

**VILLAGE OF ESTERO, FLORIDA
ZONING
ORDINANCE NO. 2023 - 01**

**AN ORDINANCE OF THE VILLAGE COUNCIL OF THE
VILLAGE OF ESTERO, FLORIDA, AMENDING THE
ZONING FOR INTERNATIONAL DESIGN CENTER TO
ALLOW OFFICE USES IN ADDITION TO THE
EXISTING DESIGN CENTER USES ON A 19.1-ACRE
PROPERTY ON THE SOUTH SIDE OF CORKSCREW
ROAD, EAST OF INTERSTATE 75; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CONFLICTS; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, International Design Center, LLC, represented by Mark Geschwendt (the "Applicant") filed an application for an amendment to the Commercial Planned Development (CPD) to amend the Schedule of Uses to allow for office uses in addition to the approved specialty design center uses in the existing Design Center building on approximately 19.1 acres (the "Property"); and

WHEREAS, the property STRAP number is 35-46-25-E2-U2276.2380 and is legally described in Exhibit B; and

WHEREAS, at a duly noticed public hearing held on January 10, 2023, the Planning, Zoning, and Design Board recommended approval with conditions of the rezoning; and

WHEREAS, a duly noticed first reading was held before the Village Council on February 1, 2023; and

WHEREAS, a duly noticed second reading and public hearing was held before the Village Council on February 15, 2023 for adoption of the Ordinance.

NOW, THEREFORE, be it ordained by the Village Council of the Village of Estero, Florida:

Section 1. Zoning Amendment.

The Village Council approves with conditions the amendment to the Commercial Planned Development, subject to the following conditions.

Section 2. Conditions.

1. The development of this project must be consistent with the 1-page Master Concept Plan (MCP) entitled "Miromar Square Corporate Center CPD," stamped received

on Jan 02 2008 attached hereto as A, 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 Conditions contained herein incorporate all zoning Conditions and Deviations from Resolution Z-02-043A and COP2006-00117. In previous zoning actions, Resolution Z-02-043 was superseded by Resolution Z-02-043A.

Development on the 36-acre site depicted on attached MCP is approved for a maximum of 495,000 square feet of floor area for commercial office and retail uses and a 120 unit hotel/motel. Of the 495,000 square feet, 400,000 square feet is dedicated to the International Design Center and the remainder dedicated to Miromar Corporate Center, which is comprised of a 5,000-square-foot bank, 90,000 square feet of office space, and a 120 unit hotel/motel.

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

a. **Schedule of Uses (Miromar Square Corporate Center)**

Administrative Offices
ATM
Banks and Financial Establishments: Groups I and II
Bar or Cocktail Lounge, in conjunction with hotel/motel use
Business Services: Group I
Consumption on Premises
Day Care Center: child and/or adult
Drive Through Facility, for any permitted use
Essential Services
Essential Service Facilities: Group I
Gift and Souvenir Shop
Hotel/motel
Insurance Companies
Nightclubs, in conjunction with hotel/motel use
Parking lot, accessory
Personal Services: Groups I and II
Restaurant, in connection with hotel/motel use
Signs, in accordance with Chapter ~~30-6~~
Specialty Retail Shops: Groups I and II
Social Services: Group I

b. **Schedule of Uses (International Design Center)**

Accessory Uses and Structures permitted ancillary to a permitted principal use

Administrative Offices

Consumption on Premises, ancillary to the International Design Center (See Condition 13.f, below)

Essential Services

Essential Service Facilities: Group I

Excavation, water retention

Fences, Walls

Household and Office Furnishings: Groups I, II and III (excluding pre-fabricated swimming pools) - including all uses contained in the "Product Categories" (page 353 of the DCOTA Directory) attached hereto as Exhibit C

Office, General

Office, Medical

Paint, Glass, and Wallpaper Stores

Parking lot, accessory

Restaurant, Group II, ancillary to the International Design Center

Signs, including the existing billboard, but only in accordance with Lee

County LDC Chapter 30-6

Storage: Indoor only ~~§34-3001-et-seq.~~

c. **Site Development Regulations**

Miromar Corporate Square Center and International Design Center

Minimum Lot Area and Dimensions:

Lot area: 13 acres

Lot depth: 600 feet

Lot width: 900 feet

Note: The subject property is split into two parcels; the International Design Center and Miromar Square Corporate Center and further subdivision of the subject property is not contemplated nor approved as part of this rezoning request.

