



**VILLAGE OF ESTERO  
PLAT REVIEW  
STAFF REPORT**

**PROJECT NAME:** ESTERO GRANDE SUBDIVISION  
**CASE TYPE:** PLAT OF SUBDIVISION  
**CASE NUMBER:** PLT2016-E003  
**PLANNING & ZONING BOARD DATE:** JANUARY 16, 2018

**REQUEST**

The applicant has requested Council approval for the plat of the Estero Grande subdivision. The plat will create nine (9) tracts. A recommendation by the Planning and Zoning Board is required.

**PROJECT DESCRIPTION**

The proposed plat is to create nine (9) tracts: Tract C-1, a commercial tract containing 3.78 acres; Tract C-2, a commercial tract containing 3.28 acres; Tract MF-1, a residential multi-family tract containing 13.20 acres; Tract R-1, a road tract containing 0.74 acres for Terracap Drive (the main entrance road); Tract L-1, a lake tract containing 3.05 acres; Tract P-1, a preserve tract containing 3.83 acres; Tract D1 containing 0.74 acres and Tract D2 containing 0.71 acres, both for water management purposes; and Tract D, a right-of-way donation tract for the right turn lane on US-41 containing 11,456 square feet. The property is currently vacant. The current plan of development proposes commercial retail and offices on Tract C-1 and Tract C-2 and 198 units of multi-family apartments on Tract MF-1. A copy of the plat drawings is provided as Exhibit A.

**ZONING**

Estero Grande is located on the west side of US-41 at the intersection of Estero Parkway. It was rezoned from Residential Single Family (RS-1) to Mixed Use Planned Development (MPD) through Resolution Z-14-028 approved by Lee County on January 7, 2015.

**FUTURE LAND USE DESIGNATION**

Urban Community

**SCHEDULE OF USES FOR SUBJECT PROPERTY**

The schedule of uses for Estero Grande as approved by Resolution Z-14-028 includes a broad list of retail uses and office uses on the two commercial tracts fronting on US-41, as well as 285 residential multi-family units and associated uses as shown on the Schedule of Uses in Exhibit B. The current proposal is for retail and office uses on the two commercial tracts and 198 multi-family apartments with associated amenities on the residential tract to the rear of the property. Approval of residential

units in excess of 170 units is subject to the Bonus Density Program authorized under Village Ordinance No. 2017-03.

### **TAXES**

The taxes have been paid for the calendar year 2017 and payment was confirmed by the Village Attorney.

### **EASEMENTS**

There are six (6) types of easements on the plat which include Landscape Buffer Easements (LBE), Drainage Easements (DE), Lee County Utility Easements (LCUE); Access Easements (AE), Public Utility Easements (PUE), and Utility Easements (UE). All of the easements and the restrictions are shown on sheets 2 through 5 of the attached plat drawings and the dedications are shown on sheet 1 of the plat drawings.

### **STAFF ANALYSIS**

Staff has reviewed the plat to confirm that it is consistent with the approved Estero Grande Development Order and Concurrency for the infrastructure and plat (DOS2016-E003). The surveying firm, King Engineering Associates, Inc., initially submitted the plat documents for the configuration of the subdivision to the Village of Estero on December 5, 2016. The Village reviewed the plat application and six resubmissions for planning, engineering, traffic and landscaping conformance with the Land Development Code, Florida Statutes and the Village of Estero Administrative Code 13-19. In addition, the Village Surveyor/Mapper and the Village Attorney reviewed the plat for consistency with the Florida Statutes and the Village of Estero's Administrative Code. The Village Surveyor/Mapper deemed the plat application to be complete on November 16, 2017 and the Village Attorney deemed the plat application to be complete on December 18, 2017. The site infrastructure is currently under construction under approved development order number DOS2016-E003. Surety in the form of a performance assurance bond in the amount of \$1,464,981.46 has been posted with the Village as assurance of completion of the uncompleted subdivision improvement work and the improvements located in the Estero Parkway right-of-way.

