



John E. Manning
District One

July 6, 2017

Via E-Mail

Cecil L Pendergrass
District Two

Stacy Ellis Hewitt, AICP

Larry Kiker
District Three

Banks Engineering

Brian Hamman
District Four

10511 Six Mile Cypress Parkway

Frank Mann
District Five

Fort Myers, FL 33966

Roger Desjarlais
County Manager

RE: Potable Water and Wastewater Availability
Phoenix at Estero, 10251 Arcos Ave.
STRAP #: 35-46-25-E1-3100G.0010

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief
Hearing Examiner

Dear Ms. Hewitt:

The subject parcel is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and wastewater lines are in operation adjacent to the parcel mentioned above on Arcos Ave. However, in order to provide service to them, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of an assisted living facility with an estimated flow demand of approximately 16,100 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and wastewater service as estimated above.

Availability of potable water and wastewater service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through the Pinewoods Water Treatment Plant.

Wastewater service will be provided by the Three Oaks Wastewater Treatment Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

With regard to effluent reuse service; there are currently reuse facilities available in the vicinity of the project site but an evaluation will need to be done to determine if there is capacity.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

July 6, 2017

Page 2

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and wastewater service is to be utilized for Development Order and Zoning Review only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nathan Beals', is written over a light blue circular stamp. The signature is fluid and cursive.

Nathan Beals, PMP
Principal Planner
(239) 533-8157
LEE COUNTY UTILITIES

ATTACHMENT G

From: Kantor, Brigitte
To: [Carla Chauvin](#); [Walter McCarthy](#); [Ross Morgan](#)
Subject: RE: DCI2017-E004 Phoenix at Estero #1 Resubmittal
Date: Saturday, September 23, 2017 7:44:23 AM
Attachments: [image001.png](#)

Hello Walter and Ross,

Following a review of the response letter and plans the requirements for the garbage and recycling dumpster enclosure have been satisfied. Thank you for your patience.

Regards,
Brigitte

Brigitte Kantor | Manager, Public Utilities
Lee County Solid Waste Division
(239) 533-8000, Extension 38005 | fax: (239) 533-8025
BKantor@leegov.com
visit us on the web at www.leegov.com/solidwaste

From: Carla Chauvin [mailto:chauvin@estero-fl.gov]
Sent: Wednesday, August 30, 2017 1:45 PM
To: Walter McCarthy; Ross Morgan
Subject: DCI2017-E004 Phoenix at Estero #1 Resubmittal

Good Afternoon: The Village of Estero received #1 Resubmittal to the Initial Sufficiency Response for Minor Planned Development Amendment for Phoenix at Estero. The application documents and plans are uploaded to the Village FTP website and are under Zoning Cases in the folder **DCI2017-E004 Phoenix at Estero/DCI2017-E004 #1 Resubmittal**. **[Please note that this is a new FTP site for the Village and new credentials are provided below.]** This application should be reviewed for Sufficiency per LDC Section 34-373. Sufficiency comments should be provided to Walter McCarthy and Ross Morgan (morgan@estero-fl.gov) by Wednesday, September 13, 2017 to allow time to prepare the response package and transmit it to the applicant. If I can assist in any way, please advise. Thank you.

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

Username: devreview
Password: voe16dev

<https://docshare.estero-fl.gov:8000>

Carla Chauvin
Administrative Assistant – Planning & Zoning
Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Ph: 239-319-2827
Fax: 239-319-2235

chauvin@estero-fl.gov



Email which is created or received by a Village of Estero employee or official in connection with the transaction of official business of the Village of Estero is considered public record and is subject to inspection and/or copying in accordance with Chapter 119, Florida Statutes and is subject to applicable state retention laws, unless exempted by law.

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Matt Noble

From: Kantor, Brigitte <BKantor@leegov.com>
Sent: Friday, February 2, 2018 4:17 PM
To: Matt Noble
Subject: RE: Phoenix at Estero DCI2017-E004 - Substantive Comments

Thanks Matt for taking my call. I have no concerns pertaining to the case.

Regards,
Brigitte

Brigitte Kantor | Manager, Public Utilities
Lee County Solid Waste Division
(239) 533-8000, Extension 38005 | fax: (239) 533-8025
BKantor@leegov.com
visit us on the web at www.leegov.com/solidwaste

From: Matt Noble [mailto:noble@estero-fl.gov]
Sent: Friday, February 02, 2018 3:51 PM
To: Kantor, Brigitte <BKantor@leegov.com>
Subject: Phoenix at Estero DCI2017-E004 - Substantive Comments

Good afternoon Brigitte,

Does Lee County Solid Waste have any substantive comments concerning this case? Thank you for your time!

Matthew A. Noble, AICP, CFM

Principal Planner



Department of Community Development

9401 Corkscrew Palms Circle.Suite #101 | Estero, FL 33928

Direct Line: 239-319-2814
Main Office: 239-221-5036
noble@estero-fl.gov

www.Estero-fl.gov

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RESOLUTION NUMBER Z-09-037

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

WHEREAS, an application was filed by the property owner, Estero Medical Center LLC, to Amend the Plaza Del Sol Commercial Planned Development (CPD) in Lee County Zoning Resolution #Z-03-039, in reference to Plaza Del Sol CPD Amendment; and,

WHEREAS, a public hearing was advertised and held on November 5, 2009, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2008-00048; and

WHEREAS, a second public hearing was advertised and held on February 1, 2010, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to amend the Plaza Del Sol Commercial Planned Development (CPD) Lee County Zoning Resolution # Z-03-039 to add Assisted Living Facilities (ALF), Continuing Care Facilities (CCF) and Independent Living Units (ILU) as allowable uses to the currently approved schedule of uses on Parcel G only. The maximum density proposed is 272 ALF/CCF units; 136 ILU; or the equivalent of 68 dwelling units. Maximum height proposed is unchanged (2 stories 35 feet). The development will connect to public potable water service and public sanitary sewer service. No development blasting is proposed. The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit "A".

The request for 272 ALF/CCF units was reduced to 268 ALF/CCF units, 134 ILU; or the equivalent of 67.62 dwelling units (a maximum of 6.0 dwelling units on 11.27 acres of land) and the project is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. Master Concept Plans & General Development Parameters

- A. The development of this project must be substantially consistent with the two-page Master Concept Plan (MCP), Sheet 1 entitled, "Plaza Del Sol, Amendment to Master Concept Plan Z-94-050," dated May 10, 2002, last revised 03/15/2004, most recently date-stamped "Received Nov 06 2009

Community Development," **and** Sheet 2 entitled "ALF/CCF Alternate Master Concept Plan, Plaza Del Sol Parcel G, Lee County, Florida," dated 10/15/2008, last revised 02-01-10, date-stamped "Received Feb 04 2010 Community Development," both attached hereto as Exhibit "C", except as modified by the conditions below.

- B. This development must comply with all requirements of the LDC at time of local development order Approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.
- 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.
- G. This Approval codifies the terms and conditions contained in Lee County Zoning Resolution No. Z-03-039 and Lee County Administrative Amendments ADD2004-00068, ADD2005-00016, ADD2005-00197 and ADD2006-00079. Those prior approvals are superceded and are deemed null and void upon the adoption of the Resolution approving this request.

H. All conditions and commitments made in the "Plaza Del Sol Design Guidelines" must be adhered to as part of this planned development. (See attached Exhibit "D".)

2. The following limits apply to the project and uses

A. Schedule of Uses

Accessory Uses and Structures - including uses subordinate to an assisted living facility, continuing care facility and independent living units.

Animal Clinic

Auto Parts Store (No outdoor display or storage)

Assisted Living Facility - Limited to Parcel G and subject to Condition 1

Automatic Teller Machine (ATM)

Automotive Repair and Service - Group I only and excluding: automotive interior shops; automotive paint shops; automotive top installation or repair (canvas or plastic); cellular phone installation; glass replacement and repair; radio sales and installation; transmission repair; undercoating cars; and upholstery repair. These uses are allowed on Parcel H only, and must meet the requirements of LDC §33-431.

Banks and Financial Establishments - Groups I and II (Parcels C or D only)

Boat Parts Store (No outdoor display or storage)

Broadcast Studio, commercial radio and television

Business Services - Group I only

Car Wash - Restricted to Parcel H only and subject to Condition 10

Cleaning and Maintenance Services

Clothing Store, General

Clubs, excluding Country Club

Continuing Care Facilities - Limited to Parcel G and subject to Condition 1

Contractors and Builders - Group I only

Convenience Food and Beverage Store - Restricted to Parcel H only and limited to one structure in compliance with LDC §33-431

Consumption on Premises - Limited to Restaurants, Groups III and IV

Cultural Facilities

Day Care Center - Adult or Child

Department Store

Drive-thru facility - only in conjunction with a bank, drug store, pharmacy or fast food restaurant

Drug Store - Free Standing - Limited to one on entire site

Essential Services

Essential Service Facilities - Group I only

Excavation, Water Retention - Not to include the removal of excavated material from site, and no blasting

Fences and Walls

Food Store - Group I only and limited to anchor Parcel G

Hardware Store - No outdoor display or storage

Health Care Facilities - Groups I, II and III

Hobby, Toy, and Game Shop

Household/Office Furnishings - Groups I and II
 Independent Living Units - Limited to Parcel G and subject to Condition 1
 Insurance Companies
 Laundry or Dry Cleaning - Group I only
 Lawn and Garden Supply Store - Limited to less than 1 acre of
 outdoor display area
 Non-Store Retailers
 Office, Medical
 Package Store - Only in conjunction with a supermarket, food store or drug store
 Paint, Glass, and Wallpaper Store
 Parking Garage - Limited to Anchor Parcel G and only in
 conjunction with a retail use on the same parcel
 Parking Lot, Accessory
 Personal Services - Groups I and II
 Pet Shop and Pet Services - No outdoor kennels or runs
 Pharmacy
 Printing and Publishing - Limited to 5,000 square feet
 Recreation Facilities, Commercial - Group I only
 Rental or Leasing Establishments - Groups II and III (No outdoor display or storage)
 Repair Shop - Groups I, II and III (No outdoor display or storage)
 Restaurant - Fast Food - Limited to 1 on the entire CPD site and further
 restricted to one of these parcels: A, E, F, or G
 Restaurant, Standard - Groups I, II, III and IV
 Residential accessory uses and structures
 School, Commercial
 Self Service Fuel Pumps - Limited to a maximum of 12 fuel pumps and only
 in conjunction with a convenience food and beverage store
 Signs - In compliance with LDC Chapter 30 and the Estero regulations at
 the time of development orders (See also Deviations below)
 Social Services - Groups I and II
 Specialty Retail Shop - Groups I, II and III
 Studio
 Temporary Uses - Construction and Sales Office
 Variety Store

B. Site Development Regulations

Minimum Lot Dimensions:

Minimum Lot Area:	20,000 square feet
Minimum Lot Depth:	100 feet
Minimum Lot Width:	75 feet

Setbacks

Buildings	
Private Interior Street Side:	Minimum of 20 feet Minimum of 0 feet, maximum of 5 feet
Streets	
(Corkscrew Road):	Maximum of 45 feet
(Three Oaks Parkway):	Maximum of 50 feet
Rear Setback:	Minimum of 20 feet
Water Body:	Minimum of 25 feet

Maximum Lot Coverage: 40%

Maximum Building Height: 35 feet or two (2) stories

3. Traffic: Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
4. Lee Plan Allocation: Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
5. Design Guidelines: Prior to local development order approval, the landscape plans must be consistent with the document entitled "Plaza Del Sol Design Guidelines," attached as Exhibit "D," and the LDC.
6. No Blasting: Development blasting is not an approved activity as part of this approved planned development. Development blasting must be approved through an amendment of this planned development that goes through the public hearing process.
7. Public Water and Sewer Hook-up Required: The subject property must connect to public potable water and public sanitary sewer service. At time of local development order, the developer must demonstrate there is adequate water and sewer capacity to handle the proposed level of development.
8. Accessory Uses: Within the Commercial Planned Development, accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

9. Solid Waste/Recycling: As part of any local development order approval, the development order plans must include facilities in compliance with LDC §10-261 and Lee County Solid Waste Ordinance #08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of these facilities will be reviewed at the time of local development order application.
10. Car Wash: The applicant must attach a response letter to any local development order submittal explaining how the Estero Design Review Committee suggestions/comments included in their December 21, 2004 letter (attached as Exhibit "E") may or may not be addressed.
11. Buffering and Landscaping: Prior to local development order approval for the undeveloped 7.08 acre portion of Parcel G and any associated portions of the existing 4.11 acre development, landscape plans must depict landscape islands and pedestrian walkways between the two uses to incorporate trees, shrubs and groundcover as required by Plaza Del Sol Design Guidelines B. 1. And C. 5. (See attached Exhibit "D")
12. Open Space: Prior to local development order approval for the undeveloped 7.08 acre portion of Parcel G, development order plans must depict a minimum of 10% open space is provided within the 7.08 acre project boundary.
13. Arcos Avenue Buffer: Prior to local development order approval for Parcel G, landscape plans must depict a minimum 15-foot-wide Type D right-of-way buffer along Arcos Avenue with a minimum of 7.5 feet of plantable area outside the 10-foot-wide public utility easement, in substantial compliance with the MCP.

SECTION C. DEVIATIONS:

Previously Approved Deviations

Deviations from Lee County Zoning Resolution #Z-03-039 remaining in full force and effect except as indicated below:

Water Retention Setback - Deviation (1) sought relief from the LDC §10-329(d)(1)(a)(3) requirement to provide a water retention setback of 50 feet from private property under separate ownership, to allow a setback of 25 feet.

Intersection Separation - Deviation (2) sought relief from the LDC §10-285(a) requirement to provide a separation distance of 660 feet on an arterial road, to allow a separation distance of 556 feet.

Deviations (3), (4), (5), (6), and (7) - WITHDRAWN.

Conservation Easement - Deviation (8) sought relief from the LDC §34-1044(b) (now §33-351) requirement and was approved to provide the conservation easement in the northeast portion of the CPD to substitute for the Type "A" buffer.

Reduced Buffer Width - Deviation (9) sought relief from the LDC §34-1044(b) (now §33-351) requirement to provide a 200-foot wide buffer along the internal rights-of-way, to reduce the width of the buffer to 15 feet. This deviation was Approved Subject To the requirement that the buffer contain the same vegetation as required in a Type "D" buffer was installed.

Deviation (10) - WITHDRAWN.

New Deviation 11

Buffer between Commercial Properties - Deviation (11) seeks relief from the LDC §33-351 requirement to provide a Type "A" buffer between commercial properties, to allow no buffer between the existing and future development on Parcel G. This deviation is APPROVED, SUBJECT TO Condition 11 hereinabove.

Deviations from Administrative Amendments remaining in full force and effect:

Administrative Amendment ADD2004-00068

Ground Mounted Signs on Parcels E and H - Deviation (1) sought relief from the LDC §30-153(3)(a)6 requirement and was approved - as conditioned below - to allow Parcels E and H to have two ground-mounted signs, instead of one sign per business; **and**

Monument Signs on Parcels E and H - Deviation (2) sought relief from the LDC §30-406(a)(1)c requirement and was approved to allow one monument style sign to be located at the southwest corner of Parcel E, and one monument style sign to be located at the southwest corner of Parcel H (each sign face was to be a maximum of 200 square feet in area), and one monument style sign, with a total sign face of 72 square feet, on each of Parcels E, and F.

These two Deviations were approved SUBJECT TO the following conditions:

1. The monument style signs to be located in the southwest corners of Parcels E and H, as depicted on the MCP, attached, are to be project identification signs, as defined by the LDC.
2. The single monument style signs, permitted a maximum total sign face of 72 square feet, above and beyond the permitted project identification signs on Parcels E and H, as depicted on the MCP, are restricted to locations on the internal road (to be named Arcos Avenue) for the project, and are prohibited from being visible from either Corkscrew Road or Three Oaks Parkway.
3. Parcels A, B, D and F, as depicted on the MCP, are permitted monument-style signs with a maximum total sign face of 72 square feet, which are restricted to locations on the internal road (to be named Arcos Avenue) for the project, and are prohibited from being visible from either Corkscrew Road, or Three Oaks Parkway.

Parking Setback from Corkscrew Road and Three Oaks Parkway - Deviations sought relief from the LDC §34-1047 requirement to provide a 35-foot parking setback from Corkscrew Road and to allow parking setbacks at 42.9, 43.0 and 43.2 feet from Three Oaks Parkway. These Deviations were APPROVED SUBJECT TO the following conditions.

