



**VILLAGE OF ESTERO
PLAT REVIEW
STAFF REPORT**

PROJECT NAME: TIDEWATER PHASE 3 REPLAT
CASE TYPE: REPLAT OF SUBDIVISION

CASE NUMBER: PLT2017-E003

PLANNING & ZONING BOARD DATE: JANUARY 16, 2018

REQUEST

The applicant has requested Council approval for the replat of the Tidewater subdivision. The replat will create 118 new single family lots. A recommendation by the Planning and Zoning Board is required.

PROJECT DESCRIPTION

The proposed replat is to create 118 single family lots from three tracts which were created under Tidewater Phase 2. Tract F-1, containing 14.23 acres is subdivided into 56 single family lots (Lot 201 – Lot 256), a roadway tract (Tract R-1), and a water management tract (Tract L); Tract F-2, containing 5.45 acres is subdivided into 22 single family lots (Lot 265 – Lot 286) and a roadway tract (Tract R-2); and Tract F-3, containing 7.20 acres is subdivided into 40 single family lots (Lot 334 – Lot 373), a roadway tract (Tract R-3), and an open space/drainage easement tract (Tract O-1). The subdivision site improvements are under construction under approved Development Order number DOS2014-00061 originally approved by Lee County. The platting of the proposed 118 lots will complete the platting of the entire development order (DOS2014-00061) which comprises 385 lots (Phase 1 = 152 lots; Phase 2 = 115 lots; and Phase 3 = 118 lots). A copy of the replat drawings is provided as Exhibit A.

ZONING

Tidewater is located in Area 2 of University Highlands west of Ben Hill Griffin Parkway and south of Estero Parkway. It was originally rezoned in 1985 as part of the Timberland and Tiburon DRI. On October 11, 2010 the zoning for University Highland Mixed Planned Development (MPD) was amended under zoning resolution Z-10-031. The subject plat is located in Area #2 as designated by that resolution.

FUTURE LAND USE DESIGNATION

Urban Community

SCHEDULE OF USES FOR SUBJECT PROPERTY

The schedule of uses for University Highland Area #2 as approved by Resolution Z-10-031 includes a broad list of uses including residential dwelling units and associated uses as shown on the Schedule of Uses in Exhibit B. The current proposal is for 118 single family dwelling units on the proposed platted lots.

TAXES

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

EASEMENTS

There are five (5) types of easements on the plat which include Drainage Easements (DE), Lake Maintenance Easements (LME), Lake Access Easements (LAE), Public Utility Easements (PUE), and Lee County Utility Easements (LCUE). There is also a 100 foot wide University Window Overlay Restriction on Lot 340 through Lot 359 along Ben Hill Griffin Parkway. All of the easements and 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 Tidewater Development Order and Concurrency for the infrastructure and plat (DOS2014-00061). The engineering and surveying firm, Barraco & Associates, Inc., initially submitted the plat documents for the configuration of the subdivision to the Village of Estero on August 24, 2017. The Village reviewed the plat application and two (2) 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 December 26, 2017 and the Village Attorney deemed the plat application to be complete on December 26, 2017. The site infrastructure is currently under construction under approved development order number DOS2014-00061. Surety in the amount of \$1,262,675.12 has been posted with the Village as assurance of completion of the uncompleted subdivision improvement work.

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 final plat. Staff recommends approval of the plat.

EXHIBITS

- A. Reduced copy of replat drawings
- B. Schedule of Uses for University Highland Area #2
- C. Attorney Memorandum dated December 26, 2017
- D. Professional Surveyor and Mapper memorandum dated December 26, 2017

Barraco
 AND ASSOCIATES, INC.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2000,
 FORT MYERS, FLORIDA 33902-2000
 PHONE (239) 461-5170 - WWW.BARRACO.NET - FAX (239) 461-3189
 FLORIDA CERTIFICATE OF AUTHORIZATION -
 ENGINEERING 7995 - SURVEYING LB4942

TIDEWATER PHASE 3

A REPLAT OF TRACTS "F-1", "F-2" AND "F-3", TIDEWATER PHASE 2,
 AS RECORDED IN INSTRUMENT NO. 2016000151991,
 PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 A SUBDIVISION LYING IN SECTION 26,
 TOWNSHIP 46 SOUTH, RANGE 25 EAST,
 VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DESCRIPTION

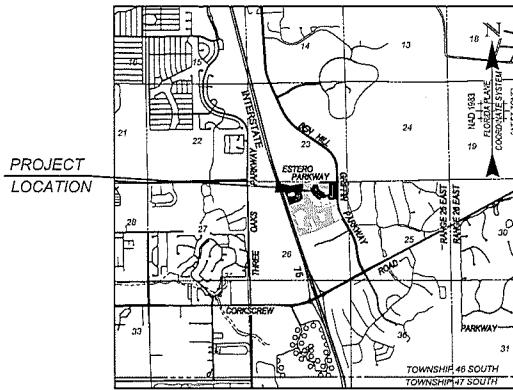
TRACTS "F-1", "F-2" AND "F-3", TIDEWATER PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED UNDER OFFICIAL RECORDS INSTRUMENT NO. 2016000151991, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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 THIS 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 EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.



