

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

WHEREAS, Executive Development Corporation, filed an application to rezone a 27.85+ acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD), in reference to Imperial-Bonita Plaza; and

WHEREAS, Jeffrey H. Manz, the owner of the subject parcel, authorized V Group of Florida, Inc., to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was advertised and held on January 13, 1999, before the Lee County Hearing Examiner who gave full consideration to the evidence in the record for Case # 98-07-134.03Z; and

WHEREAS, a second public hearing was advertised and held on March 15, 1999 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 the 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 27.85+ acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) to permit a mixed use commercial center with a maximum of 220,000 square feet (170,000 square feet of retail commercial, 25,000 square feet of general office, and 25,000 square feet of medical office) and a 150-unit hotel/motel with buildings not to exceed 45 feet in height. The property is located in the Urban Community Land Use Category. A legal description of the subject property is set forth in Exhibit "A" and attached to this resolution. The request is hereby APPROVED subject to the conditions and deviations set forth in Sections B and C below.

SECTION B. CONDITIONS:

1. The development of this project must be consistent with the three-page Master Concept Plan [Sheet 1 of 3 and Sheet 3 of 3, dated 9/2/98, stamped "Received Nov 02 1998"; and Sheet 2 of 3, dated 7/6/98, last revised 01/12/99 and received at the hearing before the Lee County Hearing Examiner on January 13, 1999, and marked as "Applicant's Exhibit 2"] entitled "Imperial-Bonita Plaza," except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (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 (MCP) are subsequently pursued, appropriate approvals will be necessary.
2. The project is limited to a maximum of 220,000 square feet of commercial floor area and up to 150 hotel/motel units. Of the total 220,000 square feet of commercial floor area, a

maximum of 170,000 square feet is permitted for uses that are required to meet the commercial site location standards as specified by Lee Plan Policy 6.1.2(7). The 170,000 square feet of floor area is further limited to 100,000 square feet of floor area until such time as Imperial Street is determined by Lee County DOT to be functioning as an arterial roadway. The remaining 50,000 square feet of commercial use is limited to no more than 25,000 square feet of medical office space and 25,000 square feet of professional office space.

3. The following are the permitted uses within this planned development:

Schedule of Uses:

[All references are to applicable Lee County Land Development Code (LDC) Sections.]

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

ADMINISTRATIVE OFFICES

ATM (automatic teller machine)

AUTO PARTS STORE - with or without installation facilities

AUTOMOBILE SERVICE STATION

AUTO REPAIR AND SERVICE [LDC Section 34-622(c)(2)], Group I (LDC Section 34-1351)

BAIT AND TACKLE SHOP

BANKS AND FINANCIAL ESTABLISHMENTS [LDC Section 34-622(c)(3)]: Groups I & II

* BAR OR COCKTAIL LOUNGE (LDC Section 34-1261 et seq.)

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

BUILDING MATERIAL SALES [LDC Section 34-622(c)(4) & 34-3001 et seq.]

BUSINESS SERVICES [LDC Section 34-622(c)(5)]: Group I

CAR WASH

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

CONVENIENCE FOOD AND BEVERAGE STORE

CULTURAL FACILITIES [LDC Section 34-622(c)(10)]

DEPARTMENT STORE

DRIVE-THRU

DRUGSTORE, PHARMACY

ESSENTIAL SERVICES (LDC Sections 34-1611 et seq., & 34-1741 et seq.)

ESSENTIAL SERVICE FACILITIES [LDC Section 34-622(c)(13)]: Group I (LDC Sections 34-1611 et seq., 34-1741 et seq., & 34-2141 et seq.)

EXCAVATION: Water retention (LDC Section 34-1651)

FOOD STORES [LDC Section 34-622(c)(16)]: Group I

HARDWARE STORE

HEALTH CARE FACILITIES [LDC Section 34-622(c)(20)]: Group III

HOBBY, TOY AND GAME SHOPS [LDC Section 34-622(c)(21)]

HOTEL/MOTEL (LDC Section 34-1801 et seq.)

HOUSEHOLD AND OFFICE FURNISHINGS [LDC Section 34-622(c)(22)], Groups I & II

LAUNDRY OR DRY CLEANING [LDC Section 34-622(c)(24)]: Group I

MEDICAL OFFICE

PACKAGE STORE (LDC Section 34-1261 et seq.)

PARKING LOT:

Accessory

Temporary (LDC Section 34-2022)

PERSONAL SERVICES [LDC Section 34-622(c)(33)]: Group I

PET SERVICES

PET SHOP

RECREATION, COMMERCIAL [LDC Section 34-622(c)(38)]: Group IV

RESTAURANT, FAST FOOD

RESTAURANTS [LDC Section 34-622(c)(43)]: Groups II & III

SIGNS in accordance with Chapter 30

SOCIAL SERVICES [LDC Section 34-622(c)(46)]: Group I

SPECIALTY RETAIL SHOPS [LDC Section 34-622(c)(47)]: Groups I, II, & III

* These uses are permitted in conjunction with hotel/motel or restaurant uses only.

