



REQUEST

REZONE:
IU/ IPD / CPD TO MPD
TOTAL SITE AREA: 46.5± ACRES

RESIDENTIAL AREA

2-BEDROOM MULTIFAMILY UNITS	172
1-BEDROOM MULTIFAMILY UNITS	80
TOTAL	252

GROSS RESIDENTIAL DENSITY
252 UNITS/46.5 ACRES = 5.4 UNITS PER ACRE

COMMERCIAL AREA

RESTAURANT	27,100 SF
RETAIL/COMMERCIAL	114,300 SF
TOTAL	141,400 SF

OFFICE AREA

PROFESSIONAL OFFICE	85,341 SF
MEDICAL OFFICE	85,341 SF
TOTAL	170,682 SF

HOTEL AREA

ROOMS	200 ROOMS
CONFERENCE SPACE	10,000 SF

LEGEND

- ACCESS TO PROPERTY
- APPROX. PARKING LOT ACCESS
- APPROX. DRIVEWAY FOR BLDG. ACCESS
- APPROX. LOCATION OF CIVIC NODE/AMENITY AREA
- LAKE BULKHEAD
- MAIN DRIVE AND CORE AVENUE - SEE SHEET 8
- ENTRANCE DRIVE, EDGE ACCESS LANE AND RESIDENTIAL ACCESS LANE - SEE SHEET 8
- DROP OFF LANE

- NOTES**
- SITE DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE. PLEASE REFER TO PROPERTY DEVELOPMENT REGULATIONS FOR MINIMUM SETBACKS.
 - THE LOCATION OF ALL INTERNAL ACCESS POINTS INTO INDIVIDUAL PARCELS ARE APPROXIMATE AND SUBJECT TO CHANGE.
 - LAKE SIZE AND CONFIGURATION MAY VARY DEPENDING ON FINAL SITE LAYOUT AS REQUIRED BY SPWMD.

**SCHEDULE OF USES
EDGE COMMERCIAL**

ACCESSORY USES, BUILDINGS, AND STRUCTURES
 ADMINISTRATIVE OFFICES
 ANIMALS, clinic or kennel, indoor only
 ATM, automatic teller machine
 AUTO PARTS STORE
 BAIT AND TACKLE SHOP
 BANKS AND FINANCIAL ESTABLISHMENTS, Groups I and II
 BAR OR COCKTAIL LOUNGE
 BROADCAST STUDIO, commercial radio and television
 BUILDING MATERIAL SALES
 BUSINESS SERVICES, Groups I and II
 CAR WASH
 CLEANING AND MAINTENANCE SERVICES
 CLOTHING STORES, general
 CLUBS, commercial, fraternal, membership organization and private
 CONSUMPTION ON PREMISES
 CONTRACTORS AND BUILDERS, Groups I, II and III
 CONVENIENCE FOOD AND BEVERAGE STORE
 CULTURAL FACILITIES
 DAY CARE CENTER
 DEPARTMENT STORE
 DRIVE-THROUGH FACILITY, for any permitted use
 DRUGSTORE, Pharmacy
 EMS, fire or sheriff's station
 ESSENTIAL SERVICES
 ESSENTIAL SERVICE FACILITIES, Groups I and II
 EXCAVATION, water retention
 FENCES, walls
 FOOD AND BEVERAGE SERVICE
 FOOD STORES, Groups I and II
 GIFT AND SOUVENIR SHOP
 HARDWARE STORE
 HEALTHCARE FACILITIES, Group III
 HOBBY, TOY AND GAME SHOPS
 HOUSEHOLD AND OFFICE FURNISHINGS, Group I, II, and III
 INSURANCE COMPANIES
 LAUNDROMAT
 LAUNDRY OR DRY CLEANING, all groups
 LAWN AND GARDEN SUPPLY STORES
 LIBRARY
 MEDICAL OFFICES
 MODEL DISPLAY CENTER
 NIGHTCLUBS
 NONSTORE RETAILERS, all Groups
 OPEN SPACE, Native Tree Preservation
 Passive and active recreational activities including but not limited to hiking, nature trails, benches, and similar activities which utilize the natural environment. Water storage and treatment and suitable native vegetation planting that is in keeping with the preservation of existing trees.
 OUTDOOR DINING
 OUTDOOR AMPLIFIED MUSIC
 OUTDOOR AMPLIFIED LIVE ENTERTAINMENT
 PACKAGE STORE
 PAINT, GLASS AND WALLPAPER
 PARKING LOT, accessory, commercial, public parking, temporary
 PARKS, Groups I and II
 PERSONAL SERVICES, except for escort services, palm readers, fortunetellers or card readers
 PET SERVICES
 PET SHOPS
 PHARMACY
 PLACE OF WORSHIP
 POST OFFICE
 PRINTING AND PUBLISHING
 PROFESSIONAL OFFICE
 REAL ESTATE SALES OFFICE
 RECREATION FACILITIES, commercial Groups I, II, IV and V
 RELIGIOUS FACILITIES
 RENTAL OR LEASING ESTABLISHMENT, Groups I and II
 REPAIR SHOPS, Groups I, II, III, and IV
 RESEARCH AND DEVELOPMENT LABORATORIES, Group II and Group IV
 RESTAURANTS, fast food
 RESTAURANTS, all Groups
 RETAIL AND WHOLESALE SALES
 SCHOOLS, commercial and noncommercial
 SIGNS
 SOCIAL SERVICES, Group I and Group II
 SPECIALTY RETAIL SHOPS, all Groups
 STORAGE, indoor
 STUDIOS
 SUPERMARKET
 TECHNICAL TRAINING FACILITY
 TEMPORARY USES
 THEATER, indoor
 USED MERCHANDISE STORES, Group I, II, III, Group IV
 VARIETY STORE
 WHOLESALE ESTABLISHMENTS, Groups III and IV

**SCHEDULE OF USES
CORE OFFICE/RETAIL AND HOTEL**

ACCESSORY USES, BUILDINGS, AND STRUCTURES
 ADMINISTRATIVE OFFICES
 ANIMALS, clinic or kennel, indoor only
 ATM, automatic teller machine
 AUTO PARTS STORE
 BAIT AND TACKLE SHOP
 BANKS AND FINANCIAL ESTABLISHMENTS, Groups I and II
 BAR OR COCKTAIL LOUNGE
 BROADCAST STUDIO, commercial radio and television
 BUILDING MATERIAL SALES
 BUSINESS SERVICES, Groups I and II
 CAR WASH
 CLEANING AND MAINTENANCE SERVICES
 CLOTHING STORES, general
 CLUBS, commercial, fraternal, membership organization and private
 CONSUMPTION ON PREMISES
 CONTRACTORS AND BUILDERS, Groups I, II and III
 CONVENIENCE FOOD AND BEVERAGE STORE
 CULTURAL FACILITIES
 DAY CARE CENTER
 DEPARTMENT STORE
 DRIVE-THROUGH FACILITY, for any permitted use
 DRUGSTORE, Pharmacy
 EMS, fire or sheriff's station
 ESSENTIAL SERVICES
 ESSENTIAL SERVICE FACILITIES, Groups I and II
 EXCAVATION, water retention
 FENCES, walls
 FOOD AND BEVERAGE SERVICE
 FOOD STORES, Groups I and II
 GIFT AND SOUVENIR SHOP
 HARDWARE STORE
 HEALTHCARE FACILITIES, Group III
 HOBBY, TOY AND GAME SHOPS
 HOTEL/MOTEL
 HOUSEHOLD AND OFFICE FURNISHINGS, Group I, II, and III
 INSURANCE COMPANIES
 LAUNDROMAT
 LAUNDRY OR DRY CLEANING, all groups
 LAWN AND GARDEN SUPPLY STORES
 LIBRARY
 MEDICAL OFFICES
 MODEL DISPLAY CENTER
 NIGHTCLUBS
 NONSTORE RETAILERS, all Groups
 OPEN SPACE, Native Tree Preservation
 Passive and active recreational activities including but not limited to hiking, nature trails, benches, and similar activities which utilize the natural environment. Water storage and treatment and suitable native vegetation planting that is in keeping with the preservation of existing trees.
 OUTDOOR DINING
 OUTDOOR AMPLIFIED LIVE ENTERTAINMENT
 PACKAGE STORE
 PAINT, GLASS AND WALLPAPER
 PARKING LOT, accessory, commercial, public parking, temporary
 PARKS, Groups I and II
 PERSONAL SERVICES, except for escort services, palm readers, fortunetellers or card readers
 PET SERVICES
 PET SHOPS
 PHARMACY
 PLACE OF WORSHIP
 POST OFFICE
 PRINTING AND PUBLISHING
 PROFESSIONAL OFFICE
 REAL ESTATE SALES OFFICE
 RECREATION FACILITIES, commercial Groups I, II, IV and V
 RELIGIOUS FACILITIES
 RENTAL OR LEASING ESTABLISHMENT, Groups I and II
 REPAIR SHOPS, Groups I, II, III, and IV
 RESEARCH AND DEVELOPMENT LABORATORIES, Group II and Group IV
 RESTAURANTS, fast food
 RESTAURANTS, all Groups
 RETAIL AND WHOLESALE SALES
 SCHOOLS, commercial and noncommercial
 SIGNS
 SOCIAL SERVICES, Group I and Group II
 SPECIALTY RETAIL SHOPS, all Groups
 STORAGE, indoor
 STUDIOS
 SUPERMARKET
 TECHNICAL TRAINING FACILITY
 TEMPORARY USES
 THEATER, indoor
 USED MERCHANDISE STORES, Group I, II, III, Group IV
 VARIETY STORE
 WHOLESALE ESTABLISHMENTS, Groups III and IV

**SCHEDULE OF USES
CORE RESIDENTIAL**

ACCESSORY USES, BUILDINGS, AND STRUCTURES, Fences, Walls, Non-Roofed Accessory Structure
 ADMINISTRATIVE OFFICES
 DAY CARE CENTER
 DWELLING UNIT, Multiple-family building
 ESSENTIAL SERVICES
 ESSENTIAL SERVICE FACILITIES, Groups I and II
 EXCAVATION, water retention
 HEALTHCARE FACILITIES, Group I
 HOME OCCUPATION, No outside help
 MODELS, Display Center, Model Home, Model Unit
 OPEN SPACE, Native Tree Preservation
 Passive and active recreational activities including but not limited to hiking, nature trails, benches, and similar activities which utilize the natural environment. Water storage and treatment and suitable native vegetation planting that is in keeping with the preservation of existing trees.
 PARKING LOT, accessory, public parking, temporary
 PARKS, Groups I and II
 PERSONAL SERVICES, Groups I and II Ancillary Use Only
 PLACE OF WORSHIP
 REAL ESTATE SALES OFFICE
 RECREATIONAL FACILITIES, Personal, Private On-site, Private Off-site.
 RESIDENTIAL ACCESSORY USES
 SIGNS
 SPECIALTY RETAIL STORE, Group I Ancillary Use Only
 TEMPORARY USES

PROPERTY DEVELOPMENT REGULATIONS

MINIMUM and MAXIMUM PERIMETER SETBACKS	
SIX MILE CYPRESS PARKWAY	20' BUILD-TO LINE
EDGE COMMERCIAL	50' MINIMUM
CORE RESIDENTIAL	(20' MINIMUM FOR ACCESSORY STRUCTURES)
METRO PARKWAY	20' BUILD-TO LINE
PLANTATION ROAD	100' MINIMUM
NORTH PROPERTY LINE	50' MINIMUM
MINIMUM and MAXIMUM INTERNAL SETBACKS	
EDGE ACCESS LANE	10' MINIMUM
CORE AVENUE	20' MAXIMUM†
MAIN DRIVE	10' MINIMUM
ENTRANCE DRIVE	20' MAXIMUM†
RESIDENTIAL ACCESS LANE	15' MINIMUM
WATER BODY	20' MINIMUM
	(10' MINIMUM FOR ACCESSORY STRUCTURES)
	OR
	0' FOR ALL STRUCTURES AT BULKHEAD LOCATIONS
MINIMUM PRINCIPAL BUILDING SEPARATION	
	½ THE SUM OF THE BUILDINGS' HEIGHTS*
MAXIMUM BUILDING HEIGHT	
EDGE COMMERCIAL	40' FROM GRADE
CORE OFFICE/COMMERCIAL	NOT TO EXCEED 2 STORIES
CORE HOTEL	60' FROM GRADE
	NOT TO EXCEED 3 STORIES
CORE RESIDENTIAL	80' FROM GRADE
	NOT TO EXCEED 5 STORIES
	100' FROM GRADE
	NOT TO EXCEED 7 STORIES
MINIMUM OPEN SPACE	
	30%

ROADWAYS
 ROADS, DRIVES, AND ACCESS LANES WITHIN THE ALDEA PROJECT SHALL BE PRIVATELY OWNED, OPERATED AND MAINTAINED ROADWAYS WITH UNRESTRICTED PUBLIC ACCESS. THE ROADWAY SECTIONS ALLOWED WITHIN THE ALDEA PROJECT ARE PROVIDED IN THE MCP. THESE SECTIONS ARE DESIGNED AS ALTERNATIVES TO LDC STANDARD ROAD SECTIONS TO ALLOW FOR COMPLETE STREETS THAT ACCOMMODATE VEHICLE TRAVEL, PARKING, AND PEDESTRIAN ZONES.

INSTEAD OF THE REQUIREMENT OF LDC SECTION 10-283(1) FOR A FRONTAGE ROAD PARALLEL TO CERTAIN ARTERIAL AND COLLECTOR ROADWAYS, THE ROADS, DRIVES, AND ACCESS LANES SHALL BE PERMITTED AS DEPICTED ON THE ALDEA MASTER PLAN.

BULKHEADING
 CONSISTENT WITH LDC SECTION 10-418(3), BULKHEADS MAY COMPRISE UP TO 20 PERCENT OF THE LAKE SHORELINE AS INDICATED ON THE MCP. DUE TO THE WATER QUALITY BENEFITS AND NATIVE TREE RETENTION THAT IS PROVIDED BY THE RAIN GARDEN THAT IS INCORPORATED WITH THE LAKE, THE COMPENSATORY LITTORAL ZONE EQUAL TO THE LINEAR FOOTAGE OF THE BULKHEAD SHALL NOT BE REQUIRED.

THE REQUIREMENT FOR DEDICATION OF A MINIMUM 20-FOOT MAINTENANCE ACCESS ALONG LAKE PERIMETERS SHALL BE MET AROUND THE PERIMETER OF THE COMBINED LAKE AND RAIN GARDEN AREA, WITH THE EXCEPTION THAT THE BULKHEADED PERIMETER DEPICTED ON THE MCP SHALL NOT REQUIRE DEDICATION OF A 20-FOOT MAINTENANCE ACCESS TO ALLOW A 0' SETBACK FROM THE WATERBODY FOR THE HOTEL DECK AREA AND ACCESSORY STRUCTURES ALONG THAT BULKHEADED PERIMETER.

REAR FIRE ACCESS LANES
 CONSISTENT WITH LDC SECTION 10-384(B), THE COUNTY FIRE OFFICIAL AND THE DISTRICT FIRE OFFICIAL SHALL CONSIDER OMITTING THE REQUIREMENT FOR A 20-FOOT WIDE FIRE DEPARTMENT ACCESS LANE IN THE REAR OF THE HOTEL BUILDING AND THE EDGE COMMERCIAL BUILDINGS DUE TO THE ACCESSIBILITY ON THREE SIDES OF THESE BUILDINGS. IF IT IS NECESSARY IN THE OPINION OF THE COUNTY FIRE OFFICIAL AND THE DISTRICT FIRE OFFICIAL, A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE REQUIRED FOR THESE BUILDINGS.

PARKING
 CONSISTENT WITH THE PROVISIONS OF LDC SECTION 34-2018 REGARDING JOINT USE OF PARKING LOTS, THE PEAK PARKING DEMANDS ARE CALCULATED IN THE SHARED PARKING ANALYSIS ATTACHED. ACCORDING TO THE CALCULATED RATIO OF WEEKDAY PEAK DEMAND FOR OFFICE USES AND EVENING AND WEEKEND PEAK DEMAND FOR RETAIL AND RESTAURANT USES, AS WELL AS NONCAPTIVE RATIOS AND MODAL SPLIT RATIOS, AND OFFSET OF PARKING REQUIREMENTS FOR JOINT USE IS WARRANTED. PARKING FOR THE EDGE AND CORE COMMERCIAL AND OFFICE/RETAIL AREAS WILL BE PROVIDED AT 1 SPACE PER 313 GROSS SQUARE FEET.

INSTEAD OF THE PARKING LOCATION REQUIREMENTS OF LDC SECTION 34-2015(1) WHICH REQUIRE THAT ALL PARKING SPACES BE PROVIDED ON THE SAME PREMISES AS THE USE THEY SERVE, THE PARKING FOR THESE INDIVIDUAL USES WILL BE PROVIDED IN COMMON SHARED PARKING AREAS AND GROUND LEVEL PARKING AS OUTLINED ON THE EDGE COMMERCIAL AND CORE OFFICE/RETAIL AREAS OF THE MASTER CONCEPT PLAN. AS PROVIDED IN LDC SECTION 34-2018(B), SHARED PARKING LOTS ARE WITHIN 300 FEET OF EACH USE SERVED, AND THE EDGE ACCESS LANE THAT INTERVENES BETWEEN EDGE COMMERCIAL BUILDINGS AND THE SHARED PARKING LOTS IS AT A PEDESTRIAN SCALE THAT DOES NOT DETER FROM THE FUNCTIONALITY OF THE SHARED PARKING. CROSS ACCESS EASEMENTS AND SHARED PARKING AGREEMENTS WILL BE DOCUMENTED AS COVENANTS AND RESTRICTIONS FOR THE AFFECTED PROPERTIES. RESTRICTED PARKING SPACES IN THE EDGE COMMERCIAL AND CORE OFFICE/RETAIL WILL NOT BE PERMITTED WITH THE EXCEPTION OF THE PARKING SPACES THAT OCCUPY THE GROUND LEVEL OF THE OFFICE/RETAIL BUILDINGS.

PARKING FOR THE RESIDENTIAL UNITS WILL BE PROVIDED AT THE LDC REQUIRED RATIO OF 1.75 SPACES PER 2-BEDROOM UNIT AND 1.5 SPACES PER 1-BEDROOM UNIT. SPACES WILL BE PROVIDED IN GROUND LEVEL PARKING AREAS AND SURFACE PARKING AREAS AS OUTLINED ON THE MASTER CONCEPT PLAN.

PARKING FOR THE HOTEL WILL BE PROVIDED AT THE LDC REQUIRED RATIO OF 1.2 SPACES PER ROOM. SPACES WILL BE PROVIDED IN THE SURFACE PARKING AREA ADJACENT TO THE HOTEL AS OUTLINED ON THE MASTER CONCEPT PLAN.

BIKE RACKS
 BIKE RACKS SHALL BE PROVIDED THROUGHOUT THE PROJECT IN CONJUNCTION WITH PARKING LOTS AT A RATIO TO ACCOMMODATE A MINIMUM OF 1 BIKE PER 25 AUTOMOBILE PARKING SPACES.

PEDESTRIAN WALKWAYS
 CONSISTENT WITH LDC SECTION 10-610(E), PEDESTRIAN PATHWAYS THAT MEET REQUIRED ACCESS STANDARDS ARE ILLUSTRATED WITHIN THE MASTER CONCEPT PLAN.

TRANSIT ACCESS
 CONSISTENT WITH LDC SECTION 10-442, A PAVED WALKWAY SHALL BE PROVIDED TO CONNECT TO PLANTATION ROAD SIDEWALK SYSTEM TO REACH THE NEAREST BUS STOP LOCATED AT SOUTH FORT MYERS HIGH SCHOOL, WHICH IS WITHIN APPROXIMATELY 1,500 FEET OF THE VEHICULAR ENTRANCE TO ALDEA. SIDEWALK CONNECTIONS TO METRO PARKWAY SHALL ALSO PROVIDE ACCESS TO THE BUS STOP AT GULF COAST HOSPITAL. SHOULD IT BE DETERMINED BY THE LEE COUNTY TRANSIT AUTHORITY THAT A NEW BUS STOP IS WARRANTED, ONE SHALL BE ACCOMMODATED ALONG THE MAIN DRIVE WITHIN THE ALDEA SITE.

LIGHTING
 LIGHTING STANDARDS OF LDC SECTION 34-625(D)(1) STATE THAT ILLUMINATION LEVELS MUST NOT EXCEED 0.5 FOOT-CANDLES MEASURED AT THE PROPERTY. AN OVERALL LIGHTING PLAN SHALL BE SUBMITTED TO DEMONSTRATE THE ALDEA PROJECT COMPLIES WITH THIS STANDARD AT THE PERIMETER OF THE 46.5-ACRE PROJECT BOUNDARY; HOWEVER FOR DEVELOPMENT INTERNAL TO THE SITE, COMMERCIAL AREA LIGHTING SHALL NOT EXCEED 0.5 FOOT-CANDLES MEASURED AT THE LOCATION OF THE NEAREST RESIDENTIAL OR HOTEL BUILDING.

SIGNAGE
 A UNIFIED SIGN PLAN WILL BE EMPLOYED FOR THIS PROJECT CONSISTENT WITH SECTION 10-630(B). RESIDENTIAL AREA SIGNAGE SHALL ADHERE TO LDC SECTION 30-152, AND COMMERCIAL AREA SIGNAGE SHALL ADHERE TO LDC SECTION 30-153.

OPEN SPACE
 THE OPEN SPACE REQUIREMENT FOR THE ALDEA PROJECT SHALL MEET OR EXCEED 30% OF THE OVERALL PROJECT SITE. DUE TO THE URBAN FORM OF THE COMMERCIAL, OFFICE/RETAIL AND HOTEL AREAS, OPEN SPACE REQUIREMENTS SHALL NOT BE APPLIED TO INDIVIDUAL PARCELS. EACH FUTURE DEVELOPMENT ORDER SHALL PROVIDE A TABULATION SHOWING THE OVERALL 30% OPEN SPACE REQUIREMENT FOR THE 46.5-ACRE PROJECT SITE, AND THE PORTION OF THE OPEN SPACE REQUIREMENT BEING PROVIDED TO ASSURE THE TOTAL REQUIREMENT IS MET AT THE COMPLETION OF THE DEVELOPMENT.

LANDSCAPING
 GENERAL TREE REQUIREMENT: THE MINIMUM GENERAL TREE PLANTING REQUIREMENTS IDENTIFIED IN LDC SECTION 10-416(A)(4) SHALL BE PROVIDED ACROSS THE ENTIRE PROJECT SITE. DUE TO THE URBAN FORM OF THE COMMERCIAL, OFFICE/RETAIL AND HOTEL AREAS, MINIMUM TREE PLANTING REQUIREMENTS SHALL NOT BE APPLIED TO INDIVIDUAL PARCELS, IN ORDER TO ALLOW ALTERNATIVE LANDSCAPES AND HARDSCAPES. EACH FUTURE DEVELOPMENT ORDER SHALL PROVIDE A TABULATION SHOWING THE OVERALL GENERAL TREE PLANTING REQUIREMENT FOR THE 46.5-ACRE PROJECT SITE, AND THE PORTION OF THE TREE REQUIREMENT BEING PROVIDED TO ASSURE THE TOTAL REQUIREMENT IS MET AT THE COMPLETION OF THE DEVELOPMENT.

BUILDING PERIMETER PLANTING: THE BUILDING PERIMETER PLANTING REQUIREMENTS OF LDC SECTION 10-416(B), WHICH STATES THAT BUILDING PERIMETER PLANTINGS EQUAL 10% OF THE PROPOSED BUILDING GROSS GROUND LEVEL FLOOR AREA, SHALL BE MET. THE PLACEMENT OF THE PERIMETER PLANTINGS MAY BE WITHIN AN ENVELOPE THAT EXTENDS FROM THE BUILDING FACE TO THE DEFINED PEDESTRIAN ZONE (AS SHOWN IN ROAD TYPICALS IN THE MCP). THIS ENVELOPE FOR PLACEMENT OF THE PERIMETER PLANTINGS EXTENDS DIRECTLY FROM THE BUILDING FACE MEASURED BY PERPENDICULAR LINES EXTENDING FROM THE BUILDING EDGES INTO THE ROAD SECTION. DUE TO THE URBAN FORM OF THE COMMERCIAL, OFFICE/RETAIL AND HOTEL AREAS, THIS ALTERNATIVE PLACEMENT OF THE BUILDING PERIMETER PLANTINGS ALLOWS FOR CREATIVE LANDSCAPING FEATURES IN A WALKABLE SETTING. EACH FUTURE DEVELOPMENT ORDER SHALL PROVIDE A TABULATION OF THE APPLICABLE BUILDING PERIMETER PLANTING REQUIREMENT, AND THE LOCATION OF THESE PLANTINGS TO ASSURE THE REQUIREMENT IS MET WITHIN THE ENVELOPE OUTLINED HEREIN.

PARKING AREA LANDSCAPING: THE LANDSCAPE AREA REQUIREMENTS OF LDC SECTION 10-416(C)(2)(B), WHICH STATES THAT LANDSCAPE AREAS ON THE PARKING AREA PERIMETER OR INTERNAL ISLANDS MUST EQUAL OR EXCEED 10% OF THE TOTAL PAVED SURFACE, SHALL BE MET BY THE OVERALL ALDEA PROJECT. INDIVIDUAL PARCELS WITHIN THE PROJECT MAY NOT PROVIDE THE FULL REQUIREMENT. EACH FUTURE DEVELOPMENT ORDER SHALL PROVIDE A TABULATION SHOWING THE OVERALL LANDSCAPE AREA REQUIREMENT FOR PARKING AREAS WITHIN THE 46.5-ACRE PROJECT SITE, AND THE PORTION OF THE TREE REQUIREMENT BEING MET TO ASSURE THE TOTAL REQUIREMENT IS MET AT THE COMPLETION OF THE DEVELOPMENT.

BUFFERS: PERIMETER BUFFERS ALONG PROJECT BOUNDARY LINES SHALL BE PROVIDED CONSISTENT WITH THE LDC, WITH THE EXCEPTION THAT THE BUFFER ALONG SIX MILE CYPRESS SHALL BE MET WITH THE ALLOWANCE TO CLUSTER REQUIRED TREES AT SPACING OF 200 FEET. THE COMMERCIAL AREAS WILL NOT BE SUBJECT TO INTERNAL BUFFERING BETWEEN COMMERCIAL TRACTS AS REQUIRED IN LDC SECTION 10-416(D)(3). DUE TO THE URBAN FORM AND PEDESTRIAN SCALE OF THE COMMERCIAL, OFFICE/RETAIL AND HOTEL AREAS, THIS BUFFER STANDARD IS NOT APPLICABLE. COMMERCIAL AND RESIDENTIAL AREAS WITHIN THE ALDEA PROJECT SHALL NOT BE SUBJECT TO THE BUFFERING REQUIREMENTS DUE TO MIXED USE NATURE OF THE MASTER CONCEPT PLAN. SCREENING AND SHIELDING OF LOADING AREAS AND DUMPSTERS PROVIDED IN LDC SECTION 10-610(D) SHALL BE MET.

WATER MANAGEMENT
 A COMMON WATER MANAGEMENT SYSTEM THAT COMPLIES WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS SHALL BE PROVIDED FOR THE ALDEA SITE. APPROPRIATE INSTRUMENTS SHALL BE RECORDED TO ASSURE RESPONSIBILITY FOR PRIVATE OWNERSHIP, OPERATION AND MAINTENANCE OF THE COMMON WATER MANAGEMENT SYSTEM INFRASTRUCTURE.

OPEN SPACE SUMMARY		
OPEN SPACE REQUIRED (30% x 46.5 ACRES)	13.9± ACRES	
OPEN SPACE PROVIDED	13.9± ACRES MINIMUM	

PARKING SUMMARY			
	PARKING STANDARD	SPACES REQUIRED	SPACES PROVIDED
RESIDENTIAL AREA			
2-BEDROOM UNITS: 172	1.75 SPACES PER UNIT	301	
1-BEDROOM UNITS: 80	1.50 SPACES PER UNIT	120	
TOTAL:		421	421
COMMERCIAL/OFFICE AREA			
TOTAL: 312,082 SF	1 SPACE PER 313 SF*	999	999
HOTEL AREA			
TOTAL: 200 ROOMS	1.2 SPACES PER ROOM	240	240
* SHARED PARKING STANDARD CALCULATED ACCORDING TO SHARED PARKING ANALYSIS			

REVISIONS	DATE	DESCRIPTION
NO.		
DATE:	APRIL 2008	
PROJECT NO.	20055193	
FILE NO.		
SCALE:	AS SHOWN	

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