ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, KRG/CCA Estero, LLC filed an application for administrative approval to a Commercial Planned Development on a project known as Estero Town Commons **to add deviations from LDC Section 30-153(a), LDC Section 30-153(b), and LDC Section 30-406 (a)(1)c. to allow for the development of two (2), 200 square foot Monument Style Identification Signs** for property located at 10011; 10021 Estero Town Commons Place, described more particularly as:

LEGAL DESCRIPTION: In Section 35, Township 46 South, Range 25 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number DCI2002-00071 (with subsequent amendments in case numbers (ADD2005-00156 and ADD2005-00235); and

WHEREAS, the subject property is located in the Urban Community and General Interchange Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant desires to construct two (2) 200 square foot monument style identification signs, which requires approval of Deviations from Chapter 30 of the Land Development Code, and

WHEREAS, these signs will represent the only permitted roadside monument signs allowed within this development, if the request is granted representing a total reduction in the number of signs and total sign area; and

WHEREAS, the application and proposed sign plans have been reviewed by the Estero Community Planning Panel who report that they have no objection to the granting of the request; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open

space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Commercial Planned Development **to add deviations from LDC Section 30-153(a), LDC Section 30-153(b), and LDC Section 30-406 (a)(1)c. to allow for the development of two (2), 200 square foot Monument Style Identification Signs** is **APPROVED, subject to the following conditions:**

1. **The Development must remain in compliance with the previously approved Master Concept Plan for the project. No specific change to the approved Master Concept Plan is approved by this actions. The terms and conditions of the original zoning resolutions remain in full force and effect, except as specifically amended herein.**

2. **The only change to the approved Commercial Planned Development is to add deviations from LDC Section 30-153(a), LDC Section 30-153(b), and LDC Section 30-406 (a)(1)c. to allow for the development of two (2) 200 square foot Monument Style Identification Signs**

3. **Development of the approved signage must be in substantial compliance with the one-page "Monument Style Directory Sign" by Images Graphic Specialists, Inc, stamped received on August 23, 2006.**

4. **The approved locations for the two signs is depicted on the Master Concept Plan, stamped received on August 23, 2006, which are located as follows:**
    a. **One sign at the proposed full access entrance from Corkscrew Road; and**
    b. **One sign at the proposed full access entrance from Three Oaks Parkway.**

DULY SIGNED this 15th day of November, A.D., 2006.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

ADD 2006-00163

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAILHEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: (239) 597-1315
FAX: (239) 597-5207

LEGAL DESCRIPTION
PROPOSED ESTERO COMMONS

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE S89°57'29"E., ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, FOR A DISTANCE OF 150.04 FEET TO A POINT 150.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35, THE SAME BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY, A 150.00 FOOT RIGHT-OF-WAY AND THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N.01°18'04"W., PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 35 AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 1227.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A RIGHT-OF-WAY WITH VARIABLE WIDTH, AS THE SAME IS SHOWN ON THE LEE COUNTY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR CORKSCREW ROAD RIGHT-OF-WAY EAST II, PREPARED BY Q. GRADY MINOR AND ASSOCIATES, P.A., DATED APRIL, 1999; THENCE N.89°24'57"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 509.79 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE CONTINUE N.89°24'57"E. ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 345.63 FEET TO AN ANGLE POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S.85°18'20"E. TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 315.68 FEET; THENCE S.01°04'48"E ALONG SAID EAST LINE A DISTANCE OF 1211.35 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.89°57"29"W., ALONG THE SOUTH LINE OF SAID FRACTION, A DISTANCE OF 657.50 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE CONTINUE N.89°57'29"W., ALONG THE SOUTH LINE OF SAID FRACTION, A DISTANCE OF 507.45 FEET TO THE **POINT OF BEGINNING**.

EXHIBIT A

PARCEL CONTAINS 32.96 ACRES, MORE OR LESS

BEARINGS SHOWN HEREON REFER TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S89°57'29"E.

