the conditions below. This development must comply with all requirements of the Town of Fort Myers Beach 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.

The project is limited to a maximum of 72 hotel/motel rooms, 5,306 square feet of retail space and 2,478 square feet of office space, as depicted on the approved MCP.

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

- a. **Schedule of Uses**

ACCESSORY USES & STRUCTURES
CARETAKERS RESIDENCE, limited to one only
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, Group I only
HOTEL/MOTEL
RESORT
PARKING LOT: Accessory
SIGNS, in conformance with the Land Development Code

The following Uses may be permitted but are considered "Subordinate Commercial Uses" to the Hotel/Motel or Resort use and are further limited by the requirements of LDC Section 34-3021(c):

Bar or Cocktail Lounge (limited to Tiki Bar or Café shown on MCP)
Consumption on Premises (Limited to Tiki Bar only)
Drugstore/Pharmacy
Specialty Retail Store, Groups I and II
Restaurant, Group II

The following Uses are considered Permitted, but are only permitted within Phase IV (shown as a 745 square foot retail area) and the retail/office area shown in Phase V:

ATM (automatic teller machine)
ADMINISTRATIVE OFFICES
BUSINESS SERVICES, Group I
BAIT AND TACKLE SHOP
BANKS AND FINANCIAL ESTABLISHMENTS, Group I only
CLOTHING STORE, GENERAL
COMPUTERS AND DATA PROCESSING SERVICES
GIFT & SOUVENIR SHOP
HOBBY, TOY, AND GAME SHOP
MEDICAL OFFICE
POLICE AND SHERIFF'S STATION

SIGNS, in conformance with the Land Development Code
STUDIOS
SPECIALTY RETAIL SHOPS, Groups I and II
VARIETY STORE

b. Site Development Regulations

Development must be consistent with the approved Master Concept Plan and Schedule of Deviations approved as part of this planned development.

3. Maximum building height may not exceed 37 feet above minimum flood elevation. No additional building height is approved within this planned development.
4. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Town of Fort Myers Beach LDC may be required to obtain a local development order.
5. The final design of the buildings within this planned development must be approved by the Town Manager prior to the approval of any permits. The design must be in substantial compliance with Town of Fort Myers Beach Comprehensive Plan and any applicable Land Development Code requirement of the Town..

B. Deviations

Deviation 1 requests relief from LDC Section 10-285(a) which requires a minimum connection separation of 125 feet along a local road (Crescent Street); to allow a connection separation of 83 feet from Fifth Avenue. This deviation is recommended to be **APPROVED**.

Deviation 2 requests relief from LDC Section 10-285(a) which requires a minimum connection separation of 125 feet along a local road (Crescent Street); to allow a connection separation of 115 feet from Third Street. This deviation is recommended to be **APPROVED**.

Deviation 3 requests relief from LDC Section 34-935(c)(4) which requires a minimum building separation of one-half the sum of the height of the structures, or 20 feet, whichever is greater; to allow building separations of 17.5 (between Phase I and Phase V) and 12.7 feet (between Phase IV and the adjoining retail building). This deviation is recommended to be **APPROVED as depicted on the approved Master Concept Plan**.

Deviation 4 requests relief from LDC Section 34-935(b) which requires certain setbacks for structures, buildings, and pavement from the development perimeters; to allow the reduced setbacks from the development perimeter as depicted on the Master Concept Plan. This deviation is recommended to be **APPROVED**.

Deviation 5 requests relief from LDC Section 34-1145(d) which provides the property development regulations for the Fort Myers Beach Downtown District; to allow setbacks of 2.0 and 4.5 feet along San Carlos Boulevard.. This deviation is recommended to be **APPROVED**.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to the rezoning to Commercial Planned Development by demonstrating compliance with the Fort Myers Beach Comprehensive Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested CPD zoning, as conditioned:
 - a) is consistent with the densities, intensities and general uses set forth in the Lee Plan; and
 - b) is compatible with existing or planned uses in the surrounding area.
3. Approval of the request is not expected to place an undue burden upon existing transportation or planned infrastructure facilities.
4. Urban services, as defined in the Fort Myers Beach Comprehensive Plan, are available and adequate to serve the proposed land use.
5. The proposed use or mix of uses is appropriate at the subject location.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
8. The deviations recommended for approval:
 - a) enhance the objectives of the planned development; and
 - b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

The applicant wants to redevelop the subject property by razing the entire project and rebuilding the resort as proposed in this application. To achieve this the applicant is seeking a rezoning from C-1 to Commercial Planned Development on the 1.67 acre site. The subject property generally is west of Crescent Street, Third Street, San Carlos Boulevard, and Fifth Street in the Town of Fort Myers Beach.