VICINITY MAP
 SCALE: 1" = 2000'
 0 1500 3000 6000
 SCALE IN FEET

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND HEREIN DESCRIBED HAS CAUSED THIS PLAT OF TIDEWATER PHASE 3, A REPLAT OF TRACTS "F-1", "F-2" AND "F-3", TIDEWATER PHASE 2, RECORDED IN INSTRUMENT NO. 2016000151991, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY:

- 1) DEDICATE TO THE UNIVERSITY HIGHLAND HOMEOWNERS ASSOCIATION, INC. WITH RESPONSIBILITY FOR MAINTENANCE:
 - A) TRACT "F-1" AND "F-2" FOR OPEN SPACE AND DRAINAGE EASEMENT (D.E.);
 - B) TRACT "F-1", "F-2" AND "F-3" FOR PRIVATE ROAD, RIGHT OF WAY AND DRAINAGE EASEMENT (D.E.);
 - C) ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), LAKE ACCESS EASEMENT (L.A.E.) AND ALL DRAINAGE EASEMENTS (D.E.).
- 2) DEDICATE TO T & T UMBRELLA ASSOCIATION, INC. WITH RESPONSIBILITY FOR MAINTENANCE:
 - A) TRACT "1", FOR LAKE, LAKE ACCESS EASEMENT (L.A.E.), LAKE MAINTENANCE EASEMENT (L.M.E.) AND DRAINAGE EASEMENT (D.E.);
 - B) ALL LAKE MAINTENANCE EASEMENTS (L.M.E.), LAKE ACCESS EASEMENT (L.A.E.) AND ALL DRAINAGE EASEMENTS (D.E.).
- 3) DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES, SUBJECT TO THE RIGHT OF LEE COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, TO OCCUPY THE FIRST 3 FEET CLOSEST TO, OR ABUTTING, THE ROADWAY FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES:
 - A) A NON-EXCLUSIVE, PERPETUAL, PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND ACROSS TRACTS "F-1", "F-2" AND "F-3";
 - B) ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON PLAT.
- 4) THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) & (B) 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.
- 5) DEDICATE TO LEE COUNTY UTILITIES AND ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION AND SANITARY SEWER COLLECTION SERVICES:
 - A) NON-EXCLUSIVE UTILITY EASEMENTS (L.C.U.E.'S) AS SHOWN AND/OR NOTED HEREIN, SUBJECT TO A RIGHT OF ACCESS TO THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND TO ANY PUBLIC OR PRIVATE UTILITY, OVER AND THROUGH THE DESCRIBED L.C.U.E.'S.

IN WITNESS WHEREOF, MICHAEL HUENKEM, AS DIRECTOR - LAND DEVELOPMENT (SOUTHWEST FLORIDA), ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS _____ DAY OF _____, 2018.

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, LEE COUNTY, FLORIDA THIS _____ DAY OF _____, 2018.

JIM SZUSZCH
 MAYOR

KAI FRIESEN HALL
 VILLAGE CLERK

BURT SAUNDERS
 VILLAGE ATTORNEY

MARY GIBBS
 DIRECTOR OF
 COMMUNITY DEVELOPMENT

REVIEW BY THE VILLAGE DESIGNATED P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 17, PART 1 OF THE FLORIDA STATUTES.

THOMAS R. LEHNERT, JR. LSS41
 PROFESSIONAL SURVEYOR AND MAPPER
 AS VILLAGE OF ESTERO DESIGNATED P.S.M.

WITNESS: _____
 PRINT NAME: _____

WITNESS: _____
 PRINT NAME: _____

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
 SUCCESSOR BY CONVERSION OF PULTE HOME CORPORATION,
 A MICHIGAN CORPORATION

MICHAEL HUENKEM
 DIRECTOR - LAND DEVELOPMENT
 (SOUTHWEST FLORIDA)

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, BY MICHAEL HUENKEM, DIRECTOR - LAND DEVELOPMENT (SOUTHWEST FLORIDA) OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO I IS PERSONALLY KNOWN BY ME OR I HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA
 NAME - PRINTED
 COMMISSION # _____ MY COMMISSION EXPIRES _____

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF TIDEWATER PHASE 3, A REPLAT OF TRACTS "F-1", "F-2" AND "F-3", TIDEWATER PHASE 2, RECORDED IN INSTRUMENT NO. 2016000151991, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 17, PART 1, OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT. DONE THIS _____ DAY OF _____, 2018.

