

March 5, 2012

ADD 2012-00016

Mr. Chip Block
Division of Zoning
Lee County Department of Community Development
1500 Monroe Street
Ft. Myers, Florida 33901

RE: Coconut Point MPD

Res. No.:

Z-02-009

Z-07-040

Admin. Amendment(s):

ADD2004-00060

ADD2004-00060(A)

ADD2004-00060(B)

ADD2004-00187

REQUEST FOR AN ADMINISTRATIVE AMENDMENT

Coconut Point – Area #3 – Mirasol - Tract 3D at Coconut Point

Waterbody Setback for Buildings #4, #16 & 22

HM Project No. 2011.078

Dear Mr. Block:

Hole Montes, Inc. is pleased to submit this application for Administrative Amendment for the above referenced project. The subject property is Tract 3D of Coconut Point Area #3 of the Coconut Point MPD (Res. No. #Z-02-009, approved October 21st, 2002). This request is as follows:

- Revision to Development Standards for Tract 3D, Specifically to Buildings #4, #16 and #22. Revision a minimum water body setback for these three buildings at 22 feet.

The project has been purchased from the original owner/developer. The previous building footprints and unit layout are not efficient per the current building standards. As such the developer has revised the floor plans with respect to building depth and unit count. The revised building width causes an encroachment into the previously approved 25 foot waterbody setback by 3 feet. The requested reduced water body setback of 22 feet for the three buildings only will not encroach into the lake maintenance easements so the maintenance of the lakes will not be an issue.

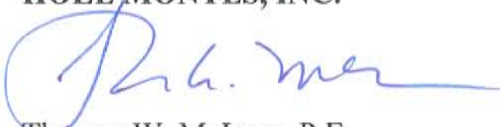
This requested amendment will not increase height, density or intensity. This amendment will not result in the underutilization of public resources and public infrastructure committed to the support of the development. This amendment will not result in a reduction of total open space, buffering, landscaping or preservation areas. This amendment will not create adverse impacts to surrounding land uses.

The Administrative Amendment filing fee of \$1,500 is included with this submittal. If you have any questions, or require additional information, please contact me.

Very truly yours,

ADD 2012-00016

HOLE MONTES, INC.



Thomas W. McLean, P.E.
Vice President

TWM/jt

Enclosures

cc: James Ratz



APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

Applicant's Name: Mirasol Holdings LLC
Project Name: Mirasol – Tract 3D at Coconut Point
STRAP Number(s): 09-47-25-48-00000.00CE



- ☐ Administrative Variance (attach Supplement A)
- ☐ Commercial Lot Split (attach Supplement B)
- ☐ Consumption On Premises (attach Supplement C)
- ☐ Minimum Use Determination (attach Supplement D)
- ☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (attach Supplement E)
- ☐ Relief for Designated Historic Resources (attach Supplement F)
- ☐ Relief for Easement Encroachment (attach Supplement G)
- ☒ Administrative Amendment to PUD or PD (attach Supplement H)
- ☐ Final Plan Approval for PD per Resolution: # _____ (attach Supplement H)
- ☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (attach Supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (attach Supplement J)
- ☐ Dock & Shoreline Structures (attach Supplement K)
- ☐ Determination of TDR Units that may be created from Wetlands per LCLDC Sec. 2-147(a) (attach Supplement L)
- ☐ Wireless Communication Facility Shared Use Plan Agreement (attach Supplement M)
- ☐ Community Gardens (attach Supplement N)
- ☐ Modification of Existing 86-36 MH/RV Park Site Plan (attach Supplement O)
- ☐ Administrative Approval of Compact Community for a Mixed Use Community in Southeast Lee County (DR/GR) (attach Supplement P)
- ☐ Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines {Section 12-121(k)} (attach Supplement Q)
- ☐ Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community {Section 33-1202(b)} (attach Supplement R)
- ☐ Administrative Extension of a Master Concept Plan per LCLDC Sec. 34-381(c) (attach Supplement S)

Is this project located in the Boca Grande, Caloosahatchee Shores, Captiva, North Captiva, Estero, Page Park, Palm Beach Boulevard, Buckingham, Pine Island or Lehigh Acres Community Plan areas? ☒ YES ☐ NO

**If YES, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens (see PART 3-E, below). See also individual Supplement forms for specific Planning Community requirements. Please note project is within Coconut Point DRI, DRA Approval attached.*

STAFF USE ONLY

Case Number: ADA2012-00016
Current Zoning: MPD
Land Use Classification: URBAN COM
Planning Community: ESTERO

Commission District: 3
Fee Amount: \$1500
Intake by: CE 24

LEE COUNTY
COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET)
FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 1
APPLICANT/AGENT INFORMATION**

RECEIVED
MAR 08 2012

A. Name of Applicant: Mirasol Holdings LLC
Address: 4949 SW 75th Avenue
City, State, Zip: Miami, Florida 33155
Phone Number: 239-225-2610 **Fax Number:** 800-716-0793
E-mail Address: JMRatz@drhorton.com

COMMUNITY DEVELOPMENT

B. Relationship of Applicant to owner (check one):

- ☒ Applicant (including an individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]
- ☐ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1.** (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]
- ☐ Applicant has been authorized by the owner(s) to represent them for this action:
- ☐ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1.** (for an individual) or **Exhibit AA-1.B.2** (for Corporation, etc.). (Please select the appropriate Affidavit Form {A1 or A2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. [34-202(b)(1)c.]
- ☐ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]
- ☐ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.1.** (for an individual) or **Exhibit AA-1.B.2.** (for Corporation, etc.). (Please select the appropriate Affidavit Form {A-1 or A-2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. [34-202(b)(1)c.]

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. **Company Name:** Hole Montes, Inc.
Contact Person: Thomas W. McLean
Address: 6200 Whiskey Creek Drive
City, State, Zip: Fort Myers, Florida 33919
Phone Number: 239-985-1200 **Fax Number:** 239-985-1259
E-mail address: tommclean@hmeng.com

2. **Additional Agent(s):** The names of other agents that the County may contact concerning this application are attached as **Exhibit AA-1.C.2.** [34-202(b)(1)c.]

**PART 2
PROPERTY OWNERSHIP**

Is this request specific to a particular tract of land? ☐ NO ☒ YES. If the answer is YES, please complete the following items.

A. Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]

1. **Name:** _____
Address: _____
City, State, Zip: _____
Phone Number: _____ **Fax Number:** _____
E-mail address: _____

B. Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].

1. ☒ Disclosure of (Ownership) Interests Form is attached as **AA-2.B.1.** [34-201(b)2]

ADD 2012-00016

C. Multiple parcels:

1. ☐ Property owners list is attached as **Exhibit AA-2.C.1.** [34-202(a)(5)]
2. ☐ Property owners map is attached as **Exhibit AA-2.C.2.** [34-202(a)(5)]

D. Date property was acquired by present owner(s): January 30, 2012

**PART 3
PROPERTY INFORMATION**

Is this request specific to a particular tract of land? ☐ NO ☒ YES. If the answer is **YES**, please complete the following items.

A. STRAP Number(s): 09-47-25-48-00000.00CE
[34-204(a)(2)] _____

B. Street Address of Property: 23471 Alamanda Drive, Bonita Springs FL 34134

C. Legal Description:

- ☒ **Legal description** (on 8½" x 11" paper) is attached as **Exhibit AA-3.C.1.** [34-204(a)(1)]
☒ **Sealed sketch** of the legal description is attached as **Exhibit AA-3.C.2.** [34-204(a)(1)]

D. Boundary Survey:

- ☐ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit AA-3.D.1.** [34-202(a)(2); 34-204(a)(5)]
☒ The property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records (or Plat Books) of Lee County. A copy of the applicable plat is attached as **Exhibit AA-3.D.2.** [34-202(a)(2); 34-204(a)(5)]

E. Planning Community/Community Plan Area: Estero

If the application is for administrative action within the **Page Park Planning Community**, an informational session must be conducted within the Page Park Community and a meeting summary document must be submitted. {See Explanatory Notes below.} Attach meeting summary document labelled as **Exhibit AA-3.E.** **Please note project is part of Coconut Point DRI, DRA Approval attached.**

If the application is for administrative action within certain other Planning Communities/Community Planning Areas, see the individual Supplements for meeting requirements applicable to the specific application. [34-204(a)(6); 33-1203(a)(5); & 33-1203(b)]

F. General Location of Property:

1. ☒ Area location map is attached as **Exhibit AA-3.F.** [34-202(a)(4); 34-204(a)(5)]
2. **Directions to property:** [34-204(a)(5)]
US 41 South to Pelican Colony Boulevard east. Pelican Boulevard dead end at the south entrance.

G. Current Zoning of Property: [34-204(a)(5)] MPD

H. Current use(s) of the property [34-204(a)(4) & (5)]

1. ☒ Current uses of the property are:
Multi-family residential
2. ☒ If buildings or structures exist on the property, an affidavit is required stating whether the buildings & structures will be removed or retained and specific details regarding any structures proposed to be retained. Attach as **Exhibit AA-3.H.2.** and entitle "**Structure Affidavit**". [34-204(a)(4)]

I. Property Dimensions [34-202(a)(8)]:

1. Width (average if irregular parcel):	2,869	Feet		
2. Depth (average if irregular parcel):	329	Feet		
3. Total area:	21.7 Ac	Acres or square feet		
4. Frontage on road or street:	2900	Feet on	Via Coconut Point Pkwy	Street
2 nd Frontage on road or street:	354	Feet on	Coconut Road	Street

J. Property Restrictions. Are there deed restrictions or other types of covenants or restrictions currently applicable to this parcel? ☐ NO ☒ YES. If the answer is YES, please address the following items.

1. A copy of the deed restrictions or covenants currently applicable to this parcel is attached as **Exhibit AA-3.J.1. [34-204(a)(3)]**.
2. A statement explaining how the deed restrictions or other types of covenants or restrictions may affect the requested action is attached as **Exhibit AA-3.J.2. [34-204(a)(3)]**

**PART 4
ACTION REQUESTED**

A. Type Of Request (please check one):

- ☐ Administrative Variance (**requires Supplement A**)
- ☐ Commercial Lot Split (**requires Supplement B**)
- ☐ Consumption On Premises (**requires Supplement C**)
- ☐ Minimum Use Determination (**requires Supplement D**)
- ☐ LCLDC, Zoning District Boundaries, or Ordinance Interpretation (**requires Supplement E**)
- ☐ Relief for Designated Historic Resources (**requires Supplement F**)
- ☐ Relief for Easement Encroachment (**requires Supplement G**)
- ☒ Administrative Amendment to PUD or PD (**requires Supplement H**)
- ☐ Final Plan Approval for PD per Resolution: # _____ (**requires Supplement H**)
- ☐ Administrative Deviation from LCLDC Chapter 10, Section 10-104 (**requires Supplement I**)
- ☐ Placement of Model Home/Unit or Model Display Center (**requires Supplement J**)
- ☐ Dock & Shoreline Structures (**requires Supplement K**)
- ☐ Determination of TDR Units that may be created from Wetlands per LCLDC Sec. 2-147(a) (**requires Supplement L**)
- ☐ Wireless Communication Facility Shared Use Plan Agreement (**requires Supplement M**)
- ☐ Community Gardens (**requires Supplement N**)
- ☐ Modification of Existing 86-36 MH/RV Park Site Plan (**requires Supplement O**)
- ☐ Administrative Approval of Compact Community for a Mixed Use Community in Southeast Lee County (DR/GR) (**requires Supplement P**)
- ☐ Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines {Section 12-121(k)} (**requires Supplement Q**)
- ☐ Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community {Section 33-1202(b)} (**requires Supplement R**)
- ☐ Administrative Extension of a Master Concept Plan per LCLDC Sec. 34-381(c) (**attach Supplement S**)

B. Nature Of Request:

Admin Amendment to PD Zoning to Allow for reduced waterbody setback for Bldgs 4, 16 and 22 of Tract 3D at Coconut Point.

ADD 2012-00016

PART 5 – SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. PLEASE NOTE THAT THE THREE (3) SETS OF REQUIRED SUBMITTAL AND SUPPLEMENTAL FORMS MUST BE SUBMITTED IN SETS OF THREE. ADDITIONAL SUBMITTAL ITEMS (LISTED BELOW) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	SUP/Exhibit Number	SUBMITTAL ITEMS
3	✓	Completed application for Administrative Action
1	✓	Filing Fee - [34-202(a)(9)]
SUPPLEMENTAL FORMS (select applicable request/form)		
3	SUP A	Administrative Variance request
3	SUP B	Commercial Lot Split request
3	SUP C	Consumption On Premises request
3	SUP D	Minimum Use Determination request
3	SUP E	Ordinance Interpretation request
3	SUP F	Relief for Designated Historic Resources request
3	SUP G	Easement Encroachment request
3	✓ SUP H	Administrative Amendment to a PUD or Planned Development request
3	SUP H	Final Plan Approval for a Planned Development request
3	SUP I	Administrative Deviation from Chapter 10 of the LDC request
3	SUP J	Placement of Model Home/Unit or Model Display Center request
3	SUP K	Dock & Shoreline Structure request
3	SUP L	Determination of TDR Units that may be created from Wetlands
3	SUP M	Wireless Communication Facility Shared Use Plan Agreement request
3	SUP N	Community Gardens request
3	SUP O	Modification of Existing MH/RV Park site plan
7	SUP P	Administrative Approval of Compact Community for a Mixed-Use Community in Southeast Lee County (DR/GR)
3	SUP Q	Administrative Action for Elimination or Modification of Duration Limitations on Certain Existing Mines
15	SUP R	Administrative Action for a Planned Development or Live-Work Units in the Page Park Planning Community
3	SUP S	Administrative Extension of a Master Concept Plan
ADDITIONAL SUBMITTAL ITEMS		
3	✓ AA-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	✓ AA-1.C.2	Additional Agents [34-202(b)(1)c.]
3	✓ AA-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
3	AA-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
3	AA-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
3	✓ AA-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-204(a)(2)]
3	✓ AA-3.C.1	Legal Description (2 originals required) [34-204(a)(1)]
3	✓ AA-3.C.2	Sealed Sketch of the Legal Description (2 originals required) [34-204(a)(1)]
3	✓ AA-3.D.1	Boundary Survey (tied to State Plane Coordinate System) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications and for all properties of 10 acres or more (2 originals required) [34-373(a)(4)a.]}
3	AA-3.D.2	Copy of Plat (if applicable) [34-204(a)(1)]
3	AA-3.E	Page Park Planning Community Meeting Summary Document (if application is located in the Page Park Planning Community) [34-204(a)(6); 33-1203(b)]
3	AA-3.F	Area Location Map on 8-1/2" by 11" paper pursuant to LCLDC Section 34-202(a)(4).
3	AA-3.H.2	Structure Affidavit (if applicable) [34-204(a)(4)]
3	AA-3.J.1	Copy of deed restrictions or covenants or other restrictions applicable to the parcel (required if answered YES to Part 3.J). [34-204(a)(3)]
3	AA-3.J.2	Explanation as to how the the restrictions may affect the requested action (required if answered YES to Part 3.J). [34-204(a)(3)]

* At least one copy must be an original.

PART 1 - AFFIDAVIT A2
(EXHIBIT AA-1.B.2)

AFFIDAVIT

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.),
LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Thomas W. McLean (name), as authorized agent (title) of Mirasol Holdings LLC (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

I, Thomas W. McLean, as authorized agent of Mirasol Holdings LLC, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Mirasol Holdings LLC

*Name of Entity (corporation, partnership, LLP, LC, etc.)

Thomas W. McLean 3-5-2012

Signature

Thomas W. McLean
(Typed or printed name)

Authorized Agent
(title of signatory)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on March 5, 2012 (date) by Thomas W. McLean (name of person providing oath or affirmation), who is personally known to me or who has produced X (type of identification) as identification.

Kristin G. Cannestra
Signature of person taking oath or affirmation



Name (Typed or printed or stamped)

NOTARY PUBLIC
Title or rank

Serial number, if any

*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

EXHIBIT AA-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. _____

CASE NO. _____

ADD 2012-00016

1. Please identify the owners of the property subject to the application. The list must include all individuals, corporations, companies, trusts, or partnerships who have an interest in the property (fee simple, tenancy by the entirety, tenancy in common, or joint tenancy). Also, indicate the percentage of ownership that each owner or entity has in the property. This Disclosure must fully identify the individual persons who have an interest in the property or the legal entities that have an ownership in the property. For additional space, you may attach a separate breakdown of the structures of all legal entities that have an ownership interest in the property owner. See Example given at the bottom of this Disclosure form.

Name and Address	Percentage of Ownership
Mirasol Holdings LLC	
Manager is Florida Real Estate Value Fund, LP	
Managing Member is Florida Real Estate Fund Manager LLC	
4949 SW 72 Avenue	
Miami, Florida 33155	

2. For each property owner listed under paragraph 1 above that is a CORPORATION of LIMITED LIABILITY COMPANY, list the officers, managers, managing members and stockholders for each corporation or company and the percentage of stock or membership interest owned by each shareholder or member. If that corporation is owned by another corporation, then you must list the officers and stockholders for each corporation that has an ownership interest in the corporation and the percentage of stock owned by each shareholder of that corporation. Listing the officers, directors, or managers is not sufficient. Providing a list of individuals and legal entities holding an ownership interest in a publicly traded company is not required.

Name and Address	Percentage of Stock
Florida Real Estate Fund Manager LLC	
Arnaud P Karsenti	50%
Robert Suris	50%

3. For each property owner listed under paragraph 1 above that is a TRUSTEE, list the trustee and primary beneficiaries of the trust with percentage of interest. If a beneficiary of the trust is another trust, the individual trustee, and beneficiaries and percentage of interest for that trust must also be provided. A list of contingent beneficiaries is not required.

Name and Address	Percentage of Interest

4. For each property owner listed under paragraph 1 above that is a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners. If the general or limited partners are not individuals, but are corporations, companies, trusts, partnerships, or limited partnerships, you must further identify the ownership of those entities as provided in each section of this Disclosure.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE for the subject property, whether contingent on this application or not, list the names of the contract purchasers below, including all individuals and legal entities that are the contract purchasers, including all officers, managers, members, stockholders, beneficiaries, or partners as required in each section above.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals and legal entities subject to that contingency clause or contract, including all officers, managers, members, stockholders, beneficiaries, as required in each section above.

Name and Address	Percentage of Stock

Example:

The property is owned by John Doe and ABC Corporation. Each have a 50% interest. The officers, directors and ownership interests of ABC Corporation must also be identified. If ABC Corporation was owned by Betty Smith, Barney Doe, and the John Doe, Trust. In addition to Betty and Barney, the Disclosure must also include the individual trustee and primary beneficiaries of the John Doe trust. This identification must continue to occur until the complete ownership structure of all legal entities has been broken down into all individual persons having an ownership interest in each legal entity.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of public hearing, a supplemental disclosure of interest form must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Thomas W. McLean
3-8-12
Signature

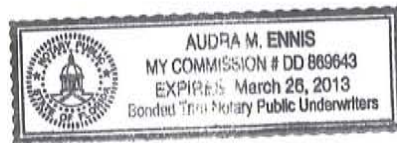
Thomas W. McLean, Agent

(Typed or printed name)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 3-8-12 (date) by Thomas W. McLean (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Audra M. Ennis
Signature of Notary Public



Audra M. Ennis
Printed Name of Notary Public

ADD 2012-00016

RECEIVED
MAR 08 2012

COMMUNITY DEVELOPMENT

2012 LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L10000032758

FILED
Jan 09, 2012
Secretary of State

Entity Name: FLORIDA REAL ESTATE VALUE FUND MANAGER, LLC

Current Principal Place of Business:

4949 S.W. 75TH AVE.
MIAMI, FL 33155

New Principal Place of Business:

Current Mailing Address:

4949 S.W. 75TH AVE.
MIAMI, FL 33155

New Mailing Address:

FEI Number: 27-3120800

FEI Number Applied For ()

FEI Number Not Applicable ()

Certificate of Status Desired ()

Name and Address of Current Registered Agent:

KARSENTI, ARNAUD P
4949 SW 72 AVE
MIAMI, FL 33155 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

MANAGING MEMBERS/MANAGERS:

Title: MGRM
Name: KARSENTI, ARNAUD
Address: 4949 S.W. 75TH AVE.
City-St-Zip: MIAMI, FL 33155

Title: MGR
Name: SURIS, ROBERT
Address: 4949 S.W. 75TH AVE.
City-St-Zip: MIAMI, FL 33155

RECEIVED
MAR 08 2012

COMMUNITY DEVELOPMENT

ADD 2012-00016

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: ARNAUD KARSENTI

MGRM

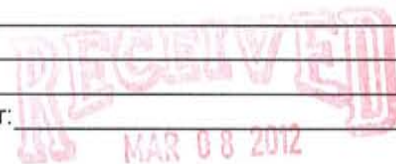
01/09/2012

Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

EXHIBIT AA-1.C.2
ADDITIONAL AGENTS

ADD 2012-00016

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____



COMMUNITY DEVELOPMENT

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

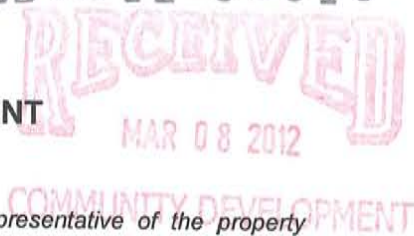
Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

Company Name: _____
Contact Person: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Fax Number: _____
Email: _____

ADD 2012-00016

LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT



The undersigned do hereby swear or affirm that they are the authorized legal representative of the property commonly known as Mirasol - Tract 3D at Coconut Point and legally described as Tract 3D of Coconut Point - Area 3 as recorded in the plat thereof at Instrument #2006000470844 of the public records of Lee County, Florida.

The property described herein is the subject of an application for zoning or development. We hereby designate Hole Montes, Inc. - Thomas W. McLean, P.E. as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.

Mirasol Holdings, LLC

Owner*(signature)

Arnaud Kasenti
Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

Owner*(signature)

Printed Name

STATE OF
FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 5th day of March, 2012 by Arnaud Kasenti, who is personally known to me or who has produced as identification and who did (did not) take an oath.

(SEAL)



Notary Public

Catherine E. Medina
(Name typed, printed or stamped)



COCONUT POINT DESIGN REVIEW AUTHORITY
NORTH AND SOUTH VILLAGE
FINAL SITE PLAN REVIEW
March 2, 2012

ADD 2012-00016

X **APPROVED**
 DENIED; MODIFICATIONS REQUIRED

DEVELOPMENT AREA: *Tract 3D*

DATE OF PLANS RECEIVED: *February 21, 2012*

PLANS RECEIVED:

1. *HM Master Development Plan / Master Drainage Plan - dated rev 2/16/12*
2. *Mirasole Landscape Typical / Juniper - dated 12/20/11*
3. *Mirasol Schematic Design / Exterior Elevations_ 6 & 7 plex buildings / BSB Design - dated 12/21/11*

REVIEW COMMENTS:

SITE PLAN

- *No comments.*

LANDSCAPE PLANS (BUILDINGS)

- *Along the unit front, recommend that the Shady Ladys be planted forward of the adjacent Foxtails due to the slow growth habit of the Foxtails. If easement issues prevent moving the Trees forward, recommend going with Royals to prevent the Shady Ladys from over taking the Foxtails.*
- *Do not recommend a group of two (2) Sabal Palms at the front unit corners. This will look weak. Move one of the Sabals specified at the rear to the front (create a group of 3) to better address curb appeal without changing quantities. Of the remaining two (2) Sabals for the rear, make sure that at least one of the palms is planted against the rear elevation for more definition to the rear of the unit.*

- *Three (3) Live Oaks between each building seems like over kill. I would recommend a variety of single use of Live Oaks interchanged with a trio of smaller growing trees and/or flowering varieties for more dichotomy in the landscape. This will improve the design, reduce quantities, and simplify maintenance.*
- *I would recommend that you use Crinum Lilly instead of Thatch Palms in the fronts due to their use on the sides or visa versa. The ground plane needs a little more long term definition.*

ARCHITECTURAL PLANS

PLANS AND ELEVATIONS

6 Plex

- *Front elevation is fine*
- *Please provide elevations for all sides so we may review for consistency prior to building permit submittal.*

7 Plex

- *Front elevation – Please provide some additional detailing over the garage doors adjacent to the center element for the building prior to building permit submittal.*
- *Please provide elevations for all sides so we may review for consistency prior to building permit submittal.*

COLORS, MATERIALS AND DETAILING

- *Please provide colors and material samples for our review prior to building permit submittal.*

SIGNAGE

- *Provide any monument sign design changes being proposed for our review.*

PROPOSED
DEVELOPMENT REGULATIONS

Tract 3D

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) For Buildings #1-#3, #5-#15, #17-#21, #22-#29

22 feet (20 feet for an accessory structure) For Buildings #4, #16, & #22

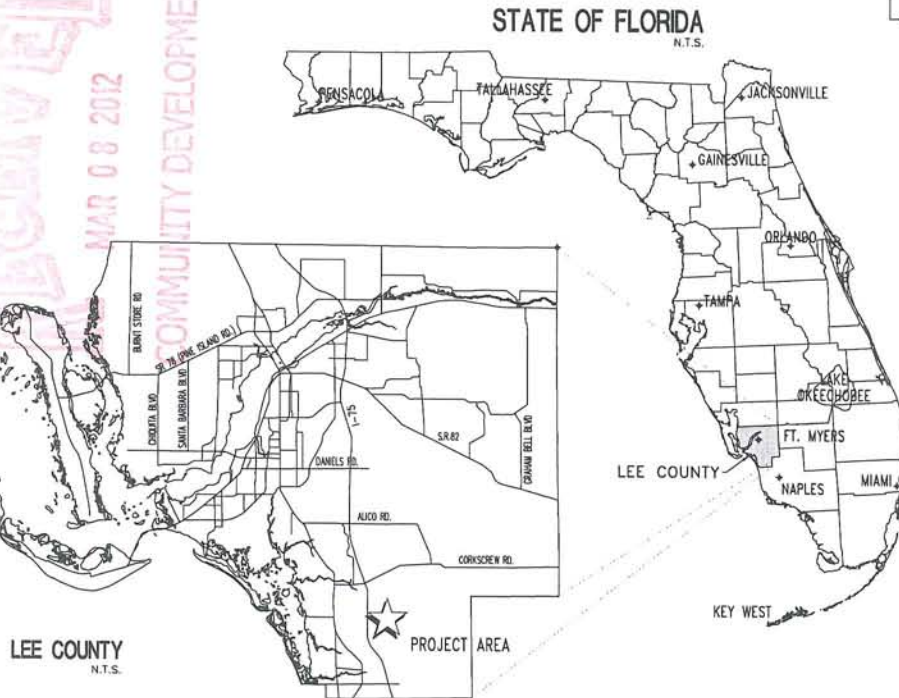
<u>Minimum Building Separation:</u>	one-half the sum of the building heights but not less than 20 feet
--	--

<u>Maximum Building Height:</u>	45 feet / 3 stories
--	---------------------

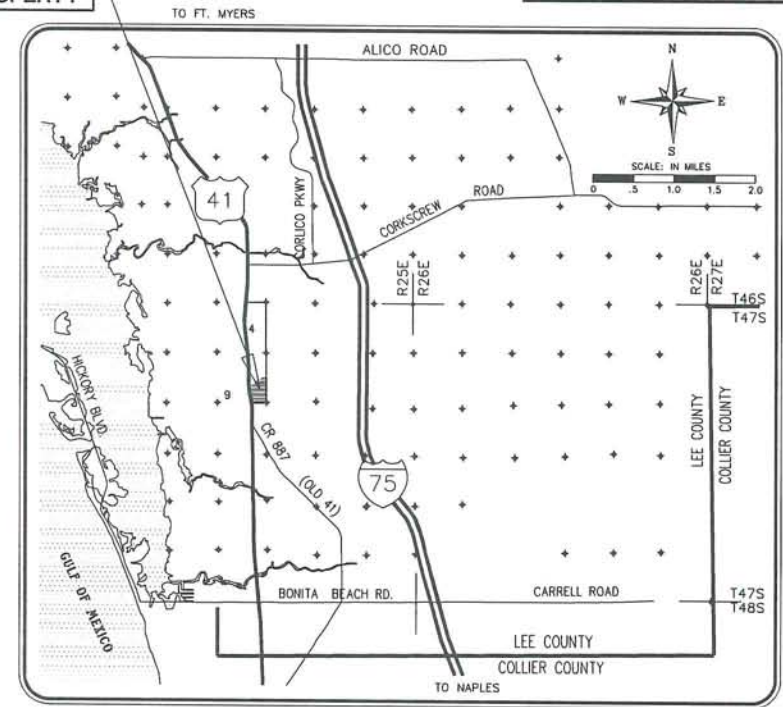
ADD 2012-00016

RECEIVED
MAR 08 2012
COMMUNITY DEVELOPMENT

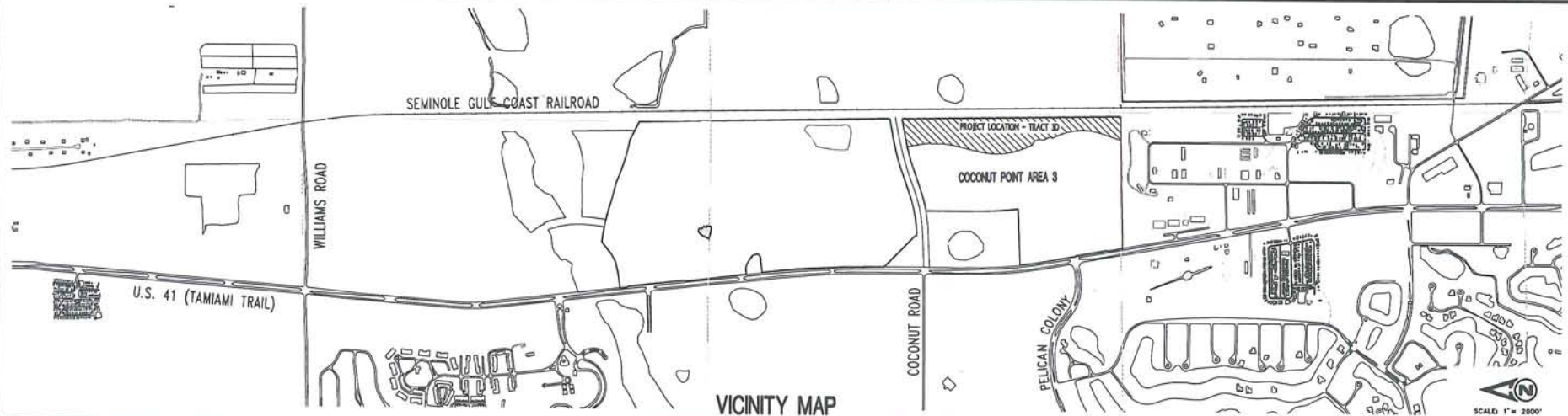
REFERENCE NO. LOCMAP	PROJECT NO. 2010.070
-------------------------	-------------------------



SUBJECT PROPERTY



STREET MAP



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

COCONUT POINT - AREA 3 - TRACT 3D
PROJECT LOCATION MAP - EX. H-3.A

FIGURE NO.
1



ADMINISTRATIVE ACTION REQUEST SUPPLEMENT H FOR UNINCORPORATED AREAS ONLY

ADMINISTRATIVE AMENDMENT TO A PUD OR PLANNED
DEVELOPMENT PER LCLDC SECTION 34-380(b) or
FINAL PLAN APPROVAL FOR A PLANNED DEVELOPMENT

Case Number: _____
Project Name: Mirasol – Tract 3D at Coconut Point
Applicant's Name: Mirasol Holdings, LLC
STRAP Number(s): 09-47-25-48-00000.00CE

Indicate whether REQUEST is for:

- ☒ **ADMINISTRATIVE AMENDMENT** (please complete PART 1, PART 2., & PART 3.)
☐ **FINAL PLAN APPROVAL** (please complete PART 1, PART 2, & PART 4.)

*Planning Community/Community Plan Area: ESTERO

**If located within the Estero, Caloosahatchee Shores, Page Park, Palm Beach Boulevard, Buckingham, Greater Pine Island, or Lehigh Acres Planning Community or Community Plan area and the request includes administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution, please conduct an informational meeting in the applicable community and provide a meeting summary document (see PART 2.C.). See LCLDC Section 33 and The Lee Plan.*

If the request is for an administrative amendment to a PUD or to a Planned Development or Final Plan Approval please submit the "Application for Administrative Action" form for unincorporated areas and Supplement H including the following:

PART 1 APPLICATION INFORMATION

- A. **ORIGINAL PROJECT NAME** (if different than Project Name currently used):
Simon Suncoast/Coconut Point
- B. **ORIGINAL REZONING RESOLUTION NUMBER:** Z-02-009
- C. **SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS** (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning including Resolution Numbers and Case Numbers (provide added sheets, if necessary; label as **Exhibit H-1.C.**).
- | | |
|----------------------|-------------------------------------|
| <u>ADD2004-00060</u> | <u>ADD2006-00024</u> |
| <u>ADD2004-00187</u> | <u>ADD2006-00229</u> |
| <u>Z-07-040</u> | <u>ADD2007-00028, ADD2007-00207</u> |
- D. **DEVELOPMENT ORDER NUMBERS FOR PROJECT** (if any): Please list all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary; label as **Exhibit H-1.D.**).
- | | |
|--|--|
| <u>DOS2005-00145 – Approved 224 MF Units</u> | |
| | |
| | |

**PART 2
REQUESTED ACTION**

A. WRITTEN NARRATIVE: Please provide a written narrative statement explaining exactly what is proposed. Label as **Exhibit H-2.A.**

B. RELIEF/DEVIATIONS: Is any relief requested from the provisions of the Lee County Land Development Code?

☒ **NO**

☐ **YES** – If **YES**, provide a **written narrative statement** explaining the specific relief requested (a schedule of deviations). Include specific references to any section (number{s} and name{s}) of the Lee County Land Development Code (LCLDC) from which relief is sought including why the requested relief is necessary and how it will affect the project. Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Label narrative statement as **Exhibit H-2.B.1.**

Also provide three (3) sets of drawings detailing any proposed deviations or changes to the MASTER CONCEPT PLAN (MCP) in 11" X 17" size (two originals required) and one (1) 24" x 36" size. All deviation requests must be specifically keyed to the location on the MCP. Label deviation drawing(s) as **Exhibit H-2.B.2.**

C. Is the property located within the Estero Planning Community, Caloosahatchee Shores Community Plan area, Page Park Community Plan area, Palm Beach Boulevard Community Plan area, Buckingham Community Plan area, Greater Pine Island Community Plan area, or Lehigh Acres Community Plan area and does the request include administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution?

☐ **NO**

☒ **YES** – If **YES**, submit a copy of the Community Meeting Summary Document (see Explanations, PART 2. Below). Label **Exhibit H-2.C. Please note property is within Coconut Point DRI, DRA Approval is attached.**

**PART 3
ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS**

Please submit the following for all Administrative Amendment Applications:

A. AREA LOCATION MAP: An **Area Location Map** (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-3.A. [34-204(a)(5); 34-373(a)(4)b.]**

B. APPROVED MASTER CONCEPT PLAN: Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24" X 36". Label as **Exhibit H-3.B. [34-204(a)(5); 34-373(a)(6)]**

C. REDUCED SIZE MASTER CONCEPT PLAN: Provide three (3) copies of the MASTER CONCEPT PLAN REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-3.C. [34-204(a)(5)]**

D. ZONING RESOLUTIONS/ZONING DOCUMENTS: Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-3.D. [34-204(a)(5)]**

PART 4
ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS

Please submit the following for all Final Plan Approval Applications:

- A. AREA LOCATION MAP: An Area Location Map** (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-4.A.** [34-204(a)(5); 34-373(a)(4)b.]
- B. APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED. Label as **Exhibit H-4.B.** [34-204(a)(5); 34-373(a)(6)]
- C. PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution. This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. Label as **Exhibit H-4.C.** [34-204(a)(5)]
- D. REDUCED SIZE COPY OF THE PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-4.D.** [34-204(a)(5)]
- E. ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-4.E.** [34-204(a)(5)]

**PART 5
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH SUBMITTAL ITEM/EXHIBIT IS INDICATED BELOW. PLEASE NOTE THAT THIS SUPPLEMENT NEEDS TO BE ACCOMPANIED BY THE APPLICATION FOR ADMINISTRATIVE ACTION. COPIES OF BOTH OF THESE APPLICATIONS SHOULD BE SUBMITTED TOGETHER IN SETS OF THREE ALONG WITH ALL OTHER REQUIRED DOCUMENTATION. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS
FOR ADMINISTRATIVE AMENDMENT APPLICATIONS and FOR FINAL PLAN APPROVAL APPLICATIONS		
3 ✓		Completed Application for Administrative Action Form [34-204(a)]
1 ✓		Filing Fee - [34-204(a)(8)]
3 ✓	SUP H	Administrative Amendment to a PUD or Planned Development request Supplement Form [34-204(a)(5)]
3	H-1.C	Subsequent Zoning Action Resolution/Case Numbers (if any and if added sheet is necessary) [34-204(a)(5)]
3	H-1.D	Development Order Numbers for the Project (if any and if added sheets are necessary) [34-204(a)(5)]
3	H-2.A	Written Narrative explaining what, exactly, is proposed [34-204(a)(5)]
3	H-2.B.1	Schedule of Deviations and Justification Statement for each requested deviation (if YES was answered to Item # 2.B.) [34-204(a)(5)]
1 ✓	H-2.B.2	Site plan (24" X 36" size) detailing each requested deviation (if YES was answered to Item # 2.B.) [34-204(a)(5)]
3 ✓	H-2.B.2	Reduced site plans (11" X 17" size) detailing each requested deviation (if YES was answered to Item # 2.B.) - two originals required [34-204(a)(5)]
1	H-2.C	Community Meeting Summary Document (if answered YES to Item 2.C.) [34-204(a)(5); 33-3]
ADDITIONAL SUBMITTAL ITEMS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS		
3	H-3.A	Area Location Map (8 ½' X 11" size) [34-204(a)(5)]
1	H-3.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size) [34-204(a)(5)]
3	H-3.C	Master Concept Plan (11" X 17" maximum size) including detailed drawings of any proposed deviations - two originals required [34-204(a)(5)]
3	H-3.D	Zoning Resolutions/Zoning Documents [34-204(a)(5)]
ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS		
3	H-4.A	Area Location Map (8 ½' X 11" size) [34-204(a)(5)]
3	H-4.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size) [34-204(a)(5)]
1	H-4.C	Proposed Final Plan including Deviations keyed to the plan (24" X 36" size) [34-204(a)(5)]
3	H-4.D	Proposed Final Plan (11" X 17" maximum size) - two originals required [34-204(a)(5)]
3	H-4.E	Zoning Resolutions/Zoning Documents [34-204(a)(5)]

* At least one copy must be an original

**EXPLANATORY NOTES
INSTRUCTIONS FOR COMPLETING COVER PAGE**

Case number: Will be inserted by County staff.

Project Name (if applicable): Provide the name that you wish to have assigned to this project. The name is limited to 30 characters and spaces and should be the same as provided on the Administrative Action Application Form.

Applicant's Name-Authorized Agent: The applicant's name must be provided. This is the person to whom all County correspondence will be directed. This is usually the person who signs the Applicant's "Statement Under Oath". (See Administrative Application Form, Part 1, Affidavit Form A1 or A2).

STRAP(S): The STRAP (Section, Township, Range, Area, Parcel) number is the 17- digit number used by the Property Appraiser to identify specific parcels. Where there is more than one parcel encompassed by the application, the STRAP number for every parcel must be provided and be the same as those listed in the Administrative Application Form, Part 2.F.

**PART 1.
APPLICATION INFORMATION**

- A. ORIGINAL PROJECT NAME:** Please indicate the original project name if it is different than the current Project Name (as provided on the Application for Administrative Action Form and above).
- B. ORIGINAL ZONING RESOLUTION NUMBER:** Please list the Resolution Number per the original rezoning case.
- C. SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS:** List the Resolution number(s) and case number(s) assigned to any public hearing or administrative actions granted or denied for this project since its original rezoning. Provide added sheets, if necessary; label as **Exhibit H-1.C**.
- D. DEVELOPMENT ORDER NUMBERS FOR PROJECT:** List the all local Development Order number(s) and current status of any local Lee County Development Orders issued for this project (e.g. status: Issued, Received, Finaled, Vacated, etc.). Provide added sheets, if necessary; label as **Exhibit H-1.C**.

**PART 2.
ADDITIONAL SUBMITTAL ITEMS**

- A. WRITTEN NARRATIVE:** Please provide a written narrative statement explaining exactly what is proposed under this application. Please be most specific in terms of development parameters (square feet by specific use, number and type of dwelling units, etc.). Label as **Exhibit H-2.A**.
- B. RELIEF/DEVIATIONS:** Self explanatory. For further assistance see LCLDC Section 34-373(a)(9) and 34-373(b)(4).
- C. PLANNING COMMUNITIES/COMMUNITY PLAN AREAS-COMMUNITY MEETINGS.**

General: If the project is located within any of the Communities listed below, the owner or agent submitting the application must conduct one public informational session within the boundaries of the applicable Planning Community where the agent will provide a general overview of the project for any interested citizens. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. Planning Community boundaries may be identified in Lee Plan Map 16 and/or LCLDC Appendix I. [33-3]

If the subject property is located in the Estero Planning Community, the Greater Pine Island Planning Community, or the Page Park Community Plan Area the owner/applicant will be required to demonstrate compliance with the special design requirements applicable to the specific community as outlined in LCLDC Chapter 33. [33-52(c); 33-1002; 33-1202]

Estero Planning Community-Community Review: If the proposed development is for Planned Development Zoning Action, Special Exception or Variance Request, or Conventional Rezoning Request located within the Estero Planning Community, a meeting is required with the community and a copy of the Meeting Summary Document must be submitted. [33-54; Lee Plan Policy 19.5.3]

Caloosahatchee Shores Community Plan-Community Review: If the proposed development is for Planned Development Request located within the Caloosahatchee Shores Community Plan area, a meeting is required with the community and a copy of the Meeting Summary Document must be submitted. [Lee Plan Policy 21.6.3]

Page Park Community Plan-Community Review: If the proposed development is for Planned Development Applications, Special Exceptions and Variance Requests, Administrative Action Applications and Conventional Rezoning Actions located within the Page Park Community Plan area, a meeting is required with the community and a copy of the Meeting Summary Document must be submitted. (See also Application for Administrative Action, PART 3.E.) [33-1203(a)&(b); Lee Plan Policy 27.11.2]

Page Park Community-Special Meeting Notice Requirements. In addition to the planning community meeting requirements listed above, the applicant is fully responsible for providing: notice of the meeting via a posted notice at the Page Park Community Center 10 days prior to the scheduled meeting; a courtesy notice via regular mail to the owners of the properties directly abutting the project (as determined from the records of the Lee County Property Appraiser); the meeting space; and security measures, as needed. The notice must contain the address of the project, the time, date and location of the meeting, and a brief description of the project/request. [33-1203(b)]

Palm Beach Boulevard Community Plan-Community Review: If the proposed development is for Planned Development Request located within the Palm Beach Boulevard Community Plan area, a meeting is required with the community and a copy of the Meeting Summary Document must be submitted. [Lee Plan Policy 23.5.2]

Buckingham Community Plan-Community Review: If the proposed development is for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within or adjacent to the Buckingham Planning Community or with access to Buckingham Road, a meeting is required with the community and a copy of the Meeting Summary Document must be submitted. [Lee Plan Policy 17.7.2]

Pine Island Community Plan-Community Review: If the proposed development is for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within the Pine Island Planning Community, a meeting is required with the community and a copy of the Meeting Summary Document must be submitted. [33-1003(a)&(b); Lee Plan Policy 14.7.1]

Lehigh Acres Community Plan-Community Review: If the proposed development is for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within the Lehigh Acres Planning Community, a meeting is required with the community and a copy of the Meeting Summary Document must be submitted. [Lee Plan Policy 32.12.2]

PART 3.

ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS

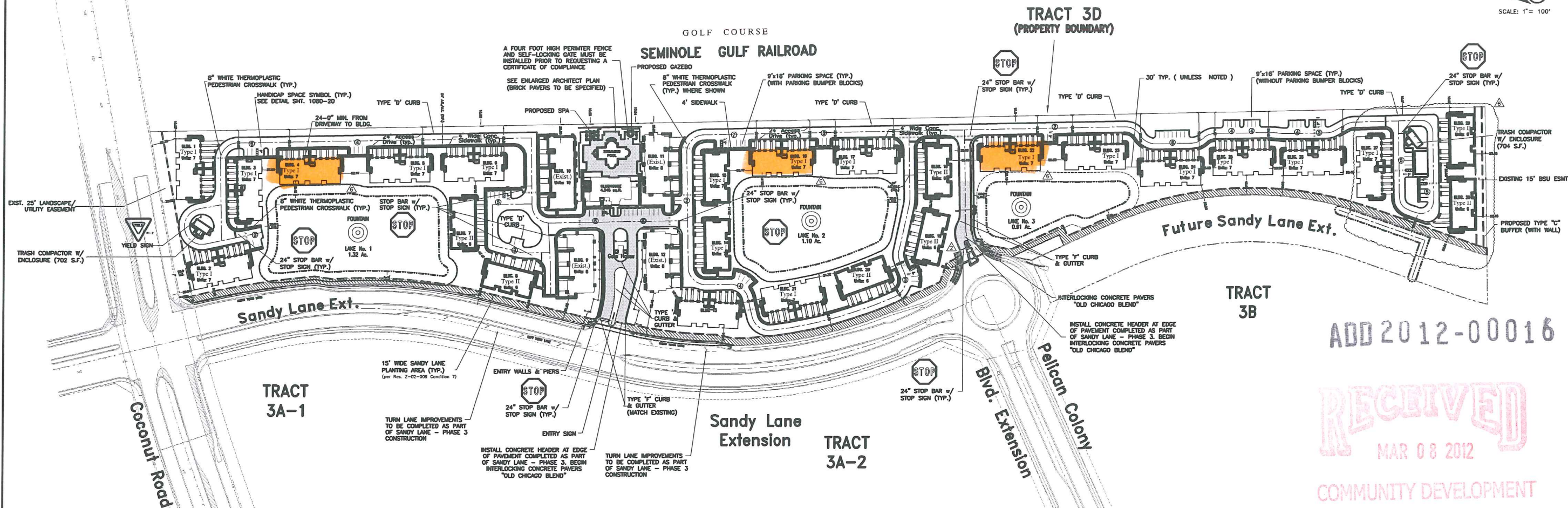
A.-D. Self explanatory.

PART 4.
ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS

A.-D. Self explanatory.

PART 5.
SUBMITTAL REQUIREMENTS

1. This table represents a summary of the required submittal items. The applicant is responsible for the accuracy and completeness of this application. Time delays or additional expenses necessitated by submitting inaccurate or incomplete information will be the responsibility of the applicant.
2. All information submitted with the application becomes a part of the public record and will be a permanent part of the file.
3. Please submit all applications in person. Mailed-in applications will not be processed.
4. All attachments and exhibits submitted must be legible, suitable for recording, and of a size that will fit or conveniently fold to fit into a letter size (8 1/2" x 11") folder.
5. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.



PROJECT SUMMARY:
EXISTING LAND USAGE:

	USAGE	ZONING
SUBJECT PARCEL	VACANT	MPD - Mixed Use Planned Development
NORTH	R.O.W.	Coconut Road (150' R/W)
WEST	R.O.W.	Tamiami Trail - US 41 (200' R/W)
SOUTH	INDUSTRIAL	IL - Light Industrial
EAST	RAILROAD	SEMINOLE GULF R.R. - (130' R/W)

LAND USE BREAKDOWN:

	Sq.Ft.	Ac.	%Total
IMPERVIOUS SURFACE AREAS:			
Buildings (footprint only)	186,958.0	±4.29	19.8%
Pavement / Curbing / Brick Pavers	166,076.1	±3.81	17.6%
Sidewalks	38,742.3	±0.89	4.1%
Driveways	50,416.0	±1.16	5.3%
Misc. Imperv. Areas			
A/C pods	3,248.0	±0.07	0.3%
Patios / Entry Walks	10,572.7	±0.24	1.1%
Dumpsters / Compactors	1340.0	±0.03	0.1%
Sub-Total	457,353.1	±10.49	48.4%
PERVIOUS AREAS:			
Lakes (SWM Areas)	131,783.4	±3.03	14.0%
Green Area/Open Space	355,386.1	±8.16 *	37.6%
Sub-Total	487,169.5	±11.19	51.6%
TOTAL PROJECT AREA	944,522.6	±21.68	100.0%

* 7.61 Ac. REPRESENTS THE TOTAL GREEN AREA OF WHICH 7.18 Ac. IS APPLICABLE TO THE OPEN SPACE CALCULATION

DEVELOPMENT REGULATIONS:

TRACT 3D (per Zoning Res. #Z-02-009)

a.) Minimum Lot Size: (Multi-family)

Lot Area	10,000 sf
Min. width	100 ft
Min. depth	100 ft

b.) Minimum Setbacks:

Street:	25 ft
Front:	25 ft
Side:	10 ft
Rear:	15 ft
(5 ft for Accessory Structure)	

Waterbody: 25 ft ** (20 ft for Accessory Structure)

c.) Maximum Building Height: 35 ft (2 Stories) Δ

d.) Maximum Lot Coverage: 40%

e.) Minimum Building Separation: One-half the sum of the building heights - not less than 20'

** WATERBODY SETBACK FOR BUILDINGS 4, 16 & 22 IS REDUCED TO 22 FEET Δ

PARKING CALCULATIONS:

TOTAL PARKING REQ'D: PER LEE COUNTY LAND DEVELOPMENT CODE SEC. 34-2020(5)

PROJECT DATA:

TOTAL UNITS: 224 D.U.

PARKING DATA: Δ

UNIT TYPE	REQUIRED	PROVIDED
2BR UNIT	117 @ 1.75 PER DU = 205	234 (@ 2 spcs. / unit)
3BR UNIT	83 @ 2 PER DU = 166	166 (@ 2 spcs. / unit)
CLUBHOUSE	4,344 SF @ 1/250 SF = 17	17 (inc. 1 H.C. Space)
VISITOR PARKING	10% OF 371 = 37	73 (inc. 7 H.C. Spaces)
TOTAL	425	490

AREA 3 PERMITTED/PROPOSED TRACT INTENSITY TABULATION:

* MAX. ALLOWABLE INTENSITY DETERMINED BY ZONING RESOLUTION Z-02-009 AS AMENDED BY ADD2004-0060.

TRACT	ALLOWABLE USES	MAX. ALLOWABLE INTENSITY	PREVIOUS PERMITTED INTENSITY	CURRENT REQUESTED INTENSITY	TOTAL TO DATE INTENSITY
3A-1 THRU 3A-3	COMMERCIAL - RETAIL COMMERCIAL - OFFICE HOTEL	60,000 SF 130,000 SF 150 ROOMS	0 SF 0 SF 0 ROOMS	0 SF 0 SF 0 ROOMS	0 SF 0 SF 0 ROOMS
3B	RESIDENTIAL - MULTI FAMILY	250 DU	0 DU	0 DU	0 DU
3C	COMMERCIAL - RETAIL COMMERCIAL - OFFICE HOTEL	40,000 SF 30,000 SF 150 ROOMS	0 SF 0 SF 0 ROOMS	0 SF 0 SF 0 ROOMS	0 SF 0 SF 0 ROOMS
3D	RESIDENTIAL - MULTI FAMILY	250 DU	0 DU	224 DU	224 DU

REFUSE/SOLID WASTE REQUIREMENTS: Δ

Building ID Number	No. of Bldgs. (est. type)	UNITS PER BUILDING	TOTAL UNITS
TYPE I	16	7	112
TYPE II	9	6	54
EXIST-1	1	10	10
EXIST-2	3	8	24
TOTALS	29		200

REFUSE/SOLID WASTE CALCULATIONS: Δ

(RES) REQUIRED REFUSE AREA = 168 SF (5 - 25 UNITS), ADD 4.8/UNIT OVER 25
200 UNITS - 25 UNITS = 175 UNITS
175 UNITS X 4.8 SF PER ADDITIONAL UNIT = 840.0 SF
168 SF + 840 SF = 1008 SF (REQUIRED)
702 SF + 704 SF = 1,406 SF (PROVIDED)*

*NOTES Two (2) Trash Compactor locations are provided on-site.

Δ	ADDED BLDG 29, REV BLDG FOOTPRINT, REDUCED TOTAL UNITS	02/16/12
Δ	ADDED CALL OUT NOTE FOR GAZEBO AND SPA	10/18/06
Δ	RESPOND TO LEE COUNTY LETTER DATED OCTOBER 20, 2005	03/20/06
Δ	ADD NOTE FOR TURN LANE IMPROVEMENTS	12/12/05
Δ	REVISED ENTRANCE PAVERS AND ADDED AC. NOTE	11/15/05
NUMBER	REVISIONS	DATE

Mirasol at Coconut Point

DESIGNED BY:	EMC	DATE:	1/05
DRAWN BY:	JJJ	DATE:	1/05
CHECKED BY:	EMC	DATE:	1/05
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	AS SHOWN

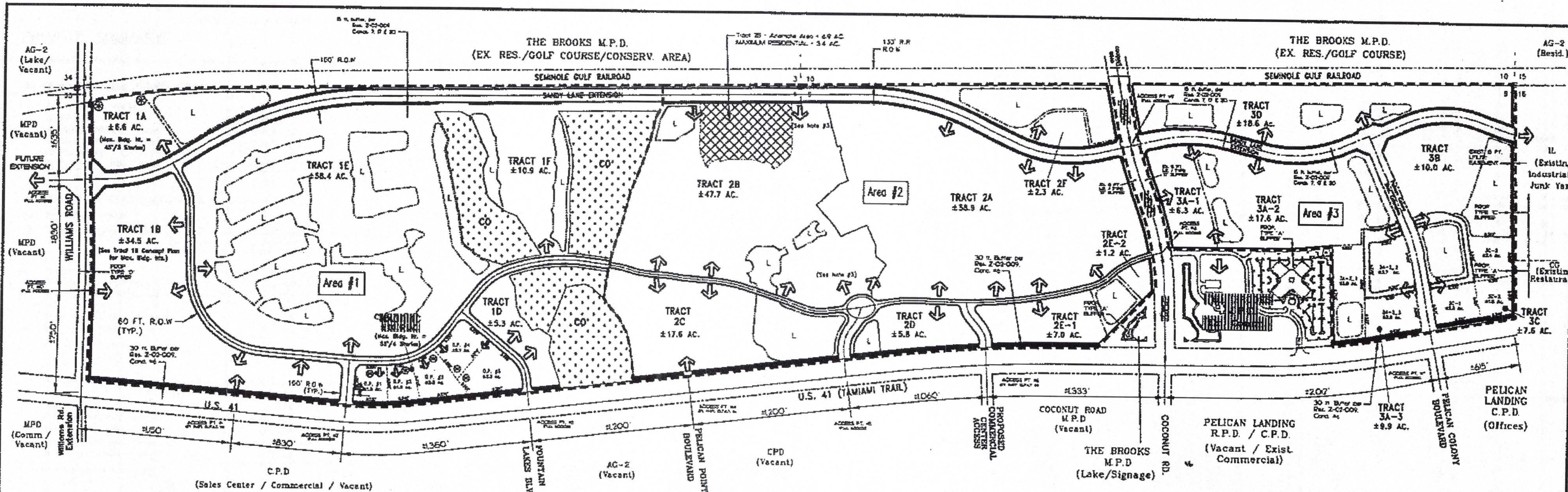


6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.1772
Naples · Fort Myers · Venice · Englewood

**MASTER DEVELOPMENT PLAN
EXHIBIT H-3.B (24 X 36)
EXHIBIT H-3.C (11 X 17)**

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :
THOMAS W. McLEAN, P.E.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #48890
DATE

REFERENCE NO.	DRAWING NO.
9779TMDP	1080-06
PROJECT NO.	SHEET NO.
97.79T-D	6 OF 25



PROJECT SUMMARY:

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

2.) OVERALL CONCEPTUAL PROJECT ACRES:

CONSERVATION AREAS	±33.4 ACRES
LAKES	±58.8 ACRES
INTERNAL (PRIVATE) R.O.W.	±20.2 ACRES
INTERNAL (PUBLIC) R.O.W.	±25.6 ACRES
GREEN AREAS / OPEN SPACE	± 8.7 ACRES
DEVELOPMENT TRACT AREAS	±335.7 ACRES
TOTAL	±482.4 ACRES

3.) CONCEPTUAL TRACT LAND USE/ACREAGE BREAKDOWN:

a.) DEVELOPMENT AREAS:

Development Area #1: (Residential - 854 M.F. Units / Retail - Comm. 131,400 Sq.Ft. / Office 78,333 Sq.Ft. / Hotel 120 Rooms / Bank w/ D.I. - 4,000 sq.ft. / Performing Arts Center - 506 Seats)

Proposed Lakes	± 28.1 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	± 4.7 Ac.
Development Areas (Tracts 1A - 1F)	± 126.3 Ac.
Total Development Area #1	±210.8 Ac.

Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Gas Office 50,000 Sq.Ft. / Hotel - 200 Rooms)

Proposed Lakes	± 17.0 Ac.
Proposed Internal/Private R.O.W.	± 6.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 8.1 Ac.
Green Areas / Open Space	± 4.0 Ac.
Development Areas (Tracts 2A - 2F)	± 140.5 Ac.
Total Development Area #2	±175.7 Ac.

Development Area #3: (Residential - 424 M.F. / A.L.F. Units / Retail - Comm. 57,500 Sq.Ft. / Office 215,000 Sq.Ft. / Hotel - 120 Rooms / Bank w/ D.I. - 4,000 sq.ft.)

Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 5.9 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.4 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3D)	± 68.9 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 / 50,000 s.f. Office
Tract 1B	90,000 s.f. Retail / 314 M.F. / 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
Tract 2C	150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units

Development Area #3:

Tract 3A-1 thru 3	60,000 s.f. Retail / 145,000 s.f. Office / 120 Room Hotel
Tract 3B	200 A.L.F. Units
Tract 3C	40,000 s.f. Retail / 90,000 s.f. Office / 120 Room Hotel
Tract 3D	224 M.F. DU's

4.) PROJECT PHASING:

	M.F. / A.L.F. (UNITS)	RETAIL COMM. (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)	BANK w/ D.I. (SQ.FT.)	ARTS CENTER (SEATS)
2001 - 2007	1,728*	1,638,900	383,333	440	8,000	506

*M.F. / A.L.F. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLEX UNITS 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 2-02-009.

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

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

Development Area #1:			
(LESS Sandy Lane Extension & Tract 1B (Resid)/ Tracts 1E & 1F)	107.0 Ac. x 30%	± 32.1 Ac.	
(Tracts 1B (Resid) / 1E / 1F)	93.7 Ac. x 40%	± 37.5 Ac.	
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX] (LESS Sandy Lane Extension & Resid. Area)	158.4 Ac. x 30%	± 47.5 Ac.	
(Residential Area)	9.2 Ac. x 40%	± 3.7 Ac.	
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL] (LESS Sandy Lane Extension & Resid. Area)	161.8 Ac. x 30%	± 48.5 Ac.	
(Residential Area)	5.8 Ac. x 40%	± 2.3 Ac.	
Development Area #3:			
(LESS Sandy Lane Extension & Tracts 3B & 3D)	59.7 Ac. x 30%	± 17.9 Ac.	
	28.8 Ac. x 40%	± 11.5 Ac.	
Total Open Space Required [ALT 1]:		±150.2 Ac.	
Total Open Space Required [ALT 2]:		±149.8 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 150.2 Ac.)		± 37.6 Ac.
Prop. Conservation Areas		± 33.4 Ac.
Development Area #1:		
Commercial Development (Tracts 1A/1B (Comm)/1C/1D)	32.6 Ac. x 19.55%	± 6.4 Ac.
Residential Development (Tracts 1B (Resid)/1E/1F)	93.7 Ac. x 30.0%	± 28.1 Ac.
	Sub-total	± 34.5 Ac.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:		
Commercial Development (Tracts 2A - 2F)	131.3 Ac. x 19.52%	± 25.6 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
Residential Development (Tracts 2B)	3.4 Ac. x 23.5%	± 0.8 Ac.
	Sub-total	± 27.8 Ac.
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:		
Commercial Development (Tracts 2A - 2F)	134.7 Ac. x 19.52%	± 26.3 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
	Sub-total	± 27.7 Ac.
Development Area #3:		
Commercial Development Tracts (Tracts 3A-1 thru -3 & 3C)	42.6 Ac. x 19.55%	± 8.3 Ac.
Residential Development (Tracts 3B & 3D)	28.8 Ac. x 30%	± 8.6 Ac.
	Sub-total	± 16.9 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:

- Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.
- For Tracts 1A and 1C general service area locations, see above MCP. For Tract 1B general service area locations, see Tract 1B concept plan and Tract 1B Plan Details.
- The project will be designed to facilitate the use of the Lee Tran services in accordance with Lee County LDC Sec. 34-411(e) and 10-442.

LEGEND

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

SCALE: 1" = 800'

ATTACHMENT "A"

DATE	REVISIONS	NUMBER
11/16/05	Added Access Pt. for Tract 3A-1	1
11/16/05	Revised for Administrative Amendment #8 Tract 3D	2
02/22/06	Revised for Admin. Amendment #80000-00000	3
02/22/06	Revised for Administrative Amendment Submittal	4
02/22/06	Revised for Administrative Amendment Submittal	5
02/22/06	Revised for Administrative Amendment Submittal	6
02/22/06	Revised for Administrative Amendment Submittal	7
02/22/06	Revised for Administrative Amendment Submittal	8
02/22/06	Revised for Administrative Amendment Submittal	9
02/22/06	Revised for Administrative Amendment Submittal	10
02/22/06	Revised for Administrative Amendment Submittal	11
02/22/06	Revised for Administrative Amendment Submittal	12
02/22/06	Revised for Administrative Amendment Submittal	13
02/22/06	Revised for Administrative Amendment Submittal	14
02/22/06	Revised for Administrative Amendment Submittal	15
02/22/06	Revised for Administrative Amendment Submittal	16
02/22/06	Revised for Administrative Amendment Submittal	17
02/22/06	Revised for Administrative Amendment Submittal	18
02/22/06	Revised for Administrative Amendment Submittal	19
02/22/06	Revised for Administrative Amendment Submittal	20
02/22/06	Revised for Administrative Amendment Submittal	21
02/22/06	Revised for Administrative Amendment Submittal	22
02/22/06	Revised for Administrative Amendment Submittal	23
02/22/06	Revised for Administrative Amendment Submittal	24
02/22/06	Revised for Administrative Amendment Submittal	25
02/22/06	Revised for Administrative Amendment Submittal	26
02/22/06	Revised for Administrative Amendment Submittal	27
02/22/06	Revised for Administrative Amendment Submittal	28
02/22/06	Revised for Administrative Amendment Submittal	29
02/22/06	Revised for Administrative Amendment Submittal	30
02/22/06	Revised for Administrative Amendment Submittal	31
02/22/06	Revised for Administrative Amendment Submittal	32
02/22/06	Revised for Administrative Amendment Submittal	33
02/22/06	Revised for Administrative Amendment Submittal	34
02/22/06	Revised for Administrative Amendment Submittal	35
02/22/06	Revised for Administrative Amendment Submittal	36
02/22/06	Revised for Administrative Amendment Submittal	37
02/22/06	Revised for Administrative Amendment Submittal	38
02/22/06	Revised for Administrative Amendment Submittal	39
02/22/06	Revised for Administrative Amendment Submittal	40
02/22/06	Revised for Administrative Amendment Submittal	41
02/22/06	Revised for Administrative Amendment Submittal	42
02/22/06	Revised for Administrative Amendment Submittal	43
02/22/06	Revised for Administrative Amendment Submittal	44
02/22/06	Revised for Administrative Amendment Submittal	45
02/22/06	Revised for Administrative Amendment Submittal	46
02/22/06	Revised for Administrative Amendment Submittal	47
02/22/06	Revised for Administrative Amendment Submittal	48
02/22/06	Revised for Administrative Amendment Submittal	49
02/22/06	Revised for Administrative Amendment Submittal	50
02/22/06	Revised for Administrative Amendment Submittal	51
02/22/06	Revised for Administrative Amendment Submittal	52
02/22/06	Revised for Administrative Amendment Submittal	53
02/22/06	Revised for Administrative Amendment Submittal	54
02/22/06	Revised for Administrative Amendment Submittal	55
02/22/06	Revised for Administrative Amendment Submittal	56
02/22/06	Revised for Administrative Amendment Submittal	57
02/22/06	Revised for Administrative Amendment Submittal	58
02/22/06	Revised for Administrative Amendment Submittal	59
02/22/06	Revised for Administrative Amendment Submittal	60
02/22/06	Revised for Administrative Amendment Submittal	61
02/22/06	Revised for Administrative Amendment Submittal	62
02/22/06	Revised for Administrative Amendment Submittal	63
02/22/06	Revised for Administrative Amendment Submittal	64
02/22/06	Revised for Administrative Amendment Submittal	65
02/22/06	Revised for Administrative Amendment Submittal	66
02/22/06	Revised for Administrative Amendment Submittal	67
02/22/06	Revised for Administrative Amendment Submittal	68
02/22/06	Revised for Administrative Amendment Submittal	69
02/22/06	Revised for Administrative Amendment Submittal	70
02/22/06	Revised for Administrative Amendment Submittal	71
02/22/06	Revised for Administrative Amendment Submittal	72
02/22/06	Revised for Administrative Amendment Submittal	73
02/22/06	Revised for Administrative Amendment Submittal	74
02/22/06	Revised for Administrative Amendment Submittal	75
02/22/06	Revised for Administrative Amendment Submittal	76
02/22/06	Revised for Administrative Amendment Submittal	77
02/22/06	Revised for Administrative Amendment Submittal	78
02/22/06	Revised for Administrative Amendment Submittal	79
02/22/06	Revised for Administrative Amendment Submittal	80
02/22/06	Revised for Administrative Amendment Submittal	81
02/22/06	Revised for Administrative Amendment Submittal	82
02/22/06	Revised for Administrative Amendment Submittal	83
02/22/06	Revised for Administrative Amendment Submittal	84
02/22/06	Revised for Administrative Amendment Submittal	85
02/22/06	Revised for Administrative Amendment Submittal	86
02/22/06	Revised for Administrative Amendment Submittal	87
02/22/06	Revised for Administrative Amendment Submittal	88
02/22/06	Revised for Administrative Amendment Submittal	89
02/22/06	Revised for Administrative Amendment Submittal	90
02/22/06	Revised for Administrative Amendment Submittal	91
02/22/06	Revised for Administrative Amendment Submittal	92
02/22/06	Revised for Administrative Amendment Submittal	93
02/22/06	Revised for Administrative Amendment Submittal	94
02/22/06	Revised for Administrative Amendment Submittal	95
02/22/06	Revised for Administrative Amendment Submittal	96
02/22/06	Revised for Administrative Amendment Submittal	97
02/22/06	Revised for Administrative Amendment Submittal	98
02/22/06	Revised for Administrative Amendment Submittal	99
02/22/06	Revised for Administrative Amendment Submittal	100

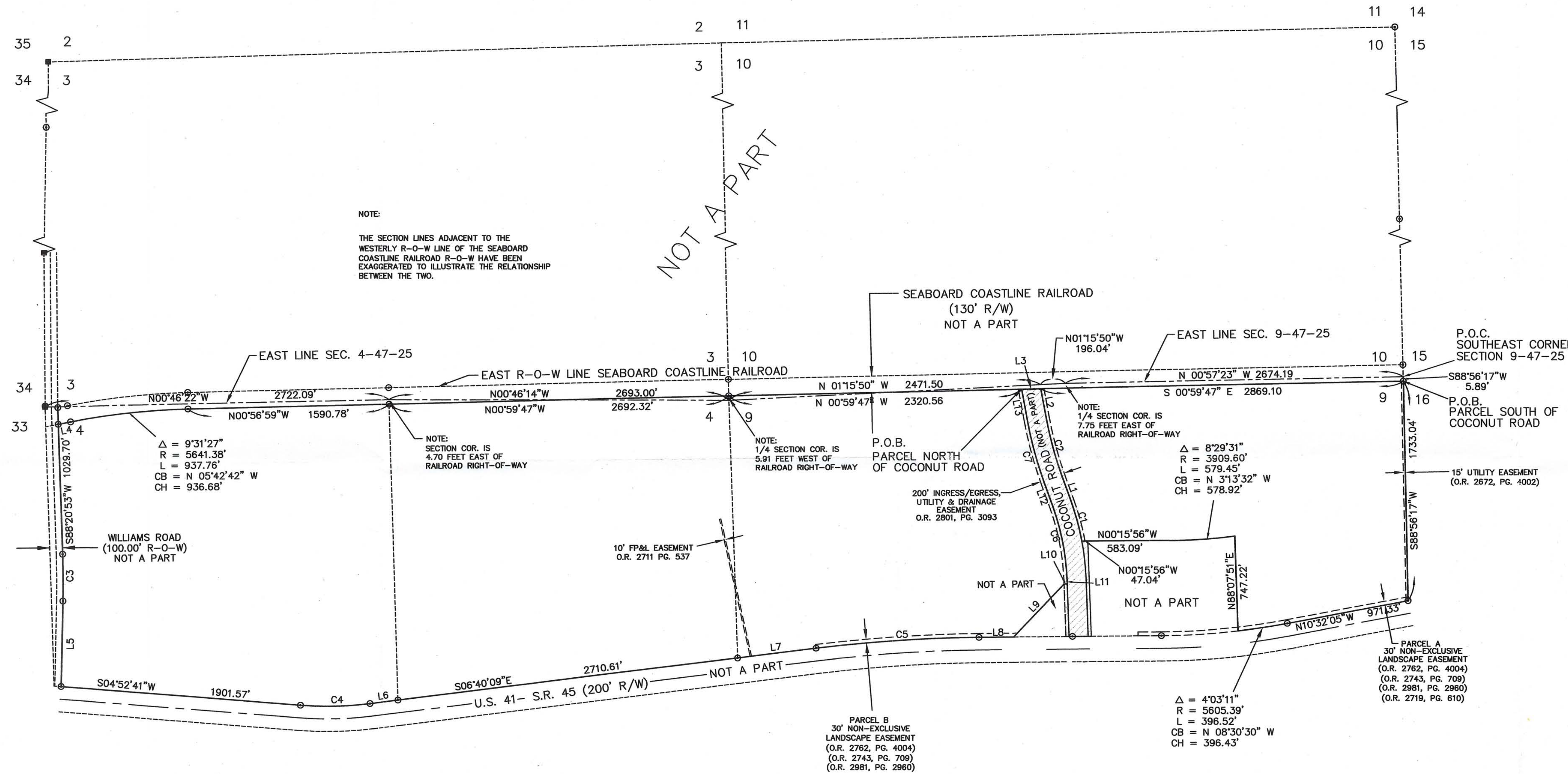
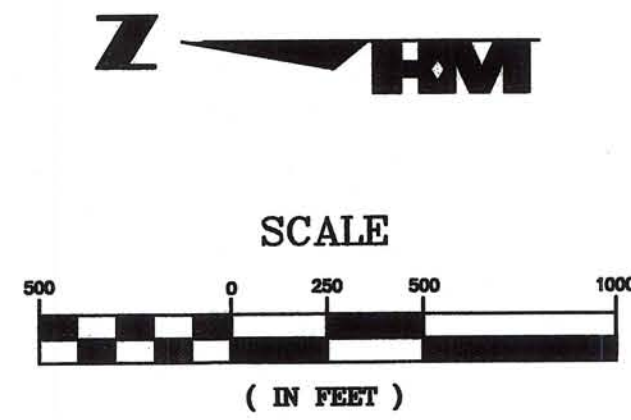
H.M. HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

POINT M.P.D.
CONCEPT PLAN
06 2007 EXHIBIT IV-E
COMMUNITY DEVELOPMENT

9779B_MCP8
97.79-B 1:1

RECEIVED
MAR 08 2012
COMMUNITY DEVELOPMENT

ADD 2012-00016



NOTE:
THE SECTION LINES ADJACENT TO THE WESTERLY R-O-W LINE OF THE SEABOARD COASTLINE RAILROAD R-O-W HAVE BEEN EXAGGERATED TO ILLUSTRATE THE RELATIONSHIP BETWEEN THE TWO.

NOT A PART

SEABOARD COASTLINE RAILROAD
(130' R/W)
NOT A PART

EAST LINE SEC. 9-47-25
N 00°59'47" W 2320.56
S 00°59'47" E 2869.10

P.O.C. SOUTHEAST CORNER SECTION 9-47-25
S88°56'17" W 5.89'
P.O.B. PARCEL SOUTH OF COCONUT ROAD

NOTE:
1/4 SECTION COR. IS 5.91 FEET WEST OF RAILROAD RIGHT-OF-WAY

NOTE:
1/4 SECTION COR. IS 7.75 FEET EAST OF RAILROAD RIGHT-OF-WAY

200' INGRESS/EGRESS, UTILITY & DRAINAGE EASEMENT
O.R. 2801, PG. 3093

10' F&M EASEMENT
O.R. 2711 PG. 537

NOT A PART

Δ = 4°03'11"
R = 5605.39'
L = 396.52'
CB = N 08°30'30" W
CH = 396.43'

PARCEL A
30' NON-EXCLUSIVE LANDSCAPE EASEMENT
(O.R. 2762, PG. 4004)
(O.R. 2743, PG. 709)
(O.R. 2981, PG. 2960)

PARCEL B
30' NON-EXCLUSIVE LANDSCAPE EASEMENT
(O.R. 2762, PG. 4004)
(O.R. 2743, PG. 709)
(O.R. 2981, PG. 2960)

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.00	N70°20'35"E
L2	236.23	N79°35'39"E
L3	152.05	N00°59'47"W
L4	98.54	N10°28'26"W
L5	674.92	N88°39'07"W
L6	225.81	S06°40'09"E
L7	626.03	S06°40'09"E
L8	274.74	S00°15'56"E
L9	577.44	S46°02'16"E
L10	25.19	S01°37'26"E
L11	32.80	N88°02'34"E
L12	200.00	N70°20'35"E
L13	263.08	N79°35'39"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2025.00	325.42	325.07	N74°56'48"E	9°12'27"
C2	3025.00	488.42	487.89	N74°58'07"E	9°15'04"
C3	7050.00	369.14	369.09	S89°50'53"W	3°00'00"
C4	2725.19	549.23	548.30	S00°53'44"E	11°32'50"
C5	11584.73	1294.76	1294.08	S03°28'03"E	6°24'13"
C6	1875.00	579.22	576.92	N79°11'34"E	17°41'59"
C7	3175.00	512.65	512.09	N74°58'07"E	9°15'04"

LEGEND
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

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 3,909.80 FEET THEREFROM; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,909.90 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 236.23 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°59'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,580.78 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 SOUTHERLY, 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 1,294.76 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°37'26"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 578.92 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 U.S. 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
JERRY L. RIFFELMACHER STATE OF FLORIDA

FIELD BOOK		
Δ		
Δ		
Δ		
Δ		
LETTER	REVISIONS	DATE

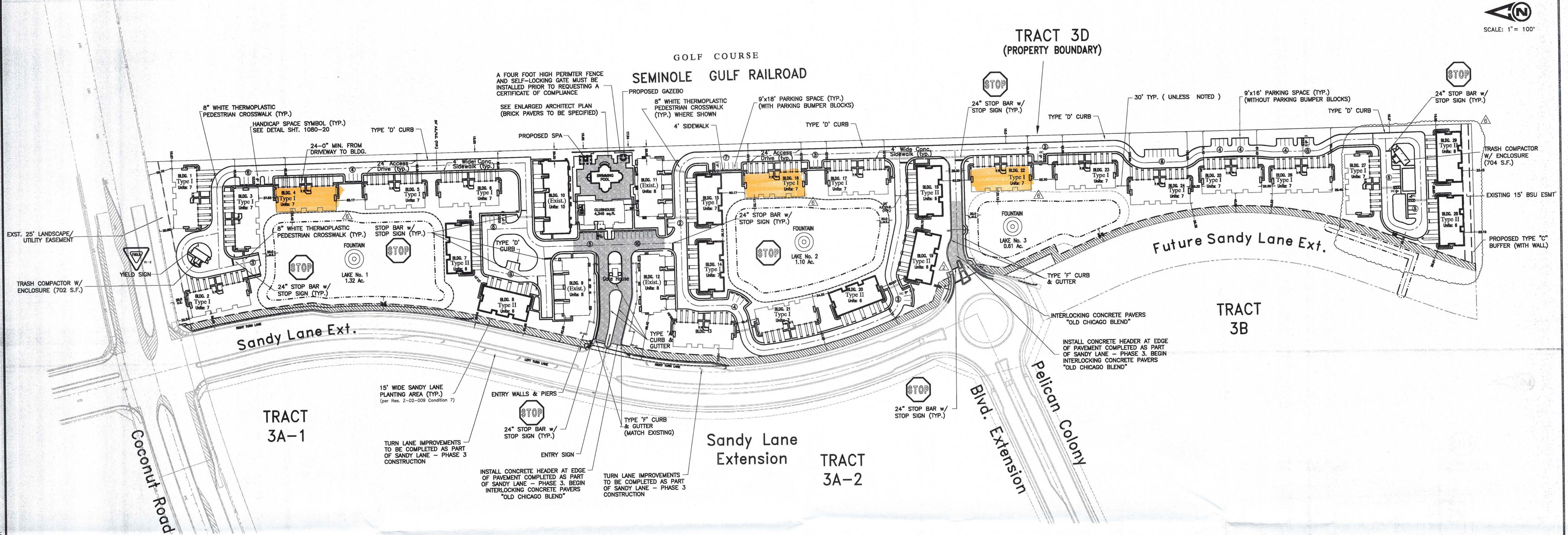
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	
PARTY CHIEF:	DATE:
DRAWN BY: BA	DATE: 01/18/01
CHECKED BY: TJG	DATE: 01/19/01
VERTICAL SCALE:	HORIZONTAL SCALE: 1" = 500'

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

H.M.
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

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

DRAWING NO.
A-994-3
PROJECT NO.
1997079B
REFERENCE NO.
SWEETREV3



PROJECT SUMMARY:
EXISTING LAND USAGE:

	USEAGE	ZONING
SUBJECT PARCEL	VACANT	MPD - Mixed Use Planned Development
NORTH	R.O.W.	Coconut Road (150' R/W)
WEST	R.O.W.	Tamiami Trail - US 41 (200' R/W)
SOUTH	INDUSTRIAL	IL - Light Industrial
EAST	RAILROAD	SEMINOLE GULF R.R. - (130' R/W)

LAND USE BREAKDOWN:

	Sq.Ft.	Ac.	%Total
IMPERVIOUS SURFACE AREAS:			
Buildings (footprint only)	186,958.0	±4.29	19.8%
Pavement / Curbing / Brick Pavers	166,076.1	±3.81	17.6%
Sidewalks	38,742.3	±0.89	4.1%
Driveways	50,416.0	±1.16	5.3%
Misc. Imperv. Areas			
A/C pods	3,248.0	±0.07	0.3%
Patios / Entry Walks	10,572.7	±0.24	1.1%
Dumpsters / Compactors	1340.0	±0.03	0.1%
Sub-Total	457,353.1	±10.49	48.4%
PERVIOUS AREAS:			
Lakes (SWM Areas)	131,783.4	±3.03	14.0%
Green Area/Open Space	355,386.1	±8.16 *	37.6%
Sub-Total	463,639.1	±11.19	51.6%
TOTAL PROJECT AREA	944,522.6	±21.68	100.0%

* 7.61 Ac. REPRESENTS THE TOTAL GREEN AREA OF WHICH 7.18 Ac. IS APPLICABLE TO THE OPEN SPACE CALCULATION

DEVELOPMENT REGULATIONS:

TRACT 3D (per Zoning Res. #Z-02-009)

- Minimum Lot Size: (Multi-family)

Lot Area	10,000 sf
Min. width	100 ft
Min. depth	100 ft
- Minimum Setbacks:

Street:	25 ft
Front:	25 ft
Side:	10 ft
Rear:	15 ft

(5 ft for Accessory Structure)
- Waterbody:

Waterbody:	25 ft **
------------	----------

(20 ft for Accessory Structure)
- Maximum Building Height: 35 ft (2 Stories)
- Maximum Lot Coverage: 40%
- Minimum Building Separation: One-half the sum of the building heights - not less than 20'

** WATERBODY SETBACK FOR BUILDINGS 4, 16 & 22 IS REDUCED TO 22 FEET

PARKING CALCULATIONS:

TOTAL PARKING REQ'D: PER LEE COUNTY LAND DEVELOPMENT CODE SEC. 34-2020(5)

PROJECT DATA:

TOTAL UNITS: 224 D.U.

PARKING DATA:

UNIT TYPE	REQUIRED	PROVIDED
2BR UNIT	117 @ 1.75 PER DU = 205	234 (@ 2 spcs. / unit)
3BR UNIT	83 @ 2 PER DU = 166	166 (@ 2 spcs. / unit)
CLUBHOUSE	4,344 SF @ 1/250 SF = 17	17 (inc. 1 H.C. Space)
VISITOR PARKING	10% OF 371 = 37	73 (inc. 7 H.C. Spaces)
TOTAL	425	490

AREA 3 PERMITTED/PROPOSED TRACT INTENSITY TABULATION:

* MAX. ALLOWABLE INTENSITY DETERMINED BY ZONING RESOLUTION Z-02-009 AS AMENDED BY ADD2004-0060.

TRACT	ALLOWABLE USES	MAX. ALLOWABLE INTENSITY	PREVIOUS PERMITTED INTENSITY	CURRENT REQUESTED INTENSITY	TOTAL TO DATE INTENSITY
3A-1 THRU 3A-3	COMMERCIAL - RETAIL COMMERCIAL - OFFICE HOTEL	60,000 SF 130,000 SF 150 ROOMS	0 SF 0 SF 0 ROOMS	0 SF 0 SF 0 ROOMS	0 SF 0 SF 0 ROOMS
3B	RESIDENTIAL - MUTI FAMILY	250 DU	0 DU	0 DU	0 DU
3C	COMMERCIAL - RETAIL COMMERCIAL - OFFICE HOTEL	40,000 SF 30,000 SF 150 ROOMS	0 SF 0 SF 0 ROOMS	0 SF 0 SF 0 ROOMS	0 SF 0 SF 0 ROOMS
3D	RESIDENTIAL - MUTI FAMILY	250 DU	0 DU	224 DU	224 DU

REFUSE/SOLID WASTE REQUIREMENTS:

Building I.D. Number	No. of Bldgs. (ea. type)	UNITS PER BUILDING	TOTAL UNITS
TYPE I	16	7	112
TYPE II	9	6	54
EXIST-1	1	10	10
EXIST-2	3	8	24
TOTALS	29		200

REFUSE/SOLID WASTE CALCULATIONS:

(RES) REQUIRED REFUSE AREA = 168 SF (5 - 25 UNITS), ADD 4.8/UNIT OVER 25
 200 UNITS - 25 UNITS = 175 UNITS
 175 UNITS X 4.8 SF PER ADDITIONAL UNIT = 840.0 SF
 168 SF + 840 SF = 1008 SF (REQUIRED)
 702 SF + 704 SF = 1,406 SF (PROVIDED)*

*NOTES Two (2) Trash Compactor locations are prov'd. on-site.

Mirasol at Coconut Point

DESIGNED BY:	EMC	DATE:	1/05
DRAWN BY:	JJJ	DATE:	1/05
CHECKED BY:	EMC	DATE:	1/05
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	AS SHOWN



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

MASTER DEVELOPMENT PLAN
EXHIBIT H-3.B (24 X 36)
EXHIBIT H-3.C (11 X 17)

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:
 THOMAS W. MCLEAN, P.E.
 FLORIDA PROFESSIONAL ENGINEER
 REGISTRATION #48890
 DATE

REFERENCE NO.	9779TMDP	DRAWING NO.	1080-06
PROJECT NO.	97.79T-D	SHEET NO.	6 OF 25