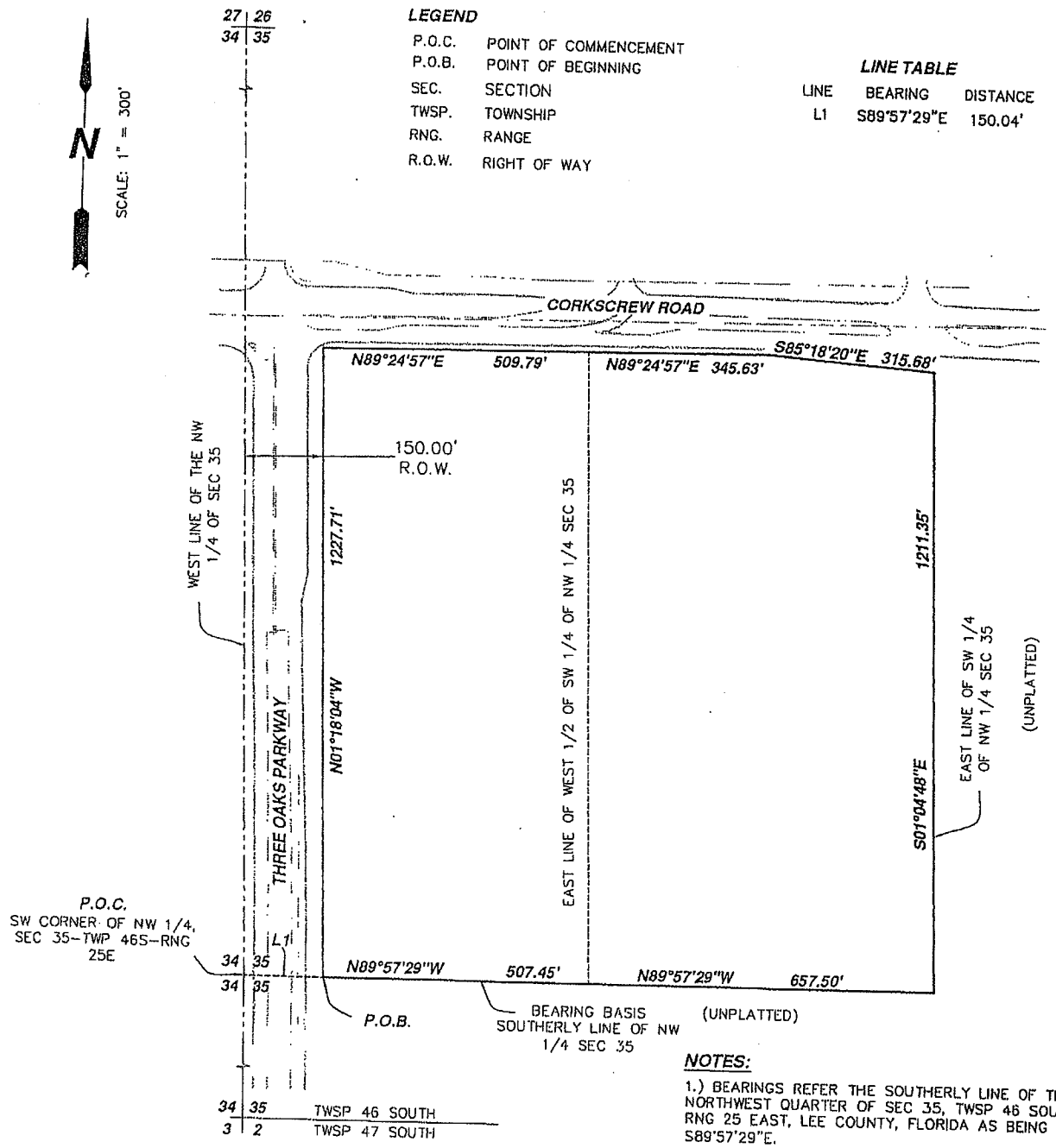
THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

08/11/05

STEPHEN E. BERRY, STATE OF FLORIDA, (PLS #5296)
BBLS SURVEYORS & MAPPERS INC., (LB #6753)

Applicant's Legal Checked
by 07SEPT06

PLAT LEGAL.DOC
PROOFED BY CEB



LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SEC.	SECTION
TWSP.	TOWNSHIP
RNG.	RANGE
R.O.W.	RIGHT OF WAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°57'29"E	150.04'

NOTES:

1.) BEARINGS REFER THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SEC 35, TWSP 46 SOUTH, RNG 25 EAST, LEE COUNTY, FLORIDA AS BEING S89°57'29"E.