Maximum Lot Coverage 40 percent

Minimum Setbacks

Front (Corkscrew Rd.) 50 feet

Stoneybrook Golf Boulevard 25 feet

Side (1-75) 250 feet

Side 15 feet

Rear 55 feet

- 130 Rear (Service Area Structure) 95 feet
 131 **(International Design Center)**
 132
 133 Water body 25 feet, except for bulk headed area
 134 of lake
 135
 136 **(International Design Center)**
 137
 138 Maximum Building Height: 65 feet/three stories
 139
 140 Minimum Building Separation: one-half the building height or 20
 141 feet whichever is greater
 142
 143 3. *Open Space.* Prior to local development order approval for Miromar Square
 144 Corporate Center, all development order plans must delineate a minimum of 6.0 acres
 145 of open space for the overall project (i.e., the 36.17± acres as depicted on the Master
 146 Concept Plan).
 147
 148 4. *Miromar Square Corporate Center*
 149 A Type C buffer (minimum of 20 feet wide) will be installed along the southern
 150 boundary adjacent to the building, parking and drive areas, and must include a solid
 151 wall or combination berm and solid wall not less than eight feet in height. All trees
 152 and shrubs required as part of this buffer must be planted on the south side of the
 153 wall and/or berm between the wall/berm and the existing Stoneybrook RPD.
 154
 155 5. *Development Order Approval.* Development of the Miromar Square Corporate
 156 Center must be accomplished by a new development order approval that
 157 includes/recognizes all of the International Design Center development and shared
 158 infrastructure.
 159
 160 6. *Building Separation.* Buildings exceeding 35 feet in height must maintain
 161 additional building separation as regulated by Lee County LDC §34-2174(a).
 162
 163 7. *Concurrency.* Approval of this zoning request does not address mitigation of the
 164 project's vehicular or pedestrian traffic impacts. Additional conditions consistent
 165 with the ~~Lee County~~ Lee County Village of Estero LDC may be required to obtain
 166 a local development order.
 167
 168 8. *Concurrency.* Approval of this rezoning does not guarantee local development
 169 order approval. Future development order approvals must satisfy ~~the requirements~~
 170 ~~of the Lee County Comprehensive Plan Planning Communities Map and Acreage~~
 171 ~~Allocation Table, Map 16 and Table 1(b); be reviewed for, and found consistent~~
 172 ~~with, the retail commercial standards for site area, including range of gross floor~~

173 area, location, tenant mix and general function, as well as all other Lee County be
174 consistent with the Village of Estero Comprehensive Plan provisions.

- 175
176 9. *Drive-through*. The drive through lanes for the proposed bank must be positioned
177 so that they are not readily visible from Corkscrew Road.

- 178
179 ~~10. *Blasting*. No development blasting is permitted as part of this project, except as~~
180 ~~provided for in Condition 13.e. below.~~

- 181
182 ~~11.10.~~ *Cross Access Easement*. Miromar Square Corporate Center and the International
183 Design Center are owned by Miromar Development Corporation. In the event one
184 of the two properties or both are sold, a cross access agreement acceptable to Lee
185 County the Village must be recorded in the public records of Lee County.

- 186
187 ~~12.11.~~ *Accessory Uses*. Accessory uses, including accessory parking, must be located on
188 the same tract, lot, parcel or outparcel where a principal use is located. Accessory
189 uses must be incidental and subordinate to the principal use of the tract, lot, parcel
190 or outparcel, except as may be permitted in Condition 12.e below.

- 191
192 ~~13.12.~~ *International Design Center*. The following conditions are carried forward from
193 Resolution Z-02-043A as they pertain only to the International Design Center.

- 194
195 a. *Littoral Plantings*. Prior to local development order approval, no more than
196 25 percent of the lake shoreline may consist of bulkhead, and the landscape
197 plans must include a littoral planting plan based on three littoral plants per
198 linear foot of shoreline. The littoral plantings must consist of a minimum of
199 four species of native wetland plants and must be clustered to ensure survival.
200 50 percent of the required littoral plantings must be native wetland trees
201 (minimum 3-gallon container size) provided on a 10:1 ratio (one native
202 wetland tree is equivalent to 10 herbaceous plants). The bulkhead design must
203 be in substantial compliance with the Stoneybrook CPD Buffering and
204 Setback Plan stamped received August 9, 2002.

- 205
206 b. *Buffers*. A Type C buffer (minimum of 20 feet wide) will be installed along
207 the southern boundary adjacent to the building, parking and drive areas, and
208 must include a solid wall or combination berm and solid wall not less than
209 eight feet in height. All trees and shrubs required as part of this buffer must
210 be planted on the south side of the wall and/or berm between the wall/berm
211 and the existing Stoneybrook RPD. A 50-foot-wide, Type F buffer (no wall)
212 will be provided along the southwest portion of the rear property line
213 adjacent to the open space and the westernmost lake as depicted on the
214 attached Master Concept Plan.

- ~~e. *Design Center Change of Use.* Any change of use of, or within, the proposed Design Center Building, as approved by this N OPC, will require further DRI analysis as part of an application for an amendment to the DRI NOPC. A change of use from a use approved on attached Exhibit D (DCOTA Product Categories) to a "like" would not be subject to further DRI review.~~
- c. *Impact Fees.* Impact fees in effect at the time building permits are issued must be paid for all applicable residential and nonresidential development as also delineated in Condition C.6 of the Twelfth DRI Development Order.
- ~~d. *Blasting.* Any blasting associated with this development must be in accordance with Chapter 3 of the Lee County LDC. In conjunction with any blasting, the developer must pay for a seismographic expert hired by Lee County to ensure compliance with the development blasting regulations.~~
- d.e. *Parking.* Any conversion of uses as described in Exhibit A-3 to the 10th of the 12th Amended DRI Development Order must comply with the corresponding parking requirements in the LDC.
- e.f. *Parking.*
- (1) Parking for Phase I (250,000 square feet) of the International Design Center ~~must be~~ has been provided in accordance with the local development order and the requirements for the retail sale of "large products or commodities", which includes office and household furnishings Groups I and II. The requirement is one space per 400 square feet, except for dead storage (as defined in the Lee County LDC), which is provided at one per 1,000 square feet.
 - (2) Parking for the project may be located within the contiguous property owned by Miromar Development Corporation (Miromar Square Corporate Center), which is subject to this zoning action, at the Director's discretion.
 - (3) Once Phase I of the Design Center is open for business and prior to the issuance of the development order for Phase II and Phase III of the Design Center, parking must be provided in accordance with the Land Development Code. ~~if~~ If the applicant is going to request an administrative parking deviation, the applicant will undertake a Parking Monitoring Program. The Parking Monitoring Program will be a parking occupancy/demand survey. The purpose of the survey is to verify the overall parking ratio and demand for Phase I of the International Design Center and to determine, to the extent practical,

the demand generated by the first floor uses and the demand generated by the second and third floors. The parking survey must be conducted for three consecutive weekdays for two weeks (a total of six days) during the peak season months (January, February or March), unless another month is mutually agreed to by the applicant and ~~Lee County~~ the Village of Estero. The applicant must meet with ~~Lee County~~ the Village of Estero to review the methodology for the survey. The survey must establish the following:

- (a) The existing Design Center square footage by floor and ground floor dead storage versus public areas.
- (b) The required number of parking spaces for the existing square footage.
- (c) The existing number of Design Center parking spaces provided by location (lot number) and type (handicap, valet, etc.).
- (d) The existing parking ratio for the overall Design Center and by component if possible (ground floor and second and third floors).
- (e) The Design Center parking occupancies by hour, location, and for the overall facility.
- (f) Utilize the data from the survey to determine whether the existing ratio is appropriate and make a professional recommendation regarding an appropriate parking ratio and state the basis for the opinion.
- (g) Identify the square footage of Phase II and Phase III and the required number of spaces required for each phase. Identify the appropriate adjusted rate for each phase based on the survey.
- (h) The total cumulative (Phases I, II, and III) number of parking spaces for the International Design Center, the cumulative ratio, and the recommended modifications to the cumulative ratio based on the occupancy demand survey.

