
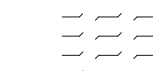



**PINE ISLAND ROAD
(SR 78)
(2-LANE ARTERIAL ROADWAY)**

FLU: URBAN COMMUNITY
ZONING: C-1
CURRENT USE: RIGHT-OF-WAY

LEGEND

-  DEVIATION REQUEST
-  OPEN SPACE
-  PROPOSED PAVEMENT
-  EXISTING CANAL
-  PROPOSED SHELL PARKING
-  PROPOSED BOAT SLIP

OPEN SPACE REQUIREMENT

20% of Gross Area- 14,202 SF
Per LDC Sec.10-415(a)

Area	Required	Provided
	2,840 SF	2,840 SF

NOTES:

1. REQUESTED REZONING FROM C-1 TO CPD.
2. PROPERTY IS ON LEETRAN ROUTE 160.
3. PROPERTY WILL BE SERVICED BY GREATER PINE ISLAND WATER ASSOCIATION FOR WATER.
4. PROPERTY WILL BE SERVICED BY LEE COUNTY UTILITIES FOR SEWER.

DEVIATIONS:

1. 34-935(B)(1)(A) TO ALLOW 9.4 FT SETBACK
2. 10-416(D)(3) TO ALLOW 4.4 FT, 9.4, & 14.4 FT BUFFER
3. 34-2192(A) TO ALLOW 9.4 FT SETBACK
4. 34-2015(2)(F) TO ALLOW ENCLOSED PARKING LOT
5. 34-2017(A) TO ALLOW CRUSHED SHELL PARKING LOT
6. 34-411(E) & 10-442(A)(2) TO ALLOW FEE-IN-LIEU OF TRANSIT STOP

FLU: URBAN COMMUNITY
ZONING: C-1
CURRENT USE: ART GALLERY
(MATLACHA FINE ART GALLERY)

PROJECT:
**ONOFRIO D.
ORO MATLACHA
SHOPS**

LOCATION:
4613 PINE ISLAND ROAD NW
MATLACHA, FL. 33933

CLIENT:
**DEMATTIA
ONOFRIO &
ANGELA**

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LB6691 / LC26000330

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113 South Monroe Street 495 Grand Boulevard
1st Floor Suite 206
Tallahassee, Florida 32301 Miramar Beach, FL 32550
Toll free: 866-337-7341 Toll free: 866-337-7341

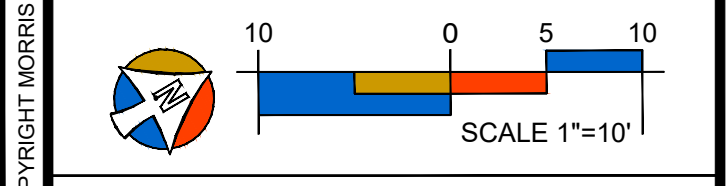
PREPARED BY:

REVISIONS	DATE

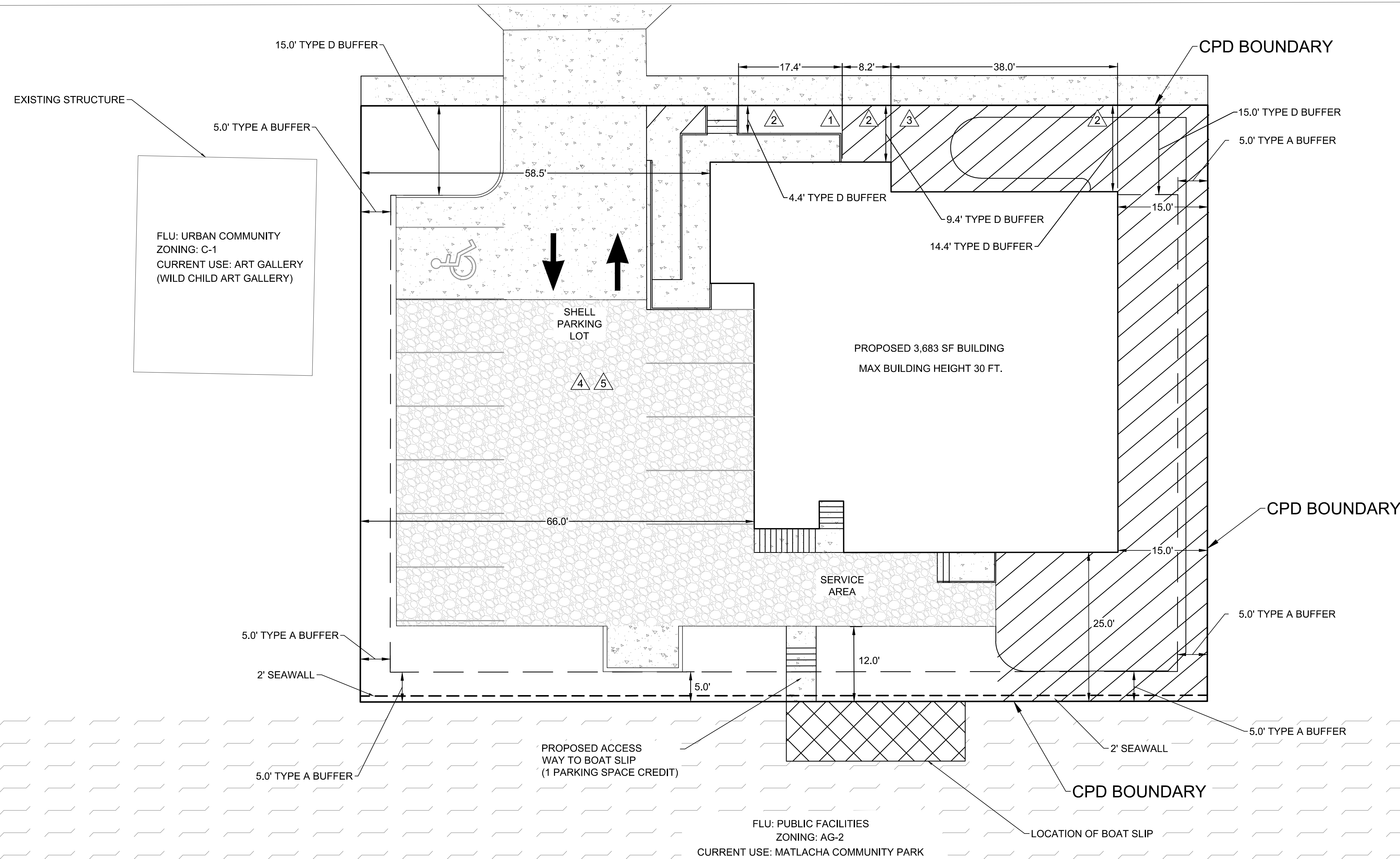
PROJECT MANAGER:	RMS
DRAWING BY:	RMS
JURISDICTION:	LEE COUNTY
DATE:	3/14/2019

SHEET TITLE:
**MASTER CONCEPT
PLAN**

SHEET NUMBER: CG-101



JOB/FILE NUMBER: 17106A-02



EXISTING STRUCTURE

FLU: URBAN COMMUNITY
ZONING: C-1
CURRENT USE: ART GALLERY
(WILD CHILD ART GALLERY)

PROPOSED ACCESS
WAY TO BOAT SLIP
(1 PARKING SPACE CREDIT)

FLU: PUBLIC FACILITIES
ZONING: AG-2
CURRENT USE: MATLACHA COMMUNITY PARK

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