



August 18, 2015

Roger Strelow
Estero Planning & Zoning Board
21500 Three Oaks Parkway
Estero, FL 33928

**RE: Shoppes of Coconut Trace
22941 Lyden Drive, Estero, FL
STRAP # 09-47-25-E2-3500B.00B0
Land Use Restriction**

Dear Mr. Strelow:

Bohler Engineering has been retained as the Civil Engineer to perform the site design, permitting and entitlement of the above referenced project. The Lee County Zoning Resolution Z-03-11 established a list of Principal Permitted Uses that are only to be allowed within the "330 ft. Minor Retail Commercial Limits". The subject parcel which we propose to develop is bifurcated by the Minor Retail Commercial line, such that only approximately the northern 90 feet of the site is allowed the right to develop specific uses as defined within the Zoning Resolution. The use restriction of the southern portion of the property significantly hinders the ability to feasibly develop the site, and after discussing with Lee County Planning and Zoning Departments they have advised that they are not able to make determination on this request, and that The Village of Estero will ultimately preside over any determinations of this nature. Our request would be that the subject parcel in its entirety be allowed the right to develop all uses outlined within the Zoning Resolution Schedule of Uses (including those uses preceded with an * within Zoning Resolution Z-03-011).

Specifically, we request the following amendment to ADD2005-00034 (latest amendment to Resolution Z-03-011):

- Amend Condition 2 to adopt a new Master Concept Plan without the Minor Retail Commercial lines
- Amend Condition 3 to remove reference to Commercial Locational Standards

Additionally, we request the following amendment to Z-03-011:

- Delete Condition 8, which references outdoor storage or display of commercial products
- Amend Condition 2, removing asterisks from the Schedule of Uses table

For your reference, please find enclosed a copy of the Zoning Resolution, the previously approved Master Concept Plan (which defines the Minor Retail Commercial Limits), as well as our current proposed site plan, with the existing Minor Retail Commercial line.

Should you have any questions or would like to discuss this project, please do not hesitate to contact us at any time.

Sincerely,

BOHLER ENGINEERING

Gregory Roth, PE, LEED AP
Project Manager

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Greg Stuart and Tom Daugherty filed an application on behalf of Mike Shrigley, Applicant, and G & M Estates USA Inc., owner, to rezone a 11.3 acre parcel from Agricultural District (AG-2) to Commercial Planned Development (CPD) in reference to Estero Pointe CPD; and,

WHEREAS, a public hearing was advertised and held on March 5, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2002-00039; and

WHEREAS, a second public hearing was advertised and held on June 2, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 11.3-acre parcel from AG-2 to CPD, to permit development of mixed use commercial project (including Consumption on Premises for Tract B, C, & D) consisting of 95,000 square feet of gross floor area. The property is located in the Suburban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Estero Pointe CPD," stamped "Received JUN 13 2003 COMMUNITY DEVELOPMENT" except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The project is limited to a maximum permitted gross floor area of 95,000 square feet. Of this total no more than 60,000 square feet may be used for uses which have to meet the Commercial Site Locational Standards of Lee Plan Policy 6.1.2.1.

Development of this site must be consistent with the landscaping/buffering commitments on the aerial submitted on February 11, 2003 and with the design standards shown on the

document entitled "Estero Pointe CPD Design Standards," stamped received January 7, 2003 and attached as Exhibit D.

Tract sizes shown on the Master Concept Plan ("MCP") may vary in accordance with the table below so long as the maximum amount of square footage for each individual tract, and for the project as a whole is not exceeded:

TRACT	SIZE	MAXIMUM INTENSITY
A	2 to 3.5 acres	30,000 sf. (One principal use only)
B	1.5 to 2.5 acres	50,000 sf.
C	4 to 5.5 acres	25,000 sf.
D	1.5 to 3.5 acres	35,000 sf.

Final building placement and footprints will be determined at the Development Order phase.

