



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
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
PRIVATE EQUITY GROUP, L.L.C.
12800 UNIVERSITY DRIVE
SUITE 275
FORT MYERS, FLORIDA 33907
PHONE (239) 590-9066
FAX (239) 590-9065

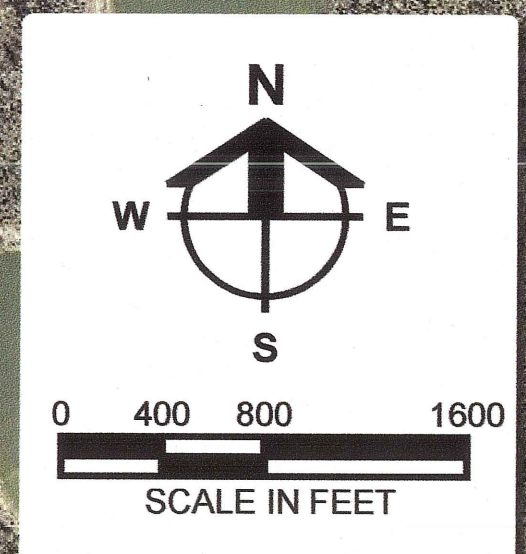
PROJECT DESCRIPTION
CenterPlace
LEE COUNTY, FLORIDA

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, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS
AND / OR OPPORTUNITIES.
**NOT FOR
CONSTRUCTION**

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED
FILE NAME J:\23115\DWG\CPA\OLD NEW
LOCATION J:\23115\DWG\CPA\OLD NEW
PLOT DATE FRI, 7-18-2014 - 8:29 AM
PLOT BY JENNIFER SAPEN

CROSS REFERENCED DRAWINGS	
PLAN REVISIONS	
7-18-14	
PLAN STATUS	

**AERIAL
AND LAND USE
EXHIBIT**
PROJECT / FILE NO. **23115** SHEET NUMBER



Applicant Exhibit 2: Aerial Land Use

DANIELS PARKWAY



TREELINE AVE

ALICO ROAD



BEN HILL GRIFFIN

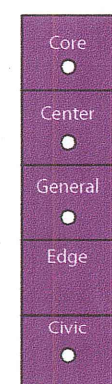
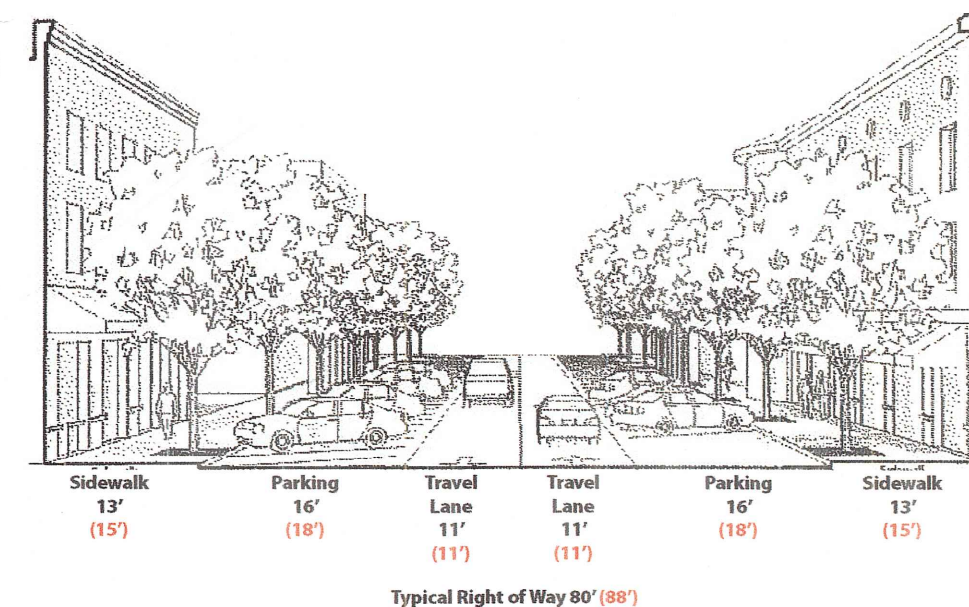