1. The 3 trees, immediately south of Building 101, must be preserved as shown on the attached "PARKING AREA SETBACKS EXHIBIT", dated 6/01/2005 and date-stamped by the permit counter on October 13, 2005. (Attached as Exhibit "G")
2. The suggestions and comments of the Estero Design Review Committee, dated September 29, 2005, are attached hereto as Exhibit "F" for reference purposes.
3. Two parking spaces to be eliminated as shown on the sketch contained in attached Exhibit "G".

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plans
- Exhibit D: Plaza Del Sol Design Guidelines
- Exhibit E: Estero Design Review Committee (suggestions/comments included in their December 21, 2004 letter)
- Exhibit F: Estero Design Review Committee (suggestions/comments included in their September 29, 2005 letter)
- Exhibit G: Parking Area Setbacks Exhibit

The applicant has indicated that the STRAP number for the subject property is:
35-46-25-31-0000G.0000

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

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

Commissioner Ray Judah made a motion to adopt the foregoing resolution, seconded by Commissioner Frank Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 1st day of February, 2010.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcea Wilson
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Tammara Hall
Chair Commissioner

Approved as to form by:

John J. Fredyma
John J. Fredyma
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
mw
2010 FEB 12 PM 12:03

Legal Description

Lot G, Plaza Del Sol, a subdivision, located in Section 35, Township 46 South, Range 31 East, according to the plat thereof on file and recorded in Plat Book 80, Pages 74 thru 76, of the Public Records of Lee County, Florida.

Parcel Number

35-45-25-31-0000G.0000

DCI2008-00048

by BA 12-24-08

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ PORT CHARLOTTE ♦ SARASOTA

Legal Description Overall CPD

PLAZA DEL SOL, a subdivision according to the plat thereof recorded at Plat Book 80, Page 74-76, in the Public Records of Lee County, Florida.

RECEIVED
AUG 17 2009

COMMUNITY DEVELOPMENT

DCI 2008-00048

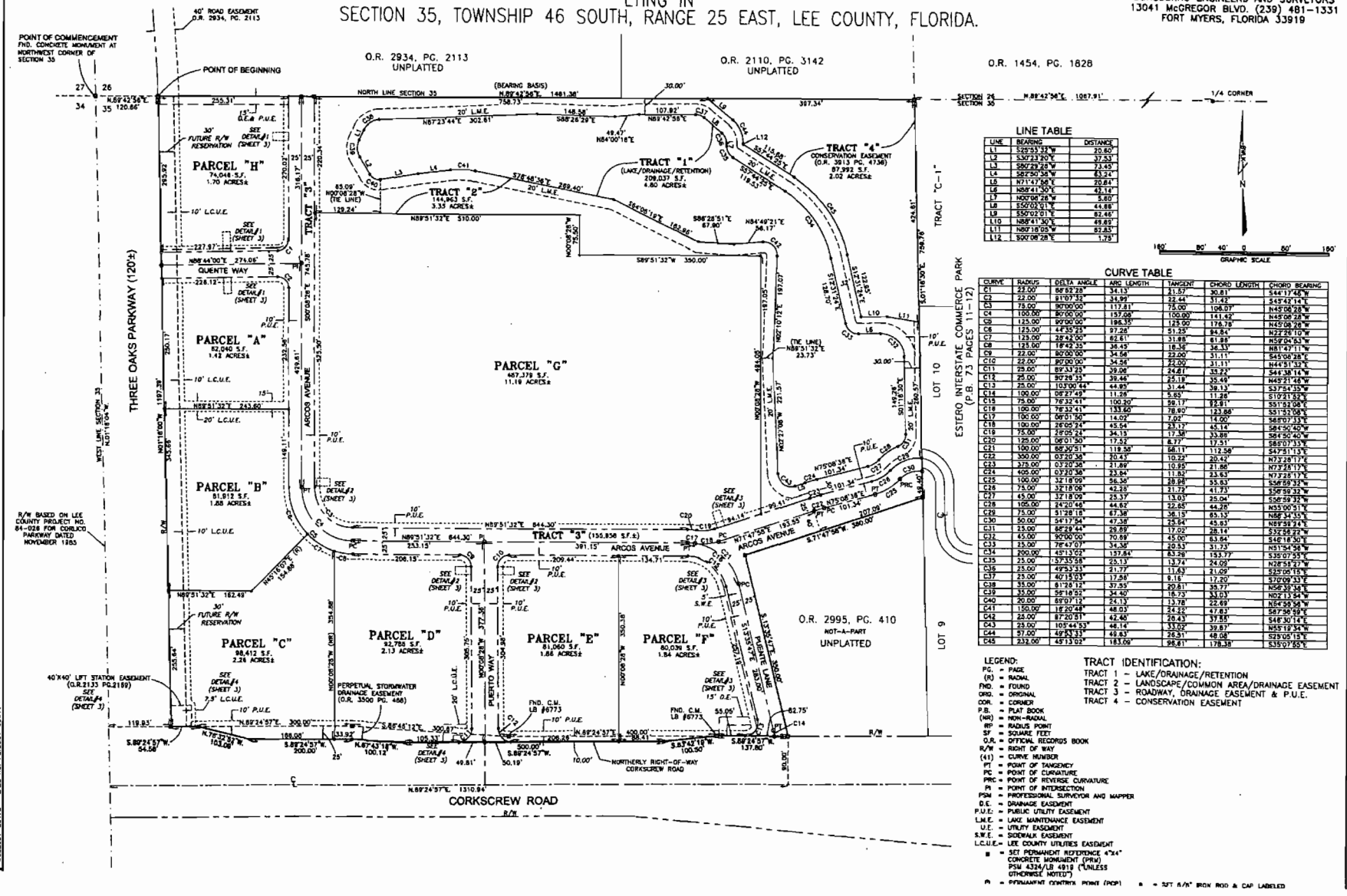
PLAZA DEL SOL

A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PLAT BOOK 10 PAGE 15
SHEET 2 OF 3

THIS INSTRUMENT PREPARED BY:
BEAN, WHITAKER, LUTZ & KAREH, INC.
CONSULTING ENGINEERS AND SURVEYORS
13041 MCGREGOR BLVD. (239) 481-1331
FORT MYERS, FLORIDA 33919

NOTE: SEE SHEET 3 OF 3 FOR EASEMENT DETAILS



LINE TABLE

LINE	BEARING	DISTANCE
L1	S29°53'33" W	20.60
L2	S30°23'20" W	37.33
L3	S87°23'24" W	74.55
L4	S87°50'35" W	63.24
L5	N71°47'06" E	20.84
L6	N88°41'30" E	49.14
L7	N02°08'26" W	5.00
L8	S50°02'01" E	44.88
L9	S50°02'01" E	44.88
L10	N88°41'30" E	49.89
L11	N87°18'05" E	87.23
L12	S00°08'28" E	1.75

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
CD1	22.00	88°29'33"	34.13	21.57	30.81	S44°17'42" W
CD2	22.00	81°07'53"	31.99	21.44	28.41	S48°32'12" W
CD3	25.00	80°00'00"	117.81	78.00	106.07	N45°08'28" W
CD4	100.00	80°00'00"	137.20	100.00	141.42	N45°08'28" W
CD5	125.00	89°00'00"	184.35	125.00	176.78	N45°08'28" W
CD6	125.00	44°35'25"	97.20	51.25	84.84	N22°28'10" W
CD7	125.00	28°42'00"	62.61	31.88	51.88	N18°47'11" W
CD8	125.00	18°42'35"	38.45	18.36	36.33	N10°21'52" E
CD9	22.00	80°00'00"	34.56	22.00	31.11	S33°08'28" E
CD10	22.00	80°00'00"	34.56	22.00	31.11	N44°51'38" E
CD11	25.00	87°33'35"	39.06	24.81	33.22	S44°38'14" W
CD12	25.00	30°28'35"	28.46	25.19	35.48	N48°31'48" W
CD13	25.00	10°39'44"	14.89	13.44	38.12	N68°11'32" E
CD14	100.00	08°27'49"	11.29	5.82	11.28	S10°21'52" E
CD15	75.00	76°32'41"	100.30	68.17	123.81	S51°24'08" E
CD16	100.00	76°32'41"	133.00	78.00	123.86	S51°24'08" E
CD17	100.00	08°01'50"	14.02	7.02	14.00	S88°07'55" E
CD18	100.00	35°05'54"	45.56	28.12	45.18	S45°04'40" W
CD19	75.00	28°05'24"	34.13	17.38	33.88	S45°04'40" W
CD20	125.00	08°01'50"	17.52	8.77	17.51	S88°07'55" E
CD21	100.00	08°05'51"	118.58	68.11	112.58	S47°11'32" E
CD22	300.00	03°20'38"	70.43	10.32	30.42	N73°28'17" E
CD23	275.00	03°20'38"	21.89	10.89	21.88	N73°28'17" E
CD24	100.00	03°20'38"	24.86	11.52	23.63	N73°28'17" E
CD25	100.00	32°18'09"	56.30	28.98	55.03	S08°39'32" W
CD26	75.00	32°18'09"	42.20	21.22	41.73	S08°39'32" W
CD27	45.00	32°18'09"	25.33	13.00	25.04	S08°39'32" W
CD28	100.00	24°20'46"	44.62	22.85	44.20	S05°05'17" E
CD29	75.00	31°28'18"	47.38	36.12	45.13	N88°34'35" E
CD30	50.00	34°17'04"	47.38	25.64	45.83	N88°34'35" E
CD31	25.00	88°28'44"	28.89	17.02	28.14	S22°28'22" W
CD32	25.00	50°00'00"	70.89	45.80	63.84	S46°18'30" E
CD33	25.00	34°34'30"	34.30	20.83	31.73	N53°25'58" E
CD34	200.00	45°13'02"	157.84	83.38	183.77	S39°07'55" E
CD35	25.00	57°35'54"	25.12	12.74	24.09	N28°52'27" W
CD36	25.00	49°53'33"	17.58	11.03	16.69	S29°08'16" E
CD37	25.00	40°15'53"	12.58	6.18	12.40	S10°09'53" E
CD38	35.00	81°28'14"	37.85	20.81	39.77	N56°39'36" E
CD39	35.00	56°18'52"	34.40	16.73	33.03	N02°13'54" W
CD40	20.00	88°07'12"	24.13	13.78	22.69	N84°58'58" W
CD41	150.00	18°20'44"	48.03	24.22	47.83	S87°36'38" E
CD42	25.00	87°20'21"	42.40	26.43	37.88	S87°36'38" E
CD43	25.00	105°44'53"	46.14	33.02	39.87	N55°19'34" W
CD44	37.00	48°33'11"	43.83	26.21	48.08	S10°05'15" E
CD45	233.00	45°13'02"	183.09	98.81	178.38	S39°07'55" E

LEGEND:
 PG. = PAGE
 (X) = RADIAL
 FND. = FOUND
 ORG. = ORIGINAL
 COR. = CORNER
 P.B. = PLAT BOOK
 (NO) = NON-RADIAL
 RP = RADIAL POINT
 SF = SQUARE FEET
 O.R. = OFFICIAL RECORD BOOK
 R/W = RIGHT OF WAY
 (1) = CURVE NUMBER
 PT = POINT OF TANGENCY
 PC = POINT OF CURVATURE
 PRC = POINT OF REVERSE CURVATURE
 PI = POINT OF INTERSECTION
 PSM = PROFESSIONAL SURVEYOR AND MAPPER
 D.E. = DRAINAGE EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 U.E. = UTILITY EASEMENT
 S.W.E. = SIDEWALK EASEMENT
 L.C.E. = LEE COUNTY UTILITIES EASEMENT
 * = SET PERMANENT REFERENCE *24"
 CONCRETE MONUMENT (PRM)
 PSM 4334/LB 4818 (UNLESS OTHERWISE NOTED)
 P = PERMANENT CONTROL POINT (PCP) R = SET 8" I.R. IRON ROD & CAP LABELED

TRACT IDENTIFICATION:
 TRACT 1 - LAKE/DRAINAGE/RETENTION
 TRACT 2 - LANDSCAPE/COAMING AREA/DRAINAGE EASEMENT
 TRACT 3 - ROADWAY, DRAINAGE EASEMENT & P.U.E.
 TRACT 4 - CONSERVATION EASEMENT

EXHIBIT "A"
(Page 4 of 5)

CASE NO. 2025001-00172

PLAZA DEL SOL

A SUBDIVISION
LYING IN

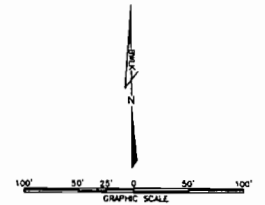
SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

PLAT BOOK 80 PAGE 76
SHEET 9 OF 9

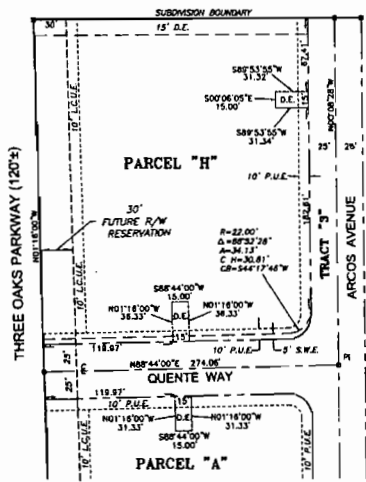
THIS INSTRUMENT PREPARED BY:
BEAN, WHITAKER, LUTZ & KAREH, INC.
CONSULTING ENGINEERS AND SURVEYORS
13041 MCGREGOR BLVD. (239) 481-1331
FORT MYERS, FLORIDA 33919

- LEGEND:
- PC = PLAT
 - (M) = RADIAL
 - FND = FOUND
 - ORCL = ORIGINAL
 - COR = CORNER
 - (RM) = NON-RADIAL
 - RP = RADIAL POINT
 - SF = SQUARE FEET
 - R/W = RIGHT OF WAY
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 - PT = POINT OF TANGENCY
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 - PRC = POINT OF REVERSE CURVATURE
 - PI = POINT OF INTERSECTION
 - O.R. = OFFICIAL RECORDS BOOK
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - D.E. = DRAINAGE EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - U.E. = UTILITY EASEMENT
 - S.W.E. = SIDEWALK EASEMENT
 - L.G.U.E. = LEE COUNTY UTILITIES EASEMENT

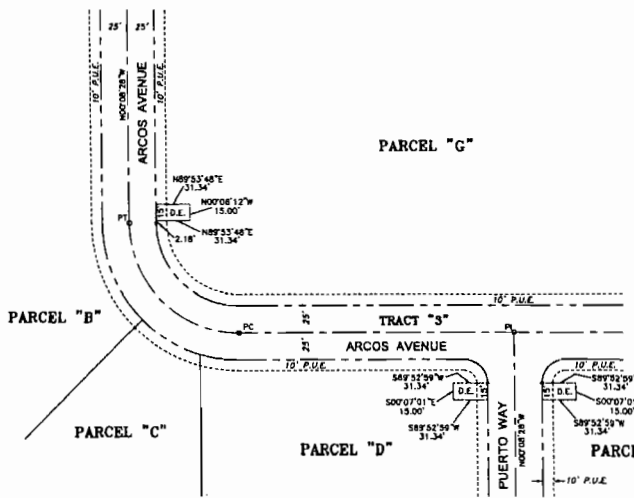
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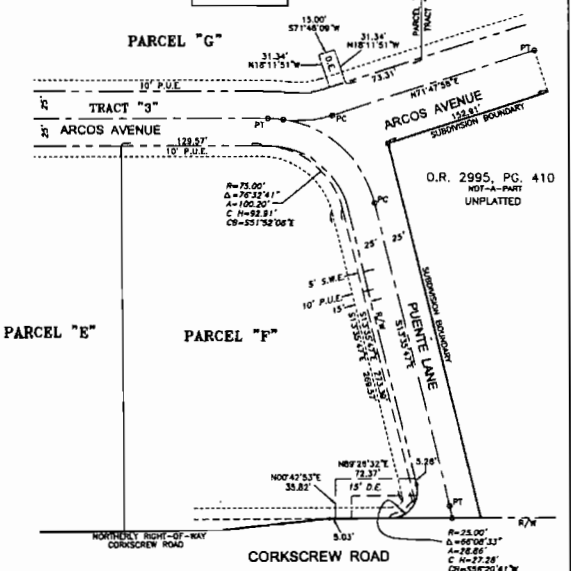
DETAIL #1



