

LEE COUNTY
RECEIVED

RESOLUTION NUMBER Z-02-021

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COMM. DEV/
PUB. WORKS. CNTR.
SECOND FLOOR

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

WHEREAS, an application was filed by the property owner, Vince Gullo, to rezone a 31.26 acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD), in reference to The Parker Plaza Office Park CPD; and

WHEREAS, a public hearing was advertised and held on May 17, 2002 before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2001-00048; and

WHEREAS, a second public hearing was advertised and held on September 16, 2002 before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 31.26-acre parcel from AG-2 to CPD, to allow a maximum of 30,000 square feet of retail uses and 170,000 square feet of office uses, for a total of 200,000 square feet of commercial uses, in buildings that will not exceed 45 feet/three stories in height. The property is located in the Outlying Suburban Land Use Category and legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the two-page Master Concept Plan entitled "Master Concept Plan for Parker Plaza Office Park – A 30 AC. C.P.D.," stamped "Received Nov 12 2002, Community Development," (both sheets) dated 11/9/02 (with revisions on Sheet 1 on 11/09/02 and revisions on Sheet 2 on 11/08/02), 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. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:

a. Schedule of Uses

Tracts A & D:

Administrative Offices
Animals: Clinic – Limited to Indoor Only and Ancillary to Veterinarians Office
ATM (Automatic Teller Machine)
Banks and Financial Establishments: Group I with Drive-Through
Broadcast Studio and Television
Business Services: Group I
Business Services: Group II – Limited to Messenger Services, Packaging Services, Parcel and Express Services
Cleaning and Maintenance Services
Clothing Stores, General
Clubs: Commercial
Computer and Data Processing Services
Consumption on Premises, Limited to 1 on Tract A only, in accordance with §34-1264 of the LDC
Contractors and Builders: Group I
Cultural Facilities – Limited to Art Galleries, Botanical Gardens or, Historical Sites
Day Care Center – Adult, Child
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention
Food and Beverage Service, Limited
Food Stores: Group I – Limited to Bakeries, Retail; Confectionery Stores; Delicatessens; Specialty Food Stores
Health Care Facility: Group III
Insurance Companies
Medical Office
Parking Lot: Accessory
Personal Services: Group I – Limited to ATM's (Automatic Teller Machines); Barbershops or Beauty Shops; Clothing Alterations and Repair, Including Dressmakers, Seamstresses, and Tailors
Personal Services: Group II – Limited to Beauty Spas; Health Clubs or Spas; Massage Establishments
Personal Services: Group IV – Limited to Portrait Copying; Shopping Services; Tax Return Preparation Services
Pet Services
Pet Shop
Printing and Publishing
Place of Worship
Research and Development: Group II and Group IV
Restaurants: Group II – Limited to Cafes; Grills; Lunch Bars; Sandwich Shops and Yogurt Shops
Restaurants: Group III – Limited to Restaurants,
Standard Schools, Commercial
Signs in Accordance with Chapter 30
Social Services: Group I

Social Services: Group II – Limited to Job Training; Manpower Training; Skill Training
Specialty Retail Shops: Group I – Limited to Bookstores; Cigar Stores; Florists; Gift, Novelty, and Souvenir Shops; Gift Shops; Golfing Equipment; Jewelry Stores; Music Stores; Newsstands; Tennis Equipment; Tobacco Stores
Specialty Retail Shops: Group II – Limited to Apparel Accessory Stores, Retail; Bathing Suit Stores; Blouse Stores; Bridal Shops, Except Custom; Clothing, Ready to Wear, Women's; Corset and Lingerie Stores; Cosmetic Shops; Custom Tailors; Dress Shops; Handbag Stores; Hat Stores; Hosiery Stores; Maternity Shops; Sports Apparel Stores; Tie Shops; Umbrella Stores
Storage: Indoor Studios
Temporary Uses, per §34-2 of the LDC

Tract B:

Administrative Offices
Banks and Financial Establishments: Group I
Broadcast Studio and Television
Business Services: Group I
Business Services: Group II – Limited to Messenger Services, Packaging Services, Parcel and Express Services
Cleaning and Maintenance Services
Computer and Data Processing Services
Contractors and Builders: Group I
Cultural Facilities – Limited to Art Galleries, Botanical Gardens or, Historical Sites
Day Care Center – Adult, Child
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention
Health Care Facility: Group III
Insurance Companies
Medical Office
Parking Lot: Accessory
Personal Services: Group II – Limited to Beauty Spas; Health Clubs or Spas; Massage Establishments
Personal Services: Group IV – Limited to Portrait Copying; Shopping Services; Tax Return Preparation Services
Pet Services
Printing and Publishing
Place of Worship
Research and Development: Group II and Group IV
Schools, Commercial
Signs in Accordance with Chapter 30
Social Services: Group I
Social Services: Group II – Limited to Job Training; Manpower Training; Skill Training
Storage: Indoor Studios Temporary Uses, per §34-2 of the LDC

Tract C:

Administrative Offices

Banks and Financial Establishments: Group I

Broadcast Studio and Television

Business Services: Group I

Business Services: Group II – Limited to Messenger Services, Packaging Services, Parcel and Express Services

Cleaning and Maintenance Services

Contractors and Builders: Group I

Cultural Facilities – Limited to Art Galleries, Botanical Gardens or, Historical Sites

Day Care Center – Adult, Child

Essential Services

Essential Service Facilities: Group I

Excavation: Water Retention

Food and Beverage Service, Limited

Health Care Facility: Group III

Insurance Companies

Medical Office

Parking Lot: Accessory

Personal Services: Group II – Limited to Beauty Spas; Health Clubs or Spas; Massage Establishments

Personal Services: Group IV – Limited to Portrait Copying; Shopping Services; Tax Return Preparation Services

Printing and Publishing

Recreational Facilities, Commercial – Limited to Passive and Active

Recreational and Educational Activities, Swimming Pools, Tennis Courts, Outdoor Game Fields, Other Similar Outdoor Activities Not Grouped Elsewhere; Gymnasiums, Health Clubs, Racquetball, Handball, Squash or Tennis Courts, and Swimming Pools and Aquatic Centers

Place of Worship

Research and Development: Group II and Group IV

Schools, Commercial

Signs in Accordance with Chapter 30

Social Services: Group I

Social Services: Group II – Limited to Job Training; Manpower Training; Skill Training

Storage: Indoor

Temporary Uses, per §34-2 of the LDC

b. **Site Development Regulations**

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

Tracts A, B, & D:

Area Dimensions:

Minimum Lot Area	10,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet

Minimum Setbacks:

Street, front:	20 feet
Side Yard:	10 feet
Rear/Rear with Water:	20 feet
Accessory Structures	5 feet

Maximum Building Height: 45 feet 4 stories

Maximum Lot Coverage: 45 percent

Tract C:

Area Dimensions:

Minimum Lot Area	10,000 square feet in conjunction with page 1 of the MCP; 2 acres in conjunction with alternative shown on page 3 of the MCP
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Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet

Minimum Setbacks:

Northern Property Line:	50 feet
Street, front:	20 feet
Side Yard:	10 feet
Rear/Rear with Water:	20 feet
Accessory Structures	5 feet

Maximum Building Height: 35 feet/2 stories

Maximum Lot Coverage: 45 percent

Tracts A, B, C, & D:

Maximum Gross Floor Area by Use:

Retail Uses	30,000 square feet
Office Uses	170,000 square feet

***Maximum Gross Floor Area by Tract:**

Tract A	30,000 square feet
Tract B	90,000 square feet

Tract C	120,000 square feet
Tract D	55,000 square feet

***Note 1:** The Tract areas shown above, which exclude perimeter buffer areas, may vary up to 25 percent at the time of development order approval. The Applicant may seek adjustments to Tracts exceeding 25 percent subject to approval of an administrative amendment. The Department of Community Development Director may determine that such an amendment is subject to a public hearing.

Note 2: The sum of all development tracts will not exceed 200,000 square feet, of which a maximum of 30,000 square feet may consist of Minor Commercial Retail consistent with Policy 6.1.2 of the Lee Plan.

