

ADMINISTRATIVE APPROVAL (LS) ADD2010-00079

ADMINISTRATIVE APPROVAL  
LEE COUNTY, FLORIDA

WHEREAS, Florida SE, Inc. filed an application for administrative approval to a Mixed Use Planned Development (MPD) on a project known as Coconut Point MPD to:

- 1) Approve a commercial lot split from Tract 2B, to create Lot #8 with administrative relief from the following Lee County Land Development Code (LDC) requirements:
  - a) Section 10-416(d)(3) which requires a Type "A" buffer between two commercial uses to allow for no additional buffering between the proposed parcels and their associated uses;
  - b) Section 10-260(a) which requires off-street parking for all projects comply with the off-street parking requirements specified in chapter 34 to allow the required parking to be located off-site;
  - c) Section 34-2014 which requires a parking plan be submitted for review and approval in accordance with chapter 10 that accurately designates the required parking spaces, parking aisles and parking lot entrance, as well as the relation of the off-street parking facilities to the uses or structures such facilities are designed to serve to allow the required parking to be located off-site; and
  - d) Section 34-2015(1) which requires parking spaces be provided on the same premises and within the same or similar type zoning district as the use they serve to allow the required parking to be located off-site.
- 2) Allow deviation from the property development regulations established by Zoning Resolution Z-02-009 and as subsequently amended by ADD2004-00060(C) and ADD2004-00187(A) to allow:
  - a) A decrease in minimum required lot width from 100 feet to 68.83 feet;
  - b) A decrease in minimum required lot area from 20,000 square feet to 18,801 square feet;
  - c) An increase in minimum lot coverage from 40 percent to 40.3 percent;
  - d) A decrease in minimum front (street) setback from 25 feet to 15.64 feet;
  - e) A decrease in minimum side setback from 10 feet to 0.79 feet;
  - f) A decrease in minimum rear setback from 25 feet to 4.18 feet; and
  - g) A decrease in minimum waterbody setback from 25 feet to 7.81 feet.

- 3) Revise the Bulkhead Details exhibit approved under ADD2004-00060 to replace a portion of rock retaining wall in order to install an elevated walkway on the west side of the proposed building.

WHEREAS, the property, proposed Lot #8, is located at Coconut Point, Tract 2B, identified as the Community Center on the Master Concept Plan (MCP), described more particularly as:

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

See attached Exhibit A.

WHEREAS, the applicant has indicated the property's current STRAP numbers are 04-47-25-36-00001.02CE and 04-47-25-36-000SE.0010; and

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

WHEREAS, the property is zoned MPD by case number Z-02-009 and subsequently amended in resolution number Z-04-079 and case numbers ADD2004-00048, ADD2004-00060(A),(B)&(C), ADD2004-00206, ADD2004-00187, ADD2005-00011, ADD2005-00026, ADD2005-00080, ADD2005-00122, ADD2005-00177, ADD2005-00233, ADD2006-00024, ADD2006-00168, ADD2006-00229, ADD2007-00028, ADD2007-00087, ADD2007-00184, ADD2008-00043, ADD2008-00054, ADD2008-00092, ADD2009-00032, and DRI2009-00001; and

WHEREAS, the subject property is a vacant 18,801 square foot parcel within an overall 482.4 acre MPD and Development of Regional Impact that is developed with a mixture of residential and commercial uses; and

WHEREAS, the applicant desires to split the proposed Lot #8 from Tract 2B, a 50.87 acre parcel (see Master Development Plan, Attachment A); and

WHEREAS, the development of Phase I - Community Center (Tract 2B) was approved by development order DOS2004-00135 with a 10,074 square foot restaurant in the location of the proposed Lot #8; and

WHEREAS, the applicant is proposing to develop a restaurant with a 7,573 square foot footprint on the proposed Lot #8 (see Lot Split Plan, attachment B); and

WHEREAS, the applicant is requesting deviations from buffer and parking requirements to allow no additional buffering between the proposed parcels and their associated uses and to allow the required parking to be located off-site; and

WHEREAS, development order DOS2004-00135 approved buffers and parking for all of Tract 2B, including the proposed Lot #8 (with a 10,074 square foot restaurant); and



WHEREAS, installing buffers on the proposed Lot #8 in accordance with LDC Section 10-416(d)(3) will potentially impede pedestrian access to the proposed building; and

WHEREAS, Zoning Resolution Z-02-009, as subsequently amended by ADD2004-00060(C) and ADD2004-00187(A) established property development regulations applicable to the development of the proposed Lot #8; and

WHEREAS, the proposed Lot #8 will not comply with the lot dimensions (width and area) and the proposed restaurant building will not comply with the setback and lot coverage requirements established Z-02-009 and its subsequent amendments; and

WHEREAS, the proposed Lot #8 is a 18,801 square foot irregularly shaped parcel - the area and dimensions are determined by existing common detention areas, access way and lake; and

WHEREAS, the proposed restaurant building on Lot #8 has a smaller area than the building approved by DOS2004-00135 which complied with the minimum property development regulations since it was considered a part of the overall lot platted as Tract SC-1 (Instrument #2006000409925); and

WHEREAS, the applicant is requesting to revise the Bulkhead Details exhibit approved under ADD2004-00060 to replace a portion of rock retaining wall in order to install an elevated walkway on the west side of the proposed building as depicted on the Lake Shops Plan stamped RECEIVED OCTOBER 19, 2010 COMMUNITY DEVELOPMENT (see Attachment C); and

WHEREAS, the replacement of the rock retaining wall and installation of an elevated walkway will allow the pedestrian walkway across the lake to connect to an existing walkway on the south side of the proposed Lot #8; and

WHEREAS, the plan approved by ADD2004-00060 included 28.3% of the lake in bulkhead and the revised plan now includes 8.5% bulkhead; 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, Lee County Land Development Code Section 34-2221 provides for administrative relief from the non-compliance of the individual lots with property development regulations in the LDC for matters involving setbacks, lot width, depth, area requirements, height limitations, open space requirements, parking requirements and other similar relief, provided that the overall development complies with all other applicable zoning requirements; and

WHEREAS, an application for administrative relief has been filed pursuant to Lee County Land Development Code Section 34-2221; and

WHEREAS, the following findings of fact are offered:

- A. The relief will not alter the general appearance and character of the community.
- B. The relief will not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- C. The proposed subdivision of the site will not create an adverse impact on the overall development.
- D. The relief will not reduce or eliminate the requirements of the Lee County Land Development Code, wherein the resulting lots are developed as a single entity.
- E. The relief is not to be construed as providing relief from any development regulations not specifically listed and approved.

WHEREAS, the LDC provides for certain administrative changes to planned development master concept plans; and

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the following requests are **approved, with conditions**:

- 1) A commercial lot split from Tract 2B, to create Lot #8 with administrative relief from:
  - a) LDC Section 10-416(d)(3) which requires a Type "A" buffer between two commercial uses to allow for no additional buffering between the proposed parcels and their associated uses;
  - b) LDC Section 10-260(a) which requires off-street parking for all projects comply with the off-street parking requirements specified in chapter 34 to allow the required parking to be located off-site;
  - c) LDC Section 34-2014 which requires a parking plan be submitted for review and approval in accordance with chapter 10 that accurately designates the required parking spaces, parking aisles and parking lot entrance, as well as the relation of the off-street parking facilities to the uses or structures such facilities are designed to serve to allow the required parking to be located off-site; and
  - d) LDC Section 34-2015(1) which requires parking spaces be provided on the same premises and within the same or similar type zoning district as the use they serve to allow the required parking to be located off-site.

- 2) Deviations from the property development regulations established by Zoning Resolution Z-02-009 and as subsequently amended by ADD2004-00060(C) and ADD2004-00187(A) to allow:
  - a) A decrease in minimum required lot width from 100 feet to 68.83 feet;
  - b) A decrease in minimum required lot area from 20,000 square feet to 18,801 square feet;
  - c) An increase in minimum lot coverage from 40 percent to 40.3 percent;
  - d) A decrease in minimum front (street) setback from 25 feet to 15.64 feet;
  - e) A decrease in minimum side setback from 10 feet to 0.79 feet;
  - f) A decrease in minimum rear setback from 25 feet to 4.18 feet; and
  - g) A decrease in minimum waterbody setback from 25 feet to 7.81 feet.
- 3) Revision to the Bulkhead Details exhibit approved under ADD2004-00060 to replace a portion of rock retaining wall in order to install an elevated walkway on the west side of the proposed building.

**Approval is subject to the following conditions.**

1. **Approval is limited to, and development must be in substantial compliance with, the Master Development Plan, Lot Split Plan and Lake Shops Plan stamped RECEIVED OCT 19 2010 COMMUNITY DEVELOPMENT (see Attachments A - C).**
2. **Prior to approval of any Development Order for the proposed Lot #8:**
  - a. **The development order plans must depict a revised open space tracking table; and**
  - b. **Compliance with applicable provisions of the LDC must be demonstrated; and**
  - c. **A subdivision re-plat must be submitted to Development Services for review and approval. Prior to approval of any building permit for the proposed Lot #8, the subdivision re-plat must be recorded.**
3. **The Bulkhead Details exhibit approved by ADD2004-00060 is replaced in full by the Lake Shops Plan stamped RECEIVED OCT 19 2010 COMMUNITY DEVELOPMENT (see Attachment C).**
4. **The terms and conditions of the original zoning resolution and as subsequently amended remain in full force and effect.**

DULY PASSED AND ADOPTED this 9<sup>th</sup> day of November A.D., 2010.

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

Attachments:

- A - Master Development Plan
- B - Lot Split Plan
- C - Lake Shops Plan

Exhibits:

- A - Legal description

This resolution has been superseded by  
ADD2010-00079A dated 1-7-11





Subject to Case # ADD 2010-0  
Date 11/9/2010

<u>PROJECT SUMMARY:</u>				
<u>EXISTING LAND USEAGE:</u>				
SUBJECT PARCEL	USEAGE	ZONING		
NORTH	VACANT	MPD		
NORTH	R.O.W./CONSERVATION	MPD		
WEST	R.O.W.	US-41 (200' R/W)		
SOUTH	VACANT	MPD		
EAST	RAILROAD	SEMINOLE BLF - R.R. (330' R/W)		
<u>LAND USE BREAKDOWN:</u>				
a.) Tract 2B:				
Buildings	521,424	11.97	23.6	
Streets/Curbing	157,191	3.61	7.1	
Access/Parking	1,080,233	24.79	48.7	
Lakes	155,172	3.58	7.0	
Dev. Detention Area	40,625	0.93	1.8	
Green Area/Open Space	291,893	6.80	11.8	
Sub Total	2,216,138	50.87	100.0	
b.) Tract 2C:				
Buildings	73,893	1.70	7.5	
Streets/Curb	16,927	0.43	1.9	
Access/Parking	162,738	4.00	18.6	
Lakes	228,848	5.41	23.0	
Dev. Detention Area	54,176	1.24	5.5	
O.P. Future Dev. Area (Of #4, #5, #6, DWH)	22,886	0.28	1.2	
U.S. 41 R.O.W. Reservation	6,276	0.19	0.8	
Green Area/Open Space	150,151	3.45	15.2	
Sub Total	987,892	22.68	100.0	
c.) Tract 2D:				
U.S. 41 R.O.W. Reservation	42,334	0.97	7.4	
Green Area/Open Space	56,622	1.30	23.6	
Sub Total	98,956	2.27	10.0	
d.) Private R.O.W.:				
Streets/Curbing	11,026	Ac.	Ac.	Total
Private	21,833	0.51	78.9	
Green Area/Open Space	11,251	0.28	6.0	
Sub Total	30,724	1.07	14.1	
Sub Total	102,904	3.40	100.0	
TOTAL PROJECT AREA				
	3,411,256.97	± 79.38	Ac.	

# GENERAL NOTES:

1. CURRENT ZONING IS INFO. FUTURE USE WITHIN OUT PARCELS (A - G) SHALL BE LIMITED TO THOSE COMPATIBLE WITH THE ZONING CLASS AS SHOWN IN ZONING RESOLUTION & ZONING CODE.
2. PROJECT PHASING WILL CONSIST OF ONE PHASE. TABULATED AS FOLLOWS:
 

<ul style="list-style-type: none"> <li>* MAIN PARKING AREAS, ACCESSES, INFRASTRUCTURE - 28.76 AC.</li> <li>* BUILDING COVERAGES</li> </ul>	<p><u>INTERIOR FLOOR AREA</u></p> <ul style="list-style-type: none"> <li>+ ANCHOR "A" - 29,950 S.F.</li> <li>+ LOCAL "B" - 4,272 S.F.</li> <li>+ ANCHOR "C" - 19,992 S.F.</li> <li>+ ANCHOR "D" - 18,836 S.F.</li> </ul>
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Tract C2 - Sub Total = 70,620 S.F. (1.70 AC)

<ul style="list-style-type: none"> <li>+ ANCHOR "D" - 37,758 S.F.</li> <li>+ ANCHOR "E" - 32,283 S.F.</li> <li>+ LOCAL "F" - 5,881 S.F.</li> <li>+ ANCHOR "F" - 14,768 S.F.</li> <li>+ ANCHOR "G" - 34,999 S.F.</li> <li>+ ANCHOR "H" - 32,343 S.F.</li> <li>+ ANCHOR "I" - 185,897 S.F.</li> <li>+ ANCHOR "J" - 12,093 S.F.</li> <li>+ ANCHOR "K" - 30,188 S.F.</li> <li>+ ANCHOR "K" - 11,000 S.F.</li> <li>+ ANCHOR "L" - 9,928 S.F.</li> <li>+ LOCAL "M" - 11,978 S.F.</li> <li>+ ANCHOR "N" - 18,382 S.F.</li> <li>+ LOCAL "O" - 7,028 S.F.</li> <li>+ LOCAL "P" - 16,735 S.F.</li> <li>+ LOCAL "Q" - 17,836 S.F.</li> <li>+ LOCAL "R" - 21,392 S.F.</li> <li>+ PBA - 14,531 S.F.</li> </ul>	<p><u>RETAIL FLOOR AREA</u></p> <ul style="list-style-type: none"> <li>+ ANCHOR "D" - 29,950 S.F.</li> <li>+ LOCAL "B" - 4,165 S.F.</li> <li>+ ANCHOR "C" - 19,474 S.F.</li> <li>+ ANCHOR "C" - 19,992 S.F.</li> <li>+ ANCHOR "I" - 15,837 S.F.</li> <li>+ LOCAL "J" - 11,769 S.F.</li> <li>+ ANCHOR "K" - 28,891 S.F.</li> <li>+ ANCHOR "K" - 10,620 S.F.</li> <li>+ ANCHOR "L" - 9,726 S.F.</li> <li>+ LOCAL "M" - 11,677 S.F.</li> <li>+ ANCHOR "M" - 11,602 S.F.</li> <li>+ LOCAL "N" - 16,098 S.F.</li> <li>+ LOCAL "P" - 8,784 S.F.</li> <li>+ LOCAL "Q" - 17,925 S.F.</li> <li>+ LOCAL "R" - 20,942 S.F.</li> <li>+ PBA - 13,516 S.F. (NET)</li> <li>+ PBA - 19,528 S.F. (OFFICE)</li> </ul>
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821.424 S.F. (1.87 AC) - Proposed Bldg Area

582.247 S.F. (1.327 ACRES) - Proposed Bldg Area

Grand Total = 583,762 S.F. - Retail Office  
19,528 S.F.
3. OUT-PARCELS 4, 5 & 6 HAVE BEEN APPROVED AND CONSTRUCTED PURSUANT TO INDIVIDUAL DEVELOPMENT ORDERS APPROVED FOR EACH LOT.
4. GARAGE / RECYCLABLE COLLECTION AREA SHALL BE PROVIDED WITH A THICK CONCRETE PADDED A 6" HIGH CURBLEDGE (3 SIDES) WITH GRASS.
5. ALL BUILDINGS SHALL BE TYPE IV STRUCTURE.
6. ALL BUILDINGS SHALL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS DESIGNED IN ACCORDANCE WITH NFPA 13A & 13B-13C REQUIREMENTS.
7. ALL PAVEMENT STRIPING ON SITE SHALL BE PAINTED.
8. ALL TRUCK MILK, LOADING AREAS AND TRASH RECYCLES SHALL BE PROVIDED WITH TRUCK MILK. MARGINARY SCREENS WOULD BE MATCHED TO THE SURROUNDING ARCHITECTURE.
9. LOT

<u>PARKING CALCULATIONS:</u>	<u>DEVELOPMENT REGULATIONS:</u>
TOTAL PARKING REQUIRED: PER LEE COUNTY LAND DEVELOPMENT CODE SEC. 34-202(c)(5) Multiple-occupancy Complexes (4 to 5 spaces/1,000 a.s.f. per floor area)	TRACTS 26 & 27 (PER ZONING REGULATION - D-27-009)
a. OUT PARCELS 4 & 5 NOT INCLUDED	a.) Minimum Lot Size:
Total Retail Interior Floor Area = 583,762 s.f.	Lot Area = 20,000 s.f.
REQUIRED SPACES = 583,762 x 4.5/1,000 = 2,627 spaces	Min. width = 100 ft.
General Office: (0.1 spaces per 300 s.f. of floor area)	Min. depth = 100 ft.
Total Floor Area = 19,258 s.f.	b.) Minimum Setbacks:
REQUIRED SPACES = 19,258 x 1/200 = 95 spaces	U.S. 41 = 25 ft.
TOTAL REQUIRED SPACES = 2,692 SPACES	Front (Street) = 25 ft.
Required H.C. Spaces = 20 x 100 (2,692-1000) = 37 Spaces	Side = 10 ft.
TOTAL SPACES PROVIDED = 2,692 spaces (includes 37 H.C. Spaces)	Rear = 25 ft. (5 ft. for Accessory Structure)
Out-parcels #4, #5, #6 & DNR:	Waterfront = 25 ft. (30 ft. for Accessory Structure)
Parking requirements have been determined and have been provided pursuant to Individual Out-Parcel Development Order approvals.	c.) Maximum Height:
	Maximum Height = 45 ft. (3 Stories)
	d.) Maximum Lot Coverage:
	Max percent of total area = 40%
	e.) Minimum Development Separation:

REFUSE/SOLIDWASTE & LOAD ZONE REQUIREMENTS:									
BLDG LD. AREA, SF	FLOOR AREA, SF	REQ'D REFUSE AREA, SF	PROV'D AREA, SF	TYPE	COMPACTOR	REQ'D LOADING SPACE, SF	PROV'D LOADING AREA, SF (SPACES)	TYPE PROVIDED	
ANCHOR A	29,556	168 + 1 = 187	353	168	DUMPSITER	1 + 0.5 = 2	1,081 (12)	TRUCK WELL	15'x16' (9)
ANCHOR B	19,417	168	168	DUMPSITER	1	0.49 = 2	2,284 (6)	TRUCK WELL	
ANCHOR C	19,261	168	168	DUMPSITER	1	0.49 = 2	1,281 (7)	TRUCK WELL	
ANCHOR D	37,311	168 + 52 = 220	225	(2) DUMPSITERS	1	1.38 = 3	1,911 (11)	TRUCK WELL	
ANCHOR E	29,882	168 + 28 = 197	400	DUMPSITER	1	1.11 = 3	1,078 (6)	TRUCK WELL	
ANCHOR F	14,476	168	168	DUMPSITER	1	0.24 = 2	1,003 (7)	TRUCK WELL	
ANCHOR G	34,521	168 + 41 = 209	400	COMPACTOR	1	1.25 = 3	1,341 (8)	TRUCK WELL	
ANCHOR H	29,882	168 + 28 = 196	400	COMPACTOR	1	1.11 = 3	1,078 (6)	TRUCK WELL	
ANCHOR I	183,987	168+677 = 845	880	COMPACTOR	1	9.30 = 11	4,357 (28)	TRUCK WELL	
ANCHOR J	29,801	168 + 28 = 196	400	COMPACTOR	1	1.02 = 3	878 (5)	TRUCK WELL	
ANCHOR K	10,860	168	168	DUMPSITER	1	0.06 = 2	837 (5)	TRUCK WELL	
ANCHOR L	9,726	104	200	DUMPSITER	1	0.06 = 2	1,000 (6)	LOAD ZONE	
ANCHOR M	18,062	108	409	COMPACTOR	1	0.82 = 2	1,600 (9)	TRUCK WELL	
LOCAL 1	4,185	72	132	DUMPSITER	1		1,360 (8)	LOAD ZONE	
LOCAL 2	5,407	155	DUMPSITER	1			372 (2)	LOAD ZONE	
LOCAL 3	11,766	168	168	DUMPSITER	1	0.12 = 2	810 (2)	LOAD ZONE	
LOCAL 4	99,359	168 + 149 = 317	321	COMPACTOR	1	3.44 = 5	324 (5)	LOAD ZONE	
LOCAL 5	6	22-398	168	168	COMPACTOR	1	0.12 = 2	810 (2)	LOAD ZONE
LOCAL 7	17,325	168	168	COMPACTOR	1	1.41 = 3	864 (5)	LOAD ZONE	
LOCAL 8	20,902	168	168	COMPACTOR	1	1.41 = 3	864 (5)	LOAD ZONE	
PBA 1-RETAIL	14,533	168	168	COMPACTOR	1	14.63 = 21	324 (2)	LOAD ZONE	
PBA 1-OFFICE	19,528	168	168	COMPACTOR	1	N/A	164 (1)	LOAD ZONE	
PBA 2-RETAIL	7,317	104	104	DUMPSITER	1	N/A	174 (1)	LOAD ZONE	

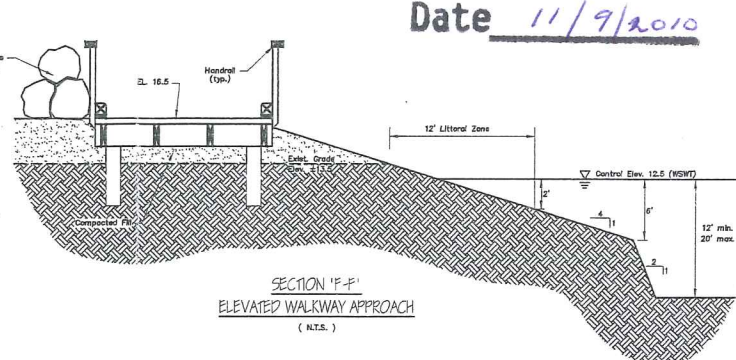
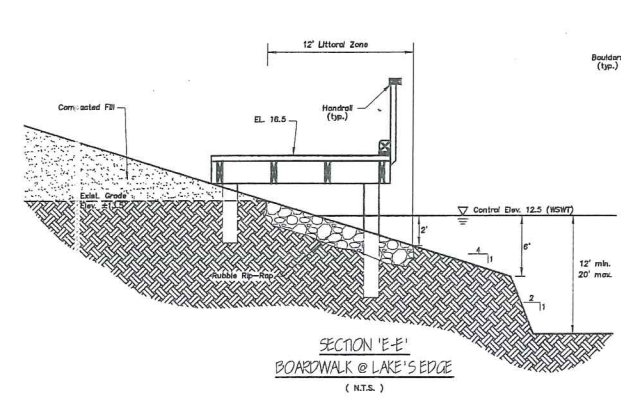
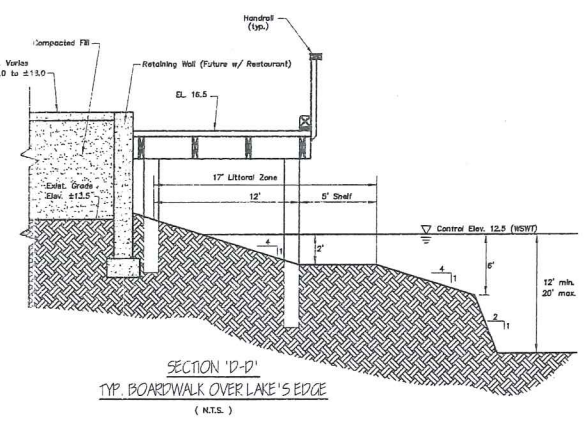
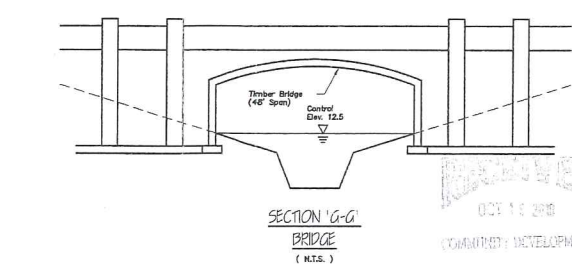
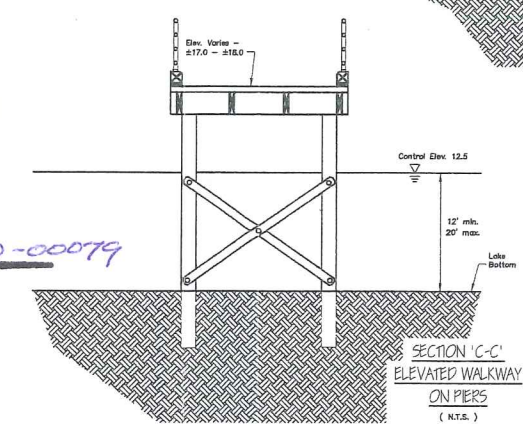
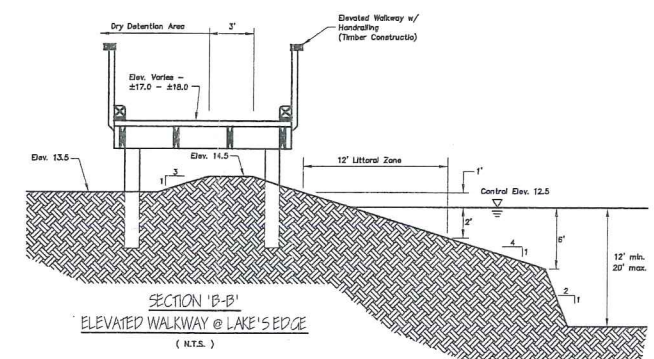
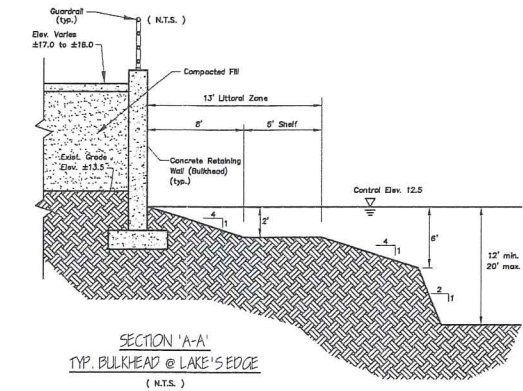
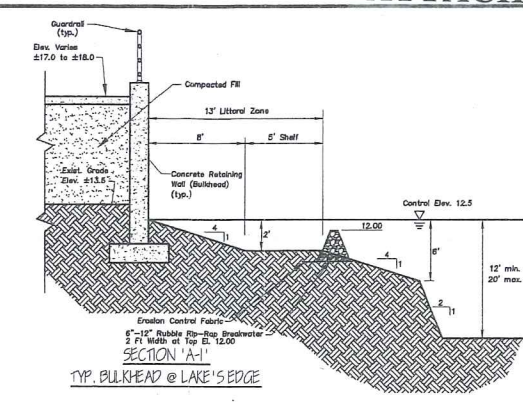
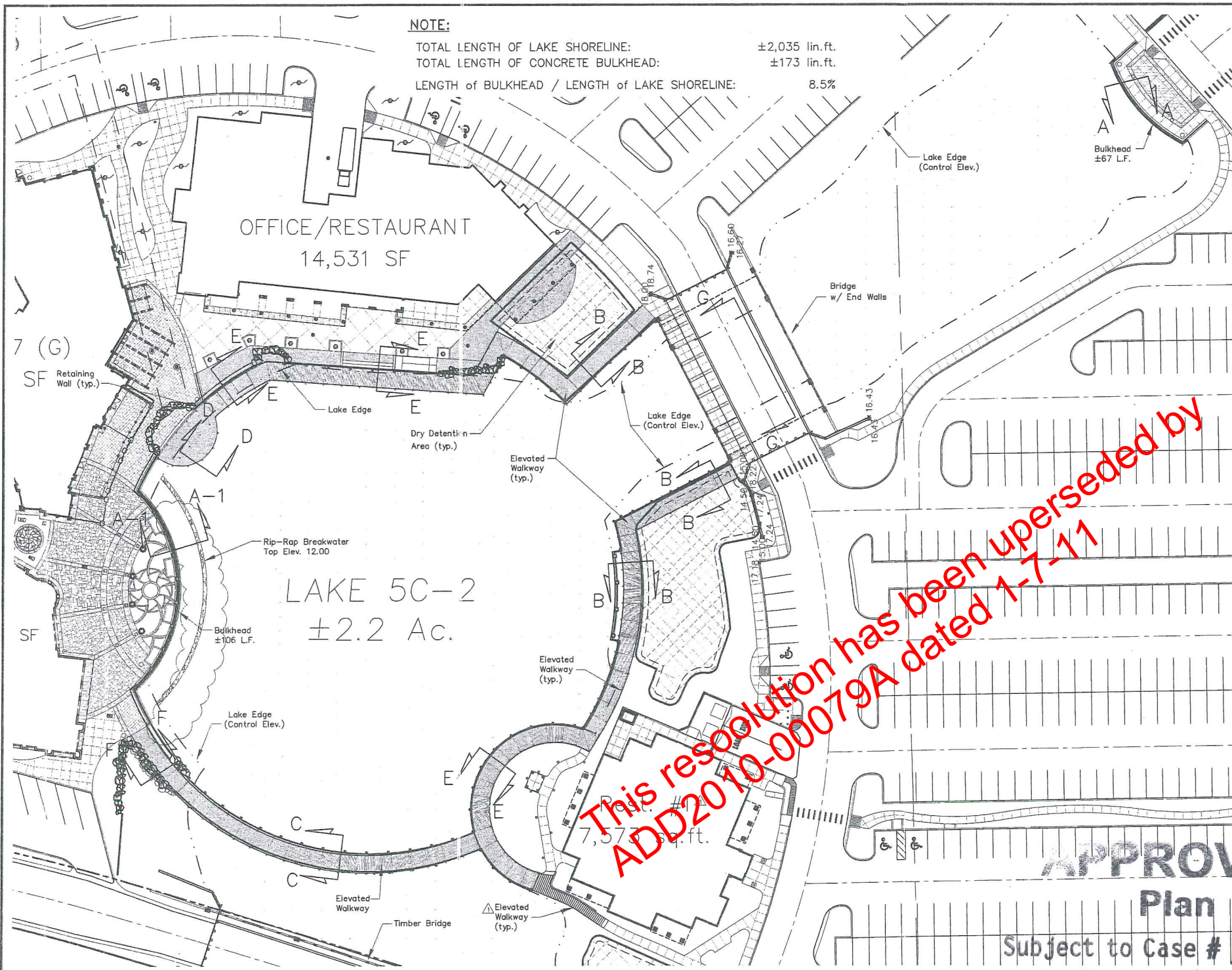
\* T.C. BUILDING #17 FROM PHASE 2A IS INCLUDED WITH PHASE 1 BUILDING (LOCAL #4)  
 \*\* ONE LOAD SPACE = 9'x18' = 162 SF  
 REQUIRED REFUSE AREA = 72 SF (0 - 5000), 104 SF (5001-10000), 168 SF (10001-25000), ADD 4.26/1000 OVER 25000  
 REQUIRED LEACHATE DETENTION SPACE = 10000 SF

<div>REVISOR PER COUNTY COMMENT - LOT SPLIT</div> <div>10-13-10</div>		<div>COCONUT POINT - AREA 2</div> <div>PHASE 1 - COMMUNITY CENTER</div>	<div>DESIGNED BY:</div> <div>T.W.M.</div> <div>DATE:</div> <div>05/06</div>	<div></div> <div>6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone : (239) 985-1200 Florida Certificate of Authorization No.1772 Naples - Fort Myers - Venice</div>	<div>REQUIRED LOADING SPACES = 1 SPACE FOR FIRST 10,000 SF PLUS 1 PER EACH ADDL 20,000 SF</div> <div>MASTER DEVELOPMENT PLAN PBA #2 - ADMIN LOT SPLIT (LOT #8)</div>	<div>THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :</div> <div>JOSEPH J JURIEWICZ, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #65625 DATE:</div>	<div>REFERENCE NO.</div> <div>07088DMDP</div>	<div>DRAWING NO.</div> <div>1286-0</div>
<div>REST. #1 REVISIONS - COMMERCIAL LOT SPLIT</div> <div>09-21-10</div>			<div>DRAWN BY:</div> <div>J.K.H.</div> <div>DATE:</div> <div>05/06</div>					
<div>ADDED COVERED PATIO TO BLDG G</div> <div>05-31-07</div>			<div>CHECKED BY:</div> <div>T.W.M.</div> <div>DATE:</div> <div>10/10</div>					
<div>LEE COUNTY DO AMENDMENT - SUPER TARGET</div> <div>8-23-06</div>			<div>VERTICAL SCALE:</div> <div>NONE</div> <div>HORIZONTAL SCALE:</div> <div>1" = 100'</div>					
<div>ADDED STORAGE AREAS, FIRE PIT AND KIOSK</div> <div>10-27-06</div>								<div>PROJECT NO.</div> <div>2007.088D</div>
<div>NUMBER REVISIONS</div> <div>DATE</div>								



NOTE:  
 TOTAL LENGTH OF LAKE SHORELINE: ±2,035 lin.ft.  
 TOTAL LENGTH OF CONCRETE BULKHEAD: ±173 lin.ft.  
 LENGTH of BULKHEAD / LENGTH of LAKE SHORELINE: 8.5%

SCALE: 1" = 30'

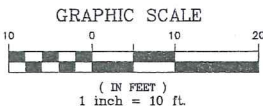


APPROVED  
 Plan

Subject to Case # ADD 2010-00079  
 Date 11/9/2010

COCONUT POINT - AREA 2		DATE
PHASE 1 - COMMUNITY CENTER		REVISIONS
PBA 1 & 2		NUMBER
LAKE SHOPS PLAN		DATE
6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone : (239) 985-1200 Florida Certificate of Authorization No. 1772 Naples - Fort Myers - Venice		
THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :		
DESIGNED:	DATE:	
T.W.M.	04/04	
DRAWN:	DATE:	
T.W.M./T.W.W.	04/04	
CHECKED:	DATE:	
	04/04	
VERT. SCALE:	HORIZ. SCALE:	
1"=30'	1"=30'	
DRAWING NO.	PROJECT NO.	SHEET NO.
1286-04	2010.037	4 OF 4
REFERENCE NO.		
1037BLS1		





LOT SUMMARY

LOT #8  
AVERAGE LOT WIDTH: 114.2'  
AVERAGE LOT DEPTH: 164.63'  
LOT AREA: 18,801 SF

LOT#8 REQUESTED MIN. SETBACKS

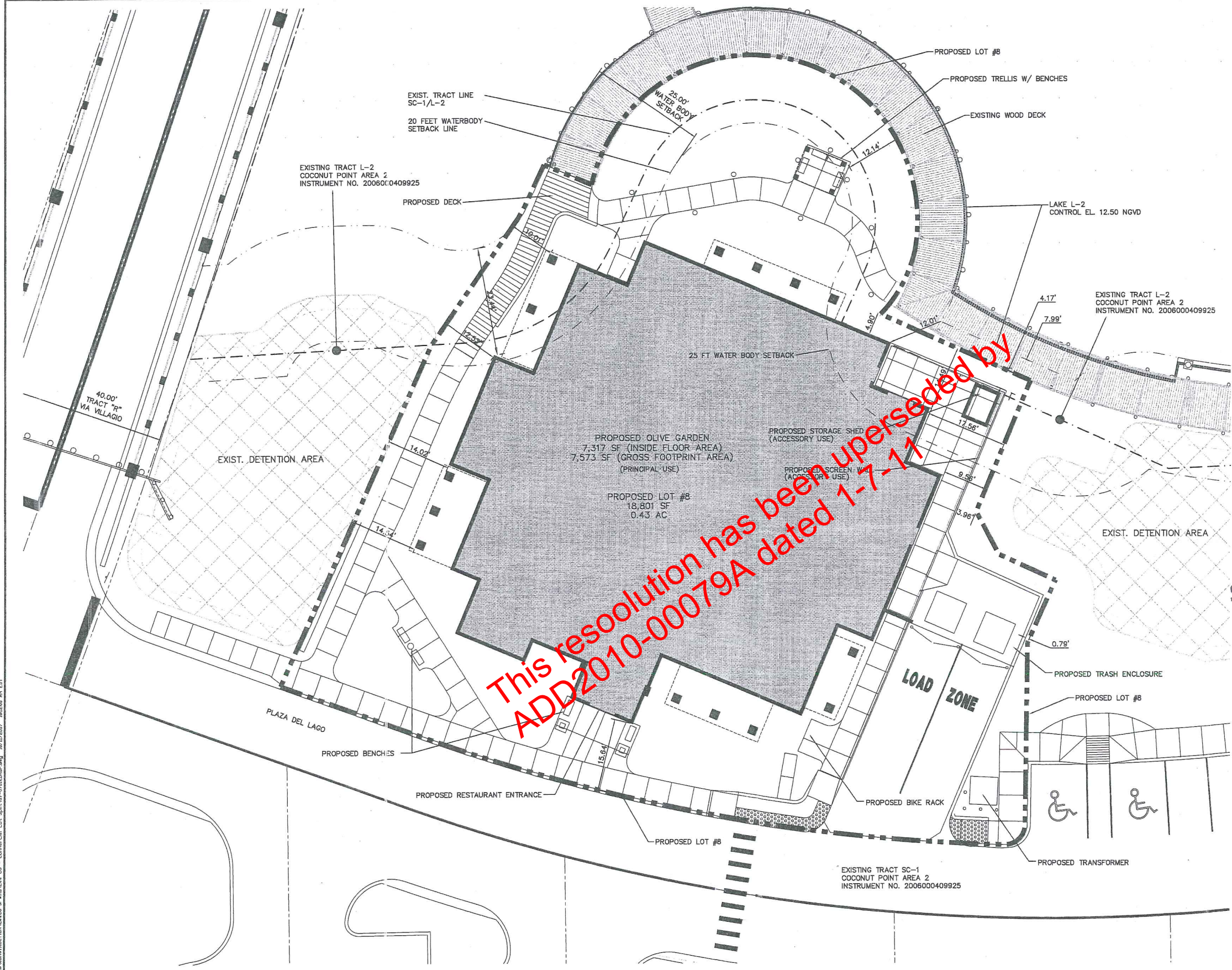
	MIN.(ADD2004-00060)	MIN. REQUESTED	ACTUAL DESIGN
FRONT (STREET):	25 FT	15 FT	15.64 FT
SIDE:	10 FT	0.5 FT	0.79 FT
REAR:	25 FT	4 FT	4.90 FT
REAR (ACCESSORY):	5 FT	4 FT	4.17 FT
REAR (WATERBODY):	25 FT	9.5 FT	10.01 FT
REAR (WATERBODY, ACC.):	20 FT	7.5 FT	7.99 FT

**APPROVED**  
**Plan**

Subject to Case # ADD2010-00079  
Date 11/9/2010

LEGEND

- PROPOSED LOT LINE
- EXISTING LAKE (CONTROL EL.)
- EXISTING TRACT LINE (SC-1/L-2)
- 25 FEET WATERBODY SETBACK
- EXISTING DRY DETENTION AREA



<div>DESIGNED BY: T.W.M. DATE: 09/10 DRAWN BY: T.W.M. DATE: 09/10 CHECKED BY: T.W.M. DATE: 09/10 VERTICAL SCALE: NONE HORIZONTAL SCALE: 1"=10'</div>			<div><b>H M</b> HOLE MONTES ENGINEERS-PLANNERS-SURVEYORS LANDSCAPE ARCHITECTURE</div>		<div>6200 Whiskey Creek Drive Fort Myers, FL 33919 Phone : (239) 985-1200 Florida Certificate of Authorization No.1772 Naples · Fort Myers · Venice · Englewood</div>		<div>LOT SPLIT SITE PLAN - PROPOSED LOT #8 EXHIBIT B-2.A.1</div>		<div>THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :</div> <div>THOMAS W. MONTES, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO.: #48890 DATE:</div>		<div>REFERENCE NO. 10037DMDP</div> <div>PROJECT NO. 10.037-B</div>		<div>DRAWING NO. 1286-02</div> <div>SHEET NO. 2 of 5</div>	
<div>OLIVE GARDEN AT COCONUT POINT COCONUT POINT - AREA 2, TRACT SC-1/L-2 ESTERO, FLORIDA</div>			<div>ADD 2010-00079</div>											



## EXHIBIT A



950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2075

HM PROJECT #2010037  
9/27/2010  
REF. DWG. #A-2118  
Page 1 of 1

## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF TRACT "L-2" AND TRACT "SC-1", COCONUT POINT AREA 2, AS RECORDED AS INSTRUMENT NUMBER 2006000409925 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "L-2", COCONUT POINT AREA 2, AS RECORDED AS INSTRUMENT NUMBER 2006000409925 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS N.71°00'01"W. THEREFROM; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5725.93 FEET, THROUGH A CENTRAL ANGLE OF 00°35'50", SUBTENDED BY A CHORD OF 59.67 FEET AT A BEARING OF S.19°17'54"W., FOR A DISTANCE OF 59.67 FEET TO THE END OF SAID CURVE; THENCE RUN S.70°14'47"E., FOR A DISTANCE OF 59.17 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.23°57'04"E., FOR A DISTANCE OF 80.38 FEET; THENCE RUN N.34°34'37"E., FOR A DISTANCE OF 23.43 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.89 FEET, THROUGH A CENTRAL ANGLE OF 9°48'14", SUBTENDED BY A CHORD OF 2.72 FEET AT A BEARING OF N.29°40'30"E., FOR A DISTANCE OF 2.72 FEET TO THE END OF SAID CURVE; THENCE RUN N.24°46'23"E., FOR A DISTANCE OF 10.13 FEET; THENCE RUN S.67°20'46"E., FOR A DISTANCE OF 11.07 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE SOUTHERLY, WHOSE RADIUS POINT BEARS S.77°05'05"E., THEREFROM; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.87 FEET, THROUGH A CENTRAL ANGLE OF 17°48'23", SUBTENDED BY A CHORD OF 71.72 FEET AT A BEARING OF S.78°10'54"E., FOR A DISTANCE OF 11.31 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 29.22 FEET, THROUGH A CENTRAL ANGLE OF 30°29'23", SUBTENDED BY A CHORD OF 15.47 FEET AT A BEARING OF S.28°43'59"W., FOR A DISTANCE OF 15.66 FEET TO THE END OF SAID CURVE; THENCE RUN S.66°03'01"E., FOR A DISTANCE OF 35.71 FEET; THENCE RUN S.22°39'14"W., FOR A DISTANCE OF 30.62 FEET; THENCE RUN S.28°00'19"E., FOR A DISTANCE OF 10.48 FEET; THENCE RUN S.65°40'15"E., FOR A DISTANCE OF 13.53 FEET; THENCE RUN S.23°57'05"W., FOR A DISTANCE OF 4.77 FEET; THENCE RUN S.00°39'40"W., FOR A DISTANCE OF 39.24 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4.33 FEET, THROUGH A CENTRAL ANGLE OF 90°42'56", SUBTENDED BY A CHORD OF 6.17 FEET AT A BEARING OF S.46°01'08"W., FOR A DISTANCE OF 6.86 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 404.66 FEET, THROUGH A CENTRAL ANGLE OF 18°22'37", SUBTENDED BY A CHORD OF 129.23 FEET AT A BEARING OF N.79°26'05"W., FOR A DISTANCE OF 129.79 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°14'47"W., FOR A DISTANCE OF 32.23 FEET TO THE POINT OF BEGINNING; CONTAINING 0.432 ACRE, MORE OR LESS.

BEARINGS SHOWN HERE ON REFER TO THE SOUTH LINE OF TRACT "L-2", COCONUT POINT AREA 2, AS RECORDED AS INSTRUMENT NUMBER 2006000409925 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S.87°14'32"W.

HOLE MONTES, INC.  
CERTIFICATE OF AUTHORIZATION LB #1772

BY Thomas M. Murphy  
THOMAS M. MURPHY

P.S.M. #5628  
STATE OF FLORIDA

APPROVED  
LEGAL 68-9-30-10

RECEIVED  
SEP 28 2010

COMMUNITY DEVELOPMENT

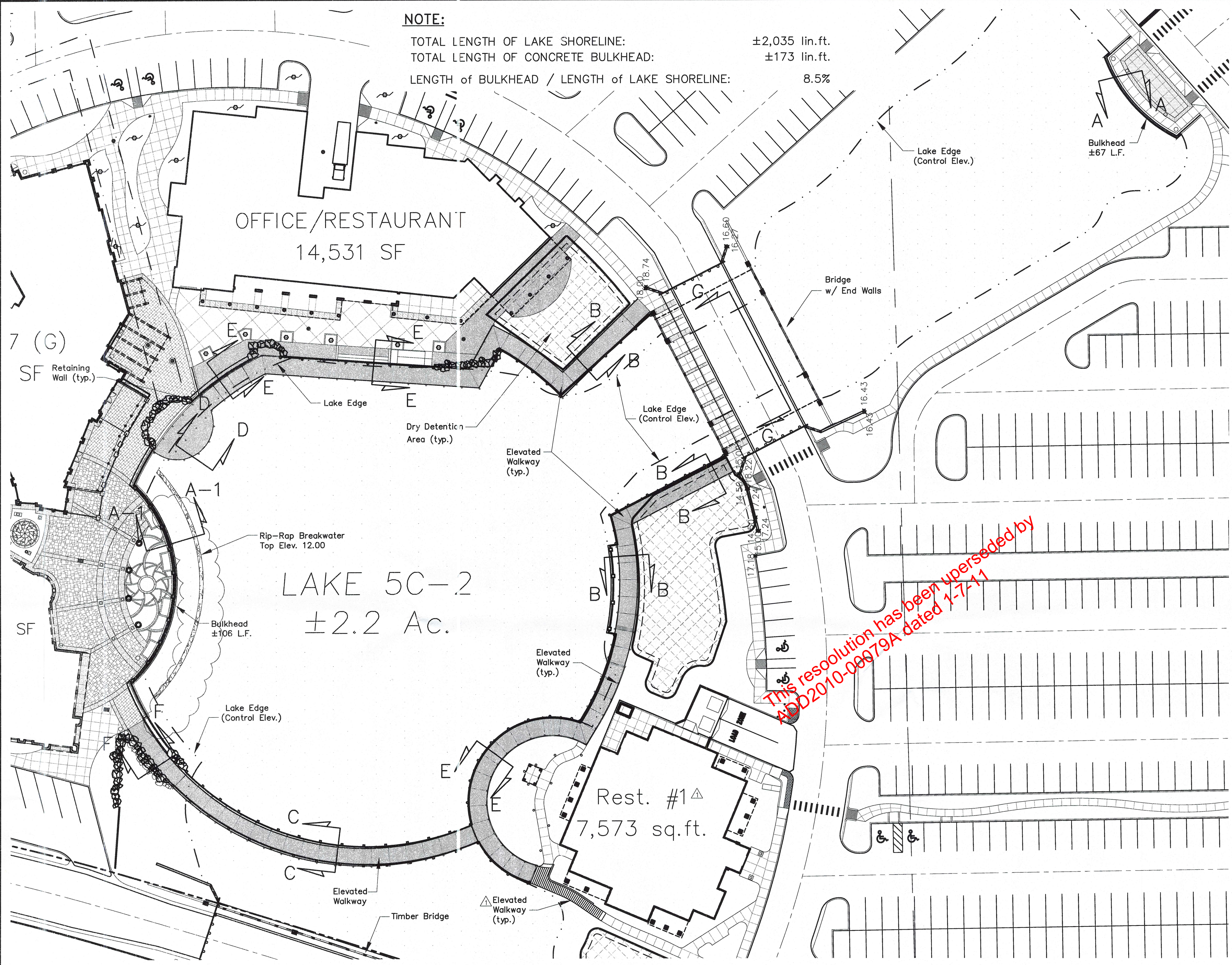
ADD 2010-00079

SCANNED

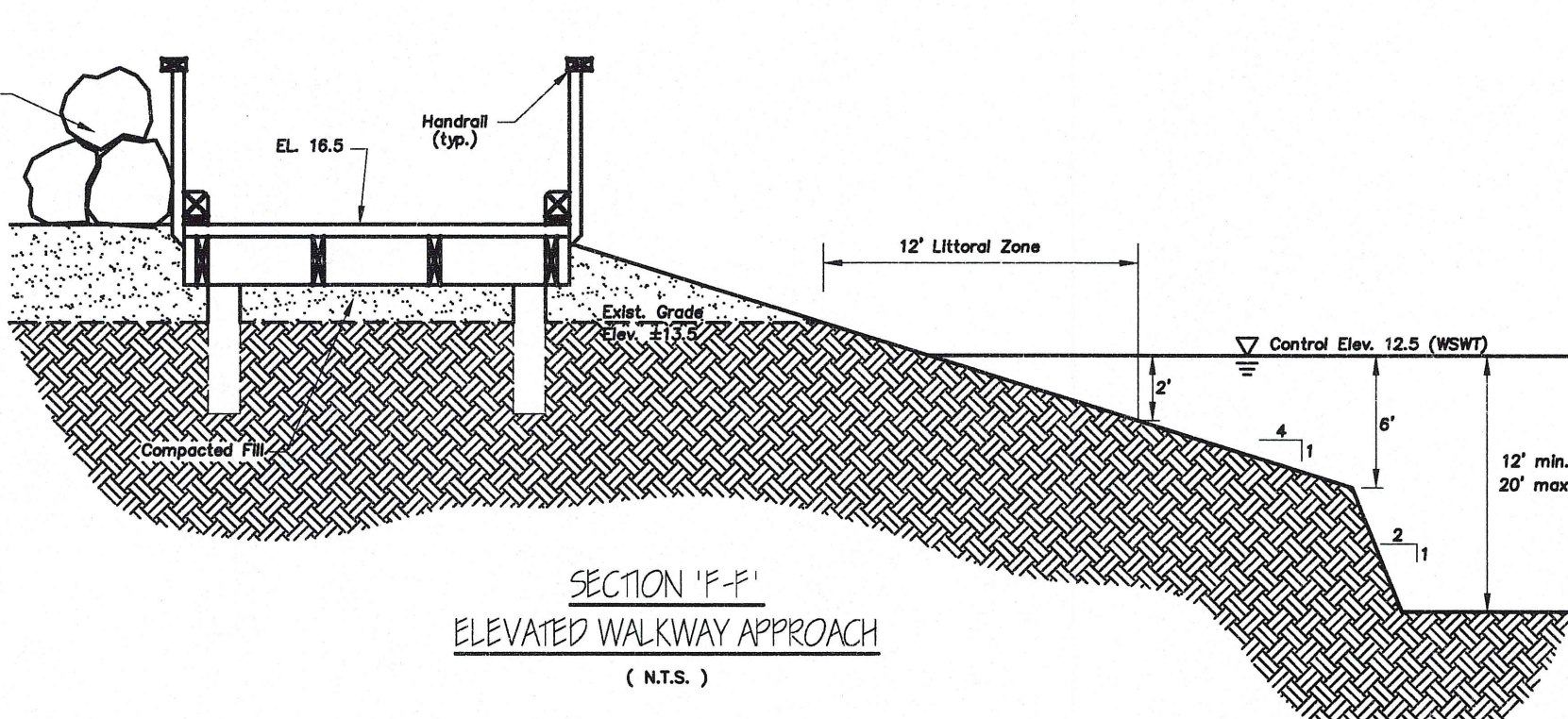
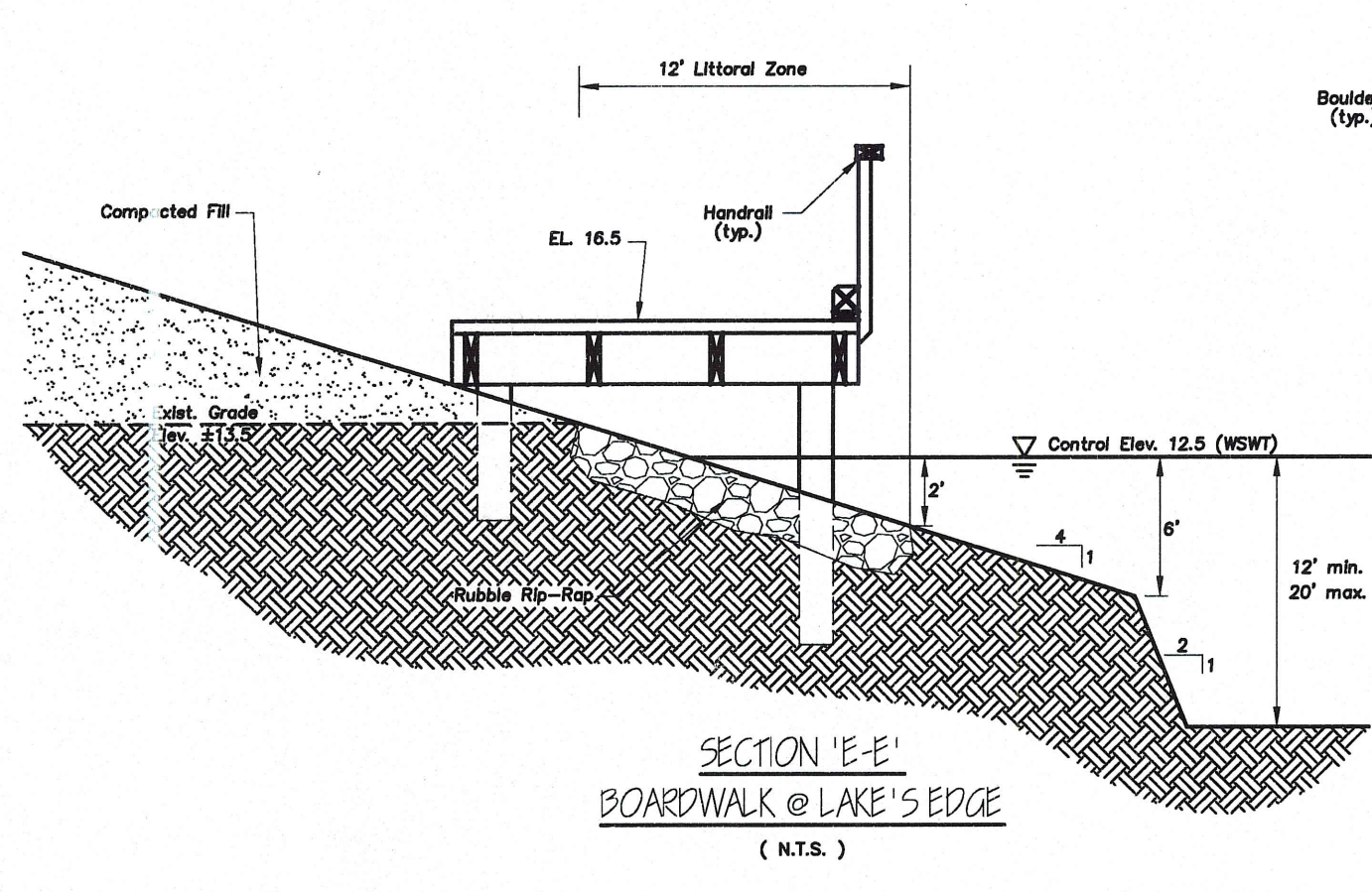
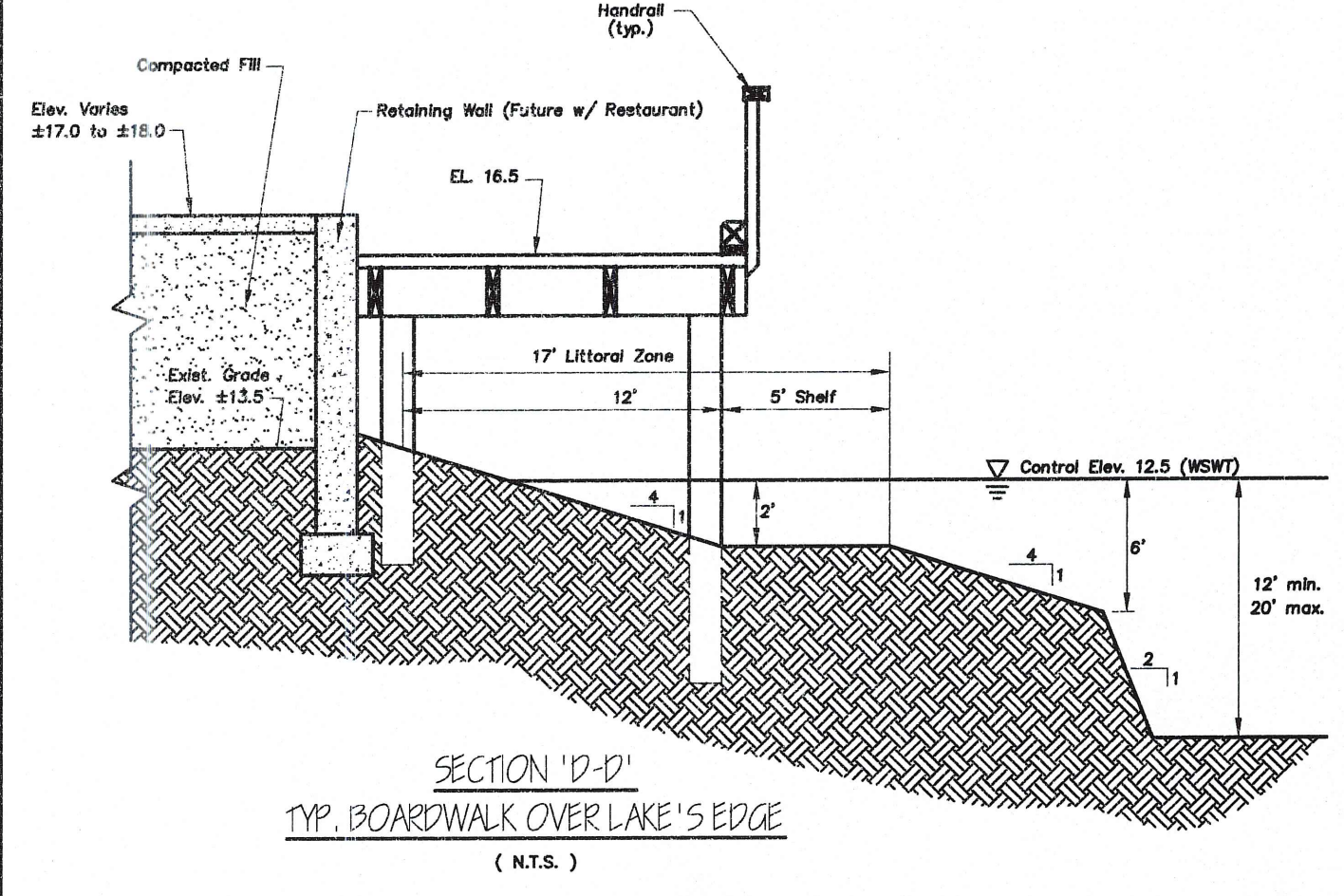
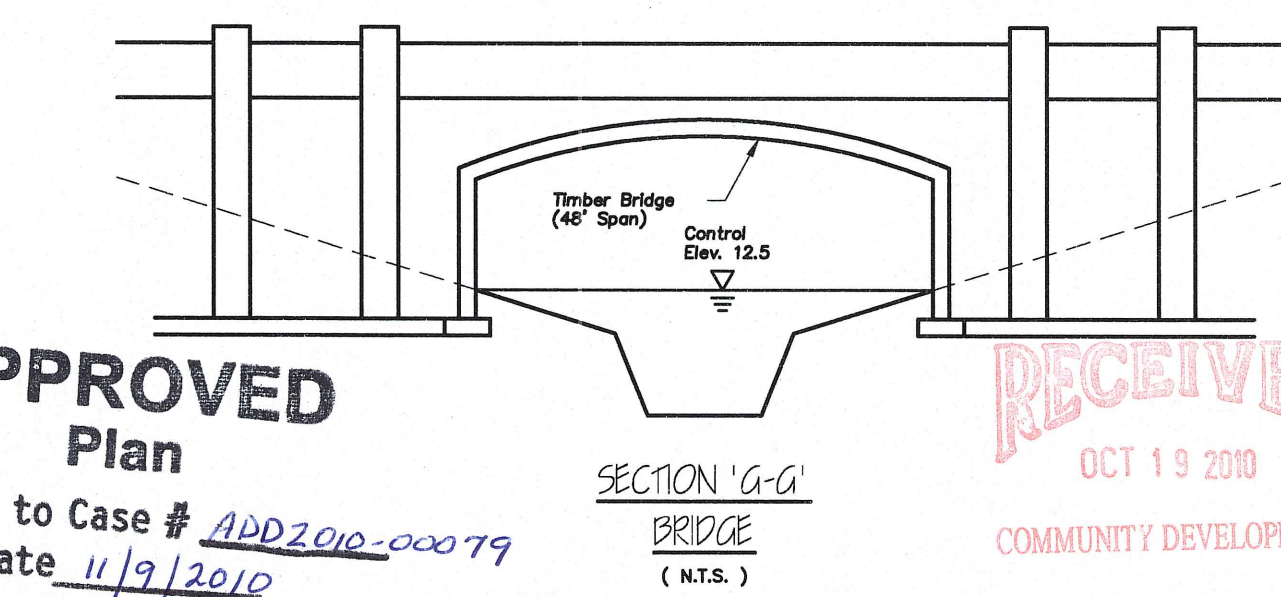
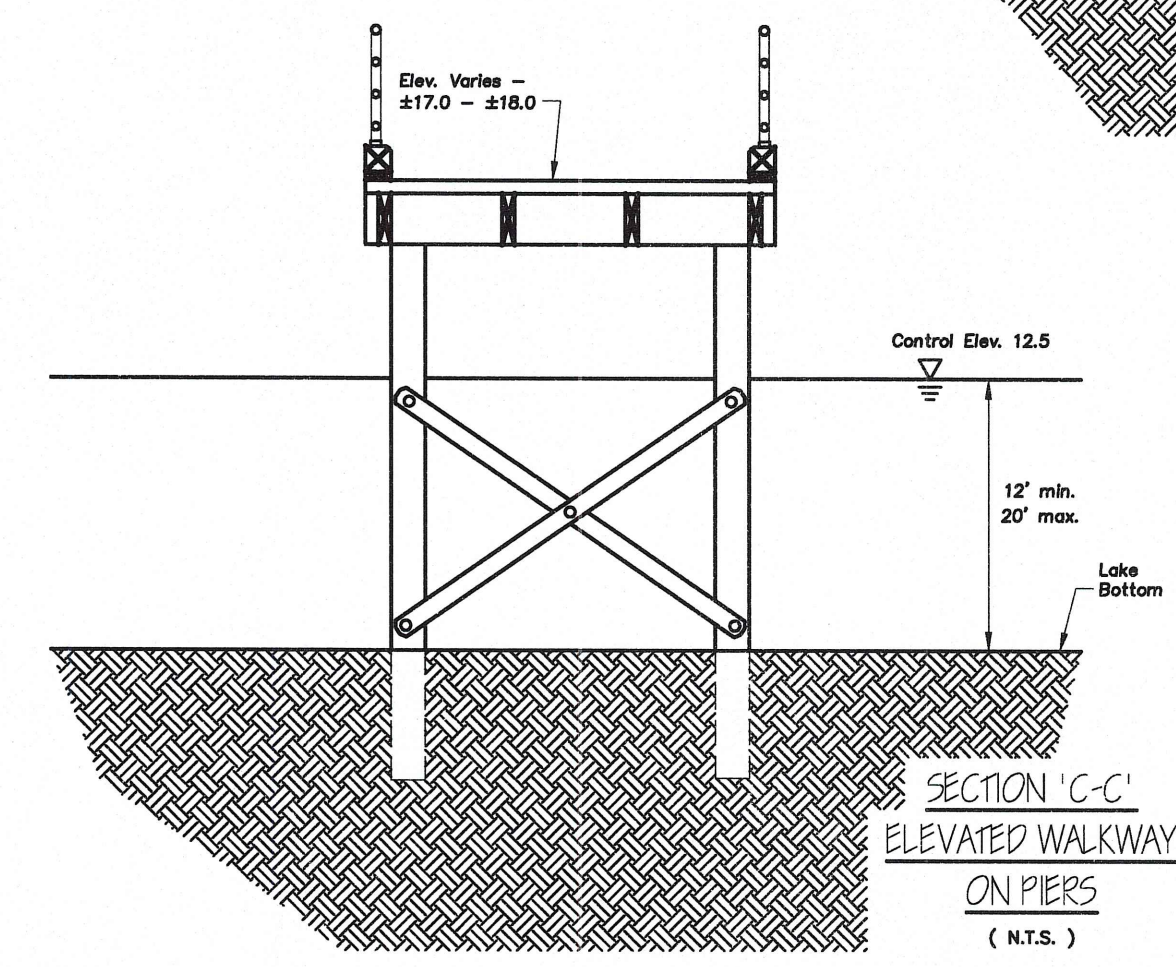
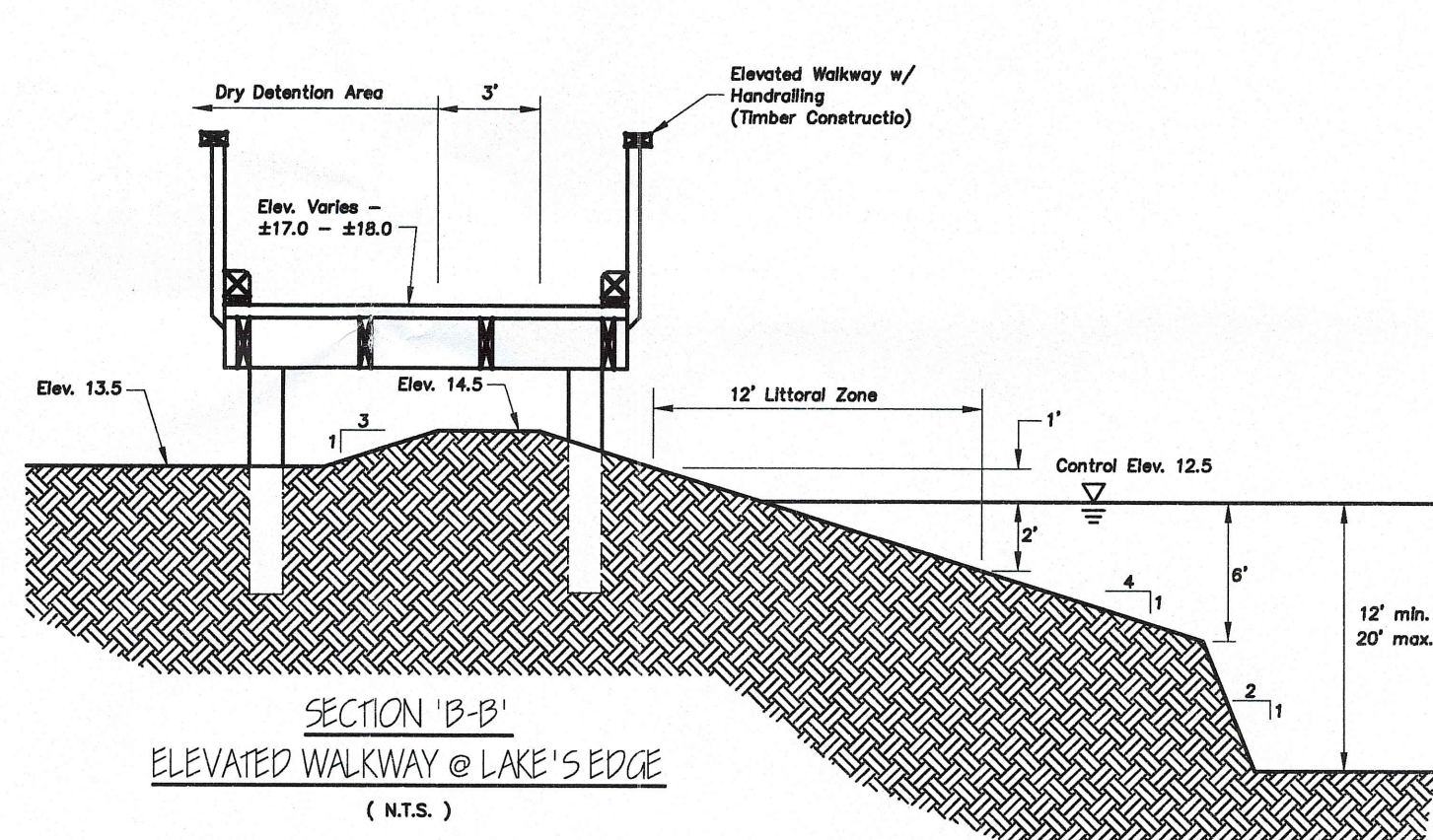
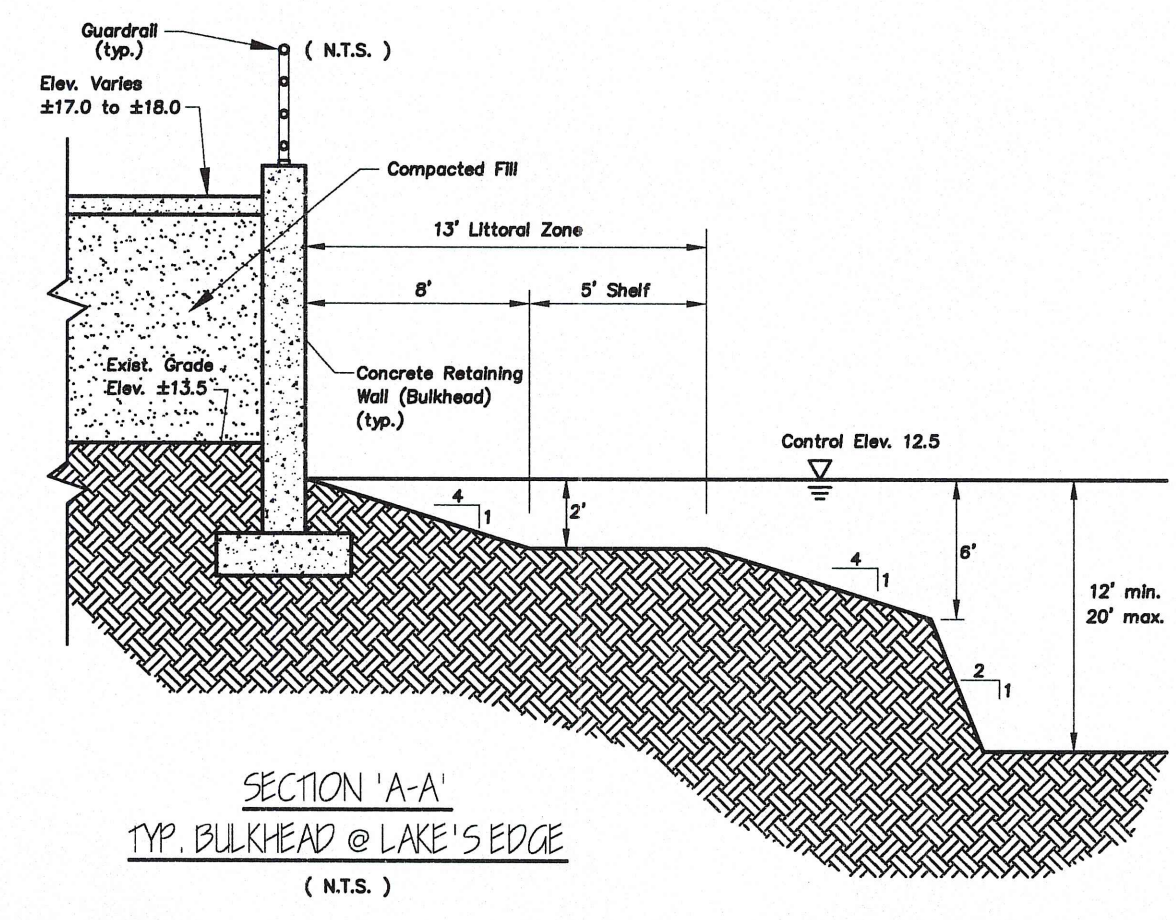
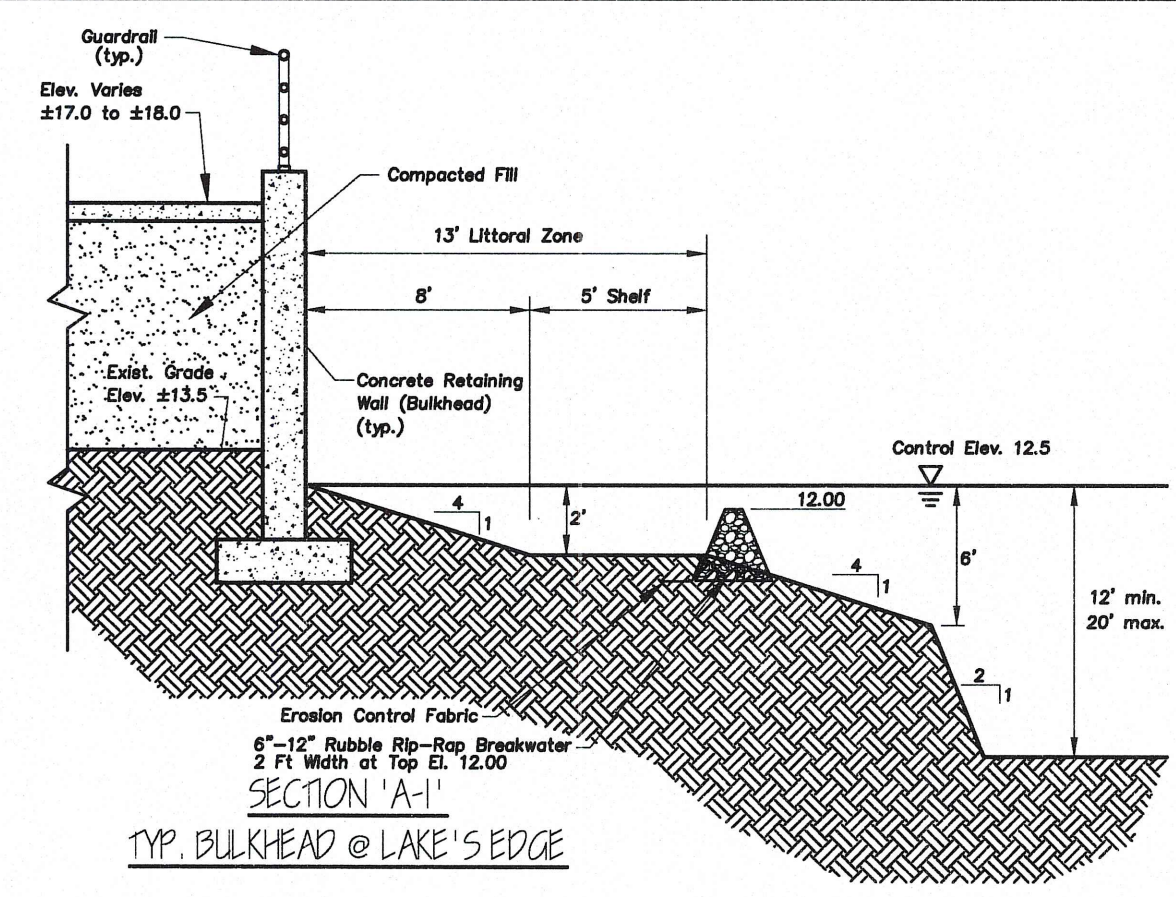


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NOTE:  
TOTAL LENGTH OF LAKE SHORELINE: ±2,035 lin.ft.  
TOTAL LENGTH OF CONCRETE BULKHEAD: ±173 lin.ft.  
LENGTH of BULKHEAD / LENGTH of LAKE SHORELINE: 8.5%



SCALE: 1" = 30'



APPROVED  
Plan

Subject to Case # ADD2010-00079  
Date 11/9/2010

RECEIVED  
OCT 13 2010  
COMMUNITY DEVELOPMENT

COCONUT POINT - AREA 2  
PHASE 1 - COMMUNITY CENTER  
PBA 1 & 2  
LAKE SHOPS PLAN

6200 Whiskey Creek Drive  
Fort Myers, FL 33919  
Phone : (239) 985-1200  
Florida Certificate of Authorization No.1772  
Naples - Fort Myers - Venice

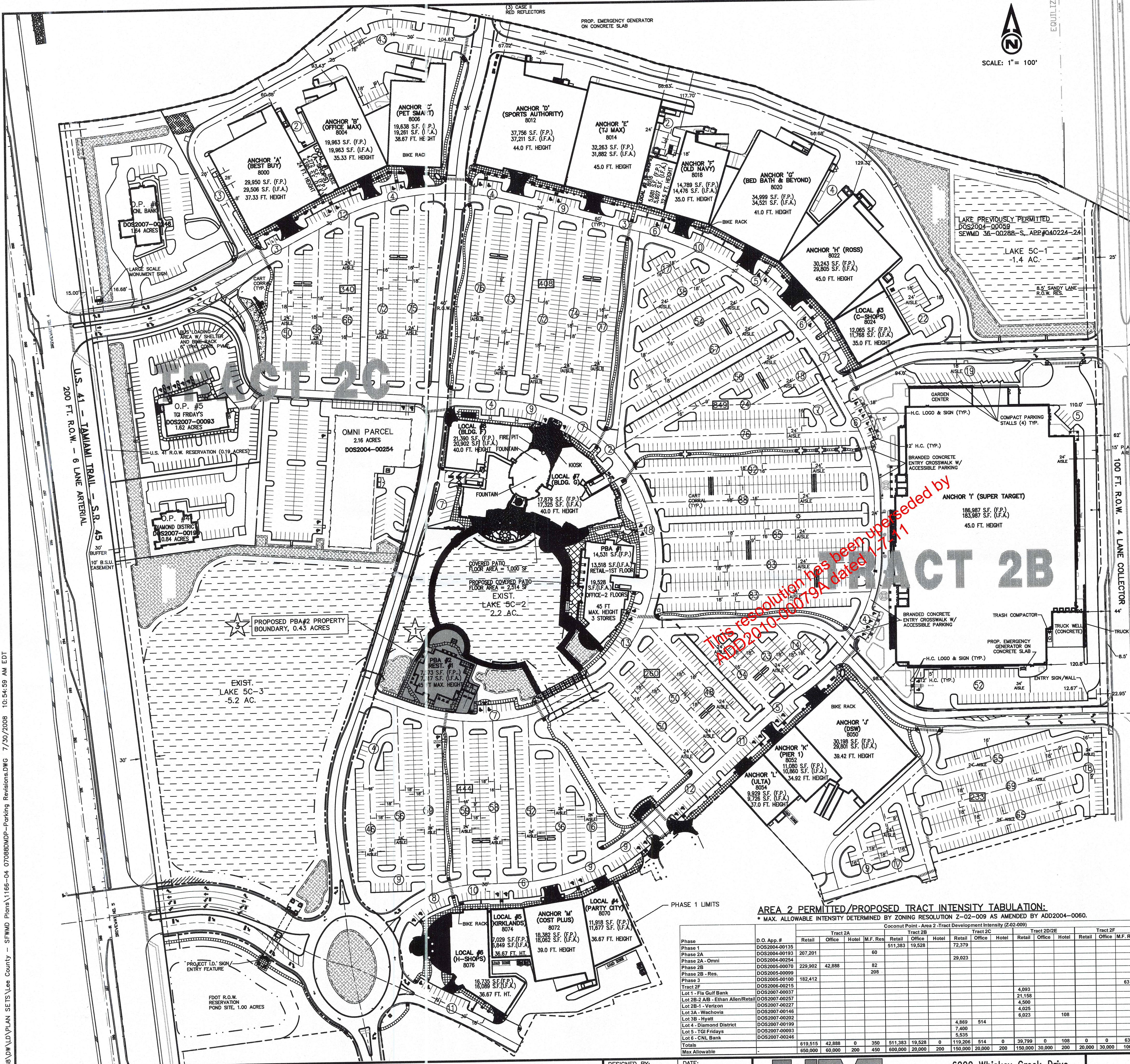
H.M.  
HOLE MONTES  
ENGINEERS-PLANNERS-SURVEYORS  
LANDSCAPE ARCHITECTURE

THESE DRAWINGS ARE NOT  
APPROVED UNLESS SIGNED  
AND SEALED BELOW  
JOSEPH J. LUBOWICZ, P.E.  
FLORIDA PROFESSIONAL ENGINEER  
EXPIRATION 12/31/2010

DESIGNED:	DATE:
T.W.M.	04/04
DRAWN:	DATE:
T.W.M./T.W.W.	04/04
CHECKED:	DATE:
	04/04
VERT. SCALE:	HORIZ. SCALE:
1"=30'	1"=30'
DRAWING NO.	SHEET NO.
1286-04	4 OF 4
REFERENCE NO.	
1037BLS1	
PROJECT NO.	
2010.037	

ADD 2010-00079





PROPOSED REVISIONS:

- ★ REVISE SITE PLAN: PBA #2 TO 7,317 SF (I.F.A.)
- ★ REVISE PARKING CALCS TO INCORPORATE INSIDE FLOOR AREA
- ★ ADMINISTRATIVE LOT SPLIT FOR PBA#2

PROJECT SUMMARY:  
EXISTING LAND USAGE:

SUBJECT PARCEL	USAGE	ZONING
NORTH	VACANT	MPD
WEST	VACANT/CONSERVATION	MPD
SOUTH	R.O.W.	US-41 (200' R/W)
EAST	VACANT	MPD
	RAILROAD	SEMI-GOLF - R.R. (130' R/W)

LAND USE BREAKDOWN:

	SE	Ac.	%Total
a) Tract 2B:			
Buildings	521,424	11.97	2.6
Streets/Curbs	157,191	3.61	0.8
Access/Parking	1,080,233	24.79	5.5
Lakes	155,172	3.56	0.8
Dry Detention Area	40,428	0.93	0.2
Green Area/Open Space	281,693	6.01	1.3
Sub Total	2,216,138	50.87	100.0
b) Tract 2C:			
Buildings	73,823	1.70	0.4
Streets/Curbs	18,897	0.43	0.1
Access/Parking	182,729	4.20	0.9
Lakes	226,948	5.21	1.2
Dry Detention Area	54,176	1.24	0.3
O.P. Future Dev. Area (OP #4, #5, #6, OMN)	272,886	6.26	1.4
U.S. 41 R.O.W. Reservation	8,276	0.19	0.0
Green Area/Open Space	150,151	3.45	0.8
Sub Total	987,892	22.68	100.0
c) Tract 2D:			
U.S. 41 R.O.W. Reservation	42,334	0.97	0.2
Green Area/Open Space	12,888	0.30	0.1
Sub Total	55,222	1.27	0.3
d) Private R.O.W.:			
Pavement/Curbs	110,559	2.53	0.6
Dry Detention Area	1,221	0.03	0.0
Green Area/Open Space	30,724	0.70	0.2
Sub Total	152,004	3.49	0.8
TOTAL PROJECT AREA	3,411,256 SF	78.31 Ac.	

GENERAL NOTES:

- CURRENT ZONING IS MPD. FUTURE USES WITHIN OUR PARCELS (#4 - #6) SHALL BE LIMITED TO THOSE COMPATIBLE WITH THE MPD ZONING, AS DEFINED IN ZONING RESOLUTION Z-02-009.
  - PROJECT PHASING WILL CONSIST OF ONE PHASE. TABULATED AS FOLLOWS:  
PHASE 1:
    - MAIN PARKING AREAS, ACCESSORIES, INFRASTRUCTURE - 28.76 AC.
    - BUILDING COVERAGE:
      - FOOTPRINT AREA:
        - ANCHOR "A" - 28,950 S.F.
        - LOCAL #1 - 4,272 S.F.
        - ANCHOR "B" - 19,963 S.F.
        - ANCHOR "C" - 19,638 S.F.
      - Sub Total = 73,823 S.F. (1.70 AC.)
    - INTERIOR FLOOR AREA:
      - ANCHOR "A" - 28,950 S.F.
      - LOCAL #1 - 4,195 S.F.
      - ANCHOR "B" - 19,417 S.F.
      - ANCHOR "C" - 19,261 S.F.
    - Sub Total = 72,773 S.F. (Proposed Retail)
  - ANCHOR "D" - 37,758 S.F.
  - ANCHOR "E" - 32,261 S.F.
  - LOCAL #2 - 5,681 S.F.
  - ANCHOR "F" - 14,789 S.F.
  - ANCHOR "G" - 34,999 S.F.
  - ANCHOR "H" - 30,243 S.F.
  - ANCHOR "I" - 18,897 S.F.
  - LOCAL #3 - 12,065 S.F.
  - ANCHOR "J" - 30,198 S.F.
  - ANCHOR "K" - 11,080 S.F.
  - ANCHOR "L" - 9,929 S.F.
  - LOCAL #4 - 11,918 S.F.
  - ANCHOR "M" - 18,382 S.F.
  - LOCAL #5 - 7,029 S.F.
  - LOCAL #6 - 16,735 S.F.
  - LOCAL #7 - 17,878 S.F.
  - LOCAL #8 - 21,399 S.F.
  - PBA #1 - 14,531 S.F.
  - PBA #2 - 7,317 S.F.
  - Sub Total = 521,424 S.F. (Proposed Bldg Area)
  - TOTAL BUILDING AREA - 555,247 S.F. (13.67 ACRES) - Proposed Bldg Area
  - Sub Total = 511,383 S.F. - Proposed Retail
  - Sub Total = 19,528 S.F. - Proposed Office
  - Grand Total = 583,782 S.F. - Retail
  - 19,528 S.F. - Office
- OUT-PARCELS 4, 5 & 6 HAVE BEEN APPROVED AND CONSTRUCTED PURSUANT TO INDIVIDUAL DEVELOPMENT ORDER APPROVAL FOR EACH LOT.
  - GARBAGE / RECYCLABLE COLLECTION AREAS SHALL BE PROVIDED WITH 6" THICK CONCRETE PADS AND A 6" HIGH ENCLOSURE (3 SIDES) WITH GATE.
  - ALL BUILDINGS SHALL BE TYPE IV CONSTRUCTION.
  - ALL BUILDINGS SHALL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS DESIGNED IN ACCORDANCE WITH NFPA 13, MEETING LDC 10-385 REQUIREMENTS.
  - ALL PAVEMENT STRIPING ON SITE SHALL BE PAINTED.
  - ALL TRUCK WELLS, LOADING AREAS AND TRASH RECEPTACLES SHALL BE PROVIDED 6" THICK MIN. MASONRY SCREEN WALLS DESIGNED TO MATCH THE SURROUNDING ARCHITECTURE.
  - LEE TRAN BUS ROUTE 150 (DUAL-A-RIDE) RUNS ALONG US 41.

APPROVED  
Plan

Subject to Case # ADD2010-00079  
Date 11/9/2010

PARKING CALCULATIONS:

TOTAL PARKING REQ'D: PER LEE COUNTY LAND DEVELOPMENT CODE SEC. 34-202(5)  
Multiple-occupancy Complexes: (0.45 spcs./1,000 s.f. of floor area)  
• OUT PARCELS 4 & 5 NOT INCLUDED  
Total Retail Interior Floor Area = 583,782 s.f.  
REQUIRED SPACES = 583,782 x 0.45/1,000 = 2,627 spaces  
General Office: (0.1 space per 300 s.f. of floor area)  
Total Floor Area = 19,528 s.f.  
REQUIRED SPACES = 19,528 x 1/300 = 65 spaces  
TOTAL REQUIRED SPACES = 2,692 SPACES  
Required H.C. Spaces = 20 + 1/100 (2,692-1,000) = 37 Spaces  
TOTAL SPACES PROVIDED = 2,695 spaces (Includes 52 H.C. Spaces)  
Out-parcels #4, #5, #6 & OMN:  
Parking requirements have been determined and have been provided pursuant to individual Out-Parcel Development Order approvals.

DEVELOPMENT REGULATIONS:

- TRACTS 2B & 2C (PER ZONING RESOLUTION Z-02-009)
- Minimum Lot Size:
    - Lot Area - 20,000 sf
    - Min. width - 100 ft
    - Min. depth - 100 ft
  - Minimum Setback:
    - U.S. 41 - 25 ft
    - Front (Street) - 25 ft
    - Side - 10 ft
    - Rear - 25 ft (5 ft for Accessory Structure)
    - Waterfront - 25 ft (20 ft for Accessory Structure)
  - Maximum Height:
    - Maximum Height - 45 ft (3 Stories)
  - Maximum Lot Coverage:
    - Max percent of total area - 40%
  - Minimum Building Separation:
    - 20 ft

REFUSE/SOLIDWASTE & LOAD ZONE REQUIREMENTS:

BLDG I.D.	FLOOR AREA, SF	REQ'D REFUSE AREAS, SF	PROVD REFUSE AREAS, SF	TYPE PROVIDED	REQ'D LOADING SPACES	PROVD LOADING AREAS, SF (SPACES)	TYPE PROVIDED
ANCHOR A	29,508	168 + 19 = 187	555	COMPACTOR	1 + 1 = 2	2,081 (12)	TRUCK WELL
ANCHOR B	19,417	168	168	DUMPSTER	1 + 0.5 = 2	1,575 (9)	TRUCK WELL
ANCHOR C	19,261	168	168	DUMPSTER	1 + 0.49 = 2	1,124 (6)	TRUCK WELL
ANCHOR D	37,211	168 + 52 = 220	225	(2) DUMPSTERS	1 + 1.38 = 3	1,911 (11)	TRUCK WELL
ANCHOR E	31,882	168 + 29 = 197	400	COMPACTOR	1 + 1.11 = 3	1,078 (6)	TRUCK WELL
ANCHOR F	14,476	168	168	DUMPSTER	1 + 0.24 = 2	1,003 (7)	TRUCK WELL
ANCHOR G	34,521	168 + 41 = 209	400	COMPACTOR	1 + 1.25 = 3	1,341 (8)	TRUCK WELL
ANCHOR H	29,805	168 + 20 = 188	484	COMPACTOR	1 + 1.03 = 3	1,078 (6)	TRUCK WELL
ANCHOR I	183,987	168+577 = 845	880	COMPACTOR	1 + 9.30 = 11	2,357 (25)	TRUCK WELL
ANCHOR J	29,801	168 + 20 = 188	440	COMPACTOR	1 + 1.02 = 3	878 (5)	TRUCK WELL
ANCHOR K	10,860	168	200	DUMPSTER	1 + 0.06 = 2	837 (5)	TRUCK WELL
ANCHOR L	9,726	104	200	DUMPSTER	1	360 (2)	LOAD ZONE
ANCHOR M	18,062	168	409	COMPACTOR	1 + 0.82 = 2	1,600 (9)	TRUCK WELL
LOCAL 1	4,195	72	132	DUMPSTER	1	360 (2)	LOAD ZONE
LOCAL 2	5,607	104	155	DUMPSTER	1	324 (2)	LOAD ZONE
LOCAL 3	11,768	168	168	DUMPSTER	1 + 0.12 = 2	324 (2)	LOAD ZONE
LOCAL 4	59,935*	168 + 149 = 317	321	COMPACTOR	1 + 3.44 = 5	810 (5)	LOAD ZONE
LOCALS 5 & 6	22,938	168	168	COMPACTOR	1 + 3.44 = 5	810 (5)	LOAD ZONE
LOCAL 7	17,325	168	168	COMPACTOR	1 + 1.41 = 3	884 (5)	LOAD ZONE
LOCAL 8	20,902	168	168	COMPACTOR	1 + 1.41 = 3	884 (5)	LOAD ZONE
PBA 1-RETAIL	14,531	168	168	COMPACTOR	1+0.23 = 2	324 (2)	LOAD ZONE
PBA 1-OFFICE	19,528	168	168	COMPACTOR	N/A	N/A	N/A
PBA 2-RETAIL	7,317	104	104	DUMPSTER	1	162 (1)	LOAD ZONE

\* T.C. BUILDING #17 FROM PHASE 2A IS INCLUDED WITH PHASE 1 BUILDING (LOCAL #4)  
\* ONE LOAD SPACE = 9'x18' = 162 SF  
REQUIRED REFUSE AREA = 72 SF (0 - 5000), 104 SF (5001-10000), 168 SF (10001-25000), ADD 4.26/1000 OVER 25000  
REQUIRED LOADING SPACES = 1 SPACE FOR FIRST 10,000 SF PLUS 1 PER EACH ADD'L 20,000 SF

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:  
JOSEPH J. JUREWICZ, P.E.  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION #65625  
DATE

REFERENCE NO.	DRAWING NO.
07088MDP	1286-01
PROJECT NO.	SHEET NO.
2007.088D	1 OF 5

COCONUT POINT - AREA 2  
PHASE 1 - COMMUNITY CENTER

DESIGNED BY: J.W.M.  
DRAWN BY: J.K.H.  
CHECKED BY: T.W.M.  
VERTICAL SCALE: NONE  
DATE: 05/06  
DATE: 05/06  
DATE: 10/10  
HORIZONTAL SCALE: 1" = 100'

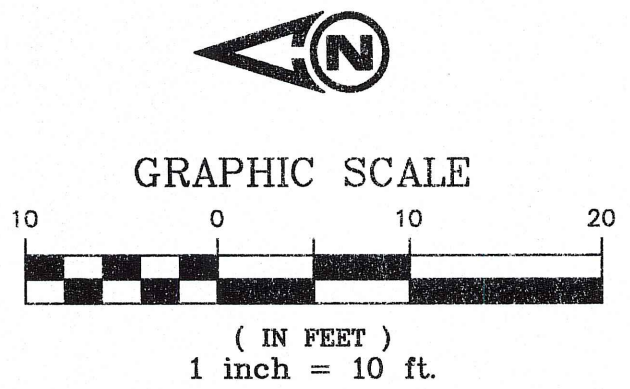


6200 Whiskey Creek Drive  
Fort Myers, FL 33919  
Phone : (239) 985-1200  
Florida Certificate of Authorization No.1772  
Naples - Fort Myers - Venice

MASTER DEVELOPMENT PLAN  
PBA #2 - ADMIN LOT SPLIT (LOT #8)

REVISIONS	DATE
REVISED PER COUNTY COMMENT - LOT SPLIT	10-13-10
REST. #1 REVISIONS - COMMERCIAL LOT SPLIT	09-21-10
ADDED COVERED PATIO TO BLDG G	05-31-07
LEE COUNTY DO AMENDMENT - SUPER TARGET	8-23-06
ADDED STORAGE AREAS, FIRE PIT AND KIOSK	10-27-06





#### LOT SUMMARY

LOT #8  
AVERAGE LOT WIDTH: 114.2'  
AVERAGE LOT DEPTH: 164.63'  
LOT AREA: 18,801 SF

#### LOT#8 REQUESTED MIN. SETBACKS

	MIN.(ADD2004-00060)	MIN. REQUESTED	ACTUAL DESIGN
FRONT(STREET):	25 FT	15 FT	15.64 FT
SIDE:	10 FT	0.5 FT	0.79 FT
REAR:	25 FT	4 FT	4.90 FT
REAR (ACCESSORY):	5 FT	4 FT	4.17 FT
REAR (WATERBODY):	25 FT	9.5 FT	10.01 FT
REAR (WATERBODY, ACC.):	20 FT	7.5 FT	7.99 FT

#### APPROVED Plan

Subject to Case # ADD 2010-00079  
Date 11/9/2010

#### LEGEND

- PROPOSED LOT LINE
- EXISTING LAKE (CONTROL EL.)
- EXISTING TRACT LINE (SC-1/L-2)
- 25 FEET WATERBODY SETBACK
- EXISTING DRY DETENTION AREA

RECEIVED  
OCT 13 2010  
COMMUNITY DEVELOPMENT

OLIVE GARDEN AT COCONUT POINT  
COCONUT POINT - AREA 2, TRACT SC-1/L-2  
ESTERO, FLORIDA

DESIGNED BY: T.W.M. DATE: 09/10  
DRAWN BY: T.W.M. DATE: 09/10  
CHECKED BY: T.W.M. DATE: 09/10  
VERTICAL SCALE: NONE HORIZONTAL SCALE: 1"=10'

**HM**  
HOLE MONTES  
ENGINEERS-PLANNERS-SURVEYORS  
LANDSCAPE ARCHITECTURE

6200 Whiskey Creek Drive  
Fort Myers, FL. 33919  
Phone : (239) 985-1200  
Florida Certificate of Authorization No.1772  
Naples · Fort Myers · Venice · Englewood

LOT SPLIT SITE PLAN - PROPOSED LOT #8  
EXHIBIT B-2.A.1

THESE DRAWINGS ARE NOT  
APPROVED UNLESS SIGNED  
AND SEALED BELOW :  
THOMAS W. MCLENN, P.E.  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO.: #48890  
DATE: \_\_\_\_\_

REFERENCE NO. 10037DMDP DRAWING NO. 1286-02  
PROJECT NO. 10.037-B SHEET NO. 2 of 5

ADD 2010-00079