

Attachment No. 1



MASTER PLAN PHASING SCHEDULE

1. THERE ARE EIGHT PARCELS FOR THE OVERALL PROJECT AS INDICATED ON THE MASTER PLAN. EACH PARCEL MAY BE DEVELOPED AS A SINGLE PHASE OR THE DEVELOPER MAY ELECT TO CONSTRUCT MORE THAN ONE PARCEL IN A PHASE.
2. THE PHASES OF THE PROJECT MAY BE DEVELOPED IN SUCH ORDER AS THE DEVELOPER DETERMINES TO BE APPROPRIATE BASED ON MARKET CONDITIONS.
3. THE SITE WORK WILL BE PHASED AS REQUIRED TO ACCOMMODATE THE BUILDING CONSTRUCTION.
4. PHASES SHALL BE COMPLETED BY THE FOLLOWING DEADLINES: 1&2-24 MONTHS; 2&5-36 MONTHS; 3&7-48 MONTHS; 4&6-60 MONTHS. THE PHASE DEADLINES SHALL START WHEN THE TOWN OF BELLEAIR HAS APPROVED THE SPECIAL CERTIFICATE OF APPROPRIATENESS, THE DEMOLITION PERMIT, THE REZONING, MASTER PLAN, PRELIMINARY DEVELOPMENT PLAN, RESCISSION OF EXISTING CODE ENFORCEMENT ORDER AND ANY OTHER PERMIT REQUIRED FOR DEVELOPER TO COMPLETE THE PROJECT (EXCEPT FOR BUILDING PERMITS); THESE TOWN AND OTHER APPLICABLE AGENCY APPROVALS ARE FINAL; ALL APPEAL PERIODS HAVE EXPIRED; AND ANY APPEALS OR CHALLENGES ARE RESOLVED.
5. CONSTRUCTION OF THE INN MUST BE COMMENCED PRIOR TO THE TOWN'S ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE THIRD CONDOMINIUM MID-RISE BUILDING.

PHASING DATA INFORMATION

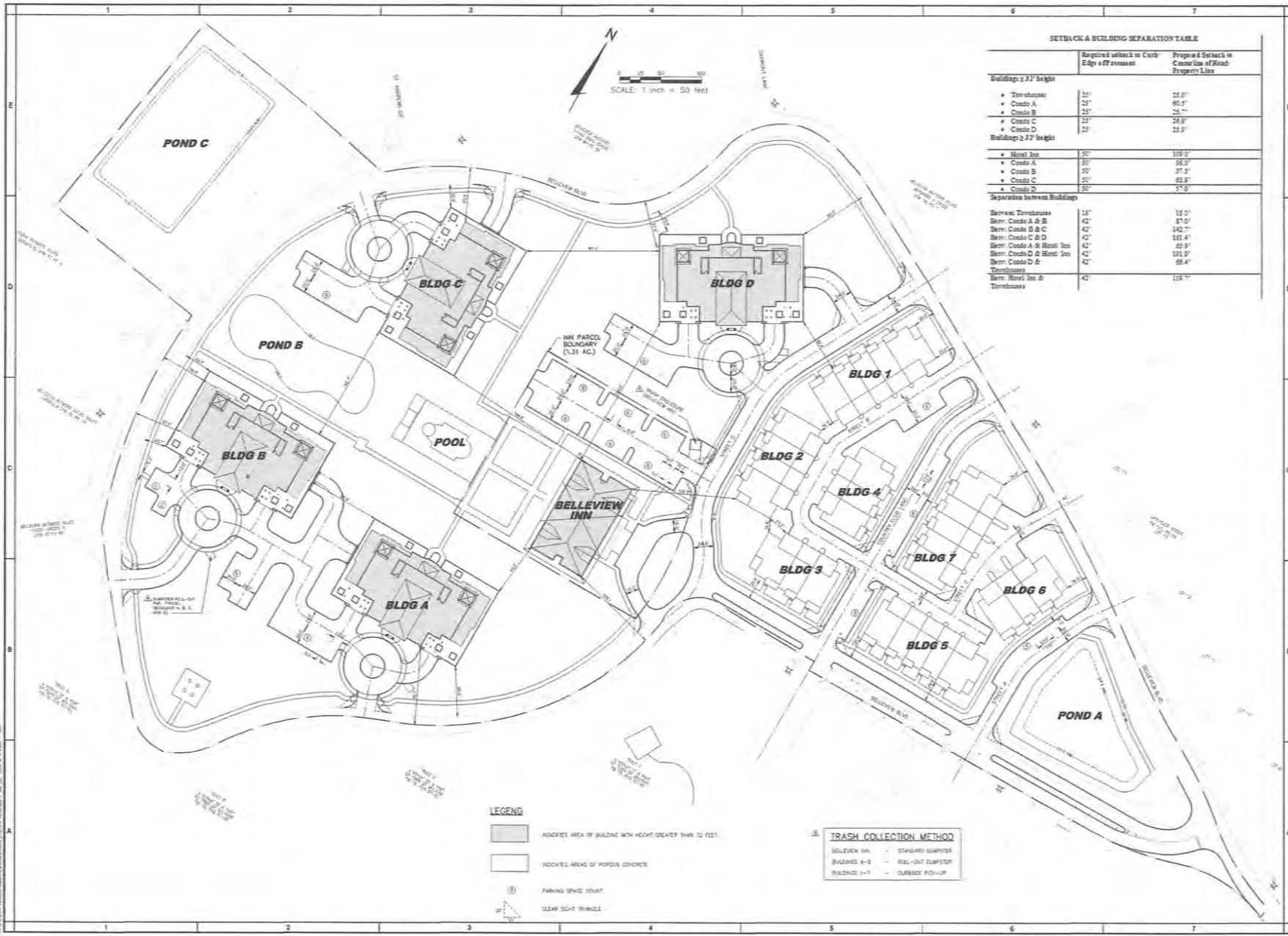
PARCEL NUMBER	AREA IN ACRES	UNITS	DENSITY UNITS PER ACRE	TYPE	HEIGHT
1	2.29	26	11.4	CONDOMINIUMS	85'-4"
2	1.62	26	16.1	CONDOMINIUMS	85'-4"
3	1.68	26	15.5	CONDOMINIUMS	85'-4"
4	2.04	26	12.8	CONDOMINIUMS	85'-4"
5	1.60	15	9.4	TOWNHOUSES	32'-0"
6	1.37	13	9.5	TOWNHOUSES	32'-0"
7	1.31	33	25.2	ROOMS	53'-2"
8	0.40	0	0	N/A	N/A

