



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING IN THE VILLAGE OF ESTERO

Project Name: Phoenix at Estero

Request: Rezone from: _____ To: _____

Type: Major PD Minor PD DRI w/Rezoning PRFPD
 Major PD Amendment Minor PD Amendment

Summary of Project:

Application for an amendment to the Plaza Del Sol CPD to update the master concept plan for Parcel G to the current development plan and to increase maximum height from 35 feet or two stories to 45 feet or three stories for a proposed assisted living facility that will meet the density limitations in Village of Estero Ordinance No. 2016-05.

**PART 1
APPLICANT/AGENT INFORMATION**

A. Name of Applicant: _____
Company Name: Echelon Senior Living Group, LLC
Address: 2241 Pinnacle Parkway, Suite B
City, State, Zip: Twinsburg, OH 44087
Phone Number: _____
E-mail Address: _____

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:
 Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
 Applicant has been authorized by the owner(s) to represent them for this action. [34-202(b)(1)b. & c.]
 Application is Village of Estero initiated. Attach Village Council authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all Village of Estero-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. Company Name: Banks Engineering
Contact Person: Stacy Ellis Hewitt, AICP
Address: 10511 Six Mile Cypress Parkway, Suite 101
City, State, Zip: Fort Myers, FL 33966
Phone Number: 239-770-2527 Email: shewitt@bankseng.com

2. **Additional Agent(s):** Provide the names of other agents that the Village of Estero may contact concerning this application. [34-202(b)(1)c.]

THE VILLAGE OF ESTERO DEPARTEMENT OF COMMUNITY DEVELOPMENT
9401 Corkscrew Palms Circle • Estero, FL 33928
Phone (239) 221-5036

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: Estero Medical Center, LLC

Address: 10201 Arcos Ave #106

City, State, Zip: Estero, FL 33928

Phone Number: _____ **Email:** _____

B. Disclosure of Interest [34-201; 34-204]:

Attach Disclosure of Interest Form. [34-201; 34-204]

C. Multiple parcels:

Property owners list. [34-202(a)(5)]

Property owners map. [34-202(a)(5)]

D. Certification of Title and Encumbrances [34-202(a)(3)]

1. Title certification document, no greater than 90 days old. [34-202(a)(3)]

2. Date property was acquired by present owner(s): _____

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.]

35-46-25-E1-3100G.0010

B. Street Address of Property: 10251 Arcos Ave

C. Legal Description (must submit) [34-202(a)(1)]:

Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books.

AND

Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:

A Boundary survey, tied to the state plane coordinate system.

OR

Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. List of surrounding property owners. [34-202(a)(6)]

2. Map of surrounding property owners. [34-202(a)(7)]

3. One set of mailing labels. [34-202(a)(6)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: CPD

Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(a)(8)]

F. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: Vacant

2. Intended uses of property are: Assisted Living Facility

G. Future Land Use Classification (COMPREHENSIVE PLAN) [34-202(a)(8)]:

Urban Community	7.04	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions [34-202(a)(8)]:

1. Width (average if irregular parcel): 500± avg Feet
2. Depth (average if irregular parcel): _____ Feet
3. Total area: 7.04 Ac Acres or square feet
4. Frontage on road or street: 520± Feet on Arcos Ave Street
- 2nd Frontage on road or street: _____ Feet on _____ Street

I. Public Meeting Requirements: Provide a meeting summary document of the required public informational session. [34-202(a)(10);33-54(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-202(a)]

**PART 4
TYPES OF LAND AREA ON PROPERTY**

A. Gross Acres (total area within described parcel)	7.04	Acres
1. Submerged land subject to tidal influence	<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>0</u>	Acres
b. Impacted wetlands	<u>0</u>	Acres
c. Preserved saltwater wetlands	<u>0</u>	Acres
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)	<u>0</u>	Acres
3. R-O-W providing access to non-residential uses	<u>0</u>	Acres
4. Non-residential use areas ⁽¹⁾⁽²⁾	<u>0</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).	0	Acres
C. Gross residential acres. (A minus B) ⁽³⁾	7.04	Acres
D. Gross residential acres (by Land Use Category)		
1. a. Intensive Development – upland	_____	Acres
b. Intensive Development – preserved freshwater wetlands	_____	Acres
c. Intensive Development – impacted wetlands	_____	Acres
2. a. Central Urban – upland	_____	Acres
b. Central Urban – preserved freshwater wetlands	_____	Acres
c. Central Urban – impacted wetlands	_____	Acres
3. a. Urban Community or Suburban – upland	<u>7.04</u>	Acres
b. Urban Community or Suburban – preserved freshwater wetlands	_____	Acres
c. Urban Community or Suburban – impacted wetlands	_____	Acres
4. a. Suburban – upland	_____	Acres
b. Suburban – preserved freshwater wetlands	_____	Acres
c. Suburban – impacted wetlands	_____	Acres
5. a. Outlying Suburban – upland	_____	Acres
b. Outlying Suburban – preserved freshwater wetlands	_____	Acres
c. Outlying Suburban – impacted wetlands	_____	Acres
6. a. Sub-Outlying Suburban – upland	_____	Acres
b. Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
c. Sub-Outlying Suburban – impacted wetlands	_____	Acres
7. a. Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
b. Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8. a. Open Lands – upland	_____	Acres
b. Open Lands – wetlands	_____	Acres
9. a. Resource – upland	_____	Acres
b. Resource – wetlands	_____	Acres

10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
TOTAL (should equal "C" above)			7.04	Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Comprehensive Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

*N/A No change proposed to approved ALF Density pursuant to Village of Estero Ordinance No. 2016-05

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: _____

		Lee Plan Table 1(a)		
		Max. standard density		Units
1. Standard Units				
a.	Total upland acres (from Part 4, D.)	_____	x _____ equals	_____
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
c.	Total impacted wetlands acres (from Part 4, D.)	_____	x _____ equals	_____
d.	Total Allowed Standard Units ⁽¹⁾			_____
2. Bonus Units ^{(2) (3)}				
a.	Low-moderate-housing density			_____
b.	TDR units			_____
c.	Sub-total			_____
3. Total Permitted Units ⁽¹⁾				_____

(see notes on next page)

Notes:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
- (2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.
- (3) In Intensive Development, Central Urban, and Urban Community categories only.

**PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCULATIONS**

A. Commercial	Height	Total Floor Area (Square Feet)
1. Medical	_____	_____
2. General Office	_____	_____
3. Retail	_____	_____
4. Other: _____	_____	_____
5. TOTAL FLOOR AREA		_____

B. Industrial	Height	Total Floor Area (Square Feet)
	1. Under Roof	
	2. Not Under Roof	
	3. TOTAL FLOOR AREA	
C. Mining	Depth	Total Acres
	1. Area to be excavated	
D. Assisted Living Facilities	Height	Total Beds/Units
	1. Dependent Living Units	268
	2. Independent Living Units	
	3. TOTAL BEDS/UNITS	268
E. Hotels/Motels (Room Size)	Height	Total Rental Units
	1. < 425 sq. ft.	
	2. 426-725 sq. ft.	
	3. 725 < sq. ft.	
	4. TOTAL UNITS	

PART 7 ACTION REQUESTED

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Comprehensive Plan, the Village of Estero Land Development Code, and the applicable findings/review criteria set forth in LDC section 34-145(d)(4). This narrative may be utilized in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the Village of Estero and in conformance with the adopted Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
- 1. Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**
 - 2. Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LDC Section 34-373(a)(8). **[34-373(a)(8)]**
 - 3. Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)d.iv.]**
See Survey.
-
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as

defined in the Comprehensive Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see Comprehensive Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LDC Section 10-473].

N/A

C. Preservation/Conservation of Natural Features: Describe how the lands listed in PART 6.B. above will be protected by the completed project:

N/A

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

N/A

E. Soils Map: Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

F. FLUCCS Map: A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**

G. Rare & Unique Upland Habitat Map: Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the Comprehensive Plan Section XII. **[34-373(a)(4)b.iii.]**

H. Existing and Historic Flow-Ways Map: Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

PART 9 SANITARY SEWER & POTABLE WATER FACILITIES

A. Special Effluent: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A

B. Private On-Site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

N/A

2. Quality of the effluent:

N/A

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:
N/A
-

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LDC Section 10-1) as specified in LDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(2)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

- YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(b)(8)]**
- NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(b)(8)]**

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(b)(7)]**

G. Flood Hazard: [34-202(a)(8)]

- Not applicable

- The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- The minimum elevation required for the first habitable floor is Base Flood 16' NAVD (MSL)

H. Excavations/Blasting: [34-202(b)(6)]

- No blasting will be used in the excavation of lakes or other site elements.
- If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

I. Bonus Density: [34-202(b)(5)]

- Not Applicable
- Bonus density will be used. Provide a copy of the Bonus Density application showing calculations.

J. Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]

- Not Applicable
- Provide a Hazardous materials emergency plan.

K. Mobile Home Park: [34-203(d)]

- Not Applicable
- Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).

L. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- Not Applicable
- Property is located within _____ Airport Noise Zone: **[34-1004]**
- Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**
 - Property is located within Airport Runway Clear Zone: **[34-1006]**
 - Property is located within Airport School Protection Zone: **[34-1007]**
 - Property is located within Airport Residential Protection Zone: **[34-1009]**
 - Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**
- A Tall Structures Permit is required. **[34-1010]**

**PART 5
SUBMITTAL REQUIREMENT CHECKLIST**

Clearly label your attachments as noted in bold below

Copies Required		SUBMITTAL ITEMS
13	<input checked="" type="checkbox"/>	Completed application for Public Hearing [34-201(b)]
1	<input type="checkbox"/>	Filing Fee - [34-202(a)(9)]
3	<input checked="" type="checkbox"/>	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	<input checked="" type="checkbox"/>	Additional Agents [34-202(b)(1)c.]
3	<input type="checkbox"/>	Multiple Owners List (if applicable) [34-201; 34-204]
3	<input checked="" type="checkbox"/>	Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
5	<input type="checkbox"/>	Legal description (must submit) [34-202(a)(1)]
	<input checked="" type="checkbox"/>	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	<input type="checkbox"/>	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books.
5	<input checked="" type="checkbox"/>	Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(2); 34-373(a)(4)a.]
3	<input type="checkbox"/>	Property Owners list (if applicable) [34-202(a)(5)]
3	<input type="checkbox"/>	Property Owners map (if applicable) [34-202(a)(5)]
3	<input checked="" type="checkbox"/>	Confirmation of Ownership/Title Certification [34-202(a)(3)]
3	<input type="checkbox"/>	STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
1	<input checked="" type="checkbox"/>	List of Surrounding Property Owners [34-202(a)(6)]
1	<input checked="" type="checkbox"/>	Map of Surrounding Property Owners [34-202(a)(7)]
1	<input checked="" type="checkbox"/>	Mailing labels [34-202(a)(6)]
13	<input type="checkbox"/>	List of Zoning Resolutions and Approvals [34-202(a)(8)]
13	<input checked="" type="checkbox"/>	Summary of Public Informational Session [34-202(a)(10);33-54(a)&(b)]
13	<input type="checkbox"/>	Waivers from Application Submission Requirements (if applicable)
13	<input type="checkbox"/>	Preliminary Density Calculations (if applicable)
13	<input checked="" type="checkbox"/>	Request Statement
5	<input checked="" type="checkbox"/>	Traffic Impact Statement (TIS) (not required for existing development) [34-341(b)(2)d.1.]
13	<input checked="" type="checkbox"/>	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
13	<input type="checkbox"/>	Schedule of Uses [34-373(a)(8)]
13	<input type="checkbox"/>	Schedule of Deviations and Written Justification [34-373(a)(9)]
4	<input type="checkbox"/>	Topography (if available) [34-373(a)(4)d.iv.]
4	<input type="checkbox"/>	Soils Map [34-373(a)(4)b.v.]
4	<input type="checkbox"/>	FLUCCS Map [34-373(a)(4)c.]
4	<input type="checkbox"/>	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
4	<input type="checkbox"/>	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
4	<input type="checkbox"/>	Surface Water Management Plan (if applicable) [34-373(b)(1)]
13	<input type="checkbox"/>	Phasing Program (if applicable) [34-373(b)(3)]
4	<input type="checkbox"/>	Protected Species Survey (if applicable) [34-373(b)(2)]
13	<input type="checkbox"/>	Proof of Notice (if applicable) [34-373(c)]
13	<input type="checkbox"/>	Binding Letter from DCA (if applicable) [34-373(d)(2)]
13	<input type="checkbox"/>	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)]

5	<input type="checkbox"/>	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1]]
5	<input type="checkbox"/>	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
5	<input type="checkbox"/>	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
5	<input type="checkbox"/>	Environmental Assessment (if applicable) [34-941(g)(2)]
13	<input type="checkbox"/>	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
4	<input checked="" type="checkbox"/>	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
4	<input type="checkbox"/>	Existing Agricultural Use Affidavit (if applicable) [34-202(b)(7)]
4	<input type="checkbox"/>	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
4	<input type="checkbox"/>	Bonus Density Application (if applicable) [34-202(b)(5)]
3	<input type="checkbox"/>	Hazardous Materials Emergency Plan (if applicable) [34-202(b)(4)]
3	<input type="checkbox"/>	Mobile Home Park Dislocated Owners Information (if applicable) [34-203(d)]
3	<input type="checkbox"/>	Tall Structures Permit (if applicable) [34-1001]

Note: Please also provide one (1) electronic copy of all submittal information.

LETTER OF AUTHORIZATION

The undersigned hereby acknowledges to be the owner or otherwise unified control of the real property described below and further authorizes Echelon Senior Living Group, LLC and Banks Engineering to act as applicant/agent in obtaining information and permits for this real property.

Estero Medical Center, LLC

By: Edward W. Houck
Signature

Edward W. Houck, Member
Print Name and Title

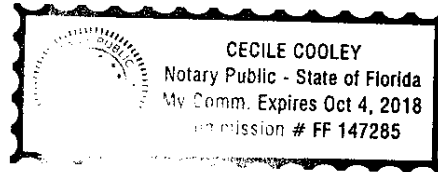
Property Description: 35-46-25-E1-3100G.0010

ATTEST/NOTARY

Sworn and subscribed to me this 5 day of July, 2017.

Cecile Cooley
Signature

Cecile Cooley
Notary Public, State of Florida



My Commission Expires 10-4-18

Commission No. FF 147285

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Edward W. Houck (name), as Manager (owner/title) of Estero Medical Center, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Village of Estero in accordance with this application and the Village of Estero Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of the Village of Estero Community Development Department to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Edward W. Houck
Signature

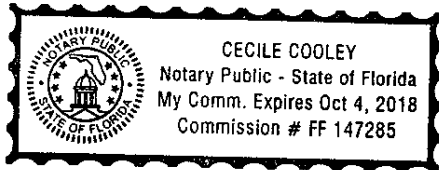
07-05-17
Date

*******NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED**

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 7-5-17 (date) by Edward W. Houck (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL



Cecile Cooley
Signature of Notary Public

ADDITIONAL AGENTS

Company Name:	JMB Transportation Engineering, Inc.		
Contact Person:	James M. Banks, P.E.		
Address:	4711 7th Avenue SW		
City, State, Zip:	Naples, Florida 34119		
Phone Number:	(239) 348-3707	Email:	jmbswte@msn.com

Company Name:	Court Atkins Group		
Contact Person:	James C. Atkins, Architect		
Address:	P.O. Box 3978		
City, State, Zip:	Bluffton, South Carolina 29910		
Phone Number:	(843) 815-2557	Email:	James.Atkins@courtatkins.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Edward W. Houck as Manager of Estero Medical Center, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 10251 Arcos Ave and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Edward W. Houck
Property Owner

Edward W. Houck, as Manager of Estero Medical Center LLC
Print Name

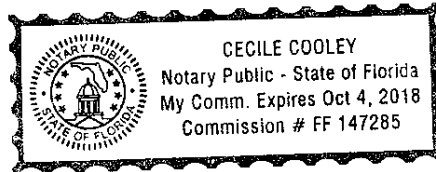
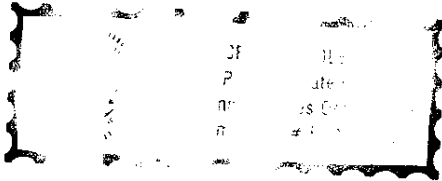
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 5 (date) by July 2017 (name of person providing oath or affirmation), who is personally known to me or who has produced Edward W Houck (type of identification) as identification.

STAMP/SEAL

Cecile Cooley
Signature of Notary Public



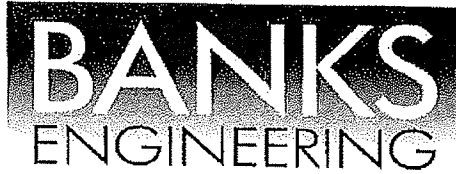


EXHIBIT A
PARCEL A

Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING AT PART OF PARCEL "G" OF PLAZA DEL SOL AS RECORDED IN PLAT BOOK 80 AT PAGES 74 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

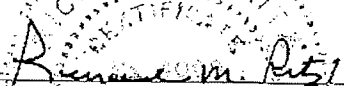
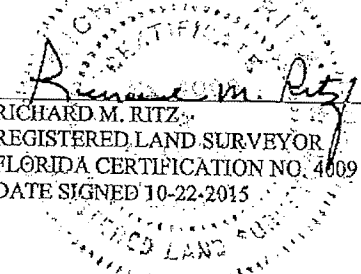
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "G"; THENCE N.89°51'32"E. ALONG THE NORTH LINE OF SAID PARCEL "G" FOR 510.00 FEET; THENCE S.00°08'28"E. ALONG THE EAST LINE OF SAID PARCEL "G" FOR 75.50 FEET; THENCE N.89°51'32"E. ALONG THE NORTH LINE OF SAID PARCEL "G" FOR 350.00 FEET; THENCE S.00°08'28"E. ALONG THE EAST LINE OF SAID PARCEL "G" FOR 494.08; THENCE S.71°47'58"W ALONG THE SOUTH LINE OF SAID PARCEL "G". FOR 94.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE WESTERLY ALONG SAID PARCEL "G" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'24" FOR 34.15 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 125.00 FEET; THENCE WEST ALONG SAID TRACT "G" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°01'50" FOR 17.52 FEET TO A POINT OF TANGENCY; THENCE S.89°51'32"W. ALONG THE SOUTH LINE OF SAID PARCEL "G" FOR 373.80 FEET; THENCE N.00°08'28"W. FOR 521.67 FEET; THENCE S.89°50'51"W. FOR 7.76 FEET; THENCE N.00°09'09"W. FOR 19.33 FEET; THENCE S.89°50'51"W. FOR 17.33 FEET; THENCE S.00°09'09"E. FOR 19.33 FEET; THENCE S.89°50'51"W. FOR 113.74 FEET; THENCE N.00°04'15"W. FOR 6.00 FEET; THENCE S.89°50'51"W. FOR 197.04 FEET THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET TO WHICH POINT A RADIAL LINE BEARS S.27°06'49"W.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'52" FOR 12.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT "G", THENCE N.00°08'28"W. ALONG SAID WEST LINE FOR 64.55 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.04 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE NORTH LINE OF PARCEL "G" OF PLAZA DEL SOL, PLAT BOOK 80, PAGES 74-76 AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, AS BEARING N 89°51'32" E.