3. Retail development of the CPD, consistent with Policy 6.1.2 of the Lee Plan, must not exceed a total of 30,000 square feet. The total 30,000 square feet, in conformance with Policy 6.1.2, is limited to Tracts A & D of the proposal.
4. Prior to execution of the resolution by the Chairman of the Board of County Commissioners, the Master Concept Plan must be revised to show the exact location of all existing easements, whether or not those easements are recorded, and how those easements are incorporated into the design of the proposed development. If the applicant alleges an easement has been extinguished prior to such final approval of the resolution by the Board, then the applicant must provide the County with appropriate confirmation of unencumbered ownership in the underlying fee of the property to the satisfaction of the County Attorney. This may be accomplished by submitting a Title Opinion by an attorney qualified to render such an opinion.
5. Prior to approval of a development order for the Parker Plaza site, a restoration plan for the Native Open Space and Wetland Conservation Tract must be submitted to Lee County Environmental Sciences staff. The restoration plan must be in accordance with standards set forth in Chapter 14 of the LDC, and include appropriate upland and/or wetland vegetation. All plant material used to meet restoration requirements must be indigenous to southwest Florida, per LDC §10-701. Exotic vegetation removal and restoration plantings must be completed prior to issuance of a Certificate of Compliance.
6. Prior to any site work involving the placement and/or construction of a boardwalk or foot path within the Native Open Space and Wetland Conservation Tract, a Vegetation Removal Permit must be obtained from Lee County Division of Environmental Sciences (ES) staff. Additionally, an onsite meeting with ES staff discussing the clearing limits of the proposed boardwalk must occur prior to site work. Clearing limits must be field located prior to the onsite meeting. ES staff may field adjust clearing limits to minimize impacts to the existing native vegetation, particularly large trees, within the conservation area.
7. Any passive recreational uses, besides boardwalk and nature trail, proposed within the Native Open Space and Wetland Conservation Tract are subject to review and approval by Division of Environmental Sciences staff.
8. The development order must include an enhanced right-of-way buffer along Daniels Parkway. There will be a 40 foot setback that will contain a minimum 20-foot-wide enhanced buffer that must incorporate existing native vegetation to the maximum extent

possible. A minimum of 7 trees and 66 shrubs per 100 linear feet must be installed within the 20-foot-wide plantable area within the buffer. The buffer will not be constructed through the approximate 400-foot wide Native Open Space and Wetland Conservation Tract. Existing mature, native trees will be credited against buffer requirements as outlined in LDC §10-420(h). All buffer planting material used to meet this requirement must be indigenous species to southwest Florida, per LDC §10-701.

Uses permitted within this 40 foot setback area are limited to: mail and newspaper delivery boxes; utility equipment; landscaping, including walls and fences; project identification signs; and dry retention/detention areas.

9. The development order must include an enhanced Type "C" buffer beginning at the northwestern property corner, continuing east along the northern property boundary, and then south, adjacent to the existing single family residences to the north of Tract C. The enhanced buffer must be a minimum of 20 feet wide and include an eight-foot-high solid wall or wall and berm combination. The buffer must include 5 trees per 100 linear feet and 18 shrubs per 100 linear feet. The development order must include an enhanced Type D buffer along Shire Lane to include 8 trees per 100 linear feet and a double staggered hedge.
10. No outdoor or exterior lighting will be permitted in conjunction with the outdoor playfields and courts proposed as part of the recreational uses on Tract C.
11. No outdoor PA or sound system will be permitted in conjunction with recreational uses on Tract C.
12. Note 1 to the CPD Development Tract Table on Page 2 of the MCP must be removed prior to approval by the Board of County Commissioners (BOCC).
13. All phases of this project must connect to central water and sewer service.
14. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
15. Approval of this rezoning does not guarantee local development order approval or vest present or future development rights for Lee Plan consistency. Development order approvals must satisfy the requirements of the Lee Plan Planning communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §34-2011(a) provision that requires new projects to provide off-street parking, to allow for up to 35 8-ft. X 22-ft dimensioned on-street parallel surplus parking along the projects internal loop road. This deviation is APPROVED, SUBJECT TO development order approval by the County.