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF TIDEWATER PHASE 3, A REPLAT OF TRACTS "F-1", "F-2" AND "F-3", TIDEWATER PHASE 2, RECORDED IN INSTRUMENT NO. 2016000151991, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN SECTION 26, TOWNSHIP 46 SOUTH, RANGE 25 EAST, VILLAGE OF ESTERO, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT _____, N, THIS _____ DAY OF _____, 2018 AND ONLY RECORDED AS INSTRUMENT NUMBER _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT
 CLERK OF COURT
 IN AND FOR LEE COUNTY

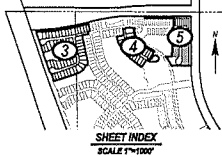
SCOTT A. WHEELER (FOR THE FIRM LB 4942)
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5949

BARRACO AND ASSOCIATES, INC.
 2271 MCGREGOR BLVD., SUITE 100, FORT MYERS, FLORIDA 33901
 FLORIDA CERTIFICATE OF AUTHORIZATION - LB 4942

DOS 2014-00061 / PLT 2017-EG03

NOTES

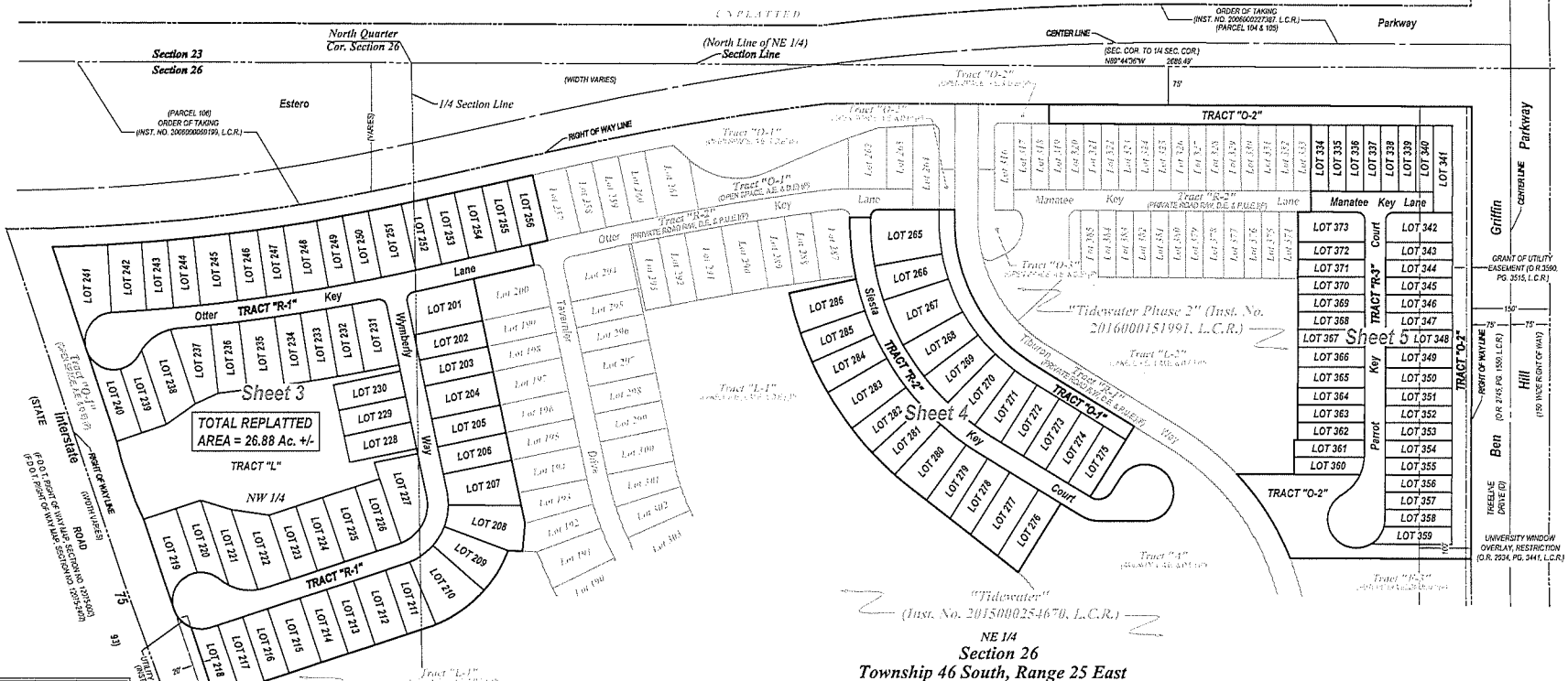
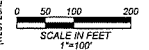
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE.
3. FLORIDA WEST ZONE (NAD 83) NSRS 2011 ADJUSTMENT AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26 TO BEAR N89°43'39"W.
4. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
5. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
6. SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940.
7. SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940.
8. A.C. = ADDRESS
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. C.C. = CENTER LINE
12. C.C.B. = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. C.D. = CHORD DISTANCE
15. C.H. = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. O.B. = DEED BOOK, LEE COUNTY RECORDS
18. D.E. = DRAINAGE EASEMENT
19. E.G. = GRID EASTING
20. F.D. = F.D. = F.D.
21. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
22. FRAC. = FRACTION
23. (I) = INSTRUMENT NUMBER
24. I.R. = IRON ROD
25. L. = LENGTH
26. L.A.E. = LAKE ACCESS EASEMENT
27. L.B. = LICENSED BUSINESS
28. L.C.R. = LEE COUNTY RECORDS
29. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
30. L.M.E. = LAKE MAINTENANCE EASEMENT
31. L.S.E. = LIFT STATION EASEMENT
32. (M) = MEASURED
33. N.T.D. = GRID NORTHING
34. N.A.D. = NORTH AMERICAN DATUM
35. N.R. = NORTH-RADIAL
36. N.S.R. = NATIONAL SPATIAL REFERENCE SYSTEM
37. O.R. = OFFICIAL RECORD
38. (P) = PLAT
39. P.B. = PLAT BOOK
40. P.G. = PAGE
41. P.K. = PARKER-KALON
42. P.R.P. = PROPERTY
43. P.T. = POINT OF TANGENCY
44. P.U.E. = PUBLIC UTILITY EASEMENT
45. R. = RADIUS
46. R.W. = RIGHT OF WAY
47. S.E.C. = SECTION
48. S.F. = SQUARE FEET
49. W. = WIDTH



