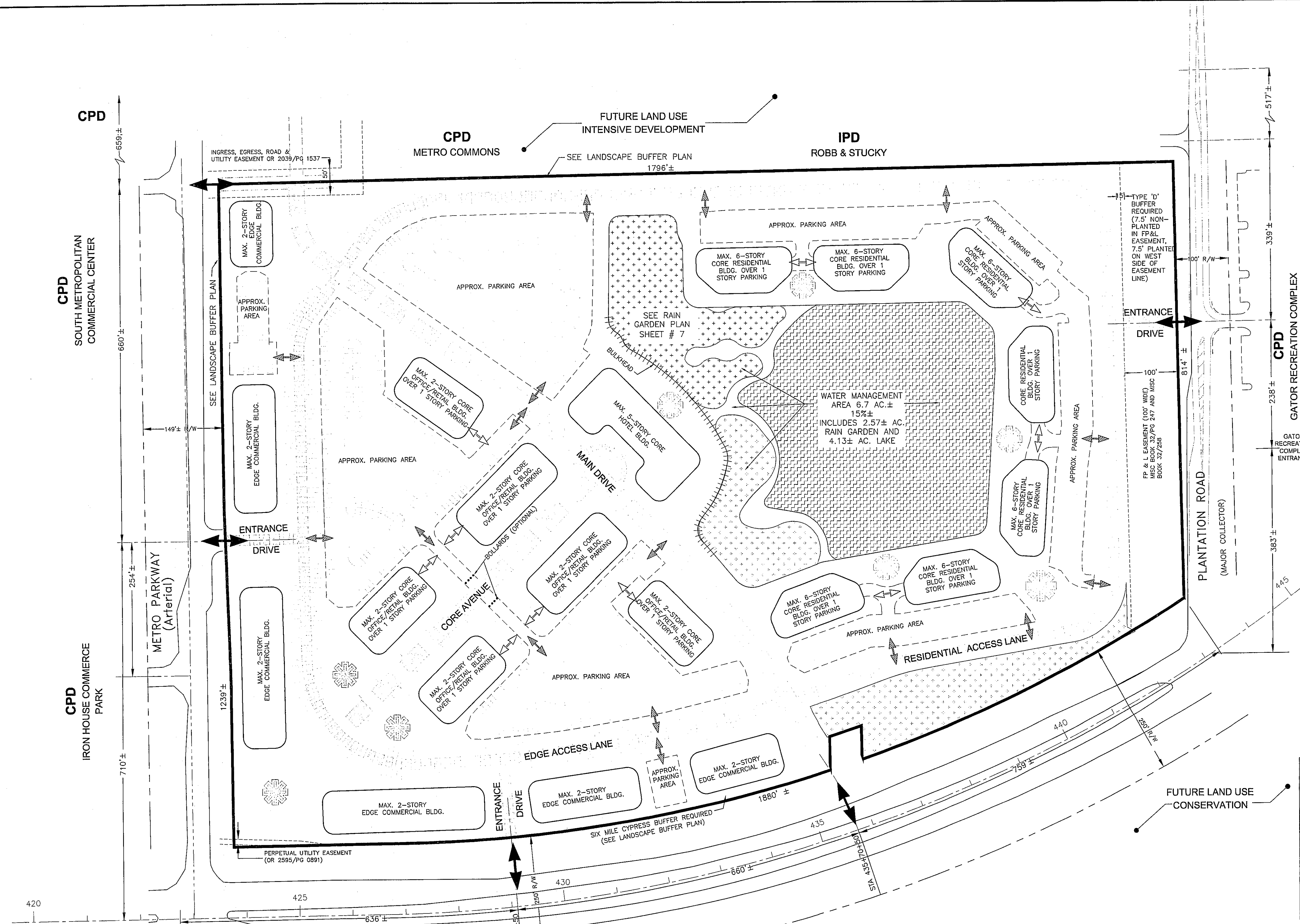
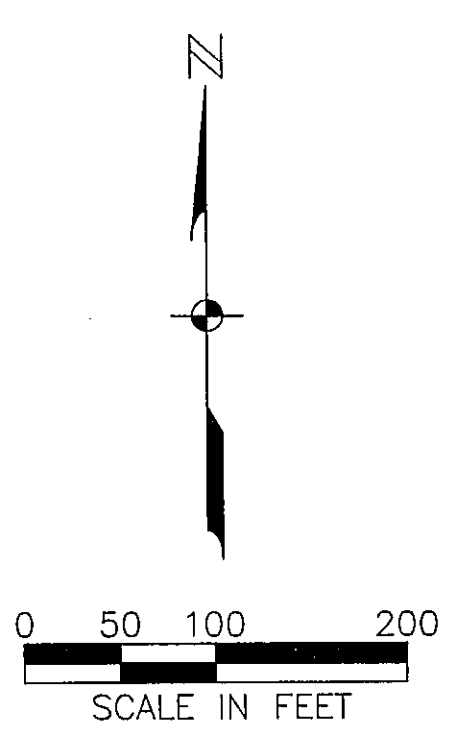


NO.	DESCRIPTION	DATE

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

MASTER  
 CONCEPT  
 PLAN

SHEET NUMBER



**REQUEST**  
 REZONE:  
 I/U / IPD / CPD TO MPD  
 TOTAL SITE AREA: 46.5± ACRES

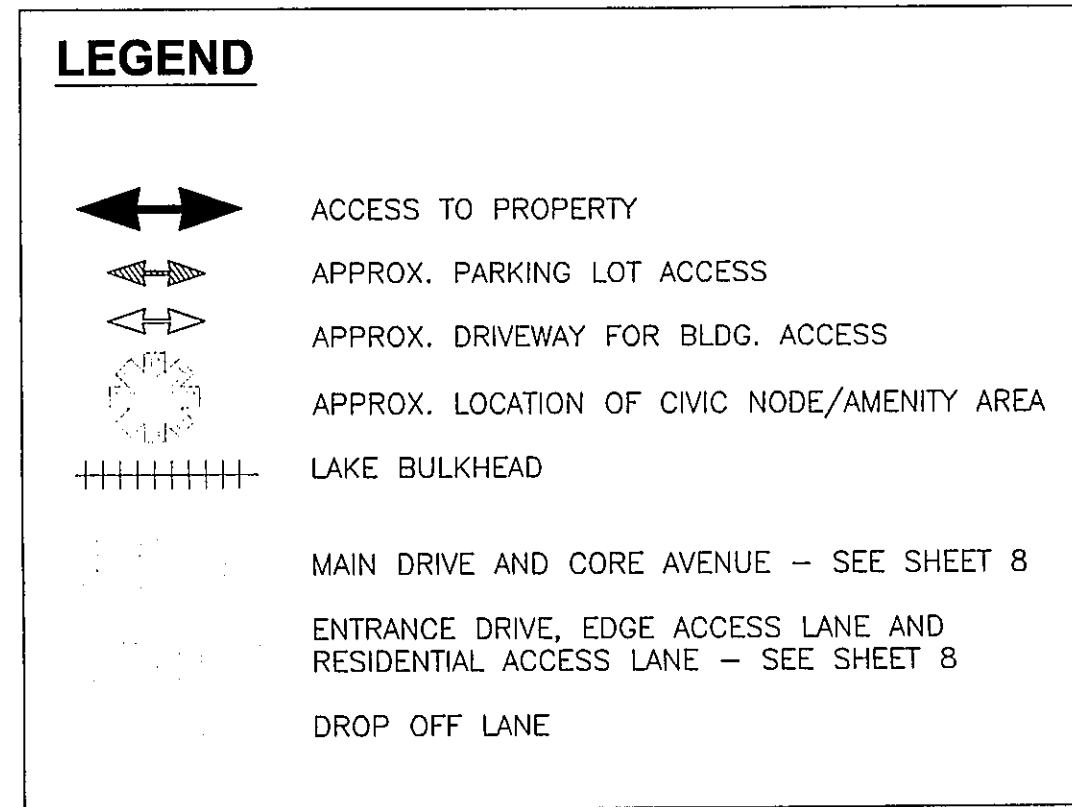
RESIDENTIAL AREA	
2-BEDROOM MULTIFAMILY UNITS	172
1-BEDROOM MULTIFAMILY UNITS	80
TOTAL	252

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



- 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%

† ARCADES, AWNINGS OR OVERHANGS MAY ENCRUCH INTO SETBACK AREAS IN ORDER TO PROVIDE SHELTER FOR PEDESTRIAN ZONES. COLUMNS MAY SUPPORT THESE ELEMENTS SO LONG AS THEY PROVIDE A MINIMUM PASSAGE WIDTH OF 6 FEET. MAXIMUM SETBACKS MAY BE EXCEEDED ALONG NO MORE THAN 50% OF THE BUILDING FACADE IN ORDER TO ACCOMMODATE PEDESTRIAN SCALE PLAZAS OR OUTDOOR SEATING AREAS.

\* MINIMUM PRINCIPAL BUILDING SEPARATION IS REDUCED TO 12' (OR AS ALLOWED BY FIRE CODE) WHEN THE SEPARATION IS FOR THE PURPOSE OF PROVIDING A PEDESTRIAN WALKWAY OR COURTYARD.

**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 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  
DESCRIPTION

NO.	DATE	DESCRIPTION

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

SCHEDULE OF USES  
DEVELOPMENT  
DATA