2. Deviation (2) - WITHDRAWN BY APPLICANT.
3. Deviation (3) - WITHDRAWN BY APPLICANT
4. Deviation (4) - WITHDRAWN BY APPLICANT
5. Deviation (5) requests relief from the LDC §10-415(b) provision that requires large scale projects to provide 50-percent of the open space as indigenous open space, to allow 3.45 acres of indigenous open space as depicted on the MCP. This deviation is APPROVED.
6. Deviation(6) requests relief from the LDC §10-416(D)(6) provision requiring an 8 foot wall or wall and berm combination when roads, drives or parking areas are located within 125 feet from an existing residential subdivision, to allow an enhanced Type "F" buffer along the western property line. This deviation is APPROVED, SUBJECT TO the following conditions:
 1. All existing indigenous vegetation within the western Type "F" buffer must be preserved in place.
 2. No fewer than eight trees must be present within each 100 linear foot section of the proposed Type "F" buffer along the western property boundary and shrubs must be installed in accordance with LDC §10-416 (d).
 3. Retained native trees in the enhanced Type "F" buffer along the western property line will receive one tree credit toward buffer requirements and one (1) tree credit toward parking canopy tree requirements. Retained native palms in this buffer will receive one tree credit toward buffer requirements.
 4. The development order must include a tree survey locating all existing native trees within the proposed western buffer. The existing trees must be noted on the landscape plan and applicable credits must be clearly shown for each tree.
