

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

WHEREAS, an application was filed by the property owner, Estero Three Oaks Partners, LLC and Royal Palm Companies, LLC, to rezone 36.3± acres from Commercial Planned Development (CPD) to Mixed Use Planned Development (MPD) and to participate in the County's Bonus Density Housing Program, in reference to Estero Oaks MPD; and,

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised and held on April 23, 2014. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant submit written submissions to her Office on or before May 9, 2014, the date the record closed; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2013-00020 and REZ2013-00013 and recommended approval, subject to conditions and deviations, of the Request; and

WHEREAS, a second public hearing was advertised and held on June 18, 2014 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone 36.3± acres from CPD to MPD, see current zoning map attached as Exhibit B, and to participate in the County's Bonus Density Housing Program, pursuant to the Lee County Land Development Code § 34-1518, Site-specific density bonus (Option 1) for 63 Moderate Income and/or Work Force Income Housing units. The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. Master Concept Plan/Development Parameters

Except as modified by the conditions below, Development must be consistent with the 4-page Master Concept Plan (MCP) entitled "Master Concept Plan Estero Oaks MPD," date-stamped received on the following dates: Page 1 stamped received on *February 19, 2014*; Pages 2 and 3 stamped received on *January 30, 2014*; and Page 4 stamped received on *March 18, 2014* (Exhibit C).

Development must comply with the LDC at time of local development order approval, except as granted by deviation in the resolution of approval. If changes to the MCP are subsequently pursued, further review and approvals will be necessary.

The project is approved to develop a maximum of 280 dwelling units including 63 Bonus Density units and 130,000 square feet of retail and general/medical office space.

2. Permitted Uses and Property Development Regulations

a. Schedule of Permitted Uses

Residential Development Area:

Accessory Uses and Structures

Administrative Offices

Club, Private

Dwelling Units: Multiple-family, Townhouse

Entrance gate and gatehouse

Essential Services

Essential Service Facilities, Group I

Excavation: Water Retention

Fishing piers

Fences and Walls

Home Occupation, no outside help

Models:

Model units

Parking Lot, Accessory

Real Estate Sales Office, Limited to sale and rental of dwelling units
within the development

Recreational Facilities- Private on-Site

Signs, in accordance With LDC Chapter 30, and *subject to* Deviation #3
and Condition #11

Commercial Development Area (Lots 1-8)

Accessory Uses and Structures

Administrative Offices

Animals: Clinic, Indoor Only. No Outdoor Runs

ATM (Automatic Teller Machine)

Auto Parts Store

Automotive Repair and Service, Group I (Excluding Lot 8)
Bait and Tackle Shop
Banks and Financial Establishments, Groups I & II
Boats:
 Boats Parts Store
 Boats Repair and Service, Minor repair and rigging only
Broadcast Studio, Commercial Radio and Television
Business Services: Groups I & II
Car Wash
Cleaning and Maintenance Services
Clothing Stores: General
Clubs: Commercial, Fraternal, Membership Organization
Community Gardens
Computer and Data Processing Services
Consumption on Premises
Contractors and Builders, Groups I and II
Convenience Food and Beverage Store (Excluding Lot 8), limited to
 a maximum of 16 self-service fuel pumps
Cultural Facilities
Day Care Center, Child, Adult
Drive-Through Facility
Drug Store, Pharmacy
Emergency Operations Center
EMS, Fire or Sheriff, Station
Entrance Gate and Gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention
Fences and Walls
Food and Beverage Service, Limited
Food Stores, Groups I & II
Funeral Home and Mortuary (Without Crematory)
Gasoline dispensing system, Special
Gift and Souvenir Shop
Hardware Store
Health Care Facilities: Group III
Hobby, Toy and Game Shops
Household and Office Furnishings, All Groups
Insurance Companies
Laundry or Dry Cleaning: Groups I & II
Lawn and Garden Supply Stores
Library
Maintenance Facility (Government)
Medical Office
Non-Store Retailers: All Groups
Package Store

Paint, Glass and Wallpaper
Parcel and Express Services
Parks, Group I
Parking Lot:
 Accessory
 Temporary
Personal Services, Groups I, II, and III
Pet Services, Indoor Only. No Outdoor Runs
Pet Shops, Indoor Only. No Outdoor Runs
Photofinishing Laboratory
Place of worship
Post office
Printing and Publishing
Real Estate Sales Office
Recreation Facilities:
 Commercial, Groups I, III and IV
 Private-on-site
Rental or Leasing Establishments, Groups I, II and III
Repair Shops, Groups I, II and III
Research and Development Laboratories: Groups II and IV
Restaurants, Fast Food (Excluding lot 8) (only 2 free standing fast food
 restaurants may contain drive-thru facilities)
Restaurants, Groups I, II, III & IV
Retail and wholesale, when clearly incidental and subordinate to a permitted
 principal use on the same premises
Schools, Commercial, Non-commercial
Signs, in accordance with LDC Chapter 30, *and subject to Deviation #3
 and Condition #11*
Social Services: Groups I & II
Specialty Retail Shops: Groups I, II, III and IV
Storage: Indoor Only
Studios
Temporary Uses, in accordance with LDC § 34-3041
Used Merchandise Stores: Groups I and II
Variety Store
Vehicle and Equipment Dealer: Group II
Warehouse:
 Mini-Warehouse
 Private
 Public
Wholesale Establishments, Groups I and III

b. Site Development Regulations

Residential:

Minimum Lot Area and Dimensions:

Lot size: 10,000 square feet
Lot Width: 100 feet
Lot Depth: 100 feet

Building Setbacks:

Street: 25 feet Public/ 20 feet Private
Sides: 15 feet
Rear: 20 feet
Water body: 20 feet

Perimeter Building Setbacks:

North property line:
Buildings greater than 35 feet in height: 60 feet
Buildings 35 feet or less in height: LDC governs

All other property lines: LDC governs

Accessory uses and structures: LDC governs

Minimum Building Separation: 1/2 sum of heights or
20 feet, whichever
is greater

Maximum Building Height: 40 feet
Maximum Lot Coverage: 45%
Minimum Open Space: 40%

Commercial:

Minimum Lot Area and Dimensions:

Lot size: 10,000 square feet
Lot Width: 100 feet
Lot Depth: 100 feet

Setbacks:

Street: 25 feet Public/ 20 feet Private
Sides: 15 feet
Rear: 20 feet
Water body: N/A
Accessory uses: LDC governs

Perimeter Setbacks:

North Property Line: 40 feet for buildings on lot 8.
All other property lines: LDC governs

Minimum Building Separation: 1/2 sum of heights or 20 feet,
whichever is greater

Maximum Building Height: 45 feet (Lot 8 maximum 35 feet)
Maximum Lot Coverage: 45%
Minimum Open Space: 30%

3. Environmental Conditions

Development order plans must depict open space in compliance with the approved MCP open space calculations table.

