Matanzas Pass Marina

A Commercial Marina Development
Strap # 24-46-23-00-00003.0020
Lee County, Florida

Zoning - IL Land Use - Industrial Development

TRAFFIC IMPACT STATEMENT

Land Use Category Marina (420)
Number of Slips 72 (44 dry/28 wet slips)
Projected Completion 2006

Weekday
ADT 218 trips
AM PHT 6 trips
PM PHT 14 trips

Weekend
ADT 252 trips
Peak Hour 19 trips

Calculations are based on equations as listed in:
Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003

PERMITTED USES

Accessory Apartment
Administrative Offices
ATM
Bait and Tackle Shop
Bar and Coctail lounge (by special exception)
Boats:
- Boat Rental
- Boat Repair and Service
- Boat Storage (all heights)

Boatyard
Club, Private
Commerical Fishery including land support
Commercial Use of Beachfront sea-ward of the water body setback
Consumption on Premises (by special exception)
Docking and Mooring Facilities
Entrance Gates and Gatehouses
Essential Services 34-1611 & 1741)
Essential Service Facilities (34-622(c)(19) Group I(LDC 34-1611, 34-1744 & 34-1741) Group II (by sepical exception)
Excavation, water retention
Fish house, wholesale, retail
Food and Beverage service, limited (limited to marina as accessory use)
Freight and cargo handling establishments (34-622(c)(21)
Marina
Marina, Ancillary Uses
Offices, marine-oriented bovernment
Parks, Group I and II
Parking Lot: Accessory and Temporary
Recreation, personal
Restaurants Group I and II, with outdor seating
Schools, commerical
Signs in accordance with LDC Chapter 30
Temporary Uses

PARKING CALCULATIONS

Required Parking (per LDC 34-1148(d)(1):
Wet Boat Slips (2 spaces / 5 slips) @ 28 slips - 11.2 spaces
5 stack Dry Boat Slips (1 space/6 slips) @ 79 slips - 13.1 spaces
Existing Building to remain - 2 spaces
Total Required - 26 spaces

Proposed Parking:
On-Site
Standard parking - 19 spaces
Parallel parking - 12 spaces
Handicap parking - 1 spaces
Total on-site parking- 26 spaces

DEVELOPMENT REGULATIONS

SanCarlos Waterfront (LDC 34-1148 Table 2)
Lot Area (min) 10,000 s.f.
Lot Width (min) 50 feet
Lot Depth (min) 100 feet

Minimum Building Setbacks:
Front (street) 25 feet
Side Yard 20 feet
Rear Yard 20 feet
Water Body (Mantanzas Pass) 25 feet
Building Separation 20 feet

Landscape Buffers:
Front Yard (Street) 15 feet Type D
Side Yard 0 feet
Rear Yard 0 feet

Maximum Building Height 55 feet per LDC 34-1149.t2 noteD
Maximum Lot Coverage 60%

All buildings and structures will be removed or that the proposed use of the buildings, structures and land is, or will be, in compliance with all applicable requirements of the LDC.

SITE DATA

LAND AREA:

TOTAL 1.02 acres

LOT COVERAGE 6.5%

AVERAGE GRADE ELEVATION XX feet N.G.V.D. FLOOD ELEVATION 12.0 feet N.G.V.D.