DESCRIPTION PREPARED 9-27-2015.
DESCRIPTION REVISED 10-22-2015


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4609
DATE SIGNED 10-22-2015


APPROVED
Village of Estero
LDO 2015 - E005 Will
1/19/2016

SHEET 1 OF 2

• SERVING THE STATE OF FLORIDA •

EXHIBIT A PARCEL A

APPROVED
Village of Estero
LD 2015-2005 Will
1/19/2016

BANKS ENGINEERING

Professional Engineers, Planners, & Land Surveyors
10511 SW MILE CYPRESS PARKWAY, SUITE 101
FT. MYERS, FLORIDA 33966
PHONE (239) 939-3460 FAX (239) 939-2523

ENGINEERING LICENSE # EB 8469
SURVEY LICENSE # LB 8650



1" = 150'

LINE TABLE

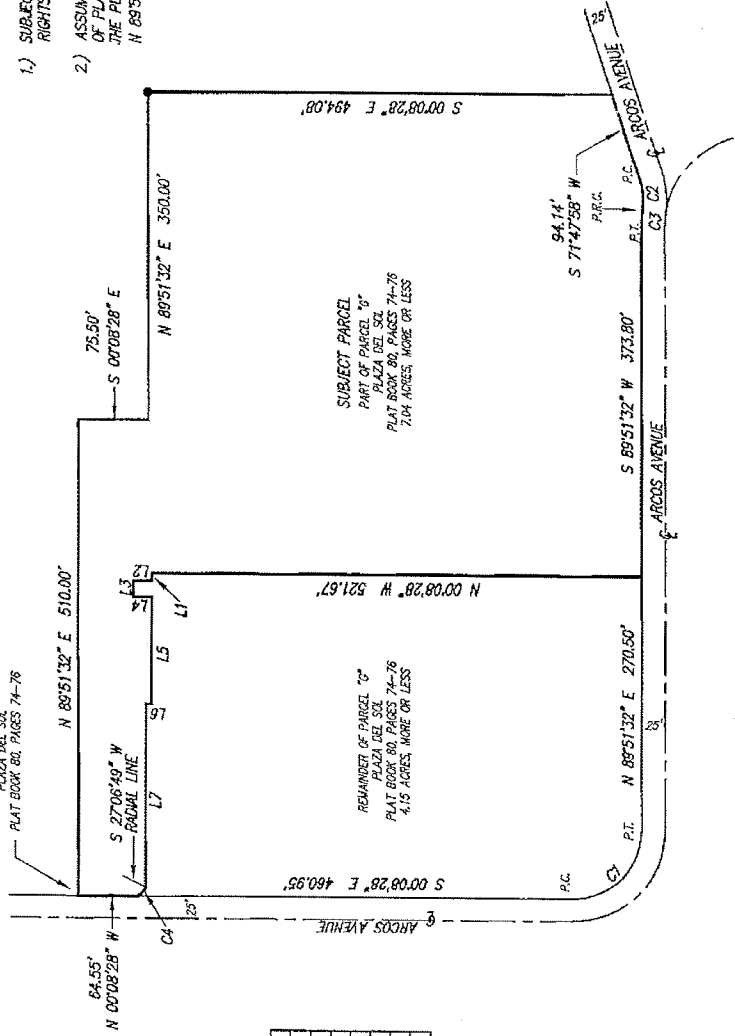
LINE	BEARING	DISTANCE
L1	S 89°50'51" W	7.76'
L2	N 00°09'09" W	19.33'
L3	S 89°50'51" W	17.33'
L4	S 00°26'09" E	19.33'
L5	S 89°50'51" W	113.74'
L6	N 00°04'15" W	6.00'
L7	S 89°50'51" W	197.04'

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

NOTES:

- SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- ASSUMED NORTH BEARING ON THE NORTH LINE OF TRACT "G" AVENUE OF PLAZA DEL SOL PLAT BOOK 80, PAGES 74-78 AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEARING N 89°51'32" E



CURVE TABLE

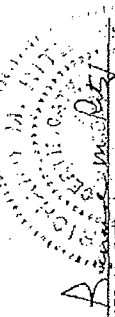
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	75.00'	90°00'00"	117.81'	108.07'	S 45°08'28" E
C2	75.00'	26°05'24"	34.15'	33.86'	S 84°50'40" W
C3	125.00'	08°01'50"	17.52'	17.51'	N 66°07'33" W
C4	27.00'	27°18'52"	12.87'	12.75'	N 49°13'45" W

LEGEND:

- P.C. INDICATES POINT OF CURVE
- P.T. INDICATES POINT OF TANGENCY
- P.R.C. INDICATES POINT OF REVERSE CURVATURE
- C1 INDICATES CURVE DATA: SEE CURVE TABLE
- S: (2005) 2400 (2401) SURVEYING 2401 7.08 AGRS.DOC
- S: (2005) 2400 (2401) SURVEYING 2401 TRACT G PLAZA DEL SOL EAST TRACT REVISED 10-22-2015

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

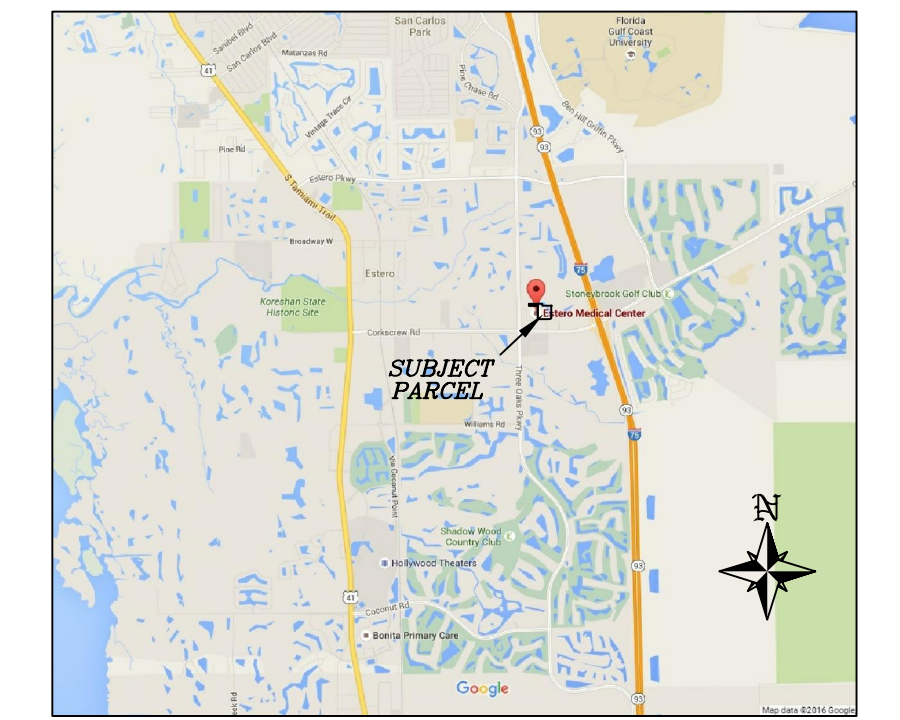


RICHARD H. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 40091
- DATE SIGNED: 10-22-2015
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PREPARED 10-27-2015
REVISED 10-22-2015
SHEET 2 OF 2

SURVEY PLAT

OF
A PARCEL OF LAND LYING IN
SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

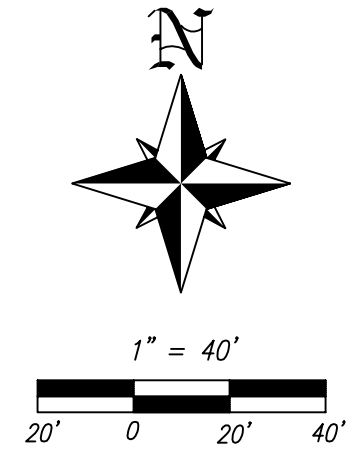


VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
(AS REFERENCED IN EXHIBIT A OF THAT CERTAIN TITLE SEARCH REPORT PREPARED BY ROETZEL & ANDRESS, FUND FILE NUMBER: 472138, EFFECTIVE DATE OF SEARCH: JUNE 8, 2017 AT 11:00 PM)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING PART OF PARCEL "D" OF PLAZA DEL SOL AS RECORDED IN PLAT BOOK 80, PAGES 74 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "D", THENCE N.89°51'32"E, ALONG THE NORTH LINE OF SAID PARCEL "D" FOR 510.00 FEET; THENCE S.00°08'28"E, ALONG THE EAST LINE OF SAID PARCEL "D" FOR 75.00 FEET; THENCE N.89°51'32"E, ALONG THE NORTH LINE OF SAID PARCEL "D" FOR 350.00 FEET; THENCE S.00°08'28"E, ALONG THE EAST LINE OF SAID PARCEL "D" FOR 494.08 FEET; THENCE S.74°47'58"W, ALONG THE SOUTH LINE OF SAID PARCEL "D" FOR 94.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°52'24" FOR 34.15 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 125.00 FEET; THENCE WEST ALONG SAID TRACT "D" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°17'50" FOR 17.52 FEET TO A POINT OF TANGENCY; THENCE S.89°51'32"W, ALONG THE SOUTH LINE OF SAID PARCEL "D" FOR 373.80 FEET; THENCE N.00°04'15"W, FOR 521.67 FEET; THENCE S.89°50'51"W, FOR 37.76 FEET; THENCE N.00°09'09"W, FOR 19.33 FEET; THENCE S.89°50'51"W, FOR 17.33 FEET; THENCE S.00°09'09"E, FOR 19.33 FEET; THENCE S.89°50'51"W, FOR 113.74 FEET; THENCE N.00°04'15"W, FOR 6.00 FEET; THENCE S.89°50'51"W, FOR 197.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET TO WHICH POINT A RADIAL LINE BEARS S.27°06'49"W; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'52" FOR 12.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT "D", THENCE N.00°08'28"W, ALONG SAID WEST LINE FOR 64.55 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

- BOUNDARY SURVEY BASED ON THE FOLLOWING:
- LEGAL DESCRIPTION AS REFERENCED IN EXHIBIT A OF THAT CERTAIN TITLE SEARCH REPORT PREPARED BY ROETZEL & ANDRESS, FUND FILE NUMBER: 472138, EFFECTIVE DATE OF SEARCH: JUNE 8, 2017 AT 11:00 PM.
 - THE SUBDIVISION PLAT OF PLAZA DEL SOL AS RECORDED IN PLAT BOOK 80 AS RECORDED IN PLAT BOOK 80 AT PAGES 74 THROUGH 76 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
 - EXISTING MONUMENTATION.

THE FOLLOWING RESTRICTIONS/EASEMENTS OF THAT CERTAIN TITLE SEARCH REPORT PREPARED BY ROETZEL & ANDRESS, FUND FILE NUMBER: 472138, EFFECTIVE DATE OF SEARCH: JUNE 8, 2017 AT 11:00 PM ARE SHOWN HEREON OR ADDRESSED AS FOLLOWS:

- ALL MATTERS CONTAINED ON THE PLAT OF PLAZA DEL SOL, AS RECORDED IN PLAT BOOK 80, PAGE 74, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, (SHOWN HEREON).
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAZA DEL SOL, RECORDED IN O.R. BOOK 4574, PAGE 914; AS AMENDED IN O.R. BOOK 4631, PAGE 4841, INSTRUMENT NUMBER 2015000254655, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, (SHOWN HEREON).
- NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED IN O.R. BOOK 3646, PAGE 840, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, (UNDERLYING PLAT BOUNDARY).
- CROSS ACCESS AND DRAINAGE EASEMENT AGREEMENT RECORDED APRIL 19, 2016, AT INSTRUMENT NO. 201600082183, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, (SHOWN HEREON).
- NOTICE OF LOT SPLIT APPROVAL RECORDED AT INSTRUMENT NO. 201600029961, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, (SHOWN HEREON).

BEARINGS AND DISTANCES ARE BASED ON THE RECORD PLAT OF PLAZA DEL SOL AS RECORDED IN PLAT BOOK 80, PAGES 74 THROUGH 76 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, WHEREIN THE SOUTH LINE OF PARCEL "D" BEARS S 89°51'32" W.

COORDINATES SHOWN HEREON ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS). THE STATION IS THE ANTENNA REFERENCE POINT OF THE GPS ANTENNA BASED AT PAGE FIELD. THE STATION IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION DESIGNATION - FORT MYERS CORPS ARP. HORIZONTAL VALUES WERE ESTABLISHED AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN AUGUST 2011. THE HORIZONTAL VALUES WERE ESTABLISHED BY GPS OBSERVATIONS. THE SCALE FACTOR IS 0.999941728.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29)

ELEVATIONS WERE DERIVED FROM A LEVEL LOOP PERFORMED ON THE GROUND ON FEBRUARY 24, 2017 BETWEEN A NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION 725 A 12" (PID A06022) HAVING A PUBLISHED ELEVATION OF 16.87 FEET (NAVD 88) AND NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION 725 U 11" (PID A05991) HAVING A PUBLISHED ELEVATION OF 15.94 FEET (NAVD 88). THE PUBLISHED ELEVATIONS WERE CONVERTED FROM NAVD 88 TO NGVD 29 USING THE UNITED STATES ARMY CORPS OF ENGINEER'S CORPSSON 6.01 SOFTWARE. THE CONVERSION FROM NAVD 88 TO NGVD 29 IS +11.76.

ABOVE AND UNDERGROUND IMPROVEMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP NUMBER 12071C0919, EFFECTIVE DATE AUGUST 28, 2008 THE SUBJECT PARCEL LIES IN FLOOD ZONE AE (EL 16) HAVING A BASE FLOOD ELEVATION OF 16 FEET (NAVD 88) AND ZONE AE (EL 17) HAVING A BASE FLOOD ELEVATION OF 17 FEET (NAVD 88).

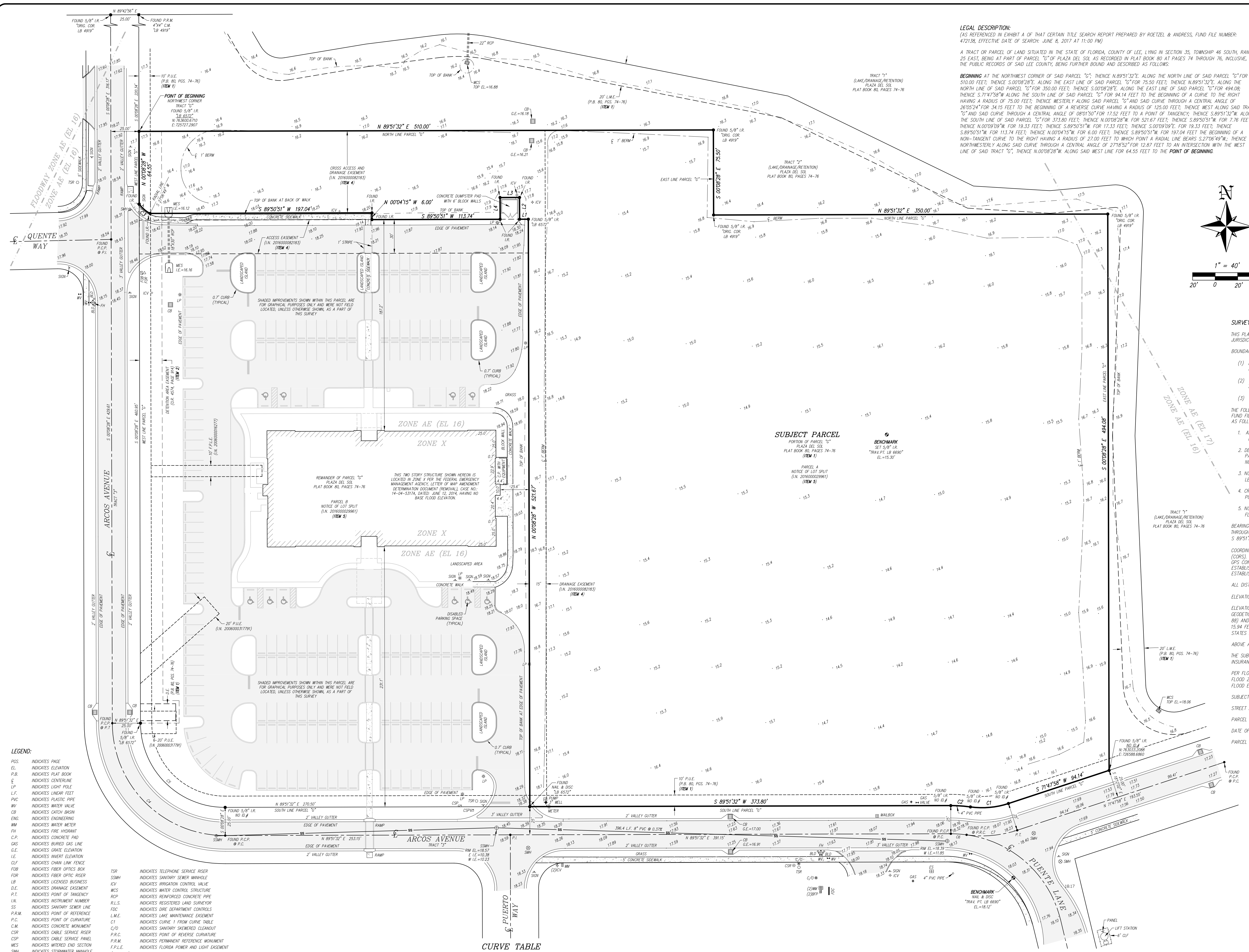
SUBJECT PARCEL CONTAINS: 7.04 ACRES, MORE OR LESS.
STREET ADDRESS: 10251 ARCOS AVENUE, ESTERO, FLORIDA 33928
PARCEL ID #: 35-46-25-E1-3100C.0010
DATE OF LAST FIELD WORK: 7-5-2017.
PARCEL IS VACANT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 47C, F.S., THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard M. Ritz
RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 1009
DATE SIGNED: 7-6-2017

- THIS SURVEY WAS NOT MADE WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- UNLESS WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES, THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE SEARCH REPORT PREPARED BY ROETZEL & ANDRESS, FUND FILE NUMBER: 472138, EFFECTIVE DATE OF SEARCH: JUNE 8, 2017 AT 11:00 PM, AND ALL SURVEY RELATED MATTERS CONTAINED WITHIN THAT DOCUMENT THAT CAN BE DELINEATED ON THE SURVEY ARE SHOWN OR ADDRESSED HEREON.
- ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.



