

2049

Premier Airport Park, LLP

Development Type - DCI Major

Status - Approved/W Amendments/Pending Amendments

Gateway/Airport Planning Community

Project Approvals

Category/ Sub Category	Acres	Units	Square Feet
	Totals/Sub Category	Totals/Sub Category	Totals/Sub Category
Conservation	<u>45.83</u>		
Wetlands/Conservation	45.83		
Industrial	<u>97.40</u>		<u>1,680,000</u>
Warehousing/distribution	0.00		868,500
<i>High Cube Warehousing (minimum 32' ceiling)</i>	0.00		811,500
Other Industrial			
Total Industrial	97.40		
<i>No acreage breakdown between High Cube and non-High Cube</i>			
Public	<u>82.48</u>		
Surfacewater Management	50.92		
Utilities	12.30		
<i>FPL Easement</i>			
ROW/Other	19.26		
<i>FPL Easement</i>			
Project Total	<u>225.71</u>		<u>1,680,000</u>

Project Hearings

Resolution #	Case Number	Hearing Date	Approved	
Z-09-012	DCI2008-00036	6/1/09	Yes	APPLICATION FOR rezoning from IPD to IPD for modification of square footage.
<i>Go To E-Connect</i>				
<i>Click For Resolution</i>				
ADD2008-0140A	ADD2008-0140A	2/4/09	Yes	Commercial lot split
<i>Go To E-Connect</i>				
<i>Click For Resolution</i>				
Z-06-106	DCI2006-00004	2/4/08	Yes	Rezone 225.71 +/- ac from AG-2 to IPD. Blasting is being requested.
<i>Go To E-Connect</i>				
<i>Click For Resolution</i>				
Pending	DCI2010-00004		No	APPLICATION FOR to increase building sq. footage from 1,680,000 SF to 1,715,000 SF, to revise mixture of industrial park and warehousing uses and to revise proposed tract lines.
<i>Go To E-Connect</i>				

Requests Currently under Review By Staff

Uses	Acres	Units	Square Feet
Industrial			
Warehousing/distribution	0.00		35,000
<i>Addition of one more building at 35,000 sq ft.</i>			
Grand Total of Industrial Uses	0.00		35,000
Summary of Request	0.00		35,000

DCI2006-00004

Data updated - 2/4/2010

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

WHEREAS, an application was filed by the property owner, Premier Airport Park, LLP, to rezone a 230.98± acre parcel from Agriculture (AG-2) to Industrial Planned Development (IPD) in reference to Premier Airport Park; and

WHEREAS, a public hearing was advertised and held on November 8 and 9, 2007, before the Lee County Zoning Hearing Examiner, Richard A. Gescheidt, who gave full consideration to the evidence in the record for Case #DCI2006-00004; and

WHEREAS, a second public hearing was advertised and held on February 4, 2008, 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 225.706± acre parcel from AG-2 to IPD, to allow 624,500 square feet of industrial uses not to exceed 50 feet in height (2 habitable floors). Blasting is being proposed for lake excavation and utility installation. The applicant indicates that they will connect to potable water and provide on-site sewer treatment until such time as central sewer facilities are extended to the site as part of any development of this property. The property is located in the Southwest Florida International Airport Area, which includes the Tradeport 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. The development of this project must be consistent with the one page Master Concept Plan entitled "Zoning Master Concept Plan: Premier Airport Park," with Sheet 1 stamped received on FEB 06 2008, last revised January 14, 2008 attached Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

A maximum of 624,500 square feet of industrial uses are permitted within this planned development.

At the time of local development order and as part of any Change of Use permit, a cumulative land development summary table must be provided supplying the existing and approved total floor area within this project and the total number of off-street parking spaces to ensure DRI compliance with the above.

Under no circumstances may the land use and parking space totals be permitted to exceed the applicable DRI thresholds as outlined in Chapter 380, Fla. Stat., and Rule 9J-2, F.A.C., as each may be amended.

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

a. Schedule of Uses

ADMINISTRATIVE OFFICES
ACCESSORY USES AND STRUCTURE
AGRICULTURAL SERVICES: Office/base operation
AGRICULTURAL USES AND ACCESSORY USES (See Condition B.19. below)
ANIMALS, CLINIC, KENNEL
ATM (AUTOMATIC TELLER MACHINE)
AUTOMOBILE REPAIR AND SERVICE: Groups I and II no outdoor storage and no retail sale of gasoline is permitted
BOATS: Boat repair and service
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIAL SALES, wholesale only
BUSINESS SERVICES, GROUP I and II
CLEANING AND MAINTENANCE SERVICES
COLD STORAGE, PRE-COOLING, WAREHOUSE AND PROCESSING PLANT
COMPUTER AND DATA PROCESSING SERVICES
CONSUMPTION ON PREMISES only in conjunction with a Group II restaurant
CONTRACTORS AND BUILDERS: Groups I, II, and III
DAY CARE CENTER, Child (See Condition B.7.d.)
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
EMERGENCY MEDICAL SERVICE (EMS), FIRE OR SHERIFF'S STATION
EMERGENCY OPERATIONS CENTER
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Groups I and II
EXCAVATION, water retention
FACTORY OUTLETS (point of manufacture only)
FENCES, WALLS
FOOD STORES, GROUP I, limited to delicatessens, bakeries, confectionery, and specialty food stores
FREIGHT AND CARGO HANDLING ESTABLISHMENTS
GASOLINE DISPENSING SYSTEM, SPECIAL
MAINTENANCE FACILITY, Government

LAUNDRY OR DRY CLEANING, Group II
MANUFACTURING, REPAIR OR WHOLESALE SALES OF APPAREL
CHEMICAL AND ALLIED PRODUCTS: Group II, limited to cosmetics, perfumes,
drugs, soaps, detergents, and similar chemical products
ELECTRICAL MACHINERY AND EQUIPMENT
FABRICATED METAL PRODUCTS, Group I, limited to metal forging, stampings
and coating and engraving and allied services and Group II
FOOD AND KINDRED PRODUCTS, Groups I, II, and III
FURNITURE AND FIXTURES
LEATHER PRODUCTS, Group II
LUMBER AND WOOD PRODUCTS: Groups II and IV
MACHINERY, Groups I, II, and III limited to engines and turbines
MEASURING, ANALYZING AND CONTROLLING INSTRUMENTS
NOVELTIES, JEWELRY, TOYS AND SIGNS: Groups I, II, and III
PAPER AND ALLIED PRODUCTS: Groups II and III
RUBBER AND PLASTIC PRODUCTS: Group II
STONE, CLAY, GLASS AND CONCRETE PRODUCTS: Groups I, II, III, and IV
limited to flat glass and pottery and related products, but not to include
poring of molds or firing of greenware which is done ancillary to a hobby
shop
TEXTILE MILL PRODUCTS, Groups I and II
TRANSPORTATION EQUIPMENT: Group I limited to aircraft engines and engine
parts and aircraft parts and auxiliary equipment, Group II
MOBILE HOME DEALERS
MOTION PICTURE PRODUCTION STUDIOS
NON-STORE RETAILERS, GROUPS I, II, and III
PARCEL AND EXPRESS SERVICE
PARKING LOTS, accessory, public garage, and temporary
PERSONAL SERVICES: Groups I and II
PHOTO FINISHING LABORATORIES
POST OFFICE
PRINTING AND PUBLISHING SERVICES
PROCESSING AND WAREHOUSING
RECREATIONAL FACILITIES: Personal
RENTAL OR LEASING ESTABLISHMENTS: Groups III and IV
REPAIR SHOPS, GROUPS I, II, III and IV
RESEARCH AND DEVELOPMENT LABORATORIES, GROUPS I, II and IV
RESTAURANTS: Group II
RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL AND
SUBORDINATE TO A PERMITTED PRINCIPAL USE ON THE SAME
PREMISES
SCHOOLS, COMMERCIAL
SELF-SERVICE FUEL PUMPS, See Condition B.11. below
SIGNS IN ACCORDANCE WITH LDC Chapter 30, except as noted in Deviation 2,
the Sign Package
SOCIAL SERVICES, GROUP II
STORAGE, Indoor
STORAGE, Open

TRANSPORTATION SERVICES, Groups III and IV
TRUCKING TERMINAL
VEHICLE AND EQUIPMENT DEALERS: Groups III, IV and V
WAREHOUSE, Mini-warehouse, private, and public
WHOLESALE ESTABLISHMENTS, Groups I, III and IV

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area: 20,000 square feet
Width: 100 feet
Depth: 100 feet

Minimum Setbacks:

Street: In accordance with §34-2192(a) of the LDC
Side: 15 feet
Rear: 20 feet
Water Body: 25 feet

Preserve Area Setback: 20 feet

Development Perimeter Setback: 25 feet

Maximum Building Height: 50 feet or 2 habitable floors

Minimum Building Separation:

One-half the sum of the heights of both buildings, or 20 feet, whichever is greater.

Maximum Lot Coverage: 40%

Minimum Open Space: 20%

3. *Environmental Conditions.*

a. Prior to local development order approval:

- (1) The development order plans must delineate preserve areas that include the existing indigenous areas highlighted on the Indigenous Preserve Map, attached as Exhibit D, along with a minimum 20-foot setback from the preserve boundary to any building.
- (2) Any of the existing indigenous areas that are located within the 235-foot wide Florida Power and Light Easement do not need to be delineated as preserves and cannot count toward the indigenous preservation requirement.

- (3) The plans must include an indigenous preserve and enhancement plan that delineates the existing indigenous plant communities and acreage to verify the preserve acreage and the incentive credits calculated on the upland preserves to meet the minimum 22.57± acre indigenous preserve requirement, and delineates the enhancement areas.
- (4) An enhancement plan for the preserve areas must be submitted that includes the methods of invasive exotic removal and details of any enhancement plantings that will be installed with a table indicating the timing of the invasive exotic removal and enhancement plantings.
- (5) The development order plans must delineate general open space surrounding the proposed signs located within Preserve Areas "C" and "D" on the Master Concept Plan to avoid inappropriate impacts to the preserve areas for fill and site visibility.

b. Florida Panther:

The applicant is encouraged to commence Early Consultation with the US Fish and Wildlife Service on the Florida Panther, and to provide County staff with copies of correspondence pertaining to the consultation process.

c. Lake Design:

Prior to local development order approval, the surface water management lakes delineated on the development order plans must be designed to mimic natural lakes and not include straight shorelines or geometric shapes (i.e., square; triangular) as required per LDC §10-418.

4. *Buffer.* The proposed Type "D" right-of-way buffer adjacent to the private roadway easement abutting the south side of the subject property will be replaced by a landscape betterment plan that must be in substantial compliance with the Landscape Code Key Sheet (LC-1), Landscape Code Document (LC-2 through LC-7), and Landscape Details and Schedules (LC-8 and LC-9), attached as Exhibit E.
5. *Sewer and Water.*
 - a. The developer must connect to the public sewer system within 90 days of availability.
 - b. At the time of local development order approval, the developer must connect to the public water system servicing the project.
 - c. At the time the approved on-site waste water treatment plant is constructed, the developer must also construct the water reuse lines to be used in accordance with Department of Environmental Protection permit approval.

- d. The developer will be responsible for maintaining qualified personnel at the on-site WWTP to monitor and operate the facility during all hours of operation as required by Department of Environmental Protection regulations. In conjunction with the local development order submittal for the WWTP, developer will submit a detailed operating plan for review and approval by Lee County Utilities.
6. *Building Height.* Buildings exceeding 35 feet in height must maintain additional building setbacks as regulated by LDC §34-2174(a).
 7. *Lee County Port Authority.*
 - a. Development blasting is permitted only in areas identified as Proposed Areas of Blasting on the Blasting Map attached as Exhibit F, if the developer is able to comply with the provisions of LDC Chapter 3. At least one week's prior written notice of blasting activity must be provided to the Lee County Port Authority to ensure that there will be no adverse impacts to airport facilities at the Southwest Florida International Airport.
 - b. The Port Authority encourages the applicant to design any facilities off the approaches to the future south runway that may constitute bird attractants (potentially including storm water management features) to minimize this attractant potential.
 - c. The Port Authority encourages shielding of ground-mounted lights illuminating the signs in the northern portion of the site closest to the future runway so as to avoid lighting areas beyond the signs and possibly creating glare for aircraft using the future runway.
 - d. Any future day care center must be located outside of the 55+ DNL noise contours created by the planned south runway as depicted in the Federal Aviation Regulations Part 150 Noise Study approved by the FAA in 2006.
 8. *Blasting.*
 - a. *Lee County Utilities*
 - (1) If any existing Lee County Utility structure, including but not limited to transmission lines and storage tanks, located on property owned by Lee County or within any easement adjacent to the subject property is damaged or contaminated by the blasting operations associated with this project, then the developer of the project will be responsible for replacement of the structure or transmission equipment to the satisfaction of Public Works Department, Environmental Services Department: Utilities Division. A surety or other security acceptable to the Department of Community Development, in the amount of \$100,000, must be provided prior to approval of a local development order for the project. This surety is in addition to the \$50,000 cash escrow required as a condition of the development blasting permit approval under LDC Chapter 3. This provision does not limit the liability of

the developer as expressed in the first sentence of this Condition; it merely establishes the initial surety or security required for the issuance of a local development order.

- (2) All blasting operations must be consistent with any regulations adopted by Lee County pertaining to development blasting.
 - (3) The Lee County Utilities Division must be notified no less than seven days in advance of blasting activity that will occur on the subject property.
 - b. *Blasting Condition Surveys.* A pre-blast condition survey must be obtained for all structures within a 3,000-foot radius from the blast site. A post-blast condition survey must be provided for all structures within a 4,000-foot radius that are the subject of a damage complaint or claim.
 - c. *Blasting Setback.* No blasting activity may occur within 600 feet of any existing structure, whether habitable or uninhabitable, under separate ownership; provided however, this setback requirement does not include the existing FP&L power transmission lines located to the west of Airport Haul Road.
9. *Excavation Material.* With the exception of excess organics and other soils unsuitable for structural fill, no excavated material may be removed from the site.
 10. *Noise Reduction.* Due to the project's close proximity to the Southwest Florida International Airport, the applicant is encouraged to use sound insulating features within the proposed office and commercial buildings.
 11. *Fuel Pumps.* Self service fuel pumps are only permissible as an accessory use to a business to provide fuel for their own fleet of vehicles and equipment and customers of the commercial parking lot, and are limited to a maximum of two pumps. Additional pumps will require special exception approval.
 12. *Accessory Uses.* Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.
 13. *Concurrency.* Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
 14. *Tall Structures.*
 - a. The FAA has issued an airspace determination of "No Hazard to Air Navigation" for the proposed 50 foot above ground level (AGL) buildings. This determination is under aeronautical Study No. 2007-ASO-4020-OE and expires on February 14, 2009.

- b. The proposed development will be subject to the provisions of LDC §34-1008 "Permit for Tall Structures." Depending on the height and location of the proposed structures, an application may need to be submitted for review and approval to the Federal Aviation Administration (FAA) and the Lee County Port Authority to determine airspace impacts of proposed permanent buildings, wireless communication facilities, and any temporary construction equipment (cranes) within the site.
15. *Wireless Communication Facilities.* Federal Communication Commission (FCC) and Federal Aviation Administration (FAA) review will be required for any wireless communication facilities to ensure that signals from the wireless communication facilities do not interfere with navigation aids and radar at the Lee County Port Authority (and airport). An additional application may need to be submitted to the FAA and the Port Authority for any future antennas atop the buildings or construction equipment exceeding a height of 50 feet AGL. Height of all structures at this location will be dependant on approval by these agencies.
16. *Florida Power & Light Easement.* No development order that impacts more than one crossing of the Florida Power & Light easement will be approved for this project until the existing right-of-way consent agreement with Florida Power & Light is amended to reflect the second crossing of the FP&L right-of-way.
17. *Concurrency.* Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive 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 County Comprehensive Plan provisions.
18. *Concurrency.*
 - a. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee County Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
 - b. Prior to the issuance of a local development order allowing vertical construction, the developer must submit proof acceptable to Development Services that the nearest arterial and collector roads have sufficient capacity to accommodate the proposed development. This documentation must demonstrate the project's compliance with the transportation concurrency and level of service standards as set forth in the Lee County Comprehensive Plan and the LDC.
19. *Agricultural Uses:* Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

- a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on attached Exhibit H, may continue until approval of a local development order for the area of the project containing those uses.
 - b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
 - c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - (1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - (a) the date the agricultural uses ceased;
 - (b) the legal description of the property subject to the development order approval;
 - (c) an affirmative statement that the owner acknowledges and agrees all agricultural uses are illegal and prohibited on the property and the owner covenants with the county they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,
 - (d) the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.
 - (2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.
20. *Dewatering.* Dewatering is limited only to the installation of utilities for the proposed development. All dewatering plans, including Environmental Resources Permit (ERP) plans, must be reviewed by the Lee County Port Authority prior to local development order approval.
21. *Master Concept Plan.* The areas depicted on the master concept plan as "Future Development - Not Included -" are included in this zoning action and may be used to stockpile materials excavated from the projects' on-site lakes pursuant to local development

order approval, but cannot be further developed without an amendment to the master concept plan through the public hearing process.

22. *Lot Split.* Prior to development order approval a lot split must be approved for the 5.27± acres split from the original 230.98± acres initially requested in this zoning action. ¹
23. *Exterior Elevation.* The exterior elevation of industrial/warehouse buildings within the planned development must be constructed substantially in accordance with the elevation attached as Exhibit G.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-329(d)(3)a. requirement that the maximum excavated water retention or detention lake depth may not be greater than 12 feet to allow a maximum excavation depth of 28 feet for retention/detention lakes provided the water depth does not penetrate into any impervious soil or rock layer. This deviation is APPROVED, SUBJECT TO the following conditions:

- a. Environmental Sciences:

Prior to local development order approval, the applicant must submit for Division of Environmental Sciences (ES) staff review and approval a Deep Lake Management Plan. The littoral plant materials must be selected and shelves designed in a manner to best detract wading bird species but still provide adequate lake shading. The Deep Lake Management Plan and Landscape Plan (LC1-4) stamped "RECEIVED SEPTEMBER 28, 2007" attached Exhibit I, is only conceptual and the following plants can not be utilized in lake design: wax myrtle (*Myrica cerifera*), American beauty-berry (*Callicarpa americana*), and female dahoon holly (*Ilex cassine*).

- b. Natural Resources: Management Plan

The proposed deviation of lake depths from 12 feet below land surface (BLS) to 28 feet BLS, or no less than 2 feet above the clay/confining layer, whichever occurs first, requires the permittee to establish a deep lake management plan; Natural Resources staff recommends the following conditions:

- (1) The permittee must submit a lake management plan which is monitored by the deep lake monitoring plan.
- (2) The permittee will utilize the results from the above monitoring to assess the management plan's effectiveness. The permittee is required to supply the Natural Resources Division with any proposed adjustments or modifications for approval prior to implementation.

¹Prior to Board adoption of this resolution and subsequent to the Hearing Examiner hearing, the required lot split approval was issued by Lee County under LDO2007-00369.

- (3) The permittee will review all monitoring data and make the determination of the success or the need to improve upon the management plan.
- (4) The permittee must agree to manage the lake system in perpetuity.
- (5) In the event monitoring dictates an improvement is required and the permittee does not make any adjustments, the permittee will be subject to Lee County requiring all costs of plan adjustment and implementation from an approved qualified outside consultant be the burden and responsibility of the permittee.
- (6) Prior to development order application, the permittee is required to provide the Natural Resources Division with a Stormwater Pollution Prevention Plan.
- (7) Those business sectors that occupy or may occupy properties within the project and require a Federal Multisector General Permit (MSGP) must obtain and follow its requirements. This will include the preparation and regular updating of an Industrial Storm Water Pollution Prevention Plan (ISWPPP, or its equivalent) as well as the permit required monitoring.
- (8) Businesses or business activities failing to comply with the above requirements are in violation of LDC Chapter 14, Article VII, §14-477a and subject to fees and fines related thereto.

c. Natural Resources: Groundwater Monitoring

- (1) To evaluate any potential changes in groundwater conditions that may be caused by the proposed project, the permittee must design a Water Table Aquifer monitoring program to be approved by the Natural Resources Division. The program must include water level and chemical constituent monitoring from the provided list of groundwater constituents attached. The program must include a minimum of four wells with one well located up gradient and one well down gradient of the proposed lake during seasonal flows. The remaining two wells must be located beside the proposed lake foot print to monitor any changes in quality and water level on the remaining project boundaries. If wet season and dry season groundwater flow directions are significantly different than predicted seasonal flows, additional wells may be required to capture changes in upstream and downstream characteristics. All wells must be installed prior to commencement of lake construction and in a fashion as to reduce any potential damage during the lake construction activity.
- (2) Initial monitoring: (groundwater water) each monitoring well must be monitored for chloride, TDS, sulfate, pH, conductivity, iron, total hardness, and Florida PRO. During the excavation phase, quarterly water quality monitoring must consist of the following: Surface Water: Florida PRO, chloride, and stageGroundwater: Florida PRO, chloride, and water table elevation.

- (3) All field activities must be conducted in accordance with FDEP's Standard Operating Procedures for Field Activities, FDEP-SOP-00101, February 1, 2004 (or current revision). Analytical test must be conducted by a Florida DOH NELAC certified laboratory.

d. Natural Resources: Surface Water Monitoring

Once the proposed lake is constructed, the permittee must monitor the lake for water levels (monthly) at surveyed staff gauges and water quality (semi-annually) from the provided chemical constituent list (Exhibit J). Initial surface water quality monitoring is to be collected at the location of greatest depth in the existing lake. One sample must be collected one half meter above the bottom of lake and a second sample at mid-depth. A third sample must be collected one half meter below the surface at the lake's outfall or discharge point. If no outfall or discharge point exists, the sample will be collected at one half meter below the surface at the location of greatest depth. Additionally, a profile of field parameters (temperature, conductivity, pH and dissolved oxygen) must be conducted and recorded in one-foot increments at the location of greatest depth.

The samples must be tested for the primary and secondary drinking water standards (excluding asbestos, dioxin, bacteria, disinfection byproducts and radio nuclides) and any additional parameters checked on the Mining Monitor Parameters List for Surface Water should also be analyzed initially. At any time, the list of parameters to be tested may be evaluated and modified by the Division.

2. Deviation (2) seeks relief from LDC Chapter 30, Signs, as follows:

- a. A deviation from the LDC §30-94(i)(2) requirement that the least dimension of the landscaped area must be the greatest dimension of the sign; the sign may not extend beyond the landscaped area; and the area enclosed by curbing must be landscaped with shrubs and ground cover; to allow the placement of signs within the median areas as shown on the Master Sign Plan where the width of the median will not allow for code required landscaping, and in such instances to allow the length of the landscaping along the median to be increased to twice the greatest dimension of the sign.
- b. A deviation from the LDC §30-151(6)a.1.iii. requirement that any property ten acres or more in size, regardless of the limitations set forth in §30-151(6)a.1.i and ii, must be permitted non-illuminated real estate signs as follows: One sign for every 330 linear feet, or major fraction thereof, of frontage on any one street, not to exceed 32 square feet in area or ten feet in height; to allow four permanent, illuminated ground-mounted real estate signs not to exceed 15 feet in height or 75 square feet in sign area along the frontage roads as depicted on the Master Sign Plan, and one permanent, illuminated ground-mounted real estate sign not to exceed 15 feet in height or 75 square feet in sign area within the interior of the project.
- c. A deviation from the LDC §30-153(1)b.1. provision permitting uses located on corner lots to utilize up to the maximum sign area allowed for each frontage

providing vehicle access and preventing transfers of allowable area from one frontage to another; to allow the signage as proposed in the Master Sign Plan for each project perimeter roadway frontage, and allow for the total signage proposed for the overall project in the Master Sign Plan.

- d. A deviation from the LDC §30-153(2)a.1.ii. requirement that only one identification sign may be permitted along any street frontage of less than 330 linear feet; and a second identification sign may be permitted if the frontage along any one street exceeds 330 linear feet, provided that the total combined sign area of both signs does not exceed 300 square feet; to allow a total sign area as identified in the Master Sign Plan.
- e. A deviation from the LDC §30-153(2)a.1.iii. requirement that corner lots may either place one identification sign on both streets providing access as stipulated in §30-153(2)a.1.i and ii or one sign in the corner with a total sign area based upon the total frontage of both streets provided the maximum sign area does not exceed 300 square feet per face; to allow signs as identified in the Master Sign Plan.
- f. A deviation from the LDC §30-153(2)a.1.iv. requirement that a nonresidential subdivision with more than one entrance from the same street is permitted, one additional non-illuminated identification sign, not exceeding 16 square feet in area displaying the name of the development at each additional entrance; to allow signs as identified in the Master Sign Plan.
- g. A deviation from the LDC §30-153(2)b.3. requirement that the maximum size of sign area for all directory and ground identification signs may not exceed the size and height limitations as written in §30-153(2)a, to allow signs as identified in the Master Sign Plan.

This deviation is APPROVED, SUBJECT TO the following conditions:

- (1) The signs must be in substantial compliance with the sign package attached as Exhibit K.
- (2) For the purposes of calculating sign area, the street address area of the sign dedicated to the street address numbers are excluded from the sign calculations.
- (3) All lighting for the signs within the project must be directed at the sign face and shielded so that no lighting is directed in an upward direction other than onto the face of the sign.
- (4) No temporary real estate signs are permitted. Interior signs, except real estate signs, must be in compliance with LDC Chapter 30 reiterated in the sign package attached as Exhibit K.
- (5) Landscaping must be in compliance with the Master Sign Plan and where the width of the median will not allow for code required landscaping, the

length of the landscaping along the median must be increased to twice the greatest dimension of the sign. Also, the location of the exterior signs, where applicable, must also be in substantial compliance with the right-of-way buffer plan attached as Exhibit E.

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 Master Concept Plan
- Exhibit D: Indigenous Preserve Map
- Exhibit E: Private Road Easement Buffer
- Exhibit F: Blasting Map
- Exhibit G: Exterior Elevation
- Exhibit H: Bona Fide Agricultural Uses
- Exhibit I: Deep Lake Management Plan and Landscape Plan
- Exhibit J: Chemical Constituent List
- Exhibit K: Sign Package

The applicant has indicated that the STRAP numbers for the subject property are: 01-46-25-00-00001.0000, 01-46-25-00-00001.0010, 06-46-26-00-00001.0010

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.