DETAIL #2



DETAIL #3



DETAIL #4

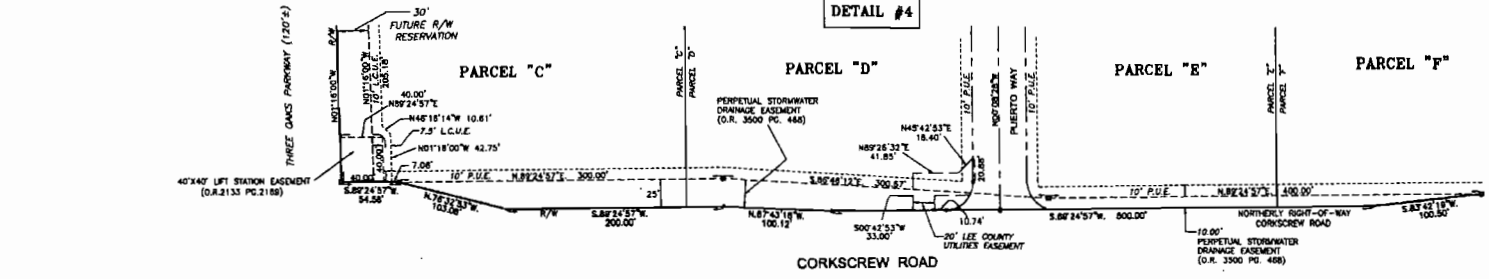
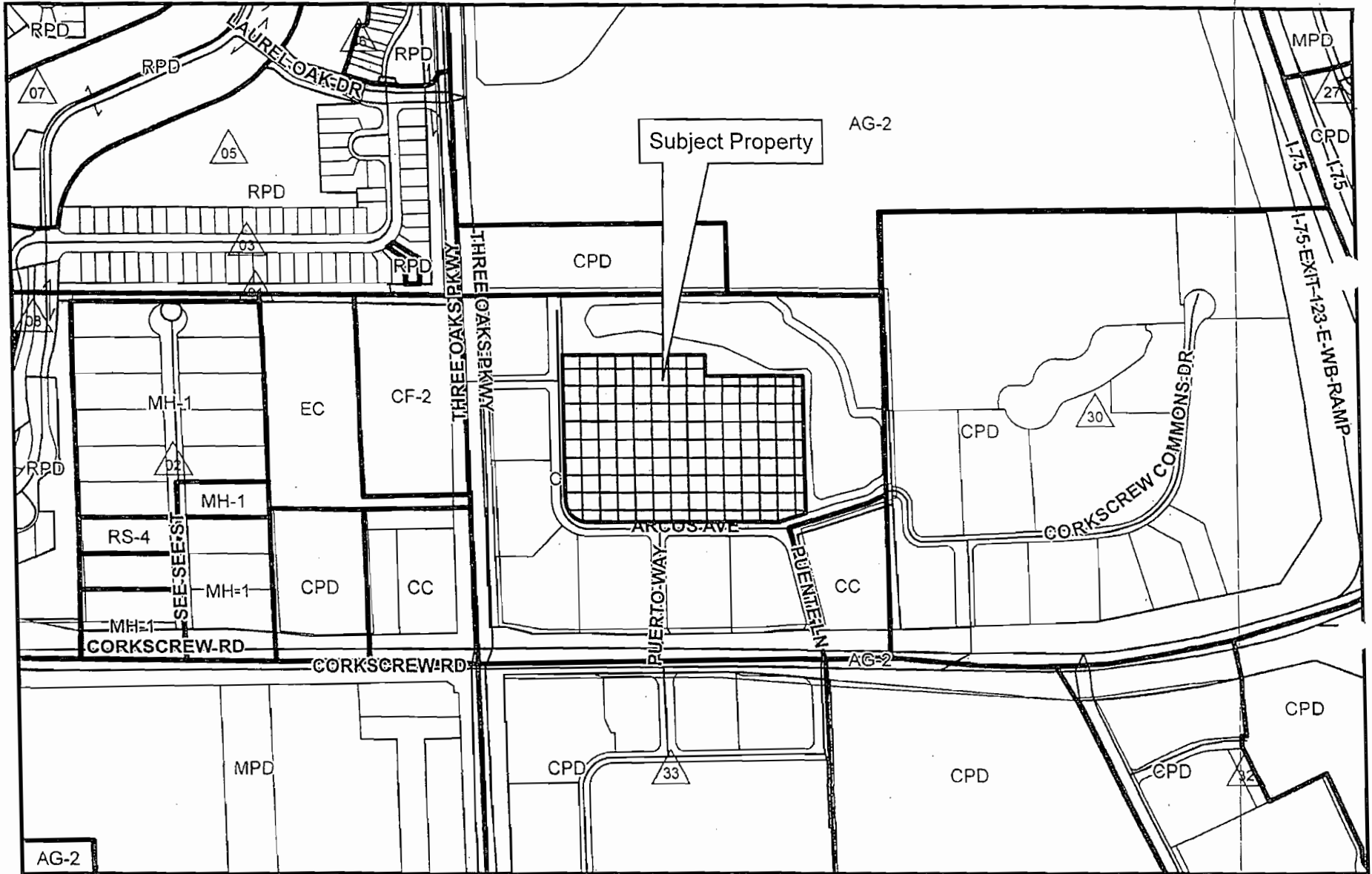


EXHIBIT "A"
(Page 5 of 5)

CASE NO. RL2001-0004
00920001-00171

Zoning Map

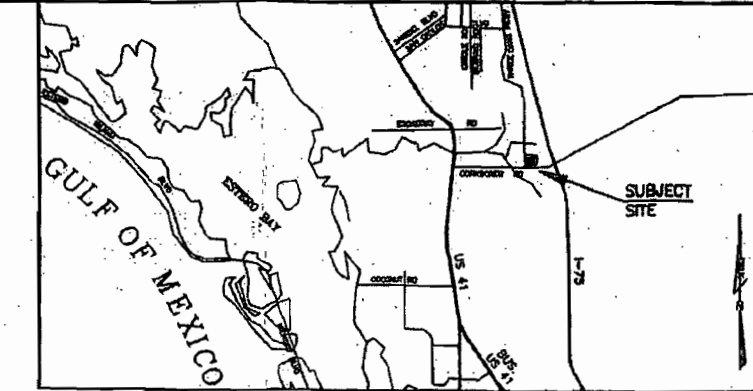
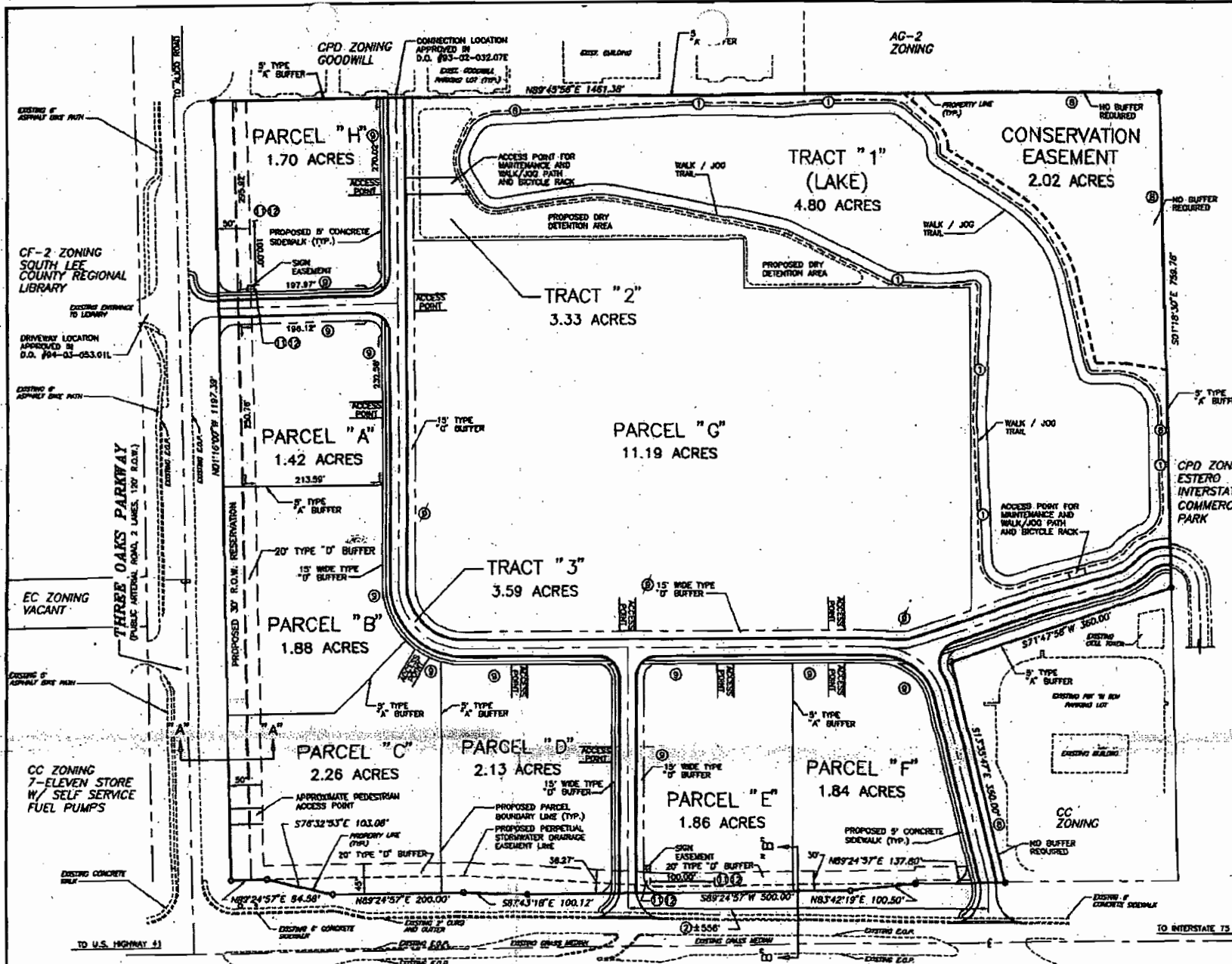


AG-2



EXHIBIT "B"





LOCATION MAP
N.T.S.

DEVELOPMENT REGULATIONS:

- BUILDING HEIGHT - TWO (2) STORES OR 35' ABOVE AVERAGE GRADE
- COMMERCIAL SQUARE FOOTAGE SHALL BE LIMITED TO 230,000 S.F.
- OF THE TOTAL 230,000 S.F. OF FLOOR AREA PROJECTED FOR PARCELS A THROUGH H, OUTPARCEL A IS EXPECTED TO CONTAIN A MAXIMUM OF 16,000 S.F., OUTPARCEL B IS EXPECTED TO CONTAIN A MAXIMUM OF 16,000 S.F., OUTPARCEL C IS EXPECTED TO CONTAIN A MAXIMUM OF 21,200 S.F., OUTPARCEL D IS EXPECTED TO CONTAIN A MAXIMUM OF 18,000 S.F., OUTPARCEL E IS EXPECTED TO CONTAIN A MAXIMUM OF 18,000 S.F., OUTPARCEL F IS EXPECTED TO CONTAIN A MAXIMUM OF 18,000 S.F., OUTPARCEL G IS EXPECTED TO CONTAIN A MAXIMUM OF 114,100 S.F., AND OUTPARCEL H IS EXPECTED TO CONTAIN A MAXIMUM OF 8,700 S.F.

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE = (30%) x (1,833,828 S.F.) = 549,958 S.F. = 11.62 AC.

OPEN SPACE PROVIDED:

TRACT "1"	124,372 S.F.
TRACT "2"	143,800 S.F.
TRACT "3"	242,001 S.F.
CONSERVATION EASEMENT	87,882 S.F.
PARCEL "A"	6,156 S.F.
PARCEL "B"	8,181 S.F.
PARCEL "C"	8,211 S.F.
PARCEL "D"	8,278 S.F.
PARCEL "E"	8,103 S.F.
PARCEL "F"	8,004 S.F.
PARCEL "G"	48,237 S.F.
PARCEL "H"	7,368 S.F.
TOTAL OPEN SPACE PROVIDED:	438,951 S.F. (10.02 AC)

NOTE:

*NOT ALL PERVIOUS AREAS QUALIFY AS OPEN SPACE. THEREFORE THERE ARE DIFFERENCES BETWEEN PERVIOUS AREAS IN SITE DATA AND OPEN SPACE CALCULATIONS.

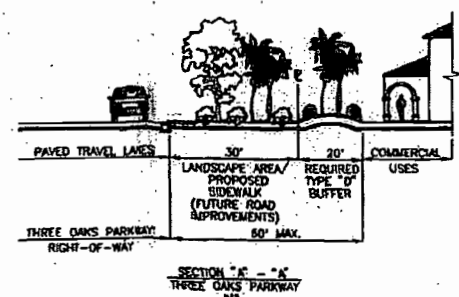
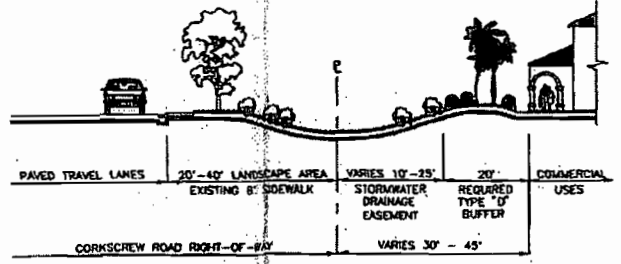
Approved as Exhibit C
MCP Page 1 of 2
Resolution # Z-09-037

LEGEND:

⊙ - DEVIATION KEY

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2006-00079
Date 5/18/2006

RECEIVED
NOV 06 2009
COMMUNITY DEVELOPMENT



RECEIVED
APR 27 2006
PERMIT COUNTER

ADD 2006-00079

DCI 2008-00048

SOL PROPERTY DEVELOPMENT, INC.
2340 FLORENCE WAY, SUITE M-1
SARASOTA, FLORIDA 34237 (239) 472-4455

PLAZA DEL SOL
AMENDMENT TO MASTER CONCEPT PLAN Z-94-060
SECTION 35, 146 S., R25 E., LEE COUNTY, FLORIDA

REVISIONS PER ADMINISTRATIVE AGREEMENT APPLICATION - 03/15/2004
REVISIONS PER LEE COUNTY REQUIREMENTS - 08/04/2003
REVISIONS PER LEE COUNTY REQUIREMENTS - 05/05/2003
REVISIONS PER LEE COUNTY REQUIREMENTS - 03/03/2003
REVISIONS PER LEE COUNTY REQUIREMENTS - 11/23/2002

STATUS

APPROVED BY: J.N. BEAN
SCALE: 1" = 100'
DATE: MAY 10, 2002

DESIGNED BY: J.S. MATEY
PROJECT NUMBER: 31431 (01-43)

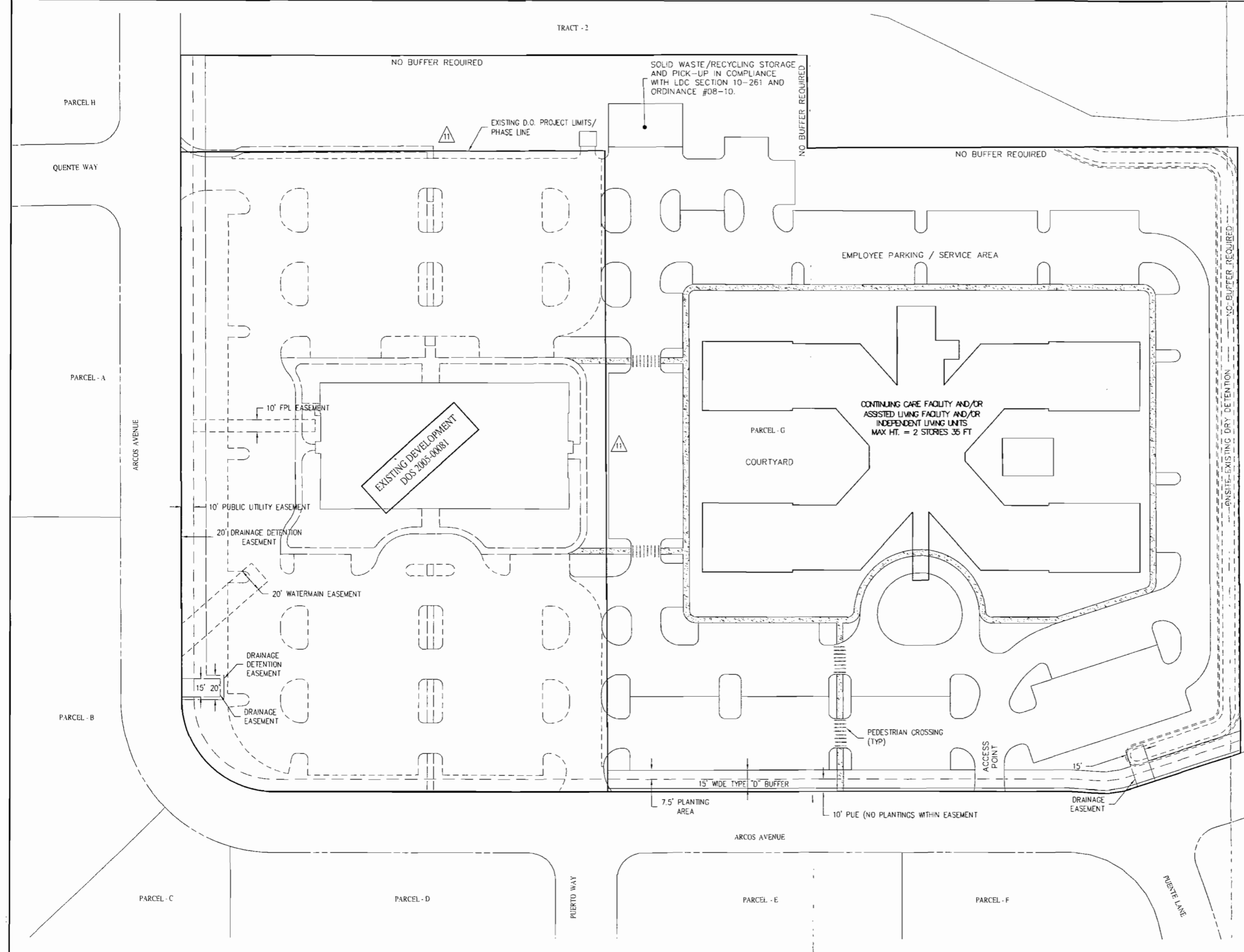
CONSULTING ENGINEERS - SURVEYORS AND MAPPERS - PLANNERS
13041 MCCORMIC BLVD., SUITE 1, FT. MYERS, FL 33919 (239) 481-1331
AUTHORIZATION NUMBER: EB4919

DRAWING BY: R.A. MAHLER

MASTER CONCEPT PLAN
SHEET 1 OF 12

33-46-25

EXHIBIT "C"
(Page 1 of 2)



0 40 80 120
GRAPHIC SCALE 1" = 80'

TRACT - I
(LAKE)

- NOTES:**
1. PARCEL G OPEN SPACE REQUIRED: 48,737 S.F.
 2. MAXIMUM BUILDING HEIGHT: TWO STORIES, 35'.
 3. SHARED/JOINT PARKING IS APPROVED IN ACCORDANCE WITH LDC SECTION 34-2018 IN ORDER TO COMPLY WITH THE PLAZA DEL SOL DESIGN GUIDELINES AND THE ESTERO PLANNING COMMUNITY DESIGN STANDARDS LDC SECTION 33-114(a)(3).

LEGEND:
= DEVIATION

Approved as Exhibit C
MCP Page 2 of 2
Resolution # 2-09-037

DCI 2008-00048

RECEIVED
FEB 04 2010

COMMUNITY DEVELOPMENT

PREPARED FOR:
ESTERO MEDICAL CENTER
10201 ARCOS AVENUE #106
ESTERO, FLORIDA 33928

NO.	DATE	REVISION DESCRIPTION	BY
4	02/01/10	RESOLUTION	SEH
3	10/28/09	DEVIATION PER ENVIRONMENTAL SCIENCES STAFF REPORT	SEH
2	07/14/09	2ND SUFFICIENCY	SEH
1	4/29/09	1ST SUFFICIENCY	SEH

Banks Engineering
Professional Engineers, Planners, & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ CHARLOTTE
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 933-4490 FAX: (239) 939-7523
ENGINEERING LICENSE # EB 6459
SURVEY LICENSE # LS 5090
WWW.BANKSENG.COM

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF
10/15/2008	2491	Mcp02		SDJ	SEH	1"=80'	2	2

EXHIBIT "C"
(Page 2 of 2)

2491

EXHIBIT "D"

Plaza Del Sol

Design Guidelines

REVISED 07/14/03

Project Overview

This document describes the intent of the applicant in developing the Plaza Del Sol Subdivision and proposes design guidelines by which individual parcels will be constructed. The objective is to provide the Estero community and Lee County the assurances that this project will be developed to meet the language and intent of the Estero Community Plan while allowing the developer the flexibility to market the project to tenants with varying uses, building types and size requirements.

The Plaza Del Sol Subdivision is located at the northeast corner of Corkscrew Road and Three Oaks Parkway. This intersection is expected to be the hub of the Corkscrew Road Corridor. For this reason, the developer has devoted special attention to creating the following design guidelines that exceed both the current Lee County Design Guidelines found in the recently adopted Corkscrew Main Street Overlay District Guidelines in the Lee County Land Development Code Sections 34-1045. through 34-1047.

In developing the property, it is important to do so in accordance with the Lee County Comprehensive Plan (including Goal 19 of the Estero Plan) and the specific regulations governing development of a site at this location. The following principles and policies that influence this level of development were utilized:

1. The subject property is located at the intersection of two arterial roadways - Corkscrew Road and Three Oaks Parkway. Prime access is provided to the site by the intersecting arterial roads as well as the close proximity of Interstate 75 and U.S. 41.
2. The proposed development site is within the Urban Community Land Use Category, which was designated for areas that are suitable for fairly intense levels of commercial, residential and light industrial development. The Lee Plan projects more intense development in these areas, more characteristic of an urban area.
3. The intersection of Corkscrew Road and Three Oaks Parkway is designated as a Commercial Node on Map 19 of the Lee County Comprehensive Plan. The Estero Community Plan limits retail uses for all areas along Three oaks Parkway with the exception of commercial nodes where the plan deemed appropriate.
4. The project lies within the Corkscrew Main Street Overlay District which was created to provide a pedestrian "boulevard", in relative scale to Corkscrew Road by locating proposed commercial buildings close to the roadway and providing for pedestrian connections and amenities.
5. The intent of these design guidelines and standards is to meet and exceed the requirements of the Corkscrew Main Street Overlay District yet allow for the development of a large commercial project containing one or more major retailers.

Architectural Design Guidelines

The following design guidelines are intended to establish the standard with which this development will comply. The guidelines, however, are intended to be flexible to allow for a more detailed analysis by the Lee County Development Review Staff and the Estero Development Review Committee at the time of local development order.

1. Plaza Del Sol is planned as a functionally interrelated commercial site under unified control subject to common guidelines and standards to ensure a quality development. All development will meet and enhance the LDC Section 34-1042 through 34-1047. and the Corkscrew Road Main Street Overlay District.
2. Plaza Del Sol will be a fully integrated planned site where attention to the overall site design is achieved by providing well designed and integrated vehicular use areas, pedestrian paths, a compatible architectural theme, unified signage, landscaping and lighting throughout the site.
3. Plaza Del Sol will be developed on a 38 acre site as part of the Corkscrew Main Street Overlay District, a corridor of architecturally appealing and attractively landscaped buildings that provide retail, business and professional services to the community. The 38 acre site is divided into eight (8) development parcels, the outparcels fronting along Three Oaks Parkway and Corkscrew Road, and the Anchor Parcel located within the central portion of the site.
4. *The developer of individual outparcels and/or the Anchor Parcel will submit architectural and landscape plans to the Plaza del Sol Design for compliance review with these Design Standards prior to Development Order application.*

A. Outparcels

1. Architectural Standards - The outparcels will feature an integrated and compatible vernacular with Mediterranean architectural elements in architectural building style or theme. Massing of building facades will be reduced by transitioning building heights, widths and colors, textures, and the adding of architectural elements such as wall projections, loggias, canopies, corner towers, archways or columns which will form courtyard-like areas appropriately scaled for public gathering space. Primary entry facades will have windows, no less than 10% of their horizontal length, in addition to the primary entrance. These treatments will create visual interest and variety while providing visitors to the project, a pedestrian-friendly atmosphere. Building architectural styles shall be compatible and complement elements such as roof treatments, signage, landscaping, and building materials and colors.
2. Each free-standing use will provide a visually appealing, articulated, identifiable path of entry for pedestrians and vehicles for the internal drive to the site, from the site to the buildings themselves. Pedestrian access will be provided from Parcel D to Three Oaks Parkway just north of the existing lift station in addition to the internal sidewalks intersecting with Corkscrew Road and Three Oaks Parkway.

The orientation of a building or structure upon a site will reflect not only the project's functionality but will also be responsive to the individual parcels characteristics and relationship to Corkscrew Road or Three Oaks Parkway. Service Bays on Parcel H will face away from Three Oaks Parkway.

3. Building lighting design will be architecturally treated in the style of the building architecture. Lighting fixtures illuminating the parking area shall be shielded to minimize light intrusion crossing the property line when abutting residential uses.
4. Landscaping - Landscape design guidelines for free-standing uses will create a harmonious and visually pleasing landscape that is cohesive and complementary to the overall master landscape plan. The Plaza Del Sol landscape concept will feature combinations of native plants and ornamental varieties, which will be designed to define and accent pedestrian and vehicular spaces as well as enhance the building architectural style. Landscape designs will create a coherent theme, which emphasizes plant material as a primary unifying element. Where possible, existing native trees will be incorporated into the site plan to add character to the pedestrian/open space areas and enhance buffer and perimeter areas.

B. Anchor Parcel

1. The anchor parcel will accommodate one (1) or several retail uses. The internal pedestrian system will connect the anchor parcel to the outparcels and the buildings of the anchor parcel will be designed to compliment the buildings on the outparcels. The parking area will be designed to minimize hardscaped areas, visually and physically.
2. Architectural Standards - The anchor parcel will feature an integrated and compatible vernacular architectural building style or theme with Mediterranean elements which will also be incorporated into the outparcels, whether multi-tenant or free-standing uses. Buildings will have architectural features and patterns that provide visual interest from the perspective of the pedestrian; reduce massing aesthetic and be site responsive. Facades will be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls while providing visual interest that will be consistent with the center's identity and character through the use of articulation, detail and scale. Articulation is accomplished by varying the building's mass in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian.

Buildings will also provide a minimum of two of the following building design treatments:

- A. Canopies or portico, integrated with the building's massing and style.
- B. Overhangs.
- C. Arcades, minimum of eight feet clear in width.
- D. Raised cornice parapets over doors.

- E. Arches.
- F. Ornamental and structural architectural details other than cornices, which are integrated into the building structure and overall design.
- G. Clock or bell towers.
- H. Any other treatment, which, in the opinion of the architect, meets the intent of the design character.

Building facades may include a repeating pattern and may include no less than two (2) of the design elements listed below. At least one (1) of these design elements may repeat horizontally.

- A. Color change.
- B. Texture change.
- C. Material module change.
- D. Expression of architectural relief through a change of plane of no less than 12 inches in width such as a reveal, an offset or a projecting rib.
- E. Architectural banding.
- F. Pattern change.

Roof will meet at least two (2) of the following requirements:

- A. Parapets will be used to conceal roof top equipment and flat roofs.
- B. Where overhanging eaves are used, overhangs will be no less than 12 inches beyond the supporting walls with a minimum fascia of 8 inches.
- C. Three-dimensional cornice treatment which will be a minimum of 12 inches in height with a minimum of three (3) reliefs.

Major anchor parcel buildings will have clearly defined, highly visible customer entrances which may include an outdoor patio area adjacent to the customer entrance which incorporates benches or other seating components and decorative landscape planters.

Exterior building colors and materials contribute significantly to the visual impact of a building.

Predominant exterior building materials will include but are not limited to:

- A. Stucco.
- B. EFIS.
- C. Brick.
- D. Tinted, textured, other than smooth or ribbed concrete masonry units.
- E. Stone, excluding an ashlar or rubble construction look.

Customer parking for the anchor parcel will be in accordance with Section 34-1046. Design Standards, Item 7.

C. Common/Public Areas

1. Internal roadways will provide efficient vehicular circulation and will be designed with streetscapes that create pedestrian-friendly environments. Streetscape plans will be designed to establish a level of vehicular and pedestrian flow appropriate in scale and character with landscape improvements, street function and adjacent land uses with the intention of linking uses throughout the project.
2. Project features will be developed within common areas of the project and will be coordinated in design, color and style. Architectural features shall be permitted throughout the site.
3. In accordance with the Master Concept Plan, the live oak trees at the corner of Corkscrew Road and Three Oaks Parkway will be preserved and incorporated into an open space area. This area may include pedestrian amenities such as a walkway to the sidewalk along Three Oaks Parkway. This facility will be permitted and constructed as part of a development order for Parcel "D".
4. Plaza Del Sol will provide a variety of publicly accessible amenities which will further the projects commitment to complement and enhance Lee County and Estero's Design Guidelines and serve to provide a sense of place for the community.
5. A pedestrian-way network shall be established throughout the project. The pedestrian system will serve to link anchor and outparcel areas by providing a landscaped walkway protected from vehicular traffic movement. Any required breaks in the pedestrian network for vehicular access to the site shall be identified through the use of pavers, signage or other traffic calming techniques deemed appropriate to reduce the speed of vehicles and provide safe pedestrian movements throughout the site.
 - A. The anchor parcel/building area pedestrian-way shall be a wide intermittently covered walkway featuring concrete surfaces, which may be paved, tiled, etc. This pedestrian-way shall include architectural features such as fountains, courtyards, arbors or similar design features and decorative landscape plantings. This pedestrian-way pathway shall have a minimum unobstructed average width of 8'. Seating and decorative landscape planting shall be provided intermittently along the pathway and at all primary tenant entrances.
 - B. The outparcel/building area pedestrian-way shall be incorporated in each building design as either a covered or uncovered walkway adjacent to at least three (3) sides of a building and extending to parking areas and/or adjacent parcels. The walkways shall feature concrete surfaces, which may be tiled, paved, etc.
 - C. The parking area pedestrian-way shall be located generally within the parking area. This pedestrian-way system will be designed to promote safe and convenient linkage from the parking areas to both the outparcel buildings and the anchor parcel.

~~Vehicular crossings will be identified with signage, landscaping or clearly marked through use of varied pavement treatments or other traffic calming techniques. This pedestrian-way system shall be a minimum of 5' in width with paver, stamped concrete or banded concrete pedestrian pathway. This pedestrian pathway will feature canopy trees or palms with ground level landscape plantings. Canopy trees or palms will be planted within adjacent parking landscape islands. Canopy trees or palms shall be planted along the pedestrian-way system and shall be a minimum 12' high with a 4' spread for canopy trees and equivalent specifications for shade palms at the time of planting.~~

6. The lake at Plaza Del Sol shall incorporate into the overall design of the project at least two (2) of the following items:
 - A. A maximum 5' wide mulched or cinder walkway with trees at an average of 50' on center.
 - B. A public access pier.
 - C. An intermittent shaded plaza courtyard, a minimum of 200 S.F. in area with benches and/or picnic tables adjacent to the water body.
 - D. A permanent fountain structure.

Landscaping

A. General:

Landscape development will play a major role in creating and perpetuating the "theme of image" at Plaza Del Sol. The site has very little topography or natural vegetation and no existing natural water bodies. A lake system will be constructed with the creation of a park setting as the objective. Therefore a carefully conceived landscape design concept will do much to create and enhance the village image desired at Plaza Del Sol.

Open space areas should incorporate landscaping which enhances the natural feel of the space, integrating its forms and features into the overall site plan. Native varieties of vegetation are encouraged. Plant material should be utilized for the purposes of enhancing the harmonious forms of a meandering lake, berms, drainage features and pathway systems while serving to integrate these spaces into the overall site plan. Plantings shall include an appropriate mix of approved trees, shrubs and groundcover which will achieve a natural, harmonious function and provide a pleasing complement to the landscape. The use of native tree and shrub masses is encouraged to reinforce the park-like character of Plaza Del Sol.

Landscaping shall also conform to the Estero Community Land Development Code and Corkscrew Road Main Street Overlay District Corridor Plan.