- LEGEND:**
- P.S. INDICATES PAGE
 - EL. INDICATES ELEVATION
 - P.B. INDICATES PLAT BOOK
 - C. INDICATES CENTERLINE
 - LP. INDICATES LIGHT POLE
 - E. INDICATES LINEAR FEET
 - PVC INDICATES PLASTIC PIPE
 - WV INDICATES WATER VALVE
 - WV INDICATES WATER VALVE
 - CB INDICATES CHAIN LINK FENCE
 - ENG INDICATES ENGINEERING
 - MM INDICATES WATER METER
 - FS INDICATES FIRE HYDRANT
 - CB INDICATES CONCRETE PAD
 - INDICATES BURNED GAS LINE
 - G.E. INDICATES GRADE ELEVATION
 - LE INDICATES LEWY ELEVATION
 - CLF INDICATES CHAIN LINK FENCE
 - FOR INDICATES FIBER OPTIC BOX
 - FOR INDICATES FIBER OPTIC RISER
 - IBV INDICATES LICENSED BUSINESS
 - WCS INDICATES WATER CONTROL VALVE
 - INDICATES REINFORCED CONCRETE PIPE
 - R.L.S. INDICATES REGISTERED LAND SURVEYOR
 - FDC INDICATES FIRE DEPARTMENT CONTROLS
 - INDICATES LAKE MAINTENANCE EASEMENT
 - INDICATES CURVE "I" FROM CURVE TABLE
 - INDICATES POINT OF CURVATURE
 - C/O INDICATES CONCRETE MONUMENT
 - INDICATES SANITARY SKIMMED CLEAOUT
 - P.R.C. INDICATES POINT OF REVERSE CURVATURE
 - INDICATES PERMANENT REFERENCE MONUMENT
 - F.P.L.E. INDICATES FLORIDA POWER AND LIGHT EASEMENT
 - (NAVD 88) INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
 - (NGVD 29) INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - I.R. INDICATES 5/8" IRON ROD, LB 6690 (ITEM 1)
 - INDICATES PERMANENT CONTROL POINT, FOUND NAL & DISC
 - "LB 4919 LS 4324" UNLESS OTHERWISE NOTED
 - (ITEM 5) INDICATES IRIS 5 OF COMMENT (SEE SURVEYOR'S NOTES)
 - "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83/2011 (CORS)
 - INDICATES ELECTRICAL TRANSFORMER

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	75.00'	26°05'24"	34.15'	13.88'	S 84°50'40" W
C2	125.00'	8°01'50"	12.52'	17.51'	S 86°07'31" E
C3	270.00'	27°18'52"	12.87'	12.75'	N 49°13'45" W
C4	100.00'	90°00'00"	157.08'	141.42'	S 45°08'28" E
C5	75.00'	90°00'00"	117.81'	106.07'	S 86°07'33" E
C6	100.00'	8°01'50"	14.02'	14.00'	S 86°07'33" E
C7	100.00'	26°05'24"	45.54'	45.14'	N 84°50'40" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°50'51" W	7.76'
L2	N 00°09'09" W	19.33'
L3	S 89°50'51" W	17.33'
L4	S 00°09'09" E	19.33'

NO.	DATE	REVISION DESCRIPTION	BY
1	7-6-2017	UPDATE SURVEY	AMV

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Setting The Stage Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5400
FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

**BOUNDARY AND TOPOGRAPHIC SURVEY
ESTERO MEDICAL CENTER
LEE COUNTY, FLORIDA**

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
2-21-2017	2491D	2491D SR	AMV	RMR	1"=40'	1	1	35-46-25

TITLE SEARCH REPORT

Fund File Number: 472138

Effective Date of approved base title information: January 31, 2005

Effective Date of Search: June 8, 2017 at 11:00 PM

Apparent fee simple Title Vested in:

Estero Medical Center, LLC, a Florida limited liability company

Description of real property to be insured/foreclosed situated in Lee County, Florida.

See Exhibit A

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Warranty Deed from Sol Property Development, Inc. to Estero Medical Center, LLC, recorded February 8, 2005 in O. R. Book 4584, Page 2599, Public Records of Lee County, Florida.

Mortgages, Assignments and Modifications:

1. Nothing Found

Other Property Liens:

1. General or special taxes and assessments required to be paid for the year(s) 2017.

Restrictions/Easements:

1. All matters contained on the Plat of Plaza Del Sol, as recorded in Plat Book 80, Page 74, Public Records of Lee County, Florida.
2. Declaration of Covenants, Conditions and Restrictions for Plaza Del Sol recorded in O.R. Book 4574 , Page 914; as amended in O.R. Book 4631, Page 4841, Instrument Number 2011000097972 and Instrument Number 2015000254655, of the Public Records of Lee County, Florida.
3. Notice of Development Order Approval recorded in O.R. Book 3646, Page 840, of the Public Records of Lee County, Florida.
4. Cross Access and Drainage Easement Agreement recorded in Instrument Number 2016000082183, Public Records of Lee County, Florida.
5. Notice of Lot Split Approval recorded in Instrument Number 2016000029961, Public Records of Lee County, Florida.

TITLE SEARCH REPORT

Fund File Number: 472138

6. Notice of Development Order Approval recorded as Instrument Number 2008000162340, of the Public Records of Lee County, Florida.

Other Encumbrances:

1. The Village of Estero

**REAL PROPERTY TAX INFORMATION ATTACHED
FOR STRAP NO. 35-46-25-E1-3100G.0010**

Proposed Insured:

None Given

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. *General or special taxes and assessments required to be paid in the year 2017 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*

TITLE SEARCH REPORT

Fund File Number: 472138

- (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and
 - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)
8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

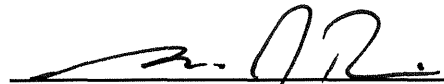
Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.

Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.

DATED: 7/6/17

AGENT NO.: 11939



Mark J. Price, Esq., as Agent for
Roetzel & Andress, LPA
850 Park Shore Drive, Third Floor
Naples, Florida 34103-3587
Phone: (239) 649-2723
Fax: (239) 261-3659
E-Mail: c/o cnadeau@ralaw.com

TITLE SEARCH REPORT

Exhibit A

Fund File Number: 472138

Parcel A, pursuant to the Notice of Lot Split Approval recorded at Instrument No. 2016000029961, Public Records of Lee County, Florida, being part of Parcel "G", PLAZA DEL SOL, according to the plat thereof recorded in Plat Book 80, Pages 74 through 76, of the Public Records of Lee County, Florida, as more fully described as follows:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, BEING AT PART OF PARCEL "G" OF PLAZA DEL SOL AS RECORDED IN PLAT BOOK 80 AT PAGES 74 THROUGH 76, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "G"; THENCE N.89°51'32"E. ALONG THE NORTH LINE OF SAID PARCEL "G" FOR 510.00 FEET; THENCE S.00°08'28"E. ALONG THE EAST LINE OF SAID PARCEL "G" FOR 75.50 FEET; THENCE N.89°51'32"E. ALONG THE NORTH LINE OF SAID PARCEL "G" FOR 350.00 FEET; THENCE S.00°08'28"E. ALONG THE EAST LINE OF SAID PARCEL "G" FOR 494.08; THENCE S.71°47'58"W ALONG THE SOUTH LINE OF SAID PARCEL "G". FOR 94.14 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE WESTERLY ALONG SAID PARCEL "G" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'24" FOR 34.15 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 125.00 FEET; THENCE WEST ALONG SAID TRACT "G" AND SAID CURVE THROUGH A CENTRAL ANGLE OF 08°01'50" FOR 17.52 FEET TO A POINT OF TANGENCY; THENCE S.89°51'32"W. ALONG THE SOUTH LINE OF SAID PARCEL "G" FOR 373.80 FEET; THENCE N.00°08'28"W. FOR 521.67 FEET; THENCE S.89°50'51"W. FOR 7.76 FEET; THENCE N.00°09'09"W. FOR 19.33 FEET; THENCE S.89°50'51"W. FOR 17.33 FEET; THENCE S.00°09'09"E. FOR 19.33 FEET; THENCE S.89°50'51"W. FOR 113.74 FEET; THENCE N.00°04'15"W. FOR 6.00 FEET; THENCE S.89°50'51"W. FOR 197.04 FEET THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET TO WHICH POINT A RADIAL LINE BEARS S.27°06'49"W.; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°18'52" FOR 12.87 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT "G", THENCE N.00°08'28"W. ALONG SAID WEST LINE FOR 64.55 FEET TO THE POINT OF BEGINNING.

ASSUMED NORTH BASED ON THE NORTH LINE OF PARCEL "G" OF PLAZA DEL SOL, PLAT BOOK 80, PAGES 74-76 AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY FLORIDA, AS BEARING N 89°51'32" E.



Real Property Information

Account	Tax Year	Status
35-46-25-E1-3100G.0010	2016	PAID
Original Account	Instrument No	
35-46-25-E1-3100G.0010	2016000029961	
Owner		
ESTERO MEDICAL CENTER LLC		
Physical Address	Mailing Address	
10251 ARCOS AVE ESTERO FL 33928	10201 ARCOS AVE #106 ESTERO FL 33928 USA	
Legal Description		
PLAZA DEL SOL DESC IN PB 80 PGS 74-76 PORT LOT G AS DESC IN INST #2016000029961		
Outstanding Balance as of 7/5/2017		\$0.00

Values & Exemptions						
District						316
Market Assessed Value						\$1,227,000
Cap Assessed Value						\$1,227,000
Taxable Value						\$1,227,000
Combined Tax & Assessment Amount						\$18,676.29
Ad Valorem Taxes						
Taxing Authority	Mill Rate	Assessed	Exempt	Taxable	Amount	
LEE COUNTY GENERAL REVENUE	4.0506	1,227,000	0	1,227,000	\$4,970.09	
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	1,227,000	0	1,227,000	\$2,758.30	
PUBLIC SCHOOL - BY STATE LAW	4.7410	1,227,000	0	1,227,000	\$5,817.21	
VILLAGE OF ESTERO	0.7998	1,227,000	0	1,227,000	\$981.35	
LEE COUNTY LIBRARY FUND	0.5956	1,227,000	0	1,227,000	\$730.80	
SFL WATER MGMT-DISTRICT LEVY	0.1359	1,227,000	0	1,227,000	\$166.75	
SFL WATER MGMT-EVERGLADE CONST	0.0471	1,227,000	0	1,227,000	\$57.79	
SFL WATER MGMT-OKEECHOBEE LEVY	0.1477	1,227,000	0	1,227,000	\$181.23	
ESTERO FIRE & RESCUE DISTRICT	2.1500	1,227,000	0	1,227,000	\$2,638.05	
LEE COUNTY HYACINTH CONTROL	0.0263	1,227,000	0	1,227,000	\$32.27	
LEE COUNTY MOSQUITO CONTROL	0.2397	1,227,000	0	1,227,000	\$294.11	
WEST COAST INLAND NAVIGATION DISTRICT	0.0394	1,227,000	0	1,227,000	\$48.34	
Amount Due If Paid In						
Nov 2016	Dec 2016	Jan 2017	Feb 2017	Mar 2017		
\$17,929.24	\$18,116.00	\$18,302.76	\$18,489.53	\$18,676.29		

Additional Options:

- [eNotify](#)
- [Tax Detail](#)
- [Payments Made](#)
- [All Unpaid Taxes](#)
- [Tax History](#)
- [Link to Property Appraiser's Tax Estimator](#)

See also:



Professional Engineers, Planners & Land Surveyors

Phoenix at Estero

Minor Planned Development Amendment

Summary of Public Informational Meeting

The applicant presented the proposed minor amendment to Parcel G of the Plaza Del Sol CPD a Public Informational Meeting before the Planning and Zoning Board on June 20, 2017. The request was agenda item no. 5(c)(1).

The applicant presented the proposed minor amendment to update the master concept plan for Parcel G to reflect the current proposed development plan and to increase the maximum height from 35 feet/2-stories to 45 feet/3-stories. The applicant also explained that the commercial square foot limitation does not apply to the assisted living facility use.

No public comment was received at the meeting. Although the minutes are not available at this time, below is an excerpt of the June 21st Article and Meeting Summary posted on the Village of Estero Website:

Public Information Meeting – Phoenix at Estero



Echelon Senior Living Group is requesting approval to increase the height of a portion of their building from 35 feet to 45 feet to allow three stories. The overall building will be a mix of one, two and three stories tall, with the three-story section located in the back or north portion of their property.

They are proposing 124 dwelling units, 100 being assisted living units and 24 memory care units. The building will feature one and two-bedroom rental units, internal courtyards, porches and outdoor dining.

This proposed assisted living facility will be located adjacent to the existing Estero Medical Center in the Plaza del Sol at the northeast corner of Corkscrew Road and Three Oaks Parkway.

The following questions/comments were made by the Planning & Zoning Board:

- Will fire access be provided to the 3-story portion?

A stabilized access for fire will be demonstrated at the time of development order application for the project.

• SERVING THE STATE OF FLORIDA •

- Stormwater management permitting was questioned.

Stormwater management permitting will be addressed at the time of development order application.

- Affordability of the units was questioned.

The applicant is responding by looking into potentially including studio units in addition to the one and two bedroom units, hence the potential of increase of units to a maximum of 140.

- Pleased to see a low density project not high density.

Acknowledged. The applicant is the contract purchaser for the property and is not authorized to reduce the maximum allowable density of 268 Assisted Living Facility units on the site; however the current development plan proposes 124 units, not to exceed 140 units.



Professional Engineers, Planners & Land Surveyors

Phoenix at Estero

Minor Planned Development Amendment

Narrative of Request

Introduction

The applicant is requesting approval of a minor amendment to Parcel G of the approved and built Plaza Del Sol Commercial Planned Development (CPD). Plaza Del Sol CPD is an existing 38.01± acre subdivision located at the northeast corner of Three Oaks Parkway and Corkscrew Road located in the Urban Community future land use category within the Village of Estero. The subject property is the undeveloped 7.04 acres of Parcel G, located on the north side of Arcos Ave. between the existing Estero Medical Center & existing common area and lake tract..



Request

The applicant requests a minor amendment to the existing approval via Village of Estero Ordinance No. 2016-05 to update the master concept plan for Parcel G to the current

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development plan and to increase maximum height from 35 feet or two stories to 45 feet or three stories for a proposed assisted living facility on the undeveloped portion of Parcel G. No changes are proposed to the maximum allowable density of 268 assisted living facility beds, however the current development plan is for 124 units, with the potential to increase up to 140 units in response to comments at the Public Informational Meeting described in more detail below. The applicant also desires to clarify that the commercial square footage limitation for Parcel G of 114,000 square feet does not apply to the proposed assisted living facility/memory care units. The density/intensity of assisted living facilities is based upon number of units and not square footage.

The proposed minor amendment to the MPD allows for infill development consistent with surrounding development patterns. Parcels B and C within the same CPD are also requesting an increase in height to 3-stories, consistent with the subject request. The submitted architectural drawings are provided for informational purposes to demonstrate how the applicant has varied the building heights and located the three-story portion to the rear of the development, adjacent to the existing stormwater management tract for the subdivision.

Background

The subject property was originally rezoned from agricultural to commercial in 1989 and has been amended several times since. The latest major amendment being via Lee County Zoning Resolution Z-09-037 which amended the schedule of uses to allow assisted living facility/continuing care facility/independent living units on Parcel G. Conditions 1.C, D, E & F of the existing resolution provide the allowable intensities to be developed on Parcel G and are provided below for reference:

- C. The entire development is limited to a maximum of 230,000 square feet of gross floor area, including all gross floor area for the use of Health Care Facilities, Groups I, II and III. Of this total, up to a maximum of 50,000 square feet can consist of office space.

Maximum gross building square footage per parcel:

Parcel A	16,000 square feet
Parcel B	16,000 square feet
Parcel C	21,200 square feet
Parcel D	18,000 square feet
Parcel E	18,000 square feet
Parcel F	18,000 square feet
Parcel G (Anchor Parcel)	114,000 square feet
Parcel H	8,700 square feet

- D. Parcel G is limited to a maximum of 6 dwelling units per gross acre for a maximum of 67.62 dwelling units on a total of 7.08 acres (undeveloped portion of Parcel G) plus 3.98 acres for Parcel G's proportionate common area (29%), plus 0.21 acres (½ shared access drive of existing/future development parcels) for a total of 11.27 acres of land.
- E. Parcel G is limited to a Maximum of 268 units in assisted living facility/continuing care facility (ALF/CCF) uses, 4:1 equivalents per LDC §34-1494(b)(2) or 134 independent living units (ILU), 2:1 equivalents per LDC §34-1414(c) or any combination of ALF/CCF and/or ILU so long as the density does not exceed six (6) units per acre on 11.27 acres of land.
- F. ALF, CCF, ILU uses and related accessory uses are limited to Parcel G only.

The existing building on the western portion of Parcel G consists of 39,234 SF of medical office. This leaves the subject property with the option of 74,766 SF of retail commercial or a maximum of 268 assisted living facility/continuing care facility units or 134 independent living units or any combination within the above density limitations.

The zoning was amended by Village of Estero Ordinance No. 2016-05 on May 4, 2016 to correct a scrivener's error which provided a maximum 5 foot setback. This resolution incorporates the remainder of Z-09-037 and is still in effect.

Transitional Comprehensive Plan Consistency Analysis

The existing zoning approval was deemed consistent with the Transitional Comprehensive Plan and the uses and development plan continue to be consistent with the Urban Community Policy 1.1.4 and all other applicable Goals, Objectives and Policies. There are no requested changes to the existing approved intensities. The requested increase in maximum height has no effect on the project's consistency. The applicant held the Public Informational Meeting, consistent with Policy 19.7.3 on June 20, 2017 at the Planning & Zoning Board meeting. The meeting summary is attached and demonstrates that no public comments were received. The Board provided questions regarding fire access and stormwater management permitting which will be addressed at the time of development order for the project and also affordability, which the applicant is responding by looking into potentially including studio units in addition to the one and two bedroom units, hence the potential of increase of units to a maximum of 140.

Although the minutes are not available at this time, below is an excerpt of the June 21st Article and Meeting Summary posted on the Village of Estero Website:

Public Information Meeting – Phoenix at Estero



Echelon Senior Living Group is requesting approval to increase the height of a portion of their building from 35 feet to 45 feet to allow three stories. The overall building will be a mix of one, two and three stories tall, with the three-story section located in the back or north portion of their property.

They are proposing 124 dwelling units, 100 being assisted living units and 24 memory care units. The building will feature one and two-bedroom rental units, internal courtyards, porches and outdoor dining.

This proposed assisted living facility will be located adjacent to the existing Estero Medical Center in the Plaza del Sol at the northeast corner of Corkscrew Road and Three Oaks Parkway.

Land Development Code Analysis

The requested minor amendment is only to increase the maximum height from 35-feet/2-stories to 45-feet/3-stories. This request is consistent with LDC Section 33-229 which state, *“Buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height.”* The existing built planned development and proposed development have been deemed consistent with the LDC and no changes are proposed except for the internal layout of the assisted living facility building which does not change the project's consistency with the LDC.

LDC Section 34-373(c) in part provides that applications for amendments to built planned developments that do not meet the threshold for a Development of County Impact will be reviewed in accordance with the provisions that apply to conventional zoning districts. Since no changes are proposed to the existing approved intensities, the request does not meet the thresholds as described. Section 34-203(c) provides the required submittal items for conventional rezoning districts which includes a statement explaining the nature of the request, how the property qualifies for the rezoning and how the request meets the applicable findings set forth in section 34-145(d)(3), which is provided below.

- a. *The applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, this land development code, and any other applicable code or regulation; and*

The existing approval and requested minor amendment are in compliance with the Estero Transitional Comprehensive Plan and Land Development Code as discussed above.

- b. *The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities and general uses set forth in the Lee Plan; and*

The requested minor amendment does not propose any changes to the densities, intensities or uses. The existing approval was deemed consistent with the densities, intensities and general uses set forth in the Comprehensive Plan.

- c. *The request is compatible with existing or planned uses in the surrounding area; and*

The existing approval was deemed compatible with the existing or planned uses in the surrounding area. The requested increase in height from 35 feet/2-stories to 45 feet/3-stories remains compatible. There is an existing 7-story hotel to the east of the subject property and Parcels B and C of Plaza Del Sol CPD are also requesting 45 feet/3-stories in height and are located to the west of the subject parcel. The submitted architectural drawings demonstrate how the applicant has varied the height of the building and located the 3-story portion to the rear of the property. The request is compatible with existing or planned uses in the area.