NOTE: SEE SHEET 3 OF 23 FOR VICINITY AERIAL MAP.

JMC COMMUNITIES
 OF FORT MYERS, FLORIDA
 PROJECT NAME: JMC COMMUNITIES
 SHEET NAME: MASTER PLAN
 SHEET NO: 23
 DATE: 10/15/2014
 DRAWN BY: JMC
 CHECKED BY: JMC
 APPROVED BY: JMC

FLORIDA DESIGN CONSULTANTS, INC.
 THINK IT. ACHIEVE IT.
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SETBACK & BUILDING SEPARATION TABLE

	Required setback on Curb Edge of Frontage	Proposed Setback in Centerline of Road Property Line
Buildings > 32' height		
• Townhouses	25'	25.0'
• Condo A	25'	46.5'
• Condo B	25'	25.0'
• Condo C	25'	26.5'
• Condo D	25'	25.0'
Buildings > 32' height		
• Hotel Inn	50'	105.0'
• Condo A	50'	35.0'
• Condo B	50'	37.5'
• Condo C	50'	45.5'
• Condo D	50'	57.0'
Separation between Buildings		
Between Townhouses	15'	15.0'
Between Condo A & B	42'	37.5'
Between Condo B & C	42'	342.7'
Between Condo C & D	42'	141.4'
Between Condo A & Hotel Inn	42'	45.0'
Between Condo D & Hotel Inn	42'	121.5'
Between Condo D & Townhouses	42'	26.4'
Between Hotel Inn & Townhouses	42'	109.7'

LEGEND

- INDICATES AREA OF BUILDING WITH HEIGHT GREATER THAN 32 FEET.
- INDICATES AREAS OF PORED CONCRETE.
- PARKING SPACE COUNT
- CLEAR SIGHT TRIANGLE

TRASH COLLECTION METHOD

BELLEVIEW INN	- STANDARD CURBSIDE
BUILDINGS A-D	- BALL-OUT CURBSIDE
BUILDINGS 1-7	- CURBSIDE PICK-UP

2014.11
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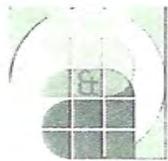
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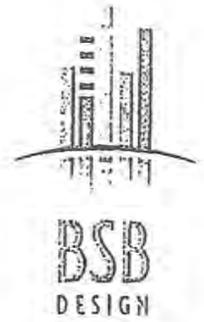
BELLEVIEW