The Village Attorney, the Village Professional Surveyor and Mapper and Staff confirm that the plat meets the requirements of Chapter 177, Part I, Florida Statutes, and the requirements of the Village of Estero's Administrative Code AC-13-19 for a final plat. Staff recommends approval of the plat.

### **EXHIBITS**

- A. Reduced copy of plat drawings
- B. Schedule of Uses for Estero Grande MPD
- C. Attorney Memorandum dated December 18, 2017
- D. Professional Surveyor and Mapper memorandum dated November 16, 2017

KING ENGINEERING ASSOCIATES, INC.  
 324 NICHOLAS PARKWAY WEST, SUITE F  
 CAPE CORAL, FLORIDA 33991  
 PHONE 239-673-9541 FAX 239-424-8181  
 FLORIDA AUTHORIZATION NO. LB2610

# ESTERO GRANDE SUBDIVISION

## A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.

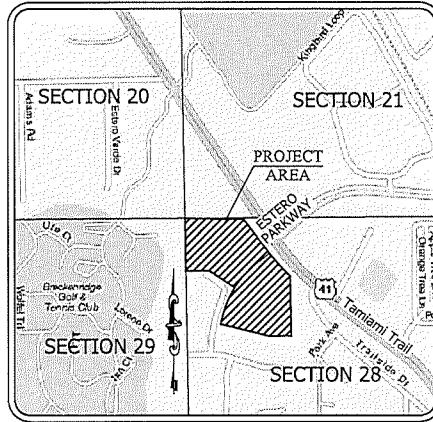
INSTRUMENT # \_\_\_\_\_

SHEET 1 OF 5

**PARCELS DESCRIPTION (AS PREPARED FOR COUNTY PURPOSES)**

A TRACT OF PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING A PART OF SCHULTE SOUTH TAMAMI PARK, A SUBDIVISION, AS RECORDED IN PLAT 500K 5, PAGE 33, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH BY DEG 11' 22" EAST, ALONG THE NORTH LINE OF SAID SECTION AND SAID SUBDIVISION, FOR 741.32 FEET; THENCE SOUTH 37 DEG 10'00" EAST, ALONG THE WEST RIGHT OF WAY LINE OF TAMAMI TRAIL (D.U.S. 41), FOR 474.02 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2932.79 FEET, A CENTRAL ANGLE OF 61 DEG 17'48"; A CHORD BEARING OF SOUTH 27 DEG 46'57" EAST AND A CHORD LENGTH OF 63.37 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, AN ARC LENGTH OF 66.37 FEET; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2932.79 FEET, A CENTRAL ANGLE OF 67 DEG 26'51"; A CHORD BEARING OF SOUTH 42 DEG 16'17" EAST AND A CHORD LENGTH OF 88.46 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, AN ARC LENGTH OF 389.75 FEET; THENCE SOUTH 00 DEG 46' 16" WEST, FOR 21.80 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00 DEG 44' 32" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE QUARTER OF SAID SECTION 28 AND THE EAST LINE OF SAID SUBDIVISION, FOR 754.25 FEET; THENCE SOUTH 89 DEG 15'21" WEST, FOR 272.18 FEET; THENCE NORTH 75 DEG 37'39" WEST, FOR 635.85 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 3240.00 FEET, A CENTRAL ANGLE OF 22 DEG 40'39"; A CHORD BEARING OF NORTH 21 DEG 1'03" EAST AND A CHORD LENGTH OF 489.69 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 450.20 FEET; THENCE NORTH 55 DEG 37'51" WEST, FOR 354.39 FEET; THENCE SOUTH 89 DEG 07'41" WEST, FOR 206.60 FEET; THENCE NORTH 00 DEG 22' 10" WEST, ALONG THE WEST LINE OF SAID SECTION AND SAID SUBDIVISION, FOR 663.02 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 28, AS BEARING NORTH 89 DEG 11' 12" EAST.