- d. *Approval of the request 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*

The existing approval determined that the project would not place an undue burden upon existing transportation or planned infrastructure and that it would be served by streets with sufficient capacity to carry the developments traffic. The proposed amendment does not increase intensity, however the applicant has provided a TIS that continues to demonstrate that the development will not place an undue burden on the existing transportation or planned facilities and that the project will be served by streets with the capacity to carry the traffic generated by the development. In addition to the TIS, the trip generation comparison

on the following page illustrates the reduction in traffic at the site access points between the existing remaining retail square footage approved on the subject property (74,766 SF) and the approved 268 assisted living facility units.

TRIP GENERATION COMPUTATIONS

Plaza Del Sol ALF

Land Use		
<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
254	Assisted Living	268 Units
820	Shopping Center	74,766 s.f.

Land Use	Trip Generation Equation (Based upon S.F.)	Total Trips	Trips Enter/Exit
<u>Code</u>	<u>Trip Period</u>		
LUC 254	Daily Traffic (ADT) = $T = 2.74(X) =$	734 ADT	
	AM Peak Hour (vph) = $T = 0.18(X) =$ 68% Enter/ 32% Exit =	48 vph	33 / 15 vph
	PM Peak Hour (vph) = $T = 0.29(X) =$ 50% Enter/ 50% Exit =	78 vph	39 / 39 vph

LUC 820	Daily Traffic (ADT) = $\ln(T) = 0.65\ln(X) + 5.83 =$	5,621 ADT	
	AM Peak Hour (vph) = $\ln(T) = 0.61\ln(X) + 2.24 =$ 62% Enter/ 38% Exit =	131 vph	81 / 50 vph
	PM Peak Hour (vph) = $\ln(T) = 0.67\ln(X) + 3.31 =$ 48% Enter/ 52% Exit =	493 vph	237 / 256 vph

e. *Where applicable, the request will not adversely affect environmentally critical areas and natural resources.*

The request will not adversely affect environmentally critical areas and natural resources. The subject property is part of an existing built subdivision which addressed all environmental issues when it was originally developed and no changes are proposed as a part of this request.

f. *In the case of a planned development rezoning or mine excavation planned development, the decision of the Hearing Examiner must also be supported by the formal findings required by sections 34-377(a)(2) and (4).*

(2) *The recommendation made to the Board of County Commissioners must be supported by formal findings that address the guidelines set forth in section 34-145(d)(3) of this chapter. In addition, the findings must address whether the following criteria can be satisfied:*

a. *The proposed use or mix of uses is appropriate at the subject location;*

- b. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.*
- c. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.*

(4) If the application includes a schedule of deviations pursuant to section 34-373(a)(9), the Hearing Examiner's recommendation must approve, approve with modification or reject each requested deviation based upon a finding that each item:

- a. Enhances the achievement of the objectives of the planned development; and*
- b. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare.*

The existing approval found that the uses are appropriate at the subject location and that the existing approved deviations enhances the achievement of the objectives of the planned development and preserves and promotes the general intent of LDC Chapter 34 to protect the public health, safety and welfare. No changes are proposed to the existing approved uses and no additional deviations are requested as part of this minor amendment.

- g. Where the change proposed is within a future urban area category, the Hearing Examiner must also find that urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.*

The Urban Community future land use designation is a future urban category. Urban services are available and adequate to serve the proposed land use. Please refer to attached utility letter of availability. There is an existing fire station within 0.6± mile of the site on Three Oaks Parkway.

- h. If the rezoning is to Compact PD, the recommendation of the Hearing Examiner must also include findings regarding the provisions set forth in section 32-504(a).*

Not applicable.

- i. That the level of access and traffic flow (i.e. median openings, turning movements etc.) is sufficient to support the proposed development intensity.*

The submitted traffic impact statement demonstrates compliance with road capacity and transportation issues. The proposed minor amendment will have no negative impacts on the surrounding transportation network.

- j. If the hearing concerns a mine excavation planned development, that the request meets the criteria and standards set forth in chapter 12*

Not applicable.

In conclusion, the proposed minor amendment to Parcel G of the Plaza Del Sol CPD to adopt a revised MCP and increase the height from 35 feet/2-stories to 45 feet/3-stories is in compliance with the Village of Estero Transitional Comprehensive Plan, the Land Development Code, and other applicable codes and regulations; meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; is consistent with the densities, intensities and general uses set forth in the Village of Estero Transitional Comprehensive Plan; is compatible with existing or planned uses in the surrounding area; will not adversely affect environmentally critical areas or natural resources; will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development; urban services are available and adequate to serve the proposed land use; the proposed mix of uses is appropriate at the subject location; the recommended conditions provide sufficient safeguard to the public interest and are reasonably related to the impacts on the public's interest created by or expected from the proposed development. For these reasons, the applicant respectfully submits that the minor CPD amendment request should be approved.

JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

For

ALF at Plaza Del Sol (Village of Estero, Florida)

July 6, 2017

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 170616)

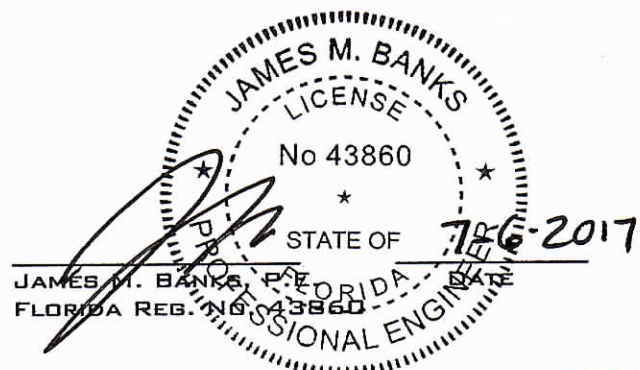


TABLE OF CONTENTS

Conclusions	3
Scope of Project	5
Table A - Existing & Approved vs. Existing, Approved & Proposed Land Uses	5
Figure 1 - Project Location & Roadway Classification	5.1
ALF Site Plan	5.2
Project Generated Traffic	6
Table B - Total Project Generated Trips	6
Table 1A - Trip Generation Computations Existing & Approved Land Uses	6.1
Table 1B - Trip Generation Computations Existing, Approved & Proposed Land Uses	6.2
Table 1C - Trip Generation Computations Proposed Land Uses	6.3
Existing + Committed Road Network	7
Project Generated Traffic Distribution	7
Area of Significant Impact	7
Figure 2A - Project Traffic Distribution	7.1
Table 2A - Area of Impact/Road Classification	7.2
Site Access Conditions	8
Table D - Build-out Traffic Demands vs. Existing Site Access Improvements	8
Figure 2B - Project Traffic Assignment	8.1
Figure 2C - Project Traffic Assignment	8.2

2016 thru 2019 Project Build-out Traffic Conditions	9
Table 2B - 2016 & 2019 Link Volumes	9.1
Table 2C - 2019 Link Volumes/Capacity Analysis	9.2
Appendix	10

Conclusions

Based upon the findings and conclusions of this report, it was determined that the build-out of Plaza Del Sol and proposed Assisted Living Facility (ALF) will not have a significant impact upon Three Oaks Parkway or Corkscrew Road. It was verified that both roadways have a surplus of capacity and can accommodate the traffic associated with the proposed development of the ALF at Plaza Del Sol, as well as the build-out of the remaining vacant parcels within Plaza Del Sol.

It is expected that Corkscrew Road (between Three Oaks Parkway and I-75) will operate at LOS F in the foreseeable future. More specifically, that segment of Corkscrew Road is a 4-lane road having an adopted maximum peak direction service volume capacity of 1900 vphpd, and it is expected that by the year 2020 the traffic demand will exceed the road's service capacity. There is adequate right-of-way to widen Corkscrew Road to 6-lanes, but Lee County Government has not yet funded the improvements. Plaza Del Sol has and will pay its fair share of roadway improvements via payment of road impact fees.

The Florida Department of Transportation (FDOT) has funded improvements to the Corkscrew Road & I-75 Interchange that should substantially improve traffic flow along Corkscrew Road (between Three Oaks Parkway and Ben Hill Griffin Road). The "on-ramp" Interchange improvements will be completed by the year 2019/2020 which include constructing eastbound and westbound dual left turn lanes and extending the eastbound and westbound right turn lanes. These Interchange improvements should significantly reduce the frequency of "on-ramp" queuing that encroaches into the eastbound and westbound thru lanes during peak season conditions.

The report finds that the remaining "net new" trips that will be generated by the remaining vacant parcels within Plaza Del Sol will have no appreciable impact on the signalized intersection of Three Oaks Parkway & Corkscrew Road.

The Village of Estero has commissioned a corridor capacity/operation study for Corkscrew Road that is expected to be completed in the near future. That study may provide further guidance regarding any needed improvements to Corkscrew Road.

Site Access

During the initial phase of development, three (3) points of access and a reverse frontage road were constructed for Plaza Del Sol. The project's access plan, which was approved by Lee County DOT, was based upon the traffic demands associated with the most intense land use build-out of 230,000 s.f. of mixed-use commercial. As determined, the length of the ingress turn lanes at all three points of access substantially exceed both LDOT's and FDOT's minimum design standards and no further improvements are needed, with the exception of installing a traffic signal at the project's full access on Corkscrew Road. The project's full access (i.e., eastern access) is aligned with the Lowes Shopping Center's main entrance. Lee County DOT is coordinating the design and construction of the traffic signal, which will be performed and/or funded by the private-sector.

Site Generated Trips

Plaza Del Sol was previously approved for 230,000 square feet of mixed-use commercial with the allowed conversion to ALF on Parcel G. To date, 55,160 square feet of medical office space, a fast food restaurant (Culver's) and carwash has or will displace the same amount or more retail space. Therefore, adjusting the trip estimates of the 2001 zoning application to reflect the amount of retail displaced and a 7% internal capture rate between the uses, it was determined that Plaza Del Sol's existing plus remaining land use entitlements will generate 807 "new" PM peak hour trips.

It was determined that the proposed development of an ALF on Parcels G will result in fewer site-generated trips than what would otherwise be generated if the project were to be completed based upon the existing land uses and remaining land use entitlements. More specifically, it is now being proposed to construct an ALF (268 units) on Parcel G, which is approved for 114,000 square feet of retail use. To date, Parcel G has been partially developed with 39,234 square feet of medical use, and therefore, the ALF will displace the balance of the remaining commercial space (i.e. 74,766 square feet of retail). If approved, Plaza Del Sol will generate fewer "new" trips than would otherwise be generated by the existing land use entitlements. More specifically, Plaza Del Sol (with ALF) will generate 681 new PM peak hour trips.

Scope of Project

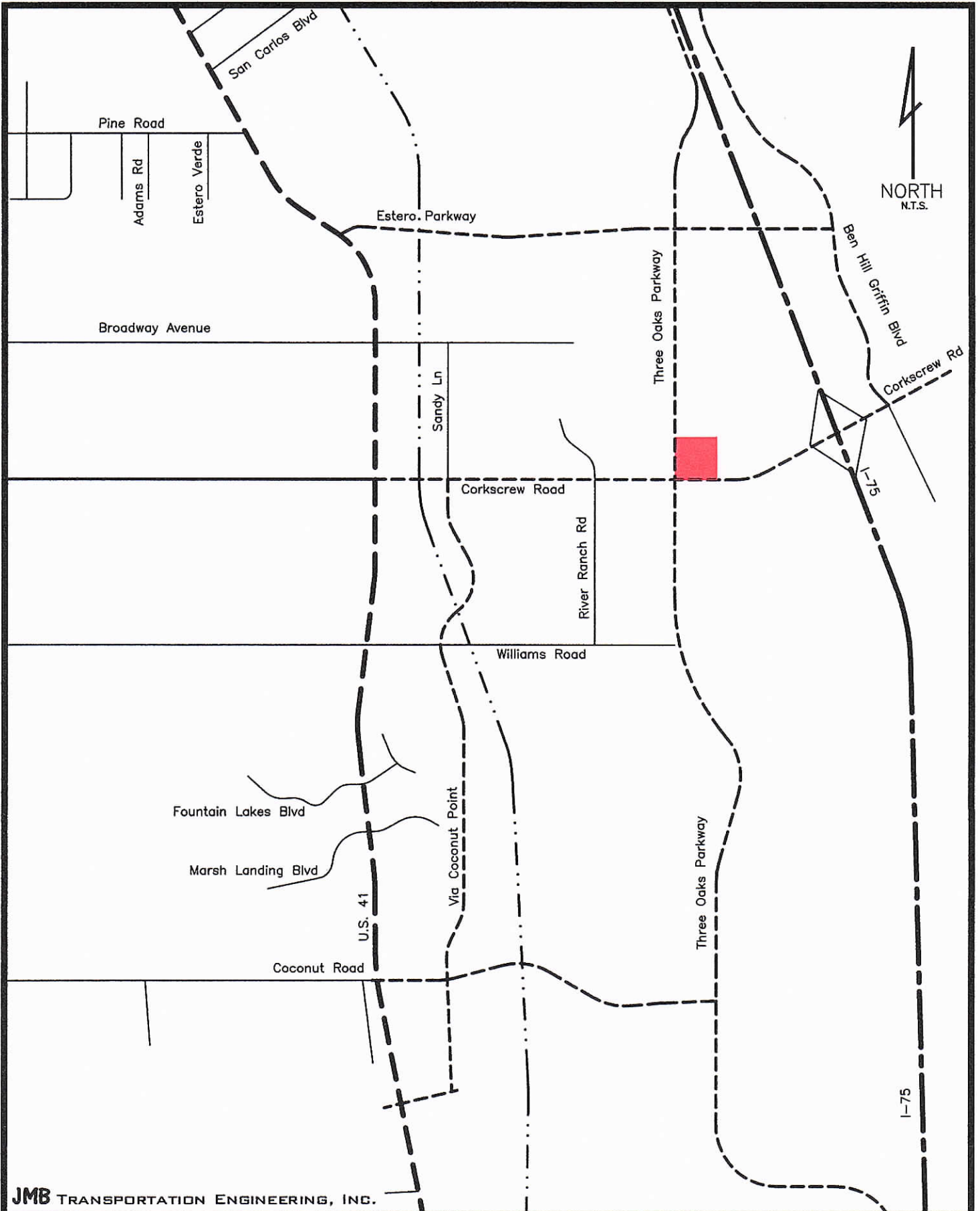
Plaza Del Sol is an approved and partially built-out mixed-used commercial development which is located on the northeast corner of Three Oaks Parkway and Corkscrew Road within the Village of Estero. The CPD was originally approved for 230,000 square feet of mixed-commercial use. To date, 55,160 square feet of medical use has or will be constructed, a car wash (8,700 s.f.) and a Culver's has been constructed.

It is being proposed to construct an ALF (268 units) on Parcel G, which was approved for a total of 114,000 square feet of mixed-use commercial. Parcel G has been partially developed with 39,234 square feet of medical use, and therefore, the ALF will displace the balance of the remaining commercial space (i.e. 74,766 square feet of retail).

At this time, the potential end user for the ALF use is planning to build 140 units vs. the allowed 268 units per zoning.

**Table A
Existing & Approved vs. Existing, Approved & Proposed Land Uses**

	Existing & Approved Land Uses	Existing, Approved & Proposed Land Uses
Retail	170,622 s.f.	95,856 s.f.
Medical	55,160 s.f.	55,160 s.f.
Fast Food	4,218 s.f.	4,218 s.f.
ALF/CCF	0 Units	268 Units
Totals	230,000 s.f.	155,234 s.f. & ALF - 268 Units



JMB TRANSPORTATION ENGINEERING, INC.

ALF at Plaza Del Sol

June 7, 2017

SITE LOCATION

FIGURE 1

Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use codes "Assisted Living Facility" (LUC 254), "Medical-Dental Office" (LUC 720), "Shopping Center" (LUC 820) and "Fast Food w/ Drive-Thru" (LUC 934) were most appropriate in estimating the project generated trips.

Plaza Del Sol was previously approved for 230,000 square feet of mixed-use commercial with the allowed conversion to ALF on Parcel G. To date, 55,160 square feet of medical office space, a fast food restaurant (Culver's) and carwash has or will displace the same amount or more retail space. Therefore, adjusting the trip estimates of the 2001 zoning application to reflect the amount of retail displaced and a 7% internal capture rate between the uses, it was determined that Plaza Del Sol's existing plus remaining land use entitlements will generate 807 "new" PM peak hour trips.

It was determined that the proposed development of an ALF on Parcels G will result in fewer site-generated trips than what would otherwise be generated if the project were to be completed based upon the existing land uses and remaining land use entitlements. More specifically, it is now being proposed to construct an ALF (268 units) on Parcel G, which is approved for 114,000 square feet of retail use. To date, Parcel G has been partially developed with 39,234 square feet of medical use, and therefore, the ALF will displace the balance of the remaining commercial space (i.e. 74,766 square feet of retail). If approved, Plaza Del Sol will generate fewer "new" trips than would otherwise be generated by the existing land use entitlements. More specifically, Plaza Del Sol (with ALF) will generate 681 new PM peak hour trips, as described in Table B below.

Table B
Total Site Generated Trips

Development Scenario	New Daily (ADT)	New PM Peak Hour (vph)
Existing & Approved Land Use Trips <i>(Refer to Table 1A)</i>	9,359	807
Existing, Approved & Proposed Land Use Trips <i>(Refer to Table 1B)</i>	7,888	681

It should be noted that trips generated by Plaza Del Sol's existing land uses (i.e., car wash, Culver's and medical office) are already accounted for in the background traffic. Therefore, the report does not "add" the trips associated with the existing land uses on the network. Table 1C reflects total project trips less trips generated by the existing land uses.

TABLE 1A
TRIP GENERATION COMPUTATIONS
ALF at Plaza Del Sol

EXISTING & APPROVED LAND USES

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
720	Medical-Dental Office	55,160 s.f.
820	Shopping Center	170,622 s.f.
934	Fast Food Restaurant w/ Drive Thru Window	4,218 s.f.
Total =		230,000 s.f.

