

**NOTES:**

**1. THIS CPD INCLUDES FOUR PARCELS OF LAND, AS FOLLOWS:**

- STRAP NO. 24-46-23-W3-00026.0000 (645 OLD SAN CARLOS BLVD), ALSO SHOWN AS NORTH PARCEL #1 ON THE ACCOMPANYING SURVEY
- STRAP NO. 24-46-23-W3-00026.0030 (441/445 OLD SAN CARLOS BLVD), ALSO SHOWN AS SOUTH PARCEL #3 ON THE ACCOMPANYING SURVEY
- A NON-STRAPPED PARCEL, KNOWN AS A "BUTLER ACT" PARCEL, ALSO SHOWN AS PARCEL #4 ON THE ACCOMPANYING SURVEY

NO PARCEL #2 IS IDENTIFIED ON THE SURVEY. FOR THE PURPOSE OF THIS REZONING REQUEST, THE SUBMERGED LAND LEASE WILL BE DESIGNATED AS PARCEL #2 (ALSO NOT STRAPPED)

THE RESTAURANT KNOWN AS NERVOUS NELLIE'S LOCATED TO THE EAST, WHILE NOT PART OF THIS CPD, UTILIZES A PORTION OF THE PARKING ON THESE PARCELS AND IS INCLUDED ON THE PARKING CALCULATIONS (ONLY IF WE HAVE THE EXCESS SPACES SO IT DOESN'T TURN INTO A DEBATE - ROB SAID THIS WAS EXEMPT).

**2. CURRENT LAND USE/ZONING:**

PARCELS 1 & 2: LAND USE: PEDESTRIAN COMMERCIAL, ZONING; CPD (RES. 09-10)

PARCELS 3 & 4: LAND USE: TIDAL WATER, ZONING: NONE  
(PARCEL 4 FORMERLY CONTAINED THE SNUG HARBOR RESTAURANT)

**3. DESCRIPTION OF PROPOSED DEVELOPMENT ON EACH PARCEL:**

**PARCEL #1:**

- LOBSTER POT; 850 SF COVERED (PREPARATION AREA - SUPPORTED BY KITCHEN OPERATIONS OUT OF UNIT D)
- "COFFEE SHOP" OPEN SEATING; 2729 SF (153 SEATS) - I/C/W KITCHEN OPERATIONS IN UNIT B (NET NEW IMP. COVERAGE = 1067 SF, EXISTING PAVER AREA AND WOODEN DECK WILL ALSO BE USED)
- OPEN AIR SHOPS (MAX. 4020 SF COVERED OPEN BUILDINGS)
- PARKING; 49 SPACES (NO CHANGE)

**PARCEL #2:**

- "PUBLIC USE COVERED AREA": 1140 SF COVERED
- PUBLIC WATER RELATED USES, DOCKS & DOCKING FACILITIES (NO CHANGE)

PARCEL #3; NO CHANGES PROPOSED (REMAINS AS 74 SPACE PARKING LOT)

**PARCEL 4;**

- COVERED SEATING: 875 SF (70 SEATS)
- OPEN SEATING: 1822 SF (145 SEATS)

**4. SITE DATA AND DEVELOPMENT REGULATIONS:**

PARCEL #1/NORTH PARCEL; TOTAL AREA = 35,768 SF  
 - COVERED AREA: 3970 SF (3 FT SET-BACK TO STREET, MAX. HEIGHT = 20 FT)  
 - OUTDOOR SEATING: 1914 SF (0 FT SET-BACK)

PARCEL #2/SUBMERGED LAND LEASE  
 - COVERED AREA: 1140 SF (0 FT SET-BACK)