7. Deviation (7) requests relief from the LDC §34-2171(a) provision defining "grade" as the average elevation of the street or streets abutting the property, measured along the centerline, to allow "grade" to be defined as the finish site elevation as determined by the projects Environmental Resource Permit issued by the South Florida Water Management District. This deviation is APPROVED, SUBJECT TO the following condition:
 1. The height of the structures must be measured from the 25-year 3-day storm elevation as established in the South Florida Water Management District Environmental Resource permit.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: The legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP number for the subject property is: 21-45-25-01-00000.0040; 21-45-25-01-00000.0080; 21-45-25-01-00000.0090; 21-45-25-01-00000.009A.

SECTION E. FINDINGS AND CONCLUSIONS:

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

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

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

DULY PASSED AND ADOPTED this 16th day of September, 2002.

ATTEST:
CHARLIE GREEN, CLERK

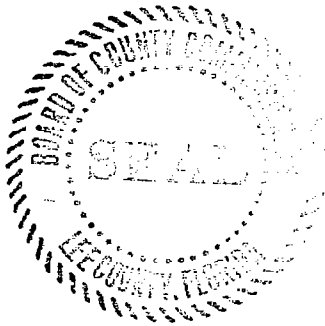
BY: *Lisa S. Pierce*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Ray Judah*
Chairman

Approved as to form by:

Dawn D. Hixson
County Attorney's Office



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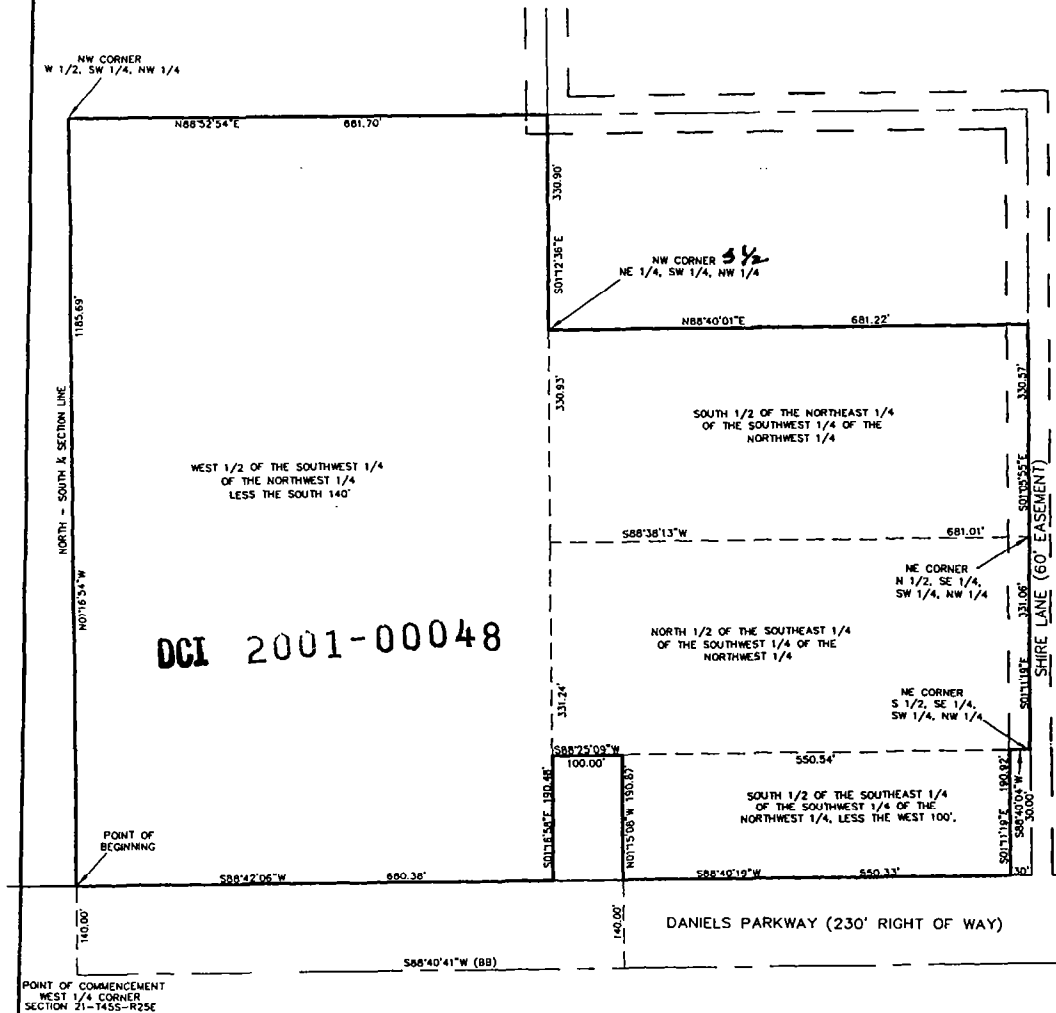
LEGAL DESCRIPTION
Property located in Lee County, Florida
EXHIBIT "A" PAGE 1 OF 2
DCI2001-00048