B. Landscape Development Priorities:

The following represents the development priorities related to landscaping to insure consistency within Plaza Del Sol:

1. Integration of Architecture and Landscaping - Use plants that project a scale relationship between people, the architecture and the open space. Variable height, building foundation plantings should be used to integrate architecture and open space.
2. Erosion Control Planting - Sodding, seeding, planting of areas such as swales and lake banks and slopes of berms.
3. Tree Planting - Use native trees colorful and attractive materials to create variety and ambiance.
4. Screening - Use plants to screen undesirable elements such as parking lots and service areas or to help create privacy.
5. Creating Focal Points and Interest Planting - Use plants that flower or fruit with interesting branching structures or unique variety.
6. Shrubs and Groundcover - Use of shrubs should be to conceal parking areas. Groundcover may be used to add interest.

C. Perimeter:

1. Buildings along Corkscrew Road will be designed in accordance with Lee County Land Development Code Section 34-1047.; the setback requirements for the Corkscrew Road Main Street Overlay District (Typical Section A). Trees may be clustered to allow view corridors to internal buildings. Where possible, native trees will be preserved and incorporated into the perimeter buffer areas for screening and aesthetic enhancement of the project.
2. The height of required trees within buffers shall be 12' overall in height. Canopy trees shall have a 6' canopy spread at the time of planting.
3. Landscape buffers, berms, fences and walls, where applicable, must be constructed along the perimeter of the Plaza Del Sol boundary concurrent with site development. Landscape buffers along the internal road network will also be installed concurrent with site development.
4. Signage, project architectural features, lighting and utilities will be permitted and constructed concurrent with site development.

D. Signage:

1. All signs shall be of consistent architectural style and shall feature like building materials and sign structures. Sign structures will be uniform in size, color and building material.
2. All signs will comply with the Land Development Code Sign Guidelines for Estero at the time of the issuance of the sign permit (see typical sign sketches). All signage will be in accordance with LDC Section 34-400. et. seq.

E. Internal:

Per Lee County Land Development Code Sections 34-1042. through 34-1047., internal landscaping will be provided to minimize hardscaped areas, both visually and physically, accentuate entryways, define pedestrian areas and enhance the pedestrian walkway system. In all landscaped areas, existing native trees will be preserved where possible.

In addition to these regulations (LDC Sections 34-1042. through 34-1047.), the following will be required:

1. *Parking lots shall provide a landscaped island for every 10 parking spaces.*
2. *Parking design (angle of parking) shall be unified except at perimeter areas, which may utilize for one row deep a different angle to maximize parking design.*
3. *Shared parking is encouraged.*
4. *Parking on the anchor parcel shall be distributed around the building with employee parking located at the rear of the building.*
5. *All parking lots shall be interconnected.*

F. Street Right-of-Ways:

Street right-of-ways shall include appropriate landscaping, sidewalks, lighting and drainage provisions. Each lot owner is expected to incorporate the Plaza Del Sol right-of-way treatment into their respective buffer areas to insure continuity of design and perpetuation of the village image.

G. Entrances:

The entry is identified by changing the character of the roadway landscaping by holding the plantings away from the entry, grading and providing focal point landscaping, signage, etc. Landscaping should present an attractive appearance and reinforcement of the entrance to the lot and should incorporate the design of the landscaping in adjoining buffer areas. Landscape treatment of entry areas shall not incorporate, interfere with or obstruct the view of vehicular or pedestrian traffic. The intent is to provide continuity and integrity of landscape design between entrances and lots.

H. Adjacent Landscape Buffers:

All parking areas facing adjacent properties shall be landscaped as to effectively screen vehicles and from public rights-of-way, residential and recreation areas.

1. Berming shall be provided adjacent to the parking lot asphalt surface to screen parking from adjacent properties and public right-of-ways.
2. Plantings upon berms shall be double rowed, staggered planting technique of sufficient density to effectively screen vehicles within the parking area from adjacent properties and public right-of-ways.
3. All lot service or utility areas shall be adequately screened from view from adjacent properties and public right-of-ways. Screening shall be a minimum of double rowed, staggered density hedges.

I. Building Open Area Landscaping:

1. Front Areas - Landscape treatment of front areas shall present an attractive appearance emphasizing the major entrance or entrances to the structure. Landscaping should be a mix of trees; shrubs and groundcover in a design appropriate with the scale of the building. A combination of shrubs and groundcover should be utilized as foundation plants in an aesthetic design across the entire front facade of the building. Trees shall be incorporated into the landscaping design of front areas to provide shade, accent and frame the main entry of the building.
2. Side Areas - Landscape treatment of side areas as defined herein shall be incorporated into and shall continue the design of the front area. Mixed shrubs and groundcover shall be used as foundation plants across the entire facade in these areas exclusive of walks, entries and courtyards. All walks entries and courtyards in side areas shall be appropriately landscaped.
3. Rear Areas - Landscape treatment for rear or service areas as defined herein shall also be incorporated into the overall design of the front and side areas. Appropriate foundation plantings shall be provided across all facades in normal public view.

~~Any service areas, drives and service entrances shall be adequately screened with appropriate plant material from the approved list in this manual so as to present a totally screened appearance to persons entering or leaving the building through all public entrances or exits and to vehicular or pedestrian traffic in the roadways adjacent to the lot.~~

J. Sodding and Mulch:

1. All open spaces not developed with parking, roadways, sidewalks or otherwise planted shall be sodded or planted in approved groundcover.
2. Sod shall be St. Augustine "Florata".
3. All exposed dirt shall be covered with a minimum of two (2) inches of shredded eucalyptus or no less than Grade "B+" cypress mulch.

K. Irrigation:

1. Plaza Del Sol will provide irrigation water to the common landscaped areas via irrigation wells.
2. Individual lot owners will have the option to provide a private well for irrigation or use the public water system. No lake water withdrawals for irrigation purposes are allowed by lot owners. All irrigation systems must be of an approved underground automatic type with pumps and time clocks screened from view. Irrigation shall extend all the way to the curb, side property lines and to the edge of all lakes and/or retention features.
3. A "drip" irrigation system will be used in all common landscape and buffer areas.
4. If "pop up" spray heads are used on individual parcels, the pipe extensions should be painted a dark green or black where exposed. Irrigation heads should be placed to prevent spraying onto paved areas.
5. Installation of the irrigation system shall follow the piping and installation specifications of Gulf Environmental Services, Inc.

L. Landscape Maintenance:

All Plaza Del Sol lot owners shall maintain their landscape to standards established and maintained by the Plaza Del Sol Property Owners' Association Design Review Committee.

Each lot owner, as a member of the Plaza Del Sol Property Owners' Association (POA), will participate in shared landscape maintenance of all common areas within the Plaza del Sol land mass as defined in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions contained within this Lot Owners Manual.

As POA members, lot owners will participate in the ongoing oversight of the POA contract landscape maintenance services for the common areas as well as participate financially based on appropriate share. The POA will maintain the common areas within the Plaza Del Sol land mass to include medians, entrances to Plaza Del Sol and dedicated open spaces.

Each lot owner shall have the responsibility to maintain the landscaping within their lot to the curb line, all property lines, and any bodies of water located on the lot in accordance with POA standards.

M. Acceptable Plant Material:

For the purpose of unity in design, the following plant list shall form the basis of landscape design. Plant materials shall conform to the Lee County Land Development Code Standards for Florida No. 1 or better as given in Grades and Standards for Nursery Plants, 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee, and any amendments thereto. Plant material requirements have been selected for harmony, interest in structure, texture, color and ultimate growth.

The attached Native Plant Lists are provided to present a specific plant palette for perimeter buffers, native re-vegetation, preserve enhancement, and to satisfy Lee County Land Development Code native plant requirements. Any non-native landscape material used shall be allowed under the Lee County Land Development Code and will be used to provide additional color and texture for areas to be enhanced such as main vehicular and pedestrian entries, circulation routes, building perimeter plantings and pedestrian amenity open spaces.

Recommended Plants - Native Trees (Medium and Large)

(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Botanical Name</u>	<u>Common Name</u>
<i>Acacia farnesiana</i>	Sweet Acacia	<i>Jacquinia keyensis</i>	Joewood
<i>Acer rubrum</i>	Red Maple	<i>Juniperus silicicola</i>	Southern Red Cedar
<i>Annona glabra</i>	Ponda Apple	<i>Laguncularia racemosa</i>	White Mangrove
<i>Acacia farnesiana</i>	Sweet Acacia	<i>Magnolia virginiana</i>	Sweet Magnolia
<i>Bursera simaruba</i>	Gumbo Limbo	<i>Morus rubra</i>	Red Mulberry
<i>Celtis laevigata</i>	Sugarberry	<i>Myrcanthes fragrans</i>	Simpson Stopper
<i>Chrysobalanus icaco</i>	Cocoplum	<i>Nyssa sylvatica</i>	Black Gum
<i>Chrysophyllum oliviforme</i>	Satin Leaf	<i>Persea palustris</i>	Florida Red Bay
<i>Citharexylum spinosum</i>	Fiddlewood	<i>Pinus elliotti 'densa'</i>	South Florida Slash Pine
<i>Cusia rosea</i>	Pitch Apple	<i>Pinus palustris</i>	Longleaf Pine
<i>Cocoloba diversifolia</i>	Pigeon Plum	<i>Piscidia piscipula</i>	Jamaica Dogwood
<i>Cocoloba uvifera</i>	Seagrape	<i>Prunus angustifolia</i>	Chickasaw Plum
<i>Conocarpus erectus</i>	Buttonwood	<i>Quercus laurifolia</i>	Laurel Oak
<i>Cordia sebestena</i>	Geiger Tree	<i>Quercus virginiana</i>	Live Oak
<i>Diospyros virginiana</i>	Persimmon	<i>Rhizophora mangle</i>	Red Mangrove
<i>Eugenia axillaris</i>	White Stopper	<i>Salix caroliniana</i>	Coastal Pain Willow
<i>Eugenia confusa</i>	Redberry Stopper	<i>Sapindus saponaria</i>	Wingleaf Soapberry
<i>Eugenia foetida</i>	Spanish Stopper	<i>Schaefferia frutescens</i>	Florida Boxwood
<i>Eugenia rhombea</i>	Red Stopper	<i>Sideroxylon foetidissimum</i>	Mastic
<i>Gordonia lasianthus</i>	Loblolly Bay	<i>Sideroxylon salicifolium</i>	Willow Busic
<i>Guaiacum sanctum</i>	Lignum Vitae	<i>Swietenia mahogoni</i>	Mahogany
<i>Gymnanthes lucida</i>	Crabwood	<i>Taxodium distichum</i>	Bald Cypress
<i>Ilex cassine</i>	Dahoon Holly	<i>Ulmus alata</i>	Winged Elm
<i>Ilex vomitoria</i>	Yaupon Holly	<i>Ulmus americana</i> <i>var.floridana</i>	Florida Elm
<i>Ilex x attenuata</i>	East Palatka Holly		

Recommended Plants - Native Trees (Medium and Large)

(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acoelorrhaphe wrightii</i>	Paurotis Palm
<i>Coccothrinax argentata</i>	Silver Palm
<i>Rhapidophyllum hystrix</i>	Needle Palm
<i>Roystonea elata</i>	Royal Palm
<i>Sabal minor</i>	Dwarf Palmetto
<i>Sabal Palmetto</i>	Cabbage Palm
<i>Serenoa repens</i>	Saw Palmetto
<i>Thrinax radiata</i>	Florida Thatch Palm

(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Ardisia escallonioides</i>	Mariberry
<i>Baccharis halimifolia</i>	Saltbush
<i>Callicarpa americana</i>	Beautyberry
<i>Capparis cynophallophora</i>	Jamaican Caper
<i>Cassia ligustrina</i>	Privet Cassia
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Cordia globosa</i>	Bloodberry
<i>Dodonaea viscosa</i>	Vamishleaf
<i>Erithalis fruticosa</i>	Black Torch
<i>Ernodia littoralis</i>	Beach Creeper
<i>Erythrina herbacea</i>	Coral Bean
<i>Foresteria segregata</i>	Florida Privet
<i>Genipa clusiifolia</i>	Seven-Year Apple
<i>Hamelia patens</i>	Firebush
<i>Hypericum</i> spp.	St. John's Wort
<i>Illicium floridanum</i>	Florida Anise
<i>Itea virginica</i>	Virginia Sweetspire
<i>Iva frutescens</i>	Marsh Elder
<i>Lantana involucrata</i>	Native White Lantana
<i>Licania michauxii</i>	Gopher Apple
<i>Lyonia lucida</i>	Fetterbush
<i>Myrica cerifera</i>	Wax Myrtle
<i>Opuntia</i> spp.	Prickly Pear
<i>Psychotria nervosa</i>	Wild Coffee
<i>Randia aculeata</i>	White Indigo Berry
<i>Rapanea punctata</i>	Myrsine
<i>Rivina humilis</i>	Rouge Plant
<i>Sambucus simpsonii</i>	Elderberry
<i>Scaevola plumieri</i>	Scaevola
<i>Sophora tomentosa</i>	Necklace Pod
<i>Stachytarpheta jamaicensis</i>	Blue Porterweed
<i>Yucca aloifolia</i>	Spanish Bayonet
<i>Zamia pumila</i>	Coontie

Recommended Plants - Native Grasses

(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Andropogon brachystachys</i>	Shortspike Bluestem
<i>Eragrostis eliottii</i>	Elliot Love Grass
<i>Eragrostis spectabilis</i>	Purple Love Grass
<i>Muhlenbergia capillaris</i>	Muhly Grass
<i>Sorghastrum secundum</i>	Lopsided Indiangrass
<i>Spartina bakeri</i>	Sand Cordgrass
<i>Tripsacum dactyloides</i>	Fakahatchee Grass
<i>Tripsacum floridanum</i>	Florida Gamma Grass
<i>Uniola paniculata</i>	Sea Oats

Recommended Plants - Native Ferns
(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acrostichum danaeifolium</i>	Leather Fern
<i>Blechnum serrulatum</i>	Swamp Fern
<i>Ctenitis sloanei</i>	Florida Tree Fern
<i>Nepherolepsis</i> spp.	Swordfern/Boston Fern
<i>Osmunda regalis</i>	Royal Fern
<i>Pteridium aquilinum</i>	Bracken

Recommended Plants - Native Aquatics
(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Canna flaccida</i>	Yellow Canna
<i>Equisetum</i> spp.	Horsetail
<i>Juncus effusus</i>	Soft Rush
<i>Nuphar luteum</i>	Spatterdock
<i>Nymphaea odorata</i>	White Water Lily
<i>Pontederia lanceolata</i>	Pickerelweed
<i>Sagittaria</i> spp.	Arrowhead
<i>Scirpus</i> spp.	Giant Bulrush
<i>Thalia geniculata</i>	Alligator Flag

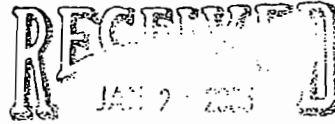
EXHIBIT "E"

Estero Design Review Committee

Public Informational Session Summary and Design Review Comments

December 21, 2004

Mr. Gene Allison
20233 Wildcat Run Drive
Estero, Florida 33928



PERMIT COUNTER

RE: **Classic Car Wash at Plaza Del Sol**
Public Informational Session Summary and Design Review Comments
Estero Design Review Committee Meeting of December 8, 2004
Location: The Estero Country Club at the Vines - Perry Room

Dear Applicant and County Staff:

The above referenced project was presented to EDRC on December 8, 2004, and has satisfied the public informational session as required per LDC, Sect.34-1042. The EDRC recommends the approval of the development order with the following suggestions/comments all of which the applicants agreed to pursue.

- The committee recommends "S" roof tile, profile or higher with flashing.
- Increase the size and number of dormers.
- Fire department requested 7'6" front and sides 4' rear.
- Applicant agreed to return before EDRC after submitting building colors, tile colors, sign package and landscaping to Plaza Del Sol for developer approval.

Per LDC Sect. 34-1042, the applicant must provide a proposal for how the applicant will respond to any issues that were raised. The EDRC recommends the applicant attach a response letter explaining how the EDRC suggestions/comments may or may not be addressed with revisions/changes to the Development Order submittal.

The EDRC would like to thank the applicant for the submittal and cooperation with the design review procedures.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Gordon Lyons".

M. Gordon Lyons
Vice Chair, Estero Design Review Committee

ADD 00016

EXHIBIT "F"

Estero Design Review Committee
Public Informational Session Summary and Design Review Comments

September 29, 2005

Mr. Brad Guarino
J.E.D. of Southwest Florida, Inc.
9130 Corsea Del Fontana Way
Naples, FL 34109

RE: Plaza Del Sol Parcels A, B & C
Public Informational Session Summary and Design Review Comments
Estero Design Review Committee Meeting of September 14, 2005
Location: The Estero Country Club at the Vines - Perry Room

Dear Applicant and County Staff:

The above referenced project was presented to EDRC on September 14, 2005, and has satisfied the public informational session as required per LDC, Sect. 34-1042. The EDRC recommends the approval of the Development Order with the following suggestions/comments all of which the applicants agreed to pursue.

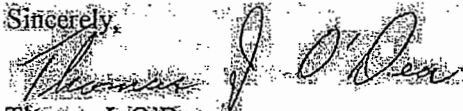
Comments and Suggestions:

1. Recommended that turf block be used in parking area because of tree roots.
2. Trees should be 12 to 14", 45 gallon.
3. Because of the uniqueness of the site which has an existing lift station at the corner and the plan to retain existing trees there, the Committee agreed to support the applicants request for an 8' decorative wall in lieu of parking façade within the 75' buffer.
4. The Committee also would support a deviation to remove 2 parking spaces

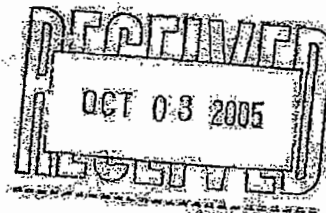
Per EDC SECT. 34-1042, the applicant must provide a proposal for how the applicant will respond to any issues that were raised. The EDRC recommends the applicant attach a response letter explaining how the EDRC suggestions/comments may or may not be addressed with revisions/changes to the Development Order Submittal.

The EDRC, on behalf of the citizens of Estero, would like to thank the applicant for the submittal and cooperation with the design review procedures.

Sincerely,



Thomas J. O'Dea
Co-Chairman, Estero Design Review Committee



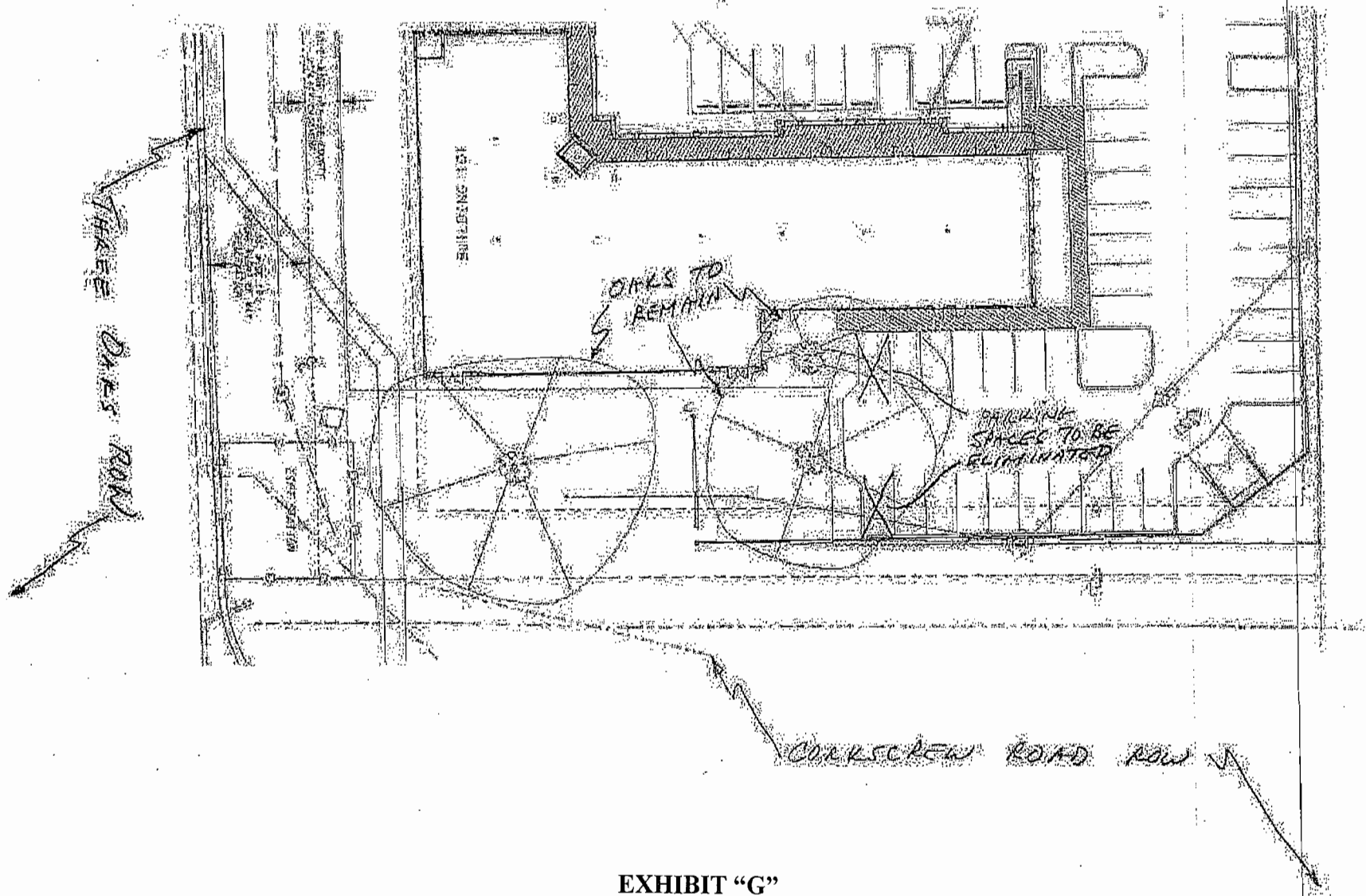


EXHIBIT "G"
 (Page 2 of 2)

RESOLUTION NUMBER Z-03-039

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

WHEREAS, an application was filed by August Gus Landal in reference to Plaza Del Sol;
and,

WHEREAS, a public hearing was advertised and held on July 2, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2002-00058; and

WHEREAS, a second public hearing was advertised and held on August 4, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to amend the existing (Corkscrew Crossings) Commercial Planned Development (CPD) (Z-94-050) on the subject 38.01+/- acre property to revise the schedule of uses (add uses including Parking Garage, eliminate uses including Transportation Services - Group II; and Vehicle and Equipment Dealer - Group I); increase the amount of permitted gross square footage by 53,000 square feet to a total of 230,000 square feet, with a maximum of 50,000 square feet for office space; allow additional lots; relocate an on-site lake; and revise the open space calculations, deviations, and site development notes. The property is located in the Urban Community Land Use Category and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the 1 page Master Concept Plan entitled "Plaza Del Sol, Amendment to Master Concept Plan Z-94-050, stamped "Received Aug 06 2003 Permit Counter," except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The project is limited to a maximum 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.

Resolution Z-94-050 is hereby superceded and replaced in its entirety with the approval of this amendment.

All conditions and commitments made in the "Plaza Del Sol Design Guidelines" must be adhered to as part of this planned development. Approval of this document grants no deviations from the Lee County Land Development Codes. Any change sought to any provision within this document will require a public hearing amendment.

2. The following limits apply to the project and uses:

a. Schedule of Uses

Accessory Uses and Structures

Animal Clinic

Auto Parts Store (No outdoor display or storage)

Automatic Teller Machine (ATM)

Automotive Repair and Service - Group I excluding the following uses: automotive interior shops; automotive paint shops; automotive top installation or repair (canvas or plastic); cellular phone installation; glass replacement and repair; radio sales and installation; transmission repair; undercoating cars; upholstery repair. These uses are allowed on Parcel 'H' only and must meet the requirements of LDC§34-1044(c).

Banks and Financial Establishments - Groups I and II (Parcel C or D only)

Boat Parts Store - (No outdoor display or storage)

Broadcast Studio, commercial radio and television

Business Services - Group I

Car Wash - Restricted to Parcel 'H' and only in conjunction with a Convenience Food and Beverage Store, (Limited to a maximum of one structure for the Convenience Food and Beverage Store, and one additional structure for the Car Wash)

Cleaning and Maintenance Services

Clothing Store, General

Clubs - Excluding Country Club

Contractors and Builders - Group I

Convenience Food and Beverage Store - Restricted to Parcel H only and limited to one structure, and a maximum of 12 fuel pumps, in compliance with Section 34-1044(c)

Consumption on Premises - Limited to Restaurants, Groups III and IV

Cultural Facilities

Day Care Center - Adult or Child

Department Store

Drive Through facility - In conjunction with a bank; drug store; pharmacy; or restaurant, fast food

Drug Store - Free Standing only and limited to one on entire site

Essential Services
 Essential Service Facilities - Group I
 Excavation, Water Retention
 Food Store - Group I (Restricted to Anchor Parcel 'G')
 Hardware Store - No outdoor display or storage
 Health Care Facilities - Groups I, II, and III
 Hobby, Toy, and Game Shop
 Household/Office Furnishings - Groups I and II
 Insurance Companies
 Laundry or Dry Cleaning - Group I
 Lawn and Garden Supply Store - Limited to less than 1 acre of outdoor display area
 Non-Store Retailers
 Office, Medical
 Package Store - Only in conjunction with a supermarket, food store, or drug store
 Paint, Glass, and Wallpaper Store
 Parking Garage - Limited to Anchor Parcel 'G' and only in conjunction with a retail use on the same parcel
 Personal Services - Groups I and II
 Pet Shop and Pet Services- No outdoor kennels or runs
 Pharmacy
 Printing and Publishing - Limited to 5,000 square feet
 Recreation Facilities, Commercial - Group I
 Rental or Leasing Establishments - Groups II and III (No outdoor display or storage)
 Repair Shop - Groups I, II, and III (No outdoor display or storage)
 Restaurant, Fast Food - Limited to one (1) on the entire CPD site and restricted to one of these parcels: 'A', 'E', 'F', or 'G'
 Restaurant, Standard - Groups I, II, III, and IV
 School, Commercial
 Self-Service Fuel Pumps - A maximum of 12 fuel pumps and only in conjunction with a convenience food and beverage store
 Signs - In compliance with Lee County Land Development Code Chapter 30, and the Estero regulations at the time of development orders
 Social Services - Groups I and II
 Specialty Retail Shop - Groups I, II, and III
 Studio
 Temporary Uses - Construction and Sales Office
 Variety Store

b. Site Development Regulations

Minimum Lot Area:	20,000 square feet
Minimum Lot Depth:	100 feet
Minimum Lot Width:	75 feet

Setbacks for Buildings	
Private Interior Street, Minimum:	20 feet
Side:	Minimum of 0 feet, maximum of 5 feet
Street Setback:	
(Corkscrew Road):	Maximum of 45 feet
(Three Oaks Parkway):	Maximum of 50 feet
Rear:	Minimum of 20 feet
Water Body:	Minimum of 25 feet
Maximum Lot Coverage:	40%
Maximum Building Height:	35 feet or two (2) stories

Maximum total building gross square footage of 230,000 square feet for entire development.

Maximum gross building square footage per parcel:

Parcel 'A':	8,100 square feet
Parcel 'B':	8,000 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
Anchor Parcel 'G':	130,000 square feet
Parcel 'H':	8,700 square feet

3. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
4. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
5. Prior to local development order approval, the landscape plans must be consistent with the document entitled "Plaza Del Sol Design Guidelines" attached as Exhibit "D" and the Land Development Code.
6. Blasting is not an approved activity as part of this approved planned development. Blasting must be approved through an amendment of this planned development that goes through the public hearing process.

SECTION C. DEVIATIONS:

Deviation 1 requests relief from Section 10-329(d)(1)(a)(3) of the Land Development Code which requires water retention setbacks to be a minimum of 50 feet from any private property line under separate ownership to allow a setback of 25 feet. This deviation is **APPROVED**.

Deviation 2 requests relief from Section 10-285(a) of the Land Development Code which requires a separation distance of 660 feet on an arterial street to allow a separation distance of 556 feet. This deviation is **APPROVED**.

Deviations 3, 4, 5, 6, and 7 - **WITHDRAWN**

Deviation 8 requests relief from Section 34-1044(b) of the Land Development Code which requires a Type 'A' buffer between commercial properties to allow the proposed conservation easement in the northeast portion of the subject property to substitute for the buffer. This deviation is **APPROVED**.

Deviation 9 requests relief for interior right-of-ways only as depicted on the Master Concept Plan, from Section 34-1044(b) of the Land Development Code which requires a Type 'D' buffer between commercial zones and a right-of-way to allow a reduction in the width of the buffer from 20 feet to 15 feet, but still provide the same vegetation as required by a Type 'D' buffer. This deviation is **APPROVED**.

Deviation 10 - **WITHDRAWN**

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: The legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: Master Concept Plan entitled "Plaza Del Sol Amendment to Master Concept Plan Z-94-050"
- Exhibit D: Plaza Del Sol Design Guidelines

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

35-46-25-00-00001.105A

SECTION E. FINDINGS AND CONCLUSIONS:

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

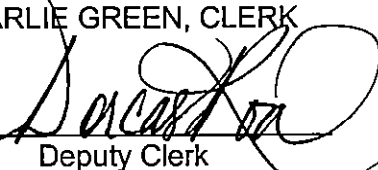
- d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning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

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


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

DULY PASSED AND ADOPTED this 4th day of August 2003.

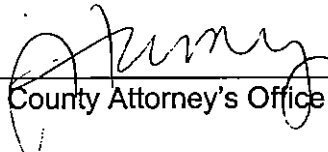
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Chairman

Approved as to form by:


County Attorney's Office



MINUTES
2003 AUG 14 AM 11:00

OCT 11 2002

ZONING COUNTER

Description of a Parcel of Land
Lying in
Section 35, Township 46 South, Range 25 East
Lee County, Florida
(Plaza Del Sol - Boundary)

DCI 2002-00058

A parcel of land situated in the State of Florida, County of Lee, Section 35, Township 46 South, Range 25 East and further described as follows:

Commencing at a concrete monument marking the northwest corner of said Section 35; thence N89°42'56"E along the north line of said Section 35 for 120.66 feet to the easterly right-of-way line of Three Oaks Parkway (120+/- feet wide) and the Point of Beginning; thence continue N89°42'56"E along the north line of said Section 35 for 1461.38 feet to the westerly line of a parcel described in Official Record Book 1454 at Page 1828, Public Records; thence S01°18'30"E along the westerly line of said parcel for 759.76 feet to the northeast corner of a parcel described in Official Record Book 2995 at Page 410, Public Records; thence S71°47'58"W along the northerly line of said parcel for 360.00 feet; thence S13°35'47"E along the westerly line of said parcel for 350.00 feet to the northerly right-of-way line of Corkscrew Road; thence S89°24'57"W along said right-of-way line for 137.80 feet; thence S83°42'19"W along said right-of-way line for 100.50 feet; thence S89°24'57"W along said right-of-way line for 500.00 feet; thence N87°43'18"W along said right-of-way line for 100.12 feet; thence S89°24'57"W along said right-of-way line for 200.00 feet; thence N76°32'52"W along said right-of-way line for 103.08 feet; thence S89°24'57"W along said right-of-way line for 54.58 feet to the easterly right-of-way line of Three Oaks Parkway (120+/- feet wide); thence N01°16'00"W along said easterly right-of-way line for 1197.39 feet to the Point of Beginning.

Containing 38.01 acres, more or less.

Being the same parcel as described in Official Record Book 2883 at Page 3068.

Subject to easements, restrictions, reservations and rights-of-way (recorded and unrecorded, written and unwritten).

Bearings are State Plane Coordinate (Florida West Zone - N.A.D. 1983) with the north line of the Northwest One Quarter (NW 1/4) of Section 35, Township 46 South, Range 25 East bearing N89°42'56"E.

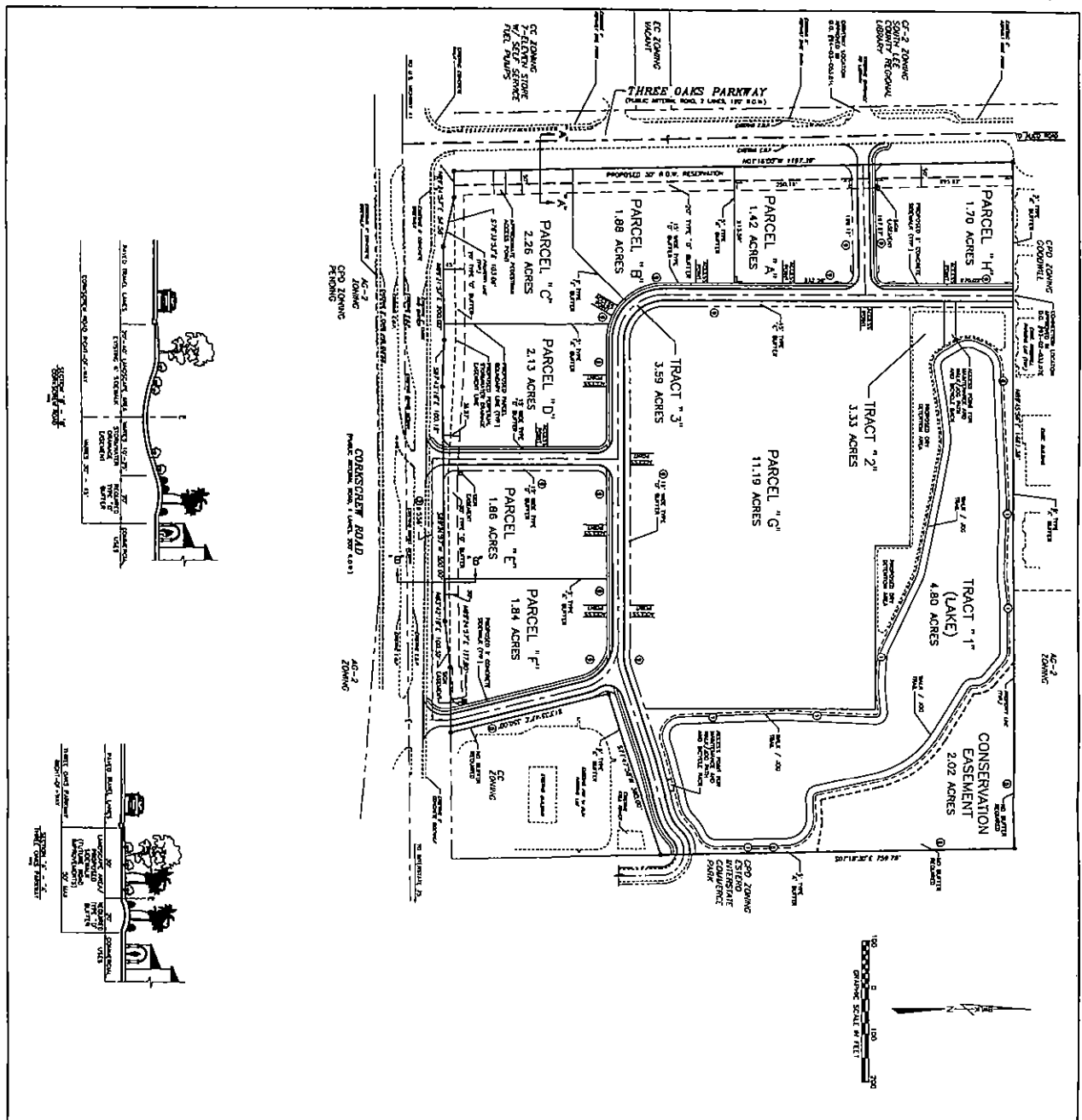
Bean, Whitaker, Lutz & Karch, Inc. (LB 4919)

Scott C. Whitaker
Scott C. Whitaker, P.S.M. 4324

3145IDESC1 1/11/01

Applicant's Legal Checked
by 1-88-03 B-767U

EXHIBIT A
LEGAL DESCRIPTION
Property located in Lee County, Florida



RELEVANT REGULATIONS:

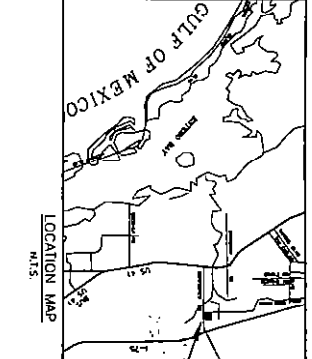
1. Subdivided lots - The (D) tracts to be above surface grade.
2. Subdivided lots - The (D) tracts shall be located to be above 10 feet.
3. A minimum of 10 feet of buffer shall be provided between the proposed development and the adjacent property.
4. A minimum of 10 feet of buffer shall be provided between the proposed development and the adjacent property.
5. A minimum of 10 feet of buffer shall be provided between the proposed development and the adjacent property.
6. A minimum of 10 feet of buffer shall be provided between the proposed development and the adjacent property.
7. A minimum of 10 feet of buffer shall be provided between the proposed development and the adjacent property.
8. A minimum of 10 feet of buffer shall be provided between the proposed development and the adjacent property.
9. A minimum of 10 feet of buffer shall be provided between the proposed development and the adjacent property.
10. A minimum of 10 feet of buffer shall be provided between the proposed development and the adjacent property.

DEVELOPMENT REGULATIONS:

1. Subdivided lots - The (D) tracts to be above surface grade.
2. Subdivided lots - The (D) tracts shall be located to be above 10 feet.
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REVISIONS PER LEE COUNTY REQUIREMENTS - 06/04/2003
REVISIONS PER LEE COUNTY REQUIREMENTS - 03/05/2003
REVISIONS PER LEE COUNTY REQUIREMENTS - 03/05/2003
REVISIONS PER LEE COUNTY REQUIREMENTS - 11/21/2000
STATUS

APPROVED

Master Concept Plan
 03-019
 1 of 1
 03/05/2003
 03/05/2003
 03/05/2003
 03/05/2003

Bean, Whitaker, Lutz & Karch, Inc.
 CONSULTING ENGINEERS - SURVEYORS AND PLANNERS
 1300 WOODBURN BLVD., SUITE 117, WYCKE, FL 32199 (321) 491-1111
 FAX: (321) 491-1112
 AUTHORIZATION NUMBER: CE1912

SO. PROPERTY DEVELOPMENT, INC.
 1200 PENNSYLVANIA BLVD., SUITE 100, WYCKE, FL 32199 (321) 472-4155
 FAX: (321) 472-4155
PLAZA DEL SOL
 AMENDMENT TO MASTER CONCEPT PLAN 2-94-050
 SECTION 35, T46 S, R25 E, LEE COUNTY, FLORIDA

DATE: MAY 10, 2002
 SCALE: 1" = 100'

RECEIVED
 MAY 11 2002
 PLANNING DEPARTMENT

001 2002-00058
 PRINTED
 SHEET 1 OF 1
 03-019-23

Plaza Del Sol

Design Guidelines

REVISED 07/14/03

Project Overview

This document describes the intent of the applicant in developing the Plaza Del Sol Subdivision and proposes design guidelines by which individual parcels will be constructed. The objective is to provide the Estero community and Lee County the assurances that this project will be developed to meet the language and intent of the Estero Community Plan while allowing the developer the flexibility to market the project to tenants with varying uses, building types and size requirements.

The Plaza Del Sol Subdivision is located at the northeast corner of Corkscrew Road and Three Oaks Parkway. This intersection is expected to be the hub of the Corkscrew Road Corridor. For this reason, the developer has devoted special attention to creating the following design guidelines that exceed both the current Lee County Design Guidelines found in the recently adopted Corkscrew Main Street Overlay District Guidelines in the Lee County Land Development Code Sections 34-1045. through 34-1047.

In developing the property, it is important to do so in accordance with the Lee County Comprehensive Plan (including Goal 19 of the Estero Plan) and the specific regulations governing development of a site at this location. The following principles and policies that influence this level of development were utilized:

1. The subject property is located at the intersection of two arterial roadways - Corkscrew Road and Three Oaks Parkway. Prime access is provided to the site by the intersecting arterial roads as well as the close proximity of Interstate 75 and U.S. 41.
2. The proposed development site is within the Urban Community Land Use Category, which was designated for areas that are suitable for fairly intense levels of commercial, residential and light industrial development. The Lee Plan projects more intense development in these areas, more characteristic of an urban area.
3. The intersection of Corkscrew Road and Three Oaks Parkway is designated as a Commercial Node on Map 19 of the Lee County Comprehensive Plan. The Estero Community Plan limits retail uses for all areas along Three Oaks Parkway with the exception of commercial nodes where the plan deemed appropriate.
4. The project lies within the Corkscrew Main Street Overlay District which was created to provide a pedestrian "boulevard", in relative scale to Corkscrew Road by locating proposed commercial buildings close to the roadway and providing for pedestrian connections and amenities.
5. The intent of these design guidelines and standards is to meet and exceed the requirements of the Corkscrew Main Street Overlay District yet allow for the development of a large commercial project containing one or more major retailers.

Architectural Design Guidelines

The following design guidelines are intended to establish the standard with which this development will comply. The guidelines, however, are intended to be flexible to allow for a more detailed analysis by the Lee County Development Review Staff and the Estero Development Review Committee at the time of local development order.

1. Plaza Del Sol is planned as a functionally interrelated commercial site under unified control subject to common guidelines and standards to ensure a quality development. All development will meet and enhance the LDC Section 34-1042 through 34-1047. and the Corkscrew Road Main Street Overlay District.
2. Plaza Del Sol will be a fully integrated planned site where attention to the overall site design is achieved by providing well designed and integrated vehicular use areas, pedestrian paths, a compatible architectural theme, unified signage, landscaping and lighting throughout the site.
3. Plaza Del Sol will be developed on a 38 acre site as part of the Corkscrew Main Street Overlay District, a corridor of architecturally appealing and attractively landscaped buildings that provide retail, business and professional services to the community. The 38 acre site is divided into eight (8) development parcels, the outparcels fronting along Three Oaks Parkway and Corkscrew Road, and the Anchor Parcel located within the central portion of the site.
4. *The developer of individual outparcels and/or the Anchor Parcel will submit architectural and landscape plans to the Plaza del Sol Design for compliance review with these Design Standards prior to Development Order application.*

A. Outparcels

1. Architectural Standards - The outparcels will feature an integrated and compatible vernacular with Mediterranean architectural elements in architectural building style or theme. Massing of building facades will be reduced by transitioning building heights, widths and colors, textures, and the adding of architectural elements such as wall projections, loggias, canopies, corner towers, archways or columns which will form courtyard-like areas appropriately scaled for public gathering space. Primary entry facades will have windows, no less than 10% of their horizontal length, in addition to the primary entrance. These treatments will create visual interest and variety while providing visitors to the project, a pedestrian-friendly atmosphere. Building architectural styles shall be compatible and complement elements such as roof treatments, signage, landscaping, and building materials and colors.
2. Each free-standing use will provide a visually appealing, articulated, identifiable path of entry for pedestrians and vehicles for the internal drive to the site, from the site to the buildings themselves. Pedestrian access will be provided from Parcel D to Three Oaks Parkway just north of the existing lift station in addition to the internal sidewalks intersecting with Corkscrew Road and Three Oaks Parkway.

The orientation of a building or structure upon a site will reflect not only the project's functionality but will also be responsive to the individual parcels characteristics and relationship to Corkscrew Road or Three Oaks Parkway. Service Bays on Parcel H will face away from Three Oaks Parkway.

3. Building lighting design will be architecturally treated in the style of the building architecture. Lighting fixtures illuminating the parking area shall be shielded to minimize light intrusion crossing the property line when abutting residential uses.
4. Landscaping - Landscape design guidelines for free-standing uses will create a harmonious and visually pleasing landscape that is cohesive and complementary to the overall master landscape plan. The Plaza Del Sol landscape concept will feature combinations of native plants and ornamental varieties, which will be designed to define and accent pedestrian and vehicular spaces as well as enhance the building architectural style. Landscape designs will create a coherent theme, which emphasizes plant material as a primary unifying element. Where possible, existing native trees will be incorporated into the site plan to add character to the pedestrian/open space areas and enhance buffer and perimeter areas.

B. Anchor Parcel

1. The anchor parcel will accommodate one (1) or several retail uses. The internal pedestrian system will connect the anchor parcel to the outparcels and the buildings of the anchor parcel will be designed to compliment the buildings on the outparcels. The parking area will be designed to minimize hardscaped areas, visually and physically.
2. Architectural Standards - The anchor parcel will feature an integrated and compatible vernacular architectural building style or theme with Mediterranean elements which will also be incorporated into the outparcels, whether multi-tenant or free-standing uses. Buildings will have architectural features and patterns that provide visual interest from the perspective of the pedestrian; reduce massing aesthetic and be site responsive. Facades will be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls while providing visual interest that will be consistent with the center's identity and character through the use of articulation, detail and scale. Articulation is accomplished by varying the building's mass in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian.

Buildings will also provide a minimum of two of the following building design treatments:

- A. Canopies or portico, integrated with the building's massing and style.
- B. Overhangs.
- C. Arcades, minimum of eight feet clear in width.
- D. Raised cornice parapets over doors.

- E. Arches.
- F. Ornamental and structural architectural details other than cornices, which are integrated into the building structure and overall design.
- G. Clock or bell towers.
- H. Any other treatment, which, in the opinion of the architect, meets the intent of the design character.

Building facades may include a repeating pattern and may include no less than two (2) of the design elements listed below. At least one (1) of these design elements may repeat horizontally.

- A. Color change.
- B. Texture change.
- C. Material module change.
- D. Expression of architectural relief through a change of plane of no less than 12 inches in width such as a reveal, an offset or a projecting rib.
- E. Architectural banding.
- F. Pattern change.

Roof will meet at least two (2) of the following requirements:

- A. Parapets will be used to conceal roof top equipment and flat roofs.
- B. Where overhanging eaves are used, overhangs will be no less than 12 inches beyond the supporting walls with a minimum fascia of 8 inches.
- C. Three-dimensional cornice treatment which will be a minimum of 12 inches in height with a minimum of three (3) reliefs.

Major anchor parcel buildings will have clearly defined, highly visible customer entrances which may include an outdoor patio area adjacent to the customer entrance which incorporates benches or other seating components and decorative landscape planters.

Exterior building colors and materials contribute significantly to the visual impact of a building.

Predominant exterior building materials will include but are not limited to:

- A. Stucco.
- B. EFIS.
- C. Brick.
- D. Tinted, textured, other than smooth or ribbed concrete masonry units.
- E. Stone, excluding an ashlar or rubble construction look.

Customer parking for the anchor parcel will be in accordance with Section 34-1046. Design Standards, Item 7.

C. Common/Public Areas

1. Internal roadways will provide efficient vehicular circulation and will be designed with *streetscapes that create pedestrian-friendly environments*. Streetscape plans will be designed to establish a level of vehicular and pedestrian flow appropriate in scale and character with landscape improvements, street function and adjacent land uses with the intention of linking uses throughout the project.
2. Project features will be developed within common areas of the project and will be coordinated in design, color and style. Architectural features shall be permitted throughout the site.
3. In accordance with the Master Concept Plan, the live oak trees at the corner of Corkscrew Road and Three Oaks Parkway will be preserved and incorporated into an open space area. This area may include pedestrian amenities such as a walkway to the sidewalk along Three Oaks Parkway. This facility will be permitted and constructed as part of a development order for Parcel "D".
4. Plaza Del Sol will provide a variety of publicly accessible amenities which will further the projects commitment to complement and enhance Lee County and Estero's Design Guidelines and serve to provide a sense of place for the community.
5. A pedestrian-way network shall be established throughout the project. The pedestrian system will serve to link anchor and outparcel areas by providing a landscaped walkway protected from vehicular traffic movement. Any required breaks in the pedestrian network for vehicular access to the site shall be identified through the use of pavers, signage or other traffic calming techniques deemed appropriate to reduce the speed of vehicles and provide safe pedestrian movements throughout the site.
 - A. The anchor parcel/building area pedestrian-way shall be a wide intermittently covered walkway featuring concrete surfaces, which may be paved, tiled, etc. This pedestrian-way shall include architectural features such as fountains, courtyards, arbors or similar design features and decorative landscape plantings. This pedestrian-way pathway shall have a minimum unobstructed average width of 8'. Seating and decorative landscape planting shall be provided intermittently along the pathway and at all primary tenant entrances.
 - B. The outparcel/building area pedestrian-way shall be incorporated in each building design as either a covered or uncovered walkway adjacent to at least three (3) sides of a building and extending to parking areas and/or adjacent parcels. The walkways shall feature concrete surfaces, which may be tiled, paved, etc.
 - C. The parking area pedestrian-way shall be located generally within the parking area. This pedestrian-way system will be designed to promote safe and convenient linkage from the parking areas to both the outparcel buildings and the anchor parcel.

Vehicular crossings will be identified with signage, landscaping or clearly marked through use of varied pavement treatments or other traffic calming techniques. This pedestrian-way system shall be a minimum of 5' in width with paver, stamped concrete or banded concrete pedestrian pathway. This pedestrian pathway will feature canopy trees or palms with ground level landscape plantings. Canopy trees or palms will be planted within adjacent parking landscape islands. Canopy trees or palms shall be planted along the pedestrian-way system and shall be a minimum 12' high with a 4' spread for canopy trees and equivalent specifications for shade palms at the time of planting.

6. The lake at Plaza Del Sol shall incorporate into the overall design of the project at least two (2) of the following items:
 - A. A maximum 5' wide mulched or cinder walkway with trees at an average of 50' on center.
 - B. A public access pier.
 - C. An intermittent shaded plaza courtyard, a minimum of 200 S.F. in area with benches and/or picnic tables adjacent to the water body.
 - D. A permanent fountain structure.

Landscaping

A. General:

Landscape development will play a major role in creating and perpetuating the "theme of image" at Plaza Del Sol. The site has very little topography or natural vegetation and no existing natural water bodies. A lake system will be constructed with the creation of a park setting as the objective. Therefore a carefully conceived landscape design concept will do much to create and enhance the village image desired at Plaza Del Sol.

Open space areas should incorporate landscaping which enhances the natural feel of the space, integrating its forms and features into the overall site plan. Native varieties of vegetation are encouraged. Plant material should be utilized for the purposes of enhancing the harmonious forms of a meandering lake, berms, drainage features and pathway systems while serving to integrate these spaces into the overall site plan. Plantings shall include an appropriate mix of approved trees, shrubs and groundcover which will achieve a natural, harmonious function and provide a pleasing complement to the landscape. The use of native tree and shrub masses is encouraged to reinforce the park-like character of Plaza Del Sol.

Landscaping shall also conform to the Estero Community Land Development Code and Corkscrew Road Main Street Overlay District Corridor Plan.

B. Landscape Development Priorities:

The following represents the development priorities related to landscaping to insure consistency within Plaza Del Sol:

1. Integration of Architecture and Landscaping - Use plants that project a scale relationship between people, the architecture and the open space. Variable height, building foundation plantings should be used to integrate architecture and open space.
2. Erosion Control Planting - Sodding, seeding, planting of areas such as swales and lake banks and slopes of berms.
3. Tree Planting - Use native trees colorful and attractive materials to create variety and ambiance.
4. Screening - Use plants to screen undesirable elements such as parking lots and service areas or to help create privacy.
5. Creating Focal Points and Interest Planting - Use plants that flower or fruit with interesting branching structures or unique variety.
6. Shrubs and Groundcover - Use of shrubs should be to conceal parking areas. Groundcover may be used to add interest.

C. Perimeter:

1. Buildings along Corkscrew Road will be designed in accordance with Lee County Land Development Code Section 34-1047.; the setback requirements for the Corkscrew Road Main Street Overlay District (Typical Section A). Trees may be clustered to allow view corridors to internal buildings. Where possible, native trees will be preserved and incorporated into the perimeter buffer areas for screening and aesthetic enhancement of the project.
2. The height of required trees within buffers shall be 12' overall in height. Canopy trees shall have a 6' canopy spread at the time of planting.
3. Landscape buffers, berms, fences and walls, where applicable, must be constructed along the perimeter of the Plaza Del Sol boundary concurrent with site development. Landscape buffers along the internal road network will also be installed concurrent with site development.
4. Signage, project architectural features, lighting and utilities will be permitted and constructed concurrent with site development.

D. Signage:

1. All signs shall be of consistent architectural style and shall feature like building materials and sign structures. Sign structures will be uniform in size, color and building material.
2. All signs will comply with the Land Development Code Sign Guidelines for Estero at the time of the issuance of the sign permit (see typical sign sketches). All signage will be in accordance with LDC Section 34-400. et. seq.

E. Internal:

Per Lee County Land Development Code Sections 34-1042. through 34-1047., internal landscaping will be provided to minimize hardscaped areas, both visually and physically, accentuate entryways, define pedestrian areas and enhance the pedestrian walkway system. In all landscaped areas, existing native trees will be preserved where possible.

In addition to these regulations (LDC Sections 34-1042. through 34-1047.), the following will be required:

1. *Parking lots shall provide a landscaped island for every 10 parking spaces.*
2. *Parking design (angle of parking) shall be unified except at perimeter areas, which may utilize for one row deep a different angle to maximize parking design.*
3. *Shared parking is encouraged.*
4. *Parking on the anchor parcel shall be distributed around the building with employee parking located at the rear of the building.*
5. *All parking lots shall be interconnected.*

F. Street Right-of-Ways:

Street right-of-ways shall include appropriate landscaping, sidewalks, lighting and drainage provisions. Each lot owner is expected to incorporate the Plaza Del Sol right-of-way treatment into their respective buffer areas to insure continuity of design and perpetuation of the village image.

G. Entrances:

The entry is identified by changing the character of the roadway landscaping by holding the plantings away from the entry, grading and providing focal point landscaping, signage, etc. Landscaping should present an attractive appearance and reinforcement of the entrance to the lot and should incorporate the design of the landscaping in adjoining buffer areas. Landscape treatment of entry areas shall not incorporate, interfere with or obstruct the view of vehicular or pedestrian traffic. The intent is to provide continuity and integrity of landscape design between entrances and lots.

H. Adjacent Landscape Buffers:

All parking areas facing adjacent properties shall be landscaped as to effectively screen vehicles and from public rights-of-way, residential and recreation areas.

1. Berming shall be provided adjacent to the parking lot asphalt surface to screen parking from adjacent properties and public right-of-ways.
2. Plantings upon berms shall be double rowed, staggered planting technique of sufficient density to effectively screen vehicles within the parking area from adjacent properties and public right-of-ways.
3. All lot service or utility areas shall be adequately screened from view from adjacent properties and public right-of-ways. Screening shall be a minimum of double rowed, staggered density hedges.

I. Building Open Area Landscaping:

1. Front Areas - Landscape treatment of front areas shall present an attractive appearance emphasizing the major entrance or entrances to the structure. Landscaping should be a mix of trees; shrubs and groundcover in a design appropriate with the scale of the building. A combination of shrubs and groundcover should be utilized as foundation plants in an aesthetic design across the entire front facade of the building. Trees shall be incorporated into the landscaping design of front areas to provide shade, accent and frame the main entry of the building.
2. Side Areas - Landscape treatment of side areas as defined herein shall be incorporated into and shall continue the design of the front area. Mixed shrubs and groundcover shall be used as foundation plants across the entire facade in these areas exclusive of walks, entries and courtyards. All walks entries and courtyards in side areas shall be appropriately landscaped.
3. Rear Areas - Landscape treatment for rear or service areas as defined herein shall also be incorporated into the overall design of the front and side areas. Appropriate foundation plantings shall be provided across all facades in normal public view.

Any service areas, drives and service entrances shall be adequately screened with appropriate plant material from the approved list in this manual so as to present a totally screened appearance to persons entering or leaving the building through all public entrances or exits and to vehicular or pedestrian traffic in the roadways adjacent to the lot.

J. Sodding and Mulch:

1. All open spaces not developed with parking, roadways, sidewalks or otherwise planted shall be sodded or planted in approved groundcover.
2. Sod shall be St. Augustine "Floritam".
3. All exposed dirt shall be covered with a minimum of two (2) inches of shredded eucalyptus or no less than Grade "B+" cypress mulch.

K. Irrigation:

1. Plaza Del Sol will provide irrigation water to the common landscaped areas via irrigation wells.
2. Individual lot owners will have the option to provide a private well for irrigation or use the public water system. No lake water withdrawals for irrigation purposes are allowed by lot owners. All irrigation systems must be of an approved underground automatic type with pumps and time clocks screened from view. Irrigation shall extend all the way to the curb, side property lines and to the edge of all lakes and/or retention features.
3. A "drip" irrigation system will be used in all common landscape and buffer areas.
4. If "pop up" spray heads are used on individual parcels, the pipe extensions should be painted a dark green or black where exposed. Irrigation heads should be placed to prevent spraying onto paved areas.
5. Installation of the irrigation system shall follow the piping and installation specifications of Gulf Environmental Services, Inc.

L. Landscape Maintenance:

All Plaza Del Sol lot owners shall maintain their landscape to standards established and maintained by the Plaza Del Sol Property Owners' Association Design Review Committee.

Each lot owner, as a member of the Plaza Del Sol Property Owners' Association (POA), will participate in shared landscape maintenance of all common areas within the Plaza del Sol land mass as defined in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions contained within this Lot Owners Manual.

As POA members, lot owners will participate in the ongoing oversight of the POA contract landscape maintenance services for the common areas as well as participate financially based on appropriate share. The POA will maintain the common areas within the Plaza Del Sol land mass to include medians, entrances to Plaza Del Sol and dedicated open spaces.

Each lot owner shall have the responsibility to maintain the landscaping within their lot to the curb line, all property lines, and any bodies of water located on the lot in accordance with POA standards.

M. Acceptable Plant Material:

For the purpose of unity in design, the following plant list shall form the basis of landscape design. Plant materials shall conform to the Lee County Land Development Code Standards for Florida No. 1 or better as given in Grades and Standards for Nursery Plants, 1973, and Grades and Standards for Nursery Plants, Part II, Florida Department of Agriculture and Consumer Services, Tallahassee, and any amendments thereto. Plant material requirements have been selected for harmony, interest in structure, texture, color and ultimate growth.

The attached Native Plant Lists are provided to present a specific plant palette for perimeter buffers, native re-vegetation, preserve enhancement, and to satisfy Lee County Land Development Code native plant requirements. Any non-native landscape material used shall be allowed under the Lee County Land Development Code and will be used to provide additional color and texture for areas to be enhanced such as main vehicular and pedestrian entries, circulation routes, building perimeter plantings and pedestrian amenity open spaces.

Recommended Plants - Native Trees (Medium and Large)

(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>	<u>Botanical Name</u>	<u>Common Name</u>
<i>Acacia farnesiana</i>	Sweet Acacia	<i>Jacquinia keyensis</i>	Joewood
<i>Acer rubrum</i>	Red Maple	<i>Juniperus silicicola</i>	Southern Red Cedar
<i>Annona glabra</i>	Ponda Apple	<i>Laguncularia racemosa</i>	White Mangrove
<i>Acacia farnesiana</i>	Sweet Acacia	<i>Magnolia virginiana</i>	Sweet Magnolia
<i>Bursera simaruba</i>	Gumbo Limbo	<i>Morus rubra</i>	Red Mulberry
<i>Celtis laevigata</i>	Sugarberry	<i>Myrcanthes fragrans</i>	Simpson Stopper
<i>Chrysobalanus icaco</i>	Cocoplum	<i>Nyssa sylvatica</i>	Black Gum
<i>Chrysophyllum oliviforme</i>	Satin Leaf	<i>Persea palustris</i>	Florida Red Bay
<i>Citharexylum spinosum</i>	Fiddlewood	<i>Pinus elliotti 'densa'</i>	South Florida Slash Pine
<i>Cusia rosea</i>	Pitch Apple	<i>Pinus palustris</i>	Longleaf Pine
<i>Cocoloba diversifolia</i>	Pigeon Plum	<i>Piscidia piscipula</i>	Jamaica Dogwood
<i>Cocoloba uvifera</i>	Seagrape	<i>Prunus angustifolia</i>	Chickasaw Plum
<i>Conocarpus erectus</i>	Buttonwood	<i>Quercus laurifolia</i>	Laurel Oak
<i>Cordia sebestena</i>	Geiger Tree	<i>Quercus virginiana</i>	Live Oak
<i>Diospyros virginiana</i>	Persimmon	<i>Rhizophora mangle</i>	Red Mangrove
<i>Eugenia axillaris</i>	White Stopper	<i>Salix caroliniana</i>	Coastal Plain Willow
<i>Eugenia confusa</i>	Redberry Stopper	<i>Sapindus saponaria</i>	Wingleaf Soapberry
<i>Eugenia foetida</i>	Spanish Stopper	<i>Schaefferia frutescens</i>	Florida Boxwood
<i>Eugenia rhombea</i>	Red Stopper	<i>Sideroxylon foetidissimum</i>	Mastic
<i>Gordonia lasianthus</i>	Loblolly Bay	<i>Sideroxylon salicifolium</i>	Willow Busic
<i>Guaiacum sanctum</i>	Lignum Vitae	<i>Swietenia mahogoni</i>	Mahogany
<i>Gymnanthes lucida</i>	Crabwood	<i>Taxodium distichum</i>	Bald Cypress
<i>Ilex cassine</i>	Dahoon Holly	<i>Ulmus alata</i>	Winged Elm
<i>Ilex vomitoria</i>	Yaupon Holly	<i>Ulmus americana</i> var. <i>floridana</i>	Florida Elm
<i>Ilex x attenuata</i>	East Palatka Holly		

Recommended Plants - Native Trees (Medium and Large)

(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acoelorrhaphe wrightii</i>	Paurotis Palm
<i>Coccothrinax argentata</i>	Silver Palm
<i>Rhapidophyllum hystrix</i>	Needle Palm
<i>Roystonea elata</i>	Royal Palm
<i>Sabal minor</i>	Dwarf Palmetto
<i>Sabal Palmetto</i>	Cabbage Palm
<i>Serenoa repens</i>	Saw Palmetto
<i>Thrinax radiata</i>	Florida Thatch Palm

Recommended Plants - Native Shrubs

(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Ardisia escallonioides</i>	Marlberry
<i>Baccharis halimifolia</i>	Saltbush
<i>Callicarpa americana</i>	Beautyberry
<i>Capparis cynophallophora</i>	Jamaican Caper
<i>Cassia ligustrina</i>	Privet Cassia
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Cordia globosa</i>	Bloodberry
<i>Dodonaea viscosa</i>	Varnishleaf
<i>Erithalis fruticosa</i>	Black Torch
<i>Emodia littoralis</i>	Beach Creeper
<i>Erythrina herbacea</i>	Coral Bean
<i>Foresteria segregata</i>	Florida Privet
<i>Genipa clusiifolia</i>	Seven-Year Apple
<i>Hamelia patens</i>	Firebush
<i>Hypericum</i> spp.	St. John's Wort
<i>Illicium floridanum</i>	Florida Anise
<i>Itea virginica</i>	Virginia Sweetspire
<i>Iva frutescens</i>	Marsh Elder
<i>Lantana involucrata</i>	Native White Lantana
<i>Licania michauxii</i>	Gopher Apple
<i>Lyonia lucida</i>	Fetterbush
<i>Myrica cerifera</i>	Wax Myrtle
<i>Opuntia</i> spp.	Prickly Pear
<i>Psychotria nervosa</i>	Wild Coffee
<i>Randia aculeata</i>	White Indigo Berry
<i>Rapanea punctata</i>	Myrsine
<i>Rivina humilis</i>	Rouge Plant
<i>Sambucus simpsonii</i>	Elderberry
<i>Scaevola plumieri</i>	Scaevola
<i>Sophora tomentosa</i>	Necklace Pod
<i>Stachytarpheta jamaicensis</i>	Blue Porterweed
<i>Yucca aloifolia</i>	Spanish Bayonet
<i>Zamia pumila</i>	Coontie

Recommended Plants - Native Grasses

(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Andropogon brachystachys</i>	Shortspike Bluestem
<i>Eragrostis eliottii</i>	Elliot Love Grass
<i>Eragrostis spectabilis</i>	Purple Love Grass
<i>Muhlenbergia capillaris</i>	Muhly Grass
<i>Sorghastrum secundum</i>	Lopsided Indiangrass
<i>Spartina bakeri</i>	Sand Cordgrass
<i>Tripsacum dactyloides</i>	Fakahatchee Grass
<i>Tripsacum floridanum</i>	Florida Gamma Grass
<i>Uniola paniculata</i>	Sea Oats

Recommended Plants - Native Ferns
(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acrostichum danaeifolium</i>	Leather Fern
<i>Blechnum serrulatum</i>	Swamp Fern
<i>Ctenitis sloanei</i>	Florida Tree Fern
<i>Nepherolepis</i> spp.	Swordfern/Boston Fern
<i>Osmunda regalis</i>	Royal Fern
<i>Pteridium aquilinum</i>	Bracken

Recommended Plants - Native Aquatics
(Plants Listed Range from Zones 9, 10 and 11)

<u>Botanical Name</u>	<u>Common Name</u>
<i>Canna flaccida</i>	Yellow Canna
<i>Equisetum</i> spp.	Horsetail
<i>Juncus effusus</i>	Soft Rush
<i>Nuphar luteum</i>	Spatterdock
<i>Nymphaea odorata</i>	White Water Lily
<i>Pontederia lanceolata</i>	Pickerelweed
<i>Sagittaria</i> spp.	Arrowhead
<i>Scirpus</i> spp.	Giant Bulrush
<i>Thalia geniculata</i>	Alligator Flag