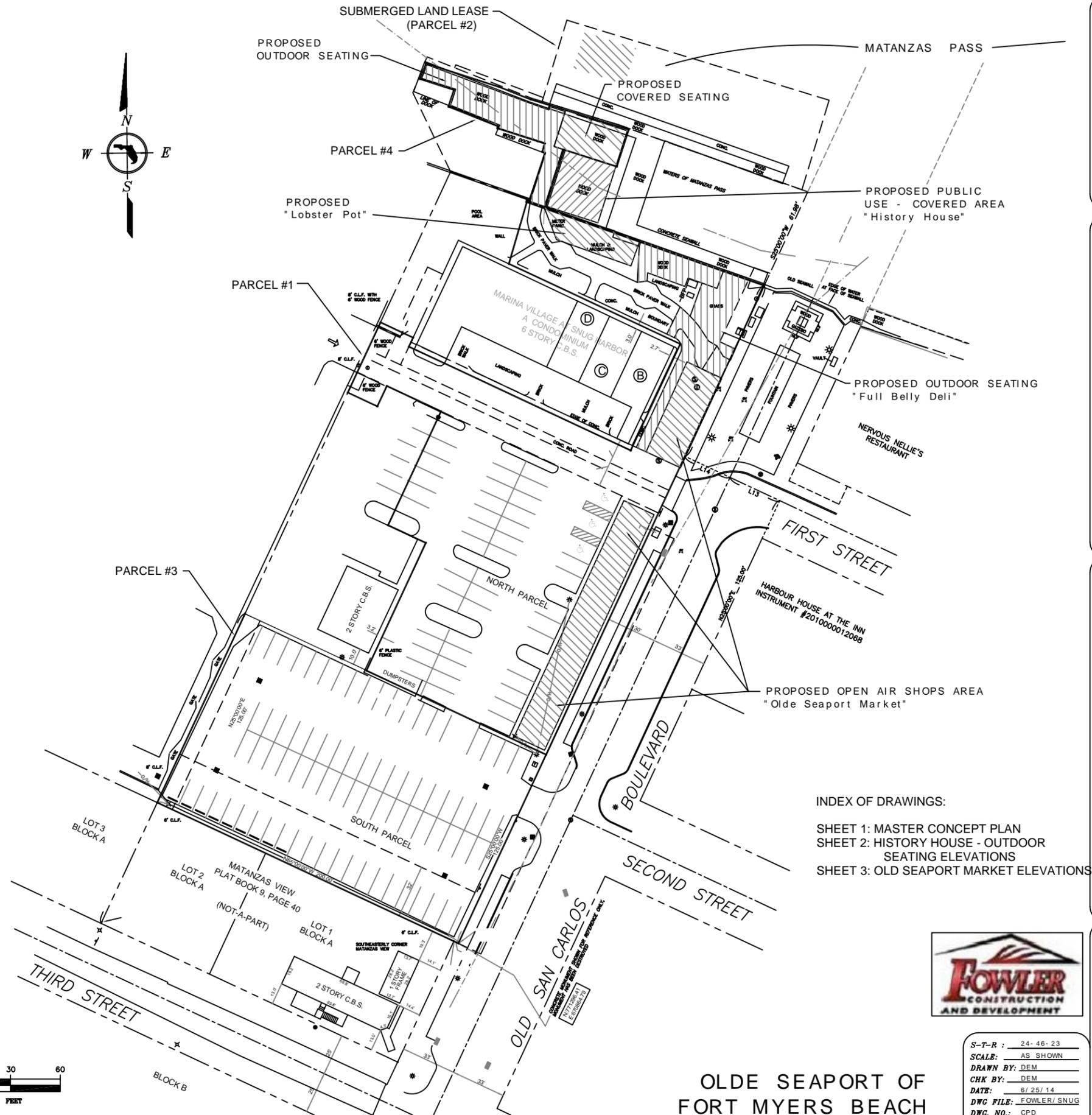
PARCEL #3/SOUTH PARCEL; TOTAL AREA = 25,000 SF (NO CHANGES)

PARCEL 4/BUTLER ACT PARCEL; TOTAL AREA = 3025 SF  
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5. A FDEP PERMIT FOR ADDITIONAL DOCK SLIPS HAS BEEN APPLIED FOR AND IS PROVIDED AS PART OF THE REZONING REQUEST. BUTLER ACT AND SUBMERGED LAND LEASE USES IN THE TIDAL AREA LAND USE HAVE BEEN COORDINATED.