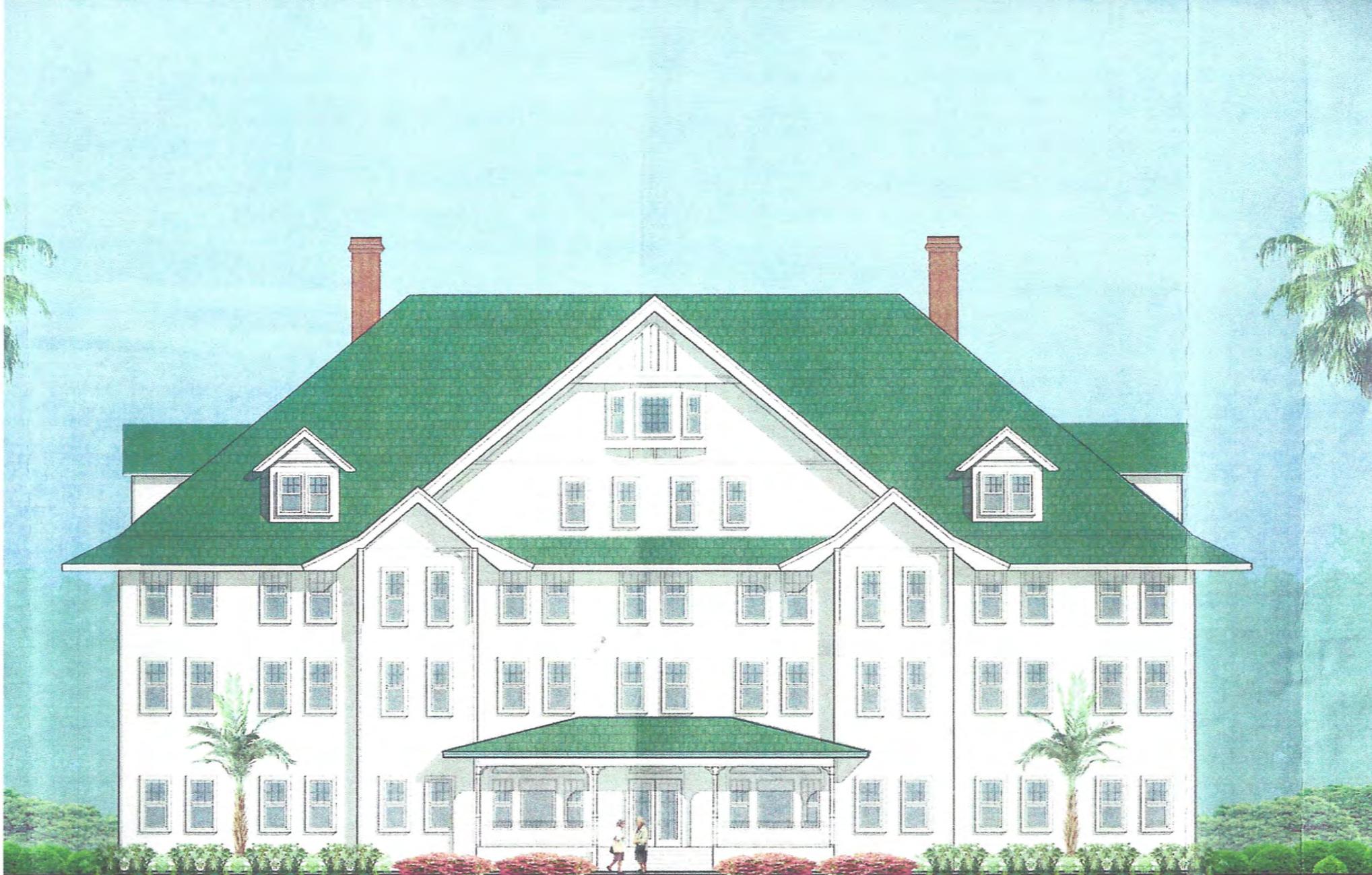
MID-RISE BUILDINGS



Belleview Townhomes

Belleair, Florida





THE BELLEVIEW INN

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