PKWY

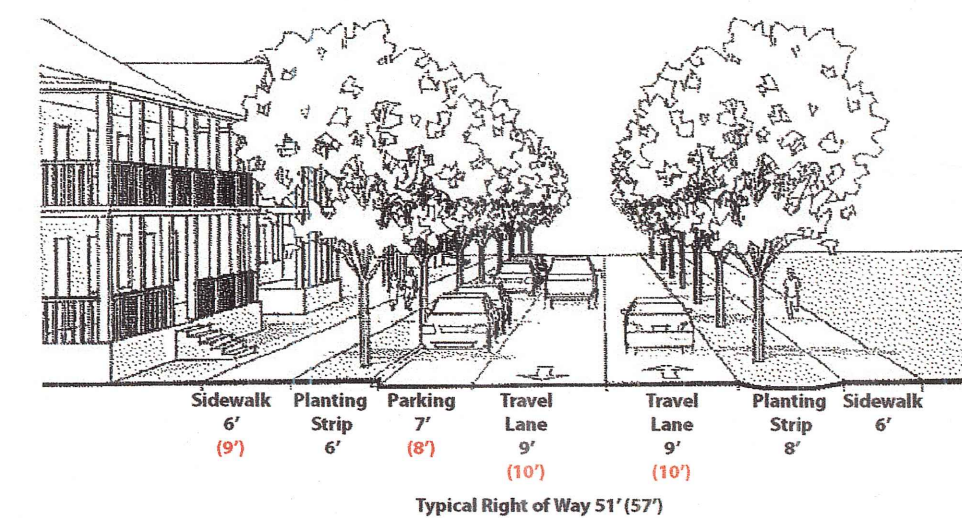
ESTERO PKWY

CORKSCREW ROAD

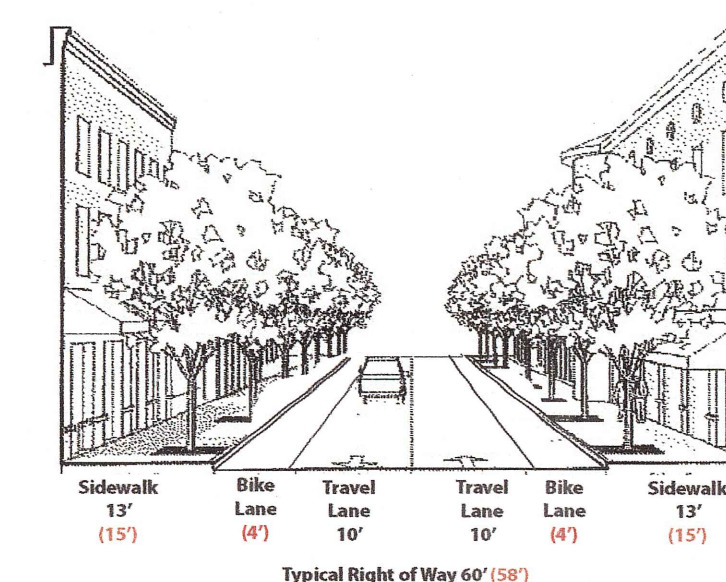
Core
Center
General
Edge
Civic



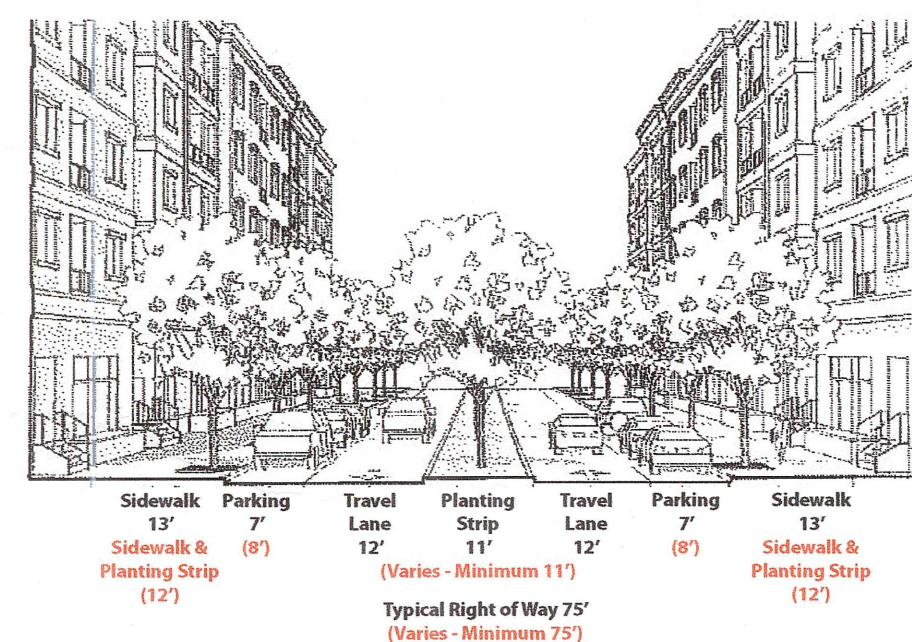
Core
Center ●
General ●
Edge ●
Civic ●



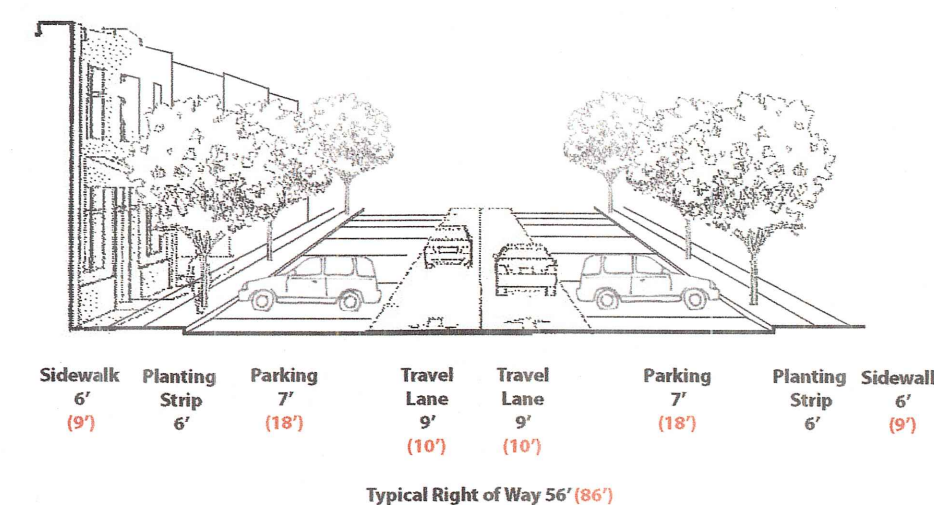
Core	●
Center	●
General	●
Edge	
Civic	●



