



March 30, 2015

Oakes Estates Neighborhood Association, Inc.  
P.O. Box 111046  
Naples, FL 34108-1146

Brian Howell, Vice President  
Phoenix Associates of South Florida, Inc.  
13180 Livingston Road, Suite 204  
Naples, FL 34109

Subject: Letter of Non-Opposition to Southbrooke Medical / Office PUD

Dear Brian,

Thank you for attending our November meeting of the Oakes Estates Neighborhood Association (OENA) board of directors, and for our subsequent dialog resulting in issuance of new PUD documents that have resolved our primary concerns.

This letter is to express the OENA's non-opposition to your project. You might understand that our residents would prefer that this wooded area remain untouched or residential, but the project as amended is an acceptable balance between the interests of the property owners and protection of our neighborhood, especially our residents along Autumn Oaks Lane. While we as a board have done our best to elicit and address the concerns of our property owners, it should be noted that our efforts cannot preclude any individual homeowners from voicing their independent objections during the approval process.

The following documents comprise our understanding of the project:

- CPUD Exhibits A-F dated 03/30/2015
- Partial Section dated 03/30/2015
- Aerial dated 03/30/2015

Specifics are provided in the above-referenced documents, and it is our understanding that they have been submitted to the county as part of your official application. Below is a partial list of the main features that have been negotiated and agreed to:

- Two buildings not to exceed 20,000 gross square feet each; single story w/ Galvalume or tile roof (no asphalt shingle)
- Medical and office uses only – No restaurants or retail businesses. A reduced list of uses has been documented in the CPUD Exhibits A-F.
- No 24-hour operations. No operations outside 6:00AM – 10:00PM.
- Ingress/egress only from and to Immokalee Road.



- Minimum of 45' of vegetation buffer (including existing native trees) will be retained between the development and Autumn Oaks Lane per Aerial and Partial Section. Preserve to remain preserve. (We understand the preserve will vary from 45' to 52'.)
- Minimum of 24' water management swale between this vegetation and the parking lot will be planted with 12'H bald cypress trees per Aerial.
- Minimum 6'H (above parking lot grade) staggered, concrete decorative wall immediately adjacent to parking lot, extending along the south and east borders of the project.
- Non-native species are to be hand-removed and replaced with Wax Myrtle, Cocoplum, Green buttonwood, Sabal palms, Myrsine, and/or Live Oak plants that will fill in between the trunks of pine trees, resulting in 80% opacity within 12 months. Our organization would greatly appreciate being notified in advance regarding your selected plantings.
- Additionally, we would like to review the final elevations as soon as they are available and be able to provide comments. We did this with the Target PUD and it was a positive process for both parties.

We look forward to future updates and to a collaborative partnership between Southbrooke Partners, LLC and the Oakes Estates board as you move through the design, approval, and construction phases of this project. We request to be kept informed of design changes as well as tenants once contracted. Our neighbors may value the services being offered...

We also want to acknowledge that one of our board members, Steve Bracci, has been retained as the attorney representing Southbrooke during the re-zoning process. Steve has disclosed this to us and will be abstaining from all related discussions and votes, with the exception of providing information related to the project.

Sincerely,

*Karl Z. Fry*

Karl Z. Fry  
*President*  
Oakes Estates Neighborhood Association Inc.