

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00024

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, Coconut Point Developers, LLC filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point MPD to:

- a. **Revise the approved Master Concept Plan to allow Dwelling Unit: Multiple Family Building in Tract 2B.**
- b. **Add a deviation from LDC Section 30-153(2) concerning nonresidential identification sign to allow a total of two signs. One sign along Via Coconut Point with a maximum height of 24 feet, and one along US 41 with a maximum height of 29 feet.**
- c. **Amend the approved property development regulations to allow a maximum building height of 65 feet within all tracts of Area 2 (with the exception of Tract 2F which must maintain the originally approved maximum height) when the building is 300 feet or more from Via Coconut Point right-of-way.**
- d. **Add to the approved Schedule of Uses within Area 2 (with the exception of Tract 2F) the use of Hotel/Motel.**

The subject property is located along the east side of US 41 at the intersection of Coconut Road, described more particularly as:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case numbers DRI2000-00015 & DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00048, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00187, ADD2004-00206, ADD2005-00011, and ADD2005-00080(A)); and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, the addition of Multiple Family Building to Tract 2B is not increasing the allowed number of dwelling units within the overall project; and

WHEREAS, the applicant has agreed to eliminate two of the four allowed identification signs in order to be allowed to have the one sign along US 41 to maintain a maximum height of 29 feet; and

WHEREAS, the increased building height is for land interior to the development and does not permit these taller buildings any closer to Via Coconut Point than may be permitted elsewhere within the development; and

WHEREAS, the addition of the use of Hotel/Motel to Area 2 (except Tract 2F) is considered interior to the development and does not seek additional intensity of development; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development for the following changes is **APPROVED, subject to the following conditions:**

#### **CHANGES**

- a. **Revise the approved Master Concept Plan to allow Dwelling Unit: Multiple Family Building in Tract 2B**
- b. **Add a deviation from LDC Section 30-153(2) concerning nonresidential identification sign to allow a total of two signs. One sign along Via Coconut Point with a maximum height of 24 feet, and one along US 41 with a maximum height of 29 feet.**
- c. **Amend the approved property development regulations to allow a maximum building height of 65 feet within all tracts of Area 2 (with the exception of Tract 2F which must maintain the originally approved maximum height) when the building is 300 feet or more from Via Coconut Point right-of-way.**
- d. **Add to the approved Schedule of Uses within Area 2 (with the exception of Tract 2F) the use of Hotel/Motel.**

## CONDITIONS

1. The only changes approved as part of this administrative amendment are those described above. No other changes have been authorized as part of this amendment and development must remain in compliance with the terms and conditions of the original zoning resolution (as amended). The Development must be in compliance with the amended Master Concept Plan, stamped received March 03, 2006. Master Concept Plan for ADD2006-00024 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The one approved non-residential identification sign along US 41 must be substantially consistent with the attached two-page plan, entitled "Primary Monument Sign, SignType A02, Alt-2, stamped received on January 27, 2006.
3. Condition 9 of Zoning Resolution Z-02-009 (amended in ADD2004-00060 and ADD2005-00080) is revised as follows:
  9. Prior to local development order approval for the first local development order for vertical development of any buildings, open space must be provided as detailed in the open space table on the Master Concept Plan stamped received March 3, 2006 with the condition that any residential dwelling units requiring open space per LDC Section 10-415(a) must provide 30 percent common open space within Tracts 1-E, 1-F, 3-B, and 3-D.

A minimum of 27.7 acres of open space must be provided within Area 2. If Tract 2B-Alternate Area is to developed as a mix of residential and commercial uses, then the development order plans must calculate the required open space as 40% for the residential area and 30% for the commercial area. Any residential parcel within Area 2 must provide a minimum 20% open space. Any commercial parcel within Area 2 must provide a minimum 10% open space. The provided open space for Area 2 must be tracked on all development orders within Area 2 to insure the ~~27.7 acres of~~ required open space is provided within the overall tract.

The only exception to the above language is the development of a building for the Estero Fire District.

DULY SIGNED this 10th day of March, A.D., 2006.

BY: Pam Houck  
Pam Houck, Director  
Division of Zoning  
Department of Community Development



950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2099

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HM PROJECT #1997079

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REF. DWG. #A-994-3

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**LEGAL DESCRIPTION**

**PERMIT COUNTER**

A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 1,733.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN N.10°32'05"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 971.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,605.39 FEET, THROUGH A CENTRAL ANGLE OF 04°03'11", SUBTENDED BY A CHORD OF 396.43 FEET AT A BEARING OF N.08°30'30"W., FOR A DISTANCE OF 396.52 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°07'51"E. FOR A DISTANCE OF 747.22 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS N.82°31'42"E., A DISTANCE OF 3,909.60 FEET THEREFROM; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,909.60 FEET, THROUGH A CENTRAL ANGLE OF 08°29'31", SUBTENDED BY A CHORD OF 578.92 FEET AT A BEARING OF N.03°13'32"W., FOR A DISTANCE OF 579.45 FEET TO THE END OF SAID CURVE; THENCE RUN N.00°15'56"W., FOR A DISTANCE OF 583.09 FEET; THENCE RUN N.00°15'56"W., FOR A DISTANCE OF 47.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY, THE SAME BEING A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.10°26'58"W., A DISTANCE OF 2,025.00 FEET THEREFROM; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 09°12'27", SUBTENDED BY A CHORD OF 325.07 FEET AT A BEARING OF N.74°56'48"E., FOR A DISTANCE OF 325.42 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,025.00 FEET, THROUGH A CENTRAL ANGLE OF 09°15'04", SUBTENDED BY A CHORD OF 487.89 FEET AT A BEARING OF N.74°58'07"E., FOR A DISTANCE OF 488.42 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°35'39"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 238.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN S.00°59'47"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,869.10 FEET TO THE POINT OF BEGINNING; CONTAINING 95.885 ACRES, MORE OR LESS.

AND

**ADD 2006-00024**

A PORTION OF SECTIONS 3, 4, 9, AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE

WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 3,021.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,320.56 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,692.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N.00°56'59"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,590.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5,641.38 FEET, THROUGH A CENTRAL ANGLE OF 09°31'27", SUBTENDED BY A CHORD OF 936.68 FEET AT A BEARING OF N.05°42'42"W., FOR A DISTANCE OF 937.76 FEET TO THE END OF SAID CURVE; THENCE RUN N.10°28'26"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 98.54 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S.88°20'53"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,029.70 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7,050.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'00", SUBTENDED BY A CHORD OF 369.09 FEET AT A BEARING OF S.89°50'53"W., FOR A DISTANCE OF 369.14 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°39'07"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 674.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN S.04°52'41"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,901.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,725.19 FEET, THROUGH A CENTRAL ANGLE OF 11°32'50", SUBTENDED BY A CHORD OF 548.30 FEET AT A BEARING OF S.00°53'44"E., FOR A DISTANCE OF 549.23 FEET TO THE END OF SAID CURVE; THENCE RUN S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 225.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,710.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 626.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,584.73 FEET, THROUGH A CENTRAL ANGLE OF 06°24'13", SUBTENDED BY A CHORD OF 1,294.08 FEET AT A BEARING OF S.03°28'03"E., FOR A DISTANCE OF 1,294.76 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°15'56"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 274.74 FEET; THENCE RUN S.46°02'16"E., FOR A DISTANCE OF 577.44 FEET; THENCE RUN S.01°57'26"E. FOR A DISTANCE OF 25.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY; THENCE RUN N.88°02'34"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 32.80 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,875.00 FEET, THROUGH A CENTRAL ANGLE OF 17°41'59", SUBTENDED BY A CHORD OF 576.92 FEET AT A BEARING OF N.79°11'34"E., FOR A DISTANCE OF 579.22 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE

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1/17/01

REF. DWG. #A-994-3

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SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,175.00 FEET, THROUGH A CENTRAL ANGLE OF 09°15'04", SUBTENDED BY A CHORD OF 512.09 FEET AT A BEARING OF N.74°58'07"E., FOR A DISTANCE OF 512.65 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°35'39"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 263.08 FEET TO THE POINT OF BEGINNING; CONTAINING 386.536 ACRES, MORE OR LESS.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

INFORMATION RELATING TO BOUNDARY DATA OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH THE LOCATION OF THE US HIGHWAY #41 RIGHT-OF-WAY, WAS OBTAINED FROM A SURVEY OF THE SWEETWATER RANCH PREPARED BY DENI ASSOCIATES HAVING ORDER NUMBER 8409031, DATED 9/14/84. INFORMATION RELATING TO THE LOCATION OF COCONUT ROAD AND ADJOINING EXCEPTED PARCELS WAS OBTAINED FROM PROPERTY DESCRIPTIONS PROVIDED BY CLIENT.

BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°56'17"W.

HOLE MONTES, INC.  
CERTIFICATE OF AUTHORIZATION LB #1772

Applicant's Legal Checked  
by AMY OIFEBOG

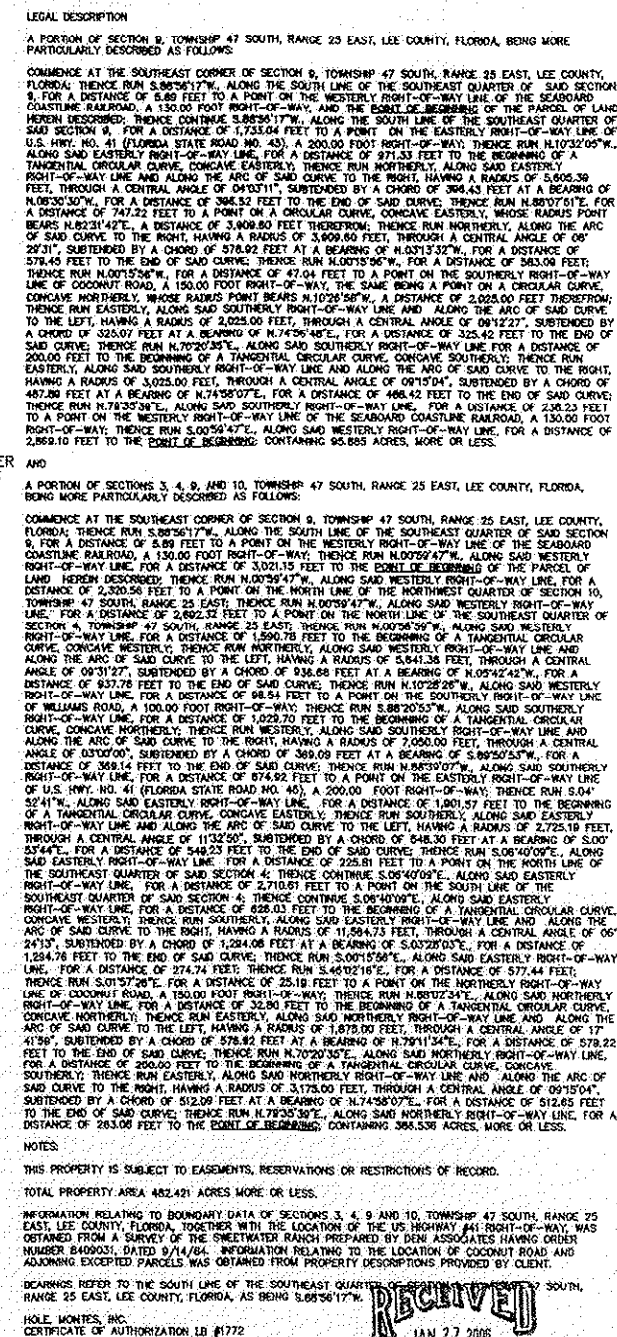
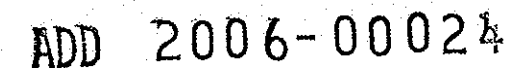
BY Jerry L. Riffelmacher  
JERRY L. RIFFELMACHER

P.S.M. #6130  
STATE OF FLORIDA

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JAN 27 2006

PERMIT OFFICE

ADD 2006-00024



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2075.00	325.42	325.07	N74°56'49"E	81°27'27"
C2	3025.00	488.42	487.89	N74°38'07"E	81°50'04"
C3	7050.00	399.14	369.09	S89°53'45"W	3°00'00"
C4	2725.18	549.23	548.30	S00°53'44"E	1°32'50"
C5	11584.73	1294.78	1294.06	S83°28'37"E	81°24'11"
C6	1075.00	578.22	576.92	N78°11'34"E	17°41'59"
C7	3175.00	512.85	512.09	N74°56'49"E	81°27'27"

NOT VALID WITHOUT  
THE SIGNATURE  
THE ORIGINAL RA  
SEAL OF A FLORIDA  
LICENSED SURVEYOR  
AND MAPPER

PARTY CHIEF:	DATE:
DRAWN BY: BA	DATE: 01/18/01
CHECKED BY: TJG	DATE: 01/19/01
VERTICAL SCALE:	HORIZONTAL SCALE:



950 Encore Way  
Naples, FL 34110  
Phone: (941) 254-2000  
Florida Certificate of  
Authorization No.1772

**SKETCH AND LEGAL DESCRIPTION**  
OF A PORTION OF SECTIONS  
3, 4, 9 AND 10,  
TOWNSHIP 47 SOUTH, RANGE 25 EAST

DRAWING NO.	A-994-3
PROJECT NO.	1997079B
REFERENCE NO.	SWEETREVS



UN19971997079-B ZONING-APPROVED MASTER CONCEPT PLANS 9779B\_MCP-REVISED 01-26-06 - Area #2 signage residential hotel height - ALT Res.dwg 3/3/2006 14:502 PM EST

PROJECT SUMMARY:

1.) REQUEST: A Rezoning from AG-2 to Mixed Use Planned Development (MPD)

2.) OVERALL CONCEPTUAL PROJECT ACREAGES:

CONSERVATION AREAS	±33.4 ACRES
LAKES	±57.1 ACRES
INTERNAL (PRIVATE) R.O.W.	±17.7 ACRES
INTERNAL (PUBLIC) R.O.W.	±25.5 ACRES
GREEN AREAS / OPEN SPACE	± 9.0 ACRES
DEVELOPMENT TRACT AREAS	±339.7 ACRES

TOTAL ±482.4 ACRES

3.) CONCEPTUAL TRACT LAND USE/ACREAGE BREAKDOWN:

a.) DEVELOPMENT AREAS:

Development Area #1: (Residential - 550 M.F. Units / Retail - Comm. 280,000 Sq.Ft. / Office 70,000 Sq.Ft.)

Proposed Lakes	± 26.4 Ac.
Proposed Internal/Private R.O.W.	± 8.2 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 10.1 Ac.
Conservation Areas	± 33.4 Ac.
Green Areas / Open Space	± 5.0 Ac.
Development Areas (Tracts 1A - 1F)	±127.7 Ac.

Total Development Area #1 ±210.8 Ac.

Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Office 90,000 Sq.Ft. / Hotel - 200 Rooms)

Proposed Lakes	± 17.0 Ac.
Proposed Internal/Private R.O.W.	± 6.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 8.1 Ac.
Green Areas / Open Space	± 4.0 Ac.
Development Areas (Tracts 2A - 2F)	± 140.5 Ac.

Total Development Area #2 ±175.7 Ac.

Development Area #3: (Residential - 450 M.F. / A.L.F. Units / Retail - Comm. 70,000 Sq.Ft. / Office 140,000 Sq.Ft. / Hotel - 150 Rooms)

Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 3.4 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.3 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3D)	± 71.5 Ac.

Total Development Area #3 ±95.9 Ac.

b.) MAXIMUM DEVELOPMENT TRACT INTENSITY:

(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:

Tract 1A	15,000 s.f. Retail / 30,000 s.f. Office
Tract 1B	250,000 s.f. Retail / 30,000 s.f. Office
Tract 1C	40,000 s.f. Retail / 20,000 s.f. Office
Tract 1D	15,000 s.f. Retail / 20,000 s.f. Office
Tract 1E	500 M.F. DU's
Tract 1F	100 M.F. DU's

Development Area #2:

Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's
Tract 2C	150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units

Development Area #3:

Tract 3A-1 thru 3	60,000 s.f. Retail / 130,000 s.f. Office / 150 Room Hotel
Tract 3B	250 M.F. DU's
Tract 3C	40,000 s.f. Retail / 30,000 s.f. Office / 150 Room Hotel
Tract 3D	250 M.F. DU's

4.) PROJECT PHASING:

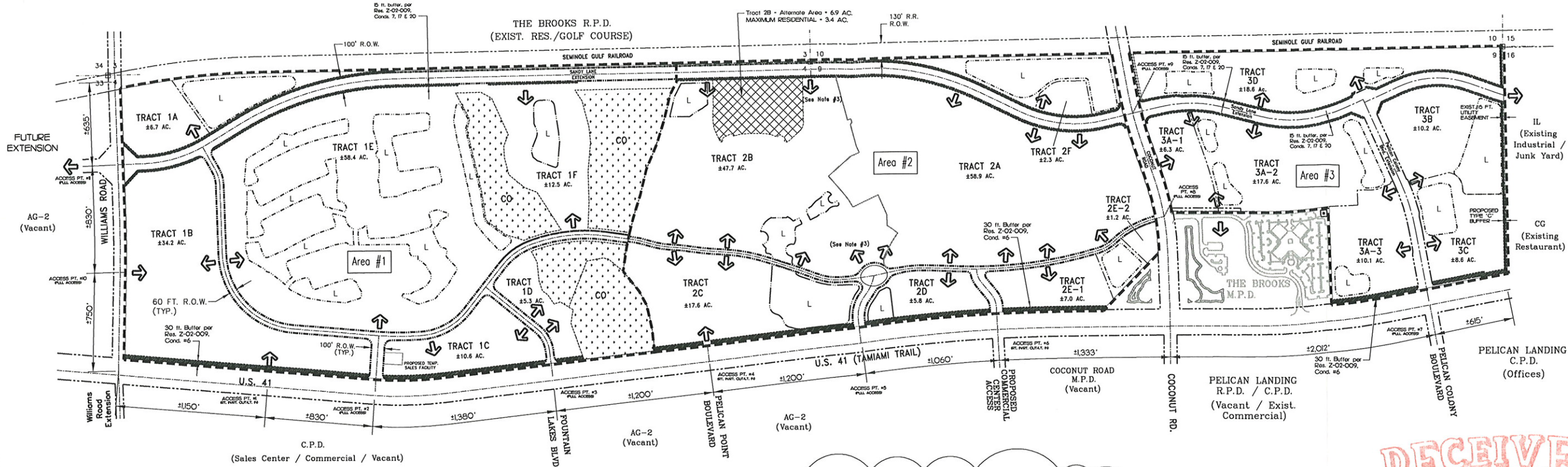
	M.F. / A.L.F. (UNITS)	RETAIL COMM. (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)
--	-----------------------	-----------------------	-----------------	---------------

2001 - 2006 1,450\* 1,800,000 300,000 350

\*M.F. / A.L.F. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLEX USES SO LONG AS THE TOTAL NO. OF PEAK HOUR VEHICULAR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH RESOLUTION Z-02-009.

**APPROVED**  
Amendment to  
Master Concept Plan  
Subject to Case # ADD2006-00024  
Date 3-10-06

ADD 2006-00024



5.) CONCEPTUAL OPEN SPACE (Tract 2B Alternate Plan):

a.) REQUIRED (per L.C.L.D.C.):

Development Area #1:			
(LESS Sandy Lane Ext. & Tracts 1E & 1F)	129.8 Ac. x 30%	± 38.9 Ac.	
(Tracts 1E & 1F)	70.9 Ac. x 40%	± 28.4 Ac.	
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:			
(LESS Sandy Lane Ext. & Resid. Area)	158.4 Ac. x 30%	± 47.5 Ac.**	
(Residential Area)	9.2 Ac. x 40%	± 3.7 Ac.	
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:			
(LESS Sandy Lane Ext. & Resid. Area)	161.8 Ac. x 30%	± 48.5 Ac.**	
(Residential Area)	5.8 Ac. x 40%	± 2.3 Ac.	
Development Area #3:			
(LESS Sandy Lane Ext. & Tracts 3B & 3D)	59.5 Ac. x 30%	± 17.9 Ac.	
(Tract 3B & 3D)	29.1 Ac. x 40%	± 11.6 Ac.	
Total Open Space Required [ALT 1]:		±148.0 Ac.	
Total Open Space Required [ALT 2]:		±147.6 Ac.	

\*The % of Open Space may vary depending upon the ultimate land uses.  
\*\*Includes Residential above Commercial uses.

b.) PROVIDED (per L.C.L.D.C.):

Prop. Lake Areas (@ ≤ 25.0% of 148.0 Ac.)		± 37.0 Ac.
Prop. Conservation Areas		± 33.4 Ac.
Development Area #1:		
Commercial Development (Tracts 1A – 1D)	56.8 Ac. x 19.63%	± 11.1 Ac.
Residential Development (Tracts 1E & 1F)	70.9 Ac. x 30%	± 21.3 Ac.
	Sub-total	± 32.4 Ac.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:		
Commercial Development (Tracts 2A – 2F)	131.3 Ac. x 19.52%	± 25.6 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
Residential Development (Tracts 2B)	3.4 Ac. x 23.5%	± 0.8 Ac.
	Sub-total	± 27.8 Ac.
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:		
Commercial Development (Tracts 2A – 2F)	134.7 Ac. x 19.52%	± 26.3 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
	Sub-total	± 27.7 Ac.
Development Area #3:		
Commercial Development Tracts (Tracts 3A–1 thru –3 & 3C)	42.4 Ac. x 20.5%	± 8.7 Ac.
Residential Development (Tracts 3B & 3D)	29.1 Ac. x 30%	± 8.7 Ac.
	Sub-total	± 17.4 Ac.

6.) INDIGENOUS OPEN SPACE:

DUE TO THE EXISTING AGRICULTURAL LAND USE AND THE EXTENT OF MELALEUCA INVASION WITHIN THE REMAINING FORESTED AREAS, NO INDIGENOUS OPEN SPACE IS REQUIRED.

7.) NOTES:

- Locations / configurations of proposed land uses, such as lakes, conservation areas, roadways and open space are conceptually shown and subject to change during final design / permitting.
- The subdivision of proposed commercial tracts 1B and 2A for abutting principal buildings is subject to L.D.C. Sec. 34-2221(1)a.
- Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.

LEGEND

---	PROPERTY BOUNDARY
---	ROAD R.O.W. LINE
---	CONSERVATION AREAS
---	PROPOSED LAKE
---	CONCEPTUAL ACCESS POINT
---	ADJACENT ZONING / LAND USE

PRINTED  
MAR 03 2006  
HOLE MONTES

SCALE: 1" = 400'

ATTACHMENT 'A'

DATE	REVISIONS	NUMBER
11/16/05	Added Access Pt. for Tract 3A-1	1
11/16/05	Revised for Administrative Amendment #8 Tract 3D	2
08/22/05	Revised for Admin. Amendment ADD2005-00880	3
02/04/05	Revised for Administrative Amendment Submittal	4
08/25/04	Revised for Administrative Amendment Submittal	5
05/19/04	Revised for Administrative Amendment Submittal	6
02/27/04	Revised for Administrative Amendment Submittal	7
12/09/02	Revised for County Attorney's Office Memo	8
12/16/01	Revised Tracts / O.S. Calc. / Permitted Uses	9
03/08/01	Revised per County Staff 1st R.A.I.	10

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Naples - Fort Myers - Venice - Englewood

**H.M.**  
HOLE MONTES  
ENGINEERS-PLANNERS-SURVEYORS

COCONUT POINT M.P.D.  
MASTER CONCEPT PLAN  
EXHIBIT IV-E

DESIGNED: E.M.C.	DATE: 08/16/05
DRAWN: C.R.B.	DATE: 08/16/05
CHECKED: N.E.D.	DATE: 08/19/05
VERT. SCALE: 1" = 400'	HORIZ. SCALE: 1" = 400'
DRAWING NO.	REFERENCE NO.
	9779B_MCP8
PROJECT NO.	SHEET NO.
97.79-B	1 of 1