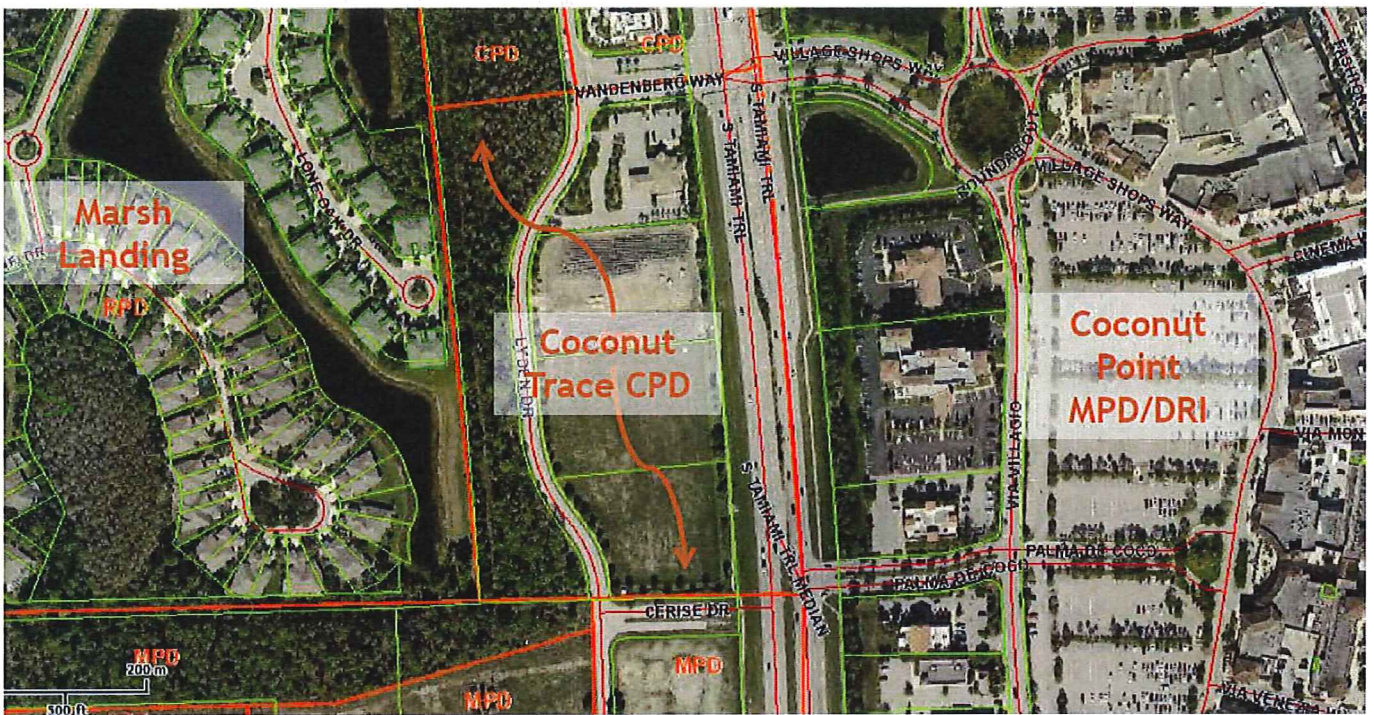
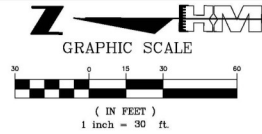


Attachment A

Zoning Map



Attachment B



GENERAL NOTES:

1. THE MCP DEPICTS THE PROJECT'S GENERAL CONFIGURATION AND IS ILLUSTRATIVE ONLY. FINAL BUILDING PLACEMENT AND FOOTPRINTS WILL BE DETERMINED AT THE DEVELOPMENT ORDER PHASE. NOTHING IN THIS MCP SHALL BE CONSTRUED TO LIMIT OR RESTRICT THE PERMITTED USES OR PERMISSIBLE SITE PLANNING AND DESIGN UNDER THE CPD.

PROJECT DATA:

1. PROJECT SIZE: ±3.54 ACRES
2. REQUEST: A MINOR PD AMENDMENT TO CLARIFY A FREESTANDING EMERGENCY DEPARTMENT IS AN EXPRESSLY PERMITTED USE, TO REMOVE A RESTRICTION ON THE HOURS OF OPERATION FOR A FREESTANDING EMERGENCY DEPARTMENT, AND TO MODIFY THE CPD DESIGN STANDARDS AS THEY RELATE TO THE PLACEMENT OF SERVICE FACILITIES NEAR U.S. 41.
3. OPEN SPACE CALCULATION:
 PER ADMINISTRATIVE AMENDMENT ADD2005-00034:
 INDIVIDUAL LOTS TO PROVIDE 10% OPEN SPACE
 REQUIRED AND PROVIDED = 10% x 3.54 = 0.35 Ac
 INDIGENOUS NATIVE VEGETATION AND TREES REQUIREMENT IS MET THROUGH THE PRESERVE.

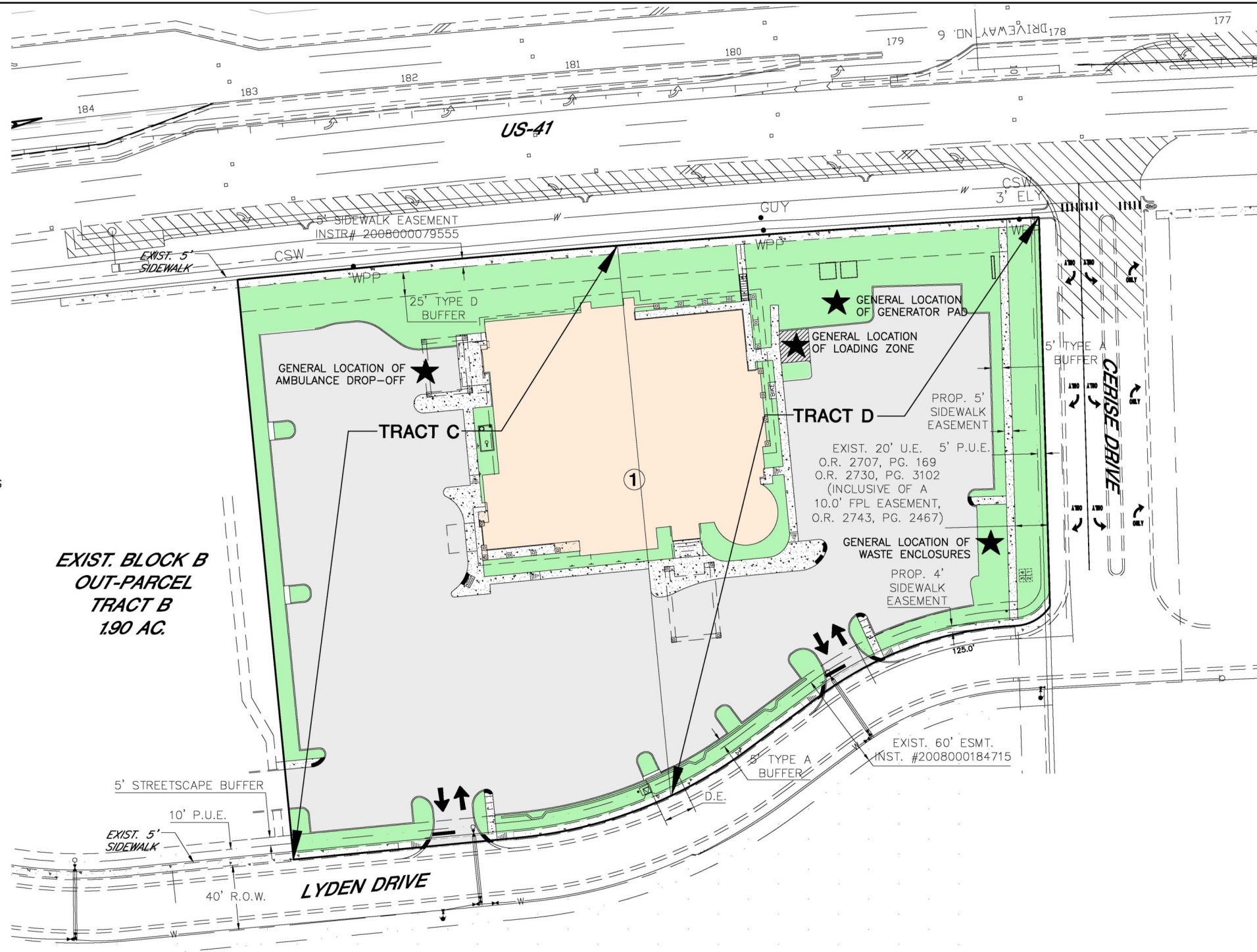
DEVIATION:

1. DEVIATION FROM SEC. 33-229, WHICH LIMITS MAXIMUM BUILDING HEIGHT TO 45' OR THREE STORIES INCLUDING ARCHITECTURAL ELEMENTS, TO ALLOW ARCHITECTURAL ELEMENTS TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 45 FEET.

**COCONUT TRACE
RES #Z-03-011**

TRACTS 'A' - 'D'
ZONING RESOLUTION Z-03-011

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



Master Concept Plan



<table border="1"> <thead> <tr> <th>LETTER</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	LETTER	REVISIONS	DATE										COCONUT TRACE CPD - TRACTS C & D VILLAGE OF ESTERO, FLORIDA	DESIGNED BY C.L.K.	DATE 09/28/17		6200 Whiskey Creek Drive Fort Myers, FL. 33919 Phone : (239) 985-1200 Florida Certificate of Authorization No.1772	MASTER CONCEPT PLAN	THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW: CHARLES L. KRESS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #56835 DATE	CAD FILE NAME: MCP	DRAWING NO.: EXHIBIT
	LETTER	REVISIONS	DATE																		
CHECKED BY C.L.K.	DATE 09/28/17	HORIZONTAL SCALE 1" = 30'	PROJECT NO.: 2016105	SHEET NO.: 1 OF 1																	

Attachment C

Supplemental Pattern Book

Shoppes at Coconut Trace CPD

Tracts C & D

PD Amendment DCI 2017-E0006

Valid for: DOS 2017-E004

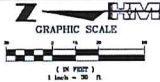
Naples Community Hospital

Outpatient Medical Facility



September 29, 2017





GENERAL NOTES:

1. THE MCP DEPICTS THE PROJECT'S GENERAL CONFIGURATION AND IS ILLUSTRATIVE ONLY. FINAL BUILDING PLACEMENT AND FOOTPRINTS WILL BE DETERMINED AT THE DEVELOPMENT ORDER PHASE. NOTHING IN THIS MCP SHALL BE CONSTRUED TO LIMIT OR RESTRICT THE PERMITTED USES OR PERMISSIBLE SITE PLANNING AND DESIGN UNDER THE CPD.