<u>Land Use</u>	<u>Trip Generation Equation</u> (Based upon S.F.)	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 720	Daily Traffic (ADT) = AM Peak Hour (vph) = 79% Enter/ 21% Exit = PM Peak Hour (vph) = 28% Enter/ 72% Exit =	1,993 ADT 132 vph 171 vph	104 / 28 vph 48 / 123 vph

LUC 820	Daily Traffic (ADT) = AM Peak Hour (vph) = 62% Enter/ 38% Exit = PM Peak Hour (vph) = 48% Enter/ 52% Exit =	9,611 ADT 216 vph 857 vph	134 / 82 vph 411 / 446 vph
<i>Pass-by Trips per ITE= $\ln(T) = -0.29\ln(X) + 5.00 = 33\%$</i>			
	30% Pass-by Rate		
	New Daily Traffic (ADT) = New AM Peak Hour (vph) = 62% Enter/ 38% Exit = New PM Peak Hour (vph) = 48% Enter/ 52% Exit =	6,728 ADT 151 vph 600 vph	94 / 57 vph 288 / 312 vph

LUC 934	Daily Traffic (ADT) = AM Peak Hour (vph) = 51% Enter/ 49% Exit = PM Peak Hour (vph) = 52% Enter/ 48% Exit =	2,093 ADT 192 vph 138 vph	98 / 94 vph 72 / 66 vph
<i>Pass-by Trips per ITE= 49%</i>			
	49% Pass-by Rate		
	New Daily Traffic (ADT) = New AM Peak Hour (vph) = 51% Enter/ 49% Exit = New PM Peak Hour (vph) = 52% Enter/ 48% Exit =	1,067 ADT 98 vph 70 vph	50 / 48 vph 37 / 34 vph
Total New Trips (Adjusted for 7% internal Capture)	Daily Traffic (ADT) = AM Peak Hour (vph) = PM Peak Hour (vph) =	9,359 ADT 349 vph 807 vph	226 / 123 vph 360 / 447 vph

TABLE 1B
TRIP GENERATION COMPUTATIONS
ALF at Plaza Del Sol

EXISTING, APPROVED & PROPOSED LAND USES

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
254	Assisted Living Facility (ALF)	268 Units
720	Medical-Dental Office	55,160 s.f.
820	Shopping Center	95,856 s.f.
934	Fast Food Restaurant w/ Drive Thru	<u>4,218</u> s.f.
Total =		155,234 s.f. & 268 ALF units

Land Use	Trip Generation Equation		Total Trips	Trips Enter/Exit	
<u>Code</u>	<u>Trip Period</u>	<u>(Based upon S.F.)</u>			
LUC 254	Daily Traffic (ADT) =	T= 2.74(X) =	734 ADT		
	AM Peak Hour (vph) =	T= 0.18(X) =	48 vph	33 / 15	vph
		68% Enter/ 32% Exit =			
	PM Peak Hour (vph) =	T= 0.29(X) =	78 vph	39 / 39	vph
		50% Enter/ 50% Exit =			

LUC 720	Daily Traffic (ADT) =	T= 36.13(X) =	1,993 ADT		
	AM Peak Hour (vph) =	T= 2.39(X) =	132 vph	104 / 28	vph
		79% Enter/ 21% Exit =			
	PM Peak Hour (vph) =	Ln(T) = 0.90Ln(X)+1.53 =	171 vph	48 / 123	vph
		28% Enter/ 72% Exit =			

LUC 820	Daily Traffic (ADT) =	Ln(T) = 0.65Ln(X)+5.83 =	6,607 ADT		
	AM Peak Hour (vph) =	Ln(T) = 0.61Ln(X)+2.24 =	152 vph	94 / 58	vph
		62% Enter/ 38% Exit =			
	PM Peak Hour (vph) =	Ln(T) = 0.67Ln(X)+3.31 =	582 vph	280 / 303	vph
		48% Enter/ 52% Exit =			
<i>Pass-by Trips per ITE= Ln(T) = -0.29Ln(X) + 5.00 = 33%</i>					
			30% Pass-by Rate		
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	4,625 ADT		
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)	106 vph	66 / 40	vph
		62% Enter/ 38% Exit =			
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)	408 vph	196 / 212	vph
		48% Enter/ 52% Exit =			

LUC 934	Daily Traffic (ADT) =	T= 496.12(X) =	2,093 ADT		
	AM Peak Hour (vph) =	T= 45.42(X) =	192 vph	98 / 94	vph
		51% Enter/ 49% Exit =			
	PM Peak Hour (vph) =	T= 32.65(X) =	138 vph	72 / 66	vph
		52% Enter/ 48% Exit =			
<i>Pass-by Trips per ITE= 49%</i>					
			49% Pass-by Rate		
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	1,067 ADT		
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)	98 vph	50 / 48	vph
		51% Enter/ 49% Exit =			
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)	70 vph	36 / 34	vph
		52% Enter/ 48% Exit =			
Total New Trips					
<i>(Adjusted for 7% internal Capture)</i>					
	Daily Traffic (ADT) =		7,888 ADT		
	AM Peak Hour (vph) =		345 vph	227 / 119	vph
	PM Peak Hour (vph) =		681 vph	301 / 380	vph

6.2

TABLE 1C
TRIP GENERATION COMPUTATIONS
ALF at Plaza Del Sol

PROPOSED LAND USES

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
254	Assisted Living Facility (ALF)	268 Units
720	Medical-Dental Office	15,926 s.f. (Existing = 39,234 s.f.)
820	Shopping Center	87,156 s.f. (Existing = 8,700 s.f.)
934	Fast Food Restaurant w/ Drive Thru	0 s.f. (Existing = 4,218 s.f.)
Total =		103,082 s.f. (Existing = 52,152 s.f.) & 268 ALF units

Land Use	Trip Generation Equation (Based upon S.F.)		Total Trips	Trips Enter/Exit	
<u>Code</u>	<u>Trip Period</u>				
LUC 254	Daily Traffic (ADT) =	T= 2.74(X) =	734 ADT		
	AM Peak Hour (vph) =	T= 0.18(X) =	48 vph	33 / 15	vph
		68% Enter/ 32% Exit =			
	PM Peak Hour (vph) =	T= 0.29(X) =	78 vph	39 / 39	vph
		50% Enter/ 50% Exit =			

LUC 720	Daily Traffic (ADT) =	T= 36.13(X) =	575 ADT		
	AM Peak Hour (vph) =	T= 2.39(X) =	38 vph	30 / 8	vph
		79% Enter/ 21% Exit =			
	PM Peak Hour (vph) =	T= 3.1(X) = (Averaged Rate)	49 vph	14 / 36	vph
		28% Enter/ 72% Exit =			

LUC 820	Daily Traffic (ADT) =	Ln(T) = 0.65Ln(X)+5.83 =	6,211 ADT		
	AM Peak Hour (vph) =	Ln(T) = 0.61Ln(X)+2.24 =	143 vph	89 / 54	vph
		62% Enter/ 38% Exit =			
	PM Peak Hour (vph) =	Ln(T) = 0.67Ln(X)+3.31 =	546 vph	262 / 284	vph
		48% Enter/ 52% Exit =			
<i>Pass-by Trips per ITE= Ln(T) = -0.29Ln(X) + 5.00 = 33%</i>					
			30% Pass-by Rate		
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	4,347 ADT		
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)	100 vph	62 / 38	vph
		62% Enter/ 38% Exit =			
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)	382 vph	184 / 199	vph
		48% Enter/ 52% Exit =			

LUC 934	Daily Traffic (ADT) =	T= 496.12(X) =	0 ADT		
	AM Peak Hour (vph) =	T= 45.42(X) =	0 vph	0 / 0	vph
		51% Enter/ 49% Exit =			
	PM Peak Hour (vph) =	T= 32.65(X) =	0 vph	0 / 0	vph
		52% Enter/ 48% Exit =			
<i>Pass-by Trips per ITE= 49%</i>					
			49% Pass-by Rate		
	New Daily Traffic (ADT) =	(ADT) x (% of New Trips)	0 ADT		
	New AM Peak Hour (vph) =	(AM) x (% of New Trips)	0 vph	0 / 0	vph
	New PM Peak Hour (vph) =	(PM) x (% of New Trips)	0 vph	0 / 0	vph
Total New Trips (Adjusted for 7% internal Capture)			Daily Traffic (ADT) =	5,473 ADT	
		AM Peak Hour (vph) =	174 vph	116 /	58 vph
		PM Peak Hour (vph) =	492 vph	229 /	263 vph

Existing + Committed Roadway Conditions

Figure 1 depicts the project's surrounding roadway conditions.

Three Oaks Parkway is classified as four-lane divided urban arterial having a performance standard of level of service LOS E. A maximum service capacity of 1,940 for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy. Three Oaks Parkway has a posted speed limit of 45 MPH.

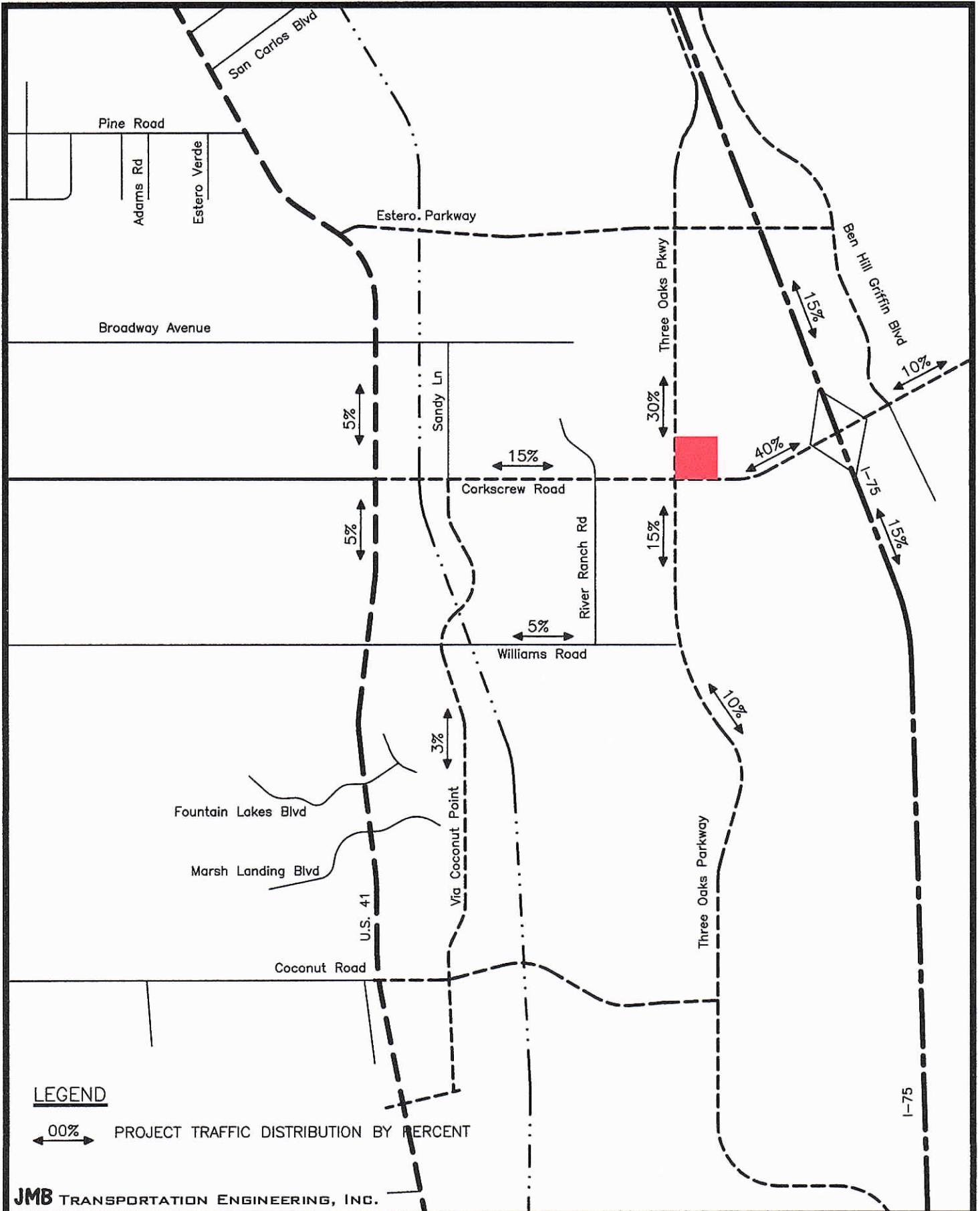
Corkscrew Road is classified as four-lane divided arterial having a performance standard of level of service LOS E having a maximum service capacity of 1,900 for the 100th highest peak hour peak direction. Corkscrew Road has a posted speed limit of 45 MPH.

Project Generated Traffic Distribution

The project's traffic was distributed to the surrounding roadway network based upon the previously approved distributions established in the Plaza Del Sol's TIS, dated 2001. Figure 2A and Table 2A provide a detail of the traffic distributions based on a percentage basis and by volume. It should be noted that trips generated by the project's existing land uses (i.e., car wash, Culver's and medical office) are reflected in the background traffic. Therefore, the report does not "add" the trips associated with the existing land uses on the network. Table 1C reflects total project trips less trips generated by the existing land uses.

Area of Significant Impact

The project's area of significant impact was determined based upon the Village of Estero's 10% criteria (i.e., if the project's traffic is 10% or more of a roadway's adopted level of service capacity, then the project has a significant impact upon that link). Table 2A describes the project traffic distributions and the level of impact on the surrounding roadways. As shown, no roadways will be significantly impacted by the project.



ALF at Plaza Del Sol

June 7, 2017

PROJECT-GENERATED TRAFFIC DISTRIBUTION

FIGURE 2A

**TABLE 2A
PROJECT'S AREA OF IMPACT**

Project Traffic Peak Hour Peak Direction (vphpd) = (Proposed New Trips)		263	Project Traffic		LOS "C"	Project's		Significant		Adopted	
Road	Class	Project Traffic % Distribution	PK Direction Volume (vph)	Service Volume Pk Direction (vphpd)	Percentage Impact	Impact	Service Volume Pk Direction (vphpd)	Service Volume	Impact	Service Volume	Service Volume
Corkscrew Road	U.S. 41 to Sandy Lane	10%	26	1900	1.38%	NO	1900	1900	NO	1900	1900
	Sandy Lane to Three Oaks Pkwy	15%	39	1900	2.08%	NO	1900	1900	NO	1900	1900
	Three Oaks Pkwy to I-75	40%	105	1900	5.54%	NO	1900	1900	NO	1900	1900
	I-75 to Ben Hill Griffin	10%	26	1900	1.38%	NO	1900	1900	NO	1900	1900
	E. of Ben Hill Griffin	5%	13	1200	1.10%	NO	1200	1200	NO	1200	1200
Three Oaks Pkwy	S. of Corkscrew Road	15%	39	1940	2.03%	NO	1940	1940	NO	1940	1940
	N. of Corkscrew Road	30%	79	1940	4.07%	NO	1940	1940	NO	1940	1940

Site Access Conditions

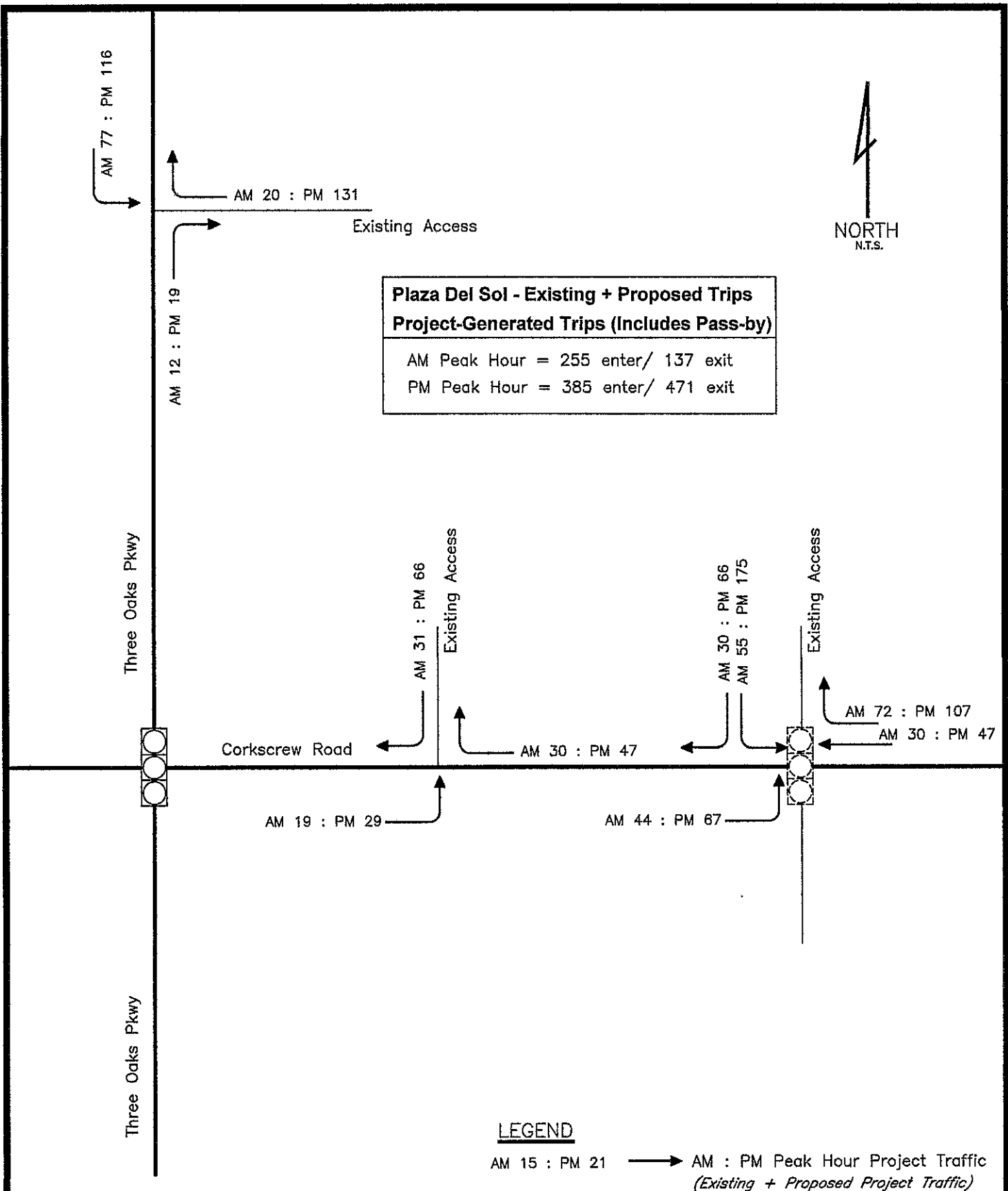
Plaza Del Sol has access to the adjacent roads via a reverse frontage road which provides one (1) left-in & right-in/out access on Three Oaks Parkway, one (1) left-in & right-in/out on Corkscrew Road and one (1) full access on Corkscrew Road. The full access is the easternmost access which is aligned with the main entrance to the Lowes Shopping Center. It is planned that the full access will be signalized in the near future.

The three (3) points of access that directly serve Plaza Del Sol were previously designed and approved by Lee County Government. The construction of the site access turn lanes were based upon the traffic demands associated with the build-out of 230,000 s.f. of mixed commercial land uses. The project's land use intensity been slightly reduced by displacing retail uses with office & medical land uses. Figure 2B provides a detail of the total turning movement volumes at the three points of access.

Three Oaks Parkway and Corkscrew Road have a posted speed limits of 45 MPH. Using the "2-minute demand " storage rule for unsignalized left turn lanes, Table D below describes the required turn lane decel + taper requirements (based upon FDOT's Standard Index No. 301) and storage needs. As shown, the existing ingress turn lanes at the points of access on Three Oaks Parkway and Corkscrew Road substantially exceed the minimum requirements. Therefore, no further site access improvements are required.