4. Development of the CPD will comply with the following Property Development Regulations:

Site Development Regulations

COMMERCIAL OUTPARCELS

Minimum Lot Area and Dimensions:

Area: 10,000 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: 15 feet

Rear: 20 feet

Water Body: 20 feet

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

Maximum Lot Coverage: 40 percent

Maximum Building Height: 35 feet

COMMERCIAL CENTER (individual units within complex)

Minimum Lot Area and Dimensions:

Area: 1,600 square feet

Width: 20 feet

Depth: 80 feet

Minimum Setbacks:

Street: variable according to the functional classification of the street or road
(Section 34-2191 et seq.)
Side: 10 feet (one side) and zero (0) feet (opposite side)
Rear: 5 feet
Water Body: 20 feet

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

Maximum Building Height: 45 feet

COMMERCIAL CENTER (overall center)

Minimum Lot Area and Dimensions:

Area: 16,000 square feet
Width: 200 feet
Depth: 80 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: 20 feet

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

Maximum Lot Coverage: 40 percent

Maximum Building Height: 45 feet

5. The development may be required to provide a drainage conveyance for off-site storm water discharge to facilitate the reestablishment of the natural flows to the Oak Creek system. The determination will be made through the environmental resource permit process by the South Florida Water Management District (SFWMD), and Lee County, at the time of local development order, in accordance with the Land Development Code and Chapter 40-E, FAC and the SFWMD Basis of Review. The exact location and configuration of this system will be determined during the consideration of the Environmental Resource Permit.
6. The local development order approval must show, and the developer is required to provide, interconnection with the adjacent parcel to the east. The developer will coordinate the location of the interconnection with the adjacent property owners. The location identified in Resolution Z-96-50 will be considered a non-controlling option for purposes of determining the interconnection location.
7. Deleted by the Hearing Examiner.

8. Prior to local development order approval, the development order plans must show the preservation of the five tree clusters along Bonita Beach Road as indicated on the MCP counter stamped November 2, 1998. Additionally, every reasonable effort must be made to relocate or preserve cabbage palms on-site. These trees may be used as protected credit trees to meet Lee County LDC required plantings.
9. The "Imperial-Bonita Plaza Gopher Tortoise Relocation Plan" counter stamped November 2, 1998 is hereby adopted and must be implemented prior to issuance of a Vegetation Removal Permit. The planting list and restoration proposal on page two is not adopted as part of this plan.
10. If curbs are installed along any roadways abutting a gopher tortoise preserve area, FDOT type "E" or valley gutter curbs must be used on both sides of the road to help prevent tortoises from becoming entrapped in the roadway.
11. Prior to local development order approval, a minimum of 2.49 acres of existing indigenous native vegetation must be delineated on the plans as shown on the MCP for Imperial-Bonita Plaza counter stamped November 2, 1998. Should an access or frontage road be required through a preserve area, the loss of existing indigenous vegetation must be provided as delineated on the MCP as "alternative indigenous credit area for access road impact."
12. As an alternative to the preservation and replanting of Preserve I located along Oak Creek, the largest oak tree cluster, specified by cross-hatching on the "FLUCCS Map and Oak Locations" counter stamped November 2, 1998 and labeled as "Staff Exhibit: Deviation 14 - Oak Preservation Option," may be preserved. If this alternative is used, the oak trees must be field surveyed and delineated on the development order plans to remain. The preservation area must include a minimum of two-thirds the dripline of the canopy. Landscaping, benches, access and paths are permitted uses within the preserved oak area. Wood decks may be constructed within the preserved oak area, subject to prior approval by the Lee County Division of Planning/Environmental Sciences.
13. Approval of this zoning request does not indicate that all of the property's vehicular or pedestrian traffic requirements have been addressed. Additional conditions, consistent with local development regulations, may be required to obtain a local development order.
14. Approval of this rezoning does not give the Developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the 2020 Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b), of the Lee Plan.

SECTION C. DEVIATIONS:

Deviation (1) requests relief from LDC Section 10-415(a) which requires commercial developments to provide 30 percent open space; to allow open space requirements to be met on the project site on an overall basis and allocated per the open space table provided on the MCP. This deviation is APPROVED, subject to the condition set out in Deviation (14).

Deviation (2) requests relief from LDC Chapters 10 and 34 which requires certain Land Development regulations; to allow the Property Development Regulations contained in the Imperial-Bonita Plaza MCP. [The intent of this deviation is to establish that in the event of a direct conflict between the regulations found in LDC Chapter 10 and Chapter 34, and the adopted Property Development Regulations appearing on the MCP, the regulations on the adopted MCP (and restated in Condition 4 herein) will control. This deviation does not exempt the development from compliance with any regulations in the LDC other than those specifically superseded by adoption of the MCP and Condition 4 herein.] This deviation is APPROVED, subject to Condition 4.

Deviation (3) requests relief from LDC Section 10-329(e)(4) which requires excavation bank slopes of no greater than 4:1; to allow up to 40 percent of the lake bank slopes to utilize vertical bulkheads and to allow for remaining lake bank slopes to conform to the SFWMD permit. This deviation is APPROVED, with condition that the slope from the point of the bulkhead into the lake will be no steeper than 4:1. The non-bulkhead shoreline must have slopes no steeper than 4:1, and the number of littoral plants must be based on the entire shoreline including the bulkhead portions.

