

ADMINISTRATIVE AMENDMENT (PD) ADD2007-00182

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 - Area 2 - Phase 1 Community Center for:

1. **A reduction in minimum required building separation between Building G and Building PBA #1 from 39 feet to a minimum of 26 feet;**
2. **A reduction in the minimum required water body setback for Building PBA #2 from 25 feet to a minimum of 8 feet; and**
3. **To allocate 20,000 sq. ft. of office use from other tracts in Area 2 to be assigned to Tract 2B**

on property located at Plaza del Lago, described more particularly as:

LEGAL DESCRIPTION: In Section 04, Township 47 South, Range 25 East, Lee County, Florida:

SEE ATTACHED FOUR-PAGE "EXHIBIT A"

WHEREAS, the property was originally rezoned in case number DRI2000-00015 and DCI2001-00005 (Resolution Z-02-009), with subsequent amendments in case numbers DRI2004-00008 (Resolution Z-04-079), ADD2004-00060/60A/60B/60C, ADD2004-00187/187A, ADD2004-00206, ADD2005-00026, ADD2005-00080/80A, ADD2005-00177, ADD2005-00233, ADD2006-00024, ADD2006-00168, ADD2006-00229, DCI2006-00080 (Resolution Z-07-040), ADD2007-00028, and ADD2007-00087; and

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

WHEREAS, Coconut Point Developers, LLC and Dillard's, the owners of the subject property, have authorized Tom McLean to act as agent to pursue the proposed administrative amendment to the Coconut Point MPD; and

WHEREAS, the applicant has requested a reduction in the minimum building separation between Building G (Ted's Montana Grill, Pagelli's Cucina, et al) and Building PBA #1 from 39 feet to allow a minimum of 26 feet; and

WHEREAS, the applicant has indicated that adequate access has been provided around the building to ensure that fire protection personnel and equipment can access all parts of both buildings; and

WHEREAS, the applicant has requested a reduction in the minimum required water body setback of 25 feet to allow a minimum of 8 feet for building PBA #2; and

WHEREAS, the reduction in water body setback will not affect the maintenance of the retention pond, since there is a dock along the perimeter of the lake, mostly parallel to the shoreline, and all maintenance is performed from the water; and

WHEREAS, the applicant has provided an updated table titled "Proposed Development Regulations" depicting the above-requested changes for separation between Building G and Building PBA #1, as well as water body setback for Building PBA #2; and

WHEREAS, a copy of the "Proposed Development Regulations" is attached as "Exhibit B;" and

WHEREAS, the applicant has provided a site plan titled "Lake Shops Plan" for the area in question surrounding Buildings G, PBA #1, and PBA #2; and

WHEREAS, a reduced copy of the "Lake Shops Plan" is attached as "Exhibit C;" and

WHEREAS, the applicant has requested to allocate 20,000 square feet of office uses from other portions of Area 2 to be assigned to Tract 2B; and

WHEREAS, 5,000 square feet of office use is requested to be moved from Tract 2C, 5,000 square feet from Tracts 2D/E, and 10,000 square feet from Tract 2F to comprise the 20,000 square feet of office use being assigned to Tract 2B; and

WHEREAS, a copy of the "Maximum Development Intensity" table from the approved Master Concept Plan has been replicated and attached as "Exhibit D" to accurately depict the approved number of square footage for office and other uses in each Development Area; 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, 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 is **APPROVED, subject to the following conditions:**

1. The only changes approved as part of this administrative amendment are the reduction in building separation between Building G and Building PBA #1 from 39 feet to 26 feet, the reduction in water body setback for Building PBA #2 from 25 feet to 8 feet, and the allocation of 20,000 square feet of office use within Area 2 to Tract 2B. No other changes have been approved as part of this administrative amendment.
2. Development of Buildings PBA #1 and PBA #2 must be in compliance with the "Proposed Development Regulations" attached as "Exhibit B."
3. Building separation and water body setbacks must be in substantial compliance with the "Lake Shops Plan" attached as "Exhibit C."
4. The terms and conditions of the original zoning resolutions remain in full force and effect, except as herein amended.

DULY SIGNED this 15 day of November, A.D., 2007.