4. Traffic Conditions

a. Driveways and Median Openings. Site access will be determined during the development order review process. Changes to the three (3) existing driveways approved by DOS2003-00093 will be purely geometrical, if necessary. This condition does not prevent the County from exercising its police power to modify median openings in the future to address public safety concerns.

b. Bicycle Parking. The developer must provide parking for bicycles within the residential development area at a rate of 10% of the vehicular parking. Bicycle parking spaces must be disbursed throughout the residential development area and accessible from each building. The LDC will govern bicycle parking within commercial development areas.

5. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

6. Lee Plan Consistency

Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as the remainder of the Lee Plan.

7. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements of the Lee Plan or LDC. The developer must demonstrate compliance with concurrency requirements prior to issuance of a local development order.

8. Solid Waste Management

Development order plans for vertical development must comply with LDC § 10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables.

9. Development Permit

Issuance of a Lee County development permit does not grant the right to obtain permits from State or Federal agencies. A Lee County development order does not render the County liable for the applicant's subsequent failure to obtain State or Federal agency approvals or to fulfill obligations imposed by those agencies. Further, the County is not liable for actions by the developer that are in violation of State or Federal laws.

10. North Property Line Landscape Buffer

The first development order issued for the residential development area must include a condition requiring the installation of the landscape buffer along the north property line. The landscape buffer must be installed in compliance with the MCP landscape detail plan. See Exhibit C: MCP Sheet L-10. The developer must construct the wall 25-feet from the north property line to allow suitable width for successful plant growth.

11. Signs

Identification and directional signs must be in substantial compliance with the MCP's Schematic Identification and Directional Signage Plan (Exhibit C: MCP Sheet L-9). Those signs must comply with setback, height, copy area, and size requirements of LDC Chapter 30 except for sign #5 shown on Sheet L-9. The developer must provide written consent from the property owner to the west to the proposed placement of sign #5.

The developer of each commercial parcel may have signs in accordance with LDC Chapter 30.

12. Sidewalks and crosswalks

a. Raised Crosswalks. The development order plans must reflect a minimum of five (5) raised crosswalks over the internal roadway between the residential and commercial development areas to facilitate pedestrian connections and traffic calming.

b. Timing of Construction. The Development Order plans for the residential development area must reflect: the sidewalk/bikeways within that area, five (5) raised crosswalks over the internal roadway, and a sidewalk on one (1) side of each driveway to Three Oaks Parkway and Estero Parkway connecting to bike/pedestrian facilities on those roads. These improvements must be constructed prior to the issuance of a Certificate of Completion on the first residential building.

c. Pedestrian Connection to Church Property. The Development Order plans for the residential development area must include a pedestrian connection to the church property on Cypress View Drive. Construction of the pedestrian interconnect will be contingent upon church approval.

13. Blasting

Blasting is prohibited.

14. Trash Compactor and Dumpster Location

Trash compactors and dumpsters in the residential development area must be set back from the north property line as follows:

Trash Compactor: Minimum 500 feet.

Trash Dumpster: Minimum 100 feet.

15. Phasing of Residential Development

The developer must phase construction of residential buildings to allow vegetation planted within the north property line buffer to mature. The final residential buildings constructed in the residential development area will be buildings identified as #5 and #6 on the MCP.

SECTION C. DEVIATIONS:

1. Required parking spaces. Deviation (1) seeks relief from the LDC §§ 34-2020(a)(3) and 34-2020(b) requirement to provide two parking spaces per multiple-family dwelling unit *plus* an additional 10% to accommodate guest parking in a common lot *in addition to* 4 parking spaces per 1,000 square feet of indoor recreation facilities for a total of 668, to allow a 5% reduction in the number

of required parking spaces. The total number of parking spaces to be provided pursuant to this deviation is 616, which represents a 32 space reduction from the code requirement. This deviation is APPROVED.

2. Connection separation. Deviation (2) seeks relief from the LDC § 10-285(a) requirement to provide a 660-foot intersection separation for arterial roads, to allow separations of 600 and 635 feet on Estero Parkway. One of the proposed driveways will be 600 feet from Three Oaks Parkway right-of-way (ROW) and 635 feet from an existing driveway on the site. This deviation is APPROVED.
3. Ground mounted identification signs. Deviation (3) seeks relief from the LDC § 30-153(2) requirement to provide one ground mounted subdivision identification sign along any street, to allow signs shown on the MCP's Schematic Identification and Directional Signage Plan (Exhibit C: MCP Sheet L-9). This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The 4-Page Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are: 22-46-25-00-01001.1020; 22-46—25-00-01001.102A; 22-46—25-00-01001.102B; and 22-46-25-00-01001.102C.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and
 - e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location;
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Hamman. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Absent
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 18th day of June, 2014.

ATTEST:
LINDA DOGGETT, CLERK

BY: *Loye Townsend*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Larry Kiker*
Larry Kiker, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

By: *Neysa Borkert*
Neysa Borkert
Assistant County Attorney
Office of the County Attorney

RECEIVED
MINUTES OFFICE
2014 JUN 27 AM 9:55

Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

DCI 2013-00020

NOTES:

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

BEARINGS ARE BASED ON THE "STATE PLANE
COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83
(CORS), WHEREIN THE SOUTH LINE OF THE
SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 22
BEARS S 88°38'20" W. THE STATION IS THE
ANTENNA REFERENCE POINT OF THE GPS ANTENNA
BASED AT PAGE FIELD. THE STATION IS A GPS
CONTINUOUSLY OPERATING REFERENCE STATION
DESIGNATION - FORT MYERS CORS ARP.
HORIZONTAL VALUES WERE ESTABLISHED AND
ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN
MARCH 2004. THE HORIZONTAL VALUES WERE
ESTABLISHED BY GPS OBSERVATIONS. THE SCALE
FACTOR IS 0.999946512.