Master Concept Plan

The Master Concept Plan (MCP) is a one-page document, submitted on November 3, 1999. The MCP provides a specific Schedule of Uses, building location and intensity (Number of

Hotel/Motel rooms and commercial square floor area), parking calculations, and five requested deviations from the Town's Land Development Code.

A comparison of the existing survey and the MCP reveals a number of differences between the proposed and existing development. These are described in the following:

1. The main buildings have been moved out toward the perimeter and abutting streets.
2. The parking, with the majority of the existing being drive-in and back-out spaces off of the abutting streets, has been moved to more interior locations and under the building parking areas. A limited number of driveways are proposed to reduce the impacts on the abutting roadway system.
3. A system of interior sidewalks are provided to promote pedestrian activities in the site. Along the abutting roadways the applicant indicates a 10 foot wide sidewalk.
4. Along Fifth Avenue, the first floor (ground floor) is being reserved for office and retail space.
5. Fourth Avenue, which currently bisects the project, has been recently vacated. This vacation serves to unify the property and allows for a contiguous development pattern.
6. The current C-1 district has a wide variety of land uses. The proposed CPD provides for a limited Schedule of Uses.

Deviation Comments

Deviations 1 and 2 seek approval of a reduction in the connection separation requirement to allow a driveway connection to Fifth Avenue across from the existing Helmerich Plaza driveway access. Staff finds that it is appropriate to locate the access point at this location to reduce the potential negative impacts of having offset connections too close together and adversely impacting the traveling public. Approval of this also ultimately reduces the overall impacts if the project is approved. The current project has many parking spaces which directly enter and exit from the adjoining road rights-of-way creating potential traffic problems and increasing the potential for accidents. Staff recommends approval of these deviations.

Deviation 3 seeks to be allowed to have adjoining buildings within the project closer than the required 20 feet. Because of the unusual shape of the site and the applicant's desire to redevelop the site in conformance with the Town's desire for development in the Pedestrian Commercial category, it is found that in two places the buildings cannot meet the required 20 foot separation and requests a reduction to 7.5 feet and 12.7 feet. Construction of the buildings will still have to comply with all other development standards including the building and fire codes. Sufficient safeguards for the public staying on-site are found in these rules to maintain the public's health and safety. Staff recommends approval of this request.

Deviations 4 and 5 seek reductions in the building setbacks from the perimeter of the site. These setbacks are being requested to comply with the Old San Carlos Boulevard/Crescent Street Master Plan where buildings are expected to be built to the perimeter of the site. Although requested, Deviation 5 may not be needed. However, to ensure that the intent of

the project is to comply with the Master Plan for this area and the Pedestrian Commercial land use category, staff recommends approval of this request.

Comprehensive Plan Considerations

The subject property, as are all of the adjoining properties, is located within the Pedestrian Commercial Future Land Use category of the Comprehensive Plan. Summarizing the "Pedestrian Commercial" category, this is a primarily commercial category applied to the intense areas of Times Square (including Old San Carlos and nearby areas of Estero Boulevard) and around Villa Santini. Density is set at a maximum of 6 dwelling units per acre for new development. Commercial use must contribute to the pedestrian oriented area and meet the design concepts of the Plan and the Land Development Code (LDC). This category is more particularly described in Policy 4-B-6. The proposed CPD zoning includes uses anticipated to be developed within this category and are CONSISTENT with this Policy. The proposed density of the hotel/motel project exceeds the comprehensive plan density. Policy 4-E-1 further discusses this matter.

Analysis of the Comprehensive Plan and consideration of specific elements of the Plan is offered in the following.