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

Robert P. Janes	Aye
Brian Bigelow	Absent
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 4th day of February 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

BY: Ray Judah
Ray Judah, Chair

Approved as to form by:

Dawn E. Perry-Lehnert
Dawn E. Perry-Lehnert
County Attorney's Office



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MINUTES OFFICE
mw
2008 MAR -7 PM 3:02

LEGAL DESCRIPTION:

A parcel of land lying in Section 1, Township 46 South, Range 25 East and Section 6, Township 46 South, Range 26 East in Lee County, Florida, more particularly described as follows;

Beginning at the Northeast corner of said Section 1 and the Northwest corner of a certain parcel of land described in Official Records Book 3887, Page 4594 of the Public Records of Lee County; thence South 00°55'18" East along the East line of said section and the West line of said parcel for a distance of 700.01 feet to the Southwest corner of said parcel, thence North 89°22'23" East along the South line of said parcel for a distance of 815.01 feet to the West line of 100 Foot Roadway and Public Utility Easement recorded in Official Records Book 1398, page 2147 of the Public Records of Lee County; thence South 00°55'18" East along said West line for a distance of 1941.70 feet; thence continuing South 00°54'31" East along said West line for a distance of 477.11 feet to the North line of a 120 foot right-of-way recorded in Official Records Book 4175, Pages 1293-1305 of the Public Records of Lee County, continue along the said North Right of Way line for the next 7 courses, beginning with a curve to the right having a radius of 50.00 feet; thence Southwesterly along said curve through a central angle of 90°54'31" for a distance of 79.33 feet; thence North 90°00'00" West for a distance of 898.20 feet to the beginning of a curve to right having a radius of 290.00 feet; thence Westerly along said curve through a central angle of 20°34'20" for a distance of 104.13 feet to a point of reverse curve having a radius of 2560.00 feet; thence Westerly along said curve through a central angle of 26°10'24" for a distance of 1169.44 feet; to a point of reverse curve having a radius of 1440.00 feet; thence westerly along said curve through a central angle of 22°22'29" for a distance of 561.34 feet, to a point of reverse curve having a radius of 1560.00 feet; thence Westerly along said curve through a central angle of 16°46'25" for a distance of 456.70 feet; thence South 90°00'00" West for a distance of 238.30 feet to the Southeast corner of a certain parcel of land recorded as Instrument Number 200700138174 in the Public Records of Lee County; thence North 01°18'39" West along the Easterly line and its extension of said parcel for a distance of 2830.87 feet to the North quarter (N 1/4) of Section 1; thence North 89°08'10" East along the North line of said Section for a distance of 2644.18 to the Point-of-Beginning of this description.

Containing 225.706 acres more or less.

Subject to all easements and rights of way of record.

DCI 2006-00004

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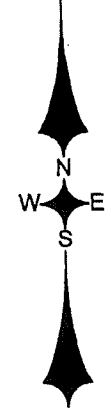
COMMUNITY DEVELOPMENT

DESCRIPTION DRAWING

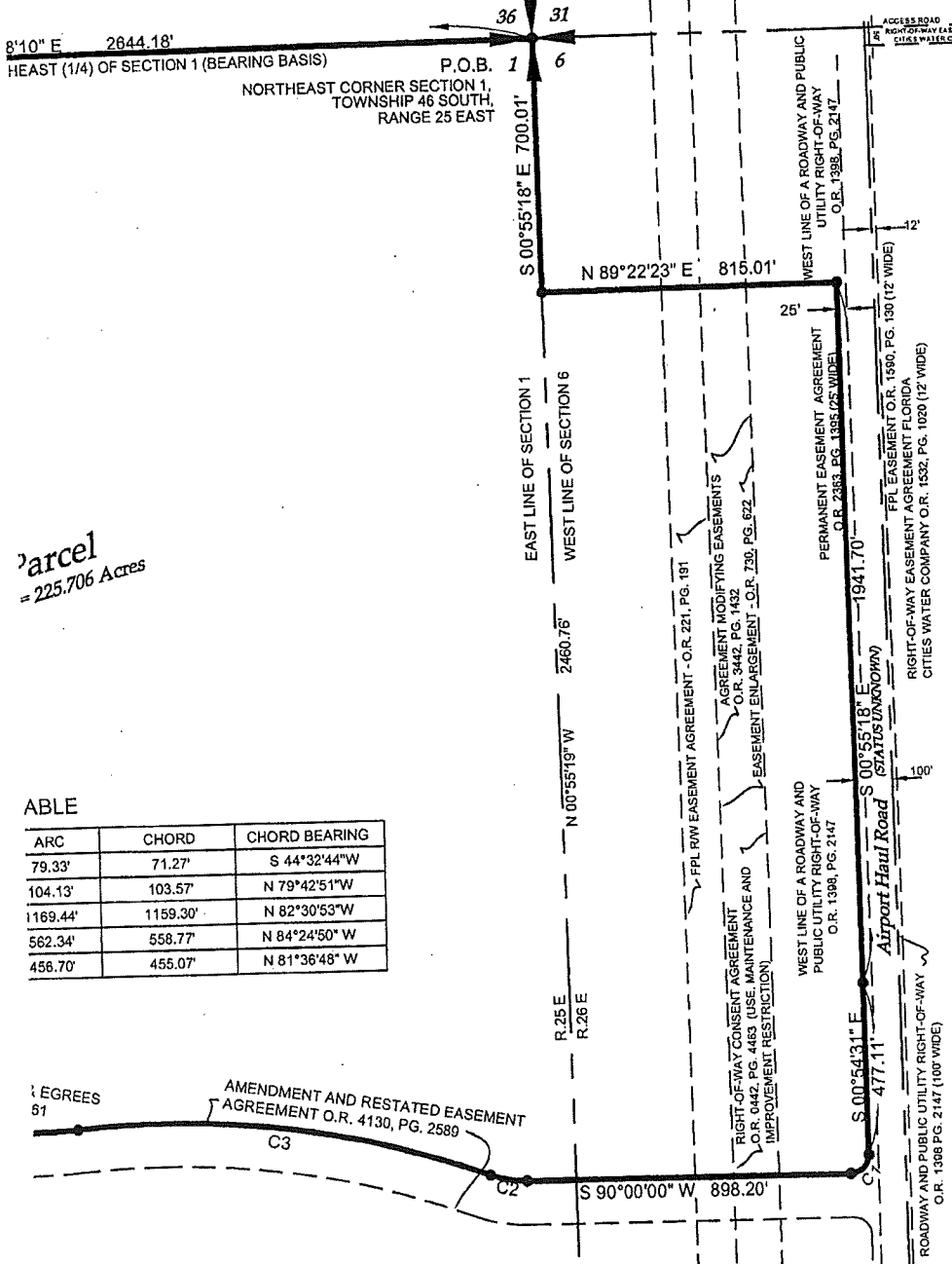
PARCEL OF LAND IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
AND SECTION 6, TOWNSHIP 46 S, RANGE 26 EAST,
LEE COUNTY, FLORIDA

RECEIVED
SEP 26 2007

COMMUNITY DEVELOPMENT
DCI 2006-00004



0 500
SCALE OF FEET
1"=500'



Parcel
= 225.706 Acres

ARC	CHORD	CHORD BEARING
79.33'	71.27'	S 44°32'44"W
104.13'	103.57'	N 79°42'51"W
1169.44'	1159.30'	N 82°30'53"W
562.34'	558.77'	N 84°24'50"W
456.70'	455.07'	N 81°36'48"W

LEGAL DESCRIPTION:

A parcel of land lying in Section 1, Township 46 South, Range 25 East and Section 6, Township 46 South, Range 26 East in Lee County, Florida, more particularly described as follows; Beginning at the Northeast corner of said Section 1 and the Northwest corner of a certain parcel of land described in Official Records Book 3887, Page 4594 of the Public Records of Lee County; thence South 00°55'18" East along the East line of said section and the West line of said parcel for a distance of 700.01 feet to the Southwest corner of said parcel, thence North 89°22'23" East along the South line of said parcel for a distance of 815.01 feet to the West line of 100 Foot Roadway and Public Utility Easement recorded in Official Records Book 1398, page 2147 of the Public Records of Lee County; thence South 00°55'18" East along said West line for a distance of 1941.70 feet; thence continuing South 00°54'31" East along said West line for a distance of 477.11 feet to the North line of a 120 foot right-of-way recorded in Official Records Book 4175, Pages 1293-1305 of the Public Records of Lee County, continue along the said North Right of Way line for the next 7 courses, beginning with a curve to the right having a radius of 50.00 feet; thence Southwesterly along said curve through a central angle of 90°54'31" for a distance of 79.33 feet; thence North 90°00'00" West for a distance of 898.20 feet to the beginning of a curve to right having a radius of 290.00 feet; thence Westerly along said curve through a central angle of 20°34'20" for a distance of 104.13 feet to a point of reverse curve having a radius of 2560.00 feet; thence Westerly along said curve through a central angle of 26°10'24" for a distance of 1169.44 feet; to a point of reverse curve having a radius of 1440.00 feet; thence westerly along said curve through a central angle of 22°22'29" for a distance of 561.34 feet, to a point of reverse curve having a radius of 1560.00 feet; thence Westerly along said curve through a central angle of 16°46'25" for a distance of 456.70 feet; thence South 90°00'00" West for a distance of 238.30 feet to the Southeast corner of a certain parcel of land recorded as Instrument Number 200700138174 in the Public Records of Lee County; thence North 01°18'39" West along the Easterly line and its extension of said parcel for a distance of 2830.87 feet to the North quarter (N 1/4) of Section 1; thence North 89°08'10" East along the North line of said Section for a distance of 2644.18 to the Point-of-Beginning of this description.

Containing 225.706 acres more or less.
Subject to all easements and rights of way of record.

SURVEYORS NOTES:

1. SURVEY BASED ON DESCRIPTION PREPARED BY THE SURVEYOR.
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY.
4. ORIENTATION BASED ON THE NORTH LINE OF SECTION 1 AS BEARING SOUTH 89°08'10" WEST.
5. CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.
6. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH OF DESCRIPTION IS NOT VALID.
7. THIS IS NOT A SURVEY

CLIENT:
PREMIER AIRPORT PARK L.L.P.

STATE OF FLORIDA
No. 6576
William B. Nix P.S.M.
Registration No. #6576
9-25-07 (seal)

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
2914 Cleveland Avenue • Fort Myers, Florida 33901 • (239) 337-3993 • (FAX) 337-3994
FLA. CERT. OF AUTH. NO. LB6891

MDA PROJECT: 05163A	DRAWN BY: WBN	DATE: 09-25-07
CHECKED BY: WBN	DATE: 09-25-07	SHEET 1 of 1

Zoning Map

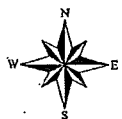
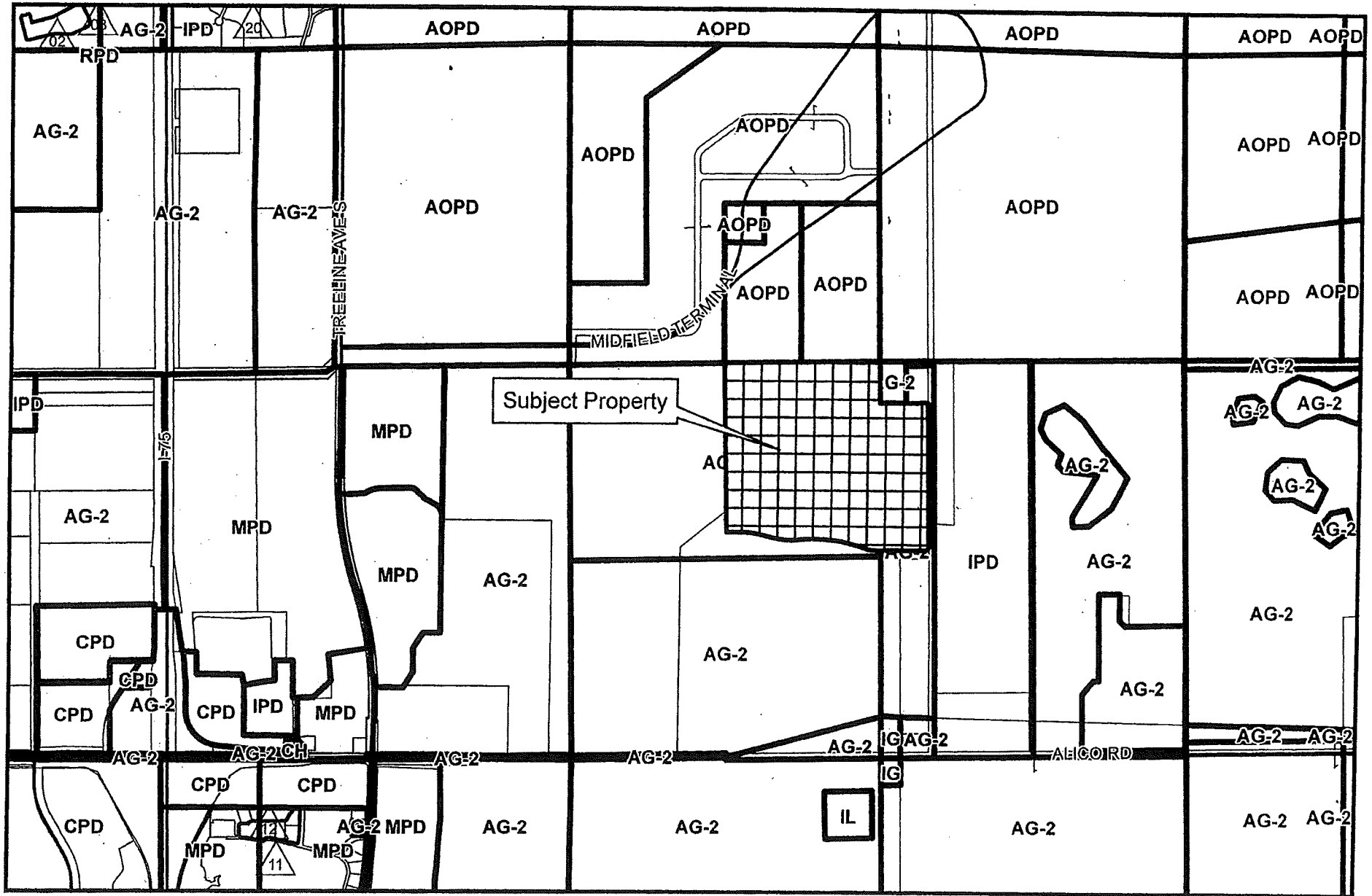


Exhibit B

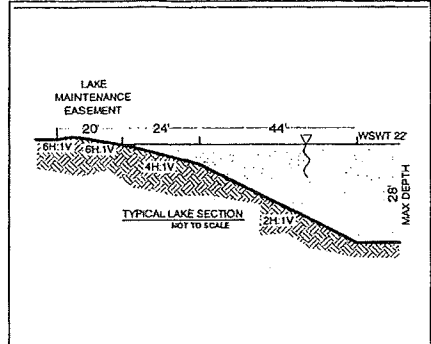
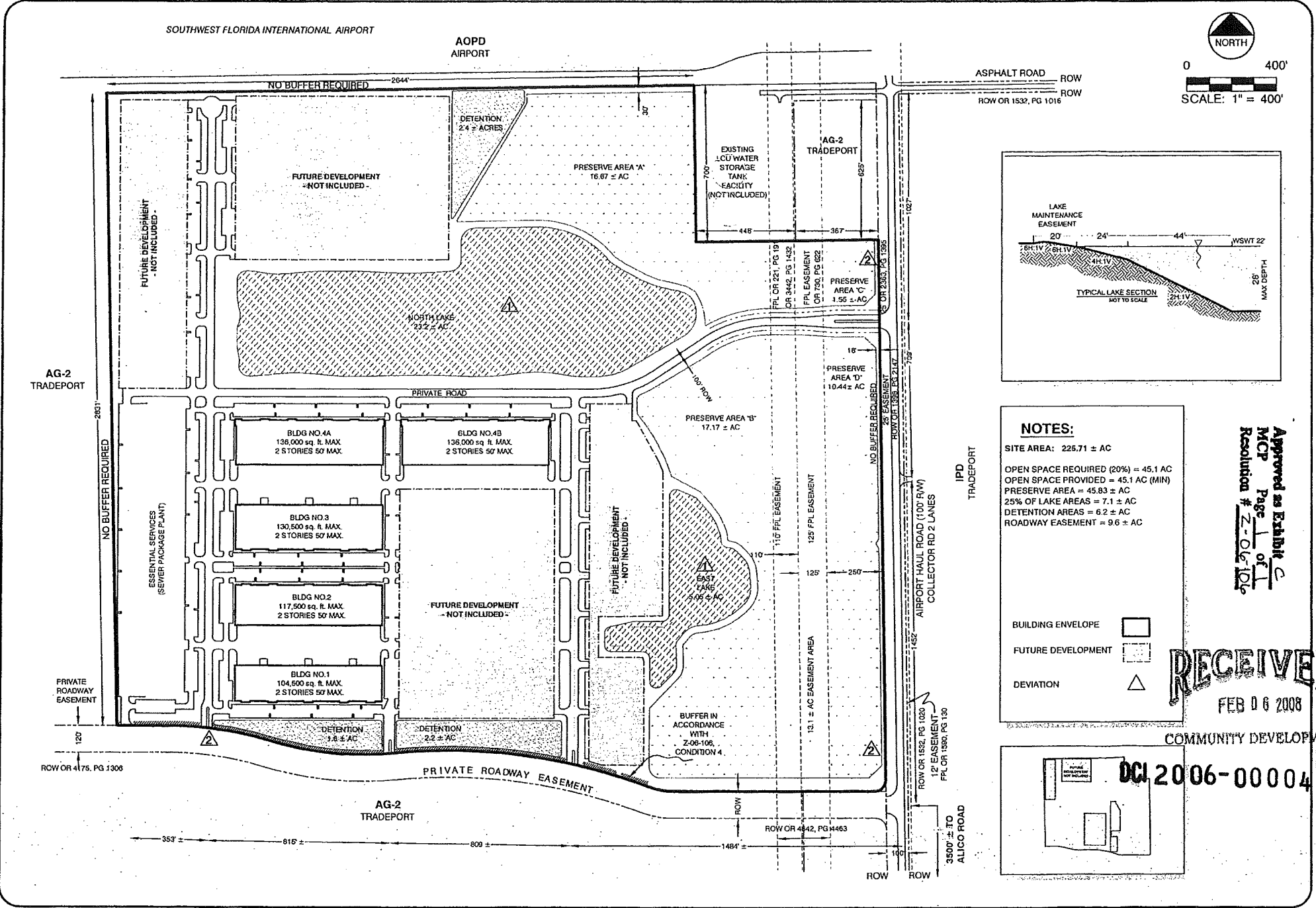


SOUTHWEST FLORIDA INTERNATIONAL AIRPORT

AOPD AIRPORT



0 400'
SCALE: 1" = 400'



NOTES:

SITE AREA: 225.71 ± AC

OPEN SPACE REQUIRED (20%) = 45.1 AC

OPEN SPACE PROVIDED = 45.1 AC (MIN)

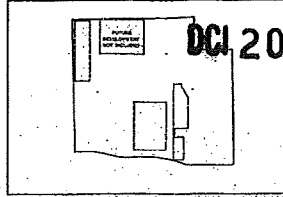
PRESERVE AREA = 45.83 ± AC

25% OF LAKE AREAS = 7.1 ± AC

DETENTION AREAS = 6.2 ± AC

ROADWAY EASEMENT = 9.6 ± AC

- BUILDING ENVELOPE
- FUTURE DEVELOPMENT
- DEVIATION



Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-06-106

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COMMUNITY DEVELOPMENT

DCI 2006-00004

REVISED PER SUFFICIENCY COMMENTS (07/14/06) C224000
(30/06/05/04/06)
(01/02/05/06/009/06/20/05/17/20/06/17/06/11/22/06/05)
(1/18/07/20/07/22/07/07) (07/09/07)
REVISED PER COUNTY ATTY. COMMENTS (11/14/08)

ZONING MASTER CONCEPT PLAN

PREMIER AIRPORT PARK
Section 01, 1-14-03, 7-21-04 + Section 05, 1-16-03, 7-26-03, 8-26-03, 8-26-03, 8-26-03, 8-26-03

Fort Myers
Tallahassee
Gainesville

2014 Chevrolet Avenue
Fort Myers, Florida 33901
Phone: 888-333-3333
Fax: 888-333-3333
Web: www.morris.com

DEWEY MORRIS ARCHITECTS
ENGINEERS - PLANNERS - SURVEYORS
LANDSCAPE ARCHITECTS

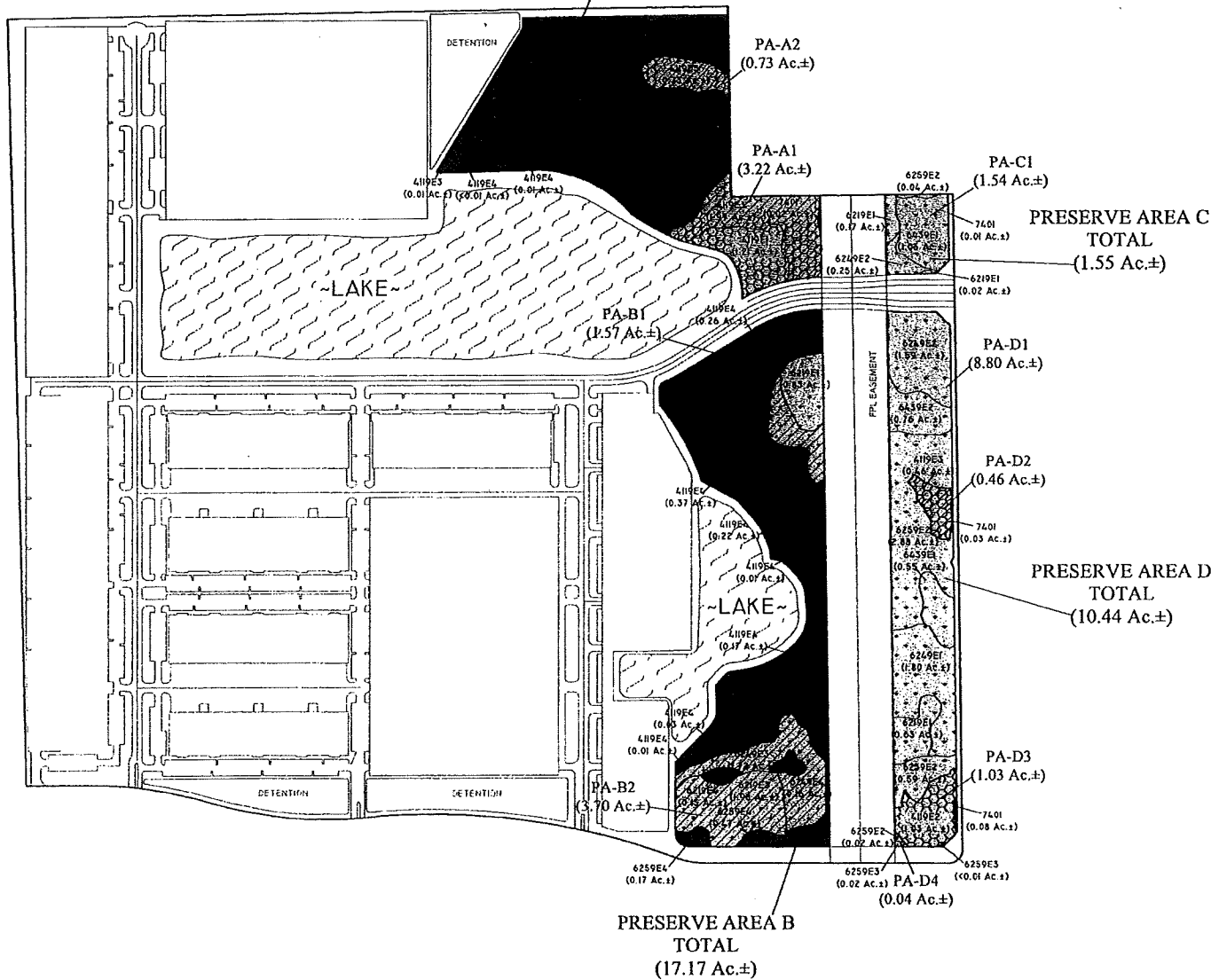
MIA PROJECT # 05163
CHECKED BY: JLI
DATE: 09/20/2007

EXHIBIT C



SCALE: 1" = 200'

**PRESERVE AREA A
TOTAL
(16.67 Ac.±)**



- LEGEND:**
- SURVEYED WETLAND LINE
 - SFWMO AND COE WETLAND PRESERVE (53.04 Ac.±)
 - UPLAND PRESERVE (12.79 Ac.±)
 - ENHANCEMENT AREAS
 - COUNTS AS INDIGENOUS PRESERVE (21.07 Ac.±)
 - DOES NOT COUNT AS INDIGENOUS PRESERVE (24.76 Ac.±)
 - PA A** INDIGENOUS PRESERVE AREA (TYP.)
 - LIMITS OF INDIGENOUS PRESERVE AREA

PRESERVE AREA #	WETLAND ACREAGE	TOTAL CREDITS	REASON FOR CREDITS	TOTAL ACREAGE WITH CREDITS
PA-A1	N	3.22	1.8	5.15
PA-A2	N	0.73	1.50	0.89
PA-B1	Y	1.57	N/A	1.57
PA-B2	Y	3.70	N/A	3.70
PA-C1	Y	1.54	N/A	1.54
PA-D1	Y	8.80	N/A	8.80
PA-D2	N	0.46	N/A	0.46
PA-D3	N	1.03	1.35	1.39
PA-D4	Y	0.04	N/A	0.04
INDIGENOUS PRESERVE PROVIDED				23.45
REQUIRED INDIGENOUS PRESERVE				22.80

NOTES:

SITE PLAN PER MORRIS-DEWEY AND ASSOCIATES, INC. DRAWING NO. 05183-2007-9-18 ZONING MASTER CONCEPT PLAN DWG DATED SEPTEMBER 18, 2007.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

WETLAND LINES PER BANKS ENGINEERING DRAWING NO. IL80EMAIL 046 DATED JUNE 20, 2003.

WETLAND LINES WERE VERIFIED IN THE FIELD BY SFWMO STAFF ON JUNE 11, 2002.