LEGEND:

C1 INDICATES CURVE 1 OF THE CURVE TABLE
I.N. INDICATES INSTRUMENT NUMBER
O.R. INDICATES OFFICIAL RECORDS BOOK
PG. INDICATES PAGE NUMBER
P.B. INDICATES PLAT BOOK
P.I. INDICATES POINT OF INTERSECTION
CORS INDICATES CONTINUOUSLY OPERATION REFERENCE STATION
20 INDICATES LOT NUMBER

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	87°46'07"	76.59'	69.32'	S 44°45'17" W

S:\JOBS\16XX\1634U\SURVEYING\DESCRIPTIONS\1634U-0A-BNDY-SKT.dwg

POINT OF
BEGINNING
SOUTHWEST CORNER
COUNTRY OAKS SUBDIVISION
PHASE TWO

O.R. 2413
PG. 1507

O.R. 2849
PG. 1167

O.R. 2413
PG. 1507

WEST LINE OF THE SE 1/4 OF SECTION 22

N 00°06'30" E 1213.58'

P.I.

S 88°38'20" W 611.99'

NORTHERLY RIGHT-OF-WAY LINE
SOUTH LINE SOUTHEAST ONE-QUARTER SECTION 22
S 88°38'20" W (BEARING BASIS)

ESTERO PARKWAY
(150' WIDE)

COUNTRY OAKS SUBDIVISION PHASE TWO
P.B. 44, PG. 16

SOUTH LINE COUNTRY OAKS SUBDIVISION PHASE TWO

N 88°38'20" E 1312.87'

SUBJECT PARCEL

PARCEL CONTAINS
36.276 ACRES,
MORE OR LESS

S 87°54'08" W 350.03'

S 88°38'20" W 286.82'

P.I.

S 00°52'13" W 1161.51'

WESTERLY RIGHT-OF-WAY LINE

THREE OAKS PARKWAY
(100' WIDE)

P.I.



1" = 250'

SKETCH OF DESCRIPTION OF

A TRACT OR PARCEL OF LAND LYING IN
SECTION 22, TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN THE STATE OF
FLORIDA, COUNTY OF LEE, LYING IN SECTION 22,
TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND BEING
FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF COUNTRY
OAKS SUBDIVISION PHASE TWO, AS RECORDED IN PLAT
BOOK 44 AT PAGES 15 THROUGH 18 OF THE LEE COUNTY
PUBLIC RECORDS; THENCE N 88°38'20" E ALONG THE
SOUTH LINE OF SAID SUBDIVISION FOR 1,312.87 FEET TO
AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY
LINE OF THREE OAKS PARKWAY (100 FEET WIDE); THENCE
S 00°52'13" W ALONG SAID WESTERLY LINE FOR 1,161.51
FEET TO THE BEGINNING OF A CURVE TO THE RIGHT
HAVING A RADIUS OF 50.00 FEET; THENCE
SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL
ANGLE OF 87°46'07" FOR 76.59 FEET TO AN
INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE
OF ESTERO PARKWAY (150 FEET WIDE); THENCE
S 88°38'20" W ALONG SAID NORTHERLY LINE FOR 286.82
FEET; THENCE S 87°54'08" W ALONG SAID NORTHERLY
LINE FOR 350.03 FEET; THENCE S 88°38'20" W ALONG
SAID NORTHERLY LINE FOR 611.99 FEET TO AN
INTERSECTION WITH THE WEST LINE OF THE EAST
ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER
(SE 1/4) OF SAID SECTION 22; THENCE N 00°06'30" E
ALONG SAID WEST LINE FOR 1,213.58 FEET TO THE POINT
OF BEGINNING.

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

- DATE SIGNED 11-14-2013
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 11-14-2013
SHEET 1 OF 1

