kwiktag® 026 616 197

GIS Tracking Sheet

Case No.: DCI2005-00004

Intake Date: 1-19-05

Project Name: Camargo MPD- 10 Acre Site

STRAP Number(s): 33-46-25-00-00001.0030

Planner Name: Chip Black Ext. 8371

LEGAL DESCRIPTION VERIFICATION and **INITIAL GIS MAPPING**

Date: 8/23/05 ArcGIS **INTAKE:** DC105004

LEGAL SUFFICIENT ☑ YES ☐ NO Initials: LGM

If not, give brief explanation:

MAP UPDATE following **FINAL ACTION**

Date: 20 DEC 06

☐ Hearing Examiner Decision ☑ Board of County Commissioner's Resolution

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes: Z-06-011, DCI2005-00004, 21AUG06, CAMARGO MPD, AMEND RESO # Z-98-029 TO ADOPT A NEW MCP FOR A 10.95 ACRE PORTION OF THE ORIGINAL PLANNED DEVELOPMENT; CONDS.

MAP UPDATED ☑ YES ☐ NO Initials: [illegible]

If not, give brief explanation: NOTE TO MPD:001224

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Consultants

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1398, Lee County Records, being more particularly described as follows.

From the southwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58' 23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run N88°25'54"E along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction 934.21 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run N00°27'20"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'56"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run S88°25'54"W along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.

Containing 10.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) And are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

Applicant's Legal Checked
by 8/23/2005 Lgm

21840s05desc.doc

DCI 2005-00004

Scott A. Wheeler 8/23/05

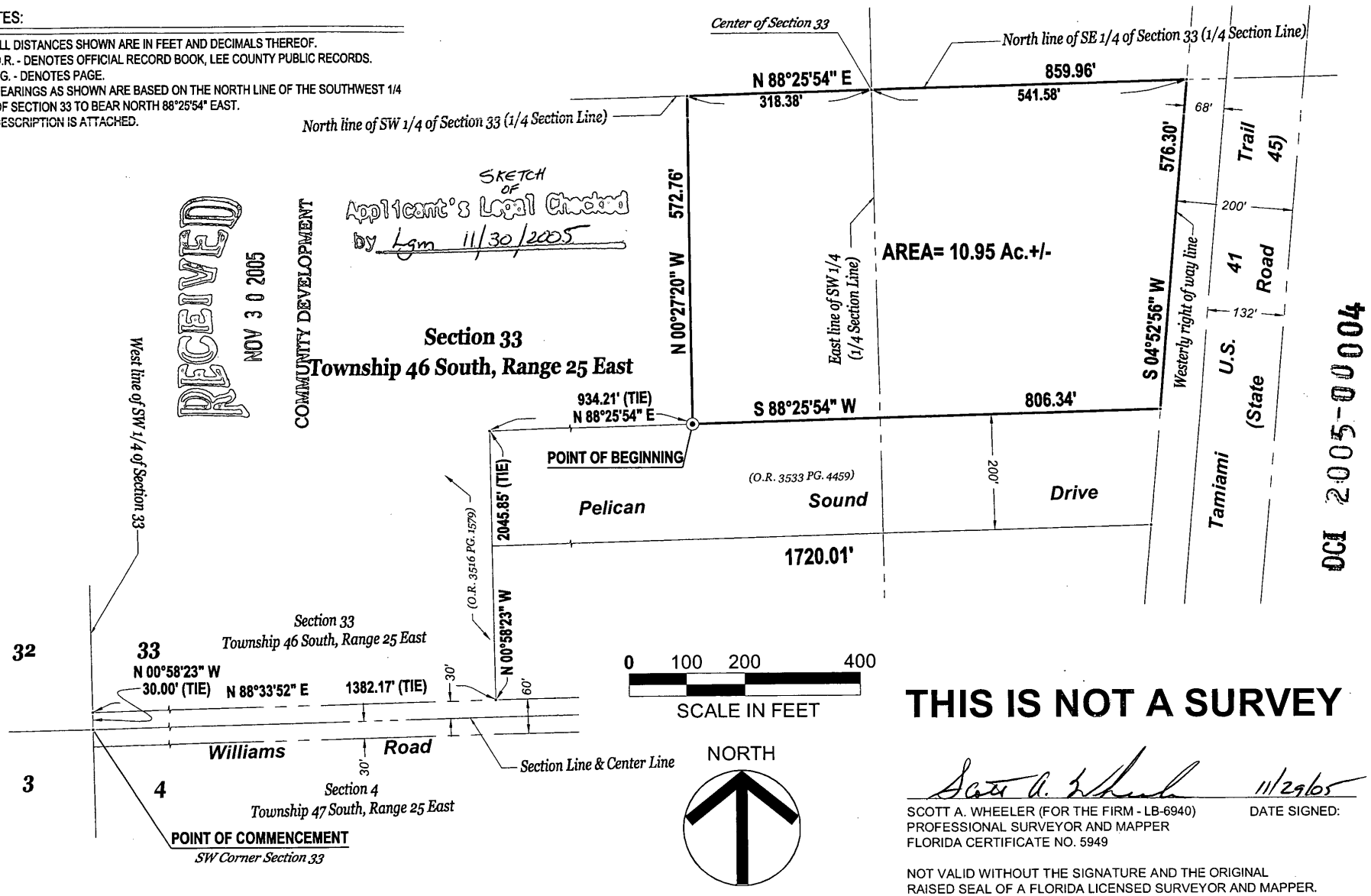
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

RECEIVED
AUG 23 2005
ZONING

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
3. PG. - DENOTES PAGE.
4. BEARINGS AS SHOWN ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33 TO BEAR NORTH 88°25'54" EAST.
5. DESCRIPTION IS ATTACHED.



RECEIVED
NOV 30 2005
COMMUNITY DEVELOPMENT

SKETCH OF Applicant's Legal Checked by Lgm 11/30/2005

DCI 2005-00004

THIS IS NOT A SURVEY

Scott A. Wheeler 11/29/05

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2600
FORT MYERS, FLORIDA 33902-2600
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7988 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

THE MEADOWS AT PELICAN SOUND

US 41 AT PELICAN SOUND DRIVE

PART OF SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER NO. 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

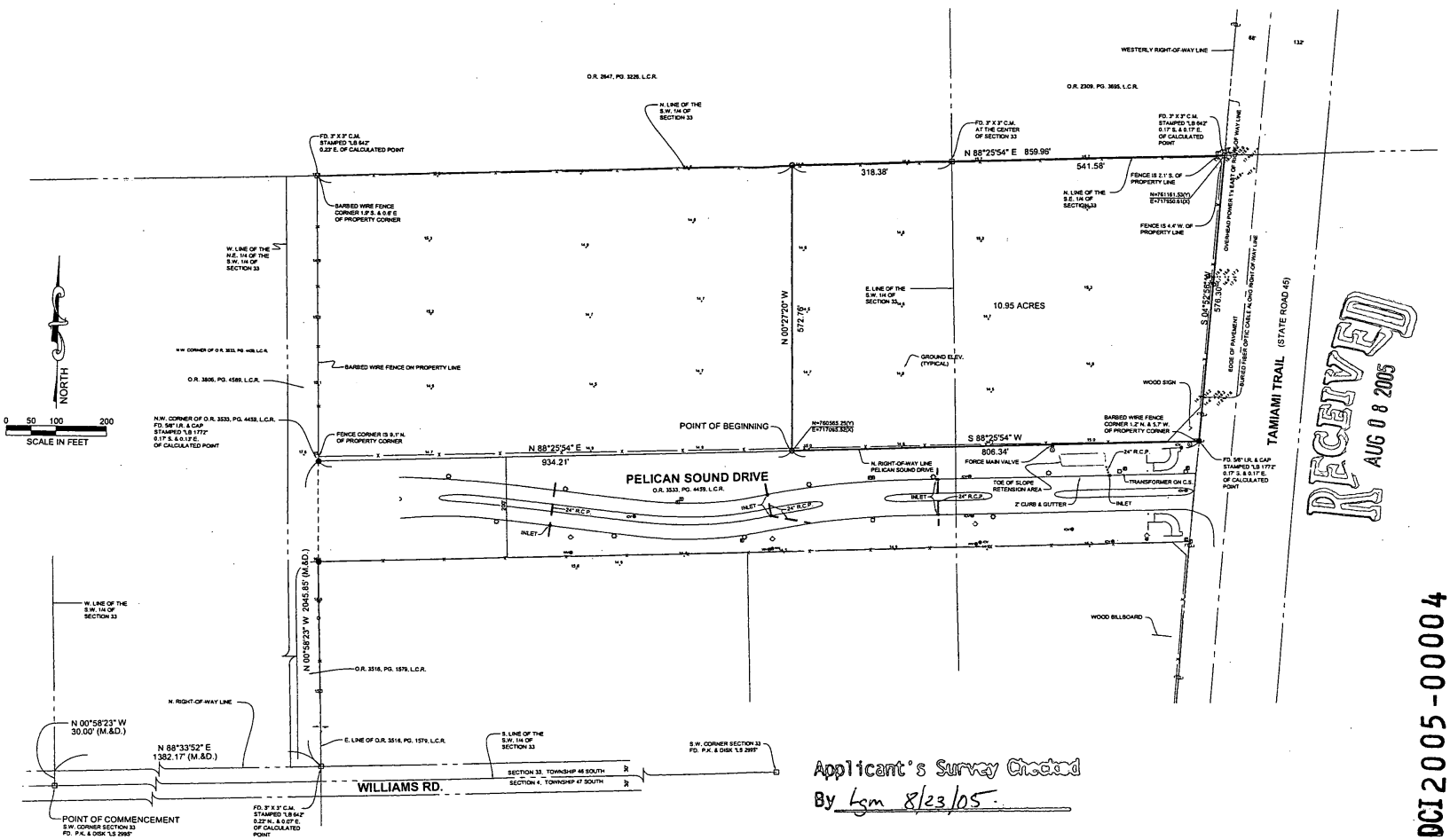
FILE NAME	21MEDSK01.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21840\DWG\SURVEYING \SKETCH1
PLOT DATE	TUE, 11-29-2005 - 1:58 PM
PLOT BY	SCOTT WHEELER
DRAWING DATA	
SURVEY DATE	11-29-2005
DRAWN BY	PTO
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
21840 33-46-25	1 OF 1



RECEIVED
AUG 0 8 2005

DCI2005-00004

Applicant's Survey Checked
By Lgm 8/23/05

THIS SURVEY IS FOR THE BENEFIT OF:

I HEREBY CERTIFY THAT A SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 61G17-6 F.A.C. CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES. ABSTRACT NOT REVIEWED. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Scott A. Wheeler 3/16/05

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1398, Lee County Records, being more particularly described as follows:
From the southwest corner of the southeast quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58'23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run N88°25'54"E along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction 934.21 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING run N00°27'00"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'58"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run S88°25'54"W along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.
Containing 10.95 acres, more or less.
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

NOTES

1. DATE OF LAST FIELD WORK: JUNE 26, 2003.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THERE ARE NO IMPROVEMENTS OTHER THAN SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN AS SHOWN.
6. SURVEYED PARCEL CONTAINS 10.95 ACRES, MORE OR LESS.
7. ACCORDING TO F.I.R.M. MAP INDEX SHEET, MAP REVISED MAY 5, 2003, SURVEYED PARCEL HAS "NO SPECIAL FLOOD HAZARD AREAS".
8. BEARINGS SHOWN ON THIS SURVEY MAP ARE ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST TO BEAR N88°25'54"E.
9. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
10. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
11. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
12. OWNERSHIP OF ANY FENCES SHOWN HEREON IS UNKNOWN.
13. ELEVATIONS SHOWN ARE IN FEET ABOVE NATIONAL GEODETIC VERTICAL DATUM (1929 ADJUSTMENT) AND ARE BASED ON A LEVEL CIRCUIT BY THIS FIRM FROM LEE COUNTY PUBLIC WORKS BENCH MARK GPS 2000 4010 (ELEV. = 12.73').

LEGEND:

O.R.	OFFICIAL RECORD BOOK	○	FOUND P.K. NAIL & DISK(P.C.P.)
B.M.	BARRACO & ASSOCIATES, INC.	○	SET 1/2" IRON ROD WITH CAP STAMPED LB6940 UNLESS NOTED OTHERWISE
B.M.	BENCH MARK		
C.I.R.	CAPPED IRON ROD		
COR.	CORNER	●	FOUND 5/8" IRON ROD WITH CAP STAMPED LB1772 UNLESS NOTED OTHERWISE
C.M.	CONCRETE MONUMENT		
CONC.	CONCRETE		
F.F.	FINISHED FLOOR	□	FD. 4X4 CONC. MONUMENT STAMPED "LB 642" UNLESS NOTED OTHERWISE
D.E.	DRAINAGE EASEMENT		
ELEV.	ELEVATION	Ⓢ	SANITARY MANHOLE
FD.	FOUND		
I.R.	IRON ROD		
L.C.R.	LEE COUNTY RECORDS	T	UNDER GROUND TELEPHONE SERVICE
LB	LICENSED BUSINESS	E	UNDERGROUND POWER BOX
(M)	MEASURED	□CATV	CABLE TELEVISION
(N.R.)	NON RADIAL	⋇	WATER METER
(R.)	RADIAL	⊕	WATER VALVE
P.C.	PAGE	◇	FIRE HYDRANT
(P)	PLAT		
ICV	IRRIGATION CONTROL VALVE	→	GUY ANCHOR
C.S.	CONCRETE SLAB	○	LIGHT POLE
P.B.	PLAT BOOK		
R.C.P.	REINFORCED CONCRETE PIPE	—	SIGN
TWP.	TOWNSHIP	⊂□⊃	WOOD POWER POLE
P.K.	PARKER-KALON		

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

SHELBY HOMES
6363 NW 6TH WAY
SUITE 250
FORT LAUDERDALE, FL 33990
PHONE (954) 318-1000
FAX (954) 318-2000
WWW.SHELBY-HOMES.COM

PROJECT DESCRIPTION

THE MEADOWS

US 41 AT
PELICAN SOUND DRIVE

PART OF SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
CERTIFICATE NO. 5949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	21840905.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21840\DWG\SURVEYING\
PLOT DATE	WED. 3-16-2005 - 7:39 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	06-26-03
DRAWN BY	SER
CHECKED BY	SAW
SCALE	AS NOTED
FIELD BOOK	54/28-31,49-52,58-59

PLAN REVISIONS

03-16-2005	ADD STATE PLAE COORD.

STRAP NUMBERS

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

PROJECT / FILE NO.	SHEET NUMBER
21840 33-46-25	1 OF 1

RESOLUTION NUMBER Z-06-011

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

WHEREAS, James T. Humphrey filed an application on behalf of the property owner, Charles M. Long, et al. to amend Resolution Z-98-029 to adopt a new Master Concept Plan (MCP) for a 10.95 acre portion of the original planned development known as Camargo MPD; and

WHEREAS, an initial public hearing was advertised for January 25, 2006, and continued to March 22, 2006, and continued and held on May 24, 2006, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2005-00004; and

WHEREAS, a second public hearing was advertised and held on August 21, 2006, 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 amend Resolution Z-98-029 to adopt a new MCP for a 10.95 acre portion of the original planned development. The proposed MCP seeks development of up to 27 multiple family residential dwelling units and 100,000 square feet of commercial floor area **OR** 125,000 square feet of commercial floor area with a proposed maximum building height of 45 feet (3 stories). Blasting is not a proposed development activity. The Applicant indicates that they will connect to potable water and central sewer as part of any development of this property. The property is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The terms and conditions of Resolution Z-98-029 remain in full force and effect, unless specifically amended by this resolution. A copy of Resolution Z-98-029 is attached as Exhibit D.

2. The development of this portion of the MPD project must be consistent with the 2-page Master Concept Plan entitled "Camargo 10 Acres," date stamped "RECEIVED JUL 24 2006," attached hereto as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the LDC

COPY

at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Development within this planned development is limited to either:

Option A - 125,000 square feet of commercial floor area, **OR**

Option B - 27 multiple family residential dwelling units and 100,000 square feet of commercial floor area.

As part of the local development order process, the Applicant must commit to one of these development scenarios.

Within this planned development approval, commercial uses subject to the commercial site location standards of the Lee Plan (Policy 6.1.2) are limited to a maximum of less than 30,000 square feet. If the functional classification of Pelican Sound Drive is changed from a local collector or arterial, then the amount of commercial use can be adjusted consistent with Policy 6.1.2 of the Lee Plan, provided the total commercial floor area does not exceed the amount stated above.

3. The following limits apply to the project and uses, subject to the Notes and Special Notes and Regulations found in §34-934:

a. Schedule of Uses

(*No outdoor display or storage is permitted within this planned development.*)

Accessory uses and structures
Administrative offices
ATM (automatic teller machine)
Auto parts store - Limited to one without installation service
Banks and financial establishments: Groups I and II
Boats: Boat parts store - Limited to one without installation services
Broadcast studio, commercial radio and television
Business services: Groups I only
Car wash - limited to one free-standing
Cleaning and maintenance services - Must be contained solely indoors
Clothing stores, general
Clubs: Commercial
Fraternal, membership organization
Private
Consumption on premises - Limited as accessory to a restaurant or club
Convenience food and beverage store - No gas pumps or fuel sales permitted.
Further limited to one convenience store and one upscale liquor store
Cultural facilities
Day care center, child, adult

Drive-through facility for any permitted use: Limited as follows:

1. Limited to no drive-through to be located between a building and US 41 or a building and Pelican Sound Drive.
2. All drive-through facilities must be screened from view from US 41 and Pelican Sound Drive.
3. Also limited to a maximum of 2 within this portion of the planned development.

Drugstore, pharmacy - Limited to one store
Dwelling unit: Multiple-family building (limited to 27 units)
Entrance gates and gatehouse
Essential services
Essential service facilities: Group I only
Excavation: Water retention
Fences, walls
Food and beverage service, limited
Food stores: Group I only
Hardware store - restricted to a maximum of 20,000 square feet
Hobby, toy and game shops
Household and office furnishings, Groups I and II - Household use shall remain per Code and the Office Furnishing shall be similar to Kinko's Office Depot, Office Max or any other like kind facility. Large newspaper printing facilities are prohibited.
Insurance companies
Laundry or dry cleaning: Group I only
Lawn and garden supply stores
Library
Medical office
Models: Model unit
Nonstore retailers, all groups
Package store (see Convenience Store for limitations)
Paint, glass and wallpaper
Parks: Groups I and II
Parking lot: Accessory
Garage, public parking
Temporary
Personal services: Groups I through II, as limited in the following:

<u>Group I:</u>

ATM's (automatic teller machines)
Barbershops and beauty shops
Clothing alterations and repair, including dress makers, seamstresses and tailors
Laundry agents wherein the establishment may do its own pressing and finish work, but the laundering or dry cleaning is performed elsewhere

Photo agents wherein drop-off and pick-up film processing services are provided, but the actual processing and developing is done elsewhere

Shoe repair services wherein shoe repair or shoe shining for individual customers is performed

Group II: The following are permitted provided that lodging facilities or resorts are not included:

Beauty spas
Health clubs or spas
Massage establishments
Reducing or slenderizing salons
Steam or Turkish baths

Group III: Establishments primarily engaged in the sale, rental, or service of heath-related devices such as:

Artificial limbs
Crutches
Hearing aids
Hospital beds
Optical supplies
Orthopedic supplies
Wheelchairs

Pet services - Outdoor enclosures and dog runs are prohibited
Pet shop - Outdoor pens, enclosures, and dog runs are prohibited
Post office
Printing and publishing
Real estate sales office
Recreation facilities: Commercial: Group IV and
Private--On-site
Religious facilities
Rental or leasing establishment: Groups I and II - Limited to the following uses and limited to indoor storage only:

Group I:

Beach chairs, umbrellas and similar facilities
Bicycles
Mopeds and scooters
Passenger car pickup and drop off
(no maintenance or repairs and limited storage)

Group II (Household)

Appliances
Bicycles
Costumes
Furniture
Garden equipment
Movies, videotapes and similar home entertainment
Party or banquet supplies
Tools and equipment primarily for home use

Repair shops: Groups I and II
Research and development laboratories: Groups II and IV
Restaurant, fast food - limited to one
Restaurants: Groups I, II, and III
Schools: Commercial only
Signs in accordance with Estero signage regulations
Social services: Group I
Specialty retail shops: Groups I, II, III, IV
Studios
Temporary uses - Limited to:
    Lighting for special outdoor events
    Christmas tree sales
    Contractor's sales office and storage trailer
    Ancillary use of parking lots or sidewalks for
        special events such as, but not limited to:
            Sidewalk sales
            Seasonal promotions (excluding vehicle
                displays, carnivals or flea markets)
            Cooking/food/cultural events
Theater, indoor
Used merchandise stores: Groups I and II
Variety store

NOTES:

1. All accessory uses, including accessory parking, must be located on the same tract, parcel, outparcel, or lot where a principal use is located.

2. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel, outparcel, or lot.

b. Site Development Regulations

Option A - Land Use and Regulations Table

	Office Retail Commercial	Parking Deck	Accessory
Min. Parcel Width	75 feet	75 feet	N/A
Min. Lot Depth	100 feet	100 feet	N/A
Max. Lot Coverage	70 percent	90 percent	N/A
Max. Bldg. Height	Parcel 1 - 2 stories /35 feet Parcel 2*, 3, 4 & 5 - 3 stories/ 45 feet	Parcel 6 - Two levels / 30 feet **	Two stories / 35 feet
Min. Bldg. Separation	10 feet	N/A	N/A
Min. Bldg. Setbacks:			
Front	10 feet	10 feet	10 feet
Side	5 feet	10 feet	5 feet
Rear	5 feet	10 feet	5 feet
Water	Zero feet	N/A	Zero feet

* Parcel 2 will be limited to a maximum of 2 stories within 150 feet measured from the front property line.

** Two parking levels, including the ground floor.

Option B - Land Use and Regulations Table

	Office Retail Commercial	Residential	Parking Deck	Accessory
Min. Parcel Width	75 feet	75 feet	75 feet	N/A
Min. Lot Depth	100 feet	100 feet	100 feet	N/A
Max. Lot Coverage	70 percent	40 percent	90 percent	N/A
Max. Bldg. Height	Parcel 1 & 6 - 2 stories /35 feet Parcel 2*, 3, 4 & 5 - 3 stories/ 45 feet	Parcel 8 - 2 stories / 35 feet	Parcel 7 - 3 levels / 38 feet *	Two stories / 35 feet
Min. Bldg. Separation	10 feet	10 feet	N/A	N/A
Min. Bldg. Setbacks:				
Front	10 feet	10 feet	10 feet	10 feet
Side	5 feet	Zero/5 feet	10 feet	5 feet
Rear	5 feet	20 feet	10 feet	5 feet
Water	Zero feet	15 feet	N/A	Zero feet

* Two parking levels, including the ground floor.

4. Prior to local development order approval, the development order plans must indicate if Option A or Option B is being used. If Option A is chosen, then 3.2 acres of open space must be provided within the 10.95-acre project area. If Option B is chosen, then 3.7 acres of open space must be provided within the 10.95-acre project area. A minimum of 10 percent open space must be provided within each parcel. The development order plans must include an open space diagram that delineates the open space areas.

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

6. Approval of this rezoning does not guarantee local development order approval. Future Development Order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

7. Potable water and sanitary sewer are available to this site, and this development must connect to those services. The use of on-site wells and on-site disposal systems is prohibited.

8. Agriculture is not a permitted use in the approved Schedule of Uses for this property. All existing agricultural uses must cease upon approval of the requested rezoning and the property owner must terminate any agricultural tax exemption for the property. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the rezoning is approved. A copy of the exemption termination must be provided to the Office of the County Attorney.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the §10-415(b)(1) requirement that 50 percent of the required open space be provided through the on-site preservation of existing native vegetation communities, in acknowledgment of the 10 acres of indigenous preservation required in Resolution Z-98-029, which fulfills the requirement for the entire 83.4-acre MPD site. This deviation is APPROVED, as long as this project proceeds as an amendment to the MPD. If, however, the project proceeds as a stand-alone project, then Applicant must comply with this requirement.

2. Deviation (2) seeks relief from the §10-329(d)(3) requirement to provide a 50-foot excavation setback from any private property line under separate ownership, to allow a 20-foot setback. This deviation is APPROVED, SUBJECT TO the following condition:

   Adequate measures must be taken to protect wayward vehicles from entering the water management area from the adjoining property.

3. Deviation (3) seeks relief from the §10-416(d)(3) requirement to provide a 15-foot buffer between commercial and residential development, to allow a 10-foot-wide buffer along the east property line of Parcel 8 - Option B only. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description of the subject portion of MPD
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Lee County Zoning Resolution No. Z-98-029 (applicable to overall MPD)

The applicant has indicated that the STRAP number for the subject property is:
33-46-25-00-00001.0030

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c. is compatible with existing or planned uses in the surrounding area;

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location;

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner John E. Albion made a motion to adopt the foregoing resolution, seconded by Commissioner Douglas R. St. Cerny. The vote was as follows:

Robert P. Janes	Nay
Douglas R. St. Cerny	Aye
Ray Judah	Nay
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 21st day of August, 2006.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall, Chairwoman

Approved as to form by:

_____
Dawn E. Perry-Lehnert for
John J. Fredyma
County Attorney's Office

MINUTES OFFICE
2006 NOV -7 PM 4:34

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Consultants

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1398, Lee County Records, being more particularly described as follows.

From the southwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58' 23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run N88°25'54"E along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction 934.21 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run N00°27'20"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'56"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run S88°25'54"W along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.

Containing 10.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) And are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

Applicant's Legal Checked
by 8/23/2005 Lgm

21840s05desc.doc

DCI 2005-00004

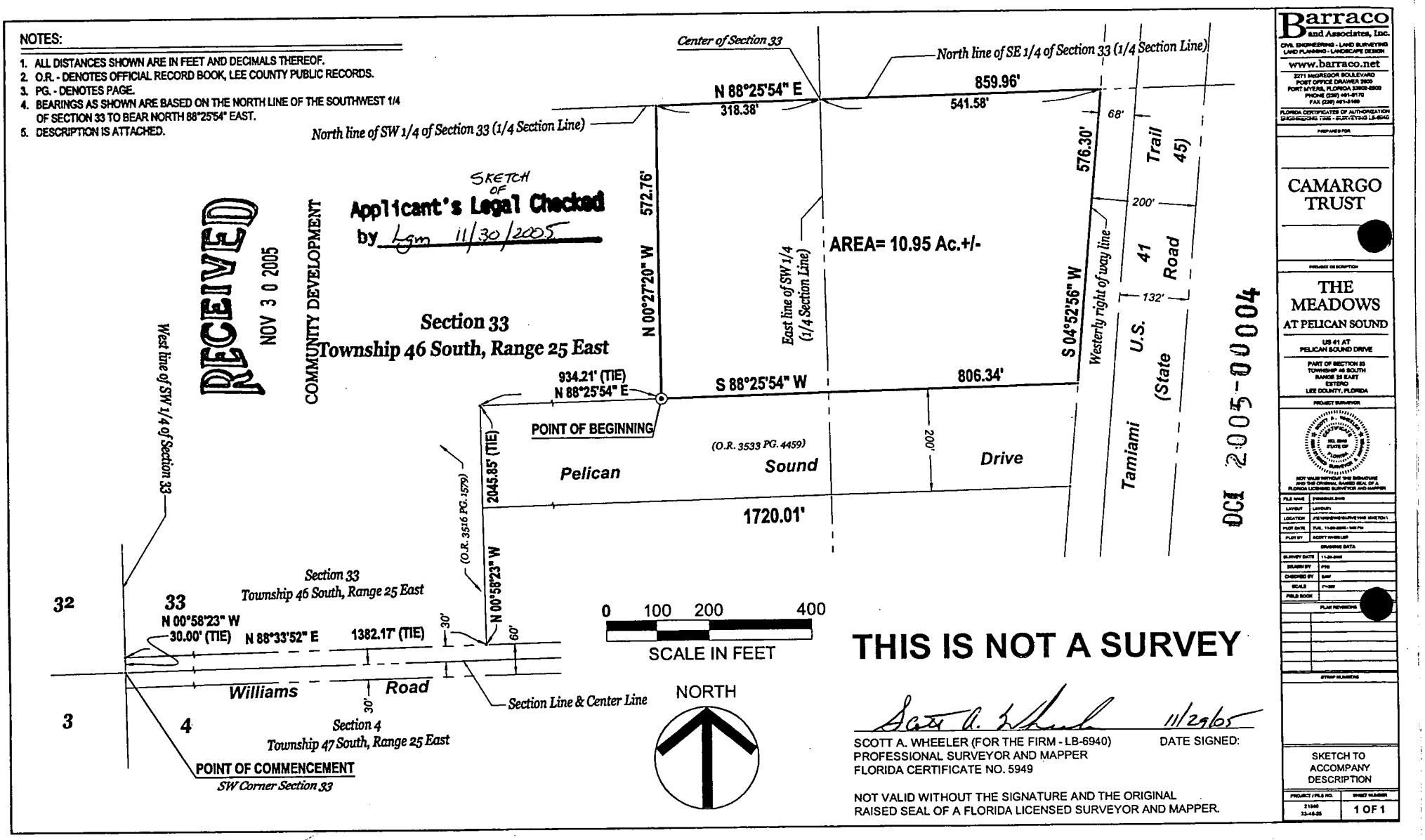
Scott A. Wheeler 8/23/05
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

RECEIVED
AUG 23 2005
ZONING

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
3. PG. - DENOTES PAGE.
4. BEARINGS AS SHOWN ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33 TO BEAR NORTH 88°25'54" EAST.
5. DESCRIPTION IS ATTACHED.



RECEIVED
NOV 30 2005
COMMUNITY DEVELOPMENT

SKETCH OF
Applicant's Legal Checked
by Lgm 11/30/2005

DCI 2005-00004

THIS IS NOT A SURVEY

Scott A. Wheeler 11/29/05

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATE OF AUTHORIZATION ENGINEERING 7395 - SURVEYING LB-6940

PREPARED FOR:
CAMARGO TRUST

PROJECT DESCRIPTION:
THE MEADOWS AT PELICAN SOUND
US 41 AT PELICAN SOUND DRIVE
PART OF SECTION 33 TOWNSHIP 46 SOUTH RANGE 25 EAST ESTERO LEE COUNTY, FLORIDA

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	
LAYOUT	LAYOUT1
LOCATION	
PLOT DATE	
PLOT BY	
DRAWING DATA	
SURVEY DATE	
DRAWN BY	
CHECKED BY	
SCALE	
FIELD BOOK	

PLAT REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

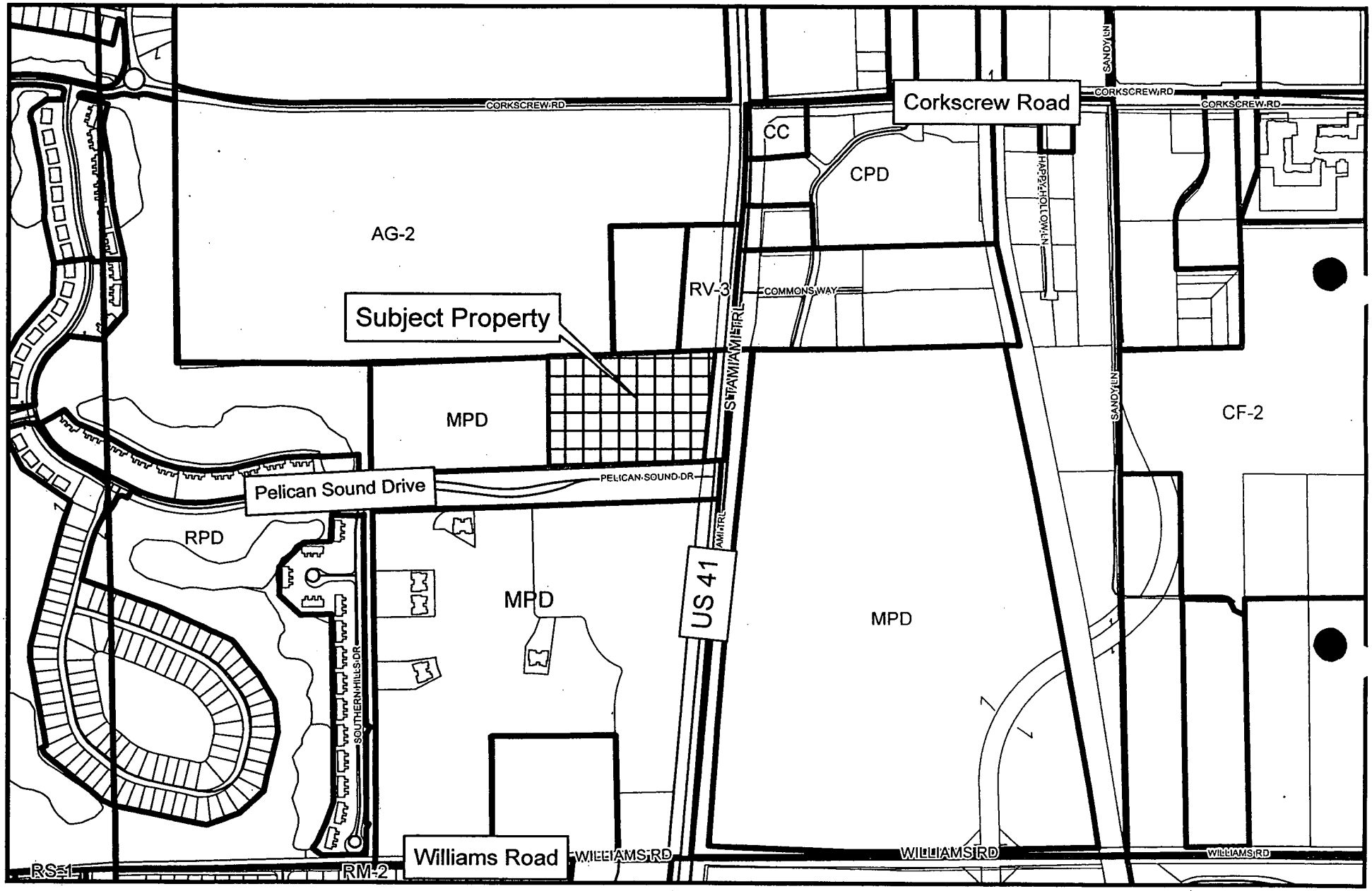
PROJECT / FILE NO.	SHEET NUMBER
21845 33-46-25	1 OF 1

EXHIBIT "A"
(Page 2 of 2)

DCI2005-00004

Zoning Map

4/25/2006



N W E S

EXHIBIT "B"
(Zoning Map)

540 270 0 540 1,080
Feet

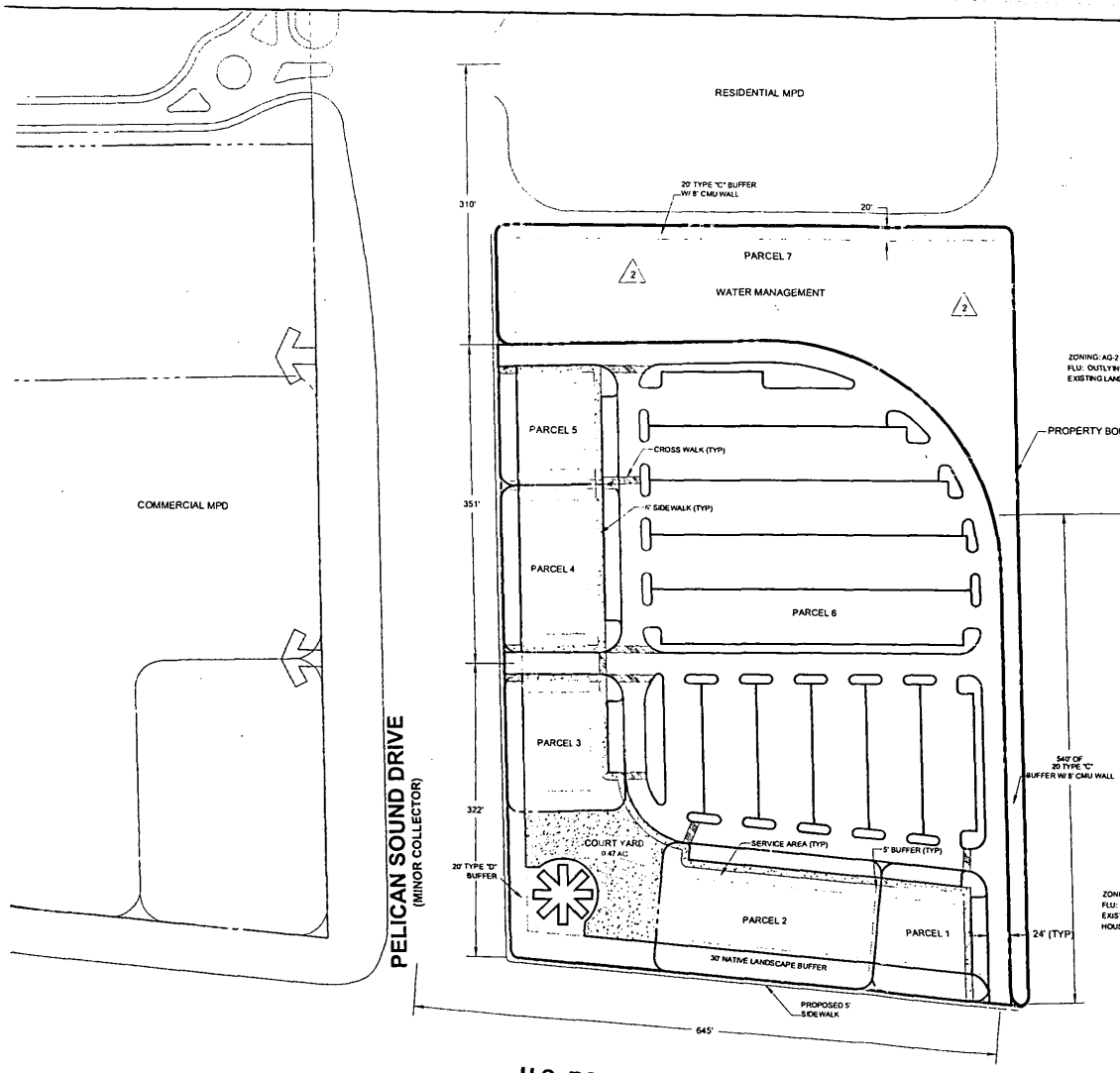


EXHIBIT "C"
The Master Concept Plan
(Page 1 of 2)

OPTION A OPEN SPACE

OPEN SPACE REQUIRED =	3.2 ACRES
OPEN SPACE PROVIDED =	3.2 ACRES

INDIGENOUS OPEN SPACE PROVIDED 1

AS PER RESOLUTION Z-86-029, CONDITION #9, OPEN SPACE MUST BE PROVIDED PER THE OPEN SPACE TABLE ON THE MCP. A TOTAL OF 10.0 ACRES (WITH CREDITS) OF EXISTING INDIGENOUS NATIVE VEGETATION HAS BEEN PRESERVED IN THE RESIDENTIAL PORTION OF THE MCP. CALCULATIONS ON THE APPROVED OPEN SPACE TABLE ARE AS FOLLOWS:

INDIGENOUS OPEN SPACE REQUIRED 15.0 ACRES

INDIGENOUS OPEN SPACE PROVIDED
2.2 ACRES @ 125% PER LDC SECTION 10-413(C)(2) 2.7
4.8 ACRES @ 150% PER LDC SECTION 10-413(C)(2) 7.3
TOTAL INDIGENOUS OPEN SPACE PROVIDED 10.0 ACRES

10 ACRES (WITH CREDITS) OF INDIGENOUS OPEN SPACE HAS BEEN PROVIDED IN THE RESIDENTIAL PORTION OF THE MCP.

DCI 2005-00004

Approved as Exhibit "C"
MCP Page 1 of 2
Resolution # Z-06-011

EXHIBIT "C"
(The Master Concept Plan)
(Page 2 of 4)

OPTION "A"

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
" NOT FOR CONSTRUCTION "

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2005 BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ALTERATIONS ARE PROHIBITED

FILE NAME	21868-ZEDA.DWG
LAYOUT	EX3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	MON, 7-24-2006 - 1:53 PM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	ADAM BROWN

CROSS REFERENCED DRAWINGS

BASEPLAN = 21868700.DWG

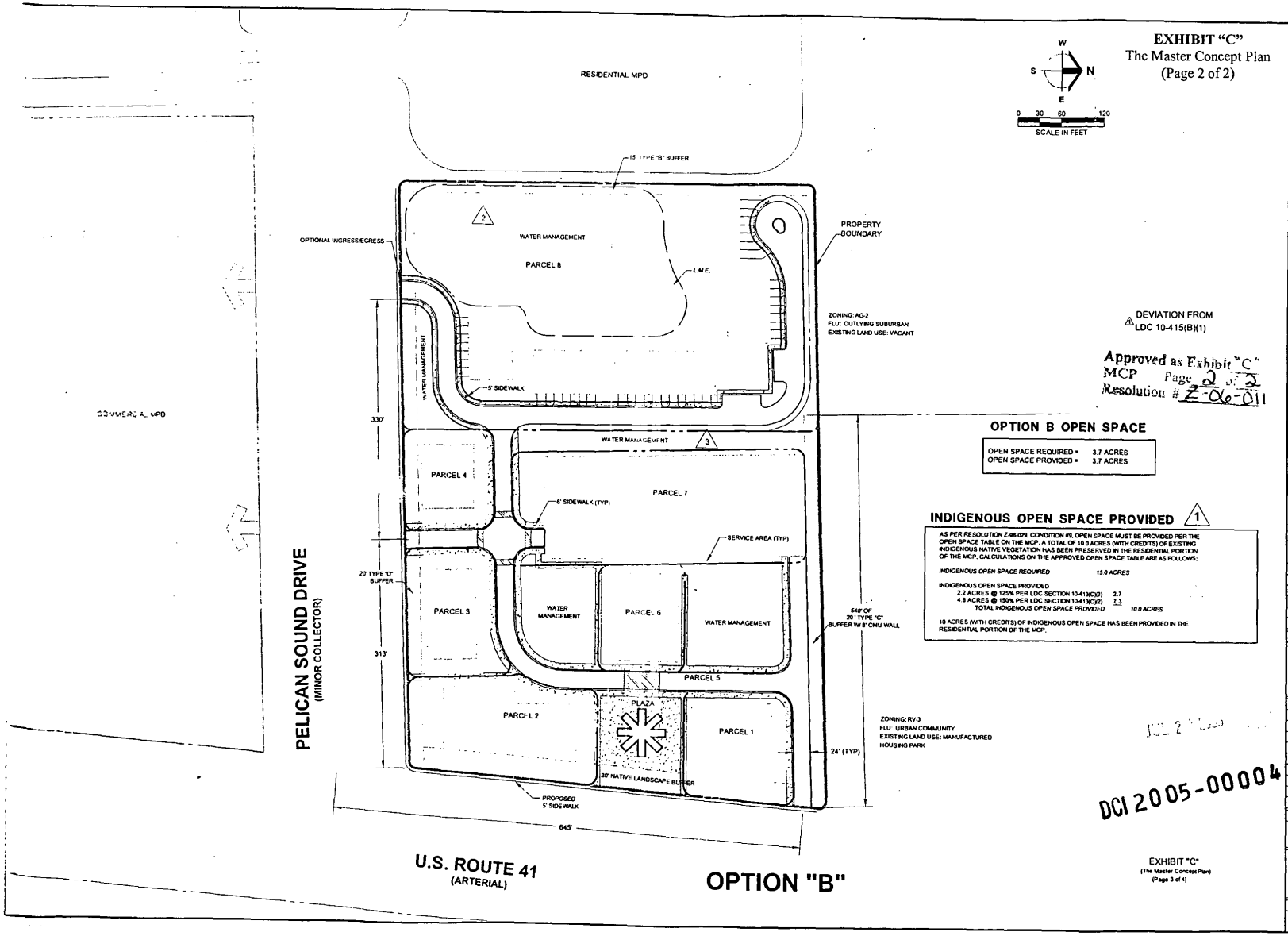
PLAN REVISIONS

3-29-05	Development Comments
4-22-05	SUFF. REVISIONS
4-3-06	SUFFICIENCY REVISIONS
7-24-06	FINAL REVISIONS PER HEX 1

PLAN STATUS

OVERALL CAMARGO TRUST MPD OPTION A

PROJECT / FILE NO	SHEET NUMBER
21868	1



W
S
N
E
0 30 60 120
SCALE IN FEET

EXHIBIT "C"
The Master Concept Plan
(Page 2 of 2)

DEVIATION FROM LDC 10-415(B)(1)

Approved as Exhibit "C"
MCP Page 2 of 2
Resolution # Z-06-011

OPTION B OPEN SPACE

OPEN SPACE REQUIRED =	3.7 ACRES
OPEN SPACE PROVIDED =	3.7 ACRES

INDIGENOUS OPEN SPACE PROVIDED (1)

AS PER RESOLUTION Z-06-029, CONDITION #8, OPEN SPACE MUST BE PROVIDED PER THE OPEN SPACE TABLE ON THE MCP. A TOTAL OF 10.0 ACRES (WITH CREDITS) OF EXISTING INDIGENOUS NATIVE VEGETATION HAS BEEN PRESERVED IN THE RESIDENTIAL PORTION OF THE MCP. CALCULATIONS ON THE APPROVED OPEN SPACE TABLE ARE AS FOLLOWS:

INDIGENOUS OPEN SPACE REQUIRED	*15.0 ACRES*
INDIGENOUS OPEN SPACE PROVIDED	
2.2 ACRES @ 125% PER LDC SECTION 10-413(C)(2)	2.7
4.8 ACRES @ 150% PER LDC SECTION 10-413(C)(2)	7.3
TOTAL INDIGENOUS OPEN SPACE *PROVIDED*	*10.0 ACRES*

10 ACRES (WITH CREDITS) OF INDIGENOUS OPEN SPACE HAS BEEN PROVIDED IN THE RESIDENTIAL PORTION OF THE MCP.

DCI 2005-00004

EXHIBIT "C"
(The Master Concept Plan)
(Page 3 of 4)

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
" NOT FOR CONSTRUCTION "

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2006, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ALTERATIONS ARE PROHIBITED

FILE NAME	21868-ZONING.DWG
LAYOUT	EX3
LOCATION	J:\21868\DWG\ZONING
PLOT DATE	MON, 7-24-2006 - 1:54 PM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	ADAM BROWN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

3-29-05	Deviations, Columbus
4-27-05	SUFF. REVISIONS
6-1-06	SUFFICIENCY REVISIONS
7-24-06	FINAL REVISIONS PER HEX (1)

PLAN STATUS

OVERALL CAMARGO TRUST MPD OPTION B

PROJECT / FILE NO	SHEET NUMBER
21868	1

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

WHEREAS, Charles M. Long, *et al.*, and Humphrey & Knott, P.A., filed an application to rezone 83.4± total acres of land from Agricultural (AG-2) to Mixed Use Planned Development (MPD) in reference to Camargo Trust MPD; and

WHEREAS, a Public Hearing was advertised and held on April 29, 1998 before the Lee County Zoning Hearing Examiner who gave full consideration to the evidence in the record (Case #97-12-021.03Z 01.01); and

WHEREAS, a second Public Hearing was advertised and held on June 29, 1998 before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on the record, and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone 83.4± total acres of land from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to permit a mixed use development consisting of: 300 dwelling units; 200,000 square feet of retail space; 100,000 square feet of office space; and 105 hotel/motel units, with a maximum building height of 65 feet. The legal description of the subject property is set forth in Exhibit A, attached to this resolution. The request is APPROVED with a limitation of no more than 100,000 square feet of retail space and subject to the conditions and deviations set forth in Sections B and C below.

SECTION B. CONDITIONS:

1. The development and use of the subject property will be in substantial compliance with the approved Master Concept Plan (MCP) entitled "Camargo Trust Property" (File No. D-0249-03, last revised 01/21/98, stamped received February 6, 1998) as prepared by Wilson, Miller, Barton, and Peek, Inc., except as modified by the conditions herein. Unless specifically approved as part of this rezoning, development must comply with all applicable local development regulations.

2. This development is limited to a total of 300,000 square feet of commercial uses, of which ONLY 100,000 square feet may be retail commercial uses or uses that must meet Lee Plan commercial site location standards. All retail uses or commercial uses that have to meet commercial site location standards must be located south of Pelican Sound access road on the 10.6-acre and 5.8-acre commercial parcels fronting on U.S. 41. The Assisted Living Facility within the commercial component of this project is limited to a maximum of 500 beds.

   A maximum of 100,000 square feet of approved retail space may be replaced by a maximum of 75,000 square feet of additional general or medical office uses pursuant to a 4:3 retail/office equivalency factor.

Development of the residential portion of this project may not exceed six dwelling units per gross residential acre. Any Assisted Living Facility within the residential component will be limited to the Density Equivalents found in Division 12 of Article VII of Chapter 34 of the Land Development Code (LDC).

3. The following Schedule of Use sets out the permitted uses within this planned development. Some commercial uses have been limited to specific areas of the project.

The statement, "Uses that are not specifically listed in this section may also be permitted if, in the opinion, of Lee County Department of Community Development or designee, they are substantially similar to a listed permitted use" found on the MCP has no force as part of this planned development. Adding uses to this planned development may be allowed through the amendment process as described within the LDC.

Schedule of Uses

Residential "R"

ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)
ADMINISTRATIVE OFFICES
ASSISTED LIVING FACILITY (LDC Sections 34-1491 *et seq.*, and 34-1411) - As limited in Condition 2 above
CONSUMPTION ON PREMISES - In clubhouse only
CLUBS:
- Country
- Private (LDC Section 34-2111)

DWELLING UNIT:
- Single-family
- Duplex
- Two-family attached
- Townhouse
- Multiple-family building
- Zero lot line

ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 *et seq.*)
ESSENTIAL SERVICES (LDC Sections 34-1611 *et seq.*, and 34-1741 *et seq.*)
ESSENTIAL SERVICE FACILITIES [LDC Section 34-622(c)(13)]: Group I only (LDC Sections 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
EXCAVATION: Water retention (LDC Section 34-1651)
FENCES, WALLS (LDC Section 34-1741)
HOME CARE FACILITY
HOME OCCUPATION (LDC Section 34-1771 *et seq.*)
MODELS:
- Display center (LDC Section 34-1951 *et seq.*)
- Model home (LDC Section 34-1951 *et seq.*)
- Model unit (LDC Section 34-1951 *et seq.*)

PARKING LOT:
- Accessory

PLACE OF WORSHIP (LDC Section 34-2051 *et seq.*)
RECREATIONAL FACILITIES: Private, On-Site
RELIGIOUS FACILITIES (LDC Section 34-2051 *et seq.*)
RESIDENTIAL ACCESSORY USES [LDC Section 34-622(c)(42)] (LDC Section 34-1171 *et seq.*)
SIGNS in accordance with Chapter 30

Commercial "C"
[All uses with an asterisk (*) may only be developed south of the Pelican Sound access.]

ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)
ADMINISTRATIVE OFFICES
ANIMALS: Clinic (LDC Section 34-1321 *et seq.*) - within an enclosed building only
ASSISTED LIVING FACILITY (LDC Sections 34-1491 *et seq.*, and 34-1411) - As limited in Condition 2
* ATM (automatic teller machine)
* AUTO PARTS STORE - without installation services
* AUTOMOBILE SERVICE STATION
* AUTO REPAIR AND SERVICE [LDC Section 34-622(c)(2)], Group I only
* BAIT AND TACKLE SHOP
* BANKS AND FINANCIAL ESTABLISHMENTS [LDC Section 34-622(c)(3)]: Groups I and II
BOATS:
    Boat parts store
    Boat rental
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441 *et seq.*)
* BUILDING MATERIAL SALES [LDC Section 34-622(c)(4) and 34-3001 *et seq.*] - NO outside storage
BUSINESS SERVICES [LDC Section 34-622(c)(5)]: Group I
* CAR WASH
CLEANING AND MAINTENANCE SERVICES [LDC Section 34-622(c)(7)]
* CLOTHING STORES, general [LDC Section 34-622(c)(8)]
CLUBS:
    * Commercial
    * Fraternal, membership organization (LDC Section 34-2111)
    Private (LDC Section 34-2111)
COMPUTER AND DATA PROCESSING SERVICES
* CONSUMPTION ON PREMISES (LDC Section 34-1261 *et seq.*)
* CONVENIENCE FOOD AND BEVERAGE STORE
CULTURAL FACILITIES [LDC Section 34-622(c)(10)]
DAY CARE CENTER, CHILD, ADULT
* DEPARTMENT STORE
* DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 *et seq.*)
ESSENTIAL SERVICES (LDC Sections 34-1611 *et seq.*, and 34-1741 *et seq.*)
ESSENTIAL SERVICE FACILITIES [LDC Section 34-622(c)(13)]: Group I (LDC Sections 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
EXCAVATION: Water retention (LDC Section 34-1651)
FENCES, WALLS (LDC Section 34-1741)
FOOD AND BEVERAGE SERVICE, LIMITED
* FOOD STORES [LDC Section 34-622(c)(16)]: Group I
FUNERAL HOME AND MORTUARY (without a crematory)
* HARDWARE STORE
* HEALTH CARE FACILITIES [LDC Section 34-622(c)(20)]: Groups I - III
* HELISTOP
* HOBBY, TOY AND GAME SHOPS [LDC Section 34-622(c)(21)]

* HOTEL/MOTEL (LDC Section 34-1801 *et seq.*) - limited to 105 rooms
* HOUSEHOLD AND OFFICE FURNISHINGS [LDC Section 34-622(c)(22)], Groups I and II
INSURANCE COMPANIES [LDC Section 34-622(c)(23)]
* LAUNDRY OR DRY CLEANING [LDC Section 34-622(c)(24)]: Group I
* LAWN AND GARDEN SUPPLY STORES (LDC Section 34-2081)
LIBRARY
MEDICAL OFFICE
MODEL DISPLAY CENTER
NONSTORE RETAILERS [LDC Section 34-622(c)(30)], All Groups
* PACKAGE STORE (LDC Section 34-1261 *et seq.*)
PAINT, GLASS AND WALLPAPER
PARKS [LDC Section 34-622(c)(32)]: Groups I and II
PARKING LOT:
    Accessory
    Garage, public parking
    Temporary (LDC Section 34-2022)
PERSONAL SERVICES [LDC Section 34-622(c)(33)]: Groups I - III (* ATM only)
PET SERVICES
PET SHOP
* PHARMACY
PLACE OF WORSHIP (LDC Section 34-2051 *et seq.*)
* POST OFFICE
* PRINTING AND PUBLISHING [LDC Section 34-622(c)(36)]
REAL ESTATE SALES OFFICE (LDC Sections 34-1951 *et seq.*, and 34-3021)
* RECREATION FACILITIES, Commercial [LDC Section 34-622(c)(38)]: Groups II and IV
RELIGIOUS FACILITIES (LDC Section 34-2051 *et seq.*)
* RENTAL OR LEASING ESTABLISHMENT [LDC Section 34-622(c)(39)]: Groups I and II (LDC Section 34-1201 *et seq.*, 34-1352, and 34-3001 *et seq.*) - indoor storage only
* REPAIR SHOPS [LDC Section 34-622(c)(40)]: Groups I and II
* RESEARCH AND DEVELOPMENT LABORATORIES [LDC Section 34-622(c)(41)]: Groups II and IV
* RESTAURANT, FAST FOOD
* RESTAURANTS [LDC Section 34-622(c)(43)]: Groups I, II, and III
* SCHOOLS:
    Commercial [LDC Section 34-622(c)(45)] (LDC Section 34-2381)
* SELF-SERVICE FUEL PUMPS
SIGNS in accordance with Chapter 30
SOCIAL SERVICES [LDC Section 34-622(c)(46)]: Group I only
* SPECIALTY RETAIL SHOPS [LDC Section 34-622(c)(47)]: Groups I - IV - NO outdoor storage
STORAGE:
    Indoor only, (LDC Section 34-3001 *et seq.*)
STUDIOS [LDC Section 34-622(c)(49)]
TEMPORARY USES (LDC Section 34-3041 *et seq.*)
* THEATER, indoor only (LDC Section 34-2471 *et seq.*)
* USED MERCHANDISE STORES [LDC Section 34-622(c)(54)]: Groups I and II
* VARIETY STORE
* VEHICLE AND EQUIPMENT DEALERS [LDC Section 34-622(c)(55)]: Group II only (LDC Section 34-1352)
* WHOLESALE ESTABLISHMENTS [LDC Section 34-622(c)(56)]: Group III only

4. Exhibit "B" (Attachment G to the Staff Report) sets out the Property Development Regulations within this planned development. No building located within the first 100 feet of the northern perimeter property line may exceed a height of 35 feet.

5. At the time of local development order, a detailed gopher tortoise management plan per LDC Section 10-474 must be submitted. This plan must provide for preservation of the 2.2 acres of pine flatwoods surrounding the gopher tortoise burrows, gopher tortoise fencing during construction activities, deed restrictions preventing pets and pedestrians from entering the preserve, interpretive signage delineating the boundaries of the preserve, and management guidelines to maintain the preserve as viable gopher tortoise habitat.

6. Prior to issuance of development orders for any portion of the project fronting the perimeter boundaries, the developer must provide a covenant running with the land showing a consistent architectural theme and landscaping design within the project that is compatible with and similar to any existing buildings and landscaping on this overall site.

7. The project will feature a minimum 25-foot-wide native landscaped arterial road buffer. In areas where native vegetation does not exist, the developer will plant five native trees and 15 native shrubs per 100 linear feet. This buffer must include a 2-foot-high undulating berm (with landscaping on the berm) running parallel to U.S. 41. New landscaping will be planted in a well designed and clustered manner.

8. Site identification signs, building identification signs, and directory signs must be architecturally integrated and compatible with the project's building design and color; unless stated otherwise, all signs must comply with the LDC.

9. At the time of local development order, open space must be provided per the open space table on the MCP. A total of 10.0 acres (with credits) of existing indigenous native vegetation must be preserved as delineated on the MCP.

10. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic requirements. Additional conditions may be required to obtain a local development order, consistent with local development regulations.

11. This rezoning approval does not give the Developer an undeniable right to receive local development order approval that exceeds the Year 2010 Overlay use allocation, if such allocation exists, for the applicable district.

SECTION C. DEVIATIONS:

Deviation (1) requesting relief from LDC Sections 10-8(2) and 34-2013(a) which require that all parking lots be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow individual parking spaces to back onto the right-of-way or easement for common access drives and private local roads, IS APPROVED WITH THE FOLLOWING CONDITIONS:

a) The deviation only applies to units with individual driveways and garages.

b) The minimum dimension from the garage entrance to the street must be 25 feet, unless the garage is constructed with a side facing entrance rather than a front facing entrance.

c) The posted speed of the adjacent roadway must be posted at 20 mph or less.

Deviation (2) has been WITHDRAWN.

Deviation (3) requesting relief from LDC Section 10-291(3) which requires, where practical, any residential development of at least five± acres to provide two or more means of ingress and egress, to allow only one means of ingress and egress, IS APPROVED WITH THE FOLLOWING CONDITIONS:

a) An emergency turnaround of adequate dimension is provided for emergency service providers within each development pod.

b) Each multi-family pod with one means of ingress and egress will not exceed 150 units.

c) The local Fire and Emergency Service District must provide a letter of approval prior to local Development Order approval.

Deviation (4) was WITHDRAWN at hearing.

Deviation (5) requesting relief from LDC Section 10-329(e)(3) which requires the maximum depth of excavation not exceed 12 feet, to allow excavation not to exceed 20 feet as supported by a hydrogeological report, IS APPROVED WITH THE FOLLOWING CONDITIONS:

a) The excavation dimension must be measured from the control elevation and not the dry season elevation.

b) The "Camargo Trust Property Deep Lake Management Plan," dated January 1998 must be implemented prior to the issuance of a certificate of compliance.

c) Documentation of the aeration system adequacy for each deep lake must be sealed by a professional engineer and approved by the Division of Planning, Environmental Sciences prior to development order issuance.

d) The proposed planting locations of the wetland herbaceous plant requirements of LDC Section 10-418 and additional native shade trees must be graphically detailed as part of the Deep Lake Management Plan. All plants must be grouped or clustered around the lake perimeters.

e) An as-built bathymetric survey for all lakes deeper than 12 feet is required. The survey must be submitted prior to certificate of compliance.

Deviation (6) requesting relief from LDC Section 34-2015(2) which prohibits stacked parking for multiple family dwelling units, to allow stacked parking for multiple family units which have a specific garage or driveway appurtenant to it, IS APPROVED.

SECTION D. EXHIBITS:

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

Exhibit A. The legal description and STRAP number of the subject property.
Exhibit B. Property Development Regulations.
Exhibit C. A reduced copy of the Camargo Trust MPD Master Concept Plan.
Exhibit D. A map depicting the subject parcel (shaded in) in relation to the surrounding area.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The Applicant proved entitlement to the MPD rezoning, as conditioned for 100,000 square feet of retail uses and 200,000 square feet of non-retail uses, by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes or regulations.

2. Approval of more than 100,000 square feet of retail uses, or uses having to meet the locational standards of Policy 6.1.2, even with conditions, is contrary to the intent of the Suburban land use designation, and will have adverse impacts on the surrounding uses and persons.

3. The MPD, as conditioned,

   a. will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c. is compatible with existing or planned uses in the surrounding area; and

   d. will not adversely affect environmentally critical areas or natural resources.

4. Approval of the MPD, as conditioned, will not place an undue burden upon existing transportation or planned infrastructure facilities, and the development will be served by streets with the capacity to carry traffic it generates.

5. The proposed use or mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest, and are reasonably related to the impacts on the public interest created by or expected from the proposed development.

7. The requested deviations enhance the achievement of the objectives of the planned development, and preserve and promote the general intent of Chapter 34, Land Development Code, to protect the public health, safety and welfare.

8. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

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

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

DULY PASSED AND ADOPTED this 29th day of June, 1998.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

MINUTES DEPARTMENT
FILED JUL 8 1998

EXHIBIT "D"
(Page 8 of 12)

Exhibit A

LEGAL DESCRIPTION

In Section 33, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Parcel 1
Commence at the Southwest corner of Section 33, Township 46 South, Range 25 East, Lee County, Florida;
THENCE run N00°31'21"W along the West line of the Southwest Quarter (SW¼) of said Section 33 for a distance of 30.00 feet to a point on the Northerly right-of-way line of Williams Road, a 60.00 foot right-of-way;
THENCE run N89°00'54"E along said Northerly right-of-way line for a distance of 1,382.17 feet to the POINT OF BEGINNING of the parcel of land herein described;
THENCE run N00°31'21"W for a distance of 1,845.84 feet;
THENCE run N88°52'56"E for a distance of 1,720.01 feet to a point on the Westerly right-of-way line of US Highway 41, State Road No. 45, a 200 foot right-of-way;
THENCE run S05°19'58"W along said Westerly right-of-way line for a distance of 1,860.16 feet to a point on the Northerly right-of-way line of Williams Road;
THENCE run S88°49'24"W along said Northerly right-of-way line for a distance of 268.34 feet to a point on the East line of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section 33;
THENCE run S89°00'54"W along said Northerly right-of-way line for a distance of 1,261.87 feet to the POINT OF BEGINNING;
Containing 68.925 acres, more or less.

LESS AND EXCEPT the following described parcel of land:
A portion of the Southwest Quarter (SW¼) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:
The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, LESS the South 30.00 feet thereof;
Containing 9.598 acres, more or less.

PARCEL 2
Commence at the Southwest corner of Section 33, Township 46 South, Range 25 East, Lee County, Florida;
THENCE run N00°31'21"W along the West line of the Southwest Quarter (SW¼) of said Section 33 for a distance of 30.00 feet to a point of the Northerly right-of-way line of Williams Road (a 60 foot right-of-way);
THENCE run N89°00'54"E along said Northerly right-of-way line for a distance of 1,382.17 feet;
THENCE run N00°31'21"W for a distance of 2,045.85 feet to the POINT OF BEGINNING of the parcel of land herein described;
THENCE continue N00°31'21"W for a distance of 572.68 feet to a point on the North line of the Southwest Quarter (SW¼) of said Section 33;
THENCE run N88°52'56"E along the North line of the Southwest Quarter (SW¼) of said Section 33 for a distance of 1,799.34 feet to a point on the Westerly right-of-way line of US Hwy. 41 (State Road 45 - a 200 foot right-of-way);
THENCE run S05°19'58"W along said Westerly right-of-way line for a distance of 576.30 feet;
THENCE run S88°52'56"W for a distance of 1,740.54 feet to the POINT OF BEGINNING;
Containing 23.268 acres, more or less.

STRAP NUMBER

The applicant has indicated the subject property's STRAP# is 33-46-25-00-00001.0030.

G:\LU\ZONINGRE\98-029\98-029.WPD

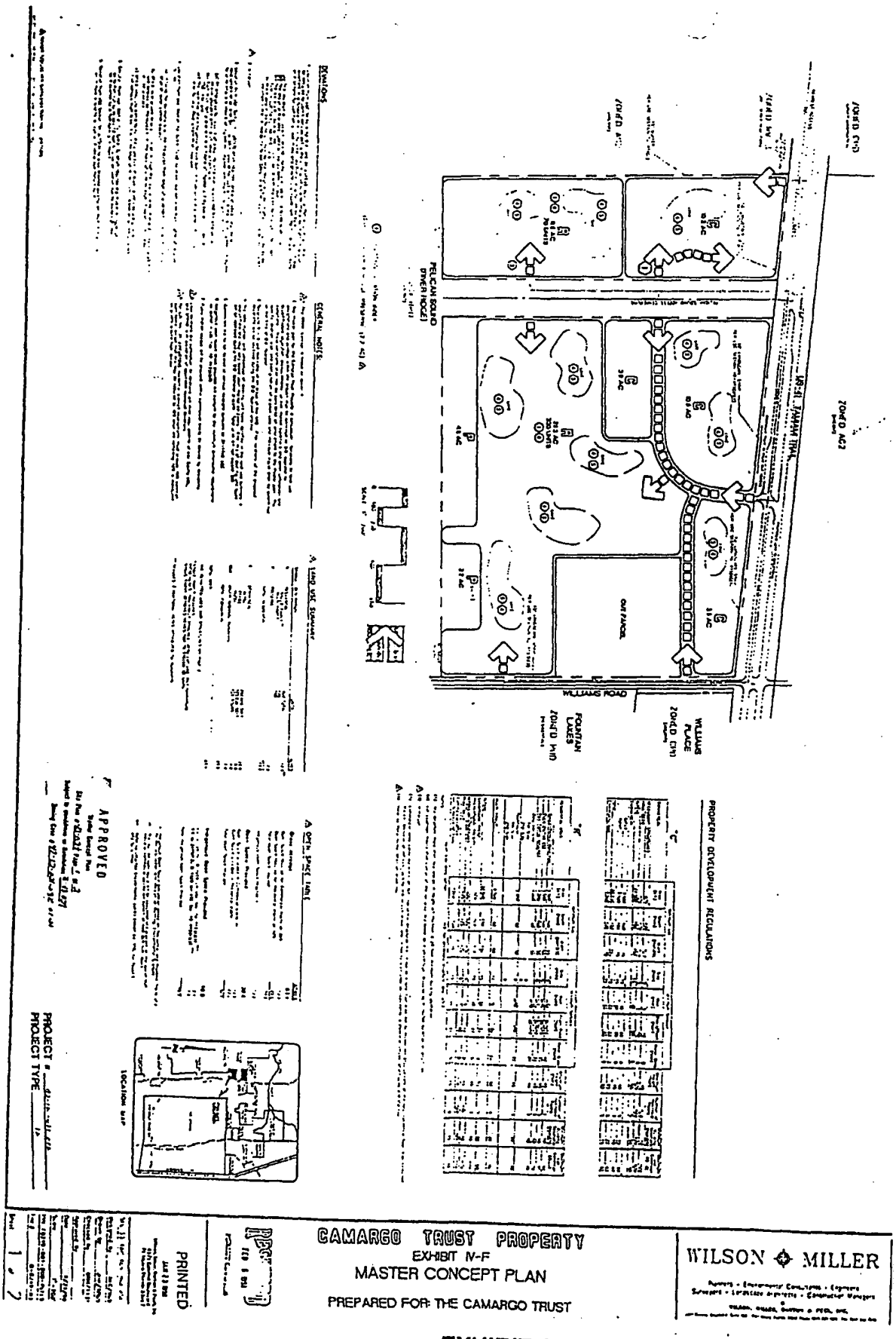
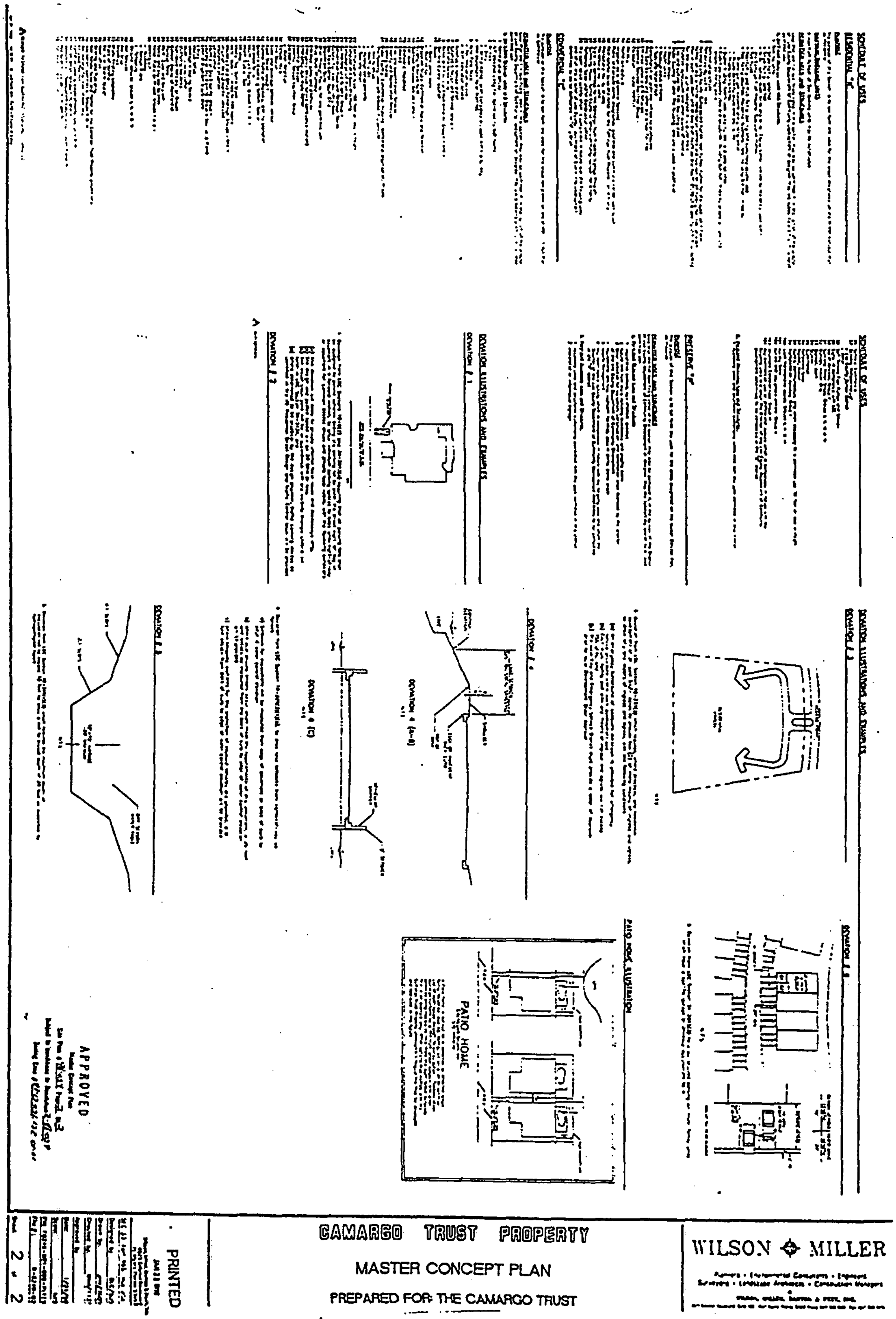


EXHIBIT C
Page 1 of 2

EXHIBIT "D"
(Page 10 of 12)



CAMARGO TRUST PROPERTY

MASTER CONCEPT PLAN

PREPARED FOR: THE CAMARGO TRUST

WILSON ✣ MILLER

Sheet 2 of 2

EXHIBIT C
Page 2 of 2

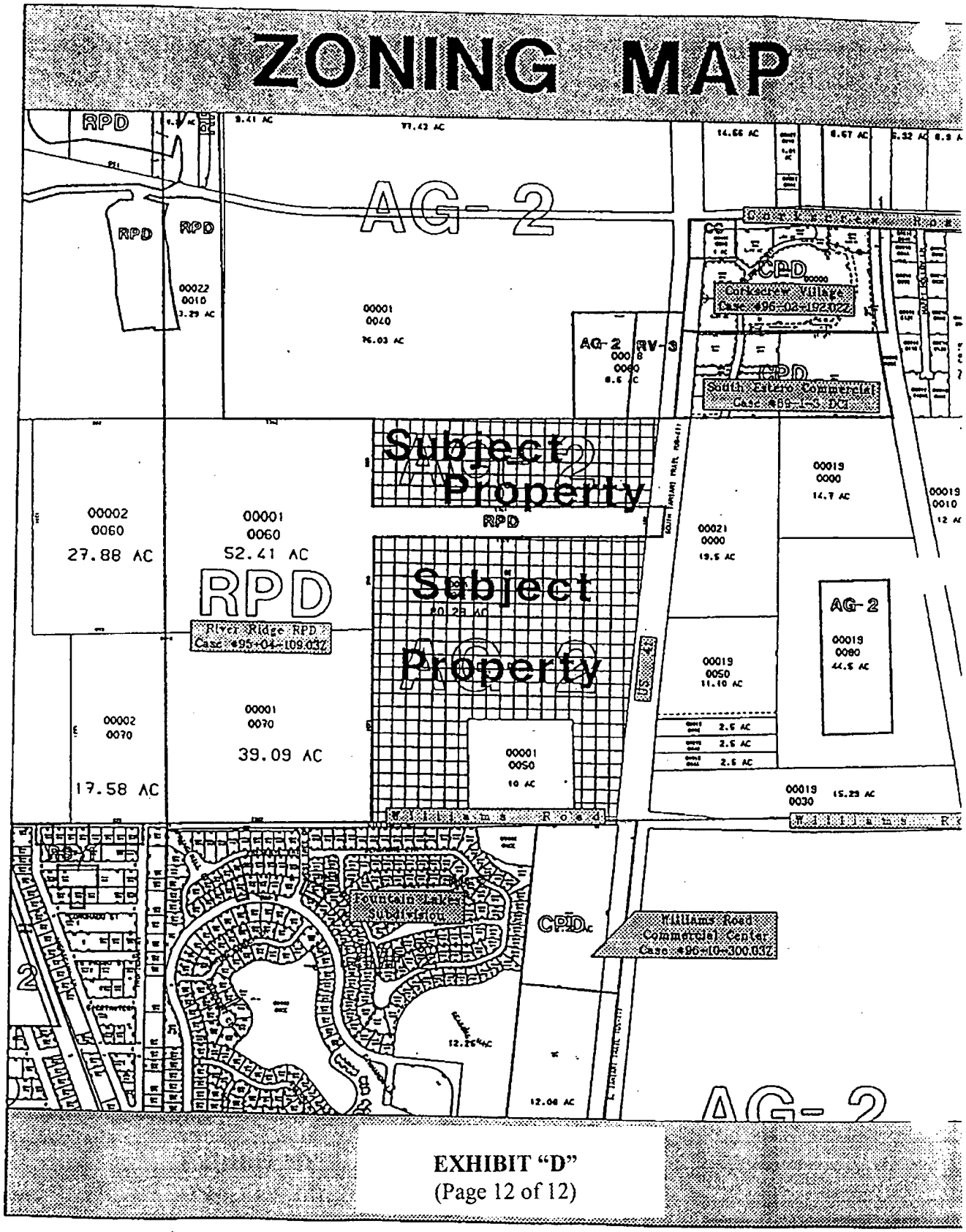


EXHIBIT "D"
(Page 12 of 12)

RECEIVED
JUL 13 2006
ZONING

MEMORANDUM
FROM
THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER

DATE: July 11, 2006

TO: Board of County Commissioners

FROM: Diana M. Parker
County Chief Hearing Examiner

RE: Hearing Examiner Recommendation

Enclosed you will find the following Examiner Recommendation:

HEARING DATE: **MAY 24, 2006**

DCI2005-00004 **JIM HUMPHREY, in reference to CAMARGO MPD**

The above referenced Hearing Examiner Recommendation has been rendered as of this date. The Development Services Division has advised that the BOCC Zoning Hearing is tentatively scheduled for **Monday, August 21, 2006**. Development Services will forward a copy of the Recommendation to the Board prior to that time in the pink zoning notebooks.

If you have any procedural questions, please let our office know.

cc: Tim Jones / CAO
Jamie Princing / Community Development
Andy Getch / LCDOT
Pam Houck / Zoning Division
Sue Noe / Economic Development

DCI2005-00004
Chip Block / Comm. Dev.
John Fredyma / CAO
Matthew Noble / Community Development

JAMIE PRINCING
COMMUNITY DEVELOPMENT

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

RECEIVED
JUL 13 2006
ZONING

REZONING:	**DCI2005-00004**
APPLICANT:	**JIM HUMPHREY, in reference to CAMARGO MPD**
HEARING EXAMINER DATE:	**JANUARY 25, 2006 [not heard]**
CONTINUED HEARING DATES:	**MARCH 22, 2006 [not heard]**
	MAY 24, 2006

I. APPLICATION:

This matter came before the Lee County Hearing Examiner as an Application for an Amendment to a Mixed Use Planned Development (MPD) pursuant to the Lee County Land Development Code (LDC).

Filed by JAMES T. HUMPHREY, 2201 Second Street, Fort Myers, Florida 33901(Applicant/Agent); SHELLIE JOHNSON, AICP, c/o BARRACO and ASSOCIATES, INC., 2271 McGregor Boulevard, Fort Myers, Florida 33901, MATT UHLE, ESQUIRE, c/o KNOTT, CONSOER, EBELINI, HART, & SWETT, P.A., 1625 Hendry Street, Unit 301, Fort Myers, Florida 33901, TED TREESH, c/o TR TRANSPORTATION CONSULTANTS, INC., 12730 Commonwealth Drive, Suite 4, Fort Myers, Florida 33913, KEN PASSARELLA, c/o PASSARELLA & ASSOCIATES, INC., 9110 College Point Court, Fort Myers, Florida 33919, CHRIS BUNDSCHU, c/o BUNDSCHU, KRAFT, 6700-1 Daniels Parkway, Fort Myers, Florida 33912 (Agents); and CHARLES M. LONG, ET AL, 2201 Second Street, Fort Myers, Florida 33901 (Owner).

Request is to amend Resolution Z-98-029 to adopt a new Master Concept Plan (MCP) on 10.95 acres of the original planned development. The proposed MCP seeks development of up to 27 multiple family residential dwelling units and 100,000 square feet of commercial floor area **OR** 125,000 square feet of commercial floor area with a proposed maximum building height of 45 feet (3 stories). Blasting is not a proposed development activity. The Applicant indicates that they will connect to potable water and central sewer as part of any development of this property.

The subject property is located at the northwest corner of the U.S. 41 and Pelican Sound Boulevard intersection in Estero, Florida, in Section 33, Township 46 South, Range 25 East, Lee County, Florida (District #3).

II. STAFF REPORT AND RECOMMENDATION: APPROVAL WITH CONDITIONS

The Department of Community Development Staff Report was prepared by Chip Block. The Staff Report is incorporated herein by this reference.

III. RECOMMENDATION OF HEARING EXAMINER:

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners **APPROVE** the Applicant's request for amend Zoning Resolution Z-98-029 to adopt a new Master Concept Plan for the real estate described in Section IX. Legal Description WITH THE FOLLOWING CONDITIONS AND DEVIATIONS:

A. CONDITIONS:

1. The terms and conditions of Resolution Z-98-029 remain in full force and effect, unless specifically amended by actions within this zoning case.

2. The development of this project must be consistent with the 4-page Master Concept Plan entitled "Camargo North 10 Acres," date stamped "RECEIVED APRIL 04, 2006," attached hereto as **Exhibit B**, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Development within this planned development is limited to 27 multiple family residential dwelling units and 100,000 square feet of commercial floor area (Option B) **OR** 125,000 square feet of commercial floor area (Option A). As part of the local Development Order process, the Applicant must commit to one of these development scenarios. **None of the commercial floor area can be retail uses or other uses required to meet the Lee Plan Goal 6 commercial site location standards, as long as this property is designated Suburban in the Lee Plan.**

~~Within this planned development approval, commercial uses subject to the Commercial Site Location Standards of the Lee Plan (Policy 6.1.2) are limited to a maximum of less than 30,000 square feet. If the functional classification of Pelican Sound Drive is changed from a local to a collector or arterial, then the amount of commercial use can be adjusted consistent with Policy 6.1.2 of the Lee Plan, provided the total commercial floor area does not exceed the amount stated above.~~

3. The following limits apply to the project and uses, subject to the Notes and Special Notes and Regulations found in LDC Section 34-934:

a. Schedule of Uses (No outdoor display or storage is permitted within this planned development)

Accessory uses and structures
Administrative offices
~~ATM (automatic teller machine)~~
~~Auto parts store - limited to one without installation service~~
~~Banks and financial establishments: Groups I and II~~
Boats: Boat parts store - limited to one without installation services
Broadcast studio, commercial radio and television
Business services: Group I
~~Car wash - limited to one free-standing~~

Cleaning and maintenance services - must be contained solely indoors
~~Clothing stores, general~~
Clubs: ~~Commercial~~
~~Fraternal, membership organization~~
Private
~~Consumption on premises - limited as accessory to a restaurant or club~~
~~Convenience food and beverage store - no gas pumps or fuel sales permitted. Further limited to one convenience store and one upscale liquor store~~
Cultural facilities
Day care center, child, adult
~~Drive-through facility for any permitted use - limited to no drive-through to be located between a building and U.S. 41 or a building and Pelican Sound Drive. All drive-through facilities must be screened from view from U.S. 41 and Pelican Sound Drive. Limited to a maximum of 2 within this portion of the planned development.~~
~~Drugstore, pharmacy - limited to one store~~
Dwelling unit: Multiple-family building (limited to 27 units)
Entrance gates and gatehouse
Essential services
Essential service facilities: Group I
Excavation: Water retention
Fences, walls
Food and beverage service, limited
~~Food stores: Group I~~
~~Hardware store - restricted to a maximum of 20,000 square feet~~
~~Hobby, toy and game shops~~
~~Household and office furnishings, Groups I and II - Household use shall remain per Code and the Office Furnishing shall be similar to Kinko's, Office Depot, Office Max, or any other like kind facility. Large newspaper printing facilities are prohibited.~~
Insurance companies
~~Laundry or dry cleaning: Group I~~
~~Lawn and garden supply stores~~
Library
Medical office
Models: Model unit
Non-store retailers, all groups
~~Package store (see Convenience Store for limitations)~~
Paint, glass and wallpaper
Parks: Groups I and II
Parking lot: Accessory
Garage, public parking
Temporary
~~Personal services: Groups I through II, as limited in the following:~~
~~Group I~~
~~ATM's (automatic teller machines)~~
~~Barbershops and beauty shops~~

~~Clothing alterations and repair, including dress makers, seamstresses and tailors~~
~~Laundry agents wherein the establishment may do its own pressing and finish work but the laundering or dry cleaning is performed elsewhere~~
~~Photo agents wherein drop-off and pick-up film processing services are provided but the actual processing and developing is done elsewhere~~
~~Shoe repair services wherein shoe repair or shoe shining for individual customers is performed~~

~~Group II (The following are permitted provided that lodging facilities or resorts are not included):~~
~~Beauty spas~~
~~Health clubs or spas~~
~~Massage establishments~~
~~Reducing or slenderizing salons~~
~~Steam or Turkish baths~~

~~Group III (Establishments primarily engaged in the sale, rental, or service of heath-related devices such as):~~
~~Artificial limbs~~
~~Crutches~~
~~Hearing aids~~
~~Hospital beds~~
~~Optical supplies~~
~~Orthopedic supplies~~
~~Wheelchairs~~

Pet services - Outdoor enclosures and dog runs are prohibited
Pet shop - outdoor pens, enclosures, and dog runs are prohibited
~~Post office~~
~~Printing and publishing~~
Real estate sales office
Recreation facilities:
~~Commercial: Group IV~~
Private--On-site
Religious facilities
~~Rental or leasing establishment: Groups I and II - limited to the following uses and limited to indoor storage only:~~
~~Group I~~
~~Beach chairs, umbrellas and similar facilities~~
~~Bicycles~~
~~Mopeds and scooters~~
~~Passenger car pickup and drop off (no maintenance or repairs and limited storage)~~

~~Group II (Household)~~
~~Appliances~~
~~Bicycles~~
~~Costumes~~
~~Furniture~~

~~Garden equipment~~
~~Movies, videotapes and similar home entertainment~~
~~Party or banquet supplies~~
~~Tools and equipment primarily for home use~~
~~Repair shops: Groups I and II~~
~~Research and development laboratories: Groups II and IV~~
~~Restaurant, fast food - limited to one~~
~~Restaurants: Groups I, II, and III~~
~~Schools: Commercial~~
~~Self-service fuel pumps~~
Signs in accordance with Estero signage regulations
Social services: Group I
~~Specialty retail shops: Groups I, II, III, IV~~
Studios
Temporary uses - limited to:
Lighting for special outdoor events
Christmas tree sales
Contractor's sales office and storage trailer
Ancillary use of parking lots or sidewalks for special events such as but not limited to:
Sidewalk sales
Seasonal promotions:
excluding vehicle displays, carnivals, or flea markets
Cooking/food/cultural events
~~Theater, indoor~~
~~Used merchandise stores: Groups I and II~~
~~Variety store~~

NOTES:

1. All accessory uses, including accessory parking, must be located on the same tract, parcel, outparcel, or lot where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel, outparcel, or lot.

2. Common or shared parking areas are allowed only through the recording, in the Lee County Public Records, of a joint parking/cross-access agreement(s) signed by all property owners and/or lessees using those common or shared parking areas. (See Condition 7 below)

b. Site Development Regulations

Option A - Land Use and Regulations Table

	Office Retail Commercial	Parking Deck	Accessory
Min. Parcel Width	75 feet	75 feet	N/A
Min. Lot Depth	100 feet	100 feet	N/A
Max. Lot Coverage	70 percent	90 percent	N/A
Max. Bldg. Height	Parcel 1 - 2 stories /35 feet Parcel 2*, 3, 4 & 5 - 3 stories/ 45 feet	Parcel 6 - Two levels / 30 feet **	Two stories / 35 feet
Min. Bldg. Separation	10 feet	N/A	N/A
Min. Bldg. Setbacks:			
Front	10 feet	10 feet	10 feet
Side	5 feet	10 feet	5 feet
Rear	5 feet	10 feet	5 feet
Water	Zero feet	N/A	Zero feet

* Parcel 2 will be limited to a maximum of 2 stories within 150 feet measured from front the property line.

** Two parking levels, including the ground floor.

Option B - Land Use and Regulations Table

	Office Retail Commercial	Residential	Parking Deck	Accessory
Min. Parcel Width	75 feet	75 feet	75 feet	N/A
Min. Lot Depth	100 feet	100 feet	100 feet	N/A
Max. Lot Coverage	70 percent	40 percent	90 percent	N/A
Max. Bldg. Height	Parcel 1 & 6 - 2 stories /35 feet Parcel 2*, 3, 4 & 5 - 3 stories/ 45 feet	Parcel 8 - 2 stories / 35 feet	Parcel 7 - 3 levels / 38 feet *	Two stories / 35 feet
Min. Bldg. Separation	10 feet	10 feet	N/A	N/A
Min. Bldg. Setbacks:				
Front	10 feet	10 feet	10 feet	10 feet
Side	5 feet	Zero/5 feet	10 feet	5 feet
Rear	5 feet	20 feet	10 feet	5 feet
Water	Zero feet	15 feet	N/A	Zero feet

* Two parking levels, including the ground floor.

4. Prior to local Development Order approval, the Development Order plans must indicate if Option A or Option B is being used. If Option A is chosen, then 3.2 acres of open space must be provided within the 10.95 acre project area. If Option B is chosen, then 3.7 acres of open space must be provided within the 10.95 acre project area. A minimum of 10 percent open space must be provided within each parcel. The Development Order plans must include an open space diagram that delineates the open space areas.

5. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local Development Order.

6. Approval of this rezoning does not guarantee local Development Order approval. Future Development Order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

7. Option A - Parcel 6 is a common parking area in support of all abutting commercial uses, and is subject to the requirements of Note 2 above.

8. Potable water and sanitary sewer are available to this site, and this development must connect to those services. The use of on-site wells and septic systems is prohibited.

9. Agriculture is not a permitted use in the approved Schedule of Uses for this property. All existing agricultural uses must cease upon approval of the requested rezoning and the property owner must terminate any agricultural tax exemption for the property. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the rezoning is approved. A copy of the exemption termination must be provided to the Office of the County Attorney.

B. DEVIATIONS:

Deviation 1 requests relief from LDC Section 10-415(b)(1), which requires 50 percent of the required open space to be provided through the on-site preservation of existing native vegetation communities, in acknowledgment of the 10 acres of indigenous preservation required in Resolution Z-98-029 which fulfills that requirement for the entire 83.4-acre MPD site. The Hearing Examiner recommends **APPROVAL** of this deviation, as long as this project proceeds as an amendment to the MPD. If, however, the project proceeds as a stand-alone project, then Applicant must comply with this requirement.

Deviation 2 requests relief from LDC Section 10-329(d)(3), which requires a 50-foot excavation setback from any private property line under separate ownership, to allow for a 20-foot setback. The Hearing Examiner recommends **APPROVAL** of this deviation with the following condition:

> Adequate measures must be taken to protect wayward vehicles from entering the water management area from the adjoining property.

Deviation 3 requests relief from LDC Section 10-416(d)(3), which requires a 15-foot buffer between commercial and residential development, to allow a 10-foot-wide buffer along the east property line along Parcel 8 - Option B only. The Hearing Examiner recommends **APPROVAL** of this deviation.

IV. HEARING EXAMINER DISCUSSION:

This is a request to amend the Camargo MPD to reinstate the Master Concept Plan for the 10.95-acre parcel, located on the north side of Pelican Sound Drive, and allow development of 125,000 square feet of commercial uses (Option A) or 100,000 square feet of commercial uses and 27 multi-family dwelling units. The Camargo MPD is located on the west side of U.S. 41, about one-half mile south of Corkscrew Road and is abutted by Williams Road on the south boundary. The 10+-acre parcel is located in the northeastern corner of the MPD, and is abutted on the south by Pelican Sound Drive and then another commercial component of the MPD, on the east by U.S. 41 and then the North Point DRI; on the north by a well-established RV park and a small portion of vacant AG-2 lands; and on the west by the large residential component of this MPD. The MPD is designated Suburban in the Lee Plan, but abuts lands in the Urban Community land use category (RV park) and Outlying Suburban (the AG-2 lands). The lands on the east side of U.S. 41 are designated Urban Community in the Lee Plan.

Issues

Staff and Applicant had no outstanding issues and the two members of the public who spoke at the public hearing were in favor of the proposed amendment for retail uses.

However, the Hearing Examiner raised a several issues regarding Staff's recommendation of approval of 30,000 square feet, and ultimately 100,000 square feet, of retail uses on this site. The first involves whether the north parcel of this MPD is really a "stand-alone" project that is entitled to special consideration. The second issue is whether Applicant is entitled to any retail uses on the north parcel, in light of the 1998 MPD approval of 100,000 square feet of retail uses for only the south parcel, and the 2004 MPD amendment in which that 100,000 square feet of retail uses was approved for the south parcel. The third issue relates to whether Staff's recommendation is consistent with the interpretation and intent of the Suburban land use category, which restricts retail uses in a project to a maximum of 100,000 square feet.

As discussed further herein, the Hearing Examiner finds that the north parcel is not a "stand-alone" project, but is, in actuality, a part of the MPD and is bound by the existing terms and conditions of that 1998 approval. With regard to the second issue, she finds that Applicant is not "entitled" to any retail uses, but is entitled to up to 200,000 square feet of non-retail uses on the north parcel. And, lastly, she finds that Staff's recommendation of approval of 30,000 square feet, with the possibility of up to 100,000 square feet, of retail uses is not consistent with the intent and interpretation of Suburban land use designation of the Lee Plan.

Background

The Camargo MPD was originally approved, in 1998, for a maximum of 100,000 square feet of retail uses, 200,000 square feet of non-retail uses, 300 dwelling units and a hotel/motel. (Resolution Z-98-029) The residential component of the MPD obtained a development order and commenced development before the expiration date of the MPD MCP. However, neither

of the commercial parcels (north and south of Pelican Sound Drive) obtained a development order, and the MPD MCP was vacated in 2003.

In 2004, Applicant came forward with a request to reinstate and amend the MPD MCP to allow 100,000 square feet of retail uses for the 22-acre commercial parcel, on the south side of Pelican Sound Drive. The approving resolution (Resolution Number Z-04-068) acknowledged, in Section A, entitled "Request," that the 1998 MPD was approved for: " up to 300,000 square feet of commercial floor area (of which not more than 100,000 square feet can be retail use) . . . . "

That Section also contained the following statements relating to the rest of the MPD:

> The requested amendment allows up to 100,000 square feet of retail on the vacated section of the MPD south of Pelican Sound Boulevard (sic) which was previously designated for commercial uses.
>
> This resolution will have no effect on the residential portion of the MPD or the vacated commercial area north of Pelican Sound Boulevard (sic).

Resolution Z-04-068 approved, with conditions, the amendment to the MPD MCP to allow 100,000 square feet of "commercial uses" on that 22-acre parcel.

In August 2005, the application for the reinstatement and amendment of the MPD MCP for the north 10+-acre parcel was filed with Lee County. That application proposes two development scenarios for the 10+-acre parcel - both having at least 100,000 square feet of retail and other commercial uses.

Option A - Applicant proposes to have 125,000 square feet of commercial uses, distributed between five building areas encircling a common parking lot.

Option B - Depicts the westernmost three acres being developed with a water management lake and 27 multi-family dwelling units in four buildings, with the eastern seven acres being divided into five building areas, a common parking garage, and two small water management areas.

Both Options depict an open "plaza", between the commercial lots, for public use. Applicant also agreed to restrict the height in the northernmost commercial lots, as well as having only non-retail uses in those buildings, in recognition of the abutting RV park to the north. They also depict a right-in/right-out access point from US 41 at the northeastern corner of the site, with two more access points off Pelican Sound Drive.

Applicant provided testimony that their proposed project would actually lessen the amount of traffic using US 41, noting their understanding that the BOCC was concerned about the amount of traffic on US 41 in that area of the County. They asserted that the traffic from the 125,000 square feet of retail uses, when added to the traffic from the other components of the MPD, would be less than the amount of traffic anticipated from the uses approved in the 1998 MPD rezoning. Their transportation experts found that the 1998 MPD MCP was expected to generate a maximum of 1,055 net new PM peak hour trips, while this project, combined with the other two components, is expected to generate only 810 net new PM peak hour trips. For that reason, they believed that the approval of retail uses on the 10-acre site would not be detrimental to the adjacent properties or the surrounding neighborhood.

Applicant is also requesting three additional Deviations, the first of which involves allowing this project to receive credit for the 10+-acres of indigenous vegetation that was preserved in the residential component of the MPD, pursuant to the 1998 approval. They explained that the preservation of that 10+ acres fulfilled the indigenous preservation requirement for the entire 84-acre MPD site. Thus, as part of the MPD, Applicant was asking to be exempt from the preservation requirement on the 10-acre commercial site, because the overall requirement had been met with the development of the residential component of the MPD.

The second Deviation was to allow the water management lake to be located 20 feet, instead of 50 feet, from the west boundary line of this 10-acre commercial parcel. The third Deviation was to allow a 10-foot-wide, vegetative buffer, instead of the required 15 feet wide, between the commercial and residential uses depicted in Option B.

Staff recommended approval of the requested amendment to the MPD MCP, finding that the request, with conditions, was consistent with the intent of the Lee Plan and the Land Development Code, and would be compatible with the mix of commercial and residential uses in the area. They found that the request, as conditioned, would not be detrimental or injurious to the neighborhood, or to the public health, safety and welfare.

They also recommended approval of the three Deviations, with conditions, finding that the Deviations, as conditioned, would enhance the objectives of the planned development, and would promote the protection of the public health, safety and welfare.

Public Input

The public hearing was attended by a member of the Estero Community Planning Panel, who advised that the Panel was in agreement with the proposed plan of development and the requested uses. The other member of the public in attendance was the attorney for the Trust, who advised that he had no objections to the request.

Hearing Examiner Analysis

The undersigned Hearing Examiner concurs with Staff's recommendation of approval of the reinstatement and amendment of the MPD MCP, but cannot agree with Staff's recommendation to allow up to 100,000 square feet of retail uses on the 10-acre subject parcel. She finds that, by limiting the commercial uses to non-retail uses, this project will meet the criteria for approval set out in LDC Section 34-145, and will be consistent with the intent of the Lee Plan and the Land Development Code. She also finds that the requested development, as conditioned herein with only non-retail uses, will be compatible with the surrounding mix of commercial and residential uses, and will not be detrimental or injurious to the surrounding persons, properties, or the public health, safety and welfare.

The Hearing Examiner reminds the BOCC that they, in the 1998 MPD rezoning, specifically approved only 100,000 square feet of retail uses on the overall 83+-acre tract. The BOCC found that the limitation on the amount of retail uses was consistent with the intent of the Suburban land use category, which permitted only neighborhood retail centers (up to 100,000 square feet of retail uses). Furthermore, in the 1998 approval, the BOCC restricted the retail uses to the south side of Pelican Sound Drive, in recognition of the potential incompatibility between retail uses on the small north parcel and the adjoining RV residential uses.

In addition, at the 1998 Hearing Examiner and BOCC hearings, Camargo advised that they could have brought the north and south parcels in for separate rezonings, but had not done so because they, and Staff, believed that a unified plan of development was preferable on the 83+-acre site.[1] However, a reading of the testimony in the 1998 hearing reveals that the Land Development Code would have required them to bring these two parcels in separately, but the applicant received special approval from the Director to bring them in on the same application. There is no dispute that there would be a public benefit from the single application, in that, there would be uniform/unified architectural and buffering themes, preservation of a larger tract of valuable indigenous vegetation, and reduction in access points onto US 41 and Williams Road. Nevertheless, despite the arguments intended to obtain approval of the 200,000 square feet of retail uses, the BOCC approved the MPD with only 100,000 square feet of retail uses - to be located on the south side of Pelican Sound Drive.

In 2004, when Applicant brought in an application for the south 22 acres, they and Staff decided that the amendment of the existing MPD zoning, instead of a new, separate application, was the better procedure to follow. Whereupon, Applicant submitted the application as an amendment to the MPD zoning, and that zoning was reinstated on the south 22 acres for the 100,000 square feet of retail uses requested in that application. That amount of retail use was consistent with the limitation and location of retail uses in the 1998 MPD approval.

---

[1] Minutes of the June 29, 1998 BOCC hearing:

> . . . . He explained that this particular property is unique as it actually consists of two parcels which are divided from each other by the right-of-way for a collector roadway. Under normal circumstances this would not have been filed under one application, but under a provision of the Land Development Code, Staff agreed to allow the Applicant to file this as one Application. . . .

Presentation Summary - Hearing Examiner Recommendation, dated May 14, 1998:

> . . . . Planning Staff agreed and indicated that, if the Applicant was to submit two separate applications for the properties north and south of the access road, each parcel would be eligible for neighborhood commercial development. Planning Staff believed that combining this request, however, into one application was reasonable and made sense, and this is what the Applicant did. . . . (Mike Roeder, Page 20)

> . . . . The argument is, simply put, that, if you look at the subject property, it is two non-contiguous parcels that are divided by property that is intended to be a collector road. Under normal circumstances, the County would actually require this to be filed as two separate applications. In this case, because everyone agreed that it was good planning to do this as one application, they are able to do it in this manner. Under the Lee Plan, however, if each one of these had come in as a separate application, it could be argued that, because they are separate, each is entitled to 100,000 square feet of retail/commercial; thus, the "two times 100,000 square feet" argument. . . . (Matt Uhle, Page 22)

However, after deducting the number of dwelling units being constructed in the residential component and the 100,000 square feet of retail uses in the south commercial parcel from the uses approved in the 1998 MPD, Applicant herein was left with a small number of dwelling units and 200,000 square feet of commercial - *non-retail* - uses for the north parcel. Nonetheless, when the application was submitted in August 2005 - again to reinstate the MPD zoning - for the north parcel, Applicant herein requested up to 125,000 square feet of retail uses.

When the Hearing Examiner questioned Staff's and Applicant's reasoning for approving the 100,000+ square feet of retail uses, both parties cited to the location of the 10-acre parcel on an major arterial roadway. They stressed that, although Pelican Sound Drive was currently a local roadway, it was destined to become a collector roadway as part of the Sandy Lane extension through the North Point DRI on the east side of US 41. They also believed that the intersection of Pelican Sound Drive and US 41 was destined to be a signalized intersection, when the North Point DRI was completed. As such, under the Lee Plan commercial site location standards, this parcel would then be entitled to 100,000 square feet of retail uses.

Applicant's witnesses reiterated the arguments made in the 1998 rezoning, in that, they could have brought this parcel in as a stand-alone project, but had followed Staff's advice - again - to merely amend the 1998 MPD. They stressed that, if this was a stand-alone project, it would be "entitled" to 100,000 square feet of retail uses when Pelican Sound Drive became a collector roadway.

They also asserted that the facts and circumstances behind the 1998 MPD rezoning were no longer applicable to this property. For example, the 83+ acres are now being held by three different owners, instead of being owned by one entity as it was in 1998, and Applicant herein has no interests in either of the other two parcels. They acknowledged that they will develop the 10-acre parcel with a similar or identical architectural and buffering theme, which conforms with the 1998 MPD approval, so as to present the appearance of a unified project. In addition, the timing of this requested rezoning is different than that of the 1998 case, in which all three parcels had been brought in at the same time - under one plan - for rezoning. In this case, their request for reinstatement of the vacated MCP was brought in several years after plans of development were approved and/or reinstated for the residential and the southern commercial parcels. Thus, although they are bound by some of the same development regulations and requirements, this is no longer a "unified project."

Applicant's attorney argued that the facts and circumstances discussed in the previous paragraph also differentiate this request from the facts and circumstances found in the 2004 "Galleria" cases on Corkscrew Road. [2] The Galleria parcels are located on the northeast corner of Sandy Lane and Corkscrew Road and are also designated Suburban in the Lee Plan. Those parcels had an ownership interest in common, had a similar/identical theme of development, and shared infrastructure, and were brought in as two separate applications for100,000 square feet each of retail uses.

Since the ownership and development facts behind the subject request were not the same as those in the Galleria cases, Applicant noted that the difference had to do with the development trend in the area. Applicant understood that the BOCC did not approve the two

---

[2] Galleria at Corkscrew, DCI2004-00049 (Resolution Z-05-038); and The Design Parc, DCI 2004-00050 (Resolution Z05-00039).

Galleria parcels for 100,000 square feet eachof retail uses; instead, the BOCC approved the two parcels for a combined total of 100,000 square feet of retail uses and 143,000 square feet of office/other commercial square footage. It was Applicant's opinion that the main reason behind the BOCC's actions was their continued concern for the amount of retail development on Corkscrew Road, which had been limited to less than 100,000 square feet in other parcels in that area.

In this case, however, Staff and Applicant believed that the100,000 square feet of retail uses on the subject parcel was consistent with the amount and types of commercial development being approved on the east side of US 41. Applicant understood that the subject property was designated Suburban in the Lee Plan, but pointed out that other properties fronting on US 41 in this area were designated Urban Community, which allowed up to 400,000 square feet of retail uses. They described the Suburban designation on the 83+-acre MPD as the "hole in the donut," because it was surrounded, for the most part, by higher land use designations, which allowed more intensive development. They believed that approval of the 100,000 square feet of retail uses would, thus, be consistent and compatible with the development trend in this area, which was unlike the circumstances of the Galleria cases.

Finally, Applicant argued that the BOCC's s1998 limitation on retail uses was based on the existing condition and levels of service of US 41 in that area, when US 41 was a heavily traveled 4-laned facility, with no future prospects of being widened. The widening of US 41 to a 6-laned arterial has recently been completed, and there are no longer any capacity or level of service problems in this area. Thus, US 41 is clearly capable of accommodating the amount of traffic associated with this "retail" project.

Although Applicant claims the 10-acre project is really a stand-alone project, the Hearing Examiner finds otherwise. A stand-alone project would be required to meet the land development requirements within the boundaries of its property. In this case, Applicant is asking, under Deviation #1, to take advantage of the 10-acre indigenous vegetation preserve that was approved in the 1998 MPD. That 10-acre preserve was approved as part of the residential component, with the understanding and acceptance that it fulfilled the indigenous requirement for all three of the parcels in the MPD.

The Hearing Examiner also points out that this request was submitted as the reinstatement and amendment of the northern portion of MPD, which had been vacated in 2003. Bringing this request forward as a reinstatement and amendment to that MPD would allow Applicant to take advantage of certain rights that were approved in that MPD, but it also subjects them to certain obligations. If Applicant did not want to be bound by the other terms and conditions of the MPD, they should have chosen to bring this project in as a stand-alone (independent) rezoning request. Therefore, the Hearing Examiner finds that the north parcel is still part of the MPD, and its future development is restricted to the unallocated amount of commercial square footage and residential units approved in the 1998 MPD rezoning.

The Hearing Examiner reviewed the videotaped BOCC hearings for this 1998 MPD approval and for the 2004 Galleria hearings. She concedes that the BOCC's main concern, in the MPD rezoning, was the amount of traffic on US 41 and Williams Road. She concurs with Applicant that the widening of US 41 has provided the available capacity to accommodate the traffic from this proposed development, which should assuage, somewhat, the BOCC's previous concerns.

With regard to the 2004 Galleria cases, the videotaped proceedings documented that the BOCC was concerned about the over-development of Corkscrew Road with retail uses, which had led them to approve only smaller retail projects along Corkscrew Road. However, it was quite obvious from the discussion that the BOCC was also concerned that approval of those two applications would encourage property owners, in the Suburban land use category, to split their parcels in order to obtain more than 100,000 square feet of retail uses. After some discussion, Galleria offered, and the BOCC accepted, a total of 100,000 square feet of retail uses to be shared between the two parcels.

The Hearing Examiner understands Applicant's arguments that the requested plan of development is consistent with the higher intensity commercial developments being approved on the east side of US 41. She freely acknowledges that the development trend along US 41, in this area of Estero, is not really consistent with the intent of the Suburban land use category, because of those other higher intensity land use designations surrounding the subject property. However, neither Applicant nor the Lee County Planning Staff have amended the Lee Plan to change the designation on this property to one that is commensurate with the amount of development being requested herein and with what is already occurring in the area.

Since this property is still designated Suburban, any rezoning or development approval must be consistent with the intent and strictures of the Suburban land use category, not by what is being approved or developed on the other commercial properties in the area. The BOCC, in its1998 approval of the Camargo Trust MPD, established the interpretation that a commercial project, in the Suburban land use category, is only allowed 100,000 square feet of retail uses.

Despite Applicant's arguments to the contrary, the Hearing Examiner finds that the 10-acre subject parcel is part of the "Camargo MPD project," in which the 100,000 square feet of retail uses have already been approved elsewhere on that project. Thus, it is the Hearing Examiner's opinion that this 10-acre parcel is not entitled to retail uses, but is entitled to a maximum of 200,000 square feet of non-retail commercial uses. She also finds that Staff's recommendation of approval of any retail uses is inconsistent with the intent and interpretation of the Lee Plan and the previous MPD rezoning.

As this request is for up to 125,000 square feet of commercial uses, the Hearing Examiner has no problems finding that the requested development - with non-retail commercial uses - is consistent with the Lee Plan land use category, as well as the previous MPD approval. Based on her findings and analysis hereinabove, the Hearing Examiner also has no problem with recommending approval of the requested development, as conditioned herein with non-retail commercial uses. To be consistent with her finding that non-retail uses are allowed, the Hearing Examiner has stricken all the retail uses listed in the Schedule of Uses above, using the uses established in the CS-1 (Special Commercial) category as a guide.

(**NOTE**: the BOCC must reinsert the stricken retail uses in the Schedule of Uses, if they choose to approve any retail square footage for this project.)

The Hearing Examiner finds that the conditions imposed herein are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, will safeguard the public's interests.

It is the opinion of the Hearing Examiner that the Deviations approved herein, as conditioned, will enhance the objective of the planned development, and will promote and protect the public health, safety and welfare.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. That the reinstatement and amendment of the MPD, as conditioned herein, meets the criteria for approval set out in LDC Section 34-145 and 34-381, as follows:

1. Even though the Applicant is proposing changes to the original MCP, the Applicant has proved entitlement to the reinstatement and amendment of the MPD, as conditioned herein, by demonstrating compliance with the Lee Plan, including those provisions relating to the intensity of the uses and the concurrency requirements, the Land Development Code, and other applicable codes or regulations.

2. That the reinstatement and amendment of the MPD, as conditioned herein, will meet or exceed all performance and locational standards set forth for the potential uses allowed by the zoning district.

3. That the reinstatement and amendment of the MPD, as conditioned, is consistent with the densities, intensities and general uses set forth in the Lee Plan.

4. That the proposed commercial and residential uses, as conditioned herein, are compatible with existing or planned uses in the surrounding area.

5. That approval of the request, as conditioned herein and by itself or in conjunction with other other development, will not place an unreasonable burden upon existing transportation or planned public facilities, and the development will be served by streets with the capacity to carry traffic it generates.

6. That the amendment to the MPD, as conditioned herien, will not adversely affect environmentally critical areas and natural resources.

7. That the proposed mix of uses, as conditioned, are appropriate at the subject location.

8. That the recommended conditions to the Master Concept Plan are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, will provide sufficient safeguard to the public interest.

9. That the approved Deviations, as conditioned, will enhance the objective of the proposed development, and will promote the protection of the public health, safety and welfare.

10. That urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

VI. LIST OF EXHIBITS:

STAFF'S EXHIBITS

1 A composite exhibit consisting of Condition language regarding potable water and sanitary sewer and Condition language regarding discontinuance of Agricultural uses (2 pages) [8 ½" x 11"]

2 Aerial photograph with zoning district overlays, depicting the subject property and surrounding area (color) [24" x 36"]

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

1 An aerial photograph depicting the subject property and surrounding area (color) [11" x 17"]

2 Composite exhibit consisting of Option "A" and Option "B" for project "Camargo 10 Acres", prepared by Barraco and Associates, Inc., both last revised April 3, 2006 (2 pages) [11" x 17"]

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

The Hearing Examiner introduced herself and announced the case, after which John Fredyma, Assistant County Attorney, made some preliminary remarks regarding the hearing procedures and the public's participation in the hearing. He explained that this was a rezoning, which meant the final decision would be made by the Board of County Commissioners.

Then, at Mr. Fredyma's request, Chip Block, with Lee County Zoning, Shellie Johnson, with Barraco and Associates, Inc., and Matt Uhle, with Knott, Consoer, et al., introduced themselves for the record. The Hearing Examiner advised the participants that anyone wishing to testify in the hearing would need to be sworn in, and then placed all of the participants under oath.

Mr. Uhle, representing the Applicant, came forward to give his presentation. He explained that the Hearing Examiner did not receive a 24-hour Notice from the Applicant because they had no issues with the Staff Report or recommendation.

His discussion would be brief, as he planned to discuss only the history of the project and the framework of the application. The bulk of the presentation would be made by Ms. Johnson, who would walk the Hearing Examiner through two different development scenarios and provide the Lee Plan rationale and the public input that went into the process. Following her presentation, Ted Treesh would provide a brief traffic analysis based on the Traffic Impact Statement (TIS). He noted that Mayor Jim Humphrey, the Applicant, was also present at the hearing.

Mr. Uhle explained that the application was for an 11-acre parcel, located west of US 41 and north of Pelican Sound Drive. The property was technically included within an existing Mixed Planned Development (MPD).

The history of the project went back to the late 1990's, as part of the 83-acre parcel, located both north and south of Pelican Sound Drive, that belonged to an entity called the Camargo Trust. The Camargo Trust filed an application for an MPD on the entire 83-acre parcel, and received "special dispensation" from the Staff to do that, because, under normal circumstances, parcels on opposite sides of a roadway cannot be combined. Staff agreed that there was enough rationale to allow the parcel to be combined in one application.

That rezoning application went through the process and was ultimately approved by the BOCC in 1998. Essentially, the approval had three components. First there was the residential component that basically consisted of the property on the western part of the 83 acres, on both sides of Pelican Sound Drive. The request was for 300 units, although the Resolution did not specifically reference 300 units, rather it referenced 6 units per acre. That was presumably included because there was a very slight deviation between 300 units and the amount of acreage they had provided on their MCP at the time. Suffice it to say, it was basically for 300 units; so, if he referred to the 300 units at any time in his presentation that was why.