EXHIBIT D

LEECOUNTYFLORIDA COUNTY INDIENOUS PRESERVE MAP 10-2-07 DWG. T.M. 30242-C-DT-20 2007 - 6:03PM PLOTTED BY: Dmg

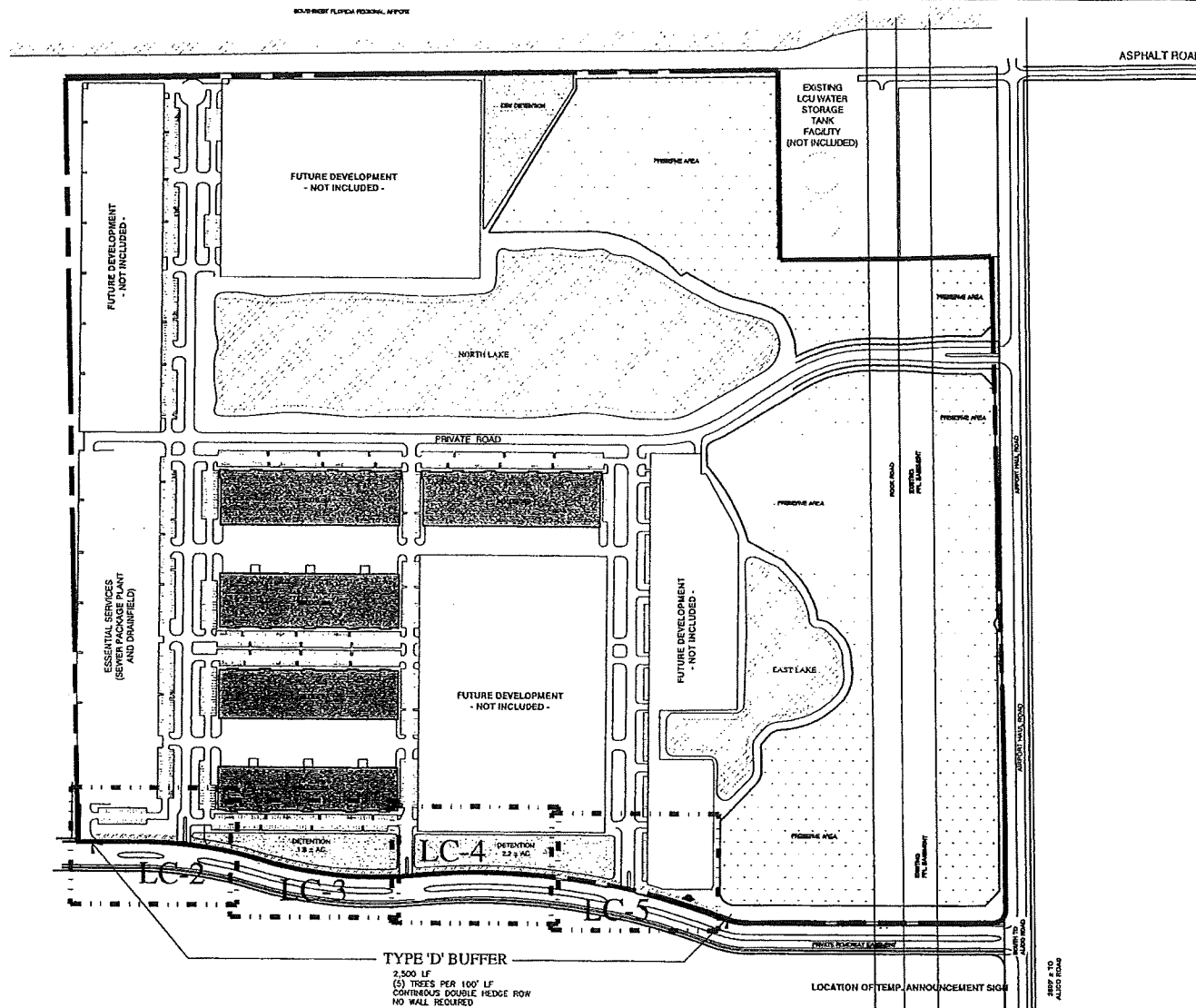
REVISIONS	DATE	DRAWN BY	DATE
Revised site plan	1/19/07	P.F./D.B.	12/19/06
Revised site plan	9/10/07	A.K.	12/19/06
Removed 5.27 Acres in NE corner	10/02/07	E.M.H.	12/19/06

9110 College Pointe Court
Fort Myers, Florida 33919
Phone (239) 274-0067
Fax (239) 274-0069



PREMIER AIRPORT PARK
LEE COUNTY INDIGENOUS PRESERVE MAP

DRAWING No. **03RNN875**
SHEET No.



TYPE 'D' BUFFER
 2,500 LF
 (5) TREES PER 100' LF
 CONTINUOUS DOUBLE HEDGE ROW
 NO WALL REQUIRED

GENERAL NOTES:

- REQUIRED BUFFERS:**
 BUFFER CONFORMS WITH THE REQUIREMENTS OF THE LDC AND TRIGGERED
- REQUIRED LANDSCAPE:**
 ALL TREES LABELED MUST BE PLANTED AT LEAST TEN FEET (10') AWAY FROM THE BUILDING REGARDLESS OF WHETHER THEY'RE SHOWN CLOSER OR NOT.
- ALL PLANT LABELED MUST BE PLANTED AT LEAST EIGHT FEET (8') AWAY FROM THE BUILDING REGARDLESS OF WHETHER THEY'RE SHOWN CLOSER OR NOT.

LEGEND:

- PLANT MATERIAL SYMBOLS:**
- TYPICAL BUFFER LANDSCAPE TREE (SEE MATERIAL LIST FOR SPECIFIC REFERENCES)
 HEDGE CENTER LINE TREE, 8' DIA. - SEE PLANT SCHEDULE OR ACCEPTED PLANT LIST
- SPECIAL CONSIDERATIONS:**
- THE SHAW SYMBOLS OF MATERIAL MAY BE SPECIFIED WITH DIFFERING SYMBOLS. LANDSCAPE WILL NOT BE SHOWN. THE SYMBOL WILL GENERALLY REFLECT THE CATEGORY THE MATERIAL IS BEING PLANTED TO MEET.
 - THE SYMBOLS LABELED HERE ARE FOR GENERAL REFERENCE ONLY. THE ACTUAL REQUIREMENT FOR EACH SYMBOL REPRESENTS IS DEFINED BY THE MATERIAL IN LDC OR LDC SUPPLEMENT FOR EACH SYMBOL ON THE DRAWING.

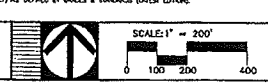
PLANT MATERIAL:

- SEE PLANT SCHEDULE ON SEPARATE SHEET INCLUDING THE SYMBOLS AND PART OF THESE DOCUMENTS.
- SPECIAL CONSIDERATIONS:**
- ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LDC SHALL BE AT A MINIMUM 18" x 4" AND 2' DIA. AT TIME OF PLANTING.
 - ALL SHRUBS PLANTED TO MEET THE REQUIREMENTS OF THE LDC SHALL BE AT A MINIMUM 18" x 18" PLANTED AT A MINIMUM OF 2' DIA. AT TIME OF PLANTING UNLESS OTHERWISE SPECIFIED.
 - NOT LESS THAN 75% OF THE REQUIRED TREES AND SHRUBS OF THE REQUIRED SYMBOLS PLANTED TO MEET THE REQUIREMENTS OF THIS LDC COUNTY LDC SHALL BE NATIVE SPECIES CONSISTENT TO THE GEOGRAPHIC LOCATION OF THE SITE. (SEE RECOMMENDED PLANT LIST FOR ACCEPTABLE MATERIALS)
 - CONTRACTOR SHALL VERIFY AND ACKNOWLEDGE THAT THESE APPROVED DEVELOPMENT HEDGE SPECIFICATIONS INCLUDE SUPPORTING CALCULATIONS, SPECIFICATIONS, AND MEASUREMENTS NOT ILLUSTRATED ON THIS DRAWING. SHALL, HOWEVER, ARE ALSO PART OF THE REQUIREMENTS OF WORK ON THIS PROJECT.
 - ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE FLORIDA NO. 1 QUALITY UNLESS OTHERWISE SPECIFIED. FLORIDA TREES ARE DENIED BY SYMBOLS & DIMENSIONS UNLESS OTHERWISE SPECIFIED.

Applicant / Project Development:
PREMIER AIRPORT PARK
 FORT MYERS, FLORIDA

Engineer:
MORRIS-DEPEW ASSOCIATES, INC.
 2914 CLEVELAND AVENUE FORT MYERS, FLORIDA 33901

Document Status:
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 CODE DOCUMENTS AUTHORIZED FOR PERMITTING, BIDDING AND CONSTRUCTION PER OWNER.



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 Land Architectural Technologist Inc.
 2149 McGregor Blvd., Suite 2
 Fort Myers, Florida 33901
 Phone: 239.334.9144
 Fax: 239.334.9590
 WEB: www.CLATI.com
 Dist: ma@CLATI.com

PREMIER AIRPORT PARK
 FORT MYERS, FLORIDA

ENGINEERS-PLANNERS-SURVEYORS
 2914 CLEVELAND AVE. • FT. MYERS, FL. 33901 • (239) 337-2880
 FLORIDA AUTHORIZATION NO. LB 891

PREPARED FOR:
MORRIS DEPEW

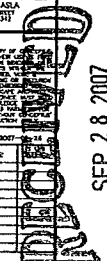
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Registration:

WILLIAM E. FRYER, RLA, AIA
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Method of Change: VTR 0007
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 Checked by: JAK
 Project No.: 02134
 Title: 2914-LDC-V1
 Master Attachment: 0214-2914-LDC-V1

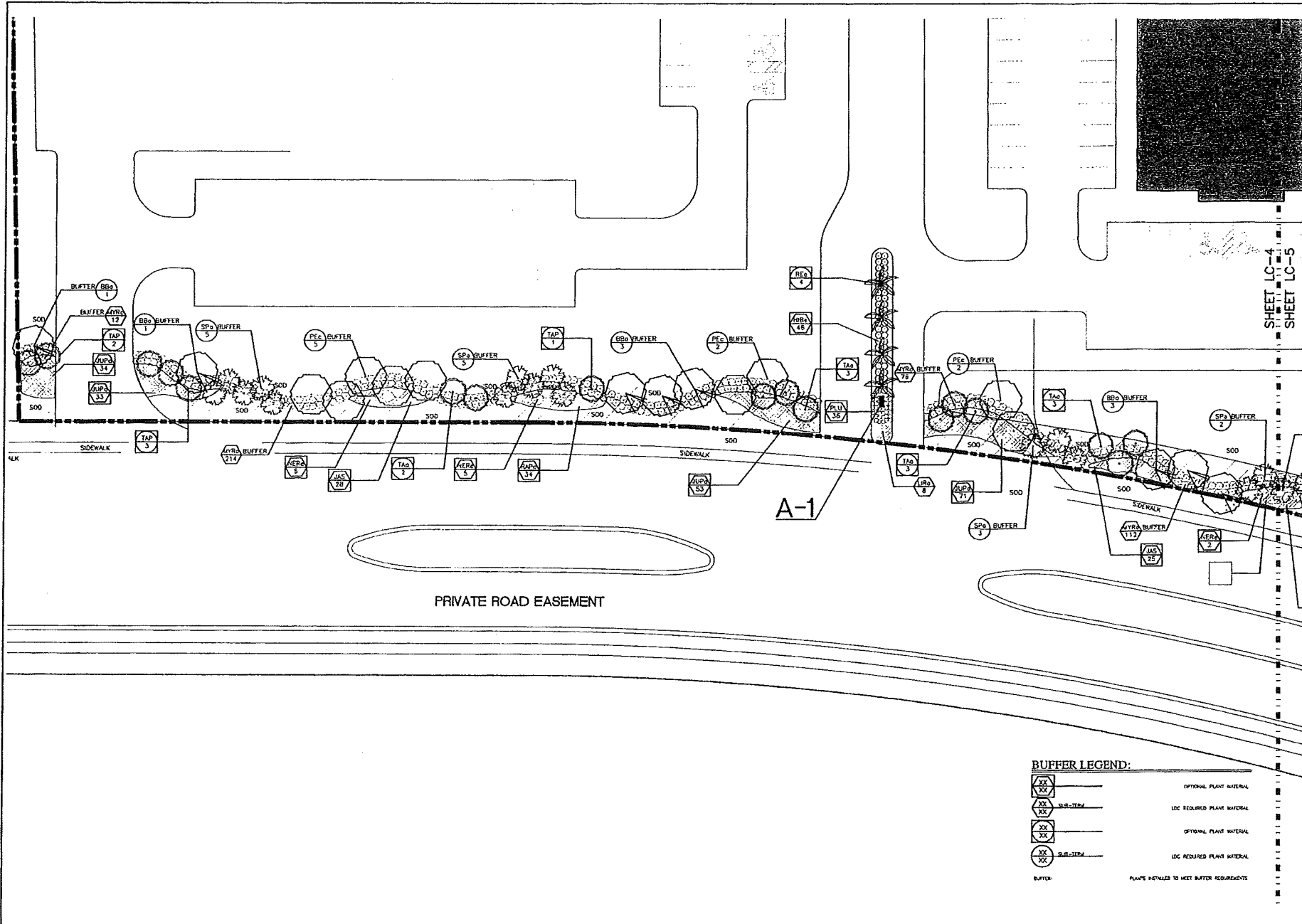


SEP 28 2007

DCI 2006-00004

Exhibit E
 Page 1 of 8

COMMUNITY DEVELOPMENT



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 Land Architectural Technologies Inc.
 2140 McGregor Blvd., Suite 2
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 Email: info@CLATI.com

PREMIER AIRPORT PARK
 FORT MYERS, FLORIDA

PREPARED FOR:
MORRIS DEPEW

ENGINEERS - PLANNERS - SURVEYORS
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 WILLIAM C. FRYE, RLA, ASLA
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Principal in Charge: [Signature] DATE: 2007-08-11
 Designed by: [Signature] REVISIONS: [Table]
 Checked by: [Signature]
 Project No: [Number]
 Date: [Date]
 Monitor/Approver: [Signature]

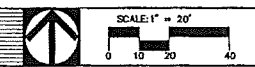
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[Symbol]	LC REQUIRED PLANT MATERIAL
[Symbol]	OPTIONAL PLANT MATERIAL
[Symbol]	LC REQUIRED PLANT MATERIAL
BUFFER	PLANT SYMBOLS TO MEET BUFFER REQUIREMENTS

Applicant / Project Development:
PREMIER AIRPORT PARK
 FORT MYERS, FLORIDA

Engineers:
MORRIS-DEPEW ASSOCIATES, INC.
 2514 CLEVELAND AVENUE FORT MYERS, FLORIDA 33901

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Exhibit E
 Page 2 of 8

DCI 2006-00004

REVIEWS
 SEP 28 2007

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rmo@CLATI.com

PREMIER AIRPORT PARK
FORT MYERS, FLORIDA

ENGINEERS-PLANNERS-SURVEYORS
2914 CLEVELAND AVENUE, FT. MYERS, FL 33901 • (239) 337-9390
FLORIDA AUTHORIZATION NO. LR 4881



Sheet Title:
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CODE
DOCUMENT**

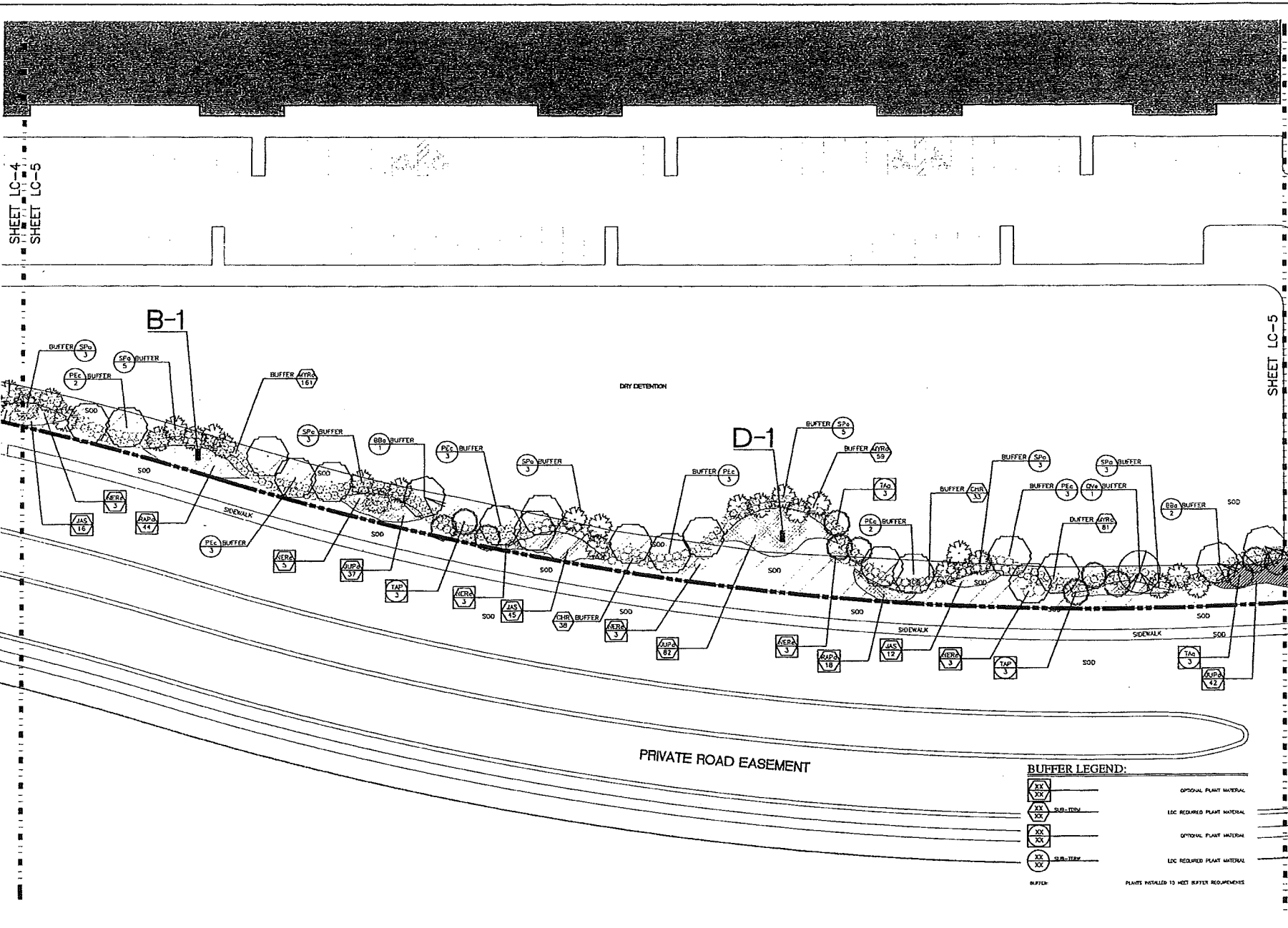
Registration:

WILLIAM E. FRYSL, P.E., A.S.P.A.
REGISTERED PROFESSIONAL ENGINEER
FLORIDA AUTHORIZATION NO. LR 8507

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SHEET

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SEP 28 2007
MORRIS DEPEW ASSOCIATES, INC.



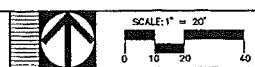
BUFFER LEGEND:

	OPTIONAL PLANT MATERIAL
	LIC REQUIRED PLANT MATERIAL
	OPTIONAL PLANT MATERIAL
	LIC REQUIRED PLANT MATERIAL
	PLANTS INSTALLED TO MEET BUFFER REQUIREMENTS

Applicant / Project Development:
PREMIER AIRPORT PARK
FORT MYERS, FLORIDA

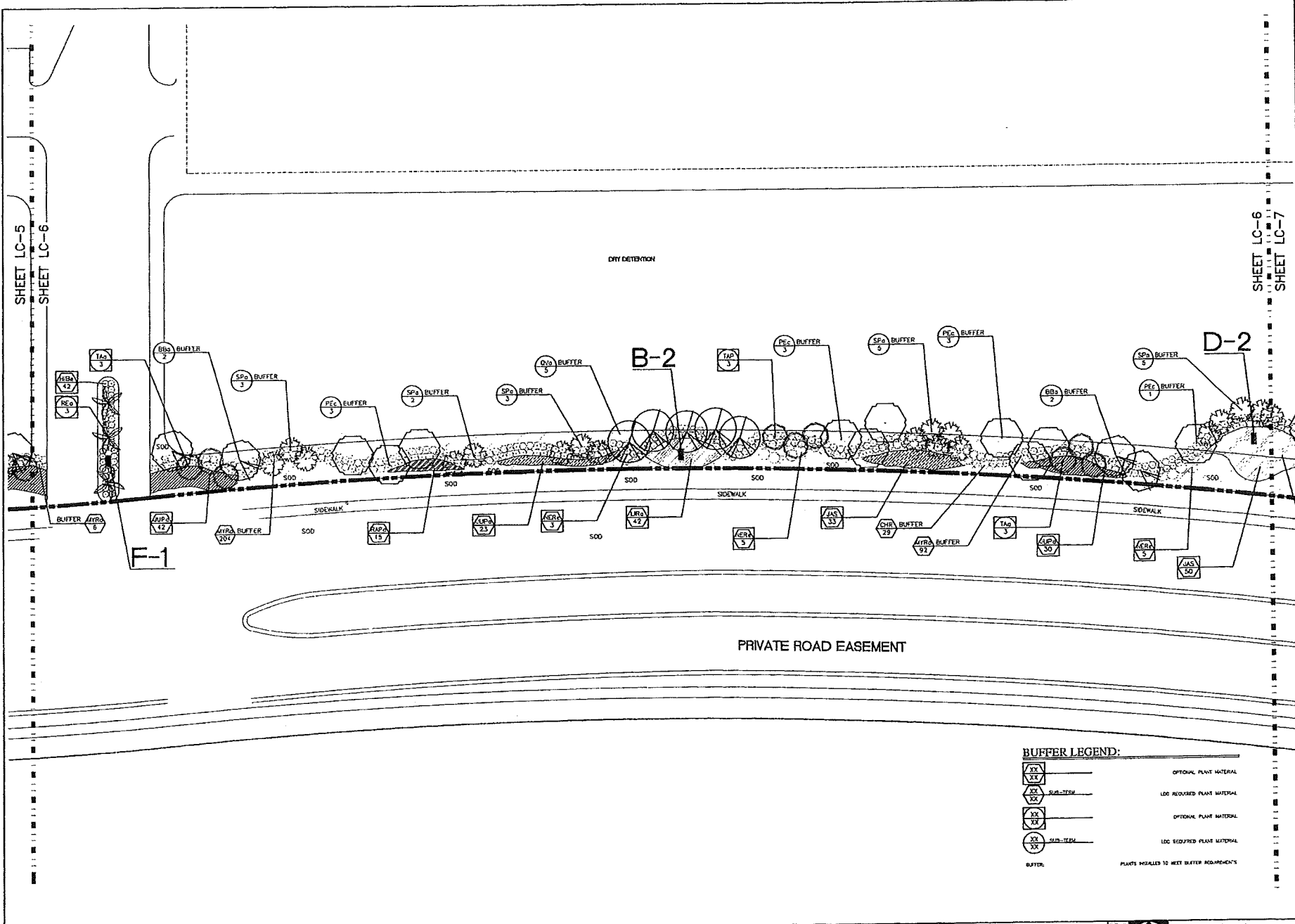
Engineer:
MORRIS-DEPEW ASSOCIATES, INC.
2914 CLEVELAND AVENUE FORT MYERS, FLORIDA 33901

Document Status:
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SHEET LC-4
SHEET LC-5

SHEET LC-5
SHEET LC-6



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 Fax: 239.334.9500
 WWW: www.CLATI.com
 Email: mor@CLATI.com

PREMIER AIRPORT PARK
 FORT MYERS, FLORIDA

PREPARED FOR: **MORRIS DEPEW**

ENGINEERS - PLANNERS - SURVEYORS
 7914 CLEVELAND AVENUE, FORT MYERS, FLORIDA 33907
 800-949-0808 / 239-939-0808

Sheet Title:
LANDSCAPE CODE DOCUMENT

Registration:
 WILLIAM E. PERD, P.E., A.S.P.A.
 LICENSE NO. 10380 (FLORIDA)

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Prepared by	Checked by	Date
WEP	WEP	08/20/06

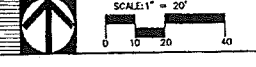
BUFFER LEGEND:

	OPTIONAL PLANT MATERIAL
	LOC. REQUIRED PLANT MATERIAL
	OPTIONAL PLANT MATERIAL
	LOC. REQUIRED PLANT MATERIAL
	PLANTS INSTALLED TO MEET BUFFER REQUIREMENTS

Applicant / Project Development:
PREMIER AIRPORT PARK
 FORT MYERS, FLORIDA

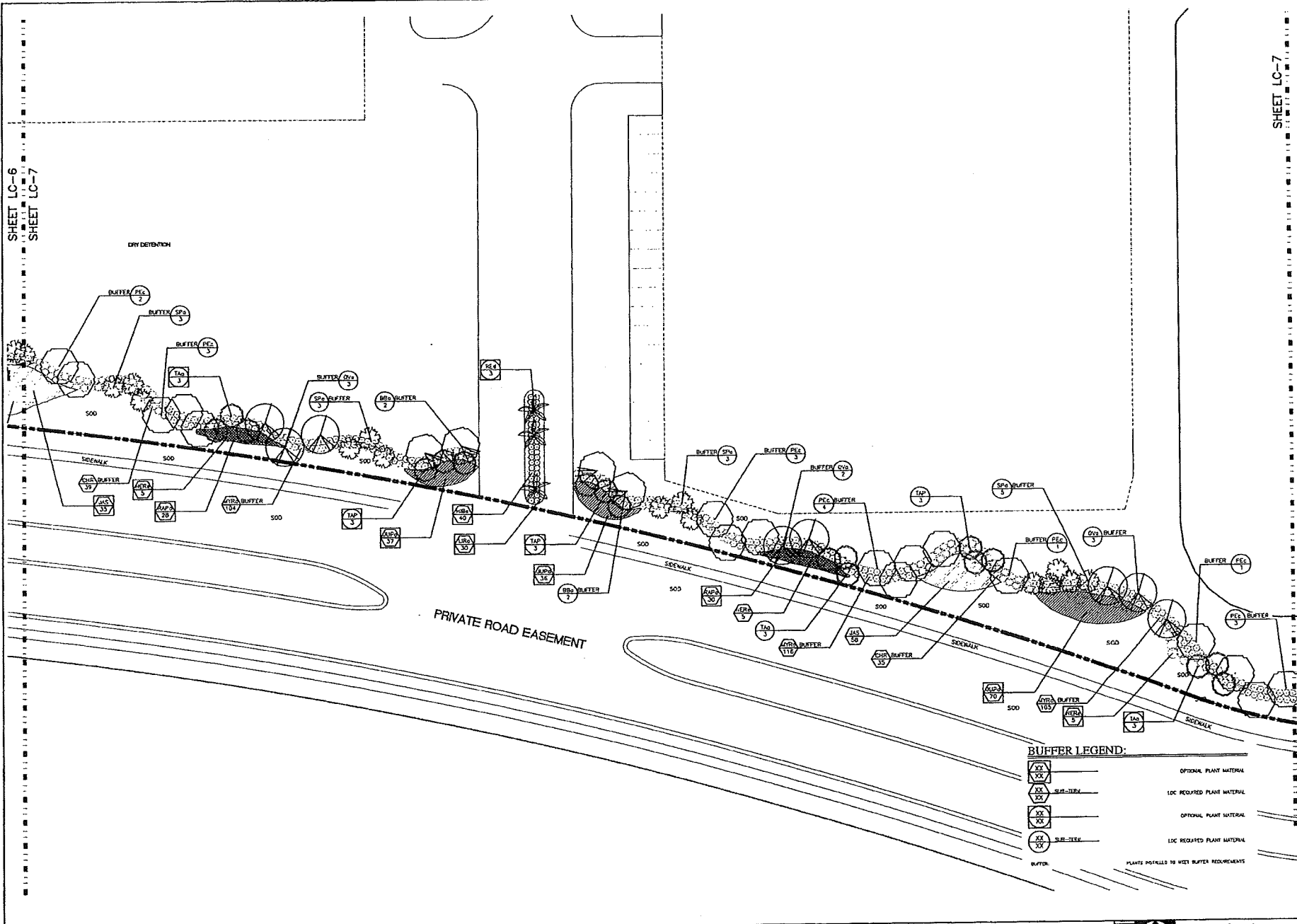
Engineer:
MORRIS-DEPEW ASSOCIATES, INC.
 2914 CLEVELAND AVENUE FORT MYERS, FLORIDA 33901

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FLORIDA AUTHORIZATION NO. 18 8871

PREPARED FOR: MORRIS • DEPEW

Sheet Title:
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Registration:

WILLIAM E. FRYE, P.E., A.S.T.B.
REGISTERED PROFESSIONAL ENGINEER
WORD # 020217

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Designed By: JAM	REVISIONS:
Checked By: JAM	
Project No.: 05131	
File No.: 0113-100.rvt	
Layout/Alto/Sheet No.: 05131-100-LANDSCAPE.rvt	

Applicant / Project Development:
PREMIER AIRPORT PARK
FORT MYERS, FLORIDA

Engineer:
MORRIS-DEPEW ASSOCIATES, INC.
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SCALE: 1" = 20'
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LC-5 SHEET OF

Exhibit E
Page 5 of 8

DCI 2006-00004

SEP 28 2007

COMMUNITY DEVELOPMENT

REQUIREMENTS OF THE LEE COUNTY LAND DEVELOPMENT CODE:

ZONING RESOLUTIONS:

ZONING RESOLUTIONS ARE APPROVED BY THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS UNDER THE PROVISIONS OF THE LEE COUNTY LAND DEVELOPMENT CODE. THE COMMISSIONERS SHALL CONSIDER THE PUBLIC INTEREST AND THE WELFARE OF THE COUNTY IN THE REVIEW AND ADOPTION OF SUCH RESOLUTIONS.

ZONING RESOLUTION NUMBER: N/A
DATE: 00/00

SPECIAL CONDITIONS:
ANY SPECIAL CONDITIONS ARE PART OF THE UNDERSTANDING ZONING RESOLUTION AS APPROVED. THE APPLICANT MUST SPECIFICALLY STATE THEM IN THE APPLICATION AND THEY MUST BE APPLICABLE TO THIS PROJECT.

SECTION 10-415 OPEN SPACE:

ALL PROJECTS LOCATED WITHIN THE UNINCORPORATED PARTS OF LEE COUNTY MUST CONTAIN THE MINIMUM PERCENTAGE OF OPEN SPACE AS DETERMINED BY THE FOLLOWING TABLE:

RESIDENTIAL SINGLE-FAMILY UNITS	10%
RESIDENTIAL MEDIUM-DENSITY UNITS	15%
RESIDENTIAL HIGH-DENSITY UNITS	20%
COMMERCIAL	10%
INDUSTRIAL	10%
OFFICE	10%
RETAIL	10%
RESTAURANT	10%
AMUSEMENT	10%
RECREATION	10%
TRAVEL	10%
TRANSPORTATION	10%
UTILITY	10%
INDUSTRIAL	10%
OFFICE	10%
RETAIL	10%
RESTAURANT	10%
AMUSEMENT	10%
RECREATION	10%
TRAVEL	10%
TRANSPORTATION	10%
UTILITY	10%

EXISTING INDIGENOUS VEGETATION REQUIREMENT:

NO NEW DEVELOPMENT SHALL BE PERMITTED TO OCCUR WITHIN THE UNINCORPORATED PARTS OF LEE COUNTY UNLESS THE DEVELOPER PROVIDES FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS.

EXISTING INDIGENOUS VEGETATION CREDIT:

FOR EACH ACRE OF EXISTING INDIGENOUS VEGETATION PRESERVED THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS, THE DEVELOPER SHALL RECEIVE ONE CREDIT. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

ADDITIONAL INDIGENOUS VEGETATION CREDITS:

ADDITIONAL CREDITS SHALL BE AWARDED TO THE DEVELOPER FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

OPEN SPACE IN WATER BODIES:

ALL WATERSHEDS SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

OPEN SPACE IN RECREATION AREAS:

ALL RECREATION AREAS SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

OPEN SPACE IN OUTDOOR PUBLIC AREAS:

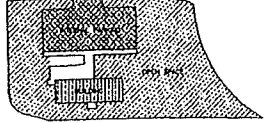
ALL OUTDOOR PUBLIC AREAS SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

SPECIAL CONSIDERATIONS (OPEN SPACE):

THE FOLLOWING SPECIAL CONSIDERATIONS APPLY TO THIS PROJECT: 1. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. 2. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. 3. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS.

OPEN SPACE DIAGRAM:

THE FOLLOWING DIAGRAM ILLUSTRATES THE OPEN SPACE AREAS FOR THE PROJECT UNDER REVIEW.



THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

SECTION 10-416 LANDSCAPE STANDARDS:

ALL PROJECTS LOCATED WITHIN THE UNINCORPORATED PARTS OF LEE COUNTY MUST COMPLY WITH THE FOLLOWING LANDSCAPE STANDARDS:

SPECIAL CONSIDERATIONS (LANDSCAPE):

THE FOLLOWING SPECIAL CONSIDERATIONS APPLY TO THIS PROJECT: 1. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. 2. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. 3. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS.

SECTION 10-416(a) GENERAL TREES:

ALL PROJECTS LOCATED WITHIN THE UNINCORPORATED PARTS OF LEE COUNTY MUST COMPLY WITH THE FOLLOWING GENERAL TREE STANDARDS:

USE OF LARGER GENERAL TREES:

THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

EXTENSIVE TREE CROPPING (SECTION 10-400):

THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

SECTION 10-416(b) BUILDING PERIMETER PLANTINGS:

ALL BUILDING PERIMETER PLANTINGS SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

SECTION 10-416(c) LANDSCAPING OF PARKING & VEHICULAR USE AREAS:

ALL PARKING AND VEHICULAR USE AREAS SHALL BE LANDSCAPED TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

DEEP LAKE MANAGEMENT PLAN (SECTION 10-400):

THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

LAKE LITORAL PLANTING CALCULATOR:

THE FOLLOWING CALCULATOR APPLIES TO THE LAKES ADJACENT TO THIS PROJECT SITE. THE CALCULATOR DETERMINES THE NUMBER OF LITORAL PLANTS REQUIRED TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

SECTION 10-416(d) BUFFERING ADJACENT PROPERTY:

ALL PROJECTS LOCATED WITHIN THE UNINCORPORATED PARTS OF LEE COUNTY MUST COMPLY WITH THE FOLLOWING BUFFERING ADJACENT PROPERTY STANDARDS:

REQUIRED BUFFER CALCULATIONS:

THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

SECTION 10-417. IRRIGATION DESIGN STANDARDS:

ALL IRRIGATION DESIGN STANDARDS SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

SECTION 10-418. STORMWATER PONDS:

ALL STORMWATER PONDS SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

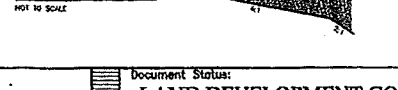
SECTION 10-416(b) BUILDING PERIMETER PLANTINGS:

ALL BUILDING PERIMETER PLANTINGS SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE. THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

BUILDING PERIMETER LANDSCAPE REQUIREMENTS:

THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

LITORAL PLANTING ZONE DIAGRAM:



LITORAL PLANTING ZONES:

THE DEVELOPER SHALL PROVIDE FOR THE PROTECTION OF EXISTING INDIGENOUS VEGETATION THROUGH THE USE OF THE PRESCRIPTIONS OF EXISTING APPLICABLE REGULATIONS. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE. CREDITS SHALL BE APPLIED TO THE PROJECT TO OFFSET THE REQUIREMENTS OF SECTION 10-415 OPEN SPACE.

CONCEPTUS

Land Architectural Technologies, Inc. 2149 McGregor Blvd., Suite 2 Fort Myers, Florida 33901. Phone: 239.334.9144 Fax: 239.334.9500

PREMIER AIRPORT PARK

ENGINEERS / PLANNERS / SURVEYORS 2614 CLEVELAND AVENUE, FORT MYERS, FL 33901

MORRIS DEPEW

LANDSCAPE CODE DOCUMENT

Registration: LANDSCAPE CODE DOCUMENT

APR 20 2007

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Scale: 1" = 10'-0"

Sheet No. LC-7

Applicant / Project Development: PREMIER AIRPORT PARK FORT MYERS, FLORIDA

Engineer: MORRIS-DEPEW ASSOCIATES, INC. 2614 CLEVELAND AVENUE FORT MYERS, FLORIDA 33901

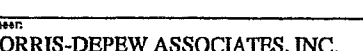
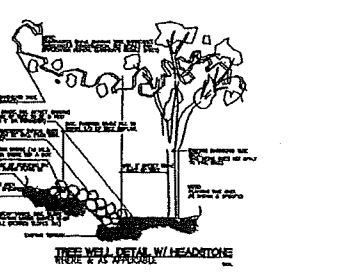
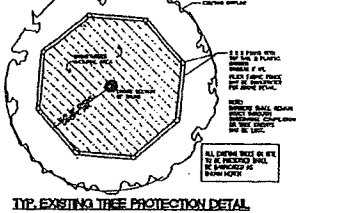
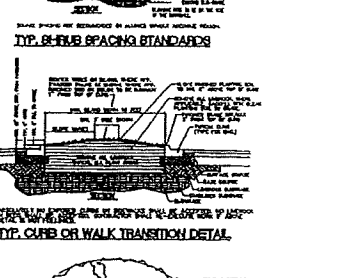
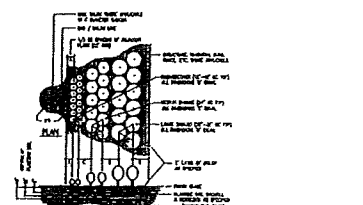
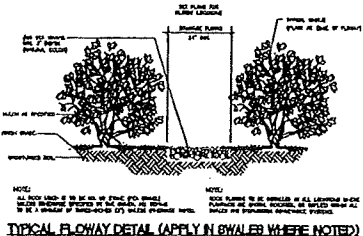
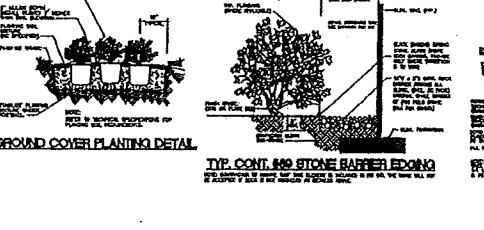
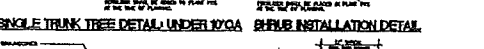
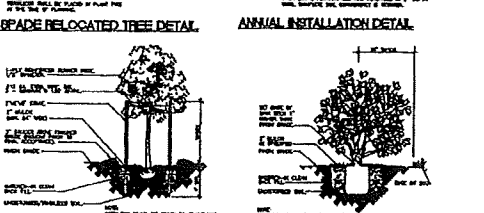
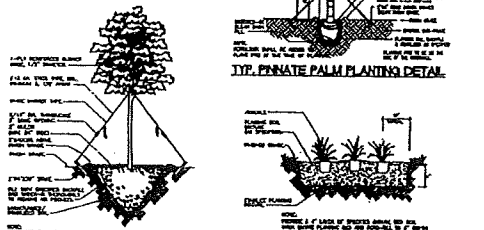
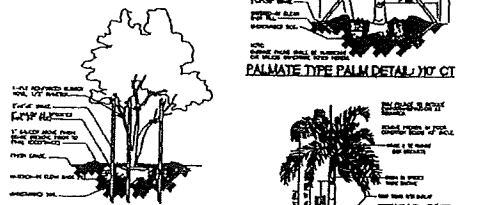
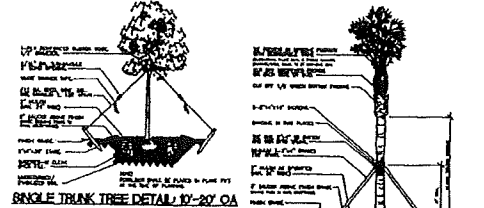
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SCALE: 1" = 10'-0"

Exhibit E Page 6 of 8

LANDSCAPE DETAILS and MINIMUM STANDARDS:

LANDSCAPE DETAILS (and INSTALLATION STANDARDS):



LANDSCAPE DETAILS and LDC REQUIREMENTS:

LANDSCAPE CONSTRUCTION NOTES:

1. The Contractor shall be responsible for the location of all utility and service lines and for the protection of such lines. Protection of utility and service lines shall be the responsibility of the Contractor. Protection of utility and service lines shall be the responsibility of the Contractor. Protection of utility and service lines shall be the responsibility of the Contractor.
2. All work shall be done in accordance with the LDC and the LDC Requirements. All work shall be done in accordance with the LDC and the LDC Requirements. All work shall be done in accordance with the LDC and the LDC Requirements.
3. All work shall be done in accordance with the LDC and the LDC Requirements. All work shall be done in accordance with the LDC and the LDC Requirements. All work shall be done in accordance with the LDC and the LDC Requirements.
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6. All work shall be done in accordance with the LDC and the LDC Requirements. All work shall be done in accordance with the LDC and the LDC Requirements. All work shall be done in accordance with the LDC and the LDC Requirements.

EXOTIC SPECIES REMOVAL LIST:

- ALL OF THE FOLLOWING LISTED EXOTIC SPECIES MUST BE REMOVED FROM THE SITE AND REPLACED WITH A NATIVE SPECIES OF EQUAL OR GREATER VALUE. THE EXOTIC SPECIES MUST BE REMOVED FROM THE SITE AND REPLACED WITH A NATIVE SPECIES OF EQUAL OR GREATER VALUE. THE EXOTIC SPECIES MUST BE REMOVED FROM THE SITE AND REPLACED WITH A NATIVE SPECIES OF EQUAL OR GREATER VALUE.

PROHIBITED SPECIES LIST:

- ALL OF THE FOLLOWING LISTED EXOTIC SPECIES ARE PROHIBITED FROM BEING PLANTED ON THIS PROJECT. ALL OF THE FOLLOWING LISTED EXOTIC SPECIES ARE PROHIBITED FROM BEING PLANTED ON THIS PROJECT. ALL OF THE FOLLOWING LISTED EXOTIC SPECIES ARE PROHIBITED FROM BEING PLANTED ON THIS PROJECT.

ACCEPTABLE PLANT ALTERNATES:

- ALL OF THE FOLLOWING LISTED EXOTIC SPECIES ARE ACCEPTABLE ALTERNATES FOR THE EXOTIC SPECIES LISTED IN THE EXOTIC SPECIES REMOVAL LIST. ALL OF THE FOLLOWING LISTED EXOTIC SPECIES ARE ACCEPTABLE ALTERNATES FOR THE EXOTIC SPECIES LISTED IN THE EXOTIC SPECIES REMOVAL LIST. ALL OF THE FOLLOWING LISTED EXOTIC SPECIES ARE ACCEPTABLE ALTERNATES FOR THE EXOTIC SPECIES LISTED IN THE EXOTIC SPECIES REMOVAL LIST.

UNACCEPTABLE PLANT MATERIALS:

- ALL OF THE FOLLOWING LISTED EXOTIC SPECIES ARE UNACCEPTABLE PLANT MATERIALS FOR THIS PROJECT. ALL OF THE FOLLOWING LISTED EXOTIC SPECIES ARE UNACCEPTABLE PLANT MATERIALS FOR THIS PROJECT. ALL OF THE FOLLOWING LISTED EXOTIC SPECIES ARE UNACCEPTABLE PLANT MATERIALS FOR THIS PROJECT.

PLANTING SCHEDULE:

PLANT SPECIES	PLANTING DATE	PLANTING METHOD	PLANTING LOCATION
...

IMPORTANT NOTICE TO CONTRACTOR:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICE LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICE LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICE LINES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICE LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICE LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICE LINES.
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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICE LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICE LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICE LINES.

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Fax: 239.334.9590
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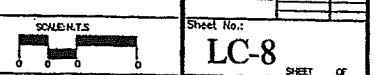
PREMIER AIRPORT PARK
FORT MYERS, FLORIDA
PREPARED FOR MORRIS DEPEW ASSOCIATES, INC.
PLANNERS • PLANNERS • PLANNERS
2814 CLEVELAND AVENUE, FORT MYERS, FL 33901
PLANNING AND ARCHITECTURE

Sheet Title: **LANDSCAPE DETAILS and SCHEDULES**
Registration: [Signature]
APR 19 2007
WILLIAM E. PRITCH, P.E., AREA ENGINEER
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2006-00004
Sheet No.: **LC-8**

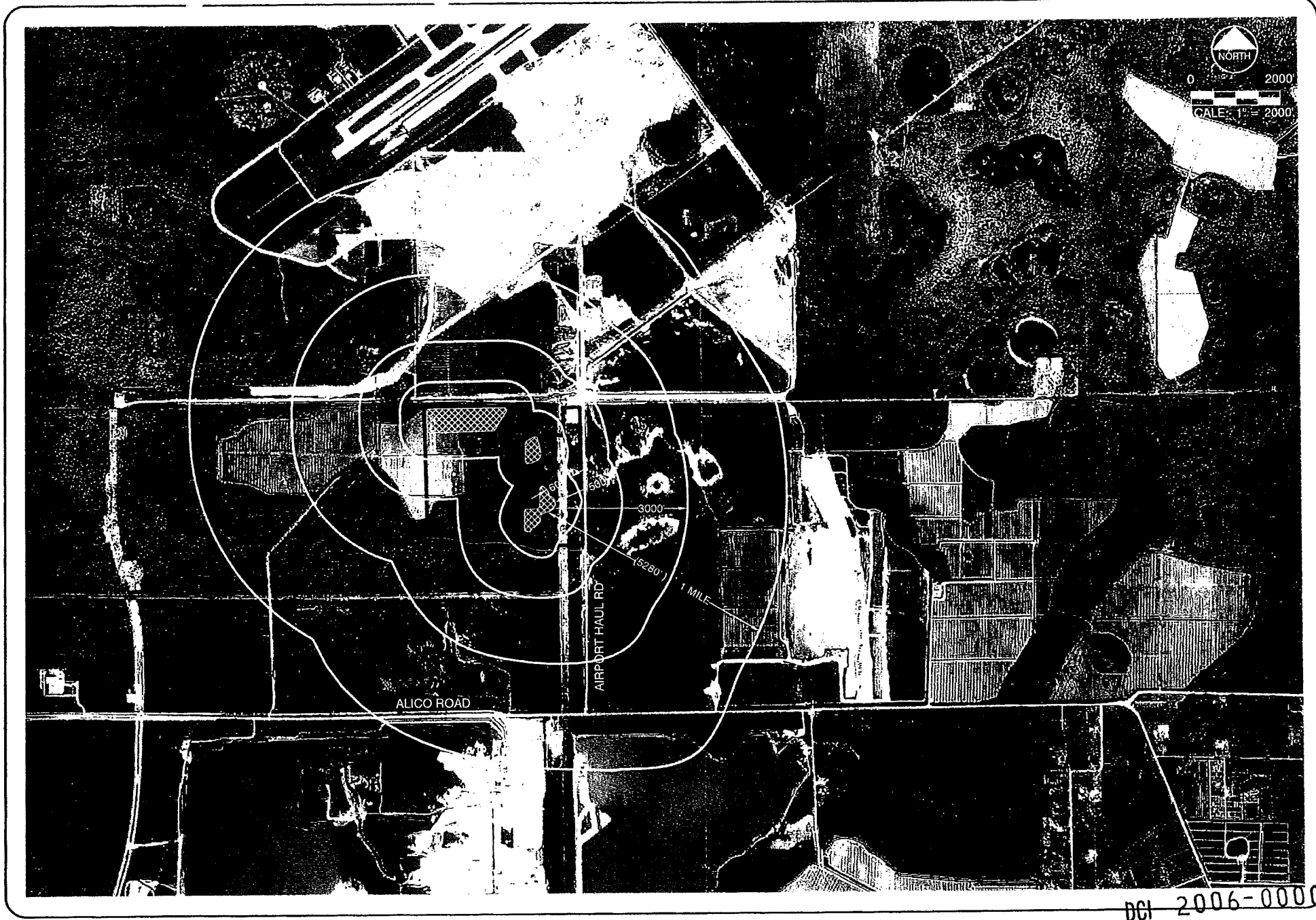
Applicant / Project Development:
PREMIER AIRPORT PARK
FORT MYERS, FLORIDA

Engineer:
MORRIS-DEPEW ASSOCIATES, INC.
2814 CLEVELAND AVENUE FORT MYERS, FLORIDA 33901

Document Status:
LAND DEVELOPMENT CODE DOCUMENT
CODE DOCUMENTS AUTHORIZED FOR PERMITTING, RECORD AND CONSTRUCTION PER OWNER.



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BLASTING MAP

MORRIS - DEWE ASSOCIATES, INC.
 ENGINEERING - PLANNING - SURVEYING & MAPPING
 225 Alameda Avenue SE, Fort Myers, Florida 33901 • (813) 221-2200 • (813) 221-2200



MCA PROJECT 05163	
CHECKED BY: DWF	DESIGNED BY: AZ
DATE: 3/23/06	
SHEET 1	

PREMIER AIRPORT PARK
 Station 01, 1+0.00, 8+25.00 & Station 06, 1+0.00, 1+0.00, 1+0.00

DCI 2006-0000

Exhibit F

App. reduction
of EX. 22



Exhibit G
Page 1 of 2



INDUSTRIAL BUILDING 1B - SOUTH ELEVATION

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PERMIT COUNTER

**BONA FIDE
AGRICULTURAL USES
AT TIME OF ZONING APPLICATION
(DCI2006-00004)**

I, **Jack Azout**, as managing partner of Premier Airport Park, LLP, a Florida Limited Liability Partnership, after having been duly sworn in accordance with law, hereby depose and say:

Bona fide agricultural use on the property in existence at the time of the application of this project was filed, and shown as Exhibit A attached hereto, was livestock grazing. The entire 225.7± acres of the property (as described in Exhibit A) are utilized for cattle grazing.

Jack Azout
Jack Azout,
Managing Partner

OCT 18/07
Date

STATE OF FLORIDA
COUNTY OF *FLORIDA*

The foregoing instrument was subscribed and sworn to before me this *18* day of *OCTOBER*, 2007, by Jack Azout who is personally known to me or has provided _____ as identification.

NOTARY PUBLIC - STATE OF FLORIDA
Ana M. Hernandez
Commission #DD652432
Expires: APR. 26, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Ana M. Hernandez
Notary Public

(SEAL)

Print Name: _____
My commission expires: _____

DESCRIPTION DRAWING

PARCEL OF LAND IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
AND SECTION 6, TOWNSHIP 46 S, RANGE 26 EAST,
LEE COUNTY, FLORIDA

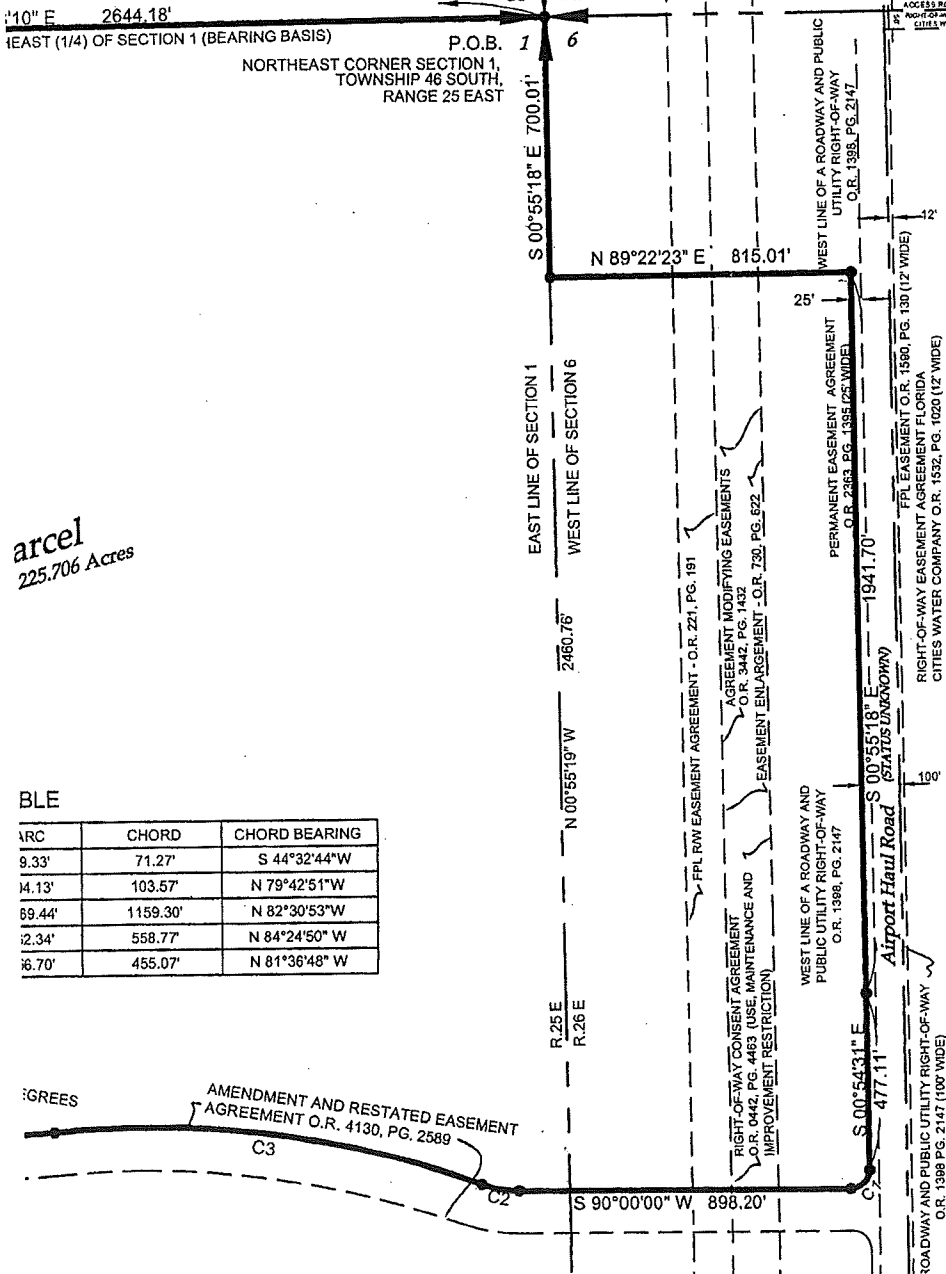
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OCT 22 2007

PERMIT COUNTER

DCI 2006-00004



0 500
SCALE OF FEET
1"=500'



parcel
225.706 Acres

BLE

ARC	CHORD	CHORD BEARING
9.33'	71.27'	S 44°32'44\"W
14.13'	103.57'	N 79°42'51\"W
69.44'	1159.30'	N 82°30'53\"W
12.34'	558.77'	N 84°24'50\"W
16.70'	455.07'	N 81°36'48\"W

LEGAL DESCRIPTION:

A parcel of land lying in Section 1, Township 46 South, Range 25 East and Section 6, Township 46 South, Range 26 East in Lee County, Florida, more particularly described as follows; Beginning at the Northeast corner of said Section 1 and the Northwest corner of a certain parcel of land described in Official Records Book 3887, Page 4594 of the Public Records of Lee County; thence South 00°55'18" East along the East line of said section and the West line of said parcel for a distance of 700.01 feet to the Southwest corner of said parcel, thence North 89°22'23" East along the South line of said parcel for a distance of 815.01 feet to the West line of 100 Foot Roadway and Public Utility Easement recorded in Official Records Book 1398, page 2147 of the Public Records of Lee County; thence South 00°55'18" East along said West line for a distance of 1941.70 feet; thence continuing South 00°54'31" East along said West line for a distance of 477.11 feet to the North line of a 120 foot right-of-way recorded in Official Records Book 4175, Pages 1293-1305 of the Public Records of Lee County, continue along the said North Right of Way line for the next 7 courses, beginning with a curve to the right having a radius of 50.00 feet; thence Southwesterly along said curve through a central angle of 90°54'31" for a distance of 79.33 feet; thence North 90°00'00" West for a distance of 898.20 feet to the beginning of a curve to right having a radius of 290.00 feet; thence Westerly along said curve through a central angle of 20°34'20" for a distance of 104.13 feet to a point of reverse curve having a radius of 2560.00 feet; thence Westerly along said curve through a central angle of 26°10'24" for a distance of 1169.44 feet; to a point of reverse curve having a radius of 1440.00 feet; thence westerly along said curve through a central angle of 22°22'29" for a distance of 561.34 feet, to a point of reverse curve having a radius of 1560.00 feet; thence Westerly along said curve through a central angle of 16°46'25" for a distance of 456.70 feet; thence South 90°00'00" West for a distance of 238.30 feet to the Southeast corner of a certain parcel of land recorded as Instrument Number 200700138174 in the Public Records of Lee County; thence North 01°18'39" West along the Easterly line and its extension of said parcel for a distance of 2830.87 feet to the North quarter (N 1/4) of Section 1; thence North 89°08'10" East along the North line of said Section for a distance of 2644.18 to the Point-of-Beginning of this description.

Containing 225.706 acres more or less.
Subject to all easements and rights of way of record.

SURVEYORS NOTES:

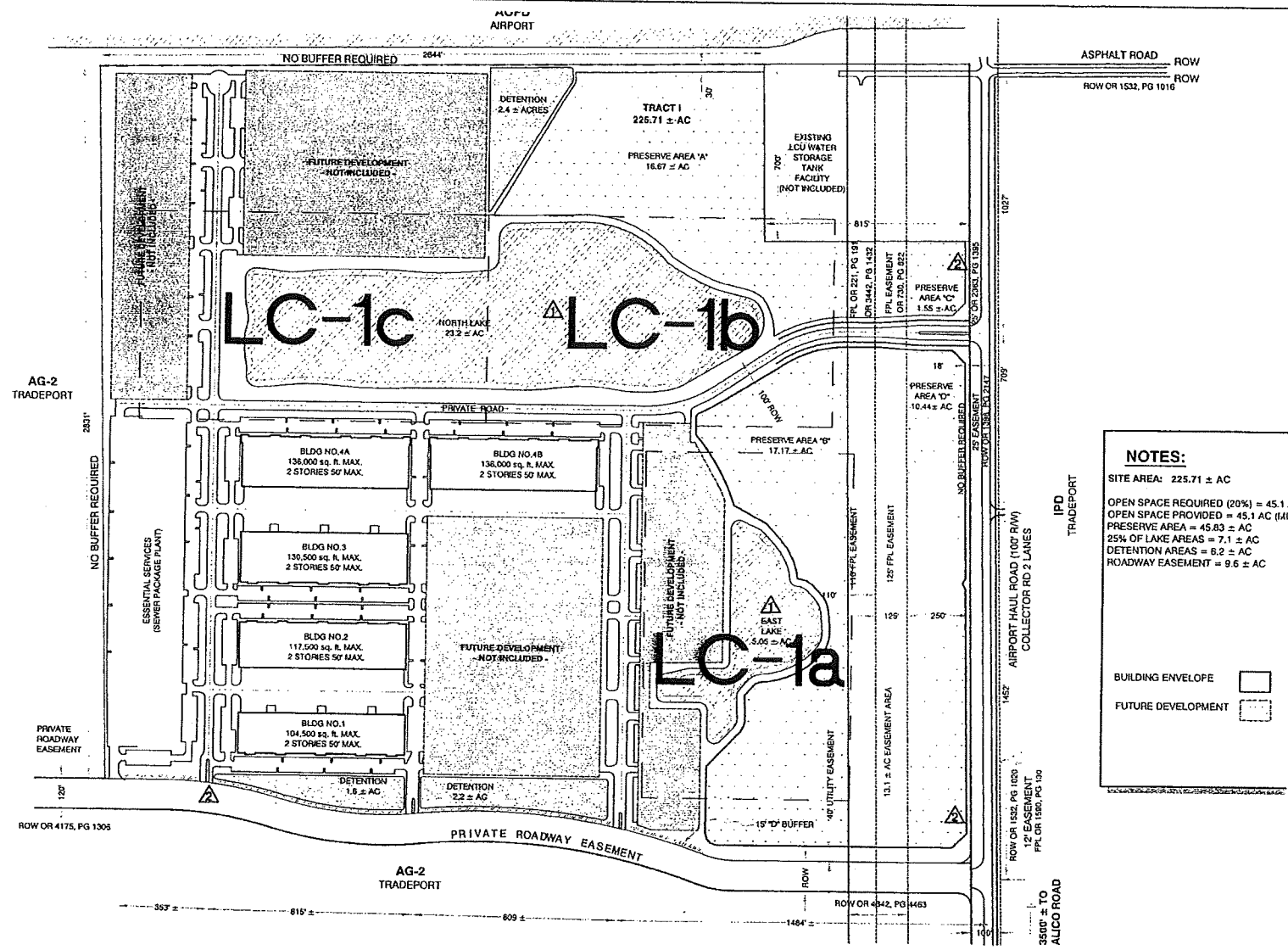
1. SURVEY BASED ON DESCRIPTION PREPARED BY THE SURVEYOR.
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY.
4. ORIENTATION BASED ON THE NORTH LINE OF SECTION 1 AS BEARING SOUTH 89°08'10" WEST.
5. CERTIFICATE OF AUTHORIZATION LICENSE BUSINESS NO. 6891.
6. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH OF DESCRIPTION IS NOT VALID.
7. THIS IS NOT A SURVEY.

CLIENT:
PREMIER AIRPORT PARK L.L.P.

310.6576
STATE OF FLORIDA
William B. Nix P.S.M.
Registration No. 46576

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
2914 Cleveland Avenue • Fort Myers, Florida 33901 • (239) 337-3983 • (FAX) 337-3984
FLA. CERT. OF AUTH. NO. LB6991

MDA PROJECT: 05163A
CHECKED BY: WBN WBN
DRAWN BY: WBN WBN
DATE: 09-25-07
SHEET: 1 of 1



NOTES:
 SITE AREA = 225.71 ± AC
 OPEN SPACE REQUIRED (20%) = 45.1 /
 OPEN SPACE PROVIDED = 45.1 AC (100%)
 PRESERVE AREA = 45.83 ± AC
 25% OF LAKE AREAS = 7.1 ± AC
 DETENTION AREAS = 8.2 ± AC
 ROADWAY EASEMENT = 9.6 ± AC

BUILDING ENVELOPE [Symbol]
FUTURE DEVELOPMENT [Symbol]

GENERAL NOTES:
REQUIRED BUFFER:
 BUFFER CONSISTENT WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.
REQUIRED EASEMENTS:
 EASEMENTS CONSISTENT WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.
REQUIRED SETBACKS:
 SETBACKS CONSISTENT WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.
REQUIRED UTILITIES:
 UTILITIES CONSISTENT WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.
REQUIRED MATERIALS:
 MATERIALS CONSISTENT WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.

LEGEND:

REQUIRED LANDSCAPE AREAS	PLANT MATERIAL SYMBOLS
REQUIRED BERM	[Symbol]
REQUIRED PLANTING	[Symbol]
REQUIRED BUFFER	[Symbol]
REQUIRED DETENTION	[Symbol]
REQUIRED PRESERVE AREA	[Symbol]
REQUIRED ROADWAY	[Symbol]
REQUIRED TRAIL	[Symbol]
REQUIRED UTILITIES	[Symbol]
REQUIRED BUFFER	[Symbol]

PLANT MATERIAL SYMBOLS:
 SYMBOLS FOR PLANT MATERIALS SHOWN ON THIS SHEET SHALL BE AS SHOWN IN THE LEGEND.
 PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE LEGEND.
 PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE LEGEND.
 PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE LEGEND.
 PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE LEGEND.

REGISTRATION:

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED APPROACH PAVEMENT / EXISTING DRIVEWAY (SEE DETAILS & SPECIFICATIONS)
[Symbol]	PROPOSED DRIVEWAY / EXISTING DRIVEWAY (SEE DETAILS & SPECIFICATIONS)
[Symbol]	PROPOSED WALKWAY / EXISTING WALKWAY (SEE DETAILS & SPECIFICATIONS)
[Symbol]	PROPOSED BIKEWAY / EXISTING BIKEWAY (SEE DETAILS & SPECIFICATIONS)
[Symbol]	PROPOSED FENCE / EXISTING FENCE (SEE DETAILS & SPECIFICATIONS)
[Symbol]	PROPOSED SIGNAGE / EXISTING SIGNAGE (SEE DETAILS & SPECIFICATIONS)
[Symbol]	PROPOSED LIGHTING / EXISTING LIGHTING (SEE DETAILS & SPECIFICATIONS)
[Symbol]	PROPOSED UTILITIES / EXISTING UTILITIES (SEE DETAILS & SPECIFICATIONS)

SPECIAL CONSIDERATIONS:
 1. PROPOSED PLANTING SHALL BE IN ACCORDANCE WITH THE LEGEND.
 2. PROPOSED BUFFER SHALL BE IN ACCORDANCE WITH THE LEGEND.
 3. PROPOSED DETENTION SHALL BE IN ACCORDANCE WITH THE LEGEND.
 4. PROPOSED PRESERVE AREA SHALL BE IN ACCORDANCE WITH THE LEGEND.
 5. PROPOSED ROADWAY SHALL BE IN ACCORDANCE WITH THE LEGEND.
 6. PROPOSED TRAIL SHALL BE IN ACCORDANCE WITH THE LEGEND.
 7. PROPOSED UTILITIES SHALL BE IN ACCORDANCE WITH THE LEGEND.
 8. PROPOSED BUFFER SHALL BE IN ACCORDANCE WITH THE LEGEND.

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 EMail: info@CLAT.com

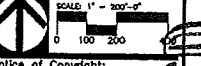
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 FORT MYERS, FLORIDA

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 FLORIDA AUTHORIZATION NO. 13,891

PREPARED FOR:
MORRIS DEPEW

Sheet Title:
LANDSCAPE CODE DOCUMENT KEY SHEET

Registration:
 WILLIAM E. FRYD, ASLA, P.E.
 FORT MYERS, FLORIDA



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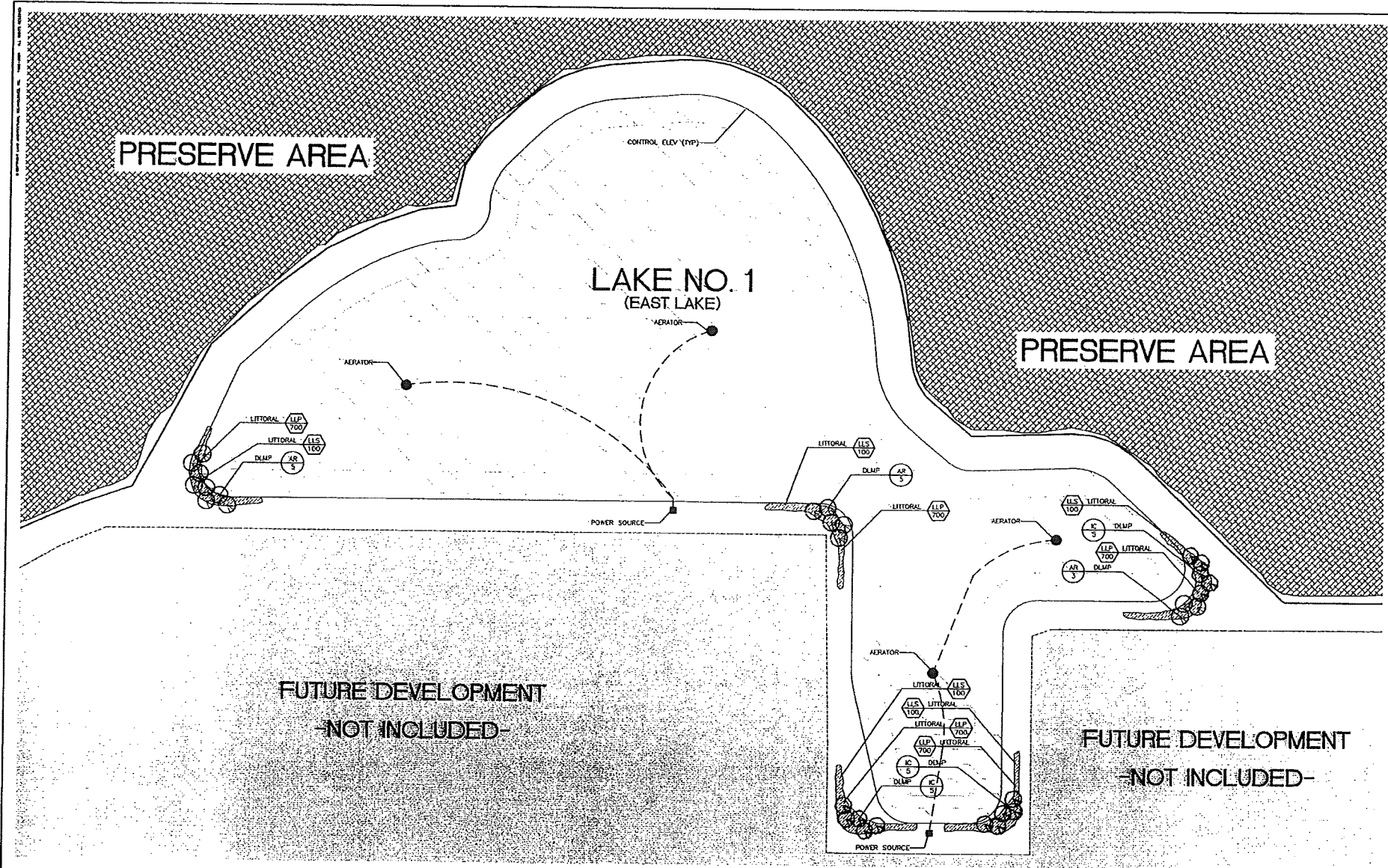
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LC-1
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Exhibit 1
 Page 1 of 7

DCI 2006-0004

SEP 28 2007

LANDSCAPE DEVELOPMENT



GENERAL NOTES:

- EXISTING UTILITIES:** LOCATIONS OF EXISTING UTILITIES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN AS NOTED.
- ADDITIONAL CONSTRUCTION AND LANDSCAPE IMPROVEMENTS:** FURTHER CONSTRUCTION AND LANDSCAPE IMPROVEMENTS SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN AS NOTED.
- ADDITIONAL PLANTING AND LANDSCAPE REQUIREMENTS:** ADDITIONAL PLANTING AND LANDSCAPE REQUIREMENTS SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN AS NOTED.
- ADDITIONAL UTILITIES:** ADDITIONAL UTILITIES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN AS NOTED.
- DEEP LAKE MANAGEMENT PLAN:** THIS PLAN SET ONLY ILLUSTRATES THE CONCEPTS AND REQUIREMENTS SET FORTH FOR THE DEEP LAKE MANAGEMENT PLAN DESIGN FOR THIS PROJECT.

LEGEND:

REQUIRED LANDSCAPE AREAS:	PLANT MATERIAL SYMBOLS:
REQUIRED OPEN SPACE (INCLUDING WALKWAY PRESERVE AREAS) (SEE SYMBOL SHEET FOR OPEN SPACE SYMBOLS)	PLANT MATERIAL SYMBOLS TO BE USED FOR SPECIFIC REFERENCES:
REQUIRED LITTORAL PLANTING AREAS AS APPLICABLE (SEE SYMBOL SHEET FOR LITTORAL PLANTING AREAS)	PLANT MATERIAL SYMBOLS TO BE USED FOR SPECIFIC REFERENCES:
REQUIRED DEEP PLANTING AREAS AS APPLICABLE (SEE SYMBOL SHEET FOR DEEP PLANTING AREAS)	PLANT MATERIAL SYMBOLS TO BE USED FOR SPECIFIC REFERENCES:

- PLANT MATERIALS:** PLANT MATERIALS TO BE USED FOR SPECIFIC REFERENCES SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN AS NOTED.
- SPECIAL CONSIDERATIONS:** SPECIAL CONSIDERATIONS SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN AS NOTED.

- REGULATION LOCATIONS:** REGULATION LOCATIONS SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN AS NOTED.
- SPECIAL CONSIDERATIONS:** SPECIAL CONSIDERATIONS SHALL BE DETERMINED BY FIELD SURVEY AND SHOWN AS NOTED.

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 ENGINEERS, PLANNERS, SURVEYORS
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 FLORIDA AUTHORIZATION NO. 18 0001

PREPARED FOR:
MORRIS DEWEY

Sheet Title:
DEEP LAKE MANAGEMENT PLAN (Sheet 1 of 3)

Registration:
 WILLIAM E. PRYSE, ASLA, REA
 "LITTON LICENSED" ARCHITECT

Scale: 1" = 40'-0"

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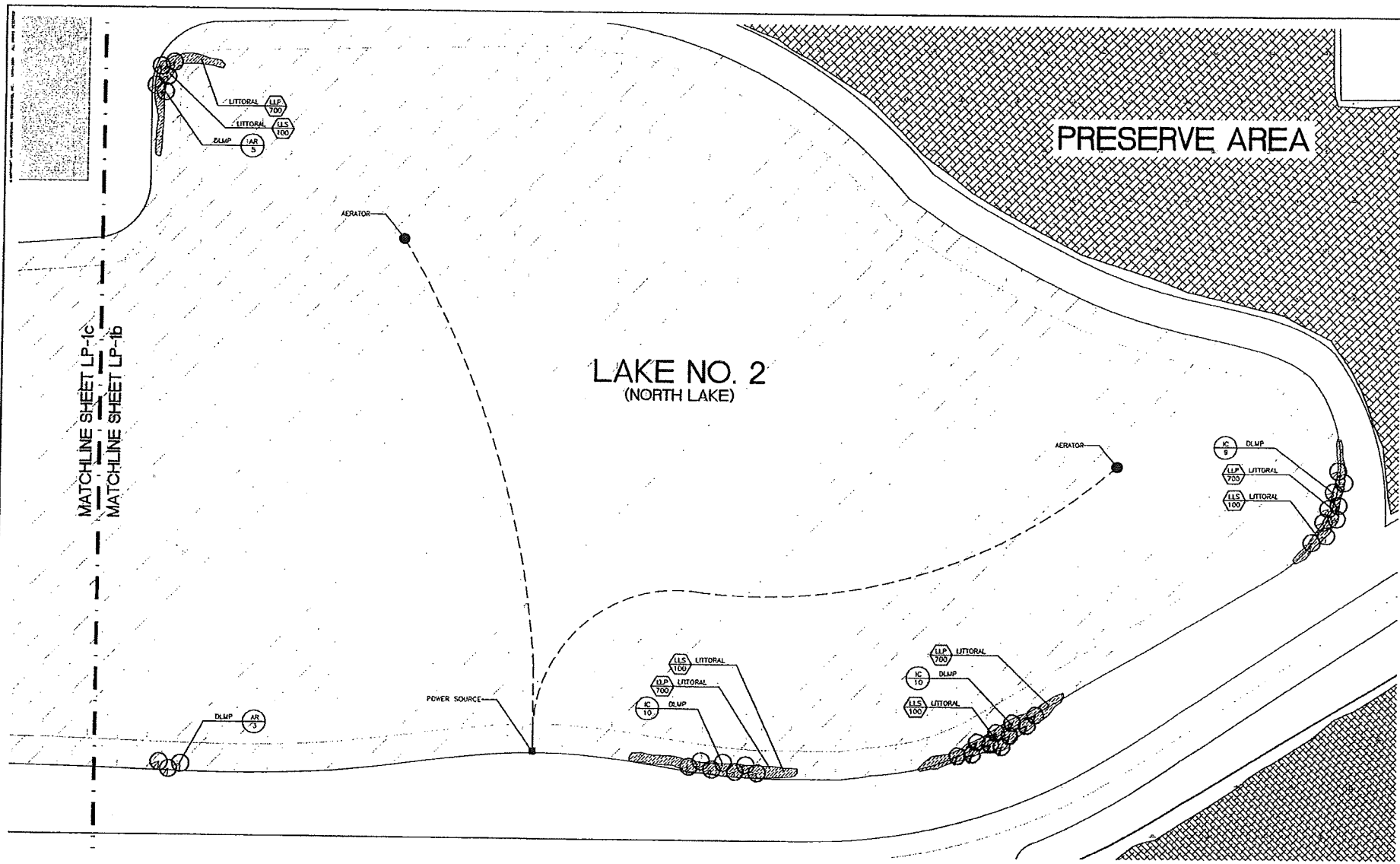
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 Date: 01/11/07
 Drawn By: WED
 Project No: 05114
 Date: 01/11/07

Sheet No:
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Exhibit I
 Page 2 of 7

DCI 2006-0004

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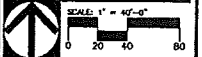


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 FORT MYERS, FLORIDA
 ENGINEERS, PLANNERS - SURVEYORS
 LAND SURVEYORS
 2814 CLEVELAND AVE., FT. MYERS, FLORIDA 33905
 PREPARED FOR: MORRIS DEPEW

Sheet Title:
DEEP LAKE MANAGEMENT PLAN (Sheet 2 of 3)

Registration:
 WILLIAM C. PRYLL, A.S.A., P.E.
 PROFESSIONAL LAND SURVEYOR
 No. 123456789



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Principal-in-Charge:	WCP	Date:	01/2007
Designed by:	WCP	Reviewed by:	WCP
Drawn by:	WCP	Project No.:	05133
Date:	05/13/07	Site Plan:	05/13/07
Client:	MORRIS DEPEW	Site Plan:	05/13/07
Project Address:	2814 CLEVELAND AVE., FT. MYERS, FLORIDA 33905	Site Plan:	05/13/07

Sheet No.:
LC-1b
 SHEET OF

GENERAL NOTES:

REQUIRED EROSION CONTROL:
 EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

REQUIRED CANOPY TREE & PERENNIAL LANDSCAPE REQUIREMENTS:
 PERENNIAL LANDSCAPE AND CANOPY TREE SPECIES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

REQUIRED BUILT FORM PERENNIAL LANDSCAPE REQUIREMENTS:
 BUILT FORM PERENNIAL LANDSCAPE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

REQUIRED GENERAL TREES:
 GENERAL TREES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

DEEP LAKE MANAGEMENT IS AN Ongoing:
 THE PLAN SET MUST BE MAINTAINED AND MONITORED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.

LEGEND:

REQUIRED LANDSCAPE AREAS	N/A
REQUIRED BUILT FORM PERENNIAL PLANTING AREAS	N/A
REQUIRED OPEN SPACE (INCLUDING WALKWAY PERENNIAL AREAS)	N/A
REQUIRED LITTORAL PLANTING AREAS (AS APPLICABLE)	N/A
REQUIRED DEEP LAKE PLANTING AREAS (AS APPLICABLE)	N/A
SPECIAL CONSIDERATIONS	N/A

PLANT MATERIAL SYMBOLS:

LITTORAL:
 LIT LITTORAL
 DLMP
 IC 10

DEEP LAKE:
 DLMP
 IC 10

PLANT MATERIAL:
 SEE PLANT SCHEDULE ON DETAIL SHEET INCLUDING THE IDENTIFY AND PARTS OF THESE DOCUMENTS.

SPECIAL CONSIDERATIONS:

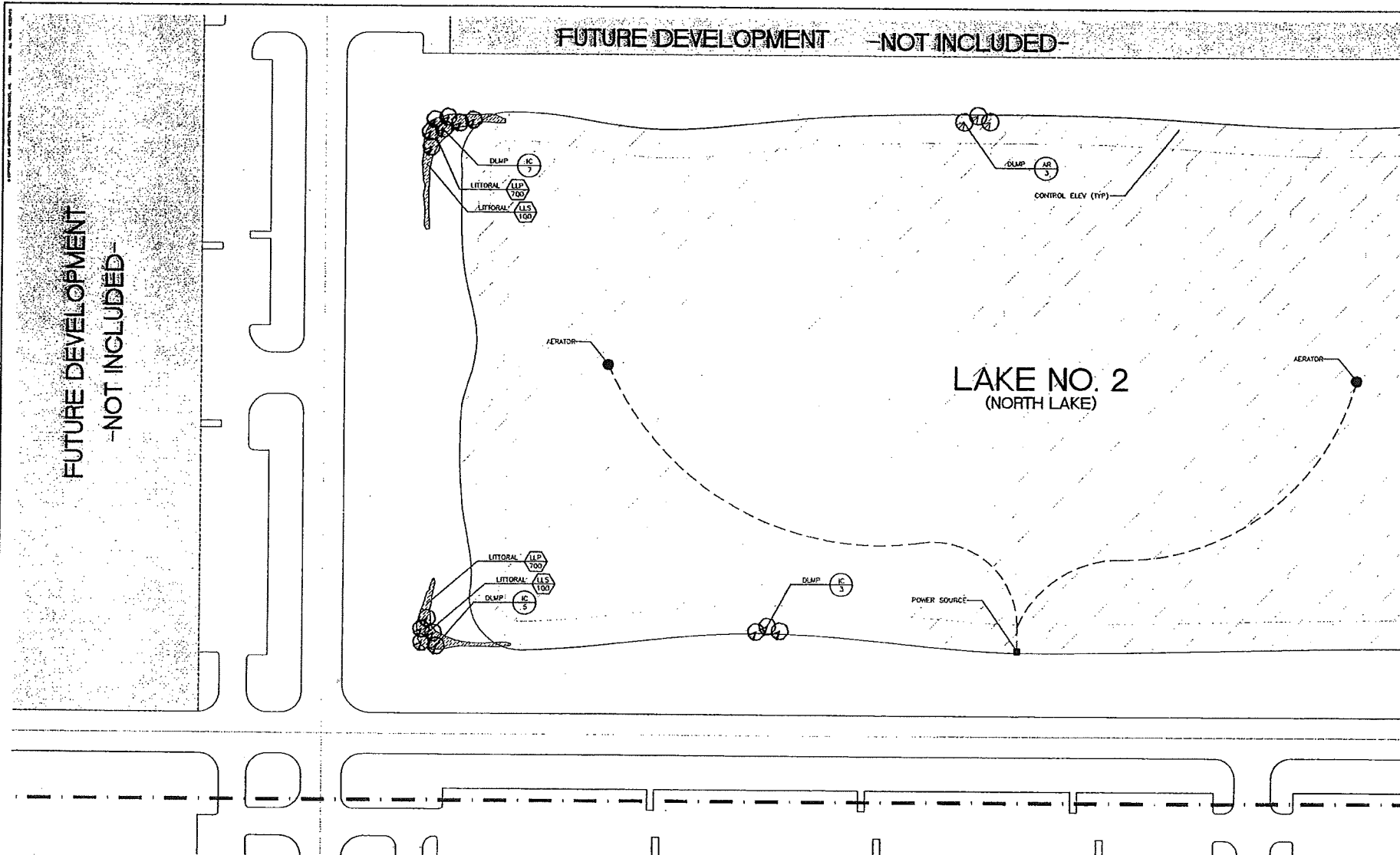
- ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LIC SHALL BE AT A MINIMUM 1 1/2" DBH, 4' H, AND 2" CAL. TO THE TOP OF PLANTING.
- ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LIC SHALL BE AT A MINIMUM 1 1/2" DBH, 4' H, AND 2" CAL. TO THE TOP OF PLANTING.
- ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LIC SHALL BE AT A MINIMUM 1 1/2" DBH, 4' H, AND 2" CAL. TO THE TOP OF PLANTING.
- ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LIC SHALL BE AT A MINIMUM 1 1/2" DBH, 4' H, AND 2" CAL. TO THE TOP OF PLANTING.