The survey must be compiled in report form and it must be submitted to ~~Lee County~~ the Village of Estero for review.

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- (4) The developer must provide monitoring data from the Design Center in support of any request for an administrative parking deviation. The developer must submit the monitoring data to the ~~County Village~~ with an application for any administrative parking deviation prior to or at the time of local development order application for Phase II and/or Phase III. The Director has the discretion to determine whether a parking deviation is warranted based on the documentation provided in the monitoring report. The Director may approve a deviation for the entire center, including the already constructed Phase I, which restricts the deviation to no less than 1.34 parking spaces per 1,000 square feet of floor area even though the result of the parking survey may be more than 1.34 but less than code.
- (5) If the developer decides not to build future phases, and it is determined based on the monitoring data and the request for an administrative deviation that the amount of parking provided for Phase I is in excess of the amount of parking required for Phase I, the Director has the discretion to approve a deviation allowing the excess parking to be removed or utilized for other uses as may be permitted by the ~~Lee County Village of Estero~~ LDC.
- (6) If the developer modifies the building to remove the atrium, parking must be provided in accordance with the Land Development Code for additional leasable area.

329 f.g. *Consumption on Premises.* The following condition is carried forward from COP2006-00117 as it pertains only to the International Design Center.

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- (1) The Consumption on Premises (COP) approval is limited to a Group II Restaurant, as well as package sales in conjunction with catering to individual showrooms within the International Design Center.
- (2) The sale of beer and wine may only occur during the hours of Monday-Friday 9:00 a.m. - 6:00 p.m., and Saturday 10:00 a.m. - 6:00 p.m. No sale of beer and wine on Sunday.
- (3) Indoor seating is limited to 44 seats, as shown on Site Plan, attached as Exhibit D.

(4) This approval is limited to 2-COP license only. If any other type of license is sought, a new approval in accordance with Lee County Village of Estero LDC will be required.

(5) The COP approval is not in conjunction with COP for outdoor seating.

g.h. Changes to the building, including occupancy type, load or physical change will require review by a fire protection engineer, subject to Estero Fire Rescue approval.

Section 3. Deviations.

Deviations 1 through 4 were originally approved in Resolution Z-02-043A and are carried forward by this zoning action, as follows:

1. Deviation (1) seeks relief from the LDC §10-329(e)(4) requirement that excavation of bank slopes be no greater than 4:1, to allow the project to conform to Southwest Florida Water Management District (SFWMD) permits. This deviation is APPROVED, SUBJECT TO Condition 13.a. above.
2. Deviation (2) withdrawn.
3. Deviation (3) seeks relief from the LDC §34-2020(2)m.4 requirement that household and office furniture stores provide one parking space per 400 square feet of total floor area excluding those areas within the principal building used only for dead storage and not available to the public, to allow parking to be provided at 1.34 spaces per 1,000 square feet of total floor area for second and third floors only. This deviation is DENIED. The parking requirement for the Design Center will be set forth in Condition 13.f. above.
4. Deviation (4) seeks relief from the LDC §34-1046(b)(7)b requirement that projects within the Corkscrew Main Street Overlay District must locate their required parking to the rear and sides of proposed buildings, to allow parking in front of the building adjacent to Corkscrew Road. This deviation is APPROVED.
5. Deviations (5) and (6) withdrawn.

Section 4. 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 the application:

1. Is consistent with the Comprehensive Plan;
2. Is not in conflict with any portion of the LDC;
3. Addresses a demonstrated community need;
4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
5. Would result in a logical and orderly development pattern;
6. Would not adversely affect the property values in the area;
7. Would result in development that is adequately served by public facilities (road, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);
8. Would not result in significantly adverse impacts on the natural environment including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;
9. Is compatible with existing or planned uses in the surrounding uses.