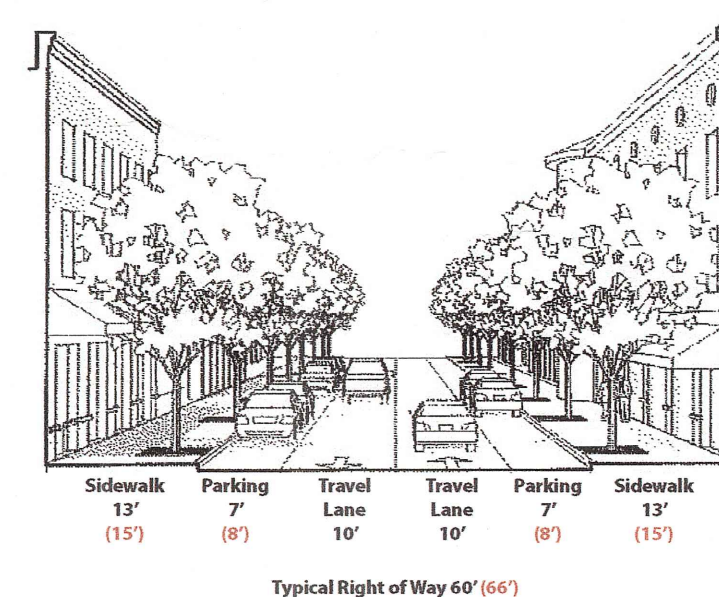
Core	☐
Center	☐
General	☐
Edge	☐
Civic	☐



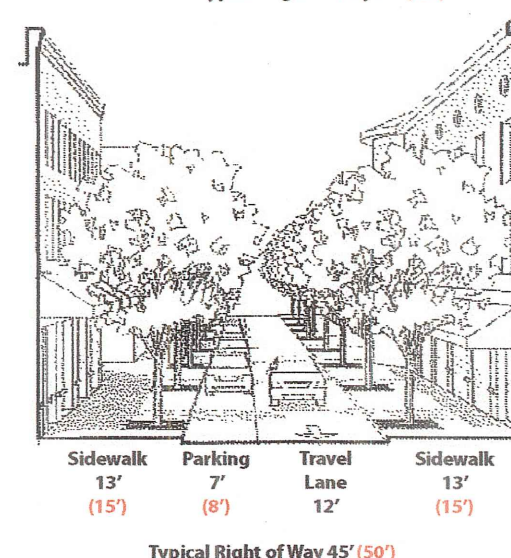
Core
Center
General
Edge
Civic



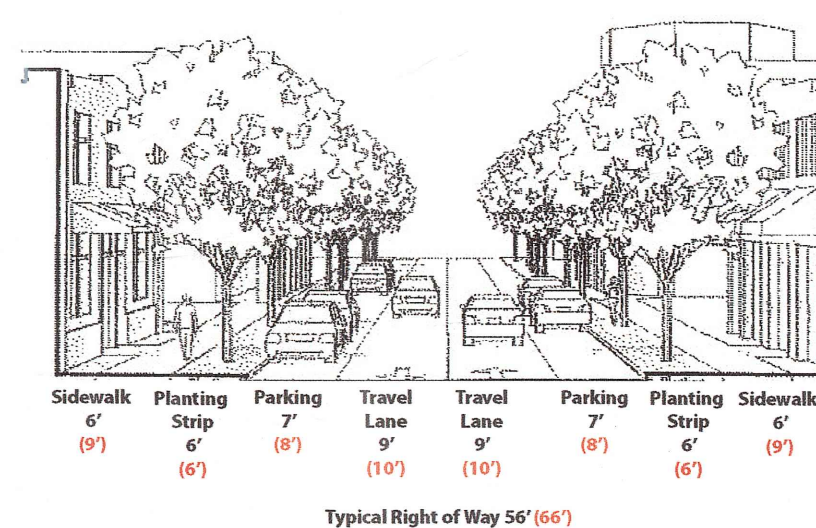
Core	●
Center	●
General	●
Edge	
Civic	●



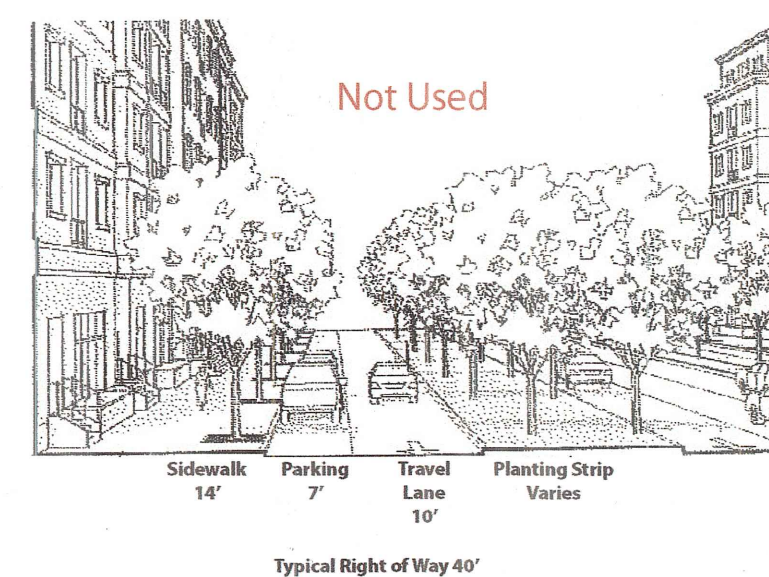
Core	☐
Center	☐
General	☐
Edge	☐
Civic	☐



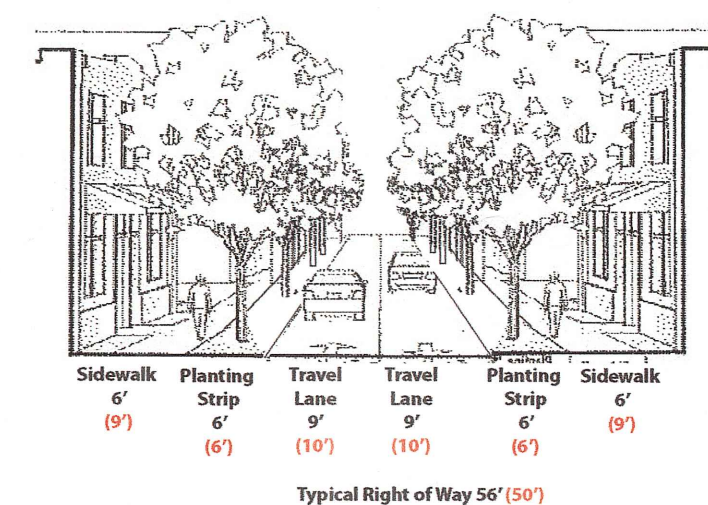
Core
Center ●
General ●
Edge ●
Civic ●



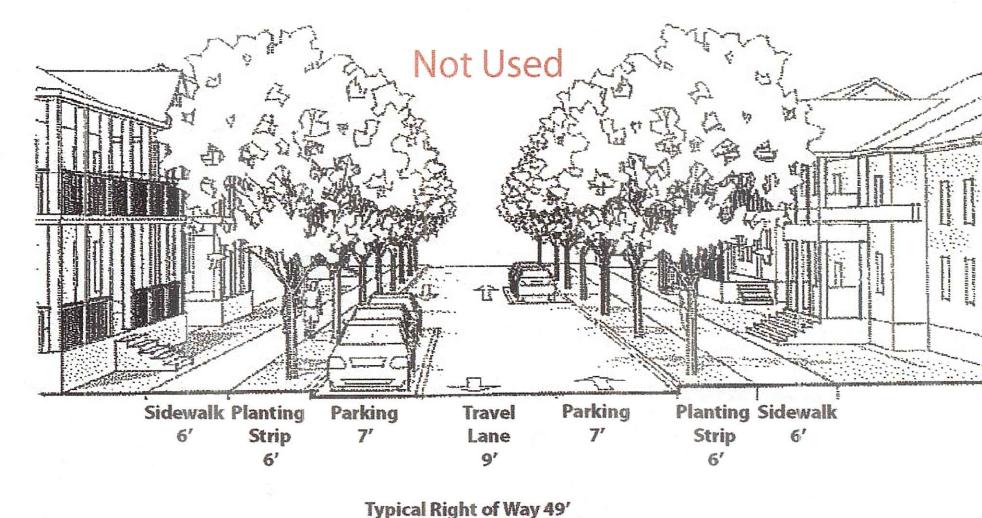
Core	●
Center	●
General	●
Edge	
Civic	●



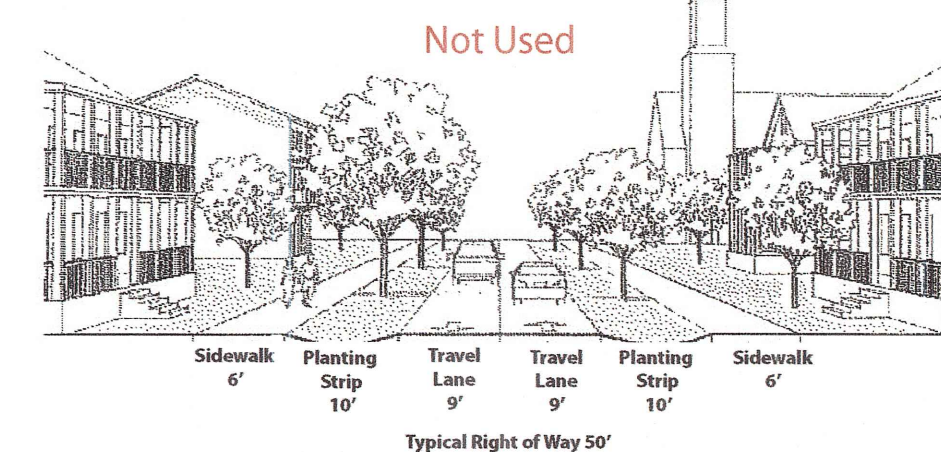
Core	
Center	●
General	●
Edge	●
Civic	●



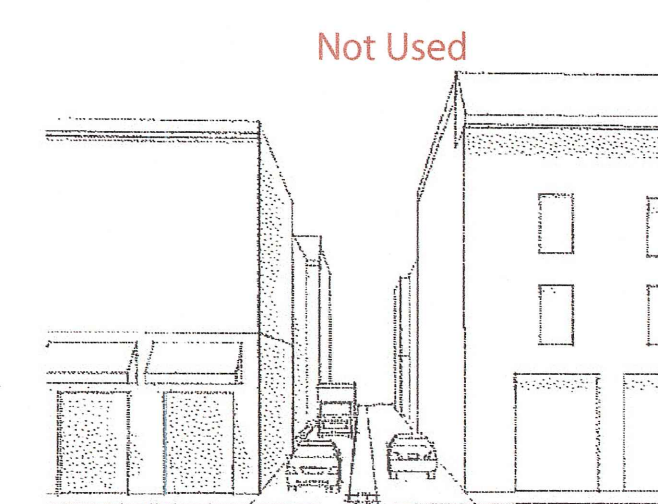
Core
Center ●
General ●
Edge ●
Civic ●



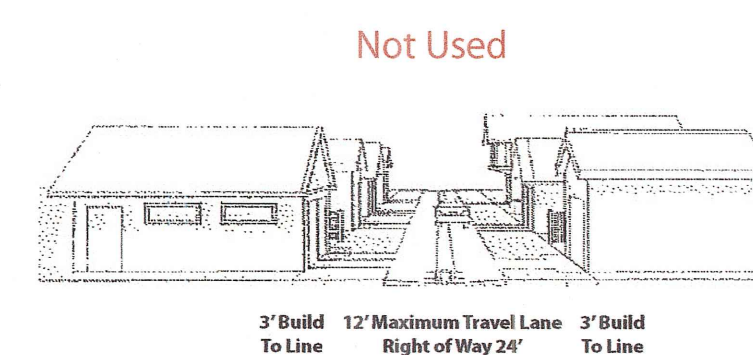
Core	
Center	
General	
Edge	●
Civic	●



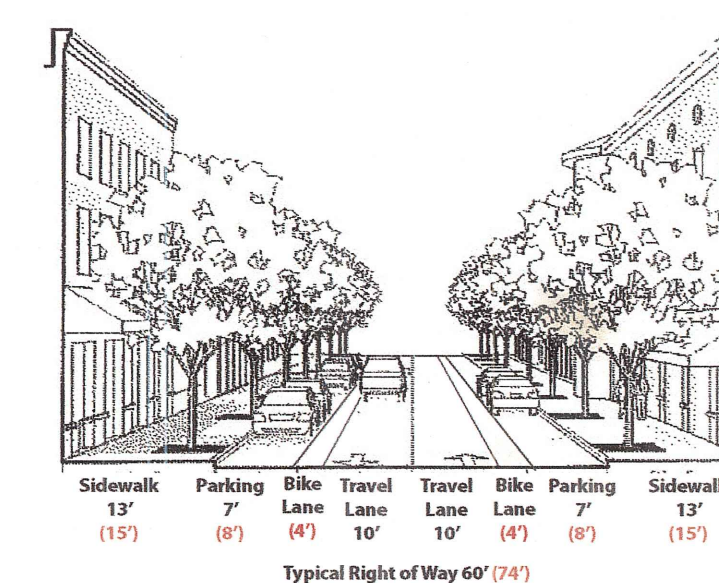
Core	●
Center	●
General	●
Edge	
Civil	



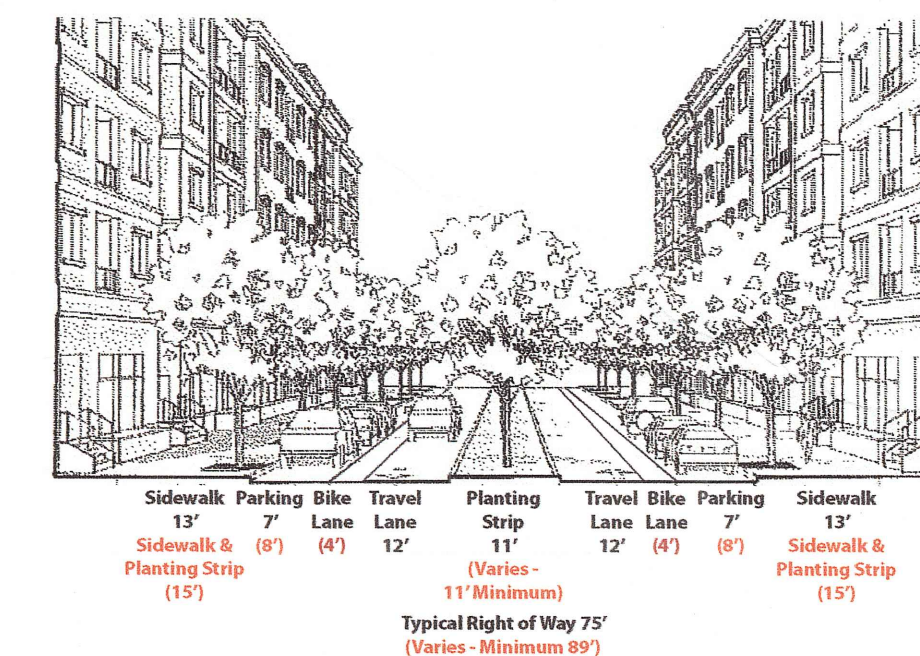
Core
Center
General
Edge
Civic



Core	●
Center	●
General	●
Edge	
Civic	●



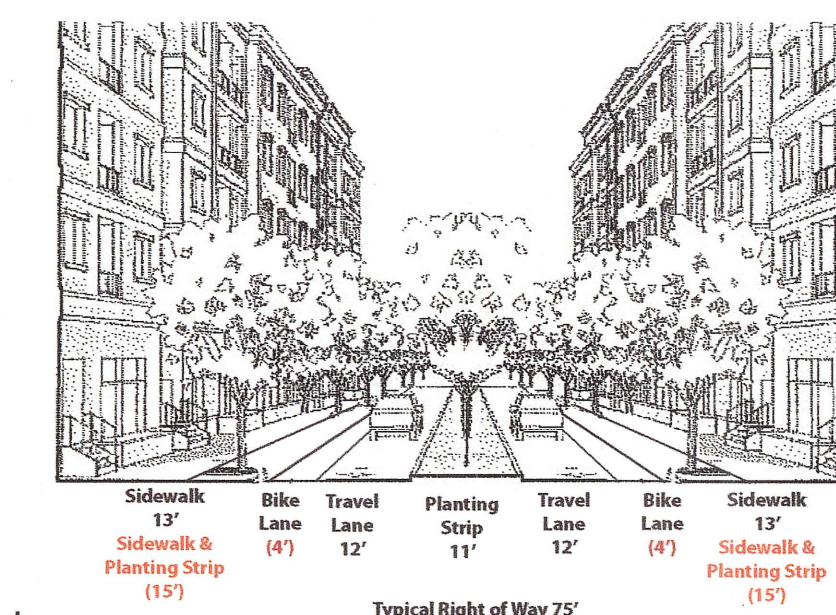
Core	☐
Center	☐
General	☐
Edge	☐
Civic	☐



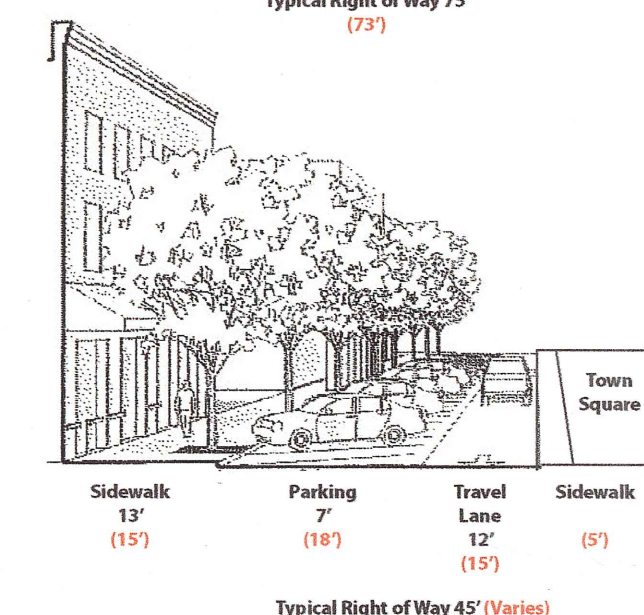
Core	
Center	
General	
Edge	
Civic	



Core	☐
Center	☐
General	☐
Edge	☐
Civic	☐



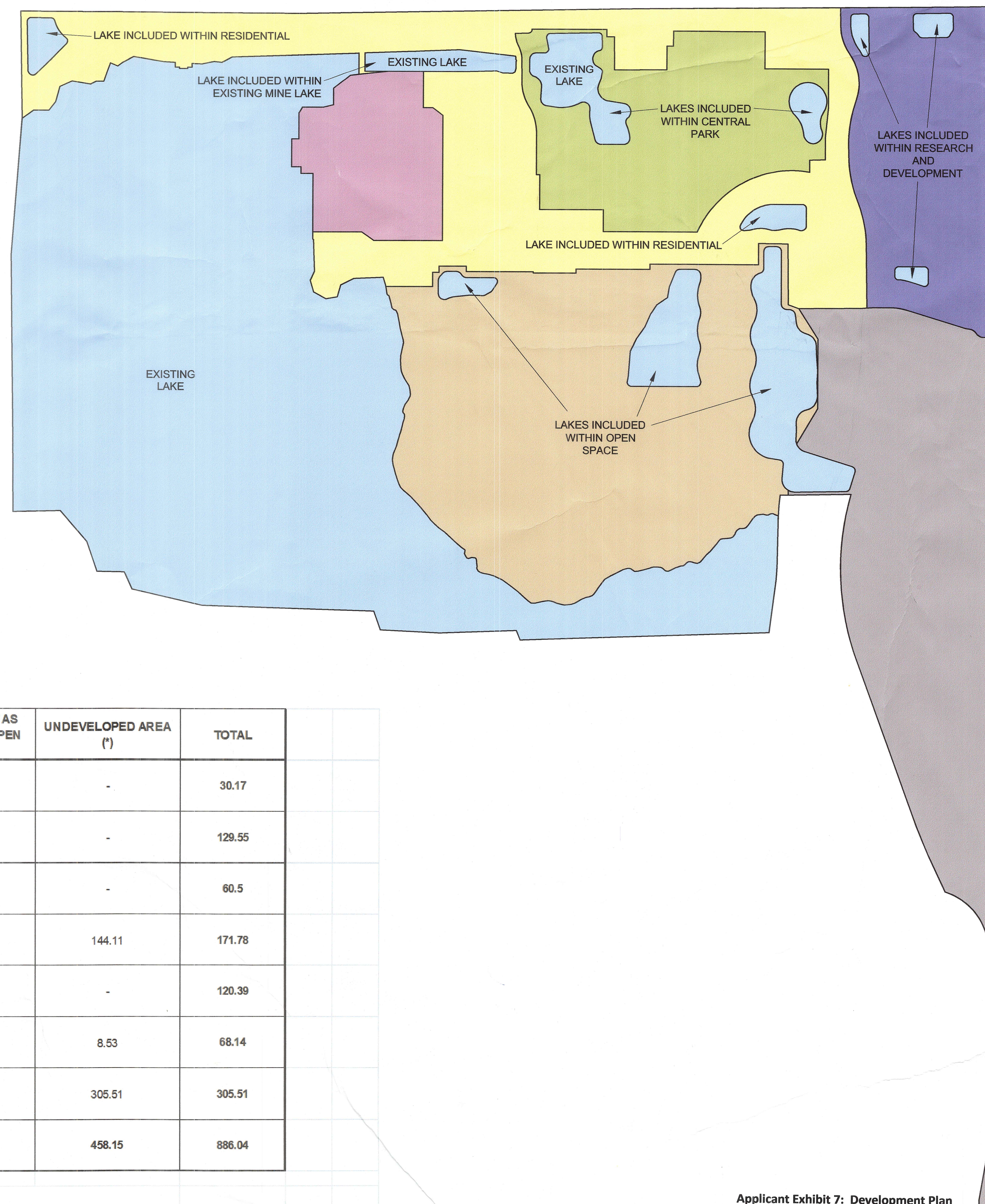
Core	☐
Center	☐
General	☐
Edge	☐
Civic	☐



31 January 2014



CenterPlace



Applicant Exhibit 7: Development Plan

PREPARED FOR

**PRIVATE EQUITY
GROUP, L.L.C.**

12800 UNIVERSITY DRIVE
SUITE 275
FORT MYERS, FLORIDA 33907

PHONE (239) 590-9066
FAX (239) 590-9065

PROJECT DESCRIPTION



PART OF SECTIONS 11, 12, & 13
TOWNSHIP 46 SOUTH, RANGE 25 EAST
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, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS
AND / OR OPPORTUNITIES.

**NOT FOR
CONSTRUCTION**

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE.
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	Z3115 ACCESS.DWG
LOCATION	J:\23115\DWG\ZONING\
PLOT DATE	TUE. 7-15-2014 - 1:17 PM
PLOT BY	JENNIFER SAPEN

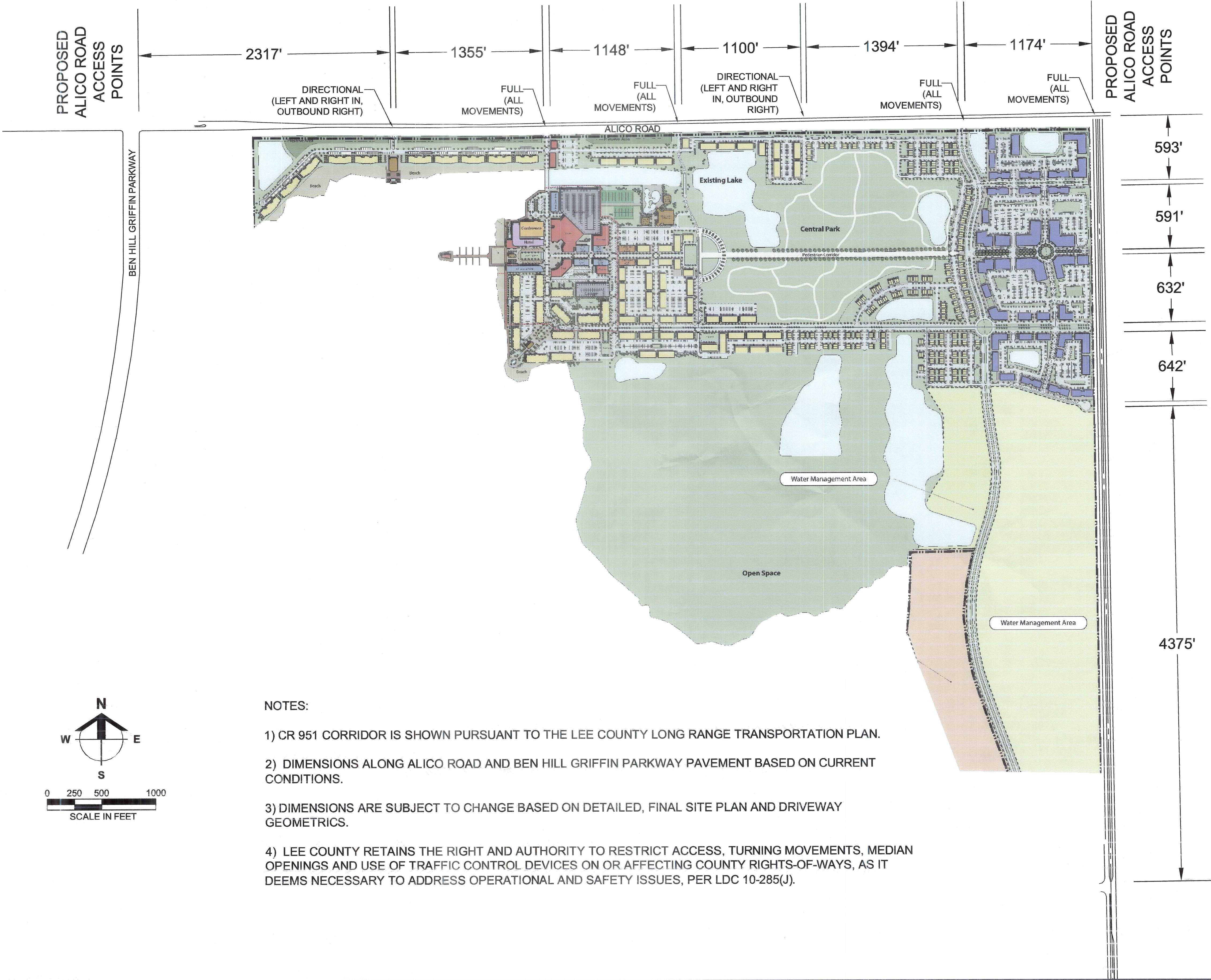
CROSS REFERENCED DRAWINGS
BASEPLAN = 23115Z00-1-29-14-REG-ORIG.DWG

PLAN REVISIONS	
7-15-14	UPDATED ILLUSTRATIVE PLAN

PLAN STATUS
CHECK SET NOT FOR CONSTRUCTION

ACCESS PLAN

PROJECT / FILE NO.	SHEET NUMBER
23115	



NOTES:

- 1) CR 951 CORRIDOR IS SHOWN PURSUANT TO THE LEE COUNTY LONG RANGE TRANSPORTATION PLAN.
- 2) DIMENSIONS ALONG ALICO ROAD AND BEN HILL GRIFFIN PARKWAY PAVEMENT BASED ON CURRENT CONDITIONS.
- 3) DIMENSIONS ARE SUBJECT TO CHANGE BASED ON DETAILED, FINAL SITE PLAN AND DRIVEWAY GEOMETRICS.
- 4) LEE COUNTY RETAINS THE RIGHT AND AUTHORITY TO RESTRICT ACCESS, TURNING MOVEMENTS, MEDIAN OPENINGS AND USE OF TRAFFIC CONTROL DEVICES ON OR AFFECTING COUNTY RIGHTS-OF-WAYS, AS IT DEEMS NECESSARY TO ADDRESS OPERATIONAL AND SAFETY ISSUES, PER LDC 10-285(J).

Applicant Exhibit 14: Access
Exhibit

Lot Type	Lot Area (Min/Max sf)	Lot Width (min/max)	Frontage Percentage (min/max)	Lot Coverage- all bldgs. (max)	Setbacks							Height (min/max in stories; max in feet)			
					Street (min/max) ³				Side yard (min)	Rear yard ¹ (min)	Water body ² (min)				
					Core	Center	General					Core	Center	General	
Lined	no min/ no max	no min/ 500	90%/100%	100%	0/10	0/10	0/10		0	0	25	1*/6; 65	1*/4; 65'	1*/3; 45'	
Mixed Use	no min/ no max	no min/ 300	90%/100%	100%	0/10	0/10						1/5; 65	1/4; 65'	not permitted	
Apartment	10,000/ no max	100/ 200	80%/100%	100%	0/10	0/10	5/10					2/4; 55	2/4; 55'	2/4; 55'	
Research & Development	no min/ no max	no min/ 500	90%/100%	100%	0/10	0/10	0/10					2/6; 65`	1/4;* 65'	1/4;* 65'	
Civic Building	no min/ no max	no min/ no max	no min/ no max	25%	0/25	0/25	0/25		0	0	15	1/4; 65	1/4; 65	1/4; 65	
Civic Space	no min/ no max	no min/ no max	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a	n/a	n/a	
Civic Space- Open	no min/ no max	no min/ no max	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a	n/a	n/a	
Stormwater	no min/ no max	no min/ no max	n/a	n/a	n/a	n/a	n/a		n/a	n/a	n/a	n/a	n/a	n/a	
Parking Garage	no min/ no max	no min/ no max	0%/100%	0%/100%	0	0	0		0	0	0	1/4;50	1/4;50	1/4;50	

1- Minimum rear yards in this column apply to principle buildings and structures. When alleys or lanes are provided, garages and accessory dwellings must be built with one wall placed 3` from the property line.

2- Gulf of Mexico – 50`; all other water bodies – as shown on Regulating or Illustrative Plans.

3- Minimum setback from the Alico Road right of way will be 50'.

* 30% may be 1 story.