PROJECT DATA:

1. PROJECT SIZE: ±3.54 ACRES
2. REQUEST: A MINOR PD AMENDMENT TO CLARIFY A FREESTANDING EMERGENCY DEPARTMENT IS AN EXPRESSLY PERMITTED USE. TO REMOVE A RESTRICTION ON THE HOURS OF OPERATION FOR A FREESTANDING EMERGENCY DEPARTMENT, AND TO MODIFY THE CPD DESIGN STANDARDS AS THEY RELATE TO THE PLACEMENT OF SERVICE FACILITIES NEAR U.S. 41.
3. OPEN SPACE CALCULATION:
 PER ADMINISTRATIVE AMENDMENT ADD2005-00034:
 INDIVIDUAL LOTS TO PROVIDE 10% OPEN SPACE
 REQUIRED AND PROVIDED = 10% x 3.54 = 0.35 Ac
 INDIGENOUS NATIVE VEGETATION AND TREES REQUIREMENT IS MET THROUGH THE PRESERVE.

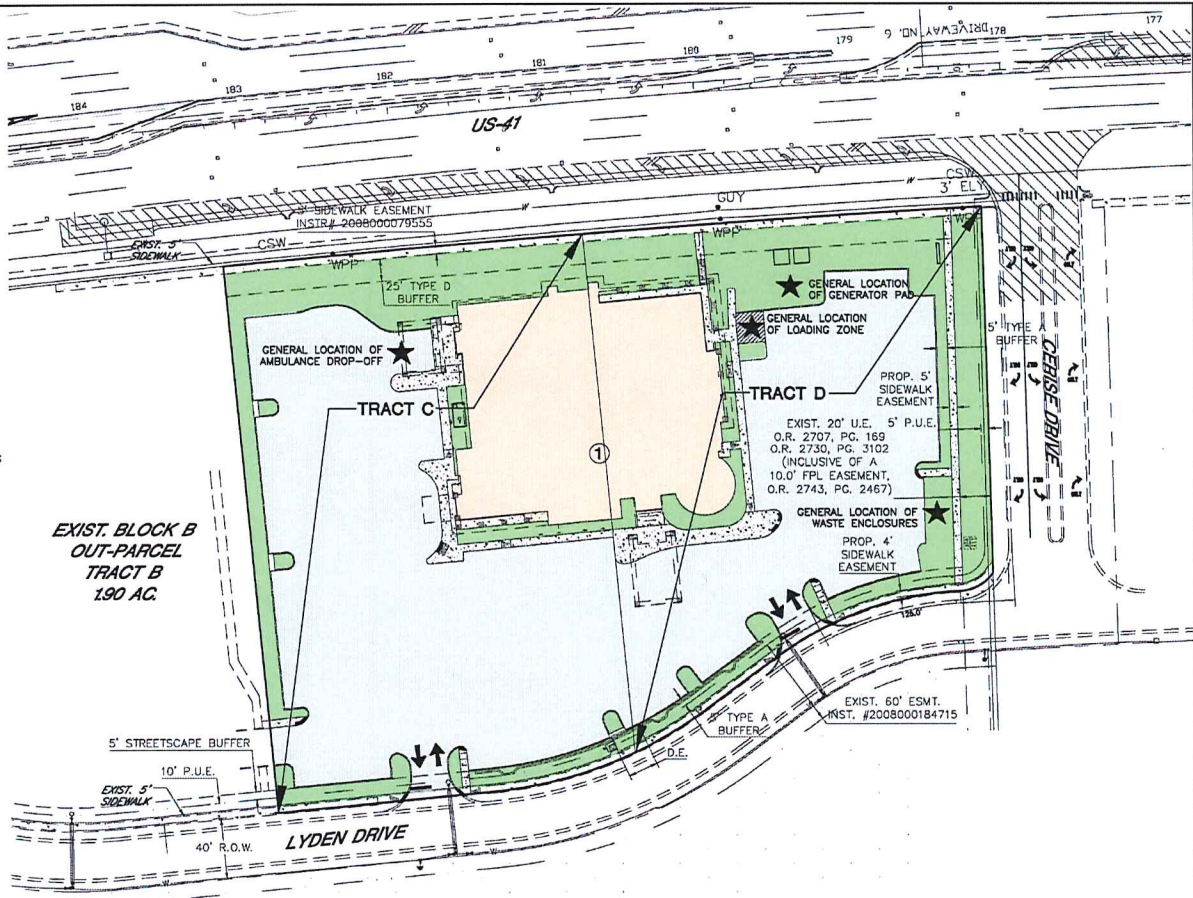
DEVIATION:

1. DEVIATION FROM SEC. 33-229, WHICH LIMITS MAXIMUM BUILDING HEIGHT TO 45' OR THREE STORES INCLUDING ARCHITECTURAL ELEMENTS, TO ALLOW ARCHITECTURAL ELEMENTS TO EXCEED THE MAXIMUM BUILDING HEIGHT OF 45 FEET.

**COCONUT TRACE
RES #Z-03-011**

TRACTS 'A' - 'D'
ZONING RESOLUTION Z-03-011

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



Master Concept Plan



REVISIONS	DATE

COCONUT TRACE CPD - TRACTS C & D
VILLAGE OF ESTERO, FLORIDA

REVISIONS	DATE



6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 885-1200
Florida Certificate of
Authorization No. 1772

MASTER CONCEPT PLAN

CAD FILE NAME: MCP	DRAWING NO.:
PROJECT NO.:	EXHIBIT:
2016105	1 OF 1



NORTH EAST VIEW USA1 1

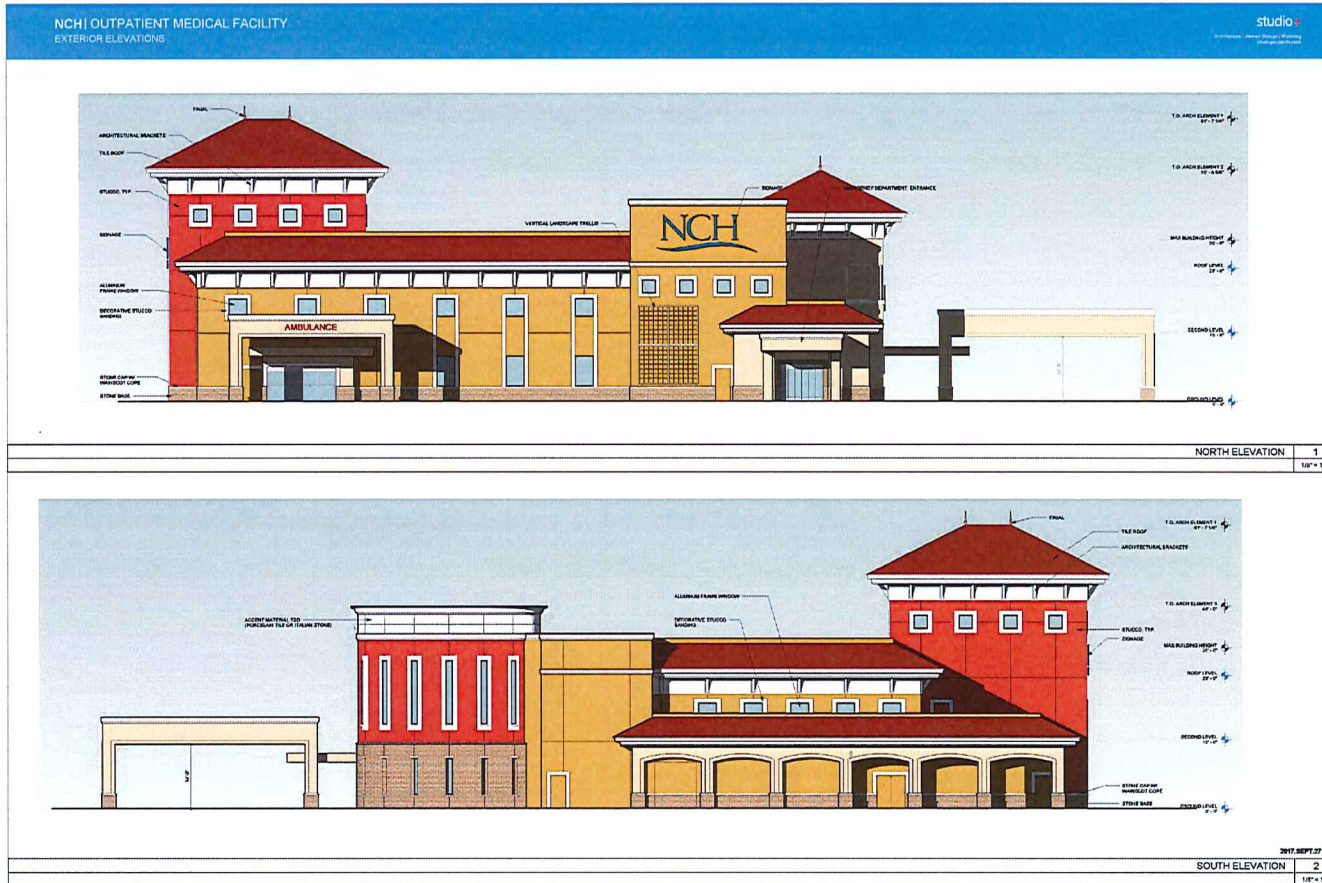


NORTH WEST VIEW 2



2017, SEPT. 27
SOUTH WEST VIEW 3

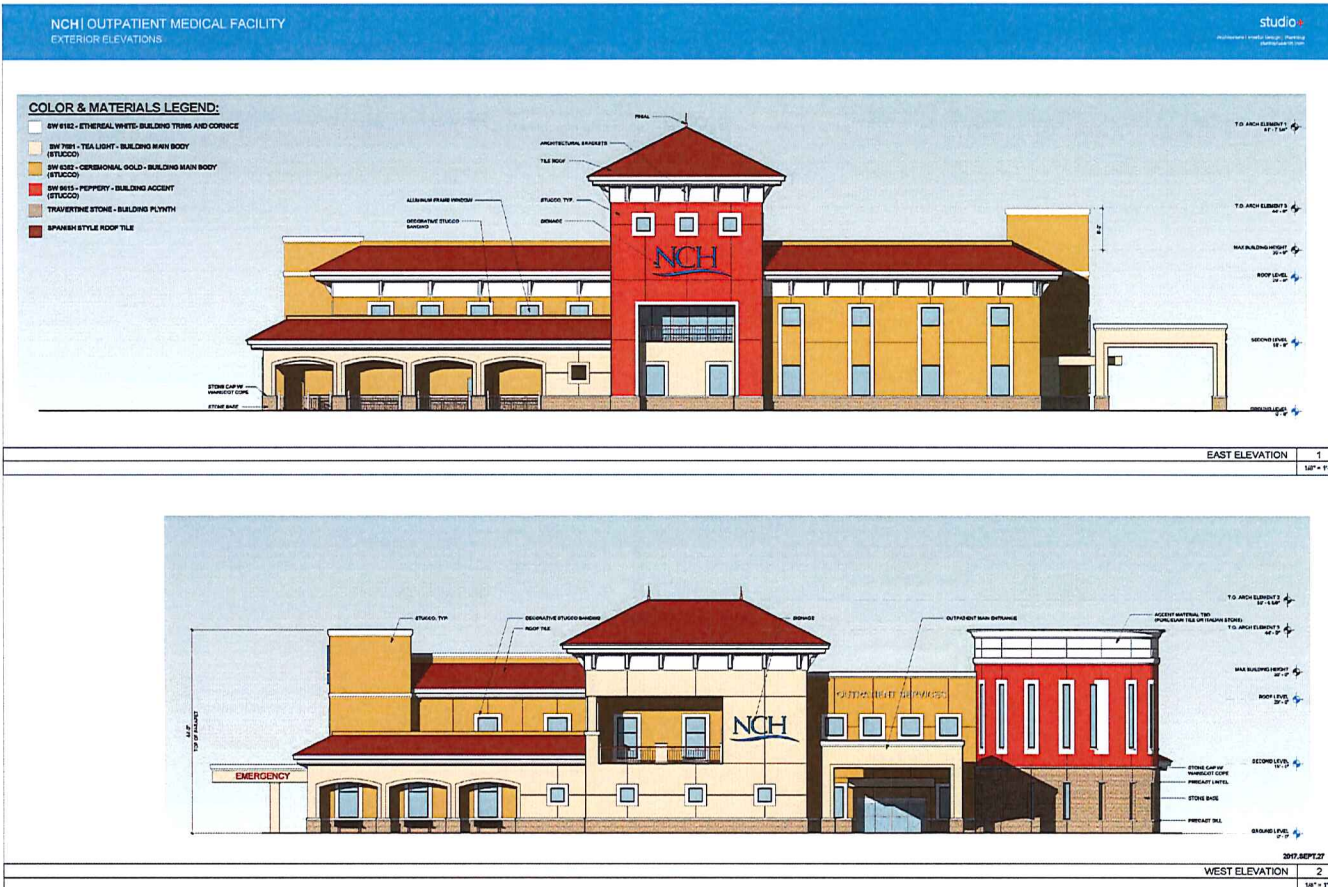
Building Elevations



Height Deviation

North and South Elevations

Deviation (1) seeks relief from the LDC Section 33-229 which limits maximum height to 45 feet, including architectural elements, to allow said architectural elements to exceed the maximum building height of 45 feet.



Height Deviation

East and West Elevations

Deviation (1) seeks relief from the LDC Section 33-229 which limits maximum height to 45 feet, including architectural elements, to allow said architectural elements to exceed the maximum building height of 45 feet.



Attachment D

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

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

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

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

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

SECTION A. REQUEST

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

SECTION B. CONDITIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

*AUTO PARTS STORE - without installation facilities

AUTOMOBILE SERVICE STATION (limited to Tract A only)

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

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

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

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

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

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

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

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

Group I only

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

DRUGSTORE, PHARMACY

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

EMERGENCY MEDICAL SERVICE (ambulance station)

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

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area: 20,000 square feet

Width: 100 feet

Depth: 100 feet

Minimum Setbacks:

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

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

Maximum Lot Coverage: 45 percent

Maximum Building Height: 35 feet

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

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

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

SECTION C. DEVIATIONS:

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

SECTION D. EXHIBITS AND STRAP NUMBER:

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

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

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

09-47-25-00-00001.005A

SECTION E. FINDINGS AND CONCLUSIONS:

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

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

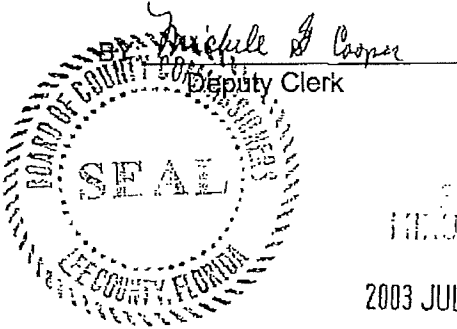
The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner St. Cerny, seconded by Commissioner Coy and, upon being put to a vote, the result was as follows:

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

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

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA



BY: Ray Judah
Chairman

Approved as to form by:

[Signature]
County Attorney's Office

2003 JUL 10 PM 12:49

EXHIBIT "A"
LEGAL DESCRIPTION
Property located in Lee County, Florida

Ink
Engineering

A Division of
LBFH, Inc.

CIVIL
AGRICULTURAL
WATER RESOURCES
WATER & WASTEWATER
TRANSPORTATION
SURVEYING & MAPPING
GIS

"Partners for Results
Value by Design"

1400 Colonial Blvd., Suite 31
Fort Myers, FL 33907
(941) 931-0455
Fax: (941) 931-0456
www.lbfh.com

OCTOBER 23, 2002
JOB NO. 8706-F
FILE: 8706-F-DESC.DWG

PARCEL F
LEGAL DESCRIPTION

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 47 SOUTH,
RANGE 25 EAST; THENCE S.88°14'22"W. FOR 2266.44 FEET ALONG THE
SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 4
TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. 41
(S.R. 45, TAMIAAMI TRAIL); THENCE S.06°41'21"E. ALONG SAID RIGHT OF WAY
FOR 325.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.06°41'21"E. FOR 316.84 FEET ALONG SAID WESTERLY
RIGHT OF WAY TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT,
RADIUS 11391.16 FEET, CENTRAL ANGLE 03°28'12"; THENCE
SOUTHEASTERLY FOR 689.86 FEET ALONG THE ARC OF SAID CURVE; THENCE
S.88°21'51"W. (NONRADIAL) FOR 500.20 FEET ALONG THE SOUTH LINE
OF NORTH ONE HALF (N1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4)
SAID SECTION 9 TO A NONRADIAL INTERSECTION WITH A CURVE TO THE
LEFT, CONCAVE TO THE WEST, CONCENTRIC TO AND LYING 500.00 FEET
WESTERLY OF (AS MEASURED RADIAL) TO THE AFOREMENTIONED WESTERLY
RIGHT OF WAY OF U.S. 41; THENCE NORTHWESTERLY FOR 645.76 FEET
ALONG THE ARC OF SAID CURVE (RADIUS 10891.16 FEET, CENTRAL ANGLE
03°23'50", CHORD BEARING N.04°59'26"W., CHORD 645.66 FEET) AND A
LINE COMMON TO A TRACT OR PARCEL OF LAND AS DESCRIBED IN OFFICIAL
RECORD BOOK 1775 AT PAGE 2026 OF THE PUBLIC RECORDS OF LEE COUNTY,
FLORIDA TO THE POINT OF TANGENCY; THENCE N.06°41'21"W. FOR 316.84
FEET ALONG SAID COMMON LINE; THENCE N.83°18'39"E. FOR 500.00 FEET
TO THE POINT OF BEGINNING.

CONTAINING 11.302 ACRES MORE OR LESS.

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

Applicant's Legal Checked

by *Glenn C. Adams*

INK ENGINEERING, A DIVISION OF LBFH, INC.
BPR & RPE LICENSE NO. 959

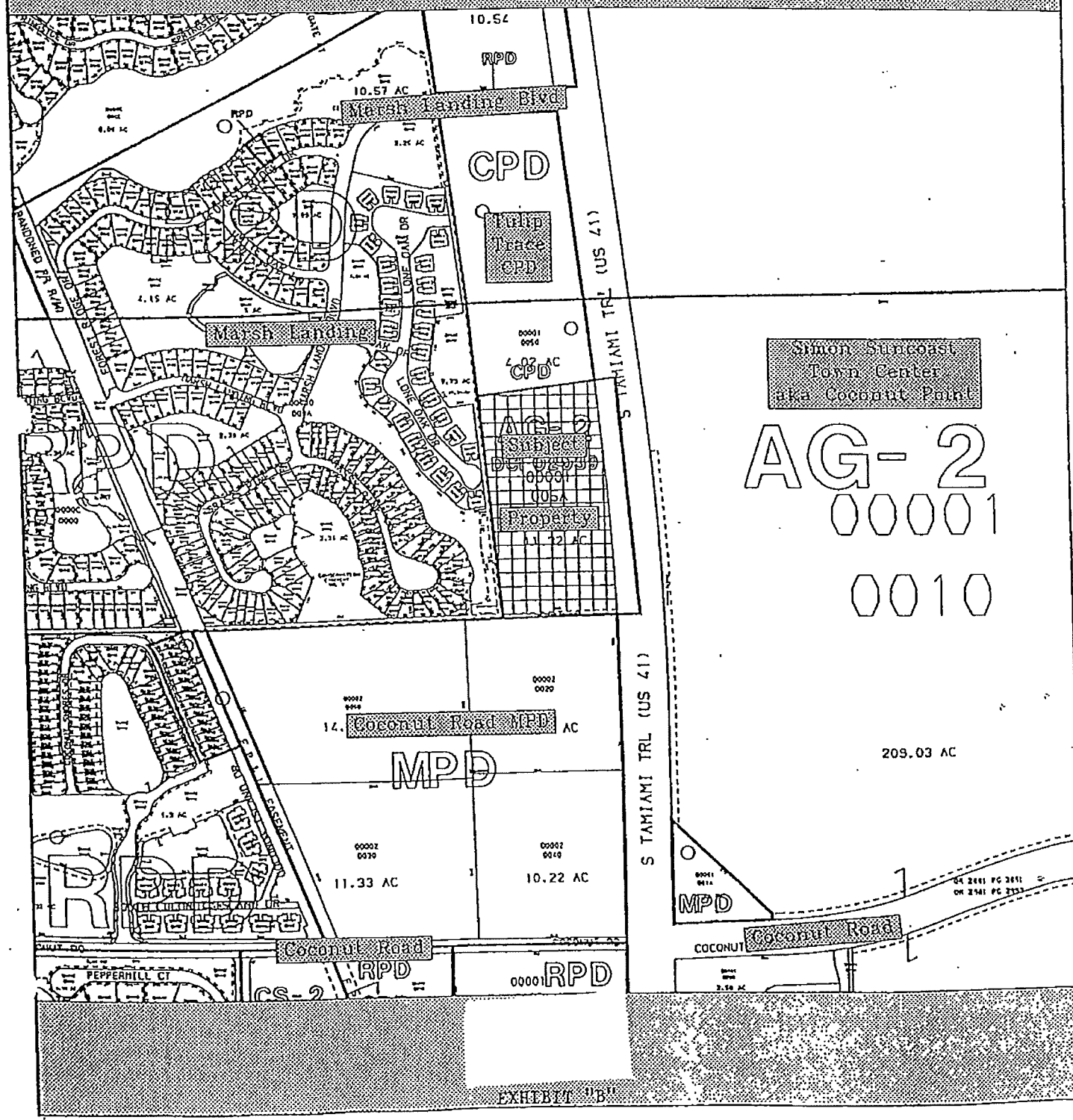
Glenn C. Adams
GLENN C. ADAMS
PROFESSIONAL LAND SURVEYOR
FL. CERT. NO. 6062

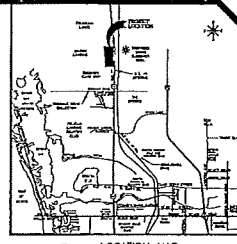
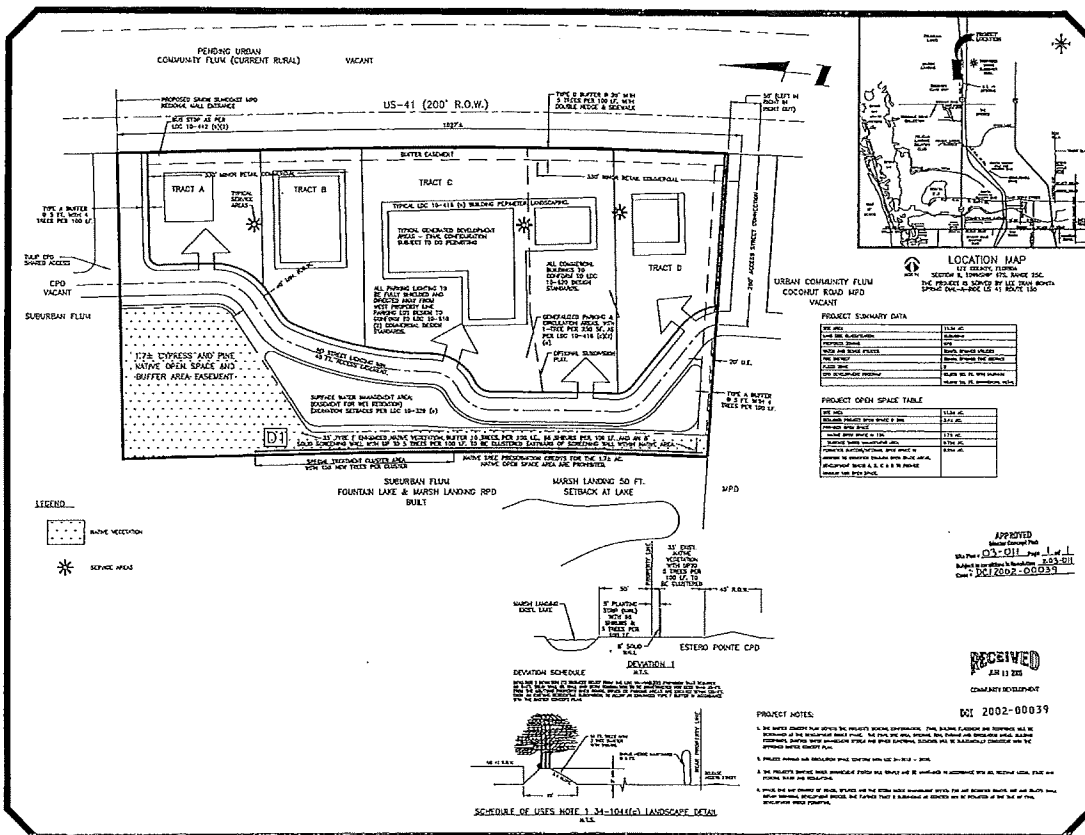
RECEIVED
OCT 31 2002

ZONING COUNTER

DCI 2002-00039

ZONING MAP





PROJECT SUMMARY DATA

LOT AREA	11.11 AC
LOT AREA AVAILABLE	11.11 AC
PROPOSED LOTS	10
LOT AREA AVAILABLE PER LOT	1.11 AC
LOT AREA AVAILABLE PER LOT	1.11 AC
LOT AREA AVAILABLE PER LOT	1.11 AC
LOT AREA AVAILABLE PER LOT	1.11 AC
LOT AREA AVAILABLE PER LOT	1.11 AC

PROJECT OPEN SPACE TABLE

LOT AREA	11.11 AC
LOT AREA AVAILABLE	11.11 AC
LOT AREA AVAILABLE PER LOT	1.11 AC
LOT AREA AVAILABLE PER LOT	1.11 AC
LOT AREA AVAILABLE PER LOT	1.11 AC
LOT AREA AVAILABLE PER LOT	1.11 AC
LOT AREA AVAILABLE PER LOT	1.11 AC

APPROVED

RECEIVED

2002-00039

MASTER CONCEPT PLAN FOR THE ESTERO POINTE CPD

EXHIBIT H-C

DATE: 1/27/02
SCALE: 1" = 50'
REVISION: 02/08/02 (CP1)
JOB NO.: 02004
PAGE: 1 OF 1

RECEIVED
JAN 07 2003

Estero Point CPD Design Standards

DCI 2002-00059

West Site Buffer:

- Proposed CPD – 35-ft. native open space area with 10 clustered trees and 66 shrubs per 100 LF with no native tree credits for commercial to residential tree planting buffering requirement;
- 8-ft. solid wall; and
- Up to 5 trees per 100 LF may be clustered behind the 8-ft. solid wall in a manner that provides in depth buffering within the Special Treatment Buffer Area.

Automobile Service Station and Gas Convenience Design Standards:

- Proposed CPD Landscaping – identical to the new Estero Code Landscaping but for all uses with drive-thru facilities along with other uses identified within the project Use Schedule.
 - 25-ft. landscape buffer berm @ 3-ft. height; 3 tree clusters @ 20-ft. on center with maximum 25-ft cluster to cluster distance; 14-ft. tall trees; rear and side yard buffer at 5 trees per 100 LF with 4-ft. tall shrub hedge.

Street Lighting Standards:

- Proposed CPD Lighting Standards -- identical to the new Estero Code Lighting standards but with a maximum 18-ft. height restriction; streetlights are prohibited along the projects reverse access street.
 - Directed away from adjoining properties, fully shielded and directed away to avoid intrusion from adjacent properties; low level indirect diffused onsite and underneath canopy lighting.

Service Area Design Standards:

- Proposed CPD Service Area Standards -- identical to the Estero Code Service Areas but for all CPD uses serve areas. All service function areas are to be located away from US 41 and from the west property line/March Landing RPD site area. All service function areas are to be fully screened on three sides by a 6-ft. wall, fence or similar structure with solid gate; all service function areas are to be landscaped by a continuous landscape hedge or similar screening device; all exterior mechanical equipment, including roof mounted HVAC equipment, must be screened from March Landing RPD.
 - 8-ft. enclosed trash area to be integrated with service station design.

Architectural & Signage Design Standards:

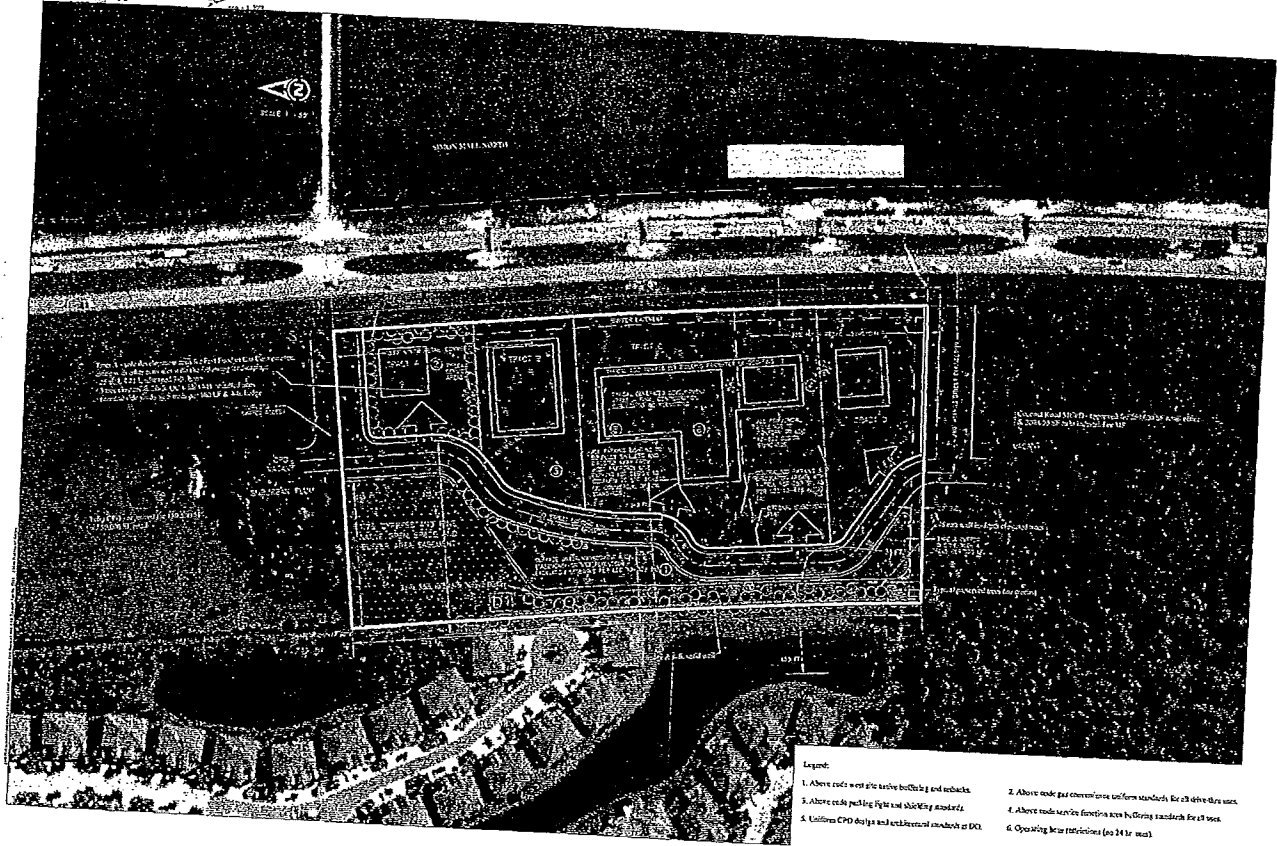
- Proposed CPD Architectural Standards – All permanent site identification signs, building identification signs and directory signs must be architecturally integrated and compatible with the project's building design theme. Prior to the first commercial development order approval, the Estero Pointe CPD Architecture and Signage Design Standards must be submitted for review and approval to the Director of Community Development. The Director shall review architecture and signage design standards Covenants, Rules, or other suitable mechanism(s) that will run with the land for approval. Out parcel facades must be treated as primary facades and employee a common color and material architectural theme shared with the main building(s) and other outparcels so as to create a unified development.

Operating Hours:

- Operating hours are limited to 7 a.m. to 11 p.m., Monday through Sunday.

EXHIBIT "D"

2024-000000 RECEIVED



Attachment E

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00034

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

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

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

See Exhibit A attached

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

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

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

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

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

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

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

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

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

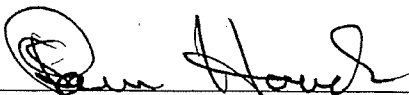
1. The only changes approved as part of this administrative amendment are to permit the reconfiguration of the parcels, alignment of the internal road east of the approved location, and revision of Table in Condition 1 of Resolution Z-03-11. No other changes have been authorized as part of this amendment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

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

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

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

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

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



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

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

PARCEL F

LEGAL DESCRIPTION

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

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

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

CONTAINING 11.302 ACRES MORE OR LESS

ADD 2005 00034

NOTES:

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

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

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

Applicant's Legal Checked

by *Jim O'MAROS*

BY *Thomas M. Murphy*
THOMAS M. MURPHY

P.S.M. #5628
STATE OF FLORIDA

RECEIVED
FEB 21 2005

PERMIT COUNTER

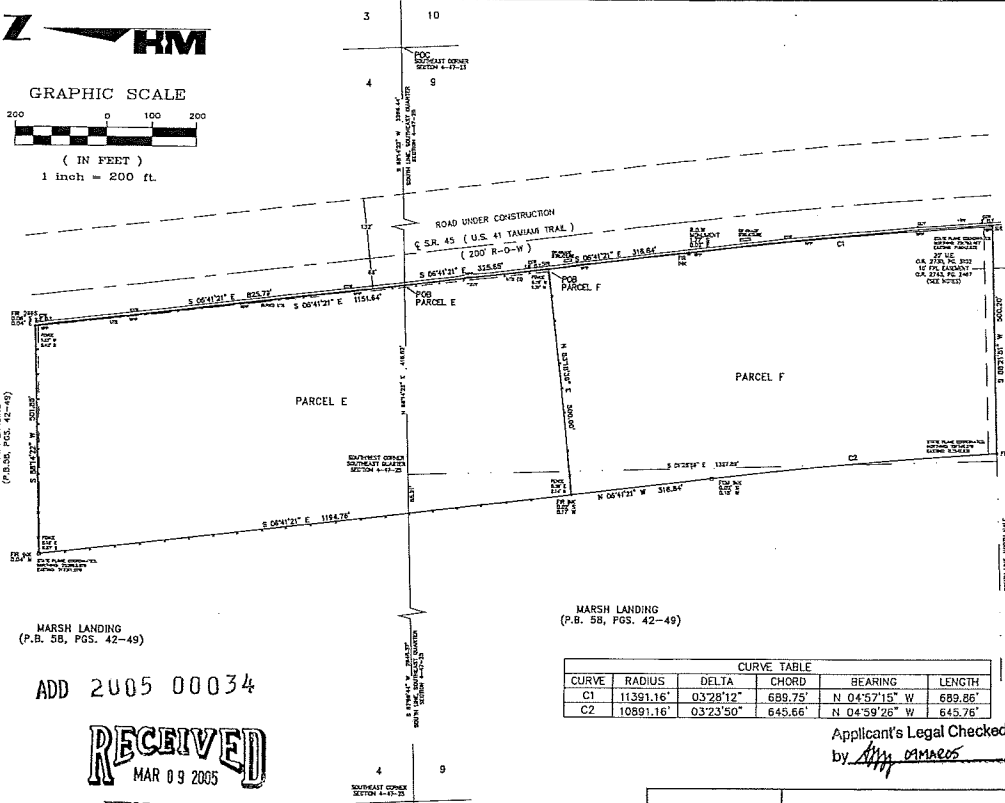


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

14-2024A (REV. 05/16) - 14-2024B (REV. 05/16) - 14-2024C (REV. 05/16) - 14-2024D (REV. 05/16) - 14-2024E (REV. 05/16) - 14-2024F (REV. 05/16) - 14-2024G (REV. 05/16) - 14-2024H (REV. 05/16) - 14-2024I (REV. 05/16) - 14-2024J (REV. 05/16) - 14-2024K (REV. 05/16) - 14-2024L (REV. 05/16) - 14-2024M (REV. 05/16) - 14-2024N (REV. 05/16) - 14-2024O (REV. 05/16) - 14-2024P (REV. 05/16) - 14-2024Q (REV. 05/16) - 14-2024R (REV. 05/16) - 14-2024S (REV. 05/16) - 14-2024T (REV. 05/16) - 14-2024U (REV. 05/16) - 14-2024V (REV. 05/16) - 14-2024W (REV. 05/16) - 14-2024X (REV. 05/16) - 14-2024Y (REV. 05/16) - 14-2024Z (REV. 05/16)



MARSH LANDING
(P.B. 58, PGS. 42-49)

ADD 2005 00034



PERMIT COUNTER

LEGEND

- SP SET IRON ROD W/CAP LB 1772
- FIR FOUND IRON ROD
- FCM FOUND CONCRETE MONUMENT
- WV WATER VALVE
- MVS UNITED TELEPHONE SYSTEM BOX
- MFP WOODEN POWER POLE
- CSW CONCRETE SIDEWALK
- UE UTILITY EASEMENT



950 Encore Way
Naples, Florida 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No. 1772

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

BOUNDARY SURVEY
COCONUT TRACE
SECTIONS 4 AND 9, TOWNSHIP 47 SOUTH,
RANGE 25 EAST

LEE COUNTY

PARCEL E

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 4 AND 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE SOUTH 87°14'22" WEST FOR 2555.44 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 4 TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45, TAMPAH TRAIL) AND THE BEGINNING;
THENCE NORTH 05°41'21" WEST FOR 825.79 FEET ALONG SAID WESTERLY RIGHT-OF-WAY; THENCE SOUTH 87°14'22" WEST FOR 502.85 FEET ALONG THE SOUTHERLY LINE OF A ROAD RIGHT-OF-WAY (500.00 FEET FROM THE CENTERLINE) AS DESCRIBED IN OFFICIAL BOOK 1984 AT PAGE 227 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO AN INTERSECTION WITH A LINE PARALLEL WITH AND LYING 500.00 FEET WESTERLY OF (AS MEASURED PERPENDICULAR TO) THE AFORESAID WESTERLY RIGHT-OF-WAY LINE AND A LINE COMMON WITH A TRACT OR PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1775 AT PAGE 2025 OF SAID PUBLIC RECORDS; THENCE NORTH 83°18'59" EAST FOR 500.00 FEET; THENCE NORTH 05°41'21" WEST FOR 315.85 FEET ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY OF U.S. 41 TO THE BEGINNING.
CONTAINING 13.487 ACRES, MORE OR LESS

PARCEL F

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE S 87°14'22" W FOR 2225.44 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (SE 1/4) OF SAID SECTION 4 TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 45, TAMPAH TRAIL); THENCE S 0°41'21" E ALONG SAID RIGHT-OF-WAY FOR 353.65 FEET TO THE POINT OF BEGINNING.
UNLIMITED

THENCE CONTINUE S 0°41'21" E FOR 315.84 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, RADIUS 1131.16 FEET, CENTRAL ANGLE 03°28'12" THENCE SOUTHWESTERLY FOR 689.75 FEET ALONG THE ARC OF SAID CURVE; THENCE S 03°28'12" W (UNDERSHALL) FOR 500.00 FEET ALONG THE SOUTH LINE OF NORTH ONE HALF (N 1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) SAID SECTION 8 TO A NON-PLANAR INTERSECTION WITH A CURVE TO THE LEFT CONCAVE TO THE WEST CONCORDING TO AND LYING 500.00 FEET WESTERLY OF (AS MEASURED PERPENDICULAR TO) THE AFORESAID WESTERLY RIGHT-OF-WAY OF U.S. 41; THENCE NORTHWESTERLY FOR 645.76 FEET ALONG THE ARC OF SAID CURVE (RADIUS 1039.18 FEET, CENTRAL ANGLE 03°28'12" CHORD BEARING N 04°59'28" W, CHORD 645.76 FEET) AND A LINE COMMON TO A TRACT OR PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1775 AT PAGE 2028 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO A POINT OF JANGENCY; THENCE N 04°59'28" W FOR 315.84 FEET ALONG SAID COMMON LINE; THENCE N 83°18'59" E FOR 500.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.202 ACRES, MORE OR LESS

NOTES:

- 1. THIS PROPERTY SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 2. BEARINGS SHOWN HEREIN REFER TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS BEING S 87°14'22" W.
- 3. LEGAL DESCRIPTIONS HEREIN PROVIDED BY CLIENT.
- 4. ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.
- 5. STATE PLANE COORDINATES SHOWN HEREIN REFER TO FLORIDA STATE PLANE WEST ZONE N.A.D. 83, 1990 ADJUSTMENT.
- 6. THIS PROPERTY WAS VACANT ON 05/02/04.
- 7. PROPERTY AREA: 24,769 ACRES, MORE OR LESS.
- 8. SECTION INFORMATION BASED ON THE 8X6 ENGINEERING SURVEY DATED 10/23/02, REFERENCE FILE NUMBER 8106-E.
- 9. FLORIDA POWER AND LIGHT EASEMENT, BASED ON THE ABOVE 8X6 ENGINEERING SURVEY DATED 10/23/02, AND AMBERGELY RECORDED IN OFFICIAL RECORDS BOOK 3743, PAGE 2487 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, EXACT LOCATION CANNOT BE DETERMINED.
- 10. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 11. I HEREBY CERTIFY THAT THIS PORTION OF THIS PERSON, DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 05/02/04. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING BY THE STATE OF FLORIDA PURSUANT TO CHAPTER 816-17.4, F.A.C.
- 12. HOLE MONTE'S, INC. LICENSE NO. 81772
- 13. DATE OF SURVEY: 05/02/04

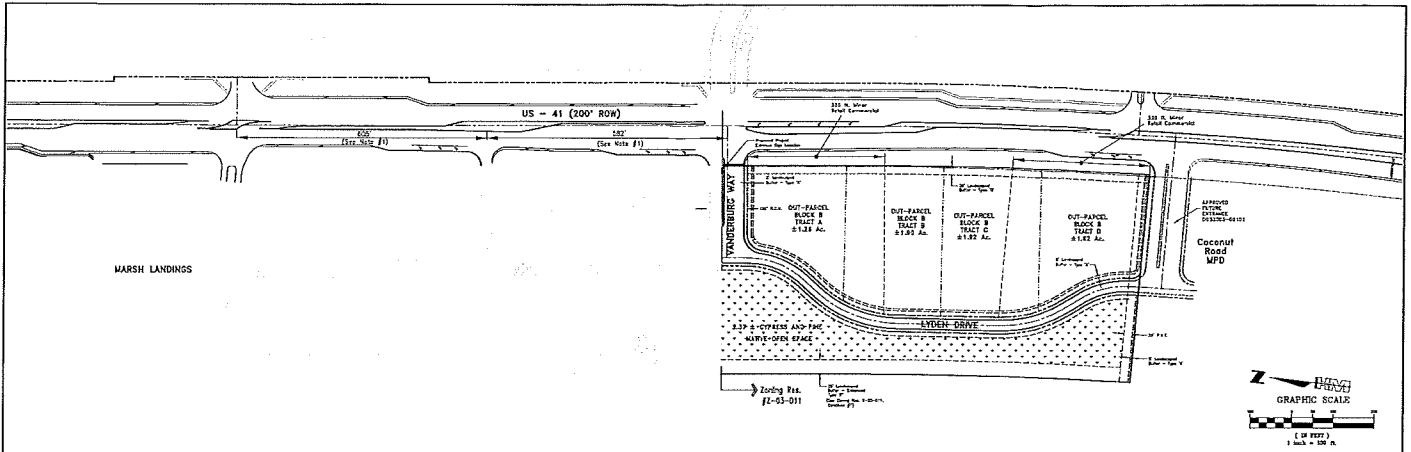
CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD	BEARING
C1	11391.16'	03°28'12"	689.75'	N 04°57'15" W
C2	10891.16'	03°23'50"	645.66'	N 04°59'28" W

Applicant's Legal Checked
by *[Signature]*

STATE OF FLORIDA
P.E.M. #5919
DATE: 05/02/04
BY: *[Signature]*

REVISION NUMBER	DESCRIPTION	DATE
1	BOUNDARY 1x17	04/05/20

DRAWN BY: AM	DATE: 03/05	SECTION: 4/9	PROJECT No: 04.056
CHECKED BY: TMM	PAGE: 11	RANGE: 25	DRAWING No: B-5290
REFERENCE: BOUNDARY 1x17			



ADD 2005 00034

RECEIVED
FEB 21 2005
PERMIT COUNTER

GENERAL SITE LAND USE

TOTAL SITE AREA	824.77 AC
COMMERCIAL AREA	817.75 AC
SURFACE WATER MANAGEMENT	8.478 AC
WETLAND PRESERVE	8.127 AC
UPLAND PRESERVE / DAY RETENTION / NATURAL PLANTING AREA	2.349 AC
R.O.W. AREAS	8.238 AC

DEVELOPMENT REQS.

TRACTS "A" - "D"	95,000 SF
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	100 FT
MINIMUM SETBACKS	
FRONT	10 FT
REAR	25 FT
WATER BODY	25 FT
MINIMUM LOT COVERAGE	+5%
MAXIMUM BUILDING HEIGHT	35 FT

OPEN SPACE CALCULATION

REQUIRED	8.743 AC
AVAILABLE	
WETLAND PRESERVE	8.127 AC
UPLAND PRESERVE	2.22 AC
TOTAL	8.743 AC

* NOTE: DEVELOPMENT SITE TO PROVIDE US OPEN SPACE PER RES 2-03-01

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2005-00034
Date 3/10/05

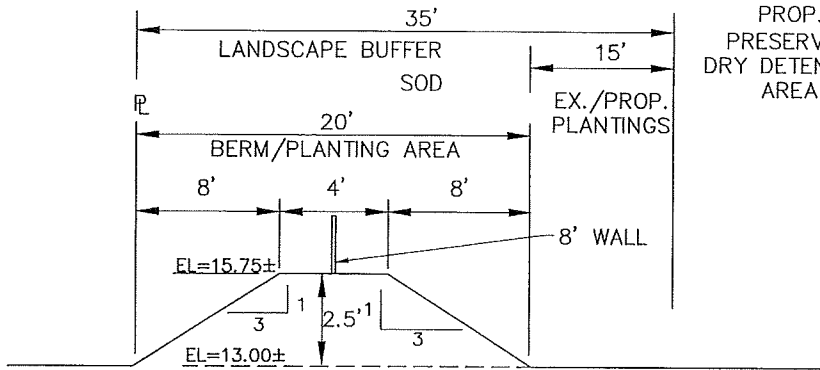
- NOTES:**
- ENTRANCE LOCATION ALONG US 41 APPROVED UNDER ZONING 2-03-010
 - PRINCIPAL PERMITTED USES WHEN THE ZONING RES. 2-03-011 AS CONTAINED IN THE ZONING PROVISIONS PRECEDED BY AN (1) ASTERISK, MUST BE LOCATED WITHIN THE 200' MAJOR RETAIL COMMERCIAL LANE. REVISED ACCESSORY USES SUCH AS PARKING, GARDEN, LANDSCAPING, ETC. CAN BE LOCATED OUTSIDE THESE LIMITS.
 - USE SETBACK POINT AND DESIGN RETARDANCE AREA CRITERIA FOR FURTHER LANDSCAPING / BUFFERING COMPONENTS AS PART OF ZONING RESOLUTION 2-03-011, COUNTY OF LEE.

LEGEND

[Symbol]	WETLAND PRESERVE AREA
[Symbol]	UPLAND PRESERVE / DAY RETENTION AREA

RESOLUTION No. 2-03-010
PARCEL No. 09-47-25-03-0001.0000

<table border="1"> <tr><td>APPROVED</td><td>DATE</td><td>BY</td></tr> <tr><td></td><td>11/11/04</td><td>CLK</td></tr> <tr><td></td><td>11/11/04</td><td>CRB</td></tr> <tr><td></td><td>11/04</td><td>CLK</td></tr> <tr><td>DATE</td><td>N/A</td><td></td></tr> <tr><td>SCALE</td><td>1" = 100'</td><td></td></tr> </table>	APPROVED	DATE	BY		11/11/04	CLK		11/11/04	CRB		11/04	CLK	DATE	N/A		SCALE	1" = 100'		<p>TULIP ASSOC, LLC & MANCHESTER ASSOC, LLC COCONUT TRACE LEE COUNTY, FLORIDA</p>	<p>H.M. HOLE MONTES REGISTERED PLANNING CONSULTANT</p> <p>8202-F Presidential Court Fort Myers, FL 33910 Phone: (239) 335-1200 Florida Certificate of Authorization No.1792 Regis - Fort Myers - Venice - Englewood</p>	<p>MASTER CONCEPT PLAN</p>	<p>PROJECT NO. 0456B-MCP</p>	<p>SCALE 10" = 1"</p>
APPROVED	DATE	BY																					
	11/11/04	CLK																					
	11/11/04	CRB																					
	11/04	CLK																					
DATE	N/A																						
SCALE	1" = 100'																						



PERIMETER BERM
WEST SECTION
△ C-C

N.T.S.

ADD 2005 00034

RECEIVED
FEB 21 2005

PERMIT COUNTER

Attachment F

**Shoppes at Coconut Trace CPD
(DCI2017-E006)**

**Summary of the Public Information Meeting
November 14, 2017**

The Public Information Meeting for this minor PD amendment (DCI2017-E006) was held on November 14, 2017. The following comments were presented to the Planning and Zoning Board members by the applicant and members of the public. Twenty members of the public spoke. Twelve members of the public identified themselves as Marsh Landing residents, and one member of the public was identified as a Coconut Shores resident.

Siren Noise

Several members of the public expressed concern over possible impacts from siren noise from possible ambulance arrivals during the 11 PM – 7 AM time frame. Dr. Shawn Patterson, the director of the NCH Northeast Naples emergency department, and the applicant, stated that NCH anticipates fewer than two ambulance arrivals per day, based on a comparable NCH facility currently operating in North Naples. Dr. Patterson, stated that based on data from NCH Northeast 90% of ambulances will arrive without sirens and that NCH estimates that one ambulance per each 40 days will arrive between the hours of 11 PM and 7 AM. Dr. Patterson stated that ambulances currently travel on US 41 towards emergency medical centers farther north or south. Dr. Patterson stated that ambulances will turn off sirens after turning off of US 41, when sirens are no longer needed to move through traffic. NCH has confirmed this protocol with Lee County EMS.

Board member Robert King asked if emergency transfers will require sirens, and, if so, when will the sirens be turned on. Dr. Patterson stated in an emergency transfer lights and sirens will be utilized once the ambulance is on US 41.

Height

There were some questions regarding the requested deviation for the height of architectural elements. The applicant stated that the deviation request was added at the insistence of Village staff during its review of the CPD amendment, but was not otherwise required as part of the underlying request for a development order. The requested deviation is for architectural elements only, in order to comply with current Estero LDC requirements that were enacted subsequent to the CPD having been approved. These require varying rooflines, pitches and shapes; architectural features such as cornices, articulated roof parapets, porticos, towers or other details that alter the building height; and decorative building ornamentations. The applicant stated that the design of the building has been preliminarily reviewed by the Design Review Board at a workshop in August with no objection to the height.

Naples Community Hospital (NCH)

Several members of the public expressed displeasure with NCH as an entity, as they believed NCH was responsible for preventing the approval of a hospital in Estero in the past. Additional public comments expressed the belief that NCH is proposing its planned medical facility to

compete with a planned Lee Health facility nearby, and they expressed the opinion that an additional emergency room is not needed in the area.

Operating Hours

Some members of the public expressed concern that allowing increased operating hours for an emergency medical department would result in setting a precedent that might later be used to justify utilizing extended operating hours for other uses between 11 PM and 7 AM. Dennis Lynch, the principal in the entity that developed the CPD, stated that it was his belief that the reason for the 11 PM – 7 AM hours limitation was primarily oriented toward facilities that generate loud noise and traffic, such as bars, restaurants, and similar facilities. He quoted from the Hearing Examiner Report and Recommendation from the adoption of the CPD.

Need for EMS Facility

Several members of the public expressed support for the facility, stating that having an emergency medical department close by will be an asset to the community, as they are currently approximately twenty minutes away from the nearest emergency medical department. They stated that the proposed medical facility will help to alleviate current overcrowded conditions at existing facilities. Additionally, they noted US 41 is already noisy and any small increase in noise does not outweigh the positive impact the proposed development will have.

Economic Impact

Several members of the public stated that the facility would have a positive economic impact by bringing additional jobs and tax revenue to Estero.

Public Meetings

Board member Marlene Naratil asked if there were additional meetings held with local residents, prior to the PIM. In addition to three meetings before the Design Review Board, the applicant stated that it held a meeting with the president of the Marsh Landings HOA and the property manager of Fountain Lakes prior to submitting for the Development Order.

Community Development Manager Mary Gibbs concluded the meeting by explaining the approval process going forward.

Attachment G

**REQUEST STATEMENT & COMPREHENSIVE PLAN CONSISTENCY
COCONUT TRACE CPD**

Request Statement

The applicant seeks to modify the Shoppes at Coconut Trace CPD (f/k/a Estero Pointe CPD), Ordinance No. Z-03-011, as modified by Administrative Amendment ADD2005-00034, in the following manner:

1. As depicted in the attachment labeled Schedule of Uses, Section 2a. Schedule of Uses is amended to add the following described use:

A free standing emergency medical department (and/or freestanding emergency medical center) to be operated as required in accordance with applicable Florida Statutes and regulations which may be operated on a standalone basis or in conjunction with other permitted uses herein.

2. The Estero Pointe CPD Design Standards contained as Exhibit D to the CPD Resolution are hereby modified to permit service functions and service function areas to be located near US 41 so long as they are appropriately shielded and buffered from view by appropriate walls and landscaping. Specifically:

~~Proposed CPD Service Area Standards – identical to the Estero Code Service Areas but for all CPD uses serve areas.~~ All CPD uses will comply with Section 33-115, Services areas, of the Estero LDC. All service functions are to be located away from US 41 and ~~from the west property line/Mareh Marsh Landing RPD site area.~~ All service function areas are to be fully screen on three sides by a 6-ft. wall, fence or similar structure with a solid gate, ~~all service function areas are to be landscaped by a continuous landscape hedge or similar screening device; all exterior mechanical equipment, including roof mounted HVAC equipment, must be screened from Mareh Marsh Landing RPD.~~

3. The Operating Hours contained in the Estero Pointe CPD Design Standards contained as Exhibit D to the CPD Resolution are modified so as to provide that the permitted free standing emergency department (and/or freestanding emergency medical center) use may be conducted 24 hours a day 7 days a week. Specifically:

Operating Hours:

Operating Hours are limited to 7 AM to 11 PM, Monday through Sunday, except for a freestanding emergency medical department (and/or freestanding emergency medical center) as defined in the Schedule of Uses.”

4. The item 6 within the Legend on the aerial compromising page 2 of the Estero Pointe CPD Design Standards contained as Exhibit D to the CPD Resolution is modified so as to provide that the permitted free standing emergency department (and/or freestanding emergency medical center) use, as defined in the Schedule of Uses, may be conducted 24 hours a day 7 days a week.

Development Location

The subject property is located on the west side of S. Tamiami Trail (US 41) at 22951 and 22961 Lyden Dr. Cerise Dr. abuts the property to the south. The Shoppes of Coconut Trace CPD (FKA Estero Pointe CPD) is partially developed with a bank and restaurants. The applicant owns two vacant parcels on the south end of the CPD. Below is a table of surrounding property zoning classifications and existing land uses. The property is designated as Suburban on the Future Land Use Map (FLUM).

North	CPD – Coconut Trace	Retail, restaurant
East (across S. Tamiami Trail)	MPD/DRI – Coconut Point	Retail, hotel
South	MPD – Coconut Crossing	Undeveloped
West	RPD – Marsh Landing	Multi-family residences

Project History

The Shoppes of Coconut Trace CPD (FKA Estero Pointe CPD) was approved in 2003 by Lee County via zoning resolution number Z-03-011, allowing mixed commercial uses. An administrative amendment was approved in 2005 by Lee County via administrative amendment ADD2005-00034 to permit the reconfiguration of the parcels, alignment of the internal road east of the approved location, and adoption of a revised master concept plan. The property is platted per instrument number 2006000423660; of the Public Records of Lee County, Florida.

The CPD has been partially developed with a bank and two restaurants. DOS2004-00243 approved clearing vegetation, installation of landscape buffers, and utility connections, but the subject parcels are undeveloped. The current request for a minor amendment to the CPD would clarify that a freestanding emergency department is an allowed use, remove a restriction on the hours of operation for said emergency department, and modify design standards as they relate to service facilities near US 41. The requested minor amendment will not change the boundary of the project, development standards, or permitted maximum intensity.

Comprehensive Plan Compliance

The proposed minor PD amendment is consistent with the Estero Plan based on the following goals, objectives, and policies.

POLICY 1.1.5: The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed. (Amended by Ordinance No. 94-30)

The proposed development will offer uses typical of urban areas that will serve the surrounding residential areas. In addition, the freestanding emergency department and hours of operation in

the proposed amendment will provide necessary emergency services via commercial development that is not greater than neighborhood centers and is much less intensive in use than a traditional hospital.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)

The subject property is located within an existing developed area of the Village of Estero, across US 41 from the Coconut Point MPD/DRI, in close proximity to existing services and communities. The proposed development has previously been approved, and will not encourage urban sprawl.

POLICY 2.1.1: Most residential, commercial, industrial, and public development is expected to occur within the designated Future Urban Areas on the Future Land Use Map through the assignment of very low densities to the non-urban categories.

The subject property is designated Suburban on the Future Land Use Map, which is a Future Urban Area per the Lee Plan.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance. (Amended by Ordinance No. 94-30, 00-22)

The subject property is in the Future Urban Area, surrounded by development, and situated along a major arterial. Adequate public facilities exist and presently serve the subject property. The subject parcels are infill, creating a compact, contiguous development pattern. The overall proposed development has already been approved.

OBJECTIVE 4.1: Maintain the current planned development rezoning process which combines site planning flexibility with rigorous review. (Amended by Ordinance No. 91-19, 94-30, 07-15)

The proposed development has already been found appropriate and approved via a rezoning to CPD. The CPD will be reviewed again as it goes through the PD amendment process, which has been designed and conditioned to ensure compatibility.

POLICY 4.1.1: Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements. (Amended by Ordinance No. 91-19, 00-22)

The proposed minor amendment will not affect the overall development design previously approved via the CPD rezoning process. The ambulance drop-off and generator are proposed to be located on the east side of the site, close to US 41 and each over 200' from the west property line. The property is further separated from the residential development to the west by Lyden Drive, a 40' wide right-of-way, and the Coconut Trace preserve tract, approximately 100' wide at its narrowest. The Coconut Trace preserve area abuts a conservation area within Marsh Landing, also approximately 100' wide. Therefore, there is approximately 440' between the proposed 24 hour use and adjacent residences. The vegetation within the indigenous preserve areas will help to protect residential properties from any noise disturbance from the proposed use. Based on similar facilities in operation, approximately six ambulance trips are expected per day. Therefore, the requested amendment complies with this policy.

POLICY 6.1.2: Commercial development must be consistent with the location criteria in this policy except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policy 32.2.4 or located in the Mixed Use Overlay utilizing Chapter 32 – Compact Communities of the Land Development Code.

7. The location standards specified in Subsections 1-4 will apply to the following commercial developments: shopping centers; free-standing retail or service establishments; restaurants; convenience food stores; automobile dealerships; gas stations; car washes; and other commercial development generating large volumes of traffic. These location standards will not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional offices; industrial, warehouse, or wholesale development; clubs, as defined in Chapter 34 of the Land Development Code (commercial clubs excepted); and other similar development. The distinction in this subsection between these two major types of commercial uses does not apply in Lehigh Acres, where commercial uses are permitted in accordance with Policy 32.2.4. These location standards will not apply to property in the Mixed Use Overlay when Chapter 32 - Compact Communities of the Land Development Code is applied.

The proposed medical office use is not subject to commercial locational criteria; however, the Shoppes of Coconut Trace CPD (FKA Estero Pointe CPD) does include two restaurants. These restaurants are constructed, and were found to meet the location criteria set forth in this policy.

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Amended by Ordinance No. 94-30, 00-22)

The proposed commercial development was previously found compatible with adjacent commercial and mixed commercial land uses. There are existing, programmed public services and facilities currently serving the property. The proposed minor amendment will not affect the overall development design previously approved via the CPD rezoning process. The ambulance drop-off and generator are proposed to be located on the east side of the site, close to US 41 and each over 200' from the west property line. The property is further separated from the residential development to the west by Lyden Drive, a 40' wide right-of-way, and the Coconut Trace preserve tract, approximately 100' wide at its narrowest. The Coconut Trace preserve area abuts a conservation area within Marsh Landing, also approximately 100' wide. Therefore, there is approximately 440' between the proposed 24 hour use and adjacent residences. The vegetation

within the indigenous preserve areas will help to protect residential properties from any noise disturbance from the proposed use. Based on similar facilities in operation, approximately six ambulance trips are expected per day. Therefore, the requested amendment complies with this policy.

POLICY 6.1.5: The land development regulations will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to:

- *frontage roads;*
- *clustering of activities;*
- *limiting access;*
- *sharing access;*
- *setbacks from existing rights-of-way;*
- *acceleration, deceleration and right-turn-only lanes; and*
- *signalization and intersection improvements (Amended by Ordinance No. 94-30, 00-22)*

The proposed development will be designed per the regulations set forth in the LDC to protect the traffic-carrying capacity of roads and streets. Additionally, the CPD has been designed with access from an internal road to limit additional access points on to US 41. The requested minor amendment will not change these protections of the traffic-carrying capacity of adjacent roads and streets.

POLICY 6.1.6: The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

Landscaping, open space, and buffering will meet the requirements set by the LDC. Additional design criteria have been adopted as part of the approved CPD (Exhibit C attached to Zoning Resolution Z-03-011). With the exception of minor amendment to allow service areas closer to US 41, while maintaining separation of the adjacent residential development, the proposed amendment will maintain these adopted design criteria. The request will also comply with LDC design standards for commercial properties.

POLICY 6.1.7: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

The subject parcels are located in an area that is already heavily developed. There is commercial development to the north and the Coconut Point MPD/DRI is to the east across US 41. The Shoppes of Coconut Trace CPD (FKA Estero Pointe CPD) has already been approved and partially developed. The requested minor amendment is for the last, undeveloped portion of the approved CPD. Because of this, and the surrounding commercial development, residential use is clearly unreasonable.

STANDARD 11.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).*

The CPD connects to a public water system consistent with this standard, and the proposed amendment will not affect compliance with this standard.

STANDARD 11.2: SEWER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

The CPD connects to a public sanitary sewer system consistent with this standard, and the proposed amendment will not affect compliance with this standard.

STANDARD 11.3: TRAFFIC.

- 1. A traffic impact statement must be submitted to and accepted by the county DOT for the following developments:*

- Developments of Regional Impact (D.R.I.'s);*
- Planned Developments (as specified in the Zoning Regulations); and*
- Developments requiring a county development order, as specified in the Land Development Code...*

A D.O. application, which includes a site specific TIS, has been submitted and is under review by the Village of Estero. This request for a minor PD amendment will not increase the intensity of use allowed on the site, so an additional traffic analysis is not necessary and a waiver has been approved.

POLICY 19.1.1: Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing Lee Plan policies, Land Development Code (LDC) regulations, and other planning tools that:

- a. Implement and maintain commercial development standards for architecture, landscaping, buffering, signage, lighting designs and visual appearance of developments, transportation facilities, and other community amenities;* - The proposed development will implement and maintain the development standards set in the Lee Plan and required by the LDC.
- b. Promote the use of low impact design, sustainable energy, water, and other environmental features;* - The preserve and enhanced landscape buffers enhance environmental features and assist in stormwater mitigation.
- c. Establish higher density, mixed-use development within areas targeted on the Mixed-Use Overlay;* - Although the subject property is not located within the Mixed-Use Overlay, mixed-use development is still being utilized to and fits in with Estero's goal, objective, and policies set forth in the Lee Plan.
- d. Encourage the redevelopment and infill of underutilized commercial and residential lands; and* - The proposed development is commercial infill.

e. Increase public participation in the land development approval process to ensure future development efforts support the Estero community plan and adopted Lee Plan policies and LDC standards. (Added by Ordinance No. 14-16) – The PD amendment process provides multiple opportunities for public participation.

POLICY 19.1.3: Encourage new developments that achieve the Estero community’s vision and planning goal and policies and are consistent with mixed-use design, architectural, location, connectivity and public access standards by establishing and implementing development incentives within the Lee Plan and Land Development Code that:

a. Promote urban integrated forms of development in targeted areas identified on the Mixed-Use Overlay; - N/A

b. Promote targeted industries in appropriate areas of Estero—e.g.: healthcare, arts and culture, technology, and research and development facilities; - The proposed healthcare development is in an appropriate area to serve the Village of Estero. The property is easily accessible, as it abuts US 41. Also, residential development in surrounding areas generates demand for healthcare and emergency services.

c. Promote the use of green design, sustainable energy, water, and other environmental features; - Again, the preserve and enhanced landscape buffers enhance environmental features and assist in stormwater mitigation.

d. Expedite development projects particularly in targeted incentive zones where the community has adopted mixed-use plans and LDC standards; - N/A

e. Enable infill of underutilized commercial and residential lands; and – The proposed development is infill, within an approved CPD.

f. Encourage residential developments to use the bonus density established through the Lee Plan Urban land use categories. (Added by Ordinance No. 14-16) – N/A

OBJECTIVE 19.2: MIXED-USE CENTERS AND ECONOMIC AREAS. Promote Estero’s quality of life and diverse local economy by fostering the development of mixed-use centers and targeted economic areas, as a preference over the development of strip commercial centers. The aim of the mixed-use centers is to provide Estero with central gathering places for Estero’s residents, business people, and visitors. The aim of the economic areas is to provide the community a diverse employment and economic base while meeting the commercial, professional, and service needs of the people who live, work, and play within the community. (Added by Ordinance No. 14-16)

The proposed development exemplifies this objective, as it is part of a mixed commercial use development that provides a diverse range of employment opportunities while meeting the commercial, professional, and service needs of the people within the community.

POLICY 19.2.4: Ensure that future commercial and mixed-use developments meet the community’s planning priorities by requiring that all new commercial development which requires rezoning within Estero must be rezoned to a Commercial (CPD), Mixed Use (MPD), or Compact Communities Planned Development (CCPD). (Added by Ordinance No. 14-16)

The Coconut Trace CPD (FKA Estero Pointe CPD) is a mixed commercial use project that was adopted by the Lee County Board of Commissioners on June 2, 2003 via resolution number Z-03-011.

POLICY 19.2.7: Encourage the development of medical related uses within Estero by working with Economic Development Staff and private property owners to adopt appropriate land use policies, land development standards, identify appropriate sites and locations, and establish incentives for the development of health related facilities. Particular emphasis will focus on establishing a medical economic center in the southern section of Estero along U.S. 41. (Added by Ordinance No. 14-16)

The subject property is located along US 41 in the southern section. The proposed development is a health care facility with medical offices and a freestanding emergency department, which helps implement this policy by supporting a medical economic center in Estero.

OBJECTIVE 77.2: Development regulations will continue to require that new commercial and industrial developments provide sufficient open space for the benefit of their patrons and the general public. (Added by Ordinance No. 02-02)

The Coconut Trace CPD (FKA Estero Pointe CPD) has designated approximately 2.37 acres as native, open space. Additionally, approximately 6,550 square feet within the 2.37 acres was designated as a pine and cypress restoration area. The proposed amendment does not change these areas.

POLICY 77.3.5: Proposed planned developments must submit an open space design plan with an assessment of the existing native plant communities and native trees. The open space design plan must delineate the indigenous preserves and/or native tree preservation areas. (Added by Ordinance No. 02-02)

An open space design plan was submitted, and subsequently approved with the Coconut Trace CPD (FKA Estero Pointe CPD) zoning application. The proposed amendment will not affect the open space design.

**SHOPPES AT COCONUT TRACE CPD
SCHEDULE OF DEVIATIONS**

Deviation (1) seeks relief from LDC section 33-229, *Maximum Height*, which limits maximum building height outside of the Interstate Highway Interchange Areas to a maximum of three stories or 45 feet, including elements that enhance visibility, create focal points or amenities, such as turrets, sculpture, clock tower and corner accentuating rooflines, to allow architectural elements to exceed the maximum building height of 45 feet.

Justification: The CPD zoning resolution currently in effect for the site, Z-03-011, pre-dates the adoption of Sec. 33-229. Estero Pointe CPD contains a limitation on the height to 35', measured to the mid-point of a pitched roof or to the top of the parapet, and includes no limitation on the height of architectural elements. The architectural elements make the design of the building visually appealing from all directions, enhances its visibility, as well as providing visual relief. The design is compliant with the Village of Estero architectural standards, which call for varying rooflines, pitches, and shapes, and architectural features such as cornices, articulated roof parapets, towers, or other details that alter the building height (Sec. 33-330). The architectural design of the building has also been reviewed as part of the Development Order process by the Design Review Board and amended from its initial design to accommodate their requested changes to conform with the characteristics for building design within the Village of Estero, including adding embellishments and changes to the roof lines and tower elements to accommodate the requests made during the public workshop. Additionally, the architectural elements will comply with the design review guidelines for Coconut Trace, creating visual consistency with the neighboring properties and the surrounding area. Please see the supplemental pattern book for architectural elevations depicting the proposed elements and their design. The height to the tallest architectural element, the tower, is 61 feet, 7 ¼ inches.