REGULATION/REQUIREMENTS:

- ADDITIONAL EROSION CONTROL / MONITORING SENSOR (SEE DETAILS & SPECIFICATIONS)
- EROSION CONTROL / BANK PROTECTION (SEE SPECIFICATIONS AS APPLICABLE)
- PROTECTION WALL / PUMP STATION (SEE DETAILS AS APPLICABLE)

SPECIAL CONSIDERATIONS:

- EROSION CONTROL FOR THE PROJECT HAS BEEN DEVELOPED, HOWEVER ARE NOT INCLUDED WITH THESE PLANS. CONTRACTOR SHALL VERIFY AND REPORT EROSION CONTROL TO THE AGENCY PRIOR TO THE START OF WORK ON THE PROJECT.
- THE EROSION CONTROL PLAN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.



GENERAL NOTES:

REQUIRED SURFACES:
 ALL SURFACES SHALL BE CONSIDERED WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.

REQUIRED CANOPY TREE & INTERNAL LANDSCAPE IMPROVEMENTS:
 INTERNAL LANDSCAPING AND CANOPY TREE CONSIDERED WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.

REQUIRED PLANTING FOR BERMETS LANDSCAPE REQUIREMENTS:
 BERMETS PLANTING CONSIDERED WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.

REQUIRED GENERAL TREES:
 GENERAL TREES CONSIDERED WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.

DEEP LAKE MANAGEMENT PLAN OF LDC:
 THE PLAN SET ONLY ILLUSTRATES THE LAYOUTS AND REQUIREMENTS SET FORTH FOR THE DEEP LAKE MANAGEMENT PLAN ONLY FOR THIS PROJECT.

LEGEND:

REQUIRED LANDSCAPE AREAS:

REQUIRES BERMETS PLANTING AREAS (GENERALLY MARKED AS 'BERMETS')	N/A
REQUIRES CANOPY TREE PLANTING AREAS (GENERALLY MARKED AS 'CANOPY')	N/A
REQUIRES INTERNAL LANDSCAPE AREAS (GENERALLY MARKED AS 'INTERNAL')	N/A
REQUIRES PLANTING FOR BERMETS LANDSCAPE REQUIREMENTS (GENERALLY MARKED AS 'BERMETS')	N/A
REQUIRES GENERAL TREES (GENERALLY MARKED AS 'GENERAL')	N/A

NON-MATERIAL SYMBOLS:

TYPICAL INTERNAL CANOPY TREE (SEE MATERIALS IN LDC FOR SPECIFIC REQUIREMENTS)	N/A
TYPICAL GENERAL LANDSCAPE TREE (SEE MATERIALS IN LDC FOR SPECIFIC REQUIREMENTS)	N/A
TYPICAL BERMETS PLANTING TREE (SEE MATERIALS IN LDC FOR SPECIFIC REQUIREMENTS)	N/A
TYPICAL CANOPY TREE TO BE ORIENTED	N/A
TYPICAL GENERAL TREE TO BE ORIENTED	N/A

SPECIAL CONSIDERATIONS:

1. ALL PLANTING SHALL BE CONSIDERED WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.

2. ALL PLANTING SHALL BE CONSIDERED WITH THE REQUIREMENTS OF THE LDC AND APPROVED ZONING RESOLUTION WILL BE PROVIDED.

PLANT MATERIAL:

SEE PLANT SCHEDULE ON DETAILS SHEET FOR THE BERMETS, AND PART OF THESE DOCUMENTS.

SPECIAL CONSIDERATIONS:

1. ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LDC SHALL BE AT A MINIMUM 10% FT. AND 2.0% AT THE TOP OF PLANTING.

2. ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LDC SHALL BE AT A MINIMUM 10% FT. AND 2.0% AT THE TOP OF PLANTING.

3. ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LDC SHALL BE AT A MINIMUM 10% FT. AND 2.0% AT THE TOP OF PLANTING.

4. ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LDC SHALL BE AT A MINIMUM 10% FT. AND 2.0% AT THE TOP OF PLANTING.

5. ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LDC SHALL BE AT A MINIMUM 10% FT. AND 2.0% AT THE TOP OF PLANTING.

6. ALL TREES PLANTED TO MEET THE REQUIREMENTS OF THE LDC SHALL BE AT A MINIMUM 10% FT. AND 2.0% AT THE TOP OF PLANTING.

IRRIGATION LEGEND:

SYMBOL	DESCRIPTION
(Symbol)	AUTOMATIC IRRIGATION SYSTEM / MOISTURE SENSOR (SEE DETAILS & SPECIFICATIONS)
(Symbol)	IRRIGATION METER / BACKFLOW DEVICE (SEE SPECIFICATIONS AS APPLICABLE)
(Symbol)	IRRIGATION WELL / PUMP STATION (SEE DETAILS AS APPLICABLE)

SPECIAL CONSIDERATIONS:

1. IRRIGATION PLAN FOR THE PROJECT HAS BEEN DEVELOPED, HOWEVER THE USE WILL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL REQUEST THE IRRIGATION DOCUMENTS FROM THE DESIGNER AT THE TIME OF THE PROJECT.

2. THE IRRIGATION DOCUMENTS SHALL BE PROVIDED TO THE CONTRACTOR AT THE TIME OF THE PROJECT.

CONCEPTUS
 Land Architectural Technicians Inc.
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 Phone: 239.334.9144
 Fax: 239.334.9590
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 Email: info@CAI.com

PREMIER AIRPORT PARK
 FORT MYERS, FLORIDA

ENGINEERS - PLANNERS - SURVEYORS
 2814 CLEVELAND AVE., FT. MYERS, FL 33901
 FLORIDA AUTHORITY REG. NO. 15811

PREPARED FOR: **MORRIS DEPEW**

Sheet Title:
DEEP LAKE MANAGEMENT PLAN (Sheet 3 of 3)

Registration:
 WILLIAM E. PRYDE, ASLA, RLA
 REGISTERED LANDSCAPE ARCHITECT
 FLORIDA LICENSE NO. 40023427

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Principal-in-Charge: WEP
 Designer: WEP
 Drafter: WEP
 Project No.: 05134
 Date: 01/21/07

Sheet No.: **LC-1c**

Exhibit I
 Page 4 of 7

DCI 2006-00004

RECEIVED
 SEP 28 2007

DEEP LAKE MANAGEMENT AERATOR/DIFUSER INFORMATION:

DEEP LAKE MANAGEMENT PLAN:

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PROPOSED AERATOR DETAILS AND SPECIFICATIONS:

Vertex Water Features AIR 1XL Lake Aeration System... [Image of AIR 1XL aerator]

FEATURES... ADVANTAGES... BENEFITS TO THE LAKE... RECOMMENDED COMPRESSOR... MATERIALS TURNING...

Vertex Water Features AIR 1XL Lake Aeration System... [Image of AIR 1XL aerator]

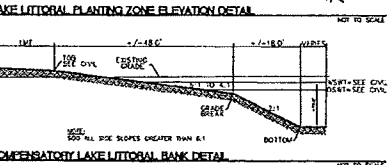
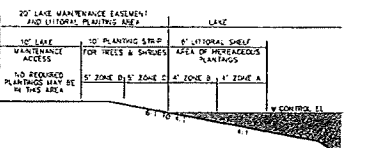
SPECIFICATIONS: AIR 1XL LAKE AERATION SYSTEM... RECOMMENDED COMPRESSOR... MATERIALS TURNING...

Vertex Water Features AIR 3XL Lake Aeration System... [Image of AIR 3XL aerator]

FEATURES... ADVANTAGES... BENEFITS TO THE LAKE... RECOMMENDED COMPRESSOR... MATERIALS TURNING...

Vertex Water Features AIR 3XL Lake Aeration System... [Image of AIR 3XL aerator]

SPECIFICATIONS: AIR 3XL LAKE AERATION SYSTEM... RECOMMENDED COMPRESSOR... MATERIALS TURNING...



CONCEPTUS Land Architectural Technologies Inc. 2149 McGregor Blvd. Suite 202 Fort Myers, Florida 33901

PREMIER AIRPORT PARK FORT MYERS, FLORIDA... [Address and contact information]

PREPARED FOR MORRIS DEPEW... [Logo and project information]

Notice of Copyright... [Copyright notice and registration details]

Design: WEP, Drawn: WEP, Project No.: DS136... [Project details and drawing information]

Exhibit I Page 5 of 7

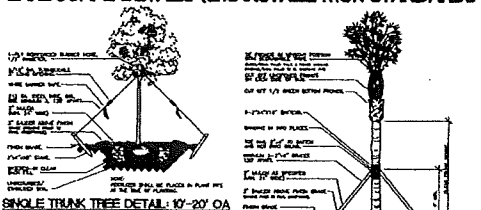
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SEP 28 2007

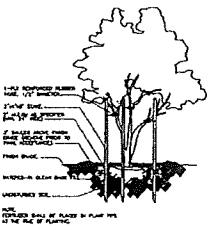
COMMUNITY DEVELOPMENT

LANDSCAPE DETAILS and MINIMUM STANDARDS:

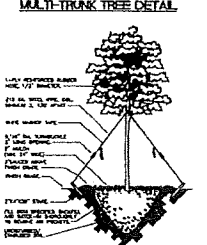
LANDSCAPE DETAILS (and INSTALLATION STANDARDS)



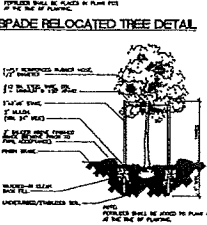
SINGLE TRUNK TREE DETAIL - 10' - 20' O.A.



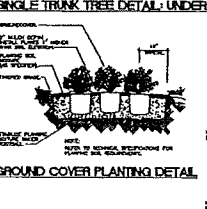
MULTI-TRUNK TREE DETAIL



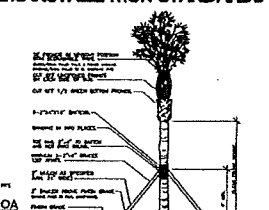
SPADE RELOCATED TREE DETAIL



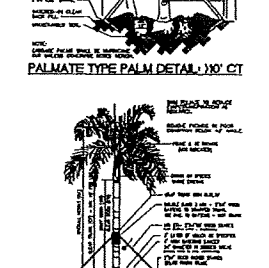
SINGLE TRUNK TREE DETAIL - UNDER 10' O.A.



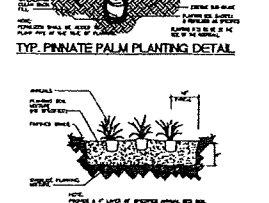
GROUND COVER PLANTING DETAIL



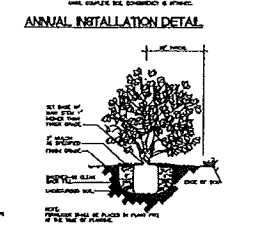
PALMATE TYPE PALM DETAIL - 10' CT



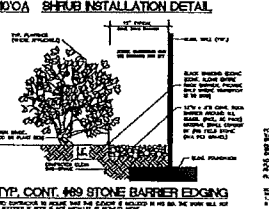
TYP. PRIMATE PALM PLANTING DETAIL



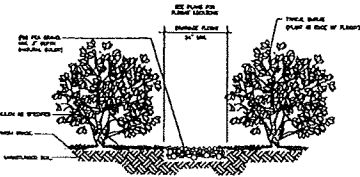
ANNUAL INSTALLATION DETAIL



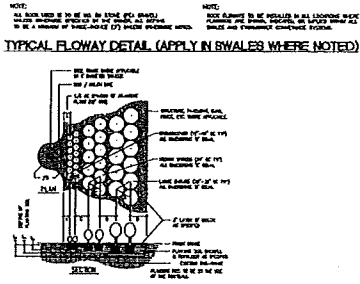
SHRUB INSTALLATION DETAIL



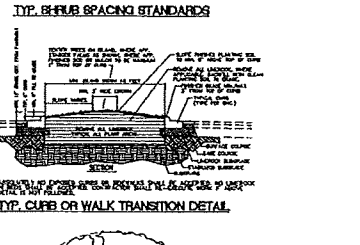
TYP. CONT. #9 STONE BARRIER EDGING



TYPICAL FLOWAY DETAIL (APPLY IN SWALES WHERE NOTED)



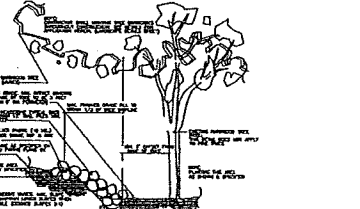
TYP. SHRUB BRACING STANDARDS



TYP. CURB OR WALK TRANSITION DETAIL



TYP. EXISTING TREE PROTECTION DETAIL



TREE WELL DETAIL W/ HEADSTONE HERE & IS APPROX.

LANDSCAPE DETAILS and LDC REQUIREMENTS:

LANDSCAPE CONSTRUCTION NOTES:

- 1. The Contractor shall be responsible for the location of all trees and shrubs...
2. Soil used on the project shall be the type and variety indicated...
3. It shall be the responsibility of the Contractor to obtain grades of landscape...
4. The Contractor shall provide and install all materials and plant materials...
5. At no time may any work on the site commence without a Vegetation Removal Permit...
6. The Contractor shall be responsible for installing and maintaining...
7. The Contractor shall be responsible for installing and maintaining...

EXOTIC SPECIES REMOVAL LIST:

ALL OF THE FOLLOWING LISTED EXOTIC SPECIES MUST BE PHYSICALLY REMOVED FROM THE SITE AND MAINTAINED TREE OF REGISTRATION IN PROXIMITY...
ALL OF THE LISTED EXOTIC SPECIES MUST BE IDENTIFIED PRIOR TO SUBMITTING FOR A CERTIFICATE OF COMPLIANCE.

- MELALEUCA (MELALEUCA QUINQUENERVIA)
AUSTRALIAN PINE (PINUS AUSTRALIS)
DOWNY ROSE MYRTLE (RHODOCYPRUS TOMENTOSA)
TROPICAL SOBA APPLE (SOLANUM MARIANA)
BISHOP WOOD / TOOD TREE (DYPHLOPSIS SPP.)
ROSEWOOD / SIBBOON TREE (CALDIA SIBBOON)
MAHOGANY TREE (SWietenia SPP.)
CURRY LEAF TREE (CURRY LEAF SPP.)
JAMAICA WAX PLUM (GONOLOMA SPP.)
CORSE TREE (PISCIFRONS SPP.)
OLD WORLD CLIMBING FERN (LYGODESMA SPERMATOPHYTES)
AMERICAN INDIAN PINE (SCADYOLA PROTENSUS)

ACCEPTABLE PLANT ALTERNATES:

IF A PLANT SPECIFIED IN THE LANDSCAPE PLAN IS UNAVAILABLE AT THE TIME OF INSTALLATION...
ALTERNATE REPLACEMENT PLANTING MUST BE APPROVED BY THE LDC OFFICE PRIOR TO INSTALLATION.

- WAX MYRTLE (LITSEA SPERMATOPHYTES)
BLACK OLIVE - CULMUM (LITSEA SPERMATOPHYTES)
SOUTHERN SLASH PINE (PINUS SPP.)
SMALL ACCENT TREES (MIN. 75% NATIVE USED TO MEET REQUIREMENTS)
WAX MYRTLE (LITSEA SPERMATOPHYTES)
BLACK OLIVE - CULMUM (LITSEA SPERMATOPHYTES)
SOUTHERN SLASH PINE (PINUS SPP.)
CANOPY TREES (MIN. 75% NATIVE USED TO MEET REQUIREMENTS)
LAUREL OAK (LITSEA SPERMATOPHYTES)
BLACK OLIVE - CULMUM (LITSEA SPERMATOPHYTES)
SOUTHERN SLASH PINE (PINUS SPP.)

UNACCEPTABLE PLANT MATERIALS:

- CANYON TREES
SHRUBS (MIN. 50% NATIVE USED TO MEET REQUIREMENTS)
COCOPLUM (CHRYSOBALANUS SPERMATOPHYTES)
WAX MYRTLE (LITSEA SPERMATOPHYTES)
SANDALWOOD (SANTALUM SPERMATOPHYTES)
SANDALWOOD (SANTALUM SPERMATOPHYTES)
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SANDALWOOD (SANTALUM SPERMATOPHYTES)

LITTORAL PLANTING SCHEDULE:

Table with columns: JUNE, JULY, AUGUST, SEPTEMBER, OCTOBER, NOVEMBER, DECEMBER. Rows: LIT 1, LIT 2, LIT 3, LIT 4, LIT 5, LIT 6, LIT 7, LIT 8, LIT 9, LIT 10, LIT 11, LIT 12, LIT 13, LIT 14, LIT 15, LIT 16, LIT 17, LIT 18, LIT 19, LIT 20, LIT 21, LIT 22, LIT 23, LIT 24, LIT 25, LIT 26, LIT 27, LIT 28, LIT 29, LIT 30, LIT 31, LIT 32, LIT 33, LIT 34, LIT 35, LIT 36, LIT 37, LIT 38, LIT 39, LIT 40, LIT 41, LIT 42, LIT 43, LIT 44, LIT 45, LIT 46, LIT 47, LIT 48, LIT 49, LIT 50, LIT 51, LIT 52, LIT 53, LIT 54, LIT 55, LIT 56, LIT 57, LIT 58, LIT 59, LIT 60, LIT 61, LIT 62, LIT 63, LIT 64, LIT 65, LIT 66, LIT 67, LIT 68, LIT 69, LIT 70, LIT 71, LIT 72, LIT 73, LIT 74, LIT 75, LIT 76, LIT 77, LIT 78, LIT 79, LIT 80, LIT 81, LIT 82, LIT 83, LIT 84, LIT 85, LIT 86, LIT 87, LIT 88, LIT 89, LIT 90, LIT 91, LIT 92, LIT 93, LIT 94, LIT 95, LIT 96, LIT 97, LIT 98, LIT 99, LIT 100.

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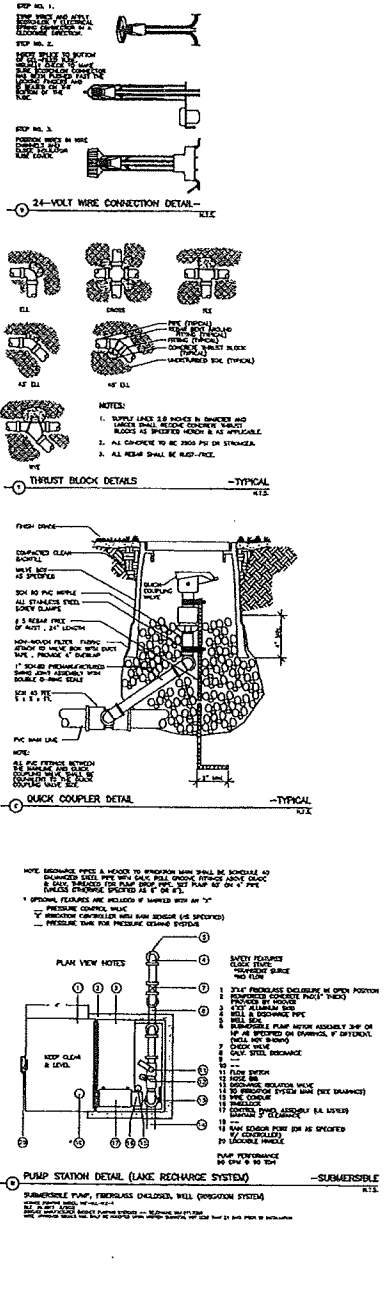
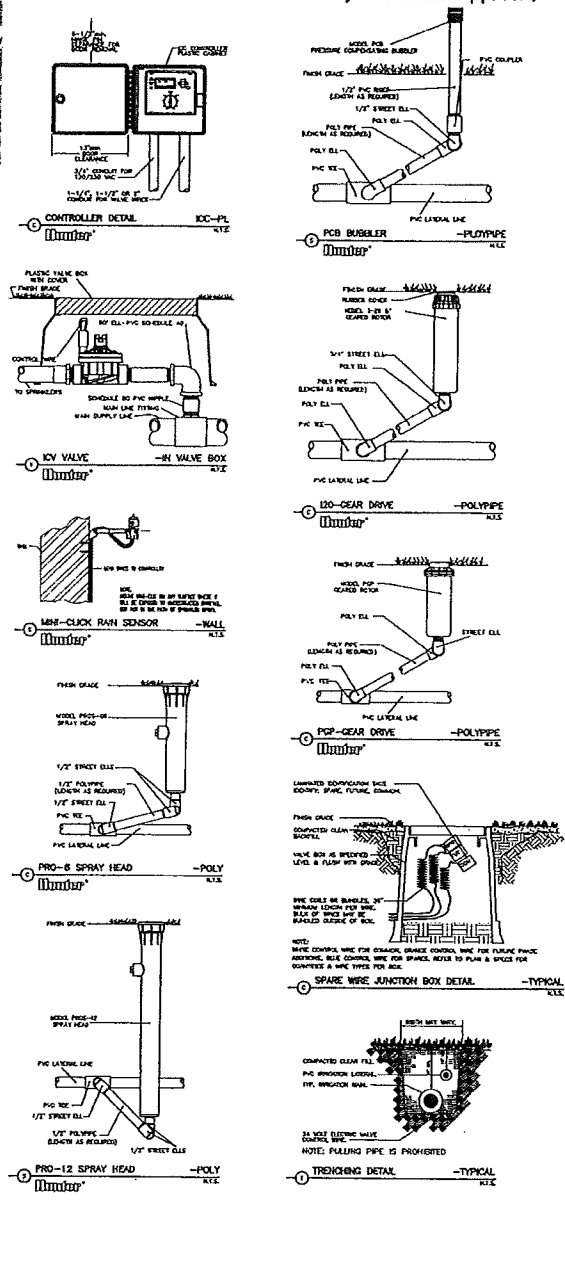
PREMIER AIRPORT PARK FORT MYERS, FLORIDA. ENGINEERS - PLANNERS - SURVEYORS. 2818 CLEVELAND AVE., FT. MYERS, FL 33907-3303. MORRIS DEPEW

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DCI 2006-0004 Exhibit I Page 6 of 7 SEP 28 2007 COMMUNITY DEVELOPMENT

IRRIGATION INSTALLATION DETAILS:

IRRIGATION DETAILS (Substitutions Only with Written Approval)



IRRIGATION INSTALLATION GUIDELINE REQUIREMENTS:

IRRIGATION SYSTEM PLAN and LAYOUT

Formal System Design Documents (Plans) shall be prepared by the LANDSCAPE ARCHITECT and shall be a part of the Contract Documents for the work associated herein. The LANDSCAPE ARCHITECT shall be responsible for the design and layout of the system. The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system. The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system. The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system.