Deviation (4) requests relief from LDC Section 10-329(e)(1)(a) which requires setbacks for water retention and detention from street right-of-way and property lines; to allow a setback from

- a. internal streets and pavement areas of zero-feet from the back of the curb to the edge of the water control elevation
- b. collector and arterial streets of 25 feet from the back of the curb to the edge of the water control elevation
- b. private property under separate ownership of 25 feet from the edge of the water control elevation.

This deviation is APPROVED, provided that adequate measures are taken to protect against wayward vehicles for all reductions in setbacks from roadways, and not from just internal streets. In the event the reduced setback is from a private property line, then a fence must be constructed where the setback is less than required distance from the adjoining private property.

Deviation (5) requests relief from LDC Section 10-421(a)(5) which requires that no portion of a buffer area consisting of trees and shrubs be located in an easement; to allow planted buffers in easements. This deviation is DENIED.

Deviation (6) - WITHDRAWN.

Deviation (7) requests relief from LDC Section 34-2015(1) which requires all required parking spaces be provided on the same premises; to allow joint use of parking lots within the project perimeter. This deviation is APPROVED, subject to the condition that prior to the issuance of a development order, the Applicant must demonstrate that adequate parking exists project-wide, to accommodate the proposed joint use of parking.

Deviation (8) requests relief from LDC Section 34-2018(b) which requires that shared parking lots must be within 300 feet of each use and may not be separated from the use by a street right-of-way or easement exceeding 25 feet in width; to allow shared parking lots to be within 400 feet of each

use and allow for an intervening roadway or easement of more than 25 feet in width. This deviation is APPROVED, subject to the condition that, prior to the issuance of a development order, the Applicant must demonstrate that adequate parking exists project-wide, to accommodate the proposed joint use of parking.

Deviation (9) requests relief from LDC Section 10-296, Table 4(7)(c) which provides the requirements addressing the wearing surfaces for local and access roads on Class "A" developments; to allow for decorative pavers on the internal access roads within the development. This deviation is APPROVED, provided the use of decorative pavers is limited to roads that are privately owned and maintained.

Deviation (10) - WITHDRAWN.

Deviation (11) requests relief from LDC Section 10-296 - Table 4(c)(2) which requires minimum specifications for internal streets; to allow:

- a. 14-foot-wide pavements for one-way traffic with curb and gutter drainage; and
- b. 22-foot-wide pavements for two-way traffic with valley gutter drainage or curb and gutter drainage (25-foot minimum width from face of curb to face of curb on non-mountable curbs).

This deviation is DENIED.

Deviation (12) - WITHDRAWN.

Deviation (13) requests relief from LDC Section 10-328(a) which requires a 20-foot-wide maintenance easement be provided along lake perimeters; to allow the requirement to be satisfied by the grant of an easement on the paved roadway along the lake perimeter. This would apply to those areas where vertical bulkheads are utilized with zero-foot setback from the back of curb to water control elevation. This deviation is APPROVED, provided that a clear and unobstructed easement is in place for the lake maintenance.

Deviation (14) requests relief from LDC Section 34-935 which requests a reduction in the 15 percent existing indigenous vegetation requirement (50 percent of the open space requirement - 4.07 acres); to allow nine percent existing indigenous vegetation preservation (30 percent of the open space requirement - 2.49 acres) and 1.12 acres of replanted preserve area along Oak Creek per the planting plan submitted as part of the Gopher Tortoise Relocation Plan. This deviation is APPROVED, with condition that: Prior to local development order approval for any phase of development, an exotic removal and replanting plan must be submitted for Preserve I located adjacent to Oak Creek. This plan must be under separate cover and include, at a minimum, the proposed planting list submitted as part of the "Gopher Tortoise Relocation" plan counter stamped November 2, 1998. A minimum of 225 trees must be provided. Existing native trees may be used to help satisfy this requirement at a one-for-one credit. A minimum of 25 percent of the required trees must be met with transplanted cabbage palms from development areas on the site. A minimum of 1,084 shrubs and 813 ground cover plants must be provided. Trees must be a minimum of six feet tall with a one-inch caliper (at 12 inches above the ground) and shrubs must be a minimum of 24 inches in height. Ground cover plantings must be a minimum of eight inches

in height or have a minimum of an 8-inch spread. Plantings must not be planted within the westerly 100 feet of the preserve. A maintenance provision of no less than five years must be provided in the restoration plan to control invasion of exotic vegetation. A monitoring report must be submitted to the Division of Planning/Environmental Sciences on an annual basis for five consecutive years describing the conditions of the restored site. A minimum of 80 percent survivability of plantings is required.

SECTION D. EXHIBITS:

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

- Exhibit A. The legal description and STRAP number of the subject property.
- Exhibit B. A reduced copy of the Imperial-Bonita Plaza Master Concept Plan.
- Exhibit C. A map depicting the subject parcel (shaded in) in relation to the surrounding area.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The Applicant proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, the Land Development Code, and any other applicable code or regulation.
2. The request, as conditioned:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area; and
 - d. will not adversely affect environmentally critical areas or natural resources.
3. The proposed use or mix of uses is appropriate at the subject location.
4. Approval of the rezoning will not unduly burden existing transportation or planned infrastructure facilities and it will be served by streets with the capacity to carry traffic generated by the development.
5. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest, and the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
6. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
7. The approved deviations, as conditioned, enhance the achievement of the objectives of the planned development, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

8. The Applicant has demonstrated that it meets the "Special Case" standards as set out in Lee Plan Policy 6.1.2 (8).

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

Ray Judah	Aye
John E. Manning	Aye
Douglas R. St. Cerny	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 15th day of March, 1999.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Michelle S. Leimer
Deputy Clerk

BY: Ray Judah
Chairman

Approved as to form by:

David E. [Signature] 3/19/99
County Attorney's Office

FILED MAR 22 1999

MINUTES OFFICE
mgl

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 01, Township 48 South, Range 25 East, Lee County, Florida.