The second component was for commercial development to be located to the south of Pelican Sound Drive, immediately to the west of US 41. The third component was a separate commercial development area located north of Pelican Sound Drive and west of US 41. That was the component in this request.

Mr. Uhle explained that, collectively, the 1998 commercial approval was for 100,000 square feet of retail uses, 200,000 square feet of office uses, and 105,000 square feet for a hotel and a large Assisted Living Facility (ALF). He noted that this was one of the first major rezonings in the Estero area, and that things began to change in Estero pretty dramatically shortly after the 1998 rezoning. The Estero Plan was adopted into the Lee Plan and specific Estero regulations were adopted into the Lee County Land Development Code (LDC). The Coconut Point DRI and other projects were approved. That was back in 2003.

At that time, the Camargo Trust entered into a contract to convey the residential component of the MPD to an entity called Shelby Homes for development. That occurred about the time the 5-year term of approval was about to expire, and Camargo filed an application to extend the entire MPD in 2003.

However, Staff was reluctant to approve the extension for the entire MPD because of changes in the development regulations and attitudes had changed significantly toward the commercial portion of the project. While the developer was concerned about that, everyone agreed that the Estero Plan and the new Estero regulations didn't have an effect on the residential component of the property, which was really the one that was the most urgent to extend, since it was under contract. So, the residential component of the MPD was extended, but the commercial components were not, and their zoning approval was vacated at the end of the 5-year period. The result was an MPD that was partly alive and partly in limbo.

Mr. Uhle advised that, subsequent to the vacation, the south commercial component was put under contract to an entity called The Paradise Group. Questions arose about the best process to deal with the two remaining parts of the MPD that had been vacated, and

meetings between Staff, representatives of Camargo, and The Paradise Group were held. The topics of those meetings were whether Applicant had to do stand-alone Commercial Planned Developments (CPDs) for the two commercial components, or whether they should just do MPD amendments. If they were to do MPD amendments, would they have to do them all at once or could the amendments occur separately. Ultimately, Staff advised them to request MPD amendments to reinstate and create new uses on the property; Staff did not want them done as stand-along CPDs. The amendments could be done separately whenever the need arose, and the Applicant followed Staff's advice.

The first application through the pipeline was filed, in late 2003 or early 2004, by The Paradise Group. It went through the review process and was approved by the BOCC in November 2004. That application had requested 100,000 square feet of commercial uses and that was what was approved.

Leaving the commercial components, Mr. Uhle advised that after the MPD for the residential property was extended, Shelby Homes closed on the property. They, then, received a Development Order for 262 residential units, which were currently under construction.

Returning to the history of the commercial components, Mr. Uhle explained that the Paradise Group went through the process in 2004 and got their approval for 100,000 square feet of retail uses. After that, the Paradise Group, through another entity controlled by them, took title to a parcel in the southwest portion of the south commercial component, and ultimately conveyed that parcel to Walgreen's. Referencing the site visit, he noted the Hearing Examiner would be able to see that the Walgreens was under construction.

That left Camargo with only the ownership of the approximately 10.7 acres that were the subject of this case. The subject application was technically framed as an MPD amendment, as was the application for The Paradise Group, but, in reality, it was designed to be a stand-alone application.

Mr. Uhle pointed out that there were two different development scenarios attached to it. One of them proposed to do a mixed use project, with the maximum density that they could put on the purely residential acreage they had allocated, which was 27 residential units. That density calculation did not include any rights-of-way, although, initially, they had asked for two units to address the fact that the Pelican Sound right-of-way was included in the application. After the BOCC made its decision that adjacent rights-of-way could not be included, the application was revised to request only 27 units and 100,000 square feet of commercial uses, some or all of which, could be retail.

The second scenario was for 125,000 square feet of commercial uses, of which a maximum of 100,000 square feet could be retail. Staff's Recommendation and the Lee Plan limited the amount of retail square footage on the property in two ways. First, the Suburban land use category prohibited commercial developments more intense than neighborhood centers as the term was used in the Lee Plan. In the Lee Plan, that term meant that they could have retail only up to 100,000 square feet. So, even for the application in which they were asking for 125,000 square feet, they were only permitted to have up to 100,000 square feet of retail. The remaining non-retail amount was still consistent with the Lee Plan, and they understood that they would not be permitted to make that retail square footage under the Suburban land use category. That limitation applied to both of the development scenarios.

The other issue had to do with the commercial site location standards. When they filed the application, it was their position that Pelican Sound Drive was a major collector. That was the finding that was required, barring a special case finding, to be able to do more than 30,000 square feet of retail on this particular parcel. They provided their findings to the Staff and Mr. Eckenrode's analysis, including a matrix, was attached to the Staff Report for the Hearing Examiner's benefit. Mr. Eckenrode's ultimate finding was that Pelican Sound Drive was currently operating as a minor collector, which under the Lee Plan Site Location Standards, was a local road. The Applicant was not taking issue with that finding, as both the Applicant and Staff understood that changing circumstances in the area might ultimately change the functional classification of Pelican Sound Drive.

Mr. Uhle was sure the Hearing Examiner was familiar with the North Point DRI located immediately east of US 41 at this location. They anticipated that as part of the ultimate development of that DRI, Pelican Sound Drive would be extended into that project through a signalized intersection, and then a connection into the Coconut Point Drive (fka Sandy Lane). It was their opinion that such connections would turn Pelican Sound Drive into a major collector. He added that, whether or not Staff agreed with that opinion, was kind of a moot point. In any event, they all agreed that events were occurring that might change the classification of this roadway.

Staff proposed language that essentially said that if, at any time, the functional classification of Pelican Sound Drive changed to a collector and arterial, the Applicant would be entitled to the additional retail square footage. They agreed with Staff's condition and agreed that they were only currently entitled to 30,000 square feet. He added that the Applicant wanted that condition in the approval because they didn't want to have to go through the public hearing process just to deal with the question of the functional classification of Pelican Sound Drive. So that was the basic framework of the application.

The Hearing Examiner wanted to know if Pelican Sound Drive went into the Pelican Sound residential development, and if it was a gated community. Mr. Uhle said that it was a gated community. She explained that, since it was a gated community, she wasn't sure how the collector status would come about. She understood that a collector classification was for roadways that provided access from roadway to another roadway and for multiple parcels. While Pelican Sound Drive might provide for multiple parcels, if it only provided access to US 41 and only for the residents of the Pelican Sound development to another roadway, she wasn't sure they would ever get their classification. She understood what Staff had done and she didn't have a particular problem with the condition, but there were a couple of things that she would be putting on the record later.

Mr. Uhle agreed that the issue was clearly debatable, and they were effectively putting the issue off for another day. The matrix included a variety of different considerations; some would be relevant to the North Point DRI or the signalized intersection and connection to other arterials and collectors and that sort of thing. It was a complicated decision and they were going to defer it to another day, but it would have some relevance on what they could do on this property. They did concede to the present consensus that it was just a minor collector.

Ms. Johnson re-introduced herself, and Mr. Uhle asked that she be accepted as an expert in land use planning, as she has been on many previous occasions. After receiving no objections from Staff, she was accepted as such by the Hearing Examiner.

Ms. Johnson also described the location of the subject property at the northwest corner of Pelican Sound Drive and US 41. To the north of the property was an existing RV park, which fell within the Urban Community land use designation, even though the abutting vacant lands to the west were designated Outlying Suburban. To the south was the commercial portion of the original MPD, which was currently known as the Paradise Shops of Estero, which fell within the Suburban land use designation. To the west was a portion of The Meadows, which was the residential portion of the original MPD, also falling within the Suburban land use designation. To the east, across US. 41, was the approved DRI known as North Point, with a land use designation of Urban Community.

The project was just under 11 acres, and two development options were being proposed. Option A was for all commercial uses, which Option B included 27 residential units.

Ms. Johnson explained that, under Option A, the site was divided into seven parcels, of which five (Parcels 1 -5) were developable. Parcel seven was a water management parcel and Parcel 6 was parking. The site had been designed to include some urban design components, in particular, they would place the buildings along the street frontages with parking to the rear to reduce visibility. The commercial uses would be separated from the residential component to the west by the water management area and appropriate buffers to the north and to the west. That Option also included a 30-foot-wide native landscape buffer along the US 41 corridor.

The project provided internally for pedestrian activity through a continuous sidewalk that would connect to proposed sidewalks along the right-of-way on both Pelican Sound Drive and US 41. There was also a courtyard or gathering area proposed, and another urban design element was proposed to encourage another gathering area within the overall development.

Ms. Johnson described the three access points that were proposed. Two were on Pelican Sound Drive, and would align with previously approved access points for the Paradise Shops site, and then a right-in, right-out onto US 41, north of Pelican Sound Drive.

Utilities would be provided to the site though Lee County Utilities. They were proposing 125,000 square feet of commercial, with retail uses being limited to 30,000 square feet. With regard to building height, Parcel 1 (the parcel abutting the RV park) was to be limited to 35 feet, and Parcels 2, 3, 4, and 5 were proposed at 45 feet. In part, this was in response to the ECPP's concerns about height and compatibility with the adjacent RV residential uses.

Ms. Johnson described Option B as more of a mixed use development with a residential component to the west, and commercial uses concentrated in the eastern portion of the site. This Option included eight parcels, all of which were developable. The height would be limited on Parcels 1 and 6 to 35 feet, in response to compatibility concerns with the adjacent RV park to the north. The height proposed for the remaining parcels was 45 feet. Parcel 7 would potentially be a parking garage and the height on Parcel 7 was proposed at 38 feet to accommodate a 2-level parking garage.

Water management was located to the west, as was the residential component, with the idea being to transition from the more intense uses along US 41, to the least intense uses on the west side, where there are already existing residential uses.

They had requested a Deviation to reduce the required buffer between their commercial and residential uses. Their rationale was that this was a unified development. There would be some buffering, but it was important to them to maintain the connectivity of the entire project.

For pedestrians, they proposed continuous sidewalks to provide access both from the residential portion of the project through the commercial and to the external portions of the site. Another courtyard or gathering area was also proposed. On this option, the urban design intent could be seen a little more clearly. There was a more condensed commercial development that clearly showed connection with the mixed use element of the project.

The Hearing Examiner noted that the County had been proposing a standard condition requiring that all accessory and ancillary uses be located on the same parcel. She noticed Ms. Johnson had indicated they were broken down into lots and that, on Option A, there was one major parking lot and, on Option B, it appeared that they had the parking garage. She wanted to know if the lots would be sold off individually.

Ms. Johnson explained that the way that it was designed, it could happen, but there would be some common ownership. On Option A, Parcel 5 included the water management and driveways. It would be commonly owned and there would be some sort of covenant that would take care of all of that. It was the same thing with Option B. It was designed to be commonly owned with whomever owned the actual developable parcels themselves.

The Hearing Examiner wanted to know if that met with Staff's intent in the condition requiring the accessory uses to be located on the same parcel as the principal use. Mr. Block asked the Hearing Examiner to refer to page 3 of 12 of the Staff Report where it said "Parking lot: Accessory" and "Garage, public parking." He said that was where the parking garage was and it was actually a permitted principal use on the site. So, that would help achieve the Option B design that they had with the parking garage.

The Hearing Examiner asked about Option A, and Mr. Block explained that, in Option A, "Accessory, parking lot" was a permitted use. The Hearing Examiner was concerned because, in the past, there had been situations with outparcel uses that didn't have their own individual parking, and Staff had taken the position that the parking must be on the same lot as the principal structure. That was why she was asking if Option A fulfilled Staff's design criteria and if it was acceptable to Staff, in light of that particular condition. Mr. Block thought they should make sure that the accessory use condition referenced Option B where they had the parking garage servicing all of the project as a permitted use.

The Hearing Examiner wanted to know if Option A required additional language requiring purchasers to have a cross-access easement recorded. Mr. Block thought that would be best and added that, in Option A/Parcel 6, the off-street parking, was a common area, in support of all of the commercial parcels on the site.

In order to make sure there was no misunderstanding, when they got to the Development Order phase, it should be included that Parcel 6 was the common parking area in support of all the commercial land uses and might stand as a principally permitted use on its own site. Mr. Block agreed, noting that it would be more clear during the Development Order review phase of the project.

The Hearing Examiner thought she would be a little more comfortable if they had a cross-access and shared parking agreement for all of the parcels that were subject to a recorded cross-access and shared parking agreement. That way everyone would be on notice.

Mr. Fredyma wanted Mr. Uhle to comment, as well. He noted that Parcel 6, in Option A, was a common area parcel as would be the roads and driveways, etcetera. Mr. Uhle agreed with that. Mr. Fredyma didn't think it was necessarily a problem. Mr. Uhle didn't have a problem with a condition that would make it clear that these were common areas and that something would have to be written and recorded that gave everyone the right to use them.

The Hearing Examiner referred to the proposed parking on the individual parcels and noted that, even though this was a unified plan, if those parcels were ever sold, there would not be enough parking for the individual parcels uses. Mr. Fredyma agreed.

Mr. Block noted that the strict interpretation of note "one" of Accessory Uses might cause a Development Review Specialist to believe that a parcel, like Parcel 2, would have to be designed in such a fashion that it picked up the amount of off street parking required to support its use. Thus, they were going into Parcel 6, which was a common area. The Hearing Examiner was concerned that Parcel 6 would start to be split out. Mr. Block said it shouldn't, but a black and white reading by a Development Review Specialist might go that route. He believed everyone understood it, with the clarification offered by the Hearing Examiner. The Hearing Examiner said she planned to insert a condition regarding that.

Continuing, Ms. Johnson said that, with regard to indigenous area and open space, the project would meet the required open space on site. The indigenous preserve area was addressed during the time of the original MPD approval. There was approximately a 7-acre site located on the residential portion of the original MPD, which was now called The Meadows. That site, combined with allowable credit, accommodated the preserve requirements for the entire Camargo MPD.

The Applicant had requested three deviations for this parcel. The first wanted to use the credit for the 7-acre preservation site to meet the 50 percent requirement for indigenous area. The second was a request to reduce the 50-foot excavation setback from a private property line to allow a 20-foot setback. Staff had added a condition to this Deviation that required measures to be taken to protect wayward vehicles from entering the water from adjoining property (the residential property to the west). Both plans provided a buffer on that western property line that should accommodate that request. So, Staff did not have any problem with that condition.

The third Deviation requested a reduction from the 15-foot-wide buffer required between commercial and residential development to allow for a 10-foot-wide buffer. That really applied to Option B, where she talked about the buffer requirements between residential and commercial uses. As a unified development, they didn't feel there was a need for the larger buffer, and were really trying to encourage the unified character of the development. Staff didn't have a problem with that Deviation, either.

Ms. Johnson stated that she would go through the Lee Plan Policies to demonstrate this project's consistency with the Lee Plan. She referred to Policy 1.1.5, which was the description of the Suburban land use, and explained that the project was on the fringe of more urban land use designations, as she had previously described. It protected developing

and existing residential communities and served as a buffer between the more intense development along US 41 and the future development to the west.

Additionally, Ms. Johnson affirmed they were consistent with the density - six units per acre - allowed under the Suburban land use. They were also within the square footage of a commercial development in that land use category, so the Applicant found they were consistent with Lee Plan Policy 1.1.5.

Policy 2.2.1 talked about infrastructure availability. The site was located adjacent to US 41 and Pelican Sound Drive, and provided for adequate transportation, off-site ,as well as within the site. The project would be served by water and sewer.

Policy 5.1.5 talked about protection of existing and future residential uses for more intense uses. The project, as proposed, would serve as a buffer between the more intense uses on US 41 and the residential uses to the west.

Objective 19.2 talked about the uniqueness of the Estero Community and the preservation of that uniqueness. The Applicant believed that both Options A and B were consistent with this Policy. They both provided employment opportunities. She explained that it had been demonstrated that the project would be compatible with the adjacent uses and that the whole urban design intent of the two options would create an aesthetically pleasing development.

Policy 19.2.2 and Policy 6.1.2 talked about site location standards, and, as conditioned, the project would be consistent with those standards.

Policy 4.1.1 talked about developments being well integrated and functional. Both options provided for integrated and functional circulation, and there was a clear definition between the mixed uses, particularly on Option B. They were also integrated and functional with the surrounding uses of the property.

Ms. Johnson referenced the Estero Community Planning Panel (ECPP), explaining that the Applicant had worked very closely with the ECPP over the course of the application process. They had two formal meetings with the ECPP, as well as four or five meetings with some of the members of the ECPP. They worked with them to accommodate their concerns and needs in order to come up with some plans that the ECPPI would support and that the Applicant thought would work for the site. The Applicant had been in constant contact with the ECPP and Ms. Johnson believed the ECPP were on board with the two Options being proposed.

Mr. Fredyma referred to her testimony, in which she went over the development regulations for the different options. He wondered if Sheet 4 of the MCP was the summary of what she was reviewing and she confirmed that it was.

Ted Treesh, with TR Transportation Consultants, Inc., introduced himself, noting that he has been previously been accepted as an expert witness in transportation and planning related issues in this forum and that his resume was on file. He asked to be accepted as an expert witness for this hearing. After hearing no objections from Staff, he was accepted as such by the Hearing Examiner.

Mr. Treesh testified that the analysis had been conducted a little more than a year and a half prior to the hearing. They analyzed both of the projects (the Paradise Shops and this 10+-

acre parcel) together, and the traffic study included the trips from both of the projects. At that time, the TIS for the 10+-acre piece assumed 75,000 square feet of retail space and 25,000 square feet of office space. The current request for retail was increased to 100,000 square feet. With current conditions, there would continue to be adequate capacity on the adjacent roadways to accommodate this project. They would be another 45 to 50-peak hour directional trips on the roadway, with that additional 25,000 square feet of retail uses. Their analysis concurred with Mr. Rentz's memorandum (Attachment G in the Staff Report) and indicated that US 41 and the surrounding roadways would have adequate capacity. US 41 had just been completed as a 6-laned facility from Corkscrew Road south of this project and was now open.

They had done the analysis with regard to the classification of Pelican Sound Drive, at the time the County was coming up with an Administrative Code to address functional classification of roadways, which was determined by Development Services. They really looked at the future of Pelican Sound Drive, not only as it currently existed. The Hearing Examiner was correct that the road did end to the west into a gated community, but it was a rather significant gated community. He believed the Pelican Sound Golf and River Club had approximately 1,500 approved residential units, so it would be a significant traffic generator. There were other major collectors in the County with similar characteristics, such as Fiddlesticks Drive, which was a major collector and it dead ended at Fiddlesticks Country Club. Another example was Island Park Road, which was a major collector that was a dead-end.

They were really looking at its future continuity to the east through the North Point DRI, which connected into Sandy Lane. Pelican Sound Drive was currently a four-laned divided roadway, with two travel lanes in each direction. Because the plans for North Point were still evolving, the Applicant was currently in agreement with Staff and the Staff Report on this situation, but that might change in the future. As Mr. Uhle had indicated, Estero has been evolving over the past five to eight years and the roadways have been changing. The Applicant anticipated having to deal with the Florida Department of Transportation (FDOT) at some point in the near future for a traffic signal in that location. They expected this to occur when the Paradise Shops began generating some trips.

The Hearing Examiner wanted to know the distance, on US 41, from Pelican Sound Drive to Williams Road to the south. She wanted to know if it would meet the distance criteria for a lighted intersection, and Mr. Treesh advised that it did. FDOT has finished the widening of US 41 and the median opening at Pelican Sound Drive was left as a full median opening. It was indicated that Pelican Sound Drive would be a future location of a signal when and if warrants were satisfied. There were no other full median openings to the north and south of the project, until Williams Road or Corkscrew Road. Basically, Pelican Sound Drive was approximately at the midpoint between those two existing signalized intersections.

FDOT agreed that was the appropriate location, but the traffic volumes had to be there before they would approve any signal installation.

The Hearing Examiner wanted to know if North Point DRI was only commercial or commercial and residential, and Mr. Uhle thought that it was only commercial uses. Mr. Block advised that it was predominantly commercial, but there was a residential component in the east-central portion of the project, near where Sandy Lane would be running through the project. Most of it was commercial and professional office.

Mr. Treesh pointed out the outline of Sandy Lane on the aerial photograph, noting that it would cross the railroad. Based on the original Map "H" of that DRI, Pelican Sound Drive would be extended, in some fashion, to tie into Sandy Lane at some point on its projected corridor. There was also a large lake that would be reworked, and located somewhere on the west side of the tracks.

Mr. Uhle said there had been well-publicized discussions to the effect that there would be a reworking of the North Point DRI and that it would have more residential development. They didn't know what it would look like, which is why they agreed to Staff's general condition about the change in functional classification. They didn't have enough information to specify what would trigger the functional classification.

Mr. Uhle asked Mr. Treesh to compare the traffic generated by the three individual projects within the MPD as it was evolving now, to the traffic that would have been generated by the 1998 MPD, as it was approved. He wanted to know if this collection of individual projects would create more or less traffic than the original approval. Mr. Treesh stated that it would create less traffic than the original approval.

Alvin "Chip" Block re-introduced himself for the record, and asked to be accepted as an expert witness in land use planning and zoning for Lee County. He had been previously accepted as such. After hearing no objections from the Applicant, he was accepted as such by the Hearing Examiner.

He explained that there had been several continued hearing dates for the case, and he appreciated the Applicant going through that process and continuing the case. It gave Staff and the Applicant the opportunity to work through the design of the site, and there had been open space and density issues. Staff wanted to make sure everything got cleaned up. The BOCC had recently discussed their density question about adjoining properties. He assured the Hearing Examiner that the density did not include the adjoining road rights-of-way; the lands were all contained within the subject property for t his parcel. He wanted to be sure that was on the record, so that there was no misunderstanding.

Staff appreciated the Applicant's efforts and knew that the Applicant was comfortable with the design. Staff had been given the opportunity to look at two different design plans. One was strictly commercial development and the other one was a mixed use development with a residential component on the western end of the site. That gave them the opportunity to allow for the mixed use possibility, which was something that was being sought within the Estero Community. That was also being reviewed as part of the Comprehensive Plan amendments and everything else, so they might be able to achieve that more easily in the future.

The Staff's review of this case culminated in a Staff Report, dated April 26, 2006, of which the Hearing Examiner had been furnished a copy. It was a complete review by County Staff, involving several different agencies, including Environmental Sciences, Lee County DOT and Development Services. The compiled recommendation by Staff was that it be found consistent with the Lee County Lee Plan. They recommended approval of the requested amendment to the MPD, with conditions.

Mr. Block noted that the Applicant's presentation of the past history of the case, the surrounding land uses, existing zonings, and current development in the area was accurate. He had been through each of the rezoning processes for the Camargo Trust property. He

was the lead planner on the case originally, and continued to be the lead planner on the rest of the projects that had gone through.

Staff had provided an analysis of the Lee County Lee Plan in the Staff Report, and had discussed the Suburban land use category and the allowed intensities and densities within that land use category. In Staff's opinion, the project was consistent with that particular Policy. They, basically, found that, as conditioned in the recommended zoning actions, the project was consistent with the Lee County Lee Plan, and they recommended that the Hearing Examiner make that finding.

Staff also recommended that the Hearing Examiner follow Staff's findings and conclusions as offered in the Staff Report. Essentially Staff stated that the project was consistent and compatible with the Lee County Lee Plan and with surrounding land uses. It met performance and locational standards, as conditioned. There was adequate infrastructure to support the use. The mix of uses proposed, in either Option A or Option B, was appropriate for the subject location.

Conditions recommended for approval helped to enhance the achievement of the planned development, while not adversely affecting the public health, safety, and welfare.

Mr. Block referred to the locational condition, which was the final paragraph of Condition 2. Staff agreed they were entitled to up to 30,000 square feet of retail commercial right now, and if, in the future, the functional classification of Pelican Sound Drive changed, they would have the opportunity to provide more retail commercial within their project.

It was consistent with the Lee Plan and, with the conditions imposed on the original approval of the MPD. Staff recommended that those other conditions be continued as part of the conditioning of this project.

Staff had contacted Lee County Utilities and specifically talked with them about the available capacity of sanitary sewer and potable water in that area. The proposed density of the project was explained to them and Lee County Utilities assured Staff that they have sufficient capacity to serve whatever development was approved as part of the project.

Mr. Block mentioned that the County Attorney's Office had suggested two additional conditions, and Staff was in agreement with them. Staff had included a statement that no blasting was proposed or approved for the project, because the water retention features did not require blasting.

Mr. Block, then, provided the copies of the two conditions for the Hearing Examiner to review. The first condition required them to connect to public water and sanitary sewer as part of the new development of the project. This was imposed because the BOCC seemed to be interested in having language, in their recent actions, concerning public utilities and the provision of public utilities to projects. The LDC and the Lee Plan spoke toward that, as well. Staff expected that septic tanks would not be permitted within the project, because there was adequate sanitary sewer and water in the area.

The second condition indicated that agricultural uses were not permitted. The Applicant had indicated to Staff that there were no agricultural uses currently on the site, nor did they anticipate the need for any agricultural uses. Therefore, Staff included that condition so that it was clear that agricultural uses were not approved within the planned development.

Staff recommended approval of the case. Their analysis was contained within the Staff Report, and they believed it was appropriate and proper to recommend approval with the conditions they had outlined and added.

At that time, Mr. Block pointed out a couple of small corrections to be made to the Staff Report. On page 3, under the Schedule of Uses, Household and office furnishings, it said "Kinko'd" and it should read "Kinko's".

On page 5, Condition 3 should be renumbered to Condition 4, and the Conditions after that renumbered as well.

The Hearing Examiner pointed out that, on page 4, the word "show" should be "shoe."

Mr. Block advised that LCDOT didn't feel it was necessary to attend the hearing as there were no traffic issues. He had also spoken with Kim Trebatoski, of Environmental Sciences, who did not have any conditions or statements to be added.

Mr. Fredyma clarified that input from Environmental Science and LCDOT was contained within the Staff Report's recommended conditions.

The Hearing Examiner noted that, in 1998, when Camargo was first approved, the BOCC specifically approved, as set out in Condition 2, that " This development is limited to a total of 300,000 square feet of commercial uses, of which ONLY 100,000 square feet may be retail commercial uses or uses that must meet Lee Plan commercial site location standards." The BOCC made a specific finding that, because this was a Suburban land use category, approval of more than 100,000 square feet of retail uses, even with conditions, was contrary to the intent of the Suburban land use designation.

Referring to Attachment "C", it documented that, in 2004, the Applicant filed a request to amend the southern portion of the MPD, to allow up to 100,000 square feet of retail uses. Those retail uses would be located on the vacated section of the MPD south of Pelican Sound Drive. When the request was approved, Condition 2 said that the development of that portion of the project was limited to a maximum of 100,000 square feet of floor area; it did not specify "retail," although the description of the request, on the prior page, said "up to 100,000 square feet of retail."

So, even allowing that the request herein would be a mixture of retail and non-retail uses, Staff was recommending approval of 30,000 square feet of retail uses for the subject property. She wanted to know how Staff could "square" the 30,000 square feet of retail in this case, with the BOCC's finding, in the original MPD approval, that only 100,000 square feet total of retail was allowed for the entire site. She needed some explanation for her presentation to the BOCC. If the BOCC wanted to make a different finding, with regard to the square footage, that would be up to them, but she needed Staff's reasoning for this recommendation of approval of 30,000 square feet, given the previous approval of 100,000 square feet of retail uses approved on the south parcel.

Mr. Uhle interjected that the Applicant would have discussion on that point at the appropriate time.

Then Mr. Block explained that, in the original MPD, the north parcel was designed to contain professional office land uses, with the possibility of 30,000 square feet being retail land uses.

He believed that was the finding by the BOCC, on that northern part, because, under the site location standards, the southern portion would be entitled to 100,000 square feet of retail uses. The Hearing Examiner disagreed, noting that the BOCC had not broken down the distribution of retail uses in the original Resolution.

Mr. Block pointed out that the condition said that all retail uses or commercial uses that had to meet site location standards must be located south of the Pelican Sound access road - Pelican Sound Drive. Staff interpreted that to mean that the Applicant was entitled to 100,000 square feet of retail uses south of Pelican Sound Drive.

The Hearing Examiner reiterated that, if the 100,000 square feet of retail uses was allowed on the south side AND the project was restricted to only 100,000 square feet of retail, then there was no retail allocated to the north side - this subject property. She didn't remember reading anywhere in that original Resolution that the BOCC had broken down retail uses, in the manner that Staff was advocating.

Mr. Block noted the MPD was approved with 300,000 square feet of commercial uses, so 200,000 square feet of commercial uses, that did not have to meet site location standards and were not retail, were available for inclusion in either the south or north portions of the MPD. The Hearing Examiner indicated that she had no problems with the location of the non-retail commercial uses on either the north or south parcels. Her concerns were with Staff's recommendation of 30,000 square feet of retail on the north parcel, especially since the recommended conditions give the Applicant the "right" to have 100,000 square feet of retail uses, if the road classification changes in the future (Condition 2). That was the reason for her questioning Staff's recommendation, in light of the overall restriction to only 100,000 square feet of retail uses for the entire site.

Mr. Block was unable to respond further to the Hearing Examiner's inquiries.

The Hearing Examiner said she would let the Applicant try to respond to that, because that was something she had to discuss with the BOCC further. The BOCC had made the finding, in the MPD rezoning case, about eight years ago, and that interpretation has been essentially the basis for the amount of retail uses allowed in the Suburban land use designation, since that time. She did not recall it having been changed.

Mr. Fredyma wanted to know if the Hearing Examiner could find it to be appropriate, if Staff had concluded that the request was reasonable and consistent, because of the current conditions in the surrounding area. The Hearing Examiner asked him to clarify how it could be appropriate when the recommendation was inconsistent with the current interpretation of the Suburban land use category. Mr. Fredyma said that interpretation might have been appropriate eight years ago, but might not be appropriate today - given the Estero regulations and the existing development in the area. In response to Mr. Fredyma's statement, the Hearing Examiner questioned if the land use category had been changed to allow greater than neighborhood centers.

Mr. Uhle offered to speak about the matter. The Hearing Examiner acknowledged that the BOCC would need some reasons from both the Applicant and Staff as to why this MPD could exceed the 100,000-square-foot limitation set out for the overall MPD. If the north and south parcels had come in as individual rezonings - not part of the MPD, she understood that they each could have had up to the 100,000 square feet of retail. However, because the request came in as an MPD, and the request for this parcel was brought as an amendment to that

MPD, it was her opinion that this Applicant was still bound by the terms and conditions of the original (MPD) approval.

Mr. Uhle explained that he had anticipated this discussion, and was prepared to answer the Hearing Examiner's questions. He felt that a lot of the factual information he had put on the record in his presentation was designed to address that particular question, although not directly as argument. He thought that, in essence, the Hearing Examiner was asking how this case was distinguishable from what had happened in 1998 with the original rezoning.

In 1998, an application was filed by the Camargo Trust for the entire 83-acre parcel, because they owned it all at that point. They were seeking 200,000 square feet of retail and 100,000 square feet of office. At that time, the plan was to put all of the retail in the area of the property south of Pelican Sound Drive. The rationale for that was that the two areas north and south of Pelican Sound Drive could have been applied for in separate applications. However, Staff would only let them be submitted as part of one application, because the regulations did not permit two separate applications. Staff agreed with their request for 200,000 square feet of retail, but the Hearing Examiner did not. He added that there was substantial concern about the amount of traffic associated with their request.

When the case went before the BOCC, the BOCC found there was a problem with the square footage, and upheld the Hearing Examiner's Recommendation that the retail square footage be reduced. He thought that anyone who was there would acknowledge that the BOCC's real concern in that case had to do with traffic and not the square footage. That was one of the reasons that he had questioned Mr. Treesh about the three projects as they existed today and how they compared to the 1998 approval. Mr. Treesh found that the other two components of the MPD and the request for the north parcel would produce less traffic, than the originally requested MPD.

He asserted that it was their opinion that the request herein was distinguishable from the previous Camargo approval, because this application and the facts were different. In 1998. the Camargo property had one owner and was unified project, so this parcel had to be included in the application for zoning approval, under the LDC provisions in effect at that time. Now, however, the parcels are under separate ownership, and this application is only for the 10+-acre parcel. It will be a stand-alone project and can survive perfectly well as a stand-alone project. It was brought in as an amendment to the MPD, rather than as an independent rezoning, because Staff had directed them to do it that way a couple of years ago. He reiterated that the traffic associated with this parcel and the other parcels will be reduced from that anticipated in the original MPD plan of development. Therefore, in looking at the changes and circumstances, they believed that the cases could be distinguished.

There were other cases that they were familiar with; for instance, the two Galleria cases, in which the square footage was aggregated. He believed this request was also distinguishable from those cases. He noted that the Hearing Examiner had also reviewed the two Galleria cases, which involved two contiguous parcels that were brought before the Hearing Examiner in two separate applications on the same day. The Hearing Examiner showed interest in the fact that the consultant teams were the same and, while there was some degree of conflicting testimony, it appeared that there was at least substantial identity between the two groups of owners.

Those facts are not present in this case. The subject parcel did not abut the parcel that had been approved for retail uses; in fact, the two parcels are separated by a roadway. There

was a substantial difference in the timing of the two applications, in that the application for the south parcel was reviewed and approved in 2004. Two years had passed and that property was already under development, when the application for the subject property was made. Finally, and most importantly, there was no identity of ownership; he conceded there was, in 1998, in the original rezoning, but there is not at this time. This particular owner did not have any relationship with the Paradise Group. It was for those reasons they believed the cases were distinguishable. He felt that the County, if it saw fit, could view this as a stand-alone application and could approve up to 100,000 square feet of retail use, subject to the site location standards, compatibility, and the other applicable standards.

Mr. Fredyma referred to the two conditions Mr. Block had introduced and stated that the County Attorney's Office would also like to see those added as conditions, recognizing that they were contained within the Staff Report, but that it would be appropriate to add them as specific conditions.

At that time, the hearing was opened to public participation. Don Eslick, a member of the Estero Community Planning Panel, introduced himself for the record. He said that he was present primarily to affirm the statements that Ms. Johnson made relative to the involvement of the developer in the community. As she had indicated, they had two public hearings on the matter and had numerous separate meetings to try to implement the community's concerns. He thought the developers had made a good faith effort to do that. The project, as presented, did address those concerns with the buffering, the reduction of height relative to adjacent properties, the reservation of open space for public in both Options, and the urban design elements with the buildings close to the road. They appreciated the structuring of the project so that the architecture of the buildings stood out and was highly visible to the public, and the parking was hidden by the buildings and buffers.

There was one error in the Staff Report on page 5 under uses; "Self-service fuel pumps" was still there. Automotive service station had been removed and there was a restriction on page 3 relative to food and convenience stores that said there should be no gas stations or fuel pumps associated with them. One of the attachments showed it struck through, but it was still in this Staff Report. He noted that the Estero Community Planning Panel always had concerns about these types of uses. Mr. Uhle and Mr. Block agreed that should be deleted.

He noted that the MCP also contained their usual outdoor display limitations and, generally, did everything they had been discussing over the course of the many months. He thought that the notion of the cross-access shared parking agreement that the Hearing Examiner raised was very important. They were involved in the Wal-mart case where that provision came up, and they did not want to see that repeated. He thought her solution would do the job. He appreciated the opportunity to work with developers such as these, who liked to bring the community with them to the hearings.

Mayor Humphrey was the next speaker. He advised that he was not a beneficiary of the Camargo Trust and had no personal interest in the property. It had been his honor to represent the agent for the Camargo Trust, the Fleischmann Estate and Family, for more than 20 years.

Mr. Uhle wanted to thank Staff and the community for working with the Applicant through the long process.

Mr. Block pointed out that the aerial photograph was prepared by Staff and the Hearing Examiner was welcome to keep it. The two Option drawings were the same drawings she had and had been exhibited for illustrative purposes during the hearing.

The Hearing Examiner planned to include the Applicant's arguments and points as part of her analysis in the Recommendation to the BOCC. She could not say what the BOCC would do. Their action in 1998 was based on this being one unified project; she didn't know if they would see the three components as stand-alone projects. They might, or they might want to revisit the entire issue.

For the sake of discussion, the Hearing Examiner pointed out that the actual development of this area is coming in greater than intended by the Suburban land use category. She commented that she was seeing more and more of this situation throughout certain areas of the County. She wondered if Staff had ever looked at redesignating this area to Central Urban or another urban land use category that allowed development commensurate with what was actually occurring in the area. She understood that the land use category was settled on before there was actual development in this area, and wondered if Staff had ever done a re-evaluation of an area when it began to develop beyond the scope of the intent of the land use category.

The Hearing Examiner advised that her concerns really had no bearing on this request, but she was mentioning them because this situation was occurring county-wide. She asked in Lee County Staff ever revisited the land use designation of an area on its own, or if a redesignation had to be requested by the property owners. Mr. Block admitted that he did not know what Planning Staff looked at, when they went through the process of amending the Lee Plan in the normal "calendar-of-events" timing. He didn't know if they reconsidered the designations on more than a case-by-case basis, or whether they would consider what was happening in an area or whether they saw changed they needed to make to the Lee Plan.

The Hearing Examiner noticed, when Ms. Johnson was describing the surrounding properties, that the undeveloped AG-2 parcel to the north of this property was in the Outlying Suburban land use category, but the RV park, directly abutting that AG-2 parcel, was in the Urban Community category. She believed it was clear that there needed to be some reevaluation of the land use designations in this area, because of what was actually occurring out there. But she wasn't sure if Staff would want to keep the lands under the current categories in the hopes that it would curtail future development, or redesignate them in recognition of what was happending.

She reiterated that this was not the only area in which the land use classification actually did not match up with what was being developed, and she wasn't sure if the "system" was broken or how to fix it, if it was.

Mr. Uhle advised that, what had happened, was that, historically, the east side of US 41 was being developed under the Urban Community designation. The North Point property was initially designated Suburban, and the property to the south of that (now Coconut Point) was designated Rural. When it came in for rezoning, Coconut Point was changed to Urban Community, and then the North Point lands were changed from Suburban to Urban Community. That redesignation was done solely to reflect more accurately the commercial aspirations of those projects. Now, there was a situation in which there was Urban Community to the north, the east and some to the south around the Coconut Road MPD, but

there was a swath of Suburban along the west side. That swath was a little like the hole in the donut.

They obviously thought their project was consistent with the Suburban land use designation, regardless, but he thought her general planning observations were legitimate. The Hearing Examiner reiterated that she was seeing this same situation in other areas of the County, and didn't know if that put the County "behind the 8-ball" for future development.

She reiterated that she would present the facts and arguments of this case to the BOCC, and let them make their own decision on this. If the Applicant was serious about having 100,000 square feet of retail uses, they might want to look at doing a Plan amendment on that property. She noted that she would conduct a site visit prior to issuing her recommendation. The hearing was then closed.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

ADDITIONAL COUNTY STAFF:

1. John J. Fredyma, Assistant County Attorney, P. O. Box 398, Fort Myers, Florida 33902-0398

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VII.):

For:

1. Don Eslick, 23650 Via Veneto, #604, Bonita Springs, Florida 34134

Against: NONE

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER RECOMMENDATION:

For: NONE

Against: NONE

IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the Hearing Examiner or any county commissioner [or their staff]. . . . [LDC Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication . . . [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the Hearing Examiner action which is the subject of the unauthorized communication. [LDC Section 34-52(b)(1)b.2.]; OR

A fine not exceeding $500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [LDC Section 1-5(c)]

XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This recommendation is made this 13th day of July, 2006. Notice or copies will be forwarded to the offices of the Lee County Board of County Commissioners.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

C. The Board of County Commissioners will hold a hearing at which they will consider the record made before the Hearing Examiner. The Department of Community Development will send written notice to all hearing participants of the date of this hearing before the Board of County Commissioners. Only participants, or their representatives, will be allowed to address the Board. The content of all statements by persons addressing the Board shall be strictly limited to the correctness of Findings of Fact or Conclusions of Law contained in the recommendation, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the earlier hearing before the Hearing Examiner and not otherwise disclosed in the record.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.

DIANA M. PARKER
LEE COUNTY HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, Florida 33902-0398
Telephone: 239/479-8100
Facsimile: 239/479-8106

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Consultants

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1398, Lee County Records, being more particularly described as follows.

From the southwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58' 23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run N88°25'54"E along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction 934.21 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run N00°27'20"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'56"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run S88°25'54"W along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.

Containing 10.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) And are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

Applicant's Legal Checked
by 8/23/2005 Lgm

21840s05desc.doc

DCI 2005-00004

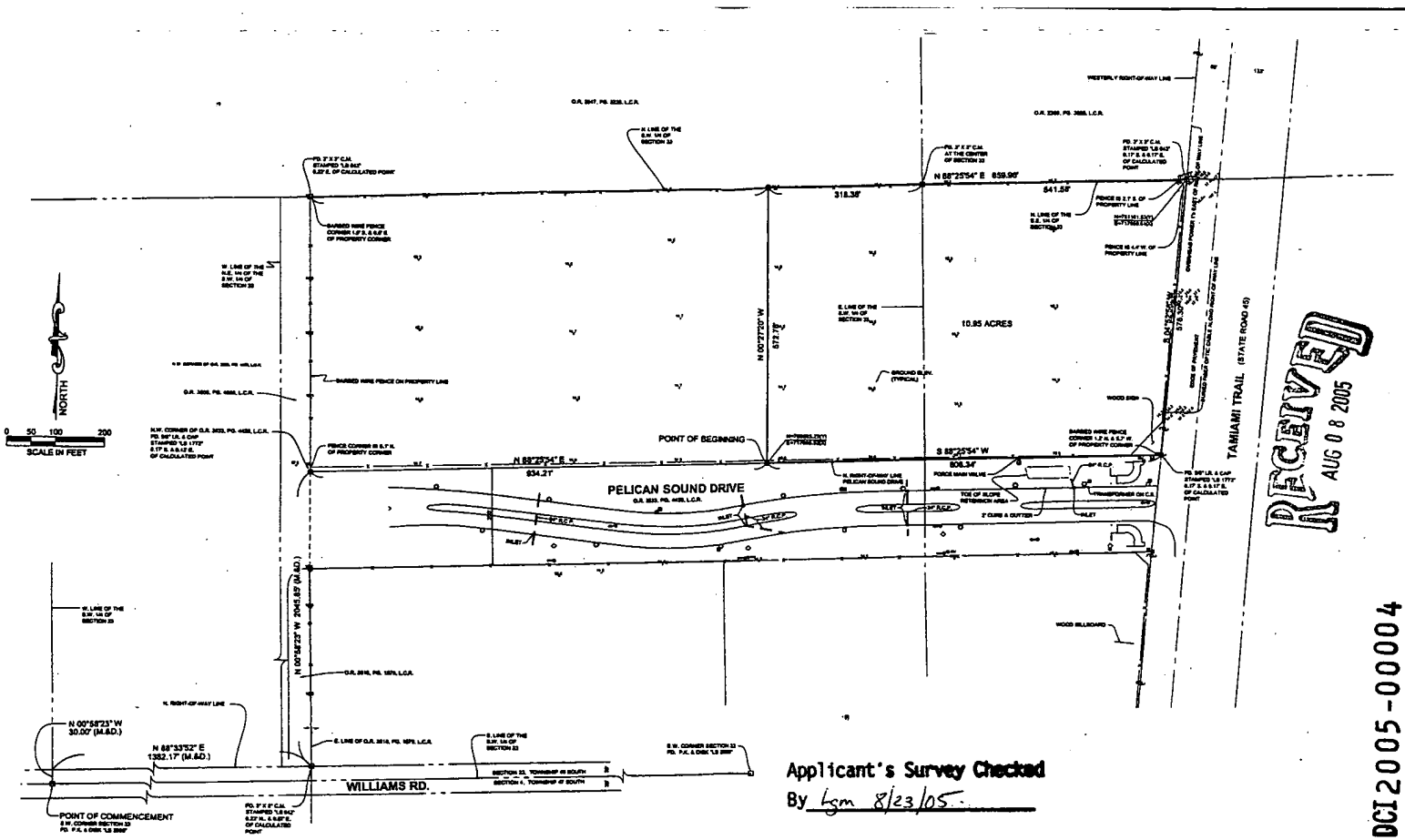
Scott A. Wheeler 8/23/05

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

RECEIVED
AUG 23 2005
ZONING

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

EXHIBIT A



THIS SURVEY IS FOR THE BENEFIT OF:

I HEREBY CERTIFY: THAT A SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 61G17-6 F.A.C.
CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES, ABSTRACT NOT REVIEWED.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SCOTT A. WOEBLER FOR THE FIRM-LB-6940
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6540

DATE SIGNED: 8/16/05

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2747, Page 1268, Lee County Records, being more particularly described as follows:

From the southwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said section for 30.00 feet to an intersection with the north right-of-way line of Williams Road (80 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3210, at Page 1675, Lee County Records; thence run N88°19'E 33'W along the south line of said lands for 1046.41 feet to the southwest corner of Pelican Sound Drive as dedicated by a deed recorded in Official Record Book 3033, at Page 4439, Lee County Records; thence run S88°33'52"W along the north right-of-way line of said Pelican Sound Drive and parallel with the south line of said Section 33 for 534.21 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run N00°27'20"W for 573.78 feet to an intersection with the north line of said Section; thence run N88°25'54"E along said north line for 318.36 feet to the southeast corner of said Section; thence continuing N88°25'54"E along the north line of the southwest quarter (SW 1/4) of said Section 33 for 841.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°32'06"W along said right-of-way line for 576.38 feet to the northeast corner of said Pelican Sound Drive; thence run S88°33'52"W along said north right-of-way line and parallel with the north line of said southwest quarter (SW 1/4) for 808.34 feet to the POINT OF BEGINNING.

Containing 10.85 acres, more or less.

Bearings based on the North Zone of the Florida West Zone (1983/90 adjustment) and are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

NOTES

1. DATE OF LAST FIELD WORK: JUNE 30, 2005.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THERE ARE NO IMPROVEMENTS OTHER THAN SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN AS SHOWN.
6. SURVEYED PARCEL CONTAINS 10.85 ACRES, MORE OR LESS.
7. ACCORDING TO F.I.R.M. MAP INDEX SHEET, MAP REVISED MAY 6, 2003, SURVEYED PARCEL HAS NO SPECIAL FLOOD HAZARD AREAS.
8. BEARINGS SHOWN ON THIS SURVEY MAP ARE ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST TO BEAR N88°25'54"E.
9. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
10. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
11. THIS SURVEY WAS PREPARED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
12. OWNERSHIP OF ANY FENCES SHOWN HEREON IS UNKNOWN.
13. ELEVATIONS SHOWN ARE IN FEET ABOVE NATIONAL GEODETIC VERTICAL DATUM (1929 ADJUSTMENT) AND ARE BASED ON A LEVEL CIRCUIT BY THIS FIRM FROM LEE COUNTY PUBLIC WORKS BENCH MARK BP-6 2002 NEW (ELEV = 12.77).

LEGEND:

O.R.	OFFICIAL RECORD BOOK	○	FOUND P.C. #4&, & DISKP (C.P.)
B.A.&	BARRACO & ASSOCIATES, INC	○	SET 1/2" IRON ROD WITH CAP STAMPED LB6940 UNLESS NOTED OTHERWISE
B.M.	BENCH MARK	●	FOUND 3/4" IRON ROD WITH CAP STAMPED LB 1772 UNLESS NOTED OTHERWISE
C.M.	CAPPED IRON ROD		
CONC.	CONCRETE	◎	FD. CIN CONC. MONUMENT STAMPED "LB 642" UNLESS NOTED OTHERWISE
C.M.	CONCRETE MONUMENT		
CONC.	CONCRETE	⊕	SANITARY MANHOLE
F.F.	FINISHED FLOOR	□	
D.E.	DRAINAGE EASEMENT	⊕	
ELEV.	ELEVATION		
FD.	FOUND		
I.R.	IRON ROD	I	UNDER GROUND TELEPHONE SERVICE
L.C.R.	LEE COUNTY RECORDS	I	UNDERGROUND POWER BOX
L.B.	LICENSED BUSINESS		
(M)	MEASURED	TV	CABLE TELEVISION
(M&D)	MEASURED AND RADIAL	⊗	WATER METER
(R)	RADIAL	⊗	WATER VALVE
P.O.B.	POINT OF BEGINNING	◇	FIRE HYDRANT
P.B.	PLAT BOOK	○	LIGHT POLE
R.C.P.	REINFORCED CONCRETE PIPE	⊸	SIGN
TWP.	TOWNSHIP	⊸	GUY ANCHOR
R/W	RIGHT-OF-WAY	⊸	WOOD POWER POLE

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2808
FORT MYERS, FLORIDA 33902-2808
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7865 - SURVEYING LB-6940

PREPARED FOR:

SHELBY HOMES
6363 NW 6TH WAY
SUITE 250
FORT LAUDERDALE, FL 33309
PHONE (954) 318-1000
FAX (954) 318-2000
WWW.SHELBY-HOMES.COM

PROJECT DESCRIPTION:

THE MEADOWS

US 41 AT
PELICAN SOUND DRIVE
PART OF SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	2104SS00.DWG
LAYOUT	LAYOUT1
LOCATION	J:\2104SS\DWG\SURVEY\PROD
PLOT DATE	WED, 3-16-2005 - 7:28 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	06-30-05
DRAWN BY	SGB
CHECKED BY	SAW
SCALE	AS NOTED
FIELD BOOK	SHEET 21, 22-23, 33-35

PLAN REVISIONS

03-16-2005	ADD STATE PLANE COORD.

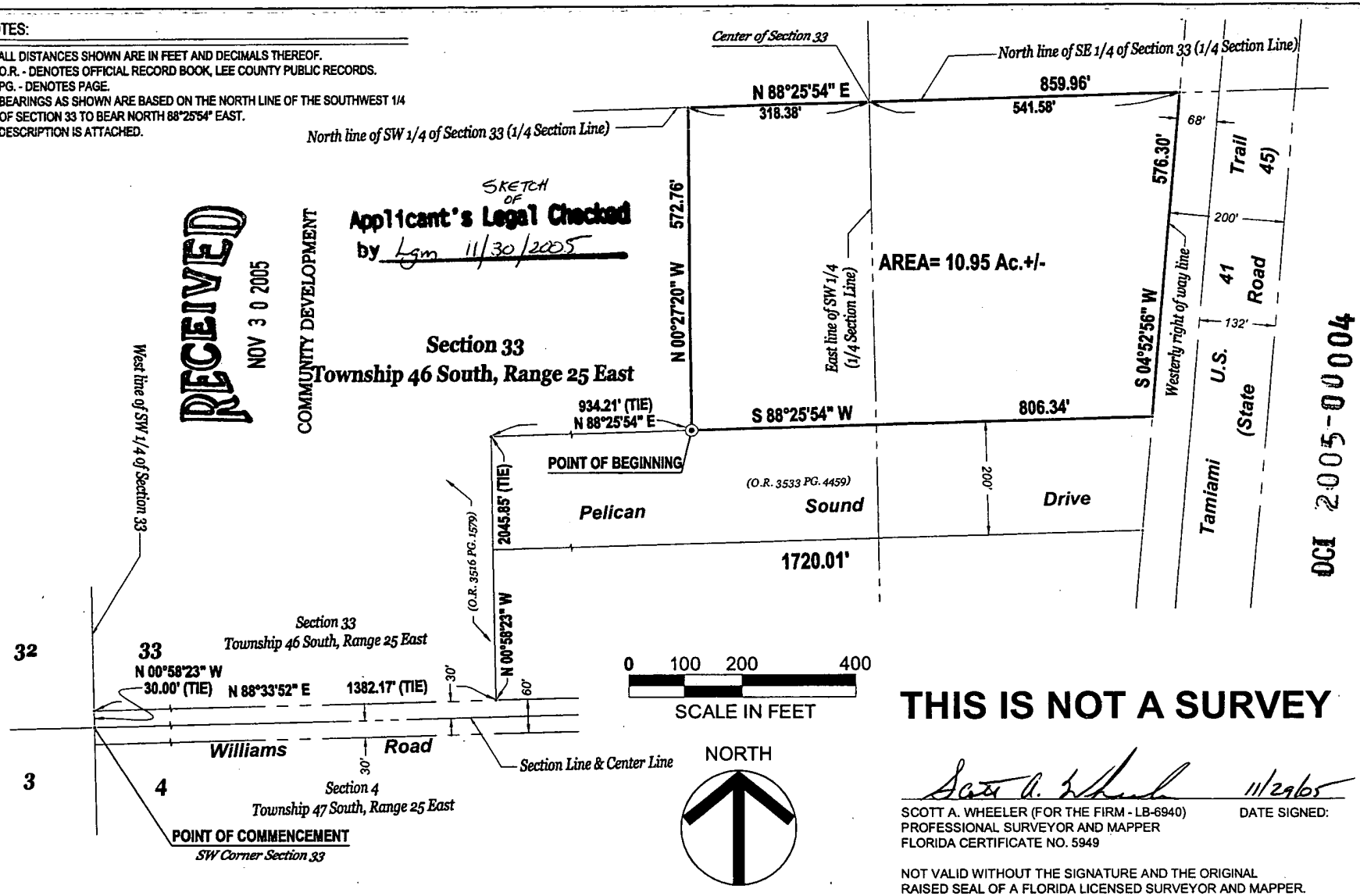
STRAP NUMBERS

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

PROJECT / FILE NO.	SHEET NUMBER
21040 33-46-25	1 OF 1

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
3. PG. - DENOTES PAGE.
4. BEARINGS AS SHOWN ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33 TO BEAR NORTH 88°25'54" EAST.
5. DESCRIPTION IS ATTACHED.



RECEIVED
NOV 30 2005
COMMUNITY DEVELOPMENT

SKETCH OF
Applicant's Legal Checked
by Lgm 11/30/2005

Section 33
Township 46 South, Range 25 East

DCI 2005-00004

THIS IS NOT A SURVEY

Scott A. Wheeler 11/29/05

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7768 - SURVEYING LB-6940

PREPARED FOR
CAMARGO TRUST

PROJECT DESCRIPTION
THE MEADOWS AT PELICAN SOUND
US 41 AT PELICAN SOUND DRIVE
PART OF SECTION 33 TOWNSHIP 46 SOUTH RANGE 25 EAST ESTERO LEE COUNTY, FLORIDA

PROJECT SURVEYOR
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	
LAYOUT	LAYOUT1
LOCATION	
PLOT DATE	
PLOT BY	SCOTT WHEELER
SURVEY DATE	
DRAWN BY	
CHECKED BY	
SCALE	
FIELD BOOK	

PLAN REVISIONS

STAMP REMARKS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
2134 33-46S	1 OF 1

EXHIBIT B

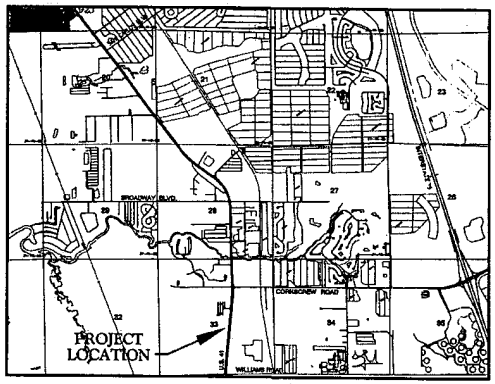
ZONING PLANS
FOR

CAMARGO NORTH 10 ACRES

PART OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST
ESTERO, LEE COUNTY, FLORIDA

OWNER / DEVELOPER

CAMARGO TRUST
C/O JAMES T. HUMPHREY,ESQUIRE
2201 SECOND STREET
5TH FLOOR
FORT MYERS, FLORIDA 33901



VICINITY MAP

0 1000 2000 4000
SCALE IN FEET

NORTH

STRAP NUMBERS

33-46-25-00-00001.0030

ZONING

MPD

DCI 2005-00006

RECEIVED
APR 04 2005
COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7280 - SURVEYING LB-4949

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

FILE NAME	21868-PM DWG
LAYOUT	LAYOUT 1
LOCATION	JAMES/CHRISTOPHER
PLOT DATE	[illegible]
PLOT BY	DAVE BARTLEING
DESIGN BY	TODD HAM

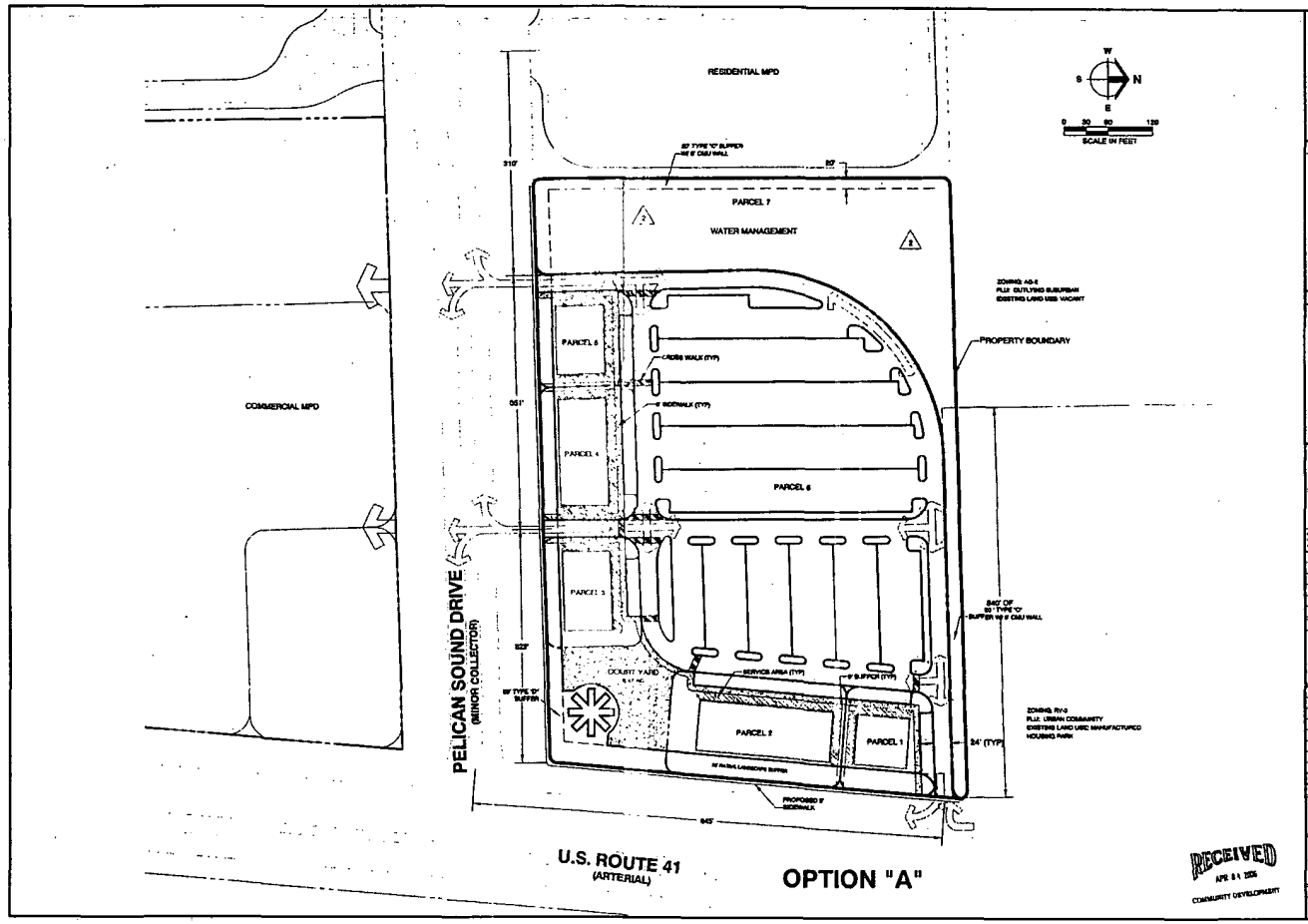
CAD/GIS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
21868	1



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

3371 MAGNESIUM BOULEVARD
POST OFFICE DRAWER 2000
FORT MYERS, FLORIDA 33902-2000
PHONE (239) 461-6170
FAX (239) 461-2100

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7986 - SURVEYING LB-6848

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 26 EAST
EXTENO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

FILE NAME	[illegible]
LAYOUT	[illegible]
LOCATION	[illegible]
PLOT DATE	[illegible]
PLOT BY	[illegible]
DESIGN BY	[illegible]

CROSS REFERENCED DRAWINGS

SHEETLINE - [illegible]

PLAN REVISIONS

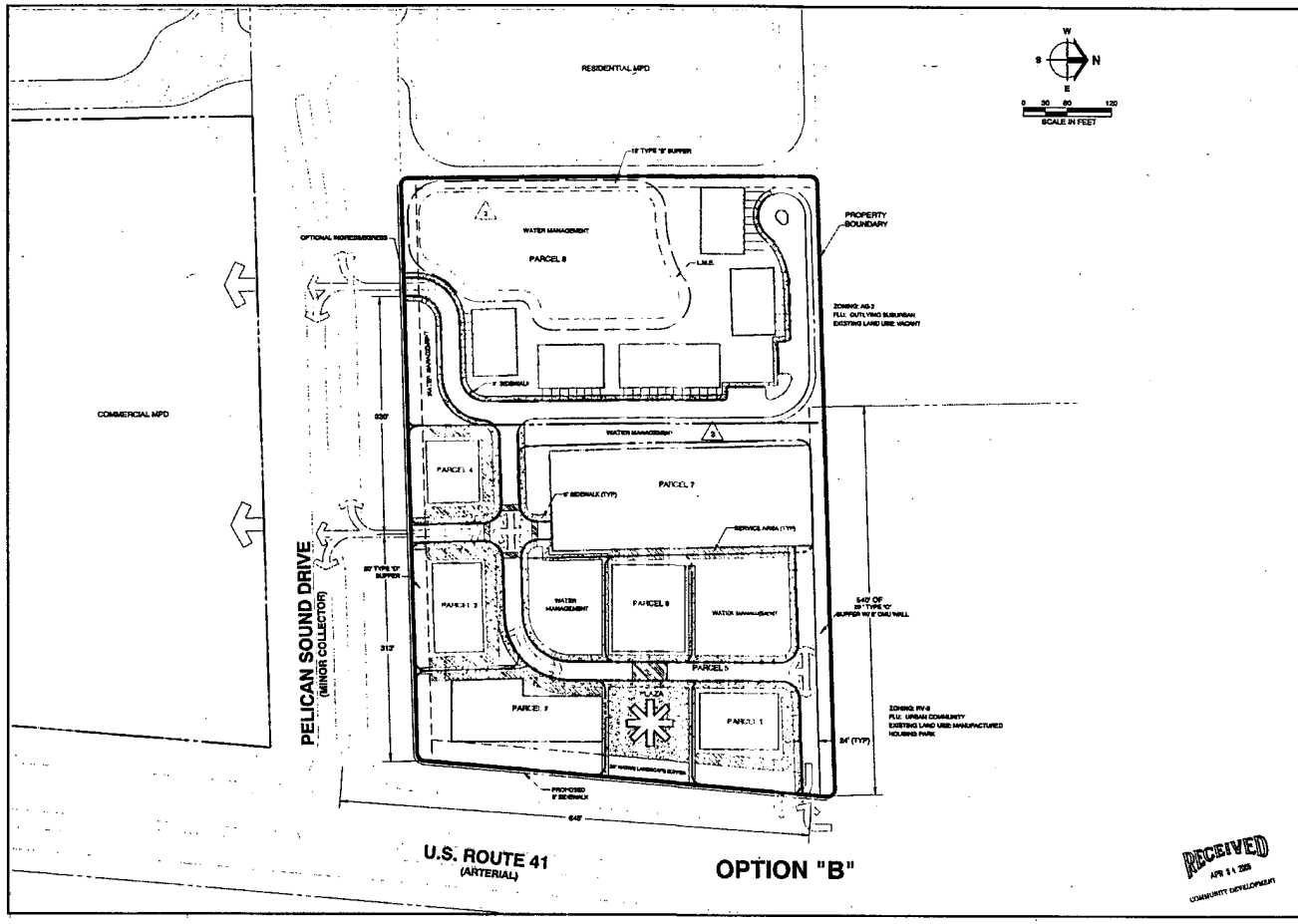
[illegible]	Divisions, Correlation
[illegible]	SUPP. REVISIONS
[illegible]	REFERENCE REVISIONS

PLAN STATUS

OVERALL CAMARGO TRUST MPD OPTION A

PROJECT / FILE NO.	SHEET NUMBER
21868	1

RPI 2005-00004



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-6170
FAX (239) 461-6180

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7980 - SURVEYING LB-6946

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 23 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

FILE NAME	[illegible]
LAYOUT	[illegible]
LOCATION	[illegible]
PLOT DATE	[illegible]
PLOT BY	[illegible]
DESIGNER	[illegible]

EXCESS REFERENCED DRAWINGS

PLAN REVISIONS

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

PLAN STATUS

OVERALL
CAMARGO TRUST
MPD OPTION B

PROJECT FILE NO.	SHEET NUMBER
21868	1

DCI 2005-00004

OPTION A
LAND USE AND REGULATIONS TABLE

	OFFICE RETAIL COMMERCIAL		PARKING DECK	ACCESSORY
MINIMUM PARCEL WIDTH	75'		75'	N/A
MINIMUM LOT DEPTH	100'		100'	N/A
MAXIMUM LOT COVERAGE	70%		80%	N/A
MAXIMUM BUILDING HEIGHT	PARCEL 1 2 STORIES 35'	PARCEL 2, 3 & 4 & 5 3 STORIES 45'	PARCEL 6 3 LEVELS 35'**	2 STORIES 35'
MINIMUM BUILDING SEPARATION	10'		N/A	N/A
MINIMUM BUILDING SETBACKS				
FRONT	10'		10'	10'
SIDE	5'		10'	5'
REAR	5'		10'	5'
WATER	0'		N/A	0'

* PARCEL 2 WILL BE LIMITED TO A MAXIMUM OF 2 STORIES WITHIN 150' MEASURED FROM FRONT PROPERTY LINE
** TWO PARKING LEVELS INCLUDING THE GROUND FLOOR

OPTION A
INTENSITY TABLE

PARCEL	PARCEL SIZE		INTENSITY
	MINIMUM	MAXIMUM	MAXIMUM
PARCEL 1	6.35 AC	6.86 AC	30,000
PARCEL 2	6.80 AC	1.66 AC	49,000
PARCEL 3	6.30 AC	0.76 AC	40,000
PARCEL 4	6.35 AC	0.76 AC	40,000
PARCEL 5	6.25 AC	0.76 AC	35,000
PARCEL 6	1.69 AC	7.69 AC	N/A
PARCEL 7	2.60 AC	3.89 AC	N/A
TOTAL	N/A	N/A	100,000*

* THE TOTAL PROJECT SHALL NOT EXCEED 125,000 SQUARE FEET OF COMMERCIAL WITH INITIALLY UP TO A MAXIMUM OF 25,000 SQUARE FEET OF RETAIL. THE PROJECT WILL BE ENTITLED TO A MAXIMUM OF 100,000 SQUARE FEET OF RETAIL USES WHEN PELICAN SOUND DRIVE HAS BEEN EXTENDED EAST OF U.S. 41 AND IS CONNECTED TO VIA COCONUT ROAD; AND THE PELICAN SOUND DRIVE/U.S.41 INTERSECTION HAS BEEN SIGNALIZED.

OPTION A OPEN SPACE

OPEN SPACE REQUIRED =	3.2 ACRES
OPEN SPACE PROVIDED =	3.3 ACRES

OPTION B
LAND USE AND REGULATIONS TABLE

	OFFICE RETAIL COMMERCIAL	RESIDENTIAL	PARKING DECK	ACCESSORY
MINIMUM PARCEL WIDTH	75'	75'	75'	N/A
MINIMUM LOT DEPTH	100'	100'	100'	N/A
MAXIMUM LOT COVERAGE	70%	40%	80%	N/A
MAXIMUM BUILDING HEIGHT	PARCEL 1 & 6 2 STORIES 35'	PARCEL 2, 3 & 4 & 5 2 STORIES 45'	PARCEL 6 2 STORIES 35'	PARCEL 7 3 LEVELS 35'*	2 STORIES 35'
MINIMUM BUILDING SEPARATION	10'	10'	N/A	N/A
MINIMUM BUILDING SETBACKS				
FRONT	10'	10'	10'	10'
SIDE	5'	0'/5'	10'	5'
REAR	5'	20'	10'	5'
WATER	0'	10'	N/A	0'

* TWO PARKING LEVELS INCLUDING THE GROUND FLOOR

OPTION B
INTENSITY TABLE

PARCEL	PARCEL SIZE		INTENSITY	RESIDENTIAL
	MINIMUM	MAXIMUM	MAXIMUM	
PARCEL 1	6.46 AC	6.86 AC	30,000	N/A
PARCEL 2	6.80 AC	1.66 AC	49,000	N/A
PARCEL 3	6.30 AC	0.76 AC	30,000	N/A
PARCEL 4	6.35 AC	0.76 AC	30,000	N/A
PARCEL 5	6.25 AC	1.69 AC	N/A	N/A
PARCEL 6	6.55 AC	9.69 AC	35,000	N/A
PARCEL 7	1.09 AC	1.76 AC	40,000	N/A
PARCEL 8	4.29 AC	6.69 AC	N/A	27
TOTAL	N/A	N/A	100,000*	27**

* THE TOTAL PROJECT SHALL NOT EXCEED 150,000 SQUARE FEET OF COMMERCIAL WITH INITIALLY UP TO 35,000 SQUARE FEET RETAIL. THE PROJECT WILL BE ENTITLED TO A MAXIMUM OF 100,000 SQUARE FEET OF RETAIL USES WHEN PELICAN SOUND DRIVE HAS BEEN EXTENDED EAST OF U.S. 41 AND IS CONNECTED TO ONE OR MORE ROADS, WHICH CONNECT TO VIA COCONUT POINT; AND THE PELICAN SOUND DR/MILE 5 .41 INTERSECTION HAS BEEN SIGNALIZED.

OPTION B OPEN SPACE

OPEN SPACE REQUIRED =	3.7 ACRES
OPEN SPACE PROVIDED =	3.7 ACRES

SITE DEVELOPMENT NOTES (APPLICANT'S SUGGESTED CONDITIONS)

1. A 30 FOOT WIDE NATIVE LANDSCAPE ARTERIAL ROAD BUFFER WILL BE PROVIDED PARALLEL TO U.S. 41. THIS BUFFER WILL INCLUDE A 2 FOOT HIGH UNDULATING BERM AND 10 NATIVE TREES PLUS 30 NATIVE SHRUBS PER 100 LINEAR FEET.
2. THERE ARE NO "DIAL A RIDE" FACILITIES PROPOSED.
3. ALL DEVIATIONS FROM RESOLUTION NO. Z-06-028 WILL APPLY.
4. PARKING AREAS ADJACENT TO U.S. 41 FRONTAGE WILL BE LIMITED TO A SINGLE AISLE DOUBLE LOADED PARKING ROW.

INDIGENOUS OPEN SPACE PROVIDED (1)

AS PER RESOLUTION Z-06-028, CONDITION 8B, OPEN SPACE MUST BE PROVIDED PER THE OPEN SPACE TABLE ON THIS MCP. A TOTAL OF 10.8 ACRES (WITH CREDITS) OF EXISTING INDIGENOUS NATIVE VEGETATION HAS BEEN PRESERVED IN THE RESIDENTIAL PORTION OF THIS MCP. CALCULATIONS ON THE APPROVED OPEN SPACE TABLE ARE AS FOLLOWS:

INDIGENOUS OPEN SPACE REQUIRED 10.8 ACRES

INDIGENOUS OPEN SPACE PROVIDED
3.2 ACRES @ 125% PER LDC SECTION 10-1103(2) 3.7
4.6 ACRES @ 160% PER LDC SECTION 10-1103(2) 7.3
TOTAL INDIGENOUS OPEN SPACE PROVIDED 10.8 ACRES

10 ACRES (WITH CREDITS) OF INDIGENOUS OPEN SPACE HAS BEEN PROVIDED IN THE RESIDENTIAL PORTION OF THE MCP.

SURROUNDING ZONING AND LAND USES

	ZONING:	EXISTING LAND USES:
NORTH	RV-3	MANUFACTURED HOUSING PARK/VACANT
SOUTH	MPD	VACANT
EAST	AG-2	U.S. 41 / MPD
WEST	MPD	RESIDENTIAL

RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE Division
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2389
FORT MYERS, FLORIDA 33902-2389
PHONE (239) 461-3170
FAX (239) 481-2169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7886 - SURVEYING LB-6949

PREPARED FOR:

CAMARGO TRUST

PROJECT DESCRIPTION:

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

ANY VALUE WITHOUT EXPRESSED CONSENT, REPRODUCTION OR COPYRIGHT 2006 BARRACO AND ASSOCIATES, INC. THE INFORMATION CONTAINED ON THIS DRAWING ARE PROPRIETARY

FILE #NUM	21668-2MS.DWG
LAYOUT	2MS
LOCATION	J:\CAMARGO\21668\DWG
PLOT DATE	TUE, 4-4-2006 - 11:23 AM
PLOT BY	DAVE SWEIGARD
DESIGN BY	

CROSS REFERENCED GRAPHICS

PLAN REVISIONS

3-20-06	Indigenous Open Space Table
3-28-	SUFF. REVISIONS
4-3-06	SUFF. REVISIONS
5-22-06	MCP CHANGES
10-10-06	MCP CHANGES
2-20-07	REVISED PER COMMENTS

PLAN STATUS

CAMARGO NORTH MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21668	2

DCI 2005-00004

LEE COUNTY, FLORIDA

ZONING DIVISION

STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT/DCI

CASE NUMBER: DCI2005-00004

HEARING EXAMINER DATE: January 25, 2006
CONTINUED HEARING DATES: March 22, 2006, then again to May 24, 2006

I. APPLICATION SUMMARY:

A. Applicant: Mr. Jim Humphrey in ref to Camargo MPD - 10 acre site

B. Request: Amend Resolution Z-98-029 to adopt a new Master Concept Plan on 10.95 acres of the original planned development. The proposed Master Concept Plan seeks development of up to 27 multiple family residential dwelling units and 100,000 square feet of commercial floor area OR 125,000 square feet of commercial floor area with a proposed maximum building height of 45 feet (3 stories). Blasting is not a proposed development activity. The applicant indicates that they will connect to potable water and central sewer as part of any development of this property.

C. Location: The subject property is located at the northwest corner of the US 41 and Pelican Sound Boulevard intersection in Estero, FL, in S33-T46S-25E, Lee County, FL. (District #3)

D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property: The subject property is located within the Suburban future land use category of the Lee Plan. The site is currently zoned MPD (with a vacated Master Concept Plan). The property is currently undeveloped.

E. Surrounding Land Use:

	Existing Zoning & Land Use	Future Land Use Map
North:	RV-3 and AG-2, developed recreational vehicle park and undeveloped lands.	Urban Community and Outlying Suburban
East:	US 41; then MPD, vacant land (North Point DRI)	Urban Community
South:	Pelican Sound Drive; then MPD, vacant (Z-04-068, Case Number DCI2004-00013)	Suburban
West:	MPD, developing as part of The Meadows at Pelican Sound	Suburban

F. Size of Property: 10.95± acres

II. RECOMMENDATION:

Staff recommends APPROVAL of the Applicant's request to amend Resolution Z-98-029 to adopt a new Master Concept Plan with the following conditions and deviations:

A. Conditions

1. Resolution Z-98-029 remains in effect unless specifically amended by actions within this zoning case.

2. The development of this project must be consistent with the four-page Master Concept Plan entitled "Camargo North 10 Acres," stamped received APR 04, 2006, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local Development Order Approval, 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.

   Development within this planned development is limited to 27 multiple family residential dwelling units and 100,000 square feet of commercial floor area OR 125,000 square feet of commercial floor area. As part of the local development order process, the applicant must commit to one of these development scenarios.

   Within this planned development approval, commercial uses subject to the Commercial Site Location Standards of the Lee Plan (Policy 6.1.2) are limited to a maximum of less than 30,000 square feet. If the functional classification of Pelican Sound Drive is changed from a local to a collector or arterial, then the amount of commercial use can be adjusted consistent with Policy 6.1.2 of the Lee Plan, provided the total commercial floor area does not exceed the amount stated above.

3. The following limits apply to the project and uses, subject to the Notes and Special Notes and Regulations found in LDC Section 34-934:

   a. Schedule of Uses (No outdoor display or storage is permitted within this planned development)

      Accessory uses and structures
      Administrative offices
      ATM (automatic teller machine)
      Auto parts store - limited to one without installation service
      Banks and financial establishments: Groups I and II
      Boats: Boat parts store - limited to one without installation services
      Broadcast studio, commercial radio and television
      Business services: Groups I
      Car wash - limited to one free-standing
      Cleaning and maintenance services - must be contained solely indoors
      Clothing stores, general
      Clubs: Commercial
      Fraternal, membership organization
      Private

Consumption on premises - limited as accessory to a restaurant or club
Convenience food and beverage store - no gas pumps or fuel sales permitted. Further limited to one convenience store and one upscale liquor store
Cultural facilities
Day care center, child, adult
Drive-through facility for any permitted use - limited to no drive-through to be located between a building and US 41 or a building and Pelican Sound Drive. All drive-through facilities must be screened from view from US 41 and Pelican Sound Drive. Limited to a maximum of 2 within this portion of the planned development.
Drugstore, pharmacy - limited to one store
Dwelling unit: Multiple-family building (limited to 27 units)
Entrance gates and gatehouse
Essential services
Essential service facilities: Group I
Excavation: Water retention
Fences, walls
Food and beverage service, limited
Food stores: Group I
Hardware store - restricted to a maximum of 20,000 square feet
Hobby, toy and game shops
Household and office furnishings, Groups I and II - Household use shall remain per Code and the Office Furnishing shall be similar to Kinko'd Office Depot, Office Max or any other like kind facility. Large newspaper printing facilities are prohibited.
Insurance companies
Laundry or dry cleaning: Group I
Lawn and garden supply stores
Library
Medical office
Models: Model unit
Nonstore retailers, all groups
Package store (see Convenience Store for limitations)
Paint, glass and wallpaper
Parks: Groups I and II
Parking lot: Accessory
Garage, public parking
Temporary
Personal services: Groups I through II, as limited in the following:

<u>Group I</u>

ATM's (automatic teller machines)
Barbershops and beauty shops
Clothing alterations and repair, including dress makers, seamstresses and tailors
Laundry agents wherein the establishment may do its own pressing and finish work but the laundering or dry cleaning is performed elsewhere
Photo agents wherein drop-off and pick-up film processing services are provided but the actual processing and developing is done elsewhere

Shoe repair services wherein shoe repair or show shining for individual customers is performed

Group II (The following are permitted provided that lodging facilities or resorts are not included):
Beauty spas
Health clubs or spas
Massage establishments
Reducing or slenderizing salons
Steam or Turkish baths

Group III (Establishments primarily engaged in the sale, rental, or service of heath-related devices such as):
Artificial limbs
Crutches
Hearing aids
Hospital beds
Optical supplies
Orthopedic supplies
Wheelchairs

Pet services - Outdoor enclosures and dog runs are prohibited
Pet shop - outdoor pens, enclosures, and dog runs are prohibited
Post office
Printing and publishing
Real estate sales office
Recreation facilities:
Commercial: Group IV
Private--On-site
Religious facilities
Rental or leasing establishment: Groups I and II - limited to the following uses and limited to indoor storage only:
GroupI
Beach chairs, umbrellas and similar facilities
Bicycles
Mopeds and scooters
Passenger car pickup and drop off (no maintenance or repairs and limited storage)

Group II (Household)
Appliances
Bicycles
Costumes
Furniture
Garden equipment
Movies, videotapes and similar home entertainment
Party or banquet supplies
Tools and equipment primarily for home use

Repair shops: Groups I and II
Research and development laboratories: Groups II and IV
Restaurant, fast food - limited to one
Restaurants: Groups I, II, and III

Schools: Commercial
Self-service fuel pumps
Signs in accordance with Estero signage regulations
Social services: Group I
Specialty retail shops: Groups I, II, III, IV
Studios
Temporary uses - limited to:
Lighting for special outdoor events
Christmas tree sales
Contractor's sales office and storage trailer
Ancillary use of parking lots or sidewalks for special events such as but not limited to:
Sidewalk sales
Seasonal promotions:
excluding vehicle displays, carnivals, or flea markets
Cooking/food/cultural events
Theater, indoor
Used merchandise stores: Groups I and II
Variety store

NOTES:

1. All accessory uses, including accessory parking, must be located on the same tract, parcel, outparcel, or lot where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel, outparcel, or lot.

b. Site Development Regulations

The approved Site Development Regulations for this planned development are found on the fourth page of the approved Master Concept Plan.

3. Prior to local development order approval, the development order plans must indicate if Option A or Option B is being used. If Option A is chosen then 3.2 acres of open space must be provided within the 10.95 acre project area. If Option B is chosen then 3.7 acres of open space must be provided within the 10.95 acre project area. A minimum of 10% open space must be provided within each parcel. The development order plans must include an open space diagram that delineates the open space areas.

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

5. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

B. Deviations

Deviation 1 seeks relief from LDC Section 10-415(b)(1) which requires 50 percent if the open space percentage requirement be provided through the onsite preservation of existing native vegetation communities; to permit the preservation of 10 acres in accordance with Resolution Z-98-029. This deviation is recommended to be **APPROVED.**

ES staff has recommended approval of this request. Please refer to the comments in Environmental comments.

Deviation 2 seeks relief from LDC Section 10-329(d)(3) which requires a 50 foot excavation setback form any private property line under separate ownership, to allow for a 20 foot setback. This deviation is recommended to be **APPROVED, provided that adequate measures are taken to protect wayward vehicles from entering the water management area from the adjoining property.**

Staff does not object to the granting of this request, provided that the design provides protection for wayward vehicles due to the location of the drive/road serving the residential development to the west.

Deviation 3 seeks relief from LDC Section 10-416(d)(3) which requires a 15-foot buffer between commercial and residential development; to allow a 10-foot wide buffer along the east property line along Parcel 8. This deviation is recommended to be **APPROVED.**

Staff supports this buffer. This request is only for the development option for residential and commercial, where the residential and commercial within this planned development adjoin. Staff has no objection to this request.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff offers the following findings and conclusions:

1. The applicant has proven entitlement to the requested action by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.

2. The requested zoning, as conditioned:

   a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b) is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c) is compatible with existing or planned uses in the surrounding area; and

   d) will not adversely affect environmentally critical areas or natural resources.

3. Approval of the request, as conditioned, will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services are available and adequate to serve the proposed land use.

5. The recommended mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

8. The deviations recommended for approval, and as conditioned:

   a) enhance the objectives of the planned development; and

   b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

This application is seeking to amend the MPD zoning on a 10.95 acre tract by adopting a new Master Concept Plan. The original MPD zoning for the overall MPD proposed a mixed use development consisting of residential units and commercial development. The original Master Concept Plan depicted for the subject portion of the planned development that only commercial development was to occur. The adopted Zoning Resolution Z-98-029 (Attachment B) limited this tract to commercial uses which did not have to meet site locational standards. Dwelling units were not permitted on this tract.

This application has been filed because the original planned development only received local development order approval for the residential portion of the project now called "The Meadows at Pelican Sound". That zoning approval limited residential development to 6 units per acre for the approximate 50 acre site planned for residential use. Ultimately, the local development order filed for this portion of the project approved 262 dwelling units (approximately 5.24 units per acre).

The remaining portion of the development, which was planned for commercial development, was found to have vacated. In DCI2004-00013 (Resolution Z-04-068), a portion of this vacated commercial development was re-approved. This is the lands located on the west side of US 41 between Pelican Sound Drive and Williams Road.

This application now seeks development of up to 27 multiple family residential dwelling units and 100,000 square feet of commercial floor area OR 125,000 square feet of commercial floor area with a proposed maximum building height of 45 feet (3 stories). In summary, staff supports the requested development of this site, as conditioned in the recommended zoning actions.

If this request is approved, as is being recommended by staff, the overall MPD would now consist of 289 dwelling units and a maximum of 200,000 square feet of commercial OR 262 dwelling units and 225,000 square feet of commercial, out of the original approval of 300,000 square feet of commercial and up to 6 dwelling units per gross residential acre (300 units).

Master Concept Plan

The Master Concept Plan reviewed as part of this application is a four sheet plan, stamped received on April 4, 2006. This Plan contains two separate and distinct options, as discussed in the following.

Option A proposes a commercial development not exceeding 125,000 square feet, with not more than 30,000 square feet of that total limited to uses that have to meet the Lee Plan Site Locational Standards (Policy 6.1.2). This limitation could be increased if the functional classification of Pelican Sound Drive is ever changed from a local to a collector or arterial road. The design calls for the commercial buildings to be built next to US 41 and Pelican Sound Drive, with the supporting off-street parking area located behind the buildings. The design proposes five development parcels, with two fronting on US 41 and three fronting on Pelican Sound Drive. At the intersection of the two roads, the applicant proposes the development of a courtyard. Buffers include: a 30 foot native landscaped buffer with a 5 foot sidewalk along US 41: a 20 foot wide Type D buffer along Pelican Sound Drive; a 20 foot wide Type C buffer along the west side of the property between the project's water management area and the residential development to the west; and a 20 foot wide Type C buffer with 8 foot wall along the north side adjoining the recreational vehicle park. Access under this development Option is planned with a right-in/right-out onto US 41 and two potential access points onto Pelican Sound Drive.

Option B proposes a mixed commercial and residential development with not more than 27 dwelling units and 100,000 square feet of commercial use. The commercial use is, again, further limited to not allowing more than 30,000 square feet of the approved total to be allowed to be uses by uses that must meet the Commercial Location Standards of the Lee Plan. Again, this total could be increased if the functional classification of Pelican Sound Boulevard is changed from a local to a collector or arterial road. This option design provides for eight development parcels. Parcels 1 through 4 and 6 are the planned commercial parcels. Parcel 5 is shown as the plaza, roadway, and water management areas. Parcel 7 is a proposed parking garage to serve the overall development. Finally, Parcel 8 is the planned residential area.

Lee Plan Considerations

The original MPD zoning approval found that the overall MPD consisting of not more than 6 dwelling units per gross residential acre and up to 300,000 square feet of commercial space was consistent with the Lee Plan, as conditioned.

Staff has re-analyzed the request with the Lee Plan and offers the following discussion and recommendations.

> ***POLICY 1.1.5:*** *The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed. (Amended by Ordinance No. 94-30)*

The subject property is located entirely within the Suburban future land use category. This project seeks the development of 27 dwelling units and 100,000 square feet of commercial floor area OR up to 125,000 square feet of commercial floor area. The development of 27 dwelling

units on Parcel 8, which has a development area of between 4 to 6 acres would be consistent with the Suburban category provided that the staff condition that the residential development does not exceed 6 dwelling units per acre is included in the recommendation and final Board action. Development of not more than 100,000 square feet of commercial also is consistent as it does not exceed the amount of commercial allowed in the Suburban category of a neighborhood center. The alternative solely commercial development would be consistent with the Lee Plan only if it was conditioned to be limited in intensity of not more than a neighborhood center, 100,000 square feet.

> ***POLICY 2.2.1:*** *Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Amended by Ordinance No. 94-30, 00-22)*

Staff finds that the subject property will be served by the adjoining road network. Access is available to US 41, Pelican Sound Drive, and Williams Road. These roads provide access for travel to the north, south, east, and west. Based on the proposed intensity of development this project will have to connect to central water and sewer lines in the area. Additionally, the applicant has indicated that they will connect to these utilities as part of the development of this site. Other public facilities are available in the area to also provide these services to the development. As limited in the recommended zoning actions, staff finds that the recommended development is compatible with the surrounding land uses. As conditioned in the recommended zoning actions, staff recommends that this request be found consistent with this Policy of the Lee Plan.

> ***POLICY 5.1.5:*** *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments. (Amended by Ordinance No. 94-30, 99-15, 00-22)*

As limited in the recommended actions, reasonable use of the land is provided while protecting the existing and emerging residential area to the west from the encroachment of incompatible land uses. Additionally the recreational vehicle park to the north is protected from the encroachment of incompatible land uses with the proposed buffering and the design of the site.

Policy 6.1.2 of the Lee Plan provides for the site locational standards for commercial uses. The subject property is currently at the intersection of an arterial (US 41) and a local road (Pelican Sound Drive). This Policy provides that up to 30,000 square feet of commercial use (for those uses which must meet these locational standards) "on or near the intersection (within 330 feet of the adjoining rights-of-way of the intersecting roads) may be permitted. As conditioned in the recommended zoning actions, staff finds the proposed development is consistent with this Policy of the Lee Plan.

POLICY 6.1.4: *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Amended by Ordinance No. 94-30, 00-22)*

Staff has recommended limited commercial activity on this 10.95 acre tract. With residential use located immediately to the west and a recreational vehicle park to the north, staff finds that recommended conditions with the site design and commitments on the Master Concept Plan results in a compatible development with these surrounding land uses.

OBJECTIVE 19.2: COMMERCIAL LAND USES. *Existing and future County regulations, land use interpretations, policies, zoning approvals, and administrative actions must recognize the unique conditions and preferences of the Estero Community to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities, while discouraging uses that are not compatible with adjacent uses and have significant adverse impacts on natural resources. (Added by Ordinance No. 02-05)*

Staff finds that the recommended conditions and the submitted Master Concept Plan ensures the provision of an aesthetically pleasing development, while allowing for employment opportunities and discouraging uses which would not be compatible with adjacent uses.

POLICY 19.2.2: *All retail uses must be in compliance with the Commercial Site Location Standards. A finding of a "Special Case" must demonstrate a community benefit in addition to the requirements outlined in Policy 6.12(8). (Added by Ordinance No. 02-05)*

As conditioned in the recommended zoning action, development of uses that must meet Commercial Site Locational Standards must comply with these standards. No "Special Case" finding has been sought as part of this application.

Neighborhood Compatibility

The neighborhood consists of a variety of land uses; including vacant land, recreational vehicles, residential, and commercial land uses. Within the adjoining Meadows of Pelican Sound, the zoning approval permits up to 6 dwelling units per acre and the local development order permitted the development of 262 dwelling units. Commercial development to the south is approved as part of the zoning approval for up to 100,000 square feet of commercial use.

Environmental Issues

The Division of Environmental Sciences (ES) staff have reviewed the proposed amendment to the 10.95 acre commercial tract of the previously approved Camargo MPD. The tract under review is located north of Pelican Sound Drive and the request is to allow a mix of residential and commercial uses within this tract that was approved for commercial uses.

The 10.95 acre tract of the 83.4 acre original development site does not contain indigenous plant communities and no Lee County listed species are present on this portion of the planned development.

Mixed-use Planned Developments (MPD) provide open space based upon the ground floor use. Residential tracts requiring open space must provide 40% common open space, while

commercial tracts must provide 30% open space. If residential units are provided above commercial ground floor uses, then 30% open space is required. The open space may be provided within the overall project if an open space table is provided and no less than 10% open space is provided per tract. Additionally, fifty percent of the required open space must be provided as indigenous preservation.

The proposed Master Concept Plan includes open space tables committing to providing the required open space within the 10 acre parcel under review. ES staff has recommended Condition 3 for this portion of the overall planned development.

In Deviation 1, the applicant is requesting a deviation from Land Development Code (LDC) Section 10-415(b) requiring fifty percent of the required open space to be provided as indigenous preservation to allow the existing, previously approved 10.0 acre preserve (including credits) conditioned in resolution Z-98-029 to meet the requirement.

The previously approved Camargo MPD resolution Z-98-029 condition 9 states "At the time of local development order, open space must be provided per the open space table on the MCP. A total of 10.0 acres (with credits) of existing indigenous native vegetation must be preserved as delineated on the MCP." The indigenous preservation was based only on the residential tract with the ES staff report stating that no indigenous plant communities existed on the commercial portion of the property. Although current reviews evaluate the project as a whole, the original review of Camargo MPD addressed the residential and commercial tracts separately. Due to the previous approval of only 10.0 acres of indigenous preservation, ES staff recommends APPROVAL of Deviation 1.

Deviation 2 was changed and ES staff has no issues with the new request.

Special Case Issues

Attachment E is a copy of the portion of the Estero Development Report providing the minutes of the planning panel minutes from the required meeting for this application. Also attached are the minutes provided by the applicant. The minutes reflect the Panel noted that the developer proposed a pond along US 41, which is not depicted. In place of the pond, a courtyard or plaza has been proposed as a gathering place and open space within the project The Panel notes that the developer proposed improved visual aesthetics along US 41, and this has been provided in the form of a 30 foot wide native landscape buffer with 5 foot wide sidewalk is provided. The Panel notes that an urban village atmosphere was being developed. The Plan provides for a urban village development with commercial buildings to the front of the site, the provision of a courtyard or plaza, parking behind the buildings, and the potential for a mixed use development with the commercial easily accessed by the proposed residential units. The minutes from the Community Planning Panel meeting of September 12, 2005 indicated four items that needed to be achieved. These have been specifically conditioned as part of the staff recommendation for this case.

Transportation

Development Services reports (see Attachment G) that based on the ITE Trip Generation Report 7th Edition, the project will generate 820 net new external trips in the peak hour. The anticipated build out year is 2007.

Based on growth rates, in year 2008 *U.S.41 between Corkscrew Rd. and Williams Rd.* will operate at level of service **"C"**, *Corkscrew Rd. east of U.S.41* will operate at level of service **"B"**, and *Williams Rd. east of U.S.41* will operate at level of service **"C"**. When the project traffic is added these levels, the resulting level of service will remain the same on each road segment.

Additionally, the applicant's representative requested a determination by staff as to the current functional classification of Pelican Sound Drive. Attachment H is the response indicating that this road is a Minor Collector. For the purpose of the Lee Plan, this road is considered a local road.

IV. ATTACHMENTS:

A. Zoning Map of subject property and surrounding zoning
B. Resolution Z-98-029
C. Resolution Z-04-068
D. Applicant's supporting documentation
E. Estero Community minutes
F. Comments from Environmental Sciences
G. Comments from Development Services
H. Letter from Pete Eckenrode (Director, Development Services) to Ted Treesh, dated January 19, 2006.

EXHIBITS:

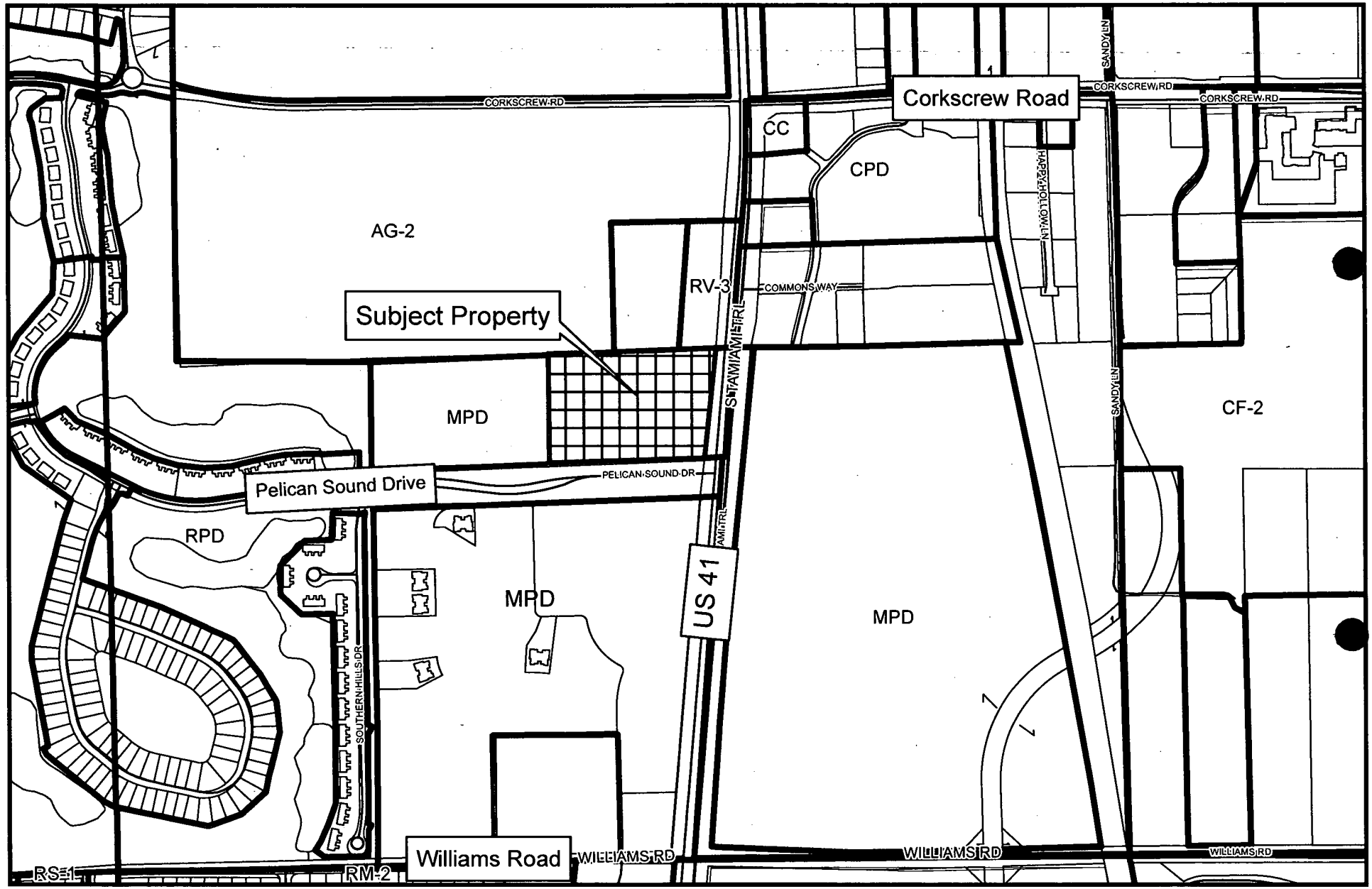
A. Property Development Regulations Table

cc: Applicant
County Attorney
Zoning/DCI File

DCI2005-00004

Zoning Map

4/25/2006



N
W E
S

Attachment A

540 270 0 540 1,080
Feet

RESOLUTION NUMBER Z-98-029

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

WHEREAS, Charles M. Long, *et al.*, and Humphrey & Knott, P.A., filed an application to rezone 83.4± total acres of land from Agricultural (AG-2) to Mixed Use Planned Development (MPD) in reference to Camargo Trust MPD; and

WHEREAS, a Public Hearing was advertised and held on April 29, 1998 before the Lee County Zoning Hearing Examiner who gave full consideration to the evidence in the record (Case #97-12-021.03Z 01.01); and

WHEREAS, a second Public Hearing was advertised and held on June 29, 1998 before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on the record, and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone 83.4± total acres of land from Agricultural (AG-2) to Mixed Use Planned Development (MPD) to permit a mixed use development consisting of: 300 dwelling units; 200,000 square feet of retail space; 100,000 square feet of office space; and 105 hotel/motel units, with a maximum building height of 65 feet. The legal description of the subject property is set forth in Exhibit A, attached to this resolution. The request is APPROVED with a limitation of no more than 100,000 square feet of retail space and subject to the conditions and deviations set forth in Sections B and C below.

SECTION B. CONDITIONS:

1. The development and use of the subject property will be in substantial compliance with the approved Master Concept Plan (MCP) entitled "Camargo Trust Property" (File No. D-0249-03, last revised 01/21/98, stamped received February 6, 1998) as prepared by Wilson, Miller, Barton, and Peek, Inc., except as modified by the conditions herein. Unless specifically approved as part of this rezoning, development must comply with all applicable local development regulations.

2. This development is limited to a total of 300,000 square feet of commercial uses, of which ONLY 100,000 square feet may be retail commercial uses or uses that must meet Lee Plan commercial site location standards. All retail uses or commercial uses that have to meet commercial site location standards must be located south of Pelican Sound access road on the 10.6-acre and 5.8-acre commercial parcels fronting on U.S. 41. The Assisted Living Facility within the commercial component of this project is limited to a maximum of 500 beds.

   A maximum of 100,000 square feet of approved retail space may be replaced by a maximum of 75,000 square feet of additional general or medical office uses pursuant to a 4:3 retail/office equivalency factor.

ATTACHMENT B

Development of the residential portion of this project may not exceed six dwelling units per gross residential acre. Any Assisted Living Facility within the residential component will be limited to the Density Equivalents found in Division 12 of Article VII of Chapter 34 of the Land Development Code (LDC).

3. The following Schedule of Use sets out the permitted uses within this planned development. Some commercial uses have been limited to specific areas of the project.

The statement, "Uses that are not specifically listed in this section may also be permitted if, in the opinion, of Lee County Department of Community Development or designee, they are substantially similar to a listed permitted use" found on the MCP has no force as part of this planned development. Adding uses to this planned development may be allowed through the amendment process as described within the LDC.

Schedule of Uses

Residential "R"

ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)
ADMINISTRATIVE OFFICES
ASSISTED LIVING FACILITY (LDC Sections 34-1491 *et seq.*, and 34-1411) - As limited in Condition 2 above
CONSUMPTION ON PREMISES - In clubhouse only
CLUBS:
- Country
- Private (LDC Section 34-2111)

DWELLING UNIT:
- Single-family
- Duplex
- Two-family attached
- Townhouse
- Multiple-family building
- Zero lot line

ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 *et seq.*)
ESSENTIAL SERVICES (LDC Sections 34-1611 *et seq.*, and 34-1741 *et seq.*)
ESSENTIAL SERVICE FACILITIES [LDC Section 34-622(c)(13)]: Group I only (LDC Sections 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
EXCAVATION: Water retention (LDC Section 34-1651)
FENCES, WALLS (LDC Section 34-1741)
HOME CARE FACILITY
HOME OCCUPATION (LDC Section 34-1771 *et seq.*)
MODELS:
- Display center (LDC Section 34-1951 *et seq.*)
- Model home (LDC Section 34-1951 *et seq.*)
- Model unit (LDC Section 34-1951 *et seq.*)

PARKING LOT:
- Accessory

PLACE OF WORSHIP (LDC Section 34-2051 *et seq.*)
RECREATIONAL FACILITIES: Private, On-Site
RELIGIOUS FACILITIES (LDC Section 34-2051 *et seq.*)
RESIDENTIAL ACCESSORY USES [LDC Section 34-622(c)(42)] (LDC Section 34-1171 *et seq.*)
SIGNS in accordance with Chapter 30

Commercial "C"
[All uses with an asterisk (*) may only be developed south of the Pelican Sound access.]

ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)
ADMINISTRATIVE OFFICES
ANIMALS: Clinic (LDC Section 34-1321 *et seq.*) - within an enclosed building only
ASSISTED LIVING FACILITY (LDC Sections 34-1491 *et seq.*, and 34-1411) - As limited in Condition 2
* ATM (automatic teller machine)
* AUTO PARTS STORE - without installation services
* AUTOMOBILE SERVICE STATION
* AUTO REPAIR AND SERVICE [LDC Section 34-622(c)(2)], Group I only
* BAIT AND TACKLE SHOP
* BANKS AND FINANCIAL ESTABLISHMENTS [LDC Section 34-622(c)(3)]: Groups I and II
BOATS:
    Boat parts store
    Boat rental
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441 *et seq.*)
* BUILDING MATERIAL SALES [LDC Section 34-622(c)(4) and 34-3001 *et seq.*] - NO outside storage
BUSINESS SERVICES [LDC Section 34-622(c)(5)]: Group I
* CAR WASH
CLEANING AND MAINTENANCE SERVICES [LDC Section 34-622(c)(7)]
* CLOTHING STORES, general [LDC Section 34-622(c)(8)]
CLUBS:
    * Commercial
    * Fraternal, membership organization (LDC Section 34-2111)
    Private (LDC Section 34-2111)
COMPUTER AND DATA PROCESSING SERVICES
* CONSUMPTION ON PREMISES (LDC Section 34-1261 *et seq.*)
* CONVENIENCE FOOD AND BEVERAGE STORE
CULTURAL FACILITIES [LDC Section 34-622(c)(10)]
DAY CARE CENTER, CHILD, ADULT
* DEPARTMENT STORE
* DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 *et seq.*)
ESSENTIAL SERVICES (LDC Sections 34-1611 *et seq.*, and 34-1741 *et seq.*)
ESSENTIAL SERVICE FACILITIES [LDC Section 34-622(c)(13)]: Group I (LDC Sections 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
EXCAVATION: Water retention (LDC Section 34-1651)
FENCES, WALLS (LDC Section 34-1741)
FOOD AND BEVERAGE SERVICE, LIMITED
* FOOD STORES [LDC Section 34-622(c)(16)]: Group I
FUNERAL HOME AND MORTUARY (without a crematory)
* HARDWARE STORE
* HEALTH CARE FACILITIES [LDC Section 34-622(c)(20)]: Groups I - III
* HELISTOP
* HOBBY, TOY AND GAME SHOPS [LDC Section 34-622(c)(21)]

* HOTEL/MOTEL (LDC Section 34-1801 *et seq.*) - limited to 105 rooms
* HOUSEHOLD AND OFFICE FURNISHINGS [LDC Section 34-622(c)(22)], Groups I and II
INSURANCE COMPANIES [LDC Section 34-622(c)(23)]
* LAUNDRY OR DRY CLEANING [LDC Section 34-622(c)(24)]: Group I
* LAWN AND GARDEN SUPPLY STORES (LDC Section 34-2081)
LIBRARY
MEDICAL OFFICE
MODEL DISPLAY CENTER
NONSTORE RETAILERS [LDC Section 34-622(c)(30)], All Groups
* PACKAGE STORE (LDC Section 34-1261 *et seq.*)
PAINT, GLASS AND WALLPAPER
PARKS [LDC Section 34-622(c)(32)]: Groups I and II
PARKING LOT:
    Accessory
    Garage, public parking
    Temporary (LDC Section 34-2022)
PERSONAL SERVICES [LDC Section 34-622(c)(33)]: Groups I - III (* ATM only)
PET SERVICES
PET SHOP
* PHARMACY
PLACE OF WORSHIP (LDC Section 34-2051 *et seq.*)
* POST OFFICE
* PRINTING AND PUBLISHING [LDC Section 34-622(c)(36)]
REAL ESTATE SALES OFFICE (LDC Sections 34-1951 *et seq.*, and 34-3021)
* RECREATION FACILITIES, Commercial [LDC Section 34-622(c)(38)]: Groups II and IV
RELIGIOUS FACILITIES (LDC Section 34-2051 *et seq.*)
* RENTAL OR LEASING ESTABLISHMENT [LDC Section 34-622(c)(39)]: Groups I and II (LDC Section 34-1201 *et seq.*, 34-1352, and 34-3001 *et seq.*) - indoor storage only
* REPAIR SHOPS [LDC Section 34-622(c)(40)]: Groups I and II
* RESEARCH AND DEVELOPMENT LABORATORIES [LDC Section 34-622(c)(41)]: Groups II and IV
* RESTAURANT, FAST FOOD
* RESTAURANTS [LDC Section 34-622(c)(43)]: Groups I, II, and III
* SCHOOLS:
    Commercial [LDC Section 34-622(c)(45)] (LDC Section 34-2381)
* SELF-SERVICE FUEL PUMPS
SIGNS in accordance with Chapter 30
SOCIAL SERVICES [LDC Section 34-622(c)(46)]: Group I only
* SPECIALTY RETAIL SHOPS [LDC Section 34-622(c)(47)]: Groups I - IV - NO outdoor storage
STORAGE:
    Indoor only, (LDC Section 34-3001 *et seq.*)
STUDIOS [LDC Section 34-622(c)(49)]
TEMPORARY USES (LDC Section 34-3041 *et seq.*)
* THEATER, indoor only (LDC Section 34-2471 *et seq.*)
* USED MERCHANDISE STORES [LDC Section 34-622(c)(54)]: Groups I and II
* VARIETY STORE
* VEHICLE AND EQUIPMENT DEALERS [LDC Section 34-622(c)(55)]: Group II only (LDC Section 34-1352)
* WHOLESALE ESTABLISHMENTS [LDC Section 34-622(c)(56)]: Group III only

4. Exhibit "B" (Attachment G to the Staff Report) sets out the Property Development Regulations within this planned development. No building located within the first 100 feet of the northern perimeter property line may exceed a height of 35 feet.

5. At the time of local development order, a detailed gopher tortoise management plan per LDC Section 10-474 must be submitted. This plan must provide for preservation of the 2.2 acres of pine flatwoods surrounding the gopher tortoise burrows, gopher tortoise fencing during construction activities, deed restrictions preventing pets and pedestrians from entering the preserve, interpretive signage delineating the boundaries of the preserve, and management guidelines to maintain the preserve as viable gopher tortoise habitat.

6. Prior to issuance of development orders for any portion of the project fronting the perimeter boundaries, the developer must provide a covenant running with the land showing a consistent architectural theme and landscaping design within the project that is compatible with and similar to any existing buildings and landscaping on this overall site.

7. The project will feature a minimum 25-foot-wide native landscaped arterial road buffer. In areas where native vegetation does not exist, the developer will plant five native trees and 15 native shrubs per 100 linear feet. This buffer must include a 2-foot-high undulating berm (with landscaping on the berm) running parallel to U.S. 41. New landscaping will be planted in a well designed and clustered manner.

8. Site identification signs, building identification signs, and directory signs must be architecturally integrated and compatible with the project's building design and color; unless stated otherwise, all signs must comply with the LDC.

9. At the time of local development order, open space must be provided per the open space table on the MCP. A total of 10.0 acres (with credits) of existing indigenous native vegetation must be preserved as delineated on the MCP.

10. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic requirements. Additional conditions may be required to obtain a local development order, consistent with local development regulations.

11. This rezoning approval does not give the Developer an undeniable right to receive local development order approval that exceeds the Year 2010 Overlay use allocation, if such allocation exists, for the applicable district.

SECTION C. DEVIATIONS:

Deviation (1) requesting relief from LDC Sections 10-8(2) and 34-2013(a) which require that all parking lots be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, to allow individual parking spaces to back onto the right-of-way or easement for common access drives and private local roads, IS APPROVED WITH THE FOLLOWING CONDITIONS:

a) The deviation only applies to units with individual driveways and garages.

b) The minimum dimension from the garage entrance to the street must be 25 feet, unless the garage is constructed with a side facing entrance rather than a front facing entrance.

c) The posted speed of the adjacent roadway must be posted at 20 mph or less.

Deviation (2) has been WITHDRAWN.

Deviation (3) requesting relief from LDC Section 10-291(3) which requires, where practical, any residential development of at least five± acres to provide two or more means of ingress and egress, to allow only one means of ingress and egress, IS APPROVED WITH THE FOLLOWING CONDITIONS:

a) An emergency turnaround of adequate dimension is provided for emergency service providers within each development pod.

b) Each multi-family pod with one means of ingress and egress will not exceed 150 units.

c) The local Fire and Emergency Service District must provide a letter of approval prior to local Development Order approval.

Deviation (4) was WITHDRAWN at hearing.

Deviation (5) requesting relief from LDC Section 10-329(e)(3) which requires the maximum depth of excavation not exceed 12 feet, to allow excavation not to exceed 20 feet as supported by a hydrogeological report, IS APPROVED WITH THE FOLLOWING CONDITIONS:

a) The excavation dimension must be measured from the control elevation and not the dry season elevation.

b) The "Camargo Trust Property Deep Lake Management Plan," dated January 1998 must be implemented prior to the issuance of a certificate of compliance.

c) Documentation of the aeration system adequacy for each deep lake must be sealed by a professional engineer and approved by the Division of Planning, Environmental Sciences prior to development order issuance.

d) The proposed planting locations of the wetland herbaceous plant requirements of LDC Section 10-418 and additional native shade trees must be graphically detailed as part of the Deep Lake Management Plan. All plants must be grouped or clustered around the lake perimeters.

e) An as-built bathymetric survey for all lakes deeper than 12 feet is required. The survey must be submitted prior to certificate of compliance.

Deviation (6) requesting relief from LDC Section 34-2015(2) which prohibits stacked parking for multiple family dwelling units, to allow stacked parking for multiple family units which have a specific garage or driveway appurtenant to it, IS APPROVED.

SECTION D. EXHIBITS:

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

Exhibit A. The legal description and STRAP number of the subject property.
Exhibit B. Property Development Regulations.
Exhibit C. A reduced copy of the Camargo Trust MPD Master Concept Plan.
Exhibit D. A map depicting the subject parcel (shaded in) in relation to the surrounding area.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The Applicant proved entitlement to the MPD rezoning, as conditioned for 100,000 square feet of retail uses and 200,000 square feet of non-retail uses, by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes or regulations.

2. Approval of more than 100,000 square feet of retail uses, or uses having to meet the locational standards of Policy 6.1.2, even with conditions, is contrary to the intent of the Suburban land use designation, and will have adverse impacts on the surrounding uses and persons.

3. The MPD, as conditioned,

   a. will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c. is compatible with existing or planned uses in the surrounding area; and

   d. will not adversely affect environmentally critical areas or natural resources.

4. Approval of the MPD, as conditioned, will not place an undue burden upon existing transportation or planned infrastructure facilities, and the development will be served by streets with the capacity to carry traffic it generates.

5. The proposed use or mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest, and are reasonably related to the impacts on the public interest created by or expected from the proposed development.