The MCP depicts the project's general configuration. Final building placement and footprints will be determined at the Development Order phase. The final site area, internal row, parking and circulation areas, building footprints, surface water management system and other functional elements will be substantially consistent with the approved M.P.

2. The following limits apply to the project and uses (the following Schedule of Uses replaces that provided on the approved M.P.):

a. Schedule of Uses (uses preceded with * are only permitted on Tracts in compliance within the locational criteria of Lee Plan Policy 6.1.2.1 - minor commercial uses)

ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3106)

ADMINISTRATIVE OFFICES (SUBJECT TO Note (1) of LDC Section 34-934)

*AUTO PARTS STORE - without installation facilities

AUTOMOBILE SERVICE STATION (limited to Tract A only)

BANKS AND FINANCIAL ESTABLISHMENTS (LDC Section 34-622(c)(3)): Groups I and II (without Drive-thru facilities) (If Drive-Thru facilities are provided the use must be located per Policy 6.1.2.1.)

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441 *et seq.*)

BUSINESS SERVICES (LDC Section 34-622(c)(5)): Groups I and II

CAR WASH (limited to an Accessory use to a CONVENIENCE FOOD AND BEVERAGE STORE)

CLEANING AND MAINTENANCE SERVICES (LDC Section 34-622(c)(7))

*CLOTHING STORES, general (LDC Section 34-622(c)(8))

*CONSUMPTION ON PREMISES (LDC Section 34-1261 *et seq.*)

CONTRACTORS AND BUILDERS (LDC Section 34-622(c)(9)),

Group I only

CONVENIENCE FOOD AND BEVERAGE STORE (limited to Tract "A")

DRUGSTORE, PHARMACY

DRIVE-THRU FACILITY FOR ANY PERMITTED USE (limited to Tracts A and D)

EMERGENCY MEDICAL SERVICE (ambulance station)

ESSENTIAL SERVICES (LDC Sections 34-1611 *et seq.*, and 34-1741 *et seq.*)
 ESSENTIAL SERVICE FACILITIES (LDC Section 34-622(c)(13)):
 Group I only
 EXCAVATION: Water retention (LDC Section 34-1651)
 FOOD AND BEVERAGE SERVICE, LIMITED
 *FOOD STORES (LDC Section 34-622(c)(16)): Group I only (excluding
 supermarket)
 *GIFT AND SOUVENIR SHOP
 *HARDWARE STORE
 HEALTH CARE FACILITIES (LDC Section 34-622(c)(20)): Group III (only)
 *HOBBY, TOY AND GAME SHOPS (LDC Section 34-622(c)(21))
 *HOUSEHOLD AND OFFICE FURNISHINGS (LDC Section 34-622(c)(22)), Groups
 I and II
 *LAUNDRY OR DRY CLEANING (LDC Section 34-622(c)(24)): Group I only
 MEDICAL OFFICE
 PARKING LOT: Accessory
 *PERSONAL SERVICES (LDC Section 34-622(c)(33)): Groups I, II, III, and IV
 (excluding steam or Turkish baths, escort services, and tattoo parlors)
 *PET SERVICES
 *PET SHOP
 POLICE OR SHERIFF'S STATION
 POST OFFICE
 PRINTING AND PUBLISHING (LDC Section 34-622(c)(36))
 REAL ESTATE SALES OFFICE, (LDC Sections 34-1951 *et seq.*, and 34-3021)
 (strictly limited to the sale of lots/parcels within this planned development
 only. The location of, and approval for, the real estate sales office will be
 valid for a period of time not exceeding five years from the date the certificate
 of occupancy for the sales office is issued).
 RECREATION, COMMERCIAL (LDC Section 34-622(c)(38)): Group I only (limited
 to Tracts B and C only)
 RENTAL OR LEASING ESTABLISHMENT (LDC Section 34-622(c)(39)): Groups I
 and II only
 RESTAURANT, FAST FOOD (limited to Tract A only)
 *RESTAURANTS (LDC Section 34-622(c)(43)): Groups I, II and III only
 SCHOOLS: Commercial (LDC Section 34-622(c)(45)) (LDC Section 34-2381)
 SIGNS in accordance with chapter 30
 *SPECIALTY RETAIL SHOPS (LDC Section 34-622(c)(47)): Groups I, II, and III
 STORAGE: Indoor only, (LDC Section 34-3001 *et seq.*)
 TEMPORARY USES (limited to temporary contractors offices and sheds [incident
 to construction as per LDC Section 34-3044], seasonal promotions, and
 sidewalk or parking lot sales)
 *VARIETY STORE