**Table D
Build-out Traffic Demands vs. Existing Site Access Improvements**

Plaza Del Sol	SB Left Ingress Turn Lane	NB Right Ingress Turn Lane
Site Access @ Three Oaks Pkwy	411' <i>Req. Decel+ Taper = 185'</i> <i>Req. Storage (116 vph) =100'</i>	265' <i>Req. Decel+ Taper = 185'</i> <i>Req. Storage = 0'</i>
Plaza Del Sol	EB Left Ingress Turn Lane	WB Right Ingress Turn Lane
West Site Access @ Three Oaks Pkwy	460' <i>Req. Decel+ Taper = 185'</i> <i>Req. Storage (29 vph) =25'</i>	480' <i>Req. Decel+ Taper = 185'</i> <i>Req. Storage = 0'</i>
East Site Access @ Three Oaks Pkwy	445' <i>Req. Decel+ Taper = 185'</i> <i>Req. Storage (67 vph) =50'</i>	435' <i>Req. Decel+ Taper = 185'</i> <i>Req. Storage = 0'</i>



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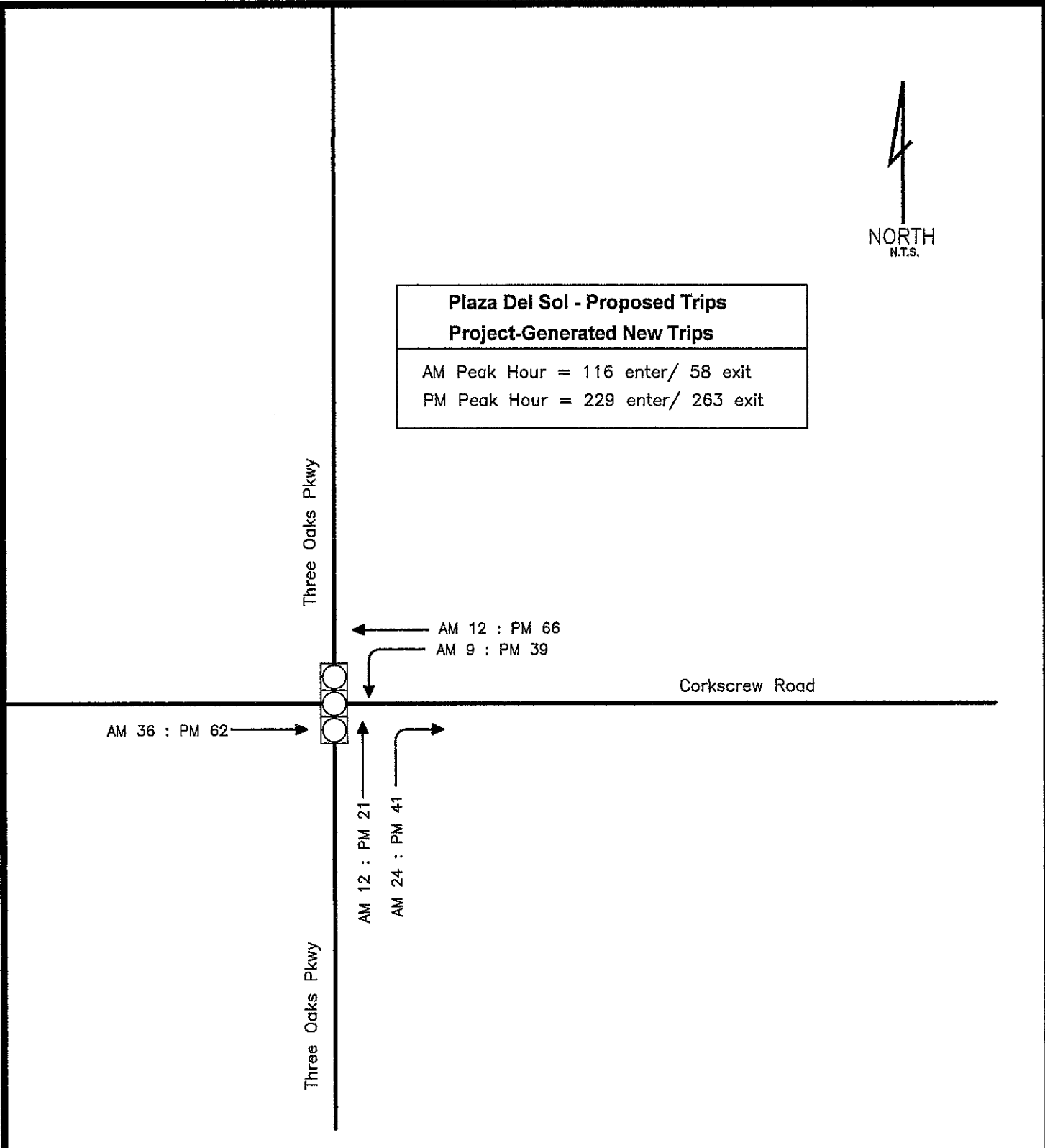
ALF at Plaza Del Sol
 June 7, 2017

**PROJECT-GENERATED
 TRAFFIC ASSIGNMENT**

FIGURE 2B



Plaza Del Sol - Proposed Trips Project-Generated New Trips
AM Peak Hour = 116 enter/ 58 exit
PM Peak Hour = 229 enter/ 263 exit



LEGEND

AM 15 : PM 21 \longrightarrow AM : PM Peak Hour Project Traffic
(Proposed New Project Traffic)

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ALF at Plaza Del Sol
June 7, 2017

**PROJECT-GENERATED
TRAFFIC ASSIGNMENT**

FIGURE 2C

2016 thru 2019 Project Build-out Traffic Conditions

Based upon the findings and conclusions of this report, it was determined that the build-out of Plaza Del Sol and proposed Assisted Living Facility (ALF) will not have a significant impact upon Three Oaks Parkway or Corkscrew Road. It was verified that both roadways have a surplus of capacity and can accommodate the traffic associated with the proposed development of the ALF at Plaza Del Sol, as well as the build-out of the remaining vacant parcels within Plaza Del Sol.

It is expected that Corkscrew Road (between Three Oaks Parkway and I-75) will operate at LOS F in the foreseeable future. More specifically, that segment of Corkscrew Road is a 4-lane road having an adopted maximum peak direction service volume capacity of 1900 vphpd, and it is expected that by the year 2020 the traffic demand will exceed the road's service capacity. There is adequate right-of-way to widen Corkscrew Road to 6-lanes, but Lee County Government has not yet funded the improvements. Plaza Del Sol has and will pay its fair share of roadway improvements via payment of road impact fees.

The Florida Department of Transportation (FDOT) has funded improvements to the Corkscrew Road & I-75 Interchange that should substantially improve traffic flow along Corkscrew Road (between Three Oaks Parkway and Ben Hill Griffin Road). The "on-ramp" Interchange improvements will be completed by the year 2019/2020 which include constructing eastbound and westbound dual left turn lanes and extending the eastbound and westbound right turn lanes. These Interchange improvements should significantly reduce the frequency of "on-ramp" queuing that encroaches into the eastbound and westbound thru lanes during peak season conditions.

The report finds that the remaining "net new" trips that will be generated by the remaining vacant parcels within Plaza Del Sol will have no appreciable impact on the signalized intersection of Three Oaks Parkway & Corkscrew Road.

The Village of Estero has commissioned a corridor capacity/operation study for Corkscrew Road that is expected to be completed in the near future. That study may provide further guidance regarding any needed improvements to Corkscrew Road.

**TABLE 2B
ROADWAY LINK VOLUMES**

	Base Year		Years of Growth	Growth		Min. Growth Rate	D Fact	2016		2017		2019	
	Traffic Count	(ADT)		Rate	Rate			Peak Hour PK Direction (VPHPD)	Peak Hour PK Direction (VPHPD)	Peak Hour PK Direction (VPHPD)	Peak Hour PK Direction (VPHPD)		
Corkscrew Road	U.S. 41 to Sandy Lane	19200	7	-2.06%	0.50%	0.098	0.54	878	883	892			
	Sandy Lane to Three Oaks Pkwy	19200	7	-2.06%	0.50%	0.098	0.54	878	883	892			
	Three Oaks Pkwy to I-75	32700	8	0.27%	0.50%	0.098	0.54	1768	1776	1794			
	I-75 to Ben Hill Griffin	21900	3	0.45%	0.50%	0.098	0.54	1175	1181	1193			
	E. of Ben Hill Griffin	N/A			0.50%	0.098	0.54	826	830	838			
Three Oaks Pkwy	S. of Corkscrew Road	14000	9	5.04%	2.00%	0.113	0.59	1320	1346	1401			
	N. of Corkscrew Road	18000	6	1.69%	1.69%	0.113	0.59	1205	1225	1267			

TABLE 2C
CONCURRENCY ROADWAY LINK VOLUME & CAPACITY ANALYSIS

	2016		2016		2019		2019		2019		2019		2019	
	Peak Hour	PK Direction	Peak Hour	PK Direction	Peak Hour	PK Direction	Peak Hour	PK Direction	Project	Total Pk Hr	Service Vol.	Build-Out	Peak Hour	PK Direction
	(vphpd)	LOS	(vphpd)	LOS	(vphpd)	LOS	(vphpd)	LOS	Peak Hour	Peak Season	Peak Hour	PK Direction	PK Direction	Ratio
Corkscrew Road	883	C	882	C	892	C	918	C	26	918	1900	C	0.48	
	883	C	892	C	892	C	931	C	39	931	1900	C	0.49	
	1776	E	1794	E	1794	E	1899	E	105	1899	1900	E	1.00	
	1181	C	1193	C	1193	C	1219	C	26	1219	1900	C	0.64	
	830	C	838	C	838	C	851	C	13	851	1200	C	0.71	
Three Oaks Pkwy	1346	C	1401	C	1401	C	1440	C	39	1440	1940	C	0.74	
	1225	C	1267	C	1267	C	1346	C	79	1346	1940	C	0.69	

APPENDIX

Support Documents

Project ID: 17-3089-016

Location: Three Oaks Pkwy & Corkscrew Rd

City: Estero

Day: Tuesday

Date: 2/14/2017

Start Time	Groups Printed - Cars, PU, Vans - Heavy Trucks																				
	Three Oaks Pkwy Northbound					Three Oaks Pkwy Southbound					Corkscrew Rd Eastbound					Corkscrew Rd Westbound					
	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Left	Thru	Rgt	Peds	App. Total	Int. Total
4:00 PM	48	187	121	0	356	76	101	43	0	220	79	237	31	0	347	97	203	76	0	376	1299
4:15 PM	39	148	145	0	332	75	136	57	0	268	67	239	30	0	336	120	217	61	0	398	1334
4:30 PM	48	174	149	0	371	80	139	52	0	271	73	230	15	0	318	103	176	52	0	331	1291
4:45 PM	24	187	151	0	362	73	122	60	0	255	74	248	25	0	347	106	190	48	0	344	1308
Total	159	696	566	0	1421	304	498	212	0	1014	293	954	101	0	1348	426	786	237	0	1449	5232
5:00 PM	45	176	174	0	395	72	114	59	0	245	92	232	18	0	342	126	183	49	0	358	1340
5:15 PM	34	201	188	0	423	64	117	61	0	242	70	203	20	0	293	124	169	44	0	337	1295
5:30 PM	31	193	182	0	406	67	105	39	0	211	109	222	17	0	348	119	175	33	0	327	1292
5:45 PM	25	189	157	0	371	78	93	50	0	221	97	209	20	0	326	105	144	44	0	293	1211
Total	135	759	701	0	1595	281	429	209	0	919	358	866	75	0	1309	474	671	170	0	1315	5138
Grand Total	284	1455	1267	0	3016	585	927	421	0	1933	661	1620	176	0	2657	900	1457	407	0	2764	10370
Approach %	9.7	48.2	42.0	0.0		30.3	48.0	21.8	0.0		24.9	68.5	6.6	0.0		32.6	52.7	14.7	0.0		
Total %	2.8	14.0	12.2	0.0	29.1	5.6	8.9	4.1	0.0	18.6	6.4	17.6	1.7	0.0	25.6	8.7	14.1	3.9	0.0	26.7	
Cars, PU, Vans	294	1444	1241	0	2979	580	925	420	0	1925	661	1803	176	0	2640	896	1447	404	0	2747	10291
% Cars, PU, Vans	100.0	99.2	97.9	0.0	98.8	99.1	99.8	99.8	0.0	99.6	100.0	99.1	100.0	0.0	99.4	99.6	99.3	99.3	0.0	99.4	99.2
Heavy Trucks	0	11	26	0	37	5	2	1	0	8	0	17	0	0	17	4	10	3	0	17	79
% Heavy Trucks	0.0	0.8	2.1	0.0	1.2	0.9	0.2	0.2	0.0	0.4	0.0	0.9	0.0	0.0	0.6	0.4	0.7	0.7	0.0	0.6	0.8

Project ID: 17-3089-016
 Location: Three Oaks Pkwy & Corkscrew
 City: Estero

Day: Tuesday
 Date: 2/14/2017

PEAK HOURS

PM

Start Time	Three Oaks Pkwy Northbound				Three Oaks Pkwy Southbound				Corkscrew Rd Eastbound				Corkscrew Rd Westbound				
	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Left	Thru	Rgt	App. Total	Int. Total
4:15 PM	39	148	145	332	75	136	57	268	67	239	30	336	120	217	61	398	1334
4:30 PM	48	174	149	371	80	139	52	271	73	230	15	318	103	176	52	331	1291
4:45 PM	24	187	151	362	73	122	60	255	74	248	25	347	108	190	48	344	1308
5:00 PM	45	178	174	395	72	114	59	245	92	232	18	342	126	183	49	358	1340
Total Volume	156	685	619	1460	300	511	228	1039	306	949	88	1343	455	766	210	1431	5273
% App. Total	10.7	46.9	42.4	100	28.9	49.2	21.9	100	22.8	70.7	6.6	100	31.8	53.5	14.7	100	
PHF	0.924				0.968				0.968				0.989				0.984
Cars, PU, Vans	156	679	606	1441	299	510	227	1036	306	943	88	1337	453	760	209	1422	5236
% Cars, PU, Vans	100.0	99.1	97.9	98.7	99.7	99.8	99.6	99.7	100.0	99.4	100.0	99.6	99.6	99.2	99.5	99.4	99.3
Heavy Trucks	0	6	13	19	1	1	1	3	0	6	0	6	2	6	1	9	37
% Heavy Trucks	0.0	0.9	2.1	1.3	0.3	0.2	0.4	0.3	0.0	0.6	0.0	0.4	0.4	0.8	0.5	0.6	0.7

Peak Hour Analysis from 04:00 PM to 06:00 PM
 Peak Hour for Entire Intersection Begins at 04:15 PM

LINK NO.	ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2015 100th HIGHEST HR		EST 2016 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES
					LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
05900	COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	D	3,220	C	2,521	C	2,521	C	2,523	
06000	COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	D	3,220	E	3,144	E	3,144	E	3,144	
06100	COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	D	3,220	F	3,770	F	3,770	F	3,770	FDOT evaluating improvement options
06200	COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	3,240	B	2,199	B	2,199	B	2,199	
06300	COLUMBUS BL*	SR 82	MILWAUKEE BL	2LN	E	860	C	88	C	90	C	90	
06400	CONSTITUTION BL*	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	219	C	230	
06500	CORBETT RD**	PINE ISLAND RD	LITTLETON RD	2LN	E	860	C	22	C	22	C	22	
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	930	C	930	C	1,195	
06700	CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,900	C	1,643	C	1,669	F	1,926	
06800	CORKSCREW RD	I-75	BEN HILL GRIFFIN BL	4LD	E	1,900	C	1,140	C	1,140	C	1,140	
06900	CORKSCREW RD	BEN HILL GRIFFIN BL	ALICO RD	2LD	E	1,130	D	755	E	790	E	1,061	
07000	CORKSCREW RD	ALICO RD	COLLIER COUNTY LINE	2LN	E	1,080	B	212	B	213	B	235	
07100	COUNTRY LAKES DR*	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	143	C	296	
07200	CRYSTAL DR*	US 41	METRO PKWY	2LN	E	860	C	476	C	490	C	498	
07300	CRYSTAL DR*	METRO PKWY	PLANTATION RD	2LN	E	860	C	259	C	259	C	259	
07400	CYPRESS LAKE DR*	McGREGOR B	SO POINTE BL	4LD	E	1,940	D	890	D	890	D	915	
07500	CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	1,940	D	1,103	D	1,103	D	1,106	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,401	D	1,401	D	1,401	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,298	D	2,298	D	2,393	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,228	D	2,228	D	2,260	
07900	DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	E	2,575	E	2,575	F	2,847	constrained; v/c=0.96
08000	DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,000	C	2,729	C	2,816	F	3,116	constrained; v/c=0.91
08100	DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,000	C	2,904	C	2,907	C	2,921	constrained; v/c=0.97
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,180	B	2,717	B	2,717	B	2,794	
08300	DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,180	A	2,356	A	2,357	A	2,357	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,180	A	2,305	A	2,316	A	2,328	
08500	DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,120	A	1,674	A	1,674	A	1,772	
08600	DANLEY RD*	US 41	METRO PKWY	2LN	E	860	C	279	C	280	C	297	
08700	DAVIS RD*	McGREGOR BL	IONA RD	2LN	E	860	C	15	C	30	C	49	
08800	DEL PRADO BL*	CAPE CORAL PKWY	SE 46th ST	6LD	E	2,820	C	1,304	C	1,304	C	1,304	
08900	DEL PRADO BL*	SE 46th ST	CORONADO PKWY	6LD	E	2,820	C	1,392	C	1,392	C	1,392	
09000	DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,820	D	1,868	D	1,868	D	1,868	
09100	DEL PRADO BL	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	E	2,820	D	2,129	D	2,129	D	2,129	
09150	DEL PRADO BL*	VETERANS MEM PKWY	CORAL POINT DR	6LD	E	2,840	D	2,396	D	2,396	D	2,396	
09200	DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	2,840	D	2,110	D	2,110	D	2,110	
09300	DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,800	C	2,090	C	2,090	C	2,090	

LINK NO.	ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2015 100th HIGHEST HR		EST 2016 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES
					LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME	
23600	SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	1,920	B	1,500	B	1,523	B	1,547	
23700	SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,900	B	883	B	884	B	991	
23800	SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,900	B	935	B	935	B	935	
23900	SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,860	A	935	A	935	A	935	
24000	SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LN	E	1,010	C	423	C	424	C	426	
24100	SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	607	D	607	D	607	
24200	SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	C	1,310	C	503	C	503	C	505	
24300	SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	C	1,310	B	354	B	355	B	355	
24400	STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LN	E	860	C	127	C	128	C	153	
24500	STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	307	B	324	C	667	constrained; v/c=0.29
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	307	B	316	C	441	constrained; v/c=0.29
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	D	566	D	577	D	685	constrained; v/c=0.53
24800	STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	178	B	185	B	275	
24900	SUMMERLIN RD	MCGREGOR BL	KELLY COVE RD	4LD	E	1,980	B	1,233	B	1,233	B	1,241	
25000	SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	1,980	B	1,055	B	1,055	B	1,055	
25100	SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	2,980	B	1,000	B	1,000	B	1,111	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	2,980	B	1,866	B	1,866	B	1,959	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	2,980	B	1,866	B	1,872	B	1,967	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,980	B	1,390	B	1,413	B	1,528	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,980	C	1,602	C	1,602	C	1,602	
25600	SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	2,980	C	1,786	C	1,786	C	1,805	
25700	SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	2,980	C	1,786	C	1,786	C	1,786	
25800	SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,750	D	1,200	D	1,200	D	1,200	
25900	SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,750	D	1,200	D	1,200	D	1,200	
26000	SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LN	E	860	C	44	C	45	C	55	
26100	SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,040	B	287	B	296	B	300	
26150	SUNSHINE BL*	SW 23rd ST	LEE BL	2LN	E	1,040	C	319	C	322	C	322	
26200	SUNSHINE BL*	LEE BL	W 12th ST	2LN	E	1,040	C	447	C	453	C	456	
26300	SUNSHINE BL	W 12th ST	W 75th ST	2LN	E	1,040	D	561	D	564	D	564	
26400	SW 23rd ST*	GUNNERY RD	SUNSHINE BL	2LN	E	860	D	592	D	595	D	802	
26450	TERMINAL ACCESS RD*	TREELINE AVE	AIRPORT ENT	4LD	E	1,790	D	1,501	D	1,501	D	1,501	
26500	THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	1,093	B	1,099	B	1,282	
26600	THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	1,053	B	1,216	B	1,252	
26700	THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	A	643	A	644	A	815	
26800	TICE ST*	PALM BEACH BL (SR 80)	ORTIZ AVE	2LN	E	860	C	83	C	84	C	88	