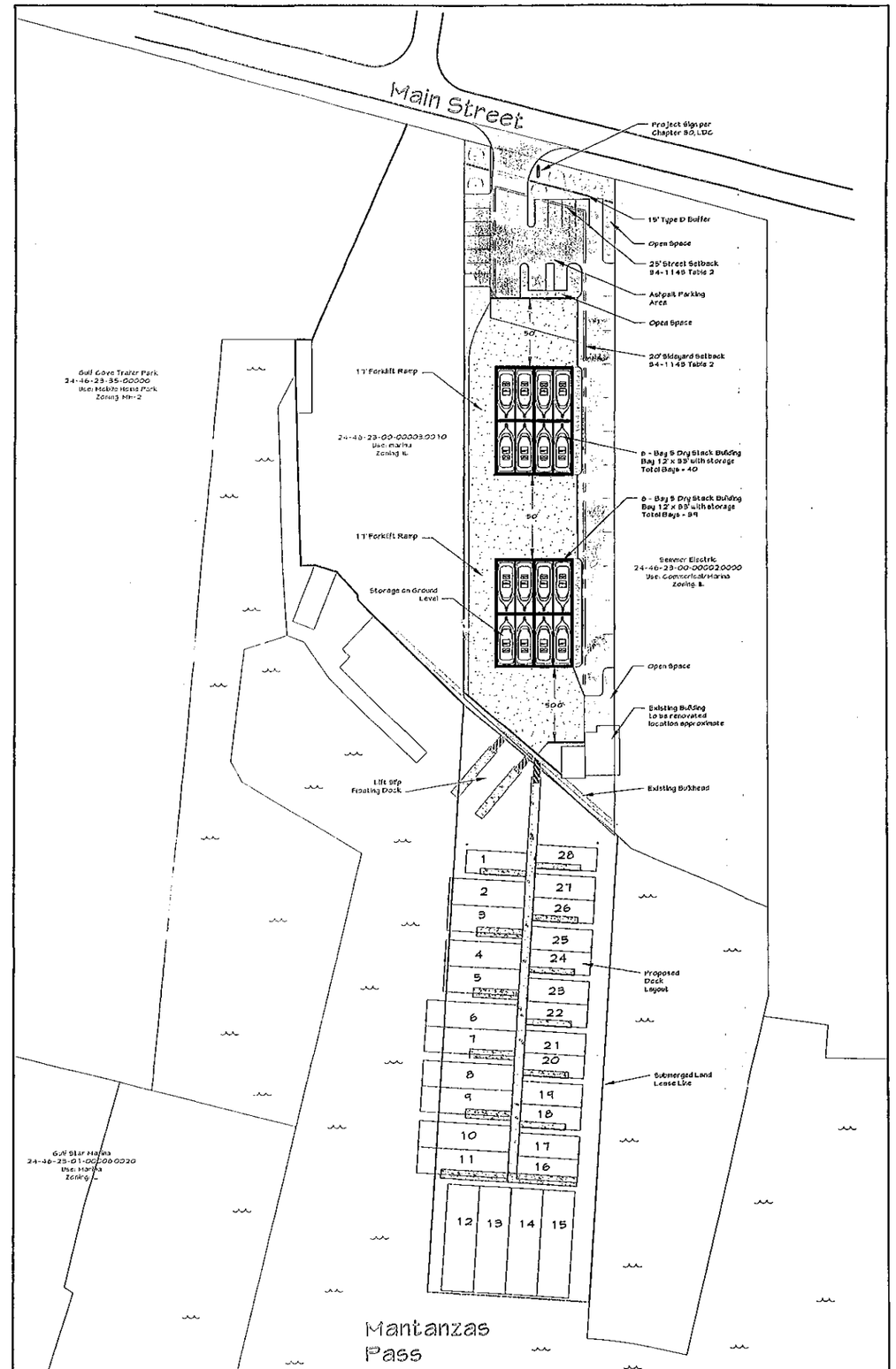
EXISTING BUILDING HEIGHTS <35 feet
EXISTING STORIES 1 & 2
EXISTING FLOOR ELEVATIONS >9.0 feet N.G.V.D.

PROPOSED IMPROVEMENTS IN PELICAN BAY:
All boat dock improvements (new and reconstructed) and mangrove alterations subject to permitting by all jurisdictional local, state and federal agencies.

OPEN SPACE CALCULATIONS

UPLAND AREA - 44,558 SF
40% Open Space (LDC 34-1149) - 17,861 SF Req.

Total Open Space Provided - 38,749 SF (87%)



SCALE IN FEET
0 40 80

NO.	DATE	DESCRIPTION	BY

Master Concept Plan
MANTANZAS PASS MARINA PROJECT
LOCATION

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PROJECT NO. J05018
PROJECT MANAGER James Ink P.E.
DRAWN BY BYM
DATE 06.01.05
SCALE 1"= 40'
SHEET NO. 3 OF 3