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area: 20,000 square feet

Width: 100 feet

Depth: 100 feet

Minimum Setbacks:

Street: variable according to the functional classification of the street or road
(Section 34-2191 *et seq.*)
Side: 10 feet
Rear: 20 feet
Water Body: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171 *et seq.*
and 34-2194.

Maximum Lot Coverage: 45 percent

Maximum Building Height: 35 feet

3. No excess excavated material may be removed from the site unless the developer can demonstrate to the Director of Community Development that the material to be removed: 1) is unsuitable material that cannot be used onsite and 2) the material must be excavated to meet the minimum requirements to provide a water management system on the site. The purpose of this condition is to prohibit the voluntary creation of excess fill material for use offsite.
4. No blasting activities are permitted as part of this planned development.
5. Uses which must comply with the commercial site location standards in Policy 6.1.2.1, may not be constructed within the northernmost and southernmost 330 feet of the project (respectively), until it is demonstrated that the corresponding intersection required by Policy 6.1.2.1, physically exists and is physically and legally accessible from the project.
6. Prior to local development order approval, a protected species survey must be conducted specifically for gopher tortoises and a gopher tortoise management plan submitted for the Division of Environmental Sciences staff review and approval.
7. Prior to local development order approval, the landscape plan must include a hedge on the residential side of the wall shown along the west property line on the MCP. The single row hedge must be 100 percent native species, planted at a minimum 48-inch height and maintained at a minimum 60-inch height. The landscape plan must also demonstrate that there are a minimum of five *Sabal* palms per 100 linear feet on the Marsh Landing side of the wall, and a minimum of five native canopy type trees (e.g., live oak; black olive) per 100 linear feet along the east side of the surface water retention areas abutting the project road to meet the 10 trees per 100 linear foot buffer requirement.

This buffer must be installed as part of the first local development order for this project.
8. No outdoor storage or display of commercial products may be permitted as part of this planned development.
9. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

10. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
11. No agricultural uses are permitted on this site.
12. Tract A is limited to one principal use.

SECTION C. DEVIATIONS:

Deviation 1 seeks relief from LDC §10-418(d)(6) requirement to provide an 8-foot-high solid wall or wall and berm combination to be constructed not less than 25 feet from the abutting property when roads, drives, or parking areas are located within 125 feet from an existing residential subdivision; to allow an enhanced Type F buffer. The Hearing Examiner recommends this deviation be **APPROVED SUBJECT TO Condition 7.**

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: The legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Estero Point CPD Design Standards

The applicant has indicated that the STRAP number for the subject property is:

09-47-25-00-00001.005A

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,

- d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner St. Cerny, seconded by Commissioner Coy and, upon being put to a vote, the result was as follows:

Robert P. Janes	Nay
Douglas R. St. Cerny	Aye
Ray Judah	Absent
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 2nd day of June, 2003.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA



BY: Ray Judah
Chairman

Approved as to form by:

[Signature]
County Attorney's Office

2003 JUL 10 PM 12:49

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Tulip Associates, L.L.C., filed an application for administrative approval to a Commercial Planned Development on a project known as Estero Point CPD (now known as Coconut Trace CPD) **to permit the reconfiguration of the parcels, alignment of the internal road east of the approved location, and revision of Table in Condition 1 of Resolution Z-03-11** for property located at 23070 South Tamiami Trail, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 45 South, Range 25 East, Lee County, Florida:

See Exhibit A attached

WHEREAS, the property was originally rezoned in case number DCI2002-00039 (Resolution Z-03-011); and

WHEREAS, the Land Development Code provides that a master concept plan must obtain a local development order within a specified time frame or the approved Master Concept Plan would be deemed vacated; and

WHEREAS, in accordance with LDC Section 34-381(d) if the master concept plan is vacated, the owner may apply to reinstate the master concept plan through the public hearing process; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the proposed changes have been presented to the Estero Community Planning Panel during a public informational meeting and these changes were found to be acceptable to the Panel; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Commercial Planned Development **to permit the reconfiguration of the parcels, alignment of the internal road east of the approved location, and revision**

of Table in Condition 1 of Resolution Z-03-11 is APPROVED, subject to the following conditions:

1. The only changes approved as part of this administrative amendment are to permit the reconfiguration of the parcels, alignment of the internal road east of the approved location, and revision of Table in Condition 1 of Resolution Z-03-11. No other changes have been authorized as part of this amendment and development must remain in compliance with Resolution Z-03-011.
2. Condition 1 of Resolution Z-03-011 is revised to adopt an amended Master Concept Plan, and development must be in compliance with the amended Master Concept Plan, entitled Coconut Trace, dated 11/11/04, Project No. 2004.56-B, stamped received on FEB 21, 2005, except as conditioned herein. Also included is the Perimeter Berm West Section C-C, stamped received FEB 20, 2005. Master Concept Plan for ADD2005-00034 is hereby APPROVED and adopted. A reduced copy is attached hereto.
3. Condition 1 of Resolution Z-03-011 is hereby amended to adopt the following Table. this Table replaces the existing one in the Condition. No other changes to Condition 1 have been authorized by this action.

<u>TRACT</u>	<u>MAXIMUM INTENSITY</u>
A	30,000 square feet (One (1) principal use only)
B	50,000 square feet
C	25,000 square feet
D	35,000 square feet

Tract sizes shown on the amended Master Concept Plan may vary in accordance with the table above so long as the maximum amount of square footage for each individual tract is not exceeded. The approved density of the overall project has not been amended and development may not exceed the overall approved floor area of 95,000 square feet, of which not more than 60,000 square feet may be used for uses which have to meet the Commercial Locational Standards of Lee Plan Policy 6.1.2, as currently provided for in Condition 1 of Resolution Z-03-011.

4. No changes have been authorized to the Tulip Associates CPD as part of the approval of this request.

DULY SIGNED this 10th day of March, A.D., 2005.

BY: 
Pam Houck, Director
Division of Zoning
Department of Community Development



950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2099

HM PROJECT # 2004056
2/17/05
REF. DWG. # A-1723
Page 1 of 1

PARCEL F

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S.88°14'22"W FOR 2266.44 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE ¼) OF SAID SECTION 4 TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. 41 (S.R. 45, TAMiami TRAIL); THENCE S.06°41'21"E. ALONG SAID RIGHT OF WAY FOR 325.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.06°41'21"E. FOR 316.84 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 11391.16 FEET, CENTRAL ANGLE 03°28'12"; THENCE SOUTHEASTERLY FOR 689.86 FEET ALONG THE ARC OF SAID CURVE; THENCE S.88°21'51"W. (NONRADIALLY) FOR 500.20 FEET ALONG THE SOUTH LINE OF NORTH ONE HALF (N ½) OF THE NORTHEAST ONE QUARTER (NE ¼) SAID SECTION 9 TO A NONRADIAL INTERSECTION WITH A CURVE TO THE LEFT, CONCAVE TO THE WEST, CONCENTRIC TO AND LYING 500.00 FEET WESTERLY OF (AS MEASURED RADIALLY TO) THE AFOREMENTIONED WESTERLY RIGHT OF WAY OF U.S. 41; THENCE NORTHWESTERLY FOR 645.76 FEET ALONG THE ARC OF SAID CURVE (RADIUS 10891.16 FEET, CENTRAL ANGLE 03°23'50", CHORD BEARING N.04°59'26"W., CHORD 645.66 FEET) AND A LINE COMMON TO A TRACT OR PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1775 AT PAGE 2026 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO A POINT OF TANGENCY; THENCE N.06°41'21"W. FOR 316.84 FEET ALONG SAID COMMON LINE; THENCE N.83°18'39"E. FOR 500.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.302 ACRES MORE OR LESS