CONSUL-TECH ENGINEERING, INC.

Consulting Engineers Land Planners Land Surveyors
24831 Old 41 Road Phone (941) 947-0266
BONITA SPRINGS, FL. 34135 Fax (941) 947-1323
CERTIFICATE OF AUTHORIZATION #LB3527

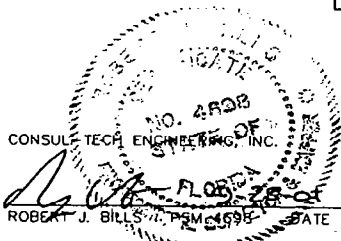
LEGAL DESCRIPTION AND SKETCH - NOT A BOUNDARY SURVEY



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



SHEET ONE OF TWO

DWG # 100056-35AC-LEG



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LEGAL DESCRIPTION AND SKETCH - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION

A TRACT OF LAND LYING WITH THE NORTHWEST ONE QUARTER (NW 1/4), OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE QUARTER CORNER OF SAID SECTION 21; THENCE NORTH 01°16'54" WEST, ALONG THE NORTH-SOUTH ONE QUARTER SECTION LINE, 140.00 FEET, TO THE NORTH LINE OF DANIELS PARKWAY (230' RIGHT-OF-WAY), AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED:

1. THENCE CONTINUE NORTH 01°16'54" WEST, 1185.69 FEET, TO THE NORTHWEST CORNER, OF THE WEST ONE HALF (W 1/2), OF THE SOUTHWEST ONE QUARTER (SW 1/4), OF THE NORTHWEST ONE QUARTER (NW 1/4), OF SAID SECTION 21;
2. THENCE NORTH 88°52'54" EAST, ALONG THE NORTH LINE OF SAID FRACTION, 681.70 FEET, TO THE NORTHEAST CORNER THEREOF;
3. THENCE SOUTH 01°12'36" EAST, ALONG THE EAST LINE OF SAID FRACTION, 330.90 FEET, TO THE NORTHWEST CORNER, OF THE SOUTH ONE HALF (S 1/2), OF THE NORTHEAST ONE QUARTER (NE 1/4), OF THE SOUTHWEST ONE QUARTER (SW 1/4), OF THE NORTHWEST ONE QUARTER (NW 1/4), OF SAID SECTION 21;
4. THENCE NORTH 88°40'01" EAST, ALONG THE NORTH LINE OF SAID FRACTION, 681.22 FEET, TO THE NORTHEAST CORNER THEREOF;
5. THENCE SOUTH 01°05'55" EAST, ALONG THE EAST LINE OF SAID FRACTION AND ALONG THE CENTERLINE OF SHIRE LANE (60' EASEMENT), 330.57 FEET, TO THE NORTHEAST CORNER OF THE NORTH ONE HALF (N 1/2), OF THE SOUTHEAST ONE QUARTER (SE 1/4), OF THE SOUTHWEST ONE QUARTER (SW 1/4), OF THE NORTHWEST ONE QUARTER (NW 1/4), OF SAID SECTION 21;
6. THENCE SOUTH 01°11'19" EAST, ALONG THE CENTERLINE OF SAID SHIRE LANE AND THE EAST LINE OF SAID FRACTION, 331.06 FEET, TO THE NORTHEAST CORNER OF THE SOUTH ONE HALF (S 1/2), OF THE SOUTHEAST ONE QUARTER (SE 1/4), OF THE SOUTHWEST ONE QUARTER (SW 1/4), OF THE NORTHWEST ONE QUARTER (NW 1/4), OF SAID SECTION 21;
7. THENCE SOUTH 88°40'04" WEST, ALONG THE NORTH LINE OF SAID FRACTION, 30.00 FEET;
8. THENCE SOUTH 01°11'19" EAST, ALONG THE WEST LINE OF SAID SHIRE LANE, 190.92 FEET, TO THE NORTH LINE OF DANIELS PARKWAY;
9. THENCE SOUTH 88°40'19" WEST, ALONG SAID NORTH LINE, 550.33 FEET, TO THE EAST LINE OF THE WEST 100 FEET, OF SAID SOUTH ONE HALF (S 1/2), OF THE SOUTHEAST ONE QUARTER (SE 1/4), OF THE SOUTHWEST ONE QUARTER (SW 1/4), OF THE NORTHWEST ONE QUARTER (NW 1/4), OF SAID SECTION 21;
10. THENCE NORTH 01°15'08" WEST, ALONG SAID EAST LINE, 190.87 FEET;
11. THENCE SOUTH 88°25'09" WEST, ALONG THE NORTH LINE OF SAID FRACTION, 100 FEET, TO THE NORTHWEST CORNER THEREOF;
12. THENCE SOUTH 01°16'58" EAST, ALONG THE WEST LINE OF SAID FRACTION, 190.48 FEET, TO THE NORTH LINE OF SAID DANIELS PARKWAY;
13. THENCE SOUTH 88°42'06" WEST, ALONG SAID SOUTH LINE, 680.38 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONTAINING 32.27 ACRES.