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

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

SHEET 3 OF 3

THIS IS NOT A SURVEY

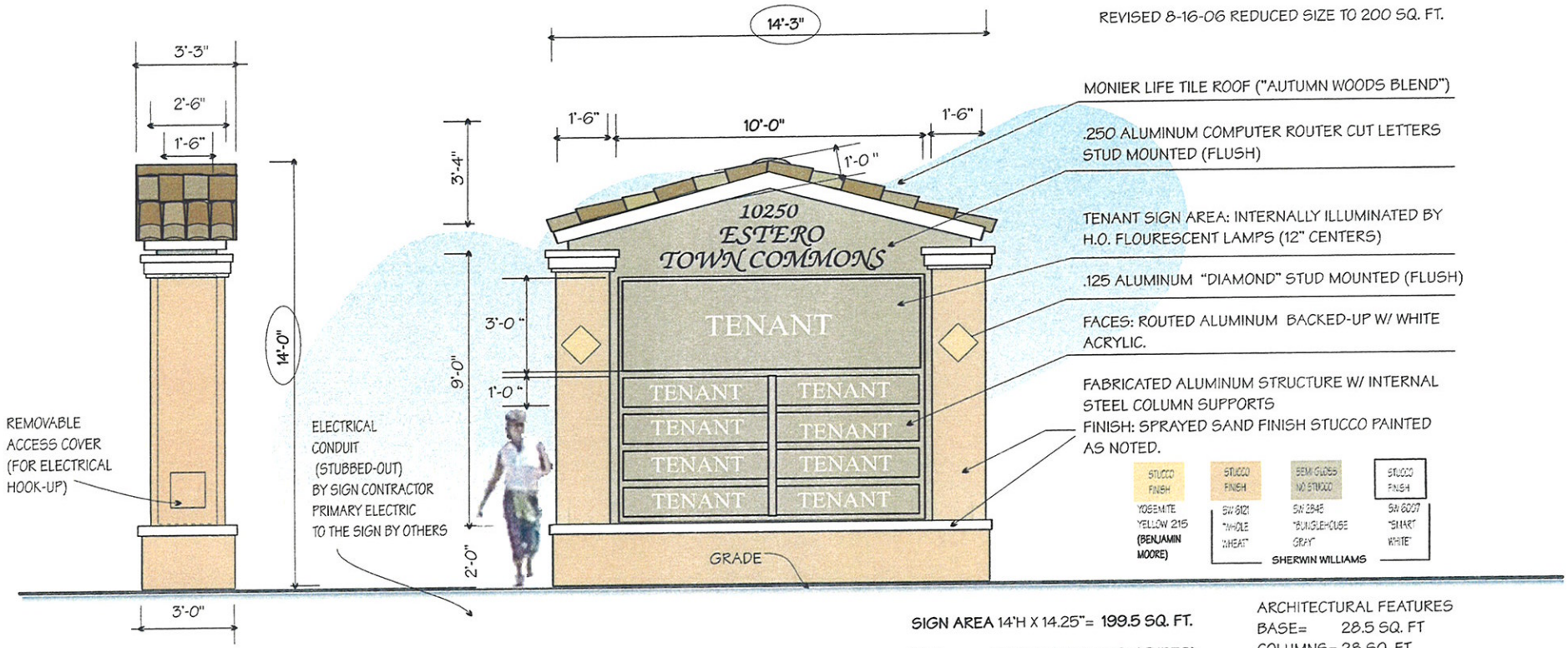
DATE: 08/12/05	SCALE: 1" = 300'	DRAWN BY: BUD	APPROVED: SEB

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED ESTERO COMMONS

A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

BBLS SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD. NAPLES, FLORIDA 34110
(239) 597-1315

ADD 2006-00163



SIGN AREA 14'H X 14.25"= 199.5 SQ. FT.