Policy 1-A-3, implementing Goal 1 and Objective 1-A to improve the appearance and functioning of the transportation corridors and commercial areas, is furthered by this project. The Master Concept Plan (MCP) provides for maintaining and developing a 10 foot sidewalk along Fifth Avenue, connecting with the sidewalk on Crescent Street. The interior of this project provides for an interconnecting system of sidewalks to and from uses within the project. Buildings are being redeveloped closer to the perimeter sidewalk and more parking spaces are being designed interior to the site, than currently exist.

Objective 3-D is an important Objective and the related Policies speak to stimulating the revitalization of the downtown core area (near Times Square). Policy 3-D-2 provides that this revitalization would be based on the Core Area Plan prepared in 1993-94. Policy 3-D-4 provides for a number of improvements related to sidewalk width, specified material use in rights-of-way, special design for sidewalks, street scape improvements, provision of sidewalks and bikepaths, provision of new on-street parking, and coordination of improvements to other elements of the Comprehensive Plan. Policy 3-D-6 provides for design and construction of streetscape improvements on roads in the Times Square area. The MCP for this project complies with the cited Objective and Policies. Although conceptual in nature, the MCP does provide for sidewalks both internal and external and design improvements along Crescent Street and Fifth Street.

Objective 4-A and Policies 4-A-1 and 4-A-2 provide for maintaining the small-town character and the pedestrian-orient nature of Fort Myers Beach. The project proposes new buildings closer to the road and perimeter of the property encouraging pedestrian activity. The location of these structures, the intent to place general office space and retail area on the ground floor, and keeping building height to a maximum of 37 feet (above flood elevation) all lead to meeting the intent of these Policies and Objective.

Policy 4-C-6 provides the LDC must specify equivalency between motel/hotel units and dwelling units. The Plan indicates a range of densities based on the size of the motel/hotel

unit with a low of one motel room to a high of three motel/hotel rooms for each allowed dwelling unit. The LDC currently limits density to one hotel room for each allowed dwelling unit. This can be exceeded when it can be demonstrated that the project can be still achieved while substantially complying with the LDC. At this time, the project has 72 hotel/motel units. This project does not seek an increase in the number of existing units, just to be allowed to redevelop the project with the same number of units. At this time the LDC provides for a density of 1 hotel/motel unit for each allowable dwelling unit. The 1.672 acre parcel could allow up to 10 dwelling units or hotel/motel units on this tract. Policy 4-E-1, discussed later, allows it up to be rebuilt up to the existing density. This is further discussed in the Policy discussion below. Technically, the project exceeds the allowable density of the comprehensive plan, but the plan's Policy concerning pre-disaster buildback can allow this density to continue through the planned development process.

Policy 4-E-1 provides for Pre-Disaster Buildback for projects that exceed the current density of height limits. These can be replaced to the existing lawful density prior to a natural disaster through the planned development process. The Town can approve, modify, or deny such a request based on land-use and design policies, pedestrian orientation, and natural resource criteria. The subject application seeks to be able to build-back the same number of hotel/motel units as exist in the resort today. This project is being conditioned in the recommended zoning action to make sure that the design of the project is consistent with the design concepts expected in the Pedestrian-Oriented land use category. The projected buildings are planned to address the required pedestrian oriented designs and will as discussed earlier encourage pedestrian activities. Lastly, the project will not be impacting the natural resources. The property is already developed and there are no natural areas to be protected. In staff's opinion, the project design and recommended conditions make this project CONSISTENT with the comprehensive plan.

Neighborhood Compatibility

The neighborhood surrounding this site consists of a variety of land uses: retail commercial, professional offices, residential, restaurants (both standard and fast food), and other resort or hotel uses. The proposed use will be compatible with these surrounding uses. The applicant seeks to maintain the same type of development while upgrading the area with newer and more modern facilities. Parking will be maintained on the site and will be improved with a limitation on the number of access points connecting with the surrounding road network.

Environmental Issues

There are no direct environmental issues associated with this application since the subject property is already developed and is seeking to redevelop the site.

III. SUBJECT PROPERTY

A. STRAP: The applicant indicates the STRAP numbers are: 24-46-23-W3-00203.0010; 24-46-23-W3-00203.014A; 24-46-23-W3-00203.0090; 24-46-23-W3-00203.0190; 24-46-23-W3-00205.0060

B. **LEGAL DESCRIPTION:** See Exhibit "A"

IV. **ATTACHMENTS:**

- A. Map of surrounding zoning
- B. Applicant's Supporting Documentation
- C. Comments from Environmental Sciences

cc: Applicant
Town of Fort Myers Beach LPA
Zoning/DCI File

EXHIBIT "A"
LIGHTHOUSE ISLAND RESORT
99-09-352.02Z 01.01

A tract or parcel of land lying in U.S. Lot 1, on Estero Island, Section 24, Township 46 South, Range 23 East, Lee County, Florida, which tract is described as follows:

From the southwest corner of Block E, Crescent Park Addition, according to a plat thereof recorded in Plat Book 4 at Page 46 Public records of Lee County, Florida, on the east line of said Section 24 run northwesterly along the north side of a County road right-of-way 50' wide, at an included angle of 69°54' with said Section line for 26.62' to the point of beginning. From said point of beginning continue on the same course for 812.22' to the easterly right-of-way line of a County road running from Matanzas Pass Bridge to the Gulf of Mexico; thence deflect right 96°37' and run northeasterly along said right-of-way line, 33' from and parallel to the center-line for 1136.51'; thence southeasterly on a perpendicular to said line for 282.0' to an intersection with a line 25' west of the east line of Section 24; thence south along said line parallel to and 25' measured on a perpendicular, from the east line of Section 24 for 1167.6' more or less to the point of beginning; excepting therefrom those parcels marked "Not included in this plat"

Exhibit II-E-2
Narrative
How Property Complies with Town Plan
and
Exhibit IV-D
Description of Proposed Development

The subject property is designated "PEDESTRIAN COMMERCIAL" by the Town Plan which is primarily a commercial district including the intense activity centers of Times Square including Old San Carlos and nearby portions of Estero Boulevard. Commercial activities are to contribute to pedestrian-oriented public realm as described in the Town's Comprehensive Plan and meet the design concepts of this Plan and the Land Development Code. Where commercial uses are permitted, residential uses are encouraged in upper floors. Non-residential uses including motels and churches now comprise 58.9% of the land in this category and this percentage shall not exceed 90%.

The subject property has a zoning designation of C-1, a relatively intense commercial district. The property to the south and east is zoned C-1 and CPD. The CPD zoning is for a shopping center that includes a restaurant and retail. The property to the east and north is zoned CPD and RM-2 and contains resort, restaurant and marina uses. To the west is the Matanzas Pass Bridge and Old San Carlos Boulevard with a variety of retail and commercial parking uses. To the southwest is Times Square.

This property is within the commercial core of the Town of Fort Myers Beach. Lighthouse Island Resort has been in existence for over 40 years and is a family operated resort. The proposed Master Concept Plan maintains the existing number of hotel/motel units of 72. In compliance with Policy 4-C-5, it is proposed to have mixed uses on the site which will permit the motel/hotel resort units in conjunction with retail and office.

This request proposes 4,106 square feet of additional retail and 1,000 square feet of general office. There will also be commercial uses to serve the resort including a café with a tiki bar outdoor seating which is located internally to the resort uses. The Master Concept Plan reflects recreational amenities that are considered typical and customary to resort use. Additional retail and office is located along 5th Avenue almost to the intersection of Center Street and Estero Boulevard. The uses contained with the schedule of uses are those that would typically service the pedestrian oriented public realm. The owners of the Lighthouse Island Resort have worked closely with the representatives of the Town which have resulted in the following events. The Town has vacated a portion of 4th Street which permits Lighthouse Island Resort to be one contiguous parcel. The owners of Lighthouse Island Resort have conveyed to the Town four separate parcels of land and a sidewalk easement which provides parking for public use to be accessed from 3rd Street. The sidewalk easement is consistent with the Old San Carlos Study adopted by the Town which will permit the pedestrian oriented access. The resort structures with the second floor extend over the sidewalk easement which is consistent with the design standards desired by the Town. The Master Concept Plan is consistent with draft plans which have been previously presented to the Town Council and to the representatives of the Town.

