



# EXHIBITS

from HEX hearing

CASE #: DCI2004-00013

CASE NAME: Camargo MPD

**Attach a copy of this form to the top of packet of the exhibits & place exhibits in case file.**

**ARE THERE ANY BOARD EXHIBITS?    ☐ YES    ☐ NO**

**LOCATION OF BOARDS:**

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**If there are any board exhibits, attach another copy of this form to boards for identification purposes.**

**MEMORANDUM**  
**FROM THE**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**ZONING DIVISION**

**DATE:** October 27, 2004

**To:** Diana Parker  
Chief Hearing Examiner

**FROM:** Alvin Block, AICP  
Principal Planner

*Alvin Block*

**SUBJECT:** DCI2004-00013, Camargo MPD

At the last Hearing Examiner hearing on this case, Staff agreed to revise the recommended Schedule of Uses to address the changes discussed during that hearing.

Staff has prepared the following to address the changes made during that meeting. Staff has also communicated with the Estero Community Planning Panel and the applicant sharing this language prior to this hearing in order to try to reach a consensus on this wording.

The following replaces Condition 3 as recommended in the original staff report.

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 Sections 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 Section 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 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.)(strictly limited to being 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 Section 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. For any drive through facility placed on Parcels 1, 2, 5, and 6 these may only be placed on a western facing building facade. The parcel containing the automobile service station/convenience food and beverage store/car wash the entrance and exit must face east and west respectively. A drive through facility on Parcel 7 may only be placed on the northern facade provided that the vehicles travel in an east to west direction)  
DRUGSTORE (limited to only one within the project)  
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  
HARDWARE STORE (limited to a maximum of 10,000 square feet)  
HEALTH CARE FACILITIES (LDC Section 34-622(c)(20)):Groups I, II, and III  
HOBBY, TOY, AND GAME STORE  
HOUSEHOLD AND OFFICE FURNISHINGS (LDC Section 34-622(c)(22)), Groups I and II (Household use as limited by the Land Development Code 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 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.)(Free-standing stores are prohibited)  
    PAINT, GLASS AND WALLPAPER  
    PARKS (LDC Section 34-622(c)(32)): Groups I and II  
    PARKING LOT:     Accessory (see Note 1 below)  
                    Garage, public parking  
                    Temporary  
    PERSONAL SERVICES (LDC Section 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 Sections 34-1951 et seq.,  
and 34-3021)

RECREATIONAL 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))(All storage must be indoor):

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 Section  
34-622(c)(41)): Groups II and IV

RESTAURANT, FAST FOOD (limited to one within the project to be  
located on either Parcel 2 or 5)

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 (only in conjunction with an  
Automobile Service Station or Convenience Food and  
Beverage Store) See Note 2

SIGNS in accordance with Land Development Code Chapter 30

SOCIAL SERVICES (LDC Section 34-622(c)(46)): Group I

SPECIALTY RETAIL SHOPS (LDC Section 34-622(c)(47)): Groups  
I, II, III, and IV (no outdoor storage permitted)

STUDIOS (LDC Section 34-622(c)(49))

TEMPORARY USES (LDC Section 34-3041 et seq.)(limited solely to  
temporary contractor's office and storage shed,

THEATER, indoor (LDC Section 34-2471 et seq.)

USED MERCHANDISE STORES (LDC Section 34-622(c)(54)):

Groups I and II

VARIETY STORE

WHOLESALE ESTABLISHMENTS (LDC Section 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 8 fuel pumps are permitted within development. A Special Exception will be required to permit more than 8 fuel pumps.

cc: Zoning/DCI file  
Tim Jones, County Attorney's office (via e-mail)  
Donna Marie Collins, County Attorney's office (via e-mail)

*PARADISE SHOPPES*  
*of Estero*

*Exhibits*

*October 13, 2004*

**Exhibit 6-M  
Camargo MPD**

**Schedule of Uses  
Revised  
July 16, 2004**

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, Z-98-029)

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

PLACES 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

Paradise Retail Center  
Schedule of Uses  
Exhibit 6-M

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 Deleted June 14, 2004~~

~~ASSISTED LIVING FACILITY (LDC Sections 34-1491 *et seq.*, and 34-1411) Deleted June 14, 2004~~

\*ATM (automatic teller machine)

\*AUTO PARTS STORE – without installation services

\*AUTOMOBILE SERVICE STATION - *Restricted to one on Parcel 3 or Parcel 4 with convenience store and car wash. Added July 12, 2004*

\*AUTO REPAIR AND SERVICE [LDC Section 34-622(c)(2)], Group I only

~~\*BAIT AND TACKLE SHOP Deleted June 14, 2004~~

\*BANKS AND FINANCIAL ESTABLISHMENTS [LDC Section 34-622(c)(3)]: Groups I and II

BOATS:

Boat parts store

~~Boat rental Deleted July 12, 2004~~

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC Section 34-1441 *et seq.*)

~~BUILDING MATERIAL SALES (LDC Section 34-822(c)(4) and 34-3001 *et seq.*) No outside storage Deleted June 14, 2004~~

BUSINESS SERVICES [LDC Section 34-622(c)(5)]: Group I

\*CAR WASH - *Restricted to Automobile Service Station parcel (Parcel 3 or 4) in conjunction with convenience store. Added July 12, 2004*

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 (Parcel 3 or 4) and one additional use such as a wine or liquor store "up-scale" in nature without convenience store appurtenances in keeping with the overall architectural and landscape intent of the project. Added July 12, 2004.*

CULTURAL FACILITIES [LDC Section 34-611(c)(10)]

DAY CARE CENTER, CHILD, ADULT

\*DEPARTMENT STORE

\*DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE - *Restricted to maximum of five parcels. Added July 12, 2004*

DRUGSTORE, PHARMACY - *Limited to one store for the project. Added July 12, 2004*

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

~~FUNERAL HOME AND MORTUARY (without a crematory) Deleted July 12, 2004.~~

\*HARDWARE STORE - *Restricted to 10,000 square feet or less. Added July 12, 2004*

\*HEALTH CARE FACILITIES [LDC Section 34-622(c)(20)]: Groups I – III

Paradise Retail Center  
Schedule of Uses  
Exhibit 6-M

\*HELISTOP *Deleted June 14, 2004*

\*HOBBY, TOY AND GAME SHOPS [LDC Section 34-622(c)(21)]

\*HOTEL/MOTEL (LDC Section 34-1801 et seq.) ~~limited to 105 rooms~~ *Deleted June 14, 2004*

\*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. Added July 12, 2004.*

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 *Deleted June 14, 2004*

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: *Deleted June 14, 2004*

Accessory

Garage, public parking

Temporary (LDC Section 34-2022)

PERSONAL SERVICES [LDC Section 34-622(c)(33)]: Groups I – III (\*ATM only) - *List (Revised July 12, 2004):*

GROUP I

ATM's (automatic teller machines)

Barbershops or beauty shops

Clothing alterations and repair, including dressmakers, seamstresses and tailors

~~Coin-operated laundries wherein coin-operated or other facilities are provided for self-service laundering or dry cleaning~~

Laundromats

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

~~Massage establishments~~

~~Massage parlors (article VII, division 3)~~

Reducing or slenderizing salons

Steam or Turkish baths

Paradise Retail Center  
Schedule of Uses  
Exhibit 6-M

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

PET SHOP

\*PHARMACY

~~PLACE OF WORSHIP (LDC Section 34-2051 et seq.) Deleted June 14, 2004~~

\*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 *List (Revised July 12, 2004):*

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 - *Restricted to one use on Parcel 2 or Parcel 5. Added July 12, 2004.*

\*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

Paradise Retail Center  
Schedule of Uses  
Exhibit 6-M

STORAGE:

~~Indoor only, (LDC Section 34-3001 et seq.) Deleted June 14, 2004~~

STUDIOS [LDC Section 34-622(c)(49)]

TEMPORARY USES (LDC Section 34-3041 et seq.)

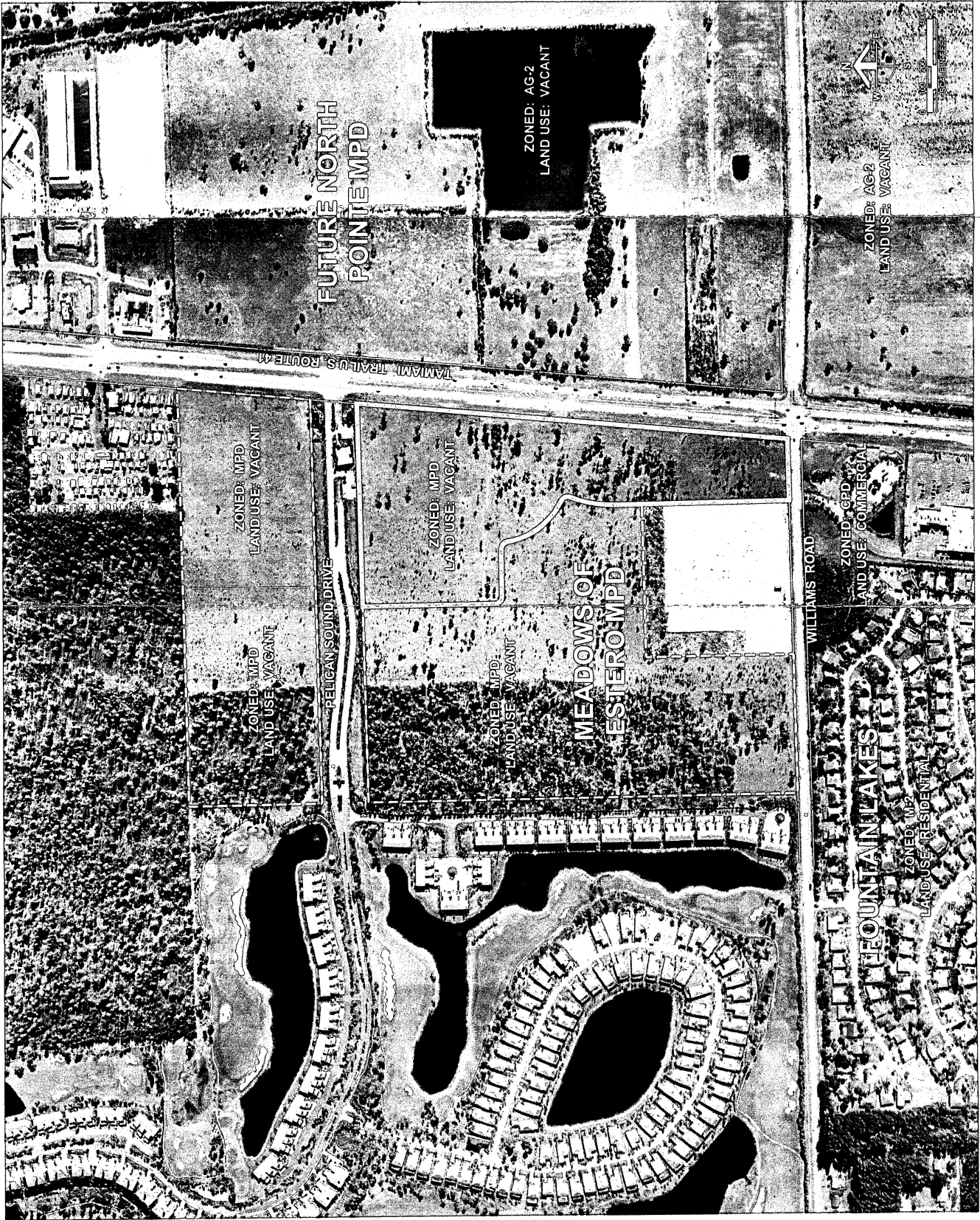
\*THEATER, indoor only (LDC Section 34-2471 et seq.)

\*USED MERCHANDISE STORES [LDC Section 34-622(c)(54)]: Groups I and II

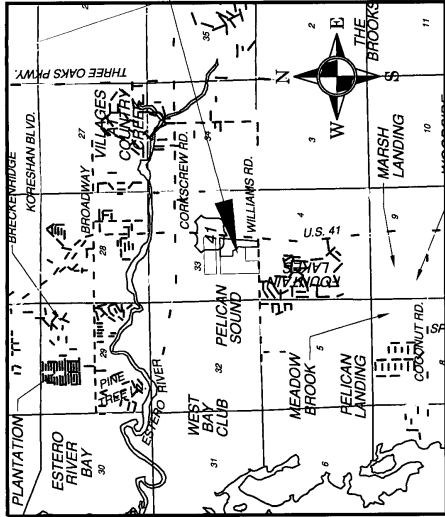
\*VARIETY STORE

~~\*VEHICLE AND EQUIPMENT DEALERS [LDC Section 34-622(c)(55)]: Group II only (LDC Section 34-1352)  
Deleted June 14, 2004~~

WHOLESALE ESTABLISHMENTS [LDC Section 34-622(c)(56)]: Group III only







LOCATION MAP

- SITE DEVELOPMENT NOTES (APPLICANTS SUGGESTED CONDITIONS)**
- A 25 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 a 23 foot wide native landscape arterial road buffer.
  - Open space and indigenous preservation areas shall comply with Resolution No. 2-98-0297, "Native Landscapes".
  - All developments must be in accordance with Resolution No. 2-98-0297, "Native Landscapes".
  - The site shall be developed in accordance with Resolution No. 2-98-0297, "Native Landscapes".
  - All developments shall be in accordance with Resolution No. 2-98-0297, "Native Landscapes".

| PROPERTY DEVELOPMENT REGULATIONS TABLE |             |                         |                |                |                   |                 |      |      |       |                      |         |
|----------------------------------------|-------------|-------------------------|----------------|----------------|-------------------|-----------------|------|------|-------|----------------------|---------|
| LAND USE                               | ALL PARCELS | MIN. LOT SIZE (SQ. FT.) | MIN. LOT WIDTH | MIN. LOT DEPTH | MAX. LOT COVERAGE | SETBACKS (F.T.) |      |      |       | BUILDING REPAIRATION | STORIES |
|                                        |             |                         |                |                |                   | FRONT           | SIDE | REAR | WATER |                      |         |
| OFFICE                                 |             | 10,000                  | 75             | 100            | 60%               | 20'             | 10'  | 20'  | 0     | 15'                  | 5       |
| RETAIL                                 |             | 10,000                  | 75             | 100            | 60%               | 20'             | 10'  | 20'  | 0     | 15'                  | 3       |
| HOTEL                                  |             | 22,500                  | 150'           | 150'           | 60%               | 20'             | 10'  | 20'  | 0     | 20'                  | 5       |
| MULTI-FAMILY                           |             | 8,500                   | 80'            | 80'            | 70%               | 20'             | 10'  | 20'  | 0     | 20'                  | 4       |
| ACCESSORY STRUCTURES                   |             | N/A                     | N/A            | N/A            | N/A               | 0               | 0    | 0    | 0     | N/A                  | N/A     |
| COMMUNITY USE                          |             | 7,500                   | 75             | 100            | 60%               | 20'             | 10'  | 20'  | 0     | 15'                  | 5       |

\*ALONG U.S. 41 FRONTAGE, BUILDINGS WILL HAVE A MINIMUM FRONT SETBACK OF 25 FEET

| OPEN SPACE TABLE                                  |                              |                              |            |
|---------------------------------------------------|------------------------------|------------------------------|------------|
| PARCEL                                            | REQUIRED OPEN SPACE IN ACRES | PROPOSED OPEN SPACE IN ACRES | PERCENTAGE |
| PARCEL 1                                          | 1.40                         | 0.42                         | 0.29       |
| PARCEL 2                                          | 0.98                         | 0.29                         | 0.29       |
| PARCEL 3                                          | 2.11                         | 0.63                         | 0.29       |
| PARCEL 4                                          | 1.50                         | 0.45                         | 0.30       |
| PARCEL 5                                          | 1.30                         | 0.40                         | 0.30       |
| PARCEL 6                                          | 1.55                         | 0.47                         | 0.30       |
| PARCEL 7                                          | 2.90                         | 0.85                         | 0.29       |
| PARCEL 8                                          | 4.84                         | 1.50                         | 0.31       |
| U.S. 41 (FUTURE)                                  | 3.32                         | 0.99                         | 0.30       |
| U.S. 41 (FUTURE)                                  | 1.17                         | 0.35                         | 0.30       |
| TOTAL ACRES FOR SOUTH COMMERCIAL DEVELOPMENT AREA | 21.72                        | 6.55                         | 30.15      |
| TOTAL ACRES FOR NORTH COMMERCIAL DEVELOPMENT AREA | 10.86                        | 3.30                         | 30.36      |
| TOTAL COMMERCIAL ACREAGE                          | 32.57                        | 9.85                         | 30.23      |
| PREVIOUSLY APPROVED RESIDENTIAL AREA              | 48.92                        | 20.00                        | 40.89      |
| TOTAL                                             | 81.49                        | 29.85                        | 36.62      |

Indigenous Open Space Provided

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 Provided

Open Space Required for Commercial Parcels at 30%: 2.2 acres @ 100% per LDC Section 10-413(c)(2)  
Open Space Required for Residential Parcels at 40%: 4.8 acres @ 100% per LDC Section 10-413(c)(2)  
Total Indigenous Open Space Provided: 7.0 acres

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

| RETAIL COMMERCIAL INTENSITY |                 |                 |
|-----------------------------|-----------------|-----------------|
| PARCEL                      | MAXIMUM ACREAGE | MAXIMUM FOOTAGE |
| PARCEL 1                    | 1.40            | 15,000          |
| PARCEL 2                    | 0.98            | 6,000           |
| PARCEL 3                    | 2.11            | 25,000          |
| PARCEL 4                    | 1.50            | 20,000          |
| PARCEL 5                    | 1.30            | 8,000           |
| PARCEL 6                    | 1.55            | 7,000           |
| PARCEL 7                    | 2.90            | 15,000          |
| PARCEL 8                    | 4.84            | 25,000          |
| TOTAL                       | 20.00           | 100,000         |

**SURROUNDING ZONING AND LAND USES**

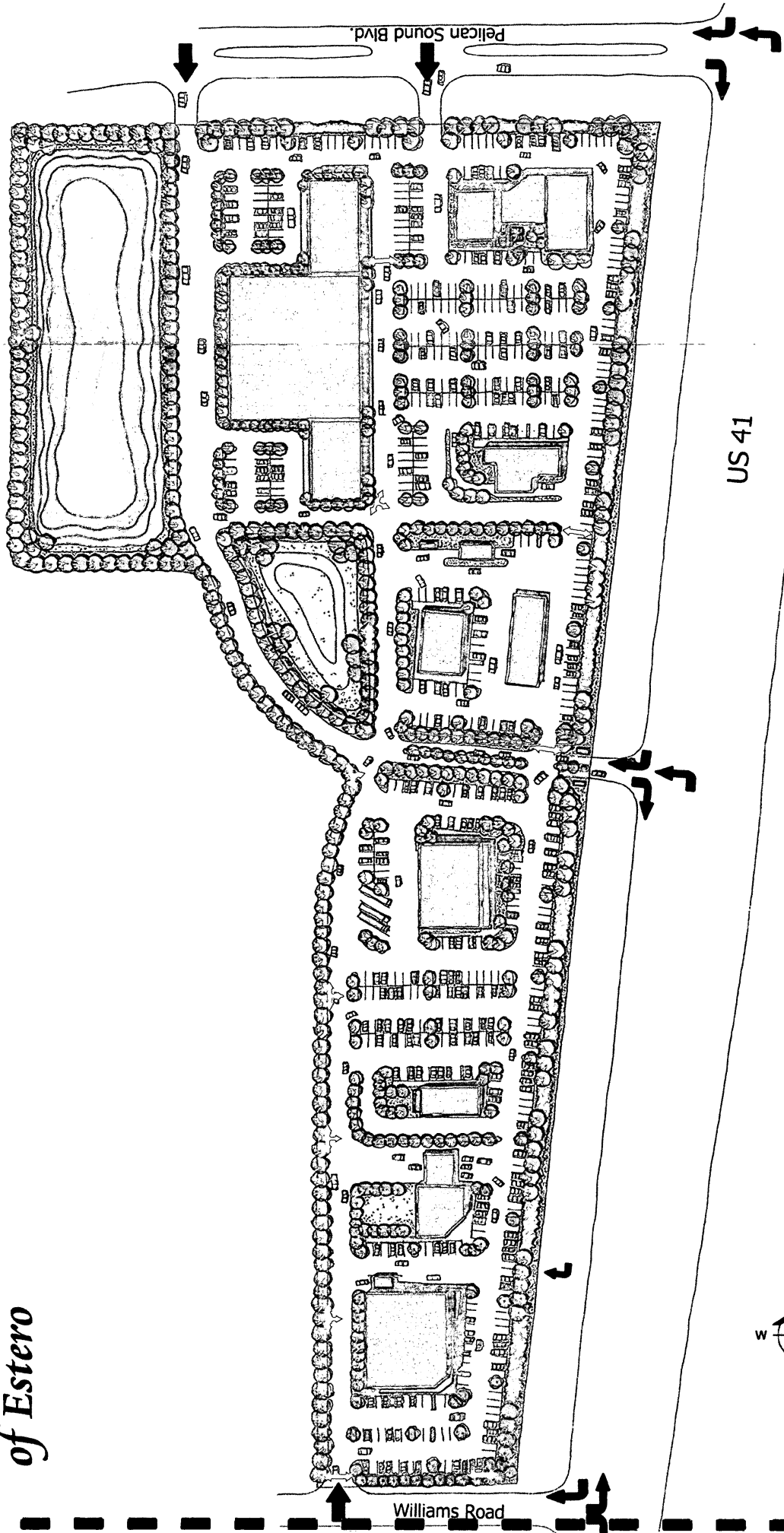
ZONING: EXISTING LAND USES:  
NORTH: MPD  
SOUTH: PELICAN SOUND DRIVE / VACANT  
EAST: ASD  
WEST: U.S. 41 / VACANT  
VACANT  
PARCELS 1-4 TO BE COMMERCIAL DEVELOPED

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

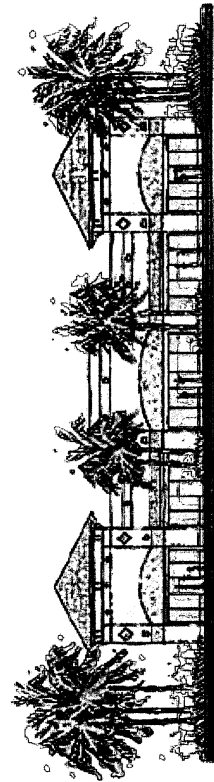
EXHIBIT 6-J

**Barraco**  
CONSULTANTS, INC.  
2771 MIDLAND AVENUE, SUITE 200  
FORT MYERS, FLORIDA 33901-3000  
TEL: 888-888-8888  
FAX: 888-888-8888  
WWW.BARRACOCONSULTANTS.COM

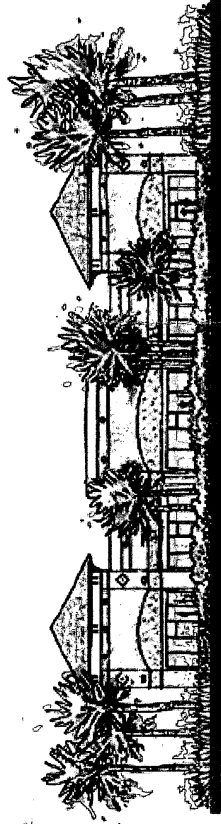
# PARADISE SHOPPES of Estero



# PARADISE SHOPPES of Estero



Conceptual Architecture For Commercial Buildings



Conceptual View From US 41 C-C



Conceptual Entrance To The Shoppes A-A



Typical Conceptual US 41 Cross Section B-B

# PARADISE SHOPPES OF ESTERO



## 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.

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- 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

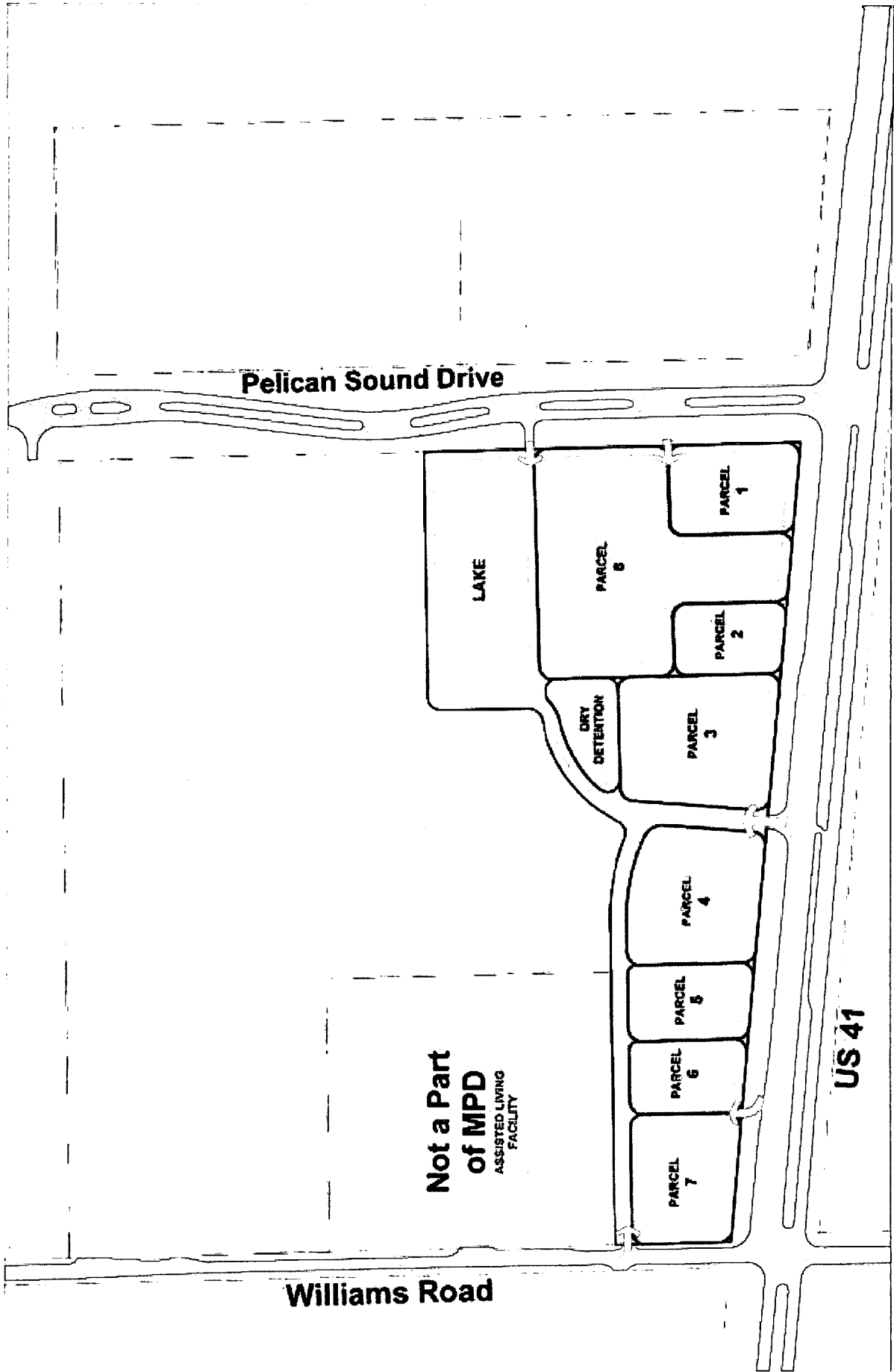
The following design guidelines are intended to establish the standard with which this development will comply. The guidelines however, are intended to be flexible to allow for a more detailed analysis by the Lee County development review staff and the Estero Development Review Committee at the time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

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Parcel Map

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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.

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## 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)

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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

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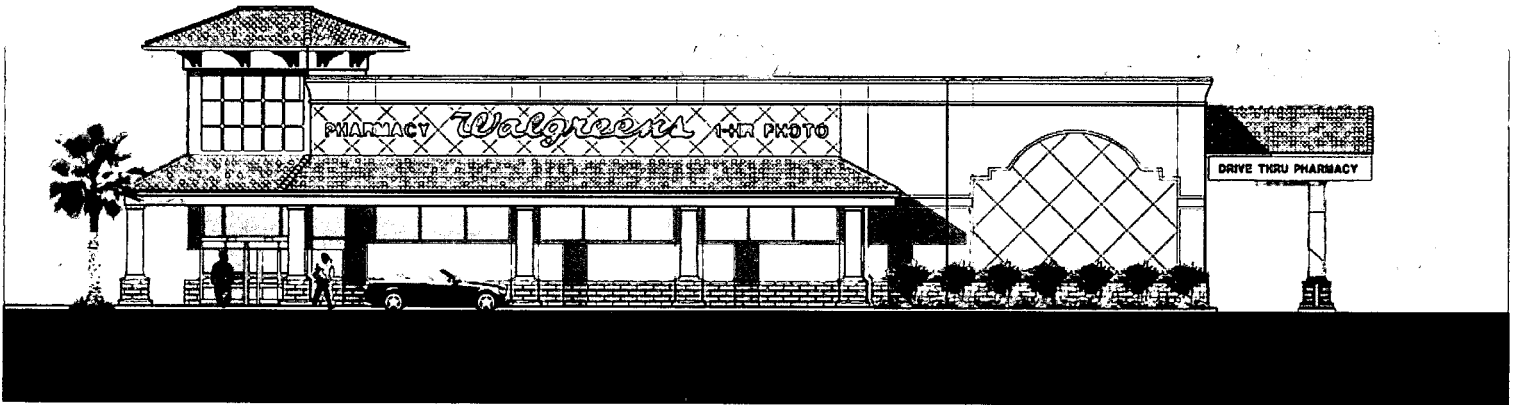


Building facades may include a repeating pattern and will include no less than two of the design elements listed below. At least one of these design elements may repeat horizontally.

- 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



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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 fascia 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 than 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.

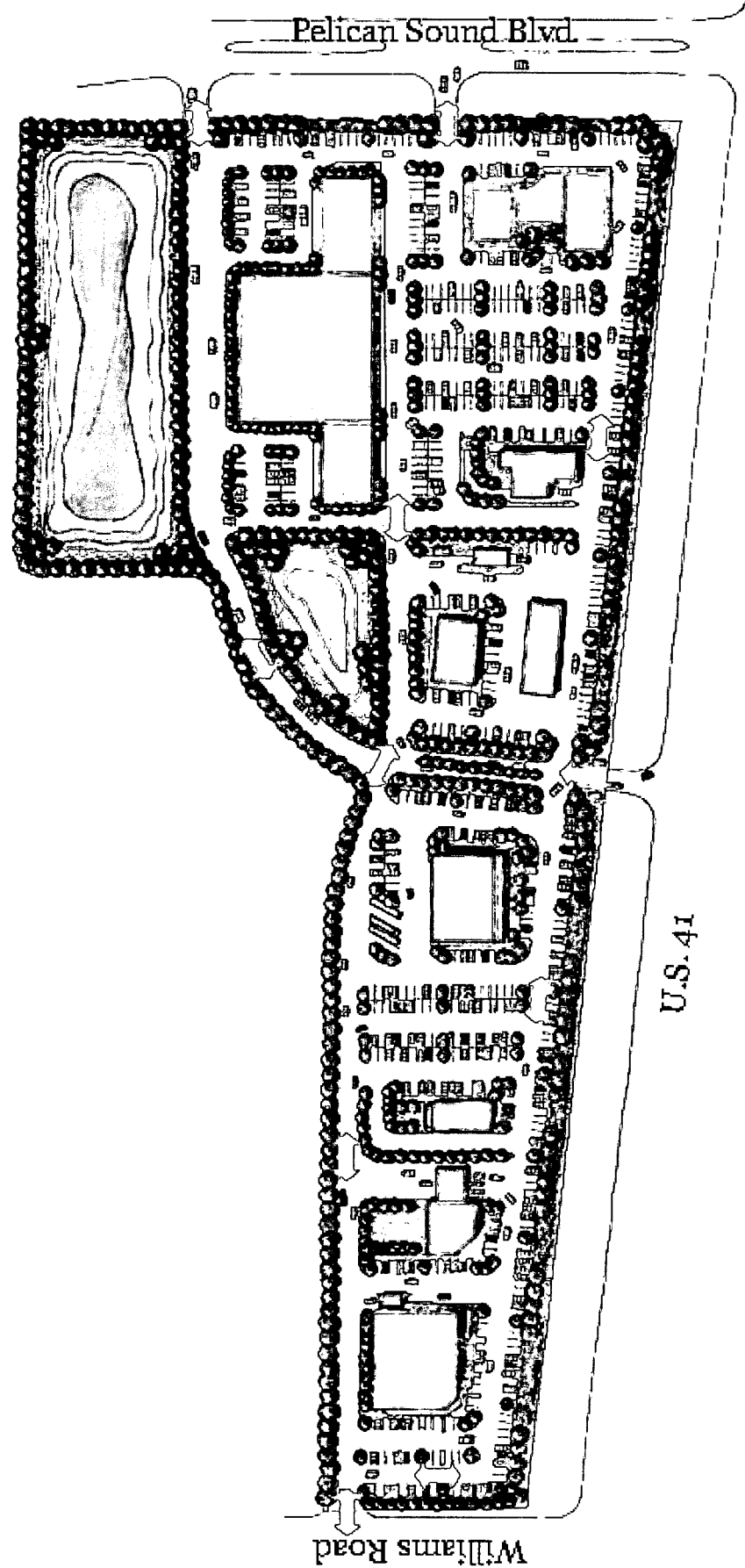
## C. Common / Public Areas

- 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.

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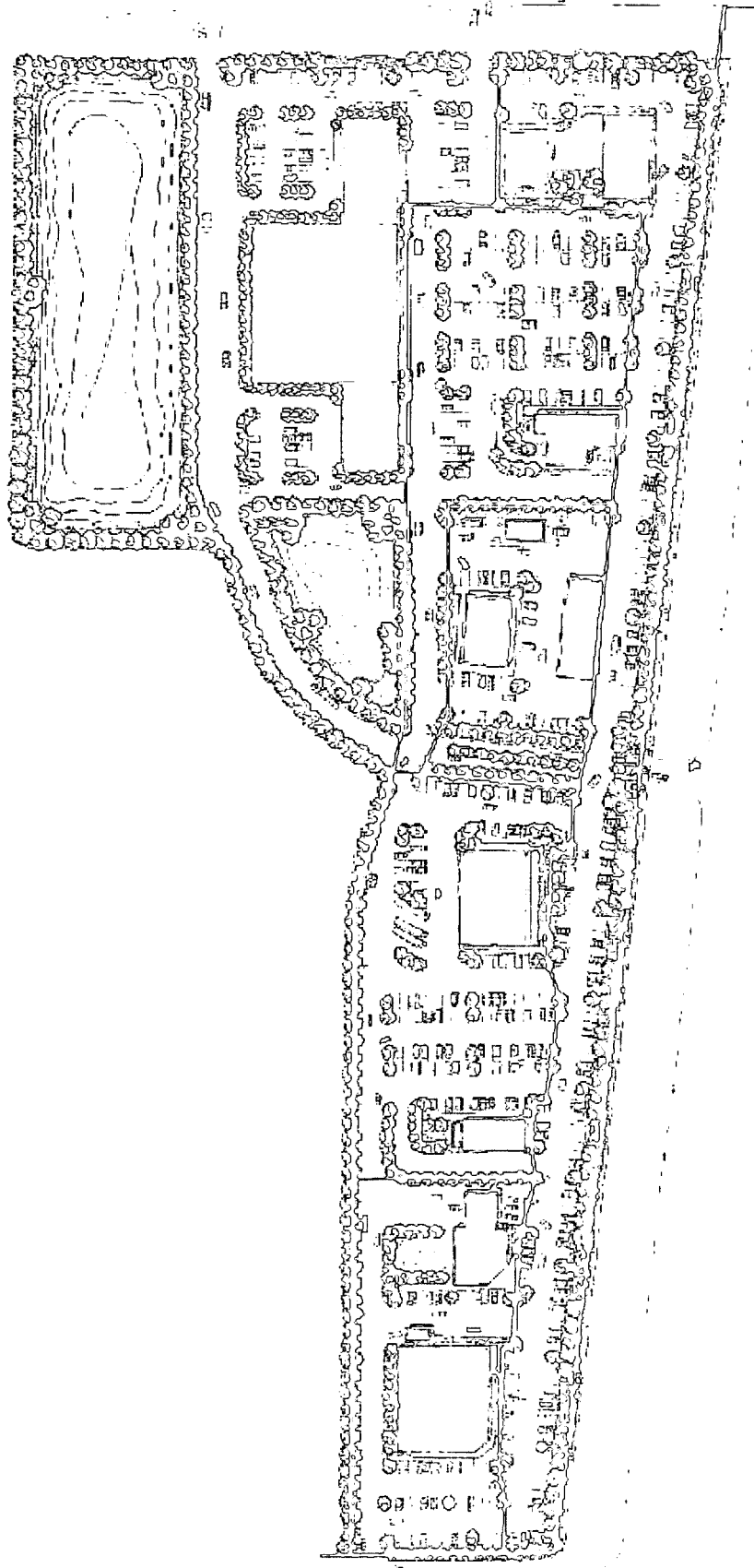
- The Paradise Shoppes of Estero will provide a variety of publicly accessible amenities such as bicycle racks, benches and trash receptacles, which will further the project's commitment to complement and enhance Lee County and Estero's Design Guidelines, and serve to provide a sense of place for the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

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Conceptual Site Plan: Vehicular Circulation

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Conceptual Site Plan: Pedestrian Circulation

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## 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

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a  $\pm 2$  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.

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



Entrance from U.S. 41



Creation of Focal Points

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## 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.

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## RECOMMENDED PLANTS - Native Trees (Med. & Large)

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

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

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## RECOMMENDED PLANTS - Native Shrubs

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

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

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## RECOMMENDED PLANTS - Native Grasses

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

| Botanical Name                  | Common Name          | Botanical Name | Common Name |
|---------------------------------|----------------------|----------------|-------------|
| <i>Andropogon brachystachys</i> | Shortspike Bluestem  |                |             |
| <i>Eragrostis elliottii</i>     | Elliot Love Grass    |                |             |
| <i>Eragrostis spectabilis</i>   | Purple Love Grass    |                |             |
| <i>Muhlenbergia capillaris</i>  | Muhly Grass          |                |             |
| <i>Sorghastrum secundum</i>     | Lopsided Indiangrass |                |             |
| <i>Spartina bakeri</i>          | Sand Cordgrass       |                |             |
| <i>Tripsacum dactyloides</i>    | Fakahatchee Grass    |                |             |
| <i>Tripsacum floridanum</i>     | Florida Gamma Grass  |                |             |
| <i>Uniola paniculata</i>        | Sea Oats             |                |             |

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## 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               |                |             |

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## RECOMMENDED PLANTS - Native Aquatics

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

| Botanical Name               | Common Name      | Botanical Name | Common Name |
|------------------------------|------------------|----------------|-------------|
| <i>Canna flaccida</i>        | Yellow Canna     |                |             |
| <i>Equisetum</i> spp.        | Horsetail        |                |             |
| <i>Juncus effusus</i>        | Soft Rush        |                |             |
| <i>Nuphar luteum</i>         | Spatterdock      |                |             |
| <i>Nymphaea odorata</i>      | White Water Lily |                |             |
| <i>Pontederia lanceolata</i> | Pickersweed      |                |             |
| <i>Sagittaria</i> spp.       | Arrowhead        |                |             |
| <i>Scirpus</i> spp.          | Giant Bulrush    |                |             |
| <i>Thalia geniculata</i>     | Alligator Flag   |                |             |

PELICAN SOUND

PELICAN SOUND BLVD

PROPOSED

CAMARGO RESIDENTIAL

PARADISE SHOPPES

US 41

PLANNED NORTH PTE DEVEL.

ESTERO ASSISTED LIVING

CAMARGO TRUST

WILLIAMS RD

UTILITIES

WBC SALES OFFICE

COCONUT PTE (UNDER CONSTRUCTION)

ALBERTSONS ET.AL

FOUNTAIN LAKES

GALLOWAY FORD

VILNIUS EXHIBIT # 1 DC12004-00013

**From:** dvamigo@comcast.net

**To:** nen13@aol.com (Neal Noethlich), doneslick@worldnet.att.net (Donald Eslick)

**Cc:** bwbakke@yahoo.com (Betty Bakke), carlhoke@hotmail.com (Carl Hoke),  
wbparker@comcast.net (Bill Parker), dojore@msn.com (Joe & Donna Reynolds),  
donarowe@earthlink.net (Don Rowe), rjsteele@alum.mit.edu (Richard Steele),  
Bob@RJBrice.com (Bob Brice)

**Subject:** July 12th, Estero Community Planning Committee Meeting

**Date:** Sat, 9 Oct 2004 17:11:32 +0000

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Dear Committee members:

Re: Carmargo MPD impact on Williams Road-US41 Intersection

Last month I attended the Council of Community Leaders meeting and expressed concern about a growing traffic problem at the westerly intersection of Williams Road and US41. At the time I wasn't aware of the proposed Carmargo MPD project. I contact the developer and their engineering office and they graciously provided me an email copy of the Master Concept Plan to review. I was also interested in the proposed bikepath.

Because I cannot attend Mondays' meeting, I ask that you will accept my email as public comment for the record. My comments regarding the Camargo Project are limited to traffic issues.

**Summary** I am opposed to the commercial/retail entrance and exit off of Williams Road. This portion of the project has two (2) other major ingress and egress options; one directly off US41, the second off Pelican Sound Blvd, which is expected to become signalized in the future. A second entrance and exit to the property off of Williams, at the SW corner (presumably for residential use), is also not advisable unless, or until, the Williams Rd, US41 intersection is reconfigured to handle the current and projected future demands of traffic volume at this intersection.

### **Problem**

With the opening and increasing usage of the Albertson complex, traffic at the subject intersection has vastly increased. Adding to the problem is that almost all traffic that wants to head north on US41, out of Albertson's, will attempt to make a left turn, using Williams Road. Third, the left turn lane has a 4 to 5 car capacity, due to the original, poor design that has the Albertson entrance only about 200' west of US41. A fifth or sixth vehicle awaiting a left turn onto US41, blocks the entrance lane into the Albertson complex, creating a hazardous condition. When an Albertson delivery truck/trailer makes a left onto 41, the entire turn lane is occupied by a single vehicle. The proposed entrance/exit for Carmargo on Williams Road is directly across from the existing Albertson entrance/exit. This will exacerbate an existing traffic problem.

### **Traffic Volume**

The inadequate design of this intersection suffers from the volume of traffic in the area. There are 3 major residential developments with access to the west end of Williams Road. Pelican Sound represents about 1250 doorsteps, West Bay Club is proposed for 1121, and Fountain Lakes has about 900 units. This is a total of 3271 units. Fountain Lakes has another entrance/exit portal, but without a traffic signal to expedite a left hand turn, north onto US41. Pelican Sound also has other

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options, although not necessarily convenient to its' residents. West Bay has no other options, and presently has only about 260 doorsteps of the proposed 1121 in place. The following are peak season, peak development (as currently permitted), daily estimates for left turn volume on Williams to northbound US41: Pelican Sound-824, West Bay Club-2240, Fountain Lakes-810, Misc. residential-60, Landscaping Company-100, Albertson's Grocery-1700, "Albertson's" retail stores (5)- 250, Estero Assisted Living-67, Galloway Ford-unknown. The total is 6051/day. Note that West bay represents more than one-third of the volume, but is less than one-quarter built-out.

### **Conclusion**

It is poor design/planning that has lead to a potentially dangerous traffic situation at this intersection. Without modifications, it is silly to add to an already blossoming problem .

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