LOCATION MAP  
NOT TO SCALE

**NOTICE:**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF LEE COUNTY.

**NOTICE:**  
 LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY OR THE VILLAGE OF ESTERO. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENCE OF CONSTRUCTION, MAINTENANCE OR IMPROVMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING S 89°11'12" E.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- MONUMENTS WILL BE SET PER FLORIDA STATUTE CHAPTER 177.091.

**LEGEND**

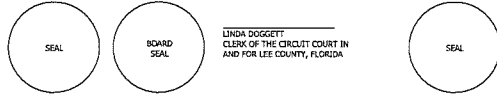
AC	- ACRES
A.E.	- ACCESS EASEMENT
CH	- CHAPTER
D.E.	- DRAINAGE EASEMENT
F.S.	- FLORIDA STATUTE
I.E.	- IRRIGATION EASEMENT
L	- LENGTH
L.M.E.	- LAKE MAINTENANCE EASEMENT
L.B.E.	- LANDSCAPE BUFFER EASEMENT
L.B.	- LAND SURVEYING BUSINESS
L.C.I.E.	- LEE COUNTY UTILITY EASEMENT
(N/R)	- NON-RADIAL
NO.	- NUMBER
P.U.E.	- PUBLIC UTILITY EASEMENT
P.S.M.	- PROFESSIONAL SURVEYOR AND MAPPER
R	- RADIUS
SQ. FT.	- SQUARE FEET
(C)	- CONCRETE MONUMENT
C-1	- CURVE NUMBER (TYPICAL)
L-3	- LINE NUMBER (TYPICAL)

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESTERO GRAND SUBDIVISION, A SUBDIVISION, LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

JEFFREY D. STOUTEN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATION NO. 6584  
 BUSINESS CERTIFICATION NO. 7922  
 DATE \_\_\_\_\_  
 STOUTEN QUAMER, INC.  
 324 NICHOLAS PARKWAY WEST, SUITE F  
 CAPE CORAL, FLORIDA 33991

**CLERK'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ESTERO GRANDE SUBDIVISION, A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 AND DULY RECORDED AS INSTRUMENT # \_\_\_\_\_ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT  
 CLERK OF THE CIRCUIT COURT IN  
 AND FOR LEE COUNTY, FLORIDA



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT ESTERO GRANDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREIN DESCRIBED LAND HAS CAUSED THIS PLAT OF ESTERO GRANDE SUBDIVISION, A PLAT OF A PORTION OF SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA TO BE MADE AND HEREBY DEDICATES THE FOLLOWING TRACTS AND EASEMENTS FOR THE PURPOSES DESCRIBED:

- TO ESTERO GRANDE, LLC AND ITS SUCCESSORS AND ASSIGNS:
  - ALL ACCESS EASEMENTS (A.E.) - A1 and A2 - AS INDICATED ON THE PLAT FOR ACCESS, INGRESS AND EGRESS, SUBJECT TO OTHER EASEMENTS DEPICTED THEREON (P.U.E., L.C.I.E., D.I.E.) THE OWNER OF EACH TRACT SHALL HAVE RESPONSIBILITY FOR MAINTENANCE OF THE PORTION OF ANY A.E. LOCATED ON THIS TRACT.
  - ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS SHOWN ON THIS PLAT WITH MAINTENANCE RESPONSIBILITIES. THE OWNER OF EACH TRACT SHALL HAVE RESPONSIBILITY FOR MAINTENANCE OF THE PORTION OF ANY L.B.E. LOCATED ON THIS PROPERTY.
  - TRACT P-5 AS A PRIVATE ROAD RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES, WITH NO MAINTENANCE RESPONSIBILITIES.
  - TRACT L-1 (LAKE TRACT) WITH NO MAINTENANCE RESPONSIBILITIES SUBJECT TO A 10' D.E. AND A 10' L.B.E. AS SHOWN ON THIS PLAT.
  - TRACT P-1 (PRESERVE TRACT) WITH NO MAINTENANCE RESPONSIBILITIES.
  - ALL DRAINAGE EASEMENTS (D.E.) AS DEPICTED ON THE PLAT, WITH NO MAINTENANCE RESPONSIBILITIES.
- TO ESTERO GRANDE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS:
  - TRACT R-3 AS A PRIVATE ROAD RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES, WITH MAINTENANCE RESPONSIBILITIES.
  - TRACT L-1 (LAKE TRACT) WITH MAINTENANCE RESPONSIBILITIES SUBJECT TO A 10' DRAINAGE EASEMENT (D.E.) AND A 10' LANDSCAPE BUFFER EASEMENT (L.B.E.) AS SHOWN ON THIS PLAT, SUBJECT TO OTHER EASEMENTS DEPICTED THEREON (D.E., L.M.E.).
  - TRACT P-1 (PRESERVE TRACT) WITH MAINTENANCE RESPONSIBILITIES.
  - ALL DRAINAGE EASEMENTS (D.E.) AS DEPICTED ON THE PLAT WITH THE EXCEPTION OF MAIN LINES THAT SERVICE MORE THAN ONE TRACT, WITH MAINTENANCE RESPONSIBILITIES. (THE OWNERS OF EACH TRACT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LATERALS AND SERVICE LINES AFFECTING THEIR TRACT.)
  - ALL IRRIGATION EASEMENTS (I.E.) AS DEPICTED ON THE PLAT WITH THE EXCEPTION OF MAIN LINES THAT SERVICE MORE THAN ONE TRACT, WITH MAINTENANCE RESPONSIBILITIES. (THE OWNERS OF EACH TRACT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LATERALS AND SERVICE LINES AFFECTING THEIR TRACT.)

- TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY):
  - A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACT R-3, AND ALL OTHER A.E.'S FOR THE PURPOSES OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS THE PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
  - THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND/OR NOTED HEREON FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES WITH MAINTENANCE RESPONSIBILITIES.
  - THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND/OR NOTED HEREON FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES WITH MAINTENANCE RESPONSIBILITIES.
- TO ALL LICENSEES OR FRANCHISEES OF PUBLIC OR PRIVATE UTILITIES, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR RESPECTIVE FACILITIES INCLUDING CABLE TELEVISION SERVICES.
- ALL PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TO FLORIDA DEPARTMENT OF TRANSPORTATION, ALL OF TRACT D WITH MAINTENANCE RESPONSIBILITIES.

IN WITNESS WHEREOF \_\_\_\_\_ AS \_\_\_\_\_ OF ESTERO GRAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

ESTERO GRANDE, LLC  
 A FLORIDA LIMITED LIABILITY COMPANY

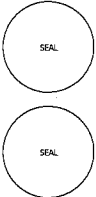
BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_



**VILLAGE APPROVALS:**  
 THIS PLAT IS ACCEPTED AND APPROVED BY THE VILLAGE OF ESTERO FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

JIN BRESCH  
 VILLAGE CLERK

KATRY HALL  
 VILLAGE CLERK

MARY GIBBS  
 COMMUNITY DEVELOPMENT DIRECTOR

BURT SANDERS  
 VILLAGE ATTORNEY

**ACKNOWLEDGMENT:**  
 STATE OF FLORIDA  
 COUNTY OF LEE

THE FOREGOING ACCEPTANCE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2017, BY \_\_\_\_\_ AS \_\_\_\_\_ OF ESTERO GRANDE, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY, WHO ( ) IS PERSONALLY KNOWN BY ME OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

(IF USING STAMP, PREPARATION INK IS REQUIRED)

PRINTED NAME \_\_\_\_\_

NOTARY SEAL

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

REVIEW BY THE DESIGNATED VILLAGE P.S.M. (DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.)

THOMAS B. LEHNERT, JR., P.L.S. 6541  
 PROFESSIONAL SURVEYOR AND MAPPER  
 AS VILLAGE OF ESTERO DESIGNATED P.S.M.