The redevelopment of the Lighthouse Island Resort will cause the removal of structures which currently do not meet the base flood elevation standards with structures that are in compliance with current codes. The redevelopment of Lighthouse Island Resort will contribute to minimizing the damage that a hurricane could inflict by building to current codes. In addition, the redevelopment will provide an opportunity for the

Lighthouse Island Resort to work with the Town and implement the design criteria desired by the Town to accomplish and implement the goals of the Pedestrian Commercial designation and the Old San Carlos Study. It has been recognized that a viable movement is well under way in upgrading the existing buildings at Times Square. That success has encouraged the impedus for the surrounding properties to join in that improvement. The proposed CPD maintains small town character of Fort Myers Beach and encourages people to move around without their cars by providing pedestrian oriented uses. The property is surrounded by a arterial bridge on the west side, the intersection with Times Square and entry of all traffic onto the island on the south side, a shopping center to the southwest and a resort with restaurant and lounge uses to the east and northeast. The proposed CPD should be recognized as a viable improvement which its neighbors and the Town should support and encourage. This request is consistent with the Town Plan and the Land Development Code for the Town of Fort Myers Beach.

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Justifications for Deviations

PERMIT COUNTER

Deviations 1 & 2 - Deviations from Section 10-285a from the required intersection of 125 feet to 83 feet on Fifth Avenue and 115 feet on Third Street.

These intersection separation requirements are standards from the Lee County Land Development Code which are in effect pursuant to the Charter of the Town of Fort Myers Beach. One of the recent changes, which is peculiar to this property, is that Fourth Street which previously separated this parcel into two parcels has been vacated so that this provides for one contiguous parcel to be developed. The access on Fifth Avenue is located directly across from an access to Helmerich Plaza and therefore this is an appropriate intersection location. There is an access on Third Street. This property is in the core redevelopment area of the Town of Fort Myers Beach. The intersection separation of 125 feet needs to be relaxed and considered on a case by case basis. The appropriate vehicular access to this property has been appropriately designed with three access points to protect site visibility when entering or leaving the property. Therefore the three access points meet the criteria of a well planned parcel and there will be no adverse impact from the granting of the deviation.

Deviation 3

Deviation from Section 34-935c(4) building separation of 20 feet to as shown on the Master Concept Plan – 7.5 feet and 12.7 feet respectively.

The parcel is a uniquely shaped parcel. The parcel is within the overlay. There are two locations that require relief from the building separation requirement: (1) separation between the single-story retail building in the odd shaped triangular portion of the parcel (south corner) with the 3-story building; and (2) the pedestrian entrance between two buildings on Fifth Avenue. This is only 2.5 feet less than the standard and complies with the Town's Old San Carlos Boulevard/Crescent Street Master Plan. The area between the retail structure and the 3-story building has a proposed drainage system and a walkway connection to the building. The area from Fifth Avenue provides for a landscaped pedestrian walkway into the internal portion of Lighthouse Resort. Sidewalk improvements along Fifth Avenue will make this a popular walking path around and connecting to Times Square and the bridge. The improvements along Fifth Avenue are meeting with the Old San Carlos Boulevard/Crescent Street Master Plan as they are focusing on maximizing the connections for pedestrians and optimizing the parking supply.

Deviations 4 & 5

Deviations from perimeter setback Section 34-935(b) and from rear setback in Section 34-1145(d) (attached). This parcel is in the overlay and is not subject to side or street setbacks except as shown on the plan. Section 34-935(b) sets forth a minimum perimeter setback based upon different criteria. This is a request to approve the perimeter setback and rear setback as depicted on the Master Concept Plan. We have depicted the footprint of the first floor of the buildings and also reflecting that the second floor will overhang over a pedestrian walkway along Fifth Avenue. The purpose of the perimeter setback in Section 34-935 is not applicable to those properties in the overlay and the subject of the Old San Carlos Boulevard/Crescent Street Master Plan where buildings are expected to build to the "build to" line. Since there is a zero street setback within the overlay, this is the same justification for which there would be no perimeter setback. In addition, the property is surrounded by streets except for two corner out parcels. Therefore the request for the rear setback along the Matanzas Pass Bridge right-of-way is requested in abundance of caution and may not be needed as it may also be considered to be permitted to build to the "build to" line.

MASTER CONCEPT PLAN (CPD) FOR LIGHTHOUSE ISLAND RESORT

SITE

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PERMIT COUNTER

LOCATION MAP
N.T.S.