BY: \_\_\_\_\_

  
Pam Houck, Director  
Division of Zoning  
Department of Community Development

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EXHIBIT A

6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone: 239.985.1200 • Fax: 239.985.1259

HM PROJECT #1997079

1/17/01

REF. DWG. #A-994-3

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### LEGAL DESCRIPTION

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

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

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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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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

BY

JERRY L. RIFFELMACHER

P.S.M. #6130

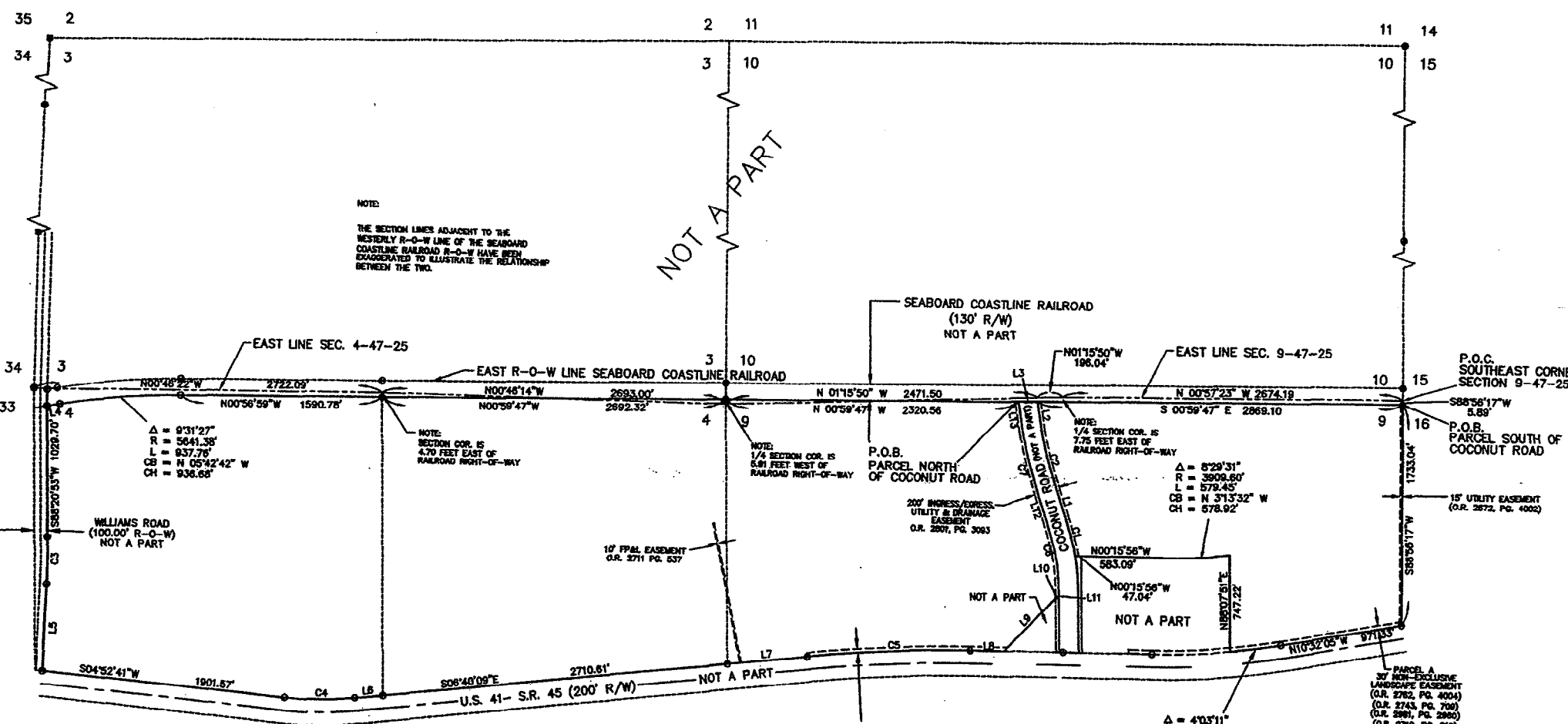
STATE OF FLORIDA

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by 8 10/12/07



A PORTION OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 28 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

A PORTION OF SECTIONS 3, 4, 8, AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

**OTEX:**

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

FORMATION 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 #91 RIGHT-OF-WAY, WAS  
 OBTAINED FROM A SURVEY OF THE SWEETWATER RANCH PREPARED BY DEN ASSOCIATED HAYING ORDER  
 UNDER #408031, DATED 8/14/84. INFORMATION RELATING TO THE LOCATION OF COCONUT ROAD AND  
 ADJACENT EXCEPTED PARCELS WAS OBTAINED FROM PROPERTY DESCRIPTIONS PROVIDED BY CLIENT.