Section 4. Exhibits

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

| | |
|-----------|---|
| Exhibit A | Master Concept Plan, January 2, 2008 |
| Exhibit B | Legal Description – Miromar Square Corporate Center CPD |
| Exhibit C | Product Categories (DCOTA Directory) |
| Exhibit D | COP Approved Area Site Plan |

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 upon adoption at second reading.

429 **PASSED** on first reading this 1st day of February, 2023.

430
431 **PASSED AND ADOPTED BY THE VILLAGE COUNCIL** of the Village of Estero, Florida
432 this 15th day of February, 2023.

433
434
435 Attest:

VILLAGE OF ESTERO, FLORIDA

436
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438 By: 

439 Carol Sacco, Village Clerk

By: 

Katy Errington, Mayor

440
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443 Reviewed for legal sufficiency:

444
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446 By: 

447 Nancy Stroud, Esq., Village Land Use Attorney

448
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450 Vote:

AYE

NAY

451
452 Mayor Errington

X

453 Vice Mayor McLain

X

454 Councilmember Ribble

X

455 Councilmember Fiesel

X

456 Councilmember Boesch

X

457 Councilmember Ward

X

458 Councilmember Wilson

X

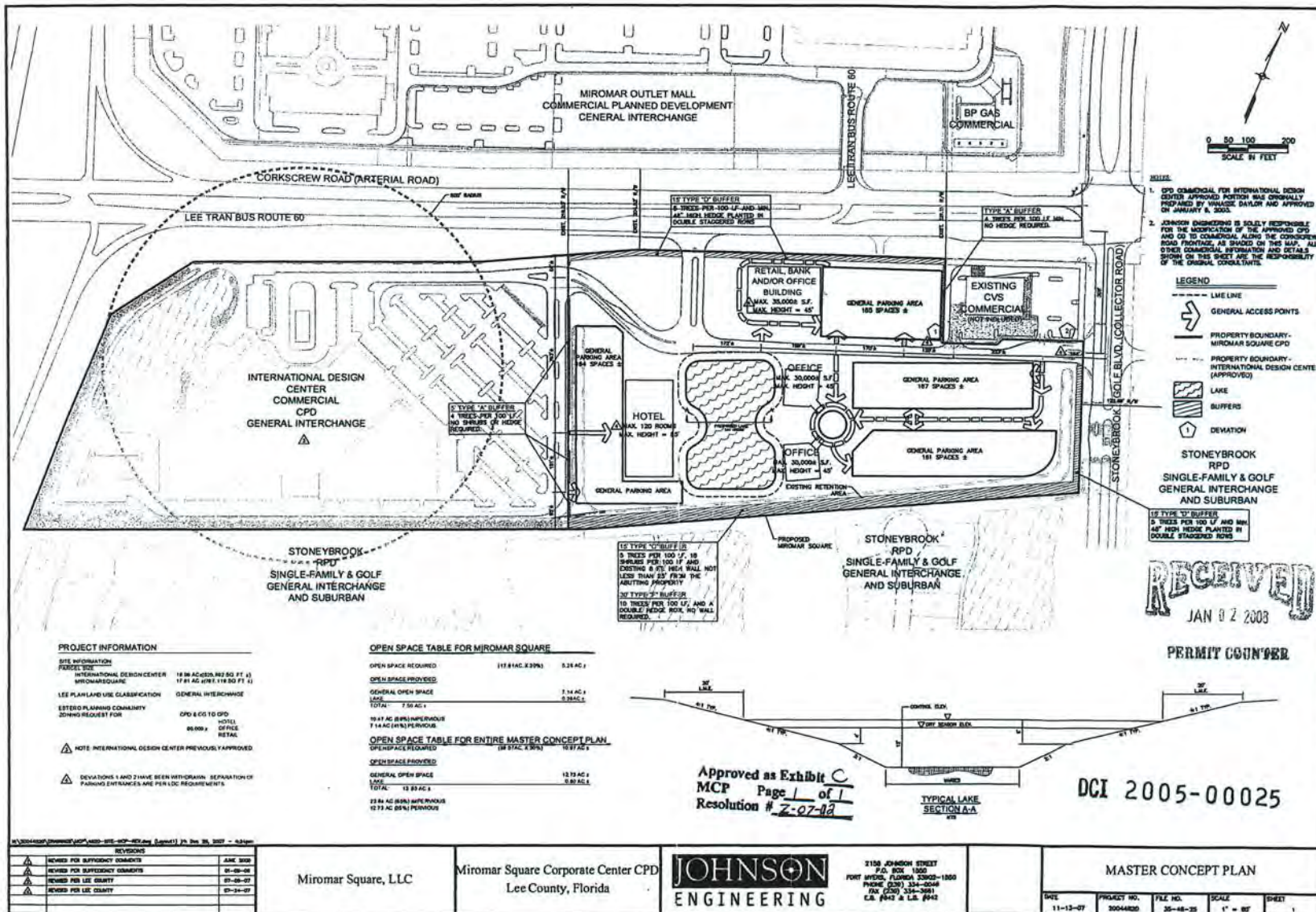


Exhibit B

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHWESTERLY CORNER OF STONEYBROOK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63 AT PAGES 1 THROUGH 50 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.08°33'22"W. ALONG THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 75, FOR A DISTANCE OF 291.58 FEET; THENCE RUN N.06°50'44"W. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 298.46 FEET; THENCE RUN N.27°26'20"E. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 244.85 FEET; THENCE RUN N.60°16'16"E. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 723.20 FEET; THENCE RUN N.55°53'35"E. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 393.61 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY RUN N.61°46'32"E., FOR A DISTANCE OF 767.61 FEET; THENCE RUN S.28°13'28"E. FOR A DISTANCE OF 214.00 FEET; THENCE RUN N.61°46'32"E. FOR A DISTANCE OF 135.43 FEET; THENCE RUN N.15°14'17"E. FOR A DISTANCE OF 19.33 FEET; THENCE RUN N.61°46'32"E. FOR A DISTANCE OF 205.18 FEET TO A POINT ON THE BOUNDARY OF TRACT A OF SAID STONEYBROOK; THENCE RUN S.28°13'28"E. ALONG THE BOUNDARY OF SAID TRACT A, FOR A DISTANCE OF 385.03 FEET TO A POINT ON THE BOUNDARY OF TRACT "G-3" OF SAID STONEYBROOK; THENCE RUN S.55°53'35"W. ALONG THE BOUNDARY OF SAID TRACT "G-3" AND ALONG THE BOUNDARY OF TRACT'S "B-6", "G-4" AND "B-7" OF SAID STONEYBROOK, FOR A DISTANCE OF 1250.00 FEET; THENCE RUN S.60°16'16"W. ALONG THE BOUNDARY OF TRACT'S "B-7", "G-6" AND "B-9" OF SAID STONEYBROOK, FOR A DISTANCE OF 1402.18 FEET TO THE POINT OF BEGINNING; CONTAINING 36.571 ACRES, MORE OR LESS.