AND

PARCEL TWO

The North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 01, Township 48 South, Range 25 East, Lee County, Florida.

AND

PARCEL THREE

The North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 01, Township 48 South, Range 25 East, Lee County, Florida. Subject to a roadway easement over and across the South 25 feet of the subject land.

AND

PARCEL FOUR

All that portion of the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 01, Township 48 South, Range 25 East, Lee County, Florida, lying North of the North Bank of Oak Creek, less the West 30 feet reserved for roadway purposes; together with an easement 25 feet wide along the North side of the above described property for private roadway purposes.

STRAP NUMBERS

The applicant has indicated the STRAP #'s of the subject property are 01-48-25-00-00006.0000, 01-48-25-00-00006.0050, 01-48-25-00-00006.0060, 01-48-25-00-00006.0080 and 01-48-25-00-00007.0000.

OPTION 1

EXHIBIT IV-E
EXHIBIT IV-G
EXHIBIT IV-H

IMPERIAL~BONITA PLAZA

MASTER CONCEPT PLAN

LOCATION

LOCATED IN SECTION 1, TOWNSHIP 48S, RANGE 25E,
LEE COUNTY, FLORIDA.

PREPARED FOR

EXECUTIVE DEVELOPMENT CORPORATION
5150 NORTH TAMiami TRAIL, SUITE #601
NAPLES, FLORIDA. 34103

CONSULTANTS

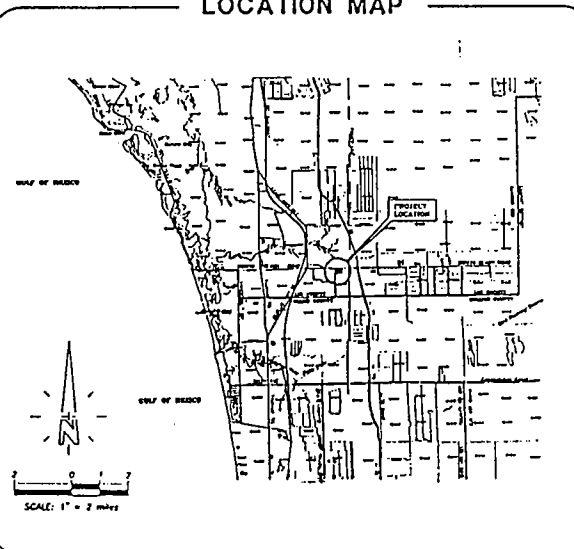
THE V-GROUP OF FLORIDA, INC.
5150 TAMiami TRAIL, SUITE 303
NAPLES, FLORIDA. 34103

DAVID PLUMMER AND ASSOCIATES, INC.
1551 HENDRY STREET
FORT MYERS, FLORIDA. 33901

PAVESE, GARNER, HAVERFIELD, DALTON,
HARRISON & JENSEN
POST OFFICE DRAWER 1507
FORT MYERS, FLORIDA. 33902-1507

O. GRADY MINOR AND ASSOCIATES, P.A.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA. 33923

LOCATION MAP



SHEET INDEX

SHEET No.	DESCRIPTION
1	COVER SHEET
2	MASTER SITE PLAN
3	USES, DEVIATIONS & SECTIONS

ZONING INFORMATION

SHEET NUMBER CLASSIFICATION		
01-48-25-00-0000 0000	CURRENT ZONING = AG-2	FORM CLASSIFICATION = B
01-48-25-00-0000 0050	CURRENT ZONING = AG-2	FORM CLASSIFICATION = B, A15
01-48-25-00-0000 0060	CURRENT ZONING = AG-2	FORM CLASSIFICATION = B, A15
01-48-25-00-0000 0080	CURRENT ZONING = AG-2	FORM CLASSIFICATION = B, A15
01-48-25-00-0000 10000	CURRENT ZONING = AG-2	FORM CLASSIFICATION = B, A15

MINIMUM SITE FINISHED FLOOR ELEVATION = 11.00 MCHD
DE ORATION PER FORM PANEL 125124-0510 C 11/3/89

ADJACENT LAND USE

NORTH = BONITA BEACH ROAD R.O.W.
EAST = BONITA BEACH VILLAGE (OTD)
SOUTH = OAK CREEK, UNDEVELOPED (AG-2)
WEST = IMPERIAL STREET R.O.W.