Applicant's Legal Checked
by *BJ* 12/2/13

EXHIBIT *A*

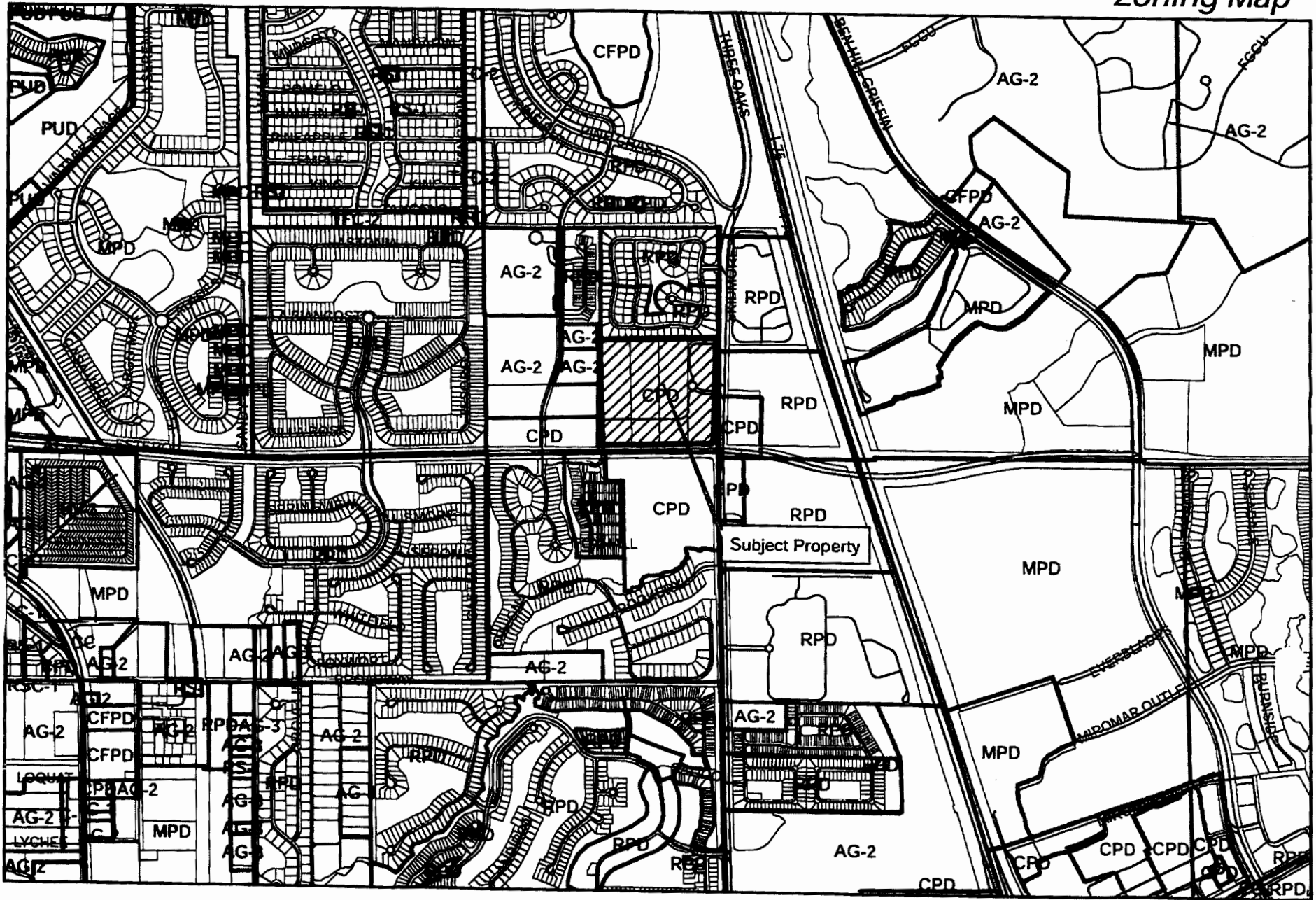
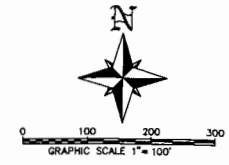
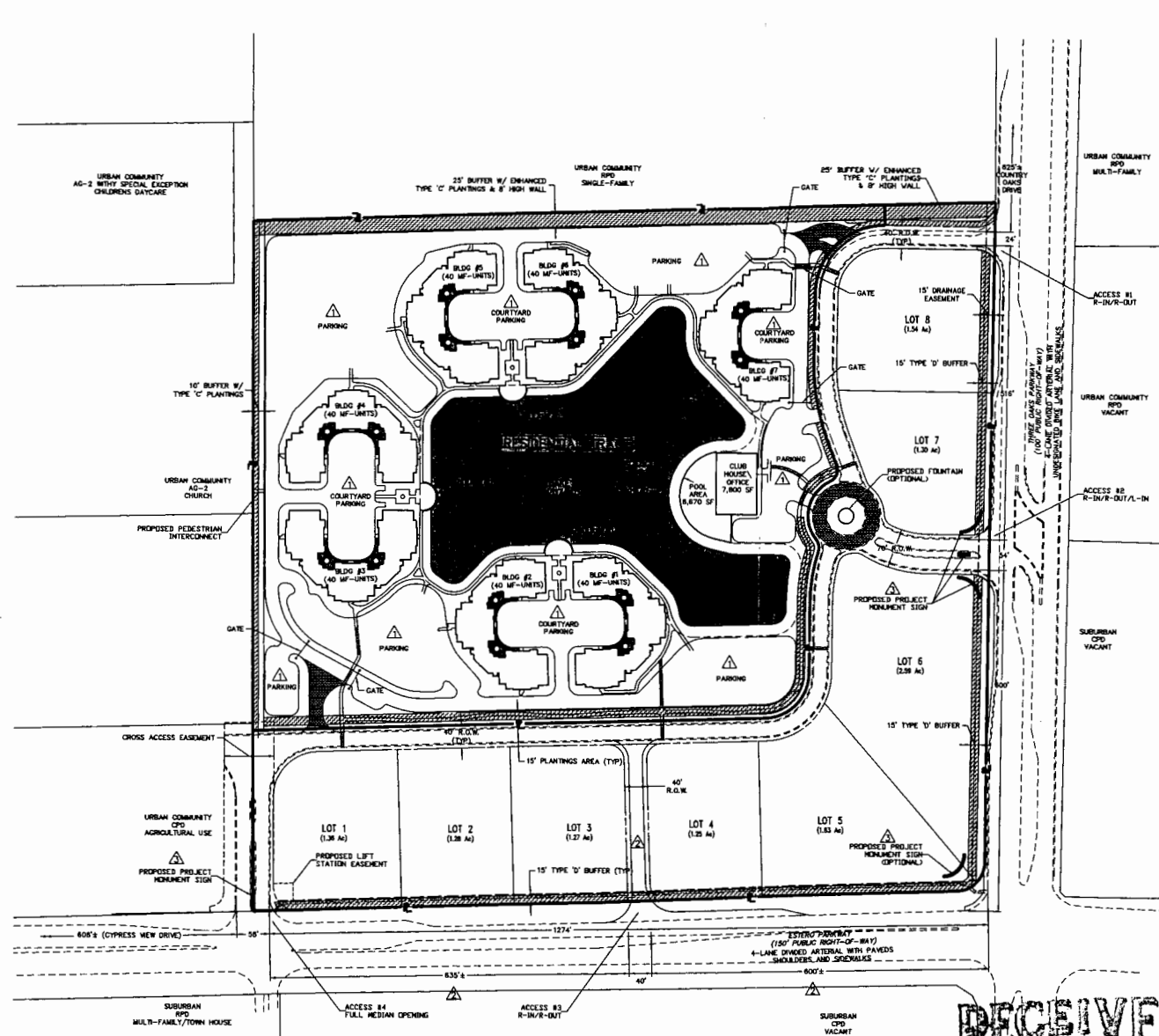


EXHIBIT B

0 0.25 0.5 Miles



- LEGEND:**
- [Hatched Box] = BUFFER
 - [Solid Black Box] = LAKE
 - [Triangle with X] = DEVIATION #X LOCATION

LAND USE BREAKDOWN:

RESIDENTIAL PARCEL	= 20.9 AC±
LAKE	= 4.07 AC±
PARKING/ ROADS	= 7.25 AC±
BUILDINGS	= 3.28 AC±
OPEN SPACE/ PEDESTRIAN WALKS/ POOL AREA	= 6.29 AC±
COMMERCIAL PARCELS	= 12.4 AC±
ROAD RIGHT OF WAY	= 3.0 AC±
AREA TOTAL	= 36.3 AC±

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED	
RESIDENTIAL (NET OF LAKE):	16.83 x 40% = 6.73 AC
COMMERCIAL:	12.40 x 30% = 3.72 AC
LAKE (RESIDENTIAL):	0.58 x 4.07 x 40% = 0.94 AC
LAKE (COMMERCIAL):	0.42 x 4.07 x 30% = 0.51 AC
ROAD R-O-W (RESIDENTIAL):	0.58 x 3.00 x 40% = 0.70 AC
ROAD R-O-W (COMMERCIAL):	0.42 x 3.00 x 30% = 0.38 AC
TOTAL OPEN SPACE REQUIRED	= 12.98 AC
OPEN SPACE PROVIDED	
RESIDENTIAL OPEN SPACE/PUBLIC USE	= 6.29 AC (SEE NOTE)
COMMERCIAL OPEN SPACE (LOTS 1-8 @ 21%)	= 2.63 AC
LAKE (25% OF REQUIRED)	= 3.25 AC
ROAD R-O-W	= 0.81 AC
TOTAL OPEN SPACE PROVIDED	= 12.98 AC

NOTE: INCLUDES 13% IMPERVIOUS WALKS AND POOL AREA.

PROPOSED DEVELOPMENT INTENSITY:

RESIDENTIAL TRACT	= 280 MULTI-FAMILY UNITS
COMMERCIAL (LOTS 1-8)	= 130,000 S.F. RETAIL/OFFICE

RESIDENTIAL PARKING CALCULATION:

PARKING REQUIRED:	
280 MF UNITS X 2 SPACES / UNIT	= 560 SPACES
7800 SF AMENITY X 4 SPACES/1000 SF	= 32 SPACES
10% GUEST PARKING	= 56 SPACES
TOTAL REQUIRED	= 648 SPACES
PARKING PROVIDED:	
648 SPACES LESS 5% FOR PARKING REDUCTION DEVIATION #1	
TOTAL PROVIDED	= 616 SPACES

Approved as Exhibit 6
MCP Page 1 of 4
Resolution # 2-14-011

RECEIVED
FEB 19 2014

COMMUNITY DEVELOPMENT

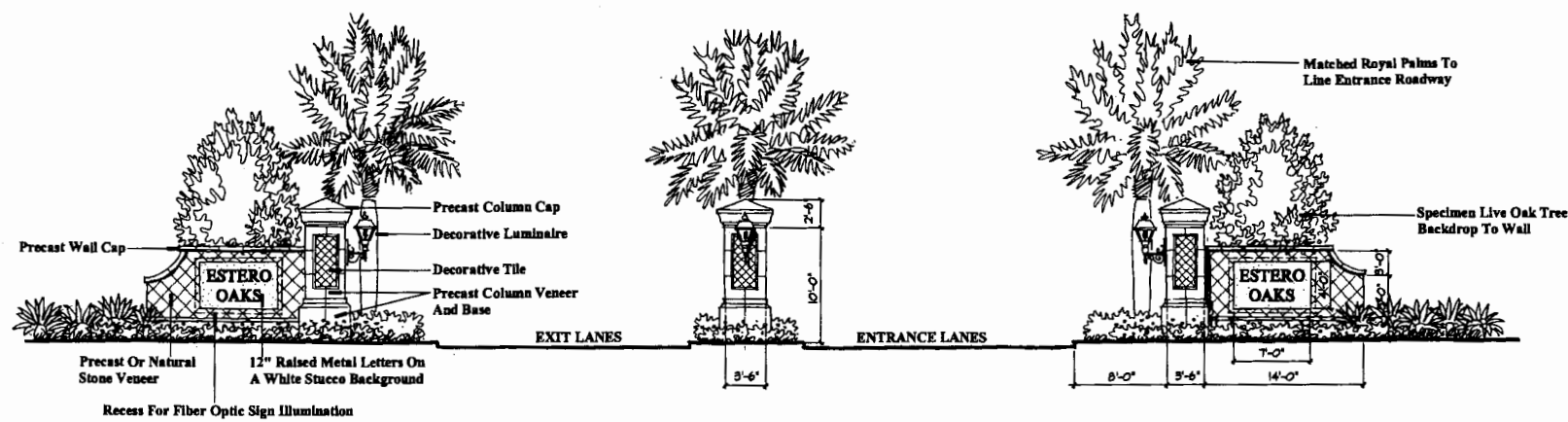
DCI 2013-00020

NO.	DATE	REVISION DESCRIPTION	BY
1	11-28-2013	REVISED FOR PRELIMINARY COMMENTS	LR
2	12-12-2013	REVISED FOR ENVIRONMENTAL COMMENTS	LR
3	1-28-2014	REVISED FOR PRELIMINARY COMMENTS	LR

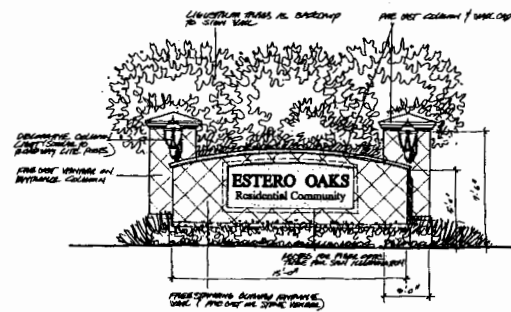
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10111 SW LEE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33907
PHONE: (239) 830-5450 FAX: (239) 830-2553
DRIVING LICENSE # 01448
SURVEY LICENSE # 18 9990
WWW.BANKSENGL.COM

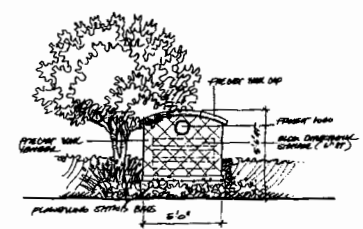
MASTER CONCEPT PLAN ESTERO OAKS MPD LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
11/25/2013	1634U	_MCP		SDJ		1"=100'	1



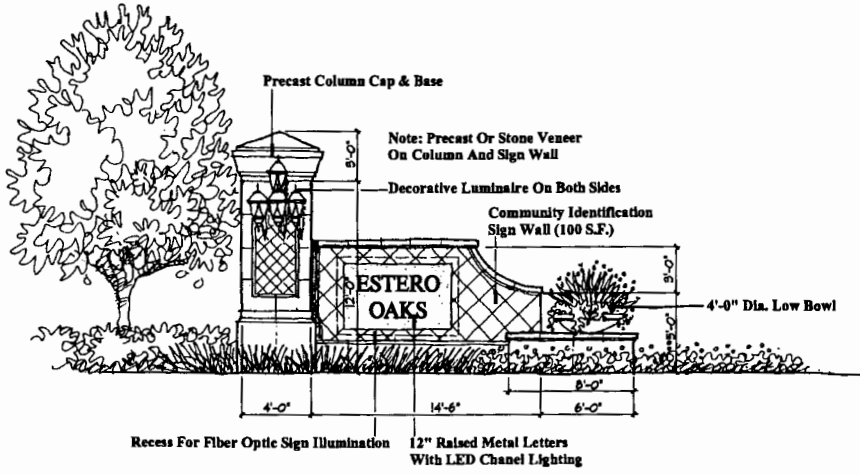
③ THREE OAKS ENTRANCE SIGN WALL CHARACTER ELEVATION
SCALE: 3/16"=1'-0"



① COMMUNITY ENTRANCE SIGN WALL CHARACTER ELEVATION SCALE: 1/4"=1'-0"

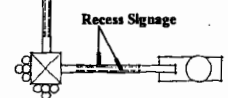


② COMMUNITY DIRECTIONAL SIGNAGE CHARACTER ELEVATION SCALE: 1/4"=1'-0"

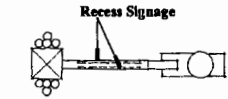


④⑤ ESTERO PKWY ENTRANCE MEDIAN SIGN WALL CHARACTER ELEVATION SCALE: 1/4"=1'-0"

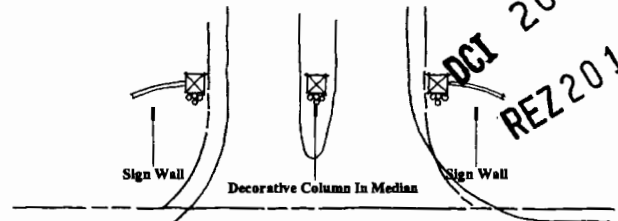
Approved as Exhibit C
MCP Page 2 of 4
Resolution # 2-14-011



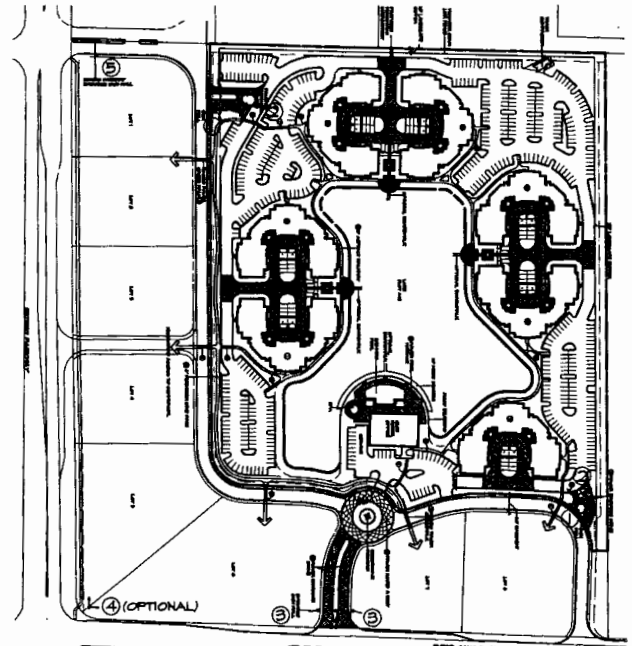
④ ESTERO PKWY/THREE OAKS CORNER SIGN WALL PLAN (OPTIONAL) SCALE: 1/8"=1'-0"



⑤ ESTERO PKWY ENTRANCE MEDIAN SIGN WALL SCALE: 1/8"=1'-0"



③ THREE OAKS ENTRANCE SIGN WALL PLAN SCALE: 1"=20'-0"



IDENTIFICATION AND DIRECTIONAL SIGNAGE PLAN

RECEIVED
JAN 30 2014
COMMUNITY DEVELOPMENT

DSBOCA
landscape architects and planners
LC - 0000396
1300 Corporate Blvd., NW, Suite 214
Boca Raton, Florida 33431
Tel. 561.955.8623
Fax 561.363.4749
www.dsboconline.com

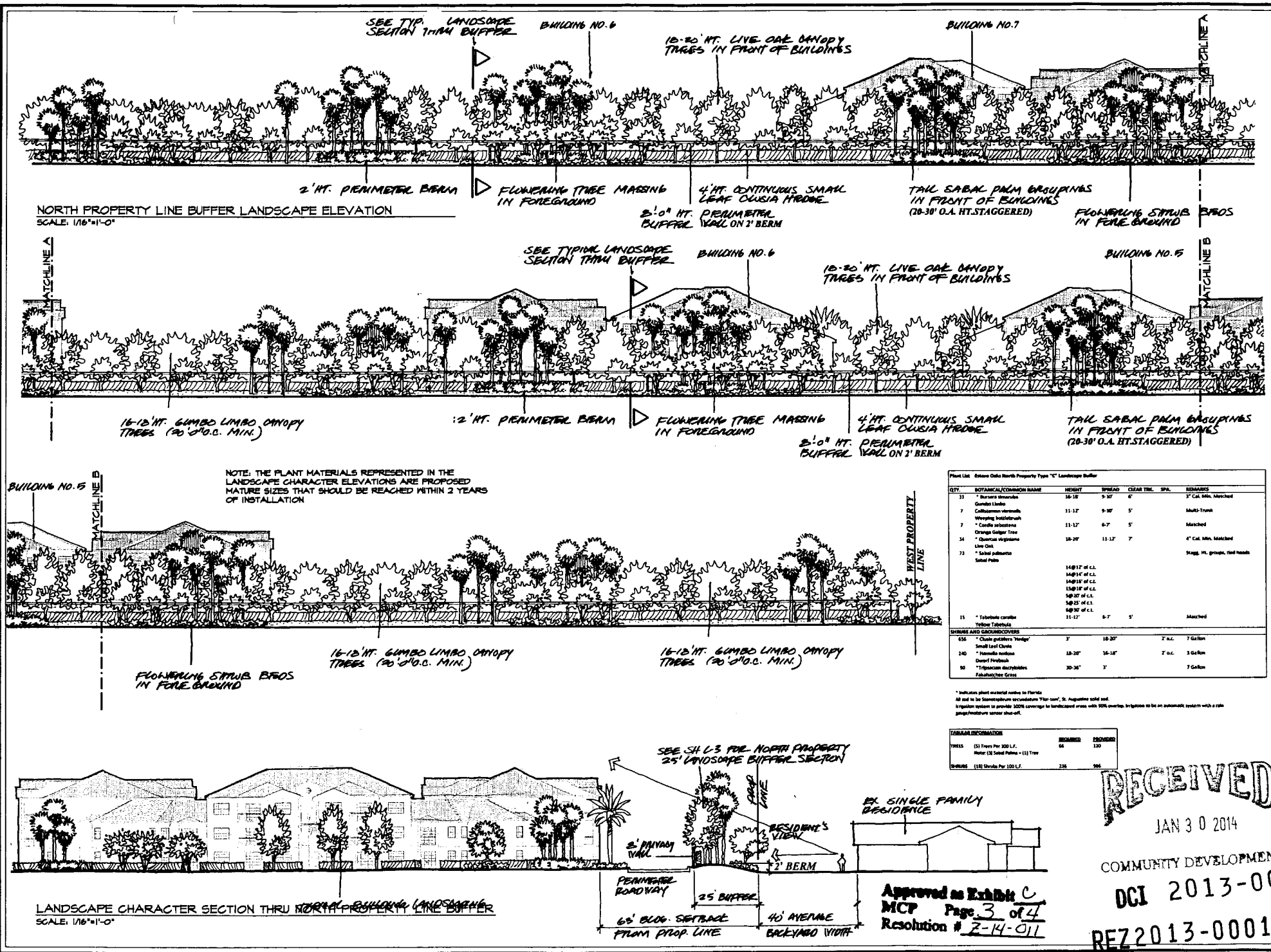
ESTERO OAKS CENTER
LEE COUNTY, FLORIDA
Schematic Identification And Directional Signage Plan

REVISIONS:
OCTOBER 24, 2013
NOV. 21, 2013
DEC. 17, 2013
JAN 24, 2014

SEPTEMBER 25, 2013
DATE
P.F.
DRAWN BY:
J.G.
APPROVED BY:

This drawing is the property of Design Studio Inc. and is an instrument of service and is to be kept confidential and not to be used for any other project without the express written permission of Design Studio Inc.

SHEET
L-9
PERMIT PLANS



NOTE: THE PLANT MATERIALS REPRESENTED IN THE LANDSCAPE CHARACTER ELEVATIONS ARE PROPOSED MATURE SIZES THAT SHOULD BE REACHED WITHIN 2 YEARS OF INSTALLATION

Plant List - Estero Oaks North Property Type "C" Landscape Buffer					
QTY	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRAIL	SPACING
33	* <i>Bursera densa</i>	16-18'	5-10'	6"	3' Cal. Min. Matched
	<i>Gambelii</i> Limbo				
7	<i>Callisaurus</i> vine	11-12'	5-10'	5'	Multi-Trunk
7	<i>Wreathing</i> <i>Isotriaena</i>	11-12'	6-7'	5'	Matched
34	* <i>Cardinalis</i> <i>sebastena</i>	18-20'	11-12'	7'	4" Cal. Min. Matched
	<i>Orange</i> <i>Seeger</i> Tree				
	* <i>Quercus</i> <i>serotima</i>				
	<i>Live</i> Oak				
73	* <i>Sabal</i> <i>palmetto</i>				Stagg. Ht. groups, Red heads
	<i>Sabal</i> Palm				
		14@12' of c.l.			
		14@14' of c.l.			
		14@16' of c.l.			
		15@18' of c.l.			
		5@20' of c.l.			
		5@22' of c.l.			
		5@24' of c.l.			
15	* <i>Taxodium</i> <i>canadense</i>	11-12'	6-7'	5'	Matched
	<i>Yellow</i> <i>Taxodium</i>				
SHRUBS AND GROUND COVERAGE					
656	* <i>Chama</i> <i>guttata</i> 'Yonker'	3'	18-20"	2' o.c.	7 Gal/ton
	<i>Small</i> <i>Leaf</i> <i>Chama</i>				
140	* <i>Yucca</i> <i>arborescens</i>	18-20"	16-18"	2' o.c.	3 Gal/ton
	<i>Dwarf</i> <i>Fountain</i>				
50	* <i>Triplaris</i> <i>distachya</i>	20-36"	3'		7 Gal/ton
	<i>Falschmeide</i> <i>Grass</i>				

* Indicates plant material native to Florida
All soil to be *Stenotaphrum secundatum* "Poa" low, St. Augustine sod soil.
Irrigation system to provide 100% coverage for landscaped areas with 100% overlap, irrigation to be an automatic system with a cycle group/pressure sensor shut-off.

TERRACE INFORMATION		
TERRACES	RECOMMENDED	PROPOSED
(5) Trees Per 100 L.F. Water (1) <i>Sabal</i> Palm - (1) Tree	64	120
SHRUBS	(1) Shrub Per 100 L.F.	236

RECEIVED
JAN 30 2014

COMMUNITY DEVELOPMENT
DCI 2013-00013
REZ2013-00013

Approved as Exhibit C
MCP Page 3 of 4
Resolution # 2-14-011

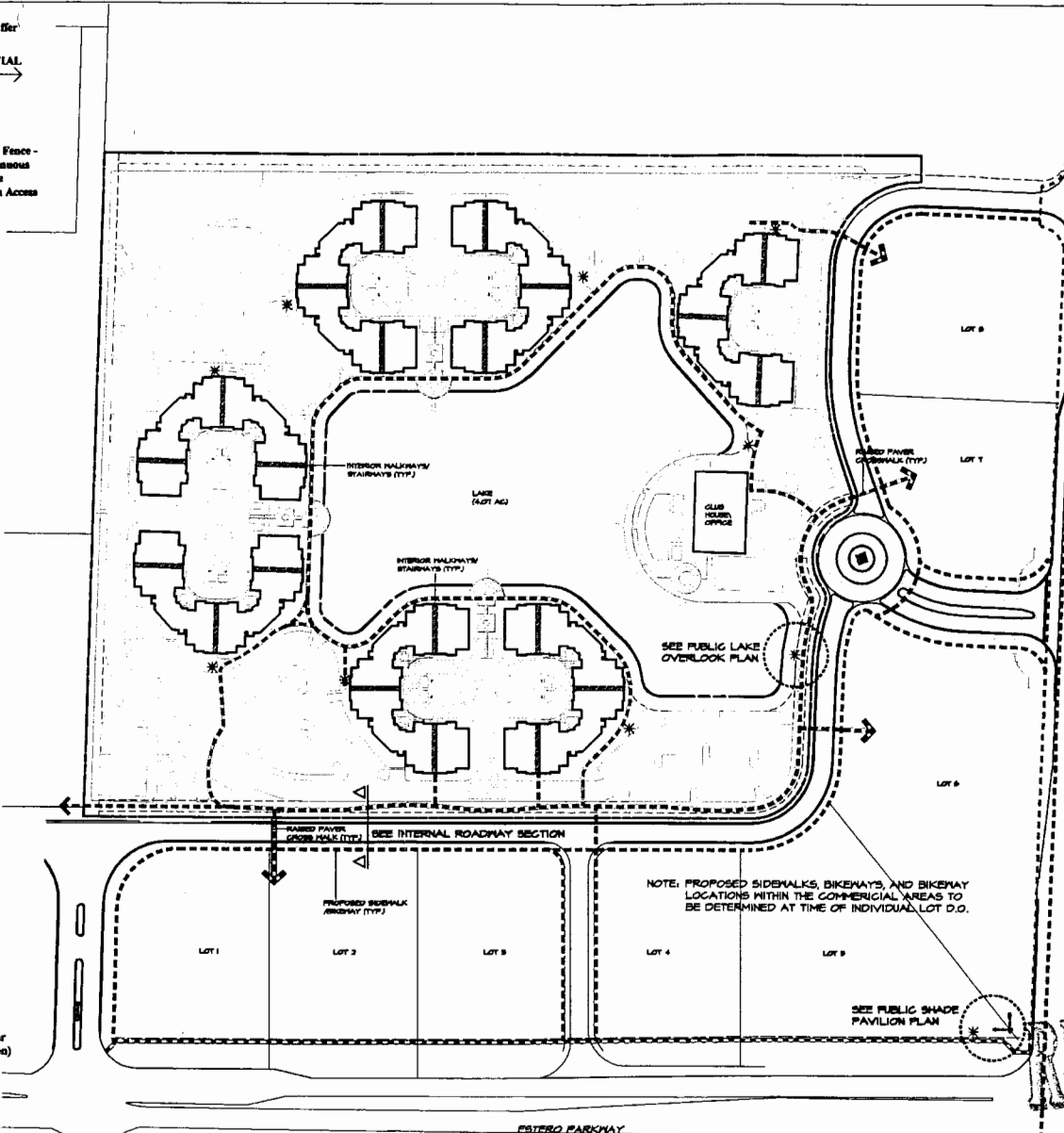
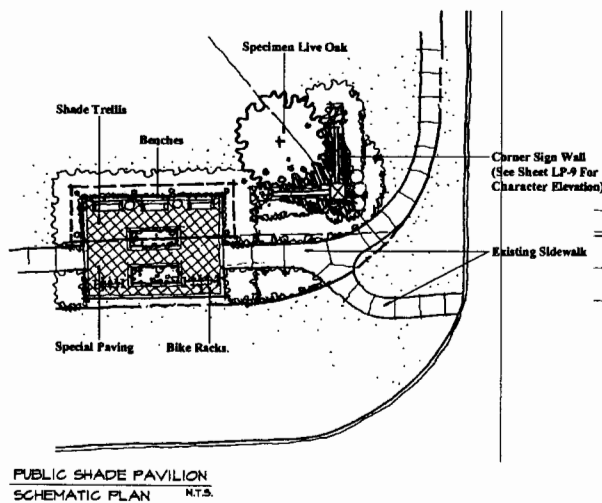
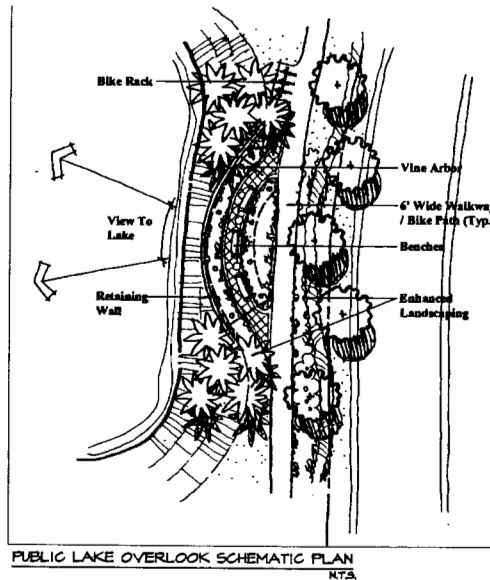
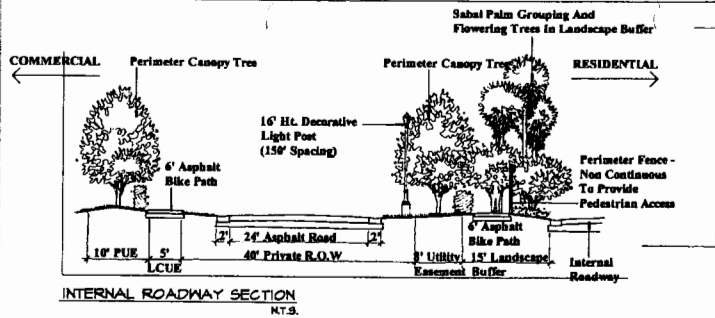
DSBOCA
design studio inc.
landscape architects
and planners
LC - 0000394
2390 Corporate Blvd NW, Suite 214
Boca Raton, Florida 33431
Ph. 561.955.8623
Fax 561.362.0749
email: landscape@dsboca.com

ESTERO OAKS CENTER
LEE COUNTY, FLORIDA
North Property Line Landscape Buffer Details

REVISIONS:
NOVEMBER 25, 2013
DATE
P.F.
DESIGN BY:
J.G.
APPROVED BY:

This drawing is the property of Design Studio, Inc. and is a confidential document and is to be reproduced in whole or in part without the express written permission of Design Studio, Inc.

PERMIT PLANS



LEGEND

- PROPOSED SIDEWALK/BIKEWAY
- EXISTING SIDEWALK/BIKEWAY
- EXISTING ROADWAY BIKEWAY

*

BICYCLE PARKING STATION (APPROXIMATE LOCATION) - EACH STATION SHALL HAVE A BICYCLE RACK FOR PARKING (4) BICYCLES OR MORE FOR A TOTAL OF (40) BICYCLE PARKING SPACES

Approved as Exhibit C
MCP Page 4 of 4
Resolution # 2-14-011

RECEIVED
MAR 18 2014
COMMUNITY DEVELOPMENT

2013-00020



SCALE: 1" = 80'