Applicant's Legal Checked
by Jim 1/15/02

DCI 2001-00048

SHEET TWO OF TWO

DWG # 000056-35AC-LEG

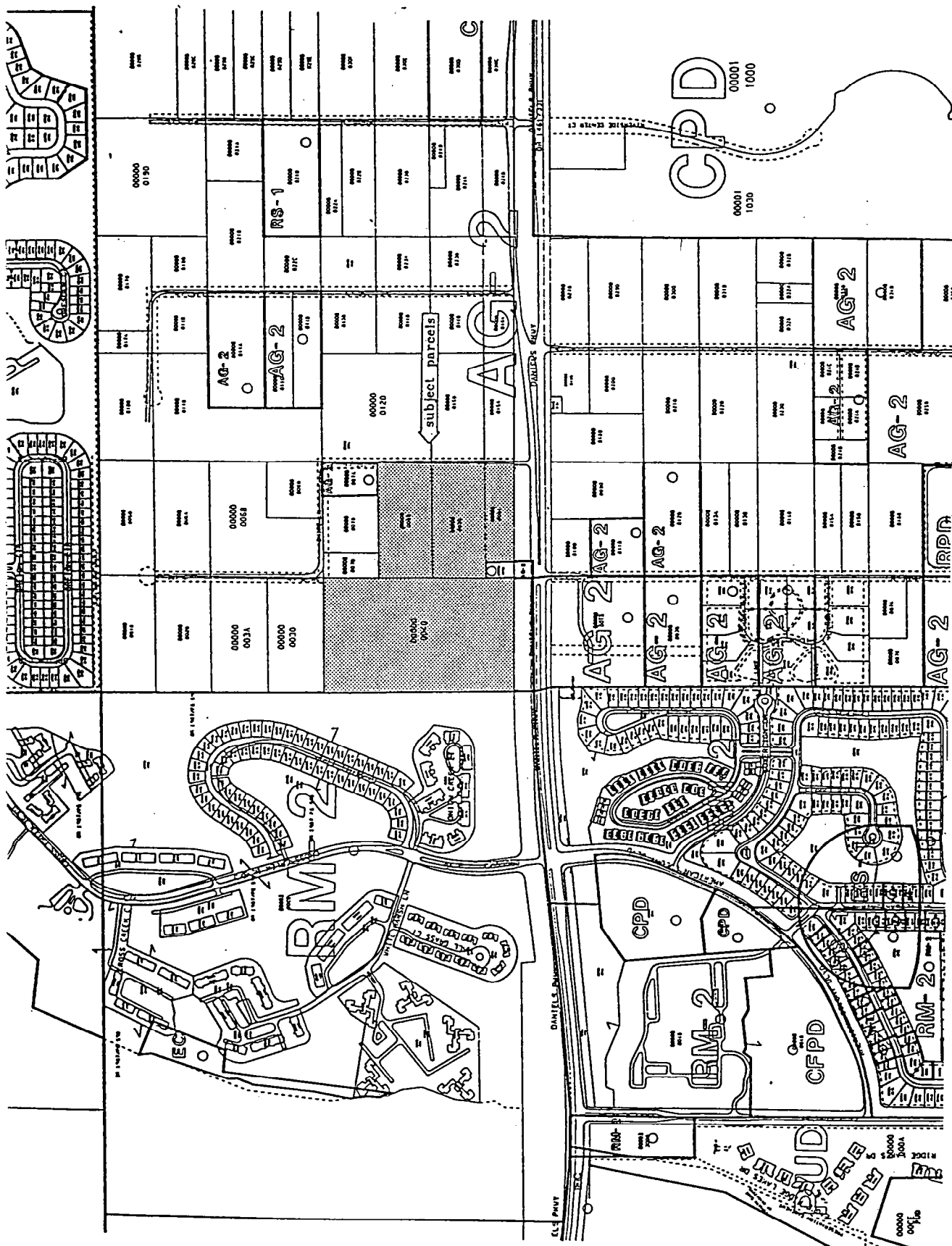


EXHIBIT B

PROJECT SUMMARY DATA

SITE AREA	31.26± AC.
SHIRE LANE (30' ROW)	0.61± AC.
ADJUSTED SITE AREA	30.65± AC.
LAND USE CLASSIFICATION	OUTLYING SUBURBAN FUTURE LAND USE
EXISTING ZONING	AG-2
PROPOSED ZONING	CPD
WATER & SEWER UTILITIES	LEE COUNTY UTILITIES
FIRE DISTRICT	SOUTH TRAIL FIRE DISTRICT
FLOOD ZONE	B
CPD DEVELOPMENT PROGRAM	200,000 SF.

CPD DEVELOPMENT TRACT TABLE (1)

CPD DEVELOPMENT PROGRAM	200,000 SF.
TRACT A 1.6 AC±	30,000 SF.
TRACT B 4.7 AC±	90,000 SF.
TRACT C 9.7 AC±	120,000 SF.
TRACT D 2.4 AC±	55,000 SF.