TOTAL= 71 SQ. FT. (ARCH. FEATURES)

ARCHITECTURAL FEATURES
BASE= 28.5 SQ. FT
COLUMNS= 28 SQ. FT
ROOF= 14.5 SQ. FT.

MONUMENT STYLE DIRECTORY SIGN

1/4" = 1'

Florida's Premier Signage Solution
images GraphicSpecialties, Inc. Since 1988
PH. 239.561.6406
Fax 239.561.6407
11803 Metro Parkway, Fort Myers, Florida 33912
UL LISTED SIGN MANUFACTURER STATE CERTIFIED ELECTRIC SIGN CONTRACTOR ESC00000361

CLIENT: KITE REALTY
PROJECT: ESTERO TOWN COMMONS
JOB SAVE. SALES 2. C.
JOBS. ESTERO COMMONS
07-28-05 BY RIC

CUSTOMER APPROVED BY DATE

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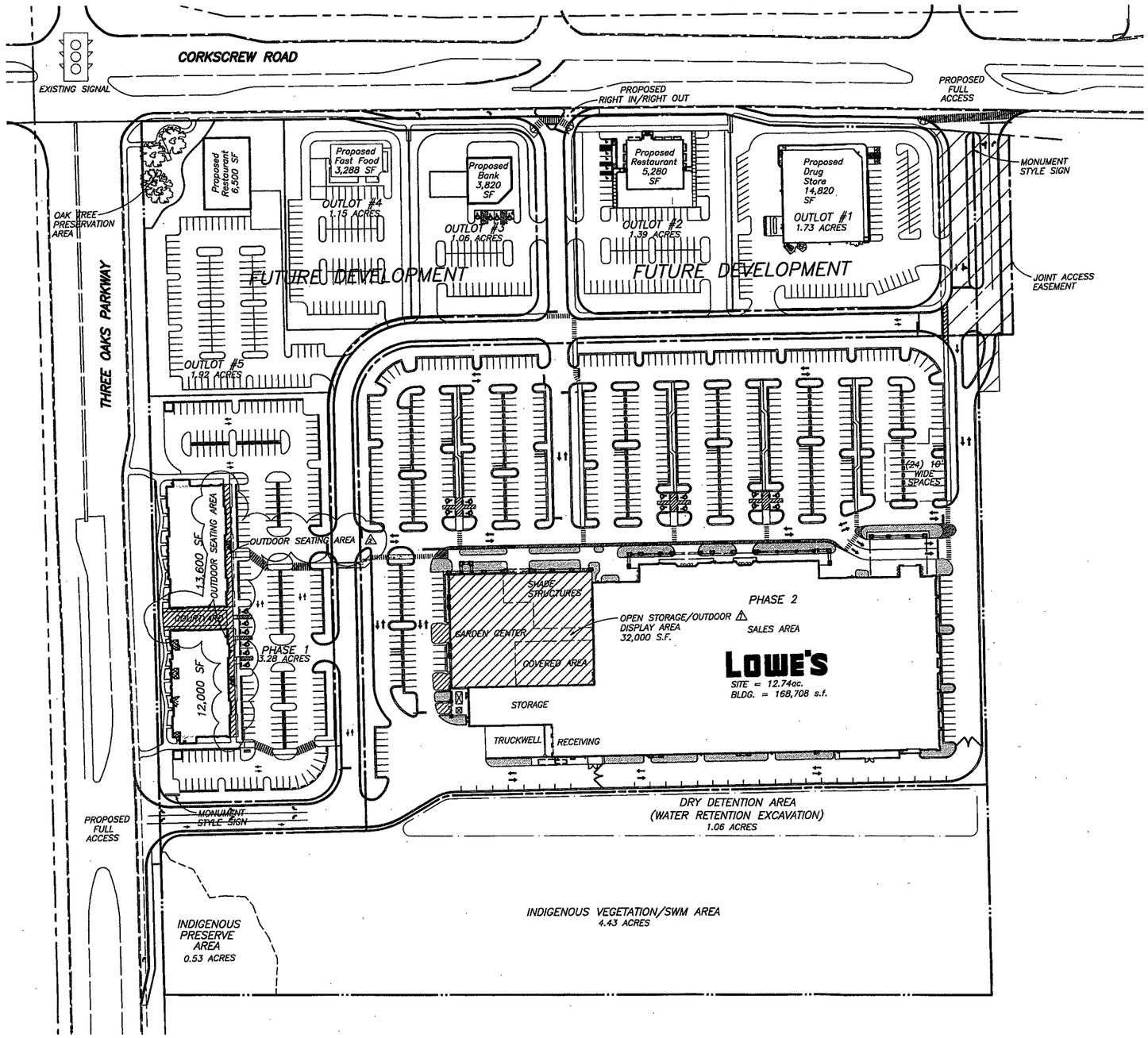
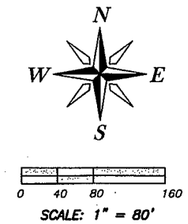
AUG 23 2006
COMMUNITY DEVELOPMENT

ADD 2006-00163





NOTE:
OPEN STORAGE/OUTDOOR DISPLAY AREA

IN ACCORDANCE WITH ZONING RESOLUTION Z-03-032, SECTION B, CONDITION 3, THE PROPOSED OPEN STORAGE/OUTDOOR DISPLAY AREA WILL BE SURROUNDED BY A WALL WITH A HEIGHT COMPARABLE TO THE MAIN BUILDING WALLS WITH ALL OPENINGS COVERED BY A METAL GRILLWORK AND HIGH DENSITY POLYETHYLENE SHADE CLOTH.

SITE DATA

SITE AREA

TOTAL ACRES: 32.96 ACRES

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE = 32.96ac. X 30%=9.89ac.
REQUIRED INDIGENOUS OPEN SPACE = 9.89ac. X 50%=4.94ac.
PROVIDED INDIGENOUS OPEN SPACE = 4.96ac.
PROVIDED PHASE ONE OPEN SPACE = 8.52ac.
ANTICIPATED FULL DEVELOPMENT OPEN SPACE = 11.36ac.

NOTE:
SHOPS OUTDOOR SEATING

IN ACCORDANCE WITH ZONING RESOLUTION Z-03-032, SECTION B, CONDITIONS, 2, a. SCHEDULE OF USES, VILLAGE AREAS #1 AND #2, CONSUMPTION ON PREMISES (LDC 34-1261 ET SEQ.) (ONLY IN CONJUNCTION WITH A STANDARD RESTAURANT AND OUTDOOR SEATING IN THE PEDESTRIAN OPEN SPACE AREAS IDENTIFIED ON THE MCP; SUBJECT TO AN ADMINISTRATIVE AMENDMENT FOR OUTDOOR SEATING).

RECEIVED
AUG 23 2006
COMMUNITY DEVELOPMENT

ADD 2006-00163

NO.	DATE:	BY:	REVISIONS:
1	11-30-05	HLM	ADDED OPEN SPACE STORAGE/OUTDOOR DISPLAY AREA AND NOTE.
2	2-22-06	HLM	ADDED OUTDOOR SEATING AREA TO SHOPS SITE AREA AND NOTE.

NOTE: The information shown on these plans is available to assist in the engineers responsibility to verify all information prior to the commencement of land engineering and/or construction.

SCALE: 1" = 80'
DRAWN: WAS 07-25-05
CHECKED: HLM 07-25-05
APPROVED: HLM 07-25-05

PREPARED FOR: KRG/CCA ESTERO, LLC
30 S. Meridian Street
Suite 1100
Indianapolis, IN 46204

PROJECT LOCATION: Section 35, Township 46 S., Range 25 E.
Lee County, Florida

Vanasse Daylor
Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 366
10175 Fortuna Ranch Road, Suite 100
Fort Myers, FL 33967
p 239.332.2040 f 239.437.4426
e admin@VDENGINEERS.com w vandaylor.com

PROJECT & SHEET TITLE: Estero Town Commons
Master Concept Plan

PROJECT No: 80840
ACAD No: 80840-MCP02shopsOS

Sheet No. 1 of 1