STRAP NUMBER

22-45-24-00-00001.0120

ADDRESS

6401 WINKLER ROAD
FORT MYERS, FL 33919

PROJECT INFORMATION

CURRENT ZONING/USE	= AG-2/SINGLE-FAMILY RESIDENTIAL
PROPOSED ZONING/USE	= CFPD/HOLISTIC MEDICAL CENTER
FUTURE LAND USE	= CENTRAL URBAN
TOTAL ACREAGE	= 5.15 ACRES
PROPOSED DENSITY	= IN-PATIENT FACILITY MAX. 90 BEDS, SOCIAL SERVICES GROUP IV, WITH CENTRAL KITCHEN 4 BEDS = 1 DU, 90 BEDS/4 = 22.5 UNITS RETREAT FACILITY MAX. 9 UNITS, SOCIAL SERVICES GROUP IV, WITH INDIVIDUAL KITCHENS DENSITY EQUIVALENT PER LDC SEC. 34-1494(B)(1) 9 UNITS X 1 = 9 UNITS 22.5 DWELLING UNITS + 9 DWELLING UNITS = 32 5.15 TOTAL ACRES - 0.90 ACRES (COMMERCIAL) = 4.25 ACRES 32 DWELLING UNITS/4.25 AC = 7.53 DU/AC
PROPOSED INTENSITY	= 9,000 SF (STANDARD ENGINEERING CALCULATIONS REQUIRES 1 ACRE PER 10,000 SF GROSS FLOOR AREA FOR PARKING, STORMWATER, OPEN SPACE, ETC. THEREFORE, 9,000 SF REQUIRES 0.90 ACRES)
EXISTING SOIL TYPES	= #28 IMMOKALEE SAND = #55 COCOA FINE SAND = #6 HALLANDALE FINE SAND
IRRIGATION SERVICE	= IRRIGATION WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL	= NONE FOUND

ZONING/EXISTING USE

PROJECT SITE	= AG-2, SINGLE-FAMILY RESIDENTIAL
NORTH	= CPD, VACANT
SOUTH	= AG-2, SINGLE-FAMILY RESIDENTIAL
EAST	= IONA DRAINAGE DISTRICT CANAL, 56' WIDE
WEST	= ROW, WINKLER ROAD (100' WIDE)