MINIMUM OPEN
SPACE PROVIDED = 21%

SIDE SETBACK 0
STREET SETBACK 0
REAR SETBACK 0

TOTAL AREA 1.673 ACRES
TOTAL AREA = 72,789.44 SF

PARKING CALC.:

72 MOTEL ROOMS (UNITS)
1 PARKING SPACE PER UNIT
72/1 = 72 PARKING SPACES REQUIRED

GEN CATEGORY: CAFE (RESORT)
0 PARKING SPACE PER 1,000 S.F.
1,200/1,000 = 0 PARKING SPACES REQUIRED

GEN CATEGORY: GENERAL OFFICE (RESORT)
0 PARKING SPACE PER 300 S.F.
1,478/300 x 0.666 = 0 PARKING SPACES REQUIRED

GEN CATEGORY: GENERAL OFFICE
1 PARKING SPACE PER 300 S.F.
1,000/300 x 0.666 = 2.22 PARKING SPACES REQUIRED

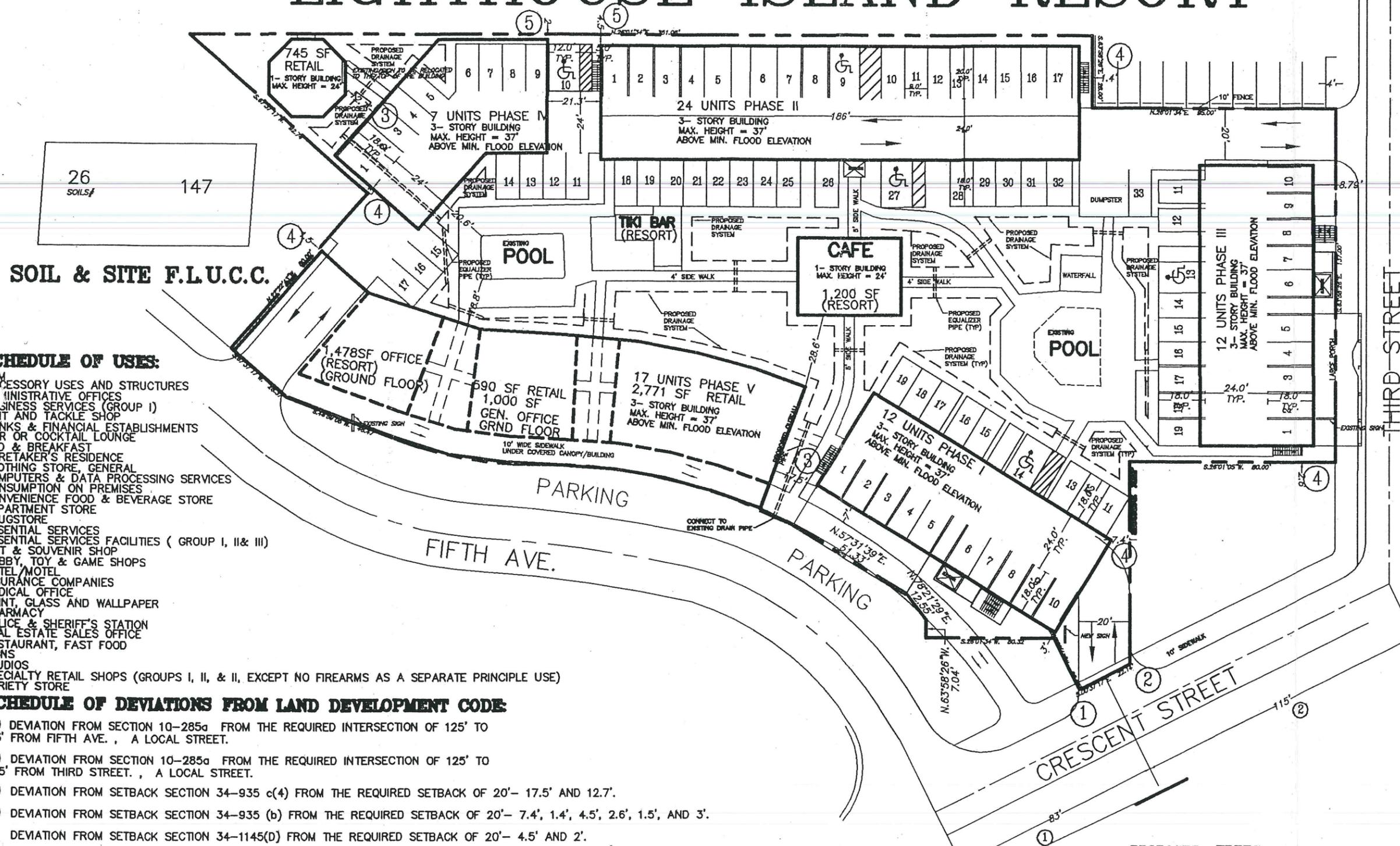
GEN CATEGORY: RETAIL SMALL COMMODITIES
1 PARKING SPACE PER 200 S.F.
4,106/200 x 0.666 = 13.69 PARKING SPACES REQUIRED