PROJECT # 98-07-134.032
PROJECT TYPE 1.2

the Vgroup	DATE: 9/2/98	SHEET 1 OF 3
	SCALE: AS SHOWN	
THE V-GROUP OF FLORIDA, INC.		
10000 N. TAMiami TRAIL, SUITE 303, NAPLES, FL 34103		
TEL: (813) 435-1111 FAX: (813) 435-1112		

EXHIBIT "B"
(Page 1 of 3)

IMPERIAL~BONITA PLAZA MASTER CONCEPT PLAN

PREPARED FOR
EXECUTIVE DEVELOPMENT CORPORATION
5150 NORTH TAMiami TRAIL, SUITE #601
NAPLES, FLORIDA. 34103

PROPOSED OCCUPANCY

MEDICAL OFFICE SPACE.....UP TO 25,000 SF
GENERAL OFFICE SPACE.....UP TO 25,000 SF
HOTEL & MOTEL SPACE.....UP TO 150 ROOMS
RETAIL COMMERCIAL SPACE
INCLUDING OUTPARCELS.....UP TO 170,000 SF
TOTAL COMMERCIAL SPACE PROPOSED
INCLUDING HOTEL/MOTEL = 270,000 SF

PARKING

REQUIRED PARKING

PER LC LOC. SEC. 34-2020 (3)
COMBINED USES = MAXIMUM OCCUPANCY COMPLEXES
TOTAL FLOOR AREA = 270,000 SF
4.8 / 1000 SPACES RATIO = 990 SPACES REQUIRED

PROVIDED PARKING

PARKING PROVIDED = 990 SPACES

SITE SETBACKS & BUFFERS

REQUIRED BUFFERS

NORTH = 10' LANDSCAPED BUFFER ADJACENT TO ROAD ROW
EAST = NONE REQUIRED
SOUTH = NONE REQUIRED
WEST = 10' LANDSCAPED BUFFER ADJACENT TO ROAD ROW

NOTE:
THE COMPOSITION OF ALL REQUIRED BUFFERS WITHIN THIS DEVELOPMENT WILL BE CONSISTENT WITH THE APPLICABLE LEE COUNTY DEVELOPMENT STANDARDS IN EFFECT AT THE TIME OF LOCAL DEVELOPMENT ORDER APPROVAL.

REQUIRED SETBACKS

NORTH (FRONT) = 25' FROM EDGE OF ARTERIAL ROW
EAST (SIDE) = 15'
SOUTH (REAR) = 25' ADJACENT TO WATERWAY
WEST (SIDE) = 25' FROM EDGE OF ARTERIAL ROW

OPEN SPACE DATA

OPEN SPACE CALCULATION

GROSS SITE AREA = 27.63 AC
OLLIVER WILLIAMS ROAD ROW = 6.22 AC
NET DEVELOPABLE AREA = 21.41 AC
TOTAL DEVELOPABLE SITE AREA = (0.100 X) = 21.41 AC
OPEN SPACE REQUIRED (SEE NOTE 1)
INDIGENOUS PRESERVE AREAS = (0.13 X) = 4.07 AC
BALANCE OPEN SPACE = (0.13 X) = 4.07 AC
SUBTOTAL = (0.30 X) = 8.14 AC

OPEN SPACE PROVIDED

OPEN SPACE (WITHOUT CREDITS)	SIZE (AC)	PERCENT (%)	TOTAL CREDITED (AC)
1) INDIGENOUS PRESERVE AREAS			
PRESERVE 1	1.49	(1.33%)	2.01
PRESERVE 2	1.63	(1.25%)	2.06
TOTAL INDIGENOUS OPEN SPACE	3.14 AC		4.07 AC
2) BALANCE OPEN SPACE PROVIDED	4.82 AC		4.82 AC
(SEE NOTE 2)			
SUBTOTAL	7.96 AC		8.89 AC

NOTES

1. TOTAL DEVELOPMENT SITE AREA MAY VARY ACCORDING TO POINT OF WAY CONVEYANCE OR TRANSFER ALONG WESTERN BOUNDARY OF LIVINGSTON/IMPERIAL STREET. CHANGES IN THE TOTAL AREA WILL ALTER THE INDIVIDUAL OPEN SPACE REQUIREMENTS ACCORDING TO THE PERCENTAGE BREAKDOWN LISTED HEREON.

2. THE BALANCE OF OPEN SPACE REQUIREMENT WILL BE ALLOCATED TO THE OVERALL SITE ON THE BASIS OF THE LC LOC SEC 10-413 (4) & (5). COMMERCIAL OUTPARCELS WILL BE REQUIRED TO PROVIDE 10% MINIMUM ON-SITE OPEN SPACE.