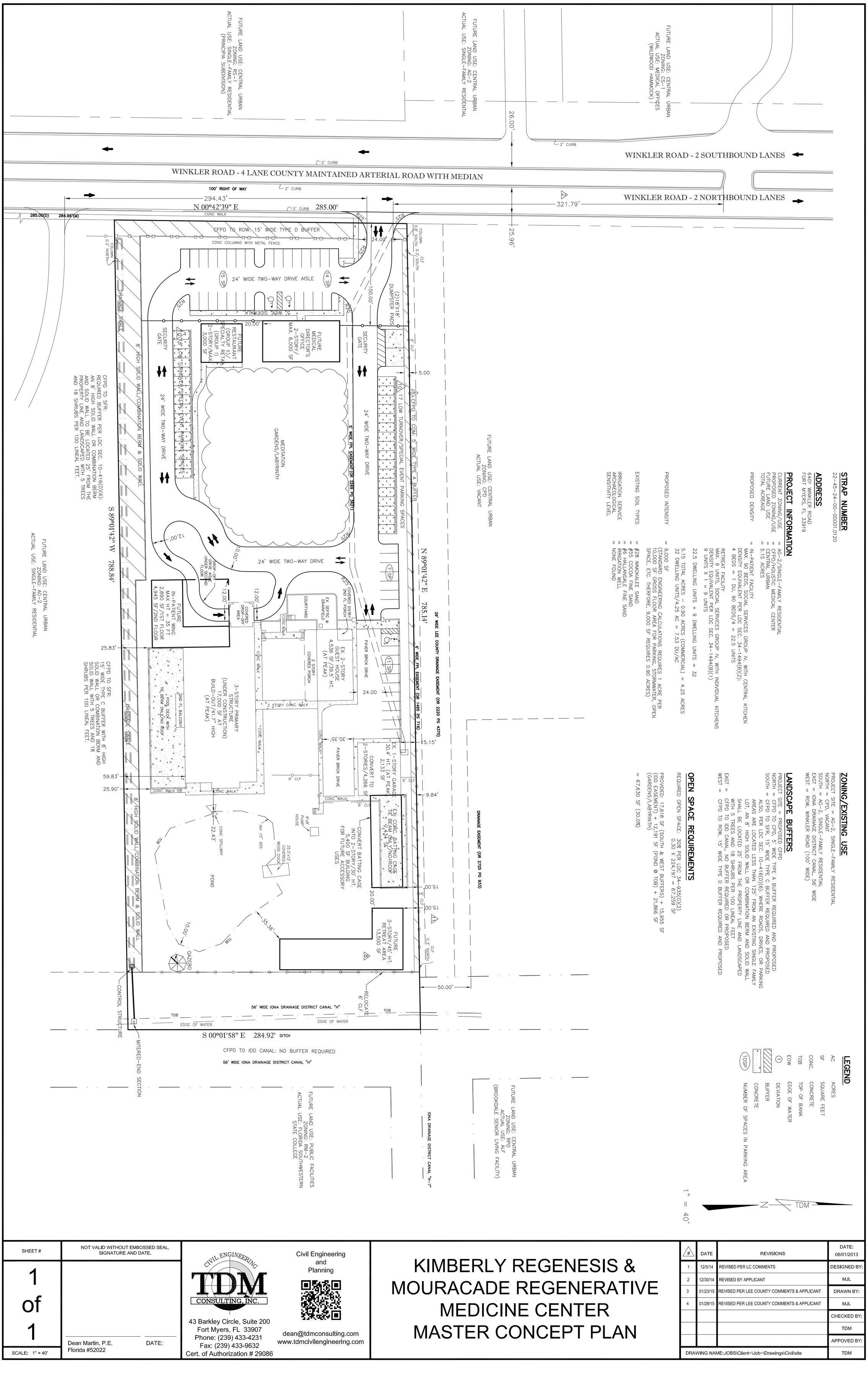
LANDSCAPE BUFFERS

PROJECT SITE	= PROPOSED CFPD
NORTH	= CFPD TO CPD, 5' WIDE TYPE A BUFFER REQUIRED AND PROPOSED
SOUTH	= CFPD TO SFR, 15' WIDE TYPE C BUFFER REQUIRED AND PROPOSED ALSO, PER LDC SEC. 10-416(D)(6), WHERE ROADS, DRIVES, OR PARKING AREAS ARE LOCATED LESS THAN 125' FROM AN EXISTING SINGLE FAMILY LOT, AN 8' HIGH SOLID WALL OR COMBINATION BERM AND SOLID WALL SHALL BE LOCATED 25' FROM THE PROPERTY LINE AND LANDSCAPED WITH 5 TREES AND 18 SHRUBS PER 100 LINEAL FEET
EAST	= CFPD TO IDD CANAL, NO BUFFER REQUIRED OR PROPOSED
WEST	= CFPD TO ROW, 15' WIDE TYPE D BUFFER REQUIRED AND PROPOSED

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE: 30% PER LDC 34-935(G)(2)
0.30 X 224,197 = 67,259 SF

PROVIDED: 17,618 SF (SOUTH & WEST BUFFERS) + 15,955 SF
(IDD EASEMENT) + 12,191 SF (POND @ TOB) + 21,866 SF
(GARDENS/LABYRINTH)
= 67,630 SF (30.0%)



LEGEND

AC	ACRES
SF	SQUARE FEET
CONC.	CONCRETE
TOB	TOP OF BANK
EOW	EDGE OF WATER
①	DEVIATION
	BUFFER
	CONCRETE
10SP	NUMBER OF SPACES IN PARKING AREA

1" = 40'

TDM

SHEET #	NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.		
1 of 1	Dean Martin, P.E. Florida #52022	DATE:	
SCALE: 1" = 40'			

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Cert. of Authorization # 29086

Civil Engineering and Planning

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KIMBERLY REGENESIS & MOURACADE REGENERATIVE MEDICINE CENTER MASTER CONCEPT PLAN

#	DATE	REVISIONS	DATE: 06/01/2013
1	12/5/14	REVISED PER LC COMMENTS	DESIGNED BY:
2	12/30/14	REVISED BY APPLICANT	MJL
3	01/23/15	REVISED PER LEE COUNTY COMMENTS & APPLICANT	DRAWN BY:
4	01/29/15	REVISED PER LEE COUNTY COMMENTS & APPLICANT	MJL
			CHECKED BY:
			TDM
			APPOVED BY:
DRAWING NAME: JOBS\Client~\Job~\Drawings\Civil\site			TDM