

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Bonita Bay Properties, Inc., represented by Gordon W. Petherick, filed an application for a rezoning from Commercial (C-1A) to Commercial Planned Development (CPD), in reference to Bonita Storage Inn; and

WHEREAS, the subject property is located at 8841 West Terry Street, Bonita Springs, and is described more particularly as:

LEGAL DESCRIPTION: All that part of Section 28, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Section 28;
THENCE N00°36'57"W along the Easterly line of the Southeast Quarter (SE¼) of said Section 28 a distance of 50.00 feet to an intersection with the future Northerly right-of-way line of West Terry Street; said future right-of-way line being 20.00 feet Northerly of, measured at right angle to and parallel with the Northerly right-of-way line of the existing 60 foot right-of-way and the POINT OF BEGINNING of the parcel herein described;
THENCE continue N00°36'57"W along said Easterly line a distance of 51.31 feet to an intersection with a Southerly line of the proposed plat of Bonita Bay Plaza;
THENCE leaving said Easterly line along said proposed plat for the following four (4) courses:
THENCE S89°28'13"W, 214.71 feet;
THENCE S00°31'47"E, 44.25 feet;
THENCE S89°28'13"W, 98.33 feet;
THENCE S00°31'47"E, 708.52 feet to an intersection with future Northerly right-of-way line of West Terry Street;
THENCE leaving an Easterly line of said proposed plat N89°12'15"E along said future Northerly right-of-way line for a distance of 314.17 feet to the POINT OF BEGINNING of the parcel herein described;
Containing 5.31 acres of land more or less; and

WHEREAS, the applicant has indicated the property's current STRAP number is 28-47-25-00-00001.1000; and

WHEREAS, Bonita Bay Properties, Inc., represented by Gordon W. Petherick, the owner of the subject parcel, authorized Q. Grady Minor & Associates, P.A. to act as agent to pursue this zoning application; and

LEE COUNTY RECEIVED
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DOMIN. DEV.
PUB. WORKS. CNTR.
SECOND FLOOR

WHEREAS, a public hearing was advertised and held on February 25, 1997 before the Lee County Hearing Examiner in Case No. 96-11-066.02Z 01.01 who gave full consideration to the evidence available; and

WHEREAS, a public hearing was advertised and held on April 7, 1997 before the Lee County Board of County Commissioners who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS, that the Board **APPROVES** the requested rezoning from Commercial (C-1A) to Commercial Planned Development (CPD), as follows:

SECTION A. CONDITIONS:

The rezoning and Master Concept Plan are subject to the following conditions:

1. The development and use of the subject property must substantially comply with the approved four-page Master Concept Plan (MCP) entitled "BONITA STORAGE INN" (File Name: BSI-MCP1, print dated December 17, 1996) as prepared by Q. Grady Minor and Associates, P. A.) and Site and Landscaping Plan dated February 7, 1997, except as modified herein.
2. Total gross floor area may not exceed 84,500 square feet on Lot 1. Lot 2 may not exceed 20,000 square feet, if developed as a mini-warehouse, OR 15,680 square feet, if developed for any other permitted use.
3. The following uses are permitted:

LOT 1

ADMINISTRATIVE OFFICES
CARETAKER'S RESIDENCE
MINI-WAREHOUSE

SIGNS, in accordance with Land Development Code (LDC) Chapter 30
STORAGE, Open (Open storage may only be permitted as an accessory use to an established use of a mini-warehouse on the subject property.)

LOT 2

ADMINISTRATIVE OFFICES
ANIMALS: Clinic and Control Center
ATM (automatic teller machine)
AUTO PARTS STORE (with and without installation services)
AUTOMOBILE SERVICE STATION
AUTO REPAIR AND SERVICE, Group I
BAIT AND TACKLE SHOP

BANKS AND FINANCIAL ESTABLISHMENTS, All Groups
BOATS: Boats Parts Store, Boat Sales, Boat Storage (dry, not
exceeding two tiers or 18 feet above natural grade)
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIALS SALES
BUSINESS SERVICES, All Groups
CAR WASH
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, GENERAL
CONTRACTORS AND BUILDERS, All Groups
CONVENIENCE FOOD AND BEVERAGE STORE
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE
ENTRANCE GATE AND GATEHOUSE
EMERGENCY MEDICAL SERVICE (ambulance station)
EMERGENCY OPERATIONS CENTER
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, Group I
EXCAVATION: Water Retention
FARM EQUIPMENT SALES, STORAGE, RENTAL, AND SERVICE
FIRE STATION
FLEA MARKET: Indoor
FOOD STORES: All groups
FORESTRY TOWER
FUNERAL HOME OR MORTUARY: with or without cremation
GOVERNMENT MAINTENANCE FACILITY
HARDWARE STORE
HOBBY, TOY, GAMES SHOPS
HOUSEHOLD AND OFFICE FURNISHINGS, All Groups
LAUNDRY OR DRY CLEANING, Group I
LAWN AND GARDEN SUPPLY STORE
LIBRARY
MEDICAL OFFICE
MINI-WAREHOUSE
MOBILE HOME DEALERS
MODELS: Display Center
PAINT, GLASS, AND WALLPAPER
PARKS, Public or Private, Groups I and II
PARKING LOT: Accessory and Temporary
PERSONAL SERVICES, All Groups
PET SERVICES
PET SHOP
PHARMACY
PLACE OF WORSHIP
PLANT NURSERY
POLICE OR SHERIFF'S STATION

POST OFFICE
 RECREATION, COMMERCIAL, Groups II and IV
 RELIGIOUS FACILITIES
 RENTAL OR LEASING ESTABLISHMENTS: Groups I and II
 REPAIR SHOPS, Groups I, II, III, and IV
 RESIDENTIAL ACCESSORY USES
 RESTAURANT, FAST FOOD
 RESTAURANTS, All Groups
 SCHOOLS, COMMERCIAL
 SELF-SERVICE FUEL PUMP STATION
 SIGNS, in accordance with LDC Chapter 30
 SPECIALTY RETAIL SHOPS, All Groups
 STORAGE, Indoor and Open (Open storage may only be permitted
 as an accessory use to an established use of a mini-warehouse
 on the subject property.)
 TEMPORARY USES
 THEATER, Indoor
 TOWERS, Communication (100 feet in height or less)
 TRANSPORTATION SERVICES, Groups II and III
 USED MERCHANDISE STORE, All Groups
 VEHICLE AND EQUIPMENT DEALERS, All Groups
 WHOLESALE ESTABLISHMENTS, Groups III and IV (limited to those
 commodities and products which are permitted to be sold at
 retail, provided that the parking meets the requirements for
 retail sales)

4. Development of the CPD will comply with the following Property Development Regulations:

Minimum Lot Area and Dimensions:

<u>Lot 1</u>	<u>Lot 2</u>
Area: 4.41 acres+/-	0.89 acres+/-
Width: 75'	150'
Depth: 100'	175'

Minimum Setbacks:

Street: variable according to the functional classification of the street or road
 (See LDC Section 34-2191 et seq.)
 From any perimeter boundary line of the CPD: 25 feet
 From any boundary line adjacent to another lot of the CPD: 5 feet
 Water Body: 25 feet

Minimum separation between buildings within the planned development: 10 feet

Maximum Lot Coverage: 40 percent

Maximum Building Height: 35 feet

5. Access to Lot 1 from West Terry Street must be developed as a directional right-in/right-out only and provide joint access to both lots. No additional access from this development to West Terry Street is approved as part of this planned development.
6. The local Development Order for this project, may not be approved unless provisions are included to extend the sidewalk along the north side of West Terry Street.
7. If, prior to West Terry Street being widened, the local development order would require construction of a right turn lane, the developer may, in lieu of actual turn lane construction, contribute comparable funds to Lee County's Department of Transportation. Should the West Terry Street road widening project lag behind development of the subject site, this condition makes removal of a newly constructed turn lane unnecessary. As such, this condition authorizes the project's developer to contribute toward planned improvements of West Terry Street, along with other developers in the area.
8. If the developer obtains a gopher tortoise incidental take permit from the Florida Game and Fresh Water Fish Commission (FGFWFC), a gopher tortoise management plan must be submitted at the time of application for a local development order. The plan must provide for the excavation of all active and inactive gopher tortoise burrows. The developer must relocate all gopher tortoises and commensal species to the indigenous open space preserve during construction. Relocated tortoises must be protected by an approved gopher tortoise fence. The developer must provide adequate forage or supplemental feeding while the tortoises are enclosed within the gopher tortoise fence. If the developer obtains an on-site relocation permit prior to the County's issuance of a local development order or early work permit, the developer must submit a management plan in accordance with LDC Section 10-474.
9. This zoning approval does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions may be required at the time of local Development Order.
10. This rezoning approval does not give the Developer an undeniable right to receive any local Development Order approval that exceeds the Year 2010 Overlay use allocation, if such allocation exists, for the applicable district.
11. Except as granted by deviations herein, this development must comply with all Lee County Land Development Code requirements in effect at the time of local Development Order approval.

SECTION B. DEVIATIONS:

The Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted as set forth below:

1. Deviation (1) - WITHDRAWN
2. Deviation (2) requests relief from LDC Section 34-935(c)(2) requiring a perimeter building and pavement setback of 25 feet to allow a setback reduction to 15 feet only for the pavement along the southern boundary line of Lots 1 and 2 along West Terry Street. This deviation is **APPROVED**.
3. Deviation (3) requests relief from LDC Section 10-285(a) requiring a connection separation of 660 feet along an arterial road to allow a reduction to a connection separation distance of 232 feet along West Terry Street. This deviation is **APPROVED SUBJECT** to Condition 5 requiring both lots to share this single access point.
4. Deviation (4) requests relief from LDC Section 10-283 requiring an access road along West Terry Street to eliminate the requirement for an access road. This deviation is **APPROVED**.
5. Deviation (5) requests relief from LDC Section 34-2020(3)(g) requiring 1 parking space per 10 storage cubicles to allow a reduction in the requirement to provide only 1 parking space per 20 storage cubicles. This deviation is **APPROVED** as to Lot 1 **SUBJECT** to the following conditions:
 1. A minimum 24-foot-wide aisle must be provided between the buildings, consisting of eight foot wide parallel parking spaces and a one way travel lane; and
 2. **NO** business may be operated within or from the storage units; and
 3. This deviation will also apply to Lot 2, but only if the entire property is developed as one mini-warehouse project.
6. Deviation (6) requests relief from LDC Section 10-415(c)(2)a requiring each parking space to be located within 100 feet from a tree planted in a permeable island, median or peninsula to allow parking spaces to be located adjacent to the mini-warehouse and more than 100 feet from a tree. This deviation is **APPROVED PROVIDED** there is no reduction in the required number of canopy trees in the parking area based on the total amount of impervious area, and provided the required trees are planted where they will provide shade to impervious areas on site.
7. Deviation (7) - WITHDRAWN

8. Deviation (8) requests relief from LDC Section 10-285(b), requiring an access road that also intersects a parallel arterial or collector to have a connection separation of at least 100 feet to allow a 95-foot separation for access to Lot #2. This deviation is **APPROVED**.
9. Deviation (9) requests relief from LDC Section 10-414(a) requiring the buffer between a commercial development and a residential development contain a fence, wall, or berm of at least eight (8) feet in height to allow the use of the walls of the structures along the east side of the site to substitute for this requirement. This deviation is **APPROVED PROVIDED** the required vegetation is planted in accordance with this section of the LDC.

SECTION C. Master Concept Plan:

A four page reduced copy of the Master Concept Plan is attached and incorporated by reference into this resolution as modified herein.

SECTION D. FINDINGS AND CONCLUSIONS:

The following findings and conclusions have been made in conjunction with the approval of the CPD rezoning:

1. The applicant has proven entitlement to the CPD rezoning by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested CPD zoning:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area; and
 - d. will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
4. Urban services, as defined in the Lee Plan, are, or will be, 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 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 granted:
 - 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.

The foregoing resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Absent
Andrew W. Coy	Aye
John E. Albion	Absent

DULY PASSED AND ADOPTED this 7th day of April, 1997, A.D.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Lisa L. Pearce*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Paul H. [Signature]*
Chairman

Approved as to form by:

Paul H. [Signature]
County Attorney's Office

FILED

APR 9 1997

CLERK CIRCUIT COURT
BY: *Lisa L. Pearce* D.C.

BONITA STORAGE INN CPD

LOCATED IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

APPROVED

Master Concept Plan

Site Plan # 97-015 Page 1 of 5

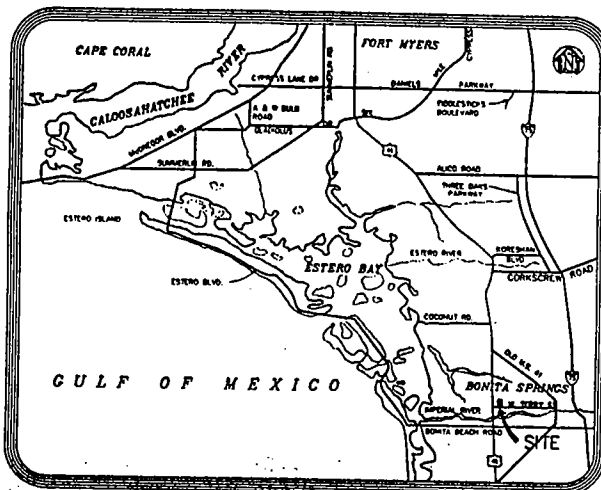
Subject to conditions in Resolution Z-97-015

Zoning Case # 96-11-066.027.010

DEVELOPER

MR. GORDON PETHERICK

3331 OAKLAKE COURT
 BONITA SPRINGS, FLORIDA 34134
 PHONE : (941) 495-0784



LOCATION MAP
N.T.S.

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
1	COVER SHEET AND INDEX OF DRAWINGS
2	MASTER CONCEPT PLAN (EXHIBIT IV-F)
3	GENERAL NOTES (EXHIBIT IV-G, IV-H)
4	VEGETATION AND SOILS MAP (EXHIBIT II-F-4)

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PROJECT # 96-11-066.027
 PROJECT TYPE 12

Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 PHONE : (941) 947-1144 FAX : (941) 947-0376

PRINTED
 DEC 17 1996
Q. GRADY MINOR & ASSOCIATES, P.A.
 CIVIL ENGINEERS • LAND SURVEYORS

REVISED: 12/9/96
 DATE: OCTOBER 1996
 FILE NAME: BSI-INDX
 DRAWING NUMBER 1 OF 4

BONITA STORAGE INN CPD

GENERAL NOTES

LOCATED IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SCHEDULE OF DEVIATIONS

- △ SECTION 34-835 (BX)(1), WHICH REQUIRES A 10 FOOT PERIMETER SETBACK FOR ALL BUILDINGS AND PAVEMENT TO ALLOW A MINIMUM FIFTY FOOT PERIMETER SETBACK FOR ALL BUILDINGS AND PAVEMENT ALONG THE COMMON PROPERTY LINES OF LOTS 1 AND 2.
- △ SECTION 34-835 (CV)(1), WHICH REQUIRES A 25 FOOT PERIMETER SETBACK FOR ALL BUILDINGS AND PAVEMENT TO ALLOW A MINIMUM FIFTY FOOT PERIMETER SETBACK FOR PAVEMENT ALONG THE SOUTH PROPERTY LINES OF LOTS 1 AND 2 ALONG WEST TERRY STREET.
- △ SECTION 16-225(A) (TABLE 1) CONNECTION SEPARATION, WHICH REQUIRES THAT THERE BE A MINIMUM 900-FOOT CONNECTION SEPARATION BETWEEN STREETS, ACCESS STREETS, OR ACCESSWAYS ALONG AN ARTERIAL STREET (WEST TERRY STREET), TO ALLOW CONNECTION SEPARATION OF 333 FEET ALONG WEST TERRY STREET.
- △ SECTION 16-223, WHICH REQUIRES THE DEVELOPER TO DEDICATE AND CONSTRUCT AN ACCESS STREET IF THE SUBJECT PROPERTY IS TRAVERSED BY OR ADJUTS A STREET SHOWN ON THE REQUIRED ACCESS ROAD MAP DESCRIBED IN SECTION 16-8 (5), TO ALLOW THE SOLUTION OF THE ACCESS ROAD REQUIREMENT.
- △ REQUIREMENT OF A MINIMUM OF (1) PARKING SPACE PER TEN (10) STORAGE CUBICLES (MINI-WAREHOUSE) (SECTION 34-2020 (3) (4) IS ONE (1) PARKING SPACE PER TWENTY (20) STORAGE CUBICLES.
- △ SECTION 16-215(C)(1), WHICH REQUIRES THAT NO PARKING SPACE MAY BE MORE THAN 100 FEET FROM A TREE PLANTED IN A PERMISSIBLE TRAIL, CORNER OR MEDIUM OF 100-FOOT MINIMUM WIDTH TO ANY PARKING SPACE LOCATED ADJACENT TO THE MINI-WAREHOUSE BLDG(S) MAY BE MORE THAN 100 FEET FROM ANY TREE.
- △ SECTION 34-2012(A)(1), WHICH REQUIRES THAT ALL PARKING SPACES BE DELINEATED BY ALL-WEATHER PAINTED LINES TO SECURE NO DELINEATION BY ALL-WEATHER PAINTED LINES FOR ONLY THOSE PARKING SPACES ADJACENT TO THE MINI-WAREHOUSE BLDG(S).
- △ SECTION 16-226 (B), WHICH REQUIRES THAT AN ACCESS ROAD WHICH INTERSECTS ANOTHER ROAD WHICH ALSO INTERSECTS THE PARALLEL ARTERIAL OR COLLECTOR MUST HAVE AN OUTER SEPARATION OF AT LEAST 100 FEET FROM THE ARTERIAL OR COLLECTOR TO 85 FEET FROM THE CENTERLINE OF WEST TERRY STREET RIGHT OF WAY TO THE CENTERLINE OF THE ACCESS TO LOT 2.

SITE DATA

SITE DATA
 Loc Plan Designation: Central Urban
 Current Zoning Designation: C-1A
 Existing Land Use: Vacant
 Proposed Zoning Designation: CPD
 TOTAL SITE AREA = 5.314 ± ACRES
 LOT 1 AREA = 4.818 ± ACRES
 LOT 2 AREA = 0.898 ± ACRES

SCHEDULE OF USES

Lot 1 Schedule of Uses

Mini-Warehouse
 Administrative Office
 Caretaker's Residence
 Signs in accordance with Chapter 30
 Storage, open

Lot 2 Schedule of Uses

Mini-Warehouse
 Administrative Office
 Caretaker's Residence
 Signs in accordance with Chapter 30
 Storage, open
 All uses permitted in the CO - general commercial district
 Except: Health Care Facilities

PROPERTY DEVELOPMENT REGULATIONS

LOT 1 PROPERTY DEVELOPMENT REGULATIONS *

BUILDING SETBACKS:
 Street Right-of-way: 25 Feet (South)
 Street Right-of-way: 25 Feet (East and North)
 Project Perimeter: 5 Feet (East and West)
 Project Perimeter: 5 Feet (West)
 Common Property Lines with Lot 2: 5 Feet
MAXIMUM BUILDING HEIGHT: 35 Feet or 2 Habitable Stories
MAXIMUM FLOOR AREA:
 Mini-Warehouse: 60,000 Sq. Ft.
 Office: 5,000 Sq. Ft.
 Caretaker's Residence: 1,500 Sq. Ft.

△ **PARKING:**
 Mini-Warehouse: 1 Parking Space per 20 Cubicles
 Office: 1 Parking Space per 300 Sq. Ft.
 Residence: 2 Parking Spaces

LOT 2 PROPERTY DEVELOPMENT REGULATIONS *

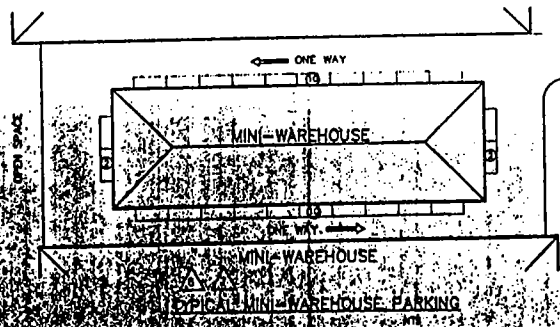
BUILDING SETBACKS:
 Street Right-of-way: 25 Feet (South)
 Project Perimeter: 5 Feet (East and West)
 Common Property Lines with Lot 1: 5 Feet
MAXIMUM BUILDING HEIGHT: 35 Feet or 2 Habitable Stories
MAXIMUM FLOOR AREA:
 Mini-Warehouse: 10,000 Sq. Ft.
 Office: 5,000 Sq. Ft.
 Any other allowable use: 40% of Total Lot

△ **PARKING:**
 Mini-Warehouse: 1 Parking Space Per 20 Cubicles
 any other allowable use: Provided at Time of Development Order

* **NOTE:**
 If Lots 1 and 2 develop as warehouse, the common lot line between lots 1 and 2 is not applicable and disappears.

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIRED: = 1,389 ± A.
 5,314 Ac. ± ± 309 = 1,810 ± ACRES.
OPEN SPACE PROVIDED ON LOT 1 = 3,810 ± SQUARE FEET
REQUIRED MINIMUM OPEN SPACE ON LOT 2 = 3,810 ± SQUARE FEET
REQUIRED MINIMUM OPEN SPACE: = 3,810 ± SQUARE FEET
 5,314 Ac. ± ± 309 = 3,810 ± SQUARE FEET
INDIGENOUS OPEN SPACE PROVIDED = 34,785 ± SQUARE FEET
NO INDIGENOUS REQUIRED ON LOT 2



APPROVED

Master Concept Plan

Site Plan # 97-015 Page 3 OF 5

Subject to conditions in Resolution 2-97-015

Zoning Case # 96-11-066-022 01/01

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DEC 17 1996

Q. GRADY MINOR & ASSOCIATES, P.A.
 CIVIL ENGINEERS - LAND SURVEYORS

ISSUED BY I.S.E.
 DRAWN BY I.S.E.
 APPROVED I.S.E.
 DATE APPROVED 12/16/96
 REVIEW DATE 1/18/97
 P&R NAME 100-NOT
 DRAWING NUMBER 0 00 0

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ZONING COUNTER

PROJECT # 96-11-066-022
 PROJECT TYPE 13

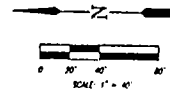
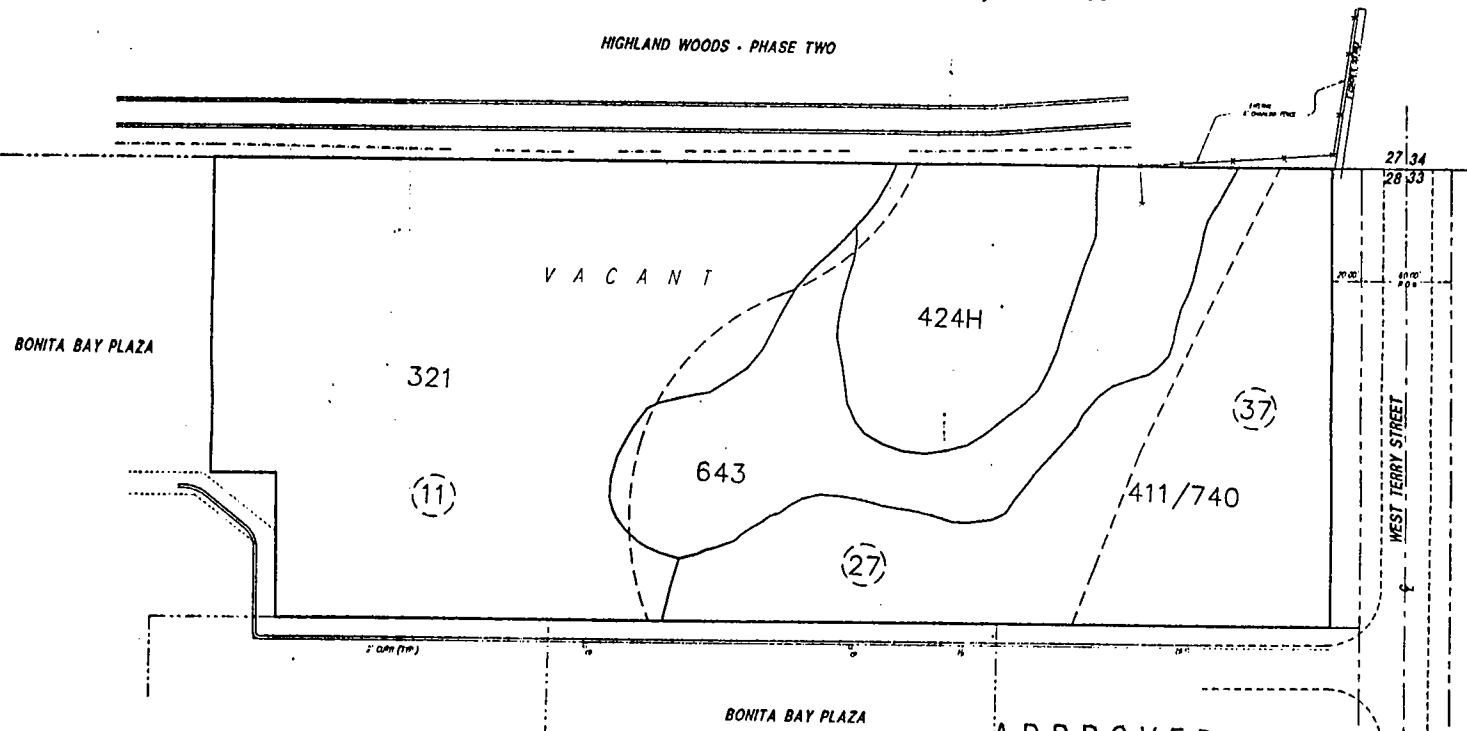
STRAT# 28-47-25-00-00001.1000
 EXHIBIT IV-G
 EXHIBIT IV-H

DEVELOPER
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EXISTING VEGETATION MAP BONITA STORAGE INN CPD

LOCATED IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HIGHLAND WOODS - PHASE TWO



SOILS LEGEND

- 11 MYAKKA SAND
- 27 POMPANO FINE SAND, DEPRESSIONAL
- 37 SATELLITE FINE SAND
- SOILS BOUNDARY

FLUCCS LEGEND

- 321 PALMETTO
- 411/740 DISTURBED PINE FLATWOODS
- 424H MELALEUCA WETLANDS
- 643 WET PRAIRIE
- FLUCCS BOUNDARY

NOTE:

- 1.) FLUCCS CODE DETERMINATION AND VEGETATION DELINEATIONS PREPARED BY BOYLAN ENVIRONMENTAL CONSULTANTS, INC.
- 2.) SOILS DETERMINATION PER UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, SOIL SURVEY OF LEE COUNTY, FLORIDA.

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DEC 18 1996
ZONING COUNTER

PROJECT # 96-11-066-032
PROJECT TYPE 13

EXHIBIT IV-E-2

APPROVED

Master Concept Plan

Site Plan # 97-015 Page 4 of 5

Subject to conditions in Resolution Z-97-015

Zoning Case # 96-11-066-032 01.01

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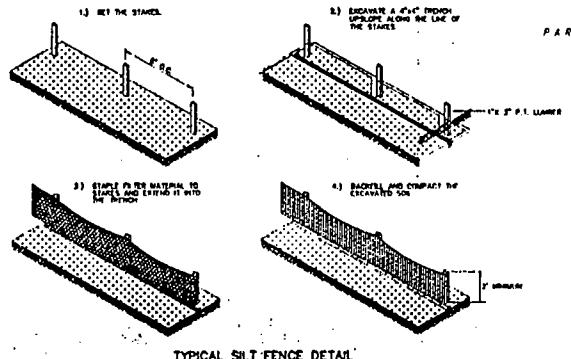
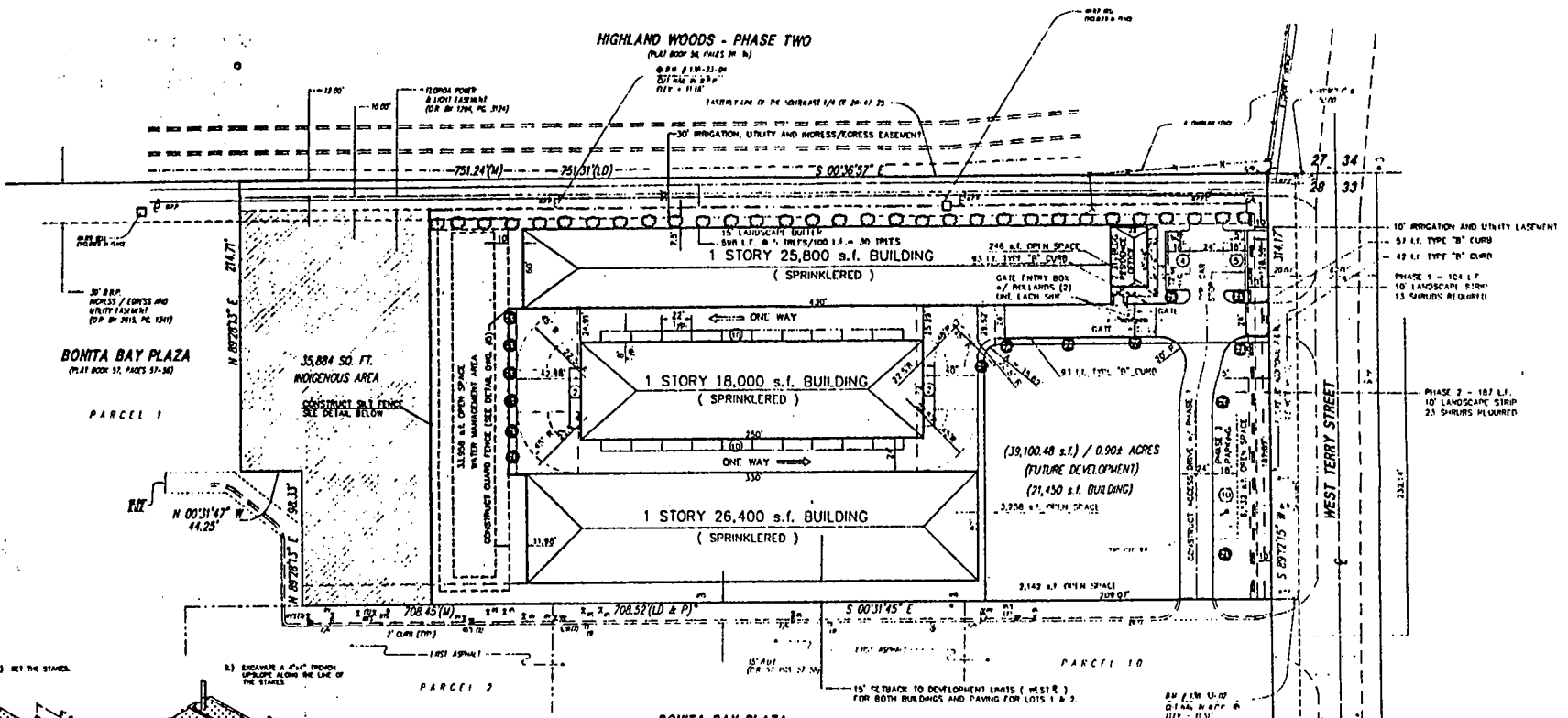