6. UNLESS OTHERWISE NOTED, EXISTING DOCKS AND WALKWAYS WILL REMAIN AND CONTINUE TO BE USED IN THE SAME MANNER.

7. UNITS "B", "C" AND "D" IN THE MARINA VILLAGE AT SNUG HARBOR, A CONDOMINIUM, ARE OWNED BY THE APPLICANT BUT NOT PART OF THIS REZONING REQUEST. THE ZONING OF MARINA VILLAGE IS "DOWNTOWN" AND ALL PROPOSED USES ARE CONSISTENT WITH THE CURRENT ZONING.



**INDEX OF DRAWINGS:**  
 SHEET 1: MASTER CONCEPT PLAN  
 SHEET 2: HISTORY HOUSE - OUTDOOR SEATING ELEVATIONS  
 SHEET 3: OLDE SEAPORT MARKET ELEVATIONS



S-T-R : 24-46-23  
 SCALE: AS SHOWN  
 DRAWN BY: DEM  
 CHK BY: DEM  
 DATE: 6/25/14  
 DWG FILE: FOWLER/SNUG  
 DWG NO.: CPD  
 SHEET 1 OF 3

**McKee Engineering Consultants, Inc.**  
 (fka Lake Hickory Ventures, Inc.)  
 Engineering Permitting Land Development  
 22210 Fairmont Court Estero, FL 33928  
 Phone (239) 898-4008 Fax (239) 495-5008 email: mckeeeng@comcast.net  
 CERTIFICATE OF AUTHORIZATION #27145

REVISIONS:  
 9-30-14 Revised Open Air Shops and Outdoor Seating areas

**PROJECT**  
 CPD - MASTER CONCEPT PLAN  
 BARRIER ISLANDS MANAGEMENT, LLC  
 645 OLD SAN CARLOS BLVD.  
 FORT MYERS BEACH, FL

DATE: \_\_\_\_\_  
 DAVID E. MCKEE  
 PROFESSIONAL ENGINEER  
 P.E. STATE OF FLORIDA

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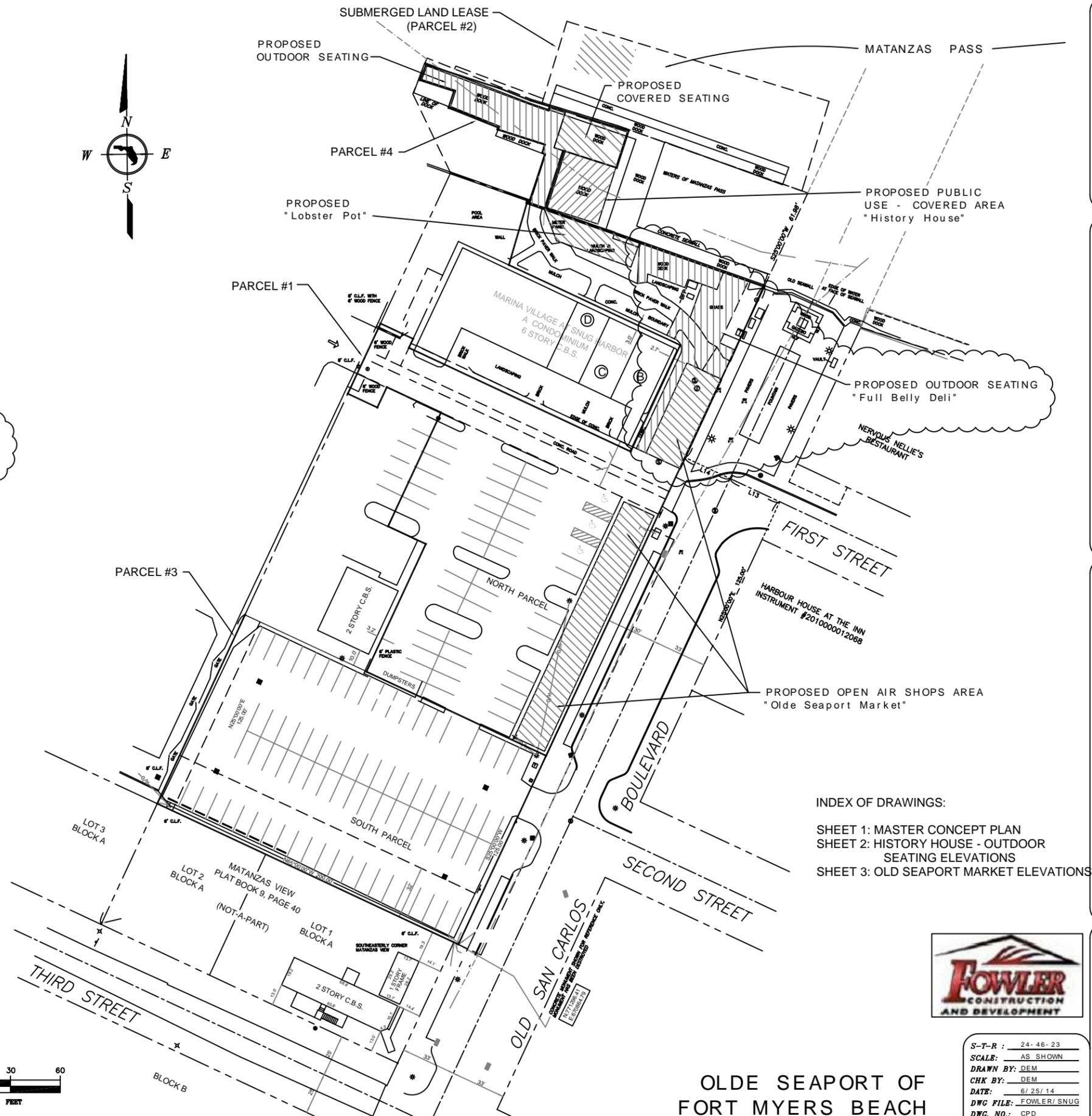
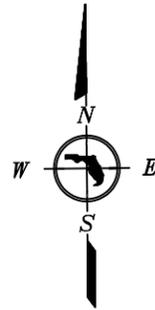
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DAVID E. MCKEE  
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DATE:

Olde Seaport Of Fort Myers Beach  
 Parking Calculations - revised 9/30/2014

<b>Building/Description</b>	<b>Unit</b>	<b>QTY.</b>	<b>Calculated Parking</b>	<b>Gross Total</b>	<b>Downtown Reduction</b>	<b>Required</b>	<b>Provided</b>
Existing "Nervous Nellie's" - Food Service	SF	6500	8 per 1000 SF	52	0.5	26	26
Existing "Nervous Nellie's" - Bar Area	SF	1000	5 per 1000 SF	5	0.5	3	3
Charter Boat	per boat	7	3 per boat	21	0.5	11	11
"Full Belly Deli"/Outdoor Seating	SF	2729	8 per 1000 sf	22	0.5	11	11
"Lobster Pot"/Outdoor & Covered Seating	SF	3547	8 per 1000 sf	28	0.5	14	14
Retail ("Open Air Shops")	SF	4020	3 per 1000 sf	12	0.5	6	6
Public Use/"History House"	SF	1,140	2 per 1000 sf	2	0.5	1	1
Boat Slips	per slip	22	0.5 per slip	11	0.5	6	6
<b>TOTAL REQUIRED SPACES</b>						<b>77</b>	<b>77</b>

The actual number of existing spaces is 129 so there is more than adequate parking