INSTRUMENT NUMBER

SHEET 2 OF 5

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCCREY BLVD., SUITE 100, F.O. DRAWER 200,
FORT MYERS, FLORIDA 33923-2800
PHONE (239) 465-5175 • FAX (239) 465-5193
FLORIDA CERTIFICATE OF AUTHORIZATION -
ENGINEERING 7905 - SURVEYING LB-0400



NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS):

THIS ENTIRE PLAT IS AFFECTED BY THE FOLLOWING:

- A) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2822, PAGE 1647, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- B) TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSIGNMENTS AND POSSIBLE LIENS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SURFACE WATER MANAGEMENT OF TIMBERLAND AND TRIBURON DEVELOPMENT OF REDWOOD IMPACT RECORDED IN OFFICIAL RECORDS BOOK 2906, PAGE 2946, AS AMENDED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SURFACE WATER MANAGEMENT OF TIMBERLAND AND TRIBURON DEVELOPMENT OF REDWOOD IMPACT RECORDED APRIL 18, 2002, IN OFFICIAL RECORDS BOOK 3344, PAGE 3325 AND AMENDMENTS RECORDED IN OFFICIAL RECORDS BOOK 3340 PAGE 4883 AND OFFICIAL RECORDS BOOK 3342 PAGE 3943, DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS OF TRIBURON LIMITED RECORDED IN OFFICIAL RECORDS BOOK 3060 PAGE 3066 AND SECOND CONSOLIDATED, AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (FTL UMBRELLA) RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201400019892, AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (FTL UMBRELLA) RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201400019892, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- C) JOINT SURFACE WATER MANAGEMENT SYSTEM AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201400019892, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

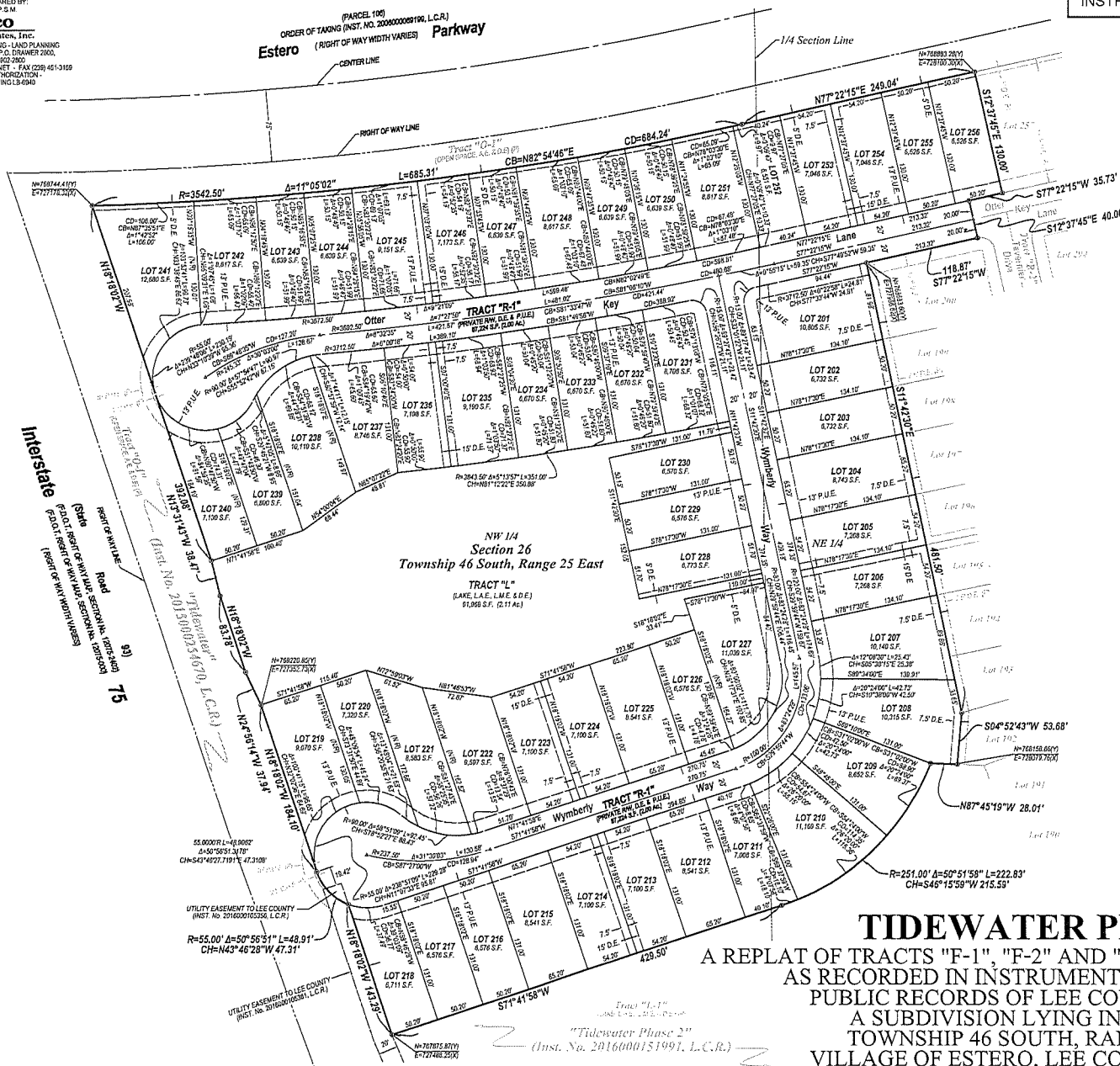
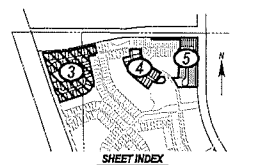
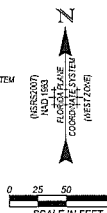
TIDEWATER PHASE 3
A REPLAT OF TRACTS "F-1", "F-2" AND "F-3", TIDEWATER PHASE 2,
AS RECORDED IN INSTRUMENT NO. 2016000151991,
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A SUBDIVISION LYING IN SECTION 26,
TOWNSHIP 46 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

KEY MAP SHEET

Barraco and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2000,
 FORT MYERS, FLORIDA 33902-2000
 PHONE (239) 461-5110 - WWW.BARRACONET.COM - FAX (239) 451-1510
 FLORIDA CERTIFICATE OF AUTHORIZATION
 ENGINEERING 7005 - SURVEYING 15,020

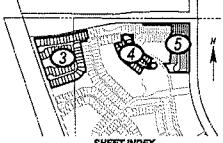
NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE, FLORIDA WEST ZONE (NAD 83) NSRS 2007 ADJUSTMENT, AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26 TO BEAR N89°44'30"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 948, UNLESS OTHERWISE NOTED.
6. + = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 690
7. Δ = DELTA
8. AC = ADDRESS
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. C.L. = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. C.O.R. = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. O.E. = ORANGE EASEMENT
20. E (D) = GRID EASTING
21. FD = FOUND
22. F.O.D. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC = FRACTION
24. INST. NO. = INSTRUMENT NUMBER
25. I.P. = IRON PEG
26. L = LENGTH
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30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.M.E. = LAKE MAINTENANCE EASEMENT
32. L.S.E. = LIGHT STATION EASEMENT
33. (M) = MEASURED
34. M.Y. = GRID MORTHING
35. NAD = NORTH AMERICAN DATUM
36. NR = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
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 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2900,
 FORT MYERS, FLORIDA 33905
 PHONE (239) 461-3175 WWW.BARRACO.NET FAX (239) 461-3169
 FLORIDA CERTIFICATE OF AUTHORIZATION
 ENGINEERING 7995 - SURVEYING 18404



SHEET INDEX
 SCALE 1"=100'

TIDEWATER PHASE 3

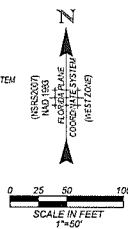
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INSTRUMENT NUMBER

SHEET 4 OF 5

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83) HORS 2007 ADJUSTMENT AND ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26 TO BEAR N89°44'36"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 8940, UNLESS OTHERWISE NOTED.
6. SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 8940.
7. Δ = DELTA
8. AC = ACRES
9. AE = ACCESS EASEMENT
10. CD = CALCULATED
11. CL = CENTER LINE
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16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK LEE COUNTY RECORDS
19. D.E. = DRIVEWAY EASEMENT
20. E (X) = GRID EASTING
21. FD = FOUND
22. F.O.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC = FRACTION
24. INST. NO. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.M.E. = LAKE MAINTENANCE EASEMENT
32. L.S.E. = LIFT STATION EASEMENT
33. (M) = MEASURED
34. M.Y. = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. PL = PLAT
40. P.B. = PLAT BOOK
41. PG. = PAGE
42. P.K. = PARKER-KALON
43. PROP. = PROPERTY
44. P.T. = POINT OF TANGENCY
45. P.U.E. = PUBLIC UTILITY EASEMENT
46. R = RADIUS
47. RW = RIGHT OF WAY
48. SEC. = SECTION
49. S.F. = SQUARE FEET
50. W = WIDTH

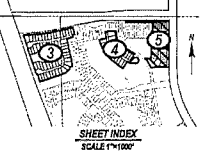


NE 1/4
 Section 26
 Township 46 South, Range 25 East
 "TideWater"
 (Inst. No. 2015800254670, L.C.R.)



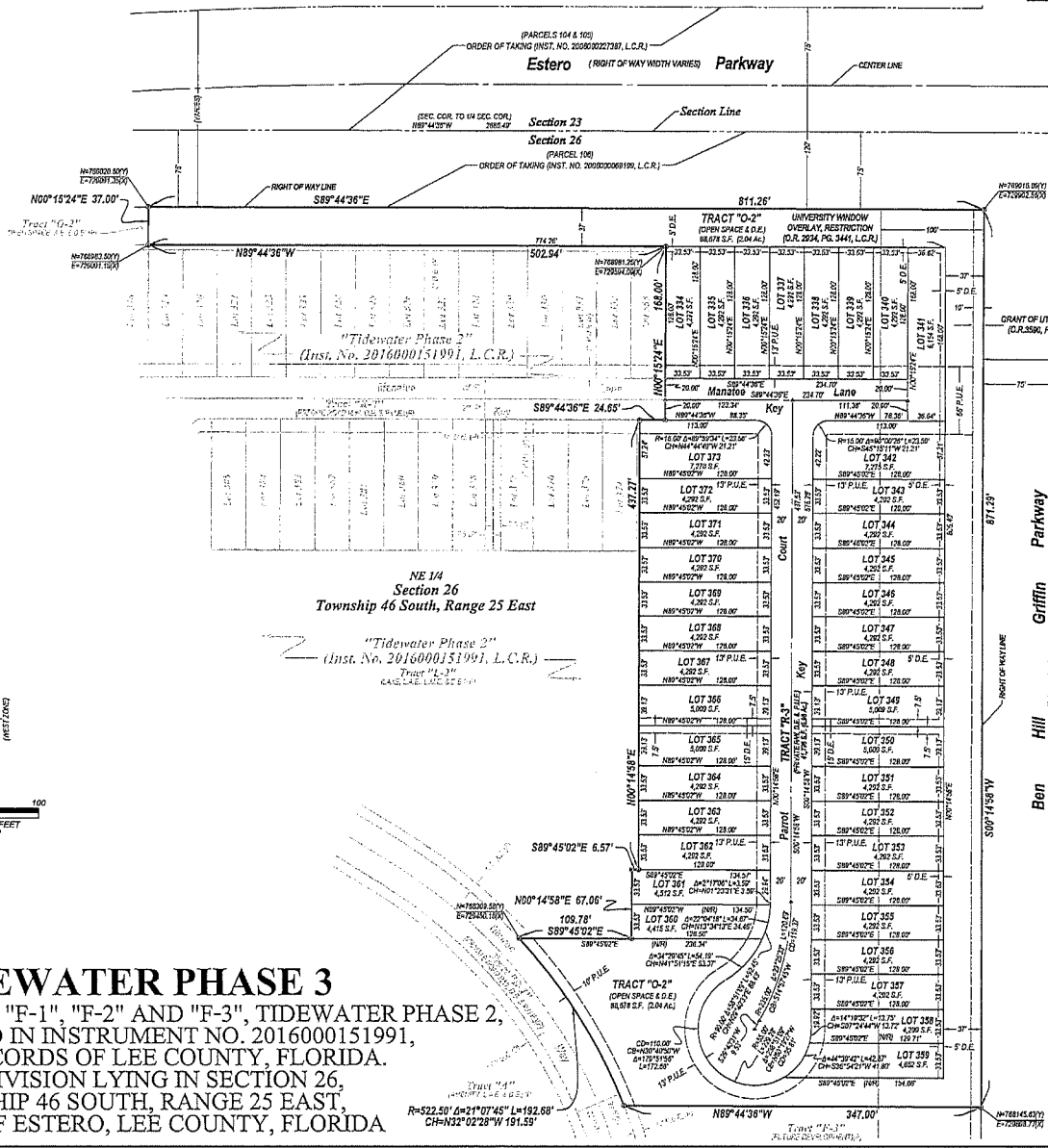
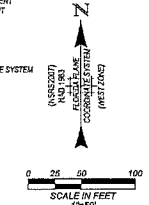
DOS 2014-00081 / PLT 2017-EG03

EXHIBIT 'A', PAGE 4 OF 5



NOTES

- 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 83) NSRS 2011 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF THE HORTHWATER QUARTER (ME 14) OF SECTION 26 TO BEAR N89°44'39\"
- 3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET BY ACCORDANCE WITH CHAPTER 171, PART I, FLORIDA STATUTES.
- 5. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB OR UNLESS OTHERWISE NOTED.
- 6. * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB OR UNLESS OTHERWISE NOTED.
- 7. 04 = DELTA
- 8. AC = ACRES
- 9. AE = ACCESS EASEMENT
- 10. CD = CALCULATED
- 11. CL = CENTER LINE
- 12. CS = CHAINS BEARING
- 13. C.C.R. = CERTIFIED CORNER RECORD
- 14. CD = CHORD DISTANCE
- 15. CM = CHORD BEARING AND DISTANCE
- 16. CM = CONCRETE MONUMENT
- 17. CO = CORNER
- 18. DB = DEED BOOK, LEE COUNTY RECORDS
- 19. DE = DRAINAGE EASEMENT
- 20. EG = GRID EASTING
- 21. FO = FOUND
- 22. F.O.D.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- 23. FRAC = FRACTION
- 24. INST. NO. = INSTRUMENT NUMBER
- 25. IR = IRON ROD
- 26. L = LENGTH
- 27. LAE = LAKE ACCESS EASEMENT
- 28. LB = LOCKED BURNING
- 29. L.C.R. = LEE COUNTY RECORDS
- 30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- 31. LAE = LAKE MAINTENANCE EASEMENT
- 32. L.S.E. = LIFT STATION EASEMENT
- 33. (M) = MEASURED
- 34. N (M) = GRID NORTHING
- 35. NAD = NORTH AMERICAN DATUM
- 36. NW = NON-WALD
- 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- 38. OR = OFFICIAL RECORD
- 39. (P) = PLAT
- 40. PB = PLAT BOOK
- 41. PR = PILE
- 42. P.K. = PARVER WALD
- 43. PROP = PROPERTY
- 44. P.T. = POINT OF TANGENCY
- 45. P.U.E. = PUBLIC UTILITY EASEMENT
- 46. R = RADII
- 47. RW = RIGHT OF WAY
- 48. SEC = SECTION
- 49. S.F. = SQUARE FEET
- 50. W = WITH



TIDEWATER PHASE 3
A REPLAT OF TRACTS "F-1", "F-2" AND "F-3", TIDEWATER PHASE 2,
AS RECORDED IN INSTRUMENT NO. 2016000151991,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
A SUBDIVISION LYING IN SECTION 26,
TOWNSHIP 46 SOUTH, RANGE 25 EAST,
VILLAGE OF ESTERO, LEE COUNTY, FLORIDA

DOE 2014-0051 / P.L.T. 2017-0003

AREA #2

Accessory uses and Structures

Assisted Living Facility - Maximum of 200 units with cooking facilities or maximum 800 units without cooking facilities (See Condition 2)

Building Materials Sales (limited to 50,000 square feet total)

Business services (34-622(c)(5)): Group II, limited to automobile claim adjusters, repossessing services, messenger services, packaging services, parcel and express services Chemicals and allied products, manufacturing (limited to 284) (limited to 10,000 square feet for any one use)

Clubs, Private & Fraternal

Communication Facility, wireless (Freestanding wireless communication facilities [tower, including stealth type] are prohibited. However, other wireless communication facilities may be approved in accordance with LDC § 34-1441, *et. seq.*)

Consumption on Premises Permitted in Group III restaurant and Hotel (outdoor seating may be permitted through the administrative amendment process)

Continuing Care Facility (per LDC § 34-2 and §34-1494) - Maximum of 200 units with cooking facilities or maximum 800 units without cooking facilities

Cultural Facilities

Dormitory

Dwelling Unit

All Unit types except Mobile Home (maximum of 1,300 total units in Areas #1 and #2)

Maximum single family 555 units

Maximum duplex 800 units

Maximum two-family 800 units

Maximum townhouse 1,300 units

Maximum multi-family 1,300 units

Maximum zero lot line 555 units

Food and Beverage Service, limited

Fraternity House

Health care facilities (34-622(c)(20)): Groups I, II, III, & IV

Hotel/Motel (limited solely to the Mixed Use [MU] areas)

Insurance Companies

Laundry or dry cleaning (34-622(c)(24)): Group II (limited to dry cleaning and linen supply)

Model Display Center, Home, Unit

Nightclub, Bar or Cocktail Lounge (No freestanding Nightclub, or Bar and Cocktail Lounge)

(The use is an ancillary use permitted in conjunction with a Group III restaurant or Hotel)

Parks (34-622(c)(32)): Group I and II

Printing and Publishing (limited to printing and publishing utilizing computer and other technology, no printing presses or other heavy equipment may be used in the printing process.)

Real Estate Sales Office

Recreational Facilities: Private/Personal

Research and development laboratories (34-622(c)(41)): Groups II and IV

Social services (34-622(c)(46)): Group IV
 Transportation services (34-622(c)(53)): Group I
 Warehouse: mini-warehouse

All uses permitted by right in the CC and CS-1 district (see LDC § 34-843), except the following: Aircraft Landing Facility; Bait and Tackle Shop; Bus Station; Commercial Use of Beachfront; Contractors and Builders, all Groups; Excavation, Oil and Gas; Flea Market, Indoor; Forestry Tower Funeral Homes or Mortuary; Government Maintenance Facility; Mass Transit Depot; Storage, Open.

Uses allowed by Special Exception in the CC and CS-1 districts may be permitted through the Special Exception process as contained in LDC Chapter 34.

Property Development Regulations.

The Property Development Regulations Table on the MCP is consistent with the following:

Minimum Lot Area and Dimensions for Areas #1 & #2:
 All uses except Residential:
 Area: 10,000 square feet
 Width: 100 feet
 Depth: 100 feet

Residential use only:
 Minimum Lot Area and Dimensions:
 Area: 2,800 square feet
 Width: 35 feet for single family, zero lot line, duplex and townhouse
 100 feet for multi-family
 Depth: 100 feet

Minimum Setbacks (Areas #1 and #2):
 Street (Private ROW, for Bldg Heights 0'-65') 20'
 Street (Private ROW, for Bldg Heights 65'-95') 20' + (0.5' horizontal for every 1.0' Vertical over 65' Bldg Height)

Street (Public ROW, for Bldg Heights 0'-65') 25'
 Street (Public ROW, for Bldg Heights 65'-95') 25' + (0.5' horizontal for every 1.0' Vertical over 65' Bldg Height)

Side Setback (Area #1): 7'0'
 (minimum principal structure separation of 10')
 for single family, zero lot line, duplex, townhouse

Side Setback (Area #1) 10'
 for multi-family

Side Setback (Area #2): 15' Rear Setback (Area #1): 10'
 for single family, zero lot line, duplex, townhouse

Rear Setback (Area #1); 20'
 for multi-family

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, Esq.
DATE: December 6, 2017, Revised December 26, 2017
SUBJECT: Village of Estero Plat Review
Tidewater Phase 3 Replat Final – PLT2017-003

Walter,

I have completed my review of the above-referenced plat on behalf of the Village of Estero and found that the submitted final plat package 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 final plat.

1. Plat. Accepted
2. Title Certification. Accepted
3. Survey. Not Applicable
4. Consent and Joinders. Accepted
5. Taxes. Accepted
6. Road Name Approval. Accepted
7. Property Owners Association Documents. Not Applicable
8. Infrastructure Surety. Accepted

December 6, 2017, Revised December 26, 2017
Page 2

9. Certificate of Concurrency. Not Applicable
10. Development Order Compliance. Accepted

Sincerely,

/s/ Derek Rooney

Assistant Village Attorney

From: Rick Ritz
To: [Ross Morgan](#)
Cc: [Walter McCarthy](#)
Subject: RE: Tidewater Phase 3 Final Plat PLT2017-E003
Date: Tuesday, December 26, 2017 11:15:18 AM

Good morning Ross,

I have reviewed the final plat of Tidewater Phase 3 and find it to be in compliance with F.S. Chapter 177, Part I.

Rick

*Richard M. Ritz, R.L.S.
Vice President
Director of Surveying*



10511-101 Six Mile Cypress Parkway
Fort Myers, FL 33966
Phone: 239-939-5490
Fax: 239-939-2523
Cell: 239-898-0026

From: Ross Morgan [mailto:morgan@estero-fl.gov]
Sent: Tuesday, December 26, 2017 10:33 AM
To: Rick Ritz <RRitz@BanksEng.com>
Cc: Walter McCarthy <mccarthy@estero-fl.gov>
Subject: FW: Tidewater Phase 3 Final Plat PLT2017-E003

Good morning Rick,

As I stated in my phone message that I left you earlier, please see the attached response to your comments for the Tidewater Phase 3 Plat. Please comment and respond today if possible.

Thanks, Ross Morgan

From: Ross Morgan
Sent: Tuesday, December 26, 2017 8:03 AM
To: 'Derek P. Rooney' <Derek.Rooney@gray-robinson.com>; 'Tom Lehnert' <TLehnert@BanksEng.com>
Cc: Daphnie Bercher <Daphnie.Bercher@gray-robinson.com>; Walter McCarthy <mccarthy@estero-fl.gov>

EXHIBIT "D",