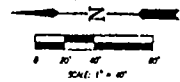
DEC 17 1996

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS - LAND SURVEYORS

DESIGN BY: B.T.
DRAWN BY: S.L.R.
APPROVED BY: S.L.R.
DATE: NOVEMBER, 1996
REVISION DATE: 12/9/96
FILE NAME: 96-11-066-032
SHEET NUMBER: 4 OF 4

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TYPICAL SILT FENCE DETAIL

APPROVED

Master Concept Plan

Site Plan #97-015 Page 5 of 5

Subject to conditions in Resolution 2-97-015

Zoning Case #96-11-066-027 01.01

LEGEND 		OWNER/DEVELOPER MR. GORDON PETERKOF 3331 DANLARK COURT BONITA SPRINGS, FL 34134 PHONE: (813) 490-0784	PRINTED FEB 25 1997 Q. GRADY MINOR & ASSOCIATES, P.A. CIVIL ENGINEERS - LAND SURVEYORS	DESIGNED BY: AVR DRAWN BY: AVR APPROVED GCM JOB CODE: BSI SCALE: 1" = 40'	Q. GRADY MINOR AND ASSOCIATES, P.A. CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS 3600 PIA DEL RICY BONITA SPRINGS, FLORIDA 34134 PHONE: (813) 847-1144 FAX: (813) 847-0376	S.F.W.M.D. SUBMITTAL BONITA STORAGE INN SITE AND LANDSCAPING PLAN DATE: FEB. 7, 1997 FILE NAME: BSI/SITE DRAWING NUMBER: 3 OF 2
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