PROPERTY DEVELOPMENT REGULATIONS

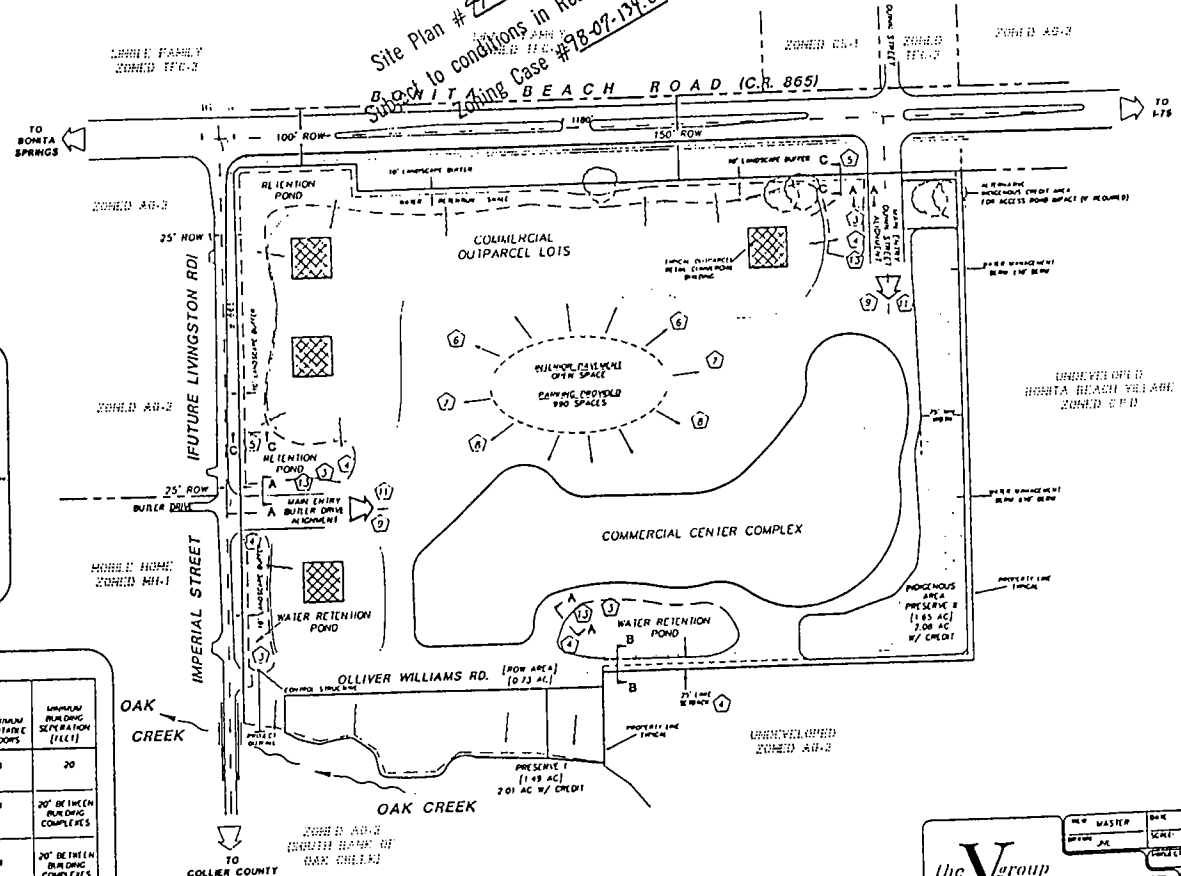
	MINIMUM LOT DIMENSIONS			MINIMUM STRUCTURAL SETBACKS				MAXIMUM BUILDING SEPARATION (FEET)	MINIMUM BUILDING SEPARATION (FEET)
	AREA (SQ)	DEPTH (FEET)	WIDTH (FEET)	SETBACK (FEET)	REAR (FEET)	FRONT (FEET)	WATER BODY (FEET)		
COMMERCIAL OUTPARCELS	10,000	100	100	15	20	20	20	35	20
A) COMMERCIAL CENTER (SALE OF INDIVIDUAL UNITS WITHIN COMPLEX)	1600	80	20	10	5	20	20	45	20' BETWEEN BUILDING COMPLEXES
B) COMMERCIAL CENTER (INDIVIDUAL UNITS WITHIN COMPLEX LEASED OUT UNDER UNIFIED COMMON OWNERSHIP)	16,000	80	200	10	5	20	20	45	20' BETWEEN BUILDING COMPLEXES

LEGEND

- ① DENOTES PROPOSED IN VATION. REFER TO SHEET 3 FOR SCHEDULE
- ② DENOTES EXISTING UNIT CLUSTER TO BE PRESERVED AND CRITICAL TO MAINTAIN LANDSCAPING PLAN IN IN VATION SITE.
- ③ DENOTES COMMERCIAL CENTER COMPLEX AREA
- ④ DENOTES COMMERCIAL OUTPARCEL AREA
- ⑤ DENOTES COMMERCIAL OUTPARCEL AREA
- ⑥ DENOTES COMMERCIAL OUTPARCEL AREA
- ⑦ DENOTES COMMERCIAL OUTPARCEL AREA
- ⑧ DENOTES COMMERCIAL OUTPARCEL AREA



100' 0' 50' 100'
SCALE: 1" = 100'



the V group		V GROUP OF FLORIDA, INC.	
DATE: 7/1/78	BY: JAL	DATE: 7/1/78	BY: JAL
PROJECT: (OC-B-2)		SHEET: 3	
APPROVED: [Signature]		APPROVED: [Signature]	

EXHIBIT IV-E
EXHIBIT IV-G
EXHIBIT IV-H

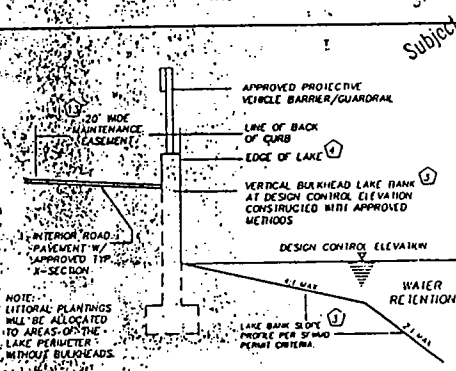
EXECUTIVE DEVELOPMENT CORPORATION
5150 NORTH TAMiami TRAIL, SUITE #601
NAPLES, FLORIDA, 34103