IRRIGATION SYSTEM CONDITIONS PER LDC

- The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system. The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system. The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system.
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SYSTEM SPECIFICATIONS and GUIDELINES

- The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system. The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system. The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system.
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GUIDELINES continued

- The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system. The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system. The CONTRACTOR shall be responsible for the installation of the system in accordance with the design and layout of the system.
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PREMIER AIRPORT PARK
 FORT MYERS, FLORIDA

ENGINEERS - PLANNERS - SURVEYORS
 394 CLEVELAND AVENUE, FT. MYERS, FL 33901
 FLORIDA AUTHORIZATION NO. 14381

PREPARED FOR: **IMORRIS DEPEW**

Sheet Title:
IRRIGATION DETAILS & GUIDELINES

Registration:

WILLIAM E. FRYSL, ASLA, P.E.
 TERRIS LOISELLE, P.E.
 TERRIS LOISELLE & ASSOCIATES

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Approved By: WEP
 Date: 01/31/06
 Revisions: 01/31/06

Drawn By: WEP
 Project No: 05114
 Date: 01/31/06

Scale: As Shown

Sheet No.: **LC-4**
 SHEET OF

Exhibit I
 Page 7 of 7
 DCI 2006-0004
 SEP 28 2007
 COMMUNITY PARK

Mining Monitoring Parameters			Surface Water	Ground Water
Parameter	MCL	Unit		
Chlorophyll a, corrected for Pheophytin	0.5	mg/M3	X	
Pheophytin	0.5	mg/M3	X	
Biochemical Oxygen Demand 5 day	0.3	mg/L	X	
Cadmium, AA furnace technique	0.3	µg/L	X	
Chloride titrimetric Argentometric	1.2	mg/L	X	X
Color, 465nm	1.5	CU	X	
Specific Conductance, 25oC, Field	1	µmhos/cm	X	
Copper, AA furnace technique	1.0	µg/L	X	
Oxygen, Dissolved, Electrode	0.1	mg/L	X	
Enterococci	10	colonies/100mL	X	
Fecal coliform	10	colonies/100mL	X	
Ammonia, Automated Phenate	0.014	mg/L as N	X	
Nitrite	0.002	mg/L as N	X	
Nitrate	0.01	mg/L as N	X	
Nitrate + Nitrite	0.01	mg/L as N	X	
Phosphorus, Ortho	0.004	mg/L as P	X	
Lead, AA furnace technique	1.0	µg/L	X	
pH, Field (electrometric)	0.1	units	X	
Silica, molybdate reactive	0.05	mg/L as SiO2	X	
Phosphorus, Total	0.01	mg/L as P	X	
Field Temperature		°C	X	
Nitrogen, Kjeldahl, Total	0.05	mg/L as N	X	
Nitrogen, Total	0.11	mg/L as N	X	
Total Suspended Solids	0.6	mg/L	X	
Turbidity (Nephelometric)	0.2	NTU	X	
Zinc by flame AA	0.005	mg/L	X	
Stage		Feet NVGD	X	
Zinc by flame AA	0.005	mg/L	X	
Sulfate	1	mg/L		X
TDS	6	mg/L		X
Iron	0.04	mg/L		X
Florida PRO	0.05	mg/L	X	X
Water Table Elevation		Feet NVGD		X
Total Organic Carbon	0.5	mg/L		
Primary DW Inorganics w/o Asbestos				
Primary DW VOC				
Primary DW SOG w/o Dioxin				
Primary DW RABS				
Primary DW Bacteria				
Primary DW Disinfection By-products				

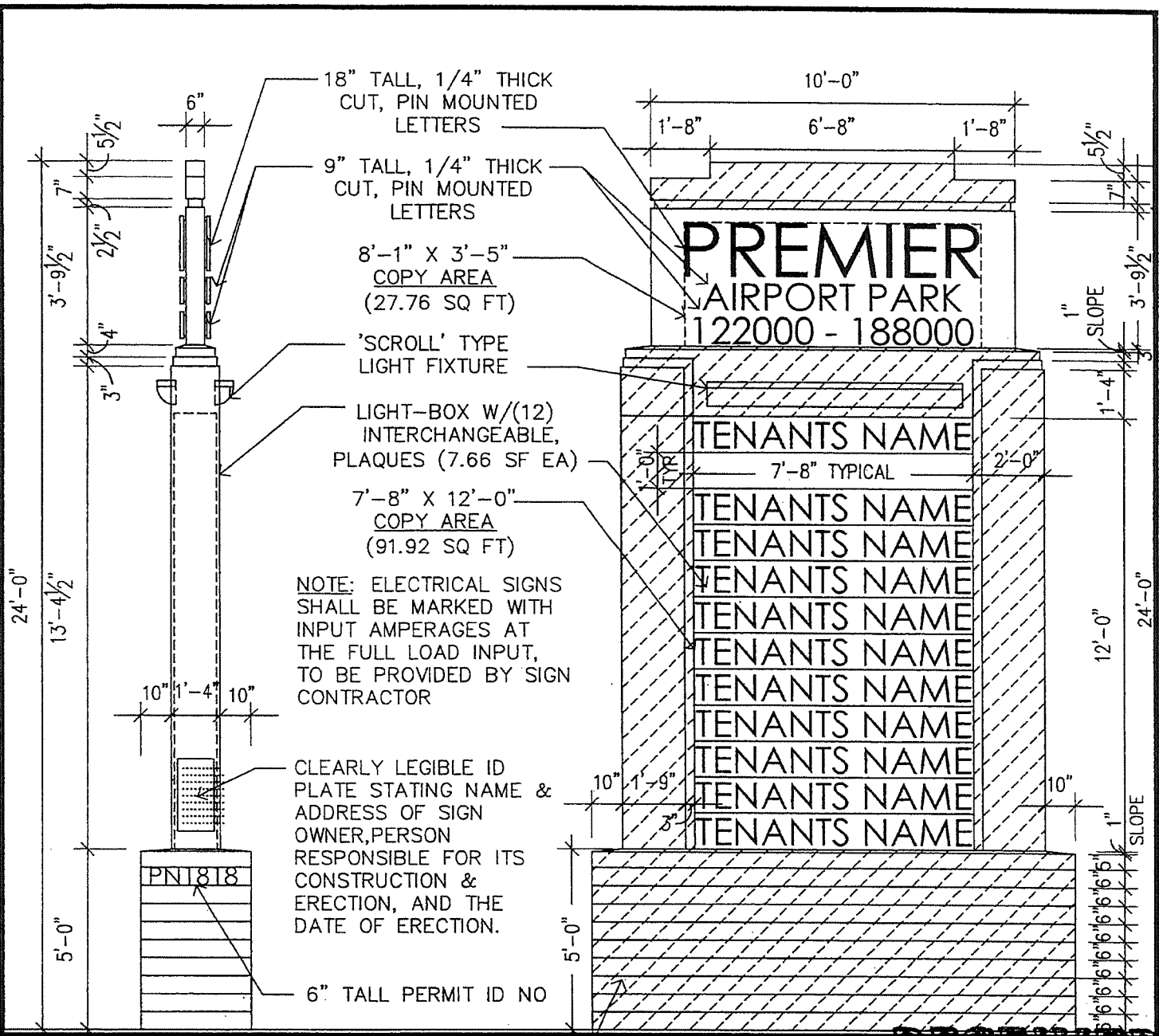


Premier Airport Park Master Sign Package

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DCI 2006-00004



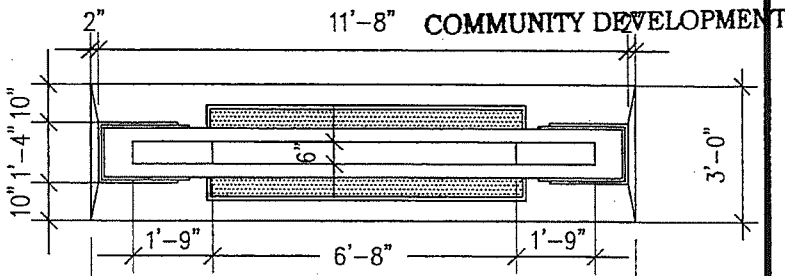
SIDE VIEW

FRONT VIEW

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TOTAL AREA:	278.14 SQ FT.
	(ONE SIDE)
COPY AREA	(119.76 SF)
SUPPORT AREA	(148.3 SF)
SIGN AREA	(129.84 SF)



02-0066-00004

Exhibit K
Page 2 of 21

PLAN VIEW

HATCH DENOTES
SUPPORT AREA

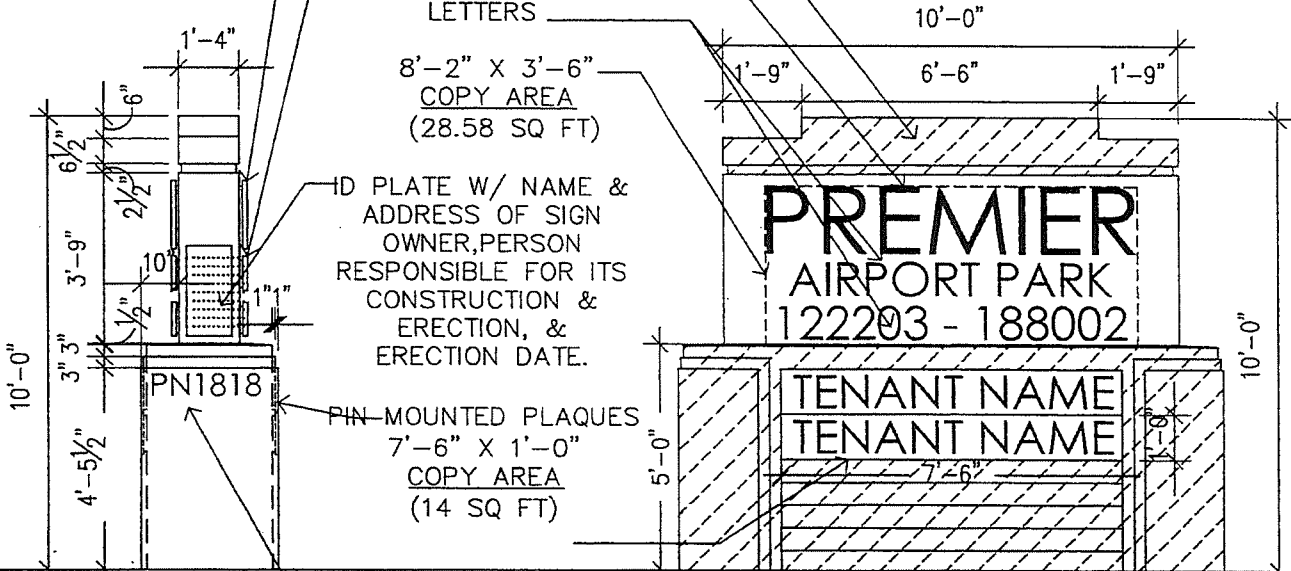
18" TALL, 1/4" THICK
CUT, PIN MOUNTED
LETTERS

9" TALL, 1/4" THICK
CUT, PIN MOUNTED
LETTERS

8'-2" X 3'-6"
COPY AREA
(28.58 SQ FT)

ID PLATE W/ NAME &
ADDRESS OF SIGN
OWNER, PERSON
RESPONSIBLE FOR ITS
CONSTRUCTION &
ERECTION, &
ERECTION DATE.

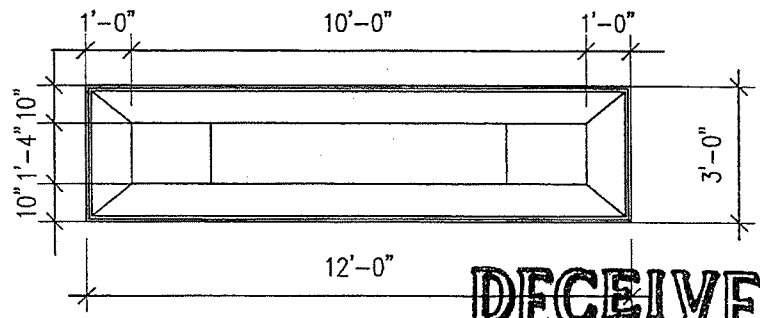
PIN-MOUNTED PLAQUES
7'-6" X 1'-0"
COPY AREA
(14 SQ FT)



SIDE VIEW

FRONT VIEW

TOTAL AREA: 108.19 SQ FT.	
(ONE SIDE)	
COPY AREA	(43.58 SF)
SUPPORT AREA	(55.61 SF)
SIGN AREA	(52.58 SF)



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PLAN VIEW

001 2006-00004

10'-10" X 3'-3"
COPY AREA
(35.22 SQ FT)

24" TALL,
1/4" THICK
CUT, PIN
MOUNTED
LETTERS

12" TALL,
1/4" THICK
CUT, PIN
MOUNTED
LETTERS

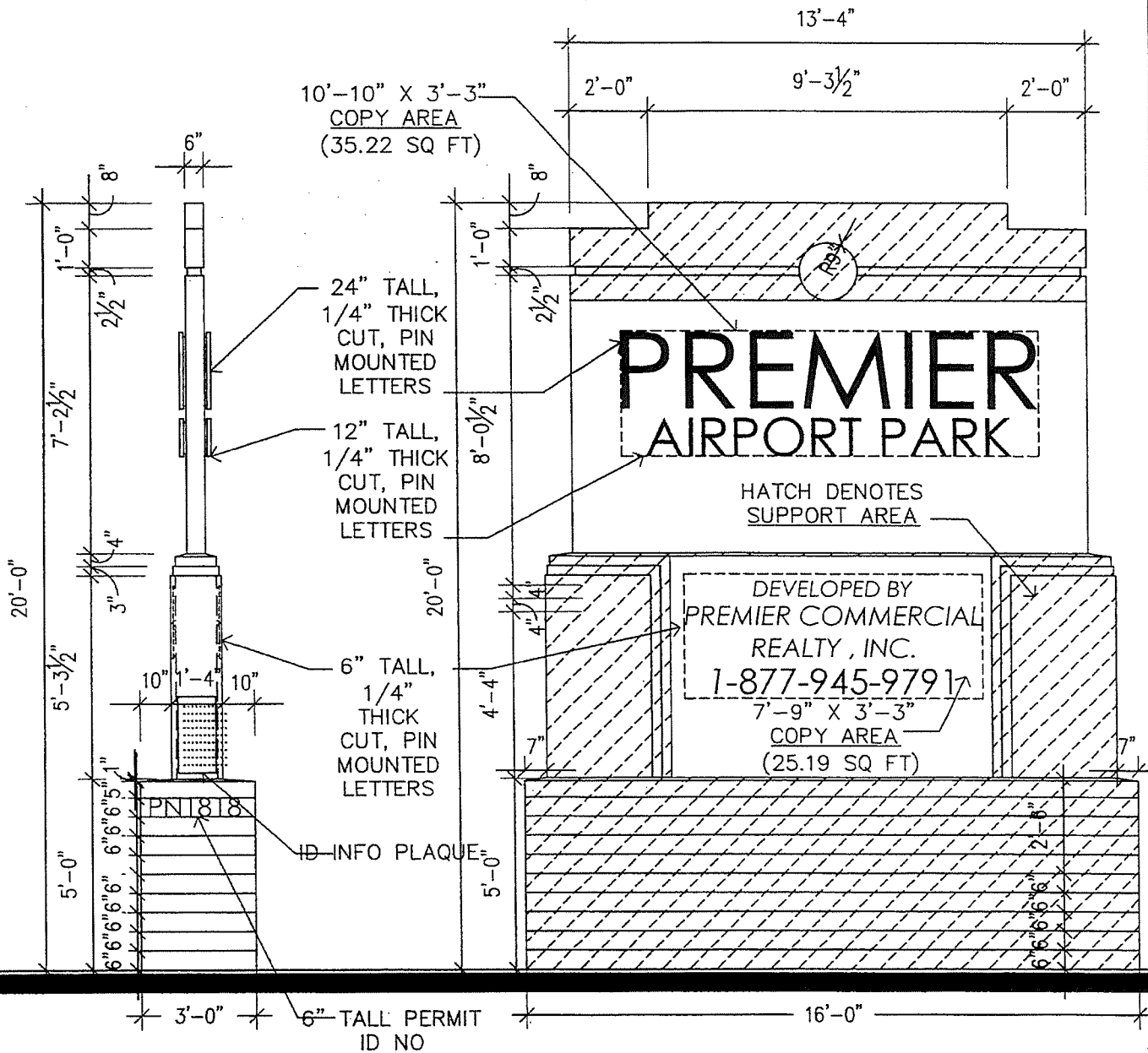
6" TALL,
1/4" THICK
CUT, PIN
MOUNTED
LETTERS

ID-INFO PLAQUE

PREMIER
AIRPORT PARK

HATCH DENOTES
SUPPORT AREA

DEVELOPED BY
PREMIER COMMERCIAL
REALTY, INC.
1-877-945-9791
7'-9" X 3'-3"
COPY AREA
(25.19 SQ FT)



SIDE VIEW

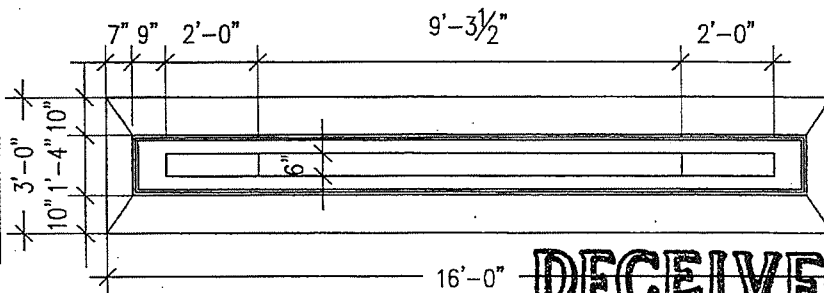
FRONT VIEW

TOTAL AREA: 285.91 SQ FT.
(ONE SIDE)

COPY AREA
(60.41 SF)

SUPPORT AREA
(149.93 SF)

SIGN AREA
(135.98 SF)



PLAN VIEW

DCI 2006-00004

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OCT 29 2007

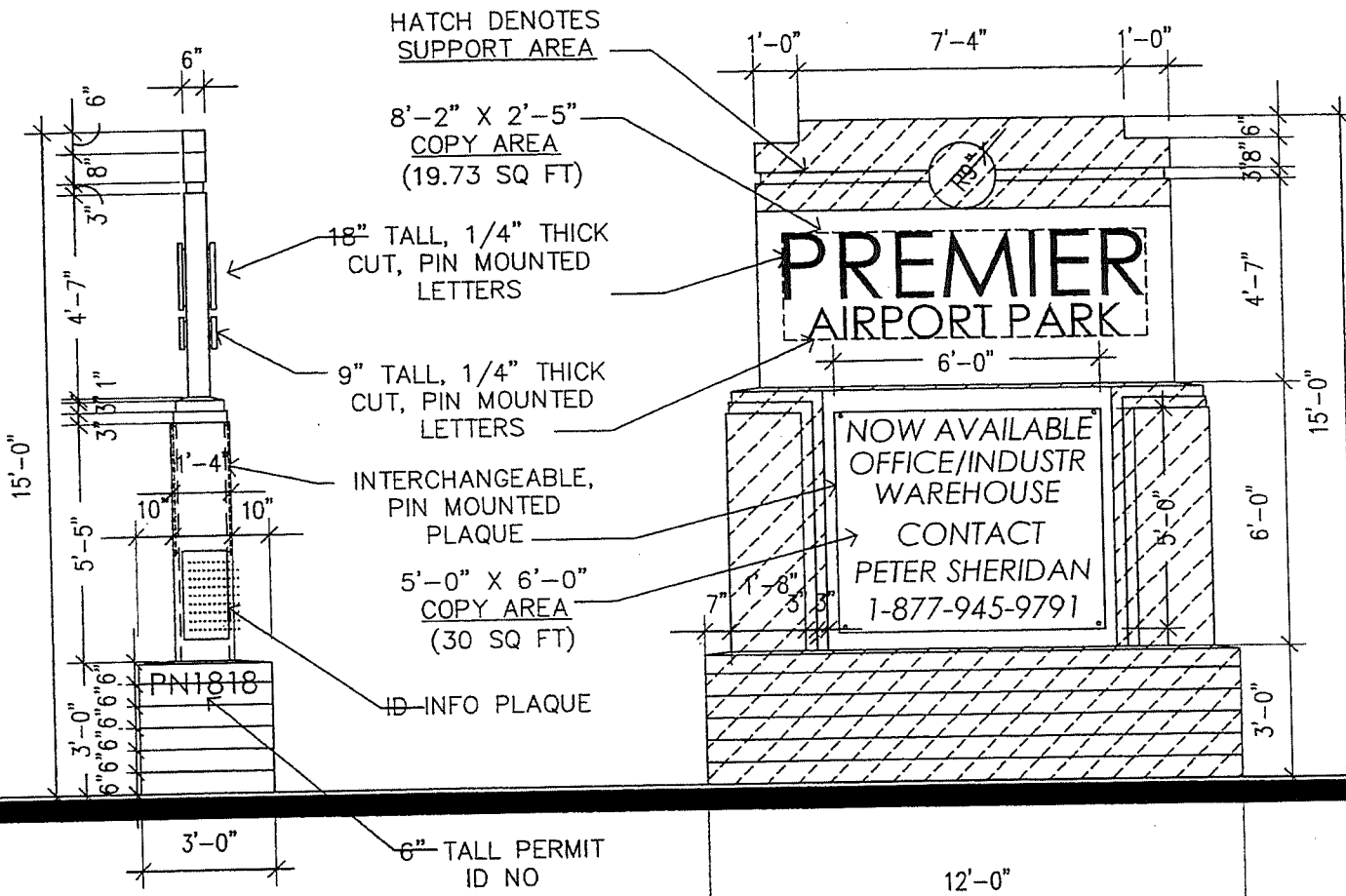
HNM

HNM ARCHITECTURE LLC

COMMUNITY DEVELOPMENT

PREMIER AIRPORT PARK SIGNAGE SIGN TYPE C SCALE: 1/4" = 1'-0"

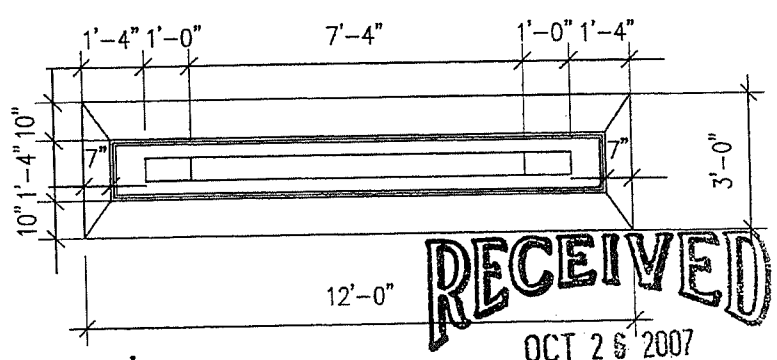
RECEIVED



SIDE VIEW

FRONT VIEW

TOTAL AREA:	155.67 SQ FT.
	(ONE SIDE)
COPY AREA	(49.73 SF)
SUPPORT AREA	(83.48 SF)
SIGN AREA	(72.19 SF)



DCI 2006-00004

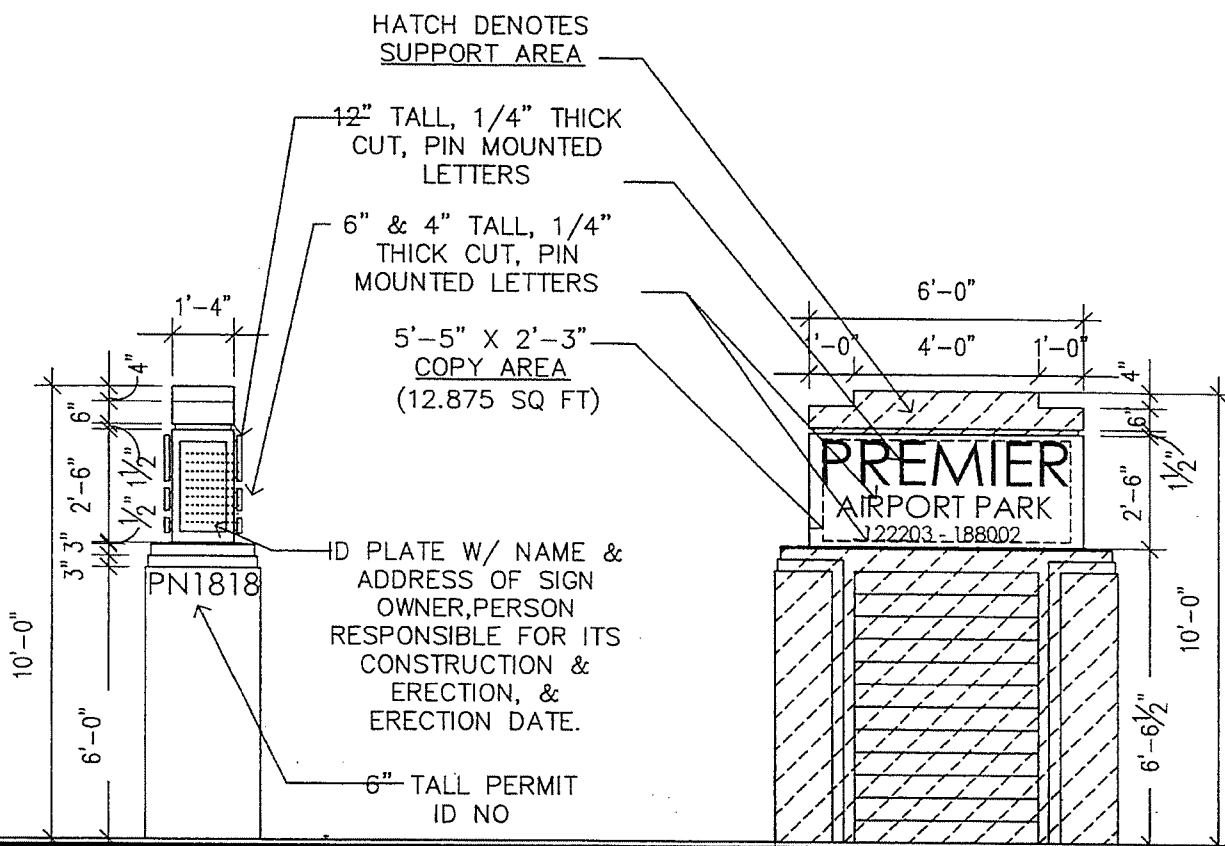
PLAN VIEW COMMUNITY DEVELOPMENT

HNM

HNM ARCHITECTURE LLC

Exhibit K
Page 5 of 21

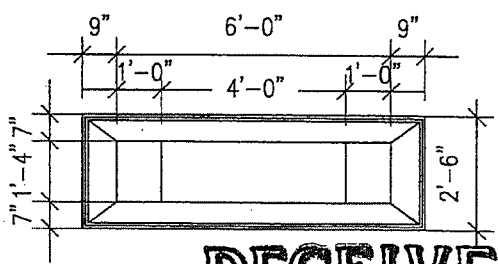
PREMIER AIRPORT PARK SIGNAGE SIGN TYPE D SCALE: 1/4" = 1'-0"



SIDE VIEW

FRONT VIEW

TOTAL AREA:	69.00 SQ FT.
	(ONE SIDE)
COPY AREA	(12.875 SF)
SUPPORT AREA	(54.00 SF)
SIGN AREA	(15.00 SF)



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PLAN VIEW
COMMUNITY DEVELOPMENT

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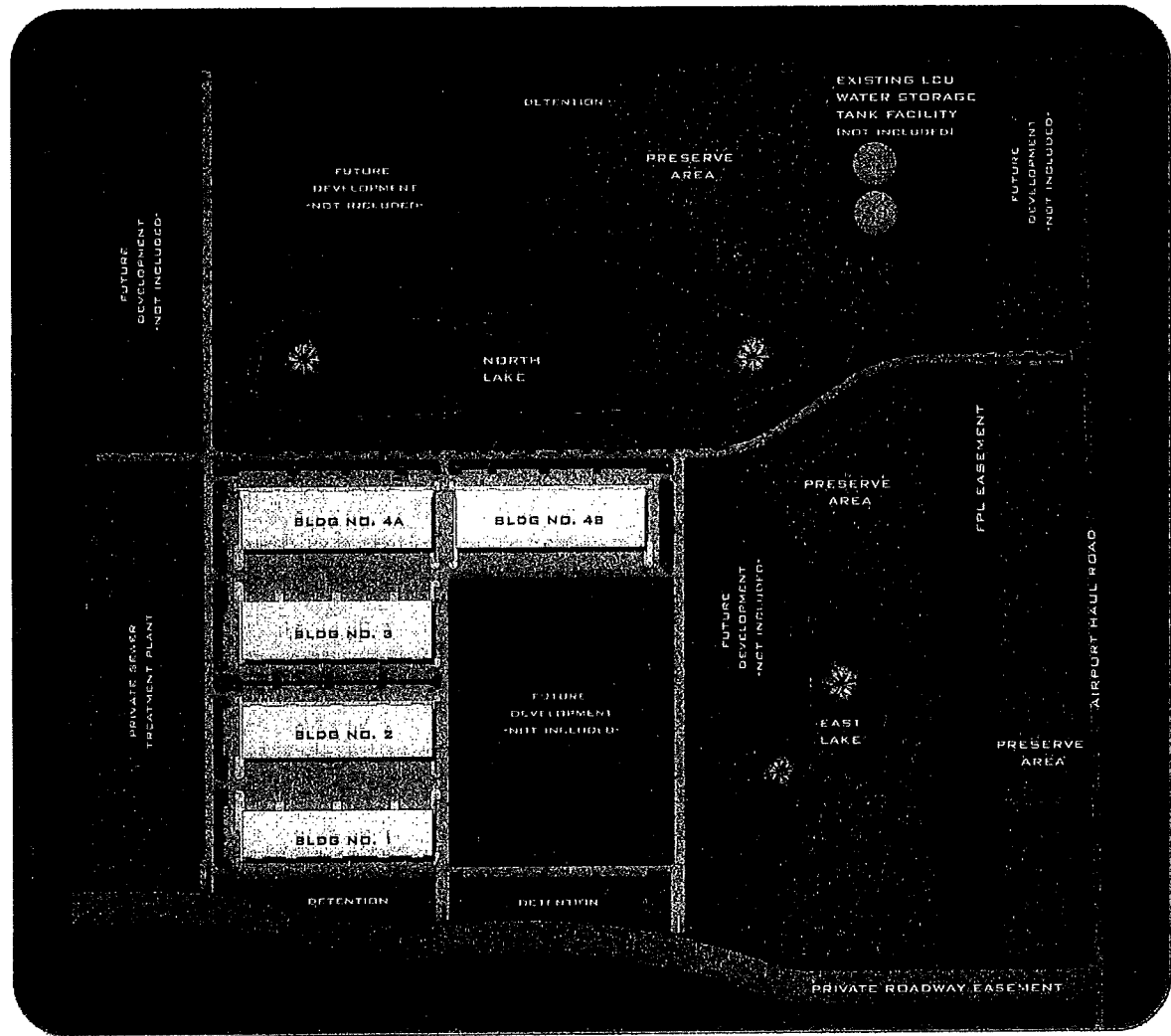
Premier Airport Park Master Sign Package

