

Prepared For:



Planning Zoning & Design Board

Presentation:

GOODWILL
RETAIL & DONATION CENTER

09/12/2023

Estero, FL

Developed By:



SEAGATE
DEVELOPMENT GROUP

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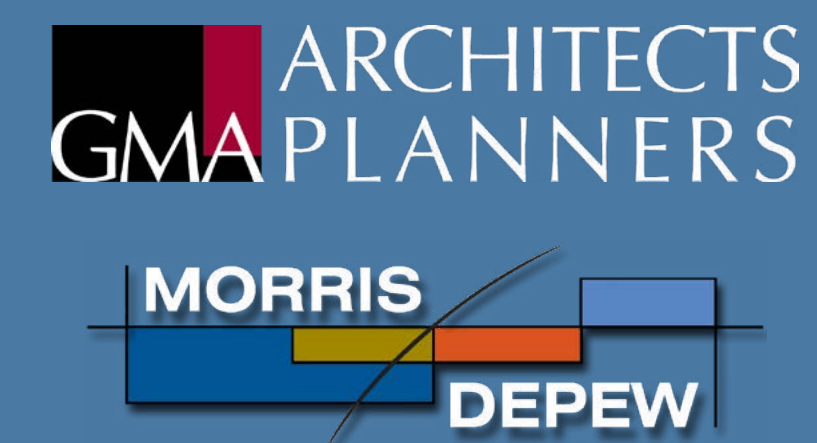
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Community Context



VILLAGES AT COUNTRY CREEK

MIROMAR OUTLETS

SPRING RUN

THREE OAKS PARKWAY

PLAZA DEL SOL

ESTERO INTERSTATE COMMERCE PARK

MIROMAR DESIGN CENTER

CORKSCREW ROAD

175

ESTERO PLACE

SITE LOCATION

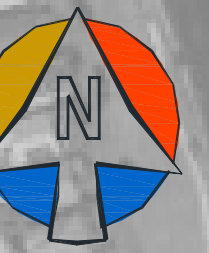
ESTERO CROSSING

CORKSCREW COMMERCE CENTER

ESTERO TOWN COMMONS

ISLAND CLUB / CORKSCREW WOODLANDS

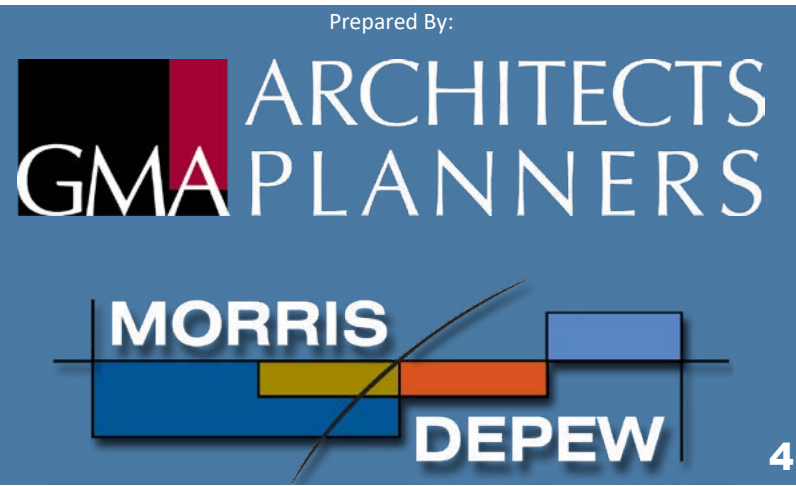
VILLA PALMERAS

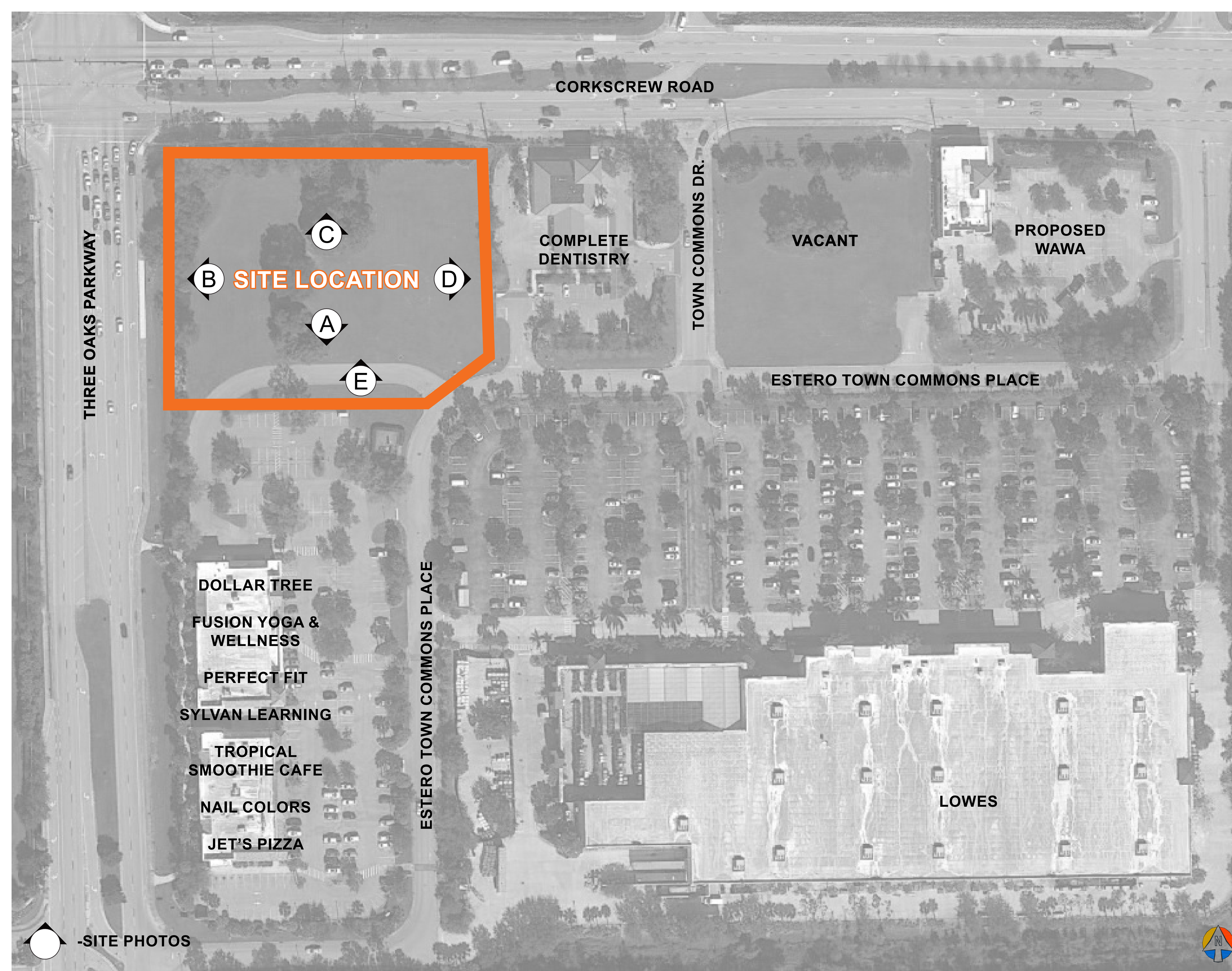


Community Context Map

September 2023

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A. EXISTING SOUTH BUFFER



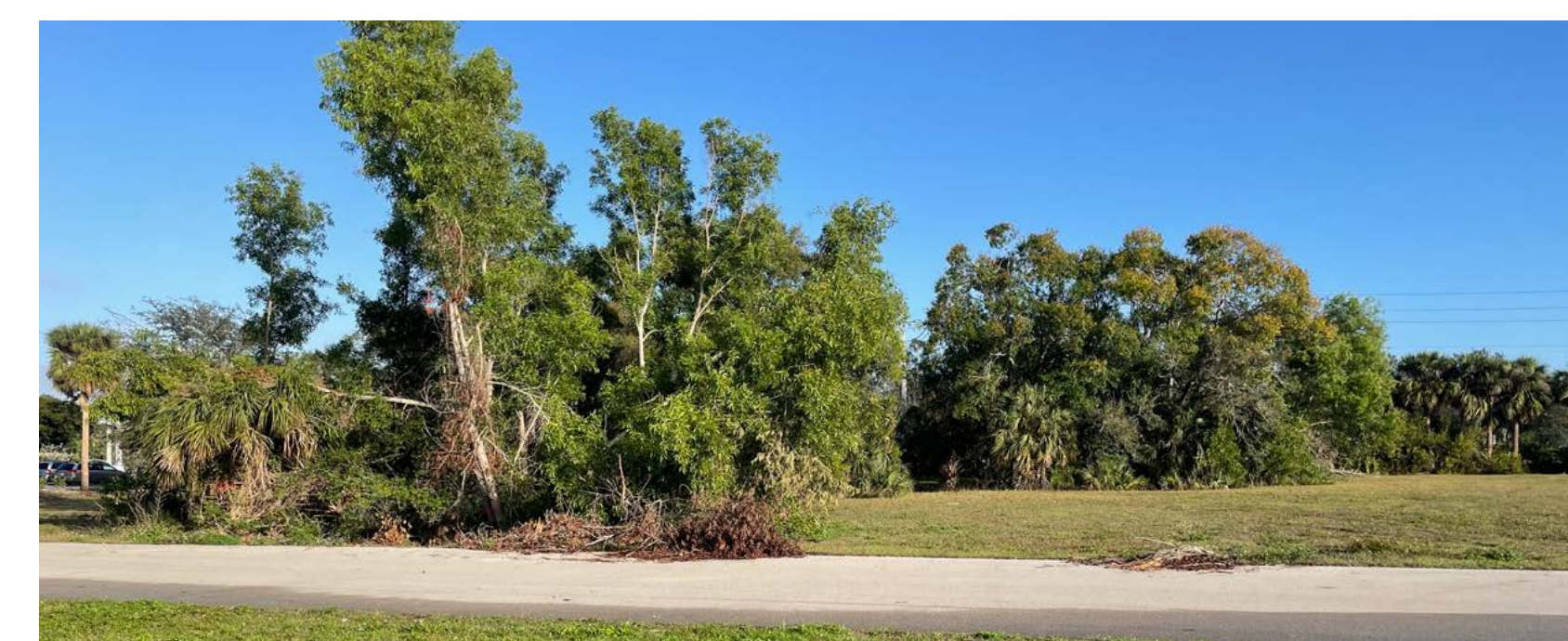
B. EXISTING WEST BUFFER



C. EXISTING NORTH BUFFER



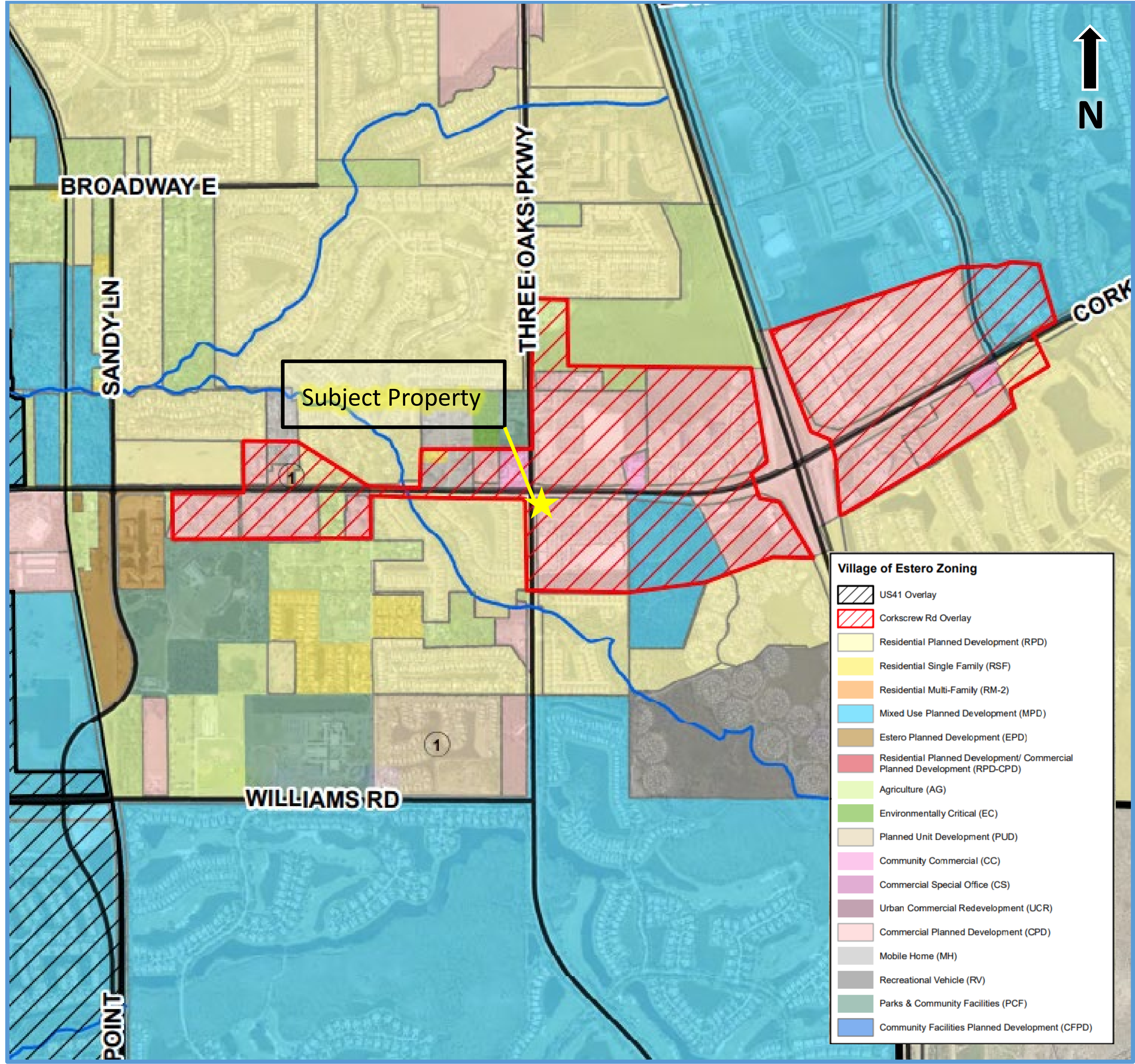
D. EXISTING EAST BUFFER



E. EXISTING SITE



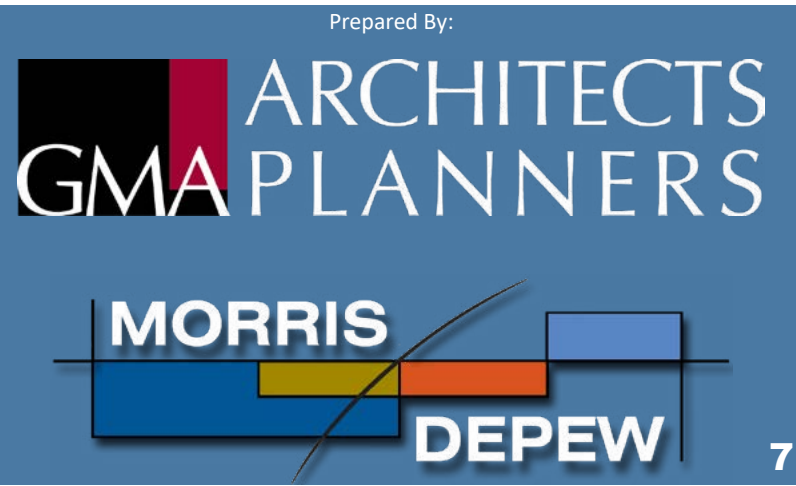
Zoning

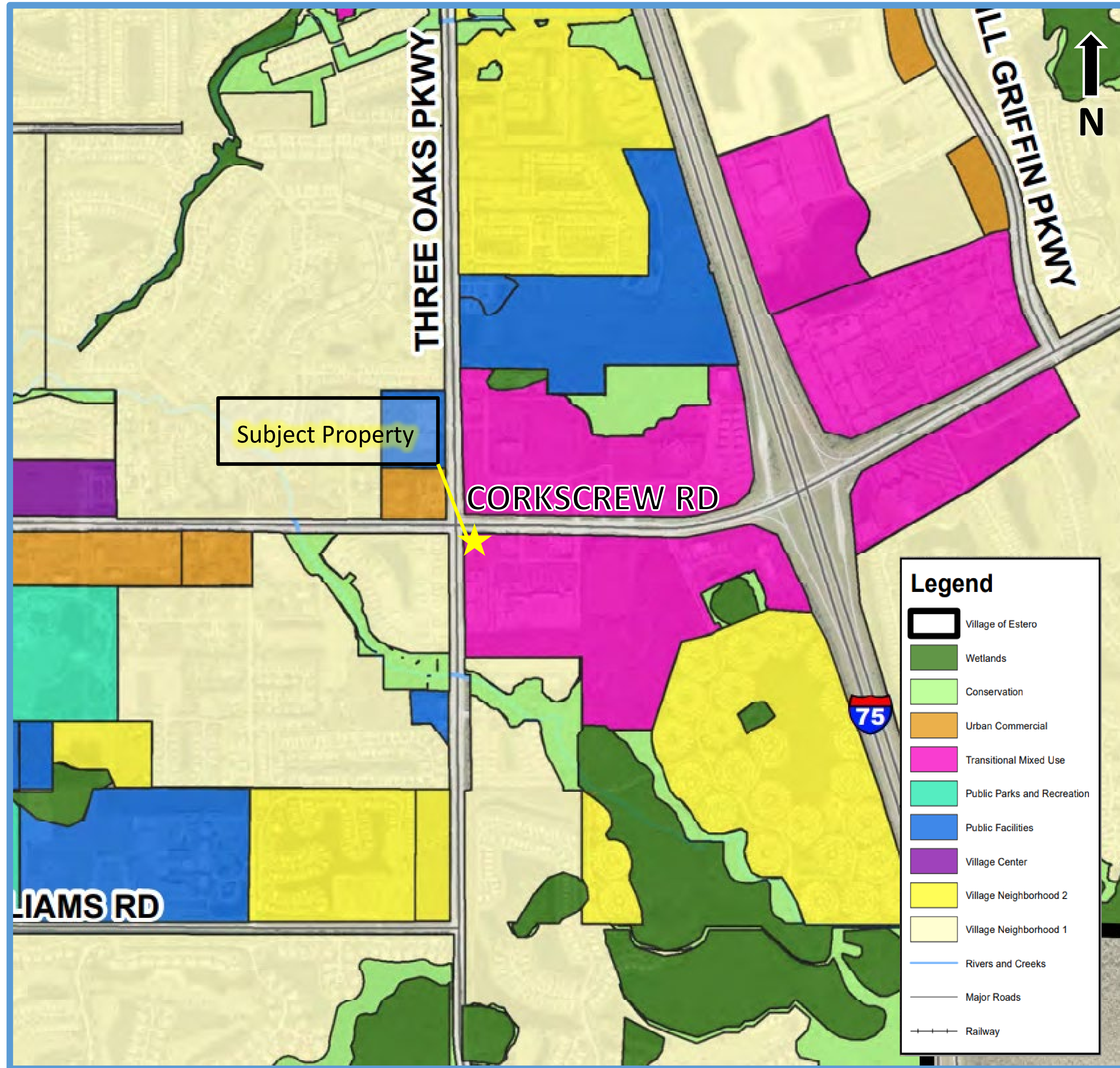


Current Zoning Map

September 2023

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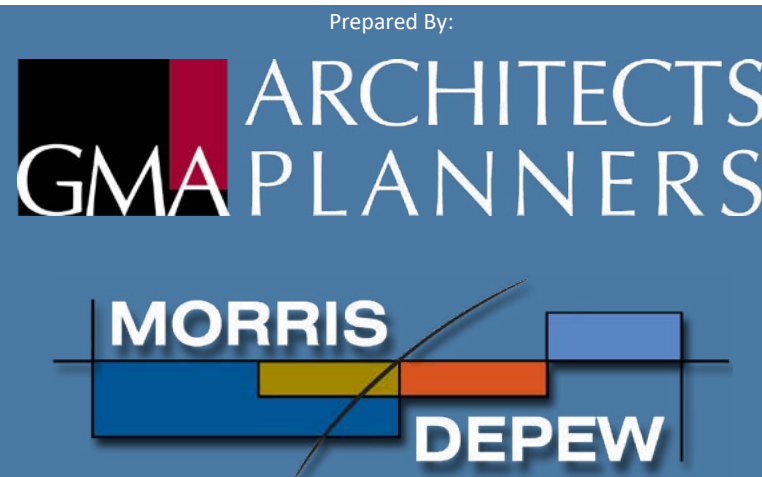




Future Land use Map

September 2023

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ZONING ORDINANCE COMPONENTS:

Required Oak Preserve / Pedestrian Open Space Area

-Live oak trees at the corner of Corkscrew and Three Oaks Parkway will be preserved and incorporated into a pedestrian/open space area (per Common/Public Areas Condition C.3 of Design Guidelines). Additionally, a "reasonable effort and creative design is being utilized to preserve the large existing native trees/masses of native trees (per Condition 7 of the Site Development Regulations)

Corkscrew Road Enhanced Buffer

-Original Zoning Resolution required a Type 'D' Buffer. Estero Town Center Design Guidelines require an Enhanced 30' wide buffer with Type 'D' plantings when parking is located within 75' of the right of way line (per Landscape Condition B.2 of Design Guidelines).

All requirements are being incorporated into the proposed site plan.

Three Oaks Parkway Enhanced Buffer

-Original Zoning Resolution required a Type 'D' Buffer. Estero Town Center Design Guidelines require an Enhanced 30' wide buffer with 10 trees and 20 shrubs per 100 linear feet with 2' undulating berm when parking is located between Three Oaks & proposed building (per Landscape Condition B.4 of Design Guidelines).

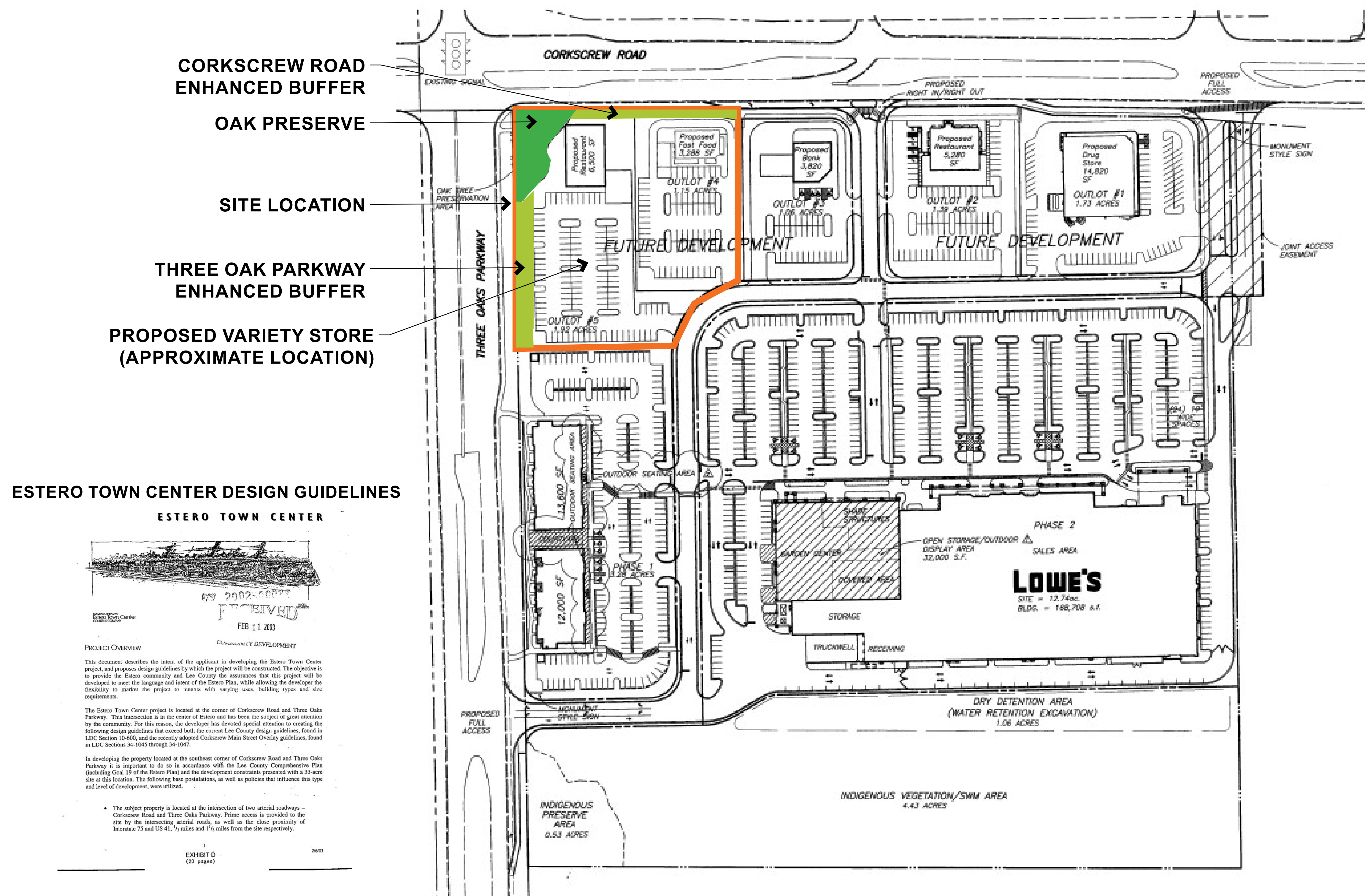
All requirements are being incorporated into the proposed site plan.

Schedule of Uses

-Proposed use of a Variety Store is an allowable use per the approved Schedule of Uses for Village Areas #1 & #2.

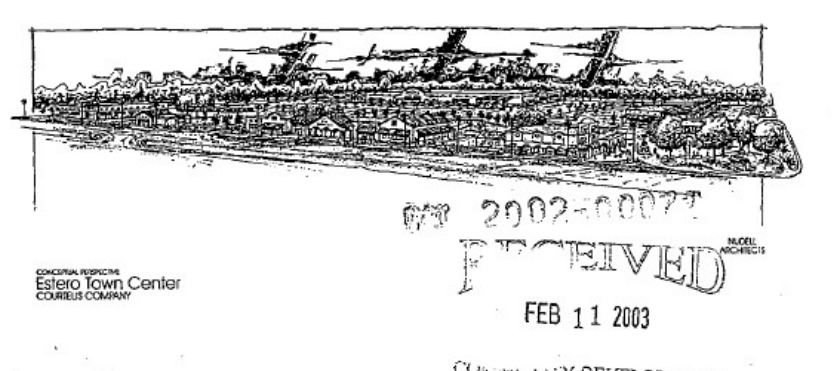
Landscaping

-Proposed Landscaping will be consistent with Estero Town Center Design Guidelines and native plant selections will come from the recommended native plant lists included in the Design Guidelines (per Site Development Regulations Condition 6 & Estero Town Center Design Guidelines Landscape Condition 4).



ESTERO TOWN CENTER DESIGN GUIDELINES

ESTERO TOWN CENTER



PROJECT OVERVIEW

This document describes the intent of the applicant in developing the Estero Town Center project, and proposes design guidelines by which the project will be constructed. The objective is to provide the Estero community and Lee County the assurance 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 Estero Town Center project is located at the corner of Corkscrew Road and Three Oaks Parkway. This intersection is in the corner of Estero and has been the subject of great attention by the community. For this reason, the developer has devoted special attention to creating the following design guidelines that exceed both the current Lee County design guidelines, found in LDC Section 10-050, and the recently adopted Corkscrew Main Street Overlay guidelines, found in LDC Sections 34-1045 through 34-1047.

In developing the property located at the southeast corner of Corkscrew Road and Three Oaks Parkway it is important to do so in accordance with the Lee County Comprehensive Plan (including Goal 19 of the Estero Plan) and the development commitments presented with a 33-acre site at this location. The following base postulation, as well as policies that influence this type and level of development, were utilized.

- The subject property is located at the intersection of two arterial roadways - Corkscrew Road and Three Oaks Parkway. Prime access is provided to the site by the intersecting arterial roads, as well as the close proximity of Interstate 75 and US 41, 1/2 miles and 1 1/2 miles from the site respectively.

EXHIBIT D
(20 pages)



Survey



Site Plan

CORKSCREW RD

THREE OAKS PKWY

ESTERO TOWN COMMONS PL.

PROPOSED BLDG
(21,800 SF)

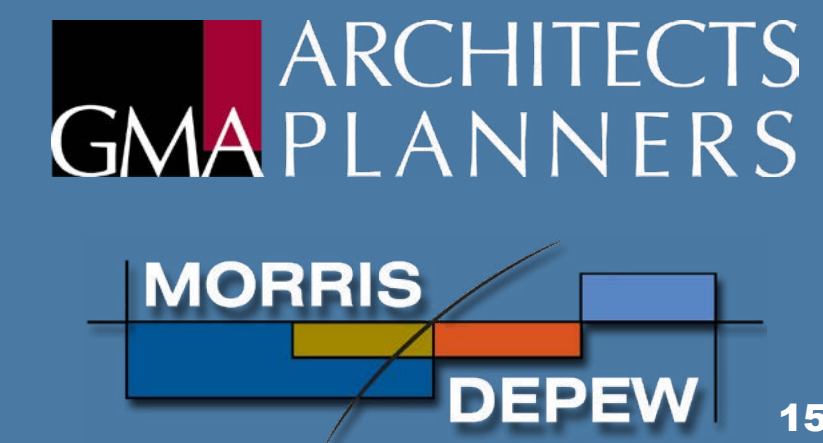
PROPERTY DATA TABLE	
STRAP NO.:	35-45-25-E1-3300A.0000
EXISTING APPROVALS:	ADD2007-00017; ADD2006-00163; ADD2005-00235; ADD2005-00156; Z-03-032
EXISTING / PROPOSED FLU:	TRANSITIONAL MIXED USE
EXISTING / PROPOSED ZONING:	COMMERCIAL PLANNED DEVELOPMENT (C20)
COMMUNITY PLANNING AREA:	CORKSCREW OVERLAY
SITE AREAS	
TOTAL PROJECT AREA:	2.69 AC / 116950 SF (100%)
WETLAND AREA:	0 (0.0%)
BUILDING AREA:	±0.50 AC / 21,800 SF (19%)
PAVEMENT AREA:	±1.21 AC / 52,802 SF (45%)
OPEN SPACE / OTHER:	±0.98 AC / 42,348 SF (36%)
DEVELOPMENT CALCULATION	
WETLAND IMPACTS:	NA
FLOOR AREA RATIO (FAR):	NA
REQUIRED / PROVIDED PARKING:	1 (SPACE / 300 SF) 63 REQUIRED / 70 PROVIDED
IMPERVIOUS SURFACE AREA:	1.71 AC
IMPERVIOUS SURFACE RATIO (ISR):	NA
MAXIMUM BUILDING HEIGHT:	45'-0"
NUMBER OF UNITS:	NA

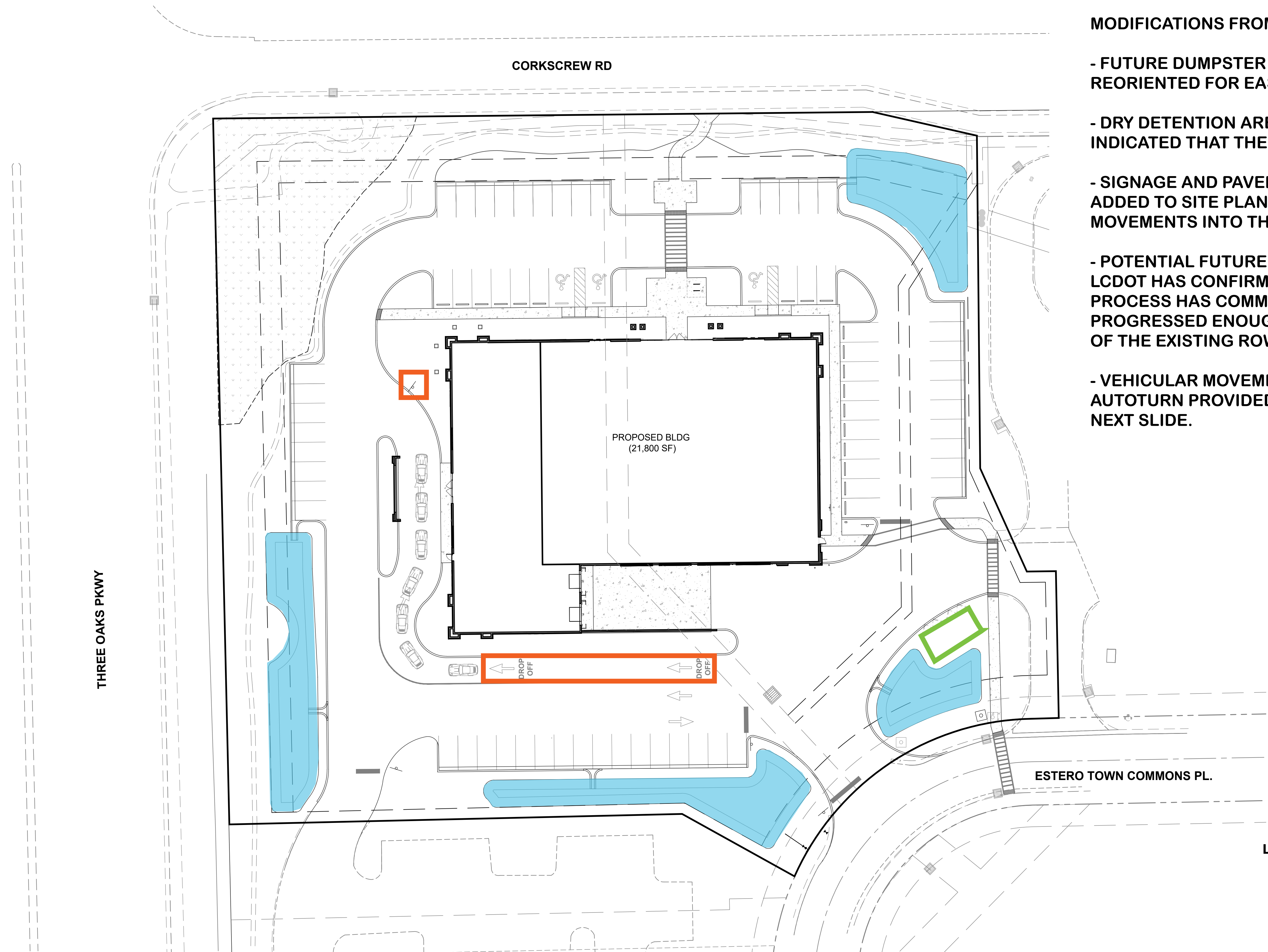


Proposed Site Plan

September 2023

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MODIFICATIONS FROM PUBLIC INFORMATION MEETING

- FUTURE DUMPSTER ENCLOSURE LOCATION REORIENTED FOR EASE OF ACCESS.
- DRY DETENTION AREAS ADDED. SFWMD HAS INDICATED THAT THE ERP APPROVAL IS FORTHCOMING.
- SIGNAGE AND PAVEMENT MARKINGS HAS BEEN ADDED TO SITE PLAN TO INDICATE PROPER VEHICULAR MOVEMENTS INTO THE DRIVE-THRU.
- POTENTIAL FUTURE THREE OAKS RIGHT-TURN LANE: LCDOT HAS CONFIRMED THAT NO LAND ACQUISITION PROCESS HAS COMMENCED AS DESIGN HAS NOT PROGRESSED ENOUGH TO DEFINE THE NEED OUTSIDE OF THE EXISTING ROW.
- VEHICULAR MOVEMENT HAS BEEN ASSESSED WITH AUTOTURN PROVIDED MOVEMENTS AS SHOWN. SEE NEXT SLIDE.

- LEGEND:**
- - DRY DETENTION
 - - REORIENTED FUTURE DUMPSTER
 - - DRIVE-THRU SIGNAGE AND PAVEMENT MARKINGS.

CORKSCREW RD
(R/W VARIES)

EXIST. SIDEWALK

OAK PRESERVE

PLAZA

DRY-DETENTION

X.R.D.S

R26.0'

8

8

5

4

R50.0'

R26.0'

9' (TYP.)

9' (TYP.)

10

10

5' TYPE 'A' BUFFER

PROPOSED BLDG
(21,800 SF)

5' CONC. SWLK

5'

R25.0'

R25.0'

8

8

DRIVE THRU
19.5'

16'

24'

17'

R5.0'

R15.0'

R6.0'

12'

12'

24'

16'

16'

9' (TYP.)

16

16

DRY-DETENTION

DRY-DETENTION

5' CONC. SWLK

ESTERO TOWN COMMONS PL.

10541 Hermosa Sp+Pole

THREE OAKS PKWY
(R/W VARIES)



Auto Turn Exhibit
September 2023

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Developed By:



SEAGATE
DEVELOPMENT GROUP

Prepared By:

ARCHITECTS
GMA PLANNERS



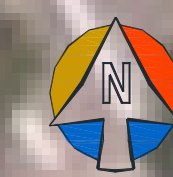
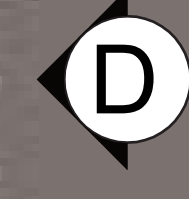
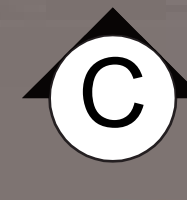
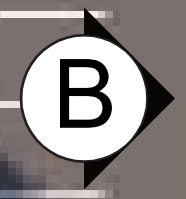
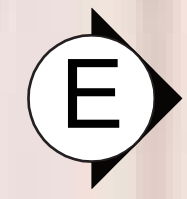
CORKSCREW ROAD

COMPLETE DENTISTRY

THREE OAKS PARKWAY

PROPOSED BUILDING

ESTERO TOWN COMMONS PLACE

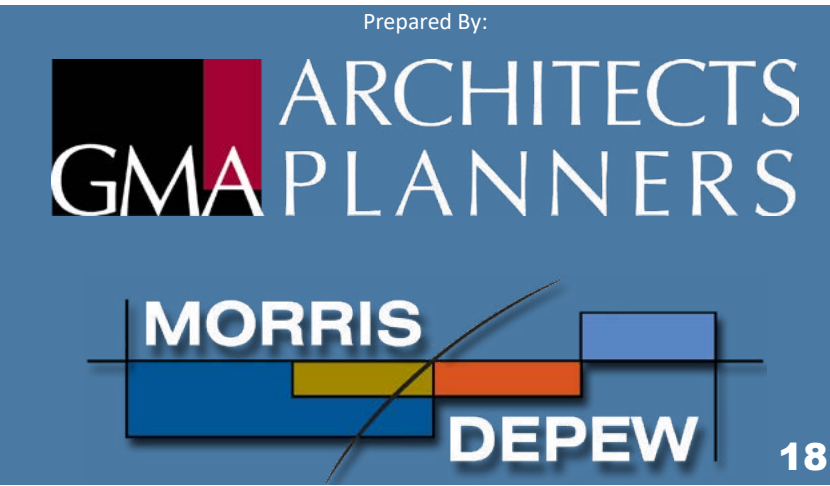


● - ELEVATIONS



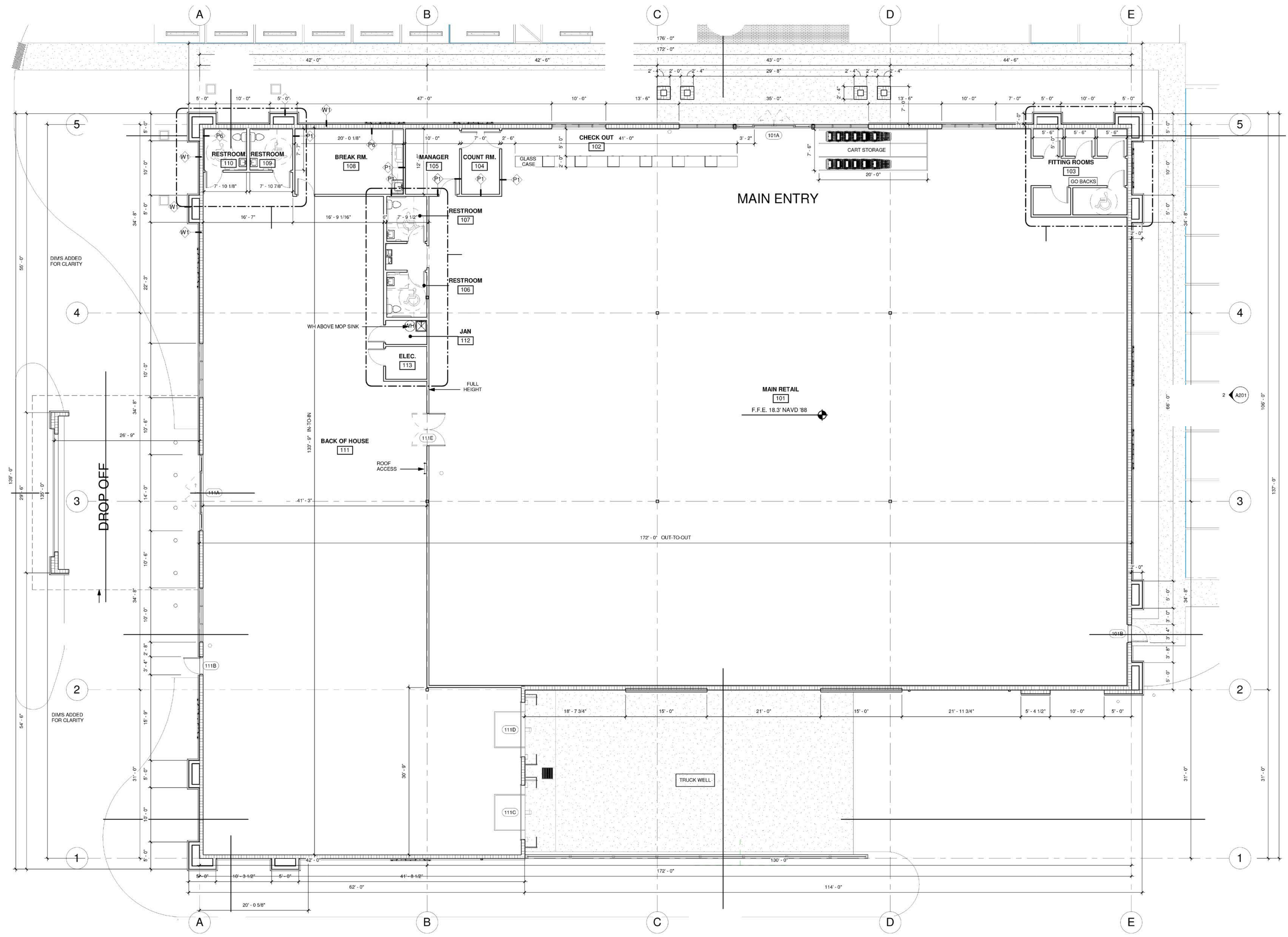
Illustrative Site Plan
September 2023

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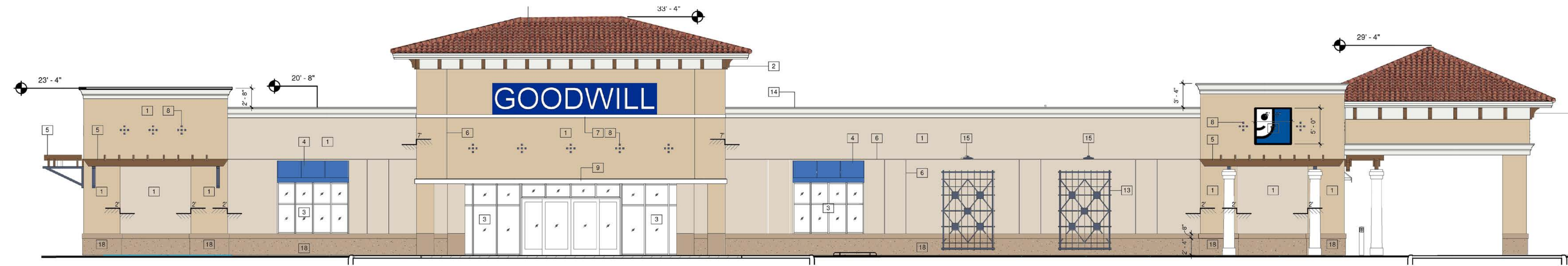




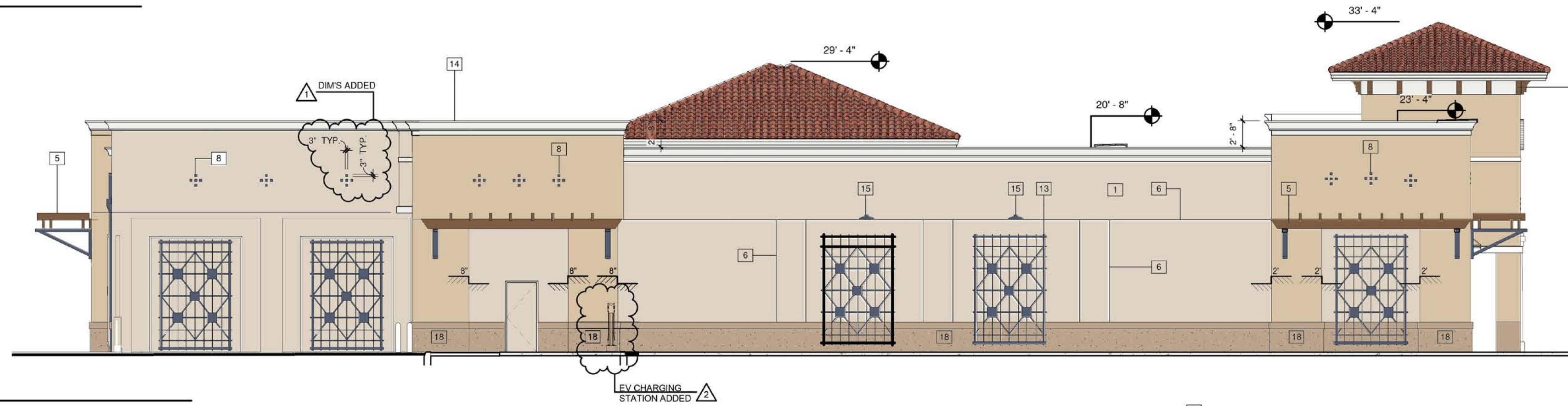
Architecture



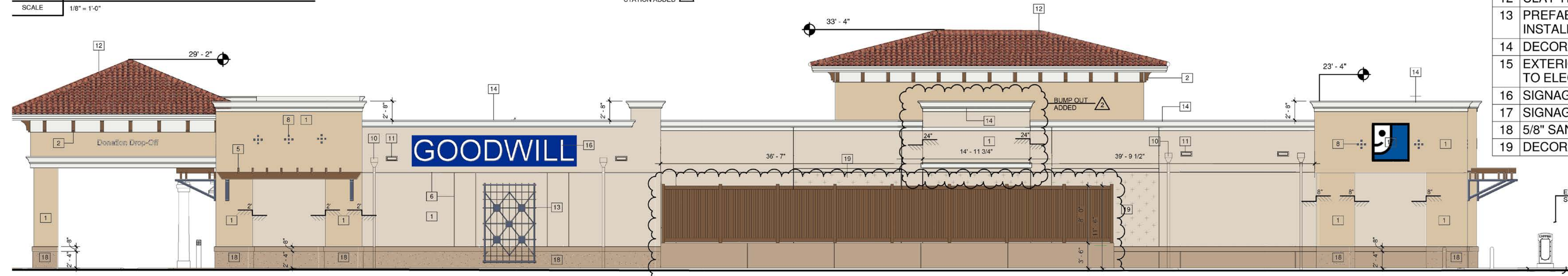
A1 FLOOR PLAN
SCALE 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3683 Sanborn Blend Tiles of Terracotta, Pewee® Tan, Rock Stone

ELEVATION KEYNOTES

NO	DESCRIPTION
1	5/8" SMOOTH PAINTED STUCCO
2	FAUX CORBEL
3	ANODIZED ALUMINUM STOREFRONT (CLEAR ALUMINUM FINISH)
4	PREFABRICATED METAL AWNING BY OTHERS. INSTALLED BY G.C.
5	PREFABRICATED PERGOLA BY OTHERS. INSTALLED BY G.C.
6	1/2" CONTROL JOINT (TYP)
7	1" THICK STUCCO TRIM
8	NEW CERAMIC WALL TILE (GOODWILL BLUE - B20T2654)
9	8" X 1-1/2" PAINTED STUCCO TRIM
10	PRE-FINISHED MTL. SCUPPER & DOWNSPOUT
11	4" X 16" OVERFLOW SCUPPER
12	CLAY TILE ROOFING
13	PREFABRICATED WALL TRELLIS BY OTHERS. INSTALLED BY G.C.
14	DECORATIVE CORNICE
15	EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO ELEC. PLAN)
16	SIGNAGE (PROVIDE POWER)
17	SIGNAGE
18	5/8" SAND TEXTURED PAINTED STUCCO
19	DECORATIVE STUCCO PATTERN

B20T2654 GOODWILL BLUE
SW 7006 EXTRA WHITE
SW 0036 BUCKRAM BINDING
SW 69109 NATURAL LINEN
SW 6101 SANDS OF TIME

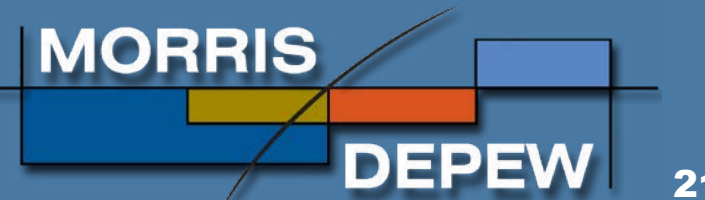
PROPOSED GREEN BUILDING REQUIREMENTS PER LDC 5-903.B

- LEVEL 2 EV CHARGING STATION (1 POINT)
- STATED WATER HEATER EFFICIENCY OF 0.82 OR MORE (1.25 POINTS)
- ALL TOILETS HAVE DUAL ACTIVATED FLUSHING (1 POINT)



Architectural Elevations
September 2023

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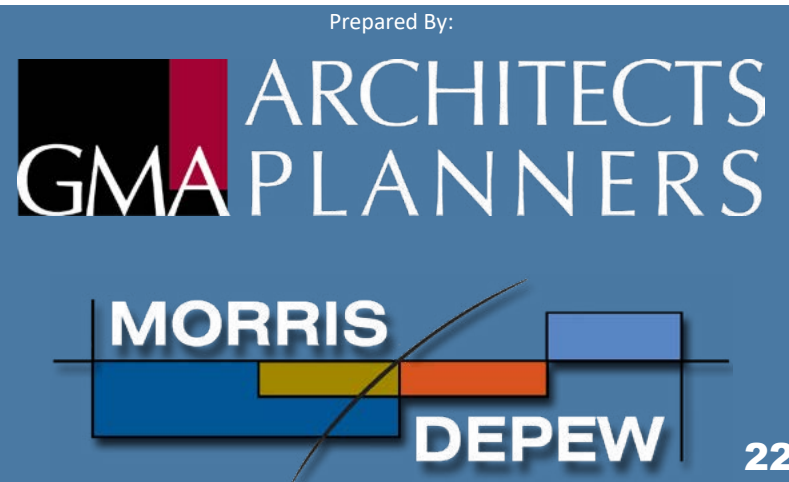




Architectural Rendering 1

September 2023

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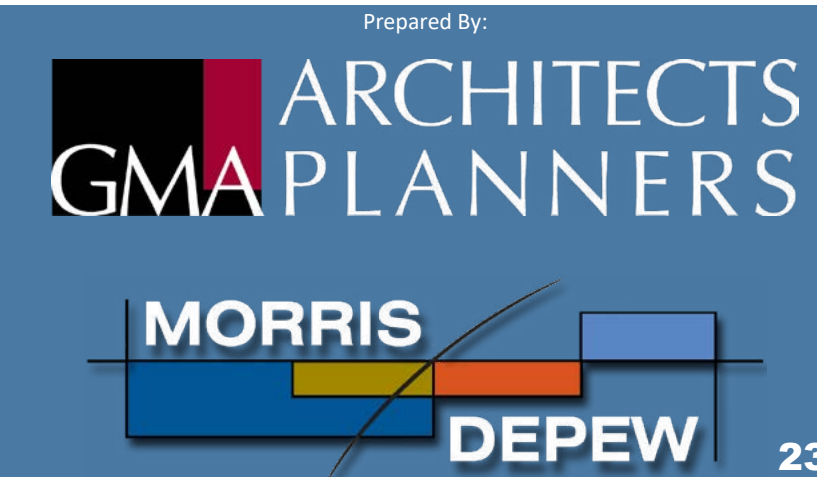




Architectural Rendering 2

September 2023

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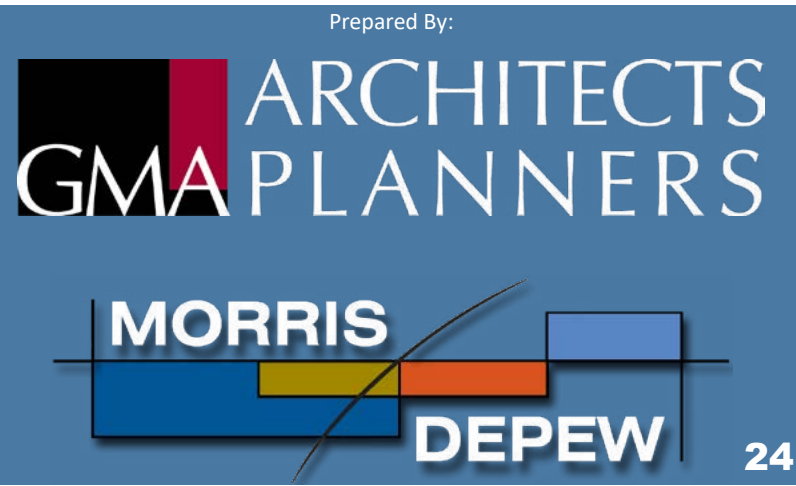




Architectural Rendering 3

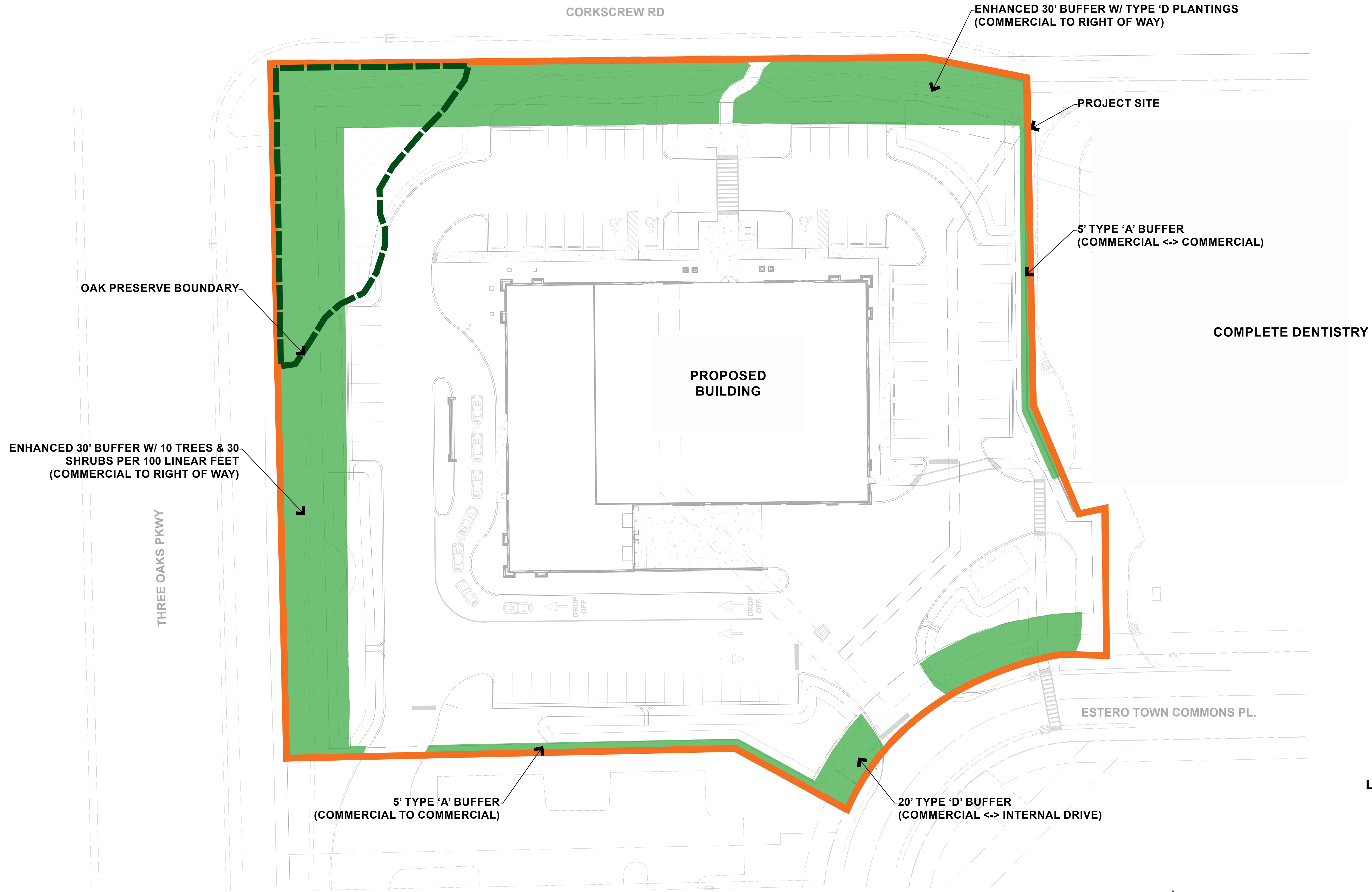
September 2023

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Landscape



OAK PRESERVE BOUNDARY

ENHANCED 30' BUFFER W/ 10 TREES & 30 SHRUBS PER 100 LINEAR FEET (COMMERCIAL TO RIGHT OF WAY)

THREE OAKS PKWY

CORKSCREW RD

ENHANCED 30' BUFFER W/ TYPE 'D' PLANTINGS (COMMERCIAL TO RIGHT OF WAY)

PROJECT SITE

5' TYPE 'A' BUFFER (COMMERCIAL <-> COMMERCIAL)

COMPLETE DENTISTRY

PROPOSED BUILDING

DROP OFF

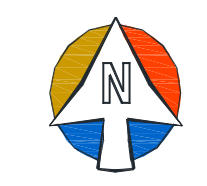
DROP OFF

ESTERO TOWN COMMONS PL.

5' TYPE 'A' BUFFER (COMMERCIAL TO COMMERCIAL)

20' TYPE 'D' BUFFER (COMMERCIAL <-> INTERNAL DRIVE)

- LEGEND:**
- LANDSCAPE BUFFER AREA
 - REQ. OAK PRESERVE LIMITS



GENERAL TREE REQUIREMENT			
COMMERCIAL			
1 TREE / 3,500 SF OF DEVELOPMENT AREA FOR ±116,949 SF = 34 TREES			
	Required	# of Trees	Tree Credits Provided
Existing Trees	-	0	0
Relocated Sabals*	-	10	20
Proposed Trees	-	6	0
Total	34	24	10

PER LDC SEC. 5-405
 *PER LDC TABLE 5-405.C.1 RELOCATED SABALS ARE A TWO FOR ONE TREE CREDIT FOR GENERAL TREES (PLEASE REFER TO THE R LABEL FOR LOCATIONS OF RELOCATED SABALS.)

EXISTING LANDSCAPING SHALL BE AUGMENTED AS NEEDED TO ADD HEDGES IN DOUBLE STAGGERED ROWS TO COMPLY WITH LDC TABLE 5-406B.3 FOR TYPE D BUFFERS ADJACENT TO THE ROWS

CORKSCREW RD
(R/W VARIES)

PROPERTY BOUNDARY

EXIST. SIDEWALK

EXTENT OF EXISTING BUFFER

NORTHERN BUFFER
ENHANCED 30' TYPE 'D' BUFFER

5 TREES / 100 LF FOR ±358 LF = 18 TREES		
66 SHRUBS / 100 LF FOR ±358 LF = 237 SHRUBS		
	Required	Provided
Trees	18	18
Shrubs	237	237

PER CONDITION 3 OF LANDSCAPING OF ESTERO TOWN CENTER ZONING ORDINANCE

PROJECT SITE

BASIN PLANTINGS

EASTERN BUFFER
5' TYPE 'A' BUFFER

4 TREES / 100 LF FOR ±189 LF* = 8 TREES		
	Required	Provided
Trees	8	8

PER LDC SEC. 5-406(B)
 *INCLUDES ±8' LESS FOR CROSS PROPERTY ACCESS.

PROPERTY BOUNDARY

VEHICULAR USE AREA	
±46,873 SF OF IMPER. VUA @ 10% = 4,687 SF (PA)	
1 TREE / 250 SF FOR 4,687 SF = 19 TREES	
1 SHRUBS @ 36" O.C. FOR 4,687 SF = 600 SHRUBS	
	Required
Planting Area	4,687 SF
Trees	19
Shrubs	600

PER LDC SEC. 5-409

WESTERN BUFFER		
ENHANCED 30' BUFFER		
10 TREES / 100 LF FOR ±328 LF = 33 TREES		
30 SHRUBS / 100 LF FOR ±328 LF = 98 SHRUBS		
	Required	Provided
Trees	33	33
Shrubs	98	98

PER CONDITION 4 OF LANDSCAPING OF ESTERO TOWN CENTER ZONING ORDINANCE

REPLACEMENT TREES		
1 REPLACEMENT LARGER TREE PER REMOVED TREE		
REPLACEMENT TREE SIZE - 16" HT., 4" CAL.		
	Required	Provided
Trees	12	12

PER LDC SEC. 5-411(V)(2)

PROPERTY BOUNDARY

EXISTING LANDSCAPING SHALL BE AUGMENTED AS NEEDED TO ADD HEDGES IN DOUBLE STAGGERED ROWS TO COMPLY WITH LDC TABLE 5-406B.3 FOR TYPE D BUFFERS ADJACENT TO THE ROWS

THREE OAKS PKWY
(R/W VARIES)

30' ENHANCED BUFFER (WHEN PARKING IS LOCATED ALONG THREE OAKS PKWY)

20' TYPE 'D' BUFFER

SOUTHERN BUFFER
5' TYPE 'A' BUFFER

4 TREES / 100 LF FOR ±242 LF* = 10 TREES		
	Required	Provided
Trees	10	10

PER LDC SEC. 5-406(B)
 *INCLUDES ±20' LESS FOR CROSS PROPERTY ACCESS.

PROPERTY BOUNDARY

PROPOSED BLDG
(±21,800 SF)

BUILDING PERIMETER		
10% OF GROSS FIRST FLOOR AREA = PLANTING AREA		
±21,800 SF X 10% = 2,180 SF OF PLANTING AREA		
	Required	Provided
Planting Area	2,180 SF	±2,955 SF

PER LDC SEC. 5-407

NATIVE PLANT REQUIREMENT		
75% OF TREES & 50% OF SHRUBS MUST BE NATIVE		
134 REQ TREES * 75% = 101 REQUIRED TREES		
1,751 REQ SHRUBS * 50% = 876 REQUIRED SHRUBS		
	Required	Provided
Trees	101	134 (100%)
Shrubs	876	1089 (82.1%)

PER LDC SEC. 5-403(B)(2)
 *NOTE - EXISTING SHRUBS IN BUFFER TO REMAIN IF SUPPLEMENTAL PLANTINGS ARE REQUIRED THEY WILL ALL BE NATIVE SHRUBS.

LEGEND	
□	GENERAL TREE
⊕	BUFFER TREE
▲	PARKING TREE
⊗	REPLACEMENT TREE
□	VEHICULAR USE PLANTING AREA
□	BUILDING PERIMETER PLANTING AREA
R	RELOCATED EXISTING TREE

ESTERO TOWN COMMONS PL.

SOUTHEASTERN BUFFER
20' TYPE 'D' BUFFER

5 TREES / 100 LF FOR ±123 LF* = 7 TREES		
66 SHRUBS / 100 LF FOR ±123 LF* = 82 SHRUBS		
	Required	Provided
Trees	7	7
Shrubs	82	83

PER LDC SEC. 5-406(B)
 *INCLUDES ±50' LESS FOR CROSS PROPERTY ACCESS.

PROPERTY BOUNDARY



Landscape Permit Plan

September 2023

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Developed By:



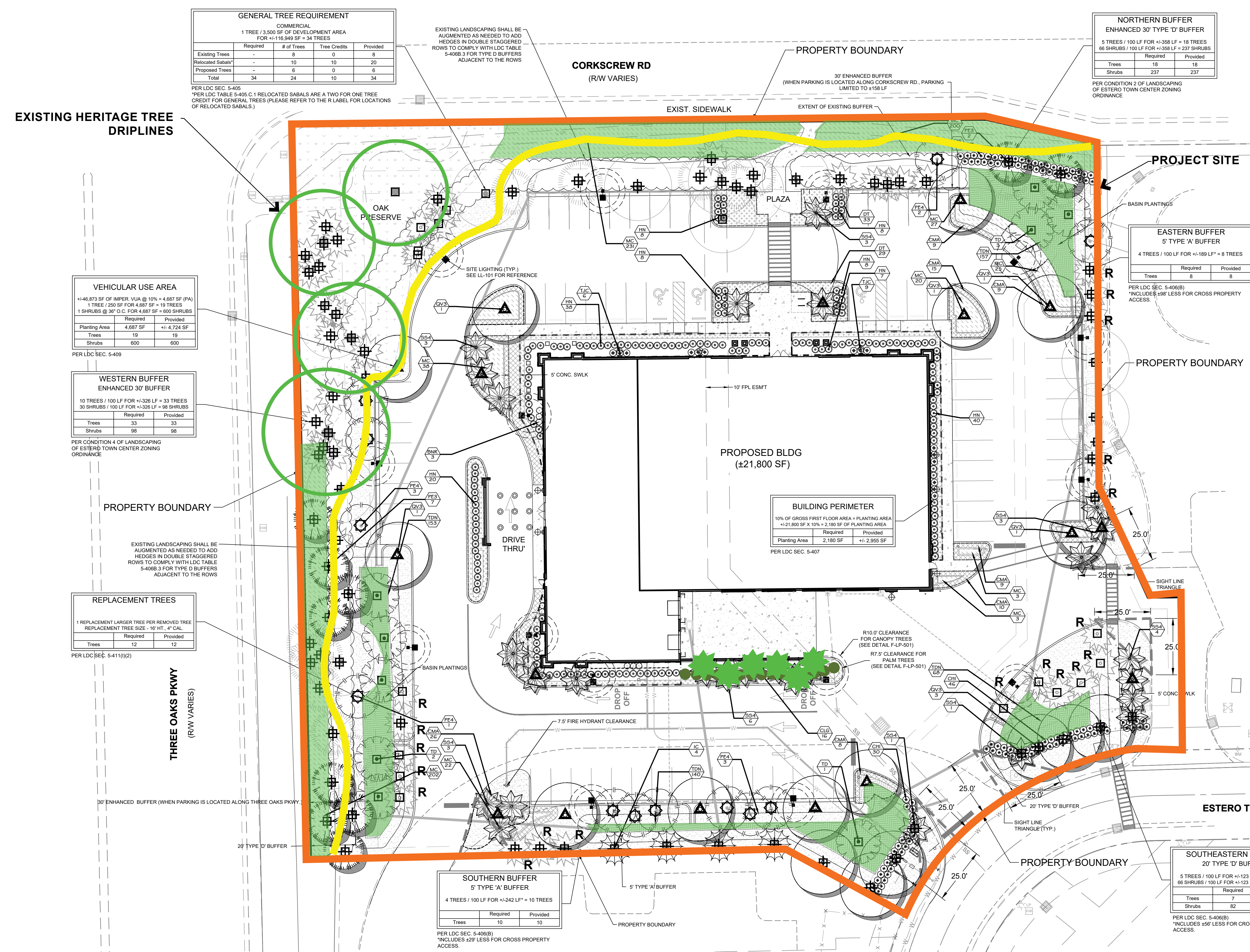
SEAGATE
DEVELOPMENT GROUP

Prepared By:



MODIFICATIONS FROM PUBLIC INFORMATION MEETING -

- DRY PRETREATMENT AREAS ARE PLANTED WITH ORNAMENTAL GRASS.
- EXISTING HERITAGE TREE DIAMETER/DRIPLINE SHOWN ON DO PLANS AND MINIMIZED DEVELOPMENT IMPACTS INSIDE DRIPLINES.
- REQUIRED UNDULATING BERM PLANTED WITH SHRUBS & ORNAMENTAL GRASSES ALONG R.O.W.
- USE OF LARGER SHRUBS IN FRONT OF LOADING AREA IN ADDITION TO USE OF CODE REQUIRED TREES TO FURTHER ENHANCE SCREENING.
- LARGER SIZE SPECIFICATION FOR VINE TRELLIS INCLUDED (MIN 6' HT PROVIDED) AND SPECIES SELECTED BASED UPON SUN EXPOSURE TO BUILDING.



RECOMMENDED PLANTS - Native Trees (Med. & Large)

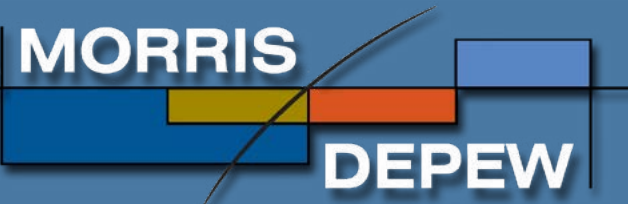
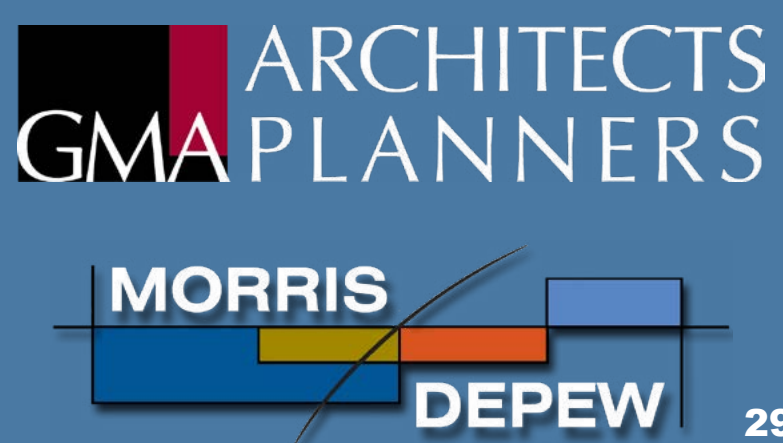
(The Plants Listed Range from Zones 9, 10 and 11)

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

RECOMMENDED PLANTS - Native Palms

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

Botanical Name	Common Name	Botanical Name	Common Name
Acoelorrhaphe wrightii	Paurotis Palm		
Coccothrinax argentata	Silver Palm		
Pseudophoenix sargentii	Duncaneer Palm		
Rhapidophyllum hystrix	Needle Palm		
Roystonea elata	Royal Palm		
Sabal minor	Dwarf Palmetto		
Sabal Palmetto	Cabbage Palm		
Serenoa repens	Saw Palmetto		
Thrinax radiata	Florida Thatch Palm		
Thrinax morrisii	Key Thatch Palm		



RECOMMENDED PLANTS - Native Shrubs

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

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

RECOMMENDED PLANTS - Native Grasses

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

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

RECOMMENDED PLANTS - Native Ferns

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

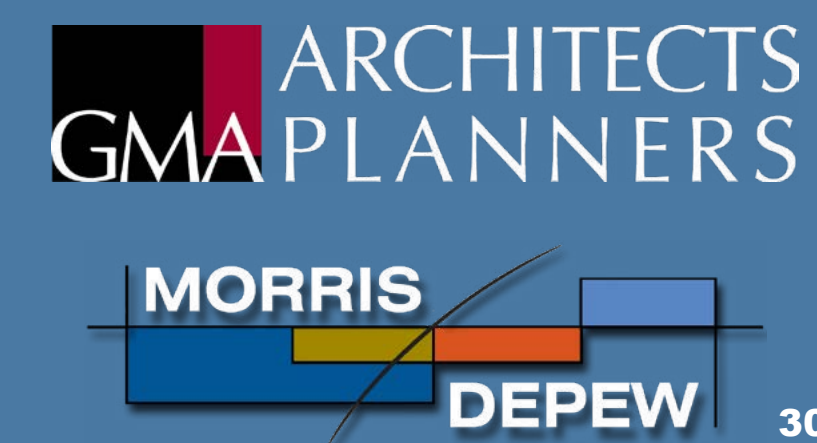
Botanical Name	Common Name	Botanical Name	Common Name
Acrostichum danaeifolium	Leather Fern		
Blechnum serrulatum	Swamp Fern		
Ctenitis sloanei	Florida Tree Fern		
Nepherolepis spp.	Swordfern/Boston Fern		
Osmunda regalis	Royal Fern		
Pteridium aquilinum	Bracken		



Recommended Plant List - Shrub, Grasses & Ferns

September 2023

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E. PROPOSED WEST BUFFER - THREE OAKS PARKWAY



F. PROPOSED SOUTH BUFFER - TOWN COMMONS PLACE



G. PROPOSED EAST BUFFER - COMPLETE DENTISTRY

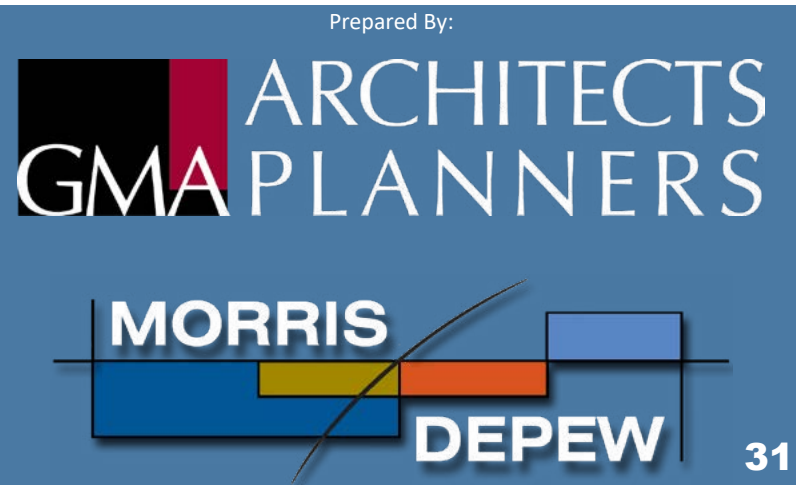


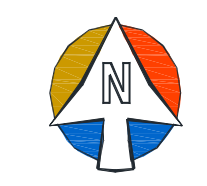
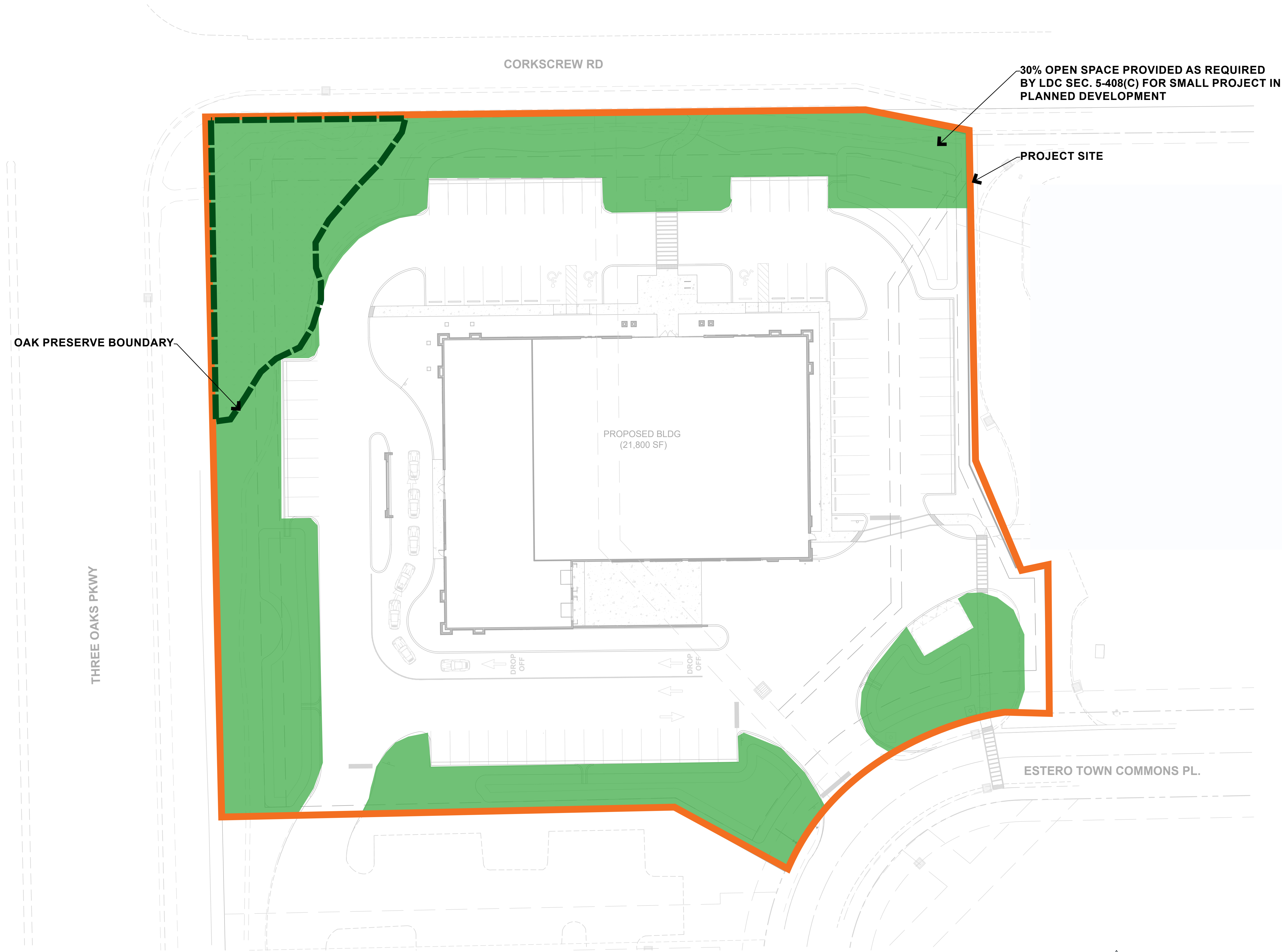
H. PROPOSED NORTH BUFFER - CORKSCREW ROAD



Landscape Buffer Elevations
September 2023

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Open Space Exhibit

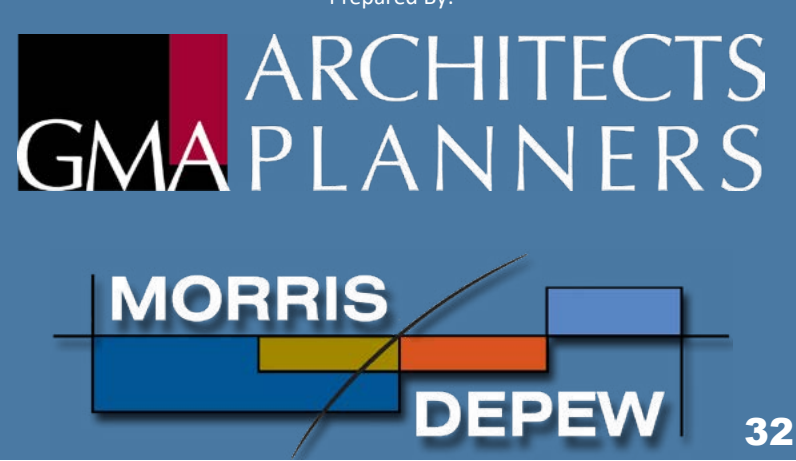
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Developed By:



Prepared By:





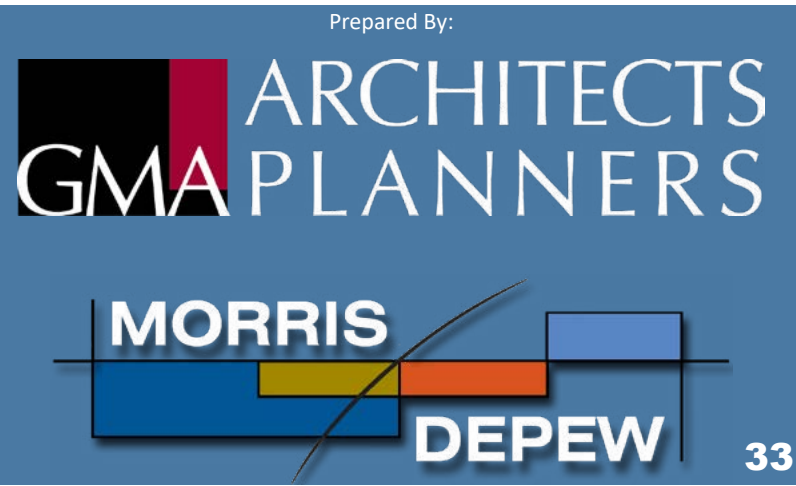
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Birds Eye Perspective - Southwest

September 2023

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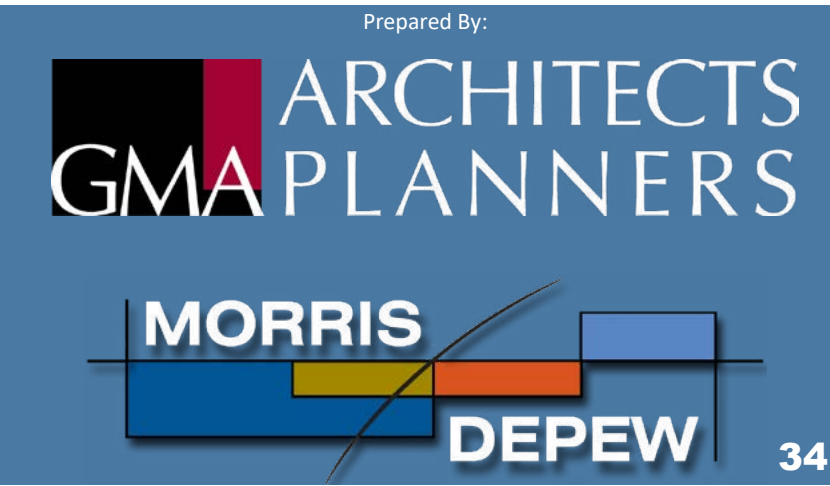
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Birds Eye Perspective- North

September 2023

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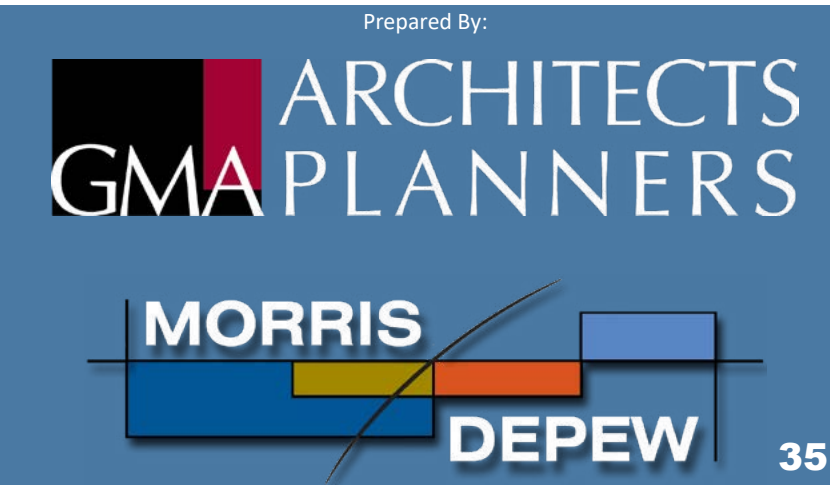
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Birds Eye Perspective- Northeast

September 2023

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Birds Eye Perspective - South

September 2023

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Developed By:



Prepared By:

