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**VILLAGE OF ESTERO, FLORIDA  
ZONING  
ORDINANCE NO. 2020-09**

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**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF ESTERO, FLORIDA, CONSIDERING A ZONING AMENDMENT TO THE ESTERO TOWN CENTER COMMERCIAL PLANNED DEVELOPMENT, TO ALLOW AUTO REPAIR AND SERVICE, GROUP I, AS A STAND-ALONE USE ON PROPERTY LOCATED IN THE SOUTHEAST QUADRANT OF CORKSCREW ROAD AND THREE OAKS PARKWAY AND CONSISTING OF APPROXIMATELY 1.14 ACRES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, KRG ESTERO, LLC represented by Palmetto Capital Group and Brendan Sloan, Avalon Engineering, Inc. (the “Applicant”), filed for a zoning amendment on a portion of Tract A of the Estero Town Center Commercial Planned Development property (“Property”); and

**WHEREAS**, the Property STRAP number is 35-46-25-E1-3300A.0000, and the Property is legally described in Exhibit A attached hereto; and

**WHEREAS**, the Applicant requested a zoning amendment to the Estero Town Center Commercial Planned Development District (CPD) (Case number DCI 2019-E005); and

**WHEREAS**, the Applicant is requesting 6,400 square feet of Auto Service and Repair, Group I uses; and

**WHEREAS**, a noticed public information meeting was held on July 16, 2019 at the Planning and Zoning Board; and

**WHEREAS**, at a duly noticed public hearing held on August 18, 2020, the Planning and Zoning Board recommended denial of the zoning amendment request; and

**WHEREAS**, a duly noticed first reading was held before the Village Council on November 18, 2020; and

**WHEREAS**, a duly noticed second reading and public hearing was held before the Village Council on December 2, 2020, at which time the Village Council gave consideration

43 to the evidence presented by the Applicant and the Village staff, the recommendations of the  
44 Planning and Zoning Board and the comments of the public.

45  
46 **NOW, THEREFORE,** be it ordained by the Village Council of the Village of Estero,  
47 Florida:

48  
49 **Section 1. Rezoning.**

50  
51 The Village Council approves with conditions the amendment to the Estero Town  
52 Center Commercial Planned Development to allow for Auto Service and Repair Group  
53 1 on a portion of Estero Town Commons, Tract A, subject to the following conditions.

54  
55 **Section 2. Conditions.**

56  
57 1. Master Concept Plan

58 Development of this project must be consistent with the Master Concept Plan (MCP)  
59 titled “Master Concept Plan 05/04/20”, stamped “Received May 14, 2020” (Exhibit B),  
60 except as modified by the conditions below. The term “this project” or “this parcel” is  
61 a reference to the Eastern portion of Parcel A.

62  
63 2. Development Parameters

64 If this parcel is developed as an Auto Repair and Service Group I the development is  
65 limited to 6,400 square feet of gross floor area.

66  
67 3. Maximum Building Height

68 45 feet (including architectural features)

69  
70 4. Previous Approvals

71 The previous approvals for Estero Town Commons (contained in Resolution Number  
72 Z-03-032, ADD2005-0156, ADDD2005-0235, ADD2006-00163, and  
73 ADD2007-0017) including conditions and deviations, remain in effect except as  
74 modified by these conditions.

75  
76 5. Re-Plat

77 Prior to a Certificate of Compliance being issued for this project, a re-plat of Tract A  
78 must be submitted, reviewed, and approved by the Village Council.

79  
80 6. Transportation

81 The developer of Parcel A must pay its proportionate share payment of the cost of  
82 design and construction of the traffic signal at Corkscrew Road and Puente Lane to the  
83 Village of Estero for Parcel A prior to issuance of a Development Order for this parcel.

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85 7. Uses and Site Development Regulations

86 The following uses and limits apply to the project:

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a. Schedule of Uses The uses allowed by Resolution Z-03-32 shall remain in effect, except for:

The addition of Auto Repair and Service Group I as a stand-alone use on the eastern portion of Parcel A. Garage doors associated with this use may not face adjacent arterial roadways and no outdoor storage or display is allowed.

If the eastern portion of Parcel A is developed with Auto Repair and Service Group I the following uses would no longer be permitted for the eastern portion of Parcel A; Car Wash, Convenience Food and Beverage Store, and Household and Office Furnishings.

b. No Outdoor Storage and Display is allowed on Parcel A.

c. Building Setback Requirements for Corkscrew Road Overlay

- Front/Street (North) – Minimum 0 feet Maximum 25 Feet
- Side – 0 feet
- Rear – Minimum 25 feet

8. Radio Enhancement

The owner or owner’s representative shall conduct an assessment model at the time of development order to determine if the minimum radio signal’s strength for the fire department communication is in compliance with NFPA1:11.10, NFPA 1221:11.3.9, standards for inbound and outbound signal strength and quality. If minimum signal strength is not available, the applicant shall install radio enhancement in the building.

9. No Blasting

No development blasting is permitted as part of this project.

10. Utilities

The project must be connected to centralized potable water service and centralized sewer service.

11. Floodplain

The site is located in Zone AH, a Special Flood Hazard Area. The site must comply with the SFWMD Environmental Resource Permit finished floor elevation required at a minimum of 17.50 feet NGVD (16.30 feet NAVD).

12. Pattern Book

The project must be consistent with the “Firestone” Pattern Book dated November 6, 2020, stamped “Received November 6, 2020”.

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13. Buffers  
As part of local development order approval for Auto Repair and Service Group I on the eastern portion of Tract A, the development order plans must demonstrate buffering consistent with the Master Concept Plan, the Land Development Code, and the Pattern Book. As part of local development order approval, all buffer plantings must be 100% native vegetation.
14. Public Gathering Areas  
The applicant shall provide details regarding outdoor furniture to be associated with the three Public Gathering Areas at Development Order.
15. Access Easement Dedication  
Prior to local development order approval, a parcel of property more fully described in Exhibit C shall be dedicated to the Estero Town Center Property Owners Association in the same manner that other roadway tracts have been dedicated.
16. Vehicular/Pedestrian Impacts  
Approval of this zoning request does not address mitigation of the project’s vehicular or pedestrian traffic impacts. Additional conditions consistent with the Land Development Code (LDC) may be required to obtain a local development order.
17. Vehicle, Pedestrian, and Bicycle Safety  
Approval of this zoning request does not address evaluation of vehicle, bicycle and pedestrian safety in the proposed design or plan. Additional conditions consistent with the LDC may be required to obtain a local development order.
18. Concurrency  
Approval of this rezoning does not constitute a finding that the proposed project meets the regulatory concurrency requirements set forth in the Land Development Code and the Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
19. Lee County Development Order  
A Lee County Type ‘D’ Limited Development Order (LDO) will be required for the offsite improvements within the County maintained right-of-way.
20. Stormwater Pollution Prevention Plan  
The building must be designed to prevent any discharges from the building floor to the stormwater system. All building floors must be sloped to collect all water and/or spills in a floor scrubber system and discharge into an oil water separator that outfalls into the sanitary sewer system. In no case shall building floors be sloped toward the outside of the building. The building design described herein will prevent any potential pollutants generated in the building from being discharged into the stormwater system.

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21. Amenity Area  
The master developer of Estero Town Commons must submit for a Development Order for the amenity area described in Exhibit D at the corner of Corkscrew Road and Three Oaks Parkway within two years of the date of approval of this ordinance. Firestone must include a draft of an agreement between the Center owner and the Village that incorporates this condition with the Development Order application and the agreement must be approved prior to the issuance of any Certificate of Compliance for the Development Order. The pedestrian open space area improvements must be completed within eighteen months from the date of issuance of the DO. The improvements must be consistent with the attached Exhibit D. No Development Order will be approved for the remainder of the parcel unless the amenity area is included.

22. Land Development Code (LDC)  
Where the Village LDC is referenced in these conditions of approval for implementation of the condition at the time of development order, the LDC in effect at the time of the development order shall be applicable.

**Section 3. Findings and Conclusions.**

Based upon an analysis of the application and the standards for approval in the Land Development Code, and the conditions of approval, the Council finds and concludes as follows:

1. The applicant has provided sufficient justification for the zoning amendment by demonstrating compliance with the Comprehensive Plan, the Land Development Code, and other applicable codes.
2. The proposed use is generally compatible with existing or planned uses in the surrounding area.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities.
4. Urban services are available and adequate to serve the proposed use.
5. The request will not adversely affect environmentally critical areas and natural resources.
6. The proposed use, subject to the proposed conditions, is appropriate at the subject location because \_\_\_\_\_.
7. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to impacts on the public’s interest created by or expected from the proposed development.

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**Section 4. Exhibits.**

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

- Exhibit A Legal Description and Sketch
- Exhibit B Master Concept Plan titled “Firestone Complete Auto Care”, dated May 4, 2020” and stamped “Received May 14, 2020”
- Exhibit C Proposed Access Easement Sketch and Legal Description, dated February 3, 2020
- Exhibit D Preliminary Design Pedestrian Amenity Site Layout, Received November 6, 2020

**Section 5. Severability.**

Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance subsequent to its effective date be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

**Section 6. Effective Date.**

This Ordinance shall take effect immediately upon adoption.

**PASSED** on first reading this 18th day of November, 2020.

**PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida on second reading this 2nd day of December, 2020.

Attest: **VILLAGE OF ESTERO, FLORIDA**

By: \_\_\_\_\_  
Steve Sarkozy, Acting Village Clerk

By: \_\_\_\_\_  
Bill Ribble, Mayor

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Nancy E. Stroud, Village Land Use Attorney

|     | Vote:                 | AYE   | NAY   |
|-----|-----------------------|-------|-------|
| 262 | Mayor Ribble          | _____ | _____ |
| 263 | Vice Mayor Errington  | _____ | _____ |
| 264 | Councilmember Levitan | _____ | _____ |
| 265 | Councilmember McLain  | _____ | _____ |
| 266 | Councilmember Boesch  | _____ | _____ |
| 267 | Councilmember Batos   | _____ | _____ |
| 268 | Councilmember Wilson  | _____ | _____ |

# Description

**Subject Parcel Description:**

A portion of Tract A of ESTERO TOWN COMMONS as recorded in Instrument Number 2006000411908 of the Public Records of Lee County, Florida, being more particularly described as follows:

Commencing at the Northwest Corner of said Tract A, being a point on the Southerly right-of-way line of Corkscrew Road (right-of-way varies), thence run N89°24'57"E, along said Southerly right-of-way line, a distance of 192.54 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING, thence continue N89°24'57"E, along said Southerly right-of-way line, a distance of 116.12 feet; thence run S77°06'13"E, departing said Southerly right-of-way line, and along the Northerly line of said Tract A, a distance of 50.06 to an intersection with the Westerly boundary of lands described in deed recorded in Instrument Number 2008000280510, Public Records of Lee County, Florida; thence run the following four (4) courses and distances along said Westerly boundary, (1) S00°34'26"E a distance of 153.38 feet; (2) S24°38'54"E a distance of 52.41 feet; (3) N89°24'57"E a distance of 13.62 feet; (4) S01°04'56"E a distance of 67.75 feet to an intersection with the northerly right-of-way line of Estero Commons Place (Private Road); thence run S88°55'04"W, along said Northerly right-of-way line, a distance of 12.88 feet to a point on a non-tangential curve to which a radial line bears S01°04'56"E; thence run 68.53 feet along the arc of said non-tangential curve to the left of radius 124.00 feet, concave to the Southeast, having a delta angle of 31°40'02", a chord bearing of S73°05'03"E and a chord length of 67.67 feet; thence run N32°58'41"W, departing said Northerly right-of-way line, a distance of 20.94 feet; thence run S88°41'56"W a distance of 111.31 feet ; thence run N00°35'03"W a distance of 283.51 feet to the POINT OF BEGINNING.

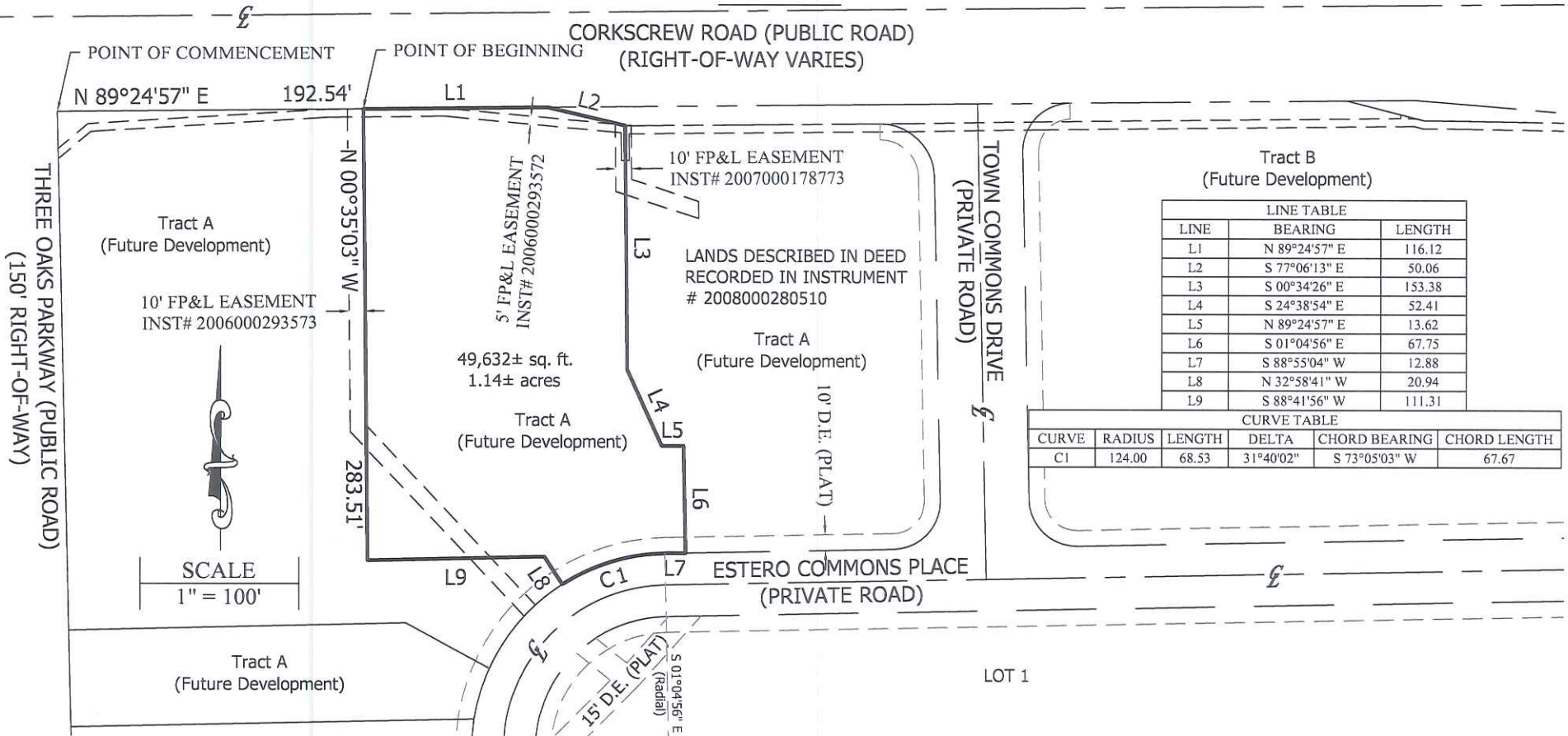
Said parcel contains 49,632 sq. ft. (more or less) or 1.14 acres (more or less)

Bearings are based on the Southerly right-of-way line of Corkscrew Road being N89°24'57"E.

|  |   |  |
|--|---|--|
| <b>THIS IS NOT A SURVEY</b>                          | <p>Description to Accompany Sketch</p> <p><b>Proposed Firestone Parcel</b></p> <p><i>A portion of Tract A, ESTERO TOWN COMMONS, as recorded in Instrument Number 2006000411908, Public Records of Lee County, Florida, lying in Section 35, Township 46 South, Range 25 East, Lee County, Florida</i></p> | <i>Not Valid without Sheet 1 of 2</i>  |
| <i>Sheet 2 of 2</i>                                  |  <p>324 Nicholas Parkway W, Unit A<br/>Cape Coral, Florida 33991<br/>Phone: (239) 673-9541<br/>www.Ardurra.com<br/>License #LB-2610</p> <p><b>ARDURRA</b></p> <p><b>COLLABORATE. INNOVATE. CREATE.</b></p>             | <p>I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on <b>September 13, 2019</b> is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors &amp; Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.</p> <p style="text-align: center;"><i>See Sheet 1 of 2 for Signature and Seal</i></p> <p><b>DAVID KEITH CRAMER (FOR THE FIRM)</b><br/>FLORIDA PROFESSIONAL SURVEYOR &amp; MAPPER NO.6655<br/>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p> |
| JOB # 19-5123   PREPARED FOR: Palmetto Capital Group |   |  |
| SECTION 35, TOWNSHIP 46S, RANGE 25E                  |   |  |



# Sketch



Tract B  
(Future Development)

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L1         | N 89°24'57" E | 116.12 |
| L2         | S 77°06'13" E | 50.06  |
| L3         | S 00°34'26" E | 153.38 |
| L4         | S 24°38'54" E | 52.41  |
| L5         | N 89°24'57" E | 13.62  |
| L6         | S 01°04'56" E | 67.75  |
| L7         | S 88°55'04" W | 12.88  |
| L8         | N 32°58'41" W | 20.94  |
| L9         | S 88°41'56" W | 111.31 |

| CURVE TABLE |        |        |           |               |              |
|-------------|--------|--------|-----------|---------------|--------------|
| CURVE       | RADIUS | LENGTH | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 124.00 | 68.53  | 31°40'02" | S 73°05'03" W | 67.67        |

**SURVEY NOTES:**

1. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD BEING N89°24'57"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2019, ARDURRA GROUP, INC. ALL RIGHTS RESERVED.*
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. NOT VALID WITHOUT SHEET 2 OF 2.

**LEGEND:**

- FP&L = FLORIDA POWER & LIGHT COMPANY
- D.E. = DRAINAGE EASEMENT
- INST# = INSTRUMENT NUMBER
- ⌘ = CENTERLINE

Sheet 1 of 2

**THIS IS NOT A SURVEY**

Sketch to Accompany Description  
**Proposed Firestone Parcel**  
*A portion of Tract A, ESTERO TOWN COMMONS, as recorded in Instrument Number 2006000411908, Public Records of Lee County, Florida, lying in Section 35, Township 46 South, Range 25 East, Lee County, Florida*



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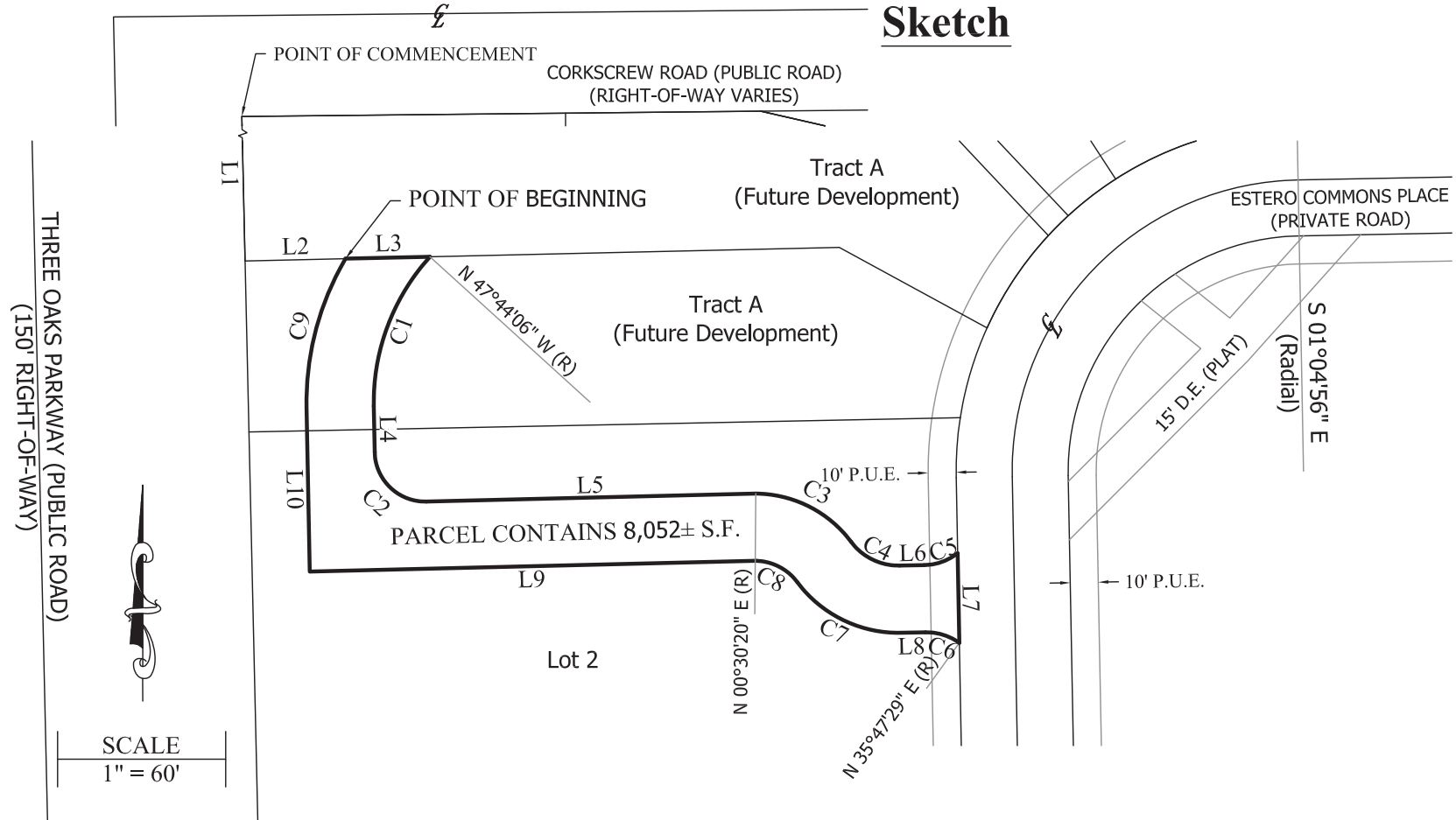
I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **September 13, 2019** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

DAVID KEITH CRAMER (FOR THE FIRM)  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2  
 JOB # 19-5123  
 PREPARED FOR: Palmetto Capital Group  
 SECTION 35, TOWNSHIP 46S, RANGE 25E



# Sketch



**SURVEY NOTES:**

1. BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY BEING S01°18'04"E.
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. COPYRIGHT 2020, ARDURRA GROUP, INC., ALL RIGHTS RESERVED.
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF ARDURRA GROUP, INC.
6. NOT VALID WITHOUT SHEETS 2 & 3 OF 3.

**LEGEND:**

- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- INST# = INSTRUMENT NUMBER
- S.F. = SQUARE FEET
- (R) = RADIAL
- ℄ = CENTERLINE

Sheet 1 of 3

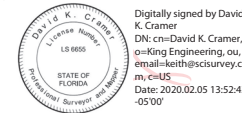
**THIS IS NOT A SURVEY**

Sketch to Accompany Description  
**Proposed Access Easement**  
*A portion of Tract A and Lot 2,  
 ESTERO TOWN COMMONS  
 SUBDIVISION, as recorded in  
 Instrument Number 2006000411908,  
 Public Records of Lee County, Florida,  
 lying in Section 35, Township 46 South,  
 Range 25 East, Lee County, Florida*



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 Cape Coral, Florida 33991  
 Phone: (239) 673-9541  
 www.Ardurra.com  
 License #LB-2610

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **February 3, 2020** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



Digitally signed by David K. Cramer  
 DN: cn=David K. Cramer, o=King Engineering, ou, email=keith@scs survey.com, c=US  
 Date: 2020.02.05 13:52:43 -0500

**DAVID KEITH CRAMER (FOR THE FIRM)**  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 3  
 JOB # 19-5123  
 PREPARED FOR: Palmetto Capital Group  
 SECTION 35, TOWNSHIP 46S, RANGE 25E

# Tables

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 01°18'04" E | 325.89'  |
| L2   | N 88°41'56" E | 35.87'   |
| L3   | N 88°41'56" E | 30.15'   |
| L4   | S 01°05'28" E | 16.36'   |
| L5   | N 88°37'15" E | 117.63'  |
| L6   | N 88°55'04" E | 8.83'    |
| L7   | S 01°04'56" E | 32.00'   |
| L8   | S 88°55'04" W | 8.83'    |
| L9   | S 88°37'15" W | 159.37'  |
| L10  | N 01°05'28" W | 58.57'   |

| CURVE | RADIUS  | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|-------------|---------------|--------------|
| C1    | 77.17'  | 58.40'     | 43°21'23"   | S 20°35'13" W | 57.01'       |
| C2    | 18.00'  | 28.36'     | 90°17'16"   | S 46°14'07" E | 25.52'       |
| C3    | 42.93'  | 39.54'     | 52°46'08"   | S 63°06'36" E | 38.15'       |
| C4    | 21.00'  | 19.92'     | 54°21'24"   | S 63°54'14" E | 19.18'       |
| C5    | 20.00'  | 12.87'     | 36°52'25"   | N 70°28'52" E | 12.65'       |
| C6    | 20.00'  | 12.87'     | 36°52'25"   | N 72°38'44" W | 12.65'       |
| C7    | 45.00'  | 42.69'     | 54°21'24"   | N 63°54'14" W | 41.11'       |
| C8    | 18.93'  | 17.12'     | 51°48'55"   | N 62°37'59" W | 16.54'       |
| C9    | 101.17' | 55.63'     | 31°30'20"   | N 14°39'42" E | 54.93'       |

**THIS IS NOT A SURVEY**

Tables to Accompany Sketch

**Proposed Access Easement**

*A portion of Tract A and Lot 2, ESTERO TOWN COMMONS SUBDIVISION, as recorded in Instrument Number 2006000411908, Public Records of Lee County, Florida, lying in Section 35, Township 46 South, Range 25 East, Lee County, Florida*

*Not Valid without Sheets 1&3 of 3*

*Sheet 2 of 3*



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I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **February 3, 2020** is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

*See Sheet 1 of 3 for Signature and Seal*

JOB # 19-5123 PREPARED FOR: Palmetto Capital Group

SECTION 35, TOWNSHIP 46S, RANGE 25E

**DAVID KEITH CRAMER (FOR THE FIRM)**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



# Description

**Subject Parcel Description:**

A portion of Tract A and Lot 2 of ESTERO TOWN COMMONS SUBDIVISION as recorded in Instrument Number 2006000411908 of the Public Records of Lee County, Florida, being more particularly described as follows:

Commencing at the Northwest Corner of said Tract A, being a point on the Easterly right-of-way line of Three Oaks Parkway (150' right-of-way), run S01°18'04"E, along said Easterly right-of-way line, for a distance of 325.89 feet; thence run N88°41'56"E, departing said right-of-way line, for a distance of 35.87 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue N88°41'56"E for a distance of 30.15 feet to a point on a non-tangent curve to which a radial line bears N47°44'06"W; thence run 58.40 feet along the arc of said non-tangent curve to the left of radius 77.17 feet, concave to the Southeast, having a delta angle of 43°21'23", a chord bearing of S20°35'13"W and a chord length of 57.01 feet to a point of tangency; thence run S01°05'28"E for a distance of 16.36 feet to a point of curvature; thence run 28.36 feet along the arc of a curve to the left of radius 18.00 feet, concave to the Northeast, having a delta angle of 90°17'16", a chord bearing of S46°14'07"E and a chord length of 25.52 feet to a point of tangency; thence run N88°37'15"E for a distance of 117.63 feet to an intersection with a non-tangent curve to which a radial line bears N00°30'20"E; thence run 39.54 feet along the arc of said non-tangent curve to the right of radius 42.93 feet, concave to the Southwest, having a delta angle of 52°46'08", a chord bearing of S63°06'36"E and a chord length of 38.15 feet to a point of reverse curvature; thence run 19.92 feet along the arc of said reverse curve to the left of radius 21.00 feet, concave to the Northeast, having a delta angle of 54°21'24", a chord bearing of S63°54'14"E and a chord length of 19.18 feet to a point of tangency; thence run N88°55'04"E for a distance of 8.83 feet to a point of curvature; thence run 12.87 feet along the arc of a curve to the left of radius 20.00 feet, concave to the Northwest, having a delta angle of 36°52'25", a chord bearing of N70°28'52"E and a chord length of 12.65 feet to a point of cusp and an intersection with the Westerly right-of-way line of Estero Commons Place, a 20.00 foot wide private road as shown on the plat of ESTERO TOWN COMMONS SUBDIVISION; thence run S01°04'56"E, along said Westerly right-of-way line, for a distance of 32.00 feet to a point of cusp, being a point on a non-tangent curve to which a radial line bears N35°47'29"E; thence run 12.87 feet along the arc of said non-tangent curve to the left of radius 20.00 feet, having a delta angle of 36°52'25", a chord bearing of N72°38'44"W and a chord length of 12.65 feet to a point of tangency; thence run S88°55'04"W for a distance of 8.83 feet to a point of curvature; thence run 42.69 feet along the arc of said curve to the right of radius 45.00 feet, concave to the Northeast, having a delta angle of 54°21'24", a chord bearing of N63°54'14"W and a chord length of 41.11 feet to a point of reverse curvature; thence run 17.12 feet along the arc of said reverse curve to the left of radius 18.93 feet, concave to the Southwest, having a delta angle of 51°48'55", a chord bearing of N62°37'59"W and a chord length of 16.54 feet to an intersection with a non-tangent line; thence run S88°37'15"W, along said non-tangent line, for a distance of 159.37 feet; thence run N01°05'28"W for a distance of 58.57 feet to a point of curvature; thence run 55.63 feet along the arc of said curve to the right of radius 101.17 feet, concave to the Southeast, having a delta angle of 31°30'20", a chord bearing of N14°39'42"E and a chord length of 54.93 feet to the POINT OF BEGINNING.

Said parcel contains 8,052 sq. ft. (more or less)

Bearings are based on the Easterly right-of-way line of Three Oaks Parkway being S01°18'04"E.

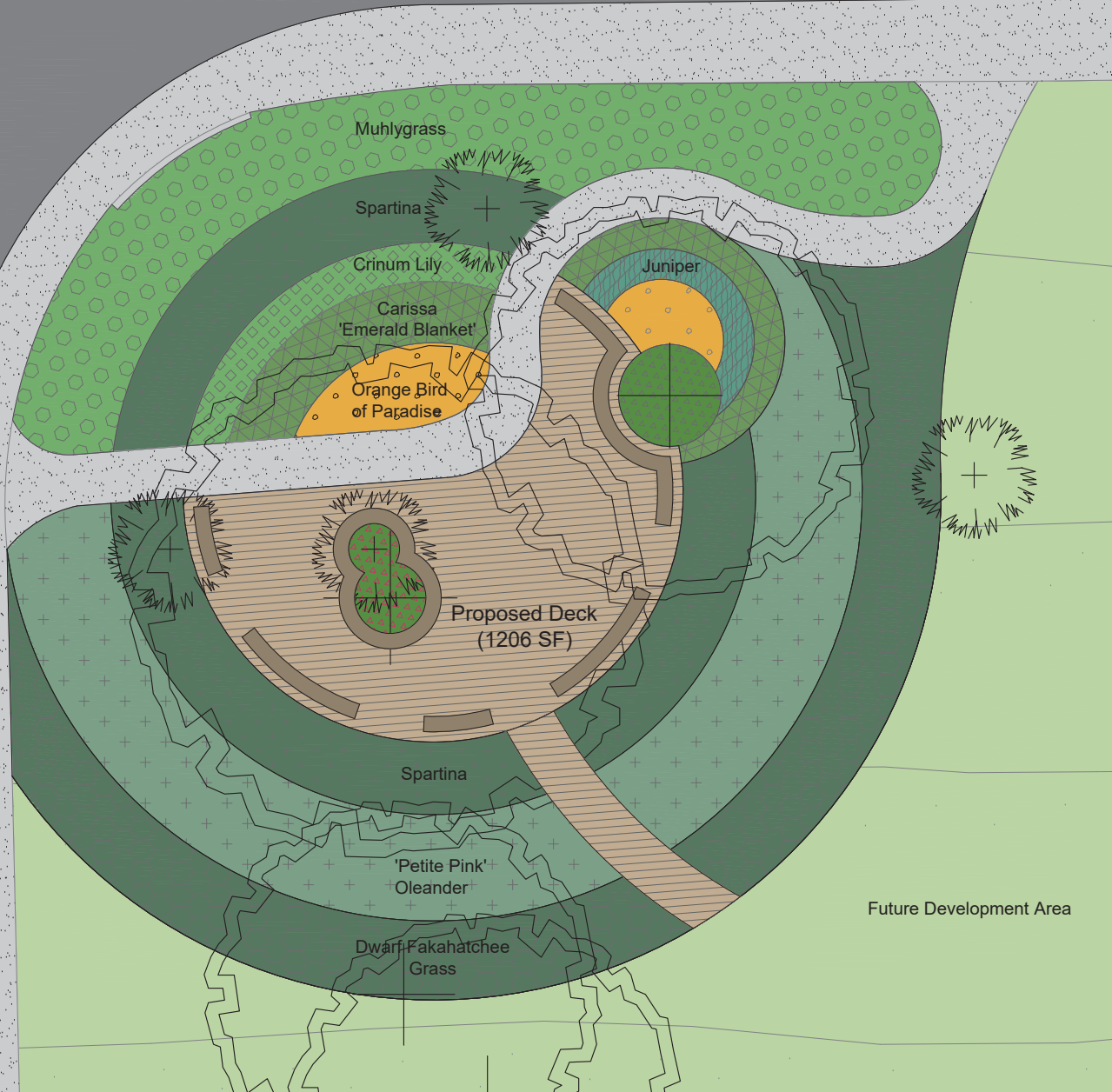
|  |   |  |
|--|---|--|
| <b>THIS IS NOT A SURVEY</b>                        | Description to Accompany Sketch<br><b>Proposed Access Easement</b><br><i>A portion of Tract A and Lot 2, ESTERO TOWN COMMONS SUBDIVISION, as recorded in Instrument Number 2006000411908, Public Records of Lee County, Florida, lying in Section 35, Township 46 South, Range 25 East, Lee County, Florida</i> | <i>Not Valid without Sheets 1&amp;2 of 3</i>   |
| <i>Sheet 3 of 3</i>                                | <br>324 Nicholas Parkway W, Unit A<br>Cape Coral, Florida 33991<br>Phone: (239) 673-9541<br>www.Ardurra.com<br>License #LB-2610<br><b>ARDURRA</b><br>COLLABORATE. INNOVATE. CREATE.  | I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on <b>February 3, 2020</b> is in accordance with Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.<br><br>See Sheet 1 of 3 for Signature and Seal |
| JOB # 19-5123 PREPARED FOR: Palmetto Capital Group | SECTION 35, TOWNSHIP 46S, RANGE 25E   | <b>DAVID KEITH CRAMER (FOR THE FIRM)</b><br>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655<br>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER   |





CORKSCREW ROAD

THREE OAKS PARKWAY



PROPOSED IMPROVEMENTS

MUHLY GRASS



SAND CORDGRASS



QUEEN EMMA CRINUM LILY



PARSONS JUNIPER



ORANGE BIRD OF PARADISE



Dwarf Fakahatchee Grass



CARISSA 'EMERALD BLANKET'



'PETITE PINK' OLEANDER



'RED SISTER' CORDYLIN



Prepared By:



18197 Sandy Pines Circle  
North Fort Myers, FL 33917  
Tel: 239.691.7790  
Email: info@landesco.com



Digitally signed by David K. Kulsveen LA 6667133 STATE OF FLORIDA  
Date: 2020.11.04 09:57:31 -0500

Prepared For:

Pedestrian Amenity  
Corkscrew Rd &  
Three Oaks Pkwy

In Conjunction With:

KITE REALTY GROUP  
30 S. Meridian St, Suite #1100  
Indianapolis, IN 46204  
(231) 577-5600



Preliminary Design  
Pedestrian  
Amenity  
- Plant Board -

DATE IN: 10-05-2020

DRAWN BY: DKK

CHECKED BY: DKK

10-24-20 REVISION PER CLIENT REQUEST

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

Sheet: 2 of 2

L1.1





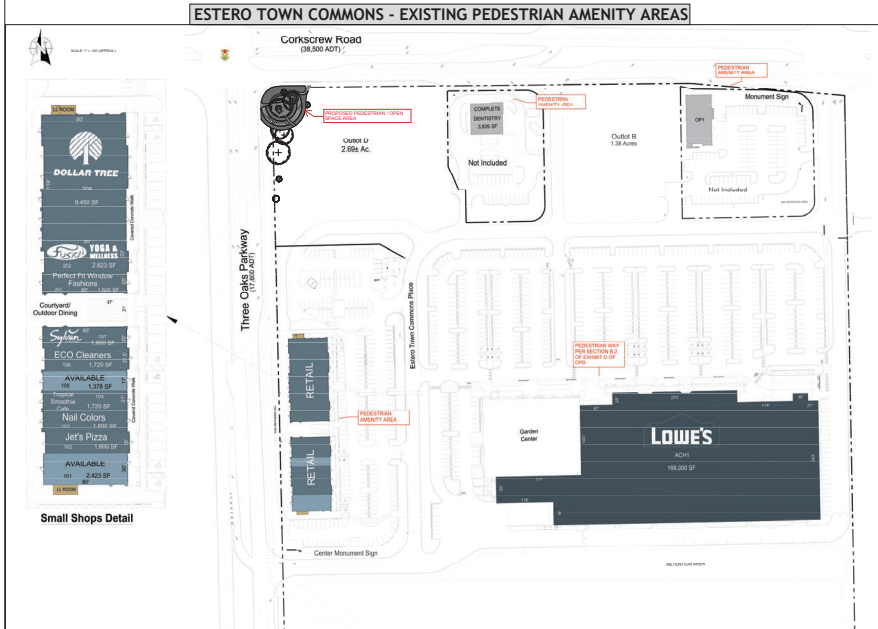
WEST END - EXISTING PEDESTRIAN AMENITY AREAS



WEST END - EXISTING PEDESTRIAN AMENITY AREAS



NORTHWEST CORNER - EXISTING CONDITIONS



SOUTH END - EXISTING PEDESTRIAN AMENITY AREAS



NORTHCENTRAL - EXISTING PEDESTRIAN AMENITY AREA



NORTHEAST END - EXISTING PEDESTRIAN AMENITY AREAS

Prepared By: 

18197 Sandy Pines Circle  
North Fort Myers, FL 33917  
Tel: 239.691.7790  
Email: info@landesco.com

E Seal: 

Digitally signed by David K. Kulsveen LA 6667133 STATE OF FLORIDA  
Date: 2020.11.04 09:57:52 -05'00'

Prepared For:  
Pedestrian Amenity  
Corkscrew Rd & Three Oaks Pkwy

In Conjunction With:  
KITE REALTY GROUP  
30 S. Meridian St., Suite #100  
Indianapolis, IN 46204  
(239) 377-5600

**Preliminary Design Pedestrian Amenity - Existing Conditions-**

DATE IN: 10-05-2020  
DRAWN BY: DKK  
CHECKED BY: DKK

|                |          |                             |
|----------------|----------|-----------------------------|
| REVISION DATE: | 10-24-20 | REVISION PER CLIENT REQUEST |
| REVISION DATE: |          |                             |
| REVISION DATE: |          |                             |
| REVISION DATE: |          |                             |

Sheet: 3 of 3  
**L 1.2**