

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:

1. **Revise the approved Master Concept Plan to change the tract layout for Area #2 with related changes to the land use table, open space calculations, internal access points, and Schedule of Uses.**
2. **Revise the waiver and re-wording of Conditions #3, #5, and #9 of Resolution Z-02-009 granted in ADD2003-00060 to allow work to proceed on lake excavation and ground preparation and development of a building for the Estero Fire District and a temporary sales facility for the Rapallo development.**
3. **Approval of a pedestrian circulation plan as provided for in Condition #14 of Resolution Z-02-009.**
4.
 - a. **Confirmation of off-street parking regulations for the development.**
 - b. **Confirmation of parking ratios for restaurants and retail use when part of the Regional Shopping or Community Center when not part of the outparcels.**
5. **Approval of the Site Lighting Standards in accordance with Condition #18 of Resolution Z-02-009.**
6. **Deviation from LDC Section 34-2016(2) a.2. requiring the use of parking bumpers, to eliminate this requirement where enlarged medians and green space is provided within the parking areas.**
7. **Temporary Site Signage (already approved as part of ADD2004-00060(A)).**
8. **Revision of the Schedule of Uses to allow the development of Bank and Financial Establishment on Tract 1D.**
9. **Clarification of open space for residential uses above commercial uses.**
10. **Revise Conditions 3 and 5 allowing site development work but not allowing vertical development until the Conditions are met. (Approved in ADD2003-00060 and re-stated in this action)**

The subject property is located on US 41 between Williams and Coconut Roads in Estero, described more particularly as:

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

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number Z-02-009 (with subsequent amendments in case numbers DRI2000-00015; DCI2001-00005); 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 has 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 to amend the existing Mixed Use Planned Development to allow the following changes is approved with conditions:

- 1. Revise the approved Master Concept Plan to change the tract layout for Area #2 with related changes to the land use table, open space calculations, internal access points, and Schedule of Uses.**
- 2. Revise the waiver and re-wording of Conditions #3, #5, and #9 of Resolution Z-02-009 granted in ADD2003-00060 to allow work to proceed on lake excavation and ground preparation and development of a building for the Estero Fire District and a temporary sales facility for the Rapallo development.**
- 3. Approval of a pedestrian circulation plan as provided for in Condition #14 of Resolution Z-02-009.**
- 4. a. Confirmation of off-street parking regulations for the development.**

- b. Confirmation of parking ratios for restaurants and retail use when part of the Regional Shopping or Community Center when not part of the outparcels.**
- 5. Approval of the Site Lighting Standards in accordance with Condition #18 of Resolution Z-02-009.**
- 6. Deviation from LDC Section 34-2016(2) a.2. requiring the use of parking bumpers, to eliminate this requirement where enlarged medians and green space is provided within the parking areas.**
- 7. Temporary Site Signage (already approved as part of ADD2004-00060(A)).**
- 8. Revision of the Schedule of Uses to allow the development of Bank and Financial Establishment on Tract 1D.**
- 9. Clarification of open space for residential uses above commercial uses.**
- 10. Revise Conditions 3 and 5 allowing site development work but not allowing vertical development until the Conditions are met. (Approved in ADD2003-00060 and re-stated in this action)**

This approval is subject to the following conditions:

- 1. Condition 1 of Resolution Z-02-009 is hereby amended to read as follows:**
 - 1. The development of this project must be consistent with the one- page Master Concept Plan, stamped received May 24, 2004, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.**

This includes the change to the Plan permitting the development of a Temporary Sales Facility on Tract 1C. Development of this facility must comply with the Design Review Guidelines for this project.
- 2. Condition 3 of Resolution Z-02-009 is hereby amended to read as follows:**
- 3. The development of the subject property must include a regional shopping center, which incorporates a shopping center and commercial and residential tracts all developed with a common architectural theme. The entire project**

must include a common landscaping and graphic theme throughout the project. The architectural theme, landscaping and graphic design theme must be reviewed and approved by the Lee County Department of Community Development prior to the issuance of any local development order for the first local development order for vertical development of any buildings on the property. Any change from the proposed "regional mall" development will necessitate an amendment to the MPD zoning approval through the public hearing process.

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

3. Condition 5 of Resolution Z-02-009 is hereby amended to read as follows:

5. This development, including the proposed regional shopping center, must incorporate a common architectural theme on all sides of all buildings that are visible from the Brooks MPD, YU.S. 41, Coconut Road, Williams Road and Sandy Lane Extension rights-of-way to ensure an equally attractive architectural elevation for all facets of the development. The common architectural theme must include streetscape landscaping and enhanced building architectural features. This condition is applicable to the entire development including any proposed outparcels within the MPD. A plan reflecting the design standards required by this condition must be submitted for review and approval by the Lee County Department of Community Development prior to the issuance of any local Development Order for the first local development order for vertical development of any buildings on for the property within the MPD.

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

4. Condition 9 of Resolution Z-02-009 is hereby amended to read as follows:

9. Prior to local development order 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 with the condition that any residential dwelling units requiring open space per LDC§10-415(a) must provide 30 percent common open space within Tracts 1-E, 1-F, 2-B2, 3-B, and 3-D.

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

5. Coupled with the approval of the changes to Condition 1 of Resolution Z-00-009 the following condition is hereby adopted:

Prior to local development order approval, the development order plans must include a detailed planting plan for the upland preservation area north of Tract 2B that provides the specifications for the native shrubs (species, size and number) to be installed prior to issuance of a Certificate of Compliance. A minimum of 500 shrubs must be planted provided this does not contradict the preserve management plan per Florida Fish and Wildlife Conservation Commission requirements of the Development of Regional Impact Development Order. The shrubs must be planted in a random manner to mimic a natural system. The shrubs must be native species tolerant of periodic flooding such as wax myrtle, myrsine, and cocoplum. Fifty percent of the shrubs must be a minimum 4-foot height, and fifty percent must be a minimum 3-gallon container size at time of installation. All shrubs must be mulched with a pine straw (3-inch layer; 24-inch radius).

6. Condition 2.a. is hereby amended to adopt a new Schedule of Uses as found in attached Exhibit A.
7. The Land Use Breakdown Table must be consistent with Note 3 on the approved Master Concept Plan in Condition 1.
8. In accordance with Condition #14 of Resolution Z-02-009, the three-page Attachment D (Sheet 1 through Sheet 3) is approved and adopted as the pedestrian circulation plan for this development.
9. The calculation of parking may be calculated as a whole for each of the proposed three (3) phases. Within each Phase as long as each Phase contains less than 600,000 square feet then parking maybe calculated at a rate of 4.5 parking spaces per thousand square feet. Included in this calculation may be restaurants and retail shops not attached to but incorporated in the individual Phase.

Excluded from this provision are all areas identified as "outlots", depicted in Attachment E. These must be developed with sufficient parking to support the use located in these outlots.
10. Deviation seeking relief from LDC Section 34-625(d)(4)a. which requires a maximum height of 25 feet for light poles for parking lots and vehicular use areas; to allow 30 feet. This deviation is **APPROVED**.
11. Deviation seeking relief from LDC Section 34-2016(2)a.2 which requires the use of parking pumpers in parking lots; to eliminate this requirement subject to use of landscape medians in the parking areas. This deviation is **APPROVED subject to the condition that the parking lots are designed with landscaped medians substantially consistent with attached plan noted as Attachment J, "Proposed Project Parking/Landscaping Plan"**.

12. As a clarification of the original approval, if residential uses are proposed within buildings with commercial uses on the ground floor, the open space requirement is 30%.
13. Deviation seeking relief from LDC Section 10-329(d)(4) which requires slopes along the banks of excavation, to allow the use of bulkheads as delineated on the Plan noted as Attachment O, Bulkhead Exhibit. This deviation is APPROVED subject to the following condition:

If bulkheads are utilized in the final site design, then the Paving and Grading, and Landscape Plans must delineate the location of the bulkheads in substantial compliance with the attached Bulkhead Exhibit (attached hereto). The design of the lake adjacent to the bulkheads must include a compensatory littoral zone with a 4:1 slope with a 5-foot littoral shelf equivalent to the linear footage of the bulkhead along the bulkhead, or an alternative compensatory littoral zone reviewed and approved by the Division of Environmental Sciences. The littoral planting requirements within any lake utilizing bulkheads must be calculated as two (2) herbaceous littoral plants per linear foot of shoreline for the lakes delineated on the Bulkhead Planting Exhibit (attached hereto), and the placement of the littoral vegetation must be concentrated within the compensatory littoral zone. Native wetland trees and/or shrubs may be used to meet the littoral planting requirement with one 7-gallon tree or two 3-gallon shrubs credited as 10 herbaceous littoral plants.

14. In accordance with Conditions 3 and 5 of Resolution Z-02-009, the submitted Design Review Guidelines are conceptually approved. All vertical development and signage must be consistent with these guidelines and the Lee County Land Development Code.

DULY SIGNED this 11th day of June, A.D., 2004.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

HM PROJECT #1997079

1/17/01

REF. DWG. #A-994-2

PAGE 1 OF ~~2~~ 3

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 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 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.

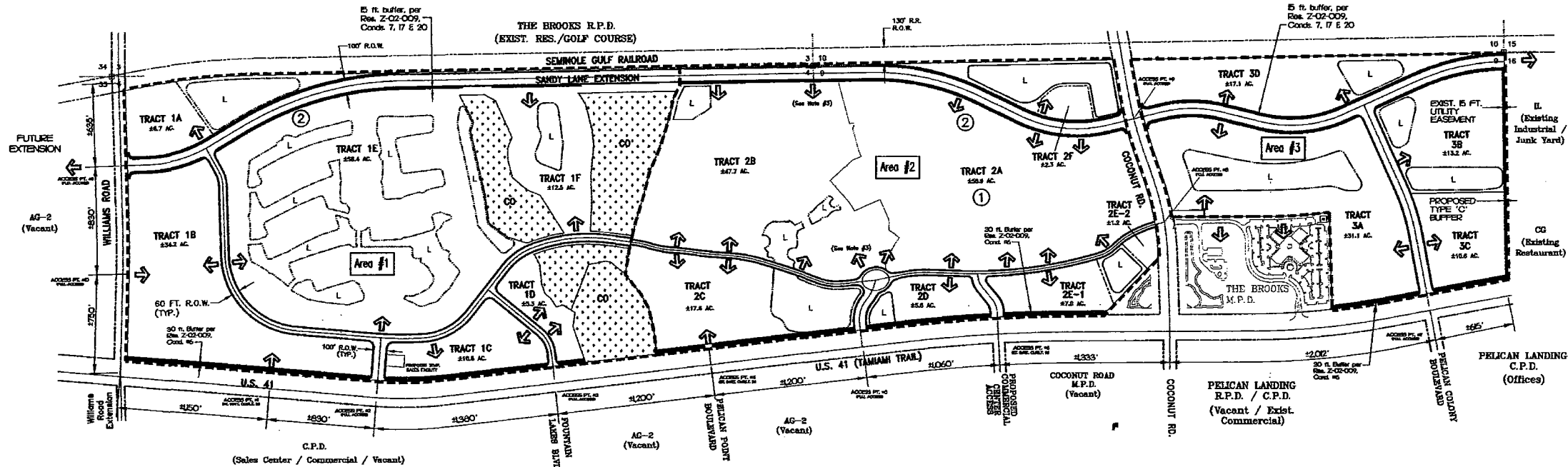
TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

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.

Applicant's Legal Checked
by AM 01 APRIL 04



PROJECT SUMMARY:

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

2.) OVERALL CONCEPTUAL PROJECT AREAS:

CONSERVATION AREAS	±33.4 ACRES
LAKES	±57.1 ACRES
INTERNAL (PRIVATE) R.O.W.	±17.8 ACRES
INTERNAL (PUBLIC) R.O.W.	±24.9 ACRES
GREEN AREAS / OPEN SPACE	± 9.0 ACRES
DEVELOPMENT TRACT AREAS	±340.2 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 - 200 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Hotel - 450 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.	± 3.5 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 6.7 Ac.
Development Areas (Tracts 3A - 3D)	± 72.0 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 / 200 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel
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

Development Area #3:

Tract 3A	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)
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2001 - 2006 1,200* 1,800,000 300,000 600

*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-02-008.

5.) CONCEPTUAL OPEN SPACE:

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:		
(LESS Sandy Lane Ext. & Resid. Area)	163.9 Ac. x 30%	± 49.2 Ac.**
(Residential Area)	3.7 Ac. x 40%	± 1.5 Ac.
Development Area #3:		
(LESS Sandy Lane Ext. & Tracts 3B & 3D)	58.9 Ac. x 30%	± 17.7 Ac.
(Tract 3B & 3D)	30.3 Ac. x 40%	± 12.1 Ac.

Total Open Space Required: ±147.8 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 (0 ≤ 25.0% of 147.8 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.
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	Sub-total	± 32.4 Ac.
Development Area #2:		
Commercial Development (Tracts 2A - 2F)	136.8 Ac. x 19.63%	± 26.9 Ac.
Residential Development (Tract 2A)	3.7 Ac. x 30%	± 1.1 Ac.
	<hr/>	
	Sub-total	± 28.0 Ac.
Development Area #3:		
Commercial Development (Tracts 3A & 3C)	41.7 Ac. x 19.63%	± 8.2 Ac.
Residential Development (Tracts 3B & 3D)	30.3 Ac. x 30%	± 9.1 Ac.
	<hr/>	
	Sub-total	± 17.3 Ac.

Total Open Space Provided: ±145.1 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
	DEVIATIONS

APPROVED
Amendment to
Master Concept Plan
Subject to Case ADD2004-00060
Date 6/11/04

RECEIVED
MAY 24 2004
COMMUNITY DEVELOPMENT

Admin. Amend. No.: ADD2004-00060
Res. No.: Z-02-009
Approval Date: 21st October 2002
Case No.: DRI2000-00015 & DCI2001-00005
State DRI No.: 09-2001-153

ADD2004-00060



SCALE: 1" = 400'

ATTACHMENT 'A'

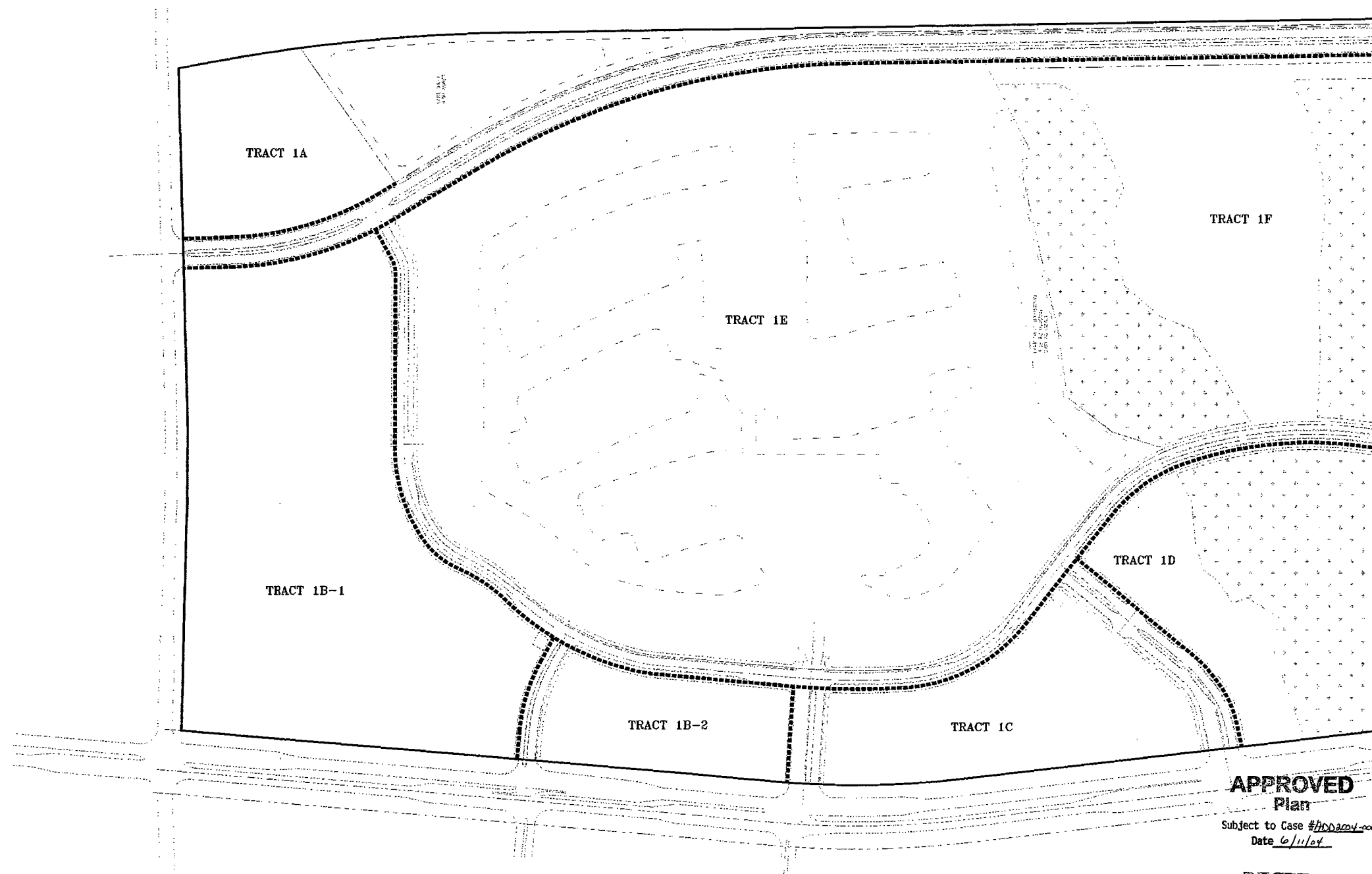
DATE	REVISIONS	NUMBER
05/19/04	Revised for Administrative Amendment Submittal	1
02/27/04	Revised for Administrative Amendment Submittal	2
12/29/03	Revised per County Attorney's Office Memo	3
12/16/01	Revised Tracts / U.S. 41 / Permitted Uses	4
03/09/01	Revised per County Staff 1st R.A.L.	5

6202-F Presidential Court
Fort Myers, FL 33919
Phone : (941) 985-1200
Professional Registration No.1772
Naples - Fort Myers - Venice - Englewood



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

DESIGNED C.R.B.	DATE 02/27/04
DRAWN C.R.B.	DATE 02/27/04
CHECKED N.E.D.	DATE 02/27/04
INSTR. SCALE 1" = 400'	
PROJECT NO. 03.116B_MCP	SHEET NO. 1 of 2



APPROVED
Plan

Subject to Case #ADD 2004-00060
Date 6/11/04

LEGEND:

■■■■■■ PRIMARY PEDESTRIAN
WALKWAYS (typ.)

RECEIVED
MAY 24 2004

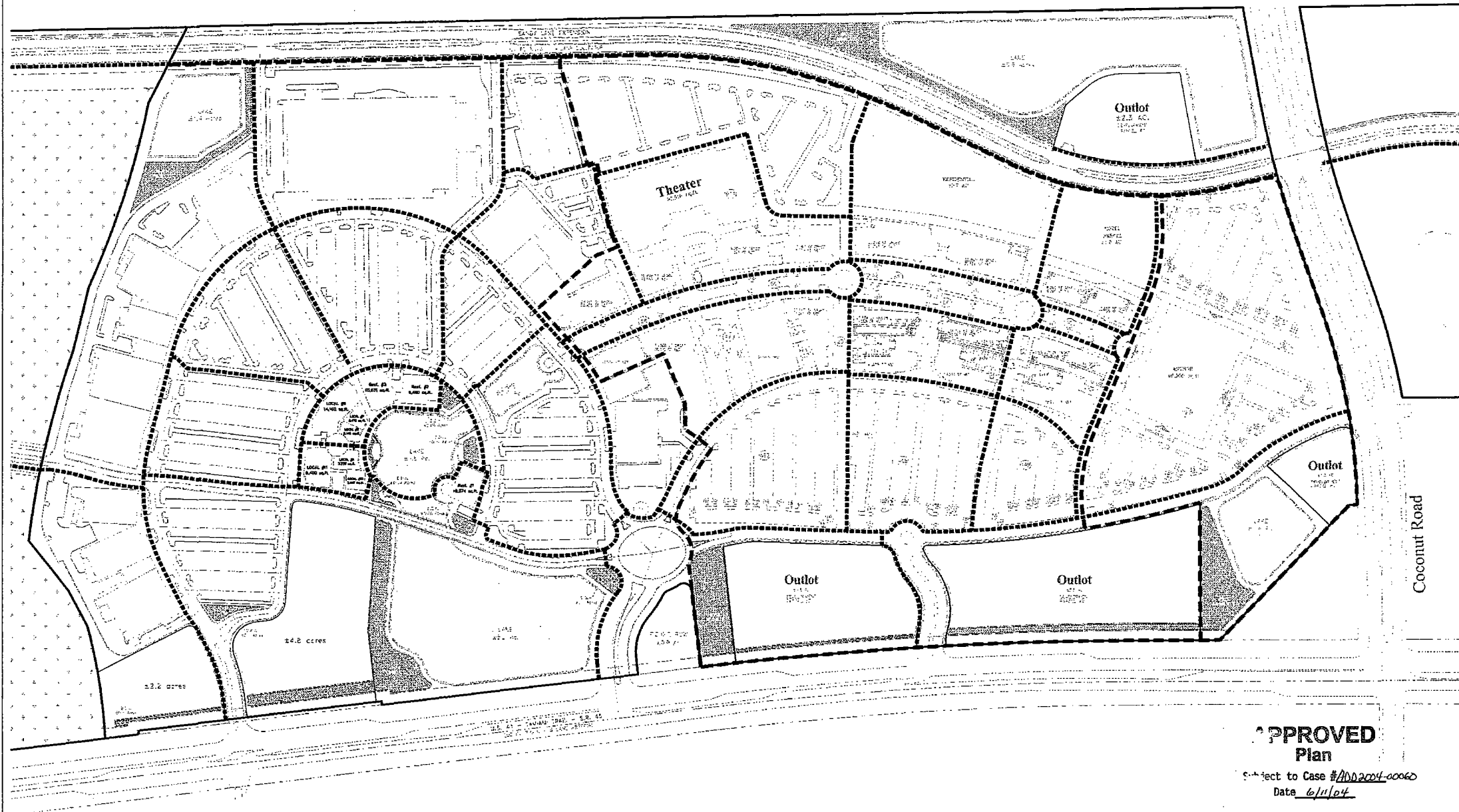
COMMUNITY DEVELOPMENT

ADD 2004-00060



ATTACHMENT 'D' - Sht. 1

SIMON National City Center 115 W. Washington Street Indianapolis, IN 46204 (317) 636-1600	
PROJECT: The Shops at Coconut Point	
LOCATION: BONITA SPRINGS FLORIDA	
DESCRIPTION: PROPOSED PEDESTRIAN CIRCULATION PLAN	
CREATED BY: C.B.R.	PROJECT NO. 2003.116-D
DRAWN BY: C.B.R.	DATE LAST MODIFIED: March 26, 2004
CHECKED BY:	SCALE: 1" = 100'
SYMBOLS: 03116D_PED CIRC PLAN_030904	



LEGEND:
----- PRIMARY PEDESTRIAN WALKWAYS (typ.)

RECEIVED
MAY 24 2004
COMMUNITY DEVELOPMENT

ADD 2004-00060

SCALE: 1" = 150'

ATTACHMENT 'D' - Sht. 2

SIMON
National City Center
115 W. Washington Street
Indianapolis, IN 46204
(317) 636-1600

PROJECT:
The Shops at
Coconut Point

LOCATION:
BONITA SPRINGS
FLORIDA

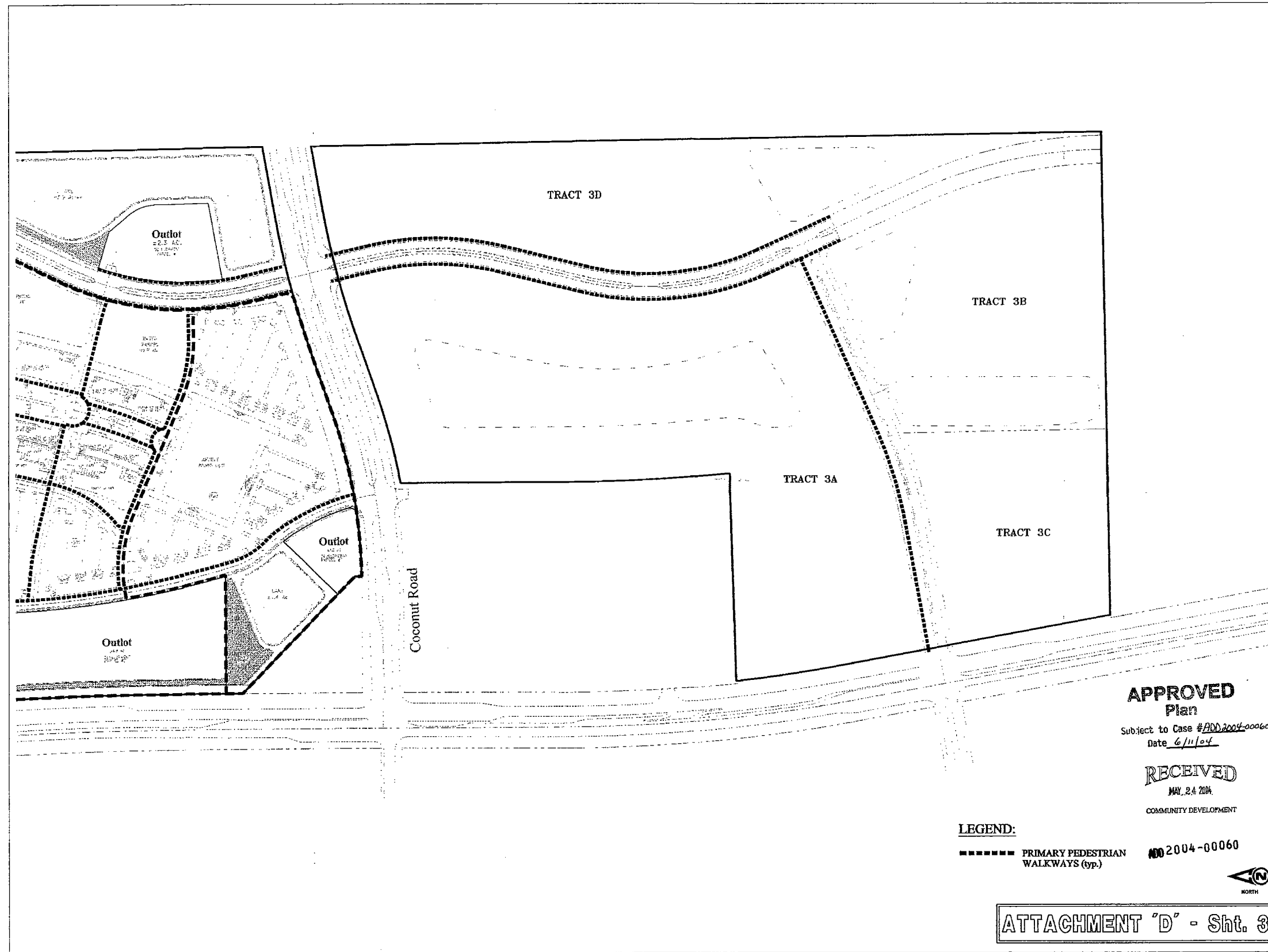
DESCRIPTION:
PROPOSED PEDESTRIAN
CIRCULATION PLAN


CREATED BY: C.R.B. **PROJECT NO.:** 2003.116-D

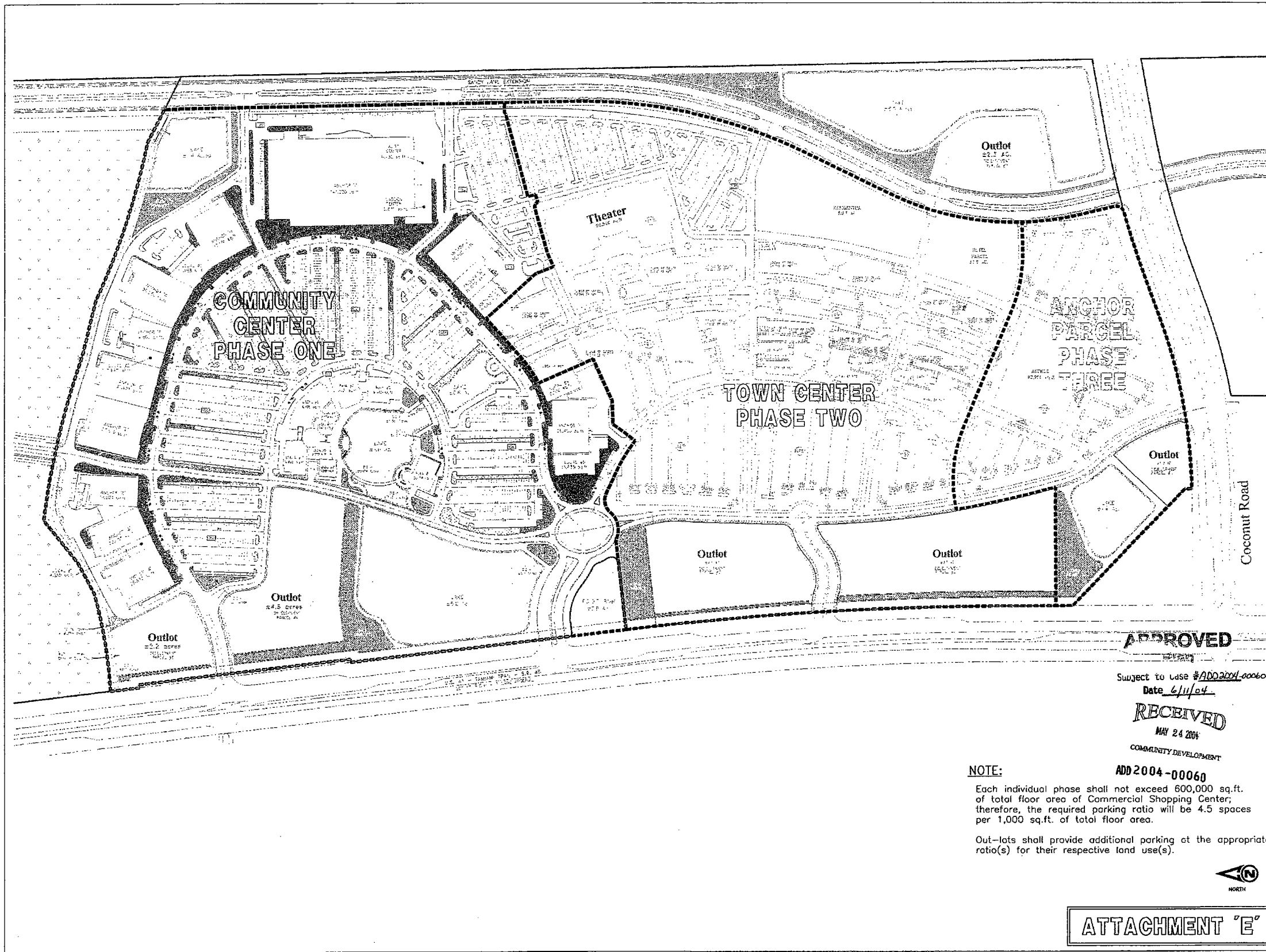
DRAWN BY: C.R.B. **DATE LAST REVISED:** March 20, 2004

CHECKED BY: **SCALE:** 1" = 150'

ISSUED:
03116D_PED CIRC PLAN_030904



	
<p>SUBMITTER (FILL IN):</p>	
<p>DATE:</p>	
<p>PROJECT NO.:</p>	
<p>LOCATION:</p>	
<p>DESCRIPTION:</p>	
<p>DESIGNED BY:</p>	
<p>CHECKED BY:</p>	
<p>DATE LAST MODIFIED:</p>	
<p>SCALE:</p>	
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<p>SCALE:</p>	
<p>PROJECT NO.:</p>	
<p>DATE LAST MODIFIED:</p>	



NOTE:

Each individual phase shall not exceed 600,000 sq.ft. of total floor area of Commercial Shopping Center; therefore, the required parking ratio will be 4.5 spaces per 1,000 sq.ft. of total floor area.

Out-lots shall provide additional parking at the appropriate ratio(s) for their respective land use(s).

APPROVED

Subject to Case #ADD2004-00060

Date 6/11/04

RECEIVED

MAY 24 2004

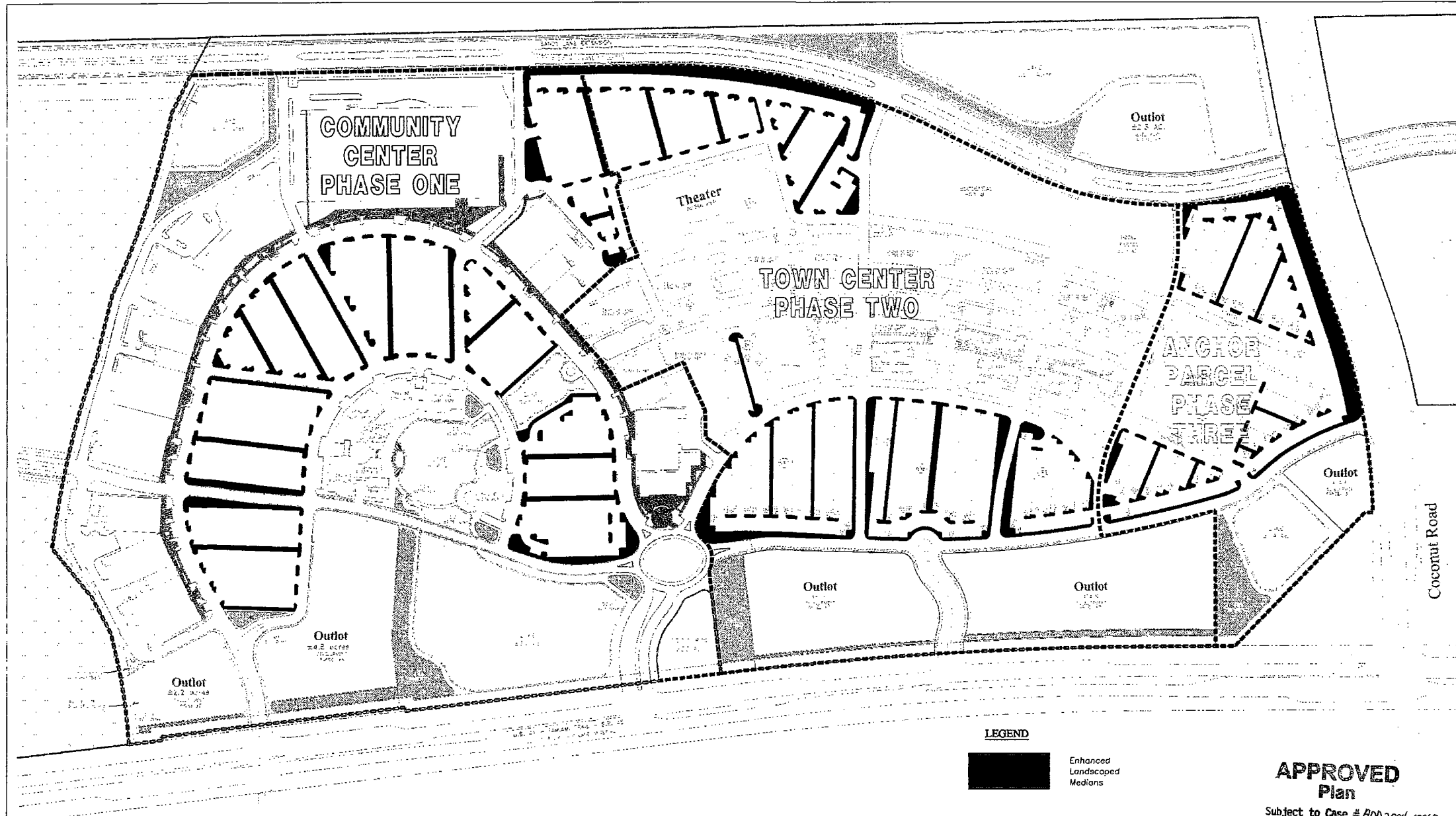
COMMUNITY DEVELOPMENT

ADD2004-00060



ATTACHMENT 'E'

SIMON National City Center 115 W. Washington Street Indianapolis, IN 46204 (317) 636-1600	
PROJECT: The Shops at Coconut Point	
LOCATION: BONITA SPRINGS FLORIDA	
DESCRIPTION: PROPOSED PROJECT PHASING / PARKING PLAN	
CREATED BY: C.R.B.	PROJECT NO. 2003.10-02
DRAWN BY: C.R.B.	DATE LAST APPROVED: March 26, 2004
CHECKED BY: C.R.B.	SCALE: 1" = 100'
DRAWING: 03116B_PARKING PLAN_030904	



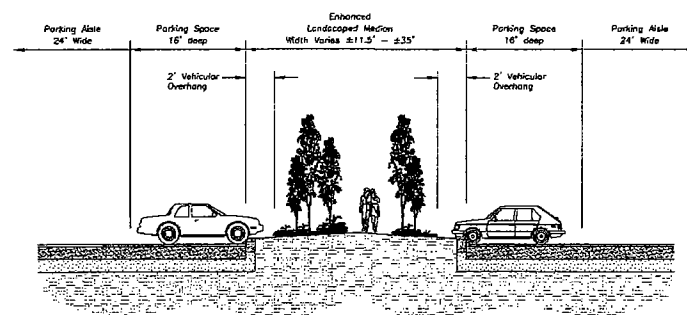
LEGEND



Enhanced
Landscaped
Medians

**APPROVED
Plan**

Subject to Case # ADD 2004-00060
Date 6/11/04



TYPICAL SECTION - PARKING at LANDSCAPED MEDIANS

RECEIVED

MAY 24 2004

COMMUNITY DEVELOPMENT

ADD 2004-00060



ATTACHMENT "J"

SIMON™
National City Center
115 W. Washington Street
Indianapolis, IN 46204
(317) 636-1600

PROJECT:
**The Shops at
Coconut Point**

LOCATION:
**BONITA SPRINGS
FLORIDA**

DESCRIPTION:
**PROPOSED
PROJECT PARKING /
LANDSCAPING PLAN**

DESIGNED BY: C.R.B. PROJECT NO: 2001.116B

DRAWN BY: C.R.B. DATE LAST MODIFIED: March 30, 2004

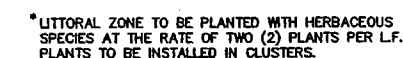
CHECKED BY: SCALE: 1" = 150'

DRAWING:
03116B_PARKING PLAN_030904

[illegible]

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS

DESIGNED:	DATE:
DRAWN:	DATE:
C.R.B.	05/21/04
CHECKED:	DATE:
T.A.	05/21/04
VERT. SCALE:	HORIZ. SCALE
	As Shown
DRAWING NO.	
REFERENCE NO.	
Exhibit 'O'	
PROJECT NO.	SHEET NO.
03.116-B	1 of 1



Subject to Case # ADD 2004-00060
Date 6/11/04

TOTAL LENGTH OF LAKE SHORELINE:	±2,035 lin.ft.
TOTAL LENGTH OF CONCRETE BULKHEAD:	±575 lin.ft.
LENGTH of BULKHEAD / LENGTH of LAKE SHORELINE:	28.3%

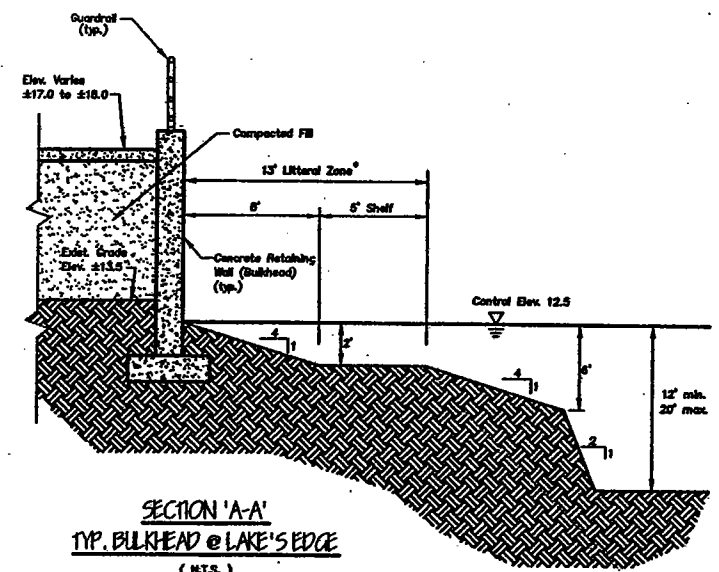
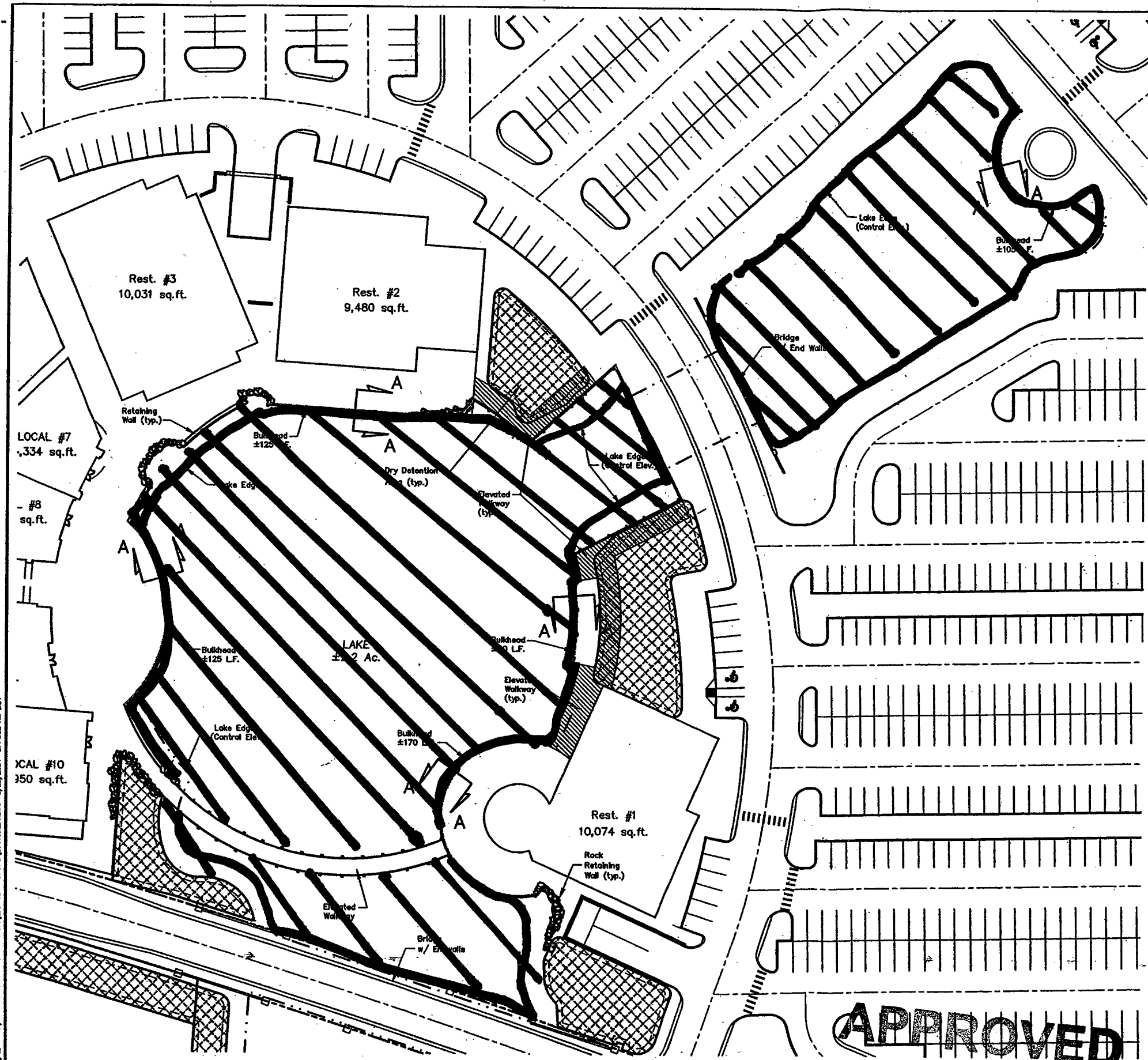
Res. No.: Z-02-009
Approval Date: 21st October 2002
Case No.: DRI2000-00015 &
DCI2001-00005
State DRI No.: 09-2001-153



SCALE: 1" = 3'

EXHIBIT 'O'

Bulkhead Planting Exhibit



*LITTORAL ZONE TO BE PLANTED WITH HERBACEOUS SPECIES AT THE RATE OF TWO (2) PLANTS PER LF. PLANTS TO BE INSTALLED IN CLUSTERS.

Lakes Requiring 2 herbaceous plants per linear foot per condition

APPROVED Plan

NOTE:
 TOTAL LENGTH OF LAKE SHORELINE: ±2,035 lin.ft.
 TOTAL LENGTH OF CONCRETE BULKHEAD: ±575 lin.ft.
 LENGTH of BULKHEAD / LENGTH of LAKE SHORELINE: 28.3%

Subject to Case #ADD2004-00060
 Date 6/11/04

Res. No.: Z-02-009
 Approval Date: 21st October 2002
 Case No.: DR12000-00015 & DC12001-00005
 State DRI No.: 09-2001-153



EXHIBIT "O"

6202-F Presidential Court Fort Myers, FL 33919 Phone : (941) 985-1200 Professional Registration No. 1772 Naples - Fort Myers - Venice - Englewood		DATE
H.M. HOLE MONTES ENGINEERS-PLANNERS-SURVEYORS		REVISIONS
COCONUT POINT M.P.D.		NUMBER
BULKHEAD DETAILS		DATE
DESIGNED	DATE	
C.R.B.	05/21/04	
CHECKED	DATE	
T.A.	05/21/04	
SCALE	AS SHOWN	
PROJECT NO.	03.116-B	
SHEET NO.	1 of 1	