Daily Traffic Volume (AADT)

STREET	LOCATION	Sta- tion #	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Area
CORKSCREW RD	E OF US 41	247	19200	15400	13800	13700	18600	14300	16600				15	6
CORKSCREW RD	E OF VIA COCONUT POINTE	260				16900							15	6
CORKSCREW RD	W OF I - 75	<u>15</u>	32700	27300	23600	27200	29500	28800	30600	31600	33400			6
CORKSCREW RD	E OF I - 75	249	14900	12900	10900	10400		13000					15	6
CORKSCREW RD	E OF I-75	<u>70</u>						21900	21900	22000	22200			
CORKSCREW RD	E OF BEN HILL GRIFFIN PKWAY	249								15600				
CORKSCREW RD	W OF ALICO RD	248						3800						6
CORKSCREW RD	E OF ALICO RD	250	4500	3700	2900	2900			3100	4400			15	6

Daily Traffic Volume (AADT)

STREET	LOCATION	Station #	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	US	Area
THREE OAKS PKWY	S OF CORKSCREW RD	525	14000	17700	15700	16700	16100	18700	18800	20900	21800	25	4	
THREE OAKS PKWY	N OF CORKSCREW RD	415	18000	15100	13200	14700	20200	19900	16000	16600	16500	16800	25	4
THREE OAKS PKWY	S OF ESTERO PKWY	<u>72</u>												
THREE OAKS PKWY	S OF ALICO RD	414	9900		9500	9500	9500	12700	13700	11800	12300	13100	25	4

PCS 15 - Corkscrew Rd west of I-75

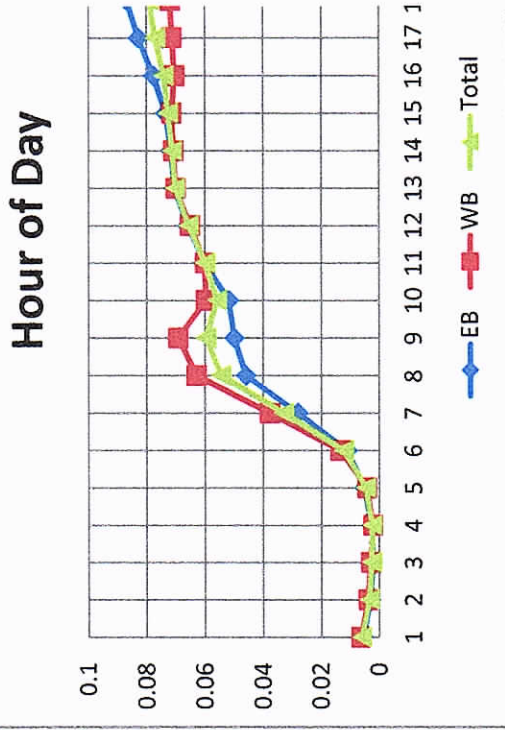
33,600 VPD

2016 AADT =

Hour	EB	WB	Total
0	0.57%	0.65%	0.62%
1	0.31%	0.39%	0.35%
2	0.24%	0.30%	0.27%
3	0.26%	0.23%	0.25%
4	0.53%	0.44%	0.48%
5	1.12%	1.36%	1.24%
6	2.81%	3.77%	3.29%
7	4.59%	6.30%	5.45%
8	4.99%	6.93%	5.97%
9	5.18%	5.98%	5.59%
10	6.01%	6.00%	6.00%
11	6.60%	6.52%	6.56%
12	7.05%	7.01%	7.03%
13	7.18%	7.09%	7.14%
14	7.35%	7.15%	7.27%
15	7.77%	7.05%	7.42%
16	8.29%	7.15%	7.71%
17	8.69%	7.20%	7.92%
18	6.69%	5.83%	6.25%
19	4.57%	4.15%	4.36%
20	3.49%	3.10%	3.29%
21	2.80%	2.56%	2.67%
22	1.84%	1.79%	1.81%
23	1.06%	1.07%	1.07%

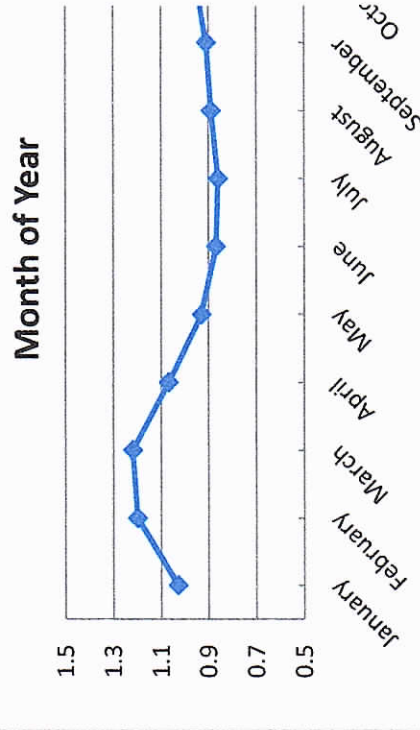
Month of Year	Fraction
January	1.03
February	1.2
March	1.22
April	1.07
May	0.93
June	0.87
July	0.86
August	0.89
September	0.91
October	0.96
November	0.98
December	1.01

Directional Factor		
AM	0.58	WB
PM	0.54	EB

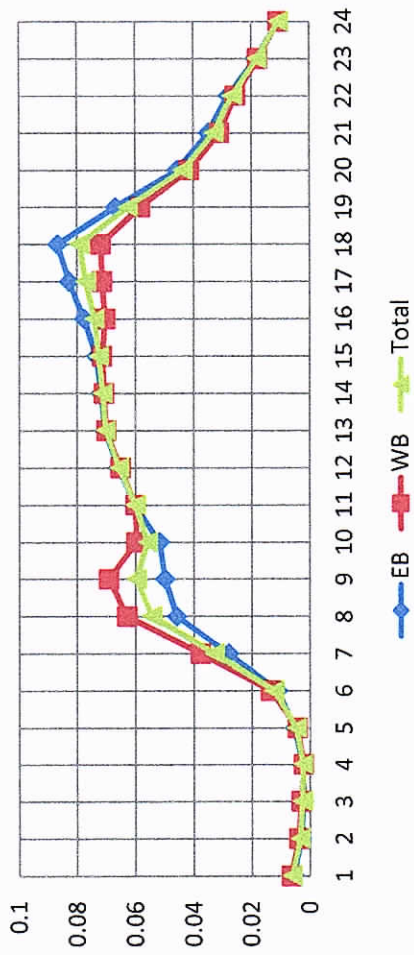


Day of Week	Fraction
Sunday	0.74
Monday	1.01
Tuesday	1.06
Wednesday	1.07
Thursday	1.07
Friday	1.12
Saturday	0.92

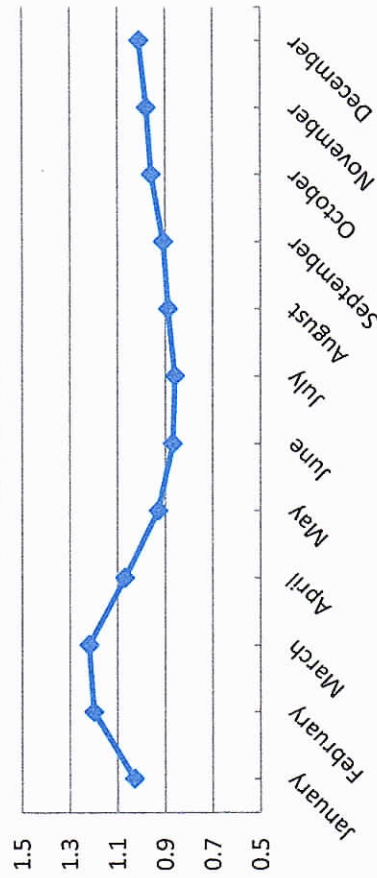
Design Hour Volume		
#	Volume	Factor
5		10.80
10		10.70
20		10.50
30		10.40
50		10.20
100		9.80
150		9.50
200		9.30



Hour of Day



Month of Year



Design Hour Volume		
#	Volume	K Factor
1	3658	11
2	3624	10.9
3	3621	10.8
4	3619	10.8
5	3597	10.8
6	3591	10.8
7	3581	10.7
8	3569	10.7
9	3565	10.7
10	3564	10.7
20	3518	10.5
25	3483	10.4
30	3466	10.4
35	3458	10.4
40	3430	10.3
45	3407	10.2
50	3401	10.2
75	3338	10
100	3274	9.8
125	3235	9.7
150	3187	9.5
175	3147	9.4
200	3119	9.3

PCS 70 - Corkscrew Road West of Ben Hill Griffin Parkway

22,200 VPD

2016 AADT =

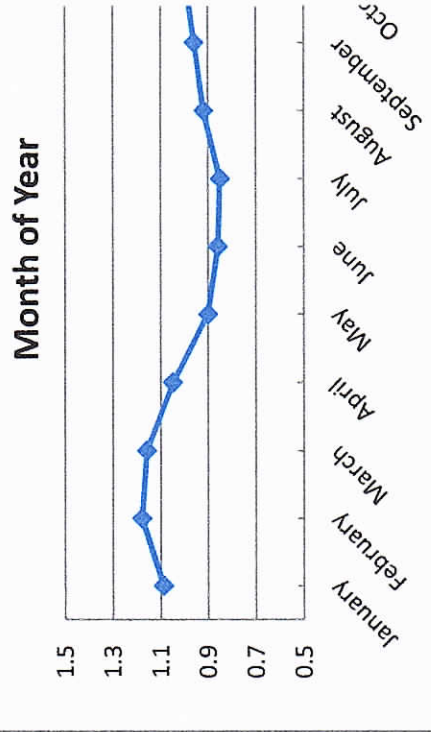
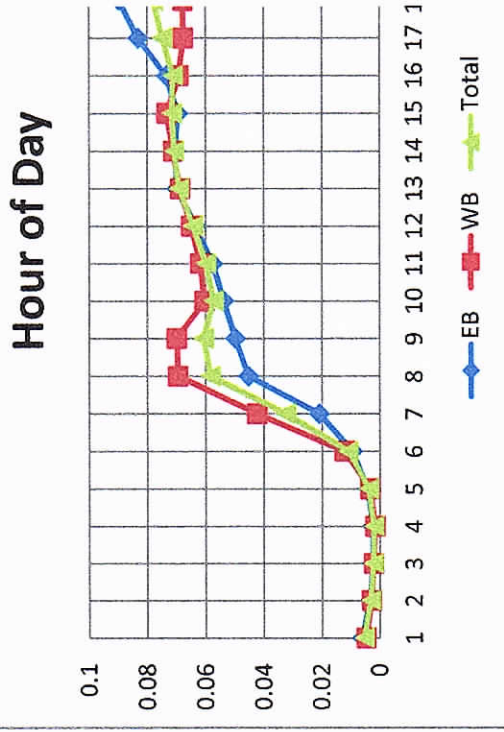
Hour	EB	WB	Total
0	0.63%	0.49%	0.55%
1	0.35%	0.30%	0.32%
2	0.25%	0.22%	0.23%
3	0.25%	0.17%	0.21%
4	0.42%	0.36%	0.39%
5	0.96%	1.24%	1.11%
6	2.10%	4.23%	3.25%
7	4.53%	6.96%	5.84%
8	4.97%	7.00%	6.07%
9	5.37%	6.05%	5.74%
10	5.77%	6.19%	6.00%
11	6.35%	6.50%	6.43%
12	6.98%	6.88%	6.92%
13	7.06%	7.12%	7.09%
14	6.96%	7.33%	7.16%
15	7.35%	6.92%	7.12%
16	8.32%	6.78%	7.49%
17	8.97%	6.79%	7.79%
18	7.20%	5.48%	6.27%
19	5.01%	4.08%	4.51%
20	3.96%	3.23%	3.57%
21	3.12%	2.80%	2.95%
22	2.00%	1.94%	1.97%
23	1.12%	0.94%	1.02%

Month of Year	Fraction
January	1.09
February	1.18
March	1.16
April	1.05
May	0.9
June	0.86
July	0.85
August	0.92
September	0.96
October	1
November	1.02
December	0.99

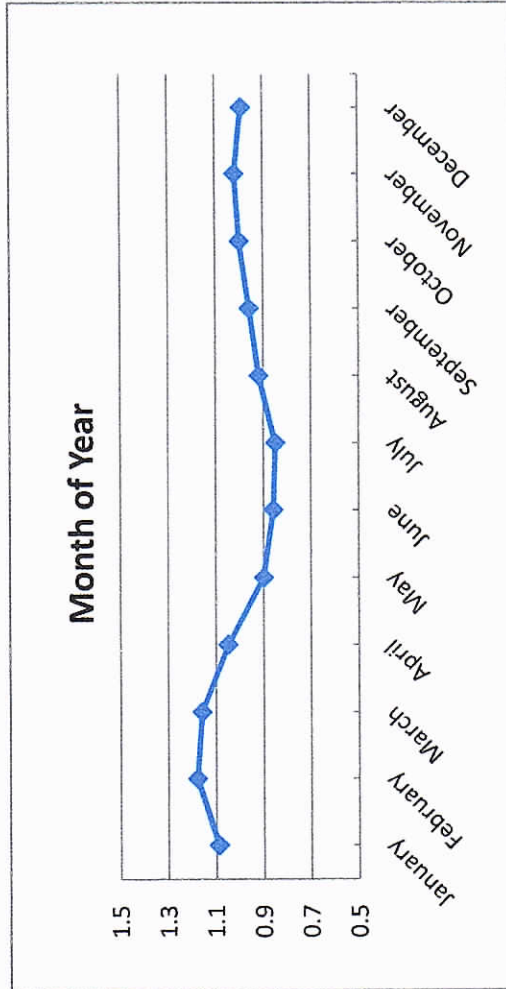
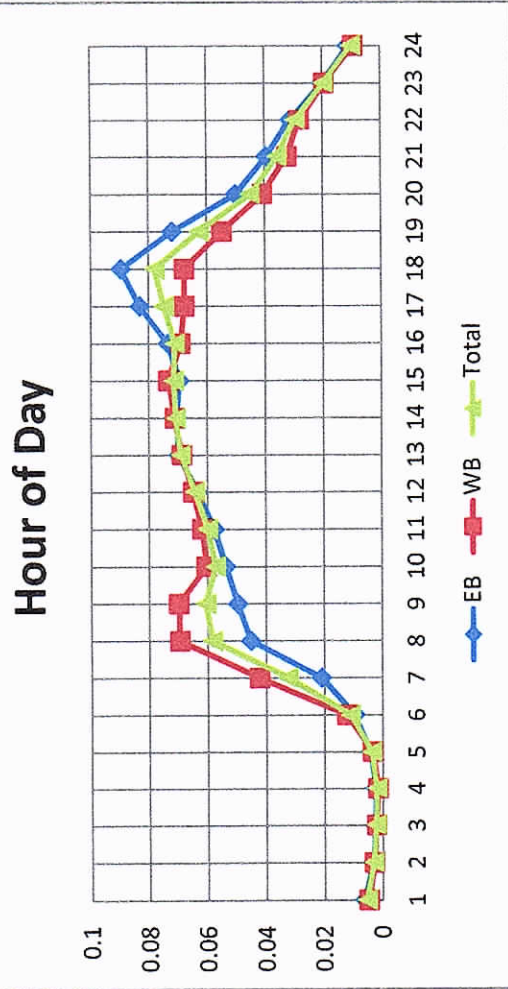
Day of Week	Fraction
Sunday	0.73
Monday	1.01
Tuesday	1.07
Wednesday	1.08
Thursday	1.08
Friday	1.12
Saturday	0.92

Directional Factor		
AM	0.67	WB
PM	0.55	EB

Design Hour Volume		
#	Volume	Factor
5		10.40
10		10.20
20		10.00
30		9.80
50		9.60
100		9.30
150		9.10
200		8.90



Design Hour Volume		
#	Volume	K Factor
1	2389	10.8
2	2330	10.5
3	2318	10.4
4	2304	10.4
5	2301	10.4
6	2281	10.3
7	2280	10.3
8	2278	10.3
9	2268	10.2
10	2263	10.2
20	2215	10
25	2194	9.9
30	2178	9.8
35	2165	9.8
40	2154	9.7
45	2144	9.7
50	2137	9.6
75	2101	9.5
100	2068	9.3
125	2048	9.2
150	2019	9.1
175	2000	9
200	1985	8.9



A10

PCS 72 - Three Oaks Parkway South of Estero Parkway

17,000 VPD

2016 AADT =

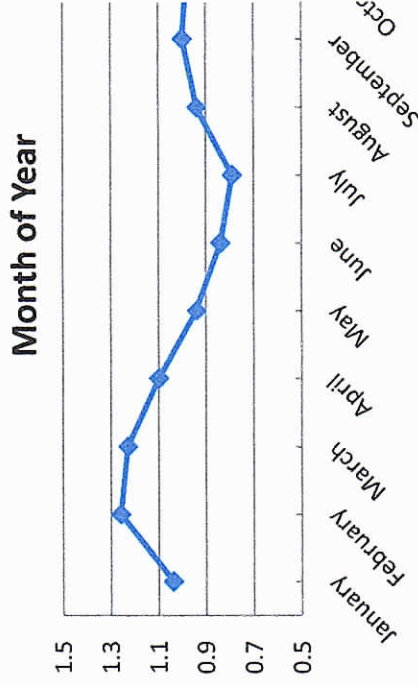
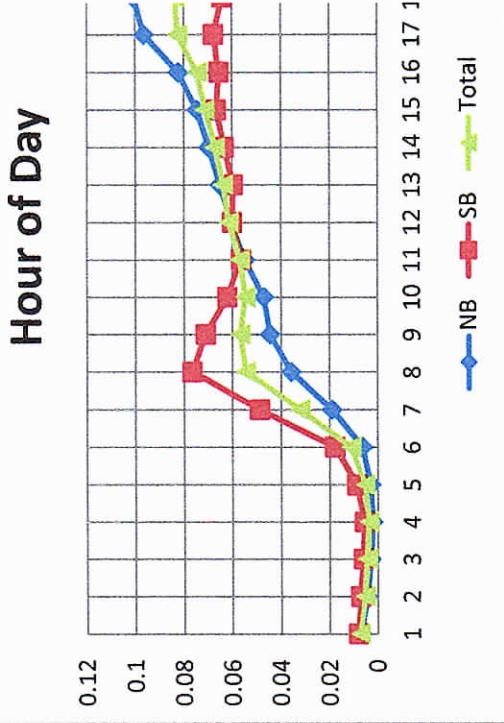
Hour	NB	SB	Total
0	0.71%	0.83%	0.74%
1	0.44%	0.73%	0.55%
2	0.30%	0.62%	0.44%
3	0.22%	0.58%	0.37%
4	0.29%	0.89%	0.54%
5	0.64%	1.79%	1.13%
6	1.91%	4.88%	3.22%
7	3.59%	7.67%	5.45%
8	4.46%	7.12%	5.68%
9	4.71%	6.22%	5.47%
10	5.48%	5.64%	5.69%
11	6.05%	6.01%	6.15%
12	6.52%	5.98%	6.39%
13	6.98%	6.35%	6.73%
14	7.46%	6.66%	7.14%
15	8.23%	6.55%	7.46%
16	9.65%	6.79%	8.26%
17	10.07%	6.44%	8.35%
18	7.26%	5.13%	6.25%
19	4.70%	4.01%	4.34%
20	3.73%	3.34%	3.53%
21	3.13%	2.51%	2.82%
22	2.20%	1.90%	2.03%
23	1.28%	1.37%	1.30%