88 PARKING SPACES REQUIRED
88 PARKING SPACES PROVIDED

NOTE: THE MIX OF USES TOTAL OR ANY COMBINATION OF ARE NOT TO EXCEED 88 SPACES UNLESS ADDITIONAL OFFSITE PARKING IS ACQUIRED

PHASES

THE PHASES ARE LISTED AS PHASE I THROUGH V. THE PHASES MAY BE CONSTRUCTED IN ANY SEQUENCE. THE PHASES ARE ANTICIPATED TO BE CONSTRUCTED WITH A THREE YEAR TIME PERIOD FOR EACH PHASE THIS REQUEST IS FOR APPROVAL TO PERMIT UP TO 6 YEARS FOR EACH PHASE.



26 SOILS
147

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

SCHEDULE OF USES:

- ATM
- ACCESSORY USES AND STRUCTURES
- ADMINISTRATIVE OFFICES
- BUSINESS SERVICES (GROUP I)
- BAIT AND TACKLE SHOP
- BANKS & FINANCIAL ESTABLISHMENTS
- BAR OR COCKTAIL LOUNGE
- BED & BREAKFAST
- CARETAKER'S RESIDENCE
- CLOTHING STORE, GENERAL
- COMPUTERS & DATA PROCESSING SERVICES
- CONSUMPTION ON PREMISES
- CONVENIENCE FOOD & BEVERAGE STORE
- DEPARTMENT STORE
- DRUGSTORE
- ESSENTIAL SERVICES
- ESSENTIAL SERVICES FACILITIES (GROUP I, II & III)
- GIFT & SOUVENIR SHOP
- HOBBY, TOY & GAME SHOPS
- HOTEL/MOTEL
- INSURANCE COMPANIES
- MEDICAL OFFICE
- PAINT, GLASS AND WALLPAPER
- PHARMACY
- POLICE & SHERIFF'S STATION
- REAL ESTATE SALES OFFICE
- RESTAURANT, FAST FOOD
- SIGNS
- STUDIOS
- SPECIALTY RETAIL SHOPS (GROUPS I, II, & III, EXCEPT NO FIREARMS AS A SEPARATE PRINCIPLE USE)
- VARIETY STORE

SCHEDULE OF DEVIATIONS FROM LAND DEVELOPMENT CODE:

- ① DEVIATION FROM SECTION 10-285d FROM THE REQUIRED INTERSECTION OF 125' TO 83' FROM FIFTH AVE., A LOCAL STREET.
- ② DEVIATION FROM SECTION 10-285a FROM THE REQUIRED INTERSECTION OF 125' TO 115' FROM THIRD STREET., A LOCAL STREET.
- ③ DEVIATION FROM SETBACK SECTION 34-935 c(4) FROM THE REQUIRED SETBACK OF 20'- 17.5' AND 12.7'.
- ④ DEVIATION FROM SETBACK SECTION 34-935 (b) FROM THE REQUIRED SETBACK OF 20'- 7.4', 1.4', 4.5', 2.6', 1.5', AND 3'.
- ⑤ DEVIATION FROM SETBACK SECTION 34-1145(D) FROM THE REQUIRED SETBACK OF 20'- 4.5' AND 2'.

PROJECT # 99-09-352 083
PROJECT TYPE B

PROPOSED TREES

COCONUT PALM / QUEEN PALM _____ 87

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-H
- EXHIBIT IV-I
- EXHIBIT IV-K