ADD 2005 00034

NOTES:

THIS PROPERTY SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS BEING S.88°14'22"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

Applicant's Legal Checked

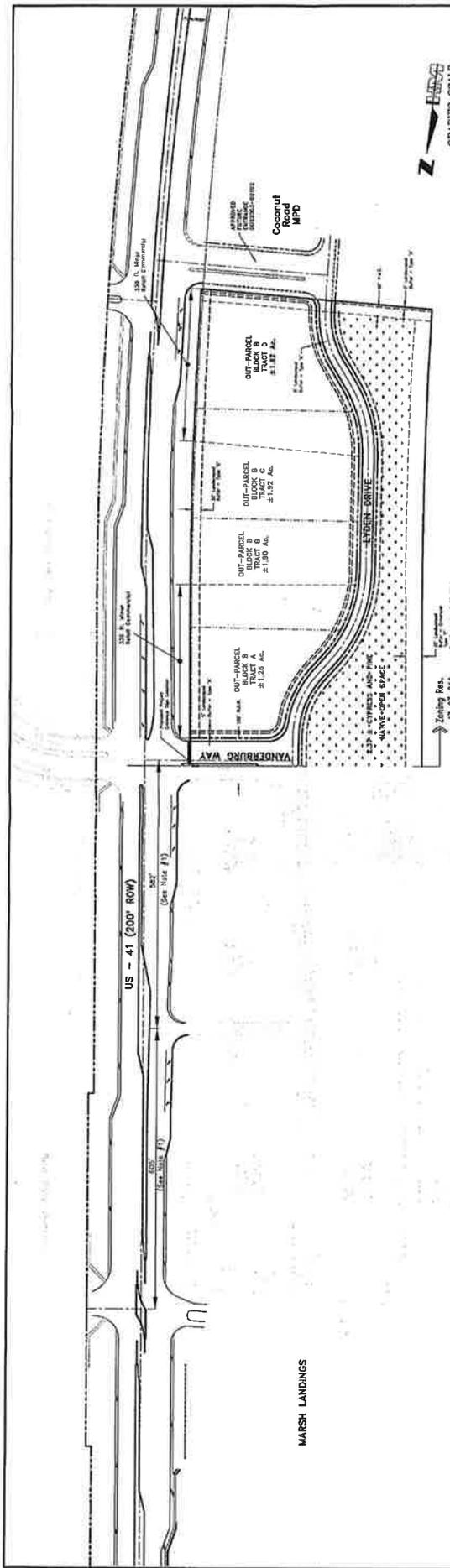
by *M. Oquinos*

BY *Thomas M. Murphy*
THOMAS M. MURPHY

P.S.M. #5628
STATE OF FLORIDA

RECEIVED
FEB 21 2005

PERMIT COUNTER



ADD 2005 000 34

RECEIVED
FEB 21 2005
PERMIT COUNTER

DEVELOPMENT REQ'S.

(Per Zoning Ord. 22-02-001)
TRACTS 'A' - 'D'
MAXIMUM BUILDING AREA: 95,000 SF
MINIMUM LOT AREA: 20,000 SF
MINIMUM LOT DEPTH: 100 FT
MINIMUM SETBACKS:
STREET: 10 FT
REAR: 20 FT
WATER BODY: 75 FT
MAXIMUM LOT COVERAGE: 45%
MAXIMUM BUILDING HEIGHT: 35 FT

GENERAL SITE LAND USE

TOTAL SITE AREA: 44.77 AC
COMMERCIAL AREA: 4.27 AC
SURFACE WATER MANAGEMENT: 3.49 AC
UPLAND PRESERVE / DRY DETENTION / NATURAL PLANTING: 3.49 AC
P.O.M. AREAS: 2.25 AC

OPEN SPACE CALCULATION

BOUNDARY: 7.43 AC
PRESERVE: 4.27 AC
DRY DETENTION: 3.49 AC
P.O.M. AREAS: 2.25 AC
TOTAL: 17.44 AC
* NOTE: BOUNDARY LINE IS PROJECT USE
OPEN SPACE PER RES 22-02-001

NOTES:

- ENTRANCE LOCATION ALONG US 41 APPROVED UNDER ZONING 22-02-001
- PRINCIPAL PERMITTED USES WITH THE ZONING RES. 22-02-001, SHALL BE LIMITED TO RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OFFICE, PROFESSIONAL, AND SERVICE USES. PERMITTED ACCESSORY USES SUCH AS COMMERCIAL LAUNDRY, LANDSCAPING, ETC. CAN BE LOCATED OUTSIDE THESE LIMITS.
- SEE ENTERO POINT CPO DESIGN STANDARDS PERMAL SUBMIT FOR FURTHER LANDSCAPING / BUFFERING REQUIREMENTS AS PART OF ZONING RESOLUTION 22-02-001, CONDITION #1.

LEGEND

- WETLAND PRESERVE AREA
- UPLAND PRESERVE / DRY DETENTION AREA

APPROVED

Amendment to
Master Concept Plan
Subject to Case # DD2005-00034
Date 3/10/05

RESOLUTION No.: 2-00-010
PARCEL No.: 09-47-25-06-0001,0000

ORDER NO.	0456B-MCP
DATE	10-9-04
PROJECT NO.	2004-56-B
SHEET	1-1

MASTER CONCEPT PLAN

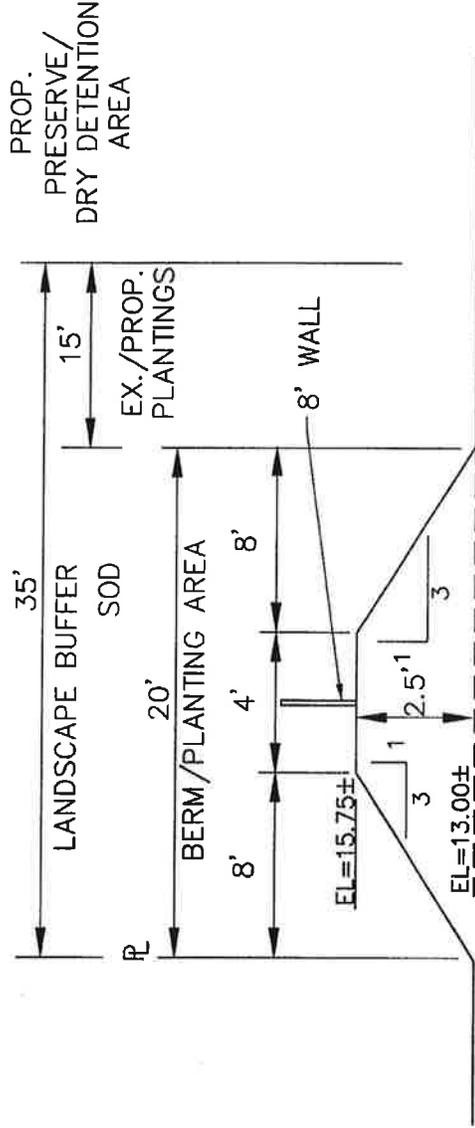
632-F Residential Court
Fort Myers, FL 33919
Phone: (239) 965-7200
Florida Certificate of Professional Registration No. 11772
Boyer For Myers, Inc., Engineer



DATE	11/11/04
BY	C.L.K.
CHECKED BY	C.S.B.
DATE	11/11/04
BY	C.L.K.
CHECKED BY	N/A
DATE	11/04
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DATE	

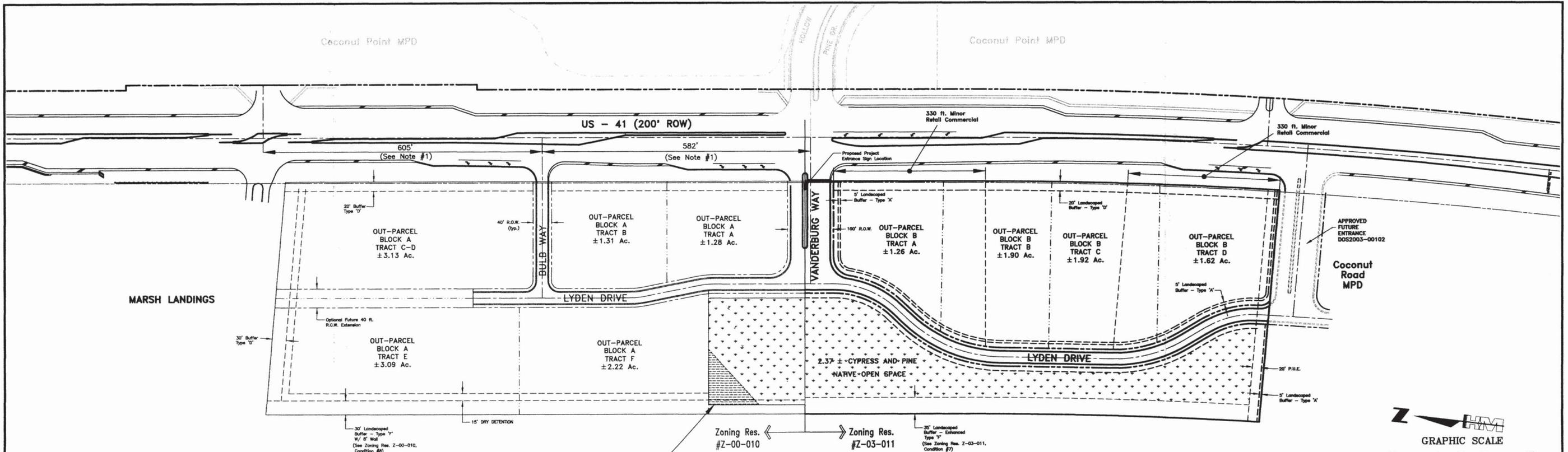
TULIP ASSOC, LLC & MANCHESTER ASSOC, LLC
COCONUT TRACE
LEE COUNTY, FLORIDA

ADD 2005 000 34
RECEIVED
 FEB 21 2005
 PERMIT CENTER

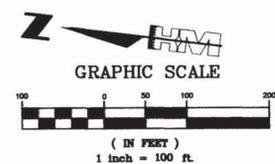


PERIMETER BERM
 WEST SECTION
 △ C-C

N.T.S.



6,550 ± SF Pine & Cypress Restoration Area - To consist of 25 South Florida Slash Pine & Cypress Planted @ 5ft Min. & 100 mixture of Coco Plum, Wax Myrtle, Myrsine, Dahoon Holly with 50% 1 Gal. and 50% 3 Gal. Restored Area to Feature Pine Straw Mulch & Temporary Irrigation. (See ADD 2003-00002)



DEVELOPMENT REQ'S.
(Per Zoning Res. #Z-00-010)

TRACTS 'A' - 'F'

MAXIMUM BUILDING AREA:	130,500 S.F.
MINIMUM LOT AREA:	
AREA:	1.00 Ac.
WIDTH:	100 FT
DEPTH:	100 FT
MINIMUM SETBACKS: (per LDC Sec. 34-2191)	
STREET -	
SIDE:	15 FT
REAR:	25 FT
WATER BODY:	25 FT
MAXIMUM LOT COVERAGE:	55%
MAXIMUM BUILDING HEIGHT:	45 FT (Tracts 'A' - 'D')
	30 FT (Tract 'E')
	40 FT (Tract 'F')

GENERAL SITE LAND USE

TOTAL SITE AREA:	±24.77 Ac
COMMERCIAL AREA:	±17.75 Ac
SURFACE WATER MANAGEMENT:	± 4.76 Ac
WETLAND PRESERVE:	± 1.27 Ac
UPLAND PRESERVE / DRY DETENTION / NATURAL PLANTING AREA:	± 3.49 Ac
R.O.W. AREAS:	± 2.26 Ac

DEVELOPMENT REQ'S.
(Per Zoning Res. #Z-03-011)

TRACTS 'A' - 'D'

MAXIMUM BUILDING AREA:	95,000 S.F.
MINIMUM LOT AREA:	
AREA:	20,000 SF
WIDTH:	100 FT
DEPTH:	100 FT
MINIMUM SETBACKS: (per LDC Sec. 34-2191)	
STREET -	
SIDE:	10 FT
REAR:	20 FT
WATER BODY:	25 FT
MAXIMUM LOT COVERAGE:	45%
MAXIMUM BUILDING HEIGHT:	35 FT

OPEN SPACE CALCULATION

REQUIRED:	
30% X 24.77	± 7.43 Ac.
PROVIDED:	
PRESERVE	± 1.27 Ac.
DRY DETENTION	± 3.49 Ac.
BUFFERS	± 2.27 Ac.
R.O.W.	± 0.40 Ac.
TOTAL	± 7.43 Ac.

* NOTE: INDIVIDUAL LOTS TO PROVIDE 10% OPEN SPACE PER RES Z-00-010

ADD 2005 00034

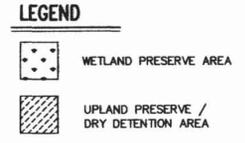
PERMIT COUNTER

RECEIVED

FEB 21 2005

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2005-00034
Date 3/10/05

- NOTES:**
- ENTRANCE LOCATION ALONG US 41 APPROVED UNDER ZONING Z-00-010
 - PRINCIPAL PERMITTED USES WITHIN THE ZONING RES. Z-03-011, AS IDENTIFIED IN THE ZONING RESOLUTION PRECEDED BY AN (*) ASTERIK, MUST BE LOCATED WITHIN THE 330' MINOR RETAIL COMMERCIAL LIMITS. PERMITTED ACCESSORY USES SUCH AS PARKING, DRIVES, LANDSCAPING, ETC. CAN BE LOCATED OUTSIDE THESE LIMITS.
 - SEE ESTERO POINT CPD DESIGN STANDARDS AERIAL EXHIBIT FOR FURTHER LANDSCAPING / BUFFERING COMMITMENTS AS PART OF ZONING RESOLUTION #Z-03-011, CONDITION #1.



RESOLUTION No.: Z-00-010
PARCEL No.: 09-47-25-00-00001.0050

11/11/04 11:11:04 AM 11/11/04 11:11:04 AM 11/11/04 11:11:04 AM 11/11/04 11:11:04 AM

LETTER	REVISIONS	DATE

TULIP ASSOC, LLC & MANCHESTER ASSOC, LLC
COCONUT TRACE
LEE COUNTY, FLORIDA

DESIGNED BY:	C.L.K.	DATE:	11/11/04
DRAWN BY:	C.R.B.	DATE:	11/11/04
CHECKED BY:	C.L.K.	DATE:	11/04
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1" = 100'

H.M. HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.1772
Naples · Fort Myers · Venice · Englewood

MASTER CONCEPT PLAN

REFERENCE NO.	0456B-MCP	DRAWING NO.	10**-**
PROJECT NO.	2004.56-B	SHEET NO.	1 of 1