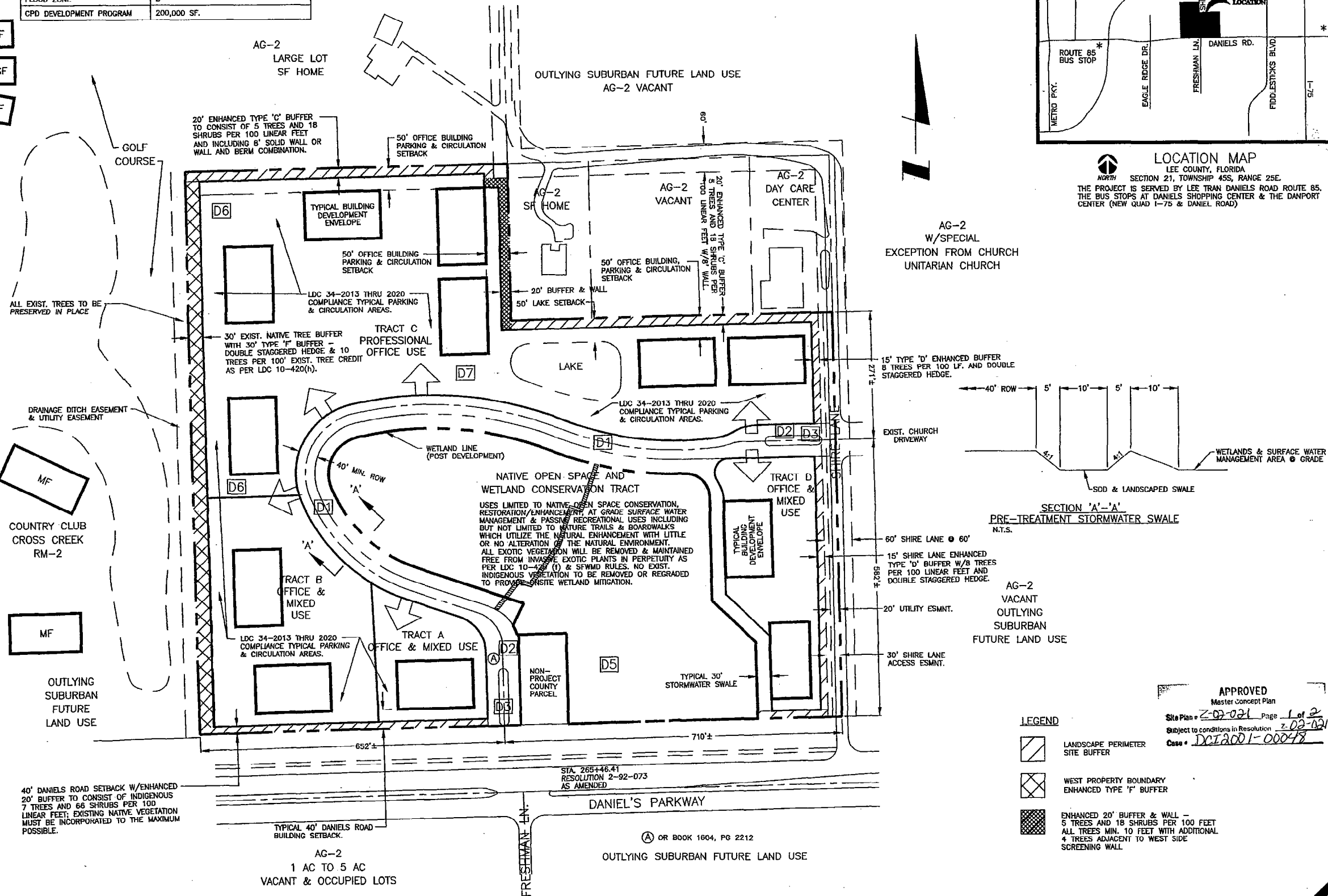
(1) THE SUM OF ALL DEVELOPMENT TRACTS MAY NOT EXCEED 200,000 S.F. OF WHICH MAY CONSIST OF A MAXIMUM 30,000 S.F. MINOR COMMERCIAL RETAIL.

PROJECT OPEN SPACE TABLE

ADJUSTED SITE AREA	30.65± AC.
REQUIRED OPEN SPACE @ 30%	9.2± AC.
PROVIDED OPEN SPACE	
NATIVE OPEN SPACE WETLAND CONSERVATION TRACT	8.5± AC.
NATIVE WEST SITE 30 FT. BUFFER	0.8± AC.
OTHER SITE PERIMETER BUFFERS	1.0± AC.
OTHER INTERNAL LANDSCAPE AREAS	1.0± AC.

(1) TRACTS A, B, C & D WILL BE COMPRISED OF A MINIMUM 10% OPEN SPACE.

SF
SF
SF



LEGEND

- LANDSCAPE PERIMETER SITE BUFFER
- WEST PROPERTY BOUNDARY ENHANCED TYPE 'F' BUFFER
- ENHANCED 20' BUFFER & WALL - 5 TREES AND 18 SHRUBS PER 100 FEET ALL TREES MIN. 10 FEET WITH ADDITIONAL 4 TREES ADJACENT TO WEST SIDE SCREENING WALL

LOCATION MAP

LEE COUNTY, FLORIDA
SECTION 21, TOWNSHIP 45S, RANGE 25E
THE PROJECT IS SERVED BY LEE TRAIL DANIELS ROAD ROUTE 85. THE BUS STOPS AT DANIELS SHOPPING CENTER & THE DANFORTH CENTER (NEW QUAD 1-75 & DANIEL ROAD)

Date: 11/9/02

Scale: 1" = 100'

Revisions: 11/9/02

JOB NO.: 01.005

Sheet 1 of 2

STUART AND ASSOCIATES
Planning & Design Services
2180 West First Street, Suite #210,
Tampa, FL 33606
Tel: (813) 333-2777
Fax: (813) 333-2778
Email: Design@stuartand.com



MASTER CONCEPT PLAN FOR PARKER PLAZA OFFICE
PARK-A 30 AC. C.P.D.

PREPARED FOR: PARKER DANIELS INC.

DCA 2001-00048