RECEIVED

SEP 27 2006

COMMUNITY DEVELOPMENT

DCI 2005-00025

RECEIVED

SEP 27 2006

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 25, 35 AND 36, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHWESTERLY CORNER OF STONEYBROOK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63 AT PAGES 1 THROUGH 50 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.08°33'22"W. ALONG THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 75, FOR A DISTANCE OF 291.58 FEET; THENCE RUN N.06°50'44"W. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 298.46 FEET; THENCE RUN N.27°26'20"E. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 244.85 FEET; THENCE RUN N.60°16'16"E. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 723.20 FEET; THENCE RUN N.55°53'35"E. ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 393.61 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY RUN N.61°46'32"E., FOR A DISTANCE OF 767.61 FEET; THENCE RUN S.28°13'28"E. FOR A DISTANCE OF 214.00 FEET; THENCE RUN N.61°46'32"E. FOR A DISTANCE OF 135.43 FEET; THENCE RUN N.15°14'17"E. FOR A DISTANCE OF 19.33 FEET; THENCE RUN N.61°46'32"E. FOR A DISTANCE OF 205.18 FEET TO A POINT ON THE BOUNDARY OF TRACT A OF SAID STONEYBROOK; THENCE RUN S.28°13'28"E. ALONG THE BOUNDARY OF SAID TRACT A, FOR A DISTANCE OF 385.03 FEET TO A POINT ON THE BOUNDARY OF TRACT "G-3" OF SAID STONEYBROOK; THENCE RUN S.55°53'35"W. ALONG THE BOUNDARY OF SAID TRACT "G-3" AND ALONG THE BOUNDARY OF TRACTS "B-6", "G-4" AND "B-7" OF SAID STONEYBROOK, FOR A DISTANCE OF 1250.00 FEET; THENCE RUN S.60°16'16"W. ALONG THE BOUNDARY OF TRACTS "B-7", "G-6" AND "B-9" OF SAID STONEYBROOK, FOR A DISTANCE OF 1402.18 FEET TO THE POINT OF BEGINNING; CONTAINING 36.571 ACRES, MORE OR LESS.

NOTES:

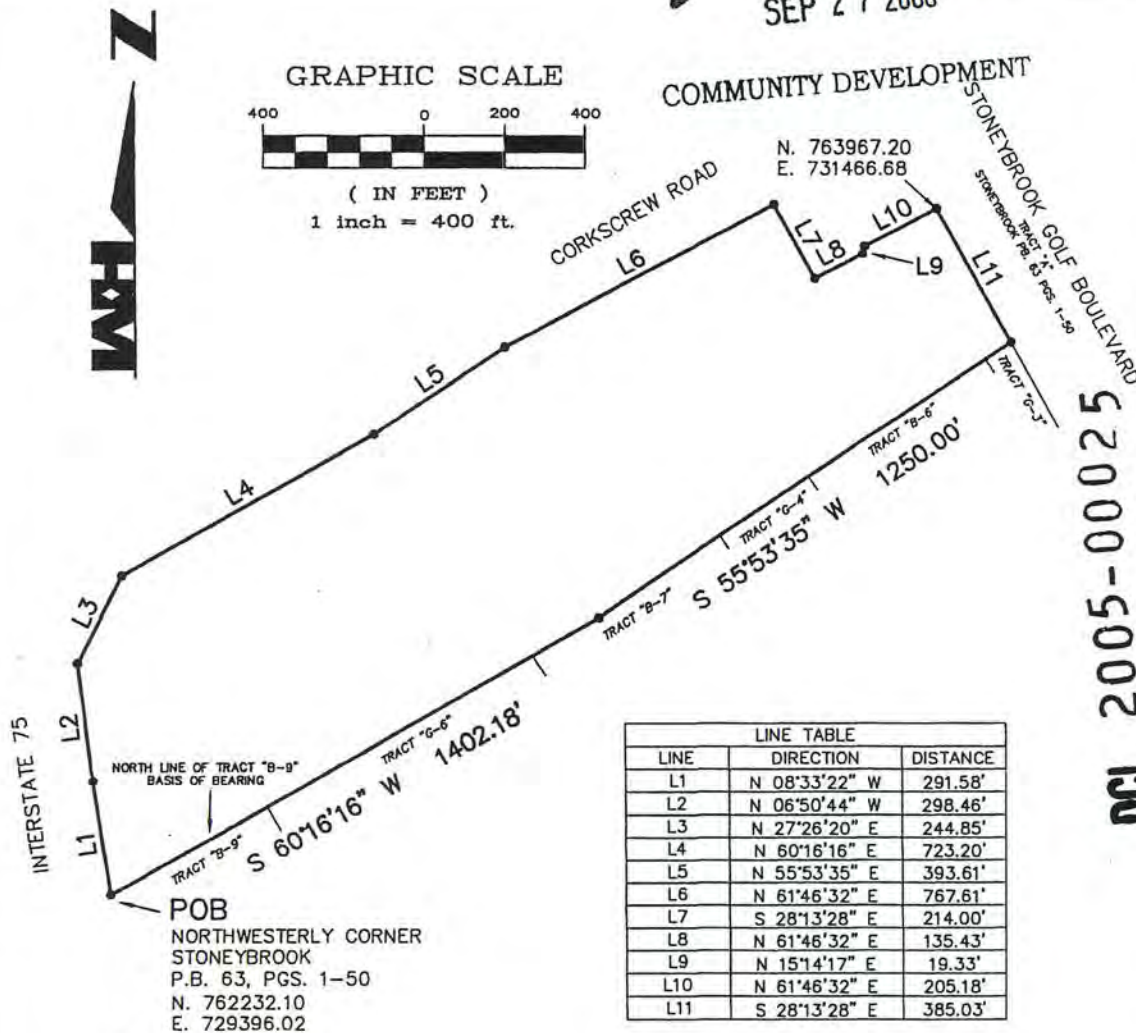
THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE NORTH LINE OF TRACT "B-9", STONEYBROOK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63 AT PAGES 1 THROUGH 50 OF THE PUBLIC RECORDS OF LEE, COUNTY, FLORIDA AS BEING S.60°16'16"W.

STATE PLANE COORDINATES SHOWN REFER TO THE FLORIDA WEST ZONE NAD 83, 1990 ADJUSTMENT.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY Thomas M. Murphy P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA



DCI 2005-00025

LEGEND

POB POINT OF BEGINNING

* NOT A SURVEY *

| | |
|--------------|-------------|
| PARTY CHIEF: | DATE |
| DRAWN BY: | DATE |
| TH | 4/03 |
| CHECKED BY: | DRAWING NO. |
| TMM | B-4218-1 |



950 Encore Way
Naples, FL 34110
Phone: (941) 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.

SKETCH AND LEGAL DESCRIPTION

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|---------------|
| PROJECT NO. |
| 01.130 |
| REFERENCE NO. |
| SL |

Product Categories

| | | | |
|--|-----|------------------------------|-----|
| Accessories | 354 | Juvenile Furniture | 364 |
| Antiques | 356 | Kitchens | 366 |
| Appliances | 357 | Laminate | 367 |
| Architectural Adornments | 357 | Leather | 357 |
| Area Rugs | 358 | Lighting | 366 |
| Armchairs | 359 | Linens | 354 |
| Art / Art Services / Framing | 356 | Marble | 367 |
| Artificial Plants & Florals | 354 | Mirrors | 354 |
| Audio Visual Systems | 357 | Modular Components | 364 |
| Bar Stools / Bar | 360 | Outdoor Furniture | 364 |
| Bathrooms | 357 | Pianos | 364 |
| Bedding | 354 | Planters / Statuary | 355 |
| Bedroom Furniture | 360 | Plumbing Fixtures | 357 |
| Benches | 361 | Reproductions | 364 |
| Building Products | 357 | Screens / Panels | 355 |
| Cabinets / Closets | 357 | Seating | 365 |
| Canopies / Awnings | 357 | Sisal Flooring | 359 |
| Carpeting | 359 | Sofas | 365 |
| Case Goods | 361 | Stone | 367 |
| Ceramic Tile & Stone | 359 | Surfacing Materials | 367 |
| Chairs | 361 | Tables | 366 |
| Conference Tables | 362 | Tabletop Accessories | 355 |
| Cork Flooring | 359 | Textiles | 358 |
| Credenzas | 362 | Tile | 367 |
| Decorative Hardware | 357 | Trimings | 358 |
| Desks | 363 | Upholstery | 367 |
| Entertainment Centers / Wall Units | 363 | Vinyl Flooring | 359 |
| Fabric | 357 | Wall Accessories | 356 |
| File Systems | 364 | Wall Coverings | 368 |
| Fireplaces / Mantels | 357 | Wicker / Rattan | 368 |
| Floor Accessories | 354 | Window Treatments | 368 |
| Floor Covering | 358 | Windows | 357 |
| Furniture | 359 | Woodwork / Millwork | 368 |
| Glass | 367 | Yacht / Ship Interiors | 368 |
| Hardwood Flooring | 359 | | |
| Products | | 353 | |

Exhibit D