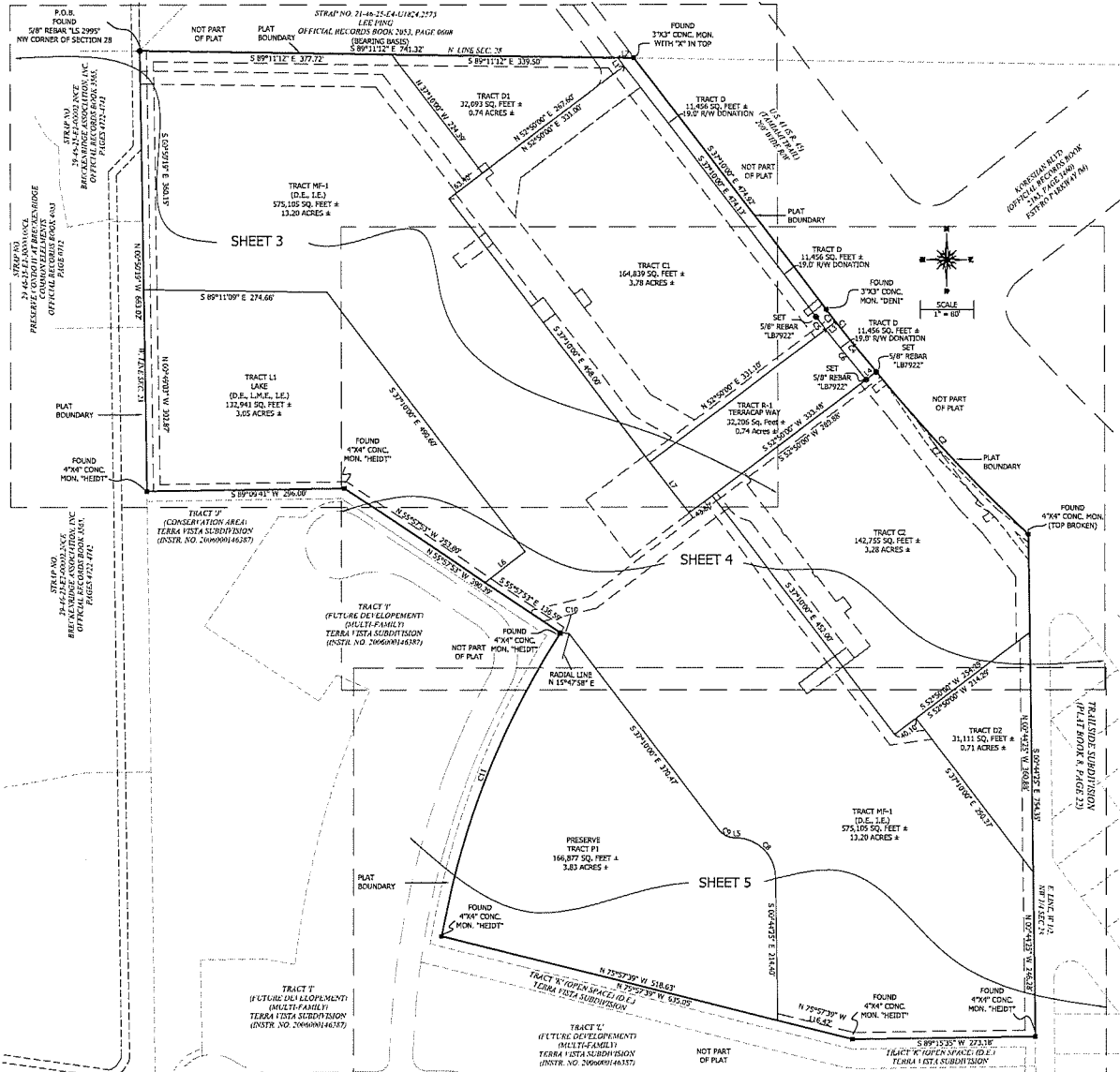
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 PHONE 239-673-9541 FAX 239-424-8181  
 FLORIDA AUTHORIZATION NO. LB2610

# ESTERO GRANDE SUBDIVISION

INSTRUMENT # \_\_\_\_\_

SHEET 2 OF 5

**A SUBDIVISION LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST,  
 VILLAGE OF ESTERO, LEE COUNTY, FLORIDA.**



Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	66.37'	2932.79'	1°17'48"	S 37°48'53" E	66.37'
C2	389.75'	2932.79'	7°36'51"	S 42°16'12" E	389.46'
C3	23.72'	2932.79'	0°22'48"	S 37°23'54" E	23.72'
C4	97.03'	2932.79'	1°53'44"	S 38°34'00" E	97.03'
C5	23.87'	2951.59'	0°27'48"	S 37°23'54" E	23.87'
C6	97.03'	2951.59'	1°53'01"	S 38°34'18" E	97.03'
C7	335.36'	2932.79'	6°33'06"	S 42°48'06" E	335.18'
C8	94.25'	60.00'	90°00'00"	N 45°44'25" W	84.85'
C9	28.05'	30.00'	53°34'25"	S 63°57'12" E	27.00'
C10	13.27'	38.43'	19°47'28"	N 84°05'47" W	13.21'
C11	492.92'	1240.00'	22°46'34"	S 21°17'53" W	489.69'

Line Table		
LINE	BEARING	DISTANCE
L1	N 37°10'00" W	15.47'
L2	S 89°11'12" E	24.10'
L3	N 52°50'00" E	19.00'
L4	N 52°50'00" E	19.01'
L5	N 89°15'39" E	0.49'
L6	N 52°50'00" E	75.66'
L7	S 37°10'00" E	97.00'

TRACT USE TABLE	
TRACTS C-1, C-2	COMMERCIAL TRACTS
TRACT M-1	MULTI-FAMILY TRACT
TRACT R-1	ROAD TRACT ( TERRACE/PAV DRIVE)
TRACT L-1	LAKE TRACT
TRACT P-1	PRESERVE TRACT
TRACT D	R/W DONATION TRACT
TRACT D-1, D-2	DRAINAGE TRACTS

SURVEY LEGEND		SURVEY ABBREVIATIONS	
■	FOUND CONCRETE MONUMENT AS MARKED	CONC.	CONCRETE
○	FOUND REBAR AND CAP AS MARKED	D.E.	DRAINAGE EASEMENT
		INSTR.	INSTRUMENT NUMBER
		I.E.	IRIGATION EASEMENT
		L.B.E.	LANDSCAPE BUFFER EASEMENT
		L.M.E.	LAKE MAINTENANCE EASEMENT
		L.C.U.E.	LEE COUNTY UTILITY EASEMENT
		U/E	UTILTY EASEMENT
		PG	PAGE
		P.O.B.	POINT OF BEGINNING
		P.U.E.	PUBLIC UTILITY EASEMENT
		R/W	RIGHT OF WAY
		SQ.	SQUARE
		U.E.	UTILITY EASEMENT

KEY MAP, SHEET INDEX AND OVERALL BOUNDARY INFORMATION







SECTION B. CONDITIONS:

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

1. Master Concept Plan/Development Parameters. Development of this project must be consistent with the three-page Master Concept Plan (MCP) entitled "ESTERO GRANDE MPD," prepared by Wandrop Engineering, Sheets 1 and 3 last revised 01/09/15, Sheet 2 last revised 11/3/14, all date-stamped "RECEIVED JAN 09 2015, Community Development," and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the 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 MCP are subsequently pursued, appropriate approvals will be necessary.

This zoning approval allows a maximum of 100,000 square feet of commercial floor area, including office and/or retail; and 285 multi-family dwelling units. The 285 dwelling units may include up to 108 units pursuant to the TDR, the Bonus Density Program or a combination of both.

2. Uses and Site Development Regulations

- a. Schedule of Uses

Commercial Tracts – all uses subject to Condition 28

Accessory Uses and Structures

Administrative Office

Animal Clinic – in compliance with LDC §34-1321 *et. Seq.* – No outdoor runs.

ATM (Automatic Teller Machine)

Auto Parts Store – No installation

Bait and Tackle Shop

Banks and Financial Establishments, Groups I and II

Building Materials Sales – Limited to 5,000 square feet maximum Business Services, Group I – excluding Bail Bonding

Car Wash – Limited to 1 for the entire MPD and only as an accessory use to a convenience Food and Beverage Store. Must be a minimum of 100 feet from any neighboring residentially-zoned property line (external to the MPD boundary)

Cleaning and Maintenance Services

Clothing Store, General – Limited to 30,000 square feet maximum

Computer Data and Processing Services

Consumption on Premises – See Condition 15

Convenience Food and Beverage Store – Limited to 1 for the entire MPD and in compliance with LDC §§ 34-1353, 33-431 and 33-445

Day Care Center – Child or Adult – buildings, structure and/or any outdoor playgrounds must be a minimum of 50 feet from any neighboring residentially-zoned property line (external to the MPD boundary)

Drive-Through Facility for Any Permitted Use



Drugstore/Pharmacy – Limited to 1 for the entire MPD  
Essential Services  
Essential Services Facilities, Group I  
Excavation, Water Retention and Detention  
Fences, Walls – Also See Condition 19  
Florist Shop  
Food Stores, Group I - Limited to 30,000 square feet maximum  
Gift and Souvenir Shop – Limited to 30,000 square feet maximum  
Hardware Store – Limited to 30,000 square feet maximum  
Healthcare Facilities, Groups I, II and III  
Hobby, Toy and Game Shops – limited to 30,000 square feet maximum  
Household and Office Furnishings, Groups I, II and III – limited to 30,000 square feet maximum  
Insurance Companies  
Laundry and Dry Cleaning, Group I  
Lawn and Garden Supply Stores – limited to 30,000 square feet maximum  
Medical Offices  
Non-Store Retailers  
Paint, Glass and Wallpaper – Limited to 5,000 square feet maximum  
Parking Lot, Accessory, Temporary  
Personal Services, Groups I, II, III and IV - Excluding Massage Parlors, Escort Services, Tattoo Parlors  
Pet Services, Pet Shops – No outdoor runs  
Photofinishing Laboratory  
Post Office  
Real Estate Sales Office  
Recreational Facilities, Commercial Groups I and IV – indoor only  
Rental and Leasing Establishments, Groups I and II  
Research and Development Laboratories  
Restaurant, Fast Food - in compliance with LDC §34-1353  
Restaurants, Groups I, II and III – also see Condition 15  
Retail and Wholesale Uses when clearly incidental and subordinate to a permitted principal use on the same premises  
Schools, Commercial  
Self-Service Fuel Pumps – maximum 16 pumps - accessory use to a Convenience Food and Beverage Store only  
Signs per Chapters 30 & 33  
Social Services, Groups I and II  
Specialty Retail Shops, Groups I and II  
Studios  
Temporary Uses  
Variety Store

Residential Tract

Accessory Uses and Structures  
Administrative Offices – subject to Condition 14  
Clubs/Private

Dwelling Units: Multi-Family, Townhouses  
Entrance Gates, subject to Condition 19  
Essential Services  
Excavation: Water Retention and Detention  
Fences, Walls – subject to Condition 19  
Home Occupation with no outside help  
Model Units – subject to Condition 14  
Parking Lot: Accessory  
Real Estate Sales Office – subject to Condition 14  
Recreation Facilities, Private, On-Site  
Residential Accessory Uses  
Sign in accordance with LDC Chapters 30 and 33  
Temporary Uses

Site Development Regulations

Commercial Tracts

Minimum Lot Areas and Dimensions

Lot Size: 7,500 square feet  
Lot Width: 75 feet  
Lot Depth: 100 feet

Minimum Setbacks

Street: 25 feet (US 41)/20 feet (private)  
Side: 15 feet  
Rear: 20 feet  
Water body: 20 feet

Accessory Uses: Per the LDC

Minimum Building Separation: 20 feet or ½ building height for structures exceeding 35 feet in height.

Building Height: 45 feet

Maximum Lot Coverage: 45%

Residential Tract

Minimum Lot Areas and Dimensions – Multi-Family

Lot Size: 9,000 square feet  
Lot Width: 90 feet  
Lot Depth: 100 feet

239-598-3601

DEREK.ROONEY@GRAY-ROBINSON.COM

## MEMORANDUM

**TO:** Walter McCarthy, Development Review Manager

**CC:** Ross Morgan, Development Review Specialist

**FROM:** Derek P. Rooney, Assistant Village Attorney

**DATE:** December 18, 2017

**SUBJECT:** Village of Estero Plat Resubmittal #5 Review  
Estero Grande – PLT2016-E003

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Mr. McCarthy,

I have completed my review of the above-referenced plat and find that the submitted package resubmittal meets the requirements of Chapter 177, Part I, Florida Statutes, and the requirements of the Village of Estero's Administrative Code Section 13-19 (adopted from Lee County) for preliminary and final plat.

1. Plat. Accepted
2. Title Certification. Accepted
3. Survey. Accepted
4. Consent and Joinders. Accepted
5. Taxes. Accepted
6. Road Name Approval. Accepted
7. Property Owners Association Documents. Accepted
8. Infrastructure Surety. Accepted
9. Certificate of Concurrency. Accepted

GRAYROBINSON  
PROFESSIONAL ASSOCIATION

December 18, 2017

Page 2

10. Development Order Compliance. Accepted

Sincerely,

/s/ Derek Rooney

Assistant Village Attorney

## Walter McCarthy

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**From:** Tom Lehnert <TLehnert@BanksEng.com>  
**Sent:** Thursday, November 16, 2017 9:56 AM  
**To:** Carla Chauvin; Walter McCarthy; Ross Morgan  
**Cc:** Allen Vose  
**Subject:** RE: PLT2016-E003; Estero Grande Replat; Preliminary Plat Review, Resubmission #5

Carla,

After review, the subdivision plat referenced above is in compliance with FS 177.

Thanks,

Thomas R. Lehnert, Jr., P.S.M.  
President



10511 Six Mile Cypress Parkway  
Fort Myers, Florida 33966  
Ph: 239-939-5490 Fax: 239-939-2523  
E-Mail: [tlehner@bankseng.com](mailto:tlehner@bankseng.com)

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**From:** Carla Chauvin [mailto:[chauvin@estero-fl.gov](mailto:chauvin@estero-fl.gov)]  
**Sent:** Wednesday, November 15, 2017 2:11 PM  
**To:** Walter McCarthy <[mccarthy@estero-fl.gov](mailto:mccarthy@estero-fl.gov)>; Ross Morgan <[morgan@estero-fl.gov](mailto:morgan@estero-fl.gov)>  
**Subject:** PLT2016-E003; Estero Grande Replat; Preliminary Plat Review, Resubmission #5

Good Afternoon,

The Village is in receipt of the above referenced resubmission #5 for preliminary plat review for a replat of Estero Grande. The supplement and documentation are uploaded to the FTP site and can be located under Development Review in the folder PLT2016-E003 Estero Grande/PLT2016-E003 Prelim Plat Resubmission #5. You have previously reviewed this plat and the applicant states that the prior comments have been addressed.

Please provide comments to Walter McCarthy and Ross Morgan ([morgan@estero-fl.gov](mailto:morgan@estero-fl.gov)) by **Wednesday, November 22, 2017** to allow time to process the response.

If I can assist in any way, please advise.

Thank you,

The log-in credentials and web address to access the Village of Estero FTP website are:

Username: devreview