Month of Year	Fraction
January	1.04
February	1.26
March	1.23
April	1.1
May	0.94
June	0.84
July	0.79
August	0.94
September	1
October	0.98
November	0.9
December	0.9

Day of Week	Fraction
Sunday	0.74
Monday	1.04
Tuesday	1.06
Wednesday	1.08
Thursday	1.08
Friday	1.1
Saturday	0.88

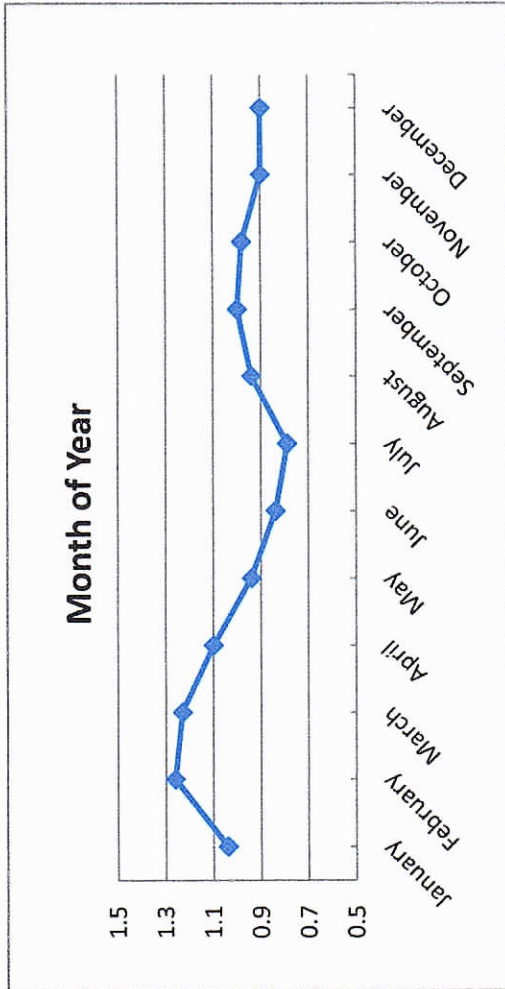
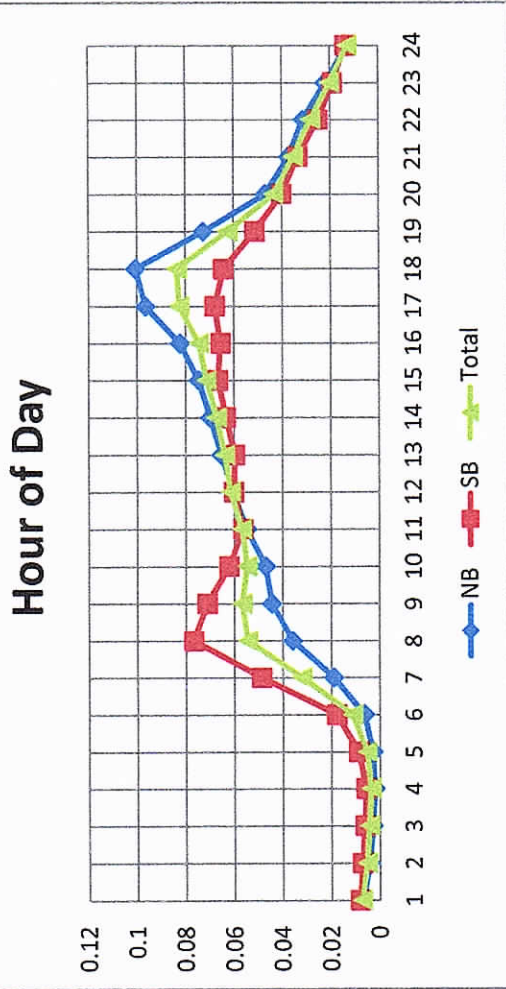
Directional Factor		
AM	0.72	SB
PM	0.59	NB

Design Hour Volume	
#	Factor
5	12.80
10	12.60
20	12.30
30	12.20
50	11.90
100	11.30
150	10.80
200	10.40



All

Design Hour Volume		
#	Volume	K Factor
1	2287	13.6
2	2243	13.4
3	2206	13.1
4	2165	12.9
5	2149	12.8
6	2137	12.7
7	2129	12.7
8	2125	12.6
9	2121	12.6
10	2119	12.6
20	2072	12.3
25	2065	12.3
30	2042	12.2
35	2027	12.1
40	2018	12
45	2008	12
50	1995	11.9
75	1936	11.5
100	1898	11.3
125	1845	11
150	1808	10.8
175	1773	10.6
200	1742	10.4



LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2015 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD CORKSCREW RD	SIX MILE PKWY	I-75	1	0.5	6LD	0	2,630	3,100	3,100	3,100	0	4,390	5,180	5,180	5,180
	I-75	SR 82	1	2.4	6LD	0	2,280	3,040	3,040	3,040	0	3,800	5,070	5,070	5,070
	US 41	SANDY LN	4	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	390	1,900	1,900	1,900	0	760	3,670	3,670	3,670
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LD	0	820	1,200	1,200	1,200	0	1,580	2,310	2,310	2,310
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	90	310	570	790	790	180	600	1,100	1,520	2,200
	ALICO RD	COUNTY LINE	3	10.4	2LN	90	310	570	790	790	180	600	1,100	1,520	2,200

A13

THREE OAKS PKWY	COCONUT RD		4	2.6	4LD	650	1,940	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360
	CORKSCREW RD	CORKSCREW RD	4	3.1	4LD	650	1,940	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360
	SAN CARLOS BLVD	SAN CARLOS BLVD	4	1.7	4LD	650	1,940	1,940	1,940	1,940	1,940	1,130	3,360	3,360	3,360

A14



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Phoenix at Estero

Schedule of Deviations and Justifications

DCI2017-E004
Revised January 26, 2018

No changes proposed to existing approved deviations listed in Village of Estero Ordinance No. 2016-05 and Z-09-037.

New Deviation Number 12: A request to deviate from the Village of Estero Interim Land Development Code (LDC) Section 33-229 which states that buildings outside of the Interstate Highway Interchange Areas are limited to a maximum of three stories or 45 feet, whichever is less, in height. Elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, may exceed the maximum height limitations with an approved variance or deviation; to allow the cupola on the north elevation a maximum roof height of 56 feet as demonstrated on page 12 of the pattern book (excerpt below).



4 ELEVATION | NORTH
SCALE 1/16" = 1'-0"

Justification: This deviation is being requested due to the comments received from the Design Review Board public informational meeting on December 13, 2017 for the pending development order application for the project. The board directed the architect to break up the roofline and provide towers and that a deviation from the 45 feet in height would be supported to allow for the architectural enhancements. Approval of this deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to the health, safety or welfare of abutting property owners or the general public.

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**PHOENIX AT ESTERO
DCI2017-E004
SURFACE WATER MANAGEMENT NARRATIVE
Revised December 7, 2017**

(1) A written description of the surface water management plan that includes:

a. The runoff characteristics of the property in its existing state;

The project consists of a currently permitted, undeveloped portion of the existing Plaza Del Sol subdivision with all backbone infrastructure, including the stormwater management system, already constructed. The site has been previously cleared for future development. The current drainage pattern is generally from northwest to southeast into the existing dry detention areas.

b. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained;

The proposed drainage concept will be to collect and treat all stormwater runoff from the project via sheet flow and catch basins to the master storm water management system. The master system dry detention areas will provide the required pre-treatment prior to discharge to the wet detention area. The system will provide the necessary storage and treatment of stormwater runoff in accordance with approved SFWMD requirements. The system will limit offsite discharge to pre-development quantities. No offsite properties drain through or across the property. The stormwater management system will discharge to the waters of the Estero Bay via the Estero River via Corkscrew Road roadside swales via existing storm drains along Arcos Ave then Puente Lane and Puerto Way.

c. The retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance;

No existing natural features exist on the property since it was cleared as part of the development of the overall subdivision. The existing Plaza Del Sol Property Owners association, Inc. is already established and is responsible for the maintenance of the surface water management system. There is an existing dry detention area along the eastern portion of the property that will remain part of the overall drainage system.

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- d. How existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate;

The existing elevation of the property is approximately 15.80' NGVD. The site will be filled to an average elevation of approximately 18.75' NGVD with a building finished floor 19.50' NGVD which is approximately 1.3' above the average centerline grade of Arcos Avenue. The wet season water table is 15.40' NGVD and will not be affected by this development. The existing subdivision has been designed, permitted and constructed in accordance with the applicable rules and regulations related to Stormwater management.

- e. If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expectable flooding.

The building finished floor of 19.50' NGVD is set more than 2' above the 100- year FEMA BFE of 17.30 NGVD' (16.00 NAVD) The project does not lie in a floodway and the existing commercial subdivision has been designed, permitted and constructed in accordance with the applicable rules and regulations related to Stormwater management.

- Detail how the proposed development can assure that flood issues are addressed and a description of characteristics and performance of the existing/proposed surface water management system.

The proposed development is an outparcel within a previously permitted and constructed commercial subdivision. The development's backbone water management system functioned perfectly during the recent heavy rain events. To my knowledge there were no issues related to flooding due to inordinate amounts amounts of rainfall.



Professional Engineers, Planners & Land Surveyors

August 25, 2017

Ms. Mary Gibbs, AICP
Community Development Director
The Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928

Reference: **PHOENIX AT ESTERO; MINOR PD AMENDMENT
DC12017-E004; INITIAL SUFFICIENCY RESPONSE**

Dear Ms. Gibbs,

The information provided and items attached are in response to your comment letter dated August 4, 2017 and attachments regarding the above referenced project. Attached please find the following information provided with the responses:

1. Three (3) copies of Page 2 of 7 of Lee County's case number DCI2008-00048 sufficiency response for existing zoning on property addressing square footage
2. Three (3) copies of revised Master Concept Plan (24"x36" and 11" x 17")
3. Three (3) copies of January 12, 2009 letter from Lee County Zoning Division regarding CCF in CPD
4. Three (3) copies of Architectural Pattern Book
5. One (1) CD with submittal documents

Estero Fire Department

Comment 1: Walter, just with the limited plans we looked at the dimensions are not on the plans for the driveway widths. Also, the turning radius for the entrance from the existing Arcos on the SW corner of the property may need to be adjusted for Fire Trucks

Response: *Please see attached revised Master Concept Plan with dimensions added for Fire Truck access.*

Lee County Solid Waste

Comment 1: Lee County Solid Waste reviewed the documents and plan and finds the location for the dumpster enclosure accessible to the garbage trucks. The developer has noted that the size will be in accordance to the Land Development Code. I advise that the architect be made aware of the inside gate opening of at least 12' to accommodate the truck safe access to the dumpster(s).

Response: *Please see attached revised MCP which notes a minimum 12' gate opening for the dumpster.*

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Phone 239-939-5490 • www.bankseng.com • Fax 239-939-2523
Engineering License No. EB 6469 • Surveying License No. LB 6690

Development Review

Comment 1: Please provide (on the MCP) the total gross floor area for the entire 11.19-acre Plaza Del Sol Parcel G.

Response: Please note that ALF/CCF & ILU intensity is measured as dwelling units while the commercial intensity is measured in gross floor area. Parcel G is limited to 114,000 square feet of commercial uses total. The existing building on the western portion of Parcel G consists of 39,234 SF of medical office. This leaves the subject property with the option of 74,766 SF of commercial or a maximum of 268 assisted living facility/continuing care facility units or 134 independent living units or any combination within the above density limitations. Please see notes 3 and 4 on the revised MCP. Note 4 states that this Master Concept Plan demonstrates the option for 140 ALF units.

Please see attached copy of page 2 of a sufficiency response letter to Lee County in the 2009 Zoning case - comment 4 and response clarifies the intent for the square footage limitation to only count towards commercial – this has always been the intent.

Comment 2: Please provide a sidewalk along the two vehicular entrances from the adjacent property, which connects the on-site sidewalk system to the sidewalks on the adjacent site.

Response: Please see attached revised MCP which shows sidewalk along the two vehicular entrances which connect the on-site sidewalk system to the sidewalks on the adjacent site.

Comment 3: Please identify the employee parking area at the rear of the building on the MCP.

Response: Please see attached revised MCP which shows the employee parking area at the rear of the building.

Comment 4: Please identify the landscaped islands on the MCP that meets this requirement.

Response: The attached revised MCP has been revised to demonstrate a landscape island every 10 parking spaces.

Comment 5: Accessible parking spaces must be provided to serve all accessible doors.

Response: The attached revised MCP demonstrates accessible parking at the employee entrance which is the only other accessible door.

Comment 6: Please explain how this use is shown within this CPD.

Response: Please see attached January 12, 2009 letter from Lee County Zoning Division which provides the determination that a Continuing Care Facility is substantially similar to an Assisted Living Facility and is a permitted use in a Commercial Planned Development pursuant to Sections 34-620 and 34-933 of the LDC.

Comment 7: Please submit a pattern book in compliance with Section 33-393(a).

Response: Please see attached architectural Pattern Book. The landscaping will comply with the existing Plaza Del Sol design guidelines.

Comment 8: a. At time of local development order, and affidavit of authorization for off-site work (on the adjacent parcel) must be provided from the respective property owner.

Response: *Acknowledged.*

b. At time of local development order, the internal sidewalks, landscaping, and site architectural features must meet the minimum requirements set forth in the Plaza Del Sol Design Guidelines.

Response: *Acknowledged.*

c. The MCP lists the proposed use as being either a continuing care facility (CCF), an assisted living facility (ALF), or an independent living facility (ILF), however the application lists only an assisted living facility. Please revise the submitted documents for consistency.

Response: *The application does not seek to reduce the allowable density on the site since the applicant is not the owner of the property. The application demonstrates the current development plan option of 140 ALF units with an increase of the permitted building height to 45 feet. Notes 3 and 4 have been added to the MCP.*

d. The minimum number of parking spaces required for CCF, ALF and ILF varies. In order to find the application sufficient (for parking count) the parking space count must be based upon the exact use.

Response: *The attached revised MCP demonstrates the parking calculations for the current development plan option of 140 ALF units.*

General

Comment 1: Pursuant to a signalization agreement as a part of development order number DOS2002-00172, Plaza Del Sol is responsible for a proportionate share of the cost of the signalization of the intersection of Puente lane and Corkscrew road at such time as the required warrants for signalization are met. A condition will be attached to any zoning approval confirming this property's obligation to participate in the funding of the signal.

Response: *Acknowledged*

Comment 2: The Village of Estero Area-Wide Traffic Study shows that Corkscrew Road from Three Oaks Parkway to I-75 is failing in the PM peak hour based upon the 2017 Existing Volume. Please address this issue.

Response: *The Florida Department of Transportation (FDOT) has funded improvements to the Corkscrew Road & I-75 Interchange that should substantially improve traffic flow along Corkscrew Road (between Three Oaks Parkway and Ben Hill Griffin Road). The "on-ramp" Interchange improvements will be completed by the year 2019/2020 which include constructing eastbound and westbound dual left turn lanes and extending the eastbound and westbound right turn lanes. These Interchange improvements should significantly reduce the frequency of "on-ramp" queuing that encroaches into the eastbound and westbound thru lanes during peak season conditions. FDOT has estimated that the interchange will operate at LOS D conditions with the completion of these improvements.*

Long-term improvements will likely warrant 6-lanes for Corkscrew Road between Three Oaks Parkway and I-75. There is adequate right-of-way to widen Corkscrew Road to 6-lanes, but Lee County Government has not yet funded the improvements. Plaza Del Sol has and will pay its fair share of roadway improvements via payment of road impact fees.

If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning



Professional Engineers, Planners & Land Surveyors

January 12, 2018

Ms. Mary Gibbs, AICP
Community Development Director
The Village of Estero
9401 Corkscrew Palms Circle
Estero, Florida 33928

Reference: **PHOENIX AT ESTERO; MINOR PD AMENDMENT
DC12017-E004; Re-Submittal #2 SUFFICIENCY REVIEW**

Dear Ms. Gibbs,

The information provided and items attached are in response to your comment letter dated November 27, 2017 and attachments regarding the above referenced project. In response to comments from the Design Review Board on December 13, 2017, the applicant has added a shuttle bus parking spot, generator location and has added a height deviation for architectural features. Attached please find the following information provided with the comment responses:

1. Revised Master Concept Plan.
2. Revised Pattern Book.
3. Revised Architectural Elevations.
4. Revised Landscape Plans.
5. Revised Stormwater Narrative.
6. Deviations and Justifications

PATTERN BOOK

Comment 1: Open space areas were not depicted on plans or illustrated in the pattern book.

Response: *Please see attached revised master concept plan note 1 and revised pattern book page 23. The existing zoning resolution requires the subject parcel to provide 10% open space; however the applicant is providing a minimum of 30%.*

Comment 2: The monument sign will require more detail and illustrated in color.

Response: *Please see attached revised pattern book page 16.*

Comment 3: Non-color architectural elevations of the proposed buildings were provided. Colored architectural elevations are required for all of the buildings.

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Response: *Please see attached revised color architectural elevations as well as revised pattern book.*

Comment 4: It is not clear as to whether the dumpster doors are solid. Section 10-261 (c) requires a landscaped screen or solid fencing along at least three sides. Please provide a larger picture with details for the proposed dumpster area.

Response: *Please see attached revised pattern book page 17 which describes that the gates are to be a welded, multi-slat .938 tongue and groove gate system (not see-through).*

Comment 5: Additional details of on-site amenities must be shown on the appropriate site plans.

Response: *The pattern book has been updated to provide a list of examples of the types of amenities that will be provided. The applicant wishes to leave some flexibility in these areas for the zoning. Specific details will be provided at the time of development order application.*

Comment 6: A larger scaled Landscaping and Master Concept Plan will be required.

Response: *Please see attached larger sized landscape and master concept plan.*

STORMWATER NARRATIVE

Comment 1: Please provide data for the proposed building finished floor elevations compared to the road and ground elevation.

Response: *Please see attached revised stormwater narrative that has been updated to reflect this information.*

Comment 2: A summary will be required to address the off-site stormwater drainage pathway.

Response: *Please see attached revised stormwater narrative that has been updated to reflect this information.*

If you have any questions or I may be of further assistance, please feel free to contact me at (239) 770-2527 or shewitt@bankseng.com.

Sincerely,
BANKS ENGINEERING



Stacy Ellis Hewitt, AICP
Director of Planning