7. The requested deviations enhance the achievement of the objectives of the planned development, and preserve and promote the general intent of Chapter 34, Land Development Code, to protect the public health, safety and welfare.

8. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

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

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

DULY PASSED AND ADOPTED this 29th day of June, 1998.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

MINUTES DEPARTMENT
FILED JUL 8 1998

Exhibit A

LEGAL DESCRIPTION

In Section 33, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Parcel 1
Commence at the Southwest corner of Section 33, Township 46 South, Range 25 East, Lee County, Florida;
THENCE run N00°31'21"W along the West line of the Southwest Quarter (SW¼) of said Section 33 for a distance of 30.00 feet to a point on the Northerly right-of-way line of Williams Road, a 60.00 foot right-of-way;
THENCE run N89°00'54"E along said Northerly right-of-way line for a distance of 1,382.17 feet to the POINT OF BEGINNING of the parcel of land herein described;
THENCE run N00°31'21"W for a distance of 1,845.84 feet;
THENCE run N88°52'56"E for a distance of 1,720.01 feet to a point on the Westerly right-of-way line of US Highway 41, State Road No. 45, a 200 foot right-of-way;
THENCE run S05°19'58"W along said Westerly right-of-way line for a distance of 1,860.16 feet to a point on the Northerly right-of-way line of Williams Road;
THENCE run S88°49'24"W along said Northerly right-of-way line for a distance of 268.34 feet to a point on the East line of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section 33;
THENCE run S89°00'54"W along said Northerly right-of-way line for a distance of 1,261.87 feet to the POINT OF BEGINNING;
Containing 68.925 acres, more or less.

LESS AND EXCEPT the following described parcel of land:
A portion of the Southwest Quarter (SW¼) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:
The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, LESS the South 30.00 feet thereof;
Containing 9.598 acres, more or less.

PARCEL 2
Commence at the Southwest corner of Section 33, Township 46 South, Range 25 East, Lee County, Florida;
THENCE run N00°31'21"W along the West line of the Southwest Quarter (SW¼) of said Section 33 for a distance of 30.00 feet to a point of the Northerly right-of-way line of Williams Road (a 60 foot right-of-way);
THENCE run N89°00'54"E along said Northerly right-of-way line for a distance of 1,382.17 feet;
THENCE run N00°31'21"W for a distance of 2,045.85 feet to the POINT OF BEGINNING of the parcel of land herein described;
THENCE continue N00°31'21"W for a distance of 572.68 feet to a point on the North line of the Southwest Quarter (SW¼) of said Section 33;
THENCE run N88°52'56"E along the North line of the Southwest Quarter (SW¼) of said Section 33 for a distance of 1,799.34 feet to a point on the Westerly right-of-way line of US Hwy. 41 (State Road 45 - a 200 foot right-of-way);
THENCE run S05°19'58"W along said Westerly right-of-way line for a distance of 576.30 feet;
THENCE run S88°52'56"W for a distance of 1,740.54 feet to the POINT OF BEGINNING;
Containing 23.268 acres, more or less.

STRAP NUMBER

The applicant has indicated the subject property's STRAP# is 33-46-25-00-00001.0030.

EXHIBIT C
Page 1 of 2

SCHEDULE OF USES

RESIDENTIAL "R"

PURPOSE

PERMITTED USES AND STRUCTURES

COMMERCIAL "C"

PURPOSE

PERMITTED USES AND STRUCTURES

SCHEDULE OF USES

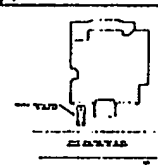
PRESERVE "P"

PURPOSE

PERMITTED USES AND STRUCTURES

DEVIATION ILLUSTRATIONS AND EXAMPLES

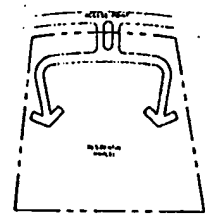
DEVIATION # 1



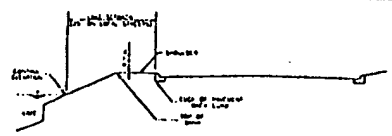
DEVIATION # 2

DEVIATION ILLUSTRATIONS AND EXAMPLES

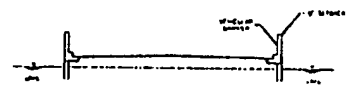
DEVIATION # 3



DEVIATION # 4

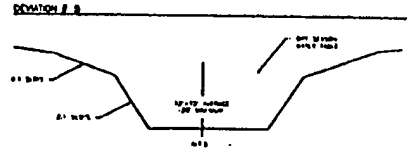


DEVIATION 4 (A-B)

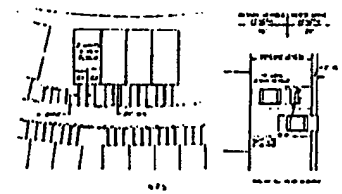


DEVIATION 4 (C)

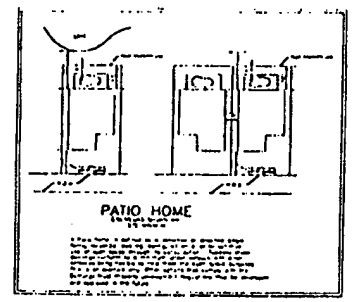
DEVIATION # 5



DEVIATION # 6



PATIO HOME ILLUSTRATION



APPROVED

Master Concept Plan

Site Plan # [illegible] Page 2 of 2

Subject to conditions in Resolution [illegible]

Zoning Case # [illegible]

WILSON ◆ MILLER

CAMARGO TRUST PROPERTY

MASTER CONCEPT PLAN

PREPARED FOR THE CAMARGO TRUST

EXHIBIT C
Page 2 of 2

PRINTED

JAN 23 1998

Designed by

Drawn by

Checked by

Approved by

Date:

Scale:

File #:

Sheet 2 of 2

RESOLUTION NUMBER Z-04-068

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

WHEREAS, Matt Uhle filed an application on behalf of the contract purchaser, Paradise Development Group, with the consent of the property owner, Charles M. Long, to amend the existing Mixed Use Planned Development (MPD) zoning to adopt a new Master Concept Plan (MCP) for a project known as Camargo MPD; and

WHEREAS, a public hearing was advertised and held on October 13, 2004, and continued to October 27, 2004, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case DCI2004-00013; and

WHEREAS, a second public hearing was advertised and held on November 29, 2004,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 amend the existing MPD zoning to adopt a new MCP to allow the continued development of a vacated portion of the overall project. The existing MPD was approved in Resolution Z-98-029 for:

1. up to 300,000 square feet of commercial floor area (of which not more than 100,000 square feet can be retail use); and

2. a total of 500 beds in an assisted living facility; and

3. a potential conversion of up to 100,000 square feet of retail uses to 75,000 square feet of office uses.

The requested amendment allows up to 100,000 square feet of retail on the vacated section of the MPD south of Pelican Sound Boulevard which was previously designated for commercial uses.

This resolution will have no effect on the residential portion of the MPD or the vacated commercial area north of Pelican Sound Boulevard.

The property is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

COPY

ATTACHMENT C

SECTION B. CONDITIONS:

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

1. Resolution Z-98-029 remains in effect unless specifically amended by actions within this zoning case.

2. Development must be consistent with the two-page MCP entitled "Camargo MPD," dated November 29, 2004, date stamped received by the Permit Counter on Jan 13, 2005, except as modified by the conditions below. This MCP replaces all MCPs pertaining to the deelopment of the subject property. 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 MCP are subsequently pursued, appropriate approvals will be necessary.

   The development of this portion of the project is limited to a maximum of 100,000 square feet of floor area.

3. Conditions 3 and 4 of Resolution Z-98-029 are hereby amended replacing the Schedule of Uses and Property Development Regulations for this portion of the development with the following:

   a. Schedule of Uses

      Accessory Uses and Structures (LDC §§ 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3108)(See Note 1 below)
      Administrative Offices
      ATM (automatic teller machine)
      Auto Parts Store - without installation facilities
      Automobile Service Station (Limited to one use located on either Parcel 3 or 4 in conjunction with a convenience store and car wash) See Note 2
      Banks and Financial Establishments (LDC §34-622(c)(3)): Groups I and II
      Boat Parts Store, without installation
      Broadcast Studios
      Business Services, Group I
      Car Wash (Limited to one use located on either Parcel 3 or 4 in conjunction with an automobile service station and convenience store)
      Clothing Stores, general (LDC §34-622(c)(8))
      Clubs:
         Commercial
         Fraternal, membership organization (LDC §34-2111)
         Private (LDC §34-2111)
      Computer and Data Processing Services
      Consumption on Premises (LDC Section 34-1261 *et seq.*) (strictly limited in conjunction with a Restaurant use only)
      Convenience Food and Beverage Store (Limited to one use located on either Parcel 3 or 4 in conjunction with an automobile service station and car wash) See Note 2

Cultural Facilities (LDC §34-622(c)(10))
Day Care Center, Child, Adult
Department Store (Limited to a maximum of 25,000 square feet per store)
Drive-through Facility for any Permitted Use (limited to a maximum of 5 parcels. Any drive through facility placed on Parcels 1, 2, 5, and 6 may only be placed on a western facing building facade. On the parcel containing the automobile service station/convenience food and beverage store/car wash, the car wash entrance and exit must face east and west respectively. A drive through facility on Parcel 7 may only be placed on the northern facade so long as the vehicles travel in an east to west direction.
Drugstore (limited to only one within the project)
Entrance Gates and Gatehouse (LDC §34-1741 *et seq.*)
Essential Services (LDC §§ 34-1611 *et seq.*, and 34-1741 *et seq.*)
Essential Service Facilities (LDC §34-622(c)(13)):Group I (LDC §§ 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
Excavation: Water retention (LDC §34-1651)
Fences, Walls (LDC §34-1741)
Food and Beverage Service, Limited
Food Stores (LDC §34-622(c)(16)): Group I
Hardware Store (limited to a maximum of 10,000 square feet)
Health Care Facilities (LDC §34-622(c)(20)):Groups I, II, and III
Hobby, Toy, and Game Store
Household and Office Furnishings (LDC §34-622(c)(22)), Groups I and II (Household use as limited by the LDC and Office use is limited to businesses like Kinko's Office Depot, Office Max or other like business. Large newspaper printing facilities are prohibited.)
Insurance Companies (LDC §34-622(c)(23))
Laundry or Dry Cleaning (LDC §34-622(c)(24)): Group I
Lawn and Garden Supply Stores (LDC §34-2081)
Library
Medical Office
Nonstore Retailers (LDC §34-622(c)(30)), all groups
Package Store (LDC §34-1261 *et seq.*)(In conjunction with a multiple-use occupancy complex only; free-standing stores are prohibited)
Paint, Glass and Wallpaper
Parks (LDC §34-622(c)(32)): Groups I and II
Parking Lot: Accessory (see Note 1 below)
Garage, public parking
Temporary
Personal Services (LDC §34-622(c)(33)):
Group I, limited to - ATM's
Barbershops and Beauty Shop
Clothing Alterations and Repair including Dressmakers, Seamstresses and Tailors
Laundry Agents (wherein the establishment may do its own pressing and finish work but not the laundering or dry cleaning which is performed elsewhere)

Photo Agents (wherein drop-off and pickup film services are provided but the actual processing and developing is done elsewhere)
Shoe Repair Services (wherein shoe repair or shoe shining for individual customers is performed)

Group II, limited to -
Beauty spas
Health clubs or spas
Reducing or slenderizing salons
Steam or turkish baths

Group III, limited to -
Artificial limbs
Crutches
Hearing aids
Hospital beds
Optical supplies
Orthopedic supplies
Wheelchairs

Pet Services (outdoor pens, enclosures, and dog runs are prohibited)
Pet Shop (outdoor pens, enclosures, and dog runs are prohibited)
Pharmacy
Post Office
Real Estate Sales Office (LDC §§ 34-1951 *et seq.*, and 34-3021)
Recreational Facilities: Commercial (LDC §34-622(c)(38)): Groups II and IV
Religious Facilities (LDC §34-2051 *et seq.*)
Rental or Leasing Establishment (LDC §34-622(c)(39))(All storage must be indoor and outdoor display is prohibited):

Group I, limited to -
Beach chairs, umbrellas, and similar facilities
Bicycles
Moped and scooters
Passenger car pickup and drop off (no maintenance or repairs and limited storage)

Group II, limited to -
Appliances
Bicycles
Costumes
Furniture
Garden equipment
Movies, videotapes and similar home entertainment
Party and banquet supplies
Tools and equipment primarily for home use

Repair Shops (34-622(c)(40)): Groups I and II
Research and Development Laboratories (LDC §34-622(c)(41)): Groups II and IV
Restaurant, Fast Food (Limited to one within the project; must be located on either Parcel 2 or 5)
Restaurants (LDC §34-622(c)(43)): Groups I, II, and III
Schools: Commercial (LDC §34-622(c)(45)) (LDC §34-2381)
Self Service Fuel Pumps (only in conjunction with an Automobile Service Station or Convenience Food and Beverage Store) See Note 2
Signs, in accordance with LDC Chapter 30

Social Services (LDC §34-622(c)(46)): Group I
Specialty Retail Shops (LDC §34-622(c)(47)): Groups I, II, III, and IV (no outdoor storage or display permitted)
Studios (LDC §34-622(c)(49))
Temporary Uses (LDC §34-3041 *et seq.*)(limited solely to temporary contractor's office and storage shed),
Theater, indoor (LDC §34-2471 *et seq.*)
Used Merchandise Stores (LDC §34-622(c)(54)): Groups I and II
Variety Store
Wholesale Establishments (LDC §34-622(c)(56)): Group III

NOTE:

1. All accessory uses, including accessory parking, must be located on the same tract, parcel, outparcel, or lot where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel, outparcel, or lot.

2. A maximum of eight (8) fueling positions (four pump structures) are permitted within this development. A Special Exception will be required to permit more than eight (8) fueling station (four pump structures).

b. Site Development Regulations

Development based on the use within this 22-acre portion of the MPD must comply with the following Property Development Regulations:

Minimum Lot Area and Dimensions:

Area:	7,500 square feet
Width:	75 feet
Depth:	100 feet

Minimum Setbacks:

Street:	variable according to the functional classification of the street or road (§34-2191 et seq)
Side:	15 feet
Rear:	20 feet
Water Body:	zero feet

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

Maximum Lot Coverage: 60 percent

Maximum Building Height: 45 feet

Minimum Building Separation: Minimum building separation is the greater of either the minimum required setbacks or one-half the sum of the height of the buildings. (LDC §34-935(e)(4))

4. Condition 7 of Resolution Z-98-029 is hereby amended to include the following buffer:

   A minimum 30-foot-wide native landscaped arterial road buffer must be provided. In areas where native vegetation does not exist, the developer will plant five native trees and 15 native shrubs per 100 linear feet. This buffer must include a 2-foot-high undulating berm (with landscaping on the berm) running parallel to U.S. 41. New landscaping will be planted in a well designed and clustered manner.

5. Blasting activities are prohibited as part of this planned development. If blasting is necessary, then a public hearing amendment of this planned development will be required in order to permit the activity.

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

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

8. Development of this commercial project must be in compliance with the revised Design Guidelines attached hereto as Exhibit D.

9. Outdoor dining is permitted on the subject property only in conjunction with the Restaurant and Fast-Food Restaurant uses. NO other outdoor uses or outdoor sales, display, or storage is allowed on the 22-acre commercial site.

10. Access onto Williams Road must be limited to right-in/right-out until improvements are made to Williams Road as determined necessary by LCDOT to allow left-in/left-out turning.

SECTION C. DEVIATIONS:

1. Deviations (1), (3), (5) and (6) which were previously approved in Z-98-029 remain in effect for this 22-acre portion of the project.

2. Deviation (7) seeks relief from the LDC §10-415(b)(1) requirement to provide 50 percent of the open space percentage requirement be provided through the on-site preservation of existing native vegetation communities; to allow the preservation of the westerly 10 acres in accordance with Resolution Z-98-029. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: Master Concept Plan dated November 29, 2004, date stamped received by the Permit Counter on Jan 13, 2005
Exhibit D: Design Guidelines

The applicant has indicated that the STRAP number for the property is: 33-46-25-00-00001.0030.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes and regulations.

2. The MPD zoning, as conditioned:

   a. meets or exceeds the 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 the site 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 approval of this rezoning request 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 will be available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34 to protect the public health, safety, and welfare.

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

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammy Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 29th day of November 2004.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
Timothy Jones
County Attorney's Office

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

RECEIVED
MINUTES OFFICE
2005 FEB 11 AM 10:34

Applicant's Legal Checked by [signature] Nov/22/2004

DCI 2004-00013

2004 DEC 15 PM 3:46 RECEIVED BY LEE CO. ATTORNEY

DESCRIPTION

For the specific area subject to this request (21.73 acres)

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1398, Lee County Records, being more particularly described as follows.

From the southeast corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N01°03'48"W along the east line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide), said point being the POINT OF BEGINNING

From said POINT OF BEGINNING continue along said east fraction line N01°03'48"W for 750.21 feet to a point of curvature; thence run northerly along the arc of said curve to the right of radius 500.00 feet (delta 22°23'46") (chord bearing N10°08'05"E) (chord 194.20 feet), for 195.44 feet to a point of reverse curvature; thence run northerly along the arc of said curve to the left of radius 30.00 feet (delta 85°58'03") (chord bearing N21°39'03"W) (chord 40.91 feet) for 45.01 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the right of radius 315.00 feet (delta 55°00'10") (chord bearing N37°08'00"W) (chord 290.92 feet) for 302.39 feet to a point of reverse curvature; thence run northwesterly along the arc of said curve to the left of radius 33.00 feet (delta 81°14'53") (chord bearing N50°15'21"W) (chord 42.97 feet) for 46.80 feet to a point of tangency; thence run S89°07'12"W for 203.82 feet to a point of curvature; thence run northwesterly along the arc of said curve to the right of radius 30.00 feet (delta 89°50'48") (chord bearing N45°57'24"W) (chord 42.37 feet), for 47.04 feet to a point of tangency; thence run N01°02'01"W for 572.18 feet to an intersection with the south right-of-way line of Pelican Sound Drive as recorded in Official record Book 3533, Page 4459, Lee County Records; thence run N88°25'54"E along said south right-of-way line for 874.95 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'56"W along said west right-of-way line for 1,860.03 feet to an intersection with the north right-of-way line of Williams Road; thence run S88°20'42"W along said north right-of-way for 268.35 feet to the POINT OF BEGINNING.

Containing 21.73 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) And are based on the south line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°33'52"E.

21840s06desc.doc

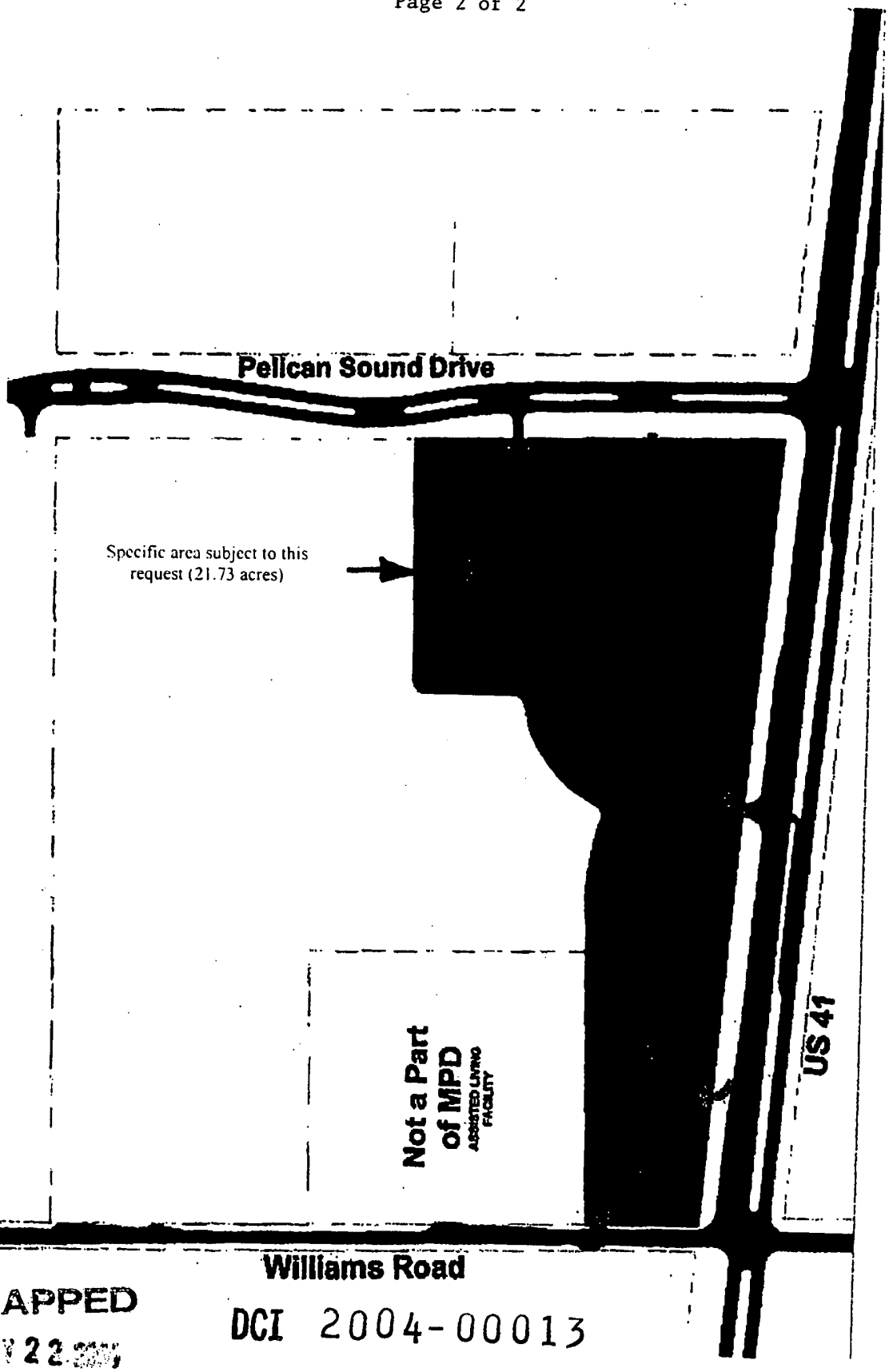
RECEIVED NOV 22 2004 DCI2004-00013 PERMIT COUNTER

MAPPED NOV 22 2004 ZONING

[signature] 11/19/04

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

PARADISE SHOPPES OF ESTERO



Parcel Map

MAPPED
NOV 22 2004
ZONING

DCI 2004-00013

ZONING INTAKE MAP

8/24/2004

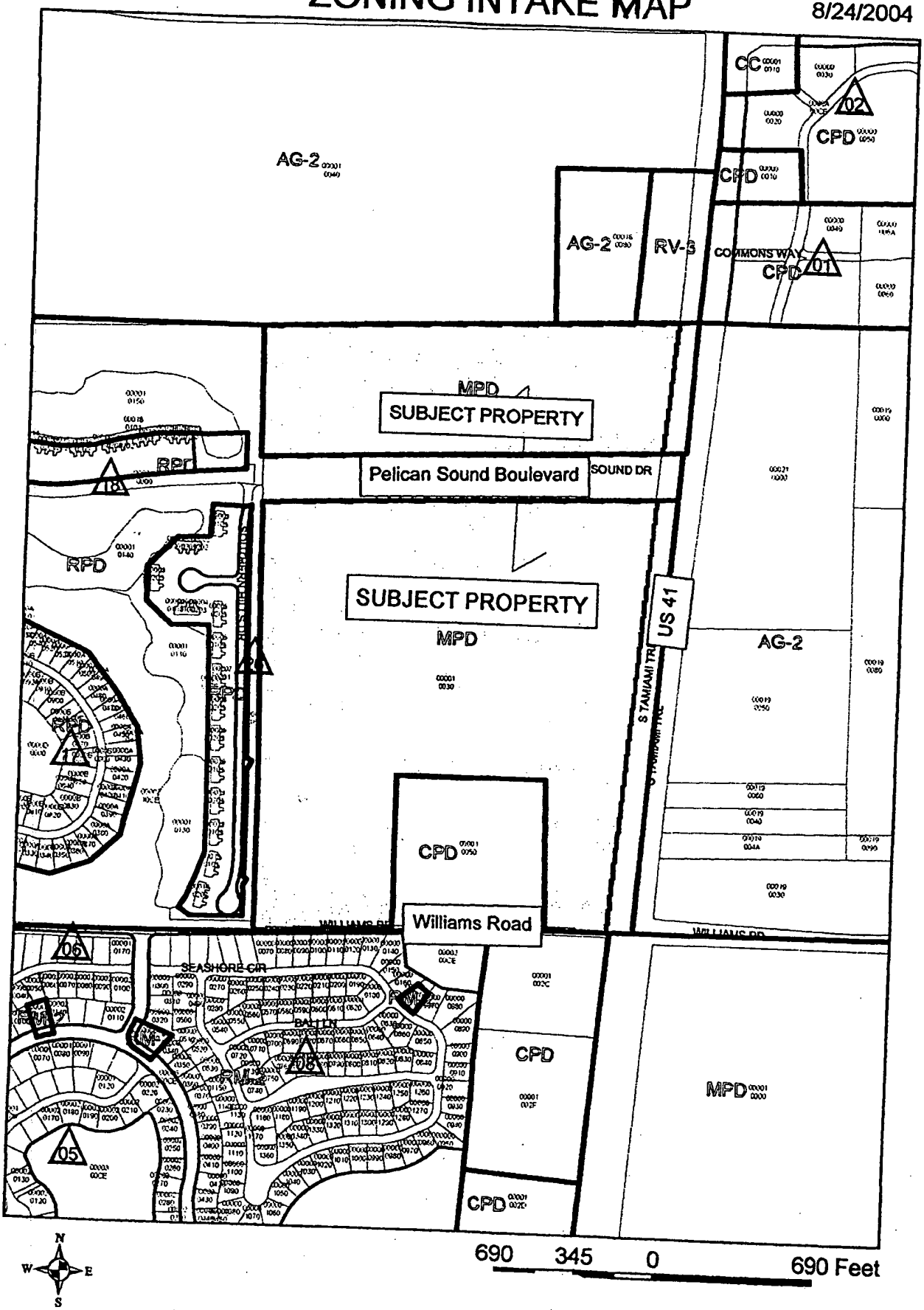


EXHIBIT B

EXHIBIT 6-J

RECEIVED
JAN 13 2005
PERMIT CENTER
DCI 2004-00013

CAMARGO MPD
LEE COUNTY, FLORIDA
COMMERCIAL PORTION - SOUTH
MASTER CONCEPT PLAN

November 29, 2004

N
W E
S

Barraco and Associates, Inc.

0 50 100 200
SCALE IN FEET

LEGEND
LAKE
SERVICE AREA

APPROVED
Zoning Division
Date: 01/20/05

RESIDENTIAL PORTION OF MCP
ZONED MPD

NORTHERN COMMERCIAL FUTURE DEVELOPMENT
PARCEL 5
10.85 AC±
ZONED MPD

PELICAN SOUND DRIVE
(COLLECTOR)

PARCEL 1
1.41 AC

PARCEL 8
4.44 AC

PARCEL 2
0.98 AC

DRY RETENTION
0.78 AC

PARCEL 3
2.50 AC

RIGHT OF WAY 2.16 AC

U.S. ROUTE 41
(ARTERIAL)

PARCEL 4
2.00 AC

PARCEL 9
1.33 AC

PARCEL 6
1.66 AC

PARCEL 7
2.00 AC

LIMITS OF SOUTHERN RETAIL COMMERCIAL PORTION OF MCP
21.76 AC±
ZONED MPD

ZONED AG-2
VACANT

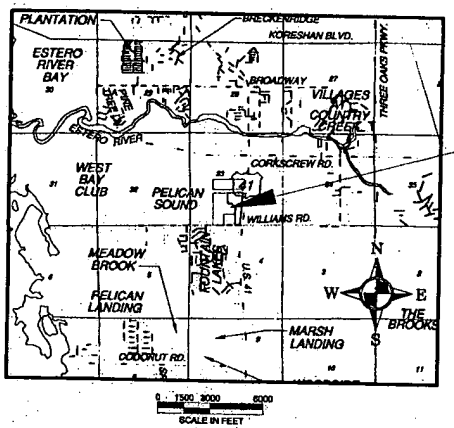
RESIDENTIAL PORTION OF MCP
40.93 AC± TOTAL
ZONED MPD

LAKE
40.0 AC±

INDIGENOUS PRESERVE
7.0 AC±

ASSISTED LIVING FACILITY
(NOT A PART OF THIS PROJECT)

WILLIAMS ROAD
(COLLECTOR)



SUBJECT PROPERTY

LOCATION MAP

OPEN SPACE TABLE

	PARCEL ACREAGE	REQUIRED OPEN SPACE IN ACRES	PROPOSED OPEN SPACE IN ACRES
PARCEL 1	1.40	0.42	0.42
PARCEL 2	0.96	0.29	0.29
PARCEL 3	2.11	0.63	0.63
PARCEL 4	2.00	0.60	0.60
PARCEL 5	1.33	0.40	0.40
PARCEL 6	1.56	0.47	0.47
PARCEL 7	2.00	0.60	0.60
PARCEL 8	4.84	1.00	1.00
RIGHTS-OF-WAY	1.92	0.58	0.58
LAKE	3.02	0.90	0.90
DRY RETENTION	1.17	0.35	0.35
TOTAL ACREAGE FOR SOUTH COMMERCIAL DEVELOPMENT AREA	21.72	6.55	6.55
TOTAL ACREAGE FOR FUTURE NORTH COMMERCIAL DEVELOPMENT AREA	10.05	3.30	3.30
TOTAL COMMERCIAL ACREAGE	32.07	9.85	10.00
PREVIOUSLY APPROVED RESIDENTIAL AREA	49.93	20.00	20.00
TOTAL	82.00	29.85	30.00

SITE DEVELOPMENT NOTES (APPLICANT'S SUGGESTED CONDITIONS)

1. Open space and indigenous preservation areas shall comply with Resolution No. Z-99-029.
2. There are no "dial a ride" facilities proposed.
3. All deviations from Resolution No. Z-99-029 will apply.
4. All billboards will be removed at the time of development order approval.

Indigenous Open Space Provided

As per Resolution Z-99-029, Condition #9, open space must be provided per the open space table on the MCP. A total of 10.0 acres (with credits) of existing indigenous native vegetation has been preserved in the residential portion of the MCP. Calculations on the approved open space table are as follows:

Open Space Required for Commercial Parcels at 30 % 10.0
Open Space Required for Residential Parcels at 40% 20.0
Total Open Space Required 30.0 acres

Indigenous Open Space Required 15.0 acres

Indigenous Open Space Provided
2.2 acres @ 125% per LDC Section 10-413(2)(2) 2.7
4.8 acres @ 150% per LDC Section 10-413(2)(2) 7.3
Total Indigenous Open Space Provided 10.0 acres

10 acres (with credits) of indigenous open space has been provided in the residential portion of the MCP.

RETAIL/COMMERCIAL INTENSITY

	PARCEL ACREAGE	MAXIMUM SQUARE FOOTAGE *
PARCEL 1	1.40	15,000
PARCEL 2	0.96	5,000
PARCEL 3	2.11	25,000
PARCEL 4	2.00	15,000
PARCEL 5	1.33	5,000
PARCEL 6	1.56	7,000
PARCEL 7	2.00	15,000
PARCEL 8	4.84	85,000
TOTAL	*NOT TO EXCEED*	109,000

SURROUNDING ZONING AND LAND USES

	ZONING:	EXISTING LAND USES:
NORTH	MPD	PELICAN SOUND DRIVE / VACANT
SOUTH	CPD	WILLIAMS ROAD / COMMERCIAL
EAST	AG-2	U.S. 41 / VACANT
WEST	MPD	VACANT

PARCELS 1-8 TO BE COMMERCIALLY DEVELOPED

APPROVED
Master Concept Plan
Site Plan - 04-069 Page 2 of 2
Subject to conditions in Resolution Z-04-029
Case # DCI2004-00013

MASTER CONCEPT PLAN
CAMARGO MPD
LEE COUNTY, FLORIDA
COMMERCIAL PORTION - SOUTH
November 29, 2004

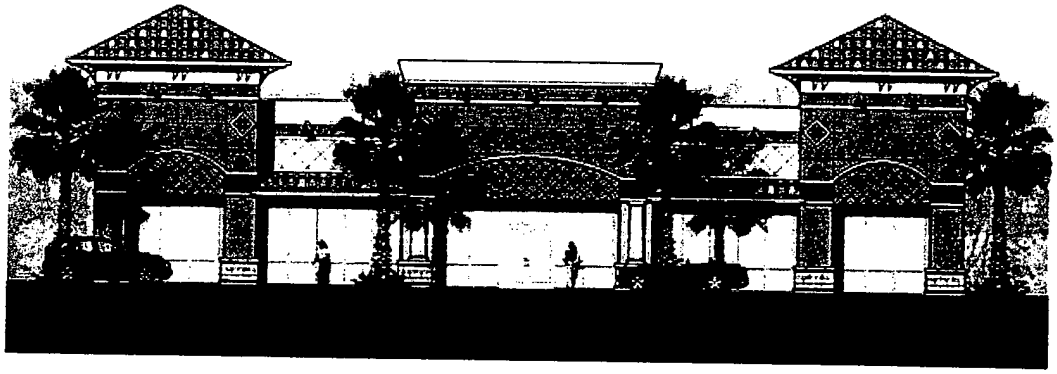
RECEIVED
JAN 13 2005
PERMIT COUNTER
DCI2004-00013

EXHIBIT 6-J

Barraco and Associates, Inc.

PARADISE SHOPPES OF ESTERO

EXHIBIT D
21 Pages



Project Overview

This document describes the intent of the applicant in developing the Paradise Shoppes of Estero project, and proposes design guidelines by which the project will be constructed. The objective is to provide the Estero community and Lee County the assurances that this project will be developed to meet the language and intent of the Estero Plan, while allowing the developer the flexibility to market the project to tenants with varying uses, building types and size requirements.

The Paradise Shoppes of Estero project is located on the northwest corner of U.S. Highway 41 and Williams Road. The project is strategically nestled in the heart of Estero bounded by new commercial development, which will provide services, plazas and amenities to be enjoyed by all ages. The project architecture, layout and design will incorporate features exceeding both the current Lee County design guidelines, found in LDC Article IV, and the Estero Plan, Goal 19 of the Lee County Comprehensive Plan.

In developing the property located at the northwest corner of U.S. Highway 41 and Williams Road it is important to do so in accordance with the Lee County Comprehensive Plan (including Goal 19, the Estero Plan) and the development constraints presented with a 22-acre site at this location. The following base postulations, as well as policies that influence this type of development, were utilized.

- The subject property is located at the intersection of an arterial roadway –U.S. Highway 41, and two secondary roadways –Williams Road and Pelican Sound Boulevard. Access driveways are evenly distributed among the complementary roadways. U.S. Highway 41 is a primary thoroughfare and can safely support commercial development.

- The proposed development site is within the Suburban land use category, which was designated for areas that are primarily residential but allow commercial development as neighborhood centers are necessary to promote the quality of life in these areas. Commercial development is limited to neighborhood centers and industrial development is not allowed. The Lee Plan projects less intense development in these areas, more characteristic of a suburban area.

- The intent of these design guidelines and standards is to meet and exceed the requirements of the Estero Plan, yet allowing for the development of a large commercial project containing one or more major anchors.

Design Guidelines and Standards

The following design guidelines are intended to establish the standard with which this development will comply. The guidelines however, are intended to be flexible to allow for a more detailed analysis by the Lee County development review staff and the Estero Development Review Committee at the time of local development order.

- The Paradise Shoppes of Estero is planned as a functionally interrelated commercial site under unified control, subject to common guidelines and standards to ensure a quality development. All development will meet and enhance LDC Article IV, the Estero Design Guidelines.

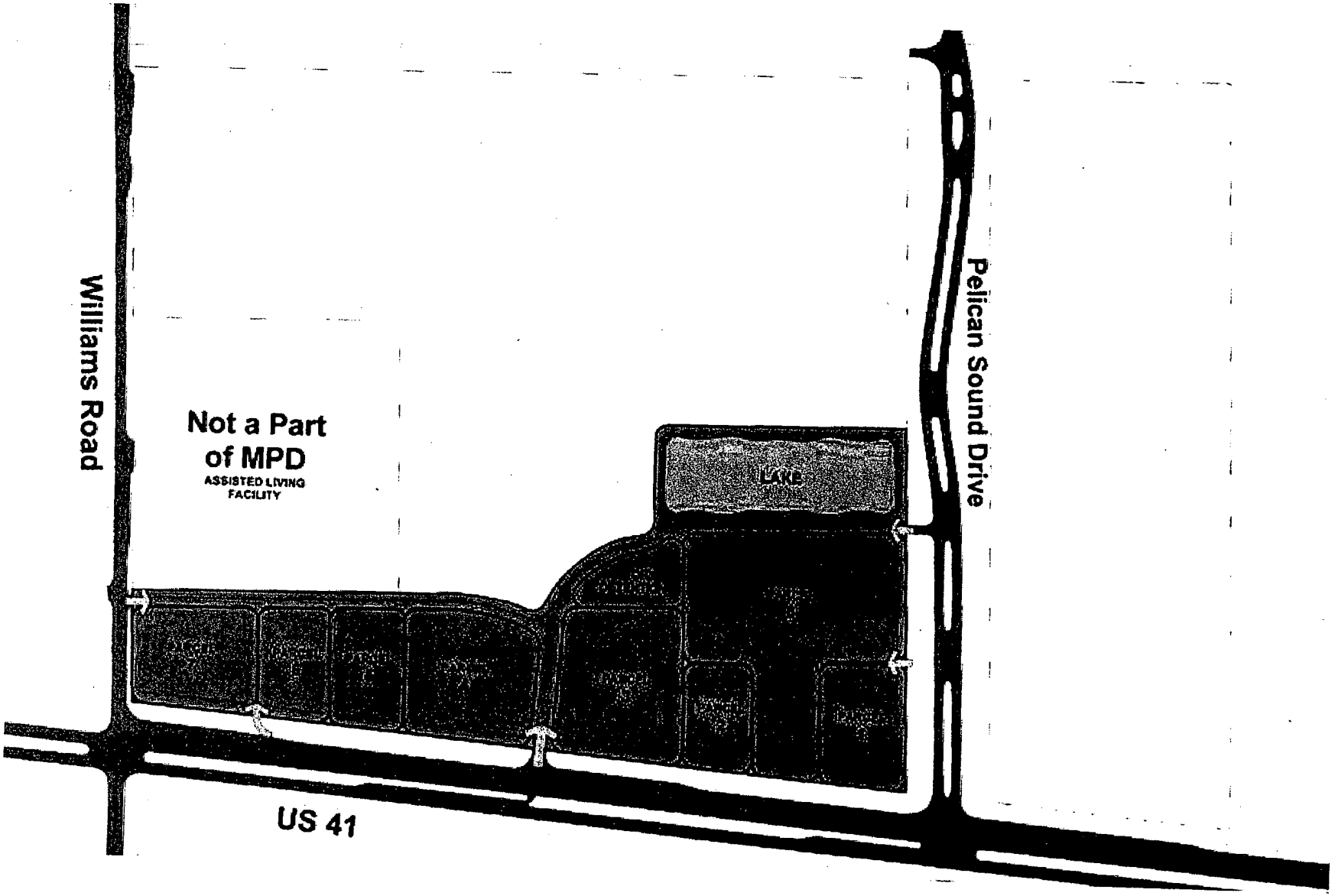
- The Paradise Shoppes of Estero will be a fully integrated planned site, where attention to the overall site design is achieved by providing well designed and integrated vehicular use areas, pedestrian paths, a common or compatible architectural theme, unified signage, landscaping and lighting throughout the site.

- The Paradise Shoppes of Estero will be developed on a 22-acre site as part of the Estero Overlay that designates an area of architecturally attractive landscaped buildings that cater to the needs of the community.

A. Vista Areas – Parcels 1-7 *(See Illustration on following page)*

- Architectural Standards: The Vista Areas will feature an integrated and compatible Mediterranean architectural building style or theme. Massing of building facades will be

PARADISE SHOPPES OF ESTERO



Parcel Map

reduced by transitioning building heights, widths and colors, textures and adding architectural elements such as wall projections, loggias, canopies, corner towers, archways or columns, appropriately scaled for the public. Primary entry facades will have windows along no less than 10% of their horizontal length in addition to the primary entrance. These treatments will create visual interest and variety, while providing visitors to the project a pedestrian-friendly atmosphere. Building architectural styles shall be compatible and complimentary elements such as roof treatments, signage, landscaping and building materials and colors.

- Each free-standing use will provide a visually appealing, articulated, identifiable path of entry for pedestrians and vehicles for the internal drive to the site, from the site to the buildings themselves, and from U.S. Highway 41 to the free-standing use. The orientation of a building or structure upon a site will reflect not only the project's functionality, but will also be responsive to the individual parcel's characteristics and relationship to U.S. Highway 41.

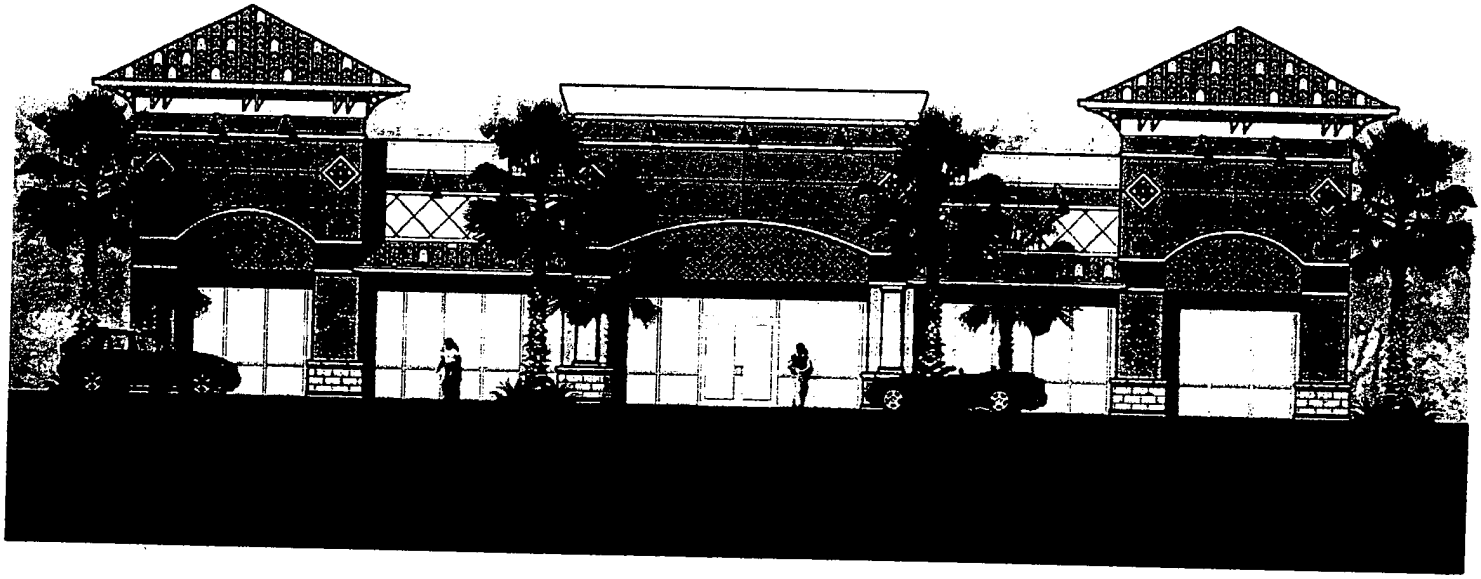
- Building lighting design will be architecturally treated in the style of the building architecture. Lighting fixtures illuminating the parking area shall meet the design standards of Lee County Development Code Section 34-625 and shielded to eliminate light intrusion crossing the property line when abutting residential and assisted living facility uses.

- Landscaping: Landscape design guidelines for free-standing uses will create a harmonious and visually pleasing landscape that is cohesive and complimentary to the overall master landscape plan. The Paradise Shoppes of Estero landscape concept will feature combinations of native plants and ornamental varieties, which will be designed to define and accent pedestrian and vehicular spaces, as well as enhance the building architectural style. Landscape designs will create a coherent theme, which emphasizes plant material as a primary unifying element. Where possible, existing native trees will be incorporated into the site plan to add character to the pedestrian/open space areas and enhance buffer and perimeter areas. A Landscape Plan for the entire project perimeter buffer will be provided at the time of the first Development Order for the site.

B. Anchor Parcel – Parcel 8

- The Anchor Parcel will accommodate one or several commercial uses. The on-site pedestrian system will connect the Anchor Parcel to the adjacent Vista Parcel paralleling U.S. Highway 41 and the buildings of the Anchor Parcel will be designed to compliment the Vista Parcels. The parking area will be designed to minimize hardscaped areas, visually and physically.

- Architectural Standards: The Anchor Parcel will feature an integrated and compatible Mediterranean vernacular architectural building style or theme, which will also be incorporated into the Vista Parcels and all other free-standing uses. Buildings will have architectural features and patterns that provide visual interest from the perspective of the pedestrian, reduce massing aesthetic and be site responsive. Facades will be designed to reduce the mass/scale and uniform monolithic appearance of large adorned walls, while providing visual interest that will be consistent with the center's identity and character through the use of articulation, detail and scale. Articulation is accomplished by varying the building's mass in height and width so that it appears to be divided into distinct massing elements and details that can be perceived at the scale of the pedestrian. (See illustration on the following page)

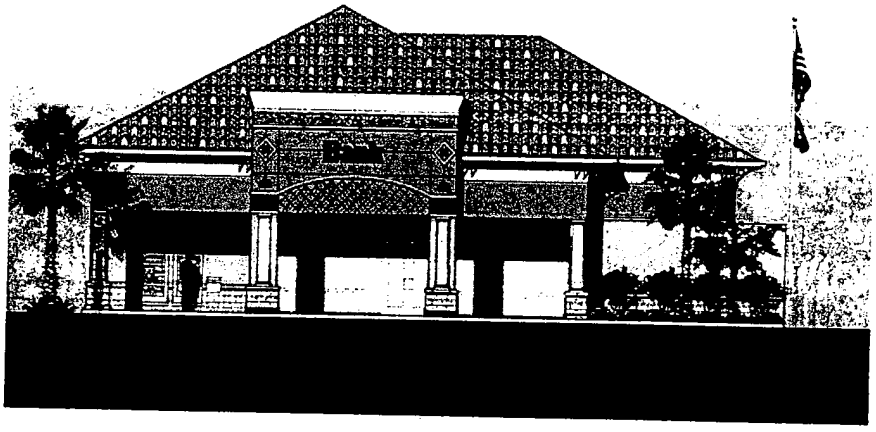


Buildings will also provide a minimum of two of the following building design treatments:

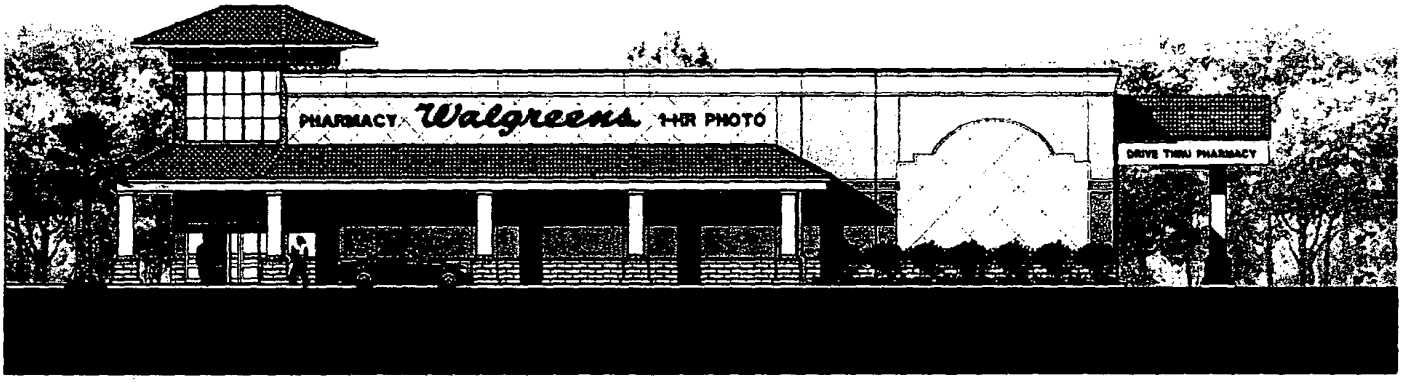
- Canopies or portico, integrated with the buildings' massing and style
- Overhangs
- Raised cornice parapets over doors
- Arches
- Ornamental and structural architectural details, other than cornices, which are integrated into the building structure and overall design
- Any other treatment, which, in the opinion of the Architect meets the intent of the design character

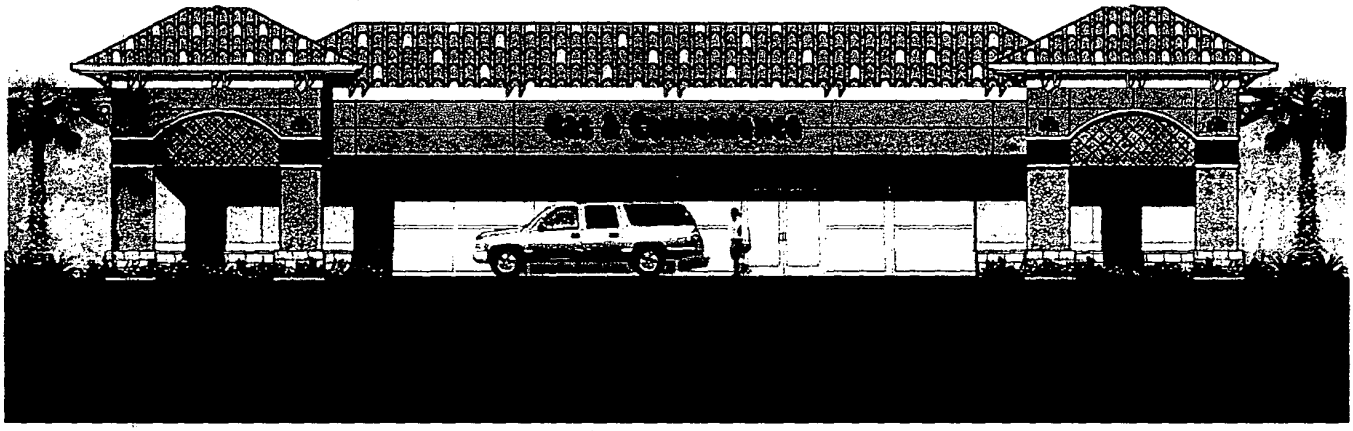
Building facades may include a repeating pattern and will include no less than two of the design elements listed below. At least one of these design elements may repeat horizontally.

- Color change
- Texture change
- Material module change
- Expression of architectural relief, through a change in plane of no less than 6 inches in width, such as a reveal, and offset or a projecting rib
- Architectural banding
- Pattern change



PARADISE SHOPPES OF ESTERO





Roof will meet at least two of the following requirements:

- Parapets will be used to conceal roof top equipment and flat roofs where required
- Where overhanging eaves are used, overhangs will be no less than 12 inches beyond the supporting walls with a minimum facia of 8 inches
- Three-dimensional cornice treatment which will be a minimum of 12 inches in height with a minimum of two reliefs

Major anchor parcel buildings will have clearly defined, highly visible customer entrances which incorporates benches or other seating components and decorative landscape planters.

Exterior building colors and materials contribute significantly to the visual impact of a building.

Predominant exterior building materials will include, but are not limited to:

- Stucco
- EFIS
- Architectural Block
- Tinted, textured, other that smooth or ribbed, concrete masonry units; or
- Natural Stone and/or Pre-cast Concrete

Customer parking for the Anchor Parcel will be in accordance with Section 34-1046 Design Standards, Item 7. In addition to Item 7, customer parking will be located in front of the Anchor Parcel building.

C. Common / Public Areas

- Internal roadways will provide efficient vehicular circulation and will be designed with streetscapes that create pedestrian-friendly environments. Streetscape plans will be designed to establish a hierarchy of vehicular and pedestrian flow appropriate in scale and character with landscape improvements, street function and adjacent land uses with the intention of linking uses throughout the project.

- Project architectural features will be developed within common areas of the project and will be coordinated in the design, color and style. Architectural features shall be permitted throughout the site.

- The Paradise Shoppes of Estero will provide a variety of publicly accessible amenities such as bicycle racks, benches and trash receptacles, which will further the project's commitment to complement and enhance Lee County and Estero's Design Guidelines, and serve to provide a sense of place for the community.

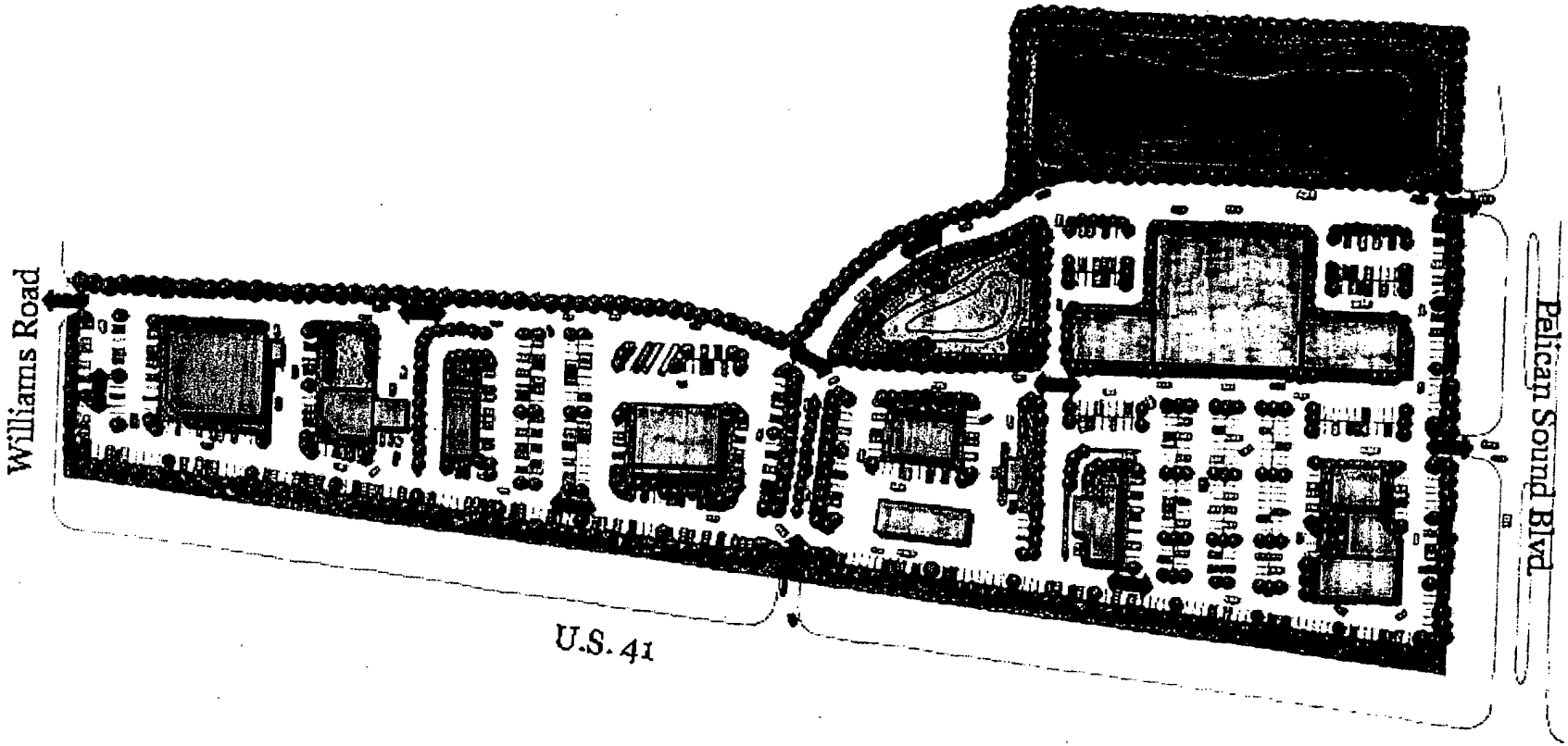
- A pedestrian way network shall be established throughout the project as shown on the Conceptual Site Plan on the following page. The pedestrian system will serve to link Anchor and vista areas with freestanding uses at the perimeter of the project site, by providing a landscaped walkway protected from vehicular traffic movement. Any required breaks in the pedestrian network for vehicular access to the site shall be identified through use of treated surfaces, signage or other traffic calming techniques deemed appropriate to reduce the speed of vehicles and provide safe pedestrian movements throughout the site.

    - The anchor parcel/building area pedestrian way shall be a wide intermittently covered walkway, featuring concrete surfaces which may be paved, tiled, etc. This pedestrian way will include architectural features such as fountains, courtyards, arbors or similar design features, and decorative landscape plantings. This pathway shall have a minimum unobstructed pedestrian way of 5 feet average width. Seating and decorative landscape planting shall be provided intermittently along the pathway and at all primary tenant entrances where appropriate.

    - The parking area pedestrian way shall be located generally within the parking area as shown on the Conceptual Site Plan on the following page. This pedestrian way system will be designed to promote safe and convenient linkage from the parking area to the entire project. Vehicular crossings will be identified with signage, landscaping and clearly marked through use of varied pavement treatment and other traffic calming techniques. This pedestrian way system shall be a minimum of 4 feet in width, with paver, stamped concrete or banded concrete pedestrian pathway. This pedestrian pathway will feature canopy trees or palms with ground level landscape plantings. Canopy trees or palms shall be planted along the pedestrian way system and shall be a minimum 12 feet high with a 4 foot spread for canopy trees and equivalent specification for shade palms at the time of planting.

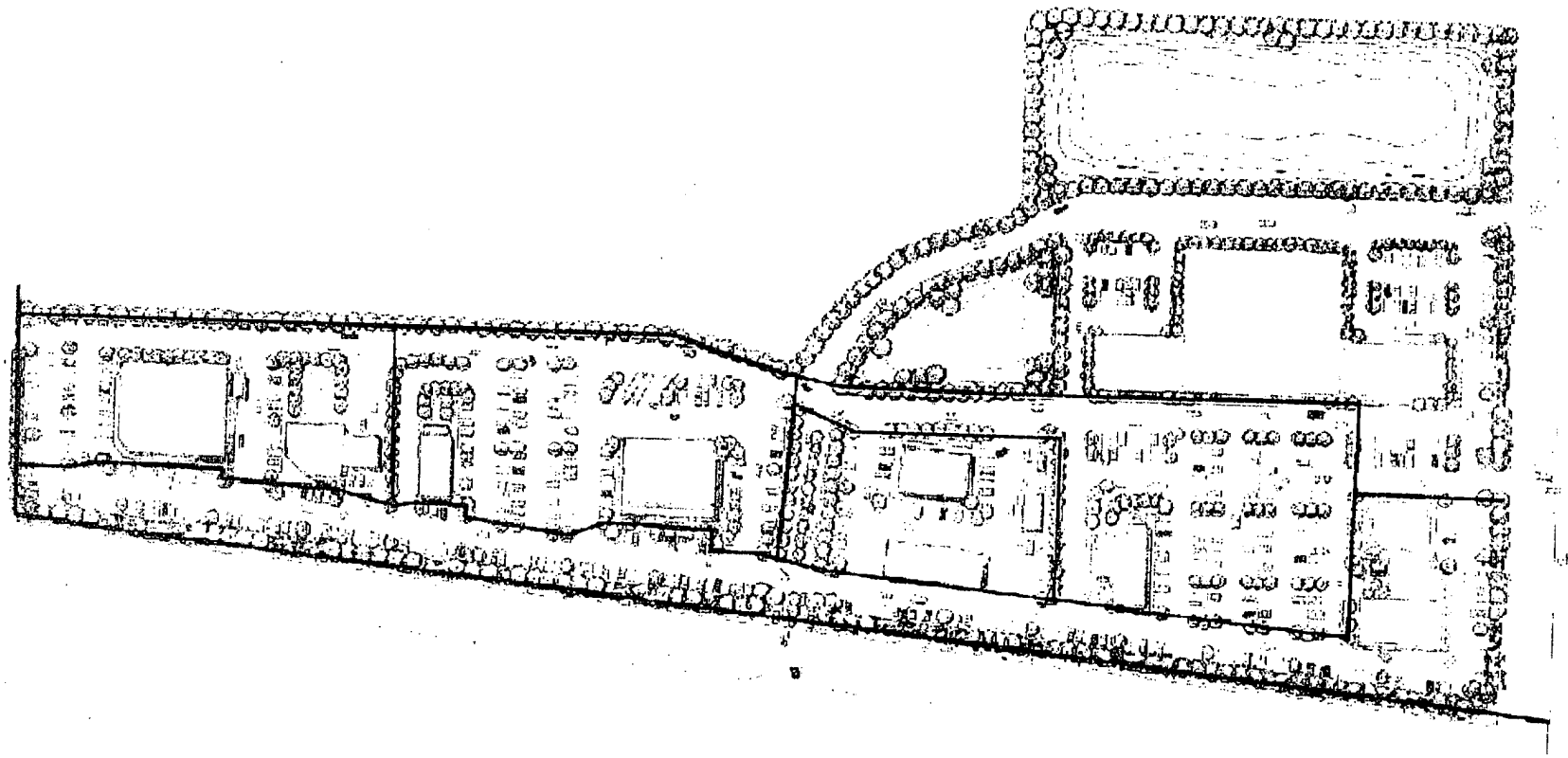
    - The perimeter pedestrian way system is designed to link free-standing uses with the parking and vista area pedestrian way as shown on the Conceptual Site Plan on the following page. Vehicular crossings will be identified with signage, landscaping and clearly marked through uses of varied pavement treatments or other traffic calming techniques.

PARADISE SHOPPES OF ESTERO



Conceptual Site Plan: Vehicular Circulation

PARADISE SHOPPES OF ESTERO



Conceptual Site Plan: Pedestrian Circulation

Landscaping

A. General

The attached Native Plant Lists are provided to present a specific plant palette for perimeter buffers, native re-vegetation, preserve enhancement and satisfy LDC native plant requirements. Any non-native landscape material use shall be allowed under the LDC and will be used to provide additional color and texture for areas to be enhanced such as main vehicular and pedestrian entries, circulation routes, building perimeter plantings and pedestrian amenity open space.

B. Perimeter

- Buildings along U.S. Highway 41 will be designed in accordance with LDC Article IV; the setback requirements for the Estero Overlay. Trees may be clustered to allow view corridors to internal buildings. Where possible, native trees will be preserved and incorporated into the perimeter buffer areas for screening and aesthetic enhancement of the project.

- Where parking or service areas along U.S. Highway 41 are located within 75 feet of the right of way line, the developer must maintain a minimum 30 foot setback for parking or service areas from the U.S. Highway 41 right-of-way, with a landscaped berm to obscure the parking areas as well as the vehicles. Trees may be clustered to allow view corridors to internal buildings. Where possible, native trees will be preserved and incorporated into the perimeter buffer areas for screening and aesthetic enhancement of the project. Further, sidewalk improvements may be made (subject to FDOT review and utility conflicts) to create a landscape area between the edge of the pavement of U.S. Highway 41 and the sidewalk.

- Where an access road for a drive-thru is located along U.S. Highway 41 within 75 feet of the right of way line, the developer must maintain a maximum 25 foot building setback from the U.S. Highway 41 right-of-way, with a landscaper buffer to obscure the drive areas as well as the vehicles. Trees may be clustered to allow view corridors to internal buildings. Where possible, native trees will be preserved and incorporated into the perimeter buffer areas for screening and aesthetic enhancement of the project. Further, sidewalk improvements may be made to create a landscape area between the edge of the pavement of U.S. Highway 41 and the sidewalk (subject to FDOT review, utility conflicts and spacing issues).

- Where buildings along Williams Road or Pelican Sound Boulevard are designed such that parking areas are in front of the building, an enhanced 30 foot buffer consisting of a minimum ten (10) trees and thirty (30) shrubs per 100 linear feet, will be installed at the time of development with

a ±2 feet undulating landscaped berm, to adequately screen parking areas from view (Typical Section B). This is not intended to block visual corridors to the buildings, but is intended to screen parking areas. Trees may be clustered to allow view corridors to internal buildings. Where possible, native trees will be preserved and incorporated into the perimeter buffer areas for screening and aesthetic enhancement of the project.

- The height of required trees within buffers shall be 12 feet overall in height. Canopy trees shall have a 4 foot canopy spread at the time of planting.

- Landscape buffers, berms, fences and walls, where applicable, must be constructed along the perimeter of the Paradise Shoppes of Estero boundary concurrent with site development within each vista area or anchor parcel respectively.

- Sidewalks, signage, water management systems, drainage structures, project architectural features, lighting and utilities will be permitted within perimeter landscape buffers.

- Perimeter landscape berms located within the Paradise Shoppes of Estero boundary and contiguous to a property line and/or right-of-way line may be constructed such that they encroach into the right-of-way when approved by the applicable owner or agency.

- The developer and adjacent landowners endeavor to provide a unified homogenous landscape and entry feature for Pelican Sound Boulevard. The entry feature will be designed to compliment the Paradise Shoppes of Estero project.

C. Internal

Per LDC Sections 34-1042 thru 34-1047, internal landscaping will be provided to minimize hardscaped areas, both visually and physically, accentuate entryways, define pedestrian areas and enhance the pedestrian walkway system. In all landscaped areas, existing native trees will be preserved.

PARADISE SHOPPES OF ESTERO

U.S. 41 Parking/Pedestrian/U.S. 41 Circulations Retail Shops Entrance

Entrance from U.S. 41

Creation of Focal Points

Signage

A. All signs shall be of consistent architectural style and shall feature like building materials and sign structures. Sign Structures will be uniform in size, color and building material.

B. All signs will comply with the land development code sign guidelines at the time of the issuance of the sign permit.

PARADISE SHOPPES OF ESTERO

RECOMMENDED PLANTS - Native Trees (Med. & Large)

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Acacia choriophylla	Cinnecord	Juniperus silicicola	Southern Red Cedar
Acacia farnesiana	Sweet Acacia	Juniperus virginiana	Red Cedar
Acer rubrum	Red Maple	Laguncularia racemosa	White Mangrove
Acer saccharum subs. Floridanum	Florida Maple	Liriodendron tulipifera	Tulip Poplar
Annona glabra	Pond Apple	Magnolia grandiflora	Southern Magnolia
Betula nigra	River Birch	Magnolia virginiana	Sweet Magnolia
Bourreria succulenta	Strongbark	Morus rubra	Red Mulberry
Bursera simaruba	Gumbo Limbo	Myrcanthes fragrans	Simpson Stopper
Celtis laevigata	Sugarberry	Nyssa sylvatica	Black Gum
Cercis canadensis	Red Bud	Persea palustris	Florida Red Bay
Chionanthus virginicus	White Fringetree	Pinus elliottii	Slash Pine
Chrysobalanus icaco	Cocoplum	Pinus elliottii 'densa'	South Florida Slash Pine
Chrysophyllum oliviforme	Satin Leaf	Pinus palustris	Longleaf Pine
Citharexylum spinosum	Fiddlewood	Pinus taeda	Loblolly Pine
Clusia rosea	Pitch Apple	Piscidia piscipula	Jamaica Dogwood
Cocoloba diversifolia	Pigeon Plum	Plantanus occidentalis	Sycamore
Cocoloba uvifera	Seagrape	Prunus angustifolia	Chickasaw Plum
Conocarpus erectus	Buttonwood	Prunus caroliniana	Cherry Laurel
Cordia sebestena	Geiger Tree	Prunus myrtifolia	West Indian Cherry
Cornus florida	Dogwood	Quercus alba	White Oak
Diospyros virginiana	Persimmon	Quercus falcata	Southern Red Oak
Eugenia axillaris	White Stopper	Quercus laurifolia	Laurel Oak
Eugenia confusa	Redberry Stopper	Quercus michauxii	Swamp Chestnut Oak
Eugenia foetida	Spanish Stopper	Quercus nigra	Water Oak
Eugenia rhombea	Red Stopper	Quercus shumardii	Shumard Oak
Gordonia lasianthus	Loblolly Bay	Quercus virginiana	Live Oak
Guaiacum sanctum	Lignum Vitae	Rhizophora mangle	Red Mangrove
Gymnanthes lucida	Crabwood	Salix caroliniana	Coastal Plain Willow
Hibiscus tiliaceus	Mahoe	Sapindus saponaria	Wingleaf Soapberry
Ilex cassine	Dahoon Holly	Schaefferia frutescens	Florida Boxwood
Ilex opaca	American Holly	Sideroxylon foetidissimum	Mastic
Ilex vomitoria	Yaupon Holly	Sideroxylon salicifolium	Willow Bustic
Ilex x attenuata	East Palatka Holly	Swietenia mahagoni	Mahogany
Jacquinia keyensis	Joewood	Taxodium distichum	Bald Cypress
		Ulmus alata	Winged Elm
		Ulmus americana var. floridana	Florida Elm
		Viburnum obovatum	Walter's Viburnum

PARADISE SHOPPES OF ESTERO

RECOMMENDED PLANTS - Native Shrubs

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Ardisia escallonioides	Marlberry		
Baccharis halimifolia	Saltbush		
Calicarpa americana	Beautyberry		
Capparis cynophallophora	Jamaican Caper		
Cassia ligustrina	Privet Cassia		
Cephalanthus occidentalis	Buttonbush		
Clethera alnifolia 'Ruby Spice'	Sweet Pepperbush		
Cordia globosa	Bloodberry		
Cyrilla racemiflora	Titi		
Dodonaea viscosa	Varnishleaf		
Erithalis fruticosa	Black Torch		
Ernodia littoralis	Beach Creeper		
Erythrina herbacea	Coral Bean		
Foresteria segregata	Florida Privet		
Genipa clusiifolia	Seven-Year-Apple		
Hamelia patens	Firebush		
Hypericum spp.	St. John's Wort		
Illicium floridanum	Florida Anise		
Itea virginica	Virginia Sweetspire		
Iva frutescens	Marsh Elder		
Lantana involucrata	Native White Lantana		
Licania michauxii	Gopher Apple		
Lyonia lucida	Fetterbush		
Myrica cerifera	Wax Myrtle		
Opuntia spp.	Prickly Pear		
Psychotria nervosa	Wild Coffee		
Randia aculeata	White Indigo Berry		
Rapanea punctata	Myrsine		
Rivina humilis	Rouge Plant		
Sambucus simpsonii	Elderberry		
Scaevola plumieri	Scaevola		
Sophora tomentosa	Necklace Pod		
Stachytarpheta jamaicensis	Blue Porterweed		
Styrax americanus	Snowbell		
Suriana maritima	Bay Cedar		
Yucca aloifolia	Spanish Bayonet		
Zamia pumila	Coontie		

PARADISE SHOPPES OF ESTERO

RECOMMENDED PLANTS - Native Grasses

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Andropogon brachystachys	Shortspike Bluestem		
Eragrostis elliottii	Elliot Love Grass		
Eragrostis spectabilis	Purple Love Grass		
Muhlenbergia capillaris	Muhly Grass		
Sorghastrum secundum	Lopsided Indiangrass		
Spartina bakeri	Sand Cordgrass		
Tripsacum dactyloides	Fakahatchee Grass		
Tripsacum floridanum	Florida Gamma Grass		
Uniola paniculata	Sea Oats		

PARADISE SHOPPES OF ESTERO

RECOMMENDED PLANTS - Native Ferns

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Acrostichum danaeifolium	Leather Fern		
Blechnum serrulatum	Swamp Fern		
Ctenitis sloanei	Florida Tree Fern		
Nepherolepsis spp.	Swordfern/Boston Fern		
Osmunda regalis	Royal Fern		
Pteridium aquilinum	Bracken		

PARADISE SHOPPES OF ESTERO

RECOMMENDED PLANTS - Native Aquatics

(The Plants Listed Range from Zones 9, 10 and 11)

Botanical Name	Common Name	Botanical Name	Common Name
Canna flaccida	Yellow Canna		
Equisetum spp.	Horsetail		
Juncus effusus	Soft Rush		
Nuphar luteum	Spatterdock		
Nymphaea odorata	White Water Lily		
Pontederia lanceolata	Pickerelweed		
Sagittaria spp.	Arrowhead		
Scirpus spp.	Giant Bulrush		
Thalia geniculata	Alligator Flag		

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

EXHIBIT 6-G

DCI 2005-00004

Camargo MPD – North Parcel
A Mixed-Use Planned Development

RECEIVED
JAN 19 2005
PERMIT COUNTER

Lee Plan Compliance
January 2005

The subject property is located in Section 33, Township 46, Range 25 in Lee County and has a Future Land Use Map designation of Suburban. This land use category is designated in areas where the Lee Plan deems it appropriate to locate a mixture of residential and commercial uses that serve as protection from the more urbanized type of land uses.

This property was previously rezoned to MPD however, the commercial portion of the project did not commence within the time period required as outlined in Section 34-381 of the Lee County Land Development Code. Hence, the applicant is requesting approval of the **northern commercial portion** of the project as revised in the Master Concept Plan.

The development proposal specifically addresses the following Lee County Comprehensive Plan requirements:

- **Policy 1.1.5: Suburban**

The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This Land Use designation limits commercial development to neighborhood centers and does not permit industrial land uses.

This application is for the northern commercial parcel of the Camargo Trust site (Resolution Z-98-029) and is completely separate from the recently approved re-zoning of the southern commercial property now known as Paradise Shoppes of Estero. These two commercial areas are separated by Pelican Sound Drive which is classified as a collector roadway. Therefore, this request falls within the Neighborhood Center limitation of this policy.

- **Policy 2.1: Development Location**

The proposed development has existing or approved contiguous development to the north, south, east and west and is described as the following:

North: Corkscrew Village Shopping Center CPD and South Estero Commercial Center CPD, which consist of retail, office and storage uses.

West: Pelican Sound Residential Community

East: Proposed North Point Mixed-Use Development

South: Assisted Living Facility; Proposed Paradise Shoppes of Estero (Camargo MPD); Coconut Point DRI/MPD approved for retail, office, hotel and residential uses.

ATTACHMENT D

The proposed development serves as an infill to other existing or approved commercial areas and residential neighborhoods adjacent to and along Corkscrew Road and US 41. The proposed development is within an area where services are already available, and would effectively use the public investment of infrastructure in this area.

- **Policy 2.1.3: All Development Must Comply with the 2020 Overlay**

According to the Division of Planning, there is currently a sufficient allocation of commercial and residential acres in this area to support the proposed development. No change is being requested as part of the Comp Plan Amendment.

- **Policy 2.2.1: New Development To Provide Required Infrastructure**

All necessary infrastructure is available at or near the proposed project, and the developer will undertake any improvements that may be required to connect the project to these existing services.

- **Policy 4.1.1: Requires Developments To Be Well Integrated And Functional**

The proposed development is planned to be designed to function easily for both pedestrian and vehicular movement. Buildings and pedestrian ways will be located to achieve this purpose, and to create an aesthetically appealing project.

- **Goal 5: Residential Land Uses**

The proposed residential component of this northern parcel of the overall MPD furthers the intent of this goal of providing variety in housing types in an area that is convenient to shopping and pedestrian friendly via the mixed planned development nature of the entire development.

As mentioned previously, the residential portion of this mixed-use development was approved in 1998 and is currently seeking a Development Order. The proposed 42 residential units are part of the originally approved 300 units as permitted through Resolution Z-98-029.

- **Policy 5.1.2: Physical Constraints or Hazards**

All units will be built to appropriate elevations to minimize the risk of flood, and adequate water storage capacity will be provided on site.

- **Goal 6: Commercial Land Uses**

The proposed commercial uses for this overall development are consistent with this plan goal of permitting orderly and well-planned commercial development at appropriate locations within the County.

- **Policy 6.1.1: Commercial Development Review Criteria**

The proposed development parcels located within this project will be reviewed for traffic and access, landscaping, screening and buffering, availability of service, compatibility and environmental considerations. The Traffic Impact Statement has demonstrated that there will be a decrease in impacts from what is already approved under the existing zoning. In addition, adequate transportation and access exists, and public utilities are in place to service this project. As

summarized within the Traffic Impact Statement, the proposed MPD will not have a detrimental effect on the surrounding roadway system. All other issues of landscaping, screening and detailed traffic issues will be addressed at the Development Order stage.

- **Policy 6.1.2.2: Commercial Site Location Criteria**

  The proposed commercial development will meet Policy 6.1.2.2 in terms of function, location, site area and gross floor area proposed. The location of the project, at the northwest intersection of a collector (Pelican Sound Drive) and an arterial (US 41) meets the location requirements of this policy for a neighborhood commercial development. Please see the attached Functional Classification Analysis.

- **Policy 6.1.3: Planned Development Requirements**

  The proposed commercial uses are being submitted as a Mixed-Use Planned Development. The proposed Master Concept Plan and permitted uses ensure that the project will provide for visual harmony and screening, utilize joint parking, avoid negative impacts, and provide the necessary services and facilities.

- **Policy 6.1.4: Commercial Compatibility**

  The commercial uses proposed for the property are compatible with the existing and proposed adjacent commercial properties to the north, west, east and south. The design of the project, combined with the Property Development Regulations, will ensure compatibility between internal uses.

- **Policy 6.1.5: Commercial Traffic-Carrying Capacity**

  The design of this project will protect the traffic-carrying capacity of the roads and streets by clustering similar uses both internally and to adjacent properties and observing setback requirements of existing rights-of-way as specified in the Property Development Regulations. The project proposes ingress and egress from US 41 and Pelican Sound Boulevard, providing convenient access for surrounding property owners located on the west side of US 41.

- **Policy 6.1.6: Commercial LDR's**

  The commercial parcels will meet the landscaping and architectural regulations contained within the Land Development Code and the Estero Overlay Districts. Additionally, the project's Property Development Regulations have been established to ensure adequate open space, setbacks and spacing.

- **Goal 11: Water, Sewer, Traffic and Environmental Review**

  The proposed development will be proven to be consistent with Goal 11 through the provision of letters of capacity and availability of service from the water and sewer providers. In addition, a Traffic Impact Statement and an environmental assessment that examines the existing conditions and impacts are submitted as part of this application.

- **Objective 19.2: Commercial Land Uses**

  The proposed development will maintain a unified architectural theme that will meet the intent of the Estero Community Plan. The proposed development is compatible with all adjacent uses – commercial and mixed use developments. We are not asking for any deviations in landscaping, architecture, lighting, or signage.

- **Policy 19.2.2:** The proposed development meets site location standards.

- **Policy 19.2.6:** Where possible, the proposed development will provide automobile, pedestrian and bicycle interconnects to adjacent properties.

- **Objective 19.5: Public Participation**

  A formal meeting with local residents is pending. We understand that final approval of this rezoning cannot be issued until community meetings have taken place.

- **Goal 77: Resource Protection**

  The proposed development has demonstrated compliance with this Goal through the submission of the environmental analysis and protected species survey in 1998. The proposed project will incorporate all applicable land development regulations and other permit requirements as the project proceeds through the development order process.

In review of these goals and policies, the proposed development will be in compliance with the Lee Plan if approved.

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

RECEIVED
JAN 19 2005
PERMIT COUNTER

EXHIBITS 6-H AND 6-I

Camargo MPD
North Parcel
Rezoning Description, Purpose and Intent:
January, 2005

DCI2005-00004

A. Introduction:

This application is for approval of an amendment to the **northern commercial portion,** which consists of ±10.95 acres of an 80- acre+/- Mixed-Use Planned Development known as Camargo MPD. The purpose of this amendment is to reinstate a previously approved MPD zoning designation that recently expired, and to amend the master concept plan for the northern commercial portion of the development.

In 1998, the 80-acre site was rezoned to MPD to permit a mixed use development consisting of residential units, retail and office space, a hotel/motel and an assisted living facility. While the residential portion of this project moved forward, the commercial portion did not commence within the five-year time period allowed upon zoning approval. Hence, the applicant is requesting consideration of approval for rezoning of the northern commercial portion of this project so that completion of the mixed-use development might occur. The proposed zoning designation will remain MPD.

The southern commercial portion of the Camargo MPD property was recently approved and is known as Paradise Shoppes of Estero. The subject of this application is a distinctly separate application and is separated from the southern commercial portion of the development by Pelican Sound Drive.

B. Location:

The project is located in the northwest corner of the intersection of U.S. 41 and Pelican Sound Boulevard, in Estero, providing direct access to both roadways. The project is within the Suburban Future Land Use category and falls within the boundaries of the Estero Planning Community. The northern commercial portion of the project runs north to south along US 41 and consists of approximately 11 acres.

C. Adjacent Uses:

The subject property is in an area that is experiencing rapid growth and development. The proposed development has existing or approved contiguous development to the north, south, east and west. The property to the east, directly across US 41 approved for a mixed-use

development of regional impact to be known as North Point.

To the west of the subject property is the single and multi-family development known as Pelican Sound. To the south of the subject property is the south commercial portion of the Camargo MPD, recently approved and known as Paradise Shoppes of Estero. The western/southwestern portion of the subject parcel is approved for development as a residential community to be known as The Meadows.

D. Proposed Uses:

Due to rapid growth, the area is being developed residentially and commercially as opposed to the agricultural uses of the past. This is evident by the development of surrounding properties. In keeping with this trend and providing needed services, the proposed uses for the commercial MPD will be a combination of retail and office with a residential component.

E. Zoning Justification:

As required by 34-145(d) of the LDC, the proposed development complies with all applicable Lee Plan, Land Development Code and other codes or regulations. A brief description of how the proposed development satisfies these criteria is presented below. A more comprehensive analysis of how the project complies with the Lee Plan is presented in Exhibit II-E-2.

1. This project has been designed and located to ensure that it meets or exceeds all level of service standards for public infrastructure.

   a. Water and Sewer:

   Water and Sewer service is currently available in the area via Lee County Utilities, and will be extended to the project.

   b. Transportation:

   The project will have direct access to US 41 and Pelican Sound Boulevard. I-75 is approximately 2.5 miles from the subject property and the airport is approximately 12 miles from the site.

   c. Fire Service:

   The Estero Fire and Rescue will provide emergency services to the project site.

2. In addition to providing adequate public services, the proposed development is consistent with the Lee Plan. Below is a brief description of how the commercial intensities are consistent with the Lee Plan and sound planning principles. For a more comprehensive analysis of Lee Plan consistency, refer to Exhibit II-E-2.

   In recent years, the area around the subject property has experienced rapid change. While the Estero Community contained mostly agricultural lands a few years ago, it has now

transitioned into predominately residential and commercial land uses. Surrounding properties have recently been rezoned as mixed use planned developments, allowing for intense levels of retail, office, hotel and residential uses.

Residential Land Use:

The proposed development provides for a housing component that provides variety to the previously approved single family residential component of the MPD, known as The Meadows. Its location furthers the mixed-use concept of providing housing that is convenient to shopping and employment.

Lee Plan Commercial Intensities:

The proposed development serves as an infill to other commercial and mixed-use developments along US 41 in Estero.

Located at the intersection of a Collector (Pelican Sound Boulevard) and Arterial roadway (US 41), this site is ideal for commercial development. In addition, the mixed-use nature of the entire development fits in with the adjacent North Point and Coconut Point DRI's.

3. The proposed development is within the Estero Planning Community. The mixed use nature of the proposed development implements the Estero Vision and furthers the intent of Lee Plan Goal 19 and the Overlays in the Land Development Code.

   Specifically, buildings along US 41 will exceed the required 25' setback. All parking areas along US 41 will be adequately screened with native landscape materials. Internal connectivity of parcels will be provided via drive aisles that provide movement within the overall development, thereby reducing repetitive access from adjacent roadways. In addition to external vehicular access from US 41, ingress and egress will be provided from Pelican Sound Boulevard, providing easy access from residential properties west of US 41. The project will meet all architectural guidelines that are applicable to the Estero Overlay districts.

4. This proposed development meets or exceeds all of the requirements of the LDC. The specific Land Development Code policies addressed by this application are submitted below:

   - Section 10-415 (open space)
   - Section 10-416 (buffer requirements)
   - Section 10-414 (submittal requirements)
   - Section 34-2020 (parking)
   - Section 34-935(b) (perimeter setbacks)
   - Section 34-1042 through 34-1047
   - Section 10-285 (TIS)
   - The proposed uses are all consistent with the uses permitted in a Mixed Use Planned

Development.

- Will comply with the regulations of Sec. 34-937 of the LDC.
- All necessary utilities are currently available in close proximity to the subject site, and have the capacity to serve the proposed development. This satisfies the requirements of Division 4 of Chapter 10 (utilities).
- The proposed development meets or exceeds all setback, height, and lot coverage requirements of Chapter 34.
- The planning efforts we have taken on this property adequately address the issues identified in Sec. 34-411 of the LDC.
- The requested density is specifically designed to meet the requirements of Sec. 34-413 of the LDC.
- Chapter 30 of the LDC limits signage.

5. In addition to complying with the specific requirements listed above, the proposed development also meets or exceeds several performance categories contained in the LDC. As detailed below, the project Master Plan sufficiently addresses compatibility with adjacent uses, impacts to natural resources, and the minimization of hazards or nuisances.

a. Compatibility with Surrounding Uses:

The proposed development is an in-fill project. There are existing and approved developments surrounding the subject property as well as the availability of public services. Because the project "fills in" an area surrounded by existing or approved development, special attention was paid to ensure that the proposed uses were compatible with all surrounding uses.

b. Impacts to Natural Resources:

There is no substantial indigenous vegetation existing on the site. At the time of the original planned development review of this project, indigenous preserve areas were identified in the western residential portion of the project site. These areas are reflected on the original master concept plan. This development, combined with the latest water management and mitigation techniques and full public infrastructure ensures that the limited environmental resources of the site will adequately be addressed.

c. Damage, Hazard or Nuisance:

Because the development will provide adequate environmental protection, open space, and perimeter buffering, no damage, hazard or nuisances should be expected to adjacent uses.

G. Summary:

As detailed in Section 34-145(d)(3) of the Land Development Code, the attached application demonstrates the following:

1. The applicant is entitled to the rezoning because it is consistent with the Lee Plan, Land Development Code, and other applicable codes or regulations;

2. The request will meet or exceed all performance and location standards;
3. The request is consistent with the densities, intensities and general uses set forth in the Lee Plan;
4. The request is compatible with the existing or planned uses in the surrounding areas;
5. Adequate infrastructure exists to accommodate this development; and
6. The request will not adversely affect environmentally critical areas and natural resources.

Based on compliance with these, and other regulations, we respectfully contend that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities, and that the urban facilities are available and adequate to serve the proposed land use at the proposed densities and intensities. Similarly, the proposed mix of uses is appropriate at the subject location, and is compatible with existing or planned uses in the surrounding area. For these reasons, the requested MPD should be approved.

DCI2005-00004

RECEIVED
SEP 29 2005

Exhibit 6-M
Camargo MPD
North Commercial Parcel
Schedule of Uses
September 2005

CHANGES PER ECPP DISCUSSIONS HIGHLIGHTED IN RED

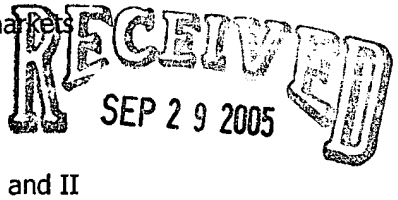
NO OUTDOOR SALES, DISPLAY OR STORAGE EXCEPT FOR OUTDOOR DINING
ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)
ADMINISTRATIVE OFFICES
ATM (automatic teller machine)
AUTO PARTS STORE – Limit 1, without installation services
~~AUTOMOBILE SERVICE STATION Limited to one only w/ convenience store and car wash.~~
BANKS AND FINANCIAL ESTABLISHMENTS [LDC Section 34-622(c)(3)]: Groups I and II
BOATS:
    Boat parts store – Limit 1
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441 *et seq.*)
BUSINESS SERVICES [LDC Section 34-622(c)(5)]: Group I
CAR WASH ~~Restricted to Automobile Service Station parcel in conjunction with convenience store.~~
CLEANING AND MAINTENANCE SERVICES [LDC Section 34-622(c)(7)] – all uses must be indoors
CLOTHING STORES, general [LDC Section 34-622(c)(8)]
CLUBS:
    Commercial
    Fraternal, membership organization (LDC Section 34-2111)
    Private (LDC Section 34-2111)
COMPUTER AND DATA PROCESSING SERVICES
CONSUMPTION ON PREMISES (LDC Section 34-1261 *et seq.*)
CONVENIENCE FOOD AND BEVERAGE STORE - limited to one convenience store and one upscale liquor store. Must maintain overall project architectural and landscape theme. No gas pumps.
CULTURAL FACILITIES [LDC Section 34-611(c)(10)]
DAY CARE CENTER, CHILD, ADULT
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE – no drive-through to be located between a building and U.S. 41 or a building and Pelican Sound Blvd. Drive-through must be screened from view from U.S 41 and Pelican Sound Blvd. Limited to two.
DRUGSTORE, PHARMACY Limit of one store for the project.
DWELLING UNITS, MULTI-FAMILY, Limited to 42
ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 *et seq.*)
ESSENTIAL SERVICES (LDC Sections 34-1611 *et seq.*, and 34-1741 *et seq.*)
ESSENTIAL SERVICE FACILITIES [LDC Section 34-611(c)(13)]: Group I (LDC Sections 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
EXCAVATION: Water retention (LDC Section 34-1651)
FENCES, WALLS (LDC Section 34-1741)
FOOD AND BEVERAGE SERVICE, LIMITED
FOOD STORES [LDC Section 34-622(c)(16)]: Group I
HARDWARE STORE Restricted to 20,000 sf or less.

~~HEALTH CARE FACILITIES [LDC Section 34-622(c)(20)]: Groups I – III~~
HOBBY, TOY AND GAME SHOPS [LDC Section 34-622(c)(21)]
HOUSEHOLD AND OFFICE FURNISHINGS [LDC Section 34-622(c)(22)], Groups I and II
Household use shall remain per code and the Office Furnishing shall be similar to Kinko's, Office Depot, Office Max or any other like kind facility. Large newspaper printing facilities will be prohibited.
INSURANCE COMPANIES [LDC Section 34-622(c)(23)]
LAUNDRY OR DRY CLEANING [LDC Section 34-622(c)(24)]:Group I
LAWN AND GARDEN SUPPLY STORES (LDC Section 34-2081)
LIBRARY
MEDICAL OFFICE
MODELS:
Model unit (LDC Section 34-1951 *et seq.*)
NONSTORE RETAILERS [LDC Section 34-622(c)(30)], All Groups
PACKAGE STORE (LDC Section 34-1261 et seq.) Freestanding stores will are prohibited.
PAINT, GLASS AND WALLPAPER
PARKS [LDC Section 34-622(c)(32)]: Groups I and II
PARKING LOT:
Accessory
Garage, public parking
Temporary (LDC Section 34-2022)
PERSONAL SERVICES [LDC Section 34-622(c)(33)]: Groups I – III, limited to the following:
GROUP I
ATM's (automatic teller machines)
Barbershops or beauty shops
Clothing alterations and repair, including dressmakers, seamstresses and tailors
Laundry agents wherein the establishment may do its own pressing and finish work but the laundering or dry cleaning is performed elsewhere
Photo agents where in drop-off and pickup film processing services are provided but the actual processing and developing is done elsewhere
Shoe repair services wherein shoe repair or shoe shining for individual customers is performed
GROUP II. The following uses are permitted provided that lodging facilities or resorts are not included:
Beauty spas
Health clubs or spas
Massage establishments
Reducing or slenderizing salons
Steam or Turkish baths
GROUP III. Establishments primarily engaged in the sale, rental or service of health-related devices such as:
Artificial limbs
Crutches
Hearing aids
Hospital beds
Optical supplies
Orthopedic supplies
Wheelchairs
PET SERVICES Outdoor enclosures and dog runs are prohibited.
PET SHOP Outdoor pens, enclosures and dog runs are prohibited.
PHARMACY
POST OFFICE
PRINTING AND PUBLISHING [LDC Section 34-622(c)(36)]

DCI2005-00004
RECEIVED
SEP 29 2005

REAL ESTATE SALES OFFICE (LDC Sections 34-1951 et seq., and 34-3021)
RESIDENTIAL ACCESSORY USES [LDC Section 34-622(c)(42)] (LDC Section 34-1171 *et seq.*) –
decks, patios and screen enclosures
RECREATIONAL FACILITIES: Private, On-Site
RECREATION FACILITIES, Commercial [LDC Section 34-622(c)(38)]: Groups II and IV
RELIGIOUS FACILITIES (LDC Section 34-2051 et seq.)
RENTAL OR LEASING ESTABLISHMENT [LDC Section 34-622(c)(39)]: Groups I and II (LDC Section 34-1201 et seq., 34-1352, and 34-3001 et seq.) – indoor storage only
GROUP I
Beach chairs, umbrellas and similar facilities
Bicycles
Mopeds and scooters
Passenger car pickup and drop off (no maintenance or repairs, limited storage only)
GROUP II. Household.
Appliances
Bicycles
Costumes
Furniture
Garden equipment
Movies, videotapes and similar home entertainment
Party or banquet supplies
Tools and equipment primarily for home use
REPAIR SHOPS [LDC Section 34-622(c)(40)]: Groups I and II
RESEARCH AND DEVELOPMENT LABORATORIES [LDC Section 34-622(c)(41)]: Groups II and IV
RESTAURANT, FAST FOOD - Limited to one only
RESTAURANTS [LDC Section 34-622(c)(43)]: Groups I, II and III
SCHOOLS:
Commercial [LDC Section 34-622(c)(45)] (LDC Section 34-2381)
~~SELF-SERVICE FUEL PUMPS- Restricted to Automobile Service Station parcel.~~
SIGNS per Estero signage regulations
SOCIAL SERVICES [LDC Section 34-622(c)(46)]: Group I only
SPECIALTY RETAIL SHOPS [LDC Section 34-622(c)(47)]: Groups I-IV
STUDIOS [LDC Section 34-622(c)(49)]
TEMPORARY USES (LDC Section 34-3041 et seq.)
Lighting for special outdoor events
Christmas tree sales
Contractor's sales office and storage trailer
Ancillary use of parking lots or sidewalks for special events such as but not limited to
Sidewalk sales
Seasonal promotions
Excludes: vehicle displays, carnivals or flea markets
Cooking/food/cultural events
Local fund raising car washes
Concerts
THEATER, indoor only (LDC Section 34-2471 et seq.)
USED MERCHANDISE STORES [LDC Section 34-622(c)(54)]: Groups I and II
VARIETY STORE

DCI2005-00004



DCI 2005-00004

RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

Schedule of Deviations
Camargo North 10 Acres
Exhibit 6N

Revised
March 2006

1. **A deviation to Section 10-415(b)(1) which requires 50 percent of the open space percentage requirement be provided through the onsite preservation of existing native vegetation communities to permit the preservation of 10 acres in accordance with Resolution Z-98-029.**

   Justification: The indigenous preservation requirement for the entire development site requires preservation of 15 acres, 10 of which have been provided in the residential portion of the Master Concept Plan and was the amount approved through the original MPD. The remaining commercial portions of the site do not contain indigenous preserve areas and while they do contained scattered, individual native trees, preservation of these trees cannot be provided due to site design requirements for project development.

2. **Deviation from LDC Section 10-329(d)(3), which requires a 50-foot excavation setback of any private property line under separate ownership to allow for a setback of 20 feet.**

   Justification: The primary water management area for the project site in both options has been located along the western property line as a means of further separating/buffering the proposed development from the adjacent residential development to the west. This location also works ideally with the drainage pattern and system previously set up in the original Camargo MPD.

   In order to maximize the development potential of the project site, the applicant requests consideration of a reduced lake setback.

   Access to this area of the project site will be deterred via the proposed wall and landscape and will not create a public safety issue.

3. **Deviation from LDC Section 10-416(d)(3) which requires a 15-foot buffer between commercial and residential development to allow for a 10-foot buffer along the east property line of Parcel 8.**

   The residential component proposed on Parcel 8 in Option B is a mixed use component of the overall development plan for the site. The proposed parking garage will be utilized by both the residential and the commercial users of the site and it is the intent of the applicant to provide for a sense of a unified

development rather than two separate components. A ten-foot buffer will provide for aesthetic enhancement between the garage and the residential units, while still allowing for unification of the project site. As an urban infill project, the typical residential buffer negates the intent of providing for a true unified mixed use development.

4. Previously Approved Deviations:

Please see Resolution Number Z-98-029. All deviations from this previous resolution will continue to apply.

DCI 2005-00004

RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

EXHIBIT 6-L

TRAFFIC IMPACT STATEMENT

FOR

PARADISE GROUP PARCEL
(a/k/a CAMARGO TRUST PARCEL)

RECEIVED
JAN 19 2005
PERMIT COUNTER

PROJECT NO. 0401.18

DCI 2005-00004

PREPARED BY:
Metro Transportation Group, Inc.
12651 McGregor Boulevard, Suite 4-403
Fort Myers, Florida 33919-4489
239-278-3090

March 8, 2004

METRO

CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. CONCLUSION

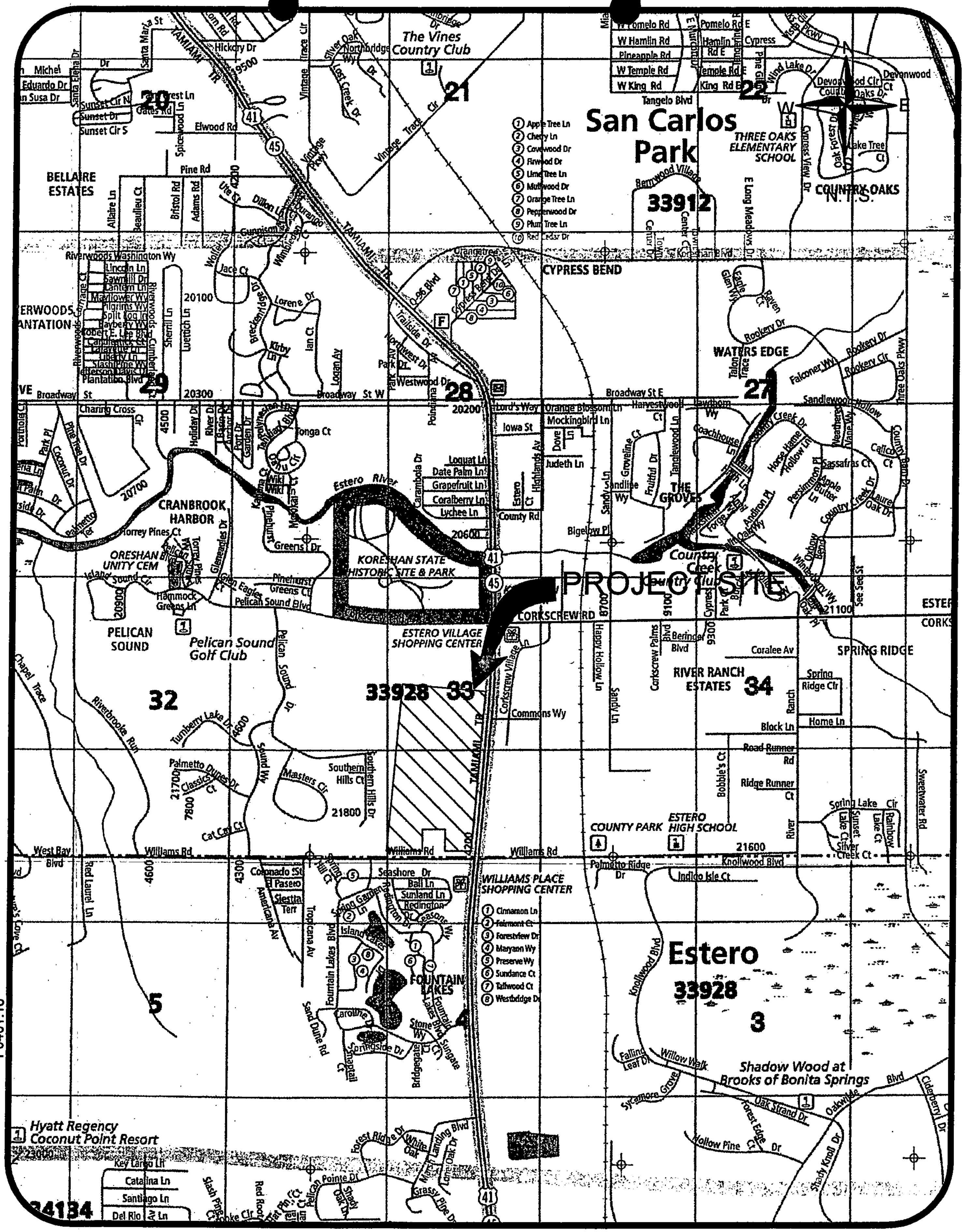
I. INTRODUCTION

Metro Transportation Group, Inc. (Metro) has conducted a traffic impact analysis to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking approval for Zoning. The development site is located on the west side of U.S. 41 north of Williams Road in the Estero area of Lee County, Florida. The site location is illustrated on **Figure 1**.

This traffic impact study is for the submittal of two (2) separate zoning applications. Each application is separate and distinct however they both have a common thread in each parcel is currently part of a single MPD that was approved in 1998 under Zoning Resolution Z-98-029 (Camargo Trust MPD). The first application is simply a renewal and modification of the original MPD plan with some changes in the maximum thresholds and permitted uses. The second application will be to add additional retail floor area to the MPD Master Concept Plan for a portion of the property near the northern boundary. For purposes of this TIS, the development of both applications was considered under one traffic analysis since the MPD will continue to share access to the public roadway system. A meeting was held with Community Development Staff to reach an agreement on the methodology for a single transportation analysis.

For tracking purposes, the first application will simply be called the "Paradise Group MPD" since it is in fact a modification to the existing MPD. The original zoning of the property expired, however the residential portion of the project was allowed to maintain the zoning in order for that portion of the property to be developed with multi-family residential units. The second application will be referred to as the "Camargo Trust MPD".

The following report will examine the anticipated trip generation of the proposed overall development and evaluate the impact the additional trips will have on the surrounding roadway network.



F0401.18

PROJECT LOCATION MAP
PARADISE / CAMARGO MPD

Figure 1

II. EXISTING CONDITIONS

The subject site is currently vacant. Williams Road and an existing Adult Assisted Living Facility, called the Lifecare Center of Estero, border the site to the south. To the north, the site is bordered by vacant land and the Covered Wagon Trail Trailer Park, to the east the site is bordered by U.S. 41, and across U.S. 41 is the proposed North Point Development of Regional Impact (DRI). To the west, the site is bordered by the Pelican Sound Golf and Country Club, a gated residential golf course community. The site is bi-sected by Pelican Sound Boulevard, a four lane divided roadway that serves as the primary access to the Pelican Sound Golf and Country Club (a/k/a River Ridge). The first zoning application is for the entire parcel while the second application will be limited to the portion of the site to the north of Pelican Sound Boulevard and east of the multi-family uses approved on the Master Concept Plan (to be referred to as the "northern parcel").

U.S. 41 is a currently under construction to be widened to a six-lane divided arterial in the area of the subject site. At the unsignalized intersection of Pelican Sound Boulevard, U.S. 41 will have a northbound left turn lane and a southbound right turn lane. Signalized intersections exist to the north of the site at Corkscrew Road and to the south at Williams Road. U.S. 41 will have a posted speed limit of 50 mph adjacent to the subject site and is under the jurisdiction of the Florida Department of Transportation (~~FDOT~~).

Williams Road is a two lane Collector road that extends east from it's terminus into the West Bay Club gated golf course residential community just over one mile west of U.S. 41. East of U.S. 41, Williams Road extends to Three Oaks Parkway and serves as a primary access to Estero High School. Williams Road has a posted speed limit of 35 mph west of U.S. 41 and is under the jurisdiction of Lee County.

In order to obtain a better understanding of the peak hour traffic conditions that exist at the Pelican Sound Boulevard/U.S. 41 intersection, Metro conducted a weekday midday and P.M. peak hour traffic count at the subject intersection in February, 2004.

III. PROPOSED DEVELOPMENT

The proposed zoning applications consist of two (2) applications, as discussed in the Introduction of this report. The first application, called the Paradise Group application, will modify the existing MPD and either eliminate or reduce the intensity of several uses permitted on the subject site. The second application will then add uses to the northern section of the property, or that portion of the property that lies north of Pelican Sound Boulevard.

Table 1 indicates the size and uses that are currently approved in the MPD (Resolution Z-98-029). Also indicated in Table 1 are the uses that are being requested as part of the first re-zoning application and the bottom portion of Table 1 indicates the size and uses that are being requested as part of the second re-zoning application.

Table 1
Paradise Group/Camargo MPD
Land Uses
Permitted and Requested

Land Use	Size
Permitted Under Z-98-029	
Office	200,000 s.f.
Retail	100,000 s.f.
Multi-Family Residential	300 Units
Hotel	105 Rooms
Assisted Living Facility	500 Beds
Paradise Re-Zoning Application (Total Parcel)	
Retail	100,000 s.f.
Multi-Family Residential	300 Units
Camargo Re-Zoning Application (Northern Parcel Only)	
Office	25,000 s.f.
Retail	75,000 s.f.

Therefore, in order to complete on transportation analysis, the two zoning applications were combined since they will share common infrastructure, including access to the public roadways. **Table 2** indicates the overall density that was analyzed as part of this Traffic Impact Statement. It should be noted that the zoning for multi-family portion of

the MPD did not expire and this portion of the project has recently been granted a Development Order. The Development Order for the residential portion of the site does not include the maximum permitted 300 units. The Developer of the north parcel would like the flexibility to move the remaining units (with the cumulative count not to exceed 300 units) to the "northern parcel" as part of the second application. This will have no impact on the trip generation, since the overall use remains at 300 multi-family residential units.

Table 2
Paradise Group/Camargo MPD
Land Uses
Combined Applications

Land Use	Size
Office	25,000 s.f.
Retail	175,000 s.f.
Multi-Family Residential	300 Units

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 7th Edition. Land Use Code 710 (General Office) was used for the office use, Land Use Code 820 (Shopping Center) was used for the retail uses and Land Use Code 230 (Multi-Family Residential) was used for the multi-family units. The trip generation equations for these proposed land uses are located in the Appendix of this report for reference. **Table 3** indicates the number of trips anticipated to be generated by the proposed combined re-zoning applications.

Table 3
Trip Generation
Paradise Group/Camargo Applications

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Office	50	10	60	15	90	105	460
Retail	135	85	220	435	470	905	9,770
Multi-Family	20	105	125	100	50	150	1,635
Total Trips	205	200	405	550	610	1,160	11,865

The trips indicated in Table 2 for the proposed zoning applications will not entirely be new trips to the adjacent roadway system. ITE estimates that retail centers of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. Lee County permits a maximum reduction in trips of thirty-percent (30%) due to "pass-by" trips.

For this analysis, the "pass-by" traffic was accounted for to determine the number of "new" trips the development will add to the surrounding roadways. **Table 4** summarizes the pass-by percentage for the proposed uses. **Table 5** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the "pass-by" trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the "pass-by" reduction, only the traffic added to the surrounding streets and intersections.

Table 4
Pass-by Trip Reduction Factors
Paradise Group/Camargo Applications

Land Use	Percentage Trip Reduction
Retail (LUC 820)	30%

Table 5
Trip Generation
Paradise Group/Camargo Applications

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Trip Generation	205	200	405	550	610	1,160	11,865
Less Pass-by Traffic	-60	-60	-120	-165	-185	-350	-3,560
Total New Trips	145	140	285	385	425	810	8,305

Based on the anticipated trip generation shown in Table 5, the development will be classified and analyzed based on the guidelines established for a development generating "more than 300 trip ends" during the peak hour by the Lee County Traffic Impact Statement Guidelines.

A comparison trip generation was also computed based on the intensity of the previously approved development. The zoning for the commercial portion of the MPD has since expired. As previously identified in Table 1, the previous MPD zoning permitted up to 300,000 square feet of commercial uses, of which 100,000 square feet could be retail. In addition, a hotel, ALF and the multi-family were permitted. **Table 6** indicates the number of "new" trips (Retail uses reduced by the same 30% pass-by rate) the project would have added to the roadway system should the previous MPD be restored as originally approved.

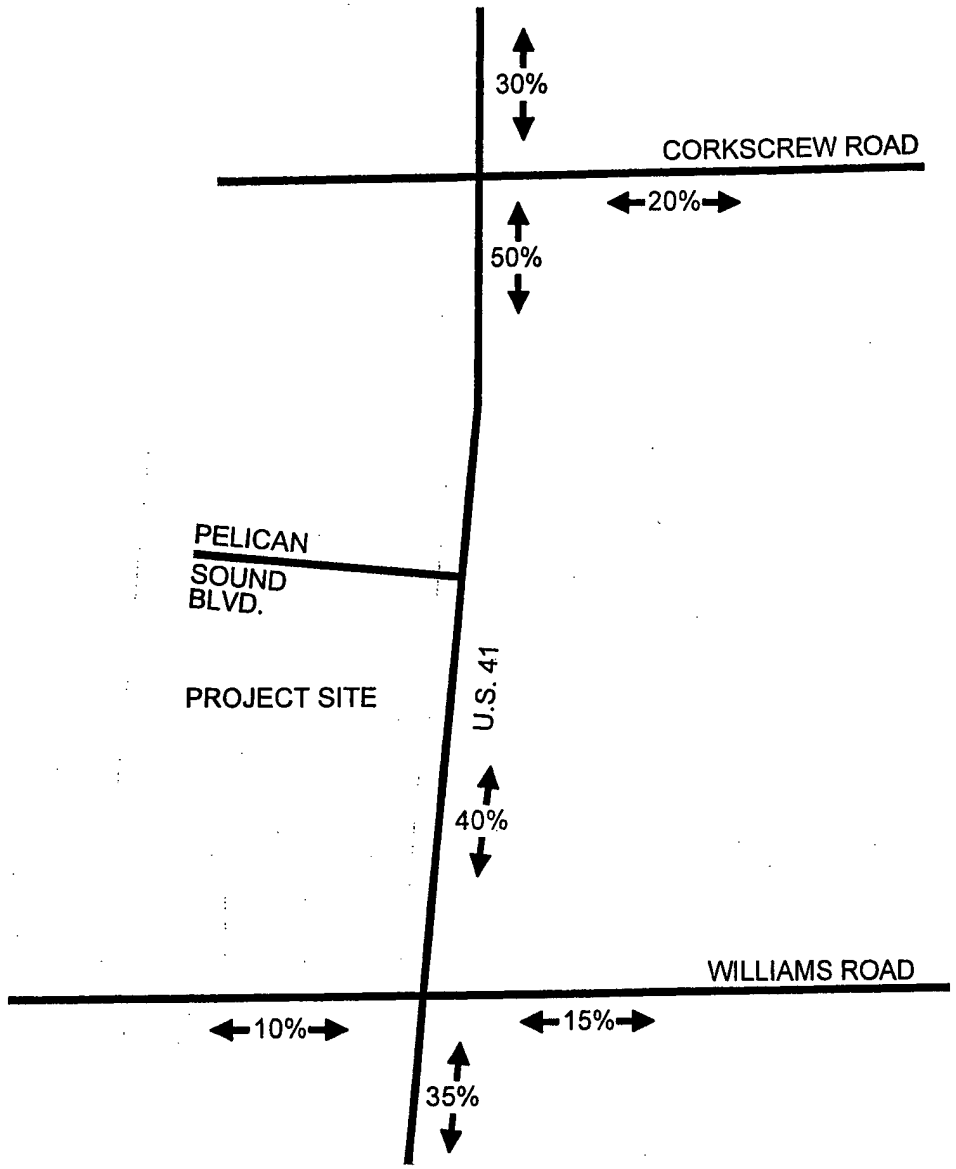
Table 6
Trip Generation
Previously Approved MPD(Res. Z-98-029)

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Trip Generation	475	250	725	530	715	1,245	12,335
Less Pass-by Traffic	-30	-20	-50	-90	-100	-190	-2,040
Total New Trips	445	230	675	440	615	1,055	10,295

As can be seen from Table 6, the previously approved MPD plan would have generated more "new" trips to the surrounding roadways due to the greater intensity of "destination uses", such as office, ALF and hotel.

V. TRIP DISTRIBUTION

The new trips shown in Table 5 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. The driveway volumes shown in Table 5 were assigned to the various proposed site access drives. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2.**



F0401.18

LEGEND

←20%→ PERCENT DISTRIBUTION

METRO

TRIP DISTRIBUTION
PARADISE / CAMARGO MPD

Figure 2

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes, as defined by the Lee County Peak Hour, Peak Direction Service Volumes, as provided by the Lee County Department of Transportation.

Based on the information contained within Table 1A, the proposed combined projects are not expected to significantly impact any roadway link within the vicinity of the subject site as a result of the added development traffic.

VI. FUTURE TRAFFIC CONDITIONS

It was assumed that the project would be completed by the year 2007. Based on this project build-out, a growth rate was applied to the existing traffic conditions for all roadway links and intersections within the projects' area of influence for the year 2008. The existing roadway link traffic data and the growth rates were obtained from the 2002 Lee County Traffic Count Report, with the exception of the link of U.S. 41 between Corkscrew Road and Williams Road. The 2002 Lee County Traffic Count Report only has traffic data on U.S. 41 north of Old 41 (approximately 2.6 miles south of Williams Road) and on U.S. 41 south of Hickory Drive (approximately 2.7 miles north of Pelican Sound Boulevard). There are several major roadways that divert and even add traffic to the U.S. 41 corridor within this approximately 5.3 mile long section of U.S. 41, including but not limited to Corkscrew Road, Williams Road, and Coconut Road. This does not include several larger residential communities that have their only access to this segment of U.S. 41. Therefore, the peak hour, peak direction, peak season volume shown in Table 2A for the link of U.S. 41 between Corkscrew Road and Williams Road was taken from the weekday P.M. peak hour turning movement count conducted by Metro in February, 2004. The growth rate from the 2002 Lee County Traffic Count report was applied to this volume to estimate the projected 2008 background traffic conditions on this link prior to the projects being completed.

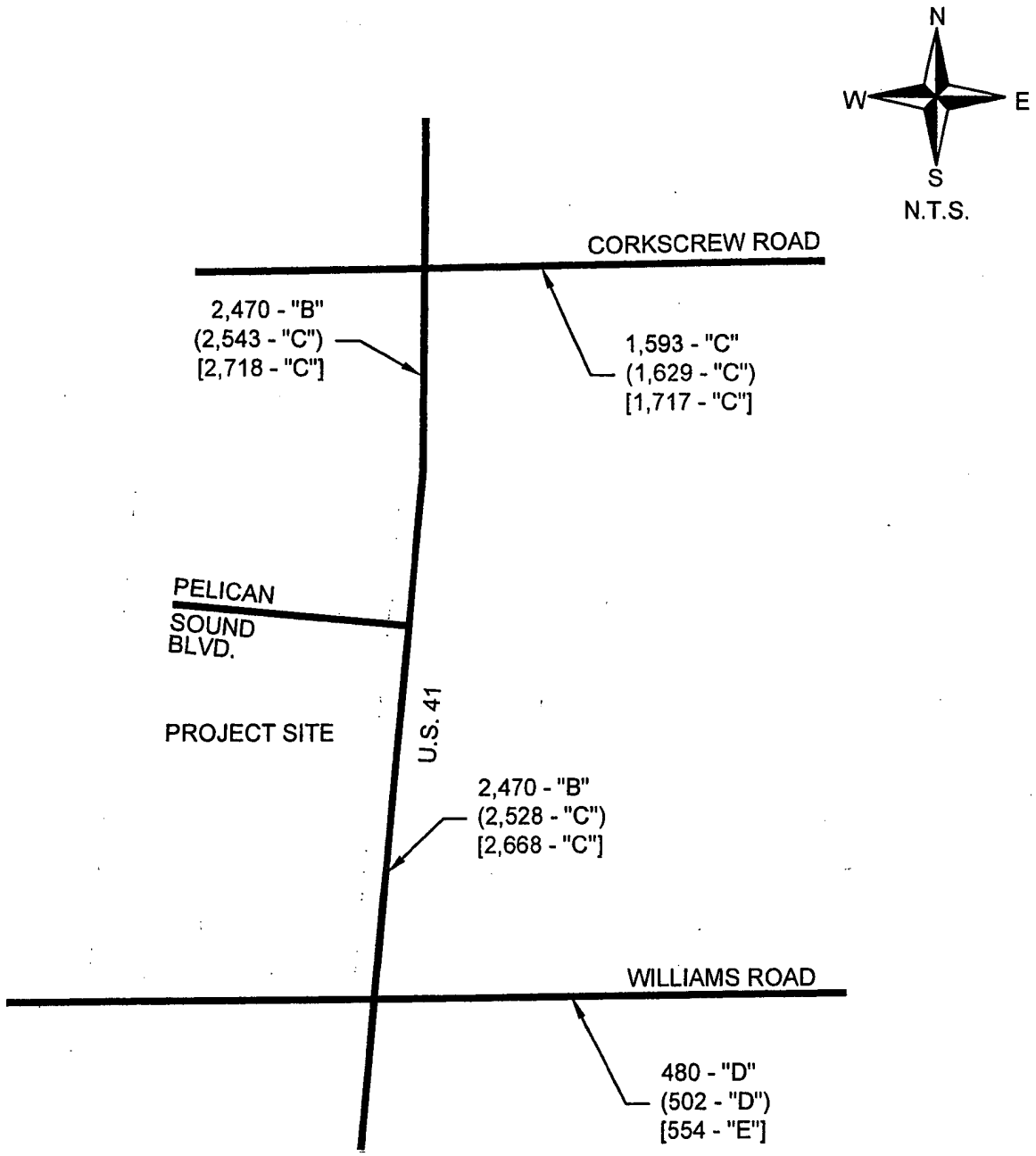
Based on the project distribution shown in Figure 3, the intersection turning movement counts and the roadway link data was analyzed for the year 2008 without the development and year 2008 with the development. **Table 2A**, contained in the Appendix of the report, outlines the methodology used in determining the 2008 traffic volumes as well as the growth rate utilized for each roadway segment.

Figure 3 indicates the year 2008 peak hour traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the Peak Hour volume and Level of Service of each link should no development occur on the subject site and the peak hour volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These values are also derived from **Table 2A** contained in the Appendix.

The assignment of the trips to the various site access drives is shown on **Figure 4**. It should be noted that the site traffic access drives were not modified from the original MPD submittal. The access to the site includes a right-in/right-out only approximately 625 feet north of the Pelican Sound Boulevard intersection, the Pelican Sound Boulevard intersection, which is being constructed as a full median opening with the current U.S. 41 widening, a northbound left-in/right-in/right-out approximately 1,050 feet south of Pelican Sound Boulevard (also being constructed with the U.S. 41 widening), a right-in/right-out on Williams Road approximately 302 feet west of U.S. 41 and a full access to Williams Road approximately 1,250 feet west of U.S. 41. The assignments indicated in Figure 4 reflect the total driveway volumes as the driveway volumes are not reduced as a result of "pass-by" traffic, on link volumes.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

As can be seen from Figure 3, the roadway links immediately adjacent to the subject site will not be adversely impacted as a result of the proposed development. Nearly all of the roadway links analyzed as a result of this analysis are shown to operate at an acceptable Level of Service according to the Lee County Level of Service Standards. The only exception is U.S. 41 to the north of Corkscrew Road and to the south of Williams Road.



LEGEND

XXX - "C" 2008 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

(XXX -"C") 2008 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS AM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

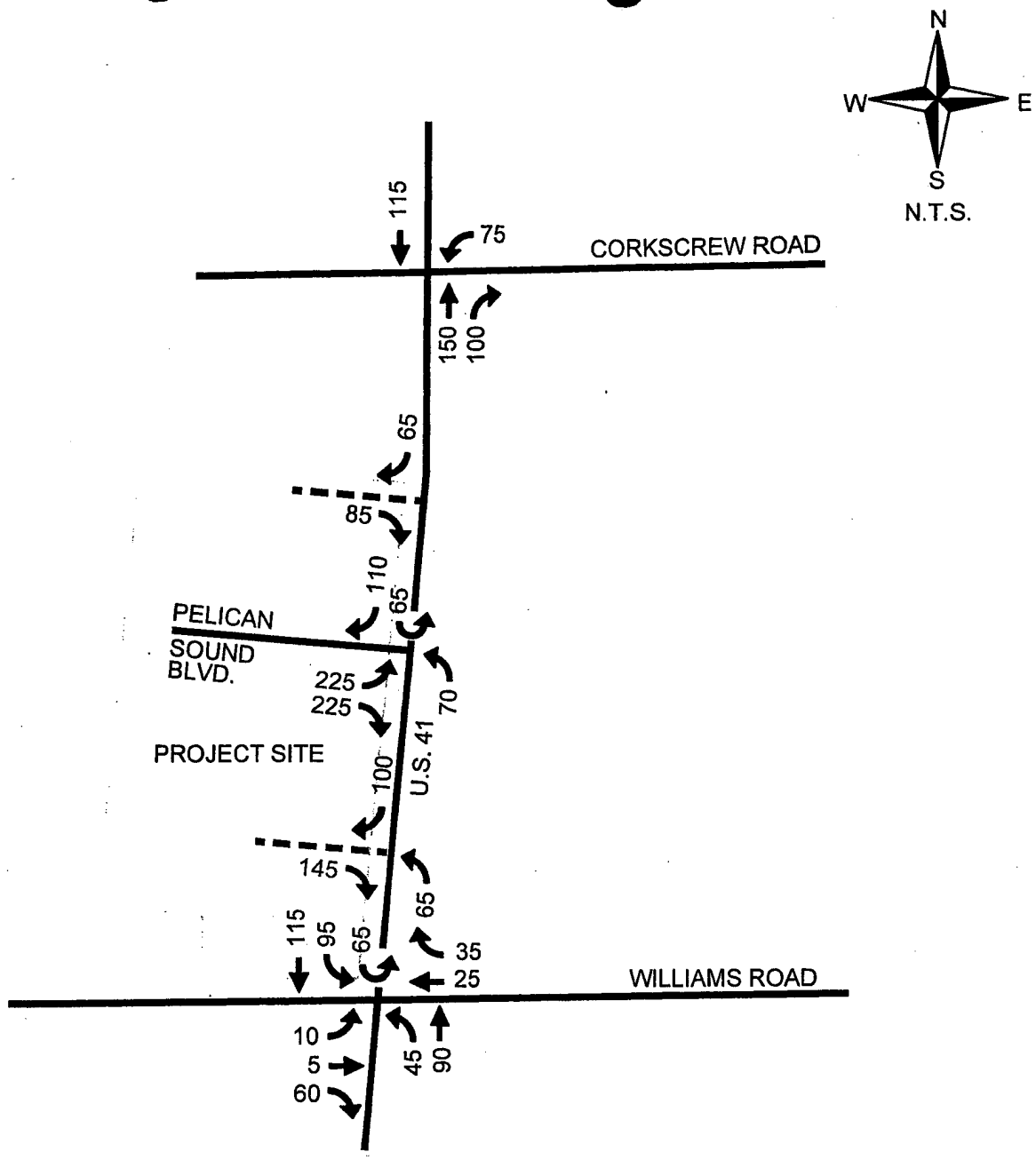
[XXX -"C"] 2008 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS PM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

F0401.18

METRO

2008 100TH HIGHEST HOUR LOS ANALYSIS
PARADISE / CAMARGO MPD

Figure 3



LEGEND

← 000 WEEK DAY PM PEAK HOUR TRAFFIC

\- LESS THAN 5 VEHICLES

F0401.18

METRO

PM PEAK HOUR TRAFFIC VOLUMES
PARADISE / CAMARGO MPD

Figure 4

These segments are shown to operate at LOS "F" conditions in 2008 based primarily on the fact that the background traffic volume used to determine the future volume was taken from three miles away (north of Old 41). With the recent opening of Three Oaks Parkway from Corkscrew Road to Coconut Road, the segment of U.S. 41 between these two major east/west roadways, U.S. 41 has a parallel facility. Drivers can use Three Oaks Parkway to travel north/south between these two roadways, using Corkscrew Road, Williams Road and Coconut Road to return to U.S. 41 for any longer distance travel. That is the primary reason that the traffic count conducted by Metro during the peak season of 2004 shows a dramatically lower peak hour, peak direction volume compared to the method where the K-100 and "D" (Directional) factors are applied to the Annual Average Daily Traffic (AADT) to calculate the peak hour, peak direction volume.

The segment of U.S. 41 north of Corkscrew Road is and will remain a four-lane section until funding is secured by FDOT for construction. The State and County are currently examining ways of moving the funding for construction of this segment of U.S. 41 up in the FDOT adopted Work Program.

Regardless, the proposed combined zoning application does not "significantly" impact the segments of U.S. 41 to the north and south of the subject site. "Significant impact" is defined by Lee County as having the project add more than 10% of the LOS "C" service volume to that particular link. The impact to the links along U.S. 41 range from 8.2% to the segment between Pelican Sound and Corkscrew Road to less than 6% south of Williams Road to less than 7% north of Corkscrew Road.

Intersection analysis was performed as a result of the proposed re-zoning application. The intersections analyzed as a result of this report are as follows:

- U.S. 41 @ Pelican Sound Boulevard
- U.S. 41 @ William Road

The intersections listed above were analyzed utilizing SYNCHRO 5.0 and HCS 2000. In order to perform the required capacity analyses at the U.S. 41 intersection with Pelican Sound Boulevard, SYNCHRO 5.0 was utilized due to the HCS Software's inability to

analyze unsignalized intersections on six-lane roadways. The HCS 2000 software was utilized for all remaining intersection analyses performed as a result of this analysis. It should be noted that the Pelican Sound Boulevard/U.S. 41 intersection was analyzed based on unsignalized traffic conditions. It is possible that if warrants are met in the future, this intersection could be signalized. With the widening of U.S. 41, the median opening at Pelican Sound Boulevard will remain a full median opening. FDOT has indicated that this could be a potential signalized intersection if the proper warrants are satisfied and FDOT approves a warrant analysis. FDOT typically does not approve traffic signals until the traffic is present at the intersection. In other words, warrants based on "projections" are typically not approved.

Based on the results of the capacity analyses, no intersection improvements, beyond necessary turn lane additions, will be required as a result of the addition of the project generated traffic. All turning movements and approaches at the analyzed intersections will function with an acceptable Level of Service once the project traffic is added to the intersections.

Site specific turn lanes will be analyzed at the local Development Order stage. FDOT is constructing turn lanes at the intersection of Pelican Sound Boulevard and U.S. 41 as well as the northbound directional left-in/right-in/right-out located on U.S. 41 along the frontage of the property with the ongoing U.S. 41 widening. Additional turn lanes may be required at local Development Order stage and will be identified at that time.

VIII. CONCLUSION

The proposed re-zoning of the Camargo Trust parcel to contain a maximum of 175,000 square feet of retail uses, 25,000 square feet of office uses and 300 multi-family residential units will not have an adverse impact on the surrounding roadways or intersections. Upon the addition of the development traffic to the surrounding roadway network, the roadway links directly adjacent to the subject site will operate within the adopted Level of Service standards as identified in the Lee Plan.

The traffic volume on the segments of U.S. 41 south of Williams Road, although shown in the traffic count report to operate at a poor Level of Service, are most likely overstated due to the location of the traffic data collection prepared by Lee County. With the completion of the Three Oaks Parkway corridor and the widening of I-75 in Lee County, the volume on U.S. 41 between Corkscrew Road and Coconut Road will not be as significant as it is currently portrayed.

Intersection analysis was performed at the site access intersections in addition to the intersections to the north and south of the site. The analysis indicates that the project will not significantly impact these intersections. Turn lanes will be required and will be further defined at the Local Development Order stage.

Based on the proposed uses, the development of the site, should it be developed to it's maximum potential, would generate less "new" trips to the adjacent roadways than would the original Master Concept Plan that was approved for this site in 1998.

\\K:\04\01\18\report.doc

The developers are seeking an administrative variance to permit a drive-through on the south side of the building instead of in the rear of the building as the zoning requires. The proposed drive-through would be covered along the side of the building. This site, along with all the others in Paradise Shoppes, will be buffered by the 30 foot wide landscape buffer along US 41 that is required by the zoning. A landscape cluster will be used to shield the drive-through from sight along U.S.41. After discussing why the building could not be reoriented on the property and being assured that the drive through area would be screened from view from US 41 the panel and the community agreed with the proposal.

Camargo North 10 Acres --- On September 12th the developers of Camargo Trust North 10 Acres, located just north of Pelican Sound Boulevard along the west side of US 41, presented their plans for this project to the ECPP for the second time. The first presentation in April 2005 was a preliminary discussion and was not reported to the County as is required for final presentations like this one. The developers propose to divide the 10.95 acre site into six parcels ranging in size from 1.03 acres to 4.57 acres. The proposed zoning for the property contains two options:

- Option 1 seeks authority to build 100,000 square feet of retail or office space, a parking deck and 42 housing units
- Option 2 seeks authority to build 125,000 square feet of retail or office space and a parking deck.

The developer has made the following four major revisions in order to satisfy the Panel's earlier suggestions:

- Improved visual aesthetics along US 41 by eliminating parking along the roadway; placement of a pond along US 41; prohibition of drive-throughs along US 41 and the addition of a two story parking deck.

- Create an Urban Village atmosphere by having less surface parking due to the addition of a parking garage; improving pedestrian scale/walkability and adding outdoor plazas and sitting areas.

- Limit the height along the northern and western property lines to two stories and adding a 8-foot wall along the north property boundary, and

- Change the proposed uses by removing gas pumps, auto service stations; adding a prohibition on outdoor sales, displays and storage; deleting drive-throughs along U.S.41 and Pelican Sound Drive; limiting the car wash to freestanding use only and limiting convenience and beverage uses to one store and one upscale liquor store.

The Panel commended the developer on the changes.

Background

Camargo Trust is the 83 acre parcel on the northwest corner of US 41 and Williams Road. Camargo Trust's size ranks it as Estero's fourth largest mixed use development. The property has been sold to several developers two of whom will be selling or leasing several parcels to others for project development.

The first development, now in operation for about two years, is the Estero Life Care skilled nursing and Alzheimer care facility. The nearly 200 bed facility is located on 9.6 acres on the north side of Williams Road about a quarter mile west of US 41. The second development within Camargo Trust, and by far its largest, is the Meadows of Estero, a 250 unit multi-family housing development located on 50 acres along the western edge of the property. The Meadows has been under construction since early 2005.

The third development within Camargo Trust is Paradise Shoppes. This project consists of 22 acres along US 41 between Williams Road and Pelican Sound Boulevard. When completed Paradise Shoppes will contain eight (8) projects. Thus far the Paradise Shoppes Group has sought Development Orders for three of those parcels, Walgreen's and the two projects discussed above, Steak n Shake and Phase 2.

The final development within Camargo Trust is Camargo North 10 Acres.

WCI Corporate Headquarters --- On September 14th WCI Communities presented the EDRC with their plans for a new six story, 125,920 square foot executive office building and four and one half story, 318 vehicle, parking deck. The project is to be located on a 4 acre parcel along the south side of Coconut Road about one-quarter mile west of US 41. The height of the office building is 93.5 feet to the median point of the curved roof, approximately equal to the 95 foot limit in the present zoning. WCI presented the project to the EDRC because they believe that it satisfies all the requirements of the existing zoning, approved in 1994.

The project site is adjacent to two existing residential developments and one prospective housing development. The four story parking deck appears to be less than 200 feet from the single story Elks Club on its west. The parking deck and the office building are about 300 feet from the nearest condominiums in The Tides of Pelican Landing. The parking deck is about 350 feet from the nearest condominium in the Coconut Shores development and about 175 feet from the property line of the residentially zoned parcel within Coconut Road MPD, recently purchased by JED Development and according to press reports, is in process of being sold to a residential developer. When fully occupied the building is expected to house 500 WCI employees.

The developers describe the architecture of the building as "Classic Corporate". There will be some parking on the FPL easement to the west of the property. Other features include:

- the building and project entry will use pavers,
- native canopy trees will be used extensively,
- a fountain and trellis covered parking will adorn the entrance motor court, and
- building architectural features will include shadowing, step backs and an arched roof.

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

Estero Community Planning Panel
Final Meeting for
Camargo North 10 Acres
September 12, 2005

On September 12, 2005, the project went before the ECPP for its final discussion and review. Based on prior discussions with the Panel (April 11, 2005 and June 8, 1005), the project team had significant changes to share with the committee in gaining their support of the project.

The project team included the following attendees:

Chris Bundschu, Bundschu-Kraft, Inc.
Shellie Johnson, AICP, Senior Planner, Barraco and Associates, Inc.

As per the previous discussions with the Panel, the following major revisions were presented:

1. Improved visual aesthetics along U.S. 41 by eliminating parking along U.S. 41, placement of a pond along U.S. 41, prohibition of drive-throughs along U.S.41 and the addition of a parking deck.
2. Creation of an Urban Village Atmosphere by having less surface parking due to the addition of a parking garage, improved pedestrian scale/walkability and outdoor plazas and sitting areas.
3. Height and buffers by limiting height along north and west property boundary to 2 stories and a proposed 8-foot wall along the north property boundary, and
4. Changes in proposed uses by removing gas pumps, auto service stations and adding a prohibition on outdoor sales, displays and storage; no drive-throughs along U.S.41 or Pelican Sound Drive, limiting the car wash to freestanding use only and limiting convenience and beverage to one store and one upscale liquor store.

The Panel commended the developer on the changes and the community audience responded positively to the proposed conceptual site plan.

DCI2005-00004

2271 McGregor Boulevard • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

Estero Community Planning Panel
Follow-Up Meeting for
Camargo North 10 Acres
June 8, 2005

As a follow-up to our initial meeting with the ECPP, project team members met with two of the Panel members to further discuss some of the concerns expressed.

The project team included the following attendees:

Chris Bundschu, Bundschu-Kraft, Inc.
Matt Uhle, Project Attorney, Knott, Consoer, Ebelini, Hart & Swett, P.A.
Shellie Johnson, AICP, Senior Planner, Barraco and Associates, Inc.

In attendance from the ECPP were:

Don Eslick
Neal Noethlich

There were general discussions on the issue of creating an urban designed mixed-use project and how a project of this nature could successfully meet the intent of Lee County regulations. Of specific concern were determining a methodology for residential densities to support a project when planning a mixed use development and how to accommodate buffer requirements between commercial and residential components of a mixed use development when the project intent is to be cohesive in its physical design.

Discussion also included more project specific issues such as limiting multiple parking rows along U.S. 41, adding a parking garage, adding more pedestrian elements, limiting height next to adjacent residential, and some of the uses proposed for the project site, particularly outdoor storage and display and temporary uses.

The Applicant acknowledged their concerns and agreed to further revise the Schedule of Uses and site plan to continue exploring ways to meet the urban design character desired by the Panel within the limits of the Lee County regulations. The Panel requested a second presentation before the full Panel to further discuss these issues.

DCI2005-00004

RECEIVED
SEP 2 [illegible]

2271 McGregor Boulevard • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DCI2005-00004

Estero Community Planning Panel Meeting Summary for Camargo North 10 Acres April 11, 2005

SEP 23 2005

On April 11, 2005 the project known as Camargo North 10 Acres was presented to the Estero Community Planning Panel for Panel consideration and review. The proposed project is for the development of a +/-10.95 acre mixed use development that is part of a previously approved Mixed-Use Planned Development.

The project team included the following attendees:

Chris Bundschu, Bundschu-Kraft, Inc.
Matt Uhle, Project Attorney, Knott, Consoer, Ebelini, Hart & Swett, P.A.
Ted Treesh, Metro Transportation Group, Inc.
Shellie Johnson, AICP, Senior Planner, Barraco and Associates, Inc.

The presentation included a brief history of the entire +/-83 acre project site that described the previous MPD approval for the subject property.

The original approval included development of 300 dwelling units, 100,000 square feet of retail space, 200,000 square feet of office space, and 105 hotel/motel units. It was explained that the purpose of our presentation was to consider the development proposed for the northern 10-acre portion of the project site only and that the residential component known as the Meadows and the southern commercial portion known as Paradise Shoppes of Estero were approved and moving forward with construction.

The presentation included a description of the proposal, which includes 100,000 square feet of office/retail and 42 residential units. It was explained that the proposed residential units are the balance left from the 300 dwelling units originally approved.

The presentation described the proposed project as a mixed use development that falls within the Suburban Future Land Use Category and within the Estero Planning Community, consists of five development parcels and a water management parcel. The following is a summary of highlighted aspects of the proposed development as described in the presentation:

- The project will consist of a mix of uses with the residential component placed toward the rear (west) portion of the site, away from U.S. 41;
- The project will include architectural and landscape design guidelines to promote a unified, aesthetically pleasing development, examples of which include:
  - Common architectural elements and features

SEP 2 2 2005

- Common color palette
- Consistent site lighting standards and fixtures
- Common signage
- Screening of site improvements through use of landscape buffers
- Creation of focal points
- Emphasis on use of native plants;

- The project site will have access from U.S. 41 and Pelican Sound Boulevard;

- The project will include a coordinated internal pedestrian system linked to external walkways and will include signage and special pavement treatments to ensure safe movement throughout the project site, and

- Vehicular connectivity to all areas of the development site will be provided with clear identity of entryways, landscaped parking areas and appropriate screening and buffering.

The Panel responded positively to the proposed development, complimenting the Developer on their efforts to create a unified theme for the project, including the creation of development guidelines. The Developer agreed to provide a copy of the guidelines to the Panel for their review and comment and indicated the guidelines would be included as part of the final application submittal to Lee County.

The Panel requested time to review and comment on the proposed Schedule of Uses, indicating that further discussion of these uses may be needed.

The Panel raised several concerns, including height of structures and the potential impact to adjacent residential properties, buffers adjacent to these properties as well as the cohesiveness of the U.S. 41 buffer with the adjacent commercial development to the south (Paradise Shoppes of Estero), internal road radii being adequate for proper maneuvering and minimizing parking area along the U.S. 41 frontage (one double-loaded parking lot). There was also discussion concerning the incorporation of regulations into the Estero portion of the Lee County Development Code that address and provide opportunity for urban mixed development on one site. The Panel suggested that perhaps this project could assist them in developing ideas as to how to address the creation of a more flexible Code with regard to this type of development.

The Panel requested that the applicant schedule meetings with the surrounding developments of Pelican Sound, Covered Wagon RV Park and Shelby Homes, which the Developer agreed to do.

The Panel requested follow-up meetings to discuss further the issues of concern as outlined in this summary as well as the Schedule of Uses. Upon receipt of the Panel's comments concerning the Schedule of Uses, the Developer will schedule a meeting with the Panel for further discussion.

REVISED STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **January 4, 2006 Revised April 28, 2006**

To: **Alvin "Chip" Block, Principal Planner**
From: **Kim Trebatoski, Principal Environmental Planner**
Phone: (239) 479-8183
E-mail: trebatkm@leegov.com

Project: **Camargo MPD**
Case: **DCI2005-00004**
STRAP: **33-46-25-00-00001.0030**

The Division of Environmental Sciences (ES) staff have reviewed the proposed amendment to the 10.95 acre commercial tract of the previously approved Camargo MPD. The tract under review is located north of Pelican Sound Drive and the request is to allow a mix of residential and commercial uses within this tract that was approved for commercial uses.

Vegetation & Protected Species:
The 10.95 acre tract of the 83.4 acre original development site does not contain indigenous plant communities and no Lee County listed species are present on this portion of the planned development.

Open Space:
Mixed-use Planned Developments (MPD) provide open space based upon the ground floor use. Residential tracts requiring open space must provide 40% common open space, while commercial tracts must provide 30% open space. If residential units are provided above commercial ground floor uses, then 30% open space is required. The open space may be provided within the overall project if an open space table is provided and no less than 10% open space is provided per tract. Additionally, fifty percent of the required open space must be provided as indigenous preservation.

The proposed MCP includes open space tables committing to providing the required open space within the 10 acre parcel under review. ES staff recommend the following condition to confirm the open space requirements:

Prior to local development order approval, the development order plans must indicate if Option A or Option B is being used. If Option A is chosen then 3.2 acres of open space must be provided within the 10.95 acre project area. If Option B is chosen then 3.7 acres of open space must be provided within the 10.95 acre project area. A minimum of 10% open space must be provided within each parcel. The development order plans must include an open space diagram that delineates the open space areas.

ATTACHMENT F

Deviation 1:
The applicant is requesting a deviation from Land Development Code (LDC) Section 10-415(b) requiring fifty percent of the required open space to be provided as indigenous preservation to allow the existing, previously approved 10.0 acre preserve (including credits) conditioned in resolution Z-98-029 to meet the requirement.

The previously approved Camargo MPD resolution Z-98-029 condition 9 states "At the time of local development order, open space must be provided per the open space table on the MCP. A total of 10.0 acres (with credits) of existing indigenous native vegetation must be preserved as delineated on the MCP." The indigenous preservation was based only on the residential tract with the ES staff report stating that no indigenous plant communities existed on the commercial portion of the property. Although current reviews evaluate the project as a whole, the original review of Camargo MPD addressed the residential and commercial tracts separately. Due to the previous approval of only 10.0 acres of indigenous preservation, ES staff recommend **APPROVAL of Deviation 1**.

Deviation 2: <u>Request was changed. No ES issues with the new Deviation 2 request.</u>
~~The applicant is requesting to deviate from LDC Section 10-415(a) which requires 40% open space for multi-family residential development and LDC Section 10-415 which requires 30% open space for commercial uses to allow for an overall open space requirement of 20%. The justification states this is an urban infill project that encourages a more intimate character between buildings and public gathering/sitting areas with the idea of promoting walkability through the development.~~

~~The proposed project does not meet the criteria of an "urban infill" project as this planned development was previously approved when there were vacant properties surrounding the subject parcel. Additionally, it is a dangerous precedent to refer to undeveloped tracts of approved planned developments as urban infill to justify granting deviations.~~

~~The proposed open space table indicates that 30% open space is required for parcels 1-6. However, parcel 6 is a multi-family residential parcel requiring 40% open space. Therefore, the LDC required open space for the 10.95 acre tract under review with this amendment is 3.74 acres [6.38 acres commercial x 30% = 1.91 acres; 4.57 acres residential x 40% = 1.83 acres]. The applicant is proposing to provide 20% or 2.18 acres of open space within the 10.95 acre tract under review. This is a reduction in 1.56 acres or 14% of the LDC required open space.~~

~~The Lee Plan and LDC do not differentiate between urban infill and other vacant properties with regard to open space. Lee Plan Policy 5.1.6 requires development regulations to be maintained that require high-density, multi-family, cluster, and mixed-use developments to have open space areas appropriate to their density and design. The current LDC regulations do not provide special open space criteria for mixed-use projects.~~

~~LDC Section 34-412 allows for the granting of deviations when it can be demonstrated in the process of reviewing the concept plan that the planned development will be enhanced and that the intent of such regulations to protect health, safety and welfare will be served. The lack of detail on the MCP~~

~~makes it difficult for ES staff to determine that the intent of the open space regulations will be met through granting a reduction of 1.56 acres or 14% of the LDC required open space within the 10.95 acre tract. Additionally, the only information provided regarding this deviation is that the applicant believes this property qualifies as urban infill and as such the design encourages a more intimate character between buildings and public gathering/sitting areas with the idea of promoting walkability through the development. The design details are not provided.~~

~~The applicant has not demonstrated how granting this deviation will enhance the project. ES staff recommend **DENIAL of Deviation 2.**~~

Deviation 3:
ES staff defer this deviation to zoning staff as an issue relating to compatibility.

~~**Deviation 6:**~~
~~The applicant is requesting a deviation from LDC Section 10-329(e)(4) which requires excavation bank slopes be no greater than 4:1, to allow the project to conform to SFWMD permits. The justification states the intent of the deviation is to allow a maximum of 30% of any lake edge to incorporate bulkheads allowing incorporation of lakes as a public seating area or outdoor seating for a restaurant.~~

~~The MCP plan shows the location of this deviation within the commercial tracts, however, there are no lakes shown within these tracts and no details of the bulkhead location or cross-section is provided. LDC Section 34-373(6)(k) requires the general location of wet retention be delineated on the MCP. Additionally, LDC Section 10-418 was revised in August 2005 to allow up to 20% of a lake shoreline to be comprised of bulkhead when a compensatory littoral zone is provided. Therefore, ES staff recommend **DENIAL of Deviation 6.**~~

MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: January 10, 2006

TO: Alvin Block, AICP
Principal Planner

FROM: Robert G. Rentz, P.E.
Development Review Engineer

RE: **Camargo**
Case No. DCI2005-00004

The proposed project is located at the northwest quadrant of the U.S.41/Williams Rd. intersection Based on the ITE Trip Generation Report 7th Edition the project will generate 820 net new external trips in the peak hour. The anticipated build out year is 2007.

Based on growth rates derived from the 2004 Traffic Count Report, the estimated 2005 traffic volumes from the 2004/2005-2005/2006 Concurrency Management Report, and the Generalized Peak Hour Directional Service Volumes for Urbanized Areas, in year 2008 *U.S.41 between Corkscrew Rd. and Williams Rd.* will operate at level of service **"C"**, *Corkscrew Rd. east of U.S.41* will operate at level of service **"B"**, and *Williams Rd. east of U.S.41* will operate at level of service **"C"**. When the project traffic is added these levels of service will remain the same.

BGR
S:/WRITERS/RENTZRG/DCI2005-00004SUBSTANTIVETRAFFICCOMMENTS

ATTACHMENT G

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number (239) 479-8348

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

January 19, 2006

CORRECTIVE LETTER (ADDRESS)

Mr. Ted B. Treesh
Metro Transportation Group, Inc.
12651 McGregor Boulevard, Ste. 4-403
Fort Myers, FL 33919

Re: Pelican Sound Blvd. - Estero
Roadway Clarification

Dear Mr. Treesh:

Following up on your request Lee County Development Services in consultation with the Lee County Department of Transportation has reviewed the quantitative and qualitative values as provided in Administrative Code 11-15 for the purpose of making a formal determination of the functional classification for Pelican Sound Boulevard from U.S. 41 west and north through the Pelican Sound development to it's terminus at the intersection of the westerly extension of Corkscrew Road. This analysis was performed based upon the operating condition of the roadway as it currently exists.

Attached is a spreadsheet listing all of the 15 values provided in the Administrative Code upon which a determination of functional classification is to be made. Based upon the operating condition of the roadway as it currently exists, 11 of the 15 values fit into the Minor Collector/Local road classification, while only 4 fit the Major Collector classification.

Based upon this analysis, the proper classification for this roadway is a Minor Collector.

Please feel free to give either myself or Mike Carroll a call should you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Peter J. Eckenrode
Director

PJE/pkh

cc: Michael Carroll, P.E., Development Services
Andy Getch, P.E., LDOT
Alvin "Chip" Block, Senior Planner, Zoning Division

S:\DCD\Eckenrode\2006 Letters\PelicanSoundBlvd.wpd

ATTACHMENT H

Functional Classification Analysis

	Street names Pelican Sound Blvd	
Quantitive Criteria		
traffic volume	est 5400 vpd	Maj Col
facility or route length	1.04 mile	Min Col
posted speed	not posted assume 30 mph	Maj Col, Min Col, or Local
Traffic control	Stop Sign	Min Col or Local
existing connection separation	avg 175'+/-	Min Col or Local
side street spacing	1 block+/-	Min Col or Local
bus route	0	Min Col or Local
Qualitive Criteria		
connection to urban communities	within one community	Min Col
Included in the long range plan	NO	Min Col or Local
part of a longer route/continuity	Ends in Neighborhood	Min Col
emergency evacuation route	No	Maj Col, Min Col, or Local
through traffic	some	Min Col
direct residential access	Yes	Min Col or Local
penetrates neighborhoods	Yes	Min Col
roadside or on-street parking	No	Art, Maj Col, or Min Col

Overall Min Col.

EXHIBIT A

PROPERTY DEVELOPMENT REGULATIONS TABLE

PARCEL # MIN. PARCEL SIZE AC.	Land Use All Parcels	Min. Parcel Width	Min. Parcel Depth	Max. Lot Coverage	Setbacks (Ft.)				Building Separation (Ft.)	Max. Height (Ft.)	Stories
					Front (R/W)*	Side	Rear	Water			
1) 0.75 – 1.00	Office	75'	100'	60%	10'	5'	5'	0	20'	Parcels 1,4,5,6	2
2) 1.00 – 1.75	Retail/Commer	75'	100'	60%	10'	5'	5'	0	20'	Parcels 2,3 45'	3*
3) 1.25 – 1.90	Accessory	N/A	N/A	N/A	10'	5'	5'	0		35'	2'
4) 0.50 – 1.00	Residential	75	100	70%	10'	0'/5'	20'	15'	10'	35'	2'
5) 1.20 – 1.80	Parking Deck	75	100	70%	10'	10'	10'	N/A	N/A	35'	3 Level**
6) 4.00 – 5.50											

* Parcel 3 will be limited to a maximum height of 2 stories within 150' measured from the north property line.
** Three parking levels including ground level floor. Height not to exceed 35'.

LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED
MAR 03 2006
COMMUNITY DEVELOPMENT

APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING

REQUEST FOR: (refer to back of sheet for special notes)

[redacted] CONTINUANCE X DEFERRAL ___ WITHDRAWAL

___ REHEARING ___ WITHDRAWAL OF ADMINISTRATIVE APPEAL

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time requested: 30 Days

From: X Hearing Examiner ___ BOCC (must be submitted 5 calendar days prior to hearing)

1. Date of Scheduled Hearing: March 22, 2006
2. Applicant/Project Name: Camargo North 10 Acres
3. Tracking/Hearing/Application Number: DCI2005-00004
4. Date Decision was Rendered:
5. Type of Application-Check

   X Rezoning ___ Special Exception ___ Variance ___ Other
6. Reason for request (If rehearing is requested, see Special Notes on Back):

   Revisions to Master Concept Plan will require additional staff review.

March 3, 2006

Signature of applicant or authorized agent — Date

Shellie Johnson, AICP

Name (typed or printed legibly)

2271 McGregor Blvd., Fort Myers, FL 33901

Address

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 3rd day of March 20 06 by Shellie Johnson who is personally known to me or who produced ___ as identification.

Bobbie L Symonds MY COMMISSION # DD246445 EXPIRES September 2, 2007 BONDED THRU TROY FAIN INSURANCE, INC.

Signature of Notary Public

Bobbie L. Symonds

Printed Name of Notary Public

FEE $ $___ RECEIPT NUMBER: ___

DATE PAID: ___ INTAKE BY: ___

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR REQUEST FOR CONTINUANCE, DEFERRAL, WITHDRAWAL, OR REHEARING

RECEIVED
JAN 10 2006
@ 2:15pm
COMMUNITY DEVELOPMENT

REQUEST FOR: (refer to back of sheet for special notes)

_____ CONTINUANCE ✓ DEFERRAL ___ WITHDRAWAL
_____ REHEARING ___ WITHDRAWAL OF ADMINISTRATIVE APPEAL

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time 30 days

From: ✓ Hearing Examiner ___ BOCC (must be submitted 5 calendar days prior to hearing)

1. Date of Scheduled Hearing: January 25, 2006
2. Applicant/Project Name: Camargo MPD
3. Tracking/Hearing/Application Number: DCI2005-00004
4. Date Decision was Rendered: NA
5. Type of Application-Check

✓ Rezoning ___ Special Exception ___ Variance ___ Other

6. Reason for request (If rehearing is requested, see Special Notes on Back):

To address issues raised by staff.

Matthew D. Uhle
Signature of applicant or authorized agent

1/10/06
Date

Matthew D. Uhle, Esq.
Name (typed or printed legibly)

1625 Hendry Street, Suite 301, Fort Myers, FL 33901
Address

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 10th day of January 20 06 by Matthew D. Uhle, Esq. who is personally known to me or who produced _____ as identification.

ALISON M. STOWE
MY COMMISSION # DD 406447
EXPIRES: March 13, 2009
Bonded Thru Notary Public Underwriters

Alison M. Stowe
Signature of Notary Public

Alison M. Stowe
Printed Name of Notary Public

FEE $ _____ RECEIPT NUMBER: _____

DATE PAID: _____ INTAKE BY: _____

INSTRUCTIONS

(Section C.1.c., Lee County Administrative Code AC 2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of the Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

a. Signs for case #DCI2005-00004 must be posted by **Tuesday, May 9, 2006**.
b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY ZONING DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

~~(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)~~

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

RECEIVED
MAY 10 2006
PERMIT COUNTER

Shellie Johnson
SIGNATURE OF APPLICANT OR AGENT

Shellie Johnson
NAME (TYPED OR PRINTED)

2271 Mcgregor Blvd.
ST. OR PO BOX

Fort Myers, FL 33901
CITY, STATE & ZIP

#DCI2005-00004/CAMARGO MPD-10 ACRE SITE/05/24/2006/LVV

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 9th day May, 2006 by Shellie Johnson, personally known to me or who produced _____ as identification and who did/did not take an oath.

Bobbie L. Symonds
MY COMMISSION # DD246445 EXPIRES
September 2, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Bobbie L Symonds
Signature of Notary Public

Bobbie L. Symonds
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

21848

INSTRUCTIONS
(Section C.1.c., Lee County Administrative Code A[illegible]2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of the Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

a. Signs for case #DCI2005-00004 must be posted by **Tuesday, January 10, 2006.**
b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public read which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY ZONING DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

~~(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)~~

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCE BELOW:

RECEIVED
JAN 10 2006
0WM 2:45
COMMUNITY DEVELOPMENT

Shellie Johnson
SIGNATURE OF APPLICANT OR AGENT

Shellie Johnson
NAME (TYPED OR PRINTED)

2271 McGregor Blvd.
ST. OR PO BOX

Fort Myers, FL 33901
CITY, STATE & ZIP

#DCI2005-00004/CAMARGO MPD-10 ACRE SITE/01/25/2006/LVV

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 10th day January 2006, by Shellie Johnson, personally known to me or who produced _____ as identification and who did/did not take an oath.

Bobbie L Symonds
MY COMMISSION # DD246445 EXPIRES
September 2, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Bobbie Symonds
Signature of Notary Public

Bobbie Symonds
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR PUBLIC HEARING FOR UNINCORPORATED AREAS ONLY

Applicant's Name: Jim Humphrey for The Camargo Trust

Project Name: Camargo MPD – 10 Acre Site

STRAP Number(s): 33-46-25-00-00001.0030

RECEIVED
AUG 0 8 2005

TYPE OF APPLICATION

Special Exception **(attach Supplement A)**

____ Variance **(attach Supplement B)**

____ Conventional Zoning **(attach Supplement C)**

X Planned Development (not PRFPD) **(attach Supplement D)**

____ Amendment to built Planned Development **(Supplement D may be required)**

____ Private Recreational Facilities Planned Development **(attach Supplement D)**

____ DRI - with rezoning **(attach Supplement D and completed DRI Application)**

____ DRI - without rezoning **(attach copy of ADA)**

____

Is this project located in the Estero or Captiva Planning Community or in the Caloosahatchee Shores Community Plan?

☐ Yes* ☐ No *If yes, please provide the meeting summary document and label accordingly.

****

STAFF USE ONLY

Case Number: DCI 2005-00004 Commission District: _____

Current Zoning: _____ Fee Amount: _____

Land Use Classification: _____ Intake by: _____

Planning Community: _____

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

PART 1
APPLICANT\AGENT INFORMATION

A. Name of applicant: Jim Humphrey for The Camargo Trust

Address: Street: 2201 Second Street

City: Fort Myers State: Florida Zip: 33901

Phone: Area Code: 239 Number: 334-7892 Ext:

Fax: Area Code: 239 Number: 334-3240

E-mail address: jhumphrey@fowlerwhite.com

B. Relationship of Applicant to owner (check one):

___ Applicant (individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]

X Applicant has been authorized by the owner(s) to represent them for this action.

Notarized Affidavit of Authorization form is attached as **Exhibit PH-1.B.2.**
___ [34-202(b)(1)c.]

___ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

Notarized Affidavit of Authorization form is attached as **Exhibit PH-1.B.2.**
___ [34-202(b)(1)c.]

___ Application is County initiated. BOCC authorization is attached as **Exhibit PH-1.B.3**

C. Authorized Agent: Name of the person who is to receive all county-initiated correspondence regarding this application. [34-202(b)(1)c.]

C.1. Company Name: Barraco and Associates, Inc.

Contact Person: Shellie Johnson, AICP

Address: Street : 2271 McGregor Boulevard

City: Fort Myers State: Florida Zip: 33901

Phone: Area Code: 239 Number: 461-3170 Ext:

Fax: Area Code: 239 Number: 461-3169

E-mail address: shelliej@barraco.net

C.2. **X** **Additional Agent(s): The names of other agents that the county may contact concerning this application are attached as Exhibit PH-1.C.2.** [34-202(b)(1)c.]
___

PART 2
PROPERTY OWNERSHIP

A. **Property Ownership: Single owner** (individual or husband & wife only) [34-201(a)(1)a.1.]

A.1. **Name:** Charles M. Etal Long

Mailing Address: Street: 2201 2nd Street

City: Fort Myers State: Florida Zip: 33901

Phone: Area Code: 239 Number: 334-7892 Ext:

Fax: Area Code: 239 Number: 334-3240

E-mail:

B. **Property Ownership: Multiple owners** (Corporation, partnership, trust, association) [34-201(a)(1)].

B.1. X **Disclosure Form** is attached as **Exhibit PH-2.B.1.** [34-201(b)2]

C. **Multiple parcels**

C.1. **Property owners list** is attached as **Exhibit PH-2.C.1.** [34-202(a)(5)]

C.2. **Property owners map** is attached as **Exhibit PH-2.C.2.** [34-202(a)(5)]

D. **Date property was acquired by present owner(s):** June 8, 1990

PART 3
PROPERTY INFORMATION

A. **STRAP Number(s):** 33-46-25-00001.0030

B. **Street Address of Property:** Estero, FL 33928

C. **Legal Description**

X **Legal description** (on 8 1/2" by 11" paper) is attached as **Exhibit PH-3.C.1.** [34-202(a)(1)]

X **Electronic version of the legal description** is attached as **Exhibit PH-3.C.2.**

D. **Boundary Survey or certified sketch of description:** (check appropriate response)

The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as **Exhibit PH-3.D.1.** [34-202(a)(2)]

The request is for a conventional rezoning, special exception, or variance on a parcel less than ten acres in area. Attached is a (check one) _____ Certified sketch of description attached as **Exhibit PH-3.D.2.** or a Boundary survey attached as **Exhibit PH-3.D.2** [34-202(a)(2)]

X The request is for a Planned Development or consists of ten or more acres. A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit PH-3.D.3.** [34-202(a)(2)]

E. **Planning Community:** Estero

F. **General Location of Property**: Northwest corner of Pelican Sound Drive and US41

F.1. X **Area location map** is attached as **Exhibit PH-3.F. [34-202(a)(4)]**

F.2. **Directions to property:**

The property is located on the northwest corner of the US41 and Pelican Sound Drive intersection.

G. **Surrounding property owners:**

G.1. X **List of surrounding property owners** is attached as **Exhibit PH.3.G.1.** [34-202(a)(6)]

G.2. X **Map of surrounding property owners** is attached as **Exhibit PH.3.G.2.** [34-202(a)(7)]

G.3 X **2 sets of mailing labels** are attached as **Exhibit PH.3.G.3**. [34-202(a)(6)]

H. **Current Zoning of Property:** MPD

I. **Current use of property**: Vacant

Current Non-agricultural uses of the property are:

Current Agricultural uses on the property are shown in **Exhibit PH-3.I.** [34-202(b)(7)]

J. **Land Use Classification:**

Suburban	+/- 10.95 Acres	**% of total**
	Acres	**% of total**
	Acres	**% of total**
	Acres	**% of total**

K. **Flood Hazard** (write NA if not applicable) [34-202(a)(8)]

N/A The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

The minimum elevation required for the first habitable floor is NGVD (MSL)

L. Deed Restrictions

L.1. X There are no deed restrictions or other covenants on this property that affect this request.

L.2. ____ Deed restrictions\ covenants that may affect this request are attached as **Exhibit PH-3.L .2.**

L.3. ____ A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3** [34-202(b)(2)]

M. Property Dimensions [34-202(a)(8)]

1. Width (average if irregular parcel): +/- 525 Feet
2. Depth (average if irregular parcel): +/- 825 Feet
3. Total area: +/- 10.95 Acres or square feet
4. Frontage on road or street: +/- 576 Feet on US41 Street

2nd Frontage on road or street: +/- 806 Feet on Pelican Sound Dr. Street

PART 4
ACTION REQUESTED

A. Action Requested: [check applicable action(s)]

____ **Special Exception** for _____ **Attached is Supplement A**

____ **Variance** for _____ **Attached is Supplement B**

____ **Conventional Rezoning from:** _____ **to** _____ **Attached is Sup. C**

X **Planned Development rezoning** from MPD **to** MPD

X DCI - Major: **Attached is Supplement D**

____ DCI - Minor: **Attached is Supplement D**

Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area.

____ **Attached is Supplement D**

____ **Planned Development Amendment. Attached is the Supplement D**

N/A **Public Hearing for DRI**

____ No rezoning is required.

____ Rezoning is required. **Attached is the Supplement D**

B. Excavations:

X No blasting will be used in the excavation of lakes or other site elements.

____ A map indicating the general location of the proposed blasting locations is attached as **Exhibit PH-4.B** [34-202(b)(6)]

C. Bonus Density (put NA if not applicable)

N/A Bonus density will be used. Attached is **Exhibit PH-4.C** showing calculations. [34-202(b)(5)]

D. Hazardous materials (put NA if not applicable)

N/A A Hazardous materials emergency plan is attached as **Exhibit PH-4.D** [34-202(b)(4)]

E. **Mobile Home Park** (put NA if not applicable)

N/A Request includes rezoning of a Mobile Home Park. **Attached is Exhibit PH-4.E** [34-203(d)]

F. **Aviation Hazard** (put NA if not applicable)

N/A Property is subject to Airport Hazard District regulations. **Attached is Exhibit PH-4.F** [34-1001 et seq]

N/A A tall structures permit will be required.

N/A Property is located within Noise zone: _____

G. **Estero Planning Community** (put NA if not applicable)

N/A A summary of public informational session. **Attached is Exhibit PH-4.G** [34-373(a)(10)]

H. **Captiva Planning Community** (put NA if not applicable)

A summary of public informational session. **Attached is Exhibit PH-4.H** [Lee Plan Policy 13.1.7]

I. **Caloosahatchee Shores Community Plan** (put NA if not applicable)

A summary of public informational session. **Attached is Exhibit PH-4.I** [Lee Plan Policy 21.6.3]

J. **Waivers from Application Submission Requirements**: The following waivers have been approved by the Director of Zoning Services and are attached as **Exhibit PH-4.I** [Section 34-202(a)]

Section Number	**Name of item**

PART 6
SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

			Exhibits	SUBMITTAL ITEMS
Var.	Conv. Rez. or Spe. Exc.	PDs & DRIs		
1	1	12		Completed application for Public Hearing [34-201(b)]
1	1	1		Filing Fee - [34-202(a)(9)]
				SUPPLEMENTAL FORMS (select applicable form)
0	1	0	SUP A	Special Exception supplement
1	0	0	SUP B	Variance supplement
0	1	0	SUP C	Conventional rezoning
0	0	12	SUP D	Planned Development Rezoning or DRI with PD Rezoning requested
0	0	12	SUP-D	Planned Development Amendment
0	0	12	SUP D	PRFPD in in Overlay Area Rezoning supplement
0	0	12	ADA	DRI no rezoning requested
				EXHIBITS
1	1	3	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	1	1	PH-1.B.3	BOCC authorization (if applicable)
1	1	12	PH-1.C.2	Additional agents
1	1	3	PH-2.B.1.	Disclosure Form [34-201(b)(2)a]
1	1	3	PH-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
1	1	3	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
2	2	3	PH-3.C.1	Legal Description [34-202(a)(1)]
1	1	1	PH-3.C.2	Electronic version of legal description (if available)
1	1	4	PH-3.D.1	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
1	1	4	PH-3.D.2	Certified sketch of description (less than ten acres) [34-202(a)(2)]
1	1	4	PH-3.D.3	Boundary survey (all PDs and anything ten acres or more) [34-202(a)(2) & [34-373(a)(4)a.]
1	1	0	PH-3.F	Area Location Map on 8 by 11 paper pursuant to sec. 34-202(a)(4). (Non Planned Developments)
0	0	0		Area Location Map for Planned Developments - see Supplement D
1	1	3	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2	PH-3.G.3	Mailing labels [34-202(a)(6)]
0	1	12	PH-3.I	Agricultural uses at time of zoning application. [34-202(b)(7)]
1	1	3	PH-3.L.2	Deed Restrictions\Covenants [34-202(b)(2)]

1	1	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions [34-202(b)(2)]
1	1	12	PH-4.B	Location of proposed blasting (if applicable). [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density units (if applicable) [34-202(b)(5)]
1	1	4	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	1	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	1	4	PH-4.F	Aviation Hazard (if applicable) [34-1001 et seq.]
1	1	4	PH-4.G	Developments located within Estero Planning District [34-373-(a)(10]
1	1	4	PH-4.H	Developments located within Captiva Planning District [Lee Plan Policy 21.7)
1	1	12	PH-4.I	Approved Waivers [34-202(a)]
				ADDITIONAL REQUIREMENTS FOR DRIs NOT INVOLVING A REZONING
0	0	12		Notice of proposed change Substantial Deviations Form RPM-BSP-Proposed Change - 1 pursuant to Section 380.06(19) F.S.
0	0	12		DRI, AMDA, FQD Form RPM-BSP-ADA - 1. Application for Development Approval pursuant to Section 380.06 F.S.
0	0	12		Abandonment Form RPM-BSP-Abandonment-DRI-1. Application for abandonment of a DRI.

EXHIBIT PH-1.C.2
ADDITIONAL AGENTS

Company Name: Knott, Consoer, Ebelini, Hart & Swett, P.A.
Contact Person: Matt Uhle
Address: Street: 1625 Hendry Street, Unit 301
City: Fort Myers State: Florida Zip: 33901
Phone: Area Code: 239 Number: 334-2722 Ext:
Fax: Area Code: 239 Number: 334-8458
E-mail address: muhle@knott-law.com

Company Name: Metro Transportation Group, Inc.
Contact Person: Ted Treesh
Address: Street: 12651 McGregor Boulevard
City: Fort Myers State: Florida Zip: 33919
Phone: Area Code: 239 Number: 278-3090 Ext:
Fax: Area Code: 239 Number: 278-1906
E-mail address: tbt@metrotransportation.com

Company Name: Passarella and Associates, Inc.
Contact Person: Ken Passarella
Address: Street: 9110 College Point Court
City: Fort Myers State: Florida Zip: 33919
Phone: Area Code: 239 Number: 274-0067 Ext:
Fax: Area Code: 239 Number: 274-0069
E-mail address:

Company Name:
Contact Person:
Address: Street:
City: State: Zip:
Phone: Area Code: Number: Ext:
Fax: Area Code: Number:
E-mail address:

LEE COUNTY
SOUTHWEST FLORIDA

SUPPLEMENT D

ADDITIONAL REQUIRED INFORMATION FOR A PLANNED DEVELOPMENT APPLICATION UNINCORPORATED LEE COUNTY

Case Number:

Project Name: Camargo MPD – 10 Acre Site

Authorized agent: Barraco and Associates, Inc.; c/o Shellie Johnson, AICP

STRAP Number(s): 33-46-25-00-00001.0030

Select one only

	DRI (rezoning required)		DCI-Minor - Amend. to approved master concept plan [2]
X	DCI-Major		Amend. to built planned development meeting DCI threshold. [3]
	DCI-Minor		
	DCI-Minor - Existing Dev. [1]	___	PRFPD in Private Recreational Facilities Overlay Area [(34-341(a)(2)]

Notes:

(1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a planned development classification. It will be reviewed in the same manner as a minor planned development except that a traffic impact statement will not be required. [34-341(b)(2)d.1.]

(2) Amendments to application. Application to amend an approved major or minor master concept plan or its attendant documentation, or for the extension of a vacated master concept plan originally approved prior to December 2, 1991. It will be treated procedurally as minor planned developments. These applications will require only as much information, as deemed necessary by the director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]

(3) Amendments to built planned developments (PD). An application for a variance or other approval covered by this chapter wherein the subject property is the only part of the original planned development for which the approval is sought. Application meets the threshold for a development of county impact and will be reviewed in accordance with the provisions for reviewing developments of county impact. Applicant must be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all of the roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved master concept plan have been constructed and acknowledged by the county as complete. In the case of residential planned developments or mixed developments which include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots.

PART 1
GENERAL INFORMATION

A. Comprehensive Plan Amendments (check one):

X There are **NO** Lee Plan Amendments pending that could affect the future use of this property.

The following Lee Plan Amendments **ARE** pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):

B. Archaeological/Historical (check one):

X There are **NO** known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. **[34-373(a)(4)f.]**

_____ There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. Attached as **Exhibit 1-B** is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. **[34-373(a)(4)f.]**

C. Public Transit (check one):

_____ Property is **NOT** within the Lee Tran public transit service area.

X Property is within the Lee Tran public transit service area. **Exhibit 1-C** shows the property in relation to existing and proposed public transit routes,

D. Density

_____ There are no residential dwelling units proposed for this development.

_____ The property is located within one or more Future Land Use categories. Density has been calculated in **Part 3** of this application and is summarized below:

	Intensive Development	_____	Proposed dwelling units
	Central Urban	_____	Proposed dwelling units
	Urban Community	_____	Proposed dwelling units
X	Suburban	42	Proposed dwelling units
	Outlying Suburban	_____	Proposed dwelling units
	TOTAL	42	Proposed dwelling units

PART 2
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**				**Acres**
	1.	Submerged land subject to tidal influence:	0	Acres	
	2.	Other non-freshwater Wetlands:	0	Acres	
	3.	R-O-W providing access to non-residential uses:	0	Acres	
	4.	Non-residential use areas (1)	0	Acres	
B.	**Total area not eligible as gross residential acreage. Items A.1. + A.2 + A.3. + A.4.**				0.0 **Acres**
C.	**Gross residential acres. (A minus B)** (2)				10.95 **Acres**
D.	**Gross residential acres by Land Use Category**				
	1. a.	Intensive development - Upland		Acres	
	b.	Intensive development - freshwater wetland		Acres	
	2. a.	Central Urban - Upland		Acres	
	b.	Central Urban - freshwater wetland		Acres	
	3. a.	Urban Community or Suburban - Upland	10.95	Acres	
	b.	Urban Community or Suburban freshwater wetland	0	Acres	
	4. a.	Outlying Suburban - Upland		Acres	
	b.	Outlying Suburban - freshwater wetland		Acres	
	5. a.	Rural, Outer Island, Rural Community Preserve - Upland		Acres	
	b.	Rural, Outer Island, Rural Community Preserve - freshwater wetland		Acres	
	6. a.	Open Lands - Upland		Acres	
	b.	Open Lands - freshwater wetland		Acres	
	7. a.	DR/GR - Upland		Acres	
	b.	DR/GR - freshwater wetland		Acres	
	8. a.	Wetlands - freshwater		Acres	
	b.	Wetlands - not - freshwater		Acres	
	9. a.	New Community - Upland		Acres	
	b.	New Community - freshwater wetland		Acres	
	10. a.	University Community - Upland		Acres	
	b.	University Community - freshwater wetland		Acres	
	11.	**TOTAL** (should equal AC≅ above)	10.95	Acres	

NOTES:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included.

(2) Lands to be used for residential uses including land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-

made waterbodies.

PART 3
RESIDENTIAL DEVELOPMENTS
PRELIMINARY DENSITY CALCULATIONS*

* Notes: 1. Complete only if living units are proposed in a Future Land Use Category.
2. If more than one classification, calculations for each classification must be submitted.
3. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category

1.	**Preliminary Standard Units**		**Maximum standard density**	**Units**
	a.	Total upland Acres (from Part 2, D.1.a.)	times 14 equals	
	b.	Total freshwater wetland Acres (from Part 2, D.1.b.)	times 14 equals	
	c	Preliminary Total Standard units (a. plus b.) (1)		
2.	**Maximum Permitted Units**		**Maximum permitted**	**Units**
	a.	Total upland Acres (from Part 2, D.1.a.)	times 18 equals	
3.	**Total allowed standard units (A.1.c. or A.2.a., whichever is less)**			
4.	**Bonus Units** (2)			
	a.	Low-moderate housing density:		
	b.	TDR units:		
	c.	Sub-total (A.4.a. plus A.4.b.)		
5.	**Total Permitted Units (A.3. plus A.4.c.):** (1)			

B. Central Urban Category

1.	**Preliminary Standard Units**		**Maximum standard density**	**Units**
	a.	Total upland Acres (from Part 2, D.2.a.)	times 10 equals	
	b.	Total freshwater wetland Acres (from Part 2, D.2.b.)	times 10 equals	
	c.	Preliminary Total Standard units (a. plus b.) (1)		
2.	**Maximum Permitted Units**		**Maximum permitted**	**Units**
	a.	Total upland Acres (from Part 2, D.2.a.)	times 12.5 equals	
3.	**Total allowed standard units (B.1.c. or B.2.a., whichever is less)**			
4.	**Bonus Units** (2)			
	a.	Low-moderate housing density:		
	b.	TDR units:		
	c.	Sub-total (B.4.a. plus B.4.b.)		
5.	**Total Permitted Units (B.3. plus B.4.c.):** (1)			

Notes:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
(2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

C. Urban Community Category

1. **Preliminary Standard Units**	**Maximum standard density**		**Units**
a. Total upland Acres (from Part 2, D.3.a.)	10.95	times 6 equals	65.7
b. Total freshwater wetland Acres (from Part 2, D.3.b.)	0	times 6 equals	
c. Preliminary Total Standard units (a. plus b.) (1)			65.7
2. **Maximum Permitted Units**	**Maximum permitted**		**Units**
a. Total upland Acres (from Part 2, D.3.a.)	10.95	times 8 equals	87.6
3. **Total allowed standard units (C.1.c. or C.2.a, whichever is less)**			65.7
4. **Bonus Units** (2)			
a. Low-moderate housing density:			
b. TDR units:			
c. Sub-total (D.4.a. plus D.4.b.)			
5. **Total Permitted Units (C.3. plus C.4.c.):** (1)			

Notes:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
(2) If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category

1. **Preliminary Standard Units**	**Maximum standard density**		**Units**
a. Total upland Acres (from Part 2, D.3.a.)		times 6 equals	
b. Total freshwater wetland Acres (from Part 2, D.3.b.)		times 6 equals	
c. Preliminary Total Standard units (a. plus b.) (1)			
2. **Maximum Permitted Units**	**Maximum permitted**		**Units**
a. Total upland Acres (from Part 2, D.3.a.)		times 8 equals	
3. **Total allowed standard units (D.1.c. or D.2.a., whichever is less)**			

E. Outlying Suburban Category

1. **Preliminary Standard Units**	**Maximum standard density**		**Units**
a. Total upland Acres (from Part 2, D.4.a.)		times 3 equals	
b. Total freshwater wetland Acres (from Part 2, D.4.b.)		times 3 equals	
c. Preliminary Total Standard units (a. plus b.) (1)			
2. **Maximum Permitted Units**	**Maximum permitted**		**Units**
a. Total upland Acres (from Part 2, D.4.a.)		times 4 equals (1)	
3. **Total allowed standard units (E.1.c. or E.2.a., whichever is less)**			

Notes:
(1) Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

PART 3A
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY DENSITY CALCULATIONS

A.	**Commercial**	**Habitable Stories**	**Height**	**Total Floor Area**	
A.1.	Medical				Sq. Ft.
A.2.	General Office				Sq. Ft.
A.3.	Retail				Sq. Ft.
A.4.	Other				Sq. Ft.
A.5.	**TOTAL FLOOR AREA**				Sq. Ft.

B.	**Industrial**	**Habitable Stories**	**Height**	**Total Floor Area**	
B.1.	Under Roof				Sq. Ft.
B.2.	Not under Roof	NA			Sq. Ft.
B.3.	**TOTAL FLOOR AREA**				Sq. Ft.

C.	**Mining**		**Depth**	**Total Acres**	
C1.	Area to be excavated	NA			Acres

D.	**Assisted Living Facilities**	**Habitable Stories**	**Height**	**Total Number of Beds/Units**	
D.1.	Dependent Living Units				Beds/Units
D.2.	Independent Living Units				Beds/Units
D.3.	**TOTAL BEDS/UNITS**				Beds/Units

E.	**Hotels/Motels** **Room Size**	**Habitable Stories**	**Height**	**Number of Rental Units**	
E.1.	< 425 sq. ft.				Units
E.2.	426-725 sq. ft.				Units
E.3.	725 < sq. ft.				Units
E.4.	**TOTAL UNITS**				Units

PART 4

ENVIRONMENTAL ISSUES

A. **Topography:** Describe the range of surface elevations of the property:

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code.

C. **Preservation/Conservation of Natural Features**: Describe how the lands listed in B. above will be protected by the completed project:

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

PART 5

SANITARY SEWER FACILITIES (34-415)

A. **Special Effluent**: If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

2. Quality of the effluent:

3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

2. Current water table conditions:

3. Proposed rate of application:

4. Back-up system capacity:

PART 6 - SUBMITTAL REQUIREMENTS

Copies*		Exhibits	Item
Sub.	Req.		
	12		Public Hearing Application form **[34-373(a)(1)]**
	1		Application Fee **[34-373(a)(2)]**
			DESCRIPTION OF EXISTING CONDITIONS
	4	**1-B**	**Historical or Archaeological sites:** The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to chapter 22. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. **[34-373(a)(4)h.]**
	12	**1-C**	**Public Transit.** A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. **[34-373(a)(4)g.]**
	4	**6-A**	**A Boundary Survey,** prepared by a professional surveyor, that meets the minimum technical standards as set out in chapter 61G17-6, F.A.C., and which survey has been signed and sealed within one year of the application date, and which shows existing conditions on the property to full survey accuracy. **[34-373(a)(4)a.]**
	12	**6-B**	**Area Location Map** on 8.5" by 11" paper. A map marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. **[34-373(a)(4)b.]**
	12	**6-C**	**Existing zoning and current land uses** A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. **[34-373(a)(4)c.]**
	12	**6-D**	**Aerial photograph** with the site clearly delineated. **[34-373(a)(4)d.]** **Originals only - photocopies not acceptable.**
	4	**6-E**	**Soils, vegetation, rare & unique uplands, topography.** Maps drawn at the same scale as the master concept plan marked or overprinted to show the information required by section 34-373(a)(4)e.] **[34-373(a)(4)e.]**
	4	**6-F**	**FLUCCS Map.** A Florida Land Use, Cover and Classification System (FLUCCS) map at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any federal and state jurisdictional wetlands and other surface waters, including the total acreage of federal and state wetlands. **[34-373(a)(4)f.]**
			NARRATIVE COMPLIANCE STATEMENTS
	12	**6-G**	**Lee Plan Compliance.** A narrative explanation as to how the proposed development complies with the Lee Plan. **[34-373(a)(5)]**
	3	**6-H**	**Design Standards Compliance.** A narrative explanation as to how the proposed development complies with the Design Standards set forth in Section 34-411. **[34-373(a)(5)]**
	3	**6-I**	**Decision-making compliance.** A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in sections 34-145(c)(2)a and e. and 34-145(d)(3). **[34-373(a)(5)]**
			MASTER CONCEPT PLAN

Copies*	Exhibits	Item
12	6-J	**Master Concept Plan, Non-PRFPD** . A graphic illustration (master concept plan) of the proposed development, showing and identifying the information required by Section 34-373(a)(6). Copies of the master concept plan must be provided in two sizes, 24 inches by 36 inches, and 11 inches by 17 inches in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-373(a)(6)]**
12	6-K	**Master Concept Plan, PRFPD :** A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the information required by Section 34-941(g). **[34-941(g)]**
5	6-L	**Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the county and in conformance with the adopted county administrative code. **[34-373(a)(7)]** TIS is not required for an existing development. **[34-341(b)(2)d.1.]**
12	6-M	**Schedule of Uses.** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by section 34-373(a)(8)]. **[34-373(a)(8)]**
12	6-N	**Schedule of deviations and a written justification.** A schedule of deviations and a written justification for each deviation requested as part of the master concept plan. The location of each requested deviation must be located on the master concept plan. **[34-373(a)(9)]**
		ADDITIONAL REQUIREMENTS FOR MAJOR PDs
4	6-O	**Surface water management plan** A written description of the surface water management plan as required by Section 34-373(b)(1). **[34-373(b)(1)]**
12	6-P	**Phasing program.** If the development is to be constructed in phases or if the traffic impact statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
		ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS
4	6-Q	**Protected species survey.** Required for large developments (defined in Chapter 10-1), a protected species survey as required by section 10-473. **[34-373(b)(2)]**
		AMENDMENTS TO BUILT PLANNED DEVELOPMENTS
4	6-R	**Proof of notice to other property owners.** Although the consent of the owners of the remainder of the original planned development is not required, the owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. **[34-373(c)]**
		REQUIREMENTS FOR DRIs
12	6-S	**Binding letter of interpretation from DCA or a complete and sufficient ADA. [34-373(d)(2)]**
		ADDITIONAL EXHIBITS - PRFPDs
4	6-T	Conceptual surface water management **[34-941(d)(3)b.i.1)]**
12	6-U	If within an area identified as an anticipated draw down area, demonstration of compliance with section 34-941(d)(3)d. **[34-941(d)(3)d.]**
12	6-V	Preliminary indigenous restoration plan (if applicable). **[34-941(e)(5)f]**
12	6-W	Environmental Assessment **[34-941(g)(2)]**
12	6-X	Demonstration of compatibility **[34-941(g)(4)]**

*** includes 1 original**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT, that the undersigned, WILLIAM A. FRIEDLANDER and JOSEPH J. DEHNER, as Trustees for the benefit of Charles Caddall Bear and Melanie Holmes Bear, under an Agreement of Trust with Julius Fleischmann, now deceased, dated January 4, 1965; PAUL G. SITTENFELD, and JOSEPH J. DEHNER, as Trustees for the benefit of Dorette Burd Fleischmann, Charles Fleischmann IV, Louisa Blair Fleischmann and Noah Fleischmann, under an Agreement of Trust with Julius Fleischmann, now deceased, dated January 4, 1965; and WILLIAM FRIEDLANDER, and BARBARA Z. WALKER, as Trustees for the benefit of Ian M. Tobin and Alexis B. Tobin under an Agreement of Trust with Julius Fleischmann, now deceased, dated January 4, 1965, (herinafter the Trustees of the Camargo Trust), do hereby nominate, constitute and appoint JAMES T. HUMPHREY, ESQUIRE of 2201 Second Street, 5th Floor, Fort Myers, Florida 33901, to be our true and lawful attorney-in-fact for an on behalf of us as Trustees of the Camargo Trust in our name, place and stead, and for our use and benefit:

To arrange, coordinate and/or administer any and all functions, work and/or other efforts related to, and in furtherance of, the rezoning and the development of the Camargo Trust property, located in Section 33, Township 46, Range 25, Estero, Lee County, Florida, specifically including authorization to execute any and all documents required or requested by Lee County, the South Florida Water Management District or any other governmental agencies having jurisdiction over the Camargo Trust property for its rezoning and development permits. Such documents include, but are not limited to, authorization forms, disclosure of interest forms, and a covenant of unified control.
To execute, modify or amend real estate service agreements, including listing agreements, pertaining to the sale of the Camargo Trust property, with Bundschu Kraft, Inc. and with RBS.

GIVING AND GRANTING unto our said attorney-in-fact full power and authority to do and perform every act necessary, requisite, or proper to be done in and about the premises as fully as each of us might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that our said attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, we hereby hereunto set our hand and seal the 9th day of June, 2003.

Melissa M. LaCorte
1st Witness

Melissa M. LaCorte
Printed Name

William A. Friedlander

Mary Ruth Kramer
2nd Witness

MARY RUTH KRAMER
Printed Name

STATE OF Ohio

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 9th day of June, 2003, by William A. Friedlander, who is personally known to me or has produced _____ as identification.

Mary Ruth Kramer
Notary Public
Print Name: MARY RUTH KRAMER

NOTARY PUBLIC STATE OF OHIO

MARY RUTH KRAMER
Notary Public, State of Ohio
My Commission Expires 06-06-05

DCI 2005-00004

RECEIVED
AUG 0 8 2005

Kathy Barrett
1st Witness

Kathy Barrett
Printed Name

Virginia K. Hartman
2nd Witness

Virginia K. Hartman
Printed Name

Joseph J. Dehner

STATE OF OHIO

COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me this 6th day of June, 2003, by Joseph J. Dehner, who is personally known to me or has produced _____ as identification.

Virginia K. Hartman
Notary Public
Print Name: Virginia K. Hartman

NOTARIAL SEAL STATE OF OHIO

VIRGINIA K. HARTMAN
Notary Public, State of Ohio
My Commission Expires 09-17-06

DCI 2005-00004

RECEIVED
AUG 0 3 2005

Amy R. Palmer
1st Witness

Amy R. Palmer
Printed Name

Wanda Kirschner
2nd Witness

WANDA KIRSCHNER
Printed Name

Paul G. Sittenfeld

STATE OF Ohio

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 24 day of June, 2003, by Paul G. Sittenfeld, who is personally known to me or has produced _____ as identification.

Suzanne Christen
Notary Public
Print Name: Suzanne Christen

NOTARIAL SEAL
STATE OF OHIO

SUZANNE CHRISTEN
Notary Public, State of Ohio
My Commission Expires Sept. 19, 2006

RECEIVED
AUG 08 2005

DCI 2005-00004

1st Witness

Andres Kavarte
Printed Name

Barbara Z. Walker

2nd Witness

Karen L. Butler
Printed Name

STATE OF Washington, DC

COUNTY OF _____

The foregoing instrument was acknowledged before me this 25th day of June, 2003, by Barbara Z. Walker, who is personally known to me or has produced _____ as identification.

Notary Public
Print Name: LORI S. WILLIAMS

My Commission Expires March 31, 2008

RECEIVED
AUG 0 8 2005

DCI 2005-00004

Camargo North 10 Acres

Planned Development Application Sufficiency Response

August 4, 2005

Original

Submitted To:

Lee County Board of County Commissioners
Department of County Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398

Barraco and Associates, Inc.

2271 McGregor Boulevard
Fort Myers, Florida 33901
(239) 461-3170

Table of Contents

Section I

Revised Application

Revised Supplement D

Power of Attorney

Section II

Agriculture Affidavit

Estero Community Planning Panel Summary

Revised Schedule of Uses

Revised Schedule of Deviations

Legal Description

Boundary Survey

Master Concept Plan

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

August5, 2005

Mr. Chip Block
Principal Planner
Lee County Department of Community Development
Zoning Division
Post Office Box 398
Fort Myers, Florida 33902

Re: Camargo MPD-10Acre Site
DCI2005-00004 – PDL Application (Major PD)

Dear Mr. Block:

Please accept the following information in response to your February 11, 2005 correspondence regarding the above referenced project. The following responses are provided to directly correspond to your Sufficiency Questions.

As per our conversation several weeks ago, the Master Concept Plan has been revised to consider development of the site with an urban design characteristic. This includes more intimate spaces, public walkways, plazas and sitting areas. The residential use has been limited to Parcel 6 and we are proposing a parking deck. These changes are partly in response to concerns expressed by the Estero Community Planning Panel and their desire to see a more urban development at this location.

Additionally, attached is the meeting summary of the project presentation to the Estero Community Planning Panel on April 11, 2005. Because of the changes to the concept plan and in response to some of the concerns of the Panel, we are scheduled to attend their September 12, 2005 meeting as well. If you would like, we can provide a meeting summary following that presentation as well.

Environmental Sciences Planned Development Sufficiency Checklist

2) **Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LDC Chapter 10) and Major Planned Developments.**

Pending ES staff field verification.

So noted.

5) **Open Space. The percentage of open space must be clearly stated on the Master Concept Plan unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet.**

The Open Space Table must include the calculations for the residential option on Lot 6, which requires 40% open space. The current table only includes the

commercial option for Lot 6, which requires 30% open space. Please add the residential option calculations to the Open Space Table.

Deviation #2 has been added to request a reduction in open space.

9) **Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable.**

1) **Please provide details for the required buffers for commercial to residential uses, in the event residential is developed on Lot 6 as proposed.**

A deviation to the required buffer has been added to the Schedule of Deviations. As a mixed use development of urban character, the reduced buffer will serve as a screen between the commercial and residential uses without separating the uses to a point where they are no longer a part of a unified development.

2) **The 30' ROW buffer indicates the same number of plantings as would be required for a 15' buffer. If the purpose of the 30' is to provide an enhanced buffer, additional plantings would be appropriate.**

As per Resolutions Z-98-029 and Z-04-068, the proposed 30' buffer will match the previously approved condition on the southern portion of the Camargo Trust site. This will provide continuity in the landscape design of the entire length of the Camargo site. The proposed buffer will include 10 trees and 30 shrubs per 100 linear feet and Note #1 on Sheet 2 reflects this consistency.

11a) **Deviation Details. The location of each requested deviation must be indicated on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan.**

Please label all deviation locations on the MCP.

The proposed deviations have been keyed to the MCP.

12) **Miscellaneous Items.**
Please delineate and label all easements on the MCP (LME, RPW, PUE, etc.)

There are no easements located on this property.

Legal Requirements Sufficiency Checklist

6a) **Legal description. The request must include a legal description of the property upon which the action is to be initiated.**

Please submit an original metes and bounds legal description on an 8.5" x 11" sheet at a font size suitable for recording in the County's Public Records.

This was inadvertently left out of the original submittal. Please find it included.

6b) Certified sketch of description.
A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books.

As per the above-referenced LDC requirement, please provide Staff with a Certified Sketch of Description to accompany the legal description document.

A copy of the boundary survey has been attached to the legal description included in this submittal.

6c) Boundary Survey. A boundary survey meeting the minimum technical standards for land surveying in the state, as set out in chapter 61G 17-6, FAC, is required for property encompassing 10 or more acres and for all Planned Development applications.

Please refer to the following.

6c2) The boundary survey must show the location of existing structures on the property.

Please, delineate and label all easements, as they legally exist on the MCP.

There are no easements located on this property.

6c3) If the property encompasses 10 or more acres the survey must be tied to the state plan coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment).

As per the above-referenced LDC requirement tie and display at least (2) coordinates on two opposing corners on Survey. "The county prefers that at least one of the coordinates be for the point of beginning". Thanks.

The survey has been corrected and is attached.

7) Miscellaneous Items.
Note: "Sufficiency or non-applicability of Legal Requirements subject to change upon review of subsequent re-submittals."

Lee County Sufficiency Checklists for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning.

1) Initiation of Application-Legal Requirements. Ownership. Except for Condominiums. Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition.

Please refer to the following.

1a) The application was signed by the owner of the property or an authorized representative.

Please refer to the following:

1a1) If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public.

The authorization provided appears to be defective. The identified applicant is "Jim Humphrey for the Camargo Trust". The property owner, according to the Property Appraiser's information, is Charles Long, et al., not the Camargo Trust. It appears Mr. Humphrey is properly authorized to act on behalf of the property owner.

Attached please find a copy of the Power of Attorney for the Camargo Trust, appointing James T. Humphrey as representative.

5) Applications must be presented on the official forms provided by the department, or on county-approved computer–generated forms containing the same information.

The submitted application form is not the most current form. The submitted form notes it was last updated on 8/01/2003. However, the current form was last revised on 11/15/2004. Please, complete and submit a new application form using the most current form.

The same can be said about the submitted Supplement D. Please complete and submit the most current form, last revised on 11/15/2004.

The application and Supplement D have been revised and are attached.

6) All applications requiring a public hearing must include the following:

Please refer to the following.

6a) Legal description. The request must include a legal description of the property upon which the action is to be initiated.

Please refer to the Legal Requirements portion of this checklist for the specific comments.

6o) Statement from the owner describing the type and intensity of agricultural use existing on the site on the date of application. The statement must include acreage figures for each use and an exhibit showing the location of the uses on a copy of the boundary sketch. The exhibit must be titled "Agricultural Uses at time of Zoning Application."

In review of the County's records, staff finds that there is an agricultural exemption applicable to the property. If the applicant was to continue this, the applicant will need to provide the affidavit required by the Land Development Code. Otherwise, staff will include a condition that will extinguish the agricultural exemption as part of the zoning approval.

The agricultural affidavit was included in the original submittal. A copy is attached.

9) Description of existing conditions. The application for a Planned Development must be accompanied by the following:

Please refer to the following.

9a) Survey. A Boundary Survey, prepared by a professional land surveyor, that meets the minimum technical standards as set forth in chapter 61G17-6 FAC, and has been signed and sealed within 1 year and shows the existing conditions on the property to full survey accuracy.

Please refer the he Legal Requirements portion of the checklist.

A revised survey is included in this re-submittal.

12) Scale of Plans/Required Information. The Master Concept Plan must be clearly legible and drawn at a scale sufficiency to adequately show and identify the following information:

Please refer to the following:

Also, please remove the note from Sheet 1 of the Plan found in the lower left hand corner of this sheet. This note is not a requirement of the Land Development Code to be provided for on the Master Concept Plan.

This note has been removed.

12a) Existing Easements. The exact location and explanation of all existing easements, whether or not those easements are recorded.

Until the survey has been found sufficient, this item will remain insufficient.

So noted.

12b) Vehicular Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development.

Staff has a question on the design. At the northern portion of the site immediately west of Lot 1 there is an arrow indicating a direction of traffic. Is this arrow depicting interconnection of this project is planned to the development to the north?

This comment is no longer applicable to the revised Master Concept Plan.

12d) Other Master Concept Plan Parcel Requirements. Where the subject property is to be divided into lots or parcels, the Master Concept Plan must indicate the following:

Please refer to the following:

12d2) Lot Coverage. The lot coverage for each lot or parcel (including outparcels).

Please refer the following comments.

12d3) Setbacks. The minimum proposed setbacks for principal structures on each lot or parcel (including outparcels).

Please refer to the comments in the following section.

12d4) Uses. The proposed use of each lot or parcel (including outparcelso keyed to the list of proposed uses submitted with the application. If the property development regulations for the specific zoning district will be used, reference to the specific district will be sufficient.

The Master Concept Plan does not depict the location of uses. The proposed Schedule of Uses separates uses into Residential and Commercial. The Plan does not indicate which lot(s) will be allowed to have the residential uses and which will have commercial uses. The Plan will have to be revised to show the proposed use of each lot in accordance with this Section. Also, if residential uses are being sought as part of this part of this application, please provide a set of property development regulations which are proposed to be effective if this request is approved.

The intensity table on Sheet #2 of the MCP indicates that 42 residential units are proposed on Parcel 6 in Option 1 only. The Property Development Regulations Table has been revised to include standards for residential development.

12e) Development Areas. Individual development areas (i.e., residential, retail, office, manufacturing, mixed use-listed, etc.) must be identified with detail showing the following:

Please refer to the following:

12e2) Height. The maximum height in feet and number of habitable stories, of any proposed buildings or structures. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the buildings.

The application fails to provide Property Development Regulations for the residential portion of this development. Please revise the Master Concept Plan to provide the information required by this Section.

Please see Response 12d4.

12e5) Health Care. If a health care facility is proposed, the number of beds.

This application proposes Health Care Facilities use. The Plan and application do not provide for the intensity of this use. In accordance with this Section, please revise the Master Concept Plan to provide the number of beds proposed.

This use has been removed from the Schedule of Uses.

12e6) Commercial/Industrial. If commercial or industrial is proposed, the type(s) and the total floor area of each type.

Can the applicant provide greater specificity on the intensity of commercial use in accordance with this Section? The Master Concept Plan only indicates at this time under one option up to 100,000 square feet of retail office space is planned and under the second option up to 125,000 square feet of retail office use is planned. In accordance with this Section, the applicant should provide a better breakdown of the types of total floor area of each type of use.

The Intensity Table on Sheet #2 of the MCP has been revised to provide a more detailed breakdown of maximum square feet per lot and does provide a maximum allowable square footage for the entire project.

12f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions.

Commercial parcel.

The service areas are shown and labeled on Sheet #1 of the MCP. These areas are textured with diagonal line work.

12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable.

Please revise the Master Concept Plan to provide the required buffers between commercial and residential use within the proposed planned developments. Also, please revise the Plan providing greater specificity of the buffer proposed along US 41.

Please see response to Item #2 on page 1 of this letter.

12m) Location of Deviations. The location of any requested deviations, keyed to the schedule of deviations, including sample drawings demonstrating the effect the requested deviations will have on the site plan.

Please revise the Plan to depict the location(s) where each of the requested deviations will be effective within this planned development. Please provide sample detail drawings, as required by this Section of the LDC.

The MCP has been keyed to the requested deviations.

13) **Traffic Impact Statement. A traffic impact statement must be provided in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code.**

The Traffic Impact Statement will need to be revised. Table 1 does not provide for the potential development of multiple family dwelling units in the Camargo portion of the Table. However, the application clearly indicates a desire to develop up to 42 dwelling units. In addition, the proposed intensity of the commercial portion of this development in the TIS is inconsistent with the intensity provided for on the proposed Master Concept Plan.

The submitted TIS reflects the total allowable residential units and retail/office square footage allowed for the entire Camargo MPD as reflected in Resolution Z-98-029. Of this total, there remains 42 residential units, 75,000 square feet of retail and 25,000 square feet of office space that can be used for this northern parcel of the Camargo Trust. The TIS was based on total allowable units and square footage for the entire Camargo Trust site and adequately demonstrates compliance with regard to traffic.

The additional 25,000 SF of office, for a total commercial area of 125,000 SF, in lieu of the 42 residential units, will be less impact than the 100,000 SF of commercial with the 42 residential units.

14b) **Units by Uses. The number of units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, number of beds for institutional type uses, etc.) for each proposed use.**

Please revise the Master Concept Plan. Earlier in this portion of the checklist staff requested that the required specificity if the intensity of each type of use needs to be provided. As required by this Section, please provide the number of units (gross square feet for commercial/industrial uses, number of units for residential uses, number of beds for institutional types of uses, etc.) for each of the proposed uses.

The Intensity Table on Sheet #2 of the MCP has been revised. Specific use limits are shown on the Schedule of Uses.

14c) **Open Space Percentage. The proposed percentage. The proposed percentage of open space for the entire site.**

Please refer to the comments found in the Environmental Sciences portion of this checklist.

15a) Deviation Documentation and Detail Drawings. Documentation including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest.

Please review the location of the access points into the individual parcels. Immediately north of Pelican Sound Boulevard there are arrows indicating access to the individual lots. Please make sure that these meet the required connection separation requirements of the LDC. If not, then please revise their locations to comply or request a deviation from these standards.

The MCP has been revised to more clearly depict the access and internal circulation of the project.

21) Miscellaneous Items.
This application will amend an existing MPD. Are there any conditions of the existing approval that the applicant would like to keep as part of any approval of this request?

On Sheet #2 of the MCP, Site Development Notes #2 and #4 refer to the previous Resolution. We would request that these two items be carried over to this proposed Planned Development. Additionally, on the Schedule of Deviations, there is a request to continue all previously approved deviations as per Resolution Z-98-029 via this amendment.

Please refer to the attached comments from the School District of Lee County.

So noted.

If you should have any questions or require additional information, please advise.

Very truly yours,

BARRACO AND ASSOCIATES, INC.

Shellie Johnson, AICP
Senior Planner

SJ/bs
21868

c: Chris Bundschu
Matt Uhle

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, on this 27 day of October, 2004, personally appeared James T. Humphrey, who is personally known to me or who produced _____ as identification and who did take on oath, who deposes and says as follows:

1. That I am the owner or authorized representative of the following described property, to wit:

   Lee County Strap #: 33-46-25-00001.0030

2. That the above described property has been used for bona fide agricultural purposes, to wit livestock grazing and pasturage.

3. The agricultural use on the property is an existing bona fide agricultural use.

4. The agricultural uses were conducted on the entire 10.95 +/- acres. The entire property described on the attached Exhibit "A" was being used for the grazing of livestock.

5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has hear read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER AFFIANT SAYETH NAUGHT.

James T. Humphrey
Name of Applicant (Print)

Signature of Applicant

RECEIVED
AUG 0 8 2005
DCI 2005-00004

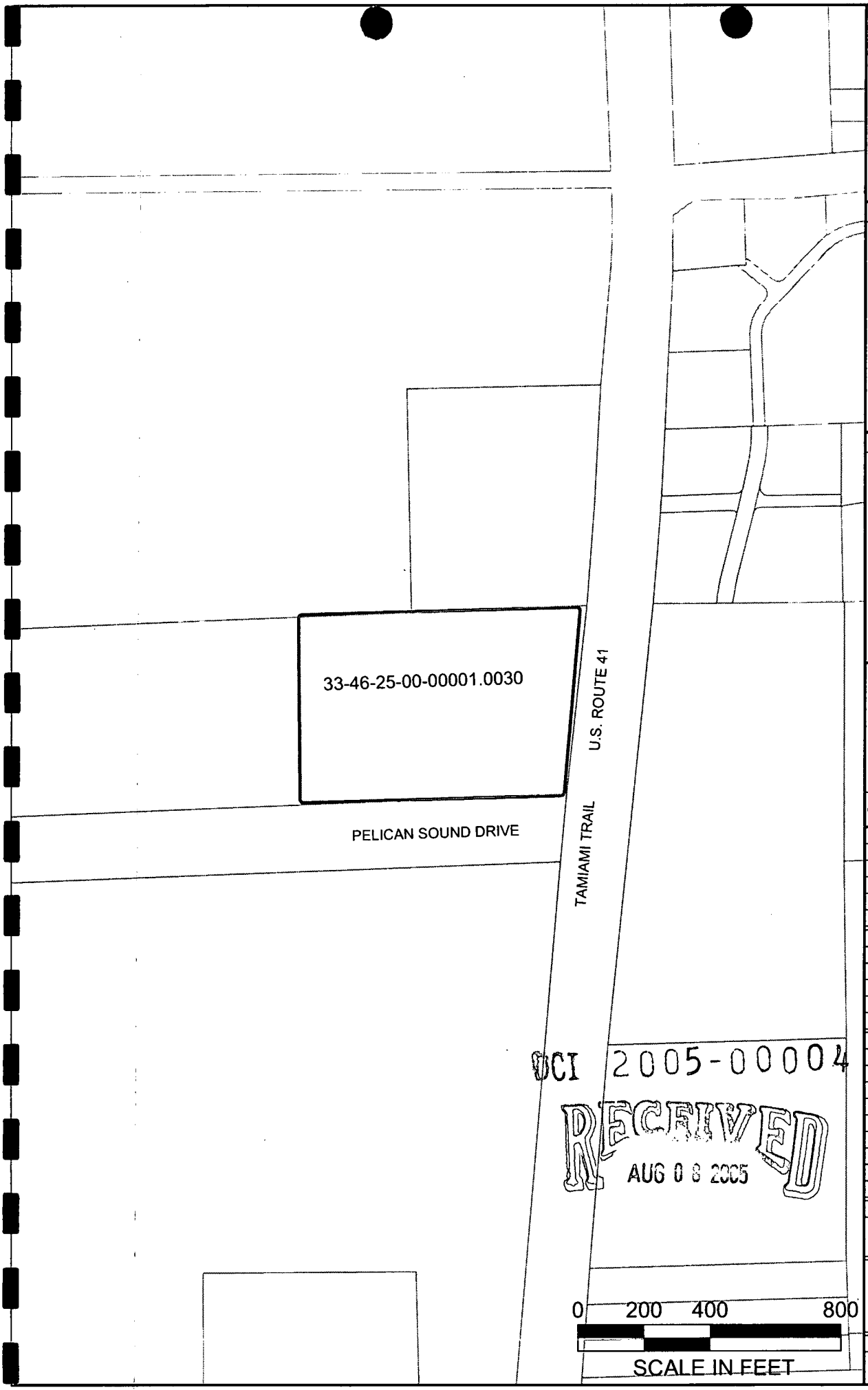
SWORN TO and subscribed before me on the date and year first above written.

J. Ward
Printed Notary Signature

J. Ward
Notary Signature

Commission No. _____

J. WARD
MY COMMISSION #DD132878
EXPIRES: JUL 09, 2006
Bonded through Advantage Notary



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

N
W E
S

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2004, BARRACO AND ASSOCIATES, INC.
REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868X05.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\EXHIBITS\
PLOT DATE	WED. 8-3-2005 - 10:55 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

PLAN STATUS

AGRICULTURAL USE MAP

PROJECT / FILE NO.	SHEET NUMBER
21868	1

DCI 2005-00004
RECEIVED
AUG 0 8 2005

Estero Community Planning Panel
Meeting Summary for
Camargo North 10 Acres
April 11, 2005

On April 11, 2005 the project known as Camargo North 10 Acres was presented to the Estero Community Planning Panel for Panel consideration and review. The proposed project is for the development of a +/-10.95 acre mixed use development that is part of a previously approved Mixed-Use Planned Development.

The project team included the following attendees:

Chris Bundschu, Bundschu-Kraft, Inc.
Matt Uhle, Project Attorney, Knott, Consoer, Ebelini, Hart & Swett, P.A.
Ted Treesh, Metro Transportation Group, Inc.
Shellie Johnson, AICP, Senior Planner, Barraco and Associates, Inc.

The presentation included a brief history of the entire +/-83 acre project site that described the previous MPD approval for the subject property.

The original approval included development of 300 dwelling units, 100,000 square feet of retail space, 200,000 square feet of office space, and 105 hotel/motel units. It was explained that the purpose of our presentation was to consider the development proposed for the northern 10-acre portion of the project site only and that the residential component known as the Meadows and the southern commercial portion known as Paradise Shoppes of Estero were approved and moving forward with construction.

The presentation included a description of the proposal, which includes 100,000 square feet of office/retail and 42 residential units. It was explained that the proposed residential units are the balance left from the 300 dwelling units originally approved.

The presentation described the proposed project as a mixed use development that falls within the Suburban Future Land Use Category and within the Estero Planning Community, consists of five development parcels and a water management parcel. The following is a summary of highlighted aspects of the proposed development as described in the presentation:

- The project will consist of a mix of uses with the residential component placed toward the rear (west) portion of the site, away from U.S. 41;

- The project will include architectural and landscape design guidelines to promote a unified, aesthetically pleasing development, examples of which include:

  - Common architectural elements and features

- Common color palette
- Consistent site lighting standards and fixtures
- Common signage
- Screening of site improvements through use of landscape buffers
- Creation of focal points
- Emphasis on use of native plants;

- The project site will have access from U.S. 41 and Pelican Sound Boulevard;

- The project will include a coordinated internal pedestrian system linked to external walkways and will include signage and special pavement treatments to ensure safe movement throughout the project site, and

- Vehicular connectivity to all areas of the development site will be provided with clear identity of entryways, landscaped parking areas and appropriate screening and buffering.

The Panel responded positively to the proposed development, complimenting the Developer on their efforts to create a unified theme for the project, including the creation of development guidelines. The Developer agreed to provide a copy of the guidelines to the Panel for their review and comment and indicated the guidelines would be included as part of the final application submittal to Lee County.

The Panel requested time to review and comment on the proposed Schedule of Uses, indicating that further discussion of these uses may be needed.

The Panel raised several concerns, including height of structures and the potential impact to adjacent residential properties, buffers adjacent to these properties as well as the cohesiveness of the U.S. 41 buffer with the adjacent commercial development to the south (Paradise Shoppes of Estero), internal road radii being adequate for proper maneuvering and minimizing parking area along the U.S. 41 frontage (one double-loaded parking lot). There was also discussion concerning the incorporation of regulations into the Estero portion of the Lee County Development Code that address and provide opportunity for urban mixed development on one site. The Panel suggested that perhaps this project could assist them in developing ideas as to how to address the creation of a more flexible Code with regard to this type of development.

The Panel requested that the applicant schedule meetings with the surrounding developments of Pelican Sound, Covered Wagon RV Park and Shelby Homes, which the Developer agreed to do.

The Panel requested follow-up meetings to discuss further the issues of concern as outlined in this summary as well as the Schedule of Uses. Upon receipt of the Panel's comments concerning the Schedule of Uses, the Developer will schedule a meeting with the Panel for further discussion.

REVISED
Exhibit 6-M
Camargo MPD
North Commercial Parcel
Schedule of Uses
August 2005

NO OUTDOOR SALES OR STORAGE EXCEPT FOR OUTDOOR DINING
ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)
ADMINISTRATIVE OFFICES
ATM (automatic teller machine)
AUTO PARTS STORE – Limit 1, without installation services, no outside display
AUTOMOBILE SERVICE STATION Limited to one only w/ convenience store and car wash.
BANKS AND FINANCIAL ESTABLISHMENTS [LDC Section 34-622(c)(3)]: Groups I and II
BOATS:
    Boat parts store – Limit 1, no outside display
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441 *et seq.*)
BUSINESS SERVICES [LDC Section 34-622(c)(5)]: Group I
CAR WASH Restricted to Automobile Service Station parcel in conjunction with convenience store.
CLEANING AND MAINTENANCE SERVICES [LDC Section 34-622(c)(7)]
CLOTHING STORES, general [LDC Section 34-622(c)(8)]
CLUBS:
    Commercial
    Fraternal, membership organization (LDC Section 34-2111)
    Private (LDC Section 34-2111)
COMPUTER AND DATA PROCESSING SERVICES
CONSUMPTION ON PREMISES (LDC Section 34-1261 *et seq.*)
CONVENIENCE FOOD AND BEVERAGE STORE Restricted to Automobile Service Station parcel and one additional use such as a wine or liquor store "up-scale" in nature in keeping with the overall architectural and landscape intent of the project. Limited to one only.
CULTURAL FACILITIES [LDC Section 34-611(c)(10)]
DAY CARE CENTER, CHILD, ADULT
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE Restricted to maximum of two lots. The drive-through facilities shall be placed on the western building façade. An automobile service station on Lots 1 or 2 may have a drive-through car wash with the entrance and exit facing east and west respectively and on Lot 4, a drive-through car wash entrance must face north and south respectively.
DRUGSTORE, PHARMACY Limit of one store for the project.
DWELLING UNITS, MULTI-FAMILY, Limited to 42
ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 *et seq.*)
ESSENTIAL SERVICES (LDC Sections 34-1611 *et seq.*, and 34-1741 *et seq.*)
ESSENTIAL SERVICE FACILITIES [LDC Section 34-611(c)(13)]: Group I (LDC Sections 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
EXCAVATION: Water retention (LDC Section 34-1651)
FENCES, WALLS (LDC Section 34-1741)
FOOD AND BEVERAGE SERVICE, LIMITED
FOOD STORES [LDC Section 34-622(c)(16)]: Group I
HARDWARE STORE Restricted to 20,000 sf or less.

HEALTH CARE FACILITIES [LDC Section 34-622(c)(20)]: Groups I – III
HOBBY, TOY AND GAME SHOPS [LDC Section 34-622(c)(21)]
HOUSEHOLD AND OFFICE FURNISHINGS [LDC Section 34-622(c)(22)], Groups I and II
Household use shall remain per code and the Office Furnishing shall be similar to Kinko's, Office Depot, Office Max or any other like kind facility. Large newspaper printing facilities will be prohibited.
INSURANCE COMPANIES [LDC Section 34-622(c)(23)]
LAUNDRY OR DRY CLEANING [LDC Section 34-622(c)(24)]:Group I
LAWN AND GARDEN SUPPLY STORES (LDC Section 34-2081)
LIBRARY
MEDICAL OFFICE
MODELS:
Model unit (LDC Section 34-1951 *et seq.*)
NONSTORE RETAILERS [LDC Section 34-622(c)(30)], All Groups
PACKAGE STORE (LDC Section 34-1261 et seq.) Freestanding stores will are prohibited.
PAINT, GLASS AND WALLPAPER
PARKS [LDC Section 34-622(c)(32)]: Groups I and II
PARKING LOT:
Accessory
Garage, public parking
Temporary (LDC Section 34-2022)
PERSONAL SERVICES [LDC Section 34-622(c)(33)]: Groups I – III
GROUP I
ATM's (automatic teller machines)
Barbershops or beauty shops
Clothing alterations and repair, including dressmakers, seamstresses and tailors
Laundry agents wherein the establishment may do its own pressing and finish work but the laundering or dry cleaning is performed elsewhere
Photo agents where in drop-off and pickup film processing services are provided but the actual processing and developing is done elsewhere
Shoe repair services wherein shoe repair or shoe shining for individual customers is performed
GROUP II. The following uses are permitted provided that lodging facilities or resorts are not included:
TABLE INSET:
Beauty spas
Health clubs or spas
Reducing or slenderizing salons
Steam or Turkish baths
GROUP III. Establishments primarily engaged in the sale, rental or service of health-related devices such as:
TABLE INSET:
Artificial limbs
Crutches
Hearing aids
Hospital beds
Optical supplies
Orthopedic supplies
Wheelchairs
PET SERVICES Outdoor enclosures and dog runs are prohibited.
PET SHOP Outdoor pens, enclosures and dog runs are prohibited.
PHARMACY
POST OFFICE

PRINTING AND PUBLISHING [LDC Section 34-622(c)(36)]
REAL ESTATE SALES OFFICE (LDC Sections 34-1951 et seq., and 34-3021)
RESIDENTIAL ACCESSORY USES [LDC Section 34-622(c)(42)] (LDC Section 34-1171 *et seq.*) –
decks, patios and screen enclosures
RECREATIONAL FACILITIES: Private, On-Site – indoors, limited to a maximum of 800 square feet of workout room, weight-lifting area and spa
RECREATION FACILITIES, Commercial [LDC Section 34-622(c)(38)]: Groups II and IV
RELIGIOUS FACILITIES (LDC Section 34-2051 et seq.)
RENTAL OR LEASING ESTABLISHMENT [LDC Section 34-622(c)(39)]: Groups I and II (LDC Section 34-1201 et seq., 34-1352, and 34-3001 et seq.) – indoor storage only
GROUP I
Beach chairs, umbrellas and similar facilities
Bicycles
Mopeds and scooters
Passenger car pickup and drop off (no maintenance or repairs, limited storage only)
GROUP II. Household.
Appliances
Bicycles
Costumes
Furniture
Garden equipment
Movies, videotapes and similar home entertainment
Party or banquet supplies
Tools and equipment primarily for home use
REPAIR SHOPS [LDC Section 34-622(c)(40)]: Groups I and II
RESEARCH AND DEVELOPMENT LABORATORIES [LDC Section 34-622(c)(41)]: Groups II and IV
RESTAURANT, FAST FOOD - Limited to one only
RESTAURANTS [LDC Section 34-622(c)(43)]: Groups I, II and III
SCHOOLS:
Commercial [LDC Section 34-622(c)(45)] (LDC Section 34-2381)
SELF-SERVICE FUEL PUMPS Restricted to Automobile Service Station parcel.
SOCIAL SERVICES [LDC Section 34-622(c)(46)]: Group I only
SPECIALTY RETAIL SHOPS [LDC Section 34-622(c)(47)]: Groups I-IV – No outdoor storage
STUDIOS [LDC Section 34-622(c)(49)]
TEMPORARY USES (LDC Section 34-3041 et seq.)
Lighting for special outdoor events
Christmas tree sales
Contractor's sales office and storage trailer
Ancillary use of parking lots or sidewalks for special events such as but not limited to
Sidewalk sales
Seasonal promotions
Excludes: vehicle displays, carnivals or flea markets
Cooking/food/cultural events
Local fund raising car washes
Concerts

THEATER, indoor only (LDC Section 34-2471 et seq.)
USED MERCHANDISE STORES [LDC Section 34-622(c)(54)]: Groups I and II
VARIETY STORE

Schedule of Deviations
Camargo North 10 Acres
Exhibit 6N
August 2005

1. **A deviation to Section 10-415(b)(1) which requires 50 percent of the open space percentage requirement be provided through the onsite preservation of existing native vegetation communities to permit the preservation of 10 acres in accordance with Resolution Z-98-029.**

   Justification: The indigenous preservation requirement for the entire development site requires preservation of 15 acres, 10 of which have been provided in the residential portion of the Master Concept Plan and was the amount approved through the original MPD. The remaining commercial portions of the site do not contain indigenous preserve areas and while they do contained scattered, individual native trees, preservation of these trees cannot be provided due to site design requirements for project development.

2. **Deviation from LDC Section 10-415(a) which requires 40% open space for multi-family residential development and LDC Section 10-415 which requires 30% open space for commercial uses to allow for an overall open space requirement of 20%.**

   As an urban infill project, the residential component provides opportunity for convenience in lifestyle with regard to proximity to services and products and in this case. The additional open space typically required for residential development does not benefit the residential use as proposed in this project.

   The urban character of the proposed development encourages a more intimate character between buildings and public gathering/sitting areas with the idea of promoting walkability throughout the development. The dense character of this project should be measured by its design success in achieving these urban elements, rather than a pre-conceived percentage of open space that is applied generally. Hence, the PUD process.

3. **Deviation from LDC Section 10-416(d)(3) which requires a 15-foot buffer between commercial and residential development to allow for a 5-foot buffer along the west side of Parcels 4 and 5, and the east side of Parcel 6, for a total buffer width of 10 feet.**

As an urban infill development, the typical residential buffer of 15 feet is not appropriate. A 10-foot commercial to residential buffer serve the purpose of separation for privacy without losing the sense that the residential area is a part of the overall development.

4. **Deviation from LDC Section 34-2194(c)(3)b. which requires a 10 foot setback for non-seawalled artificial bodies of water. This deviation would eliminate the setback to allow structures to be placed at the lake's control elevation.**

   Part of the urban design concept of this project is to incorporate all of the elements of the site design into the experience of the place. Water bodies that serve a water management function are no exception. The applicant requests this deviation to allow incorporation of the water management lakes as "connections" from porches and/or balconies of structures, to give the sense of being on the water. So, for example, a restaurant outdoor seating area may have the sense of being "on the water" in addition to providing pleasant views of the water.

5. **Deviation from LDC Section 34-935 (4) which requires minimum building separation to be one-half of the sum of their heights, or 20 feet, whichever is greater to be reduced to a 20 foot minimum building separation.**

   This request is to create a more intimate retail, professional office and residential experience by providing a closeness in structures that encourages walking throughout the development and a sense of community within the residential component of the project. This urban design concept will also allow for larger areas of open space, including public gathering places, rather than bits and pieces of green area that serve only as structural separations.

   This will result in less "green" open space but will provide for a pedestrian friendly environment and the opportunity to use hardscape elements such as plazas, courtyards and expanded internal sidewalks to encourage interaction amongst office workers and/or shoppers.

6. **Previously Approved Deviations:**

   Please see Resolution Number Z-98-029. All deviations from this previous resolution will continue to apply.

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Consultants

2005-00004

RECEIVED
AUG 0 3 2005

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1398, Lee County Records, being more particularly described as follows.

From the southwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58' 23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run S88°25'54"W along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction to the POINT OF BEGINNING.

From said POINT OF BEGINNING run N00°27'20"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'56"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run N88°25'54" along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.

Containing 10.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) And are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

21840s05desc.doc

Scott A. Wheeler 11/1/05
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Consultants

RECEIVED
AUG 0 9 2005

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

DCI 2005-00004

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1398, Lee County Records, being more particularly described as follows.

From the southwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58' 23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run S88°25'54"W along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction to the POINT OF BEGINNING.

From said POINT OF BEGINNING run N00°27'20"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'56"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run N88°25'54" along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.

Containing 10.95 acres, more or less.

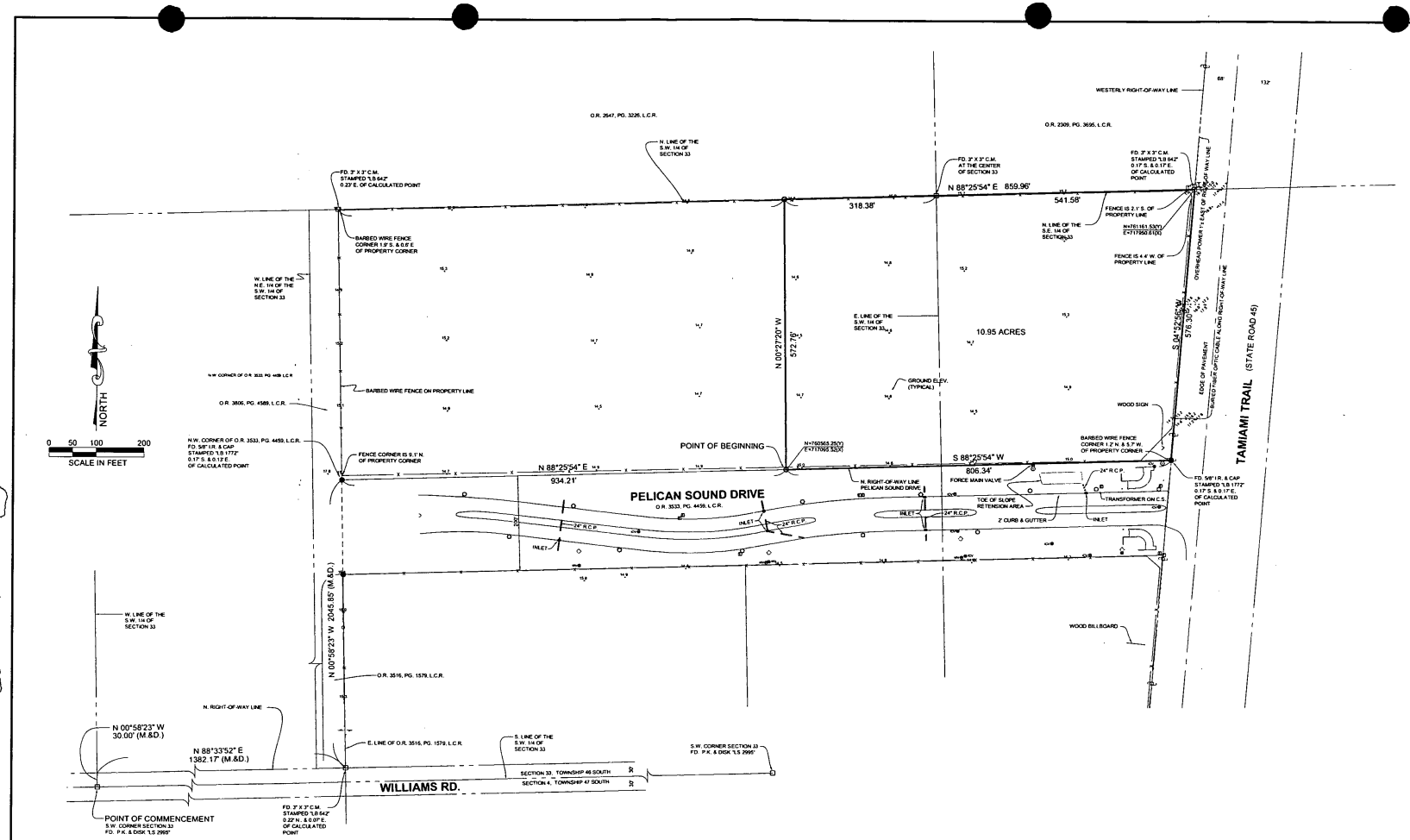
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) And are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

21840s05desc.doc

Scott A. Wheeler 11/11/05

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169



RECEIVED
AUG 08 2005

THIS SURVEY IS FOR THE BENEFIT OF:

I HEREBY CERTIFY THAT A SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 61G17-6 F.A.C. CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES. ABSTRACT NOT REVIEWED. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD

3/16/05

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1358, Lee County Records, being more particularly described as follows:
From the northwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida; run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58' 23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run N88°25'54"E along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction 934.21 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING run N00°27'20"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°32'06"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run S88°25'54"W along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.
Containing 10.95 acres, more or less.
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

NOTES

1. DATE OF LAST FIELD WORK: JUNE 26, 2003.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THERE ARE NO IMPROVEMENTS OTHER THAN SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN AS SHOWN.
6. SURVEYED PARCEL CONTAINS 10.95 ACRES, MORE OR LESS.
7. ACCORDING TO F.I.R.M. MAP INDEX SHEET, MAP REVISED MAY 5, 2003, SURVEYED PARCEL HAS "NO SPECIAL FLOOD HAZARD AREAS".
8. BEARINGS SHOWN ON THIS SURVEY MAP ARE ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST TO BE AN N88°25'54"E.
9. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
10. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
11. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
12. OWNERSHIP OF ANY FENCES SHOWN HEREON IS UNKNOWN.
13. ELEVATIONS SHOWN ARE IN FEET ABOVE NATIONAL GEODETIC VERTICAL DATUM (1929 ADJUSTMENT) AND ARE BASED ON A LEVEL CIRCUIT BY THIS FIRM FROM LEE COUNTY PUBLIC WORKS BENCH MARK GPS 2000 A010 (ELEV.= 12.73')

LEGEND:

O.R.	OFFICIAL RECORD BOOK	○	FOUND P.K. NAIL & DISK/P.C.P.
B.A.I.	BARRACO & ASSOCIATES, INC.	○	SET 1/2" IRON ROD WITH CAP STAMPED LB5940 UNLESS NOTED OTHERWISE
B.M.	BENCH MARK	●	FOUND 5/8" IRON ROD WITH CAP STAMPED LB1772 UNLESS NOTED OTHERWISE
C.I.R.	CAPPED IRON ROD		
COR.	CORNER	■	FD. 4X4 CONC. MONUMENT, STAMPED "LB 642" UNLESS NOTED OTHERWISE
C.M.	CONCRETE MONUMENT		
CONC.	CONCRETE		
F.F.	FINISHED FLOOR	□	
D.E.	DRAINAGE EASEMENT		
ELEV.	ELEVATION	⊙	SANITARY MANHOLE
FD.	FOUND		
I.R.	IRON ROD	I	UNDER GROUND TELEPHONE SERVICE
L.C.R.	LEE COUNTY RECORDS	E	UNDERGROUND POWER BOX
LB	LICENSED BUSINESS	CATV	CABLE TELEVISION
(M)	MEASURED		
(N.R.)	NON RADIAL	⋈	WATER METER
(R.)	RADIAL	⊗	WATER VALVE
PG.	PAGE	⊙	FIRE HYDRANT
(P)	PLAT		
ICV	IRRIGATION CONTROL VALVE	→	GUY ANCHOR
C.S.	CONCRETE SLAB	○	LIGHT POLE
P.B.	PLAT BOOK		
R.C.P.	REINFORCED CONCRETE PIPE	⊢	SIGN
TWP.	TOWNSHIP	⊓	WOOD POWER POLE
P.K.	PARKER-KALON		

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

SHELBY HOMES
6363 NW 6TH WAY
SUITE 250
FORT LAUDERDALE, FL 33990
PHONE (954) 318-1000
FAX (954) 318-2000
WWW.SHELBY-HOMES.COM

PROJECT DESCRIPTION

THE MEADOWS

US 41 AT
PELICAN SOUND DRIVE
PART OF SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER CERTIFICATE NO. 5949 STATE OF FLORIDA REGISTERED SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

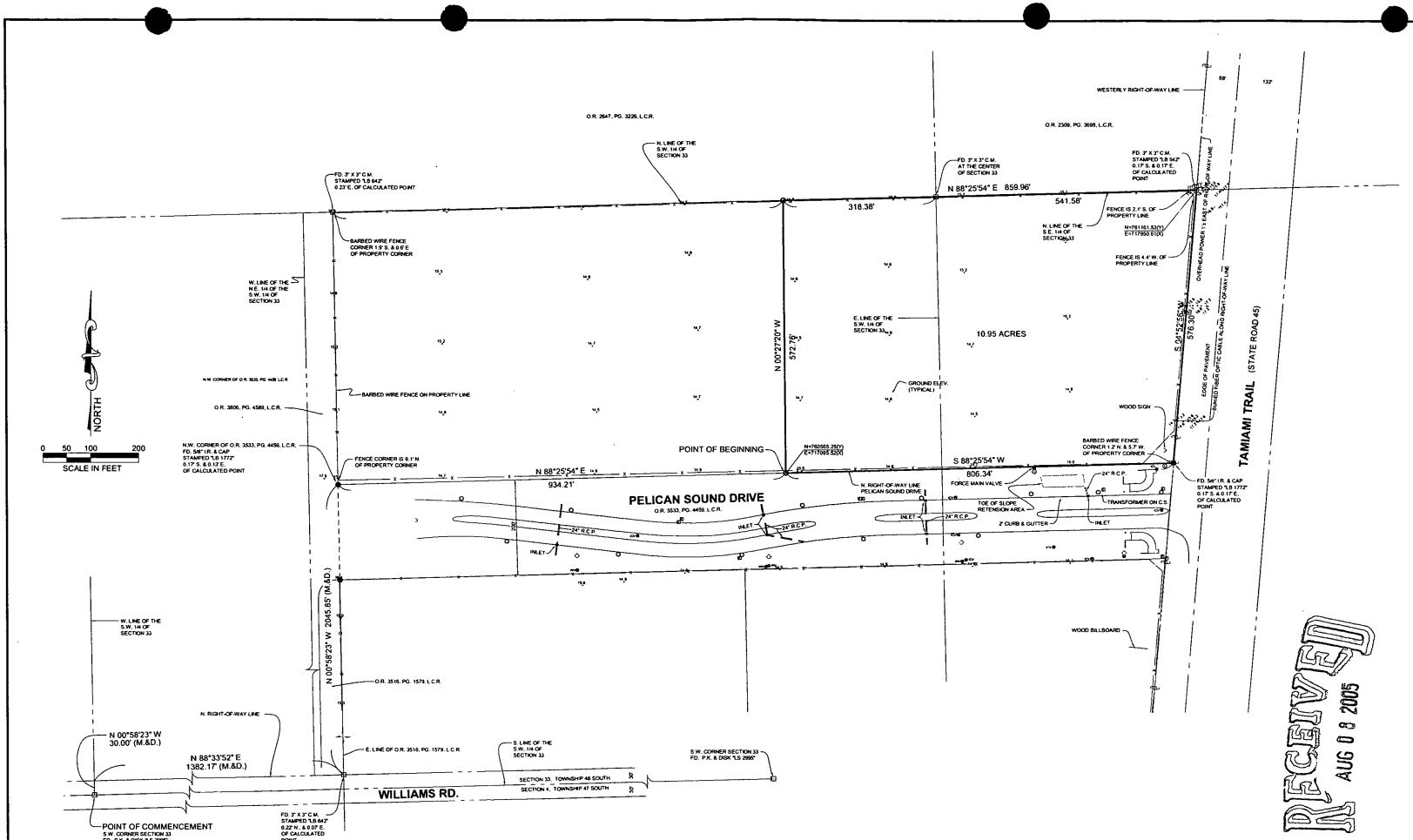
FILE NAME	21840505.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21840\DWG\SURVEYING\
PLOT DATE	WED. 3-16-2005 - 7:39 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	06-26-03
DRAWN BY	SER
CHECKED BY	SAW
SCALE	AS NOTED
FIELD BOOK	54/28-31,49-52,58-59
PLAN REVISIONS	
03-16-2005	ADD STATE PLAE COORD.

STRAP NUMBERS

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

PROJECT / FILE NO.	SHEET NUMBER
21840 33-46-25	1 OF 1

DCI 2005-00004



RECEIVED
AUG 09 2005

THIS SURVEY IS FOR THE BENEFIT OF:

I HEREBY CERTIFY, THAT A SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 61G17-6, F.A.C. CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES. ABSTRACT NOT REVIEWED. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

3/16/05

SCOTT A. WHEELER FOR THE FIRM - LB 6940
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949
DATE SIGNED

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1358, Lee County Records, being more particularly described as follows:
From the southeast corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58' 23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run N88°25'54"E along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction 934.21 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING run N00°27'20"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'56"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run S88°25'54"W along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.
Containing 10.95 acres, more or less.
Bearings hereinabove mentioned are State Plane for the Florica West Zone (1983/99 adjustment)
and are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

NOTES

1. DATE OF LAST FIELD WORK: JUNE 26, 2003.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THERE ARE NO IMPROVEMENTS OTHER THAN SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN AS SHOWN.
6. SURVEYED PARCEL CONTAINS 10.95 ACRES, MORE OR LESS.
7. ACCORDING TO F.I.R.M. MAP INDEX SHEET, MAP REVISED MAY 5, 2003, SURVEYED PARCEL HAS "NO SPECIAL FLOOD HAZARD AREAS".
8. BEARINGS SHOWN ON THIS SURVEY MAP ARE ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST TO BEAR N88°25'54"E.
9. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
10. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
11. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
12. OWNERSHIP OF ANY FENCES SHOWN HEREON IS UNKNOWN.
13. ELEVATIONS SHOWN ARE IN FEET ABOVE NATIONAL GEODETIC VERTICAL DATUM (1929 ADJUSTMENT) AND ARE BASED ON A LEVEL CIRCUIT BY THIS FIRM FROM LEE COUNTY PUBLIC WORKS BENCH MARK GPS 2000 A010 (ELEV. = 12.73).

LEGEND:

O.R.	OFFICIAL RECORD BOOK	○	FOUND P.K. NAIL & DISK(P.C.P.)
B.A.I.	BARACCO & ASSOCIATES, INC.	○	SET 1/2" IRON ROD WITH CAP STAMPED LB6940 UNLESS NOTED OTHERWISE
B.M.	BENCH MARK		
C.I.R.	CAPPED IRON ROD		
COR.	CORNER	●	FOUND 5/8" IRON ROD WITH CAP STAMPED LB1772 UNLESS NOTED OTHERWISE
C.M.	CONCRETE MONUMENT		
CONC.	CONCRETE		
F.F.	FINISHED FLOOR	□	FD. 4X4 CONC. MONUMENT STAMPED "LB 64" UNLESS NOTED OTHERWISE.
D.E.	DRAINAGE EASEMENT		
ELEV.	ELEVATION	Ⓢ	SANITARY MANHOLE
FD.	FOUND		
I.R.	IRON ROD	I	UNDER GROUND TELEPHONE SERVICE
L.C.R.	LEE COUNTY RECORDS	I	UNDERGROUND POWER BOX
LB	LICENSED BUSINESS	CATV	CABLE TELEVISION
(M)	MEASURED	⋈	WATER METER
(M.R.)	NON RADIAL	⊗	WATER VALVE
(R)	RADIAL	◇	FIRE HYDRANT
PG.	PAGE	→	GUY ANCHOR
(P)	PLAT	✿	LIGHT POLE
ICV	IRRIGATION CONTROL VALVE	⊸	SIGN
C.S.	CONCRETE SLAB		
P.B.	PLAT BOOK	⊡	WOOD POWER POLE
R.C.P.	REINFORCED CONCRETE PIPE		
TWP.	TOWNSHIP		
Rr.	PARKER KALON		

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

SHELBY HOMES
6363 NW 6TH WAY
SUITE 250
FORT LAUDERDALE, FL 33990
PHONE (954) 318-1000
FAX (954) 318-2000
WWW.SHELBY-HOMES.COM

PROJECT DESCRIPTION

THE MEADOWS

US 41 AT
PELICAN SOUND DRIVE

PART OF SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER CERTIFICATE NO. 5949 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	21840S05.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21840\DWG\SURVEYING\
PLOT DATE	WED. 3-16-2005 - 7:39 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	06-26-03
DRAWN BY	SER
CHECKED BY	SAW
SCALE	AS NOTED
FIELD BOOK	54/28-31,49-52,58-59

PLAN REVISIONS

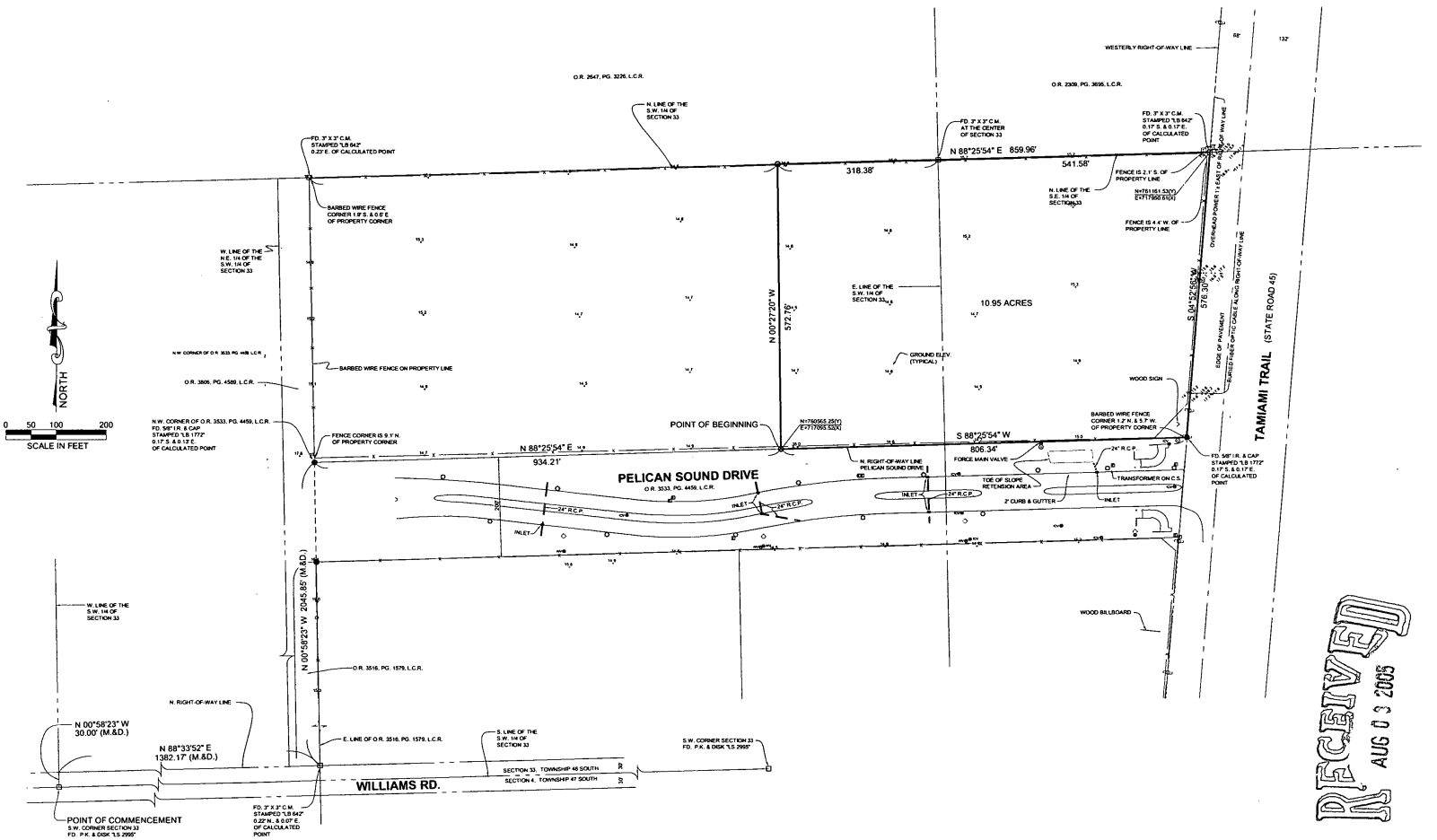
03-16-2005	ADD STATE PLAE COORD.

STRAP NUMBERS

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

PROJECT / FILE NO.	SHEET NUMBER
21840 33-46-25	1 OF 1

DCI 2005-00004



RECEIVED AUG 03 2005

THIS SURVEY IS FOR THE BENEFIT OF:

I HEREBY CERTIFY THAT A SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 61G17-6 F.A.C.
CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES. ABSTRACT NOT REVIEWED.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) — DATE SIGNED: 3/16/05
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1398, Lee County Records, being more particularly described as follows:
From the southwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58'23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run N88°25'54"E along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction 934.21 feet to the POINT OF BEGINNING.
From said POINT OF BEGINNING run N00°27'20"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'56"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run S88°25'54"W along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.
Containing 10.95 acres, more or less.
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) and are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

NOTES

1. DATE OF LAST FIELD WORK: JUNE 26, 2003.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. THERE ARE NO IMPROVEMENTS OTHER THAN SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN AS SHOWN.
6. SURVEYED PARCEL CONTAINS 10.95 ACRES, MORE OR LESS.
7. ACCORDING TO F.I.R.M. MAP INDEX SHEET, MAP REVISED MAY 5, 2003, SURVEYED PARCEL HAS "NO SPECIAL FLOOD HAZARD AREAS".
8. BEARINGS SHOWN ON THIS SURVEY MAP ARE ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST TO BEAR N88°25'54"E.
9. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PARCEL BY THIS FIRM.
10. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
11. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
12. OWNERSHIP OF ANY FENCES SHOWN HEREON IS UNKNOWN.
13. ELEVATIONS SHOWN ARE IN FEET ABOVE NATIONAL GEODETIC VERTICAL DATUM (1929 ADJUSTMENT) AND ARE BASED ON A LEVEL CIRCUIT BY THIS FIRM FROM LEE COUNTY PUBLIC WORKS BENCH MARK GPS 2000 A010 (ELEV. = 12.73').

LEGEND:

O.R.	OFFICIAL RECORD BOOK	○	FOUND P.K. NAIL & DISK(P.C.P.)
B.A.I.	BARRACO & ASSOCIATES, INC.	○	SET 1/2" IRON ROD WITH CAP STAMPED LB6940 UNLESS NOTED OTHERWISE
B.M.	BENCH MARK	●	FOUND 5/8" IRON ROD WITH CAP STAMPED LB1772 UNLESS NOTED OTHERWISE
C.I.R.	CAPPED IRON ROD		
COR.	CORNER		
C.M.	CONCRETE MONUMENT		
CONC.	CONCRETE		
F.F.	FINISHED FLOOR	□	FD. 4X4 CONC. MONUMENT STAMPED "LB 642" UNLESS NOTED OTHERWISE
D.E.	DRAINAGE EASEMENT	⊗	SANITARY MANHOLE
ELEV.	ELEVATION		
FD.	FOUND		
I.R.	IRON ROD	I	UNDER GROUND TELEPHONE SERVICE
L.C.R.	LEE COUNTY RECORDS	E	UNDERGROUND POWER BOX
LB	LICENSED BUSINESS		
(M)	MEASURED	CATV	CABLE TELEVISION
(M.&D.)	MEASURED & DEED	⚔	WATER METER
(R.)	RADIAL	⊕	WATER VALVE
PG.	PAGE	◇	FIRE HYDRANT
(P)	PLAT		
(CV)	IRRIGATION CONTROL VALVE	→	GUY ANCHOR
C.S.	CONCRETE SLAB	○	LIGHT POLE
P.B.	PLAT BOOK		
R.C.P.	REINFORCED CONCRETE PIPE	⊸	SIGN
TWP.	TOWNSHIP	□□	WOOD POWER POLE
P.K.	PARKER-KALON		

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2600
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

SHELBY HOMES
6363 NW 6TH WAY
SUITE 250
FORT LAUDERDALE, FL 33990
PHONE (954) 318-1000
FAX (954) 318-2000
WWW.SHELBY-HOMES.COM

PROJECT DESCRIPTION

THE MEADOWS

US 41 AT
PELICAN SOUND DRIVE

PART OF SECTION 33
TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER — CERTIFICATE NO. 5949 — STATE OF FLORIDA — REGISTERED SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	21840S05.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21840\DWG\SURVEY\NGA
PLOT DATE	WED. 3-16-2005 - 7:39 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	06-26-03
DRAWN BY	SER
CHECKED BY	SAW
SCALE	AS NOTED
FIELD BOOK	54/28-31,49-52,58-59

PLAN REVISIONS

03-16-2005	ADD STATE PLAE COORD.

STRAP NUMBERS:

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

PROJECT / FILE NO.	SHEET NUMBER
21840 33-46-25	1 OF 1

DCI 2005-00004

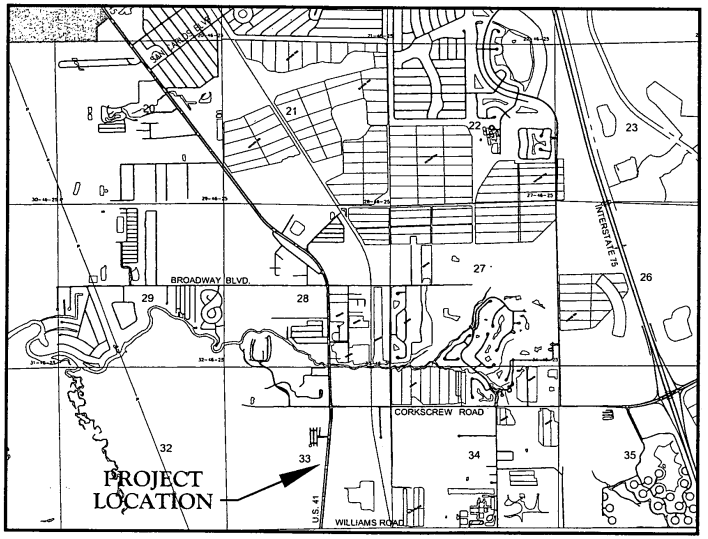
ZONING PLANS
FOR

CAMARGO NORTH 10 ACRES

PART OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST
ESTERO, LEE COUNTY, FLORIDA

OWNER / DEVELOPER

CAMARGO TRUST
C/O JAMES T. HUMPHREY,ESQUIRE
2201 SECOND STREET
5TH FLOOR
FORT MYERS, FLORIDA 33901



VICINITY MAP

NORTH

0 1000 2000 4000
SCALE IN FEET

STRAP NUMBERS

33-46-25-00-00001.0030

ZONING

MPD

RECEIVED
AUG 0 8 2005

DCI 2005-00004

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2005, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868Z04.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	THU. 8-4-2005 - 9:05 AM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	TODD VANA

CROSS REFERENCED DRAWINGS

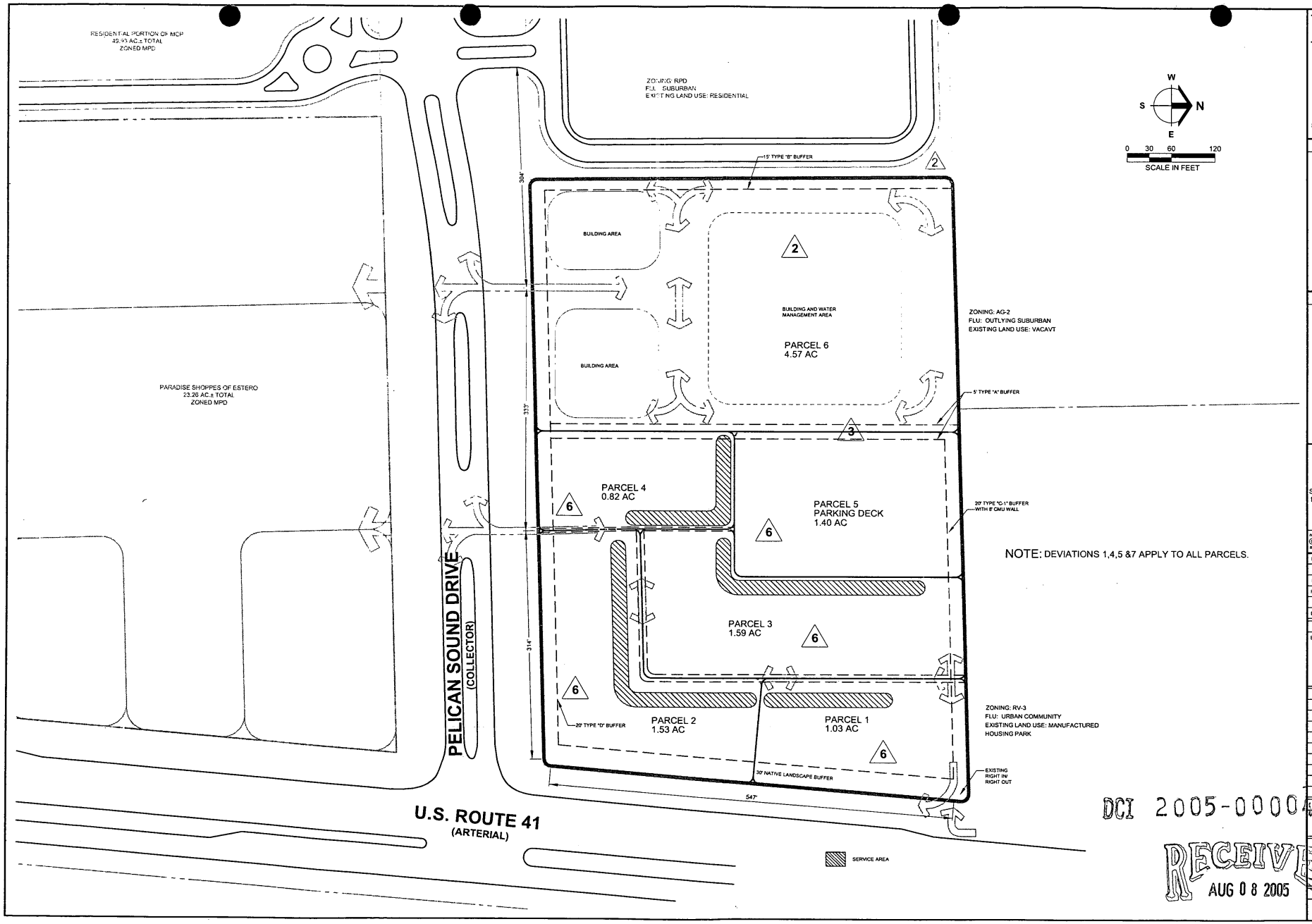
PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTALS PLANS
NOT FOR CONSTRUCTION

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
21868	1



DCI 2005-00004

RECEIVED
AUG 0 8 2005

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.
© COPYRIGHT 2005, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868Z03.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	THU. 8-4-2005 - 8:48 AM
PLOT BY	MATT MIKOVICH
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21868Z00.DWG

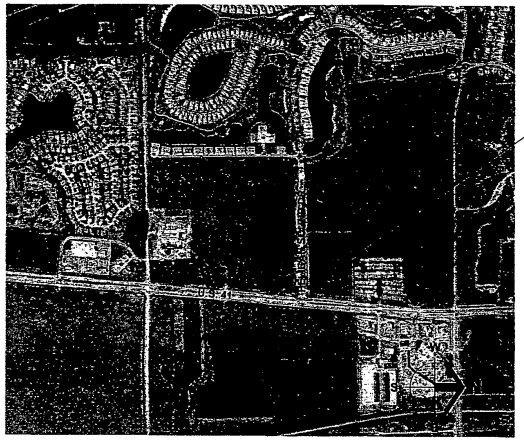
PLAN REVISIONS

3-29-05	Deviations, Circulation
7-05	MCP REVISIONS
8-3-05	SUFF. RESPONSE

PLAN STATUS

CAMARGO NORTH
MASTER CONCEPT
PLAN

PROJECT / FILE NO.	SHEET NUMBER
21868	1



LOCATION MAP

Indigenous Open Space Provided (1)

As per Resolution Z-98-029, Condition #9, open space must be provided per the open space table on the MCP. A total of 10.0 acres (with credits) of existing indigenous native vegetation has been preserved in the residential portion of the MCP. Calculations on the approved open space table are as follows:

Open Space Required for Commercial Parcels at 30%	10.0
Open Space Required for Residential Parcels at 40%	20.0
Total Open Space Required	30.0 acres
Indigenous Open Space Required	15.0 acres
Indigenous Open Space Provided	
2.2 acres @ 125% per LDC Section 10-413(c)(2)	2.7
4.8 acres @ 150% per LDC Section 10-413(c)(2)	7.3
Total Indigenous Open Space Provided	10.0 acres

10 acres (with credits) of indigenous open space has been provided in the residential portion of the MCP.

OPEN SPACE TABLE

	PARCEL ACREAGE	REQUIRED OPEN SPACE IN ACRES	PROPOSED OPEN SPACE IN ACRES
PARCEL 1	1 03	0 30	20% (2)
PARCEL 2	1 53	0 48	
PARCEL 3	1 59	0 48	
PARCEL 4	1 82	0 25	
PARCEL 5	1 40	0.42	
PARCEL 6	4 57	1.37	
TOTAL ACREAGE FOR FUTURE NORTH COMMERCIAL DEVELOPMENT AREA	10.95	3.30	2.18
TOTAL ACREAGE FOR SOUTH COMMERCIAL DEVELOPMENT AREA	21.72	6.55	6.55
TOTAL COMMERCIAL ACREAGE	32.67	9.85	10 00
PREVIOUSLY APPROVED RESIDENTIAL AREA	49.92	20.00	20 00
TOTAL	82.59	29.85	30 00

PROPERTY DEVELOPMENT REGULATIONS TABLE

Land Use All Parcels	Min. Lot Size Sq. Ft.	Min. Lot Width	Min. Lot Depth	Max. Lot Coverage	Setbacks (Ft.) Front (R/W)*	Side	Rear	Water	Building Separation (Ft.)	Max. Height (Ft.)	Stories
Office	7,500	75'	100'	60%	10'	5'	5'	0	20'	Parcels 1,4,5,6 35'	2
Retail/Commercial	7,500	75'	100'	60%	10'	5'	5'	0	20'	Parcels 2,3 45'	3*
Accessory	N/A	N/A	N/A	N/A	10'	5'	5'	0			
Residential	1,750	25	70	70%	10'	0'/5'	20'	15'	10'		
Parking Deck	N/A	N/A	N/A	70%	10'	10'	10'	N/A	N/A		

* Parcel 3 will be limited to a maximum height of 2 stories within 150' measured from the north property line.

Retail/Commercial/Office/Residential Intensity
Camargo North 10 Acres

	Parcel Acreage	Option 1 *Retail/ Office Max. Sq. Ft.	Option 1 Residential Units	Option 2 *Retail/ Office Max. Sq. Ft.	Option 2 Residential Units
Parcel 1	1.03	10,000	0	10,000	0
Parcel 2	1.53	25,000	0	25,000	0
Parcel 3	1.59	50,000	0	50,000	0
Parcel 4	.82	25,000	0	25,000	0
Parcel 5	1.40	Parking Deck***	0	Parking Deck***	0
Parcel 6	4.57	0	42**	45,000	0
Total	**±10.95**	**Not to Exceed 100,000 s.f.**	**42 Units**	**Not to Exceed 125,000 s.f.**	**0**

*Retail area shall not exceed 75,000 square feet.
** The proposed 42 units are the remaining units out of the original 300 approved as per Resolution Z-98-029.
*** 350 Space, 2 Story Parking garage

SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS)

1. A 30 foot wide native landscape arterial road buffer will be provided parallel to U.S. 41. This buffer will include a 2 foot high undulating berm and 10 native trees plus 30 native shrubs per 100 linear feet.
2. Open space and indigenous preservation areas shall comply with Resolution No. Z-98-029.
3. There are no "dial a ride" facilities proposed.
4. All deviations from Resolution No. Z-98-029 will apply.
5. Parking areas adjacent to U.S. 41 frontage will be limited to a single row.

SURROUNDING ZONING AND LAND USES

	ZONING:	EXISTING LAND USES:
NORTH	RV-3	MANUFACTURED HOUSING PARK/VACANT
SOUTH	MPD	VACANT
EAST	AG-2	U.S. 41 / MPD
WEST	MPD	RESIDENTIAL

RECEIVED AUG 0 8 2005

DCI 2005-00600

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2005, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868Z02.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	THU. 8-4-2005 - 8:48 AM
PLOT BY	MATT MIKOVICH
DESIGN BY	

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
3-29-05	Intensity table, Regulations table
7-05	SUFF. REVISIONS
8-3-05	SUFF. RESPONSE

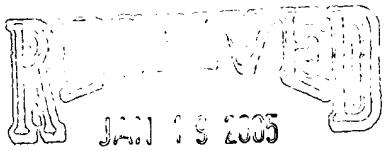
PLAN STATUS

CAMARGO NORTH MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21868	2

Camargo North 10 Acres

Planned Development Application



DCI2005-00004

Submitted To:

Lee County Board of County Commissioners
Department of County Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398

Barraco and Associates, Inc.

2271 McGregor Boulevard
Fort Myers, Florida 33901
(239) 461-3170

Table of Contents

Section 1 Application

Application
Supplement D
Authorization and Disclosure Forms
Additional Agents List
Subject Property Owner List, Map & Mailing Labels
Legal Description
Agricultural Use Affidavit & Exhibit
Estero Planning District Development Map

Section 2 Exhibits

1-B Historical/Archeological Map
1-C Public Transit Map
6-A Boundary Survey
6-B Area Location Map
6-C Existing Zoning & Land Use Map
6-D Aerial Photograph
6-E Soils Map
6-F FLUCCS Map
6-G Lee Plan Compliance Narrative
6-H/I Zoning Compliance Narrative
6-J Proposed Master Concept Plan
6-M Schedule of Uses
6-N Schedule of Deviations
6-O Surface Water Management Plan

Section 3 Attachments

6-L Traffic Impact Statement
6-Q Protected Species Survey

Estero Community Planning Panal

RECEIVED
JAN 19 2005
ZONING

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

June 24, 2004

Estero Community Planning Panel Members

Re: Paradise Shoppes of Estero Meeting Summary

Dear Panel Members:

Attached please find a summary for the Paradise Shoppes of Estero Panel meeting held on June 14, 2004.

Please review and provide your comments directly to me at (239) 461-3170 or email at shelliej@barraco.net.

If you should have any questions or require additional information, please advise.

Very truly yours,

BARRACO AND ASSOCIATES, INC.

Shellie Johnson, AICP
Senior Planner

SJ/cmh

21919

Enclosure

ZONING
JAN 19 2005
RECEIVED

2271 McGregor Boulevard • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

Estero Community Planning Panel Meeting Summary for Paradise Shoppes of Estero June 16, 2004

RECEIVED
JAN 19 2005
ZONING

On June 14, 2004, the project known as Paradise Shoppes of Estero was presented to the Estero Community Planning Panel for Panel consideration and review. The proposed project is for the development of a +/-23 acre commercial site that is part of a previously approved Mixed-Use Planned Development.

The project team included the following attendees:

Owen Ewing, Vice President of Development, The Paradise Group
Paul Tremblay, Associate Director of Site Development, The Paradise Group
William Fisher, President, Fisher Architects
Matt Uhle, Project Attorney, Knott, Consoer, Ebelini, Hart & Swett, P.A.
Rob Price, Project Consultant, Metro Transportation Group, Inc.
Carl Barraco, P.E., President, Barraco and Associates, Inc.
Shellie Johnson, AICP, Senior Planner, Barraco and Associates, Inc.
Chris Bundschu, Bundschu-Kraft, Inc.

The presentation included a brief history of the entire +/-83 acre project site that described the previous MPD approval for the subject property.

The original approval included development of 300 dwelling units, 100,000 square feet of retail space, 200,000 square feet of office space, and 105 hotel/motel units. It was explained that the purpose of our presentation was to consider the development proposed for the southern commercial portion of the project site only and that the residential component of the project was moving forward as originally approved.

The history described the reduced intensity of development proposed today as compared to what could have been developed under the original proposal. Today, the developer proposes 100,000 square feet of retail commercial space only.

The presentation described the proposed project as a Neighborhood Commercial Center that falls within the Suburban Future Land Use Category and within the Estero Planning Community, consists of eight development parcels, a lake and retention area. The following is a summary of highlighted aspects of the proposed development as described in the presentation:

- The Paradise Group (developer) is a quality retail developer most noted for grocery and drug store developments and specialty retail shops

RECEIVED
JAN 19 2005
ZONING

- The project will include architectural and landscape design guidelines to promote a unified, aesthetically pleasing development, examples of which include:

  - Common architectural elements and features
  - Common color palette
  - Consistent site lighting standards and fixtures
  - Common signage
  - Screening of site improvements through use of landscape buffers
  - Creation of focal points
  - Emphasis on use of native plants

- The project site will have access from U.S. 41, Pelican Sound Boulevard and Williams Road and will include right-in turn lanes as deemed necessary

- The project will include a coordinated internal pedestrian system linked to external walkways and will include signage and special pavement treatments to ensure safe movement throughout the project site, and

- Vehicular connectivity to all areas of the development site will be provided with clear identity of entryways, landscaped parking areas and appropriate screening and buffering.

The Panel responded positively to the proposed development, complimenting the Developer on their efforts to create a unified theme for the project, including the creation of development guidelines. The Developer agreed to provide a copy of the guidelines to the Panel for their review and comment and indicated the guidelines would be included as part of the final application submittal to Lee County.

There were some concerns raised about the Schedule of Uses and the need for a gas station. The Developer responded by stating the gas station would remain as a proposed and probable use, but assured the Panel only one gas station would be included in the project and it was proposed to be located internal to the project site (Parcel 4 or 5) as opposed to either the corner of Williams Road and U.S. 41 or the corner of Pelican Sound Boulevard and U.S. 41.

A second use issue of concern was fast food restaurants. The Developer stated the possibility of having two fast food restaurants, which the Panel was not keen on. The discussion led to the definition of a fast food restaurant and whether limiting the site development to one fast food restaurant would preclude the ability to add an eating facility such as a Subway. The Panel commented it was not so much the use as it was the look of the use that was the concern, and suggested consideration of tight development guidelines that would assure these uses would fit in with the unified theme of the overall development.

The Panel asked for further meetings and discussion on these issues, which the Developer agreed to.

The Panel suggested limiting pet services to having no outdoor runs and prohibiting outdoor storage within the site. The Developer agreed to these provisions.

There was also some discussion on the proposed landscape buffers, particularly along U.S. 41 as it compared to the 30-foot buffer proposed at the North Point development located across the highway from this project site. The Developer stated the proposed buffer along U.S. 41 is 25-feet deep. The Panel indicated this was acceptable but may want further discussion.

The Panel indicated a liking to the single parking access row along the U.S. 41 frontage which reduced the pavement area adjacent to the roadway. The Panel suggested holding on to that design layout as the project moves through the development review process. Additionally, there was some concern expressed that due to the four-sided openness of the site plan in terms of building placement, treatment of the rear and sides of the building was going to be equally as important as the treatment of the front of the building. The Developer concurred with this statement.

The Panel complimented the Developer on their integration of signage, lighting, architecture and landscape and was supportive of the project. The Panel requested follow-up meetings to discuss further the issues of concern as outlined in this summary. The Developer is moving forward on the scheduling of meetings with the Panel.

RECEIVED
JAN 19 2005
ZONING

Spatial District Query Report

STRAP Number: 33-46-25-00-00001.0030

District Name	District Value(s)		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification			NOT FOUND	
Census Tract	Tract ID	503.04		
Coastal Building Zone			NOT FOUND	
Coastal High Hazard Area			NOT FOUND	
Fire District	Fire District Taxing Authority	Estero 029		
Flood Insurance Zone	Flood Zone	B		
FIRM Floodway			NOT FOUND	
Flood Insurance Panel	Community Panel Version Date	125124 0465 C 110492	97.5%	
	Community Panel Version Date	125124 0475 B	2.5%	1
DNR Flood Zones			NOT FOUND	
Flood Insurance Coastal Barrier			NOT FOUND	
Lighting District			NOT FOUND	
Planning Community	ID Plan Community	21 Estero		
Planning Land Use 2010	Landuse	Suburban	99.95%	
	Landuse	Urban Community	0.05%	1
	Landuse	Outlying Suburban	< 0.01%	1
Sanibel/County Agreement			NOT FOUND	
School Board District	District School Board Member	3 Jane E. Kucel, Ph.D.		
School Choice Zone	Choice Zones	South Zone	> 99.99%	
	Choice Zones	South Zone 3	> 99.99%	
Solid Waste District	District Area	Area 3		
Storm Surge	Category	3		
Subdivisions			NOT FOUND	
Traffic Analysis Zone	TAZ	620		
Archaeological Sensitivity			NOT FOUND	
Sea Turtle Lighting Zone			NOT FOUND	
Watersheds	Shed ID	Estero River		
FLUCCS1995	Code Landuse	212 Unimproved pastures	98.72%	
	Code Landuse	1009 Mobile home units - any density	0.47%	1
	Code Landuse	6439 Wet prairies - with	0.4%	1

RECEIVED
JAN 19 2005
ZONING

		pine		
	Code	411	0.4%	1
	Landuse	Pine flatwoods		
Vegetation Permit Required			NOT FOUND	
Soil	Map Symbol	43	58.09%	
	Soil Name	SMYRNA FINE SAND		
	Map Symbol	53	22.32%	2
	Soil Name	MYAKKA FINE SAND, DEPRESSIONAL		
	Map Symbol	28	17.57%	
	Soil Name	IMMOKALEE SAND		
	Map Symbol	14	2.02%	1 2
	Soil Name	VALKARIA FINE SAND		
Panther Habitat			NOT FOUND	
Eagle Nesting Site buffer			NOT FOUND	
Commissioner District	District	3		
	Commissioner	Ray Judah		
Unincorporated Lee County Zoning	Zoning Designation	MPD	99.42%	
	Zoning Designation	RPD	0.29%	1
	Zoning Designation	CPD	0.2%	1
	Zoning Designation	AG-2	0.09%	1
	Zoning Designation	RV-3	< 0.01%	1
Development Orders	Development Order	DOS2005-00005	65.58%	
	Status	(null)		
	Wet Season Water Table	(null)		
	Development Order	DOS2003-00137	1.57%	1
	Status			
	Wet Season Water Table			
	Development Order	DOS2003-00265	1.55%	1
	Status	(null)		
	Wet Season Water Table	(null)		
	Development Order	DOS2003-00265	0.9%	1
	Status	(null)		
	Wet Season Water Table	(null)		
	Development Order	DOS2001-00140	0.2%	1
	Status			
	Wet Season Water Table			
	Development Order	LDO2001-00382	< 0.01%	1
	Status			
	Wet Season Water Table			
Fort Myers Beach Interim Zoning			NOT FOUND	
Road Impact Fee Districts	District	4		

RECEIVED
JAN 19 2005
ZONING

Tidemark ID	54
Name	SOUTHWEST

[Modify] Report Settings

Note	Details
1	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.
2	Contact DEP (239) 332-6975 for wetland determination

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.
All information subject to change without notice.

RECEIVED
JAN 19 2005
ZONING

LEE COUNTY PROPERTY APPRAIS

PROPERTY DATA FOR PARCEL 33-46-25-00-00001.0030
TAX YEAR 2004

RECEIVED
JAN 19 2005
ZONING

Parcel data is available for the following tax years:
[2001 | 2002 | 2003 | 2004]

[Next Lower Parcel Number | Next Higher Parcel Number | Display Building Permits on this Parcel | Display Tax Bills on this Parcel | **NEW!** Tax Estimator]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2004 ROLL.

PROPERTY DETAILS

OWNER OF RECORD

LONG CHARLES M ETAL
FOWLER- WHITE
%GARY BUTLER
2201 2ND ST
FORT MYERS FL 33901

SITE ADDRESS

needs access confirmed
ESTERO FL 33928

LEGAL DESCRIPTION

SW1/4 LESS PARL 1.005 + W1/2 OF SE1/4 LYING W OF SR45 + 1.0060 + 1.0070 LESS OR 4401 PG 4791

[VIEWER] TAX MAP [PRINT]

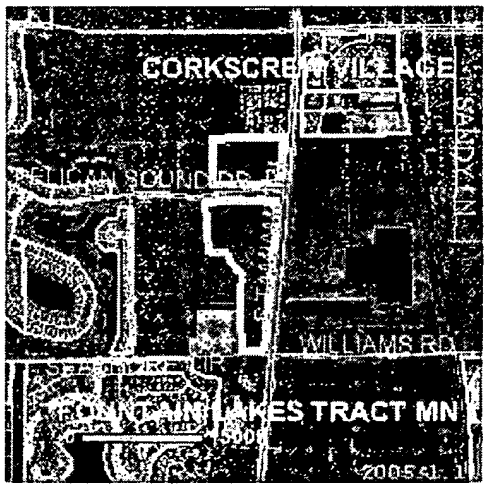


IMAGE OF STRUCTURE

Photo Date: October of 2004

PHOTO DATED AFTER 2004 ROLL

[PICTOMETRY]

TAXING DISTRICT

192 - ESTERO FIRE/RIVER RIDGE COMM DEVEL DIST

DOR CODE

61 - GRAZING LAND CLASS II

PROPERTY VALUES [NEW! HISTORY CHART]		EXEMPTIONS		ATTRIBUTES	
JUST	1,094,040	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	4,860	AGRICULTURAL	1,089,180	NUMBER OF UNITS	30.39
ASSESSED SOH	4,860	WIDOW	0	FRONTAGE	0
TAXABLE	4,860	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	

LAND	4,860 **WHOLLY**	0 **BATHROOMS**	
BUILDING FEATURES	0 **SOH DIFFERENCE**	0 **TOTAL BUILDING SQFT**	
LAND FEATURES	0	**YEAR IMPROVED**	0

SALES/TRANSACTIONS

RECEIVED
JAN 19 2005
ZONING

SALE PRICE	DATE	OR BOOK / PAGE	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	6/8/1990	2157/425	04	Disqualified (Multiple STRAP # - 01,03,07) There are 10 additional parcel(s) with this document (may have been split after the transaction date)... 33-46-25-00-00001.0060,33-46-25-00-00001.0100, 33-46-25-00-00001.0110,33-46-25-00-00001.0130, 33-46-25-00-00001.0140,33-46-25-00-00001.0150, 33-46-25-00-00001.0160,33-46-25-00-00001.0170, 33-46-25-00-00001.0180,33-46-25-17-0000D.0000	V
100	6/1/1990	2157/419	03	Disqualified (Interest Sales / Court Docs / Goverment) There are 10 additional parcel(s) with this document (may have been split after the transaction date)... 33-46-25-00-00001.0060,33-46-25-00-00001.0100, 33-46-25-00-00001.0110,33-46-25-00-00001.0130, 33-46-25-00-00001.0140,33-46-25-00-00001.0150, 33-46-25-00-00001.0160,33-46-25-00-00001.0170, 33-46-25-00-00001.0180,33-46-25-17-0000D.0000	V

PARCEL RENUMBERING HISTORY

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
33-46-25-00-00001.0180	Split (From another Parcel)	Wednesday, September 15, 2004
33-46-25-00-00001.0170	Split (From another Parcel)	Wednesday, September 15, 2004
33-46-25-00-00001.003A	Combined (With another parcel-Delete Occurs)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
001 - Service Area 1 - Fort Myers Beach Area	-		0	0.00

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Category 3	B	125124	0465	C	110492

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

EXHIBIT PH-3.C.1

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1398, Lee County Records, being more particularly described as follows.

From the southwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58' 23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run N88°25'54"E along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction 934.21 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run N00°27'20"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'56"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run S88°25'54"W along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.

Containing 10.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) And are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

21840s05desc.doc

DCI2005-00004

JAN 19 2005

PERMIT CENTER

Scott A. Wheeler 1/19/05
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

EXHIBIT PH-3.C.1

DESCRIPTION

Parcel in
Section 33, Township 46 South, Range 25 East
Lee County, Florida

A tract or parcel of land in Section 33, Township 46 South, Range 25 East, Lee County, Florida being part of lands described in Official Record Book 2787, Page 1398, Lee County Records, being more particularly described as follows.

From the southwest corner of the southwest quarter (SW 1/4) of Section 33, Township 46 South, Range 25 East, Lee County, Florida, run N00°58'23"W along the west line of said fraction for 30.00 feet to an intersection with the north right-of-way line of Williams Road (60 feet wide); thence run N88°33'52"E along said right-of-way line for 1382.17 feet to the southeast corner of lands described in a deed recorded in Official Record Book 3516, at Page 1579, Lee County Records; thence run N00°58' 23"W along the east line of said lands for 2045.85 feet to the northwest corner of Pelican Sound Drive as described in a deed recorded in Official Record Book 3533, at Page 4459, Lee County Records; thence run N88°25'54"E along the north right-of-way line of said Pelican Sound Drive and parallel with the north line of said fraction 934.21 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run N00°27'20"W for 572.76 feet to an intersection with the north line of said fraction; thence run N88°25'54"E along said north line for 318.38 feet to the northeast corner of said fraction; thence continuing N88°25'54"E along the north line of the southeast quarter (SE 1/4) of said Section 33 for 541.58 feet to an intersection with the west right-of-way line of Tamiami Trail (State Road 45); thence run S04°52'56"W along said right-of-way line for 576.30 feet to the northeast corner of said Pelican Sound Drive; thence run S88°25'54"W along said north right-of-way line and parallel with the north line of said southeast quarter (SE 1/4) for 806.34 feet to the POINT OF BEGINNING.

Containing 10.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/99 adjustment) And are based on the north line of the southwest quarter (SW 1/4) of said Section 33 to bear N88°25'54"E.

DCI2005-00004

21840s05desc.doc

JAN 19 2006

Scott A. Wheeler 11/9/05

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, on this 27 day of October, 2004, personally appeared James T. Humphrey, who is personally know to me or who produced _____ as identification and who did take on oath, who deposes and says as follows:

1. That I am the owner or authorized representative of the following described property, to wit:
   Lee County Strap #: 33-46-25-00001.0030

2. That the above described property has been used for bona fide agricultural purposes, to wit livestock grazing and pasturage.

3. The agricultural use on the property is an existing bona fide agricultural use.

4. The agricultural uses were conducted on the entire 10.95 +/- acres. The entire property described on the attached Exhibit "A" was being used for the grazing of livestock.

5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has hear read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER AFFIANT SAYETH NAUGHT.

James T. Humphrey
Name of Applicant (Print)

Signature of Applicant

SWORN TO and subscribed before me on the date and year first above written.

DCI2005-00004

J. Ward
Printed Notary Signature

J. Ward
Notary Signature

Commission No. _____

J. WARD
MY COMMISSION #DD132878
EXPIRES: JUL 09, 2006
Bonded through Advantage Notary

Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

N
W E
S

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND *REGULATORY CONSTRAINTS* AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2004, BARRACO AND ASSOCIATES, INC.
REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED

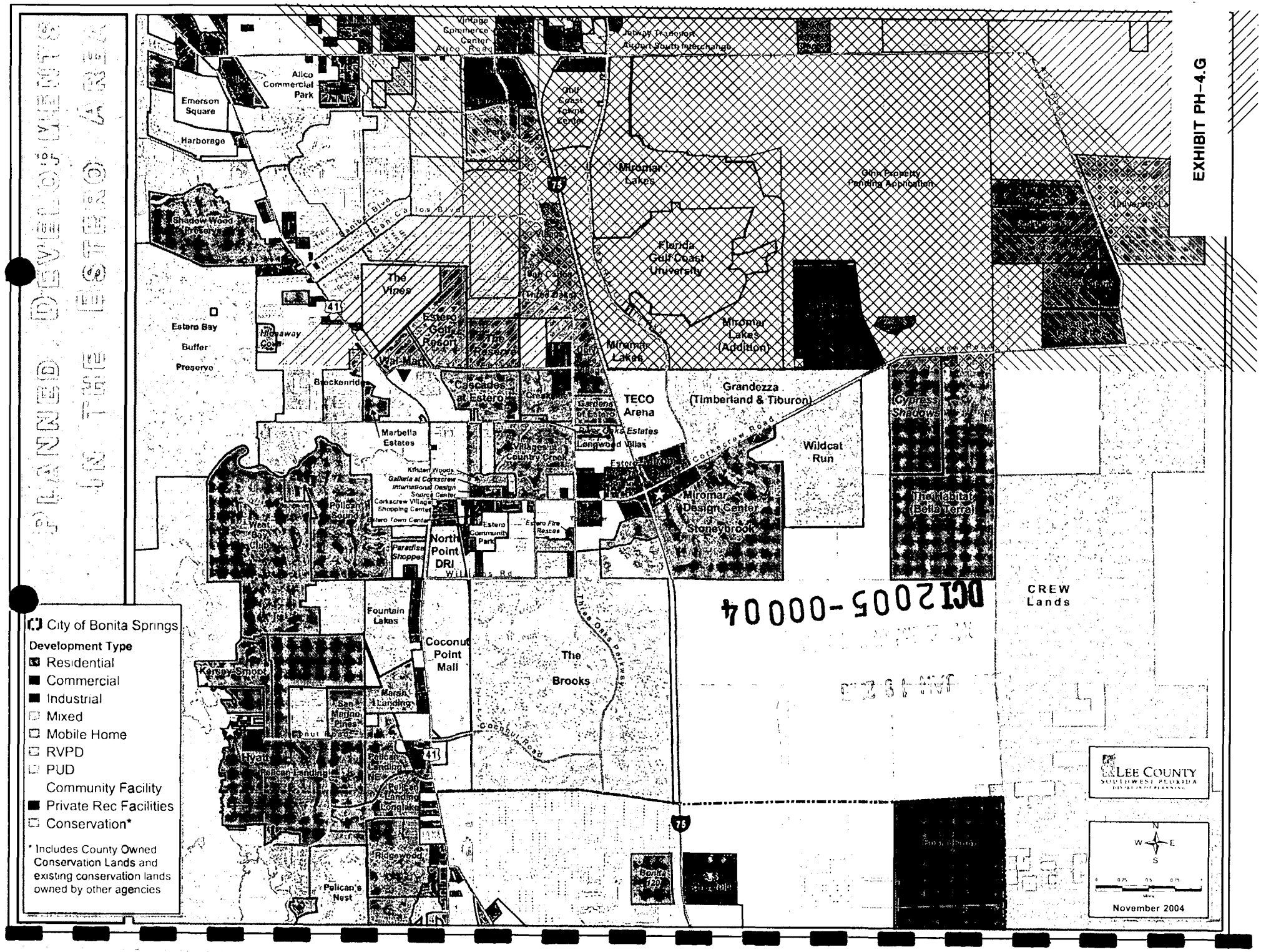
FILE NAME	21868X05.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\EXHIBITS\
PLOT DATE	WED. 1-12-2005 - 11:38 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

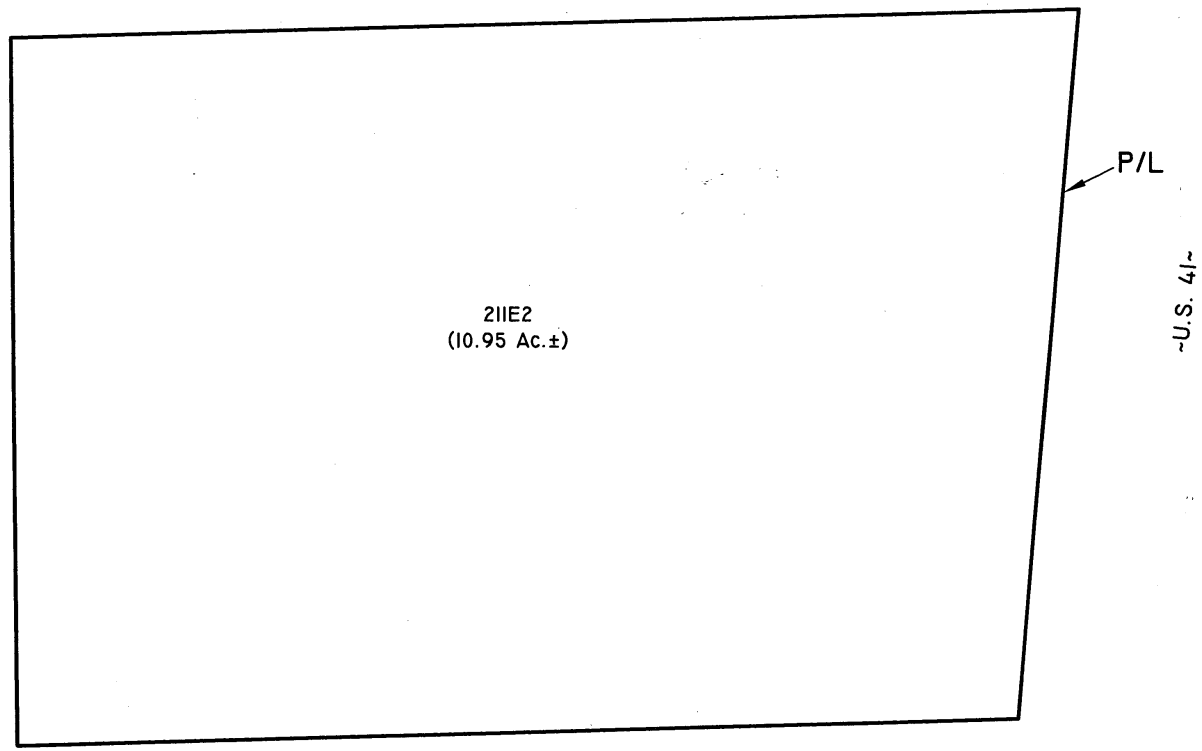
PLAN STATUS

AGRICULTURAL USE MAP

PROJECT / FILE NO.	SHEET NUMBER
21868	1


PLANNED DEVELOPMENTS IN THE ESTERO AREA
EXHIBIT PH-4.G
City of Bonita Springs
Development Type
Residential
Commercial
Industrial
Mixed
Mobile Home
RVPD
PUD
Community Facility
Private Rec Facilities
Conservation*
* Includes County Owned Conservation Lands and existing conservation lands owned by other agencies
Emerson Square
Harborage
Alico Commercial Park
Vintage Commerce Center
Alico Road
Jetway Transport Airport South Interchange
Gulf Coast Towne Center
Miromar Lakes
Florida Gulf Coast University
Miromar Lakes (Addition)
Ginn Property Pending Application
Shadow Wood Preserve
Sanibel Blvd
San Carlos Blvd
The Vines
Estero Golf Resort
Wal-Mart
The Reserve
Estero Bay Buffer Preserve
Highaway Cove
Breckenridge
Cascades at Estero
Marbella Estates
Villages at Country Creek
Gardens of Estero
River Oaks Estates
Longwood Villas
TECO Arena
Grandezza (Timberland & Tiburon)
Wildcat Run
Cypress Shadows
The Habitat (Bella Terra)
Corkscrew Road
Miromar Design Center
Stoneybrook
Kristen Woods
Galleria at Corkscrew
International Design Source Center
Corkscrew Village Shopping Center
Estero Town Center
Estero Community Park
Estero Fire Rescue
Pelican Sound
West Bay Club
Paradise Shoppes
North Point DRI
Williams Rd
Fountain Lakes
Coconut Point Mall
The Brooks
Three Oaks Parkway
Cocoanut Road
Kersey Smoot
Marsh Landing
San Marino Pines
Hyatt
Pelican Landing
Pelican Landing NE
Pelican Landing Longlake
Ridgewood
Pelican's Nest
Bonita 120
CREW Lands
DCI2005-00004
LEE COUNTY
SOUTHWEST FLORIDA
November 2004

SCALE: 1" = 100'



DCI2005-00004

FLUCFCS CODES	DESCRIPTIONS	ACREAGE
211 E2	IMPROVED PASTURE (25-49% EXOTICS)	10.95 Ac.±

NOTES:

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

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

PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. 21840S00.DWG DATED FEBRUARY 23, 2004

UPLAND/WETLAND LIMITS HAVE BEEN REVIEWED BY SFWMD AND COE.

REVISIONS		DESIGNED BY	DATE	HORIZONTAL SCALE
		E.M.	5/12/04	1"=100'
		CHECKED BY	DATE	VERTICAL SCALE
		K.C.P.	5/12/04	N/A
		DRAWN BY	DATE	SEC./TWP./RNG.
		D.B.	5/12/04	33/46/25

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Fort Myers, Florida 33919

CAMARGO NORTH
FLUCFCS MAP

DRAWING No.: 00BKK635
SHEET No.: FIGURE 6-F

J:\2004\04CTT1096\FLUCFCS AND WETLANDS.DWG TAB: 11X17 DEC 09, 2004 - 11:18AM PLOTTED BY: DONB

RECEIVED
JAN 19 2005
ZONING

EXHIBIT 6-G

Camargo MPD – North Parcel
A Mixed-Use Planned Development

Lee Plan Compliance
January 2005

The subject property is located in Section 33, Township 46, Range 25 in Lee County and has a Future Land Use Map designation of Suburban. This land use category is designated in areas where the Lee Plan deems it appropriate to locate a mixture of residential and commercial uses that serve as protection from the more urbanized type of land uses.

This property was previously rezoned to MPD however, the commercial portion of the project did not commence within the time period required as outlined in Section 34-381 of the Lee County Land Development Code. Hence, the applicant is requesting approval of the **northern commercial portion** of the project as revised in the Master Concept Plan.

The development proposal specifically addresses the following Lee County Comprehensive Plan requirements:

- **Policy 1.1.5: Suburban**

The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This Land Use designation limits commercial development to neighborhood centers and does not permit industrial land uses.

This application is for the northern commercial parcel of the Camargo Trust site (Resolution Z-98-029) and is completely separate from the recently approved re-zoning of the southern commercial property now known as Paradise Shoppes of Estero. These two commercial areas are separated by Pelican Sound Drive which is classified as a collector roadway. Therefore, this request falls within the Neighborhood Center limitation of this policy.

- **Policy 2.1: Development Location**

The proposed development has existing or approved contiguous development to the north, south, east and west and is described as the following:

North: Corkscrew Village Shopping Center CPD and South Estero Commercial Center CPD, which consist of retail, office and storage uses.

West: Pelican Sound Residential Community

East: Proposed North Point Mixed-Use Development

South: Assisted Living Facility; Proposed Paradise Shoppes of Estero (Camargo MPD); Coconut Point DRI/MPD approved for retail, office, hotel and residential uses.

JAN 15 2003
ZONING

The proposed development serves as an infill to other existing or approved commercial areas and residential neighborhoods adjacent to and along Corkscrew Road and US 41. The proposed development is within an area where services are already available, and would effectively use the public investment of infrastructure in this area.

- **Policy 2.1.3: All Development Must Comply with the 2020 Overlay**

According to the Division of Planning, there is currently a sufficient allocation of commercial and residential acres in this area to support the proposed development. No change is being requested as part of the Comp Plan Amendment.

- **Policy 2.2.1: New Development To Provide Required Infrastructure**

All necessary infrastructure is available at or near the proposed project, and the developer will undertake any improvements that may be required to connect the project to these existing services.

- **Policy 4.1.1: Requires Developments To Be Well Integrated And Functional**

The proposed development is planned to be designed to function easily for both pedestrian and vehicular movement. Buildings and pedestrian ways will be located to achieve this purpose, and to create an aesthetically appealing project.

- **Goal 5: Residential Land Uses**

The proposed residential component of this northern parcel of the overall MPD furthers the intent of this goal of providing variety in housing types in an area that is convenient to shopping and pedestrian friendly via the mixed planned development nature of the entire development.

As mentioned previously, the residential portion of this mixed-use development was approved in 1998 and is currently seeking a Development Order. The proposed 42 residential units are part of the originally approved 300 units as permitted through Resolution Z-98-029.

- **Policy 5.1.2: Physical Constraints or Hazards**

All units will be built to appropriate elevations to minimize the risk of flood, and adequate water storage capacity will be provided on site.

- **Goal 6: Commercial Land Uses**

The proposed commercial uses for this overall development are consistent with this plan goal of permitting orderly and well-planned commercial development at appropriate locations within the County.

- **Policy 6.1.1: Commercial Development Review Criteria**

The proposed development parcels located within this project will be reviewed for traffic and access, landscaping, screening and buffering, availability of service, compatibility and environmental considerations. The Traffic Impact Statement has demonstrated that there will be a decrease in impacts from what is already approved under the existing zoning. In addition, adequate transportation and access exists, and public utilities are in place to service this project. As

summarized within the Traffic Impact Statement, the proposed MPD will not have a detrimental effect on the surrounding roadway system. All other issues of landscaping, screening and detailed traffic issues will be addressed at the Development Order stage.

- **Policy 6.1.2.2: Commercial Site Location Criteria**

  The proposed commercial development will meet Policy 6.1.2.2 in terms of function, location, site area and gross floor area proposed. The location of the project, at the northwest intersection of a collector (Pelican Sound Drive) and an arterial (US 41) meets the location requirements of this policy for a neighborhood commercial development. Please see the attached Functional Classification Analysis.

- **Policy 6.1.3: Planned Development Requirements**

  The proposed commercial uses are being submitted as a Mixed-Use Planned Development. The proposed Master Concept Plan and permitted uses ensure that the project will provide for visual harmony and screening, utilize joint parking, avoid negative impacts, and provide the necessary services and facilities.

- **Policy 6.1.4: Commercial Compatibility**

  The commercial uses proposed for the property are compatible with the existing and proposed adjacent commercial properties to the north, west, east and south. The design of the project, combined with the Property Development Regulations, will ensure compatibility between internal uses.

- **Policy 6.1.5: Commercial Traffic-Carrying Capacity**

  The design of this project will protect the traffic-carrying capacity of the roads and streets by clustering similar uses both internally and to adjacent properties and observing setback requirements of existing rights-of-way as specified in the Property Development Regulations. The project proposes ingress and egress from US 41 and Pelican Sound Boulevard, providing convenient access for surrounding property owners located on the west side of US 41.

- **Policy 6.1.6: Commercial LDR's**

  The commercial parcels will meet the landscaping and architectural regulations contained within the Land Development Code and the Estero Overlay Districts. Additionally, the project's Property Development Regulations have been established to ensure adequate open space, setbacks and spacing.

- **Goal 11: Water, Sewer, Traffic and Environmental Review**

  The proposed development will be proven to be consistent with Goal 11 through the provision of letters of capacity and availability of service from the water and sewer providers. In addition, a Traffic Impact Statement and an environmental assessment that examines the existing conditions and impacts are submitted as part of this application.

RECEIVED
JAN 19 2005
ZONING

- **Objective 19.2: Commercial Land Uses**

  The proposed development will maintain a unified architectural theme that will meet the intent of the Estero Community Plan. The proposed development is compatible with all adjacent uses – commercial and mixed use developments. We are not asking for any deviations in landscaping, architecture, lighting, or signage.

- **Policy 19.2.2:** The proposed development meets site location standards.

- **Policy 19.2.6:** Where possible, the proposed development will provide automobile, pedestrian and bicycle interconnects to adjacent properties.

- **Objective 19.5: Public Participation**

  A formal meeting with local residents is pending. We understand that final approval of this rezoning cannot be issued until community meetings have taken place.

- **Goal 77: Resource Protection**

  The proposed development has demonstrated compliance with this Goal through the submission of the environmental analysis and protected species survey in 1998. The proposed project will incorporate all applicable land development regulations and other permit requirements as the project proceeds through the development order process.

In review of these goals and policies, the proposed development will be in compliance with the Lee Plan if approved.

RECEIVED
JAN 19 2005
ZONING

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

RECEIVED
JAN 19 2005
ZONING

EXHIBITS 6-H AND 6-I

Camargo MPD
North Parcel
Rezoning Description, Purpose and Intent:
January, 2005

A. Introduction:

This application is for approval of an amendment to the **northern commercial portion,** which consists of ±10.95 acres of an 80- acre+/- Mixed-Use Planned Development known as Camargo MPD. The purpose of this amendment is to reinstate a previously approved MPD zoning designation that recently expired, and to amend the master concept plan for the northern commercial portion of the development.

In 1998, the 80-acre site was rezoned to MPD to permit a mixed use development consisting of residential units, retail and office space, a hotel/motel and an assisted living facility. While the residential portion of this project moved forward, the commercial portion did not commence within the five-year time period allowed upon zoning approval. Hence, the applicant is requesting consideration of approval for rezoning of the northern commercial portion of this project so that completion of the mixed-use development might occur. The proposed zoning designation will remain MPD.

The southern commercial portion of the Camargo MPD property was recently approved and is known as Paradise Shoppes of Estero. The subject of this application is a distinctly separate application and is separated from the southern commercial portion of the development by Pelican Sound Drive.

B. Location:

The project is located in the northwest corner of the intersection of U.S. 41 and Pelican Sound Boulevard, in Estero, providing direct access to both roadways. The project is within the Suburban Future Land Use category and falls within the boundaries of the Estero Planning Community. The northern commercial portion of the project runs north to south along US 41 and consists of approximately 11 acres.

C. Adjacent Uses:

The subject property is in an area that is experiencing rapid growth and development. The proposed development has existing or approved contiguous development to the north, south, east and west. The property to the east, directly across US 41 approved for a mixed-use

RECEIVED
JAN 19 2005
ZONING

development of regional impact to be known as North Point.

To the west of the subject property is the single and multi-family development known as Pelican Sound. To the south of the subject property is the south commercial portion of the Camargo MPD, recently approved and known as Paradise Shoppes of Estero. The western/southwestern portion of the subject parcel is approved for development as a residential community to be known as The Meadows.

D. Proposed Uses:

Due to rapid growth, the area is being developed residentially and commercially as opposed to the agricultural uses of the past. This is evident by the development of surrounding properties. In keeping with this trend and providing needed services, the proposed uses for the commercial MPD will be a combination of retail and office with a residential component.

E. Zoning Justification:

As required by 34-145(d) of the LDC, the proposed development complies with all applicable Lee Plan, Land Development Code and other codes or regulations. A brief description of how the proposed development satisfies these criteria is presented below. A more comprehensive analysis of how the project complies with the Lee Plan is presented in Exhibit II-E-2.

1. This project has been designed and located to ensure that it meets or exceeds all level of service standards for public infrastructure.

   a. Water and Sewer:

   Water and Sewer service is currently available in the area via Lee County Utilities, and will be extended to the project.

   b. Transportation:

   The project will have direct access to US 41 and Pelican Sound Boulevard. I-75 is approximately 2.5 miles from the subject property and the airport is approximately 12 miles from the site.

   c. Fire Service:

   The Estero Fire and Rescue will provide emergency services to the project site.

2. In addition to providing adequate public services, the proposed development is consistent with the Lee Plan. Below is a brief description of how the commercial intensities are consistent with the Lee Plan and sound planning principles. For a more comprehensive analysis of Lee Plan consistency, refer to Exhibit II-E-2.

   In recent years, the area around the subject property has experienced rapid change. While the Estero Community contained mostly agricultural lands a few years ago, it has now

transitioned into predominately residential and commercial land uses. Surrounding properties have recently been rezoned as mixed use planned developments, allowing for intense levels of retail, office, hotel and residential uses.

Residential Land Use:

The proposed development provides for a housing component that provides variety to the previously approved single family residential component of the MPD, known as The Meadows. Its location furthers the mixed-use concept of providing housing that is convenient to shopping and employment.

Lee Plan Commercial Intensities:

The proposed development serves as an infill to other commercial and mixed-use developments along US 41 in Estero.

Located at the intersection of a Collector (Pelican Sound Boulevard) and Arterial roadway (US 41), this site is ideal for commercial development. In addition, the mixed-use nature of the entire development fits in with the adjacent North Point and Coconut Point DRI's.

3. The proposed development is within the Estero Planning Community. The mixed use nature of the proposed development implements the Estero Vision and furthers the intent of Lee Plan Goal 19 and the Overlays in the Land Development Code.

   Specifically, buildings along US 41 will exceed the required 25' setback. All parking areas along US 41 will be adequately screened with native landscape materials. Internal connectivity of parcels will be provided via drive aisles that provide movement within the overall development, thereby reducing repetitive access from adjacent roadways. In addition to external vehicular access from US 41, ingress and egress will be provided from Pelican Sound Boulevard, providing easy access from residential properties west of US 41. The project will meet all architectural guidelines that are applicable to the Estero Overlay districts.

4. This proposed development meets or exceeds all of the requirements of the LDC. The specific Land Development Code policies addressed by this application are submitted below:

RECEIVED
JAN 19 2005
ZONING

- Section 10-415 (open space)
- Section 10-416 (buffer requirements)
- Section 10-414 (submittal requirements)
- Section 34-2020 (parking)
- Section 34-935(b) (perimeter setbacks)
- Section 34-1042 through 34-1047
- Section 10-285 (TIS)
- The proposed uses are all consistent with the uses permitted in a Mixed Use Planned

RECEIVED
JAN 19 2005
ZONING

Development.

- Will comply with the regulations of Sec. 34-937 of the LDC.
- All necessary utilities are currently available in close proximity to the subject site, and have the capacity to serve the proposed development. This satisfies the requirements of Division 4 of Chapter 10 (utilities).
- The proposed development meets or exceeds all setback, height, and lot coverage requirements of Chapter 34.
- The planning efforts we have taken on this property adequately address the issues identified in Sec. 34-411 of the LDC.
- The requested density is specifically designed to meet the requirements of Sec. 34-413 of the LDC.
- Chapter 30 of the LDC limits signage.

5. In addition to complying with the specific requirements listed above, the proposed development also meets or exceeds several performance categories contained in the LDC. As detailed below, the project Master Plan sufficiently addresses compatibility with adjacent uses, impacts to natural resources, and the minimization of hazards or nuisances.

a. Compatibility with Surrounding Uses:

The proposed development is an in-fill project. There are existing and approved developments surrounding the subject property as well as the availability of public services. Because the project "fills in" an area surrounded by existing or approved development, special attention was paid to ensure that the proposed uses were compatible with all surrounding uses.

b. Impacts to Natural Resources:

There is no substantial indigenous vegetation existing on the site. At the time of the original planned development review of this project, indigenous preserve areas were identified in the western residential portion of the project site. These areas are reflected on the original master concept plan. This development, combined with the latest water management and mitigation techniques and full public infrastructure ensures that the limited environmental resources of the site will adequately be addressed.

c. Damage, Hazard or Nuisance:

Because the development will provide adequate environmental protection, open space, and perimeter buffering, no damage, hazard or nuisances should be expected to adjacent uses.

G. Summary:

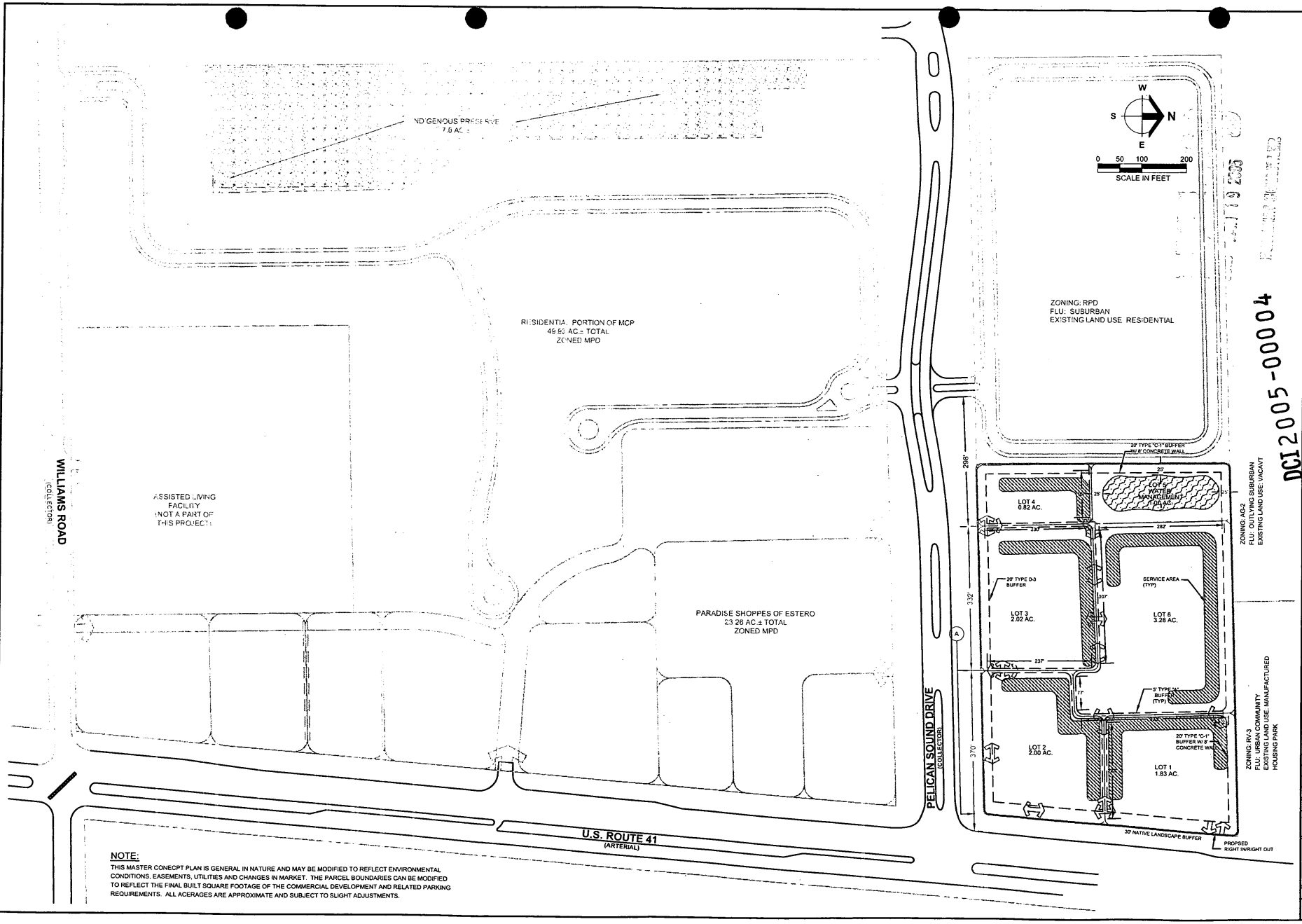
As detailed in Section 34-145(d)(3) of the Land Development Code, the attached application demonstrates the following:

1. The applicant is entitled to the rezoning because it is consistent with the Lee Plan, Land Development Code, and other applicable codes or regulations;

2. The request will meet or exceed all performance and location standards;
3. The request is consistent with the densities, intensities and general uses set forth in the Lee Plan;
4. The request is compatible with the existing or planned uses in the surrounding areas;
5. Adequate infrastructure exists to accommodate this development; and
6. The request will not adversely affect environmentally critical areas and natural resources.

Based on compliance with these, and other regulations, we respectfully contend that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities, and that the urban facilities are available and adequate to serve the proposed land use at the proposed densities and intensities. Similarly, the proposed mix of uses is appropriate at the subject location, and is compatible with existing or planned uses in the surrounding area. For these reasons, the requested MPD should be approved.

RECEIVED
JAN 19 2005
ZONING



DCI2005-00004

NOTE:
THIS MASTER CONECPT PLAN IS GENERAL IN NATURE AND MAY BE MODIFIED TO REFLECT ENVIRONMENTAL CONDITIONS, EASEMENTS, UTILITIES AND CHANGES IN MARKET. THE PARCEL BOUNDARIES CAN BE MODIFIED TO REFLECT THE FINAL BUILT SQUARE FOOTAGE OF THE COMMERCIAL DEVELOPMENT AND RELATED PARKING REQUIREMENTS. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO SLIGHT ADJUSTMENTS.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-5940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2005, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

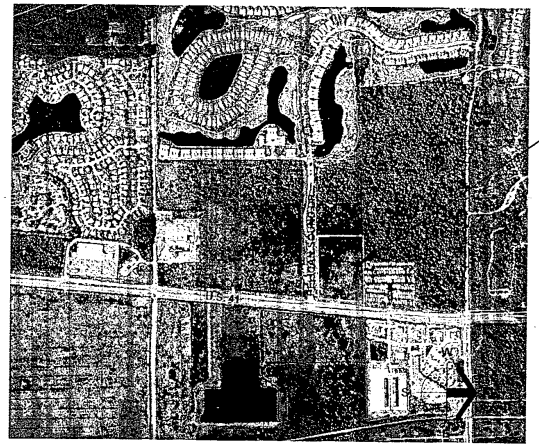
FILE NAME	21868Z01.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	WED. 1-12-2005 - 8:27 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

PLAN STATUS

CAMARGO NORTH MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21868	1



LOCATION MAP

Indigenous Open Space Provided

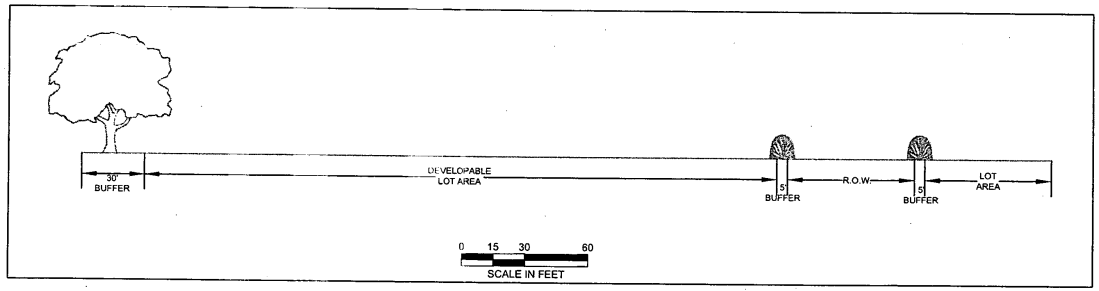
As per Resolution Z-98-029, Condition #9, open space must be provided per the open space table on the MCP. A total of 10.0 acres (with credits) of existing indigenous native vegetation has been preserved in the residential portion of the MCP. Calculations on the approved open space table are as follows:

Open Space Required for Commercial Parcels at 30%	10.0
Open Space Required for Residential Parcels at 40%	20.0
Total Open Space Required	30.0 acres
Indigenous Open Space Required	15.0 acres
Indigenous Open Space Provided	
2.2 acres @ 125% per LDC Section 10-413(c)(2)	2.7
4.8 acres @ 150% per LDC Section 10-413(c)(2)	7.3
Total Indigenous Open Space Provided	10.0 acres

10 acres (with credits) of indigenous open space has been provided in the residential portion of the MCP.

OPEN SPACE TABLE

	PARCEL ACREAGE	REQUIRED OPEN SPACE IN ACRES	PROPOSED OPEN SPACE IN ACRES
LOT 1	1.83	0.54	0.54
LOT 2	2.00	0.60	0.60
LOT 3	2.02	0.60	0.60
LOT 4	0.82	0.24	0.24
LOT 5	1.00	0.30	0.28
LOT 6	3.28	0.98	0.98
TOTAL ACREAGE FOR FUTURE NORTH COMMERCIAL DEVELOPMENT AREA	10.95	3.30	3.30
TOTAL ACREAGE FOR SOUTH COMMERCIAL DEVELOPMENT AREA	21.72	6.55	6.55
TOTAL COMMERCIAL ACREAGE	32.67	9.85	10.00
PREVIOUSLY APPROVED RESIDENTIAL AREA	49.92	20.00	20.00
TOTAL	82.59	29.85	30.00



SAMPLE "A" CROSS SECTION

SHOWING BUFFERS, PARKING, BUILDABLE LOT AREA AND RIGHT-OF-WAY. DIMENSIONS MAY VARY DEPENDING ON LOT LOCATION

Retail/Commercial/Office/Residential Intensity
Camargo North 10 Acres

	Parcel Acreage	Option 1 *Retail/ Office	Option 1 Residential Units	Option 2 *Retail/ Office	Option 2 Residential Units
Lot 1	±1.83	100,000 s.f.	0	125,000 s.f.	0
Lot 2	±2.0		0		0
Lot 3	±2.02		0		0
Lot 4	±.82		0		0
Lot 6	±3.28		42		0
Lot 5	±1.0	Stormwater Management		Stormwater Management	
Total	**±10.95**	**100,000 s.f.**	**42 Units****	**125,000 s.f.**	**0**

* Retail area shall not exceed 75,000 square feet.
** The proposed 42 units are the remaining units out of the original 300 approved as per Resolution Z-98-029

RECEIVED
JAN 19 2005
PERMIT COUNTER

DCI2005-00004

PROPERTY DEVELOPMENT REGULATIONS TABLE

LAND USE ALL PARCELS	MIN. LOT SIZE SQ. FT.	MIN LOT WIDTH	MIN. LOT DEPTH	MAX LOT COVERAGE	SETBACKS (FT.) FRONT (R/W)*	SIDE	REAR	WATER	BUILDING SEPARATION (FT.)	MAX. *** HEIGHT (FT.)	STORIES
OFFICE	7,500	75'	100'	60%	20'	15'	20'	0	20	65	5
RETAIL/COMMERCIAL	7,500	75'	100'	60%	20'	15'	10'	0	20	45	3
ACCESSORY STRUCTURES	N/A	N/A	N/A	N/A	10'	5'	5'	0	10'	45	N/A

* ALONG U.S. 41 FRONTAGE, BUILDINGS WILL HAVE A MINIMUM FRONT SETBACK OF 30 FEET

SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS)

1. A 30 foot wide native landscape arterial road buffer will be provided parallel to U.S. 41. This buffer will include a 2 foot high undulating berm and 5 native trees plus 15 native shrubs per 100 linear feet.
2. Open space and indigenous preservation areas shall comply with Resolution No. Z-98-029.
3. There are no "dial a ride" facilities proposed.
4. All deviations from Resolution No. Z-98-029 will apply.

SURROUNDING ZONING AND LAND USES

	ZONING:	EXISTING LAND USES:
NORTH	RV-3	MANUFACTURED HOUSING PARK/VACANT
SOUTH	MPD	VACANT
EAST	AG-2	U.S. 41 / VACANT
WEST	MPD	VACANT

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-8940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2005, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868Z02.DWG
LAYOUT	ZX3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	WED. 1-12-2005 - 8:11 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

PLAN STATUS

EXHIBIT ONLY
NOT FOR CONSTRUCTION

CAMARGO NORTH MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21868	2

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

RECEIVED
JAN 19 2005
PERMIT COUNTER

Exhibit 6-M
Camargo MPD
North Commercial Parcel
Schedule of Uses
January 2005

DCI2005-00004

Residential "R"

DWELLING UNIT:
Multiple-family – limited to 42 units
MODELS:
Model unit (LDC Section 34-1951 *et seq.*)
RECREATIONAL FACILITIES: Private, On-Site – indoors, limited to a maximum of 800 square feet of workout room, weight-lifting area and spa
RESIDENTIAL ACCESSORY USES [LDC Section 34-622(c)(42)] (LDC Section 34-1171 *et seq.*) – decks, patios and screen enclosures

Commercial "C"

ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)
ADMINISTRATIVE OFFICES
ATM (automatic teller machine)
AUTO PARTS STORE – Limit 1, without installation services, no outside display
AUTOMOBILE SERVICE STATION Limited to one only w/ convenience store and car wash.
BANKS AND FINANCIAL ESTABLISHMENTS [LDC Section 34-622(c)(3)]: Groups I and II
BOATS:
Boat parts store – Limit 1, no outside display
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441 *et seq.*)
BUSINESS SERVICES [LDC Section 34-622(c)(5)]: Group I
CAR WASH Restricted to Automobile Service Station parcel in conjunction with convenience store.
CLEANING AND MAINTENANCE SERVICES [LDC Section 34-622(c)(7)]
CLOTHING STORES, general [LDC Section 34-622(c)(8)]
CLUBS:
Commercial
Fraternal, membership organization (LDC Section 34-2111)
Private (LDC Section 34-2111)
COMPUTER AND DATA PROCESSING SERVICES
CONSUMPTION ON PREMISES (LDC Section 34-1261 *et seq.*)
CONVENIENCE FOOD AND BEVERAGE STORE Restricted to Automobile Service Station parcel and one additional use such as a wine or liquor store "up-scale" in nature in keeping with the overall architectural and landscape intent of the project. Limited to one only.
CULTURAL FACILITIES [LDC Section 34-611(c)(10)]
DAY CARE CENTER, CHILD, ADULT
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE Restricted to maximum of two lots. The drive-through facilities shall be placed on the western building façade. An automobile service station on Lots 1 or 2 may

have a drive-through car wash with the entrance and exit facing east and west respectively and on Lots 4 & 5, a drive-through car wash entrance must face north and south respectively.

DRUGSTORE, PHARMACY Limit of one store for the project.
DWELLING UNITS, MULTI-FAMILY, Limited to 42
ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 *et seq.*)
ESSENTIAL SERVICES (LDC Sections 34-1611 *et seq.*, and 34-1741 *et seq.*)
ESSENTIAL SERVICE FACILITIES [LDC Section 34-611(c)(13)]: Group I (LDC Sections 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
EXCAVATION: Water retention (LDC Section 34-1651)
FENCES, WALLS (LDC Section 34-1741)
FOOD AND BEVERAGE SERVICE, LIMITED
FOOD STORES [LDC Section 34-622(c)(16)]: Group I
HARDWARE STORE Restricted to 10,000 sf or less.
HEALTH CARE FACILITIES [LDC Section 34-622(c)(20)]: Groups I – III
HOBBY, TOY AND GAME SHOPS [LDC Section 34-622(c)(21)]
HOUSEHOLD AND OFFICE FURNISHINGS [LDC Section 34-622(c)(22)], Groups I and II Household use shall remain per code and the Office Furnishing shall be similar to Kinko's, Office Depot, Office Max or any other like kind facility. Large newspaper printing facilities will be prohibited.
INSURANCE COMPANIES [LDC Section 34-622(c)(23)]
LAUNDRY OR DRY CLEANING [LDC Section 34-622(c)(24)]:Group I
LAWN AND GARDEN SUPPLY STORES (LDC Section 34-2081)
LIBRARY
MEDICAL OFFICE
NONSTORE RETAILERS [LDC Section 34-622(c)(30)], All Groups
PACKAGE STORE (LDC Section 34-1261 et seq.) Freestanding stores will are prohibited.
PAINT, GLASS AND WALLPAPER
PARKS [LDC Section 34-622(c)(32)]: Groups I and II
PARKING LOT: .
Accessory
Garage, public parking
Temporary (LDC Section 34-2022)
PERSONAL SERVICES [LDC Section 34-622(c)(33)]: Groups I – III

RECEIVED
JAN 19 2005
ZONING

GROUP I
ATM's (automatic teller machines)
Barbershops or beauty shops
Clothing alterations and repair, including dressmakers, seamstresses and tailors
Laundry agents wherein the establishment may do its own pressing and finish work but the laundering or dry cleaning is performed elsewhere
Photo agents wherein drop-off and pickup film processing services are provided but the actual processing and developing is done elsewhere
Shoe repair services wherein shoe repair or shoe shining for individual customers is performed

GROUP II. The following uses are permitted provided that lodging facilities or resorts are not included:
TABLE INSET:
Beauty spas
Health clubs or spas
Reducing or slenderizing salons
Steam or Turkish baths

GROUP III. Establishments primarily engaged in the sale, rental or service of health-related devices such as:
TABLE INSET:

- Artificial limbs
- Crutches
- Hearing aids
- Hospital beds
- Optical supplies
- Orthopedic supplies
- Wheelchairs

PET SERVICES Outdoor enclosures and dog runs are prohibited.
PET SHOP Outdoor pens, enclosures and dog runs are prohibited.
PHARMACY
POST OFFICE
PRINTING AND PUBLISHING [LDC Section 34-622(c)(36)]
REAL ESTATE SALES OFFICE (LDC Sections 34-1951 et seq., and 34-3021)
RECREATION FACILITIES, Commercial [LDC Section 34-622(c)(38)]: Groups II and IV
RELIGIOUS FACILITIES (LDC Section 34-2051 et seq.)
RENTAL OR LEASING ESTABLISHMENT [LDC Section 34-622(c)(39)]: Groups I and II (LDC Section 34-1201 et seq., 34-1352, and 34-3001 et seq.) – indoor storage only
GROUP I

- Beach chairs, umbrellas and similar facilities
- Bicycles
- Mopeds and scooters
- Passenger car pickup and drop off (no maintenance or repairs, limited storage only)

GROUP II. Household.

- Appliances
- Bicycles
- Costumes
- Furniture
- Garden equipment
- Movies, videotapes and similar home entertainment
- Party or banquet supplies
- Tools and equipment primarily for home use

REPAIR SHOPS [LDC Section 34-622(c)(40)]: Groups I and II
RESEARCH AND DEVELOPMENT LABORATORIES [LDC Section 34-622(c)(41)]: Groups II and IV
RESTAURANT, FAST FOOD - Limited to one only
RESTAURANTS [LDC Section 34-622(c)(43)]: Groups I, II and III
SCHOOLS:

- Commercial [LDC Section 34-622(c)(45)] (LDC Section 34-2381)

SELF-SERVICE FUEL PUMPS Restricted to Automobile Service Station parcel.
SIGNS in accordance with Chapter 30
SOCIAL SERVICES [LDC Section 34-622(c)(46)]: Group I only
SPECIALTY RETAIL SHOPS [LDC Section 34-622(c)(47)]: Groups I-IV – No outdoor storage
STUDIOS [LDC Section 34-622(c)(49)]
TEMPORARY USES (LDC Section 34-3041 et seq.)
THEATER, indoor only (LDC Section 34-2471 et seq.)
USED MERCHANDISE STORES [LDC Section 34-622(c)(54)]: Groups I and II
VARIETY STORE
NO OUTDOOR SALES OR STORAGE EXCEPT FOR OUTDOOR DINING

RECEIVED
JAN 19 2005
ZONING

JAN 19 2005
COUNTER
DCI2005-00004

Schedule of Deviations
Camargo North 10 Acres
Exhibit 6N
January 2005

1. **A deviation to Section 10-415(b)(1) which requires 50 percent of the open space percentage requirement be provided through the onsite preservation of existing native vegetation communities to permit the preservation of 10 acres in accordance with Resolution Z-98-029.**

   Justification: The indigenous preservation requirement for the entire development site requires preservation of 15 acres, 10 of which have been provided in the residential portion of the Master Concept Plan and was the amount approved through the original MPD. The remaining commercial portions of the site do not contain indigenous preserve areas and while they do contained scattered, individual native trees, preservation of these trees cannot be provided due to site design requirements for project development.

2. **Deviation from LDC Section 10-329(d)(3), which requires a 50-foot excavation setback of any private property line under separate ownership to allow for a setback of 25 feet.**

   Justification: The water management area for the project site has been located as remotely as possible on the site and its lot configuration is based on the square footage of management area needed. This lot will be enclosed on both perimeter sides by an 8-foot concrete wall that is part of the required buffer. The lot perimeter area that is internal to the project will be landscaped as part of the aesthetic improvements to the site and will further buffer an access to the parcel.

   Access to this area of the project site will be deterred via the proposed walls and landscape and will not create a public safety issue.

3. **Previously Approved Deviations:**

   Please see Resolution Number Z-98-029.

JAN 19 2005

CAMARGO NORTH 10 ACRES
Surface Water Management Narrative
Supplement D - Exhibit 6-O
January 2005

DCI2005-00004

The following is a written description of the proposed Camargo North Surface Water Management Concept:

A. Run-off characteristics of the property in its existing state.

The run-off characteristics of the property, in its existing state, is that of an undeveloped parcel with surface water draining by overland flow to the west to the Pelican Sound water management system. Existing site elevations range from approximately 14.5 ' to 15.7' NGVD.

B. In general terms, the drainage concept proposed, including the outfall to canals or natural water bodies, including how drainage flow from adjacent properties will be maintained.

In its redeveloped state, run-off from the project will be directed to dry detention areas and a lake for water quality and quantity treatment prior to discharging to the Pelican Sound water management system. The proposed drainage system will be in accordance with the South Florida Water Management District Basis of Review.

C. The retention features (including existing natural features) that will be incorporated into the drainage system and legal mechanisms, which will guarantee their maintenance.

The detention features of the proposed system include utilization of open space areas and lakes within the developed project. The property owner will provide maintenance of the system.

D. How will existing natural features be preserved? Include an estimate of the ranges of the existing post development water table elevations where appropriate.

The existing condition of the project site is an open space agriculture field with no existing natural features. Therefore no natural features will need to be preserved.

E. The requirements for fill material proposed post development for other than building pads.

Fill material needed for the developed project could include onsite excavation and in- haul fill from a nearby borrow pit.

RECEIVED
JAN 19 2005
ZONING

F. If the property is subject to seasonal inundation or is subject to inundation by extreme swollen, by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the affects of expected flooding.

The property is located within Zone B as shown in FIRM (Flood Insurance Rate Map), Community Panel Number 125124 465 C, dated November 4, 1992. The property is not subject to a FEMA 100 year floodplain elevation.

RECEIVED
JAN 19 2005
ZONING

EXHIBIT 6-L

TRAFFIC IMPACT STATEMENT

FOR

PARADISE GROUP PARCEL
(a/k/a CAMARGO TRUST PARCEL)

JAN 19 2005
PERMIT CENTER

PROJECT NO. 0401.18

DCI2005-00004

PREPARED BY:
Metro Transportation Group, Inc.
12651 McGregor Boulevard, Suite 4-403
Fort Myers, Florida 33919-4489
239-278-3090

March 8, 2004

METRO

CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. CONCLUSION

RECEIVED
JAN 19 2005
ZONING

I. INTRODUCTION

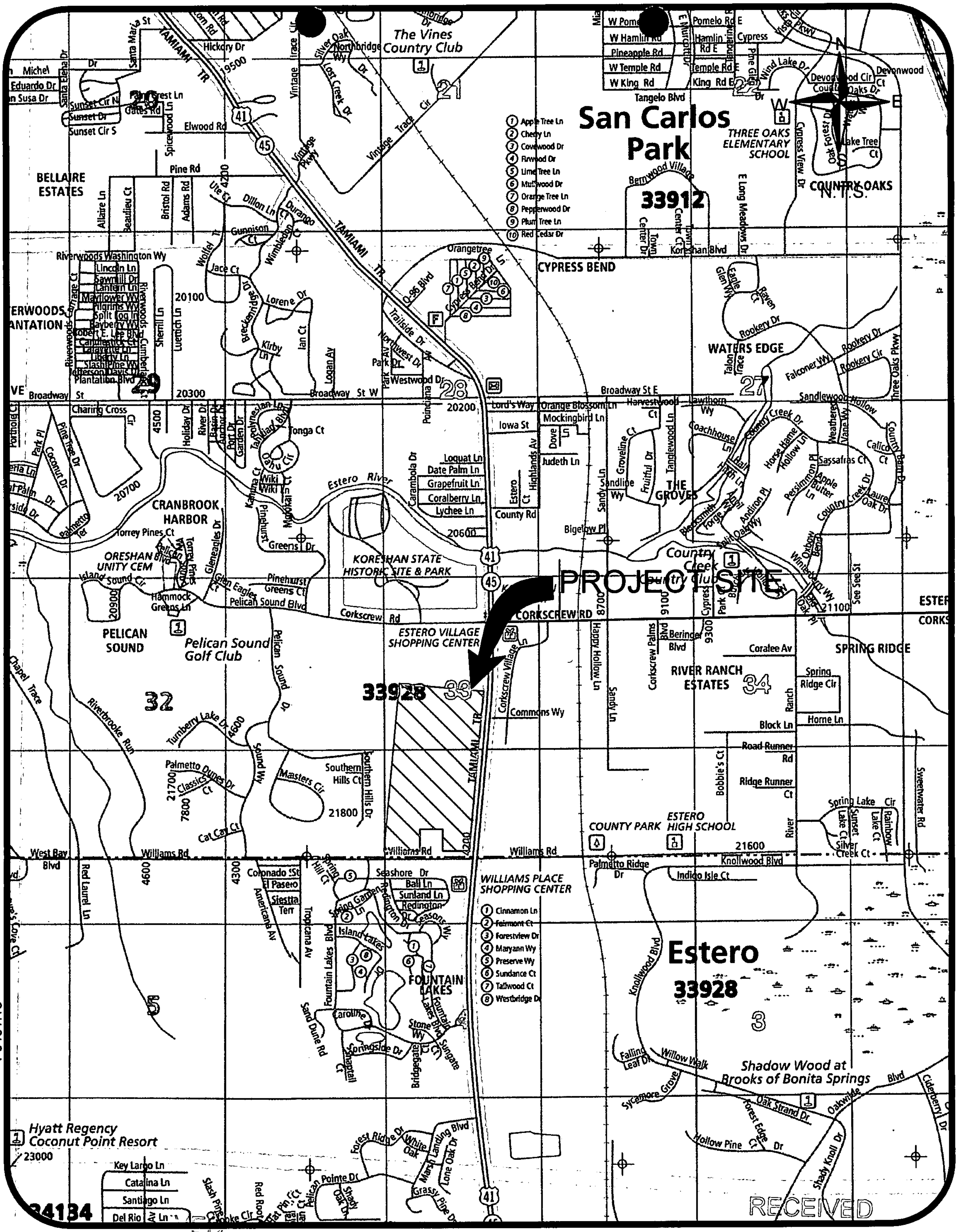
Metro Transportation Group, Inc. (Metro) has conducted a traffic impact analysis to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking approval for Zoning. The development site is located on the west side of U.S. 41 north of Williams Road in the Estero area of Lee County, Florida. The site location is illustrated on **Figure 1**.

This traffic impact study is for the submittal of two (2) separate zoning applications. Each application is separate and distinct however they both have a common thread in each parcel is currently part of a single MPD that was approved in 1998 under Zoning Resolution Z-98-029 (Camargo Trust MPD). The first application is simply a renewal and modification of the original MPD plan with some changes in the maximum thresholds and permitted uses. The second application will be to add additional retail floor area to the MPD Master Concept Plan for a portion of the property near the northern boundary. For purposes of this TIS, the development of both applications was considered under one traffic analysis since the MPD will continue to share access to the public roadway system. A meeting was held with Community Development Staff to reach an agreement on the methodology for a single transportation analysis.

For tracking purposes, the first application will simply be called the "Paradise Group MPD" since it is in fact a modification to the existing MPD. The original zoning of the property expired, however the residential portion of the project was allowed to maintain the zoning in order for that portion of the property to be developed with multi-family residential units. The second application will be referred to as the "Camargo Trust MPD".

The following report will examine the anticipated trip generation of the proposed overall development and evaluate the impact the additional trips will have on the surrounding roadway network.

RECEIVED
JAN 19 2005
ZONING



F0401.18

RECEIVED
JAN 19 2005
ZONING

JAN 2005
ZONING

PROJECT LOCATION MAP
PARADISE / CAMARGO MPD

Figure 1

RECEIVED
JAN 19 2005
ZONING

II. EXISTING CONDITIONS

The subject site is currently vacant. Williams Road and an existing Adult Assisted Living Facility, called the Lifecare Center of Estero, border the site to the south. To the north, the site is bordered by vacant land and the Covered Wagon Trail Trailer Park, to the east the site is bordered by U.S. 41, and across U.S. 41 is the proposed North Point Development of Regional Impact (DRI). To the west, the site is bordered by the Pelican Sound Golf and Country Club, a gated residential golf course community. The site is bi-sected by Pelican Sound Boulevard, a four lane divided roadway that serves as the primary access to the Pelican Sound Golf and Country Club (a/k/a River Ridge). The first zoning application is for the entire parcel while the second application will be limited to the portion of the site to the north of Pelican Sound Boulevard and east of the multi-family uses approved on the Master Concept Plan (to be referred to as the "northern parcel").

U.S. 41 is a currently under construction to be widened to a six-lane divided arterial in the area of the subject site. At the unsignalized intersection of Pelican Sound Boulevard, U.S. 41 will have a northbound left turn lane and a southbound right turn lane. Signalized intersections exist to the north of the site at Corkscrew Road and to the south at Williams Road. U.S. 41 will have a posted speed limit of 50 mph adjacent to the subject site and is under the jurisdiction of the Florida Department of Transportation (FDOT).

Williams Road is a two lane Collector road that extends east from it's terminus into the West Bay Club gated golf course residential community just over one mile west of U.S. 41. East of U.S. 41, Williams Road extends to Three Oaks Parkway and serves as a primary access to Estero High School. Williams Road has a posted speed limit of 35 mph west of U.S. 41 and is under the jurisdiction of Lee County.

In order to obtain a better understanding of the peak hour traffic conditions that exist at the Pelican Sound Boulevard/U.S. 41 intersection, Metro conducted a weekday midday and P.M. peak hour traffic count at the subject intersection in February, 2004.

RECEIVED
JAN 19 2005
ZONING

III. PROPOSED DEVELOPMENT

The proposed zoning applications consist of two (2) applications, as discussed in the Introduction of this report. The first application, called the Paradise Group application, will modify the existing MPD and either eliminate or reduce the intensity of several uses permitted on the subject site. The second application will then add uses to the northern section of the property, or that portion of the property that lies north of Pelican Sound Boulevard.

Table 1 indicates the size and uses that are currently approved in the MPD (Resolution Z-98-029). Also indicated in Table 1 are the uses that are being requested as part of the first re-zoning application and the bottom portion of Table 1 indicates the size and uses that are being requested as part of the second re-zoning application.

Table 1
Paradise Group/Camargo MPD
Land Uses
Permitted and Requested

Land Use	Size
Permitted Under Z-98-029	
Office	200,000 s.f.
Retail	100,000 s.f.
Multi-Family Residential	300 Units
Hotel	105 Rooms
Assisted Living Facility	500 Beds
Paradise Re-Zoning Application (Total Parcel)	
Retail	100,000 s.f.
Multi-Family Residential	300 Units
Camargo Re-Zoning Application (Northern Parcel Only)	
Office	25,000 s.f.
Retail	75,000 s.f.

Therefore, in order to complete on transportation analysis, the two zoning applications were combined since they will share common infrastructure, including access to the public roadways. **Table 2** indicates the overall density that was analyzed as part of this Traffic Impact Statement. It should be noted that the zoning for multi-family portion of

RECEIVED
JAN 19 2005
ZONING

the MPD did not expire and this portion of the project has recently been granted a Development Order. The Development Order for the residential portion of the site does not include the maximum permitted 300 units. The Developer of the north parcel would like the flexibility to move the remaining units (with the cumulative count not to exceed 300 units) to the "northern parcel" as part of the second application. This will have no impact on the trip generation, since the overall use remains at 300 multi-family residential units.

Table 2
Paradise Group/Camargo MPD
Land Uses
Combined Applications

Land Use	Size
Office	25,000 s.f.
Retail	175,000 s.f.
Multi-Family Residential	300 Units

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 7th Edition. Land Use Code 710 (General Office) was used for the office use, Land Use Code 820 (Shopping Center) was used for the retail uses and Land Use Code 230 (Multi-Family Residential) was used for the multi-family units. The trip generation equations for these proposed land uses are located in the Appendix of this report for reference. **Table 3** indicates the number of trips anticipated to be generated by the proposed combined re-zoning applications.

Table 3
Trip Generation
Paradise Group/Camargo Applications

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Office	50	10	60	15	90	105	460
Retail	135	85	220	435	470	905	9,770
Multi-Family	20	105	125	100	50	150	1,635
Total Trips	205	200	405	550	610	1,160	11,865

The trips indicated in Table 2 for the proposed zoning applications will not entirely be new trips to the adjacent roadway system. ITE estimates that retail centers of comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. Lee County permits a maximum reduction in trips of thirty-percent (30%) due to "pass-by" trips.

For this analysis, the "pass-by" traffic was accounted for to determine the number of "new" trips the development will add to the surrounding roadways. **Table 4** summarizes the pass-by percentage for the proposed uses. **Table 5** summarizes the development traffic and the breakdown between the new trips the development is anticipated to generate and the "pass-by" trips the development is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the "pass-by" reduction, only the traffic added to the surrounding streets and intersections.

RECEIVED
JAN 19 2005
ZONING

Table 4
Pass-by Trip Reduction Factors
Paradise Group/Camargo Applications

Land Use	Percentage Trip Reduction
Retail (LUC 820)	30%

Table 5
Trip Generation
Paradise Group/Camargo Applications

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Trip Generation	205	200	405	550	610	1,160	11,865
Less Pass-by Traffic	-60	-60	-120	-165	-185	-350	-3,560
Total New Trips	145	140	285	385	425	810	8,305

Based on the anticipated trip generation shown in Table 5, the development will be classified and analyzed based on the guidelines established for a development generating "more than 300 trip ends" during the peak hour by the Lee County Traffic Impact Statement Guidelines.

A comparison trip generation was also computed based on the intensity of the previously approved development. The zoning for the commercial portion of the MPD has since expired. As previously identified in Table 1, the previous MPD zoning permitted up to 300,000 square feet of commercial uses, of which 100,000 square feet could be retail. In addition, a hotel, ALF and the multi-family were permitted. **Table 6** indicates the number of "new" trips (Retail uses reduced by the same 30% pass-by rate) the project would have added to the roadway system should the previous MPD be restored as originally approved.

Table 6
Trip Generation
Previously Approved MPD(Res. Z-98-029)

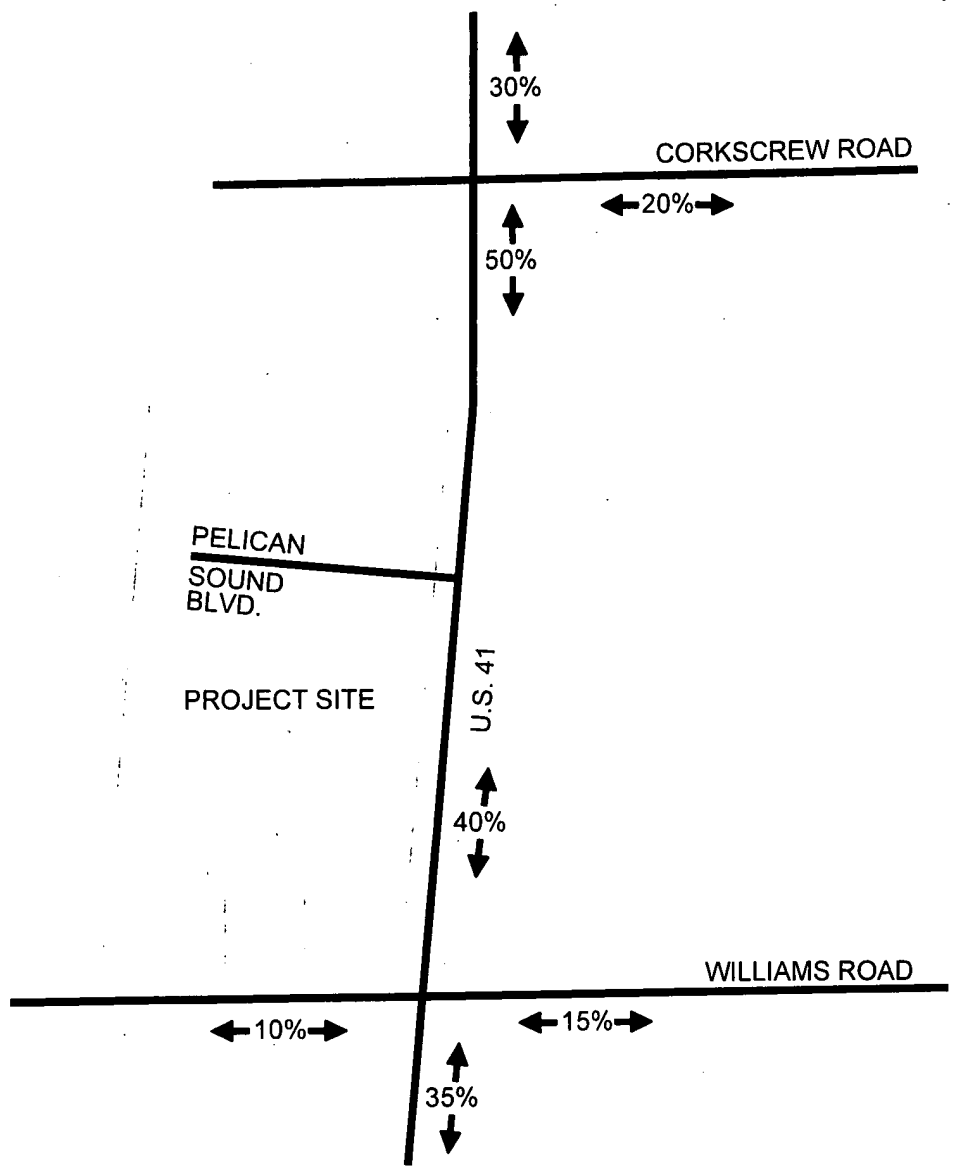
Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Trip Generation	475	250	725	530	715	1,245	12,335
Less Pass-by Traffic	-30	-20	-50	-90	-100	-190	-2,040
Total New Trips	445	230	675	440	615	1,055	10,295

As can be seen from Table 6, the previously approved MPD plan would have generated more "new" trips to the surrounding roadways due to the greater intensity of "destination uses", such as office, ALF and hotel.

RECEIVED
JAN 19 2005
ZONING

V. TRIP DISTRIBUTION

The new trips shown in Table 5 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. The driveway volumes shown in Table 5 were assigned to the various proposed site access drives. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 2**.



RECEIVED
JAN 19 2005
ZONING

LEGEND

←20%→ PERCENT DISTRIBUTION

F0401.18

METRO

TRIP DISTRIBUTION
PARADISE / CAMARGO MPD

Figure 2

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes, as defined by the Lee County Peak Hour, Peak Direction Service Volumes, as provided by the Lee County Department of Transportation.

Based on the information contained within Table 1A, the proposed combined projects are not expected to significantly impact any roadway link within the vicinity of the subject site as a result of the added development traffic.

VI. FUTURE TRAFFIC CONDITIONS

It was assumed that the project would be completed by the year 2007. Based on this project build-out, a growth rate was applied to the existing traffic conditions for all roadway links and intersections within the projects' area of influence for the year 2008. The existing roadway link traffic data and the growth rates were obtained from the 2002 Lee County Traffic Count Report, with the exception of the link of U.S. 41 between Corkscrew Road and Williams Road. The 2002 Lee County Traffic Count Report only has traffic data on U.S. 41 north of Old 41 (approximately 2.6 miles south of Williams Road) and on U.S. 41 south of Hickory Drive (approximately 2.7 miles north of Pelican Sound Boulevard). There are several major roadways that divert and even add traffic to the U.S. 41 corridor within this approximately 5.3 mile long section of U.S. 41, including but not limited to Corkscrew Road, Williams Road, and Coconut Road. This does not include several larger residential communities that have their only access to this segment of U.S. 41. Therefore, the peak hour, peak direction, peak season volume shown in Table 2A for the link of U.S. 41 between Corkscrew Road and Williams Road was taken from the weekday P.M. peak hour turning movement count conducted by Metro in February, 2004. The growth rate from the 2002 Lee County Traffic Count report was applied to this volume to estimate the projected 2008 background traffic conditions on this link prior to the projects being completed.

RECEIVED
JAN 19 2005
ZONING

Based on the project distribution shown in Figure 3, the intersection turning movement counts and the roadway link data was analyzed for the year 2008 without the development and year 2008 with the development. **Table 2A**, contained in the Appendix of the report, outlines the methodology used in determining the 2008 traffic volumes as well as the growth rate utilized for each roadway segment.

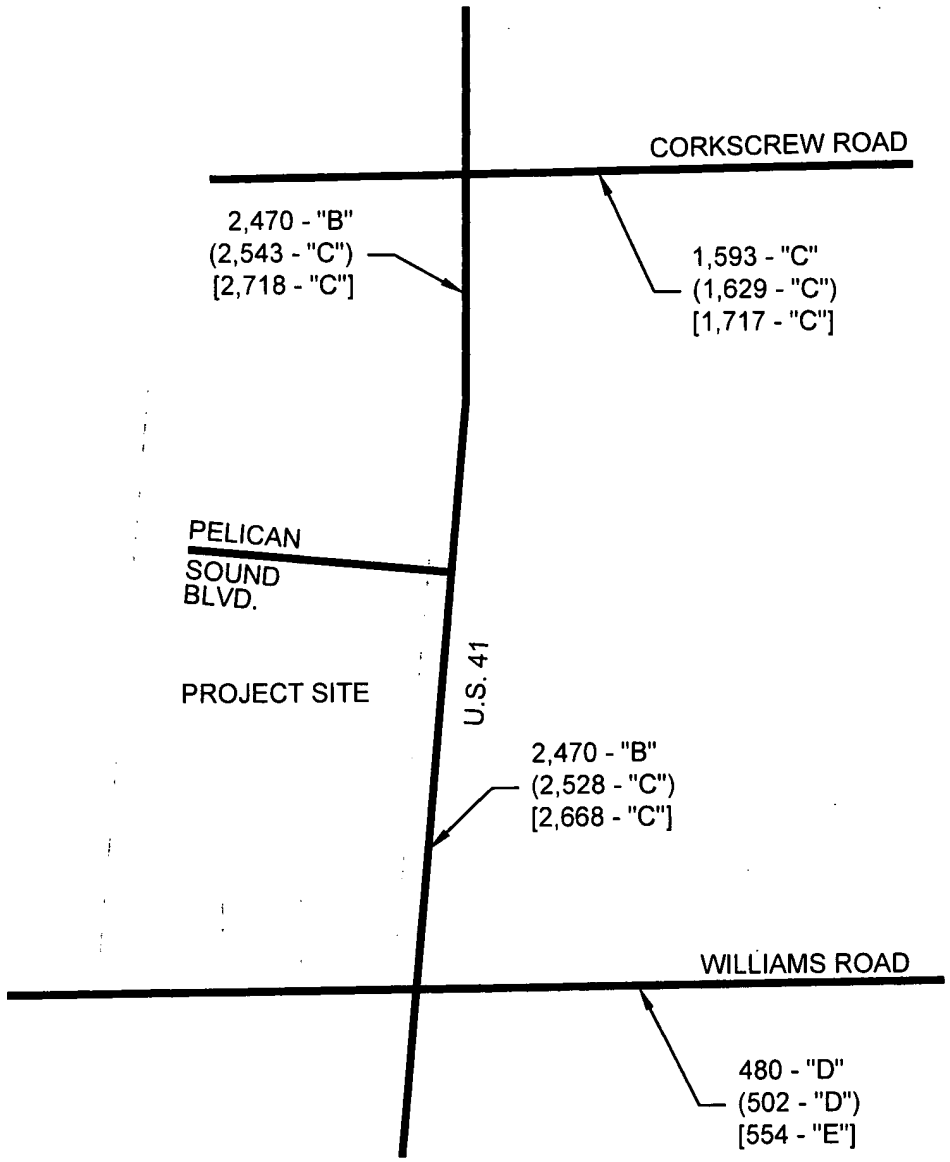
Figure 3 indicates the year 2008 peak hour traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 3 is the Peak Hour volume and Level of Service of each link should no development occur on the subject site and the peak hour volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These values are also derived from **Table 2A** contained in the Appendix.

The assignment of the trips to the various site access drives is shown on **Figure 4**. It should be noted that the site traffic access drives were not modified from the original MPD submittal. The access to the site includes a right-in/right-out only approximately 625 feet north of the Pelican Sound Boulevard intersection, the Pelican Sound Boulevard intersection, which is being constructed as a full median opening with the current U.S. 41 widening, a northbound left-in/right-in/right-out approximately 1,050 feet south of Pelican Sound Boulevard (also being constructed with the U.S. 41 widening), a right-in/right-out on Williams Road approximately 302 feet west of U.S. 41 and a full access to Williams Road approximately 1,250 feet west of U.S. 41. The assignments indicated in Figure 4 reflect the total driveway volumes as the driveway volumes are not reduced as a result of "pass-by" traffic, on link volumes.

RECEIVED
JAN 19 2005
ZONING

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

As can be seen from Figure 3, the roadway links immediately adjacent to the subject site will not be adversely impacted as a result of the proposed development. Nearly all of the roadway links analyzed as a result of this analysis are shown to operate at an acceptable Level of Service according to the Lee County Level of Service Standards. The only exception is U.S. 41 to the north of Corkscrew Road and to the south of Williams Road.



LEGEND

XXX - "C" 2008 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

(XXX -"C") 2008 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS AM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

[XXX -"C"] 2008 PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS PM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

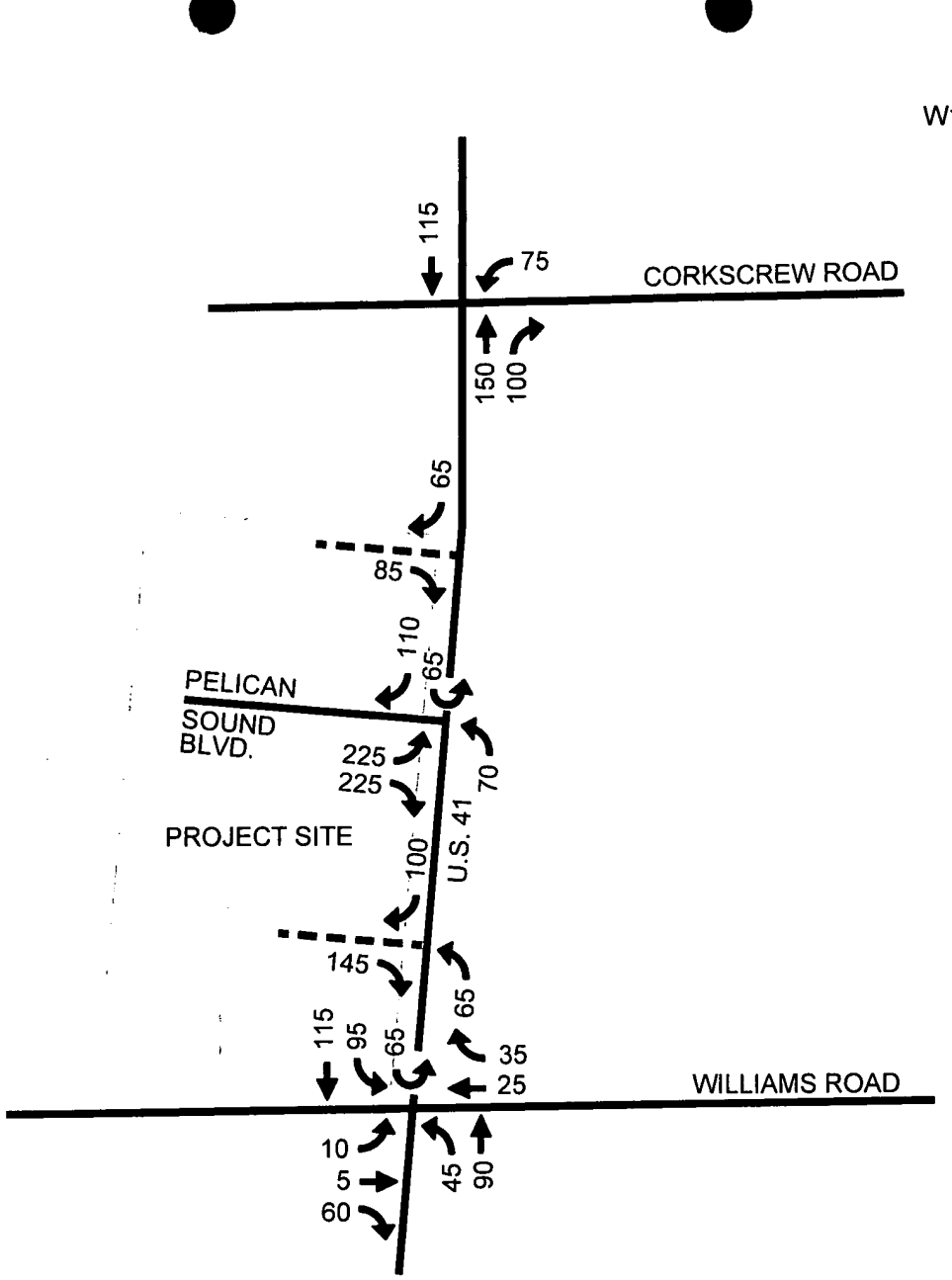
RECEIVED
JAN 19 2005
ZONING

F0401.18

METRO

2008 100TH HIGHEST HOUR LOS ANALYSIS
PARADISE / CAMARGO MPD

Figure 3



LEGEND

← 000 WEEK DAY PM PEAK HOUR TRAFFIC

\- LESS THAN 5 VEHICLES

F0401.18

RECEIVED
JAN 19 2005
ZONING

METRO

PM PEAK HOUR TRAFFIC VOLUMES
PARADISE / CAMARGO MPD

Figure 4

These segments are shown to operate at LOS "F" conditions in 2008 based primarily on the fact that the background traffic volume used to determine the future volume was taken from three miles away (north of Old 41). With the recent opening of Three Oaks Parkway from Corkscrew Road to Coconut Road, the segment of U.S. 41 between these two major east/west roadways, U.S. 41 has a parallel facility. Drivers can use Three Oaks Parkway to travel north/south between these two roadways, using Corkscrew Road, Williams Road and Coconut Road to return to U.S. 41 for any longer distance travel. That is the primary reason that the traffic count conducted by Metro during the peak season of 2004 shows a dramatically lower peak hour, peak direction volume compared to the method where the K-100 and "D" (Directional) factors are applied to the Annual Average Daily Traffic (AADT) to calculate the peak hour, peak direction volume.

The segment of U.S. 41 north of Corkscrew Road is and will remain a four-lane section until funding is secured by FDOT for construction. The State and County are currently examining ways of moving the funding for construction of this segment of U.S. 41 up in the FDOT adopted Work Program.

Regardless, the proposed combined zoning application does not "significantly" impact the segments of U.S. 41 to the north and south of the subject site. "Significant impact" is defined by Lee County as having the project add more than 10% of the LOS "C" service volume to that particular link. The impact to the links along U.S. 41 range from 8.2% to the segment between Pelican Sound and Corkscrew Road to less than 6% south of Williams Road to less than 7% north of Corkscrew Road.

Intersection analysis was performed as a result of the proposed re-zoning application. The intersections analyzed as a result of this report are as follows:

RECEIVED
JAN 19 2005
ZONING

- U.S. 41 @ Pelican Sound Boulevard
- U.S. 41 @ William Road

The intersections listed above were analyzed utilizing SYNCHRO 5.0 and HCS 2000. In order to perform the required capacity analyses at the U.S. 41 intersection with Pelican Sound Boulevard, SYNCHRO 5.0 was utilized due to the HCS Software's inability to

analyze unsignalized intersections on six-lane roadways. The HCS 2000 software was utilized for all remaining intersection analyses performed as a result of this analysis. It should be noted that the Pelican Sound Boulevard/U.S. 41 intersection was analyzed based on unsignalized traffic conditions. It is possible that if warrants are met in the future, this intersection could be signalized. With the widening of U.S. 41, the median opening at Pelican Sound Boulevard will remain a full median opening. FDOT has indicated that this could be a potential signalized intersection if the proper warrants are satisfied and FDOT approves a warrant analysis. FDOT typically does not approve traffic signals until the traffic is present at the intersection. In other words, warrants based on "projections" are typically not approved.

Based on the results of the capacity analyses, no intersection improvements, beyond necessary turn lane additions, will be required as a result of the addition of the project generated traffic. All turning movements and approaches at the analyzed intersections will function with an acceptable Level of Service once the project traffic is added to the intersections.

Site specific turn lanes will be analyzed at the local Development Order stage. FDOT is constructing turn lanes at the intersection of Pelican Sound Boulevard and U.S. 41 as well as the northbound directional left-in/right-in/right-out located on U.S. 41 along the frontage of the property with the ongoing U.S. 41 widening. Additional turn lanes may be required at local Development Order stage and will be identified at that time.

RECEIVED
JAN 19 2005
ZONING

VIII. CONCLUSION

The proposed re-zoning of the Camargo Trust parcel to contain a maximum of 175,000 square feet of retail uses, 25,000 square feet of office uses and 300 multi-family residential units will not have an adverse impact on the surrounding roadways or intersections. Upon the addition of the development traffic to the surrounding roadway network, the roadway links directly adjacent to the subject site will operate within the adopted Level of Service standards as identified in the Lee Plan.

The traffic volume on the segments of U.S. 41 south of Williams Road, although shown in the traffic count report to operate at a poor Level of Service, are most likely overstated due to the location of the traffic data collection prepared by Lee County. With the completion of the Three Oaks Parkway corridor and the widening of I-75 in Lee County, the volume on U.S. 41 between Corkscrew Road and Coconut Road will not be as significant as it is currently portrayed.

Intersection analysis was performed at the site access intersections in addition to the intersections to the north and south of the site. The analysis indicates that the project will not significantly impact these intersections. Turn lanes will be required and will be further defined at the Local Development Order stage.

Based on the proposed uses, the development of the site, should it be developed to it's maximum potential, would generate less "new" trips to the adjacent roadways than would the original Master Concept Plan that was approved for this site in 1998.

\\K:\04\01\18\report.doc

RECEIVED
JAN 19 2005
ZONING

APPENDIX

RECEIVED
JAN 19 2005
ZONING

TABLE 1A
PEAK DIRECTION
PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 285 VPH IN= 145 OUT= 145

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 880 VPH IN= 385 OUT= 425

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C
Corkscrew Road	E. of U.S. 41	4LD	0	1070	1910	2040	2070	25.0%	106	5.6%
U.S. 41	N. of Old U.S. 41	6LD	670	2490	2850	2920	2920	15.00%	64	2.2%
	N. of Coconut Rd.	6LD	670	2490	2850	2920	2920	35.00%	149	5.2%
	N. of Williams Rd.	6LD	670	2490	2850	2920	2920	45.00%	191	6.7%
	N. of Pelican Sound Blvd.	6LD	670	2490	2850	2920	2920	55.00%	234	8.2%
	N. of Corkscrew Rd.	4LD	0	1200	1980	2110	2110	30.00%	128	6.4%
	S. of Hickory Drive	4LD	0	1200	1980	2110	2110	20.00%	85	4.3%
Williams Road	E. of U.S. 41	2LU	0	130	420	550	880	15.00%	64	15.2%

Level of Service Thesholds for Corkscrew Road, Williams Road (collector) and U.S. 41 N. of Corkscrew Road taken from Lee Co. Link Specific Service Volume Table (Sept. 2003)

Level of Service Thresholds for U.S. 41 N. of Old 41 to N. of Pelican Sound Blvd. taken from Generalized LOS Tables provided by Lee Co. since this roadway is under construction to 6-Lanes

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS

7% Truck Adjustment = 0.934

RECEIVED
JAN 19 2005
ZONING

P. C. S.	K	D
PCS NO. 15	0.104	0.58
PCS NO. 22	0.102	0.69
PCS NO. 25	0.097	0.58

TOTAL PROJECT TRAFFIC AM = 285 VPH IN = 145 OUT= 145

TOTAL PROJECT TRAFFIC PM = 880 VPH IN= 385 OUT= 425

ROADWAY	SEGMENT	PCS	BASE YR ADT	2002 ADT	YRS OF GROWTH	ANNUAL RATE	2003 PK HR PK SEASON PEAK DIR.	2008 PK HR PK SEASON PEAK DIR.	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2008 BCKGRND + AM PROJ TRAFFIC	2008 BCKGRND + PM PROJ TRAFFIC
Corkscrew Road	E. of U.S. 41	15	6600	15800	9	10.19%	981	1593	25.00%	36	106	1629	1699
U.S. 41	N. of Old U.S. 41	25	29100	43100	9	4.46%	2366	2943	15.00%	22	64	2964	3006
	N. of Coconut Rd.	25	29100	43100	9	4.46%	2366	2943	35.00%	51	149	2993	3091
	N. of Williams Rd.	25		SEE		4.46%	1986	2470	40.00%	58	170	2528	2640
	N. of Pelican Sound Blvd.	25		NOTE		4.46%	1986	2470	50.00%	73	213	2543	2683
	N. of Corkscrew Rd.	25	29100	43100	9	4.46%	2366	2943	30.00%	44	128	2986	3070
	S. of Hickory Drive	25	29100	35100	8	2.37%	2022	2273	20.00%	29	85	2302	2358
Williams Road	E. of U.S. 41	22	2100	3700	5	11.99%	272	480	15.00%	22	64	502	544

The 2003 Peak Hour, Peak Season, Peak Direction Volumes for U.S. 41 South of Williams Road and U.S. 41 North of Corkscrew Road were calculated based on the 2002 Traffic Count Report and the historical growth rate

NOTE: The 2003 Peak Hour, Peak Season, Peak Direction Traffic Volume for U.S. 41 between Williams Road and Corkscrew Road was taken from a recent traffic count conducted by Metro at U.S. 41 and Pelican Sound Boulevard

INTERSECTION TURNING MOVEMENT COUNTS

PROJECT: F0401.18
DATE: 2/18/2004
DAY: WEDNESDAY
WEATHER: ----------
COUNT TIME: 7:00 AM - 7:00 PM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

U.S. 41 & PELICAN SOUND BOULEVARD

15 MIN BEGIN	U.S. 41								PELICAN SOUND BOULEVARD								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	8	378	0	386	4	393	7	404	5	0	5	10	0	0	0	0	800
11:15 AM	5	326	0	331	2	422	10	434	3	0	9	12	0	0	0	0	777
11:30 AM	4	360	0	364	6	396	6	408	5	0	5	10	0	0	0	0	782
11:45 AM	3	387	0	390	6	368	5	379	2	0	5	7	0	0	0	0	776
12:00 PM	5	369	0	374	3	383	4	390	2	0	7	9	0	0	0	0	773
12:15 PM	2	385	0	387	6	414	6	426	1	0	5	6	0	0	0	0	819
12:30 PM	9	437	0	446	2	405	9	416	1	0	9	10	0	0	0	0	872
12:45 PM	5	403	0	408	6	388	6	400	1	0	12	13	0	0	0	0	821
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00 PM	3	476	0	479	3	366	6	375	3	0	6	9	0	0	0	0	863
4:15 PM	6	456	0	462	4	441	10	455	0	0	3	3	0	0	0	0	920
4:30 PM	3	536	0	539	1	418	13	432	3	0	3	6	0	0	0	0	977
4:45 PM	5	416	1	422	9	433	7	449	0	0	6	6	0	0	0	0	877
5:00 PM	0	484	0	484	5	400	9	414	0	0	5	5	0	0	0	0	903
5:15 PM	6	524	0	530	1	404	3	408	1	0	7	8	0	0	0	0	946
5:30 PM	6	538	0	544	4	411	6	421	1	0	8	9	0	0	0	0	974
5:45 PM	3	440	0	443	3	392	2	397	2	0	8	10	0	0	0	0	850
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL:	73	6915	1	6989	65	6434	109	6608	30	0	103	133	0	0	0	0	13730

RECEIVED
JAN 19 2005
ZONING

PROJECT: F0401.18
DATE: 2/18/2004
DAY: WEDNESDAY
WEATHER: ----------
COUNT TIME: 7:00 AM - 7:00 PM

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

U.S. 41 & PELICAN SOUND BOULEVARD

HOUR BEGIN	U.S. 41								PELICAN SOUND BOULEVARD								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	8	378	0	386	4	393	7	404	5	0	5	10	0	0	0	0	800
10:30 AM	13	704	0	717	6	815	17	838	8	0	14	22	0	0	0	0	1577
10:45 AM	17	1064	0	1081	12	1211	23	1246	13	0	19	32	0	0	0	0	2359
11:00 AM	20	1451	0	1471	18	1579	28	1625	15	0	24	39	0	0	0	0	3135
11:15 AM	17	1442	0	1459	17	1569	25	1611	12	0	26	38	0	0	0	0	3108
11:30 AM	14	1501	0	1515	21	1561	21	1603	10	0	22	32	0	0	0	0	3150
11:45 AM	19	1578	0	1597	17	1570	24	1611	6	0	26	32	0	0	0	0	3240
12:00 PM	21	1594	0	1615	17	1590	25	1632	5	0	33	38	0	0	0	0	3285
12:15 PM	16	1225	0	1241	14	1207	21	1242	3	0	26	29	0	0	0	0	2512
12:30 PM	14	840	0	854	8	793	15	816	2	0	21	23	0	0	0	0	1693
12:45 PM	5	403	0	408	6	388	6	400	1	0	12	13	0	0	0	0	821
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15 PM	3	476	0	479	3	366	6	375	3	0	6	9	0	0	0	0	863
3:30 PM	9	932	0	941	7	807	16	830	3	0	9	12	0	0	0	0	1783
3:45 PM	12	1468	0	1480	8	1225	29	1262	6	0	12	18	0	0	0	0	2760
4:00 PM	17	1884	1	1902	17	1658	36	1711	6	0	18	24	0	0	0	0	3637
4:15 PM	14	1892	1	1907	19	1692	39	1750	3	0	17	20	0	0	0	0	3677
4:30 PM	14	1960	1	1975	16	1655	32	1703	4	0	21	25	0	0	0	0	3703
4:45 PM	17	1962	1	1980	19	1648	25	1692	2	0	26	28	0	0	0	0	3700
5:00 PM	15	1986	0	2001	13	1607	20	1640	4	0	28	32	0	0	0	0	3673

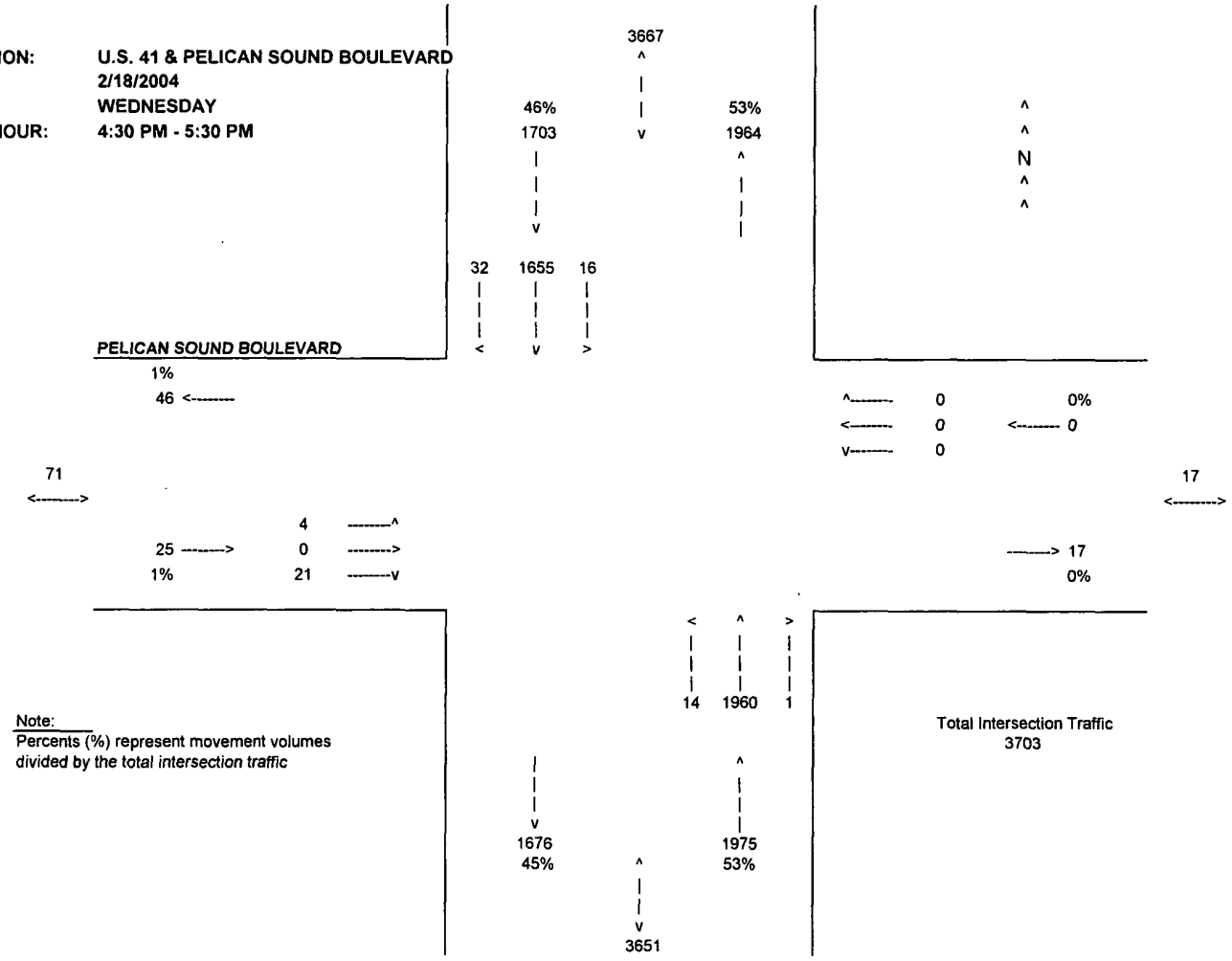
PEAK HOUR SUMMARY

HOUR BEGIN	U.S. 41								PELICAN SOUND BOULEVARD								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:30 PM	14	1960	1	1975	16	1655	32	1703	4	0	21	25	0	0	0	0	3703

RECEIVED
JAN 19 2005
ZONING

U.S. 41

LOCATION: U.S. 41 & PELICAN SOUND BOULEVARD
DATE: 2/18/2004
DAY: WEDNESDAY
PEAK HOUR: 4:30 PM - 5:30 PM



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

RECEIVED
JAN 19 2005
ZONING

DAVID PLUMMER & ASSOCIATES
SUMMARY OF VEHICLE MOVEMENTS

LOCATION: US 41 @ WILLIAMS RD
COUNTY : LEE
CITY: ESTERO
OBSERVER: JS,MP
DATE: 02/26/03
WEATHER : GOOD
REMARKS :
ROAD CONDITION UNDER CONSTRUCTION

TIME		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND
BEGIN	END	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	TOTAL
07:00 AM	07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 AM	09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM	09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM	02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM	02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	04:15 PM	37	444	19	500	6	318	25	349	26	11	13	50	2	15	5	49	948
04:15 PM	04:30 PM	36	415	14	465	5	316	31	352	22	9	9	40	1	3	9	26	883
04:30 PM	04:45 PM	55	395	19	469	13	377	32	422	35	14	10	59	2	16	16	53	1003
04:45 PM	05:00 PM	59	422	13	494	7	317	41	365	25	5	10	40	0	15	7	31	930
05:00 PM	05:15 PM	55	447	15	517	4	295	22	321	26	10	13	51	1	30	10	54	943
05:15 PM	05:30 PM	66	476	9	551	4	324	30	358	33	16	18	67	1	26	7	48	1024
05:30 PM	05:45 PM	51	466	10	527	16	311	38	365	19	14	15	48	2	24	14	64	1004
05:45 PM	06:00 PM	63	407	16	486	11	312	21	344	30	8	15	53	1	3	2	15	898

RECEIVED
JAN 19 2005
ZONING

DAVID PLUMMER & ASSOCIATES
HOURLY SUMMARY OF VEHICLE MOVEMENTS

LOCATION: US 41 @ WILLIAMS RD
COUNTY : LEE
CITY: ESTERO
OBSERVER: JS,MP
DATE: 02/26/03
WEATHER : GOOD
REMARKS :
ROAD CONDITION UNDER CONSTRUCTION

TIME BEGIN	TIME END	NORTHBOUND L	T	R	Total	SOUTHBOUND L	T	R	Total	EASTBOUND L	T	R	Total	WESTBOUND L	T	R	Total	GRAND TOTAL
07:00 AM	08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 AM	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	05:00 PM	187	1676	65	1928	31	1328	129	1488	108	39	42	189	73	49	37	159	3764
05:00 PM	06:00 PM	235	1796	50	2081	35	1242	111	1388	110	48	61	219	35	83	33	181	3869

DAVID PLUMMER & ASSOCIATES
PEAK HOUR CALCULATIONS

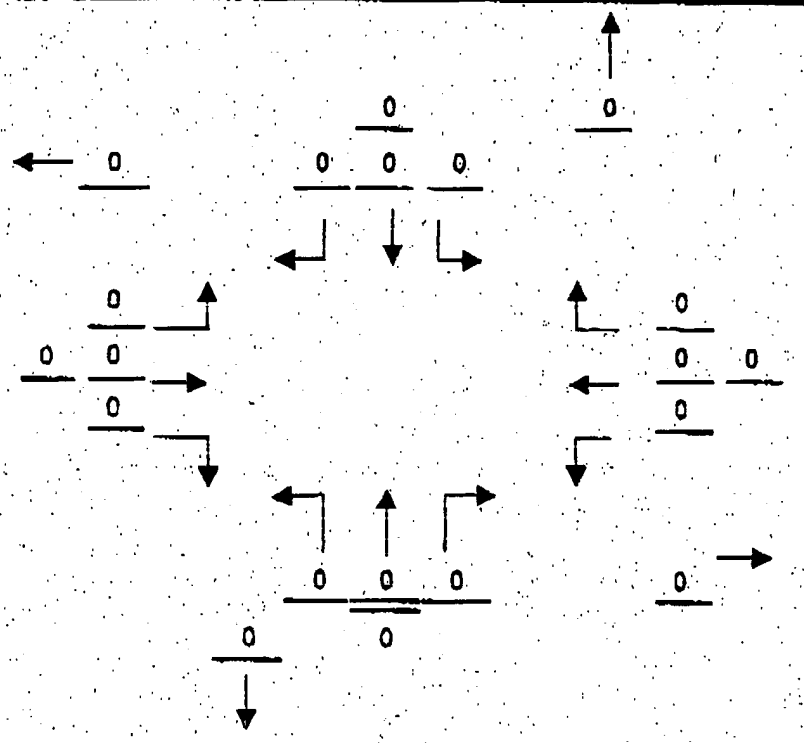
PEAK HOUR BEGIN	PEAK HOUR END	NORTHBOUND L	T	R	Total	SOUTHBOUND L	T	R	Total	EASTBOUND L	T	R	Total	WESTBOUND L	T	R	Total	GRAND TOTAL
AM PEAK																		
01:30 PM	06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HOUR FACTOR			#N/A				#N/A				#N/A				#N/A			#N/A
MIDDAY PEAK																		
12:00 PM	01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HOUR FACTOR			#N/A				#N/A				#N/A				#N/A			#N/A
PM PEAK																		
04:45 PM	05:45 PM	231	1811	47	2089	31	1247	131	1409	105	45	56	206	64	95	38	197	3901
PEAK HOUR FACTOR			0.95				0.97				0.77				0.77			0.95

RECEIVED
JAN 19 2005
ZONING

FDOT/DPA
RAW TURNING MOVEMENT DIAGRAM

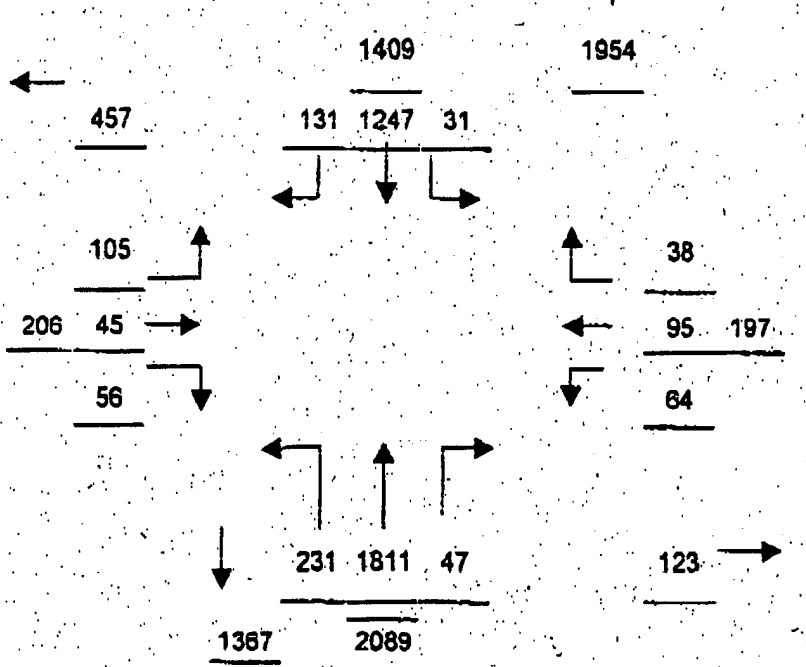
LOCATION: US 41 @ WILLIAMS RD
COUNTY : LEE
OBSERVER: JS,MP
CITY: FC RT MYERS
DATE: 02 26/03

AM Peak Hour



TRUCK %	
NB =	%
SB =	%
EB =	%
WB =	%

PM Peak Hour



TRUCK %	
NB =	3 %
SB =	3 %
EB =	1 %
WB =	4 %

RECEIVED
JAN 19 2005
ZONING

DAVID PLUMMER & ASSOCIATES
SUMMARY OF VEHICLE MOVEMENTS

LOCATION: US 41 @ CORKSCREW RD.
COUNTY : LEE
CITY: ESTERO
OBSERVER: JS,MP
DATE: 02/27/03
WEATHER : GOOD
REMARKS :
ROAD CONDITION UNDER CONSTRUCTION

TIME		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				GRAND
BEGIN	END	L	T	R	Total	L	T	R	Total	L	T	R	Total	L	T	R	Total	TOTAL
07:00 AM	07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15 AM	07:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30 AM	07:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45 AM	08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15 AM	08:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30 AM	08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45 AM	09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 AM	09:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:15 AM	09:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:30 AM	09:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:45 AM	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 AM	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 AM	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 AM	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	01:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15 PM	01:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30 PM	01:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45 PM	02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	02:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15 PM	02:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30 PM	02:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45 PM	03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	03:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15 PM	03:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30 PM	03:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45 PM	04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	04:15 PM	17	379	54	450	95	227	6	328	20	18	7	45	103	15	93	211	1034
04:15 PM	04:30 PM	12	423	43	478	74	237	7	318	6	12	5	23	113	12	63	188	1007
04:30 PM	04:45 PM	14	407	63	484	55	234	9	298	10	15	8	33	108	7	77	192	1007
04:45 PM	05:00 PM	16	456	49	521	102	249	14	365	7	7	3	17	92	15	74	181	1084
05:00 PM	05:15 PM	11	433	54	498	85	257	9	351	14	18	3	35	107	12	73	192	1076
05:15 PM	05:30 PM	11	416	52	479	88	262	2	352	9	12	3	24	132	13	72	217	1072
05:30 PM	05:45 PM	15	413	40	468	88	277	14	379	5	15	10	30	73	8	60	141	1018
05:45 PM	06:00 PM	8	422	22	452	83	240	6	329	7	18	2	27	118	9	70	197	1005

RECEIVED
JAN 19 2005
ZONING

DAVID PLUMMER & ASSOCIATES
HOURLY SUMMARY OF VEHICLE MOVEMENTS

LOCATION: US 41 @ CORKSCREW RD.
COUNTY : LEE
CITY: ESTERO
OBSERVER: JS,MP
DATE: 02/27/03
WEATHER : GOOD
REMARKS :
ROAD CONDITION: UNDER CONSTRUCTION

TIME BEGIN	TIME END	NORTHBOUND L	NORTHBOUND T	NORTHBOUND R	NORTHBOUND Total	SOUTHBOUND L	SOUTHBOUND T	SOUTHBOUND R	SOUTHBOUND Total	EASTBOUND L	EASTBOUND T	EASTBOUND R	EASTBOUND Total	WESTBOUND T	WESTBOUND R	WESTBOUND Total	GRAND TOTAL
07:00 AM	08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00 AM	09:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
09:00 AM	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 AM	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00 PM	02:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00 PM	03:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00 PM	04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00 PM	05:00 PM	59	1665	209	1933	326	947	36	1309	43	52	23	118	416	49	307	772	4132
05:00 PM	06:00 PM	45	1684	168	1897	344	1036	31	1411	35	63	18	116	430	42	275	747	4171

DAVID PLUMMER & ASSOCIATES
PEAK HOUR CALCULATIONS

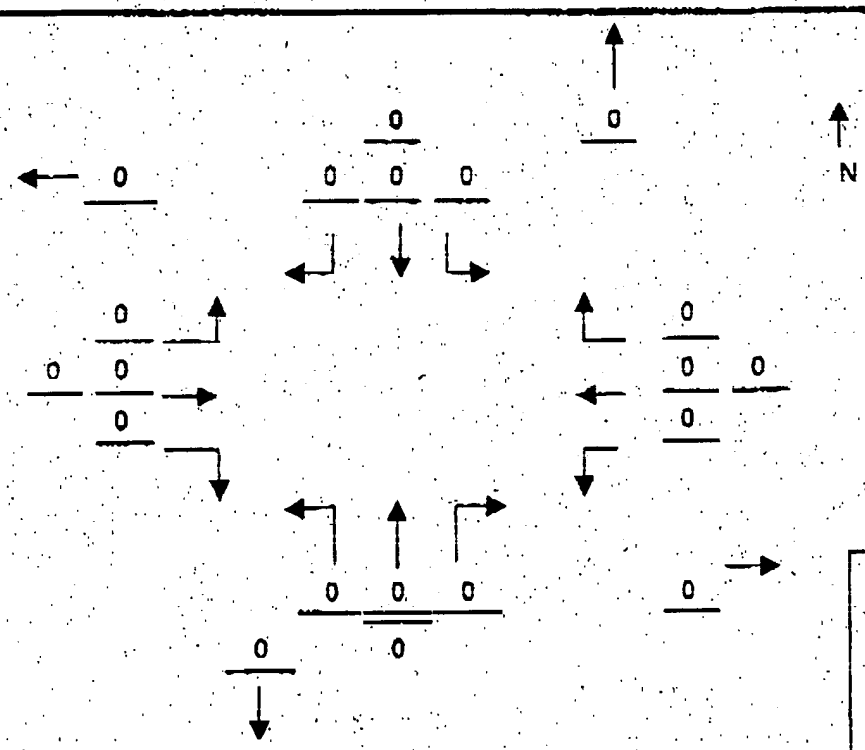
PEAK HOUR BEGIN	PEAK HOUR END	NORTHBOUND L	NORTHBOUND T	NORTHBOUND R	NORTHBOUND Total	SOUTHBOUND L	SOUTHBOUND T	SOUTHBOUND R	SOUTHBOUND Total	EASTBOUND L	EASTBOUND T	EASTBOUND R	EASTBOUND Total	WESTBOUND T	WESTBOUND R	WESTBOUND Total	GRAND TOTAL
AM PEAK																	
01:30 PM	06:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HOUR FACTOR			#N/A				#N/A				#N/A				#N/A		#N/A
MIDDAY PEAK																	
12:00 PM	01:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HOUR FACTOR			#N/A				#N/A				#N/A				#N/A		#N/A
PM PEAK																	
04:45 PM	05:45 PM	53	1718	195	1966	363	1045	39	1447	35	52	19	106	404	48	279	731	4250
PEAK HOUR FACTOR			0.94				0.95				0.76				0.84		0.98

RECEIVED
JAN 19 2005
ZONING

FDOT/DPA
RAW TURNING MOVEMENT DIAGRAM

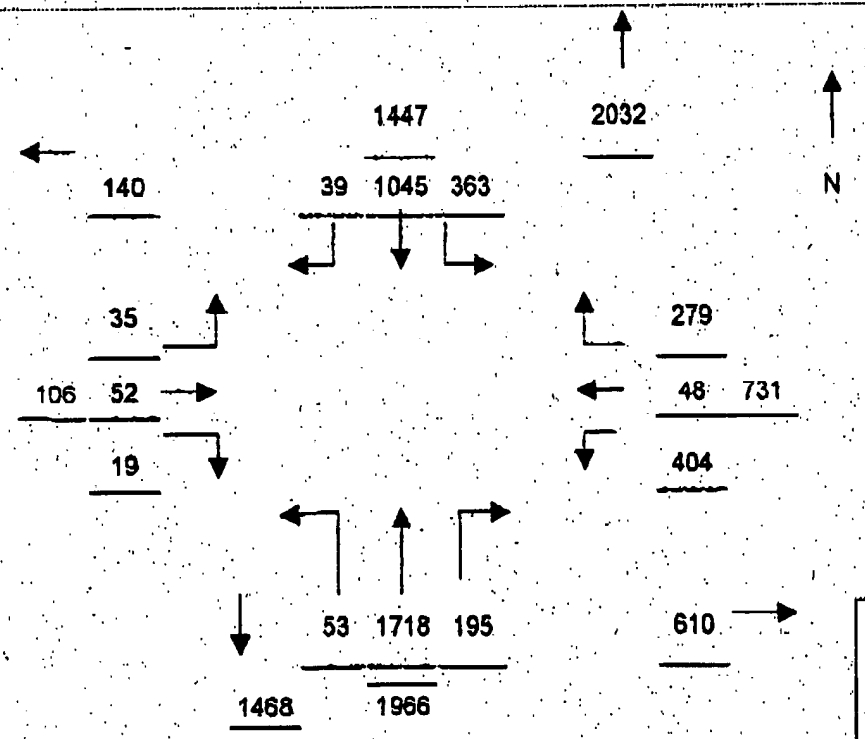
LOCATION: US 41 @ CORKSCREW RD.
COUNTY : LEE
OBSERVER: JS,MP
CITY: ESTERO
DATE: 02/27/03

AM Peak Hour



TRUCK %	
NB =	%
SB =	%
EB =	%
WB =	%

PM Peak Hour



TRUCK %	
NB =	2 %
SB =	5 %
EB =	4 %
WB =	2 %

RECEIVED
JAN 19 2005
ZONING

LEE COUNTY GENERALIZED LEVEL OF SERVICE SPREADSHEET

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

d:\los02\input1

Uninterrupted Flow Highway
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	100	340	680	970	1,300
2	Divided	990	1,610	2,330	3,010	3,420
3	Divided	1,490	2,410	3,490	4,510	5,130

Arterials
Class I (>0.00 to 1.99 signalized intersections per mile)
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	280	760	900	920
2	Divided	450	1,630	1,900	1,950	**
3	Divided	670	2,490	2,850	2,920	**
4	Divided	890	3,220	3,610	3,700	**

Class II (>2.00 to 4.50 signalized intersections per mile)
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	210	660	850	900
2	Divided	*	490	1,460	1,790	1,890
3	Divided	*	760	2,240	2,700	2,830
4	Divided	*	1,000	2,970	3,490	3,670

Class III (more than 4.50 signalized intersections per mile)
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	370	720	850
2	Divided	*	*	870	1,640	1,790
3	Divided	*	*	1,340	2,510	2,690
4	Divided	*	*	1,770	3,270	3,480

Controlled Access Facilities
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	740	930	960	**
2	Divided	270	1,620	1,970	2,030	**
3	Divided	410	2,490	2,960	3,040	**

Collectors
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	530	800	850
1	Divided	*	*	560	840	900
2	Undivided	*	*	1,180	1,620	1,710
2	Divided	*	*	1,240	1,710	1,800

Note: the service volumes for I-75 (freeway) should be from FDOT's most current version of LOS Handbook.

RECEIVED
JAN 19 2005
ZONING

HCS 2000 INTERSECTION ANALYSIS

U.S. 41 @ CORKSCREW ROAD

SHORT REPORT

General Information

Analyst	*tbt*
Agency or Co.	*Metro Transportation Group*
Date Performed	*3/9/2004*
Time Period	*PM Peak*

Site Information

Intersection	*Corkscrew/US 41*
Area Type	*All other areas*
Jurisdiction	*Lee Co.*
Analysis Year	*2008 - Background*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	*1*	*1*	*1*	*2*	*1*	*1*	*1*	*3*	*1*	*2*	*3*	*1*
Lane group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*
Volume (vph)	*45*	*60*	*25*	*510*	*60*	*350*	*65*	*2150*	*245*	*450*	*1305*	*50*
% Heavy veh	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
PHF	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*
Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup lost time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*
Ext. eff. green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*
Arrival type	*3*	*3*	*3*	*3*	*3*	*3*	*4*	*4*	*4*	*3*	*3*	*3*	*3*
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*
Ped/Bike/RTOR Volume	*0*		*0*	*0*		*65*	*0*		*95*	*0*		*10*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/hr												
Bus stops/hr	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*

Phasing	Excl. Left	WB Only	Thru & RT	04	Excl. Left	SB Only	Thru & RT	08
Timing	G = *5.0*	G = *14.0*	G = *9.0*	G =	G = *9.0*	G = *8.0*	G = *50.0*	G =
	Y = *2*	Y = *5*	Y = *5*	Y =	Y = *3*	Y = *5*	Y = *5*	Y =
Duration of Analysis (hrs) = *0.25*						Cycle Length C = *120.0*		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	*48*	*64*	*27*	*543*	*64*	*303*	*69*	*2287*	*160*	*479*	*1388*	*43*
Lane group cap.	*75*	*143*	*121*	*613*	*443*	*377*	*135*	*2275*	*673*	*584*	*2866*	*848*
v/c ratio	*0.64*	*0.45*	*0.22*	*0.89*	*0.14*	*0.80*	*0.51*	*1.01*	*0.24*	*0.82*	*0.48*	*0.05*
Green ratio	*0.04*	*0.08*	*0.08*	*0.17*	*0.23*	*0.23*	*0.08*	*0.42*	*0.42*	*0.17*	*0.52*	*0.52*
Unif. delay d1	*56.6*	*53.1*	*52.2*	*48.3*	*36.5*	*43.4*	*53.4*	*35.0*	*22.7*	*48.3*	*18.2*	*13.9*
Delay factor k	*0.22*	*0.11*	*0.11*	*0.41*	*0.11*	*0.35*	*0.12*	*0.50*	*0.11*	*0.36*	*0.11*	*0.11*
Incr. rem. delay d2	*16.9*	*2.2*	*0.9*	*14.6*	*0.2*	*11.9*	*3.3*	*20.1*	*0.2*	*9.1*	*0.1*	*0.0*
PF factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*0.876*	*0.876*	*1.000*	*1.000*	*1.000*
Control delay	*73.5*	*55.3*	*53.1*	*62.9*	*36.6*	*55.4*	*56.6*	*50.8*	*20.0*	*57.4*	*18.3*	*13.9*
Lane group LOS	*E*	*E*	*D*	*E*	*D*	*E*	*E*	*D*	*C*	*E*	*B*	*B*
Apprch. delay	*61.2*			*58.5*			*49.0*			*28.0*		
Approach LOS	*E*			*E*			*D*			*C*		
Intersec. delay	*43.6*			Intersection LOS						*D*		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1d

RECEIVED
JAN 19 2005
ZONING

SHORT REPORT

General Information		Site Information	
Analyst	*tbt*	Intersection	*Corkscrew/US 41*
Agency or Co.	*Metro Transportation Group*	Area Type	*All other areas*
Date Performed	*3/9/2004*	Jurisdiction	*Lee Co.*
Time Period	*PM Peak*	Analysis Year	*2008 - With PROJECT*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	*1*	*1*	*1*	*2*	*1*	*1*	*1*	*3*	*1*	*2*	*3*	*1*
Lane group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*
Volume (vph)	*45*	*60*	*25*	*585*	*60*	*350*	*65*	*2300*	*345*	*450*	*1420*	*50*
% Heavy veh	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
PHF	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*
Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup lost time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*
Ext. eff. green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*
Arrival type	*3*	*3*	*3*	*3*	*3*	*3*	*4*	*4*	*4*	*3*	*3*	*3*
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*
Ped/Bike/RTOR Volume	*0*		*0*	*0*		*75*	*0*		*115*	*0*		*10*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/hr												
Bus stops/hr	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*

Phasing	Excl. Left	WB Only	Thru & RT	04	Excl. Left	SB Only	Thru & RT	08
Timing	G = *5.0*	G = *15.0*	G = *8.0*	G =	G = *9.0*	G = *8.0*	G = *50.0*	G =
	Y = *2*	Y = *5*	Y = *5*	Y =	Y = *3*	Y = *5*	Y = *5*	Y =

Duration of Analysis (hrs) = *0.25*

Cycle Length C = *120.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	*48*	*64*	*27*	*622*	*64*	*293*	*69*	*2447*	*245*	*479*	*1511*	*43*
Lane group cap.	*75*	*127*	*108*	*642*	*443*	*377*	*135*	*2275*	*673*	*584*	*2866*	*848*
v/c ratio	*0.64*	*0.50*	*0.25*	*0.97*	*0.14*	*0.78*	*0.51*	*1.08*	*0.36*	*0.82*	*0.53*	*0.05*
Green ratio	*0.04*	*0.07*	*0.07*	*0.18*	*0.23*	*0.23*	*0.08*	*0.42*	*0.42*	*0.17*	*0.52*	*0.52*
Unif. delay d1	*56.6*	*54.1*	*53.2*	*48.7*	*36.5*	*43.1*	*53.4*	*35.0*	*24.1*	*48.3*	*18.7*	*13.9*
Delay factor k	*0.22*	*0.11*	*0.11*	*0.48*	*0.11*	*0.33*	*0.12*	*0.50*	*0.11*	*0.36*	*0.13*	*0.11*
Increm. delay d2	*16.9*	*3.2*	*1.2*	*27.8*	*0.2*	*9.9*	*3.3*	*42.9*	*0.3*	*9.1*	*0.2*	*0.0*
PF factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*0.876*	*0.876*	*1.000*	*1.000*	*1.000*
Control delay	*73.5*	*57.3*	*54.4*	*76.5*	*36.6*	*53.0*	*56.6*	*73.6*	*21.4*	*57.4*	*18.9*	*13.9*
Lane group LOS	*E*	*E*	*D*	*E*	*D*	*D*	*E*	*E*	*C*	*E*	*B*	*B*
Apprch. delay	*62.3*			*66.8*			*68.6*			*27.9*		
Approach LOS	*E*			*E*			*E*			*C*		
Intersec. delay	*54.1*			Intersection LOS						*D*		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1d

RECEIVED
JAN 19 2005
ZONING

U.S. 41 @ WILLIAMS ROAD

SHORT REPORT

General Information		Site Information	
Analyst	*tbt*	Intersection	*Williams/US 41*
Agency or Co.	*Metro Transportation Group*	Area Type	*All other areas*
Date Performed	*3/9/2004*	Jurisdiction	*Lee Co.*
Time Period	*PM Peak*	Analysis Year	*2008 - BACKGROUND*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	*1*	*1*	*1*	*1*	*1*	*1*	*1*	*3*	*1*	*1*	*3*	*1*
Lane group	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*	*L*	*T*	*R*
Volume (vph)	*115*	*50*	*60*	*95*	*110*	*70*	*245*	*2265*	*60*	*40*	*1565*	*140*
% Heavy veh	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
PHF	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*	*0.94*
Actuated (P/A)	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*	*A*
Startup lost time	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*
Ext. eff. green	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*	*2.0*
Arrival type	*3*	*3*	*3*	*3*	*3*	*3*	*4*	*4*	*4*	*4*	*4*	*4*
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*
Ped/Bike/RTOR Volume	*0*		*15*	*0*		*15*	*0*		*10*	*0*		*25*
Lane Width	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*	*12.0*
Parking/Grade/Parking	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*	*N*	*0*	*N*
Parking/hr												
Bus stops/hr	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Unit Extension	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*	*3.0*

Phasing	EW Perm	02	03	04	Excl. Left	NS Perm	07	08
Timing	G = *25.0*	G =	G =	G =	G = *16.0*	G = *64.0*	G =	G =
	Y = *5*	Y =	Y =	Y =	Y = *5*	Y = *5*	Y =	Y =

Duration of Analysis (hrs) = *0.25* | Cycle Length C = *120.0*

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	*122*	*53*	*48*	*101*	*117*	*59*	*261*	*2410*	*53*	*43*	*1665*	*122*
Lane group cap.	*252*	*396*	*336*	*286*	*396*	*336*	*338*	*2912*	*861*	*304*	*2912*	*861*
v/c ratio	*0.48*	*0.13*	*0.14*	*0.35*	*0.30*	*0.18*	*0.77*	*0.83*	*0.06*	*0.14*	*0.57*	*0.14*
Green ratio	*0.21*	*0.21*	*0.21*	*0.21*	*0.21*	*0.21*	*0.71*	*0.53*	*0.53*	*0.71*	*0.53*	*0.53*
Unif. delay d1	*41.8*	*38.7*	*38.8*	*40.6*	*40.1*	*39.0*	*25.7*	*23.4*	*13.5*	*16.6*	*18.8*	*14.1*
Delay factor k	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.11*	*0.32*	*0.37*	*0.11*	*0.11*	*0.17*	*0.11*
Incr. delay d2	*1.5*	*0.2*	*0.2*	*0.8*	*0.4*	*0.3*	*10.6*	*2.1*	*0.0*	*0.2*	*0.3*	*0.1*
PF factor	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*1.000*	*0.219*	*0.712*	*0.712*	*0.219*	*0.712*	*0.712*
Control delay	*43.3*	*38.8*	*39.0*	*41.3*	*40.5*	*39.3*	*16.2*	*18.8*	*9.6*	*3.8*	*13.7*	*10.1*
Lane group LOS	*D*	*D*	*D*	*D*	*D*	*D*	*B*	*B*	*A*	*A*	*B*	*B*
Apprch. delay	*41.3*			*40.5*			*18.3*			*13.2*		
Approach LOS	*D*			*D*			*B*			*B*		
Intersec. delay	*18.7*			Intersection LOS			*B*					

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1d

RECEIVED
JAN 19 2005
ZONING

SHORT REPORT

General Information		Site Information	
Analyst	tbt	Intersection	Williams/US 41
Agency or Co.	Metro Transportation Group	Area Type	All other areas
Date Performed	3/9/2004	Jurisdiction	Lee Co.
Time Period	PM Peak	Analysis Year	2008 - With PROJECT

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	1	1	1	1	1	1	3	1	1	3	1
Lane group	L	T	R	L	T	R	L	T	R	L	T	R
Volume (vph)	125	55	120	95	135	105	290	2355	60	200	1680	140
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup lost time	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Ext. eff. green	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Arrival type	3	3	3	3	3	3	4	4	4	4	4	4
Unit Extension	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Ped/Bike/RTOR Volume	0		15	0		15	0		10	0		25
Lane Width	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0	0	0	0	0	0	0	0	0	0	0
Unit Extension	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0

Phasing	EW Perm	02	03	04	Excl. Left	NS Perm	07	08
Timing	G = 25.0	G =	G =	G =	G = 16.0	G = 64.0	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =

Duration of Analysis (hrs) = 0.25 — Cycle Length C = 120.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	133	59	112	101	144	96	309	2505	53	213	1787	122
Lane group cap.	229	396	336	284	396	336	321	2912	861	304	2912	861
v/c ratio	0.58	0.15	0.33	0.36	0.36	0.29	0.96	0.86	0.06	0.70	0.61	0.14
Green ratio	0.21	0.21	0.21	0.21	0.21	0.21	0.71	0.53	0.53	0.71	0.53	0.53
Unif. delay d1	42.8	38.8	40.4	40.6	40.7	40.0	34.8	24.1	13.5	35.2	19.4	14.1
Delay factor k	0.17	0.11	0.11	0.11	0.11	0.11	0.47	0.39	0.11	0.27	0.20	0.11
Increm. delay d2	3.7	0.2	0.6	0.8	0.6	0.5	40.1	2.8	0.0	7.0	0.4	0.1
PF factor	1.000	1.000	1.000	1.000	1.000	1.000	0.219	0.712	0.712	0.219	0.712	0.712
Control delay	46.5	39.0	41.0	41.4	41.3	40.5	47.8	20.0	9.6	14.7	14.2	10.1
Lane group LOS	D	D	D	D	D	D	D	C	A	B	B	B
Apprch. delay	43.0			41.1			22.8			14.0		
Approach LOS	D			D			C			B		
Intersec. delay	21.7			Intersection LOS						C		

HCS2000™ Copyright © 2000 University of Florida, All Rights Reserved Version 4.1d

RECEIVED
JAN 19 2005
ZONING

U.S. 41 @ PELICAN SOUND BOULEVARD

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	230	245	85	2480	1890	140
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (veh/h)	250	266	92	2696	2054	152
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	3138	685	2207			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	3138	685	2207			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	0	33	62			
cM capacity (veh/h)	5	395	241			

Direction, Lane #	EB 1	EB 2	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3	SB 4
Volume Total	250	266	92	899	899	899	685	685	685	152
Volume Left	250	0	92	0	0	0	0	0	0	0
Volume Right	0	266	0	0	0	0	0	0	0	152
cSH	5	395	241	1700	1700	1700	1700	1700	1700	1700
Volume to Capacity	46.09	0.67	0.38	0.53	0.53	0.53	0.40	0.40	0.40	0.09
Queue Length (ft)	Err	119	43	0	0	0	0	0	0	0
Control Delay (s)	Err	31.0	28.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane LOS	F	D	D							
Approach Delay (s)	4857.6		1.0				0.0			
Approach LOS	F									

Intersection Summary			
Average Delay	455.6		
Intersection Capacity Utilization	72.6%	ICU Level of Service	C

RECEIVED
JAN 19 2005
ZONING

TRIP GENERATION EQUATIONS

TRIP GENERATION EQUATIONS
CAMARGO/PARADISE
TRAFFIC IMPACT STATEMENT

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Retail (LUC 820)	Ln (T) = 0.60 Ln(X) + 2.29, 61% entering	Ln (T) = 0.66 Ln(X) + 3.40, 48% entering	Ln (T) = 0.60 Ln(X) + 2.29
T = Trips, X = 1,000 square feet of floor area			
General Office (LUC 710)	Ln (T) = 0.80 Ln(X) + 1.55, 88% entering	T = 1.12 (X) + 78.81, 17% entering	Ln (T) = 0.77 Ln(X) + 3.65
T = Trips, X = 1,000 square feet of floor area			
Multi-Family Residential (LUC 230)	Ln (T) = 0.80 Ln(X) + 0.26, 17% entering	Ln (T) = 0.82 Ln(X) + 0.32, 67% entering	Ln (T) = 0.85 Ln(X) + 2.55
T = Trips, X = # of Units			

RECEIVED
JAN 19 2005
ZONING

DCI2005-00004

CAMARGO NORTH
LEE COUNTY PROTECTED SPECIES SURVEY

December 2004

Prepared For:

Camargo Trust
c/o Chris Bundschu
Bundschu Kraft, Inc.
6700-1 Daniels Parkway
Fort Myers, Florida 33912
(239) 693-1000

Prepared By:

Passarella and Associates, Inc.
9110 College Pointe Court
Fort Myers, Florida 33919
(239) 274-0067

Project No. 04CTT1096

TABLE OF CONTENTS

Page

Introduction 1

Land Uses and Cover Types 1

Methodology and Discussion 1

Survey Results 4

Management Plan 5

References 6

RECEIVED
JAN 19 2005
ZONING

LIST OF FIGURES

Page

Figure 1. Project Location Map 2

Figure 2. FLUCFCS and Lee County Indigenous Vegetation Map 3

RECEIVED
JAN 19 2005
ZONING

LIST OF TABLES

Page

Table 1. Vegetation Associations and Land Use Acreages 1

Table 2. Potential Lee County Protected Species by Habitat Type 4

Table 3. Summary of Habitat Coverage 4

Table 4. Lee County Protected Species Survey Summary 5

RECEIVED
JAN 19 2005
ZONING

LIST OF APPENDICES

Page

Appendix A. Aerial with Protected Species Survey Transects and FLUCFCS Map A-1

RECEIVED
JAN 19 2005
ZONING

INTRODUCTION

Passarella and Associates, Inc. conducted a protected species survey for the Camargo North parcel. The purpose of the survey was to review the site for Lee County protected species as outlined in Lee County's Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat).

The Camargo North parcel is located in Section 33, Township 46 South, Range 25 East, Lee County (Figure 1). The property currently supports improved pasture and undeveloped lands.

LAND USES AND COVER TYPES

The vegetation mapping for the subject property was conducted using 2002 rectified (scale 1" = 200') color aerials. Groundtruthing to map the vegetative communities was conducted on January 13, 2004 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III (FDOT 1999). Level IV FLUCFCS was utilized to denote disturbance and 'E' codes to show levels of exotic species invasion (i.e., melaleuca (*Melaleuca quinquenervia)*, downy rose-myrtle (*Rhodomyrtus tomentosus*), Brazilian pepper (*Schinus terebinthifolius*)). AutoCAD (Version 2004) software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map (Figure 2). The FLUCFCS delineations depicted on a 2002 color aerial photograph are provided as Appendix A. Table 1 provides the breakdown of the FLUCFCS codes by acreage, while a description of each of the classifications follows.

Table 1. Vegetation Associations and Land Use Acreages

FLUCFCS Code	Description	Approximate Acreage	Percent of Total
211 E2	Improved Pasture (25 - 49% Exotics)	10.95	100.0
TOTALS		**10.95**	**100.0**

Improved Pasture, Exotics 25 - 49% (FLUCFCS Code 211 E2)
This upland area is open in the canopy. The sub-canopy is relatively open with melaleuca and scattered young slash pine (*Pinus elliottii*). The ground cover is dominated by bahia grass (*Paspalum notatum*), yellow-eyed grass (*Xyris* spp.), pennywort (*Hydrocotyle umbellata*), coinwort (*Centella asiatica*), southern beakrush (*Rhynchospora microcarpa*), and red ludwidgia (*Ludwigia repens*).

METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet the 80 percent minimum coverage requirement. A cursory review was also conducted in those habitats not

RECEIVED
JAN 19 2005
ZONING

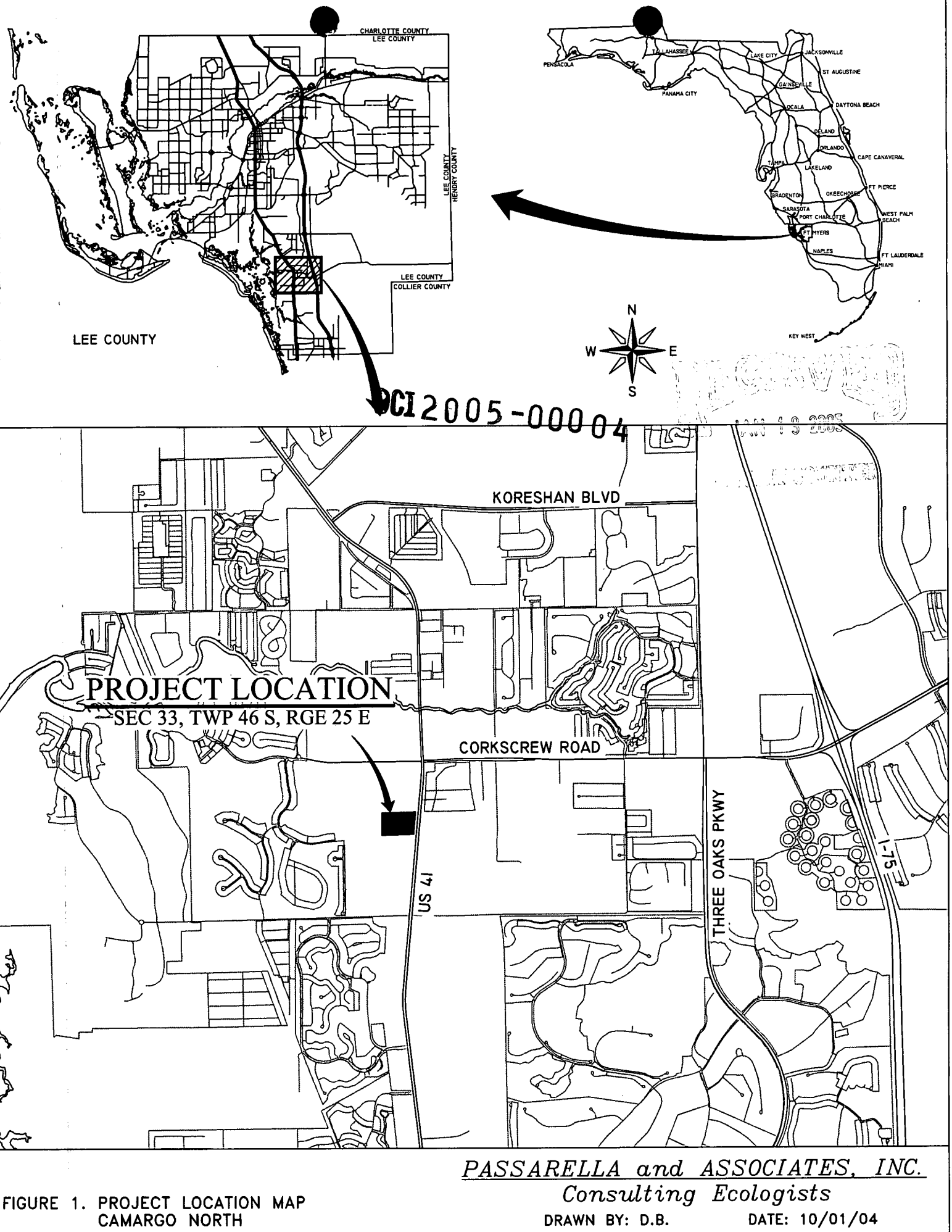
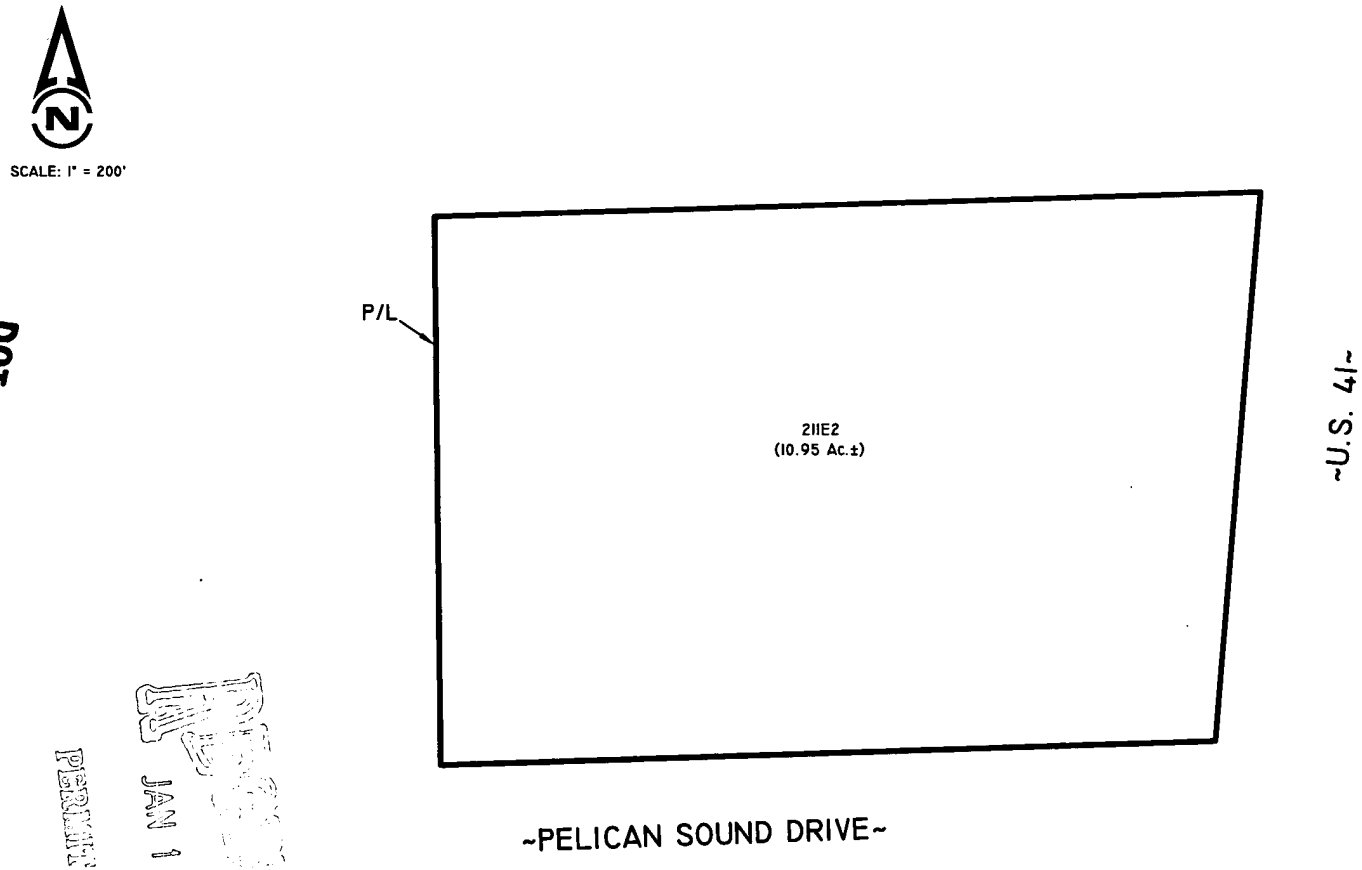


FIGURE 1. PROJECT LOCATION MAP
CAMARGO NORTH

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
DRAWN BY: D.B. DATE: 10/01/04



FLUCFCS CODES	DESCRIPTIONS	ACREAGE
211 E2	IMPROVED PASTURE (25-49% EXOTICS)	10.95 Ac.±

NOTES:

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

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

PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. 21840S00.DWG DATED FEBRUARY 23, 2004

UPLAND/WETLAND LIMITS HAVE BEEN REVIEWED BY SFWMD AND COE.

THERE ARE NO AREAS OF INDIGENOUS VEGETATION.

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: D.B. DATE: 10/01/04

FIGURE 2. FLUCFCS AND LEE COUNTY INDIGENOUS VEGETATION MAP CAMARGO NORTH

DCI 2005-00004
JAN 19 2005
PERMIT COUNTER

technically required to be surveyed per the LDC. Based on experience and past conversations with Lee County's Environmental Sciences staff, these areas were reviewed for certain protected species as a precautionary measure. Table 2 outlines the protected species that may inhabit or utilize a particular vegetation association, according to the LDC, as well as those habitats reviewed as a precautionary measure.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code and Description		Potential Protected Species
211 E2	Improved Pasture (25 - 49% Exotics)	Gopher Tortoise (*Gopherus polyphemus*)*
		Burrowing Owl (*Athene cunicularia floridana*)*
		Florida Sandhill Crane (*Grus canadensis pratensis*)
		Florida Panther (*Felis concolor coryi*)

*Species surveyed for although not required per the LDC.

The protected species survey was conducted by qualified ecologists on March 12, 2004. The type of survey utilized included meandering pedestrian transects, per Southern Biomes EIS methodology previously approved by Lee County. The weather was clear skies with temperatures in the low to mid 80's and a light breeze.

Table 3 provides a summary of the limits of visibility, number, length of transects walked, and percent of coverage by habitat type for the site.

Table 3. Summary of Habitat Coverage

FLUCFCS Codes and Description		Total Area (Acres)	Transects Total Length (Feet)	Average Visibility (Feet)[1]	Percent Coverage
211 E2	Improved Pasture (25-49% Exotics)	10.95	4,150	50	87

[1]Average visibility to one side of transect

SURVEY RESULTS

The survey identified no Lee County protected species on-site as noted in Table 4.

RECEIVED
JAN 19 2005
ZONING

Table 4. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Individuals Present	Individuals Absent	Density (Acre)
Reptiles					
Gopher Tortoise	211 E2	87		X	
Birds					
Burrowing Owl	211 E2	87		X	
Florida Sandhill Crane	211 E2	87		X	
Mammals					
Florida Panther	211 E2	87		X	

MANAGEMENT PLAN

Pending review and approval of the survey findings by Lee County's Division of Environmental Services staff, no management plans or additional requirements are anticipated for protected species for Camargo North.

RECEIVED
JAN 19 2005
ZONING

REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

RECEIVED
JAN 19 2005
ZONING

APPENDIX A

AERIAL WITH PROTECTED SPECIES SURVEY TRANSECTS AND FLUCFCS MAP

RECEIVED
JAN 19 2005
ZONING

Camargo MPD - 10 Acre Site

Planned Development Sufficiency
DCI2005-00004 - PDL Sufficiency
(Major PD)
September 2005

RECEIVED
SEP 29 2005
COMMUNITY DEVELOPMENT

Submitted To:

Lee County Board of County Commissioners
Department of County Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398

Barraco and Associates, Inc.
2271 McGregor Boulevard
Fort Myers, Florida 33901
(239) 461-3170

RECEIVED
SEP 29 2005
DCI2005-00004

Table of Contents

Section 1 Sufficiency

Letter of Sufficiency

Section 2 Exhibits

ECPP Meeting Summary of June 8, 2005

ECPP Meeting Summary of April 11, 2005

ECPP Meeting Summary of September 12, 2005

Schedule of Uses, Final Revisions

Schedule of Uses, ECPP Revisions

Revised Schedule of Deviations

Section 3 Attachments

Master Concept Plan

Illustrative Concept Plan

Letters of Support

RECEIVED
SEP 2 9 2005

DCI2005-00004

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

September 28, 2005

DCI2005-00004

Mr. Chip Block
Principal Planner
Lee County Department of Community Development
Zoning Division
Post Office Box 398
Fort Myers, Florida 33902

RECEIVED
SEP 29 2005

Re: Camargo MPD-10Acre Site
DCI2005-00004 – PDL Application (Major PD)

Dear Mr. Block:

Please accept the following information in response to your August 29, 2005 correspondence regarding the above referenced project. The following responses are provided to directly correspond to your Sufficiency Questions.

Please note that the Schedule of Uses has been further revised to reflect changes requested by the Estero Community Planning Panel. Additionally, we have included a sample illustrative site plan that demonstrates the urban design character of what might occur on this site. This plan was shared with the ECPP at its September 12, 2005 meeting and was fully supported by the Committee. Additionally, attached are letters of support from Shelby Homes and the Pelican Sound Association.

The Schedule of Deviations has also been revised to include the two Code deviations needed to allow incorporation of the water management lakes as a more integral part of the shopping/living experience.

Environmental Sciences Planned Development Sufficiency Checklist
Comment 11

Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted.

Please note ES staff will find it difficult to support Deviation 2 requesting a 10% reduction in the open space requirement.

Response 11

The purpose of this deviation is to provide for development that is more urban in character. The ECPP specifically requested that we consider such a design and in response we have created an illustrative site plan that provides for the elements of an urban design development, i.e., reduction of surface parking, placement and scale of buildings to encourage pedestrian movement, outdoor walkways and plazas, and a residential component to support the project. As a result, the open space area has been reduced in an effort to achieve this type of site design. Compatibility with adjacent properties has been addressed through the use of appropriate buffers and limitations in height of structures that are adjacent to residential properties.

DCI2005-00004

RECEIVED
SEP 2 9 2005

While open space minimums provide a foundation for maintaining green space within a community, there are some instances where the minimal requirements established by regulation can diminish the efforts of designing a project that provides the elements that a community is looking for in shaping its character. In this instance, the community of Estero has expressed a desire for a mixed development that will promote community pride in a more urban sense.

Lee County Sufficiency Checklists for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning.

Comment 12

Scale of Plans/Required Information. The Master Concept Plan must be clearly legible and drawn at a scale sufficiency to adequately show and identify the following information:

Please refer to the following:

Comment 12c

Streets. If it is a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements, and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial or industrial use lots.

The August 8, 2005 submittal for this case indicates that the minimum lot size for residential is 1,750 square feet. This appears that there may be the attempt to subdivide the property. Please make sure that the Master Concept Plan has been revised to show the information required by this Section.

Response 12c

The Development Regulations Table has been revised to reflect a minimum lot size of 7,500 square feet.

Comment 12e

Development Areas. Individual development areas (i.e., residential, retail, office, manufacturing, mixed use-listed, etc.) must be identified with detail showing the following:

Please refer to the following:

Comment 12e2

Height. The maximum height in feet and number of habitable stories, of any proposed buildings or structures. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the buildings.

The August 8, 2005 submittal provides the Property Development Regulations for the residential portion of this development, with the exception of maximum permitted building height for the residential buildings. Please revise the Master Concept Plan to provide this information required by this Section.

Response 12e2

The Regulations Table has been revised to include proposed maximum heights for residential uses and the parking deck.

Comment 12e5

Health Care. If a health care facility is proposed, the number of beds.

Although the August 8, 2005 response indicates that the use has been eliminated from the proposed Schedule of Uses, the Schedule still includes the following use, "HEALTH CARE FACILITIES {LDC Section 34-622(c)(21)}, Groups I – III". Since this use is still being requested, please revise the Master Concept Plan to provide the number of beds proposed as part of this use.

Response 12e5

Health Care Facilities has been removed from the Schedule of Uses. Please see the attached revised Schedule.

Comment 19

If the project is located in the Estero Planning Community, applicant must submit a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

The subject property is found to be located within the boundary of the Estero Planning Community. As required by this section, please, submit a meeting summary that contains the information required by this Section of the LDC. Staff was not able to find this summary in this application.

Response 19

The summary was inadvertently left out of the prior submittal. Please find it attached.

If you should have any questions or require additional information, please advise.

Very truly yours,

BARRACO AND ASSOCIATES, INC.

Shellie Johnson, AICP
Senior Planner

RECEIVED
SEP 2 9 2005

Enclosures
SJ/bs
21868
cc: Chris Bundschu
Matt Uhle

DCI2005-00004

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

Estero Community Planning Panel
Follow-Up Meeting for
Camargo North 10 Acres
June 8, 2005

As a follow-up to our initial meeting with the ECPP, project team members met with two of the Panel members to further discuss some of the concerns expressed.

The project team included the following attendees:

Chris Bundschu, Bundschu-Kraft, Inc.
Matt Uhle, Project Attorney, Knott, Consoer, Ebelini, Hart & Swett, P.A.
Shellie Johnson, AICP, Senior Planner, Barraco and Associates, Inc.

In attendance from the ECPP were:

Don Eslick
Neal Noethlich

There were general discussions on the issue of creating an urban designed mixed-use project and how a project of this nature could successfully meet the intent of Lee County regulations. Of specific concern were determining a methodology for residential densities to support a project when planning a mixed use development and how to accommodate buffer requirements between commercial and residential components of a mixed use development when the project intent is to be cohesive in its physical design.

Discussion also included more project specific issues such as limiting multiple parking rows along U.S. 41, adding a parking garage, adding more pedestrian elements, limiting height next to adjacent residential, and some of the uses proposed for the project site, particularly outdoor storage and display and temporary uses.

The Applicant acknowledged their concerns and agreed to further revise the Schedule of Uses and site plan to continue exploring ways to meet the urban design character desired by the Panel within the limits of the Lee County regulations. The Panel requested a second presentation before the full Panel to further discuss these issues.

RECEIVED
SEP 2 9 2005

DCI2005-00004

2271 McGregor Boulevard • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DCI2005-00004

Estero Community Planning Panel Meeting Summary for Camargo North 10 Acres April 11, 2005

RECEIVED
SEP 2 9 2005

On April 11, 2005 the project known as Camargo North 10 Acres was presented to the Estero Community Planning Panel for Panel consideration and review. The proposed project is for the development of a +/-10.95 acre mixed use development that is part of a previously approved Mixed-Use Planned Development.

The project team included the following attendees:

Chris Bundschu, Bundschu-Kraft, Inc.
Matt Uhle, Project Attorney, Knott, Consoer, Ebelini, Hart & Swett, P.A.
Ted Treesh, Metro Transportation Group, Inc.
Shellie Johnson, AICP, Senior Planner, Barraco and Associates, Inc.

The presentation included a brief history of the entire +/-83 acre project site that described the previous MPD approval for the subject property.

The original approval included development of 300 dwelling units, 100,000 square feet of retail space, 200,000 square feet of office space, and 105 hotel/motel units. It was explained that the purpose of our presentation was to consider the development proposed for the northern 10-acre portion of the project site only and that the residential component known as the Meadows and the southern commercial portion known as Paradise Shoppes of Estero were approved and moving forward with construction.

The presentation included a description of the proposal, which includes 100,000 square feet of office/retail and 42 residential units. It was explained that the proposed residential units are the balance left from the 300 dwelling units originally approved.

The presentation described the proposed project as a mixed use development that falls within the Suburban Future Land Use Category and within the Estero Planning Community, consists of five development parcels and a water management parcel. The following is a summary of highlighted aspects of the proposed development as described in the presentation:

- The project will consist of a mix of uses with the residential component placed toward the rear (west) portion of the site, away from U.S. 41;
- The project will include architectural and landscape design guidelines to promote a unified, aesthetically pleasing development, examples of which include:
  - Common architectural elements and features

- Common color palette
- Consistent site lighting standards and fixtures
- Common signage
- Screening of site improvements through use of landscape buffers
- Creation of focal points
- Emphasis on use of native plants;

- The project site will have access from U.S. 41 and Pelican Sound Boulevard;

- The project will include a coordinated internal pedestrian system linked to external walkways and will include signage and special pavement treatments to ensure safe movement throughout the project site, and

- Vehicular connectivity to all areas of the development site will be provided with clear identity of entryways, landscaped parking areas and appropriate screening and buffering.

The Panel responded positively to the proposed development, complimenting the Developer on their efforts to create a unified theme for the project, including the creation of development guidelines. The Developer agreed to provide a copy of the guidelines to the Panel for their review and comment and indicated the guidelines would be included as part of the final application submittal to Lee County.

The Panel requested time to review and comment on the proposed Schedule of Uses, indicating that further discussion of these uses may be needed.

The Panel raised several concerns, including height of structures and the potential impact to adjacent residential properties, buffers adjacent to these properties as well as the cohesiveness of the U.S. 41 buffer with the adjacent commercial development to the south (Paradise Shoppes of Estero), internal road radii being adequate for proper maneuvering and minimizing parking area along the U.S. 41 frontage (one double-loaded parking lot). There was also discussion concerning the incorporation of regulations into the Estero portion of the Lee County Development Code that address and provide opportunity for urban mixed development on one site. The Panel suggested that perhaps this project could assist them in developing ideas as to how to address the creation of a more flexible Code with regard to this type of development.

The Panel requested that the applicant schedule meetings with the surrounding developments of Pelican Sound, Covered Wagon RV Park and Shelby Homes, which the Developer agreed to do.

The Panel requested follow-up meetings to discuss further the issues of concern as outlined in this summary as well as the Schedule of Uses. Upon receipt of the Panel's comments concerning the Schedule of Uses, the Developer will schedule a meeting with the Panel for further discussion.

SEP 2 9 2005

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

Estero Community Planning Panel
Final Meeting for
Camargo North 10 Acres
September 12, 2005

On September 12, 2005, the project went before the ECPP for its final discussion and review. Based on prior discussions with the Panel (April 11, 2005 and June 8, 1005), the project team had significant changes to share with the committee in gaining their support of the project.

The project team included the following attendees:

Chris Bundschu, Bundschu-Kraft, Inc.
Shellie Johnson, AICP, Senior Planner, Barraco and Associates, Inc.

As per the previous discussions with the Panel, the following major revisions were presented:

1. Improved visual aesthetics along U.S. 41 by eliminating parking along U.S. 41, placement of a pond along U.S. 41, prohibition of drive-throughs along U.S.41 and the addition of a parking deck.
2. Creation of an Urban Village Atmosphere by having less surface parking due to the addition of a parking garage, improved pedestrian scale/walkability and outdoor plazas and sitting areas.
3. Height and buffers by limiting height along north and west property boundary to 2 stories and a proposed 8-foot wall along the north property boundary, and
4. Changes in proposed uses by removing gas pumps, auto service stations and adding a prohibition on outdoor sales, displays and storage; no drive-throughs along U.S.41 or Pelican Sound Drive, limiting the car wash to freestanding use only and limiting convenience and beverage to one store and one upscale liquor store.

The Panel commended the developer on the changes and the community audience responded positively to the proposed conceptual site plan.

RECEIVED
SEP 29 2005
DCI2005-00004

2271 McGregor Boulevard • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

FINAL, REVISED
Exhibit 6-M
Camargo MPD
North Commercial Parcel
Schedule of Uses
September 2005

NO OUTDOOR SALES, DISPLAY OR STORAGE EXCEPT FOR OUTDOOR DINING
ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)
ADMINISTRATIVE OFFICES
ATM (automatic teller machine)
AUTO PARTS STORE – Limit 1, without installation services
BANKS AND FINANCIAL ESTABLISHMENTS [LDC Section 34-622(c)(3)]: Groups I and II
BOATS:
    Boat parts store – Limit 1
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441 *et seq.*)
BUSINESS SERVICES [LDC Section 34-622(c)(5)]: Group I
CAR WASH
CLEANING AND MAINTENANCE SERVICES [LDC Section 34-622(c)(7)] – all uses must be indoors
CLOTHING STORES, general [LDC Section 34-622(c)(8)]
CLUBS:
    Commercial
    Fraternal, membership organization (LDC Section 34-2111)
    Private (LDC Section 34-2111)
COMPUTER AND DATA PROCESSING SERVICES
CONSUMPTION ON PREMISES (LDC Section 34-1261 *et seq.*)
CONVENIENCE FOOD AND BEVERAGE STORE - limited to one convenience store and one upscale liquor store. Must maintain overall project architectural and landscape theme
CULTURAL FACILITIES [LDC Section 34-611(c)(10)]
DAY CARE CENTER, CHILD, ADULT
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE – no drive-through to be located between a building and U.S. 41 or a building and Pelican Sound Blvd. Drive-through must be screened from view from U.S 41 and Pelican Sound Blvd. Limited to two.
DRUGSTORE, PHARMACY Limit of one store for the project.
DWELLING UNITS, MULTI-FAMILY, Limited to 42
ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 *et seq.*)
ESSENTIAL SERVICES (LDC Sections 34-1611 *et seq.*, and 34-1741 *et seq.*)
ESSENTIAL SERVICE FACILITIES [LDC Section 34-611(c)(13)]: Group I (LDC Sections 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
EXCAVATION: Water retention (LDC Section 34-1651)
FENCES, WALLS (LDC Section 34-1741)
FOOD AND BEVERAGE SERVICE, LIMITED
FOOD STORES [LDC Section 34-622(c)(16)]: Group I
HARDWARE STORE Restricted to 20,000 sf or less.
HOBBY, TOY AND GAME SHOPS [LDC Section 34-622(c)(21)]
HOUSEHOLD AND OFFICE FURNISHINGS [LDC Section 34-622(c)(22)], Groups I and II
    Household use shall remain per code and the Office Furnishing shall be similar to Kinko's, Office Depot, Office Max or any other like kind facility. Large newspaper printing facilities will be prohibited.

RECEIVED
SEP 29 2005

INSURANCE COMPANIES [LDC Section 34-622(c)(23)]
LAUNDRY OR DRY CLEANING [LDC Section 34-622(c)(24)]:Group I
LAWN AND GARDEN SUPPLY STORES (LDC Section 34-2081)
LIBRARY
MEDICAL OFFICE
MODELS:
    Model unit (LDC Section 34-1951 *et seq.*)
NONSTORE RETAILERS [LDC Section 34-622(c)(30)], All Groups
PACKAGE STORE (LDC Section 34-1261 et seq.) Freestanding stores will are prohibited.
PAINT, GLASS AND WALLPAPER
PARKS [LDC Section 34-622(c)(32)]: Groups I and II
PARKING LOT:
    Accessory
    Garage, public parking
    Temporary (LDC Section 34-2022)
PERSONAL SERVICES [LDC Section 34-622(c)(33)]: Groups I – III, limited to the following:
GROUP I
    ATM's (automatic teller machines)
    Barbershops or beauty shops
    Clothing alterations and repair, including dressmakers, seamstresses and tailors
    Laundry agents wherein the establishment may do its own pressing and finish work but the laundering or dry cleaning is performed elsewhere
    Photo agents where in drop-off and pickup film processing services are provided but the actual processing and developing is done elsewhere
    Shoe repair services wherein shoe repair or shoe shining for individual customers is performed
GROUP II. The following uses are permitted provided that lodging facilities or resorts are not included:
    Beauty spas
    Health clubs or spas
    Massage establishments
    Reducing or slenderizing salons
    Steam or Turkish baths
GROUP III. Establishments primarily engaged in the sale, rental or service of health-related devices such as:
    Artificial limbs
    Crutches
    Hearing aids
    Hospital beds
    Optical supplies
    Orthopedic supplies
    Wheelchairs

RECEIVED
SEP 2 9 2005

PET SERVICES Outdoor enclosures and dog runs are prohibited.
PET SHOP Outdoor pens, enclosures and dog runs are prohibited.
PHARMACY
POST OFFICE
PRINTING AND PUBLISHING [LDC Section 34-622(c)(36)]
REAL ESTATE SALES OFFICE (LDC Sections 34-1951 et seq., and 34-3021)
RESIDENTIAL ACCESSORY USES [LDC Section 34-622(c)(42)] (LDC Section 34-1171 *et seq.*) –
    decks, patios and screen enclosures
RECREATIONAL FACILITIES: Private, On-Site
RECREATION FACILITIES, Commercial [LDC Section 34-622(c)(38)]: Groups II and IV
RELIGIOUS FACILITIES (LDC Section 34-2051 et seq.)

DCI2005-00004

RENTAL OR LEASING ESTABLISHMENT [LDC Section 34-622(c)(39)]: Groups I and II (LDC Section 34-1201 et seq., 34-1352, and 34-3001 et seq.) – indoor storage only

GROUP I

- Beach chairs, umbrellas and similar facilities
- Bicycles
- Mopeds and scooters
- Passenger car pickup and drop off (no maintenance or repairs, limited storage only)

GROUP II. Household.

- Appliances
- Bicycles
- Costumes
- Furniture
- Garden equipment
- Movies, videotapes and similar home entertainment
- Party or banquet supplies
- Tools and equipment primarily for home use

REPAIR SHOPS [LDC Section 34-622(c)(40)]: Groups I and II

RESEARCH AND DEVELOPMENT LABORATORIES [LDC Section 34-622(c)(41)]: Groups II and IV

RESTAURANT, FAST FOOD - Limited to one only

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

SCHOOLS:

- Commercial [LDC Section 34-622(c)(45)] (LDC Section 34-2381)

SIGNS per Estero signage regulations

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

SPECIALTY RETAIL SHOPS [LDC Section 34-622(c)(47)]: Groups I-IV

STUDIOS [LDC Section 34-622(c)(49)]

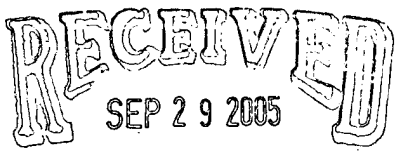
TEMPORARY USES (LDC Section 34-3041 et seq.)

- Lighting for special outdoor events
- Christmas tree sales
- Contractor's sales office and storage trailer
- Ancillary use of parking lots or sidewalks for special events such as but not limited to
  - Sidewalk sales
  - Seasonal promotions
    - Excludes: vehicle displays, carnivals or flea markets
  - Cooking/food/cultural events
  - Local fund raising car washes
  - Concerts

THEATER, indoor only (LDC Section 34-2471 et seq.)

USED MERCHANDISE STORES [LDC Section 34-622(c)(54)]: Groups I and II

VARIETY STORE



DCI2005-00004

Exhibit 6-M
Camargo MPD
North Commercial Parcel
Schedule of Uses
September 2005

CHANGES PER ECPP DISCUSSIONS HIGHLIGHTED IN RED

NO OUTDOOR SALES, DISPLAY OR STORAGE EXCEPT FOR OUTDOOR DINING
ACCESSORY USES AND STRUCTURES (LDC Sections 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)
ADMINISTRATIVE OFFICES
ATM (automatic teller machine)
AUTO PARTS STORE – Limit 1, without installation services
~~AUTOMOBILE SERVICE STATION Limited to one only w/ convenience store and car wash.~~
BANKS AND FINANCIAL ESTABLISHMENTS [LDC Section 34-622(c)(3)]: Groups I and II
BOATS:
    Boat parts store – Limit 1
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441 *et seq.*)
BUSINESS SERVICES [LDC Section 34-622(c)(5)]: Group I
CAR WASH ~~Restricted to Automobile Service Station parcel in conjunction with convenience store.~~
CLEANING AND MAINTENANCE SERVICES [LDC Section 34-622(c)(7)] – all uses must be indoors
CLOTHING STORES, general [LDC Section 34-622(c)(8)]
CLUBS:
    Commercial
    Fraternal, membership organization (LDC Section 34-2111)
    Private (LDC Section 34-2111)
COMPUTER AND DATA PROCESSING SERVICES
CONSUMPTION ON PREMISES (LDC Section 34-1261 *et seq.*)
CONVENIENCE FOOD AND BEVERAGE STORE - limited to one convenience store and one upscale liquor store. Must maintain overall project architectural and landscape theme. No gas pumps.
CULTURAL FACILITIES [LDC Section 34-611(c)(10)]
DAY CARE CENTER, CHILD, ADULT
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE – no drive-through to be located between a building and U.S. 41 or a building and Pelican Sound Blvd. Drive-through must be screened from view from U.S 41 and Pelican Sound Blvd. Limited to two.
DRUGSTORE, PHARMACY Limit of one store for the project.
DWELLING UNITS, MULTI-FAMILY, Limited to 42
ENTRANCE GATES AND GATEHOUSE (LDC Section 34-1741 *et seq.*)
ESSENTIAL SERVICES (LDC Sections 34-1611 *et seq.*, and 34-1741 *et seq.*)
ESSENTIAL SERVICE FACILITIES [LDC Section 34-611(c)(13)]: Group I (LDC Sections 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)
EXCAVATION: Water retention (LDC Section 34-1651)
FENCES, WALLS (LDC Section 34-1741)
FOOD AND BEVERAGE SERVICE, LIMITED
FOOD STORES [LDC Section 34-622(c)(16)]: Group I
HARDWARE STORE Restricted to 20,000 sf or less.

RECEIVED
SEP 29 2005
DCI2005-00004

~~HEALTH CARE FACILITIES [LDC Section 34-622(c)(20)]: Groups I – III~~
HOBBY, TOY AND GAME SHOPS [LDC Section 34-622(c)(21)]
HOUSEHOLD AND OFFICE FURNISHINGS [LDC Section 34-622(c)(22)], Groups I and II
Household use shall remain per code and the Office Furnishing shall be similar to Kinko's, Office Depot, Office Max or any other like kind facility. Large newspaper printing facilities will be prohibited.
INSURANCE COMPANIES [LDC Section 34-622(c)(23)]
LAUNDRY OR DRY CLEANING [LDC Section 34-622(c)(24)]:Group I
LAWN AND GARDEN SUPPLY STORES (LDC Section 34-2081)
LIBRARY
MEDICAL OFFICE
MODELS:
Model unit (LDC Section 34-1951 *et seq.*)
NONSTORE RETAILERS [LDC Section 34-622(c)(30)], All Groups
PACKAGE STORE (LDC Section 34-1261 et seq.) Freestanding stores will are prohibited.
PAINT, GLASS AND WALLPAPER
PARKS [LDC Section 34-622(c)(32)]: Groups I and II
PARKING LOT:
Accessory
Garage, public parking
Temporary (LDC Section 34-2022)
PERSONAL SERVICES [LDC Section 34-622(c)(33)]: Groups I – III, limited to the following:
GROUP I
ATM's (automatic teller machines)
Barbershops or beauty shops
Clothing alterations and repair, including dressmakers, seamstresses and tailors
Laundry agents wherein the establishment may do its own pressing and finish work but the laundering or dry cleaning is performed elsewhere
Photo agents where in drop-off and pickup film processing services are provided but the actual processing and developing is done elsewhere
Shoe repair services wherein shoe repair or shoe shining for individual customers is performed
GROUP II. The following uses are permitted provided that lodging facilities or resorts are not included:
Beauty spas
Health clubs or spas
Massage establishments
Reducing or slenderizing salons
Steam or Turkish baths
GROUP III. Establishments primarily engaged in the sale, rental or service of health-related devices such as:
Artificial limbs
Crutches
Hearing aids
Hospital beds
Optical supplies
Orthopedic supplies
Wheelchairs
PET SERVICES Outdoor enclosures and dog runs are prohibited.
PET SHOP Outdoor pens, enclosures and dog runs are prohibited.
PHARMACY
POST OFFICE
PRINTING AND PUBLISHING [LDC Section 34-622(c)(36)]

RECEIVED
SEP 2 9 2005

REAL ESTATE SALES OFFICE (LDC Sections 34-1951 et seq., and 34-3021)
RESIDENTIAL ACCESSORY USES [LDC Section 34-622(c)(42)] (LDC Section 34-1171 *et seq.*) –
decks, patios and screen enclosures
RECREATIONAL FACILITIES: Private, On-Site
RECREATION FACILITIES, Commercial [LDC Section 34-622(c)(38)]: Groups II and IV
RELIGIOUS FACILITIES (LDC Section 34-2051 et seq.)
RENTAL OR LEASING ESTABLISHMENT [LDC Section 34-622(c)(39)]: Groups I and II (LDC Section 34-1201 et seq., 34-1352, and 34-3001 et seq.) – indoor storage only
GROUP I
Beach chairs, umbrellas and similar facilities
Bicycles
Mopeds and scooters
Passenger car pickup and drop off (no maintenance or repairs, limited storage only)
GROUP II. Household.
Appliances
Bicycles
Costumes
Furniture
Garden equipment
Movies, videotapes and similar home entertainment
Party or banquet supplies
Tools and equipment primarily for home use
REPAIR SHOPS [LDC Section 34-622(c)(40)]: Groups I and II
RESEARCH AND DEVELOPMENT LABORATORIES [LDC Section 34-622(c)(41)]: Groups II and IV
RESTAURANT, FAST FOOD - Limited to one only
RESTAURANTS [LDC Section 34-622(c)(43)]: Groups I, II and III
SCHOOLS:
Commercial [LDC Section 34-622(c)(45)] (LDC Section 34-2381)
~~SELF-SERVICE FUEL PUMPS- Restricted to Automobile Service Station parcel.~~
SIGNS per Estero signage regulations
SOCIAL SERVICES [LDC Section 34-622(c)(46)]: Group I only
SPECIALTY RETAIL SHOPS [LDC Section 34-622(c)(47)]: Groups I-IV
STUDIOS [LDC Section 34-622(c)(49)]
TEMPORARY USES (LDC Section 34-3041 et seq.)
Lighting for special outdoor events
Christmas tree sales
Contractor's sales office and storage trailer
Ancillary use of parking lots or sidewalks for special events such as but not limited to
Sidewalk sales
Seasonal promotions
Excludes: vehicle displays, carnivals or flea markets
Cooking/food/cultural events
Local fund raising car washes
Concerts
THEATER, indoor only (LDC Section 34-2471 et seq.)
USED MERCHANDISE STORES [LDC Section 34-622(c)(54)]: Groups I and II
VARIETY STORE

RECEIVED
SEP 29 2005

Schedule of Deviations
Camargo North 10 Acres
Exhibit 6N
REVISED
September 2005

1. **A deviation to Section 10-415(b)(1) which requires 50 percent of the open space percentage requirement be provided through the onsite preservation of existing native vegetation communities to permit the preservation of 10 acres in accordance with Resolution Z-98-029.**

   Justification: The indigenous preservation requirement for the entire development site requires preservation of 15 acres, 10 of which have been provided in the residential portion of the Master Concept Plan and was the amount approved through the original MPD. The remaining commercial portions of the site do not contain indigenous preserve areas and while they do contained scattered, individual native trees, preservation of these trees cannot be provided due to site design requirements for project development.

2. **Deviation from LDC Section 10-415(a) which requires 40% open space for multi-family residential development and LDC Section 10-415 which requires 30% open space for commercial uses to allow for an overall open space requirement of 20%.**

   As an urban infill project, the residential component provides opportunity for convenience in lifestyle with regard to proximity to services and products and in this case. The additional open space typically required for residential development does not benefit the residential use as proposed in this project.

   The urban character of the proposed development encourages a more intimate character between buildings and public gathering/sitting areas with the idea of promoting walkability throughout the development. The dense character of this project should be measured by its design success in achieving these urban elements, rather than a pre-conceived percentage of open space that is applied generally. Hence, the PUD process.

3. **Deviation from LDC Section 10-416(d)(3) which requires a 15-foot buffer between commercial and residential development to allow for a 5-foot buffer along the west side of Parcels 4 and 5, and the east side of Parcel 6, for a total buffer width of 10 feet.**

SEP 29 2005

As an urban infill development, the typical residential buffer of 15 feet is not appropriate. A 10-foot commercial to residential buffer serve the purpose of separation for privacy without losing the sense that the residential area is a part of the overall development.

4. **Deviation from LDC Section 34-2194(c)(3)b. which requires a 10 foot setback for non-seawalled artificial bodies of water. This deviation would eliminate the setback to allow structures to be placed at the lake's control elevation.**

   Part of the urban design concept of this project is to incorporate all of the elements of the site design into the experience of the place. Water bodies that serve a water management function are no exception. The applicant requests this deviation to allow incorporation of the water management lakes as "connections" from porches and/or balconies of structures, to give the sense of being on the water. So, for example, a restaurant outdoor seating area may have the sense of being "on the water" in addition to providing pleasant views of the water.

5. **Deviation from LDC Section 34-935 (4) which requires minimum building separation to be one-half of the sum of their heights, or 20 feet, whichever is greater to be reduced to a 20 foot minimum building separation.**

   This request is to create a more intimate retail, professional office and residential experience by providing a closeness in structures that encourages walking throughout the development and a sense of community within the residential component of the project. This urban design concept will also allow for larger areas of open space, including public gathering places, rather than bits and pieces of green area that serve only as structural separations.

   This will result in less "green" open space but will provide for a pedestrian friendly environment and the opportunity to use hardscape elements such as plazas, courtyards and expanded internal sidewalks to encourage interaction amongst office workers and/or shoppers.

6. **Deviation from LDC Section 10-329(E)(4) which requires that excavation bank slopes be no greater than 4:1, to allow the project to conform to SFWMD permits.**

   The intent of this deviation is to allow a maximum of 30% of any lake edge to incorporate bulkheads. This will allow incorporation of the water management lakes as part of the development experience. For example, a public seating area may be designed at a lake edge or a restaurant may have an outdoor seating area that would appear to be over the water body rather than a distance away from it.

SEP 2 9 2005

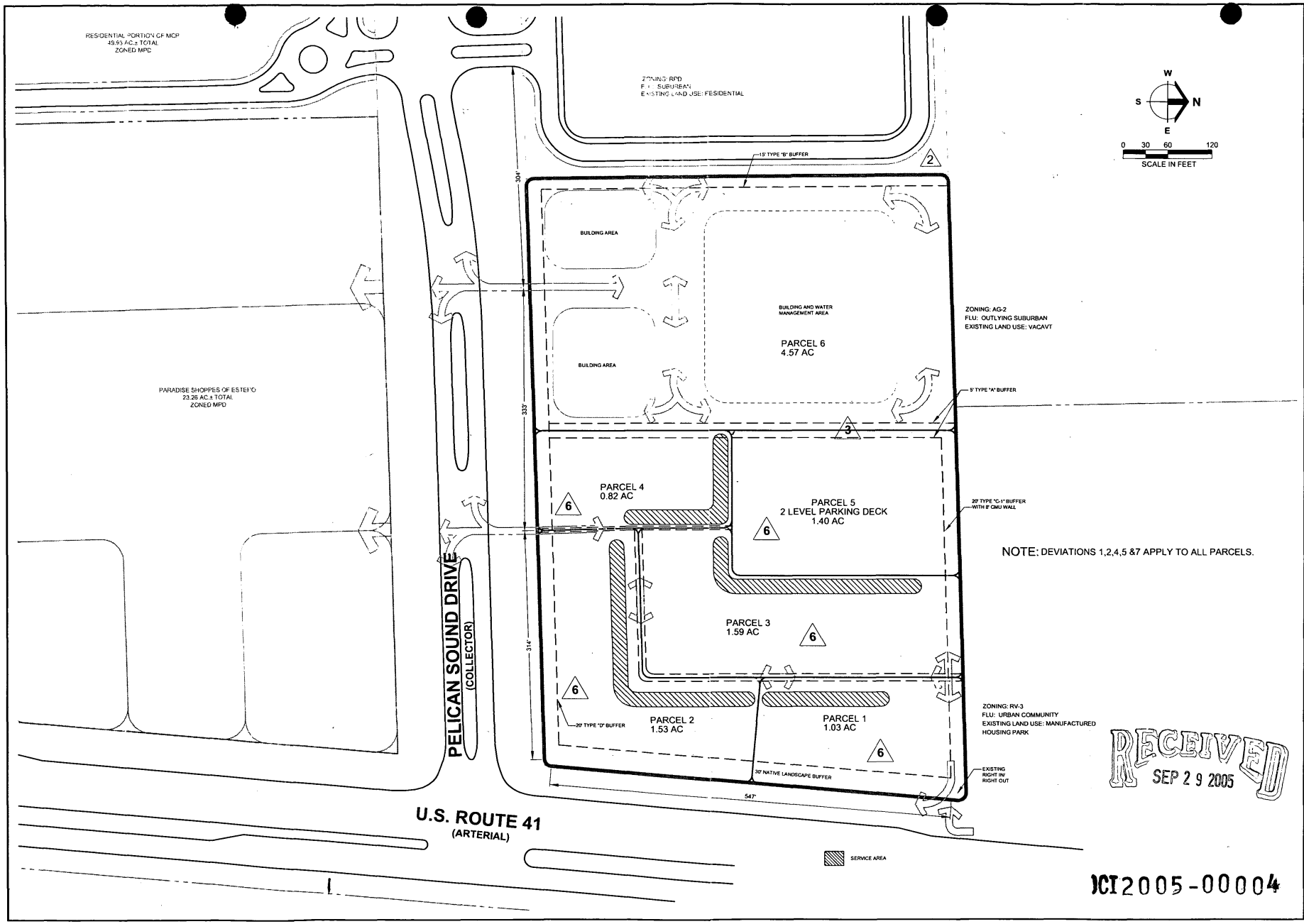
7. **Deviation from LDC Section 34-2194(c)(3)b. which requires a 10 foot setback for non-seawalled artificial bodies of water. This deviation would eliminate the setback to allow recreational/amenity structures to be placed at the lake's control elevation.**

   As discussed in Deviation #6, this deviation will allow for incorporation of the water bodies as part of the experience of the urban plaza.

8. **Previously Approved Deviations:**

   Please see Resolution Number Z-98-029. All deviations from this previous resolution will continue to apply.

RECEIVED
SEP 2 9 2005
DCI2005-00004



NOTE: DEVIATIONS 1,2,4,5 &7 APPLY TO ALL PARCELS.

RECEIVED
SEP 2 9 2005

DCI2005-00004

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2005, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868Z03.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	TUE, 9-27-2005 - 2:00 PM
PLOT BY	ANGELICA CARLEY
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21868Z00.DWG

PLAN REVISIONS

3-29-05	Deviations, Circulation
7-05	MCP REVISIONS
8-3-05	SUFF. RESPONSE
9-27-05	MCP CHANGES

PLAN STATUS

CAMARGO NORTH MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21868	1

Shelby Homes

September 6, 2005

Ms. Shellie Johnson, AICP
Vice President of Planning and Design
Barraco and Associates, Inc.
2271 McGregor Boulevard
Fort Myers, FL 33901

Re: Camargo North 10 Acres Mixed Planned Development
DCI2005-00004

Dear Ms. Johnson:

As per your request, we have reviewed the proposed mixed use project for property located on the northwest corner of Pelican Sound Drive and U.S. 41 and known as the Camargo North 10 Acres. Shelby Homes has no objections to the project as shown on the drawings provided for our review.

If we can be of further assistance, please do not hesitate to contact me.

Very truly yours,

SHELBY HOMES

Jack Short
Vice President – Acquisition & Development

JS/

RECEIVED
SEP 2 9 2005

DCI2005-00004

6363 NW 6th Way • Suite 250 • Fort Lauderdale, FL 33309
Office: (954) 318-1000 • Fax: (954) 318-2000
shelby-homes.com

Shellie Johnson

From: Stephen Ernst [sernst@pelicansoundgrc.com]
Sent: Thursday, September 22, 2005 12:32 PM
To: Shellie Johnson
Subject: RE: Camargo North Mixed Use PUD

Hi Shellie:
We posted that information on our website and one of our directors attended a recent town meeting on the topic. The director reported at their open meeting today that the plan was impressive and would add to the appearance of our community. Everyone seemed very pleased.
Thanks,
Steve

-----Original Message-----
From: Shellie Johnson [mailto:ShellieJ@barraco.net]
Sent: Thursday, September 22, 2005 9:48 AM
To: Steve Ernst
Subject: Camargo North Mixed Use PUD

Mr. Ernst:

Several weeks ago I sent you the proposed plan for the above referenced project. I just wanted to touch base with you and find out if you have had a chance to share the plan with the community. Do you have any questions or concerns?

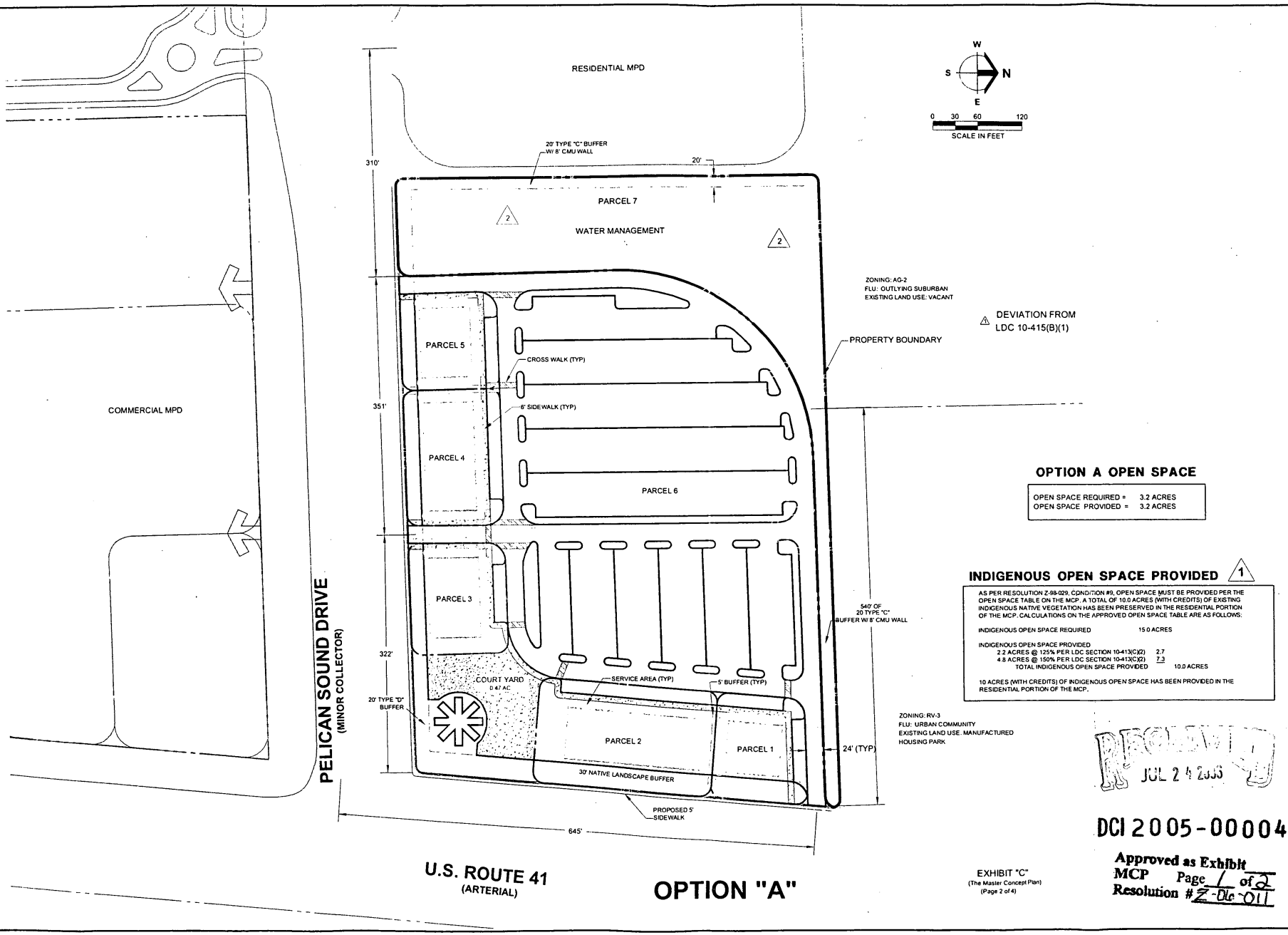
Thank you.

Shellie Johnson
Barraco and Associates, Inc.
http://www.barraco.net

File: 21868

RECEIVED
SEP 2 9 2005

DCI2005-00004



OPTION A OPEN SPACE

OPEN SPACE REQUIRED =	3.2 ACRES
OPEN SPACE PROVIDED =	3.2 ACRES

INDIGENOUS OPEN SPACE PROVIDED (1)

AS PER RESOLUTION Z-98-029, CONDITION #9, OPEN SPACE MUST BE PROVIDED PER THE OPEN SPACE TABLE ON THE MCP. A TOTAL OF 10.0 ACRES (WITH CREDITS) OF EXISTING INDIGENOUS NATIVE VEGETATION HAS BEEN PRESERVED IN THE RESIDENTIAL PORTION OF THE MCP. CALCULATIONS ON THE APPROVED OPEN SPACE TABLE ARE AS FOLLOWS:

INDIGENOUS OPEN SPACE REQUIRED 15.0 ACRES

INDIGENOUS OPEN SPACE PROVIDED
- 2.2 ACRES @ 125% PER LDC SECTION 10-413(C)(2) 2.7
- 4.8 ACRES @ 150% PER LDC SECTION 10-413(C)(2) 7.3
- TOTAL INDIGENOUS OPEN SPACE PROVIDED 10.0 ACRES

10 ACRES (WITH CREDITS) OF INDIGENOUS OPEN SPACE HAS BEEN PROVIDED IN THE RESIDENTIAL PORTION OF THE MCP.

RECEIVED
JUL 24 2008

DCI 2005-00004

Approved as Exhibit
MCP Page 1 of 2
Resolution # Z-06-011

EXHIBIT "C"
(The Master Concept Plan)
(Page 2 of 4)

OPTION "A"

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7993 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2008, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868-Z02A.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	MON, 7-24-2006 - 1:53 PM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	ADAM BROWN

CROSS REFERENCED DRAWINGS

BASEPLAN = 21868Z00.DWG

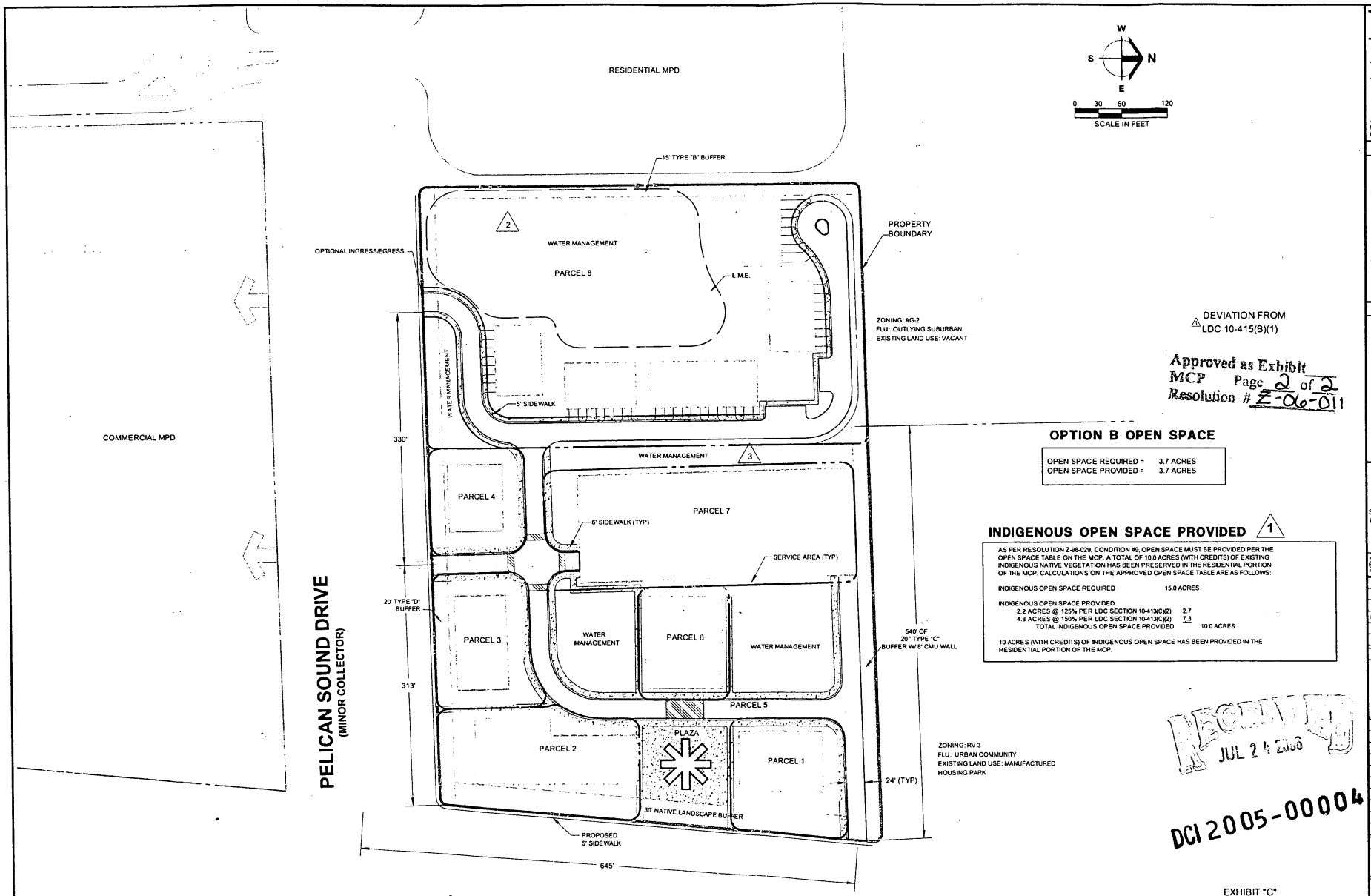
PLAN REVISIONS

3-29-05	Deviations, Circulation
4-22-05	SUFF. REVISIONS
4-3-06	SUFFICIENCY REVISIONS
7-24-06	FINAL REVISIONS PER HEX (1)

PLAN STATUS

OVERALL CAMARGO TRUST MPD OPTION A

PROJECT / FILE NO	SHEET NUMBER
21868	1



DEVIATION FROM LDC 10-415(B)(1)

Approved as Exhibit MCP Page 2 of 2 Resolution # Z-06-011

OPTION B OPEN SPACE

OPEN SPACE REQUIRED =	3.7 ACRES
OPEN SPACE PROVIDED =	3.7 ACRES

INDIGENOUS OPEN SPACE PROVIDED 1

AS PER RESOLUTION Z-98-029, CONDITION #9, OPEN SPACE MUST BE PROVIDED PER THE OPEN SPACE TABLE ON THE MCP. A TOTAL OF 10.0 ACRES (WITH CREDITS) OF EXISTING INDIGENOUS NATIVE VEGETATION HAS BEEN PRESERVED IN THE RESIDENTIAL PORTION OF THE MCP. CALCULATIONS ON THE APPROVED OPEN SPACE TABLE ARE AS FOLLOWS:

INDIGENOUS OPEN SPACE REQUIRED 15.0 ACRES

INDIGENOUS OPEN SPACE PROVIDED
- 2.2 ACRES @ 125% PER LDC SECTION 10-413(C)(2) 2.7
- 4.8 ACRES @ 150% PER LDC SECTION 10-413(C)(2) 7.3
- TOTAL INDIGENOUS OPEN SPACE PROVIDED 10.0 ACRES

10 ACRES (WITH CREDITS) OF INDIGENOUS OPEN SPACE HAS BEEN PROVIDED IN THE RESIDENTIAL PORTION OF THE MCP.

RECEIVED JUL 24 2006

DCI 2005-00004

EXHIBIT "C"
(The Master Concept Plan)
(Page 3 of 4)

OPTION "B"

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2006, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868-202B.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	MON, 7-24-2006 - 1:54 PM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	ADAM BROWN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

3-29-05	Deviations, Circulation
4-22-05	SUFF. REVISIONS
4-3-06	SUFFICIENCY REVISIONS
7-24-06	FINAL REVISIONS PER HEX 1

PLAN STATUS

OVERALL CAMARGO TRUST MPD OPTION B

PROJECT / FILE NO	SHEET NUMBER
21868	1

ZONING PLANS
FOR

CAMARGO NORTH 10 ACRES

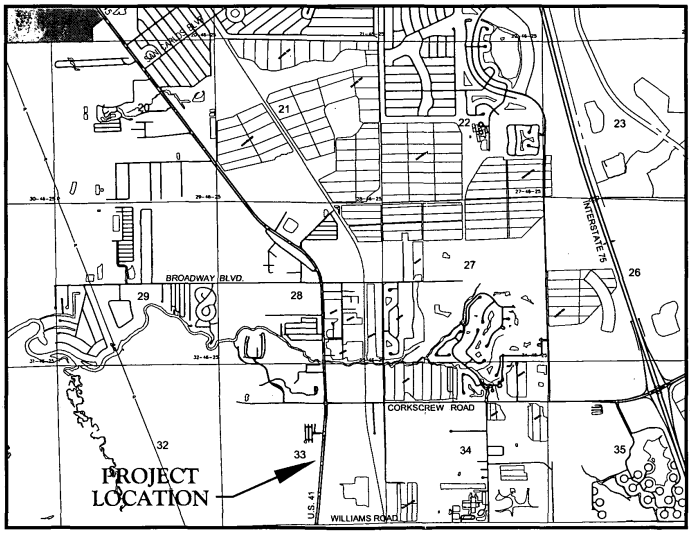
PART OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST
ESTERO, LEE COUNTY, FLORIDA

RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

OWNER / DEVELOPER

CAMARGO TRUST
C/O JAMES T. HUMPHREY,ESQUIRE
2201 SECOND STREET
5TH FLOOR
FORT MYERS, FLORIDA 33901

DCI 2005-00004



VICINITY MAP

NORTH

0 1000 2000 4000
SCALE IN FEET

STRAP NUMBERS

33-46-25-00-00001.0030

ZONING

MPD

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2006, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868Z04.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	MON, 4-3-2006 - 4:36 PM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	TODD VANA

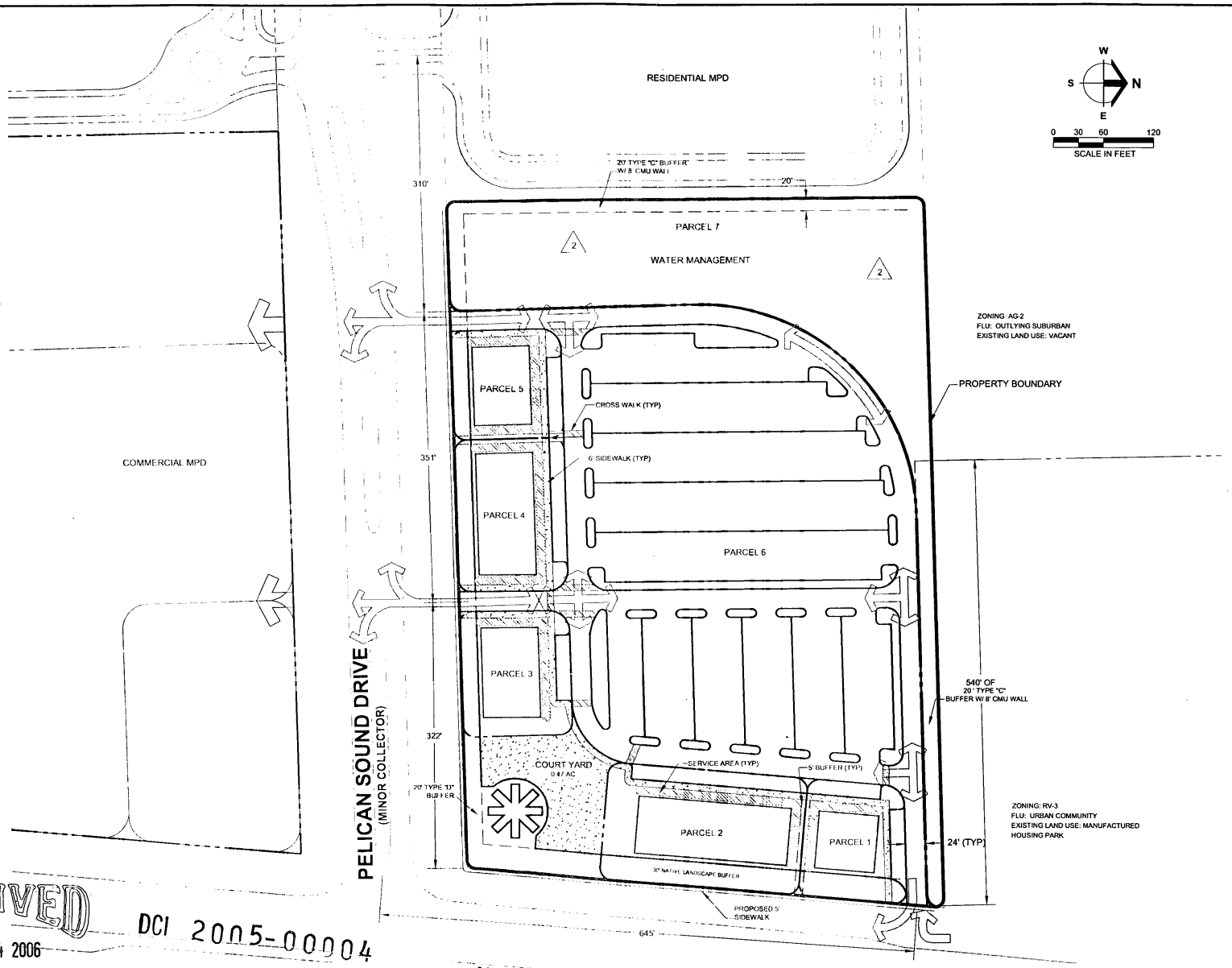
CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
21868	1



RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

DCI 2005-00004

OPTION "A"

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2006, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868Z01-OPT1.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	MON, 4-3-2006 - 3:49 PM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	ADAM BROWN

CROSS REFERENCED DRAWINGS

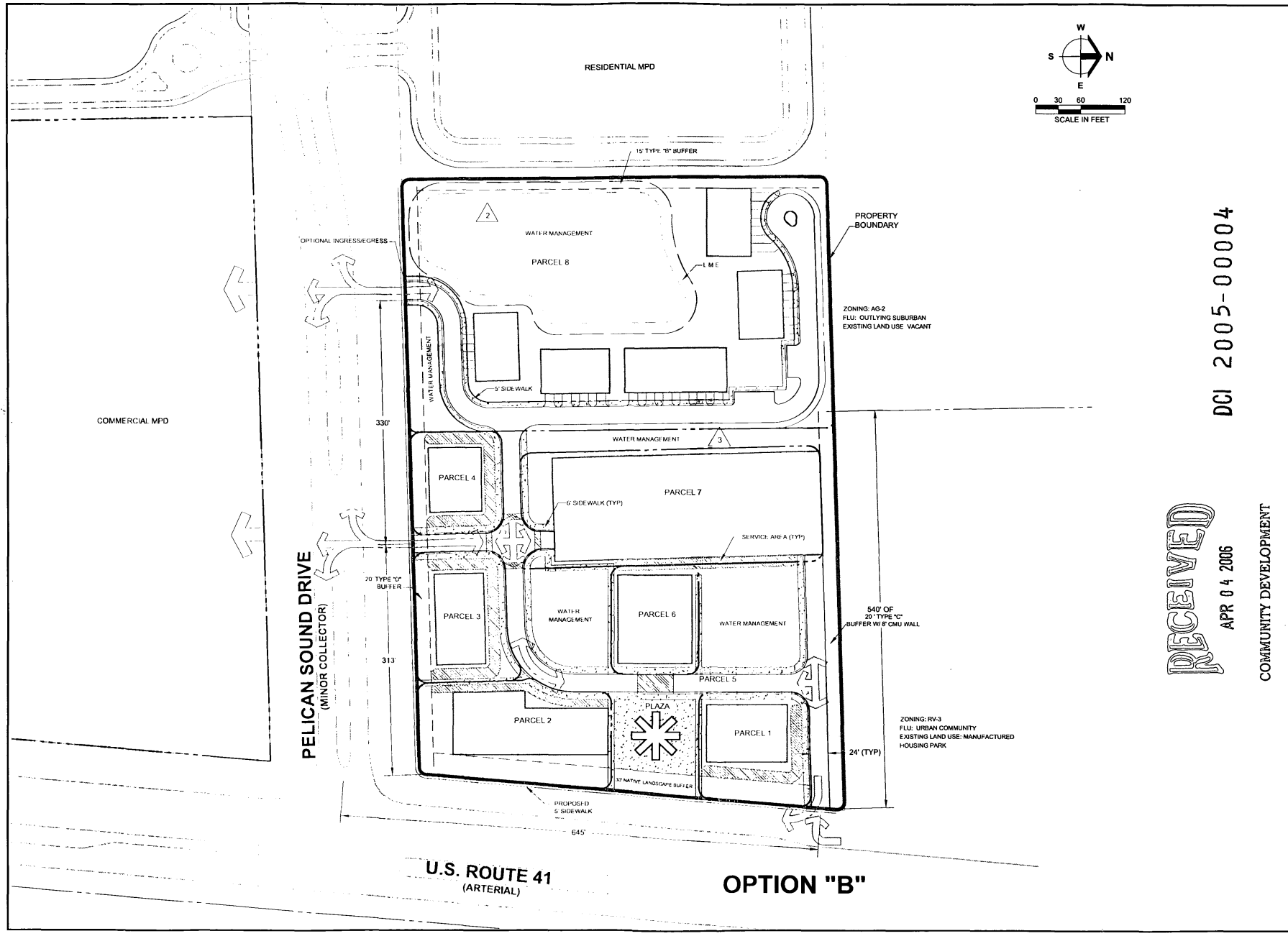
BASEPLAN = 21868Z00.DWG

PLAN REVISIONS	
3-29-05	Deviations, Circulation
4-22-05	SUFF. REVISIONS
4-3-06	SUFFICIENCY REVISIONS

PLAN STATUS

OVERALL
CAMARGO TRUST
MPD OPTION A

PROJECT / FILE NO.	SHEET NUMBER
21868	1



DCI 2005-00004

RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2006, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868Z01-OPT2.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	MON. 4-3-2006 - 4:00 PM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	ADAM BROWN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
3-29-05	Deviations, Circulation
4-22-05	SUFF. REVISIONS
4-3-06	SUFFICIENCY REVISIONS

PLAN STATUS

OVERALL CAMARGO TRUST MPD OPTION B

PROJECT / FILE NO.	SHEET NUMBER
21868	1

OPTION A
LAND USE AND REGULATIONS TABLE

	OFFICE RETAIL COMMERCIAL	PARKING DECK	ACCESSORY
MINIMUM PARCEL WIDTH	75'	75'	N/A
MINIMUM LOT DEPTH	100'	100'	N/A
MAXIMUM LOT COVERAGE	70%	90%	N/A
MAXIMUM BUILDING HEIGHT	PARCEL 1 2 STORIES 35' / PARCEL 2*, 3, 4 & 5 3 STORIES 45'	PARCEL 6 2 LEVELS 30**	2 STORIES 35'
MINIMUM BUILDING SEPARATION	10'	N/A	N/A
MINIMUM BUILDING SETBACKS			
FRONT	10'	10'	10'
SIDE	5'	10'	5'
REAR	5'	10'	5'
WATER	0'	N/A	0'

* PARCEL 2 WILL BE LIMITED TO A MAXIMUM OF 2 STORIES WITHIN 150' MEASURED FROM FRONT PROPERTY LINE
** TWO PARKING LEVELS INCLUDING THE GROUND FLOOR

OPTION A
INTENSITY TABLE

PARCEL	PARCEL SIZE		INTENSITY
	MINIMUM	MAXIMUM	MAXIMUM
PARCEL 1	0 30 AC	0 50 AC	20,000
PARCEL 2	0 50 AC	1 00 AC	60,000
PARCEL 3	0 30 AC	0 75 AC	40,000
PARCEL 4	0 35 AC	0 75 AC	40,000
PARCEL 5	0 25 AC	0 75 AC	20,000
PARCEL 6	4 00 AC	7 00 AC	N/A
PARCEL 7	2 00 AC	3 00 AC	N/A
TOTAL	N/A	N/A	180,000*

* THE TOTAL PROJECT SHALL NOT EXCEED 125,000 SQUARE FEET OF COMMERCIAL WITH INITIALLY UP TO A MAXIMUM OF 30,000 SQUARE FEET OF RETAIL. THE PROJECT WILL BE ENTITLED TO A MAXIMUM OF 100,000 SQUARE FEET OF RETAIL USES WHEN PELICAN SOUND DRIVE HAS BEEN EXTENDED EAST OF U S. 41 AND IS CONNECTED TO ONE OR MORE ROADS, WHICH CONNECT TO VIA COCONUT ROAD; AND THE PELICAN SOUND DRIVE/U.S.41 INTERSECTION HAS BEEN SIGNALIZED.

OPTION A OPEN SPACE

OPEN SPACE REQUIRED = 3.2 ACRES
OPEN SPACE PROVIDED = 3.2 ACRES

OPTION B
LAND USE AND REGULATIONS TABLE

	OFFICE RETAIL COMMERCIAL	RESIDENTIAL	PARKING DECK	ACCESSORY
MINIMUM PARCEL WIDTH	75'	75'	75'	N/A
MINIMUM LOT DEPTH	100'	100'	100'	N/A
MAXIMUM LOT COVERAGE	70%	40%	90%	N/A
MAXIMUM BUILDING HEIGHT	PARCEL 1 & 6 2 STORIES 35' / PARCEL 2*, 3, 4, 5 3 STORIES 45'	PARCEL 8 2 STORIES 35'	PARCEL 7 3 LEVELS 38**	2 STORIES 35'
MINIMUM BUILDING SEPARATION	10'	10'	N/A	N/A
MINIMUM BUILDING SETBACKS				
FRONT	10'	10'	10'	10'
SIDE	5'	0'/5'	10'	5'
REAR	5'	20'	10'	5'
WATER	0'	15'	N/A	0'

* TWO PARKING LEVELS INCLUDING THE GROUND FLOOR

OPTION B
INTENSITY TABLE

PARCEL	PARCEL SIZE		INTENSITY	RESIDENTIAL
	MINIMUM	MAXIMUM	MAXIMUM	
PARCEL 1	0.40 AC	0 60 AC	20,000	N/A
PARCEL 2	0 50 AC	1 25 AC	40,000	N/A
PARCEL 3	0 35 AC	0 75 AC	30,000	N/A
PARCEL 4	0 25 AC	0.75 AC	30,000	N/A
PARCEL 5	0 25 AC	1 00 AC	N/A	N/A
PARCEL 6	0 25 AC	0 60 AC	20,000	N/A
PARCEL 7	1 00 AC	1 75 AC	40,000	N/A
PARCEL 8	4 00 AC	6.00 AC	N/A	27
TOTAL	N/A	N/A	180,000*	27**

* THE TOTAL PROJECT SHALL NOT EXCEED 100,000 SQUARE FEET OF COMMERCIAL WITH INITIALLY UP TO 30,000 SQUARE FEET RETAIL. THE PROJECT WILL BE ENTITLED TO A MAXIMUM OF 100,000 SQUARE FEET OF RETAIL USES WHEN PELICAN SOUND DRIVE HAS BEEN EXTENDED EAST OF U S. 41 AND IS CONNECTED TO ONE OR MORE ROADS, WHICH CONNECT TO VIA COCONUT POINT; AND THE PELICAN SOUND DRIVE/U S. 41 INTERSECTION HAS BEEN SIGNALIZED.

OPTION B OPEN SPACE

OPEN SPACE REQUIRED = 3.7 ACRES
OPEN SPACE PROVIDED = 3.7 ACRES

RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

DCI 2005-00004

SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS)

1. A 30 FOOT WIDE NATIVE LANDSCAPE ARTERIAL ROAD BUFFER WILL BE PROVIDED PARALLEL TO U.S. 41. THIS BUFFER WILL INCLUDE A 2 FOOT HIGH UNDULATING BERM AND 10 NATIVE TREES PLUS 30 NATIVE SHRUBS PER 100 LINEAR FEET.
2. THERE ARE NO "DIAL A RIDE" FACILITIES PROPOSED.
3. ALL DEVIATIONS FROM RESOLUTION NO. Z-98-029 WILL APPLY.
4. PARKING AREAS ADJACENT TO U.S. 41 FRONTAGE WILL BE LIMITED TO A SINGLE AISLE DOUBLE LOADED PARKING ROW.

INDIGENOUS OPEN SPACE PROVIDED (1)

AS PER RESOLUTION Z-98-029, CONDITION #9, OPEN SPACE MUST BE PROVIDED PER THE OPEN SPACE TABLE ON THE MCP. A TOTAL OF 10.0 ACRES (WITH CREDITS) OF EXISTING INDIGENOUS NATIVE VEGETATION HAS BEEN PRESERVED IN THE RESIDENTIAL PORTION OF THE MCP. CALCULATIONS ON THE APPROVED OPEN SPACE TABLE ARE AS FOLLOWS

INDIGENOUS OPEN SPACE REQUIRED 15.0 ACRES

INDIGENOUS OPEN SPACE PROVIDED
2.2 ACRES @ 125% PER LDC SECTION 10-413(C)(2) 2.7
4.8 ACRES @ 150% PER LDC SECTION 10-413(C)(2) 7.3
TOTAL INDIGENOUS OPEN SPACE PROVIDED 10.0 ACRES

10 ACRES (WITH CREDITS) OF INDIGENOUS OPEN SPACE HAS BEEN PROVIDED IN THE RESIDENTIAL PORTION OF THE MCP.

SURROUNDING ZONING AND LAND USES

	ZONING:	EXISTING LAND USES:
NORTH	RV-3	MANUFACTURED HOUSING PARK/VACANT
SOUTH	MPD	VACANT
EAST	AG-2	U.S. 41 / MPD
WEST	MPD	RESIDENTIAL

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2006, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868Z02.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	MON. 4-3-2006 - 3:52 PM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	

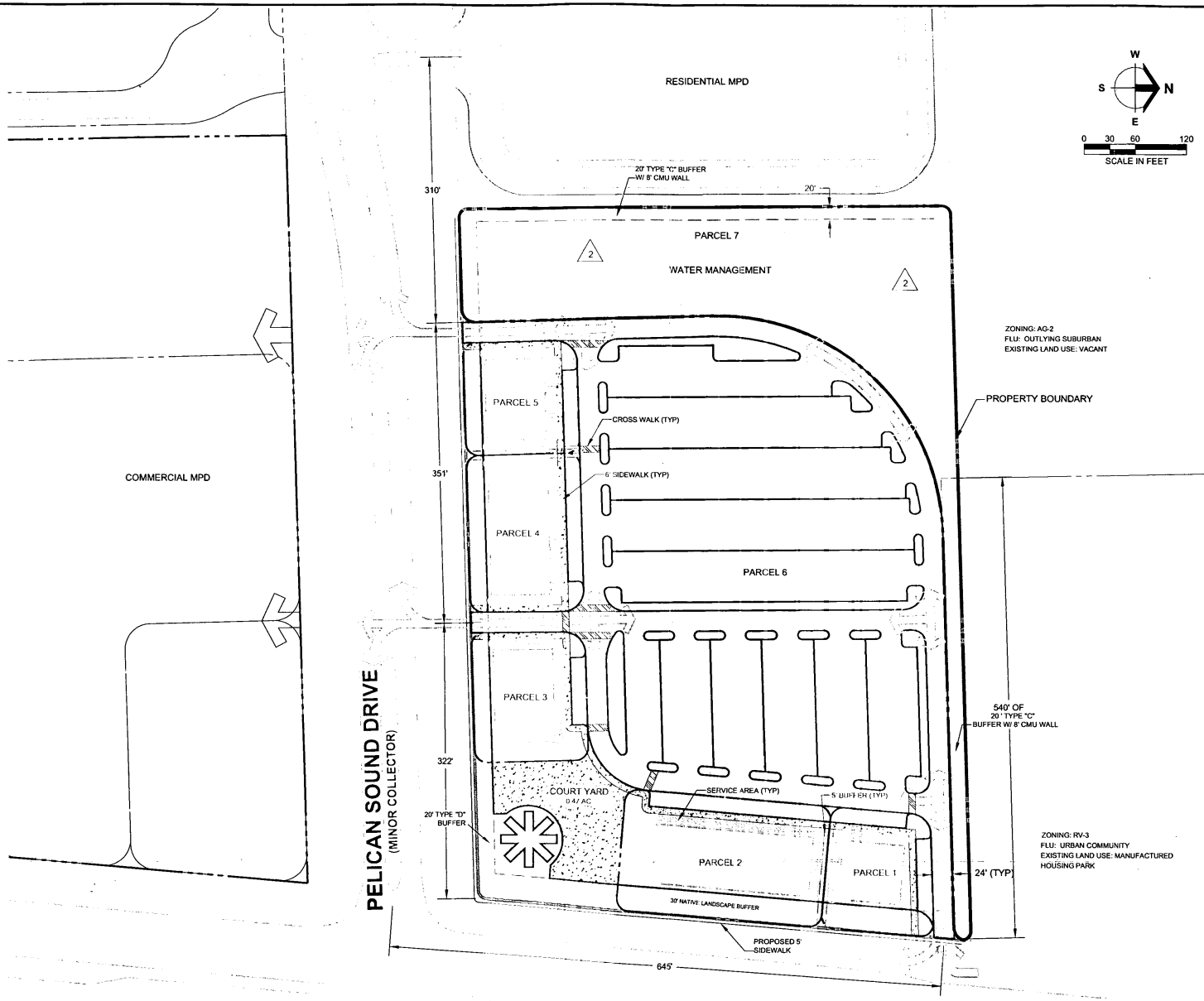
CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
3-29-05	Intensity table, Regulations table
7-05	SUFF. REVISIONS
8-3-05	SUFF. RESPONSE
9-27-05	MCP CHANGES
10-18-05	MCP CHANGES
3-28-06	REVISED PER COMMENTS

PLAN STATUS

CAMARGO NORTH MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21868	2



OPTION "A"

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6340

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2006, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868-Z02A.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	WED, 5-24-2006 - 7:28 AM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	ADAM BROWN

CROSS REFERENCED DRAWINGS

BASEPLAN = 21868Z00.DWG

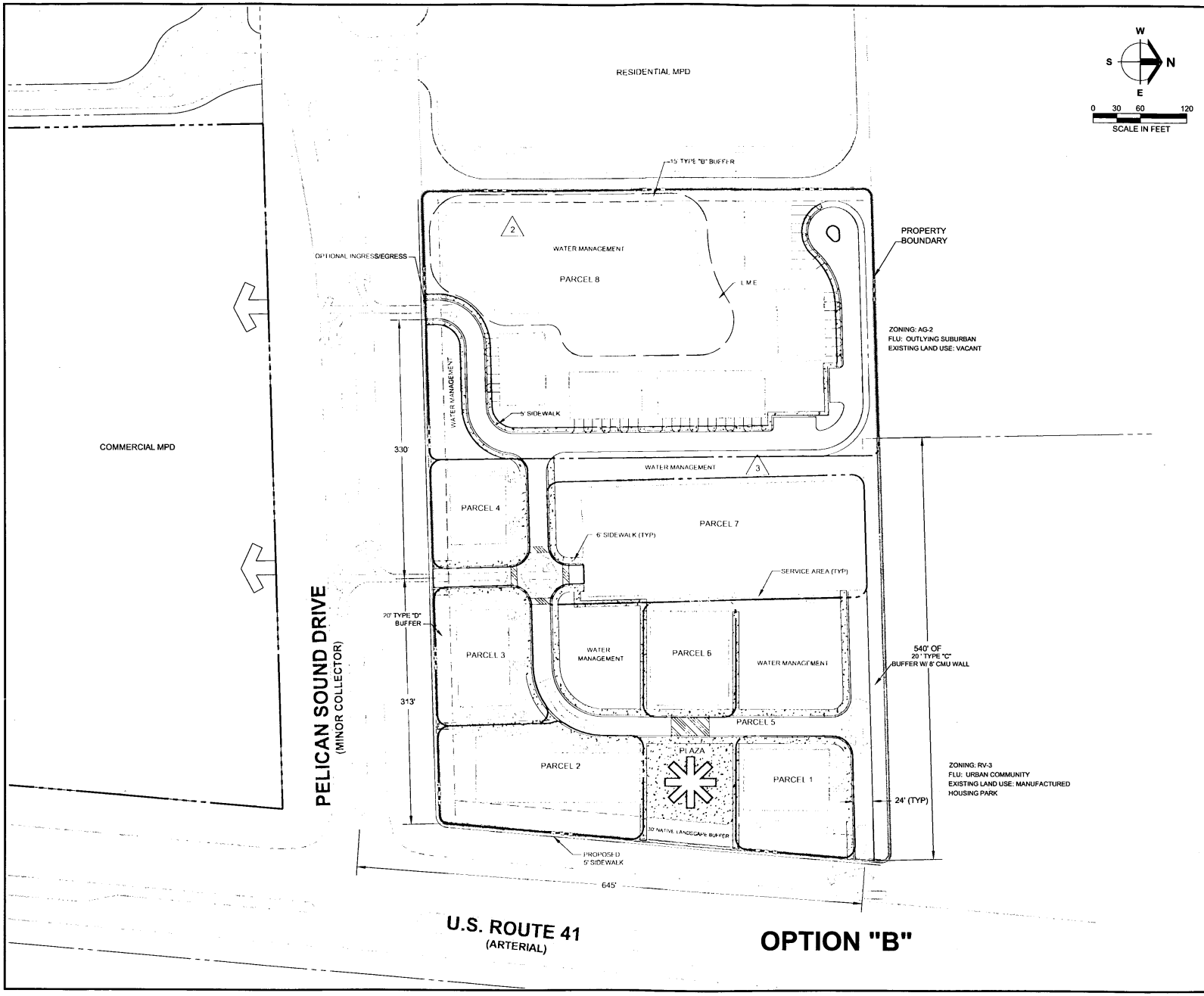
PLAN REVISIONS

3-29-05	Deviations, Circulation
4-22-05	SUFF. REVISIONS
4-3-06	SUFFICIENCY REVISIONS

PLAN STATUS

OVERALL CAMARGO TRUST MPD OPTION A

PROJECT / FILE NO.	SHEET NUMBER
21868	1



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

CAMARGO TRUST

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2006, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868-Z02B.DWG
LAYOUT	ZX3
LOCATION	J:\21868\DWG\ZONING\
PLOT DATE	WED. 5-24-2006 - 7:29 AM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	ADAM BROWN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

3-29-05	Deviations, Circulation
4-22-05	SUFF. REVISIONS
4-3-06	SUFFICIENCY REVISIONS

PLAN STATUS

OVERALL CAMARGO TRUST MPD OPTION B

PROJECT / FILE NO.	SHEET NUMBER
21868	1

MEMORANDUM

From The

Department Of

Community Development

Development Services Division

Date: August 8, 2006

To: DCI2005-00004

FROM: Jamie Princing

RE: Notice of Public Hearing - August 21, 2006
Lee County Board of County Commissioners Meeting

I, Jamie Princing, Internal Services Secretary, Development Services Division, do hereby certify that I have mailed **notices to the participants** in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.

NOTICE TO PARTICIPANT

CASE NUMBER:	DCI2005-00004
NAME:	CAMARGO MPD-10 ACRE SITE
REQUEST:	Amend Resolution Z-98-029 to adopt a new Master Concept Plan on 10.95 acres of the original planned development. The proposed Master Concept Plan seeks development of up to 27 multiple family residential dwelling units and 100,000 square feet of commercial floor area OR 125,000 square feet of commercial floor area with a proposed maximum building height of 45 feet (3 stories). Blasting is not a proposed development activity. The applicant indicates that they will connect to potable water and central sewer as part of any development of this property.
LOCATION:	northwest corner of the US 41 and Pelican Sound Drive Intersection in Estero in S33-T46S-R25E Lee County, FL.
PROPERTY OWNER'S REPRESENTATIVE:	MS. SHELLIE JOHNSON 239-461-3170

Notice is hereby given that the Lee County Board of Commissioners will hold a public hearing at 9:30 am on Monday, August 21, 2006, to review the written recommendation made by the Hearing Examiner and make a final decision in the above-referenced case. This hearing will be held in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers FL.

The law states that, as a participant, you have the right to appear and address the Board on this case. However, the law strictly limits all testimony before the Board to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker at the time of the Hearing Examiner's hearing and not otherwise disclosed in the record. Statements will be limited to five (5) minutes or as the Board may otherwise allow.

Additional copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Call 479-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Princing at 479-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

DCI2005-00004

Ms. Shellie Johnson
2271 McGregor Blvd
Ft. Myers, FL 33901

Don Eslick
23650 Via Veneto # 604
Bonita Springs, FL 34134

Mr. Charles M. Long
c/o Gary Butler
2201 2nd St.
Fort Myers, FL 33901

Jim Humphrey
2201 Second Street
Fort Myers, FL 33901

Matt Uhle
Knott Consoer
1625 Hendry Street, Ste. 301
Fort Myers, FL 33901

Ted Treesh
Metro Transportation
12651 McGregor Blvd., Ste 4-403
Fort Myers, FL 33919

Kenneth Passarella
Passarella & Associates
9100 College Pointe Court
Fort Myers, FL 33919

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing Examiner

August 02, 2006

479-8585

MS. SHELLIE JOHNSON
2271 MCGREGOR BLVD
FT MYERS, FL 33901

RE: **Agenda Schedule for CAMARGO MPD-10 ACRE SITE**
Case No. DCI2005-00004

Dear MS. SHELLIE JOHNSON :

Your zoning request has been scheduled before the Board of County Commissioners to take final action after reviewing the Hearing Examiner's recommendation.

DATE & TIME: Monday, August 21, 2006. Meeting commences at 9:30 a.m.

LOCATION: Commissioners' Meeting Room
2120 Main Street
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Jamie Princing

Jamie Princing
Administrative Assistant

cc: MR. JIM HUMPHREY
MR. CHARLES M. LONG ETAL
MR. MATT UHLE, KNOTT CONSOER
MR. TED TREESH, METRO TRANSPORTATION GROUP
MR KENNETH PASSARELLA, PASSARELLA & ASSOCIATES, INC
Alvin Block, AICP, Principal Planner
Zoning File

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION

DATE: May 9, 2006

TO: File - DCI2005-00004 **FROM:** Luisa Villa
Secretary, Internal Services

RE: Notice of Public Hearing - **May 24, 2006 - HEX**

I, Luisa Villa, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed notices to the adjacent property owners on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

CASE NUMBER:	DCI2005-00004
CASE NAME:	CAMARGO MPD-10 ACRE SITE
REQUEST:	Amend Resolution Z-98-029 to adopt a new Master Concept Plan on 10.95 acres of the original planned development. The proposed Master Concept Plan seeks development of up to 27 multiple family residential dwelling units and 100,000 square feet of commercial floor area OR 125,000 square feet of commercial floor area with a proposed maximum building height of 45 feet (3 stories). Blasting is not a proposed development activity. The applicant indicates that they will connect to potable water and central sewer as part of any development of this property.
LOCATION:	The subject property is located at northwest corner of the US 41 and Pelican Sound Drive Intersection in Estero in S33-T46S-R25E Lee County, FL.
SIZE OF PROPERTY:	10.95 Acres ±
STAFF REPORT:	Direct inquiries to Alvin Block, AICP, Principal Planner, at (239) 479-8371, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.
PROPERTY OWNER'S REPRESENTATIVE:	MS. SHELLIE JOHNSON 239-461-3170 MR. MATT UHLE KNOTT CONSOER 239-334-2722

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 AM on 05/24/2006 on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you do not appear before the Hearing Examiner, by law, you will not be allowed to appear before the Board of County Commissioners at the final hearing in this case.

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Luisa V Villa at 239/479-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

33-46-25-00-00001.0040
COLLEGE OF LIFE FOUNDATON INC
BOX 97
ESTERO, FL 33928

33-46-25-00-00001.0050
LEE COUNTY MEDICAL INVESTORS
3570 KEITH ST NW
CLEVELAND, TN 37312

33-46-25-00-00001.0100
RIVER RIDGE CDD
ANTHONY P PIRES
3200 TAMIAMI TR N STE 200
NAPLES, FL 34103

33-46-25-00-00001.0170
MEADOWS OF ESTERO BONITA
781 LINCOLN AV STE 300
SAN RAFAEL, CA 94901

33-46-25-00-00001.0180
MEADOWS OF ESTERO BONITA
781 LINCOLN AV STE 300
SAN RAFAEL, CA 94901

33-46-25-00-00018.0080
COVERED WAGON TRAVEL TRL PARK
21450 S TAMIAMI TR
ESTERO, FL 33928

33-46-25-00-00019.0030
SPANISH LAKES INC TR
P O BOX 366879
BONITA SPRINGS, FL 34136

33-46-25-00-00019.0040
NORTH POINT LAKE LLC
PO BOX 366879
BONITA SPRINGS, FL 34135

33-46-25-00-00019.004A
ESTERO LAKES DEV INC
P O BOX 366879
BONITA SPRINGS, FL 34136

33-46-25-00-00019.0050
NORTH POINT LAKE LLC
PO BOX 366879
BONITA SPRINGS, FL 34135

33-46-25-00-00019.0060
NORTH POINT LAKE LLC
PO BOX 366879
BONITA SPRINGS, FL 34135

33-46-25-00-00021.0000
NORTH POINT LAKE LLC
PO BOX 366879
BONITA SPRINGS, FL 34135

33-46-25-01-00000.0010
ULB PROPERTIES OF FL LLC
1903 STANLEY GAULT PKWY
LOUISVILLE, KY 40223

33-46-25-01-00000.0020
OPUS ENTERPRISES INC
3875 MIDSHORE DRI VE
NAPLES, FL 34109

33-46-25-01-00000.0050
BARKIS P MICHAEL + LYNN M
15834 BROTHERS CRT
FORT MYERS, FL 33912

33-46-25-01-0000A.00CE
HITHERSAY STEVEN E TR
SOUTH ESTERO COM OWNERS ASSN
309 COUNTRY VIEW CT
LAKE MARY, FL 32746

04-47-25-00-00001.0000
MCCARDLE EDWARD J TR
P O BOX 366879
BONITA SPRINGS, FL 34136

04-47-25-00-00001.002C
WEST BAY CLUB DEV CORP
4600 WEST BAY BLVD
ESTERO, FL 33928

04-47-25-00-00001.002F
LMC WILLIAMS ROAD INC
33 EAST WALL ST
FROSTPROOF, FL 33843

04-47-25-00-00002.00CE
FOUNTAIN LAKES COMM ASSOC INC
22201 FOUNTAIN LAKE BLVD #1
ESTERO, FL 33928

04-47-25-08-00000.0880
FITZGERALD BETHANN + JOHN E
346 SO WAVERLY ST
DEARBORN, MI 48124

04-47-25-08-00000.0890
JACHIM MICHAEL P + JILL
22077 SEASHORE CIRCLE
ESTERO, FL 33928

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5161®

www.avery.com
1-800-GO-AVERY

AVERY® 5161®

Jeffrey Lindsay, Ph.D, CFO, EMT-P
Estero Fire Rescue
21500 Three Oaks Parkway
Estero, FL 33928

Ray Glowaz, Vice President
Coconut Shores Homeowner's Assoc.
23214 Coconut Shores
Bonita Springs, FL 34134

Don Vilnius
West Bay Club Property Owners Assoc.
PO Box 820
Estero, FL 33928

Theresa Gumpert
Pine Road Neighborhood
19766 Beaulieu Court
Fort Myers, FL 33908

MR KENNETH PASSARELLA
PASSARELLA & ASSOCIATES, INC
9100 COLLEGE POINTE COURT
FORT MYERS FL 33919

MR. MATT UHLE
KNOTT CONSOER
1625 HENDRY ST
SUITE 301
FT MYERS FL 33901

MR. TED TREESH
METRO TRANSPORTATION GROUP
12651 MC GREGOR BLVD.
SUITE 4-403
FORT MYERS FL 33919

MS. SHELLIE JOHNSON
2271 MCGREGOR BLVD
FT MYERS FL 33901

MR. CHARLES M. LONG ETAL
%GARY BUTLER
2201 2ND ST
FORT MYERS FL 33901

MR. JIM HUMPHREY
2201 SECOND ST
FT MYERS FL 33901

impression antibourrage et à sechage rapide
Utilisez le gabarit 5161®

www.avery.com
1-800-GO-AVERY

AVERY® 5161®

RECEIVED
JAN 19 2005
ZONING

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 33-46-25-00-00001.0030 **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
Barbara Walker, Joseph Dehner, Kenneth Starr, Paul Selzer, Paul Sittenfeld and William Friedlander, as Trustees of Carmargo Trust.	100 % Ownership

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

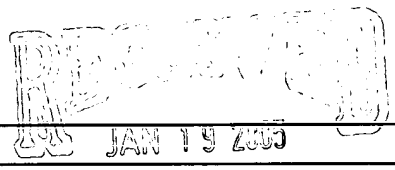
5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	
DCI [illegible] 04	JAN 19 2005
	PERMIT COUNTER



DCI2005-00004

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: [signature]
(Applicant)

James T Humphrey
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 16 day of November 2004

by James T. Humphrey who is personally known to me or who has produced _____ as identification.

(SEAL)

J. Ward
Signature of Notary Public

J. Ward
Printed Name of Notary Public

J. WARD
MY COMMISSION #DD132878
EXPIRES: JUL 09, 2006
Bonded through Advantage Notary

LEE COUNTY
SOUTHWEST FLORIDA

PART V AFFIDAVIT A1

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, James T. Humphrey, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;

2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;

3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

James T Humphrey
(Typed or printed name)

STATE OF FLORIDA

COUNTY OF LEE

DCI2005-00004

The foregoing instrument was sworn to (or affirmed) and subscribed before me this Nov. 16, 2004 (date) by James T. Humphrey (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

J. Ward
Signature of person taking oath or affirmation

Name typed, printed or stamped

Notary
Title or rank

J. Ward
Serial number, if any

J. WARD
MY COMMISSION #DD132878
EXPIRES: JUL 09, 2006
Bonded through Advantage Notary

PART V AFFIDAVIT A2

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, *James T. Humphrey as Authorized Representative of Trustee of _____, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*Name of Entity (corporation, partnership, LLP, LC, etc)

Signature

James T. Humphrey
(Type or printed name)

Authorized Representative of Trustee
(title of signatory)

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this Nov. 16, 2004 (date) by James T. Humphrey (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

J. Ward
Signature of person taking oath or affirmation

Name typed, printed or stamped

Notary
Title or rank

J. Ward
Serial number, if any

J. WARD
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION #DD132878
EXPIRES: JUL 09, 2006
Bonded through Advantage Notary

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then the they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

DCI2005-00004

RECEIVED
JAN 19 2005
DEPARTMENT OF COMMUNITY DEVELOPMENT

LETTER OF AUTHORIZATION

The undersigned do hereby swear that they are the fee simple title holders and owners of record of property commonly known as Camargo Trust and legally described in Exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Chris Bundschu as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Owner

James T Humphrey

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 16 day of November 2004, by James T. Humphrey, who is personally known to me or who has produced _____ as identification.

J. WARD
MY COMMISSION #DD132878
EXPIRES: JUL 09, 2006
Bonded through Advantage Notary

J. Ward

Notary Public

J. Ward

(Name typed, printed or stamped)

RECEIVED
JAN 19 2005
PLANNING

DCI2005-00004

LETTER OF AUTHORIZATION

The undersigned do hereby swear that they are the fee simple title holders and owners of record of property commonly known as Camargo Trust and legally described in Exhibit A attached hereto.

The property described herein is the subject of an application for zoning or development. We hereby designate Barraco and Associates, Inc. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Owner

James T Humphrey

Printed Name

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 16 day of November 2004, by James T. Humphrey, who is personally known to me or who has produced _____ as identification.

J. WARD
MY COMMISSION #DD132878
EXPIRES. JUL 09, 2006
Bonded through Advantage Notary

J. Ward

Notary Public

J. Ward

(Name typed, printed or stamped)

RECEIVED
JAN 19 2005
PERMIT COUNTER

DCI2005-00004

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Consultants

TRANSMITTAL LETTER

TO:	FROM:	
Mr. Chip Block, Principal Planner	Shellie Johnson, AICP	
COMPANY:	DATE:	PROJECT NUMBER
Lee County Department of Community Development Zoning Division	July 24, 2006	21868
ADDRESS:	PROJECT NAME:	
Post Office Box 398	Carmargo North	
CITY, STATE, ZIP:	DISTRIBUTION TO:	
Fort Myers, Florida 33902		

RE: Camargo MPD-10Acre Site, DCI2005-00004

WE ARE SENDING THE FOLLOWING ITEMS VIA:

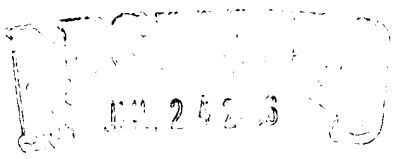
	STANDARD POSTAL MAIL	X	COURIER SERVICE		OTHER
	OVERNIGHT DELIVERY		CLIENT PICK-UP AT OUR OFFICE		

ITEM	COPIES	DATE	DESCRIPTION
1.	11	07/24/06	24" x 36" Revised Master Concept Plan
2.	3	07/24/06	11" x 17" Revised Master Concept Plan
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

THESE ARE TRANSMITTED AS CHECKED BELOW:

	AS REQUESTED		FOR BIDS DUE:		RESUBMIT ___ COPIES FOR APPROVAL
X	FOR YOUR USE		APPROVED AS SUBMITTED		SUBMIT ___ COPIES FOR DISTRIBUTION
	FOR APPROVAL		APPROVED AS NOTED		RETURN ____ CORRECTED PRINTS
	FOR REVIEW AND COMMENT		RETURNED FOR CORRECTIONS		ITEMS RETURNED AFTER LOAN TO US

NOTES/COMMENTS:



DCI 2005-00004

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE
Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

(239) 335-2236
Writer's Direct Dial Number:

Facsimile: (239) 335-2606

July 17, 2006

James T. Humphrey, Esq.
Fowler, White, Boggs & Banker
5th Floor
2201 Second Street
Fort Myers, Florida 33901

Matthew D. Uhle, Esq.
Knott, Consoer, Ebelini,
Hart & Swett, P.A.
P.O. Box 2449
Fort Myers, Florida 33902-2449

Shellie Johnson, AICP
Barraco & Associates, Inc
2271 McGregor Boulevard
Fort Myers, FL 33901

RECEIVED
JUL 2 9 2006
COMMUNITY DEVELOPMENT

Re: Camargo MPD
Zoning Case #DCI2005-00004
Resolution No. Z-06-011

Dear Messrs. Humphrey and Uhle and Ms. Johnson:

Enclosed is the current draft resolution pertaining to the above-referenced zoning case. It is based on the Hearing Examiner's recommendation with the understanding that changes may be made by the Commissioners at the final hearing. Please review this draft and let me know if any changes are necessary to accurately reflect the Hearing Examiner's recommendation. County staff will also review the draft resolution.

The Hearing Examiner recommendation encompasses a number of changes to the MCP. These changes are indicated in handwriting on the enclosed MCP. A revised MCP consistent with the resolution adopted by the Board will be required for attachment to the zoning resolution prior to Board execution of the resolution. If you would like to meet to discuss any necessary changes after the final hearing, please contact the Planner at 479-8585. The revised MCP, including the required 11 full-size and three 11" by 17" sheets, must be delivered to County Staff at the first floor zoning counter at the Department of Community Development (1500 Monroe Street).

We have found that the legal description submitted with the zoning application often does not truly represent the property intended to be rezoned. Therefore, to prevent potential errors in the resolution, please review the attached legal description to confirm that all of the property intended to be rezoned is accurately described. Please advise my office in writing regarding the results of your review. If the property to be rezoned is not completely and correctly described, necessary changes must be made before the final hearing so that the resolution can be signed promptly after the hearing.

RECEIVED
JUL 24 2006

DCI 2005-00004

Re: Camargo MPD
Zoning Case #DCI2005-00004
Resolution No. Z-06-011

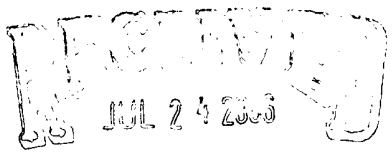
Please contact me if you have any questions.

Very truly yours,

John J. Fredyma
Assistant County Attorney

JJF/mme
Enclosure

cc: (w/ enclosure)
Dawn E. Perry-Lehnert, Assistant County Attorney
Pam Houck, Director, Zoning Division, DCD/Zoning
Kim Trebatoski, Principal Planner, DCD/Environmental Sciences
Alvin H. "Chip" Block, Principal Planner, DCD/Zoning
Jamie Princing, Administrative Specialist, DCD/Zoning



DCI 2005-00004

NORTH FORT MYERS UTILITY INCORPORATED

5660 Bayshore Road, Suite 51 • North Fort Myers, Florida 33917

Mailing Address: P.O. Box 2547 • Fort Myers, Florida 33902

(941) 543-1005

July 18, 2006

Barraco and Associates, Inc.
Post Office Drawer 2800
Ft. Myers, FL 33902

Dear Mr. Savage,

Enclosed please find the availability letter requested for the Bayshore 65 project. If you should have any questions, please feel free to contact our office at 543-1005.

Yours truly,
North Fort Myers Utility, Inc.

Sheila Hull

Sheila Hull

RECEIVED
JUL 24 2006

DCI 2005-00004

NORTH FORT MYERS UTILITY INCORPORATED

5660 Bayshore Road, Suite 51 • North Fort Myers, Florida 33917

Mailing Address: P.O. Box 2547 • Fort Myers, Florida 33902

(941) 543-1005

July 18, 2006

LEE COUNTY BUILDING DEPARTMENT
P. O. BOX 398
1820 HENDRY STREET
FT. MYERS, FL 33901

RE: Bayshore 65 Project
STRAP #: 20-43-25-00-00003.0000
20-43-25-00-00003.0030

Please be advised that **Barraco and Associates, Inc.,** has requested wastewater service for the above strap numbers. This project is to consist of 75 single-family units, 324 multi-family units and a 3,000 sq ft amenity center. The onsite collection system and offsite force main will be constructed by the developer to this project under the terms of a Developer's Agreement.

North Fort Myers Utility, Inc. has the capacity to provide 98,025 gallons per day from its wastewater treatment plant.

This letter should not be construed as a commitment to service, but only to the availability of wastewater service. The company will commit to serve only upon receipt of a signed request for service, executed Developer's Agreement, appropriate fees and charges and approval of all federal, state and local regulatory agencies. This wastewater service availability letter will expire should this project not be under contract within 12 months from the above date.

Yours truly,
North Fort Myers Utility, Inc.

A. A. "Tony" Reeves
Utility Director

Bayshore 65

DCI 2005-00004

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

TRANSMITTAL LETTER

TO:
Mr. Chip Block
Lee County Zoning and Development Services
1500 Monroe Street
Fort Myers, FL 33902

FROM:
Bobbie Symonds

DATE: MAY 11, 2006

PROJECT NUMBER: 21868

PROJECT NAME: Camargo

DISTRIBUTION TO:

RE:
DCI2004-00004

WE ARE SENDING THE FOLLOWING ITEMS VIA:

	STANDARD POSTAL MAIL	X	COURIER SERVICE		OTHER
	OVERNIGHT DELIVERY		CLIENT PICK-UP AT OUR OFFICE		

ITEM	COPIES	DATE	DESCRIPTION
1.	1	5-11-06	Set of updated Variance report as requested for the above project.
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

THESE ARE TRANSMITTED AS CHECKED BELOW:

	AS REQUESTED		FOR BIDS DUE:		RESUBMIT ___ COPIES FOR APPROVAL
X	FOR YOUR USE		APPROVED AS SUBMITTED		SUBMIT ___ COPIES FOR DISTRIBUTION
	FOR APPROVAL		APPROVED AS NOTED		RETURN ____ CORRECTED PRINTS
	FOR REVIEW AND COMMENT		RETURNED FOR CORRECTIONS		ITEMS RETURNED AFTER LOAN TO US

NOTES/COMMENTS:

DCI 2004-00004

RECEIVED
MAY 11 2006
CwM 1301
PLANNING COUNTER

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

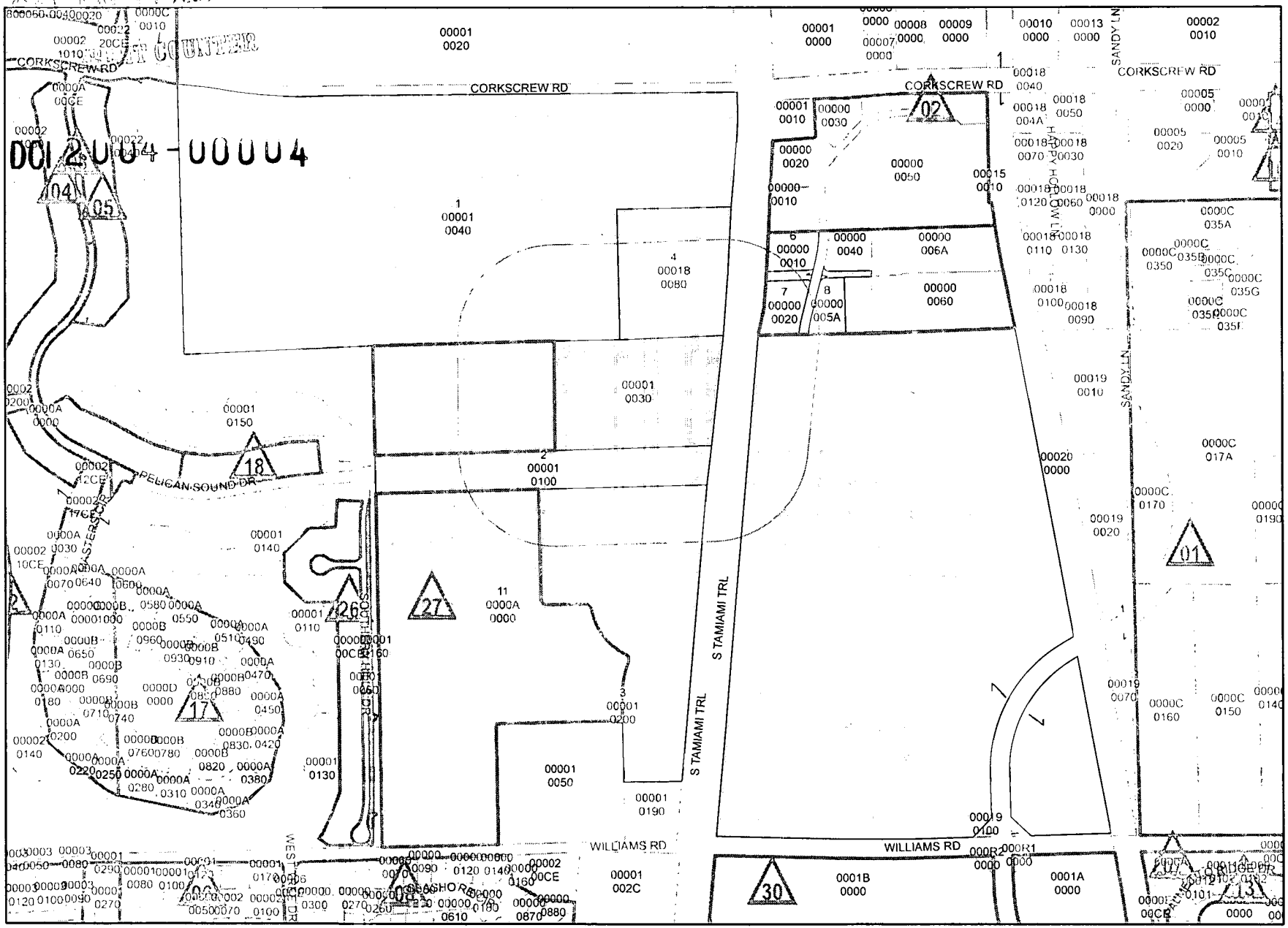
RECEIVED
MAY 11 2006
PERMIT COUNTER

VARIANCE REPORT

5/9/2006

Subject Parcels : 1 Affected Parcels : 11 Buffer Distance : 500 ft

DOI2006-00004



N
W E

22 46 25 00 00001 0020

830 415 0 830 Feet

Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 339-6159 • Fax: (239) 339-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

RECEIVED
MAY 11 2006
PERMIT COUNTER

Date of Report: May 09, 2006
Buffer Distance: 500 ft
Parcels Affected: 11
Subject Parcel: 33-46-25-00-00001.0030

DCI 2004-00004

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
COLLEGE OF LIFE FOUNDATON INC BOX 97 ESTERO FL 33928	**33-46-25-00-00001.0040** 21250 S TAMIAMI TRL ESTERO FL 33928	PARL IN N 1/2 SEC 33 TWP 46 R 25 DESC IN OR 1295 PG 0302	1
RIVER RIDGE CDD ANTHONY P PIRES 3200 TAMIAMI TR N STE 200 NAPLES FL 34103	**33-46-25-00-00001.0100** 21650 S TAMIAMI TRL ESTERO FL 33928	PARL IN SW 1/4 SEC DESC IN OR 3533 PG 4459	2
WIN-ESTERO LTD 2901 RIGSBY LANE SAFETY HARBOR FL 34695	**33-46-25-00-00001.0200** 21700-2191 S TAMIAMI TRL ESTERO FL 33928	PARCEL IN S 1/2 OF SEC DESC IN OR 4608 PG 3413	3
COVERED WAGON TRAVEL TRL PARK 21450 S TAMIAMI TR ESTERO FL 33928	**33-46-25-00-00018.0080** 21450 S TAMIAMI TRL ESTERO FL 33928	S 1/2 OF S 1/2 OF NE 1/4 LYING W OF US 41	4
ESTERO NORTH POINT LTD 4200 GULF SHORE BLVD NORTH NAPLES FL 34103	**33-46-25-00-00019.0000** ACCESS UNDETERMINED ESTERO FL 33928	PARCEL LOC IN E 1/2 OF SECTION DESC IN INST 2006-65380	5
ULB PROPERTIES OF FL LLC 1903 STANLEY GAULT PKWY LOUISVILLE KY 40223	**33-46-25-01-00000.0010** 8661 COMMONS WAY ESTERO FL 33928	SOUTH ESTERO COMMERCIAL CENTER PB 60 PG 23 LOT 1	6
OPUS ENTERPRISES INC 28648 SAN LUCAS LN #201 BONITA SPRINGS FL 34135	**33-46-25-01-00000.0020** 21481 S TAMIAMI TRL ESTERO FL 33928	SOUTH ESTERO COMMERCIAL CENTER PB 60 PG 23 LOTS 2 + 3	7
BARKIS COMMONS WAY CAR WASH 15834 BROTHERS CT FORT MYERS FL 33912	**33-46-25-01-00000.005A** 8800 COMMONS WAY ESTERO FL 33928	SOUTH ESTERO COMMERCIAL CENTER PB 60 PG 23 W POR LOT 5 DESC IN OR 4542 PG 4665	8
HITHERSAY STEVEN E TR SOUTH ESTERO COM OWNERS ASSN 309 COUNTRY VIEW CT LAKE MARY FL 32746	**33-46-25-01-0000A.00CE** RESERVED ESTERO FL 33928	SOUTH ESTERO COMMERCIAL CENTER PB 60 PG 23 TRACTS A + B LESS 2925/683	9
MEADOWS OF ESTERO CONDO ASSN	**33-46-25-27-00000.00CE** COMMON ELEMENT MEADOWS FL	MEADOWS OF ESTERO DESC IN INST#2005-36677 + 2006-19418 + 92097 + 167395 COMMON ELEMENTS	10
MEADOWS OF ESTERO BONITA 781 LINCOLN AV STE 300 SAN RAFAEL CA 94901	**33-46-25-27-0000A.0000** RESERVED MEADOWS OF ESTERO FL	MEADOWS OF ESTERO DESC IN INST#2005-36677 RESERVE PH 1-5 +11-21 + 24-27 + 30-45	11

11 RECORDS PRINTED

All data is current at time of printing and subject to change without notice.

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

April 3, 2006

RECEIVED
APR 04 2006
PERMIT COUNTER

Mr. Chip Block
Principal Planner
Lee County Department of Community Development
Zoning Division
Post Office Box 398
Fort Myers, Florida 33902

Re: Camargo MPD-10Acre Site
DCI2005-00004 – PDL Application (Major PD)

Dear Chip:

DCI 2005-00004

Attached please find re-submittal of the Master Concept Plan and Schedule of Deviations for the project known as Camargo North MPD.

As discussed in our ongoing meetings over the past several weeks, the applicant has revised the Master Concept Plan to include two options for development on the project site. These options are as follows:

Option A:

- This option proposes a commercial/retail development consisting of a series of outparcels and a common parking area. The project design maintains an urban design character by placing the proposed commercial/retail buildings along the street frontages with parking located to the rear.
- This urban design element is further provided for by the inclusion of a pedestrian courtyard at the intersection of Pelican Sound Drive and U.S. 41, providing a sitting, dining and entertainment area. The courtyard is interconnected to the entire commercial development via six-foot sidewalks which will provide pedestrian linkage to adjacent properties through proposed sidewalks along Pelican Sound Drive and U.S. 41.
- Pedestrian and vehicular circulation will be separated by providing designated crosswalks between the parking and building areas.
- The water management area has been specifically located along the western portion of the project site to further separate the commercial activity from the existing residential development to the west, and adequate buffers have been placed along the northern boundary, adjacent to the existing manufactured home park.
- The project design meets the buffer requirements along Pelican Sound Drive and provides for an enhanced 30-foot buffer along the U.S. 41 frontage as required per Resolution Z-98-029.

RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

- Open space requirements can be met or exceeded with this option and indigenous preserve area has been accounted for in the previously approved portion of the Camargo MPD (Resolution Z-98-029), now known as The Meadows.
- Vehicular access is proposed via a right in/right out from U.S. 41 and two ingress/egress points from Pelican Sound Drive.

Option B

- Option B proposes a mixed use development that includes a commercial/retail and residential component. This option emphasizes the urban design concept by including elements in its design elements such as a mix of uses, pedestrian connectivity, outdoor plazas and a parking garage. The proposed commercial/retail structures address the two street frontages, with the parking garage located toward the rear center of the project site in such a manner as to allow for easy walking access to both the commercial and residential areas of the development. The more intimate "village" character of this concept will enhance the shopping and living experience.
- The design includes pedestrian connection to the residential component of the project as well as to adjacent development via a proposed sidewalk along Pelican Sound Drive and U.S. 41. Ample crosswalks will allow for safe pedestrian movement within the development site.
- The proposed plaza will provide opportunity for outdoor dining and entertainment and is an integral part of the project design.
- Water management areas have been incorporated into both the commercial and residential components of the plan in such a way as to enhance the aesthetic shopping and living experience. Water features will be included that will reduce roadway noise within the commercial portion of the site and provide for water views within the residential area of the project.
- Open space requirements can be adequately met and indigenous preserve requirements have been satisfied through previous Camargo MPD approval as per Resolution Z-98-029.
- All required buffers are in place, including an enhanced 30-foot buffer along U.S. 41 (as per Resolution Z-98-029).
- Vehicular access is proposed via a right in/right out from U.S. 41 and an ingress/egress along Pelican Sound Drive, with an optional secondary ingress/egress from the residential component.
- Pedestrian and vehicular circulation conflicts have been minimized by providing direct access from the two proposed access points into the parking garage and by limiting internal drive aisles to one.

As a result of the modifications to the Master Concept Plan, the number of deviations requested has been reduced. Included in this re-submittal is a copy of the revised Schedule of Deviations.

DCI 2005-00004

If you should have any questions or require additional information, please advise.

Very truly yours,

BARRACO AND ASSOCIATES, INC.

Shellie Johnson, AICP
Vice President of Planning and Design

SJ/bs

DCI 2005-00004

RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

Schedule of Deviations
Camargo North 10 Acres
Exhibit 6N

RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

Revised
March 2006

DCI 2005-00004

1. **A deviation to Section 10-415(b)(1) which requires 50 percent of the open space percentage requirement be provided through the onsite preservation of existing native vegetation communities to permit the preservation of 10 acres in accordance with Resolution Z-98-029.**

   Justification: The indigenous preservation requirement for the entire development site requires preservation of 15 acres, 10 of which have been provided in the residential portion of the Master Concept Plan and was the amount approved through the original MPD. The remaining commercial portions of the site do not contain indigenous preserve areas and while they do contained scattered, individual native trees, preservation of these trees cannot be provided due to site design requirements for project development.

2. **Deviation from LDC Section 10-329(d)(3), which requires a 50-foot excavation setback of any private property line under separate ownership to allow for a setback of 20 feet.**

   Justification: The primary water management area for the project site in both options has been located along the western property line as a means of further separating/buffering the proposed development from the adjacent residential development to the west. This location also works ideally with the drainage pattern and system previously set up in the original Camargo MPD.

   In order to maximize the development potential of the project site, the applicant requests consideration of a reduced lake setback.

   Access to this area of the project site will be deterred via the proposed wall and landscape and will not create a public safety issue.

3. **Deviation from LDC Section 10-416(d)(3) which requires a 15-foot buffer between commercial and residential development to allow for a 10-foot buffer along the east property line of Parcel 8.**

   The residential component proposed on Parcel 8 in Option B is a mixed use component of the overall development plan for the site. The proposed parking garage will be utilized by both the residential and the commercial users of the site and it is the intent of the applicant to provide for a sense of a unified

development rather than two separate components. A ten-foot buffer will provide for aesthetic enhancement between the garage and the residential units, while still allowing for unification of the project site. As an urban infill project, the typical residential buffer negates the intent of providing for a true unified mixed use development.

4. Previously Approved Deviations:

Please see Resolution Number Z-98-029. All deviations from this previous resolution will continue to apply.

DCI 2005-00004

RECEIVED
APR 04 2006
COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

TRANSMITTAL LETTER

TO:
Mr. Chip Block
Lee County Zoning and Development Services
1500 Monroe Street
Fort Myers, FL 33902

FROM:
Shellie Johnson, AICP

DATE: NOVEMBER 30, 2005

PROJECT NUMBER: 21868

PROJECT NAME: Camargo 10-acre

DISTRIBUTION TO:

RE:
DCI2005-00004

WE ARE SENDING THE FOLLOWING ITEMS VIA:

	STANDARD POSTAL MAIL	X	COURIER SERVICE		OTHER
	OVERNIGHT DELIVERY		CLIENT PICK-UP AT OUR OFFICE		

ITEM	COPIES	DATE	DESCRIPTION
1.	13	11-30-05	Twelve (12) and one (1) original Sketch and Description.
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

THESE ARE TRANSMITTED AS CHECKED BELOW:

	AS REQUESTED		FOR BIDS DUE:		RESUBMIT ___ COPIES FOR APPROVAL
X	FOR YOUR USE		APPROVED AS SUBMITTED		SUBMIT ___ COPIES FOR DISTRIBUTION
	FOR APPROVAL		APPROVED AS NOTED		RETURN ___ CORRECTED PRINTS
	FOR REVIEW AND COMMENT		RETURNED FOR CORRECTIONS		ITEMS RETURNED AFTER LOAN TO US

NOTES/COMMENTS:

RECEIVED
NOV 30 2005
COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

RECEIVED
NOV 08 2005
PERMIT COUNTER

November 7, 2005

Mr. Chip Block, AICP
Principal Planner
Lee County Department of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902

Re: Camargo MPD – 10 Acre Site Sufficiency Resubmittal
DCI2005-00004

Dear Chip:

Attached please find the revised Master Concept plan for the above referenced project in response to the sufficiency letter dated October 18, 2005.

As per previous discussion and our meeting on October 26, 2005, the minimum lot and width regulations for each parcel have been adjusted to provide a range in parcel size such that will ensure that no further subdivision of these parcels can take place.

If you should have any questions or require additional information, please advise.

Very truly yours,

BARRACO AND ASSOCIATES, INC.

Shellie Johnson, AICP
Vice President of Planning and Design

Enclosures
21868
SJ/bs
cc: Chris Bundschu
Matt Uhle

2271 McGregor Boulevard • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

TRANSMITTAL LETTER

TO:
Mr. Chip Block
Lee County Zoning and Development Services
1500 Monroe Street
Fort Myers, FL 33902

FROM:
Bobbie Symonds

DATE: AUGUST 8, 2005
PROJECT NUMBER: 21868

PROJECT NAME:
Camargo North 10-acre

DISTRIBUTION TO:
Chris Bundschu, Matt Uhle

RE:
DCI2005-00004 – PDL Application

WE ARE SENDING THE FOLLOWING ITEMS VIA:

	STANDARD POSTAL MAIL	X	COURIER SERVICE		OTHER
	OVERNIGHT DELIVERY		CLIENT PICK-UP AT OUR OFFICE		

ITEM	COPIES	DATE	DESCRIPTION
1.	6	8-8-05	One (1) original and five (5) copies of the PDL responses are provided to directly correspond to your sufficiency questions.
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

THESE ARE TRANSMITTED AS CHECKED BELOW:

	AS REQUESTED		FOR BIDS DUE:		RESUBMIT ___ COPIES FOR APPROVAL
X	FOR YOUR USE		APPROVED AS SUBMITTED		SUBMIT ___ COPIES FOR DISTRIBUTION
	FOR APPROVAL		APPROVED AS NOTED		RETURN ____ CORRECTED PRINTS
	FOR REVIEW AND COMMENT		RETURNED FOR CORRECTIONS		ITEMS RETURNED AFTER LOAN TO US

NOTES/COMMENTS:

DCI 2005-00004

RECEIVED
AUG 08 2005

Barraco and Associates, Inc.

www.barraco.net

Civil Engineers, Land Surveyors and Planners

Chip

RECEIVED
JAN 27 2005
PERMIT COUNTER

TRANSMITTAL LETTER

TO:

Mr. Pete Eckenrode
Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33902

FROM:

Shellie Johnson, AICP

DATE: JANUARY 26, 2005

PROJECT NUMBER: 21868

PROJECT NAME: Camargo North 10 Acres MPD

DISTRICTION TO:

RE: DCI2005-00004

WE ARE SENDING THE FOLLOWING ITEMS VIA:

	STANDARD POSTAL MAIL	X	COURIER SERVICE		OTHER
	OVERNIGHT DELIVERY		CLIENT PICK-UP AT OUR OFFICE		

ITEM	COPIES	DATE	DESCRIPTION
1.	6	1-27-05	Traffic Impact Statements for the MPD submitted 1-19-05.
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

THESE ARE TRANSMITTED AS CHECKED BELOW:

	AS REQUESTED		FOR BIDS DUE:		RESUBMIT ___ COPIES FOR APPROVAL
X	FOR YOUR USE		APPROVED AS SUBMITTED		SUBMIT ___ COPIES FOR DISTRIBUTION
X	FOR APPROVAL		APPROVED AS NOTED		RETURN ___ CORRECTED PRINTS
	FOR REVIEW AND COMMENT		RETURNED FOR CORRECTIONS		ITEMS RETURNED AFTER LOAN TO US

NOTES/COMMENTS:

MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

RECEIVED
NOV 0 9 2006
COMMUNITY DEVELOPMENT

DATE: November 6, 2006

TO: Carmen Salome´
Executive Assistant to
Commissioner Tammara Hall

FROM: Dawn E. Perry-Lehnert
Assistant County Attorney

RE: BOCC ZONING RESOLUTION FROM THE AUGUST 21, 2006 MEETING
ZONING RESOLUTION: Z-06-011 (Camargo MPD)

Attached is the original resolution adopted by the Board at the August 21, 2006 zoning meeting. The resolution has been reviewed and approved as to form and is ready for the Chairwoman's signature. After the Chairwoman signs the resolution, please forward to the Minutes Department for attestation and further processing.

Thank you for your assistance with respect to the above. Should you have any questions, please do not hesitate to contact me.

DPL/tlb
Attachments

cc: Jamie Princing, DCD, Zoning
Lisa Pierce, Minutes Department

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Writer's Direct Dial Number: (239) 335-2236

Facsimile (239) 335-2606

July 25, 2006

RECEIVED
JUL 26 2006
COMMUNITY DEVELOPMENT

VIA FACSIMILE & U.S. MAIL

Shellie Johnson, AICP
Vice President, Planning
Barraco and Associates, Inc.
2271 McGregor Boulevard
Fort Myers, FL 33901

Re: Camargo MPD
Case #DCI2005-00004
Resolution #Z-06-011

Dear Ms. Johnson:

Thank you for your correspondence dated July 24, 2006, concerning legal verification for Camargo MPD (Draft Resolution Z-06-011). You stated in your letter that the legal description attached to our letter dated July 17, 2006 is the "correct description for the above referenced zoning case."

The County's purpose in requesting that you verify the legal description is part of the County's effort to avoid potential errors in the Resolution. Accordingly, the County will consider the above statement your verification that the legal description accurately and correctly describes no more or no less than the parcel your client intends to rezone under the pending action. If this was not the intent of your statement as quoted above, please notify our office.

Should you have any questions concerning the above, please do not hesitate to contact me.

Very truly yours,

John J. Fredyma
Assistant County Attorney

JJF/mms

cc: Jamie Princing, Community Development - ISA

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

July 24, 2006

2006 JUL 25 AM 11:31
RECEIVED BY
LEE CO. ATTORNEY

Mr. John J. Fredyma
Assistant County Attorney
Lee County
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Legal Verification for Camargo MPD
DCI2002005-00004/Z-06-011

Dear Mr. Fredyma:

Please accept this letter as verification that the legal description attached to your letter dated July 17, 2006 is the correct description for the above referenced zoning case.

If you should have any questions or require additional information, please advise.

Very truly yours,

BARRACO AND ASSOCIATES, INC.

Shellie Johnson, AICP
Vice President, Planning

SJ/bs

21868

2271 McGregor Boulevard • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

RECEIVED
JUL 18 2006
COMMUNITY DEVELOPMENT

Writer's Direct Dial Number: (239) 335-2236

Facsimile: (239) 335-2606

July 17, 2006

James T. Humphrey, Esq.
Fowler, White, Boggs & Banker
5th Floor
2201 Second Street
Fort Myers, Florida 33901

Matthew D. Uhle, Esq.
Knott, Consoer, Ebelini,
Hart & Swett, P.A.
P.O. Box 2449
Fort Myers, Florida 33902-2449

Shellie Johnson, AICP
Barraco & Associates, Inc
2271 McGregor Boulevard
Fort Myers, FL 33901

Re: Camargo MPD
Zoning Case #DCI2005-00004
Resolution No. Z-06-011

Dear Messrs. Humphrey and Uhle and Ms. Johnson:

Enclosed is the current draft resolution pertaining to the above-referenced zoning case. It is based on the Hearing Examiner's recommendation with the understanding that changes may be made by the Commissioners at the final hearing. Please review this draft and let me know if any changes are necessary to accurately reflect the Hearing Examiner's recommendation. County staff will also review the draft resolution.

The Hearing Examiner recommendation encompasses a number of changes to the MCP. These changes are indicated in handwriting on the enclosed MCP. A revised MCP consistent with the resolution adopted by the Board will be required for attachment to the zoning resolution prior to Board execution of the resolution. If you would like to meet to discuss any necessary changes after the final hearing, please contact the Planner at 479-8585. The revised MCP, including the required 11 full-size and three 11" by 17" sheets, must be delivered to County Staff at the first floor zoning counter at the Department of Community Development (1500 Monroe Street).

We have found that the legal description submitted with the zoning application often does not truly represent the property intended to be rezoned. Therefore, to prevent potential errors in the resolution, please review the attached legal description to confirm that all of the property intended to be rezoned is accurately described. Please advise my office in writing regarding the results of your review. If the property to be rezoned is not completely and correctly described, necessary changes must be made before the final hearing so that the resolution can be signed promptly after the hearing.

Re: Camargo MPD
Zoning Case #DCI2005-00004
Resolution No. Z-06-011

Please contact me if you have any questions.

Very truly yours,

John J. Fredyma
Assistant County Attorney

JJF/mme
Enclosure

cc: (w/ enclosure)
Dawn E. Perry-Lehnert, Assistant County Attorney
Pam Houck, Director, Zoning Division, DCD/Zoning
Kim Trebatoski, Principal Planner, DCD/Environmental Sciences
Alvin H. "Chip" Block, Principal Planner, DCD/Zoning
Jamie Princing, Administrative Specialist, DCD/Zoning

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

April 25, 2006

479-8585

MS. SHELLIE JOHNSON
2271 MCGREGOR BLVD
FT MYERS, FL 33901

RE: Agenda Schedule for CAMARGO MPD-10 ACRE SITE
Case No. DCI2005-00004

Dear MS. SHELLIE JOHNSON :

Your zoning request has been scheduled before the Hearing Examiner on Wednesday, May 24, 2006, at 9:00 AM. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner accepts exhibits on boards for demonstrative purposes and for use in her/his decision making; however, an official exhibit entered into the record must be either a foldable copy of the exhibit or an 11 x 17 duplicate of the board exhibit (clipping the exhibit to the board rather than gluing it is an acceptable form since it can be removed from the board and folded to be put in the file.

Your zoning sign will be ready for pickup any time after Wednesday, April 26, 2006, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 479-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Tuesday, May 9, 2006, and is to remain posted until final decision is rendered.
Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Luisa V Villa
Administrative Assistant

cc: MR. JIM HUMPHREY
MR. CHARLES M. LONG ETAL
MR. MATT UHLE, KNOTT CONSOER
MR. TED TREESH, METRO TRANSPORTATION GROUP
MR KENNETH PASSARELLA, PASSARELLA & ASSOCIATES, INC
Alvin Block, AICP, Principal Planner
Zoning File

REVISED STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **January 4, 2006 Revised April 28, 2006**

To: **Alvin "Chip" Block, Principal Planner**
From: **Kim Trebatoski, Principal Environmental Planner**
Phone: (239) 479-8183
E-mail: trebatkm@leegov.com

Project: **Camargo MPD**
Case: **DCI2005-00004**
STRAP: **33-46-25-00-00001.0030**

The Division of Environmental Sciences (ES) staff have reviewed the proposed amendment to the 10.95 acre commercial tract of the previously approved Camargo MPD. The tract under review is located north of Pelican Sound Drive and the request is to allow a mix of residential and commercial uses within this tract that was approved for commercial uses.

Vegetation & Protected Species:
The 10.95 acre tract of the 83.4 acre original development site does not contain indigenous plant communities and no Lee County listed species are present on this portion of the planned development.

Open Space:
Mixed-use Planned Developments (MPD) provide open space based upon the ground floor use. Residential tracts requiring open space must provide 40% common open space, while commercial tracts must provide 30% open space. If residential units are provided above commercial ground floor uses, then 30% open space is required. The open space may be provided within the overall project if an open space table is provided and no less than 10% open space is provided per tract. Additionally, fifty percent of the required open space must be provided as indigenous preservation.

The proposed MCP includes open space tables committing to providing the required open space within the 10 acre parcel under review. ES staff recommend the following condition to confirm the open space requirements:

Prior to local development order approval, the development order plans must indicate if Option A or Option B is being used. If Option A is chosen then 3.2 acres of open space must be provided within the 10.95 acre project area. If Option B is chosen then 3.7 acres of open space must be provided within the 10.95 acre project area. A minimum of 10% open space must be provided within each parcel. The development order plans must include an open space diagram that delineates the open space areas.

Deviation 1:
The applicant is requesting a deviation from Land Development Code (LDC) Section 10-415(b) requiring fifty percent of the required open space to be provided as indigenous preservation to allow the existing, previously approved 10.0 acre preserve (including credits) conditioned in resolution Z-98-029 to meet the requirement.

The previously approved Camargo MPD resolution Z-98-029 condition 9 states "At the time of local development order, open space must be provided per the open space table on the MCP. A total of 10.0 acres (with credits) of existing indigenous native vegetation must be preserved as delineated on the MCP." The indigenous preservation was based only on the residential tract with the ES staff report stating that no indigenous plant communities existed on the commercial portion of the property. Although current reviews evaluate the project as a whole, the original review of Camargo MPD addressed the residential and commercial tracts separately. Due to the previous approval of only 10.0 acres of indigenous preservation, ES staff recommend **APPROVAL of Deviation 1**.

Deviation 2: Request was changed. No ES issues with the new Deviation 2 request.
~~The applicant is requesting to deviate from LDC Section 10-415(a) which requires 40% open space for multi-family residential development and LDC Section 10-415 which requires 30% open space for commercial uses to allow for an overall open space requirement of 20%. The justification states this is an urban infill project that encourages a more intimate character between buildings and public gathering/sitting areas with the idea of promoting walkability through the development.~~

~~The proposed project does not meet the criteria of an "urban infill" project as this planned development was previously approved when there were vacant properties surrounding the subject parcel. Additionally, it is a dangerous precedent to refer to undeveloped tracts of approved planned developments as urban infill to justify granting deviations.~~

~~The proposed open space table indicates that 30% open space is required for parcels 1-6. However, parcel 6 is a multi-family residential parcel requiring 40% open space. Therefore, the LDC required open space for the 10.95 acre tract under review with this amendment is 3.74 acres [6.38 acres commercial x 30% = 1.91 acres; 4.57 acres residential x 40% = 1.83 acres]. The applicant is proposing to provide 20% or 2.18 acres of open space within the 10.95 acre tract under review. This is a reduction in 1.56 acres or 14% of the LDC required open space.~~

~~The Lee Plan and LDC do not differentiate between urban infill and other vacant properties with regard to open space. Lee Plan Policy 5.1.6 requires development regulations to be maintained that require high-density, multi-family, cluster, and mixed-use developments to have open space areas appropriate to their density and design. The current LDC regulations do not provide special open space criteria for mixed-use projects.~~

~~LDC Section 34-412 allows for the granting of deviations when it can be demonstrated in the process of reviewing the concept plan that the planned development will be enhanced and that the intent of such regulations to protect health, safety and welfare will be served. The lack of detail on the MCP~~

~~makes it difficult for ES staff to determine that the intent of the open space regulations will be met through granting a reduction of 1.56 acres or 14% of the LDC required open space within the 10.95 acre tract. Additionally, the only information provided regarding this deviation is that the applicant believes this property qualifies as urban infill and as such the design encourages a more intimate character between buildings and public gathering/sitting areas with the idea of promoting walkability through the development. The design details are not provided.~~

~~The applicant has not demonstrated how granting this deviation will enhance the project. ES staff recommend **DENIAL of Deviation 2.**~~

Deviation 3:
ES staff defer this deviation to zoning staff as an issue relating to compatibility.

~~**Deviation 6:**~~
~~The applicant is requesting a deviation from LDC Section 10-329(e)(4) which requires excavation bank slopes be no greater than 4:1, to allow the project to conform to SFWMD permits. The justification states the intent of the deviation is to allow a maximum of 30% of any lake edge to incorporate bulkheads allowing incorporation of lakes as a public seating area or outdoor seating for a restaurant.~~

~~The MCP plan shows the location of this deviation within the commercial tracts, however, there are no lakes shown within these tracts and no details of the bulkhead location or cross-section is provided. LDC Section 34-373(6)(k) requires the general location of wet retention be delineated on the MCP. Additionally, LDC Section 10-418 was revised in August 2005 to allow up to 20% of a lake shoreline to be comprised of bulkhead when a compensatory littoral zone is provided. Therefore, ES staff recommend **DENIAL of Deviation 6.**~~

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

February 20, 2006

479-8585

MS. SHELLIE JOHNSON
2271 MCGREGOR BLVD
FT MYERS, FL 33901

RE: Agenda Schedule for CAMARGO MPD-10 ACRE SITE
Case No. DCI2005-00004

Dear MS. SHELLIE JOHNSON :

Your zoning request has been scheduled before the Hearing Examiner on Wednesday, March 22, 2006, at 9:00 AM. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner accepts exhibits on boards for demonstrative purposes and for use in her/his decision making; however, an official exhibit entered into the record must be either a foldable copy of the exhibit or an 11 x 17 duplicate of the board exhibit (clipping the exhibit to the board rather than gluing it is an acceptable form since it can be removed from the board and folded to be put in the file.

Your zoning sign will be ready for pickup any time after Sunday, February 26, 2006, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 479-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Tuesday, March 7, 2006, and is to remain posted until final decision is rendered.
Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Luisa V Villa
Administrative Assistant

cc: MR. JIM HUMPHREY
MR. CHARLES M. LONG ETAL
MR. MATT UHLE, KNOTT CONSOER
MR. TED TREESH, METRO TRANSPORTATION GROUP
MR KENNETH PASSARELLA, PASSARELLA & ASSOCIATES, INC
Alvin Block, AICP, Principal Planner
Zoning File

5/24/06

STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **January 4, 2006**

To: **Alvin "Chip" Block, Principal Planner**
From: **Kim Trebatoski, Principal Environmental Planner**
Phone: (239) 479-8183
E-mail: trebatkm@leegov.com

Project: **Camargo MPD**
Case: **DCI2005-00004**
STRAP: **33-46-25-00-00001.0030**

The Division of Environmental Sciences (ES) staff have reviewed the proposed amendment to the 10.95 acre commercial tract of the previously approved Camargo MPD. The tract under review is located north of Pelican Sound Drive and the request is to allow a mix of residential and commercial uses within this tract that was approved for commercial uses.

Vegetation & Protected Species:
The 10.95 acre tract of the 83.4 acre original development site does not contain indigenous plant communities and no Lee County listed species are present on this portion of the planned development.

Open Space:
Mixed-use Planned Developments (MPD) provide open space based upon the ground floor use. Residential tracts requiring open space must provide 40% common open space, while commercial tracts must provide 30% open space. If residential units are provided above commercial ground floor uses, then 30% open space is required. The open space may be provided within the overall project if an open space table is provided and no less than 10% open space is provided per tract. Additionally, fifty percent of the required open space must be provided as indigenous preservation.

Deviation 1:
The applicant is requesting a deviation from Land Development Code (LDC) Section 10-415(b) requiring fifty percent of the required open space to be provided as indigenous preservation to allow the existing, previously approved 10.0 acre preserve (including credits) conditioned in resolution Z-98-029 to meet the requirement.

The previously approved Camargo MPD resolution Z-98-029 condition 9 states "At the time of local development order, open space must be provided per the open space table on the MCP. A total of 10.0 acres (with credits) of existing indigenous native vegetation must be preserved as delineated

on the MCP." The indigenous preservation was based only on the residential tract with the ES staff report stating that no indigenous plant communities existed on the commercial portion of the property. Although current reviews evaluate the project as a whole, the original review of Camargo MPD addressed the residential and commercial tracts separately. Due to the previous approval of only 10.0 acres of indigenous preservation, ES staff recommend **APPROVAL of Deviation 1.**

Deviation 2:
The applicant is requesting to deviate from LDC Section 10-415(a) which requires 40% open space for multi-family residential development and LDC Section 10-415 which requires 30% open space for commercial uses to allow for an overall open space requirement of 20%. The justification states this is an urban infill project that encourages a more intimate character between buildings and public gathering/sitting areas with the idea of promoting walkability through the development.

The proposed project does not meet the criteria of an "urban infill" project as this planned development was previously approved when there were vacant properties surrounding the subject parcel. Additionally, it is a dangerous precedent to refer to undeveloped tracts of approved planned developments as urban infill to justify granting deviations.

The proposed open space table indicates that 30% open space is required for parcels 1-6. However, parcel 6 is a multi-family residential parcel requiring 40% open space. Therefore, the LDC required open space for the 10.95 acre tract under review with this amendment is 3.74 acres [6.38 acres commercial x 30% = 1.91 acres; 4.57 acres residential x 40% = 1.83 acres]. The applicant is proposing to provide 20% or 2.18 acres of open space within the 10.95 acre tract under review. This is a reduction in 1.56 acres or 14% of the LDC required open space.

The Lee Plan and LDC do not differentiate between urban infill and other vacant properties with regard to open space. Lee Plan Policy 5.1.6 requires development regulations to be maintained that require high-density, multi-family, cluster, and mixed-use developments to have open space areas appropriate to their density and design. The current LDC regulations do not provide special open space criteria for mixed-use projects.

LDC Section 34-412 allows for the granting of deviations when it can be demonstrated in the process of reviewing the concept plan that the planned development will be enhanced and that the intent of such regulations to protect health, safety and welfare will be served. The lack of detail on the MCP makes it difficult for ES staff to determine that the intent of the open space regulations will be met through granting a reduction of 1.56 acres or 14% of the LDC required open space within the 10.95 acre tract. Additionally, the only information provided regarding this deviation is that the applicant believes this property qualifies as urban infill and as such the design encourages a more intimate character between buildings and public gathering/sitting areas with the idea of promoting walkability through the development. The design details are not provided.

The applicant has not demonstrated how granting this deviation will enhance the project. ES staff recommend **DENIAL of Deviation 2.**

Deviation 3:
ES staff defer this deviation to zoning staff as an issue relating to compatibility.

Deviation 6:
The applicant is requesting a deviation from LDC Section 10-329(e)(4) which requires excavation bank slopes be no greater than 4:1, to allow the project to conform to SFWMD permits. The justification states the intent of the deviation is to allow a maximum of 30% of any lake edge to incorporate bulkheads allowing incorporation of lakes as a public seating area or outdoor seating for a restaurant.

The MCP plan shows the location of this deviation within the commercial tracts, however, there are no lakes shown within these tracts and no details of the bulkhead location or cross-section is provided. LDC Section 34-373(6)(k) requires the general location of wet retention be delineated on the MCP. Additionally, LDC Section 10-418 was revised in August 2005 to allow up to 20% of a lake shoreline to be comprised of bulkhead when a compensatory littoral zone is provided. Therefore, ES staff recommend **DENIAL of Deviation 6.**

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

December 28, 2005

479-8585

MS. SHELLIE JOHNSON
2271 MCGREGOR BLVD
FT MYERS, FL 33901

RE: Agenda Schedule for CAMARGO MPD-10 ACRE SITE
Case No. DCI2005-00004

Dear MS. SHELLIE JOHNSON :

Your zoning request has been scheduled before the Hearing Examiner on Wednesday, January 25, 2006, at 9:00 AM. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner accepts exhibits on boards for demonstrative purposes and for use in her/his decision making; however, an official exhibit entered into the record must be either a foldable copy of the exhibit or an 11 x 17 duplicate of the board exhibit (clipping the exhibit to the board rather than gluing it is an acceptable form since it can be removed from the board and folded to be put in the file.

Your zoning sign will be ready for pickup any time after Friday, December 30, 2005, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 479-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Tuesday, January 10, 2006, and is to remain posted until final decision is rendered.
Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Luisa V Villa
Administrative Assistant

cc: MR. JIM HUMPHREY
MR. CHARLES M. LONG ETAL
MR. MATT UHLE, KNOTT CONSOER
MR. TED TREESH, METRO TRANSPORTATION GROUP
MR KENNETH PASSARELLA, PASSARELLA & ASSOCIATES, INC
Alvin Block, AICP, Principal Planner
Zoning File

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

Writer's Direct Dial Number: (239) 479-8371

December 14, 2005

MS. SHELLIE JOHNSON
2271 MCGREGOR BLVD
FT MYERS, FL 33901

Re: CAMARGO MPD-10 ACRE SITE
DCI2005-00004 - PDL Application (Major PD)

Dear MS. SHELLIE JOHNSON :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient subject to conditions and the formal request has been drafted from your application as follows:

> Rezone 10.95 +/- acres Mixed Use Planned Development (MPD) to Mixed Use Planned Development (MPD) to allow the development of up to 42 multiple family residential dwelling units and 100,000 square feet of commercial floor area OR 120,000 square feet of commercial floor area with a propose maximum building height of 65 feet (5 stories). Blasting is not a proposed development activity.
>
> NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by December 28, 2005 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on January 25, 2006. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

The finding of sufficiency is subject to the following condition(s) and/or comment(s):

Environmental Sciences Planned Development Sufficiency Checklist

11/08/2005 submittal

11) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9).]

Please note ES staff will find it difficult to support Deviation 2 requesting a 10% reduction in the open space requirement.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
239-479-8183
trebatkm@leegov.com

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Alvin Block, AICP
Principal Planner

copy w/o attachments

Dawn Lehnert, Assistant County Attorney
DS Reviewer - Susan Hollingsworth
Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Jamie Princing, DCD Administration
DCI Zoning File
DCI Working File

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

Writer's Direct Dial Number: (239) 479-8371

October 18, 2005

MS. SHELLIE JOHNSON
2271 MCGREGOR BLVD
FT MYERS, FL 33901

Re: CAMARGO MPD-10 ACRE SITE
DCI2005-00004 - PDL Application (Major PD)

Dear MS. SHELLIE JOHNSON :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Alvin Block

Alvin Block, AICP
Principal Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Andy Getch, LCDOT
Jamie Princing, DCD Administration
Dawn Lehnert, Assistant County Attorney
Susan Hollingsworth, Development Review
DCI Zoning File
DCI Working File

Environmental Sciences Planned Development Sufficiency Checklist

11) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9).]

Please note ES staff will find it difficult to support Deviation 2 requesting a 10% reduction in the open space requirement.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
239-479-8183
trebatkm@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

12) Scale of Plans/Required Information. The Master Concept Plan must be clearly legible and drawn at a scale sufficient to adequately show and identify the following information: [34-373(a)(6)]

Please refer to the following.

12d) Other Master Concept Plan Parcel Requirements. Where the subject property is to be divided into lots or parcels, the Master Concept Plan must indicate the following: [34-373(a)(6)c.]

Please refer to the following.

12d1) Parcels/Lots. The general location, configuration, and approximate dimensions of each lot or parcel (including outparcels). [34-373(a)(6)c.]

Based on our telephone conversation of October 18, 2005, the applicant now understands the question previously posed concerning the difference of the requested minimum lot size and the submitted Master Concept Plan. The applicant has requested that the minimum lot size be 7,500 square feet for all uses. Therefore, the Plan depiction of lots/parcels with a minimum lot size of 0.82 acres and larger conflicts with the Property Development Rgulations. Please make sure that the property development regulations and the lots/parcels shown on the proposed Master Concept Plan are consistent. Also, please revise the Master Concept Plan to depict the general location, configuration, and approximate dimensions of each lot or parcel proposed within this planned development.

20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.

If you have any questions about this portion of the checklist, you may contact Chip Block at 239-479-8371.

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

Writer's Direct Dial Number: (239) 479-8371

August 29, 2005

MS. SHELLIE JOHNSON
2271 MCGREGOR BLVD
FT MYERS, FL 33901

Re: CAMARGO MPD-10 ACRE SITE
DCI2005-00004 - PDL Application (Major PD)

Dear MS. SHELLIE JOHNSON :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Alvin Block

Alvin Block, AICP
Principal Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Andy Getch, LCDOT
Jamie Princing, DCD Admin
Dawn Lehnert, Assistant County Attorney
Susan Hollingsworth, Development Review
DCI Zoning File
DCI Working File

Environmental Sciences Planned Development Sufficiency Checklist

11) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9).]

Please note ES staff will find it difficult to support Deviation 2 requesting a 10% reduction in the open space requirement.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
239-479-8183
trebatkm@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

12) Scale of Plans/Required Information. The Master Concept Plan must be clearly legible and drawn at a scale sufficient to adequately show and identify the following information: [34-373(a)(6)]

Please refer to the following.

12c) Streets. If it is a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements, and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial or industrial use lots. [34-373(a)(6)b.]

The August 8, 2005 submittal for this case indicates that the minimum lot size for residential is 1,750 square feet. This appears that there may be the attempt to subdivide the property. Please make sure that the Master Concept Plan has been revised to show the information required by this Section .

12e) Development Areas. Individual development areas (I.e. residential, retail, office, manufacturing, mixed use-listed, etc.) must be identified with detail showing the following: [34-373(a)(6)d.]

Please refer to the following.

12e2) Height. The maximum height, in feet and number of habitable stories, of any proposed buildings or structures. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the buildings. [34-373(a)(6)d.ii.]

The August 8, 2005 submittal provides the Property Development Regulations for the residential portion of this development, with the exception of maximum permitted building hright for the residential buildings. Please revise the Master Concept Plan to provide this information required by this Section.

12e5) Health Care. If a health care facility is proposed, the number of beds. [34-373(a)(6)d.v.]

Although the August 8, 2005 response indicates that the use has been eliminated from the proposed Schedule of Uses, the Schedule still includes the following use, "HEALTH CARE FACILITIES {LDC Section 34-622(c)(21)], Groups I - III". Since this use is still being requested, please revise the Master Concept Plan to provide the number of beds proposed as part of this use.

19) If project is located in the Estero Planning Community, applicant must submit a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. [Lee Plan Policy 19.5.3.]

The subject property is found to be located within the boundary of the Estero Planning Community. As required by this section, please, submit a meeting summary that contains the information required by this Section of the LDC. Staff was not able to find this summary in this application.

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

Writer's Direct Dial Number: (239) 479-8371

February 17, 2005

MS. SHELLIE JOHNSON
2271 MCGREGOR BLVD
FT MYERS, FL 33901

Re: CAMARGO MPD-10 ACRE SITE
DCI2005-00004 - PDL Application (Major PD)

Dear MS. SHELLIE JOHNSON :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Alvin Block

Alvin Block, AICP
Principal Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Roland Ottolini, Natural Resources
Andy Getch, LCDOT
Jamie Princing, DCD Admin
Dawn Lehnert, Assistant County Attorney
Susan Hollingsworth, Development Review
DCI Zoning File
DCI Working File

Environmental Sciences Planned Development Sufficiency Checklist

2) Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LDC Chapter 10) and Major Planned Developments . [34-373(b)(2)]

Pending ES staff field verification.

5) Open Space. The percentage of open space must be clearly stated on the Master Concept Plan unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet. [34-373(a)(6)f.; 34-373(a)(8)iii.]

The Open Space Table must include the calculations for the residential option on Lot 6, which requires 40% open space. The current table only includes the commercial option for Lot 6, which requires 30% open space. Please add the residential option calculations to the Open Space Table.

9) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable. [34-373(a)(6)g.]

1. Please provide details for the required buffers for commercial to residential uses, in the event residential is developed on Lot 6 as proposed.

2. The 30' ROW buffer indicates the same number of plantings as would be required for a 15' buffer. If the purpose of the 30' is to provide an enhanced buffer, additional plantings would be appropriate.

11a) Deviation Details. The location of each requested deviation must be indicated on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)k.]

Please label all deviation locations on the MCP.

12) Miscellaneous Items.

Please delineate and label all easements on the MCP (LME, ROW, PUE, etc.).

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Alaina Ray, 239-479-8323.

Legal Requirements Sufficiency Checklist

6a) Legal description. The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]

Please submit an original metes and bounds legal description on a 8.5" x 11" sheet at a font size suitable for recording in the County's Public Records.

6b) Certified sketch of description. A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. [34-202(a)(2)]

As per the above-referenced LDC requirement, please provide Staff with a Certified Sketch of Description to accompany the legal description document.

6c) Boundary Survey. A boundary survey meeting the minimum technical standards for land surveying in the state, as set out in chapter 61G 17-6, FAC, is required for property encompassing 10 or more acres and for all Planned Development applications. [34-202(a)(2)]

Please refer to the following.

6c2) The boundary survey must show the location of existing structures on the property. [34-202(a)(2)]

Please, delineate and label all easements as they legally exist on the MCP.

6c3) If the property encompasses 10 or more acres the survey must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment). [34-202(a)(2)]

As per the above-referenced LDC requirement, tie and display at least (2) coordinates on two opposing corners on Survey. "The county prefers that at least one of the coordinates be for the point of beginning". Thanks.

7) Miscellaneous Items.

Note: "Sufficiency or non-applicability of Legal Requirements subject to change upon review of subsequent resubmittals."

8) Contact. The Planner may be contacted regarding any questions on this Checklist.

Please contact Luis G. Machado, Planning Technician / Zoning at (239) 479-8485 or e-mail: lmachado@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

1) Initiation of Application-Legal Requirements. Ownership. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. [34-201(a)(1)a.]

Please refer to the following.

1a) The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]

Please refer to the following.

1a1) If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)c.]

The authroization provided appears to be defective. The identified applicant is "Jim Humphrey for the Camargo Trust". The property owner, according to the Property Appraiser's information, is Charles Ling, et al., not the Camargo Trust. It appears Mr. Humphrey is properly authorized to act on behalf of the property owner.

5) Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-201(b)(2)]

The submitted application form is not the most current form. The submitted form notes it was last updated on 08/01/2003. However, the current form was last revised on 11/15/2004. Please, complete and submit a new application form using the most current form.

The same can be said about the submitted Supplement D. Please complete and submit the most current form, last revised on 11/15/2004.

6) All applications requiring a public hearing must include the following: [34-202(a)]

Please refer to the following.

6a) Legal description. The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]

Plese refer to the Legal Requirements portion of this checklist for the specific comments.

6o) Statement from the owner describing the type and intensity of agricultural use existing on the site on the date of application. The statement must include acreage figures for each use and an exhibit showing the location of the uses on a copy of the boundary sketch. The exhibit must be titled "Agricultural Uses at time of Zoning Application." {34-202(b)(7)]

In review of the County's records, staff finds that there is an agricultural exemption applicable to the property. If the applicant was to continue this, the applicant will need to provide the affidavit required by the Land Development Code. Otherwise, staff will include a condition that will extinguish the agricultural exemption as part of the zoning approval.

9) Description of existing conditions. The application for a Planned Development must be accompanied by the following: [34-373(a)(4)]

Please refer to the following.

9a) Survey. A Boundary Survey, prepared by a professional land surveyor, that meets the minimum technical standards as set forth in chapter 61G17-6 FAC, and has been signed and sealed within 1 year and shows the existing conditions on the property to full survey accuracy. [34-373(a)(4)a.]

Please refer to the Legal Requirements portion of the checklist.

12) Scale of Plans/Required Information. The Master Concept Plan must be clearly legible and drawn at a scale sufficient to adequately show and identify the following information: [34-373(a)(6)]

Please refer to the following.

Also, please remove the note from Sheet 1 of the Plan found in the lower left hand corner of this sheet. This note is not a requirement of the Land Development Code to be provided for on the Master Concept Plan.

12a) Existing Easements. The exact location and explanation of all existing easements, whether or not those easements are recorded. [34-373(a)(6)a.]

Until the survey has been found sufficient, this item will remain insufficient.

12b) Vehicular Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. [34-373(a)(6)b.]

Staff has a question on the design. At the northern portion of the site immediately west of Lot 1 there is an arrow indicating a directiion of traffic. Is this arrow depicting interconnection of this project is planned to the development to the north?

12d) Other Master Concept Plan Parcel Requirements. Where the subject property is to be divided into lots or parcels, the Master Concept Plan must indicate the following: [34-373(a)(6)c.]

Please refer to the following.

12d2) Lot Coverage. The lot coverage for each lot or parcel (including outparcels). [34-373(a)(6)c.]

Please refer to the following comments.

12d3) Setbacks. The minimum proposed setbacks for principal structures on each lot or parcel (including outparcels). [34-373(a)(6)c.]

Please refer to the comments in the following section.

12d4) Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-373(a)(6)c.]

The Master Concept Plan does not depict the location of uses. The propose Schedule of Uses separates uses into Residential and Commercial. The Plan does not indicate which lot(s) will be allowed to have the residential uses and which will have commercial uses. The Plan will have to be revised to show the proposed use of each lot in accordance with this Section. Also if resdiential uses are being sought as part of this application, please provide a set of property development regulations which are proposed to be effective if this request is approved.

12e) Development Areas. Individual development areas (I.e. residential, retail, office, manufacturing, mixed use-listed, etc.) must be identified with detail showing the following: [34-373(a)(6)d.]

Please refer to the following.

12e2) Height. The maximum height, in feet and number of habitable stories, of any proposed buildings or structures. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the buildings. [34-373(a)(6)d.ii.]

The application fails to provide Property Development Regulations for the residential portion of this development. Please revise the Master Concept Plan to provide the information required by this Section.

12e5) Health Care. If a health care facility is proposed, the number of beds. [34-373(a)(6)d.v.]

This application proposes Health Care Facilities use. The Plan and application do not provide for the intensity of this use. In accordance wit this Section, please revise the Master Concept Plan to provide the number of beds proposed.

12e6) Commercial/Industrial. If commercial or industrial is proposed, the type(s) and the total floor area of each type. [34-373(a)(6)d.vi.]

Can the applicant provide greater specificity on the intensity of commercial use in accordance with this Section? The Master Concept Plan only indicates at this time under one option up to 100,000 square feet of retail and office space is planned and under the second option up to 125,000 square feet of retail and office use is planned. In accordance with this Section, the applicant should provide a better breakdown of the types and total floor area of each type of use.

12f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions. [34-373(a)(6)e.]

Please revise the Master Concept Plan to provide this information.

12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable. [34-373(a)(6)i.]

Please revise the Master Concept Plan to provide the required buffers between commercial and residential use within the proposed planned development. Also, please revise the Plan providing greater specificity of the buffer proposed along US 41.

12m) Location of Deviations. The location of any requested deviations, keyed to the schedule of deviations, including sample drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)l.]

Please revise the Plan to depict the location(s) where each of the requested deviations will be effective within this planned development. Please provide sample detail drawings, as required by this Section of the LDC.

13) Traffic Impact Statement. A traffic impact statement must be provided in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. [34-373(a)(7)]

The Traffic Impact Statement will need to be revised. Table 1 does not provide for the potential development of multiple family dwelling units in the Camargo portion of the Table. However, the application clearly indicates a desire to develop up to 42 dwelling units. In addtion, the proposed intensity of the commercial portion of this development in the TIS is inconsistent with the intensity provided for on the proposed Master Concept Plan.

14b) Units by Uses. The number of units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, number of beds for institutional type uses, etc.) for each proposed use. [34-373(a)(8)ii]

Please revise the Master Concept Plan. Earlier in this portion of the checklist staff requested that the required specificity of the intensity of each type of use needs to be provided. As required by this Section, please provide the number of units (gross square feet for commercial/industrial uses, number of units for residential uses, number of beds for institutioinal types of uses, etc.) for each of the proposed uses.

14c) Open Space Percentage. The proposed percentage of open space for the entire site. [34-373(a)(8)iii.]

Please refer to the comments found in the Environmental Sciences portion of this checklist.

15) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the master Concept Plan must be submitted. The location of each requested deviation must be indicated on the Master Concept Plan. [34-373(a)(9)]

Please review the location of the access points into the individual parcels. Immediately north of Pelican Sound Boulevard there are arrows indicating access to the individual lots. Please make sure that these meet the required connection separation requirements of the LDC. If not, then please revise their locations to comply or request a deviation from these standards.

21) Miscellaneous Items.

This application will amend an existing MPD. Are there any conditions of the exising approval that the applicant would like to keep as part of any approval of this request? If so, please identify these.

Please refer to the attached comments from the School District of Lee County.

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

Writer's Direct Dial Number: (239) 479-8371

February 11, 2005

MS. SHELLIE JOHNSON
2271 MCGREGOR BLVD
FT MYERS, FL 33901

Re: CAMARGO MPD-10 ACRE SITE
DCI2005-00004 - PDL Application (Major PD)

Dear MS. SHELLIE JOHNSON :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Alvin Block

Alvin Block, AICP
Principal Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Roland Ottolini, Natural Resources
Andy Getch, LCDOT
Jamie Princing, DCD Admin
Dawn Lehnert, Assistant County Attorney
Susan Hollingsworth, Development Review
DCI Zoning File
DCI Working File

Environmental Sciences Planned Development Sufficiency Checklist

2) Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LDC Chapter 10) and Major Planned Developments . [34-373(b)(2)]

Pending ES staff field verification.

5) Open Space. The percentage of open space must be clearly stated on the Master Concept Plan unless the proposed development consists solely of conventional single family dwelling units on lots of no less than 6,500 square feet. [34-373(a)(6)f.; 34-373(a)(8)iii.]

The Open Space Table must include the calculations for the residential option on Lot 6, which requires 40% open space. The current table only includes the commercial option for Lot 6, which requires 30% open space. Please add the residential option calculations to the Open Space Table.

9) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable. [34-373(a)(6)g.]

1. Please provide details for the required buffers for commercial to residential uses, in the event residential is developed on Lot 6 as proposed.

2. The 30' ROW buffer indicates the same number of plantings as would be required for a 15' buffer. If the purpose of the 30' is to provide an enhanced buffer, additional plantings would be appropriate.

11a) Deviation Details. The location of each requested deviation must be indicated on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)k.]

Please label all deviation locations on the MCP.

12) Miscellaneous Items.

Please delineate and label all easements on the MCP (LME, ROW, PUE, etc.).

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Alaina Ray, 239-479-8323.

Legal Requirements Sufficiency Checklist

6a) Legal description. The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]

Please submit an original metes and bounds legal description on a 8.5" x 11" sheet at a font size suitable for recording in the County's Public Records.

6b) Certified sketch of description. A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. [34-202(a)(2)]

As per the above-referenced LDC requirement, please provide Staff with a Certified Sketch of Description to accompany the legal description document.

6c) Boundary Survey. A boundary survey meeting the minimum technical standards for land surveying in the state, as set out in chapter 61G 17-6, FAC, is required for property encompassing 10 or more acres and for all Planned Development applications. [34-202(a)(2)]

Please refer to the following.

6c2) The boundary survey must show the location of existing structures on the property. [34-202(a)(2)]

Please, delineate and label all easements as they legally exist on the MCP.

6c3) If the property encompasses 10 or more acres the survey must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment). [34-202(a)(2)]

As per the above-referenced LDC requirement, tie and display at least (2) coordinates on two opposing corners on Survey. "The county prefers that at least one of the coordinates be for the point of beginning". Thanks.

7) Miscellaneous Items.

Note: "Sufficiency or non-applicability of Legal Requirements subject to change upon review of subsequent resubmittals."

8) Contact. The Planner may be contacted regarding any questions on this Checklist.

Please contact Luis G. Machado, Planning Technician / Zoning at (239) 479-8485 or e-mail: lmachado@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

1) Initiation of Application-Legal Requirements. Ownership. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. [34-201(a)(1)a.]

Please refer to the following.

1a) The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]

Please refer to the following.

1a1) If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)c.]

The authroization provided appears to be defective. The identified applicant is "Jim Humphrey for the Camargo Trust". The property owner, according to the Property Appraiser's information, is Charles Ling, et al., not the Camargo Trust. It appears Mr. Humphrey is properly authorized to act on behalf of the property owner.

5) Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-201(b)(2)]

The submitted application form is not the most current form. The submitted form notes it was last updated on 08/01/2003. However, the current form was last revised on 11/15/2004. Please, complete and submit a new application form using the most current form.

The same can be said about the submitted Supplement D. Please complete and submit the most current form, last revised on 11/15/2004.

6) All applications requiring a public hearing must include the following: [34-202(a)]

Please refer to the following.

6a) Legal description. The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]

Plese refer to the Legal Requirements portion of this checklist for the specific comments.

6o) Statement from the owner describing the type and intensity of agricultural use existing on the site on the date of application. The statement must include acreage figures for each use and an exhibit showing the location of the uses on a copy of the boundary sketch. The exhibit must be titled "Agricultural Uses at time of Zoning Application." {34-202(b)(7)]

In review of the County's records, staff finds that there is an agricultural exemption applicable to the property. If the applicant was to continue this, the applicant will need to provide the affidavit required by the Land Development Code. Otherwise, staff will include a condition that will extinguish the agricultural exemption as part of the zoning approval.

9) Description of existing conditions. The application for a Planned Development must be accompanied by the following: [34-373(a)(4)]

Please refer to the following.

9a) Survey. A Boundary Survey, prepared by a professional land surveyor, that meets the minimum technical standards as set forth in chapter 61G17-6 FAC, and has been signed and sealed within 1 year and shows the existing conditions on the property to full survey accuracy. [34-373(a)(4)a.]

Please refer to the Legal Requirements portion of the checklist.

12) Scale of Plans/Required Information. The Master Concept Plan must be clearly legible and drawn at a scale sufficient to adequately show and identify the following information: [34-373(a)(6)]

Please refer to the following.

Also, please remove the note from Sheet 1 of the Plan found in the lower left hand corner of this sheet. This note is not a requirement of the Land Development Code to be provided for on the Master Concept Plan.

12a) Existing Easements. The exact location and explanation of all existing easements, whether or not those easements are recorded. [34-373(a)(6)a.]

Until the survey has been found sufficient, this item will remain insufficient.

12b) Vehicular Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. [34-373(a)(6)b.]

Staff has a question on the design. At the northern portion of the site immediately west of Lot 1 there is an arrow indicating a directiion of traffic. Is this arrow depicting interconnection of this project is planned to the development to the north?

12d) Other Master Concept Plan Parcel Requirements. Where the subject property is to be divided into lots or parcels, the Master Concept Plan must indicate the following: [34-373(a)(6)c.]

Please refer to the following.

12d2) Lot Coverage. The lot coverage for each lot or parcel (including outparcels). [34-373(a)(6)c.]

Please refer to the following comments.

12d3) Setbacks. The minimum proposed setbacks for principal structures on each lot or parcel (including outparcels). [34-373(a)(6)c.]

Please refer to the comments in the following section.

12d4) Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-373(a)(6)c.]

The Master Concept Plan does not depict the location of uses. The propose Schedule of Uses separates uses into Residential and Commercial. The Plan does not indicate which lot(s) will be allowed to have the residential uses and which will have commercial uses. The Plan will have to be revised to show the proposed use of each lot in accordance with this Section. Also if resdiential uses are being sought as part of this application, please provide a set of property development regulations which are proposed to be effective if this request is approved.

12e) Development Areas. Individual development areas (I.e. residential, retail, office, manufacturing, mixed use-listed, etc.) must be identified with detail showing the following: [34-373(a)(6)d.]

Please refer to the following.

12e2) Height. The maximum height, in feet and number of habitable stories, of any proposed buildings or structures. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the buildings. [34-373(a)(6)d.ii.]

The application fails to provide Property Development Regulations for the residential portion of this development. Please revise the Master Concept Plan to provide the information required by this Section.

12e5) Health Care. If a health care facility is proposed, the number of beds. [34-373(a)(6)d.v.]

This application proposes Health Care Facilities use. The Plan and application do not provide for the intensity of this use. In accordance wit this Section, please revise the Master Concept Plan to provide the number of beds proposed.

12e6) Commercial/Industrial. If commercial or industrial is proposed, the type(s) and the total floor area of each type. [34-373(a)(6)d.vi.]

Can the applicant provide greater specificity on the intensity of commercial use in accordance with this Section? The Master Concept Plan only indicates at this time under one option up to 100,000 square feet of retail and office space is planned and under the second option up to 125,000 square feet of retail and office use is planned. In accordance with this Section, the applicant should provide a better breakdown of the types and total floor area of each type of use.

12f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions. [34-373(a)(6)e.]

Please revise the Master Concept Plan to provide this information.

12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable. [34-373(a)(6)i.]

Please revise the Master Concept Plan to provide the required buffers between commercial and residential use within the proposed planned development. Also, please revise the Plan providing greater specificity of the buffer proposed along US 41.

12m) Location of Deviations. The location of any requested deviations, keyed to the schedule of deviations, including sample drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)l.]

Please revise the Plan to depict the location(s) where each of the requested deviations will be effective within this planned development. Please provide sample detail drawings, as required by this Section of the LDC.

13) Traffic Impact Statement. A traffic impact statement must be provided in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. [34-373(a)(7)]

The Traffic Impact Statement will need to be revised. Table 1 does not provide for the potential development of multiple family dwelling units in the Camargo portion of the Table. However, the application clearly indicates a desire to develop up to 42 dwelling units. In addtion, the proposed intensity of the commercial portion of this development in the TIS is inconsistent with the intensity provided for on the proposed Master Concept Plan.

14b) Units by Uses. The number of units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, number of beds for institutional type uses, etc.) for each proposed use. [34-373(a)(8)ii]

Please revise the Master Concept Plan. Earlier in this portion of the checklist staff requested that the required specificity of the intensity of each type of use needs to be provided. As required by this Section, please provide the number of units (gross square feet for commercial/industrial uses, number of units for residential uses, number of beds for institutioinal types of uses, etc.) for each of the proposed uses.

14c) Open Space Percentage. The proposed percentage of open space for the entire site. [34-373(a)(8)iii.]

Please refer to the comments found in the Environmental Sciences portion of this checklist.

15) Schedule of Deviations. A schedule of deviations and a written justification for each deviation requested as part of the master Concept Plan must be submitted. The location of each requested deviation must be indicated on the Master Concept Plan. [34-373(a)(9)]

Please review the location of the access points into the individual parcels. Immediately north of Pelican Sound Boulevard there are arrows indicating access to the individual lots. Please make sure that these meet the required connection separation requirements of the LDC. If not, then please revise their locations to comply or request a deviation from these standards.

21) Miscellaneous Items.

This application will amend an existing MPD. Are there any conditions of the exising approval that the applicant would like to keep as part of any approval of this request? If so, please identify these.

Please refer to the attached comments from the School District of Lee County.

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

ELINOR C. SCRICCA, PH.D.
CHAIRMAN • DISTRICT 5

ROBERT D. CHILMONIK
VICE CHAIRMAN • DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, PH.D.
DISTRICT 3

STEVEN K. TEUBER
DISTRICT 4

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

February 1, 2005

Mr. Alvin Block, AICP
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Camargo MPD-10 Site, DCI Substantive Review, Case #DRI2005-00004

Dear Mr. Block:

Thank you for the opportunity to review the Camargo MPD-10 Site, for substantive comments with regard to educational impacts. This proposed development is in the South Choice Zone of the District, on the east side of U.S. 41 south of Corkscrew Road in the Estero Planning Area. This letter is in response to your request dated January 19, 2005.

Based on the proposed maximum total of 42 multifamily residential dwelling units, the Lee County School District is estimating that the proposal could generate up to 5 additional school-aged children. This uses a generation rate of 0.109 students per unit generated in the South Choice Zone of Lee County for single family uses. This would create the need for approximately one new classroom in the system, as well as additional staff and core facilities. Using the new small classroom legislative guidelines, additional classrooms may be generated.

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the Camargo MPD-10 Acre Site Project developers will be expected to pay the impact fee at the appropriate time.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Tina Silcox, Community Development Planner
Planning Department

Cc: William G. Moore, Jr.
Executive Director, School Support

Block, Alvin H.

From: Fredyma, John J.
Sent: Tuesday, May 23, 2006 5:39 PM
To: Alvin Chip Block
Cc: Houck, Pamela E.; Jones, Timothy J.
Subject: Camargo MPD
Attachments: Agricultural Uses - Discontinuance.wpd

Chip,

Sorry for the very late nature of this e-mail; however, I thought the AG issues for this property would have been addressed in sufficiency, though that does not appear to have occurred.

The property, although zoned MPD (with a vacated MCP) has an AG exemption, exempting $1,312,160 of the property's total $1,314,170 value (it's being taxed on $2,010).

Since there is no condition in either the expired or the proposed new Schedule of Use for this project, AG should not be a permitted use – and this should be a condition. Additionally, the applicant should be required to terminate the AG exemption (since there is no bona fide AG use on the site) as soon as the case is approved by the BOCC. This should have occurred as part of the application process last time and certainly this time.

To this end, I have attached a proposed condition to supplement the addition of a notation in the Schedule of Use that "Agriculture is not a permitted use."

John

John J. Fredyma
Assistant County Attorney
Lee County Attorney's Office
P.O. Box 398
Fort Myers, Florida 33902
(2115 Second Street - 33901)
Tel. 239/335-2236
Fax 239/335-2606
E-mail: fredymjj@leegov.com [Note: There is no "a" in the e-mail spelling of Fredyma.]

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Brad Vance, Natural Resources
Chick Jackaki, Planning

FROM: Alvin Block, AICP

DATE: 07/25/2006

PROJECT NAME: CAMARGO MPD-10 ACRE SITE

CASE #: DCI2005-00004

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 08/04/2006

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jessica M Smith

Date: 07/25/2006

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
John Fredyma, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning

FROM: Alvin Block, AICP

DATE: 04/04/2006

PROJECT NAME: CAMARGO MPD-10 ACRE SITE

CASE #: DCI2005-00004

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 04/14/2006

Additional Comments:

This is additional information. The case has been deemed sufficient. Please supply substantive comments.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 04/06/2006

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

FROM: Alvin Block, AICP DATE: 12/14/2005

TO: Distribution
Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning

PROJECT NAME: CAMARGO MPD-10 ACRE SITE CASE #: DCI2005-00004

INFORMATION SUMMARY:

To update your file

_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 12/28/2005

Additional Comments:

cc: DCI planner/working fileDCI Zone File

Distributed by: Jodi M Payne Date: 12/14/2005

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney
Paul O'Connor, Planning
Luis Machado, Zoning

FROM: Alvin Block, AICP

DATE: 11/30/2005

PROJECT NAME: CAMARGO MPD-10 ACRE SITE

CASE #: DCI2005-00004

INFORMATION SUMMARY:

To update your file

_X_ Review and forward substantive comments **ASAP**.

RESPONSE REQUIRED BY: 12/10/2005

Additional Comments:

cc: DCI planner/working fileDCI Zone File

Distributed by: Jamie Princing

Date: 12/02/2005

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning

FROM: Alvin Block, AICP

DATE: 11/08/2005

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: CAMARGO MPD-10 ACRE SITE

CASE #: DCI2005-00004

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 11/22/2005

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jessica M Smith

Date: 11/10/2005

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning

FROM: Alvin Block, AICP

DATE: 09/29/2005

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: CAMARGO MPD-10 ACRE SITE

CASE #: DCI2005-00004

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 10/13/2005

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 09/30/2005

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning

FROM: Alvin Block, AICP

DATE: 08/08/2005

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: CAMARGO MPD-10 ACRE SITE

CASE #: DCI2005-00004

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 08/22/2005

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Luisa V Villa

Date: 08/11/2005

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution FROM: Alvin Block, AICP DATE: 01/27/2005

Dawn Lehnert, Asst County Attorney
Bob Rentz, TIS Reviewer
Andy Getch, LCDOT

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: CAMARGO MPD-10 ACRE SITE CASE #: DCI2005-00004

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 02/10/2005

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Luisa V Villa Date: 01/28/2005

ZONING DIVISION

LEE COUNTY

PLANNED DEVELOPMENT SUFFICIENCY REVIEW

TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Tina Silcox, Lee County School District
Roland Ottolini, Natural Resources
Luis Machado, Zoning

FROM: Alvin Block, AICP

DATE: 01/19/2005

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: CAMARGO MPD-10 ACRE SITE

CASE #: DCI2005-00004

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 02/02/2005

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

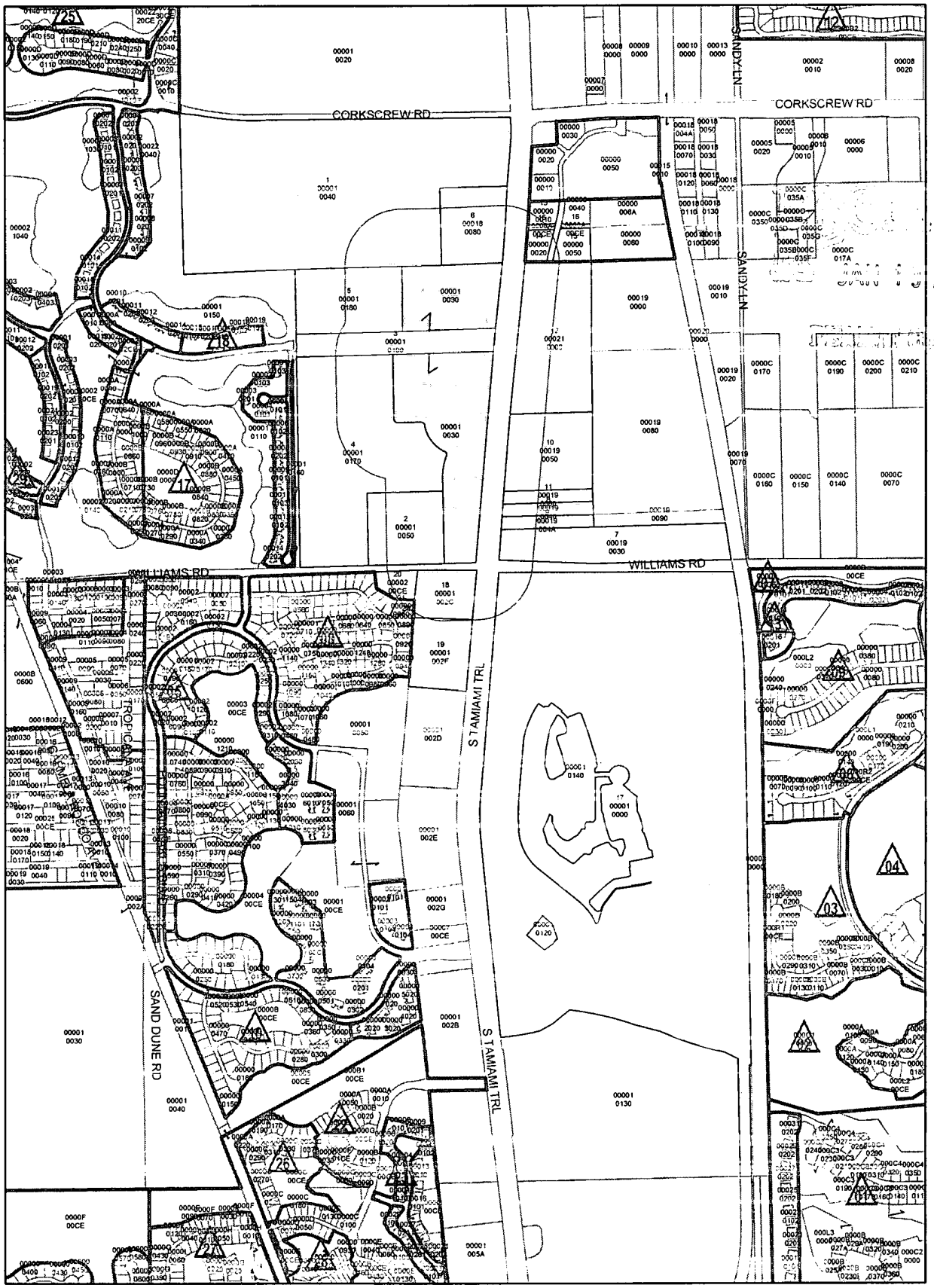
Distributed by: Jodi M Payne

Date: 01/21/2005

VARIANCE REPORT

11/15/2004

Subject Parcels : 1 Affected Parcels : 22 Buffer Distance : 500 ft



DCI2005-00004

N
W E
S

33-46-25-00-00001.0030

1,400 700 0 1,400 Feet

Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 339-6159 • Fax: (239) 339-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: November 15, 2004
Buffer Distance: 500 ft
Parcels Affected: 22
Subject Parcel: 33-46-25-00-00001.0030

RECEIVED
JAN 19 2005

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
COLLEGE OF LIFE FOUNDATON INC BOX 97 ESTERO FL 33928	**33-46-25-00-00001.0040** 21250 S TAMIAMI TRL ESTERO FL 33928	PARL IN N 1/2 SEC 33 TWP 46 R 25 DESC IN OR 1295 PG 0302	1
LEE COUNTY MEDICAL INVESTORS 3570 KEITH ST NW CLEVELAND TN 37312	**33-46-25-00-00001.0050** 3850 WILLIAMS RD ESTERO FL 33928	PARL IN SE 1/4 OF SE 1/4 OF SW 1/4	2
RIVER RIDGE CDD ANTHONY P PIRES 3200 TAMIAMI TR N STE 200 NAPLES FL 34103	**33-46-25-00-00001.0100** 21650 S TAMIAMI TRL ESTERO FL 33928	PARL IN SW 1/4 SEC DESC IN OR 3533 PG 4459	3
MEADOWS OF ESTERO BONITA 781 LINCOLN AV STE 300 SAN RAFAEL CA 94901	**33-46-25-00-00001.0170** ACCESS UNDETERMINED ESTERO FL 33928	PARL LOC IN SW 1/4 OF SEC DESC IN OR 4401 PG 4791	4
MEADOWS OF ESTERO BONITA 781 LINCOLN AV STE 300 SAN RAFAEL CA 94901	**33-46-25-00-00001.0180** ACCESS UNDETERMINED ESTERO FL 33928	PARL LOC IN SW 1/4 OF SEC DESC IN OR 4401 PG 4791	5
COVERED WAGON TRAVEL TRL PARK 21450 S TAMIAMI TR ESTERO FL 33928	**33-46-25-00-00018.0080** 21450 S TAMIAMI TRL ESTERO FL 33928	S 1/2 OF S 1/2 OF NE 1/4 LYING W OF US 41	6
SPANISH LAKES INC TR P O BOX 366879 BONITA SPRINGS FL 34136	**33-46-25-00-00019.0030** ACCESS UNDETERMINED ESTERO FL 33928	S 1/2 S 1/2 S 1/2 SE 1/4 E OF TRAIL + W OF RR R/W LESS OR 1917 PG 1850	7
NORTH POINT LAKE LLC PO BOX 366879 BONITA SPRINGS FL 34135	**33-46-25-00-00019.0040** 21951 S TAMIAMI TRL ESTERO FL 33928	N 1/2 OF S 220 FT OF N 1/2 OF S 1/2 OF SW 1/4 OF SE 1/4	8
ESTERO LAKES DEV INC P O BOX 366879 BONITA SPRINGS FL 34136	**33-46-25-00-00019.004A** ACCESS UNDETERMINED ESTERO FL 33928	S 1/2 OF S 220 FT OF N 1/2 OF S 1/2 OF SW 1/4 OF SE 1/4	9
NORTH POINT LAKE LLC PO BOX 366879 BONITA SPRINGS FL 34135	**33-46-25-00-00019.0050** ACCESS UNDETERMINED ESTERO FL 33928	N 1/2 OF SW 1/4 OF SE 1/4 E OF TAMIAMI TRL LESS S 30 FT	10
NORTH POINT LAKE LLC PO BOX 366879 BONITA SPRINGS FL 34135	**33-46-25-00-00019.0060** ACCESS UNDETERMINED ESTERO FL 33928	N 110 FT OF N 1/2 OF S 1/2 OF SW 1/4 OF SE 1/4 E OF TAMIAMI TRL.	11
NORTH POINT LAKE LLC PO BOX 366879 BONITA SPRINGS FL 34135	**33-46-25-00-00021.0000** ACCESS UNDETERMINED ESTERO FL 33928	PT NW 1/4 OF SE 1/4 E OF ST RD 45	12
ULB PROPERTIES OF FL LLC 1903 STANLEY GAULT PKWY LOUISVILLE KY 40223	**33-46-25-01-00000.0010** 8661 COMMONS WAY ESTERO FL 33928	SOUTH ESTERO COMMERCIAL CENTER PB 60 PG 23 LOT 1	13

All data is current at time of printing and subject to change without notice.

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
OPUS ENTERPRISES INC 3875 MIDSHORE DRI VE APLES FL 34109	**33-46-25-01-00000.0020** 21481 S TAMIAMI TRL ESTERO FL 33928	SOUTH ESTERO COMMERCIAL CENTER PB 60 PG 23 LOTS 2 + 3	14
BARKIS P MICHAEL + LYNN M 15834 BROTHERS CRT ORT MYERS FL 33912	**33-46-25-01-00000.0050** 8800 COMMONS WAY ESTERO FL 33928	SOUTH ESTERO COMMERCIAL CENTER PB 60 PG 23 LOT 5	15
HITHERSAY STEVEN E TR SOUTH ESTERO COM OWNERS ASSN 09 COUNTRY VIEW CT AKE MARY FL 32746	**33-46-25-01-0000A.00CE** RESERVED ESTERO FL 33928	SOUTH ESTERO COMMERCIAL CENTER PB 60 PG 23 TRACTS A + B LESS 2925/683	16
MCCARDLE EDWARD J TR O BOX 366879 ONITA SPRINGS FL 34136	**04-47-25-00-00001.0000** MULTIPLE ADDRESSES ESTERO FL 33928	ALL SEC E OF U S 41 LESS OR 1917 PG 1852 + LESS OR 4097 PG 672 + 4339/1857 + OR 4318/4796	17
WEST BAY CLUB DEV CORP 600 WEST BAY BLVD STERO FL 33928	**04-47-25-00-00001.002C** 22050 S TAMIAMI TRL ESTERO FL 33928	PARL IN N1/2 OF SEC 4 AS DESC IN OR 2263/0526 LESS OR 3236 PG 3467	18
LMC WILLIAMS ROAD INC 3 EAST WALL ST ROSTPROOF FL 33843	**04-47-25-00-00001.002F** 22088-100 S TAMIAMI TRL ESTERO FL 33928	PARL LOC IN THE N 1/2 OF SECT DESC IN OR 3236 PG 3467	19
FOUNTAIN LAKES COMM ASSOC INC 2201 FOUNTAIN LAKE BLVD #1 STERO FL 33928	**04-47-25-00-00002.00CE** COMMON ELEMENT ESTERO FL 33928	NORTHEAST WETLANDS AREA (FOUNTAIN LAKES)DES OR 2472/1646 COMMON ELEMENT	20
FITZGERALD BETHANN + JOHN E 346 SO WAVERLY ST EARBORN MI 48124	**04-47-25-08-00000.0880** 22073 SEASHORE CIR ESTERO FL 33928	TR MN FOUNTAIN LAKES S/D PB 52 PGS 94-100 LOT 88 + PT TRACT A	21
JACHIM MICHAEL P + JILL 22077 SEASHORE CIRCLE STERO FL 33928	**04-47-25-08-00000.0890** 22077 SEASHORE CIR ESTERO FL 33928	TR MN FOUNTAIN LAKES S/D PB 52 PGS 94-100 LOT 89 + PT OF TR A AS DESC IN OR 2991 PG 3276	22

22 RECORDS PRINTED

RECEIVED
JAN 19 2005
ZONING

LEE COUNTY
SOUTHWEST FLORIDA

COURTESY NOTICE
OF RECEIPT OF ZONING APPLICATION

Date:	January 27, 2005
Case Number:	DCI2005-00004
Case Name:	CAMARGO MPD-10 ACRE SITE
Request:	Rezone 10.95 +/- acres Mixed Use Planned Development (MPD) to Mixed Use Planned Development (MPD) to allow the development of up to 42 multiple family residential dwelling units and 100,000 square feet of commercial floor area OR 120,000 square feet of commercial floor area with a propose maximum building height of 65 feet (5 stories). Blasting is not a proposed development activity.
Location:	property is located at the northwest corner of the US 41 and Pelican Sound Drive Intersection in Estero, FL
Location Map:	SEE REVERSE
PROPERTY OWNER'S REPRESENTATIVE:	MS. SHELLIE JOHNSON 239-461-3170
Lee County Planner:	Alvin Block, AICP (239) 479-8371

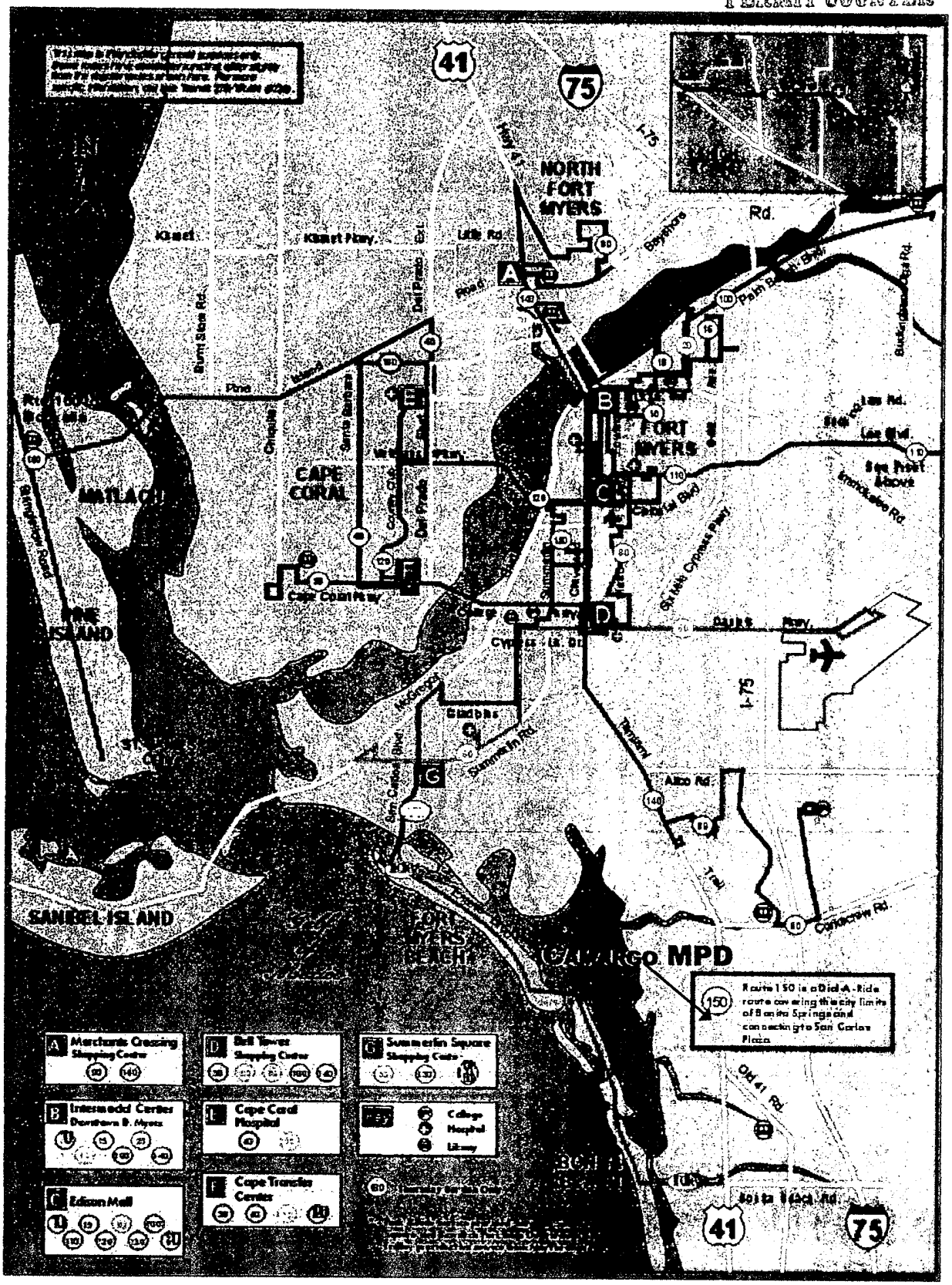
The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

JMP

DCI2005-00004

EXHIBIT 1-C



33-46-25-00-00001.0040
COLLEGE OF LIFE FOUNDATON INC
BOX 97
ESTERO, FL 33928

33-46-25-00-00001.0050
LEE COUNTY MEDICAL INVESTORS
3570 KEITH ST NW
CLEVELAND, TN 37312

33-46-25-00-00001.0100
RIVER RIDGE CDD
ANTHONY P PIRES
3200 TAMIAMI TR N STE 200
NAPLES, FL 34103

33-46-25-00-00001.0170
MEADOWS OF ESTERO BONITA
781 LINCOLN AV STE 300
SAN RAFAEL, CA 94901

33-46-25-00-00001.0180
MEADOWS OF ESTERO BONITA
781 LINCOLN AV STE 300
SAN RAFAEL, CA 94901

33-46-25-00-00018.0080
COVERED WAGON TRAVEL TRL PARK
21450 S TAMIAMI TR
ESTERO, FL 33928

33-46-25-00-00019.0030
SPANISH LAKES INC TR
P O BOX 366879
BONITA SPRINGS, FL 34136

33-46-25-00-00019.0040
NORTH POINT LAKE LLC
PO BOX 366879
BONITA SPRINGS, FL 34135

33-46-25-00-00019.004A
ESTERO LAKES DEV INC
P O BOX 366879
BONITA SPRINGS, FL 34136

33-46-25-00-00019.0050
NORTH POINT LAKE LLC
PO BOX 366879
BONITA SPRINGS, FL 34135

33-46-25-00-00019.0060
NORTH POINT LAKE LLC
PO BOX 366879
BONITA SPRINGS, FL 34135

33-46-25-00-00021.0000
NORTH POINT LAKE LLC
PO BOX 366879
BONITA SPRINGS, FL 34135

33-46-25-01-00000.0010
ULB PROPERTIES OF FL LLC
1903 STANLEY GAULT PKWY
LOUISVILLE, KY 40223

33-46-25-01-00000.0020
OPUS ENTERPRISES INC
3875 MIDSHORE DRI VE
NAPLES, FL 34109

33-46-25-01-00000.0050
BARKIS P MICHAEL + LYNN M
15834 BROTHERS CRT
FORT MYERS, FL 33912

33-46-25-01-0000A.00CE
HITHERSAY STEVEN E TR
SOUTH ESTERO COM OWNERS ASSN
309 COUNTRY VIEW CT
LAKE MARY, FL 32746

04-47-25-00-00001.0000
MCCARDLE EDWARD J TR
P O BOX 366879
BONITA SPRINGS, FL 34136

04-47-25-00-00001.002C
WEST BAY CLUB DEV CORP
4600 WEST BAY BLVD
ESTERO, FL 33928

04-47-25-00-00001.002F
LMC WILLIAMS ROAD INC
33 EAST WALL ST
FROSTPROOF, FL 33843

04-47-25-00-00002.00CE
FOUNTAIN LAKES COMM ASSOC INC
22201 FOUNTAIN LAKE BLVD #1
ESTERO, FL 33928

All data is current at time of printing and subject to change without notice.

04-47-25-08-00000.0880
FITZGERALD BETHANN + JOHN E
346 SO WAVERLY ST
DEARBORN, MI 48124

04-47-25-08-00000.0890
JACHIM MICHAEL P + JILL
22077 SEASHORE CIRCLE
ESTERO, FL 33928

Jam Free Printing
Use Avery® TEMPLATE 5161®

Neal Noethlich (*San Carlos/Estero)
ECCO
20225 Wildcat Run Drive
Estero, FL 33928

Vanasse & Daylor (*San Carlos/Estero)
Corkscrew Road Service Area (CRSA)
12730 New Brittany Blvd., Suite 600
Ft. Myers, FL 33907

www.avery.com
1-800-GO-AVERY
AVERY® 5161®

Meg Judge, Chairman of the Board (*San Carlos/Estero)
Estero Chamber of Commerce
P.O. Box 588
Estero, FL 33928

Jam Free Printing
Use Avery® TEMPLATE 5161®
www.avery.com
1-800-GO-AVERY
AVERY® 5161®

LEE COUNTY
SOUTHWEST FLORIDA

Case # DCI2005-00004

Jurisdiction : Lee County

Agent/Applicant :

Owner LONG CHARLES M ETAL
%GARY BUTLER
2201 2ND ST
FORT MYERS FL 33901

Description of Request APPLICATION For a 10 acre PD in the Comargo MPD

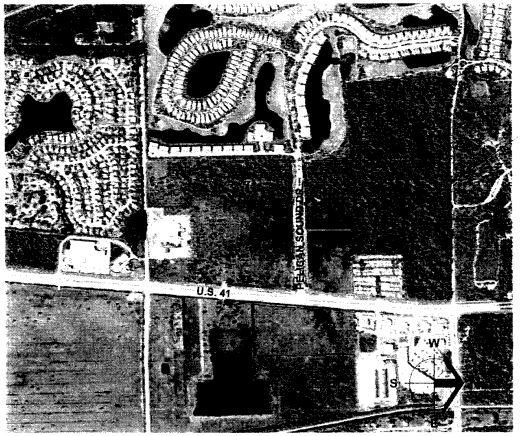
Following is a list of submittal requirements which were missing from your application received on 1/19/2005

Thank you

We appreciate your submitting all required documents for the above referenced Planned Development application.

This document is for informational purposes only and is not intended to be construed as a finding of sufficiency or completeness of the application or documentation submitted.

RECEIVED
JAN 19 2005
ZONING



LOCATION MAP

SUBJECT PROPERTY

Indigenous Open Space Provided 1

As per Resolution Z-98-029, Condition #9, open space must be provided per the open space table on the MCP. A total of 10.0 acres, with credits of existing indigenous native vegetation has been preserved in the residential portion of the MCP. Calculations on the approved open space table are as follows:

Open Space Required for Commercial Parcels at 30 % (7.0)
Open Space Required for Residential Parcels at 40 % 23.0
Total Open Space Required 30.0 acres

Indigenous Open Space Required 10.0 acres

Indigenous Open Space Provided
2.2 acres @ 125 % per LDC Section 10-415(b)(2) 2.7
4.8 acres @ 150 % per LDC Section 10-415(b)(2) 7.2
Total Indigenous Open Space Provided 10.0 acres

(1) acres (with credits) of indigenous open space has been provided in the residential portion of the MCP.

OPEN SPACE TABLE

	PARCEL ACREAGE	REQUIRED OPEN SPACE IN ACRES	PROPOSED OPEN SPACE IN ACRES
PARCEL 1	3.03	0.30	
PARCEL 2	1.53	0.46	
PARCEL 3	1.59	0.48	
PARCEL 4	1.82	0.29	2.1 (2)
PARCEL 5	1.40	0.42	
PARCEL 6	4.57	1.37	
TOTAL ACREAGE FOR FUTURE NORTH COMMERCIAL DEVELOPMENT AREA	14.06	3.30	7.7 (2)
TOTAL ACREAGE FOR SOUTH COMMERCIAL DEVELOPMENT AREA	21.72	6.55	6.55
TOTAL COMMERCIAL ACREAGE	35.87	9.85	*10.00
PREVIOUSLY APPROVED RESIDENTIAL AREA	45.92	20.00	20.00
TOTAL	81.79	29.85	30.00

(2)

PROPERTY DEVELOPMENT REGULATIONS TABLE

Land Use All Parcels	Min. Lot Size Sq. Ft.	Min. Lot Width	Min. Lot Depth	Max. Lot Coverage	Setbacks (Ft.) Front (R/W)*	Side	Rear	Water	Building Separation (Ft.)	Max. Height (Ft.)	Stories
Office	7,500	75	100	60%	10	5	5	0	20	Parcels 1,4,5,6 35	2
Retail/Commercial	7,500	75	100	60%	10	5	5	0	20	Parcels 2,3 45	3*
Accessory	N/A	N/A	N/A	N/A	10	5	5	0		35	2
Residential	7,500	75	100	70%	10	0/7.5	20	15	10	35	2
Parking Deck	7,500	75	100	70%	10	10	10	N/A	N/A	35	3 Levels**

* Parcel 3 will be limited to a maximum height of 2 stories within 150' measured from the north property line.
** Three parking levels including ground level floor. Height not to exceed 35'.

Retail Commercial/Office/Residential Intensity
Camargo North 10 Acres

Parcel	Acreage *	Option 1 *Retail/Office Max. Sq. Ft.	Option 1 Residential Units	Option 2 Retail/Office Max. Sq. Ft.	Option 2 Residential Units
Parcel 1	3.03	Not to Exceed 100,000 s.f.	**42 Units	Not to Exceed 125,000 s.f.	0
Parcel 2	1.53	25,000 s.f.	0	25,000 s.f.	0
Parcel 3	1.59	25,000 s.f.	0	25,000 s.f.	0
Parcel 4	1.82	25,000 s.f.	0	25,000 s.f.	0
Parcel 5	1.40	Parking Deck**	0	Parking Deck**	0
Parcel 6	4.57	0	0**	45,000 s.f.	0
Total	±10.05	Not to Exceed 100,000 s.f.	**42 Units	Not to Exceed 125,000 s.f.	0

* Retail area shall not exceed 35,000 square feet.
** The proposed 42 units are the remaining units out of the original 100 approved as per Resolution Z-98-029.
*** Parking Deck shall not exceed 35 feet in height.

SURROUNDING ZONING AND LAND USES

	ZONING	ASSOCIATED USES
NORTH	MH-3	MANUFACTURED HOUSING PARK/CAT
SOUTH	MPD	VACANT
EAST	AG-2	U.S. 41 / MPD
WEST	MPD	RESERVE 'A'

SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS)

1. A 30 foot wide native landscape arterial road buffer will be provided parallel to U.S. 41. This buffer will include a 2 foot high undulating berm and 10 native trees plus 90 native shrubs per 100 linear feet.
2. Open space and indigenous preservation shall be in accordance with Resolution No. Z-98-029.
3. There are no Dual Use Facilities proposed.
4. All deviations from Resolution No. Z-98-029 will apply.
5. Parking areas adjacent to U.S. 41 frontage will be arranged to provide safe double-sided parking row.

Barraco and Associates, Inc.
CIVIL ENGINEERING / LAND SURVEYING
LAND PLANNING / LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1995 SURVEYING LB 6540

PREPARED FOR:

CAMARGO TRUST

PROJECT DESCRIPTION:

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *
THE USE OF THESE DRAWINGS IN ANY MANNER WHATSOEVER, WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BARRACO AND ASSOCIATES, INC., IS PROHIBITED. COPYRIGHT 2005 BARRACO AND ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF BARRACO AND ASSOCIATES, INC. WILL RESULT IN LEGAL ACTION INCLUDING, BUT NOT LIMITED TO, THE RECOVERY OF ALL DAMAGES, ATTORNEY'S FEES AND COSTS INCURRED IN THE ENFORCEMENT OF THESE RIGHTS. THE RIGHTS TO USE THESE DRAWINGS AND ASSOCIATED DOCUMENTS ARE RETAINED BY BARRACO AND ASSOCIATES, INC. AND SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF BARRACO AND ASSOCIATES, INC. ANY UNAUTHORIZED USE SHALL BE AT THE SOLE RISK OF THE USER.

FILE NAME	21868ZON.DWG
LAYOUT	ZON
LOCATION	J:\21868\DWG\ZON\ZON
PLOT DATE	TUE, 4/27/2005 - 2:31 PM
PLOTTED BY	ANGELA LARLEY
XREFS	

CROSS REFERENCED DRAWINGS:

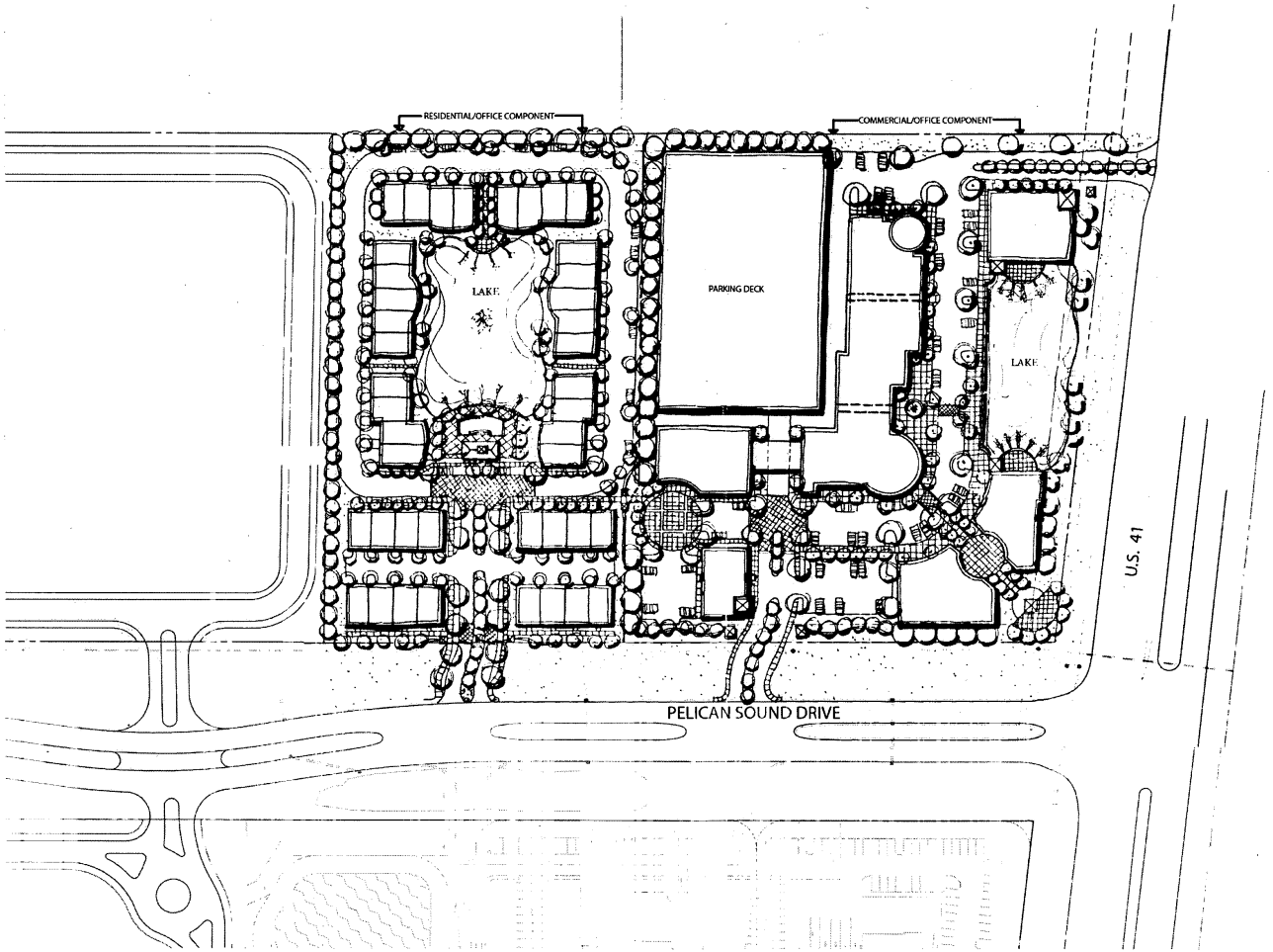
PLAN RELEASES:

5.27.05	Zoning Submittal Revisions
7.7.05	SUFF. REVISIONS
8.3.05	SUFF. RECONSIDERATION
8.23.05	MCP CHANGES

PLAN TITLE:

CAMARGO NORTH MASTER CONCEPT PLAN

PROJECT NUMBER	SHEET NUMBER
21868	2



RECEIVED
SEP 2 9 2005

DCI2005-00004

ILLUSTRATIVE CONCEPT PLAN
N.T.S.

SCALE: 1"=60'

0 30 60 120

LandDesign®

CAMARGO 10 ACRES

LEE COUNTY, FL

LEGEND

APPROXIMATE LOCATION OF WALKED SURVEY TRANSECTS

NOTES

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF APRIL-MAY, 2002

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

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

PROPERTY BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No 2-840S00.DWG DATED FEBRUARY 23, 2004

UPLAND/WETLAND LIMITS HAVE BEEN REVIEWED BY SFWMD AND COE

THERE ARE NO AREAS OF INDIGENOUS VEGETATION

FLUCFCS CODES	DESCRIPTIONS	ACREAGE
211 E2	IMPROVED PASTURE (25-49% EXOTICS)	10.95 Ac.±

APPENDIX A. AERIAL WITH PROTECTED SPECIES SURVEY TRANSECTS AND FLUCFCS MAP
CAMARGO NORTH

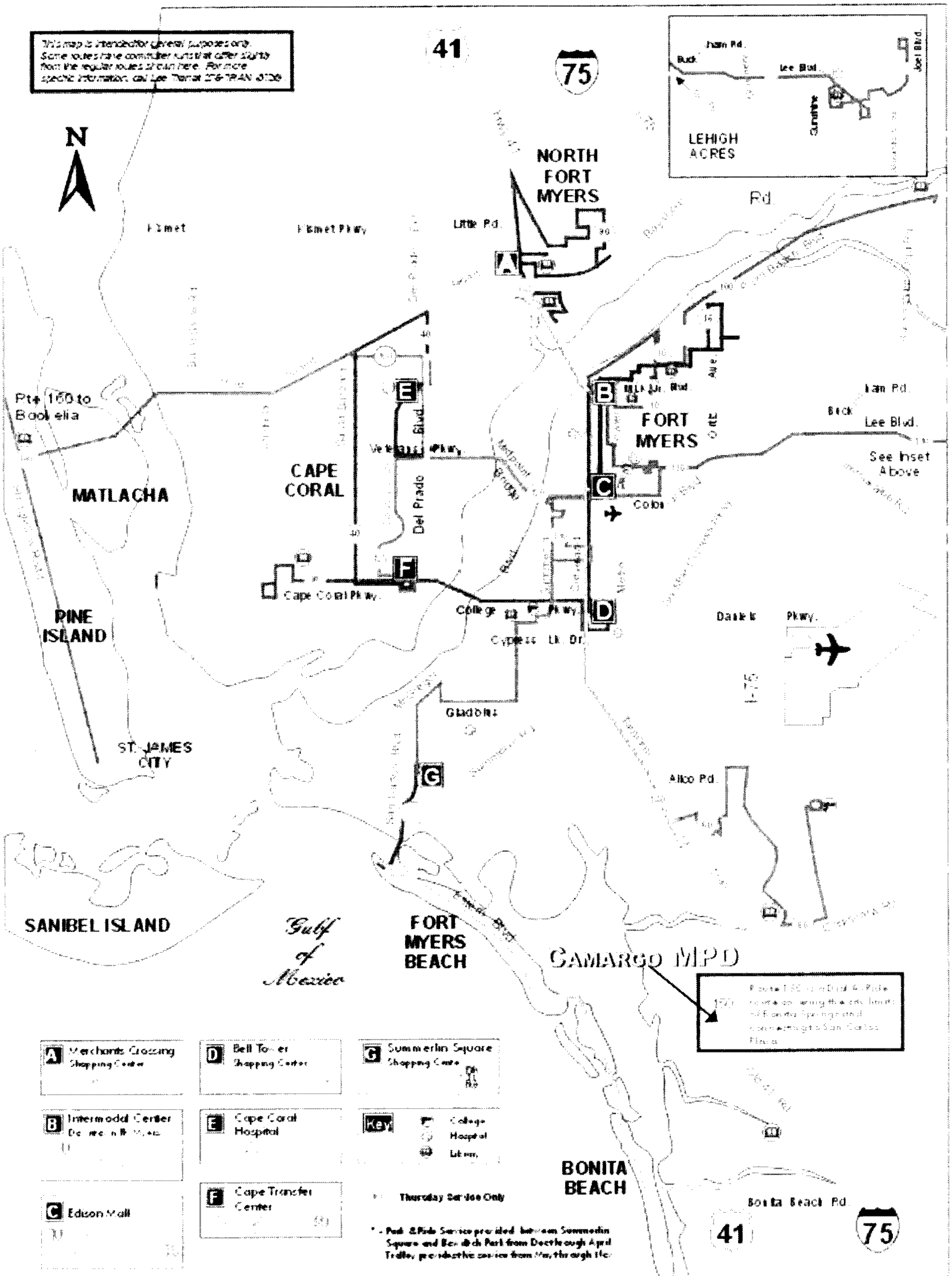
DCI2005-00004

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

CRAWN BY: DJS DATE: 10/21/04

DCL2005-00004

EXHIBIT 1-C



Barraco and Associates, Inc.

CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN

www.barraco.net

2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 · SURVEYING LB 6940

PREPARED FOR

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2005 BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ADJUSTMENTS ARE PROHIBITED

FILE NAME	21868X03.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\EXHIBITS\
PLOT DATE	FRI 1-14-2005 - 4:28 PM
PLOT BY	ANGELICA CARLEY
DESIGN BY	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

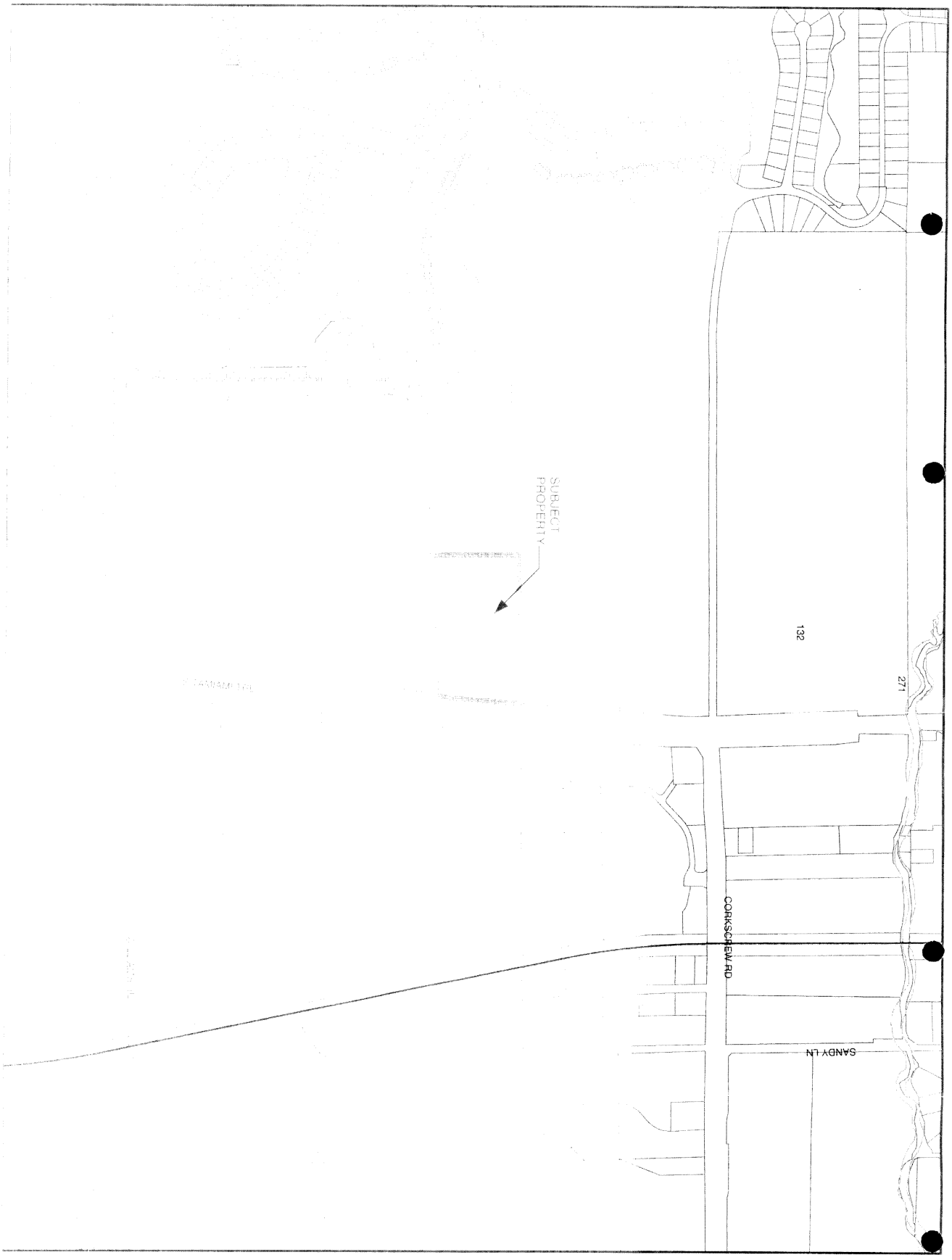
PLAN STATUS

EXHIBIT PH-3.G.2

SURROUNDING OWNERSHIP MAP

PROJECT FILE NO.	SHEET NUMBER
21868	1

0012005-00004



Barraco and Associates, Inc.

Exhibit 1-B

ARCHEOLOGICAL SENSITIVITY MAP
FOR
CAMARGO 10 ACRE

DCI 2005-00004

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 · SURVEYING LB-6940

PREPARED FOR:

N
W E
S

PROJECT DESCRIPTION:

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2004, BARRACO AND ASSOCIATES, INC.
REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868X01.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\EXHIBITS\
PLOT DATE	MON, 12-6-2004 - 11:33 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

PLAN STATUS:

EXHIBIT 6-B

AERIAL LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
21868	1

DCI2005-00034

EXISTING ZONING & LAND USE MAP
FOR
CAMARGO 10 ACRE NORTH

Exhibit 6-C

Barraco and Associates, Inc.

Barraco
and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7955 · SURVEYING LB 642

PREPARED FOR:

PROJECT DESCRIPTION:

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2005, BARRACO AND ASSOCIATES, INC.
ALL PRODUCTION, CHANGES AND ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868X04.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\EXHIBITS\
PLOT DATE	FRI, 1/4/2008 - 4:26 PM
PLOT BY	ANGELICA GARLEY
DESIGN BY	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS:

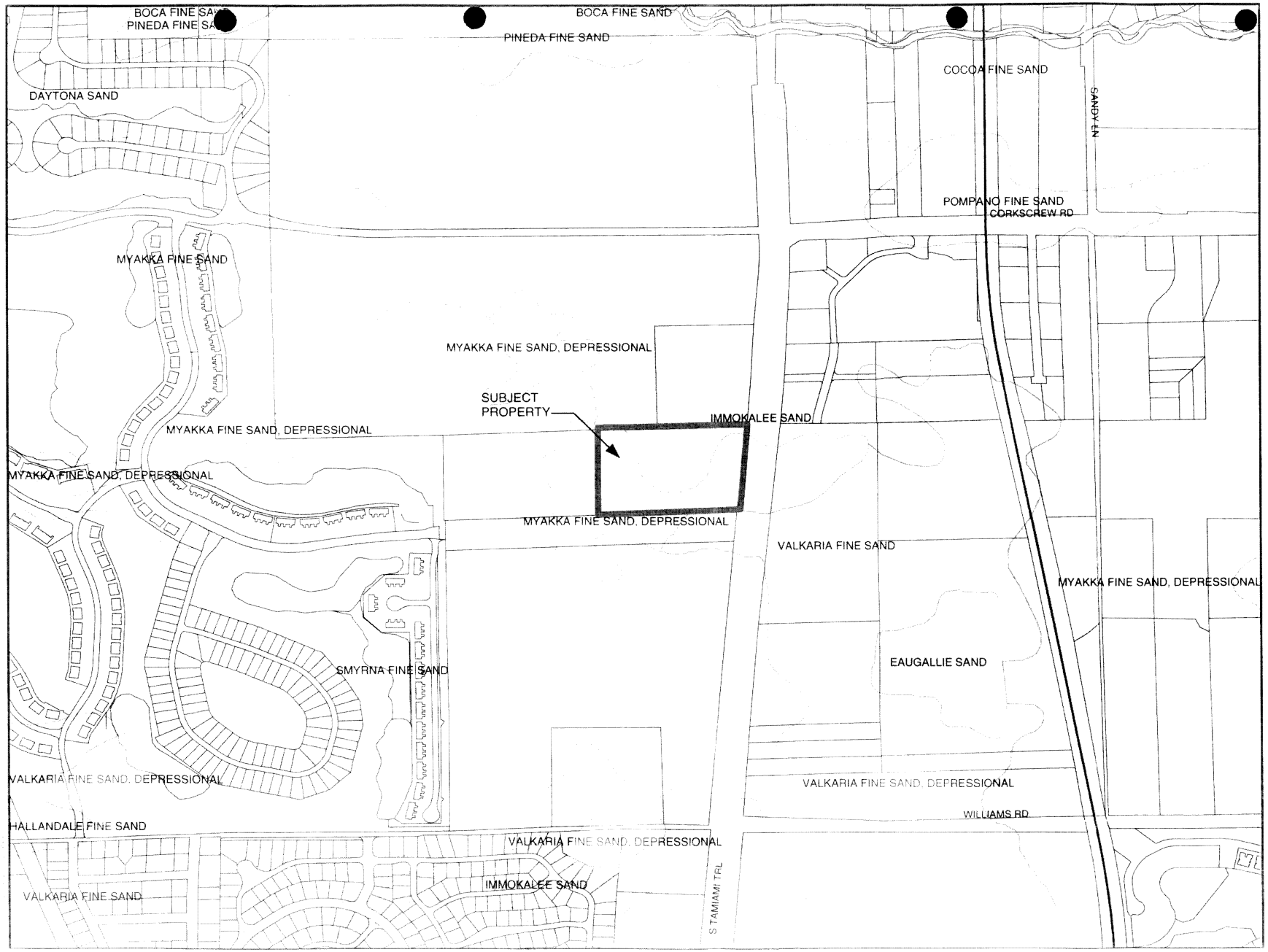
PLAN STATUS:

EXHIBIT 6-D

AERIAL PHOTOGRAPH MAP

PROJECT FILE NO.	SHEET NUMBER
21868	1

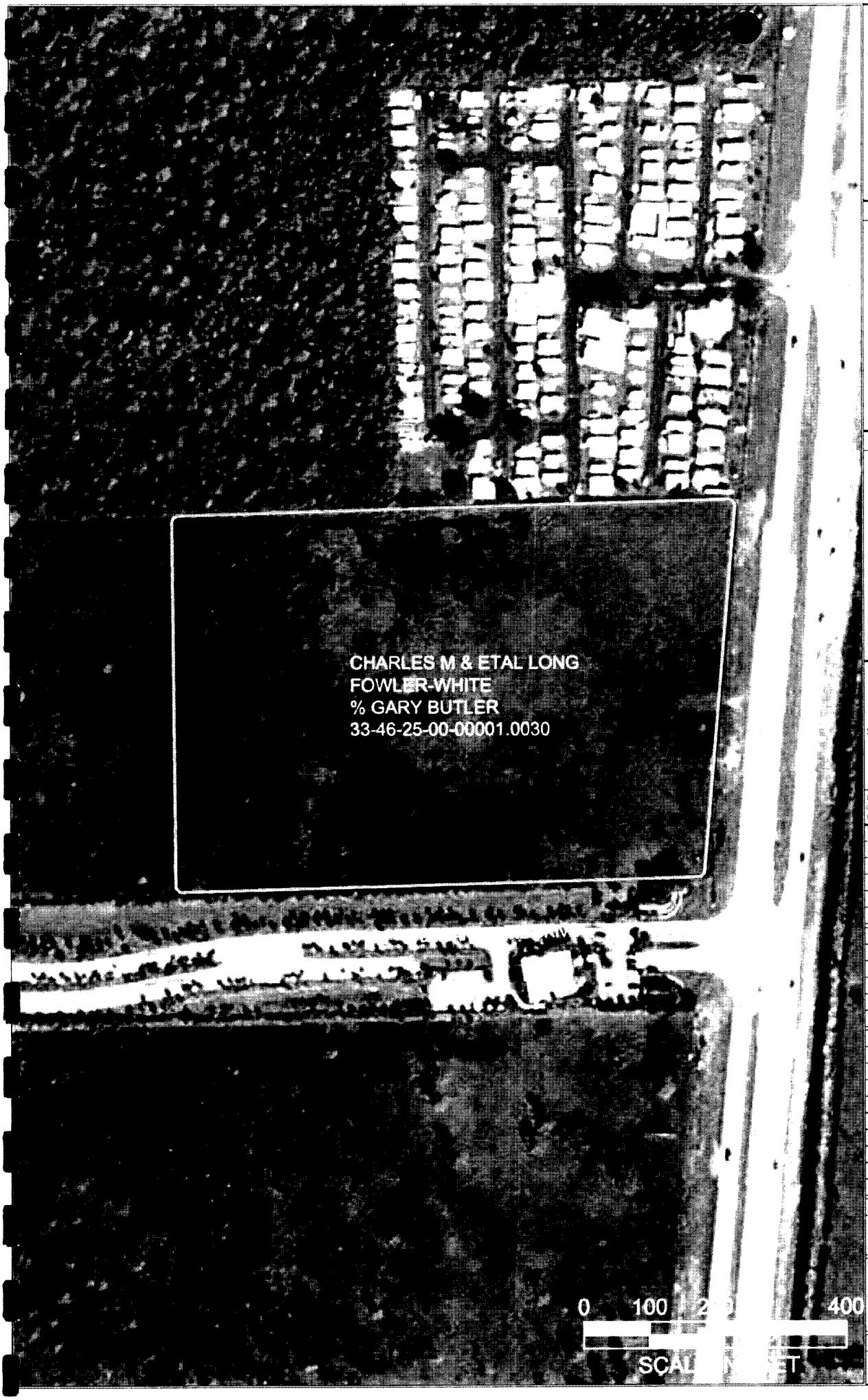
4000-900210D



SOILS MAP FOR CAMARGO 10 ACRE

Exhibit 6-E

Barraco and Associates, Inc.



Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 · SURVEYING LB 6940

PREPARED FOR:

N
W E
S

PROJECT DESCRIPTION:

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2004, BARRACO AND ASSOCIATES, INC.
REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868X02.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\EXHIBITS\
PLOT DATE	FRI, 1-14-2005 - 4:27 PM
PLOT BY	ANGELICA EARLEY
DESIGN BY	
XREF1	
XREF2	
XREF3	
XREF4	
XREF5	
XREF6	

PLAN REVISIONS

DCI2005-00004

PLAN STATUS:

EXHIBIT PH-2.C.2

PROPERTY OWNERSHIP MAP

PROJECT / FILE NO.	SHEET NUMBER
21868	1

METRO

1980 CELEBRATING 25 YEARS 2005

12651 McGREGOR BOULEVARD
SUITE 4-403
FORT MYERS, FL 33919-4489
TELEPHONE 239-278-3090
FAX 239-278-1906
www.metrotransportation.com
TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

METRO TRANSPORTATION GROUP, INC.
Your Transportation Resource

MEMORANDUM

DCI 2005 00004

TO: Mr. Pete Eckenrode
Lee County Department of Community Development

FROM: Ted B. Treesh
Principal/Regional Manager

RECEIVED
JAN 27 2005
PERMIT COUNTER

DATE: December 29, 2004

RE: Pelican Sound Boulevard - Estero
Roadway Classification

Metro Transportation Group Inc. (Metro) has completed an analysis as to the future classification of Pelican Sound Boulevard. It is our opinion, based on the "Draft" of Administrative Code 11-15 (Functional Classification of Roadways) that Pelican Sound Boulevard should be designated a Major Collector by Lee County.

Pelican Sound Boulevard is located in the Estero area of Lee County, Florida. The existing Pelican Sound Boulevard extends west from U.S. 41 into the Pelican Sound Golf and River Club, a residential planned unit development. From U.S. 41 to the gatehouse of the Pelican Sound community, the roadway is a four lane divided roadway with a landscaped median. As part of the development of the North Point Development of Regional Impact (DRI), Pelican Sound Boulevard will be extended east of U.S. 41 and intersect with the Sandy Lane extension, to be constructed by The Simon Group in conjunction with the Coconut Point DRI.

The following memo will address issues such as existing and projected traffic volume, access, intersection spacing, traffic signals and proposed function as it relates to the overall County roadway network. Based on these factors, the designation of Pelican Sound Boulevard as a Major Collector is requested. Since Pelican Sound Boulevard (west of U.S. 41) is currently a public roadway up to the gatehouse for the Pelican Sound residential community and maintained by a Community Development District, the decision of the designation rest with the Director of Development Services.

Administrative Code 11-15 is currently under review by Lee County staff and is anticipated to be adopted by the Board of County Commissioners in March of 2005. This Administrative Code outlines the existing functional classification of roadways within Lee County and also identifies a policy and procedure for classifying or re-classifying future roadways in the County. Due to the lack of any formal process prior to this Administrative Code, this Code was followed in addressing the future classification of Pelican Sound Boulevard. A copy of the "Draft" AC 11-5 is attached to this memo for reference.

Under Section V of the Code, the functional classification criteria is addressed. For a Major Collector roadway, the Code states that a Major Collector is ***"A type of Collector, usually part of the long range plan, and can be at one end of a longer route containing an arterial. May be but is typically not part of an emergency evacuation route. Mobility of through traffic is less than an arterial but is still the primary function. Through traffic volume is typically higher than traffic resulting from direct access, there sometimes are direct residential driveways. The street rarely has roadside or on-street parking. The street may have some characteristics of an arterial."***

Also within Section V of the Administrative Code are quantitative criteria and qualitative criteria that may be considered when evaluating the functional classification of a roadway. The quantitative criteria include measurable criteria such as *"traffic volume, facility or route length, posted speed, traffic signals, existing connection separation, side street spacing and bus routes."* Qualitative criteria to be considered include *"connection of urban communities, long range plan, continuity as part of a longer route, emergency evacuation routes, through traffic, direct residential unit access, penetration of a neighborhood and roadside or on-street parking."*

Since the majority of development along this roadway has not yet occurred, the future traffic volumes were estimated based on approved site development plans and zoning traffic analyses. On the west side of U.S. 41, along the existing segment of Pelican Sound Boulevard, the residential golf community of Pelican Sound is at or near completion. This development was approved for approximately 1,480 residential units. Access to this development is provided via Pelican Sound Boulevard, Corkscrew Road and Williams Road. Of the approximately 9,450 daily trips anticipated to be generated by this project, approximately 30% are anticipated to use the Pelican Sound Boulevard access once the intersection of Pelican Sound Boulevard and U.S. 41 is signalized. The Meadows of Estero development is currently under construction with 258 multi-family residential units. Access to this parcel is primarily provided from Pelican Sound Boulevard while a secondary access is provided to Williams Road. Based on the approximately 1,435 daily two-way trips this project is anticipated to generate, approximately 50% are anticipated to use Pelican Sound Boulevard to access the project. The Paradise Shoppes @ Estero recently received zoning approval of up to 100,000 square feet of commercial uses. This retail project will have direct access to U.S. 41,

access to Pelican Sound Boulevard and Williams Road. Based on the approximately 11,865 daily trips this project is anticipated to generate, approximately 65% were assumed to use the Pelican Sound Boulevard roadway to access the project. Based on review of the DRI transportation analysis for the North Point DRI, the Pelican Sound Boulevard extension to the east of U.S. 41 is anticipated to accommodate approximately 9,600 daily trips.

Table 1 summarizes the anticipated daily traffic volumes on Pelican Sound Boulevard both east and west of U.S. 41. The segment west of U.S. 41 was divided into sections based on access to the various parcels, up to the gatehouse entering the Pelican Sound Golf community.

Table 1.
Daily Trip Estimation
Pelican Sound Boulevard

Segment	Estimated Average Daily Traffic Volume (ADT) (2-way)
West of U.S. 41	
Pelican Sound Gatehouse to The Meadow Access	2,800
The Meadows Access to Retail Access	3,550
Retail Access to U.S. 41	11,260
East of U.S. 41	
U.S. 41 to Sandy Lane	9,600

Once completed to Sandy Lane, Pelican Sound Boulevard will measure approximately 7,200 feet (1.36 miles) from Corkscrew Road to Sandy Lane. Approximately 3,000 feet of Pelican Sound Boulevard would be interior to the Pelican Sound Golf and River Club, behind the security gates. Therefore, the public portion of Pelican Sound Boulevard would extend for approximately eight tenths (0.80) of a mile, measured from the gatehouse to the intersection of Sandy Lane (estimated).

At the present time, the intersection of Pelican Sound Boulevard and U.S. 41 is unsignalized. However, once the development of the Paradise Shoppes at Estero are complete and the development of the North Point DRI is progresses, it is anticipated that warrants will be satisfied for a traffic signal at this intersection. With the recent 6-laning of U.S. 41 in this area, a full median opening remained at Pelican Sound Boulevard. Thereby, FDOT has determined that when warranted, this is an appropriate location for a traffic signal. It is not anticipated any additional signals will be located along the Pelican

Sound Boulevard corridor between the gatehouse at Pelican Sound Golf and River Club and Sandy Lane.

The exiting and proposed access connections to the existing Pelican Sound Boulevard west of U.S. 41 meet or exceed the collector access spacing requirements of the Land Development Code, which is 330 feet. With the development of the Paradise Shoppes @ Estero, there will be three full movement intersections (The Meadows will have one and Paradise Shoppes will have two) between the gatehouse and U.S. 41. The Development Order plans for the North Point DRI have not been submitted at this time to Lee County so it is unclear of the number and spacing of access drives on the east side of U.S. 41.

In terms of some of the qualitative criteria outlined in the "Draft" Administrative Code, this roadway will connect several "communities". The roadway will directly connect a large residential community with over 1.5 Million square feet of retail space, connect to an arterial (U.S. 41) and provide access to another major north/south collector roadway (Sandy Lane). Beyond the gates to the private community of Pelican Sound Boulevard, there is no direct residential driveway access to Pelican Sound Boulevard and there is no on-street parking permitted.

Contained in Exhibit 1 of the "Draft" Administrative Code is the existing functional classification of roadways within Lee County. Included in this list as Major Collectors are several roads that have characteristics that are similar to Pelican Sound Boulevard. Fiddlesticks Boulevard, south of Daniels Parkway, is a designated Major Collector. Based on the 2003 Lee County traffic count report, this roadway has an ADT of approximately 7,500 near the northern end of the corridor at Daniels Parkway. The roadway currently dead-ends at the gatehouse for the Fiddlesticks Golf and Country Club. The primary uses served at the southern end of Fiddlesticks Boulevard are residential while the commercial uses are near the northern end at Daniels Parkway.

Another roadway on the existing functional classification list as a Major Collector is Iona Road. Iona Road currently has an ADT of approximately 9,300 vehicles near the north end of the corridor based on the 2003 Lee County Traffic Count Report. Iona Road also serves several residential communities to the south and commercial property near the northern end of the corridor.

An additional roadway classified as a Major Collector is Island Park Road, which extends south from U.S. 41 into a dead end. Based on the 2003 Lee County Traffic Count Report, Island Park Road has an ADT of approximately 10,300 near the northern end of the corridor. Commercial uses, such as the Publix anchored shopping center, are at the northern end of Island Park Road.

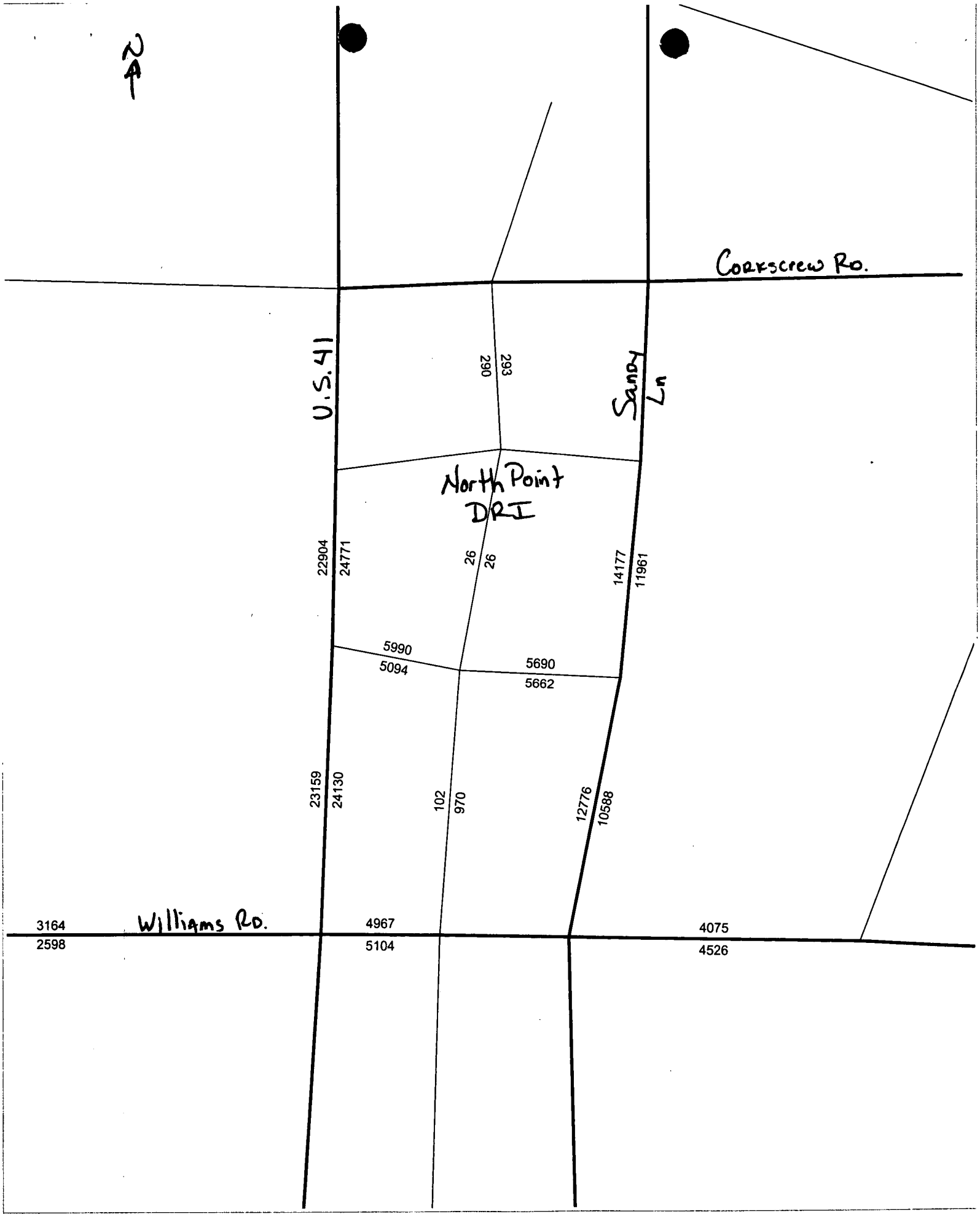
Shell Point Boulevard is also another roadway that terminates in a residential community in South Lee County. This roadway, based on the 2003 Lee County Traffic Count

Report, carried approximately 4,100 vehicle per day, with commercial uses near the Summerlin Road intersection.

The above listed roadways are all maintained by Lee County. One roadway on the classification list that is classified as a Major Collector and is privately maintained and is similar to Pelican Sound Boulevard is Highland Woods Boulevard in the Estero area of Lee County. Although no daily traffic volume is available, this four lane boulevard roadway extends east from U.S. 41 and terminates at the gatehouse to the Highland Woods residential community. Near the intersection of U.S. 41 are large retail shopping centers with direct access to Highland Woods Boulevard. The public section of this roadway (from U.S. 41 to the gatehouse) is approximately 1,400 feet in length.

Based on the data contained herein and the criteria outlined in the "Draft" version of Administrative Code 11-15, Pelican Sound Boulevard, from the gatehouse of the Pelican Sound Golf and River Club, to U.S. 41 in it's present condition and ultimately to Sandy Lane, is justified to be designated as a Major Collector roadway on the Lee County Functional Classification list.

SANDY LANE
PROP. EXT.
NORTH
PARADISE
SHOPPES
PELICAN SOUND BOULEVARD
THE
MEADOWS
PELICAN SOUND



Northpoint DRI
2008 Analysis

Viper Software by Citilabs

Licensed to Metro Transportation Group, Inc.

ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS

CATEGORY: TRANSPORTATION AND TRAFFIC MANAGEMENT	**CODE NUMBER:** AC-11-15
TITLE: FUNCTIONAL CLASSIFICATION OF ROADWAYS	**ADOPTED:**
	AMENDED:
	ORIGINATING DEPARTMENT: DEPARTMENT OF TRANSPORTATION

DRAFT

PURPOSE/SCOPE:

I. SCOPE

To create a functional classification structure for major roadways maintained by Lee County. To determine the functional classification of each county maintained roadway based on existing conditions. To develop and adopt an Existing Functional Classification List determining the functional classification of all county maintained roadways and certain non-county maintained roadways in unincorporated Lee County. The existing functional classification list will be an aid to programming of improvements, establishing design criteria and enforcement of County regulations.

POLICY/PROCEDURE:

II. POLICY AND PROCEDURE

The Director of the Department of Transportation will determine the functional classification structure. With the exception of the designation of freeways, expressways and controlled access facilities, the Director of the Department of Transportation will have the ultimate responsibility to determine the existing functional classification of county maintained roadways. The Director of Development Services will have the ultimate responsibility to determine the existing functional classification of non-County maintained roadways.

III. DEFINITIONS

Arterial, Principal – A type of arterial primarily intended to carry large volumes of through traffic for the longest trip demands between urban communities and major activity centers of the region. Access to abutting properties is a secondary function. Interstate highways, State Highways, limited access facilities, freeways, expressways and controlled access facilities are examples of principal arterials.

Arterial – A street or highway primarily intended to carry large volumes of through traffic connecting major activity centers to other major traffic generators. Access to abutting properties is a secondary function.

Collector – streets having the primary purpose of collecting traffic from intersecting local streets and distributing this volume to the nearest arterial. A secondary purpose is to carry moderate volumes of

through traffic. Access to abutting land uses is a secondary function.

Collector, Major – a type of collector street having the primary purpose of collecting traffic from intersecting local and minor collector streets and distributing this volume to the nearest arterial. A secondary purpose is to carry moderate volumes of through traffic. Access to abutting land uses is a secondary function.

Collector, Minor – a type of collector street having the primary purpose of collecting traffic from intersecting local streets and distributing this volume to the nearest major collector or arterial. As such, a minor collector street provides the linkage from neighborhoods (i.e., local streets) to the arterial system, and provides intra-neighborhood access. Access to abutting land uses is a secondary function.

Controlled Access Facility – An arterial roadway that is the subject of a Board of County Commissioners Resolution specifically designating the road as a controlled access facility and specifying the access points along the roadway corridor.

Expressway – An arterial highway, usually divided, designed for the safe and relatively unimpeded movement of large volumes of through traffic, with full or partial control of access and grade separations at most intersections. It is the subject of a Board of County Commissioners Resolution specifically designating the road as an expressway and specifying the access points along the roadway corridor.

Freeway – A type of limited access facility that is a divided arterial highway designed for the safe unimpeded movement of large volumes of traffic, with full control of access and grade separation at all intersections.

Limited Access Facility – A street or highway especially designed for through traffic and over, from, or to which owners or occupants of abutting land or other persons have no right or easement of access, light, air, or view by reason of the fact that their property abuts such limited access facility or for any other reason. The right of access may have been donated by the property owner or purchased by the State or a local government.

Local Street – Streets with the primary function being to serve adjacent properties. As such, a local street provides the linkage from adjacent land uses to the collector street system. Through volume service is not a function of local streets.

Long Range Plan – Map 3A, the Transportation Plan in the Lee Plan comprehensive plan transportation element.

Major roadway – A street or highway with a functional classification as an arterial or major collector.

Posted speed – The regulatory speed limit posted on a traffic control device along a street or highway.

State Highway – Roadways under the jurisdiction of the Florida Department of Transportation.

Traffic Volume – The Average Annual Daily Traffic (AADT) volume as reported in the latest edition of the Lee County Traffic Count Report. If none are available, a calculated AADT based on field measured traffic counts and data in the report.

Through traffic – Traffic on a street or highway driving the entire length of a road segment(s) as part of a trip to an origin or destination.

IV. FUNCTIONAL CLASSIFICATION LIST

The attached Exhibit 1 contains the Existing Functional Classification List. The list includes each county maintained roadway determined to be an arterial or collector by the Director of the Department of

Transportation and certain non-County maintained roadways determined to be an arterial or collector by the Director of the Department of Development Services. A map will be created depicting the Existing Functional Classification List for informational purposes. The Existing Functional Classification List and map will be maintained by the Department of Transportation and may be updated, as necessary, to include any interim revisions.

The State Highway system has an established functional classification system set forth in Florida Administrative Code 14-97. Each local government determines functional classification for roadways under its own jurisdiction. It is not the purpose of the Existing Functional Classification List to determine the existing functional classification of State Highways or roadways maintained by other local governments for programming of improvements or establishing design criteria under their jurisdiction. However, it may be necessary to determine the existing functional classification of a State Highway or city maintained roadway for purposes of enforcement of County regulations within the jurisdiction of the county.

V. FUNCTIONAL CLASSIFICATION CRITERIA

The attached Exhibit 2 contains a matrix to be used as a guideline in the determination of the existing functional classification of a street or highway. Due to many factors, characteristics meeting criteria of both an arterial and collector roadway, a collector and local street, or all roadway types may exist. Functional classification will be determined based on exercising sound engineering judgment, quantitative and qualitative criteria.

Quantitative criteria that may be considered in functional classification includes but is not limited to measurable criteria such as traffic volume, facility or route length, posted speed, traffic signals, existing connection separation, side street spacing, and bus routes.

Additional qualitative criteria to considered may include but not be limited to, connection of urban communities, long range plan, continuity as part of a longer route, emergency evacuation routes, through traffic, direct residential unit access, penetration of a neighborhood and roadside or on-street parking.

The distinctions between the types of arterials are primarily dependent on operational features and level of access control. The roadway, traffic and signal characteristics of the types of arterials and collectors as defined below are the primary factors in determining the functional classification.

Arterial
Roadway is part of a long travel route, has a high posted speed, traffic signals, greater existing connection separation, greater side street spacing and bus routes. The street is an important part of the long range plan, part of a longer travel route and typically an emergency evacuation route. Mobility of through traffic is the primary function. Most of the traffic volume results from through traffic. There typically are not direct residential accesses. The highway does not penetrate a neighborhood. Driveways often are shared by multiple businesses. The street typically prohibits roadside or on-street parking.

Major collector
A type of collector, usually part of the long range plan, and can be at one end of a longer route containing an arterial. May be but is typically not part of an emergency evacuation route. Mobility of through traffic is less than an arterial but is still the primary function. Through traffic volume is typically higher than traffic resulting from direct access, there sometimes are direct residential driveways. The street rarely has roadside or on-street parking. The street may have some characteristics of an arterial.

Collector
Characteristics include a moderate facility length, a moderate posted speed, traffic signals only at intersections with an arterial, moderate existing connection separation and side street spacing. It may have one bus route. The street does not penetrate a neighborhood. Access to property is a secondary function.

Minor Collector
A type of collector with a short facility length, low posted speed, perhaps one traffic signal, minimal existing connection separation, and frequent side streets. The street is not part of the long range plan or an emergency evacuation route. It may be the end of a longer route in a residential neighborhood. Mobility of through traffic is moderate. A significant percentage of traffic volume is through traffic but most of the traffic volume is from direct access, there often are direct residential accesses. The street may have roadside or on-street parking. The street may have some characteristics of a local street.

Local
It has low traffic volume, a short facility length, low posted speed, typically does not have a traffic signal or intersections, has minimal existing connection separation, and no bus routes. Is not part of the long range plan, a longer route or an emergency evacuation route. There sometimes are direct residential accesses and the street may have roadside or on-street parking. Has all direct access, and may have roadside or on-street parking. The street is contained in a neighborhood. By default, existing roadways that are not classified as a type of arterial or collector are considered a local street.

VI. REVISIONS

The Director with ultimate responsibility for administratively approving interim revisions to the Existing Functional Classification List is outlined in Section II. If, in the professional judgment of the Director with the ultimate responsibility a road segment belongs in a different classification, the Director may reclassify that segment.

Any applicant who seeks to change the functional classification of a roadway on the Existing Functional Classification List County must jointly petition the Directors of the Department of Transportation and Development Services. Any such petition will be made in writing and set forth the reasoning behind the proposed change based on an engineering analysis of the roadway function including, but not limited to, the guidelines in Exhibit 2. The Director(s) will issue a written administrative determination within 30 calendar days of receipt of the petition, indicating whether the proposed change is accepted or denied.

The administrative determination will stand until officially amended by the Board of County Commissioners as part of an update of the Existing Functional Classification List.

Exhibit 1
Existing Functional Classification List

PRINCIPAL ARTERIALS

STATE FREEWAYS

ROADWAY	FROM	TO	LOCATION
I-75	Collier County Line	Charlotte County Line	Lee County

COUNTY MAINTAINED EXPRESSWAYS

ROADWAY	FROM	TO	LOCATION
Veteran's Memorial Pkwy/Midpoint Bridge	Chiquita Blvd	Caloosahatchee River	Cape Coral

STATE MAINTAINED ARTERIALS (1)

SR 31	*SR 80*	*County Line*	*N Fort Myers*
SR 78 (Pine Island/Bayshore Rd)	*Burnt Store Rd*	*SR 31*	*Cape Coral/N. Fort Myers*
SR 739 (BUS 41)	*SR 80*	*US 41*	*N Fort Myers*
SR 739 (Fowler St)	*Hanson St*	*SR 82*	*Fort Myers*
SR 739 (Fowler St-- one way)	*SR 82*	*SR 80*	*Fort Myers*
SR 739 (Metro Pkwy)	*Ben Pratt/Six Mile Cypress Pkwy*	*Hanson St*	*Fort Myers*
SR 739 (Ben Pratt/Six Mile Cypress Pkwy)	*US 41*	*Metro Pkwy*	*Fort Myers*
SR 80 (Palm Beach Blvd)	*US 41*	*County Line*	*Fort Myers*
SR 82 (MLK Blvd/Immokalee Rd)	*US 41*	*County Line*	*Fort Myers*
SR 865 (San Carlos Blvd)	*Gladiolus Dr*	*Estero Blvd*	*Fort Myers*
SR 867 (McGregor Blvd)	*San Carlos Blvd(865)*	*US 41*	*Fort Myers*
SR 884 (Colonial Blvd)	*US 41*	*I-75*	*Fort Myers*
US 41	*Charlotte Co.*	*Collier Co.*	*Fort Myers*

(1) SUBJECT TO FDOT'S ACCESS CLASSIFICATIONS

COUNTY MAINTAINED CONTROLLED ACCESS FACILITIES

ROADWAY	FROM	TO	LOCATION
Daniels Pkwy	US 41	SR 82	Fort Myers
Ben Pratt/Six Mile Cypress Pkwy	Metro Pkwy	Colonial Blvd	Fort Myers
Summerlin Rd	McGregor Blvd	Boyscout Rd	Fort Myers
Veterans Pkwy	*Chiquita Blvd*	*Pine Island Rd*	*Cape Coral*

COUNTY MAINTAINED ARTERIALS

ROADWAY	FROM	TO	LOCATION
23rd St	Gunnery Rd	Beth Stacey Blvd	Lehigh Acres
Alabama Road	SR 82	Homestead Rd	Lehigh Acres
Alico Road	US 41	Ben Hill Griffin Blvd	San Carlos Park
Ben Hill Griffin *Pkwy*	Corkscrew Rd	Alico Rd	Fort Myers
Beth Stacey Blvd	23rd St.	Homestead Rd	Lehigh Acres
Bonita Beach Rd	Hickory Blvd	East End	Bonita Springs
Boyscout Rd	Summerlin Rd	US 41	Fort Myers
Buckingham Rd	SR 82	SR 80	Buckingham
Burnt Store Rd	Pine Island Rd	County Ln	Cape Coral
Cape Coral Bridge	Del Prado Blvd	McGregor Blvd	Fort Myers/Cape Coral
College Pkwy	McGregor Blvd	US 41	Fort Myers
Colonial Blvd	McGregor Blvd	US 41	Fort Myers
Colonial Blvd	I-75	SR 82	Fort Myers
Corkscrew Rd	US 41	County Line	Estero
Cypress Lake Dr	McGregor Blvd	US 41	Fort Myers
Del Prado Blvd	Cape Coral Pkwy	SR 78	Cape Coral
Estero Blvd	Hickory Blvd	San Carlos Blvd	Fort Myers Beach
Fowler St	US 41	Hanson St	Fort Myers
Gladiolus Dr	McGregor Blvd	US 41	Fort Myers
Gunnery Road	SR 82	Buckingham Rd	Lehigh Acres
Hancock Bridge Pkwy	Del Prado Blvd	US 41	N Fort Myers
Hanson St	Fowler St	Metro Pkwy	Fort Myers
Hickory Blvd	Bonita Beach Rd	Estero Blvd	Fort Myers Beach
Homestead Rd	SR 82	Lee Blvd	Lehigh Acres
Joel Blvd	Leeland Heights Blvd	SR 80	Lehigh Acres
Koreshan Blvd	US 41	Three Oaks Pkwy	Estero
Lee Blvd	SR 82	Leeland Heights Blvd	Lehigh Acres
Leeland Heights Blvd	Homestead Rd	Joel Blvd	Lehigh Acres
Leonard Blvd	Lee Blvd	Gunnery Rd	Lehigh Acres
Luckett Rd	Ortiz Ave	I-75	Tice
McGregor Blvd	Sanibel T. Plaza	San Carlos Blvd	Fort Myers
Midpoint Bridge	Caloosahatchee River	McGregor Blvd	Fort Myers/Cape Coral
North River Rd	SR 31	County Line	Alva
Ortiz Ave	Colonial Blvd	SR 80	Tice
Park Ave (one way)	SR 82	SR 80	Fort Myers
Pine Island Rd	Stringfellow Rd	Burnt Store Rd	Pine Island
Pondella Rd	SR 78	Bus 41	N Fort Myers
Sanibel Causeway	Sanibel Island Shoreline	Toll Plaza	Sanibel
Slater Rd	SR 78	Mellow Dr.	N Fort Myers
Stringfellow Rd	York Rd	Jug Creek	Pine Island
Summerlin Rd	Boyscout Rd	Colonial Blvd	Fort Myers
Sunshine Blvd	SR 82	W. 12th St	Lehigh Acres
Three Oaks Pkwy	Williams Rd	Alico Rd	San Carlos Park
Vanderbilt Dr	County Line	Bonita B. Rd	Bonita Springs
Winkler Rd	Summerlin Rd	McGregor Blvd	Fort Myers

COUNTY MAINTAINED MAJOR COLLECTORS

ROADWAY	FROM	TO	LOCATION
12th St. W	Gunnery Rd	Sunshine Blvd	Lehigh Acres
Bell Blvd	SR 82	Leeland Heights Blvd	Lehigh Acres
Alvin Ave	Lee Blvd	Buckingham Rd	Lehigh Acres
A & W Bulb Rd	Gladiolus Dr	McGregor Blvd	Fort Myers
Alico Rd	Ben Hill Griffin Blvd	Corkscrew Rd	San Carlos Park
Ballard Rd	Palmetto Ave	Ortiz Ave	Fort Myers
Barrett Rd	Pondella Rd	SR 78	N Fort Myers
Bass Rd	Summerlin Rd	Gladiolus Dr	Fort Myers
Bonita Grande Dr	Bonita Beach Rd	E. Terry St	Bonita Springs
Brantley Rd	Summerlin Rd	US 41	Fort Myers
Briarcliff Rd	US 41	Triple Crown Ct	Fort Myers
Broadway	Carrell Rd	Hanson St	Fort Myers
Broadway Rd	SR 80	North River Rd	Alva
Broadway	Pine Tree Ct	US 41	Estero
Captiva Dr.	Blind Pass	South Seas	Sanibel
Cemetery/Sullivan	Buckingham Rd	Stratton Rd	Buckingham
Coconut Rd	Hyatt	US 41	Estero
Constitution Blvd	US 41	Cypress Point Rd	San Carlos Park
Corbett Rd	SR 78	Littleton Rd	N Fort Myers
Country Lakes Dr	Luckett Rd	Tice St	Tice
Crystal Dr	US 41	Plantation Rd	Fort Myers
Danley Dr.	South Rd	Metro Pkwy	Fort Myers
Davis Rd	McGregor Blvd	Iona Rd	Iona
Del Prado Ext/Mellow Dr	US 41	Slater Rd	N Fort Myers
Edison Ave	Fowler St	Flint Dr	Fort Myers
E & W 6th Street	Williams Ave	Joel Blvd	Lehigh Acres
E. 12th St	Richmond Ave	Moore ave	Lehigh Acres
Fiddlesticks Blvd	Guardhouse	Daniels Pkwy	Fort Myers
Ford St	Hanson St	SR 82	Fort Myers
Gulf/Gasparilla Rd	Port Boca Grande	County Line	Boca Grande
Hanson St	Metro Pkwy	East End	Fort Myers
Hart Rd	SR 78	Tucker Ln	N Fort Myers
Henderson Ave	Canal St	SR 82	Fort Myers
Highlands Ave	Canal St	SR 82	Fort Myers
Idlewild	Metro Pkwy	Plantation Rd	Fort Myers
Imperial St	County Line	Bonita Beach Rd	Bonita Springs
Iona Rd	Davis Rd	McGregor Blvd	Iona
Island Park Rd.	Park Rd	US 41	Fort Myers
John Morris	Summerlin Rd	Iona Rd	Iona
Kelly Rd	McGregor Blvd	Pine Ridge Rd	Fort Myers
Laurel Dr/Ln	BUS 41	Hart Rd	N Fort Myers
Lee Rd	San Carlos Blvd	Alico Rd	San Carlos Park
Leetana Dr	SR 78	Pritchett Pkwy	N Fort Myers
Littleton Rd	Corbett Rd	Bus 41	N Fort Myers
Luckett Rd	I-75	Holsten Dr	Tice
Marsh Ave	Michigan Link Ave	SR 80	Fort Myers
Milwaukee Blvd	Homestead Rd	Alexander Bell Blvd	Lehigh Acres
Moody Rd	Hancock Bridge Pkwy	Pondella Rd	N Fort Myers
Nalle Grade Rd	Slater Rd	Nalle Rd	N Fort Myers
Nalle Rd	SR 78	Nalle Grade Rd	N Fort Myers
Orange Grove Blvd	Birkdale Ave	Pondella Rd	N Fort Myers

Orange River Blvd	SR 80	Buckingham Rd	Buckingham
Oriole Rd	San Carlos Blvd	Alico Rd	San Carlos Park
Park Meadows Dr	Summerlin Rd	US 41	Fort Myers
Pine Ridge Rd	San Carlos Blvd	McGregor Blvd	Fort Myers
Plantation Rd	Six Mile Cypress Pkwy	Idlewild St	Fort Myers
Pritchett Pkwy	Leetana Dr	Rich Rd	N Fort Myers
Rich Rd	Slater Rd	Pritchett Pkwy	N Fort Myers
Richmond Ave	Leeland Heights Blvd	Greenbriar Blvd	Lehigh Acres
River Ranch Rd	Williams Rd	Corkscrew Rd	Estero
San Carlos Blvd	US 41	Three Oaks Pkwy	San Carlos Park
Sanibel Blvd	US 41	Lee Rd	San Carlos Park
Shell Point Blvd	McGregor Blvd	David Dr	Iona
Slater Rd	Mellow Dr	Nalle Grade Rd	N Fort Myers
South Rd	US 41	Danley Dr.	Fort Myers
South Point Blvd	Cypress Lake Dr	College Pkwy	Fort Myers
Staley Rd	Tice St	Orange River Blvd	Buckingham
Stringfellow Rd	1st Ave	York Rd	Pine Island
Stringfellow Rd	Jug Creek	Main St	Pine Island
Sunniland Blvd	Lee Blvd	Park Road	Lehigh Acres
Sunshine Blvd	W. 12th St	74th St	Lehigh Acres
Tice St	SR 80	Staley Rd	Tice
Treeline Ave	Jetport	Airport Com. Pk	Fort Myers
West 12th St	Sunshine Blvd	Richmond Ave	Lehigh Acres
Whiskey Creek Dr	McGregor Blvd	College Pkwy	Fort Myers
Williams Ave	Lee Blvd	W. 12th St	Lehigh Acres
Williams Rd	Halfway Creek	Three Oaks Pkwy	Estero
Winkler Rd	South End	Summerlin Rd	Fort Myers
Woodland Blvd	US 41	Chatham St	Fort Myers

COUNTY MAINTAINED MINOR COLLECTORS

ROADWAY	FROM	TO	LOCATION
1st St	Sunshine Blvd	Lee Blvd	Lehigh Acres
4th St	Lee St	Yvonne Ave	Lehigh Acres
5th St	Lee St	Sunniland	Lehigh Acres
8th St	Gunnery Rd	Sunshine Blvd	Lehigh Acres
Abrams Ave	Lee Blvd	Buckingham Rd	Lehigh Acres
American Colony Blvd	Eagle Ridge Dr	Daniels Pkwy	Fort Myers
Austin St	Christiana Wy	Crystal Dr.	S. Fort Myers
Babcock Rd	US 41	Rockefeller Cir	San Carlos Park
Barbie Lane	Tucker Lane	Del Prado Ext.	N Fort Myers
Beacon Blvd	Harvard Ave	Arden St	Fort Myers
Beacon Manor Dr	US 41	Beacon Blvd	Fort Myers
Bell Tower Blvd	Daniels Pkwy	Christiana Way	S. Fort Myers
Birkdale Ave	SE 24th Ave	Orange Grove Blvd	N Fort Myers
Broadway	US 41	East End	Estero
Brookshire L. Blvd	Daniels Pkwy	Six Mile Pkwy	Fort Myers
Bunch Beach Rd	Bunch Beach	Summerlin Rd	Fort Myers
Carribean Blvd	Fifth St	Olga Rd	Ft Myers Shores
Chatham St	Woodland Blvd	Crystal Dr.	Fort Myers
Christiana Way	Austin St	Bell Tower Blvd	S. Fort Myers
Columbus Blvd	SR 82	Sentinela Blvd	Lehigh Acres
Constitution Cir/Iris Rd	Constitution Blvd	Sanibel Blvd	San Carlos Park
Coon Rd	SR 78	Donald Rd	North Fort Myers
Country Club Pkwy	Joel Blvd(S)	Joel Blvd(N)	Lehigh Acres
Cypress Rd	Oriole Rd	Three Oaks Pkwy	San Carlos Park
Davis Blvd	SR 80	Fifth St	Ft Myers Shores
Deal Rd	Durrance Rd	Old Bayshore Rd	N Fort Myers
Delaware Rd	Homestead Rd	Lee Blvd	Lehigh Acres
Donald Rd	Coon Rd	Bonita Blvd	North Fort Myers
Durrance Rd	SR 78	Deal Rd	N Fort Myers
Eagle Ridge Dr	Eagles Flight Ln	Daniels Pkwy	Fort Myers
Eisenhower Blvd	SR 82	Grant Blvd	Lehigh Acres
Electric Ln	Mariana Ave	SR 78	N Fort Myers
Estero Blvd	Center St	Bodwitch Point	Fort Myers Beach
Evergreen Rd	Herron Rd	US 41	N Fort Myers
Evergreen Rd	US 41	Bus 41	N Fort Myers
E. 10th St	Richmond Ave	Hines Ave	Lehigh Acres
E. 14th St	Richmond Ave	Hines Ave	Lehigh Acres
E. 21st St	Joel Blvd	Moore Ave	Lehigh Acres
E. 23rd St	Joel Blvd	Fitch Ave	Lehigh Acres
E. 2nd St	Country Club Pkwy	Hines Ave	Lehigh Acres
E. 6th St	Joel Blvd	Hines Ave	Lehigh Acres
E. 7th St	Lakeview Dr	Hines Ave	Lehigh Acres
E. 7th St	Richmond Ave	Joel Blvd	Lehigh Acres
E. 9th St	Richmond Ave	Hines Ave	Lehigh Acres
Fifth St	Davis Blvd	Carribean Blvd	Ft Myers Shores
Fordham St	Woodland Blvd	Crystal Dr.	Fort Myers
Grant Blvd (West)	SR 82	Ranier Ave	Lehigh Acres
Grant Blvd (East)	Labree Ave	Sentinela Blvd	Lehigh Acres
Greenbriar Blvd	Jackie Ct	Joel Blvd	Lehigh Acres
Gulfview Blvd	Putter Ln	Par Rd	Lehigh Acres
Hart Rd	Laurel Dr.	Tucker Lane	N Fort Myers
Herron Rd	Evergreen Rd	SR 78	N Fort Myers

Idlewild St	Plantation Rd	Ranchette Rd	Fort Myers
Jaguar Blvd	SR 82	Naples Ave	Lehigh Acres
Kelly Cove Dr	Summerlin Rd	Kelly Rd	Fort Myers
Lakewood Blvd	Gladiolus Dr	Summerlin Rd	Fort Myers
Laurel Dr.	Hart Rd	Breeze Dr.	N Fort Myers
Luckett Rd	Nuna Ave	Ortiz Ave	Tice
Main St	San Carlos Blvd	Spanish Main	San Carlos Is.
Many Rd	Evergreen	SR 78	N Fort Myers
Maple Dr	Summerlin Rd	2nd Ave	Fort Myers
Marianna Ave	US 41	Electric Ln	N Fort Myers
Matanzas Rd	San Carlos Blvd	Oriole Rd	San Carlos Park
McArthur Blvd	Milwaukee Blvd	E 5 St	Lehigh Acres
Meadow Rd	Bell Blvd	Naples Ave	Lehigh Acres
Miami Blvd	Pine Apple Rd	San Carlos Blvd	San Carlos Park
Milwaukee Blvd	Alexander Bell Blvd	Columbus Blvd	Lehigh Acres
Moody Rd	Skyline Dr.	Hancock Bridge Pkwy	N Fort Myers
Moore Ave	Sentinela Blvd	E 21st St	Lehigh Acres
Neal Rd	Buckingham Rd	Orange River Rd	Buckingham
New Post Rd	Nantucket Rd	SR 78	N Fort Myers
Nimitz Blvd	Bell Blvd	Columbus Blvd	Lehigh Acres
North Airport Rd	US 41	Fowler St	Fort Myers
Oak Dr	West End	US 41	Fort Myers
Old Bayshore Rd	SR 78	SR 31	N Fort Myers
Olga Rd	SR 80(W)	SR 80(E)	Ft Myers Shores
Olive Ave	Sunshine Blvd	46 St	Lehigh Acres
Orange Grove Blvd	Club Entrance	Birkdale Ave	N Fort Myers
Overlook Dr	Brent Wood Rd	Cypress Lake Dr	Fort Myers
Palm Ave	Hancock B. Pkwy	Pondella Rd	N Fort Myers
Palm Creek Dr.	SR 78	Deal Rd	N Fort Myers
Palomino Dr	Daniels Pkwy	Penzance Blvd	Fort Myers
Panther Ln	Rose Ln	Cypress Lake Dr	Fort Myers
Park Rd	Ten Mile Canal	US 41	Fort Myers
Parkdale Blvd	SR 82	Homestead Rd	Lehigh Acres
Penzance Blvd	Ranchette Rd	Six Mile Pkwy	Fort Myers
Phlox Dr.	San Carlos Blvd	Alico Rd	San Carlos Park
Pineapple Rd	Miami Blvd	Three Oaks Pkwy	San Carlos Park
Pineland Rd/Waterfront Dr/ Caloosa Dr/Bokeelia Rd	Stringfellow Blvd S.	Stringfellow Blvd N.	Pine Island
Piney Road	Pondella Road	SR 78	N Fort Myers
Pittsburgh Blvd	Lee Rd	Oriole Rd	San Carlos Park
Ranchette Rd	Penzance Blvd	Idlewild St	Fort Myers
Richmond Ave	Weston Rd	Leeland H. Blvd	Lehigh Acres
River Rd	South End	Bus 41	N Fort Myers
Samville Rd	Williams Rd	Church St	N Fort Myers
Sandy Ln	Corkscrew Rd	Broadway	Estero
Sentinela Blvd	Bell Blvd	Naples Ave	Lehigh Acres
Skyline Dr	Hancock B. Pkwy	White Shell Wy	N Fort Myers
Spring Creek Rd	Spring Creek Dr	Coconut Rd	Estero
Staley Rd	Luckett Rd	Tice St	Buckingham
Sunrise Blvd	Victoria Ave	Naples Ave	Lehigh Acres
S.W 40th St	SR 82	Sunshine Blvd	Lehigh Acres
S.W 4th St	Jack Ave	Gunnery Rd	Lehigh Acres
S.W 7th St	John Ave	Gunnery Rd	Lehigh Acres
Thornton Rd	McGregor Blvd	Iona Rd	Iona
Tropic Ave	SR 80	Carribean Blvd	Ft Myers Shores

Tucker Lane	Hart Rd	Barbie Lane	N Fort Myers
Winged Food Dr	Phlox Dr	Oriole Rd	San Carlos Park
Woodland Blvd	Chatham St	Fordham St	Fort Myers
W. 14th St	Lee Ave	Richmond Ave	Lehigh Acres
W. 17th St	Sunshine Blvd	North Ave	Lehigh Acres
York Rd	Stringfellow Blvd	South End	Pine Island

CITY AND PRIVATELY MAINTAINED ARTERIALS

ROADWAY	FROM	TO	LOCATION
Del Prado Blvd Ext.	SR 78	US 41	N Fort Myers
Diplomat Pkwy	Corbett Rd	US 41	N Fort Myers
Gateway Blvd	Daniels Pkwy	North End	Gateway
Old 41	Collier Co.	US 41	Bonita Springs
Three Oaks Parkway	*Coconut Rd*	*Williams Rd*	*Bonita Springs*
W. Terry St	US 41	Old 41	Bonita Springs

CITY AND PRIVATELY MAINTAINED MAJOR COLLECTOR

ROADWAY	FROM	TO	LOCATION
Arroyal Rd	Bonita Beach Rd	Pennsylvania	Bonita Springs
Coconut Road	*US 41*	*Three Oaks Pkwy*	*Bonita Springs*
E. Terry St	Old 41	Bonita Grande Dr	Bonita Springs
Highland Woods Blvd	US 41	Highland Woods Entr.	Bonita Springs
Pennsylvania Ave	Arroyal Rd	Old 41	Bonita Springs

CITY AND PRIVATELY MAINTAINED COLLECTOR

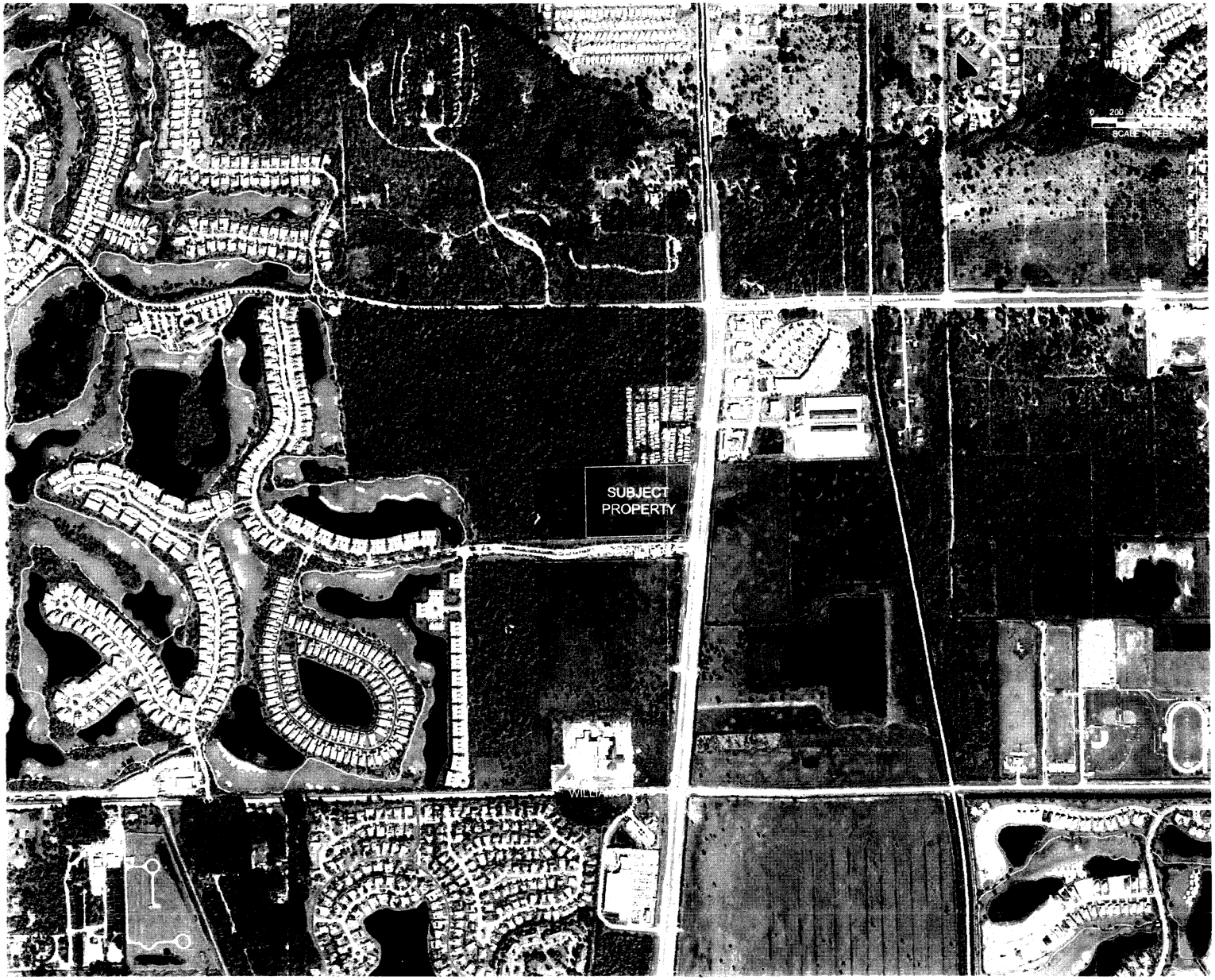
ROADWAY	FROM	TO	LOCATION
Big Pine Way	US 41	Bell Tower Dr	Fort Myers
Bonita Bay Blvd	US 41	West	Bonita Springs
Bonita Grande Dr	County Line	Bonita Beach Rd	Bonita Springs
Commerce Lakes Dr	Griffin Dr	SR 82	Gateway
Commerce Lakes Dr	Westlinks Blvd	Gateway Blvd	Gateway
Forest Blvd	West End	US 41	Fort Myers
Hunters Ridge Blvd	County Line	Bonita B. Rd	Bonita Springs
Northbay Drive	Country Club Dr.	US 41	Bonita Springs
Pelican Colony Blvd	Burnt Pine Dr	US 41	Bonita Springs
Pelican Landing Pkwy	Burnt Pine Dr	US 41	Bonita Springs
Pelican Nest Dr	Burnt Pine Dr	US 41	Bonita Springs
Seven Lakes Blvd	West	US 41	Fort Myers

CITY AND PRIVATELY MAINTAINED MINOR COLLECTOR

ROADWAY	FROM	TO	LOCATION
Cockleshell Dr	Old 41	Maddox Ln	Bonita Springs
Dean St	Old 41	Imperial St	Bonita Springs
Imperial Harbour Blvd	South End	Old 41	Bonita Springs
Imperial St	Imperial River	E. Terry St	Bonita Springs
Imperial St	Bonita Beach Rd	Dean St	Bonita Springs
Matheson Ave	Drusilla Ln	Terry St	Bonita Springs
Morton Ave	E. Terry St	One mile north	Bonita Springs
Southern Pines Dr	Terry St	North End	Bonita Springs
Spring Creek Dr.	Sailfish St	Spring Creek Rd	Bonita Springs
Windsor Rd	Winthrop Cir	Riverside Ln	Bonita Springs

Exhibit 2
Existing Functional Classification Criteria

Roadway Type	Arterial	Major Collector	Minor Collector	Local
Quantitative Criteria				
traffic volume range (current average)	5,000 to 100,000 (20,000) AADT	2,000 to 15,000 (5,000) AADT	100 to 5,000 (1,000) AADT	under 1,000 AADT
facility or route length	4 to 35 miles	2 to 6 miles	0.5 to 3 miles	0.1 to 1 mile
posted speed	40-70 MPH, 30-45 in urban community	30-45 MPH	30-35 MPH	25-30 MPH
Traffic signals	Multiple signals	1 to 2 at arterial intersection(s)	0 or 1 at arterial intersection	None
existing connection separation	660 feet or more except in urban community	Average 330 feet or more except in urban community	Average 330 feet or less	Average 330 feet, typically 125 feet or less
side street spacing	0.25 mile or more	0.5 mile or less	One block	One block
bus routes	0-5 or more	0-1 per day	0-1 per day	None
Qualitative Criteria				
connection of urban communities	connects and passes through	May be contained or can connect	contained within one community	contained within one subdivision
Included in the long range plan	Yes	Yes	No	No
part of a longer route/continuity	Yes	May at end of arterial	May at end in neighborhood	No
emergency evacuation route	Yes	No	No	No
through traffic	Mostly	Majority	Some	Little or none
direct residential access	Some	Moderate	Yes	Yes
penetrates neighborhood	No	May	Yes	contained in neighborhood
roadside or on-street parking	No	Rarely	Sometimes	Usually



Barraco
and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 · SURVEYING LB 6940

PREPARED FOR

PROJECT DESCRIPTION

CAMARGO 10 ACRES

TOWNSHIP 46 SOUTH
RANGE 25 EAST
ESTERO
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
(C) COPYRIGHT 2006, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, OR ANSWERS OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21868X01.DWG
LAYOUT	2X3
LOCATION	J:\21868\DWG\EXHIBITS\
PLOT DATE	WED 5-24-2006 7:33 AM
PLOT BY	SHELLIE JOHNSON
DESIGN BY	

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

AERIAL
LOCATION
MAP

PROJECT FILE NO.	SHEET NUMBER
21868	1