BOUNDARIES REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING 3,889.817' W.

LE MONTE, INC.  
CERTIFICATE OF AUTHORIZATION LB #1772

~~JOHN L. REFFELMACH~~  
~~JOHN L. REFFELMACH~~  
ST. 12

P.S.M. #8130  
STATE OF FLORIDA

**Applicant's Legal Checked**

by S 10/12/07

"NOT A SURVEY"



850 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.	19970798
REFERENCE NO.	SWEETREV

LINE TABLE		
LINE	MONTH	BEARING
11	300.00	N70°20'00"E
12	300.00	N70°20'00"E
13	180.00	N00°00'00"E
14	80.84	N00°00'00"E
15	874.80	S86°20'00"W
16	220.00	S86°30'00"E
17	600.00	S86°40'00"E
18	272.74	S86°10'00"E
19	577.44	S86°10'00"E
20	80.80	N00°00'00"E
21	80.80	N88°00'00"E
22	300.00	N70°20'00"E
23	300.00	N70°20'00"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	3038.00	325.43	355.07	N74°28'48"E	31°17.4'
C2	3038.00	400.43	437.88	N74°28'48"E	31°00.4'
C3	7000.00	388.14	388.09	S89°02'55"W	31°50.0'
C4	7225.19	345.83	345.30	S89°02'44"E	31°50.0'
C5	11884.31	195.43	195.40	S83°20'45"E	30°00.0'
C6	18783.00	575.32	575.42	N72°11'55"E	27°50.0'
C7	3175.00	518.80	518.00	N74°00'00"E	27°50.0'

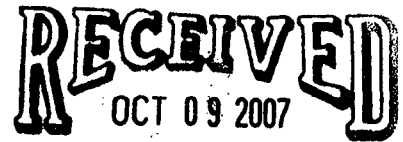
FIELD BOOK		
▲		
▲		
▲		
LETTER	REVISIONS	DATE

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

PARTY CHIEF:
DRAWN BY:
CHECKED BY:

DATE:	
DATE:	01/18/01
DATE:	01/19/01
HORIZONTAL SCALE:	1" = 500'

"NOT A SURVEY"



PERMIT COUNTER

**PROPOSED**  
**DEVELOPMENT REGULATIONS**

**Tract 1A, 1B, 1C and 1D**

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	20,000 square feet
Maximum Lot Coverage	40 percent

**Minimum Setbacks**

Front (street)	25 feet
Side	10 feet
Rear	25 feet (5 feet for an accessory structure)
Water body	25 feet (20 feet for an accessory structure)

**Minimum Building Separation:** one-half the sum of the building heights but not less than 20 feet

**Maximum Building Height:** 45 feet / 3 stories

**Tracts 1E, 1F, 3D and 3B**  
(formerly included Tract 2B-2)

**Minimum Lot Size:** Townhouse

Lot Width Per Unit	25 feet
Lot Depth Per Unit	80 feet
Lot Area Per Unit	2,000 square feet
Maximum Building Height	35 feet / 2 stories
Maximum Lot Coverage	50 percent

**Minimum Setbacks:**

Front (street, private)	20 feet
Front (street, public)	25 feet
Side	10 feet
Side (interior)	0 feet
Rear	15 feet (5 feet for an accessory structure)
Waterbody	25 feet (10 feet for an accessory structure)

**Minimum Lot Size:** Multiple Family Building

Lot Width	100 feet
Lot Depth	100 feet

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Lot Area	10,000 square feet
Maximum Lot Coverage	40 percent

Minimum Setbacks

Front (street)	25 feet
Side	10 feet
Rear	20 feet (5 feet for an accessory structure)
Water body	25 feet (20 feet for an accessory structure)

Minimum Building Separation: one-half the sum of the building heights but not less than 20 feet

Maximum Building Height: 45 feet / 3 stories

**Tracts 2A, 2B, 2C, 2D, 2E, 3A and 3C**

(formerly included Tract 2B-1)

(Excludes Regulations set forth in ADD2005-00080A)

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	20,000 square feet
Maximum Lot Coverage	40 percent

Minimum Setbacks

Front (street)	25 feet
Side	10 feet
Rear	25 feet (5 feet for an accessory structure)
Water body	25 feet (20 feet for an accessory structure)

**Water body (Bldg PBA #2) 8 feet**

Minimum Building Separation: one-half the sum of the building heights but not less than 20 feet

**Minimum Building Separation 26 feet**  
**Bldg G/Bldg PBA #1**

Minimum Building Separation 6.3 feet  
Muvico/Bldg K/Bldg L-1

Maximum Building Height for  
Tract 3C: 45 feet / 3 stories

Maximum Building Height for:

Tract 2A, 2B, 2C, 2D, 2E:

Within 300 feet of Via Coconut  
Point (fka Sandy Lane): 45 feet/3 stories

Outside of 300 feet from Via  
Coconut Point (fka Sandy Lane): 60 feet/5 stories

Maximum Building Height for:  
Tract 3A:

Within 100 feet of Via Coconut  
Point (fka Sandy Lane): 45 feet/3 stories over parking

Outside of 100 feet from Via  
Coconut Point (fka Sandy Lane): 60 feet/5 stories over parking

RESIDENTIAL USES: (Tract 2A, 2B and 2F only)  
(Excludes Regulations set forth in ADD2005-00080A)

TRACT 2A and 2B:  
Minimum Lot Size: Townhouse

Lot Width Per Unit	25 feet
Lot Depth Per Unit	80 feet
Lot Area Per Unit	2,000 square feet
Maximum Building Height	35 feet / 2 stories
Maximum Lot Coverage	50 percent

Minimum Setbacks:

Front (street, private)	20 feet
Front (street, public)	25 feet
Side	10 feet
Side (interior)	0 feet
Rear	15 feet (5 feet for an accessory structure)
Waterbody	25 feet (10 feet for an accessory structure)

Minimum Lot Size: Multiple Family Building

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	10,000 square feet
Maximum Lot Coverage	40 percent

Minimum Setbacks

Front (street)	25 feet
Side	10 feet
Rear	20 feet (5 feet for an accessory structure)
Water body	25 feet (20 feet for an accessory structure)

Minimum Building Separation: one-half the sum of the building heights but not less than 20 feet

Maximum Building Height:

Within 300 feet of Via Coconut Point (fka Sandy Lane): 45 feet/3 stories over parking

Outside of 300 feet from Via Coconut Point (fka Sandy Lane): 60 feet/5 stories over parking

TRACT 2F: (formerly Tract 2E)

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	20,000 square feet
Maximum Lot Coverage	40 percent

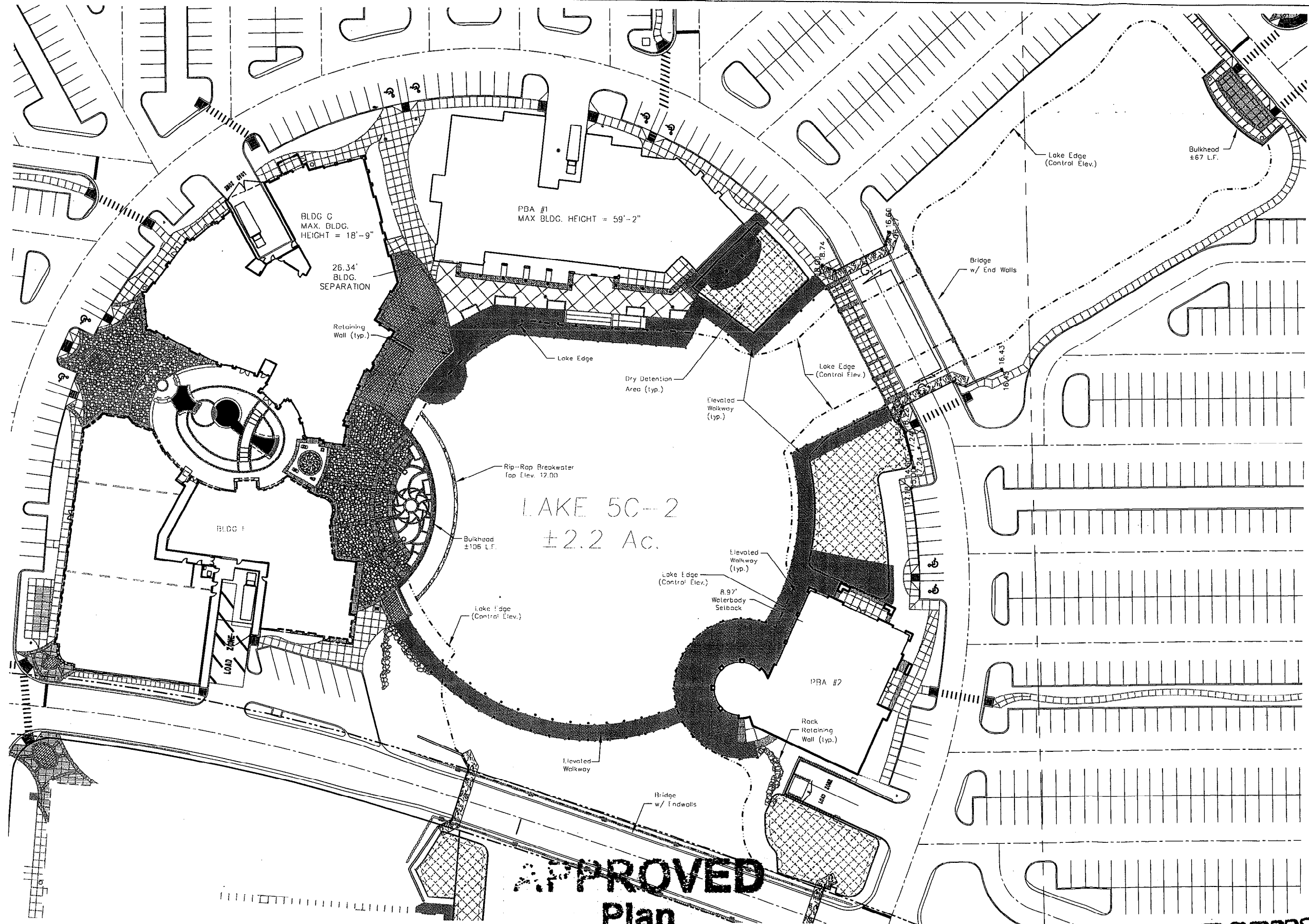
Minimum Setbacks

Front (street)	25 feet
Side	10 feet
Rear	25 feet (5 feet for an accessory structure)
Water body	25 feet (20 feet for an accessory structure)

Minimum Building Separation: one-half the sum of the building heights but not less than 20 feet

Maximum Building Height: 40 feet /3 stories over parking

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**APPROVED**  
**Plan**

Subject to Case #ADD2007-00182  
Date 11/15/2007

ADD 2007-00182

**RECEIVED**  
OCT 09 2007  
**PERMIT COUNTER**

REVISIONS		DATE
NUMBER	DESCRIPTION	
1		
2		
3		
4		
5		

<b>COCONUT POINT - AREA 2</b>	
<b>PHASE 1 - COMMUNITY CENTER</b>	
<b>LAKE SHOPS PLAN</b>	

6202-F Presidential Court Fort Myers, FL 33919 Phone : (239) 985-1200 Florida Certificate of Authorization No. 1772 Naples - Fort Myers - Venice - Englewood	
<b>HMM</b> <b>HILL MONTE</b> ARCHITECTS	
THOMAS W. MCGEE, P.E. FL P.E. #48590	
DESIGNED:	DATE: 10/07
DRAWN:	DATE: 10/07
CHECKED:	DATE: 10/07
VERT. SCALE: 1" = 30'	HORIZ. SCALE: 1" = 30'
DRAWING NO.	Exhibit 1
REFERENCE NO.	07088DLS1
PROJECT NO.	07.88D
SHEET NO.	1 OF 1

**EXHIBIT C**

## EXHIBIT D

### 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 / 50,000 s.f. Office
Tract 1B	90,000 s.f. Retail / 314 M.F. DU's / Arts Center – 506 seats
Tract 1C	60,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel
Tract 1D	5,000 s.f. Retail / 30,000 s.f. Office / Fire Station
Tract 1E	450 M.F. DU's
Tract 1F	90 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 / 20,000 s.f. Office
Tract 2C	150,000 s.f. Retail / 200 Room Hotel / 15,000 s.f. Office
Tract 2D/E	150,000 s.f. Retail / 200 Room Hotel / 25,000 s.f. Office
Tract 2F	20,000 s.f. Retail / 100 Multi-family Units / 20,000 s.f. Office

#### 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