1	ALCOHOLISM, DRUG ABUSE, GROUP I	14	DRUGS, SMOKING, PNEUMONIA	23	PAGE STORE, SALE FOR	33	PAID
2	INCOME OR ON CHANGE, LIFE INSURANCE	15	DEPARTMENT STORES	24	PAID - PERSONS & GROUPS	34	PAID
3	ADVERTISING, TELEVISION	16	DEPT. STORES, GROUP I	25	PAID SERVICES	35	PAID
4	ADMINISTRATIVE OFFICES	17	DEPT. STORES, GROUP II	26	PAID SERVICES	36	PAID
5	ADVERTISING, TELEVISION	18	DEPT. STORES, GROUP III	27	PAID SERVICES	37	PAID
6	ADVERTISING, TELEVISION	19	DEPT. STORES, GROUP IV	28	PAID SERVICES	38	PAID
7	ADVERTISING, TELEVISION	20	DEPT. STORES, GROUP V	29	PAID SERVICES	39	PAID
8	ADVERTISING, TELEVISION	21	DEPT. STORES, GROUP VI	30	PAID SERVICES	40	PAID
9	ADVERTISING, TELEVISION	22	DEPT. STORES, GROUP VII	31	PAID SERVICES	41	PAID
10	ADVERTISING, TELEVISION	23	DEPT. STORES, GROUP VIII	32	PAID SERVICES	42	PAID
11	ADVERTISING, TELEVISION	24	DEPT. STORES, GROUP IX	33	PAID SERVICES	43	PAID
12	ADVERTISING, TELEVISION	25	DEPT. STORES, GROUP X	34	PAID SERVICES	44	PAID
13	ADVERTISING, TELEVISION	26	DEPT. STORES, GROUP XI	35	PAID SERVICES	45	PAID
14	ADVERTISING, TELEVISION	27	DEPT. STORES, GROUP XII	36	PAID SERVICES	46	PAID
15	ADVERTISING, TELEVISION	28	DEPT. STORES, GROUP XIII	37	PAID SERVICES	47	PAID
16	ADVERTISING, TELEVISION	29	DEPT. STORES, GROUP XIV	38	PAID SERVICES	48	PAID
17	ADVERTISING, TELEVISION	30	DEPT. STORES, GROUP XV	39	PAID SERVICES	49	PAID
18	ADVERTISING, TELEVISION	31	DEPT. STORES, GROUP XVI	40	PAID SERVICES	50	PAID
19	ADVERTISING, TELEVISION	32	DEPT. STORES, GROUP XVII	41	PAID SERVICES	51	PAID
20	ADVERTISING, TELEVISION	33	DEPT. STORES, GROUP XVIII	42	PAID SERVICES	52	PAID
21	ADVERTISING, TELEVISION	34	DEPT. STORES, GROUP XIX	43	PAID SERVICES	53	PAID
22	ADVERTISING, TELEVISION	35	DEPT. STORES, GROUP XX	44	PAID SERVICES	54	PAID
23	ADVERTISING, TELEVISION	36	DEPT. STORES, GROUP XXI	45	PAID SERVICES	55	PAID
24	ADVERTISING, TELEVISION	37	DEPT. STORES, GROUP XXII	46	PAID SERVICES	56	PAID
25	ADVERTISING, TELEVISION	38	DEPT. STORES, GROUP XXIII	47	PAID SERVICES	57	PAID
26	ADVERTISING, TELEVISION	39	DEPT. STORES, GROUP XXIV	48	PAID SERVICES	58	PAID
27	ADVERTISING, TELEVISION	40	DEPT. STORES, GROUP XXV	49	PAID SERVICES	59	PAID
28	ADVERTISING, TELEVISION	41	DEPT. STORES, GROUP XXVI	50	PAID SERVICES	60	PAID
29	ADVERTISING, TELEVISION	42	DEPT. STORES, GROUP XXVII	51	PAID SERVICES	61	PAID
30	ADVERTISING, TELEVISION	43	DEPT. STORES, GROUP XXVIII	52	PAID SERVICES	62	PAID
31	ADVERTISING, TELEVISION	44	DEPT. STORES, GROUP XXIX	53	PAID SERVICES	63	PAID
32	ADVERTISING, TELEVISION	45	DEPT. STORES, GROUP XXX	54	PAID SERVICES	64	PAID
33	ADVERTISING, TELEVISION	46	DEPT. STORES, GROUP XXXI	55	PAID SERVICES	65	PAID
34	ADVERTISING, TELEVISION	47	DEPT. STORES, GROUP XXXII	56	PAID SERVICES	66	PAID
35	ADVERTISING, TELEVISION	48	DEPT. STORES, GROUP XXXIII	57	PAID SERVICES	67	PAID
36	ADVERTISING, TELEVISION	49	DEPT. STORES, GROUP XXXIV	58	PAID SERVICES	68	PAID
37	ADVERTISING, TELEVISION	50	DEPT. STORES, GROUP XXXV	59	PAID SERVICES	69	PAID
38	ADVERTISING, TELEVISION	51	DEPT. STORES, GROUP XXXVI	60	PAID SERVICES	70	PAID
39	ADVERTISING, TELEVISION	52	DEPT. STORES, GROUP XXXVII	61	PAID SERVICES	71	PAID
40	ADVERTISING, TELEVISION	53	DEPT. STORES, GROUP XXXVIII	62	PAID SERVICES	72	PAID
41	ADVERTISING, TELEVISION	54	DEPT. STORES, GROUP XXXIX	63	PAID SERVICES	73	PAID
42	ADVERTISING, TELEVISION	55	DEPT. STORES, GROUP XL	64	PAID SERVICES	74	PAID
43	ADVERTISING, TELEVISION	56	DEPT. STORES, GROUP XLI	65	PAID SERVICES	75	PAID
44	ADVERTISING, TELEVISION	57	DEPT. STORES, GROUP XLII	66	PAID SERVICES	76	PAID
45	ADVERTISING, TELEVISION	58	DEPT. STORES, GROUP XLIII	67	PAID SERVICES	77	PAID
46	ADVERTISING, TELEVISION	59	DEPT. STORES, GROUP XLIV	68	PAID SERVICES	78	PAID
47	ADVERTISING, TELEVISION	60	DEPT. STORES, GROUP XLV	69	PAID SERVICES	79	PAID
48	ADVERTISING, TELEVISION	61	DEPT. STORES, GROUP XLVI	70	PAID SERVICES	80	PAID
49	ADVERTISING, TELEVISION	62	DEPT. STORES, GROUP XLVII	71	PAID SERVICES	81	PAID
50	ADVERTISING, TELEVISION	63	DEPT. STORE				

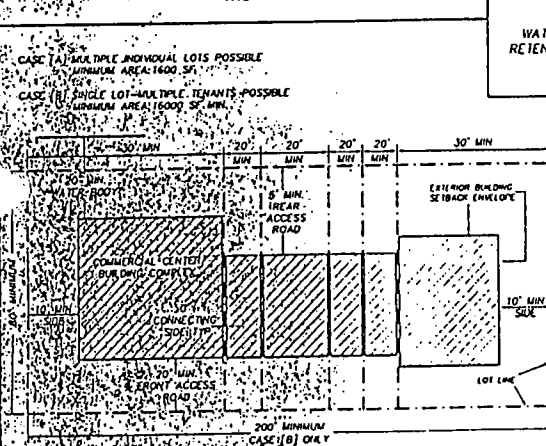
7. REQUIREMENTS THAT ALL REQUIRED PARKING SPACES MUST BE PROVIDED ON THE SAME USES AS PER [SECTION 34-101(c)] BE CHANGED TO ALLOW SOME USES OF PARKING LOTS WITHIN THE PROJECT AREA (NOT ILLUSTRATED)

THE APPLICANT FEELS THAT IN THIS TYPE OF DEVELOPMENT WHERE MULTIPLE USES OCCURRING EXIST THERE WILL BE A NATURAL OVERLAP BETWEEN INDIVIDUAL USES WITHIN THE OVERALL PARKING ALLOCATION AND THIS OVERLAP WILL ALLOW OFFICER FLEXIBILITY IN THE SELECTION OF THESE USES AND WILL HAVE NO ADVERSE EFFECT ON THE PARKING, TRAFFIC, HEALTH, AND WELFARE, AND SHOULD BE GRANTED

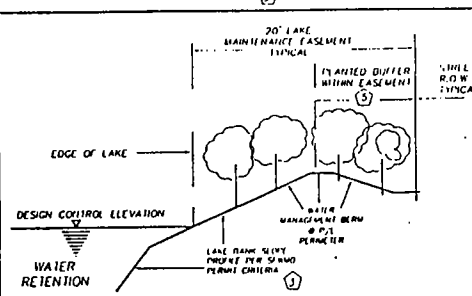
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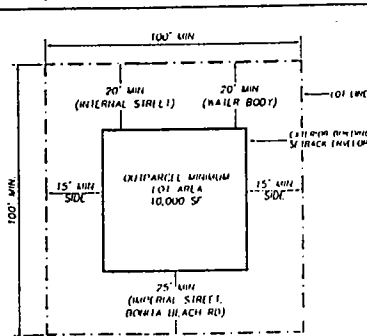
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⑦ TYPICAL SETBACKS
OUTPARCEL LOTS
HIS

NOTE

<h1>the Vgroup</h1> <p>THE V-GROUP OF FLORIDA, INC.</p> <p>MANUFACTURING, DISTRIBUTION, & SERVICE • MARINE, INDUSTRIAL, & GENERAL MARINE 2001 N. Federal Highway, Suite 100, Fort Lauderdale, Florida 33304 305-447-1000 • FAX 305-447-1001</p>	ME# 14015 DATE 9/1/98 TIME 10:00 AM NAME N/A FROM 101 TO 101 DC-B-2 DATE 9 BY 3
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EXHIBIT "B"
(Page 3 of 3)

PROJECT # 96-07-134035
PROJECT TYPE 12