Exhibit C

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SITE PLAN

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Exhibit K
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VIRTUAL DESIGN • 3D ANIMATION • DIGITAL IMAGERY • LAND PLANNING • GRAPHICS • LANDSCAPE ARCHITECTURE

PREMIER AIRPORT PARK

SITE MASTER PLAN

CONCEPTUS
Land Architectural Technologies, Inc.
2100 MCNEERBY BOULEVARD, SUITE 4
FORT MYERS, FLORIDA 33901
TEL: 888.834.8141 / 238.939.8888
WWW.CONCEPTUS.COM

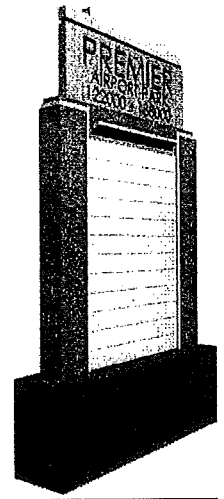
MORRIS
DEPEW
ARCHITECTS

SCALE: 1/8" = 1'-0"
MP-1

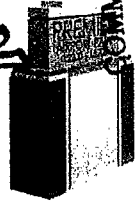
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 DCI 2006-00004



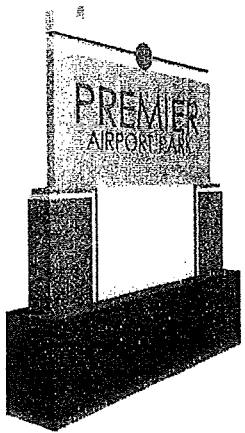
SIGN TYPE "D"



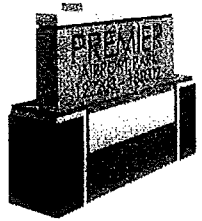
SIGN TYPE "A"



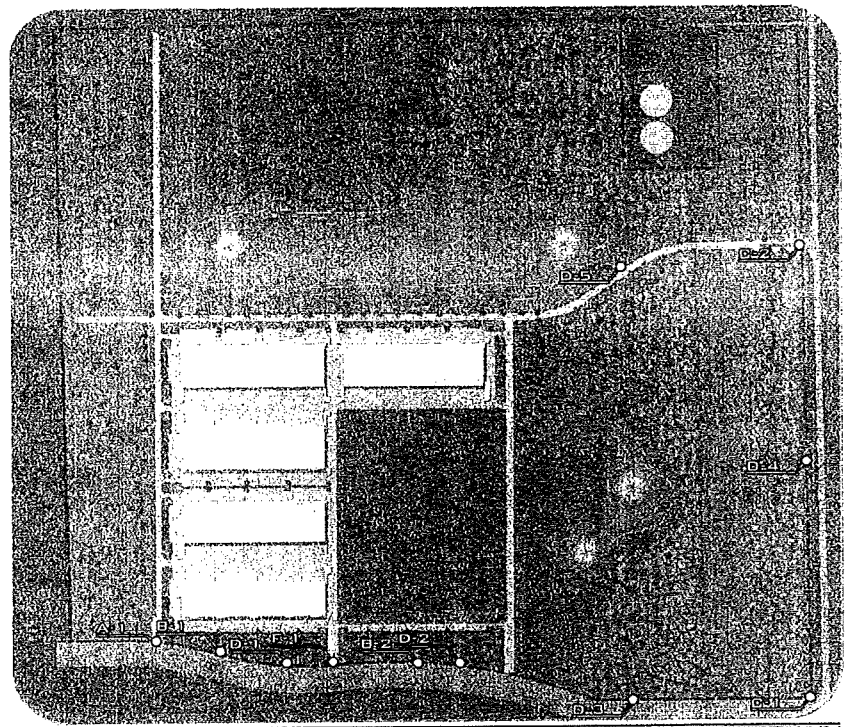
SIGN TYPE "F"



SIGN TYPE "C"



SIGN TYPE "B"



SIGNAGE PLAN

GENERAL NOTES:

1. ALL SIGNAGE TO CONTAIN RELATIVE BUILDING ADDRESSES EXCEPT SIGNAGE C AND D
2. ALL SIGNS TO CONFORM TO THE CONDITIONS OF FINAL APPROVAL.
3. ALL SIGNS TO BE COMPLEMENTED WITH LANDSCAPING.
(SEE EXAMPLE SHEET MP-3, CONCEPTUAL VIEWS 2 AND 3)

Exhibit K
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VIRTUAL DESIGN · 3D ANIMATION · DIGITAL IMAGERY · LAND PLANNING · GRAPHICS · LANDSCAPE ARCHITECTURE

PREMIER AIRPORT PARK

TYPICAL SIGNAGE MODELS AND SITE LOCATIONS

DESIGNED BY
CONCEPTUS
Land Architectural Technologies, Inc.
2500 MEMPHIS AVENUE, SUITE 6
PO BOX 101288 · JACKSON, MS 39210
TEL 601.955.0142 · FAX 601.955.4500
WWW.CONCEPTUS.COM

ARCHITECTURAL FIRM
MORRIS DEPEW
ARCHITECTS PLANNERS ENGINEERS

SCALE 1/8" = 1'-0"
MP-2

CONCEPTUAL RENDERED VIEW 3



CONCEPTUAL RENDERED VIEW 2
(BUFFER ALONG FRONTAL YARD)



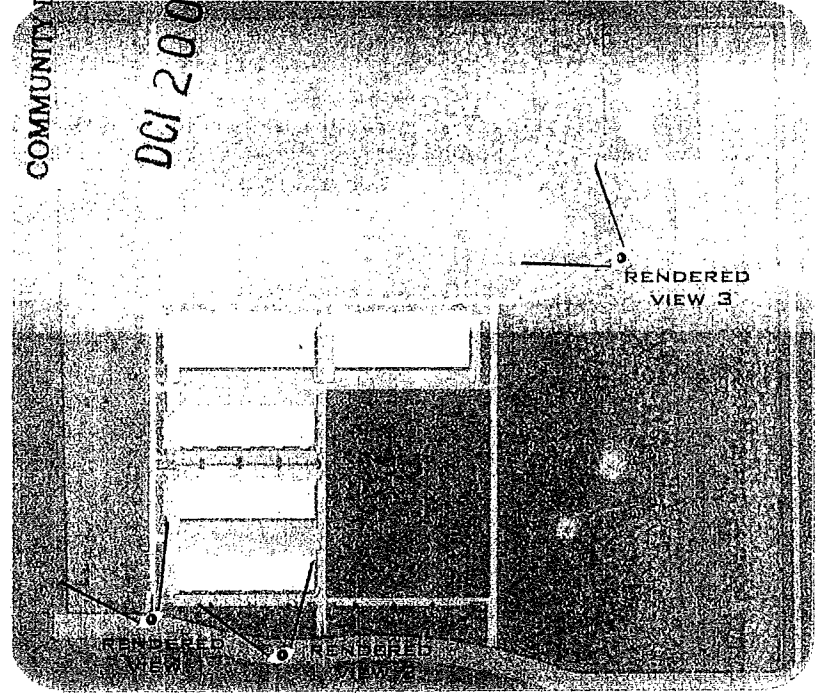
CONCEPTUAL RENDERED VIEW 1

REMOVED

OCT 28 2007

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RENDERED SITE VIEWS KEY SHEET

Exhibit K
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VIRTUAL DESIGN • 3D ANIMATION • DIGITAL IMAGERY • LAND PLANNING • GRAPHICS • LANDSCAPE ARCHITECTURE

PREMIER AIRPORT PARK

TYPICAL VIEW PERSPECTIVES

CONCEPTUS
Land Architectural Technologies, Inc.
2100 WOODSON BOULEVARD, SUITE 2
PERRY, FLORIDA 32068
PHONE: 904.231.1234 FAX: 904.231.1235
WWW.CONCEPTUS.COM

MORRIS
DEPEW
ARCHITECTS

SCALE: N.T.S.
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ARCHITECTURE BY HNM ARCHITECTURE, INC.

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Exhibit K

VIRTUAL DESIGN • 3D ANIMATION • DIGITAL IMAGERY • LAND PLANNING • GRAPHICS • LANDSCAPE ARCHITECTURE

PREMIER AIRPORT PARK

TYPICAL BUILDING PERSPECTIVE

PREPARED BY

CONCEPTUS
Land Architectural Technologies, Inc.
3140 HERRING ROAD, SUITE 2
FORT MYERS, FLORIDA 33901
PH: 888-888-8888 FAX: 888-888-8888
WWW.CONCEPTUS.COM

PREPARED BY

MORRIS DEPEW
ENGINEERS PLANNERS & ARCHITECTS

SCALE: 1/8" = 1'-0"

MP-4



**Premier Airport Park
Master Sign Plan Summary Tables
Exhibit D**

Total Permissible Sign Area per LDC 30-153 for corner lot with each frontage over 330 feet equals 400 square feet per frontage or 800 square feet total. No transfers of allowable area may be made from one frontage to another.

Table 1. Signs Permitted per LDC 30-153 Permanent Signs and LDC 30-151 Temporary Signs – for corner lot with frontages each greater than 330'

Sign Type	Number	SIGN AREA (SF)	Lighting	Height
Identification	4 signs (2 per frontage)	600 SF (300 SF per frontage)	Yes	24 ft.
Additional Identification	4 signs (1 per additional entrance)	64 SF (16 SF each)	No	24 ft.
Temporary Real Estate	18 signs (1 per 330 feet)	576 SF (32 SF each)	No	10 ft.
Total	26 signs	1,236 SF		

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Table 2. Requested Perimeter Sign Package – Includes both east and south frontage, where maximum signage on either frontage equals 700 square feet

Sign Type (Sign Area)	Number of Signs	Total Sign Area, SF	Lighting Type	Maximum Height
Sign A (130 SF) (Identification/Directory)	1 sign	130 SF	Internal Panels Below Mounted Lights Above	24 feet
Sign B (55 SF) (Identification/Directory)	2 signs	110 SF	External - Ground	10 feet
Sign C (140 SF) (Identification)	2 signs	280 SF	External - Ground	20 feet
Sign D (75 SF) (Real Estate)	4 signs	300 SF	External - Ground	15 feet
Sign F (15 SF) (Additional identification)	1 sign	15 SF	External - Ground	10 feet
Totals	10 signs	835 SF		
% Allowable per Table 1	62% of total	68% of total		

Note 1: All signs are ground-mounted style, double face of equal size except one Sign C at corner of frontages which shall be a single sided sign – refer to Master Sign Plan for locations of signs.

Note 2: All signs (ground-mounted) are externally illuminated, except for Sign A which will have internally illuminated tenant panels, and sign mounted lights for Project name and address.

Note 3: Additional temporary announcement and construction signage to be provided per LDC 30-151 (1) and (2).

Note 4: All signage and associated landscaping and lighting to be maintained and serviced by developer/property owner association.

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**Table 3. Requested Deviations for Internal Project Ground-Mounted Sign Package
(Excludes wall mounted building signs and signs in compliance with Chapter 30)**

Sign Type (Sign Area)	Number of Signs Proposed Locations	Total Sign Area, SF	Lighting Type	Maximum Height
Sign D (75 SF)	1 sign – Real Estate	75 SF	External - Ground	15 feet

Note 1: The proposed real estate sign is permanent, ground-mounted style, external (ground mounted) illuminated, and double face of equal size.

Note 2: One sign to be provided for each industrial building. Directory signs will be provided for buildings in compliance with Chapter 30 of the LDC.

Note 3: All future wall mounted building signage shall comply with LDC.

Note 4: Temporary signage within the interior of the project shall be provided for each building under construction in accordance with Section 30-151 of the LDC.

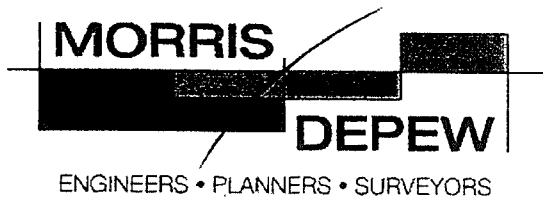
Note 5: All landscaping for signage shall be in conformance with Section 30-94(i) of the LDC unless otherwise approved.

Note 6: All signage and associated landscaping and lighting to be maintained and serviced by developer/property owner association.

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Premier Airport Park Sign Regulations Exhibit E

I. Perimeter Signage – Premier Airport Park

Signs in compliance with Chapter 30 of the LDC are excluded from the sign regulations set forth herein. All other signs within the project shall adhere to these regulations.

A. Identification Signs (Signs “A” “B” and “C” per Master Sign Package [MSP]):

I. Ground mounted project identification signs are permitted as indicated on Exhibit A of the Master Sign Plan and in accordance with the chart below. These signs may be illuminated.

	Private Roadway Easement	Airport Haul Road	Southeast intersection
Type A Sign	1	0	0
Type B Sign	2	0	0
Type C Sign	0	1	1

B. Identification Sign Development Regulations

Definition: Identification sign means any sign where the matter displayed is used only to indicate the name, address, number of building or character of the primary land use.

1. Sign “A” and Sign “C” per MSP:

- I. Maximum height of identification sign: 24 feet
- II. Identification sign must be setback 15 feet from right-of-way.
- III. All identification signs must conform to the visibility triangle at intersections.

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- IV. In the event that the sign is placed within a roadway median area, the landscaping requirements along the median length shall be twice the height of the sign to offset the narrow width of landscaping adjacent to the sign.

2. Sign "B" per MSP:

- I. Signs cannot exceed 10 feet in height and 55 square feet in sign area.
- II. Signs shall be located 15 feet from the edge of the right-of-way.
- III. A total of two (2) perimeter directory Type B signs may be provided along the southern roadway, and each such sign shall be associated with a specific building.

C. Directory signs – (Signs "A" and "B" per MSP):

Definition: Directory sign means any sign which gives the name, address or occupation of persons or businesses located on the premises.

- I. Directory signs are permitted to be placed on the same structure as the project identification sign, not to exceed the size and height requirements of the project identification sign (within the sign area). Signs shall be in accordance with Exhibits A and B of the Master Sign Package.
- II. Space must be provided for a maximum of twelve tenants on each side of Sign A.
- III. Space must be provided for a maximum of two tenants on each side of Sign B.
- IV. Each directory sign must be of the same background and lettering scheme as the project identification sign on which it is placed.

D. Additional signs for entrances (Sign "F" per MSP):

- I. Where there is more than one entrance from the same frontage street, one additional identification sign not to exceed 16 square feet in sign area, and not to exceed 10 feet in height, and displaying the name of the development only, may be installed in accordance with Exhibit A of the Master Sign Package. These may be illuminated.

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E. Real estate signs along perimeter roadways (Sign "D" per MSP):

- I. Permanent ground-mounted style real estate/leasing signs are permitted. These shall be double face (each face equal size) and may be illuminated.
- II. Signs cannot exceed 15 feet in height and 75 square feet in sign area.
- III. Signs shall be located 15 feet from the edge of the right-of-way.
- IV. A total of four permanent real estate signs may be provided as shown on Exhibit A of the Master Sign Package (three signs along the private roadway easement and one sign along Airport Haul Road.)

II. Interior Signage – Premier Airport Park

A. Individual occupant signs within the complex:

- I. Individual ground signs are not permitted.
- II. Wall signs are permitted on any wall facing a road right of way, or parking lot within the development, provided that the total sign area of the wall sign and any attached marquee or canopy sign does not exceed ten percent of the wall area on which it is attached.
- III. Special regulations as set forth in Section 153(2)(c)(1-4) in Chapter 30 of the LDC shall apply to individual occupant signs within the development concerning:
 - a. Marquee signs
 - b. Under-canopy signs
 - c. Sign content (must convey sign information only for the occupant within the premises).

B. Interior real estate signs (Sign "D" per MSP):

- I. One ground-mounted style real estate/leasing sign within the complex is permitted. It shall be double-faced (equal size) and may be illuminated.
- II. Sign cannot exceed 15 feet in height and 75 square feet in area.
- III. Sign shall be located a minimum of four feet behind the face of roadway curbing in a manner which will not adversely obstruct safe visibility between moving vehicles or vehicles and pedestrians.
- IV. Sign shall not be visible/legible from the perimeter roadways.



III. Temporary Signage – Premier Airport Park

Temporary announcement sign prior to installation of an Identification Sign:

- I. A single temporary non-illuminated announcement sign, no greater than 32 square feet in area, and no greater than 10' in height (in compliance with Chapter 30 of the LDC), shall be located at the extreme southeastern corner of the property north of the intersection of Airport Haul Road and the southern right of way.
- II. The temporary announcement sign shall be removed within one year of local development order approval.

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Premier Airport Park (DCI2006-00004)
Exhibit E
Page 4 of 4

DCI 2006-00004

**PREMIER AIRPORT PARK
PERIMETER SIGNAGE
EXHIBIT F-1**

120' ROADWAY EASEMENT AREA ALONG SOUTH SIDE OF PROPERTY

<u>TYPE OF SIGN</u>	<u>SINGLE/ DOUBLE</u>	<u>ILLUM</u>	<u>SIGN AREA</u>	<u>REQUESTED DEVIATION</u>
SECONDARY IDENTIFICATION (F)	DOUBLE	YES	15	ILLUMINATED
IDENTIFICATION/DIRECTORY (B)	DOUBLE	YES	55	ADDITIONAL SIGN
IDENTIFICATION/DIRECTORY (A)	DOUBLE	YES	130	
IDENTIFICATION/DIRECTORY (B)	DOUBLE	YES	55	ADDITIONAL SIGN
SUBTOTALS FOR SOUTHERN PERIMETER OF PROJECT			255	NOT INCLUDING REAL ESTATE SIGNAGE
REAL ESTATE	DOUBLE	YES	75	PERMANENT, ILLUMINATED, LARGER SIGN AREA
REAL ESTATE	DOUBLE	YES	75	PERMANENT, ILLUMINATED, LARGER SIGN AREA
REAL ESTATE	DOUBLE	YES	75	PERMANENT, ILLUMINATED, LARGER SIGN AREA
ADJUSTED TOTAL FOR SOUTHERN PERIMETER OF PROJECT			480	INCLUDING REAL ESTATE SIGNAGE

AIRPORT HAUL ROAD ALONG EAST SIDE OF PROPERTY

<u>TYPE OF SIGN</u>	<u>SINGLE/ DOUBLE</u>	<u>ILLUM</u>	<u>SIGN AREA</u>	<u>REQUESTED DEVIATION</u>
IDENTIFICATION	DOUBLE	YES	140	
IDENTIFICATION	DOUBLE	YES	140	
SUBTOTALS FOR EASTERN PERIMETER OF PROJECT			280	NOT INCLUDING REAL ESTATE SIGNAGE
REAL ESTATE	DOUBLE	YES	75	PERMANENT, ILLUMINATED, LARGER SIGN AREA
ADJUSTED TOTAL FOR EASTERN PERIMETER OF PROJECT			355	INCLUDING REAL ESTATE SIGNAGE
GRAND TOTAL FOR COMBINED PERIMETER OF PROJECT			535	NOT INCLUDING REAL ESTATE SIGNAGE
ADJUSTED TOTAL FOR COMBINED PERIMETER OF PROJECT			835	INCLUDING REAL ESTATE SIGNAGE

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**PREMIER AIRPORT PARK
INTERIOR ONSITE SIGNAGE*
EXHIBIT F-2**

TYPE OF SIGN	SINGLE/ DOUBLE	ILLUM	SIGN AREA	REQUESTED DEVIATION
REAL ESTATE	DOUBLE	YES	75	PERMANENT, ILLUMINATED, LARGER SIGN AREA
SUBTOTAL OF INTERIOR REAL ESTATE SIGNAGE			75	

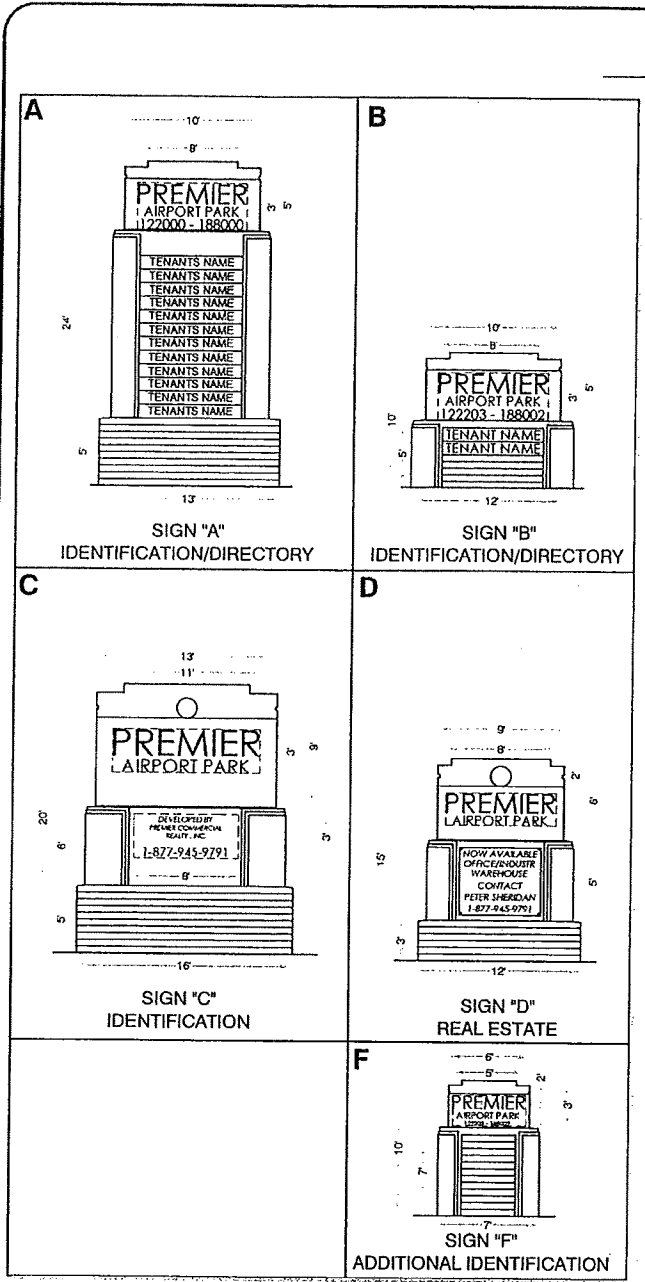
*Other interior signs will be installed in compliance with Chapter 30 of the LDC.

DCI 2006-00004

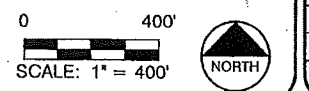
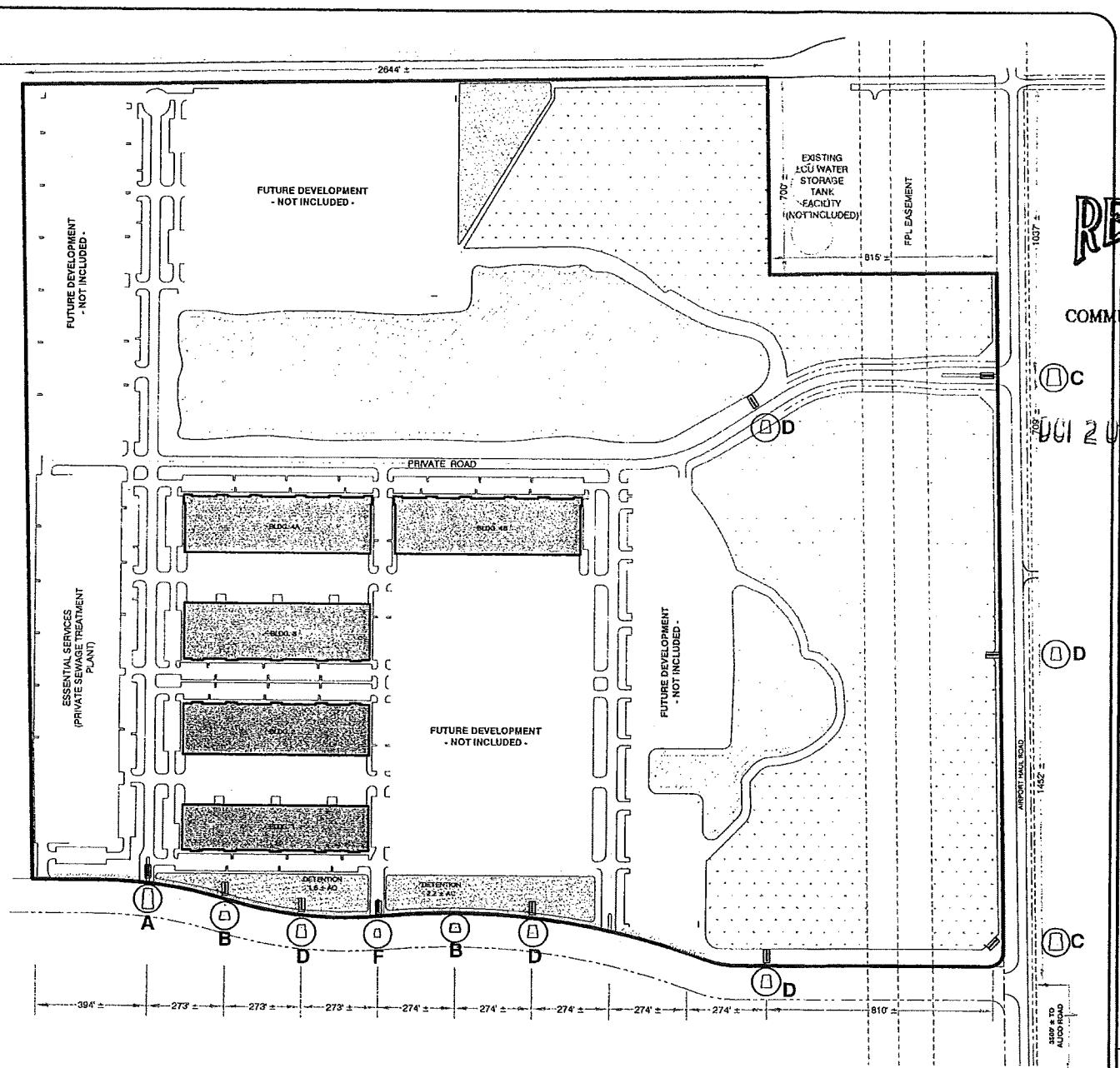
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SIGN TYPICAL SCALE 1:10



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0612006-00004

MASTER SIGN PLAN - EXHIBIT A

PREMIER AIRPORT PARK

Fort Myers
Tallahassee
Gainesville
2111 Cleveland Avenue
Gainesville, FL 32601
352.337.3000
Fax: 352.337.3741

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS