

GIS Tracking Sheet

Case No.: DCI 2012-00017
Intake Date: ~~March~~ 30, 2012
Project Name: Coconut Point
STRAP Number(s): See attachment
Planner Name: Chip Block Ext. 38371

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 4.6.12 INTAKE: DCI 2012-00017

LEGAL SUFFICIENT YES NO Initials: ZMA

If not, give brief explanation:

MAPPED USING STRAP NUMBERS

MAP UPDATE following FINAL ACTION

Date:

- Hearing Examiner Decision Board of County Commissioner's Resolution
 Administrative Approval Blue Sheet

Zoning Notes:

MAP UPDATED YES NO Initials:

If not, give brief explanation:

EXHIBIT PH-3.C.1

LEGAL DESCRIPTION

Tracts SC-1, SC-2, SC-3, OS-1, L-1, L-2, L-3, L-4, and L-5, and Lot 7, Coconut Point Area 2, according to the plat thereof as recorded in Instrument No. 2006000409925 of the Public Records of Lee County, Florida.

DCI 2012-00017

RECEIVED

MAR 30 2012

COMMUNITY DEVELOPMENT

4.6.12

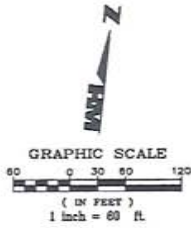
APPROVAL
LEGAL

MA

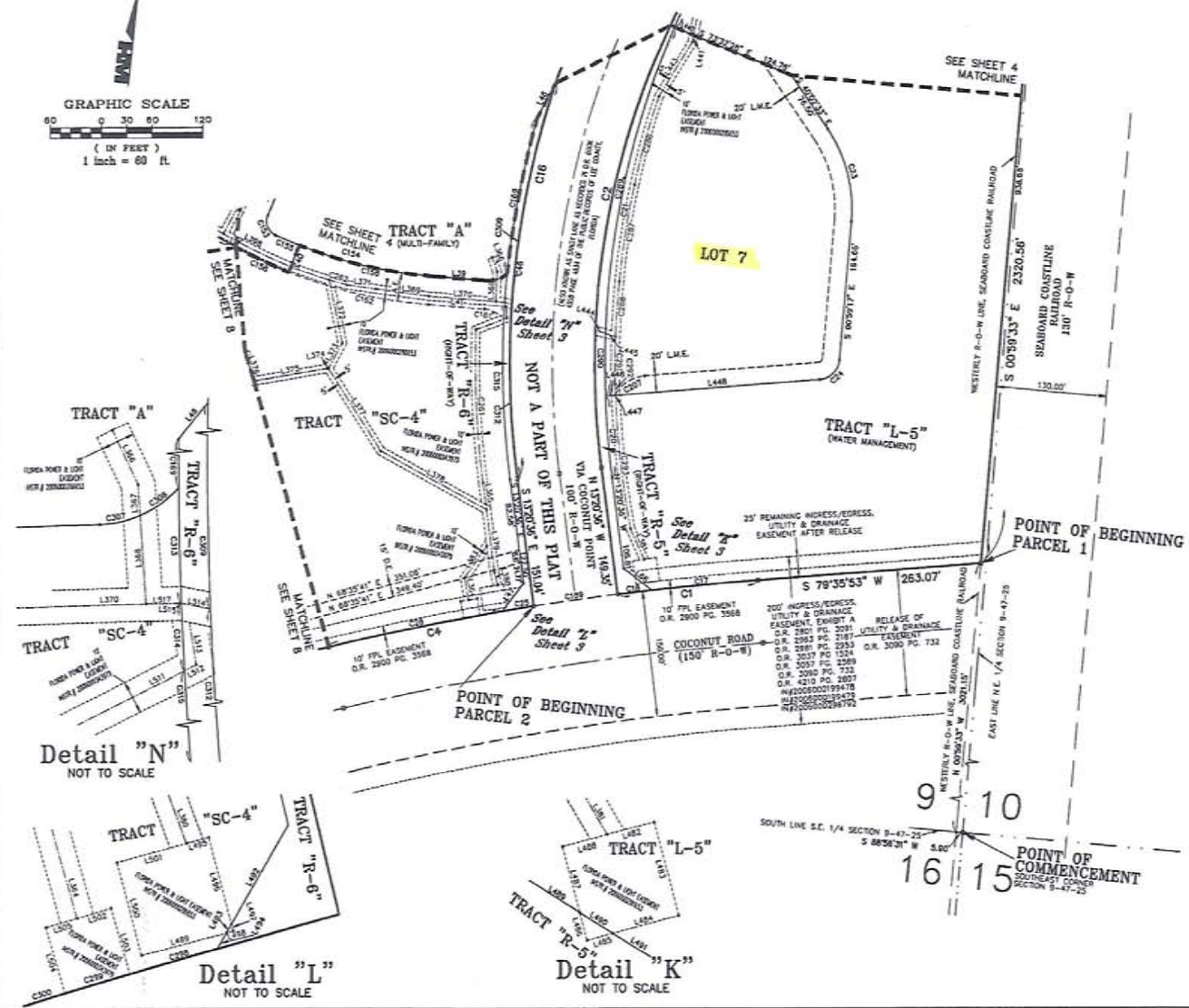
COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2004000409925
SHEET 3 of 12



LEE COUNTY PLANNING DEPARTMENT
 1000 W. PALM BLVD., SUITE 111, TAMPA, FL 33606
 TEL: 813-272-3300 FAX: 813-272-3309
 WWW.LEECOUNTYFLORIDA.GOV



LINE	BEARING	DISTANCE
L329	N 89°27'00\"/>	
L330	S 88°37'37\"/>	
L331	S 22°18'27\"/>	
L332	S 74°18'32\"/>	
L333	S 24°18'32\"/>	
L334	S 74°18'32\"/>	
L335	S 24°18'32\"/>	
L336	N 03°33'30\"/>	
L337	S 88°37'37\"/>	
L338	N 88°37'37\"/>	
L339	S 22°18'27\"/>	
L340	S 74°18'32\"/>	
L341	S 24°18'32\"/>	
L342	S 74°18'32\"/>	
L343	S 24°18'32\"/>	
L344	N 03°33'30\"/>	
L345	S 88°37'37\"/>	
L346	N 88°37'37\"/>	
L347	S 22°18'27\"/>	
L348	S 74°18'32\"/>	
L349	S 24°18'32\"/>	
L350	S 74°18'32\"/>	
L351	S 24°18'32\"/>	
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L357	S 24°18'32\"/>	
L358	S 74°18'32\"/>	
L359	S 24°18'32\"/>	
L360	S 74°18'32\"/>	

LINE	DIRECTION	DISTANCE
L361	N 03°33'30\"/>	
L362	S 88°37'37\"/>	
L363	N 88°37'37\"/>	
L364	S 22°18'27\"/>	
L365	S 74°18'32\"/>	
L366	S 24°18'32\"/>	
L367	S 74°18'32\"/>	
L368	S 24°18'32\"/>	
L369	N 03°33'30\"/>	
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L373	S 74°18'32\"/>	
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L417	S 74°18'32\"/>	
L418	S 24°18'32\"/>	
L419	S 74°18'32\"/>	
L420	S 24°18'32\"/>	

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	3175.00	032°01'18\"/>			
C2	340.00	28°15'51\"/>			
C3	3175.00	04°28'32\"/>			
C4	1040.00	30°31'51\"/>			
C5	3175.00	03°16'17\"/>			
C6	3175.00	02°44'01\"/>			
C7	1071.11	03°03'17\"/>			
C8	1071.11	03°05'28\"/>			
C9	188.43	28°03'14\"/>			
C10	328.00	02°26'15\"/>			
C11	3175.00	00°40'17\"/>			
C12	3175.00	02°48'17\"/>			
C13	1040.00	23°28'01\"/>			
C14	188.00	02°03'50\"/>			
C15	3175.00	02°03'50\"/>			
C16	3175.00	02°03'50\"/>			
C17	3175.00	02°03'50\"/>			
C18	3175.00	02°03'50\"/>			
C19	3175.00	02°03'50\"/>			
C20	3175.00	02°03'50\"/>			
C21	3175.00	02°03'50\"/>			
C22	3175.00	02°03'50\"/>			
C23	3175.00	02°03'50\"/>			
C24	3175.00	02°03'50\"/>			
C25	3175.00	02°03'50\"/>			
C26	3175.00	02°03'50\"/>			
C27	3175.00	02°03'50\"/>			
C28	3175.00	02°03'50\"/>			
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C31	3175.00	02°03'50\"/>			
C32	3175.00	02°03'50\"/>			
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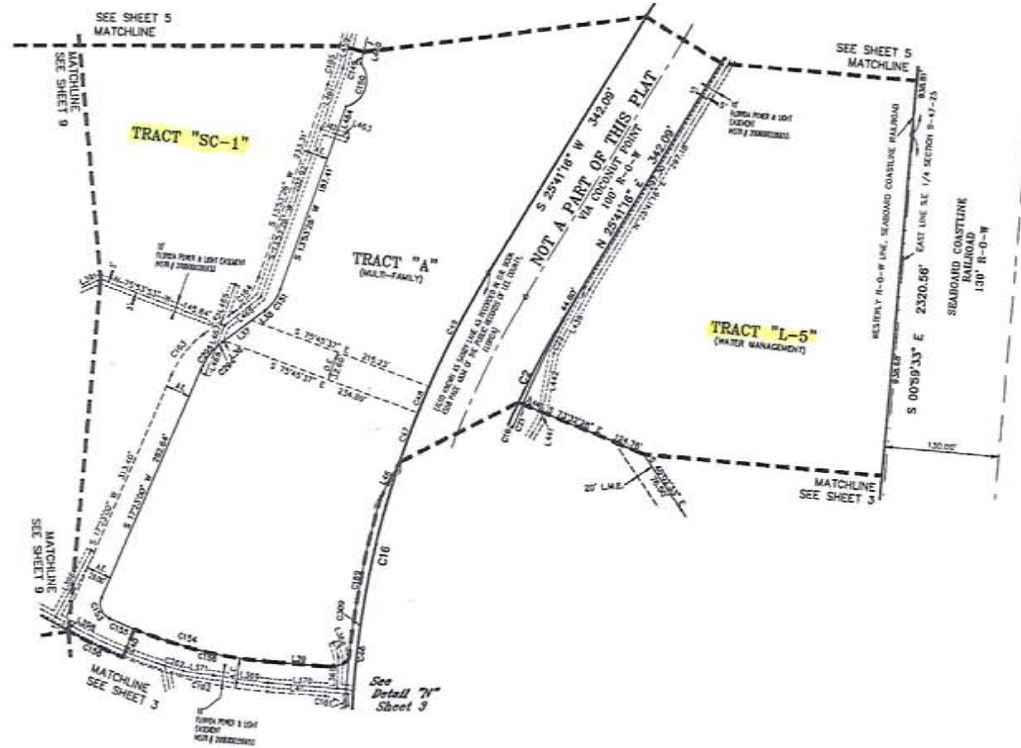
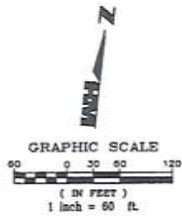
THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130

 8202F Presidential Court
 Ft. Myers, FL 33919
 Phone: (239) 885-1200
 Florida Certificate of
 Authorization No. 1772
 REFERENCE NO. DRAWN BY BEN

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2006000409725
SHEET 4 of 12



LINE	BEARING	DISTANCE
L36	N 47°12'00\"	2.67'
L37	N 47°12'00\"	28.84'
L38	N 47°12'00\"	18.92'
L39	N 88°27'31\"	85.98'
L40	S 12°43'00\"	24.00'
L41	N 88°27'31\"	82.88'
L42	N 47°12'00\"	41.91'
L43	N 21°20'24\"	46.66'
L44	N 47°12'00\"	17.57'
L45	N 02°22'20\"	9.02'
L46	N 02°22'20\"	28.26'
L47	S 88°12'24\"	22.00'
L48	N 88°12'24\"	78.21'
L49	S 88°12'24\"	24.25'
L50	S 02°22'20\"	22.77'
L51	N 22°02'42\"	89.58'
L52	S 87°18'00\"	22.77'
L53	N 87°18'00\"	8.95'
L54	N 22°02'42\"	82.51'
L55	N 04°12'20\"	88.18'
L56	S 08°22'40\"	47.55'
L57	N 08°22'40\"	23.44'
L58	S 12°22'20\"	73.42'
L59	S 70°50'20\"	19.12'
L60	S 70°50'20\"	14.03'
L61	S 12°22'20\"	33.32'
L62	N 14°50'20\"	47.84'
L63	S 45°18'04\"	52.26'
L64	S 12°47'20\"	28.00'
L65	N 73°10'12\"	13.62'

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	245.00'	20°21'52\"	828.04'	S 06°18'20\"	646.32'
C2	1046.00'	20°21'52\"	828.04'	S 06°18'20\"	708.47'
C3	1017.11'	20°21'52\"	873.50'	S 06°18'20\"	692.88'
C4	1017.11'	20°21'52\"	441.88'	S 04°38'20\"	448.47'
C5	1017.11'	08°20'17\"	158.87'	S 21°28'00\"	150.98'
C6	1040.00'	25°28'21\"	457.31'	S 02°20'36\"	471.54'
C7	1040.00'	05°18'28\"	38.49'	S 14°5'44\"	38.49'
C8	1040.00'	01°44'24\"	32.87'	S 18°47'57\"	32.87'
C9	1040.00'	07°51'20\"	144.20'	S 21°41'20\"	143.01'
C10	814.00'	09°21'10\"	13.85'	N 09°11'24\"	13.85'
C11	50.47'	115°06'04\"	89.88'	N 12°23'45\"	61.78'
C12	50.47'	32°16'41\"	28.78'	N 30°21'47\"	30.22'
C13	18.28'	88°23'24\"	23.07'	S 28°47'28\"	27.28'
C14	228.00'	20°21'52\"	188.88'	S 81°15'52\"	189.20'
C15	228.00'	02°18'08\"	30.52'	S 74°27'20\"	30.52'
C16	828.00'	17°21'32\"	158.21'	S 82°24'20\"	150.11'
C17	868.00'	00°00'00\"	88.44'	S 20°14'20\"	88.44'
C18	53.00'	49°31'38\"	95.71'	N 68°23'08\"	28.41'
C19	562.00'	17°15'27\"	638.27'	S 82°24'20\"	168.26'
C20	114.00'	27°27'08\"	86.60'	S 30°16'14\"	59.22'
C21	88.00'	33°16'41\"	48.20'	N 30°21'47\"	48.20'
C22	488.00'	02°27'40\"	48.21'	N 11°02'28\"	48.20'
C23	1048.00'	12°10'47\"	188.52'	S 02°22'20\"	188.20'
C24	854.78'	21°2'24\"	21.44'	S 82°22'20\"	21.44'
C25	78.00'	72°43'07\"	53.27'	S 28°44'31\"	30.57'

D05 1001-00030
D05 1001-00113
D05 1001-00170
D05 1001-00210
D05 1001-00270

DATE: 10/1/2005-00047

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130



8202F Presidential Court
Fl. Myers, FL, 33919
Phone: (239) 865-1200
Florida Certificate of
Authorization No. 1772

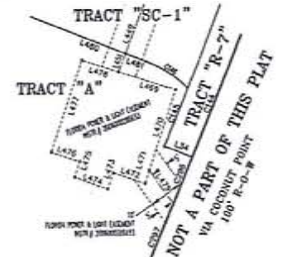
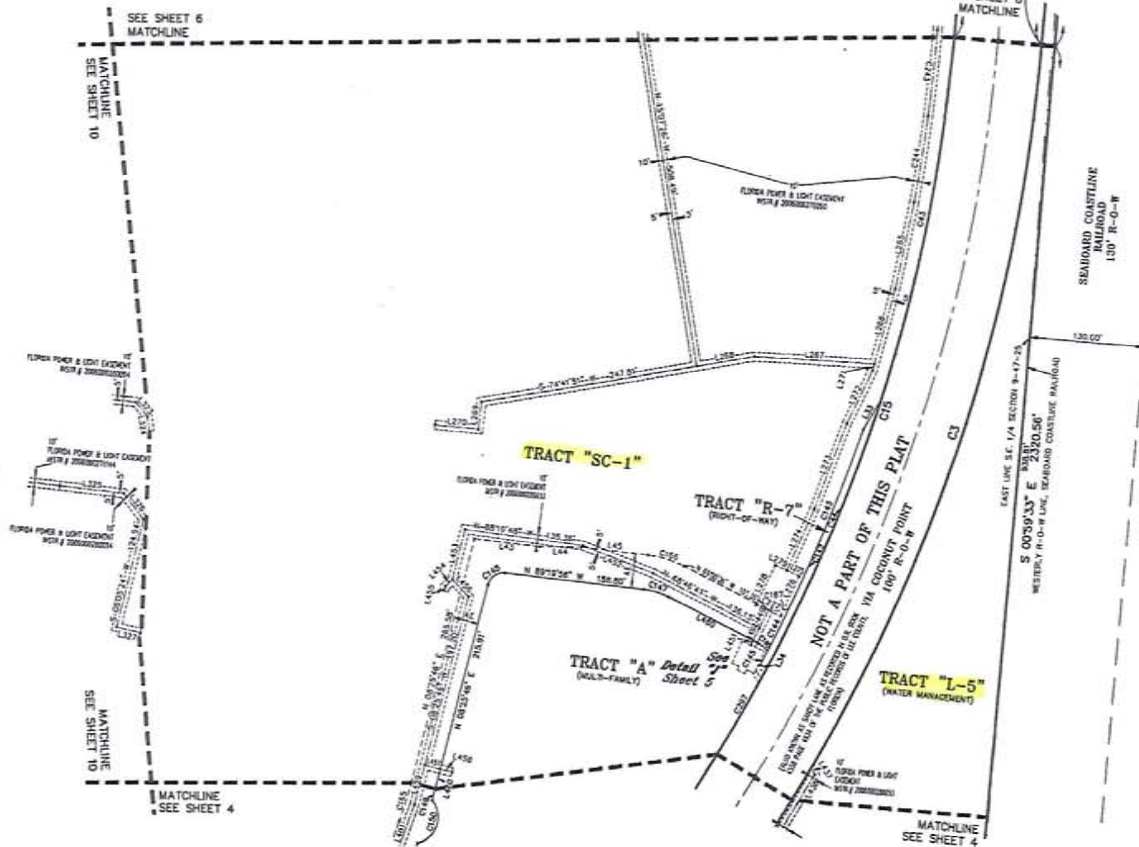
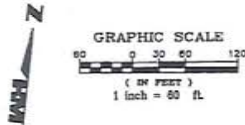
REFERENCE: NL

DRAWN BY: BEN

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600409925
SHEET 5 of 12



Detail "J"
NOT TO SCALE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L33	S 24°19'37" W	42.00'	L449	N 72°20'23" E	22.20'
L34	S 87°42'28" E	6.50'	L450	N 20°46'57" E	15.50'
L45	S 87°18'42" E	74.50'	L451	N 20°48'27" E	8.50'
L46	N 84°25'41" E	41.20'	L452	N 74°45'31" E	89.20'
L47	S 82°18'49" E	38.50'	L453	S 08°02'22" W	58.41'
L48	S 08°22'40" W	100.47'	L454	S 41°18'24" W	11.20'
L49	S 28°24'22" W	88.81'	L455	S 08°01'22" W	8.50'
L50	S 87°22'37" E	138.62'	L456	E 49°37'40" E	28.20'
L51	S 74°28'28" W	88.20'	L457	S 84°21'27" E	18.20'
L52	S 00°09'37" E	14.20'	L458	S 81°41'37" E	13.77'
L53	N 80°20'30" W	49.37'	L459	S 10°25'48" W	47.37'
L54	S 80°24'42" E	7.20'	L460	N 08°23'48" E	20.45'
L55	S 20°07'17" W	26.70'	L461	S 13°23'20" W	74.42'
L56	S 14°48'41" W	104.06'	L462	S 71°53'30" E	17.03'
L57	S 18°56'22" W	74.50'	L463	S 18°08'10" W	24.17'
L58	S 28°33'18" E	14.52'	L464	S 10°20'22" W	8.91'
L59	S 19°37'04" W	49.63'	L465	N 71°53'30" E	9.51'
L60	N 71°44'42" E	60.20'	L466	S 18°48'22" W	4.70'
L61	N 18°20'01" E	50.00'	L467	N 70°27'41" W	10.00'
L62	S 22°32'18" E	14.81'	L468	N 18°48'22" E	4.87'
L63	S 44°41'08" E	20.77'	L469	N 71°53'30" E	8.47'
L64	S 14°28'58" E	17.40'	L470	N 18°08'10" E	27.89'
L65	S 88°41'18" E	72.80'	L471	S 71°53'30" E	10.80'
L66	S 47°47'52" E	37.40'	L472	N 28°41'25" W	11.71'
L67	S 85°34'26" E	27.20'	L473	N 89°30'06" W	108.20'
L68	N 20°41'10" W	6.11'	L474	N 89°30'06" W	6.00'
L69	N 20°11'20" E	28.10'			

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C3	1953.89'	28°42'48"	501.64'	N 12°20'23" E	209.54'
C3	1953.89'	28°42'48"	805.50'	S 12°20'23" W	883.20'
C42	1953.89'	123°27'27"	418.20'	N 00°20'11" E	615.20'
C44	893.89'	101°44'50"	331.02'	N 17°00'14" E	330.48'
C49	1842.28'	220°31'31"	260.87'	N 17°41'26" E	260.87'
C43	1842.28'	60°46'21"	323.27'	N 18°24'28" E	323.27'
C44	1842.28'	81°22'55"	331.67'	N 22°49'12" E	331.67'
C45	1842.28'	202°23'24"	17.62'	N 21°35'23" E	17.62'
C46	33.00'	225°45'48"	14.44'	N 20°21'21" E	14.50'
C47	33.00'	202°18'20"	23.23'	N 70°10'18" W	20.44'
C48	18.00'	202°43'27"	23.67'	S 49°32'20" W	23.84'
C49	84.00'	201°18'27"	14.00'	N 58°11'27" E	13.65'
C50	30.67'	115°28'04"	50.80'	N 12°32'54" E	41.28'
C55	406.20'	222°27'40"	46.31'	N 11°07'20" E	46.20'
C56	122.00'	202°16'15"	43.04'	N 78°03'21" E	43.22'
C57	35.00'	49°17'37"	27.52'	N 86°20'20" E	28.70'
C52	1840.00'	375°23'	97.87'	N 00°20'40" E	97.60'
C54	1840.17'	274°23'	98.92'	N 03°24'27" E	98.96'
C58	1853.89'	270°37'	14.56'	N 22°42'28" E	14.00'
C57	1853.89'	272'22'	89.45'	N 24°09'20" E	92.44'

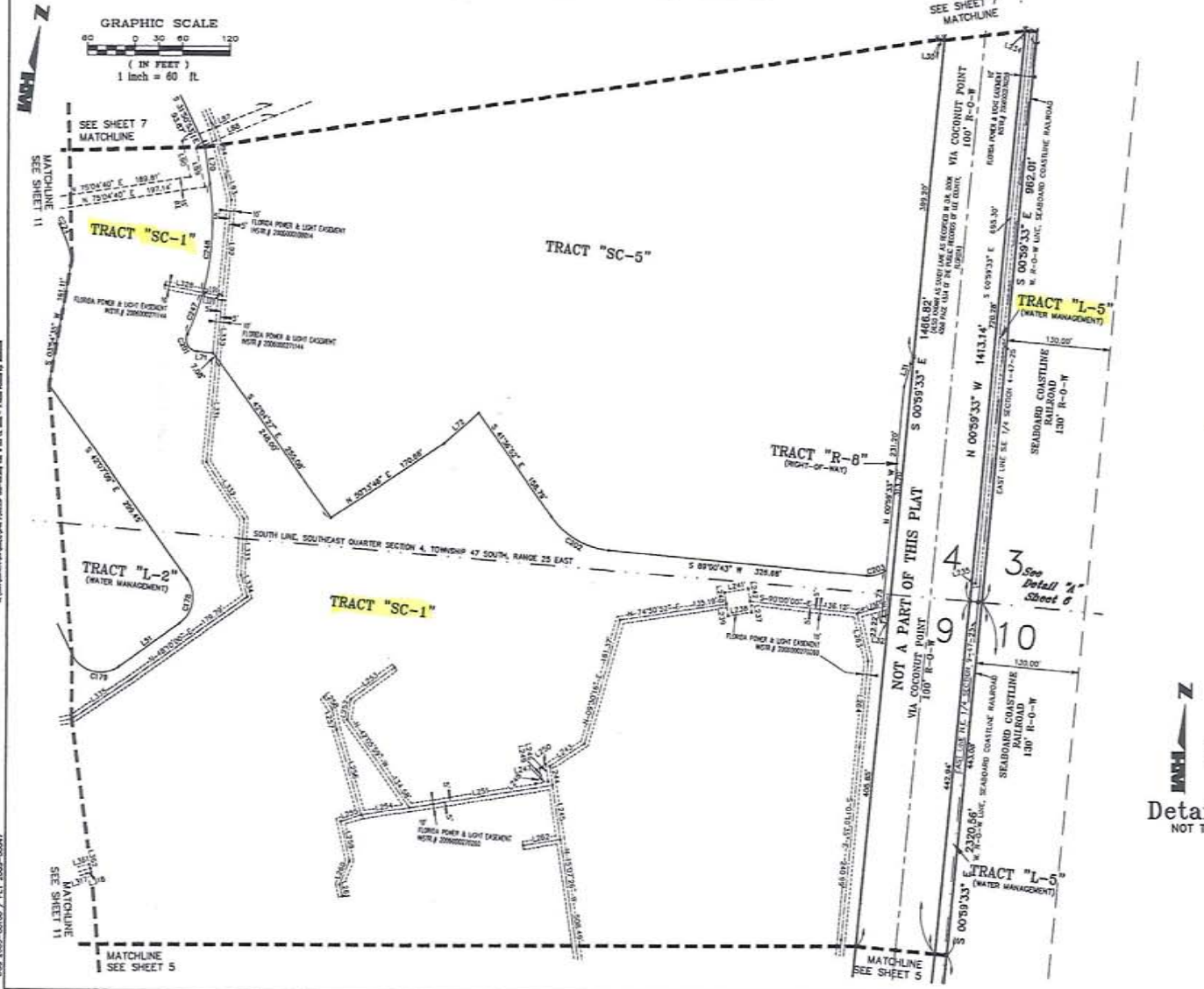
THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130
8202F Presidential Court
FL Myers, FL 32919
Phone: (239) 865-1200
Florida Certificate of
Authorization No. 1772
ENGINEERING PLANNERS SURVEYORS
DRAWN BY: BCI

DATE 2004-000008
DATE 2004-000014
DATE 2004-000015
DATE 2005-000016
DATE 2005-000017
DATE 2005-000018
DATE 2005-000019

COCONUT POINT - AREA 2

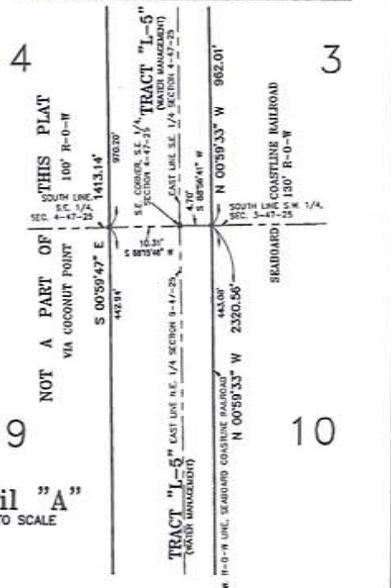
A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600409925
SHEET 6 of 12



LINE TABLE			LINE TABLE		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L20	N 8200'27" E	8.50'	L240	N 191'29" W	8.50'
L21	N 174'21" E	28.50'	L250	N 501'11" E	8.75'
L22	N 80'02'27" E	8.50'	L260	S 74'42" W	182.80'
L23	S 48'10'30" E	52.80'	L270	N 92'24" E	24.77'
L24	S 42'30" E	48.00'	L280	N 42'34" E	68.18'
L25	N 82'00'42" E	20.47'	L290	S 74'42" W	81.18'
L26	N 42'09'41" E	28.71'	L300	S 66'08'25" W	27.08'
L27	N 00'02'52" E	66.00'	L310	N 22'54'57" W	111.00'
L28	N 61'17'43" E	118.68'	L320	N 18'44'50" W	86.21'
L29	N 81'17'42" E	108.28'	L330	N 42'17'21" W	18.02'
L30	N 17'29'30" E	48.47'	L340	S 18'14'50" E	36.88'
L31	N 18'28'08" W	48.18'	L350	S 16'23'21" E	31.20'
L32	N 00'29'33" W	120.72'	L360	S 19'24'24" E	15.00'
L33	N 12'42'30" E	28.74'	L370	S 74'52'04" W	42.87'
L34	N 29'49'10" W	71.30'	L380	S 17'47'43" E	41.52'
L35	S 72'42'44" E	3.10'	L390	S 00'29'33" E	108.43'
L36	S 88'32'41" E	8.30'	L400	N 82'30'25" E	24.60'
L37	S 88'32'41" E	42.71'	L410	N 82'30'25" E	4.21'
L38	S 14'02'08" E	14.00'	L420	N 82'30'41" W	48.74'
L39	S 74'30'59" W	20.00'	L430	N 82'30'41" W	18.80'
L40	N 18'29'00" W	15.00'	L440	N 00'29'33" W	74.98'
L41	N 14'09'08" W	15.00'	L450	N 00'29'33" W	132.54'
L42	S 14'02'08" E	15.00'	L460	N 20'22'20" W	82.56'
L43	N 14'30'59" E	20.00'	L470	N 00'29'33" W	72.24'
L44	S 14'02'08" E	15.00'	L480	N 22'54'57" W	28.64'
L45	N 14'30'59" E	20.00'	L490	N 50'08'24" E	88.72'
L46	N 14'03'51" W	21.70'	L500	N 82'30'41" W	21.18'
L47	S 74'52'04" E	18.12'	L510	S 21'24'14" E	8.47'
L48	N 22'42'10" E	11.27'	L520	N 82'30'41" W	22.28'

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD	LENGTH
C178	40.00'	90'17'45"	56.71'	N 03'01'44" E 83.04'
C179	40.00'	90'24'31"	56.71'	S 82'30'41" E 83.04'
C200	15.00'	100'53'11"	24.56'	S 38'51'41" E 28.77'
C202	100.00'	48'22'24"	82.82'	S 68'18'20" E 86.17'
C203	30.00'	44'37'24"	28.32'	N 84'57'41" E 28.64'
C204	152.50'	29'47'10"	87.83'	N 82'30'51" W 88.45'
C247	332.87'	6'48'20"	56.81'	N 12'30'46" E 58.08'
C248	332.87'	73'50'50"	338.64'	N 22'44'50" W 137.80'



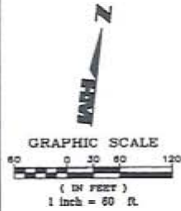
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THIS INSTRUMENT WAS PREPARED BY
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COCONUT POINT - AREA 2

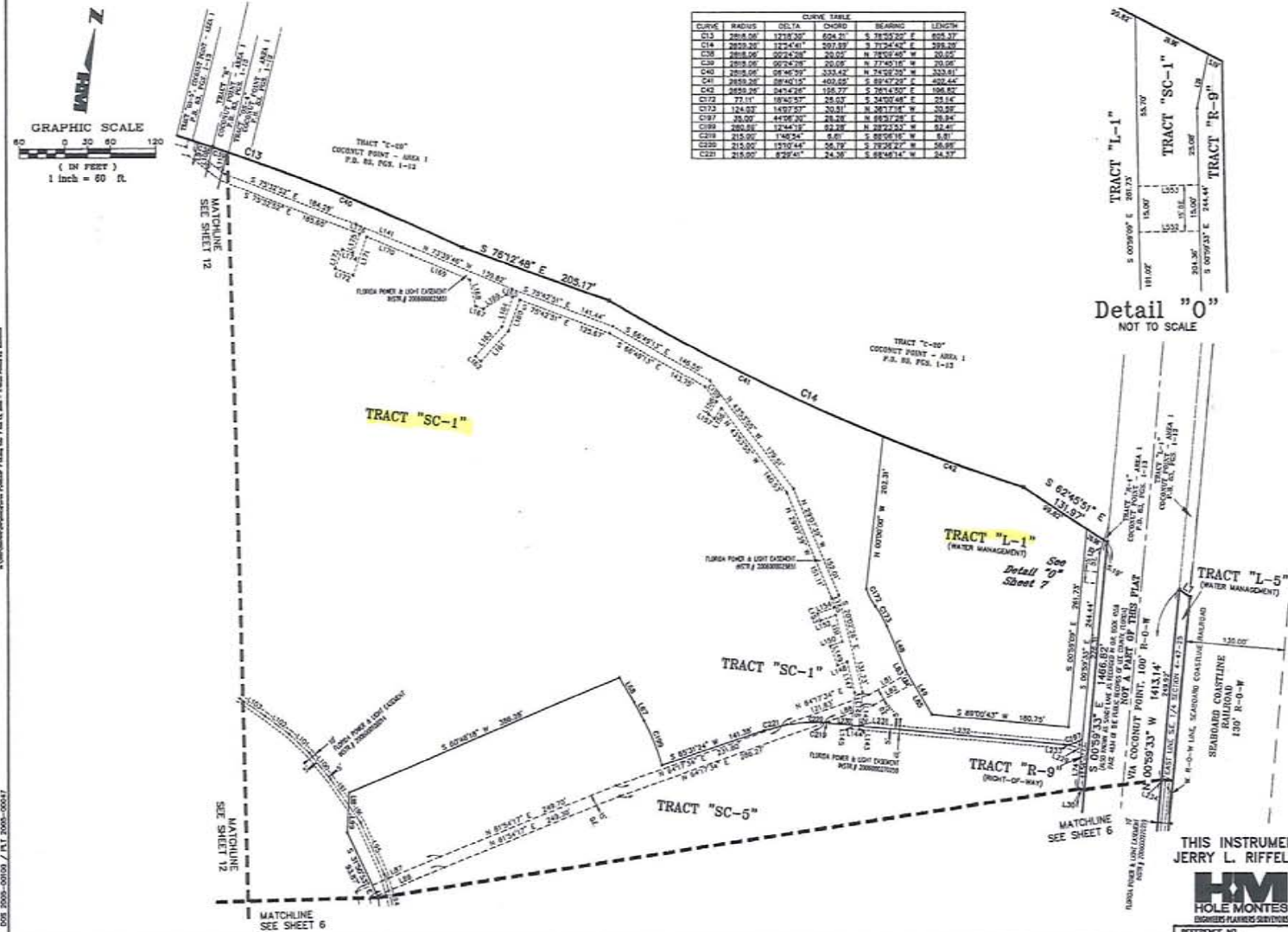
A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600409925
SHEET 7 of 12



CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C13	2818.00	1218.20	624.71	S 78°24'48" E	828.37
C14	2823.20	1224.41	627.87	S 77°24'42" E	838.20
C15	2818.00	1218.20	624.71	N 78°24'48" W	828.37
C16	2818.00	1218.20	624.71	N 77°45'18" W	733.06
C17	2818.00	1218.20	624.71	N 74°02'30" W	533.81
C18	2818.00	1218.20	624.71	S 87°42'22" E	498.44
C19	2818.00	1218.20	624.71	S 78°14'50" E	106.82
C20	77.01	1830.37	24.52	S 24°02'48" E	23.14
C21	124.82	1497.97	30.81	N 90°17'48" E	30.95
C22	75.00	4196.20	23.42	N 88°27'28" E	28.84
C23	200.00	1744.13	82.19	N 88°27'28" E	84.41
C24	215.00	1710.44	81.00	S 88°26'35" W	8.81
C25	215.00	1710.44	81.00	S 88°26'35" W	86.95
C26	215.00	1710.44	81.00	S 88°26'35" W	84.37

LINE	DIRECTION	DISTANCE
L1	S 82°45'31" E	17.02
L2	N 02°44'20" E	28.95
L3	N 02°44'20" E	28.95
L4	S 87°42'22" E	23.09
L5	S 11°24'00" W	18.28
L6	N 89°25'42" E	8.52
L7	N 89°25'42" E	83.95
L8	N 30°48'43" W	88.02
L9	S 24°02'48" E	27.82
L10	N 88°27'28" E	36.24
L11	S 00°28'14" E	88.00
L12	N 88°26'35" W	28.91
L13	N 88°26'35" W	20.00
L14	N 08°48'45" W	5.12
L15	N 08°48'45" W	13.01
L16	N 08°48'45" W	47.00
L17	N 64°17'34" E	88.27
L18	N 61°17'42" E	119.48
L19	N 01°17'42" E	106.52
L20	N 21°42'00" W	71.10
L21	N 80°26'48" E	74.52
L22	S 40°42'28" E	27.82
L23	S 40°42'28" E	42.10
L24	S 00°31'28" E	35.71
L25	S 45°14'00" E	44.70
L26	S 32°14'48" E	38.00
L27	S 00°20'32" E	29.88
L28	S 01°42'31" E	40.11
L29	S 72°42'00" E	83.44
L30	S 00°20'32" E	44.37
L31	S 00°20'32" E	5.00
L32	S 83°05'42" E	13.80
L33	S 83°05'42" E	27.00
L34	S 83°05'42" E	18.45
L35	S 00°00'00" E	38.32
L36	N 83°10'31" E	21.42
L37	N 28°30'30" E	10.00
L38	N 83°10'31" E	22.80
L39	S 22°45'42" W	18.54
L40	S 81°15'20" E	10.00
L41	S 27°45'42" W	18.87
L42	N 43°30'00" E	25.11
L43	N 147°00'00" E	43.45
L44	N 28°12'48" E	54.17
L45	S 83°17'42" E	10.00
L46	N 36°12'48" E	52.24
L47	N 147°00'00" E	41.32
L48	N 70°30'00" E	9.48
L49	S 21°25'28" W	22.61
L50	S 23°40'30" E	11.07
L51	N 189°00'00" E	28.84
L52	N 121°12'00" E	54.00
L53	N 74°20'48" W	83.82
L54	S 24°14'00" E	14.39
L55	S 74°20'48" W	22.41
L56	S 24°14'00" E	14.39
L57	S 131°12'00" E	27.47
L58	S 24°14'00" E	31.20
L59	N 29°54'42" W	12.40
L60	S 83°05'42" W	28.24
L61	S 83°05'42" W	15.00
L62	S 83°05'42" W	8.88
L63	S 24°14'00" E	18.88
L64	S 00°31'28" E	13.82
L65	S 88°26'35" W	18.82



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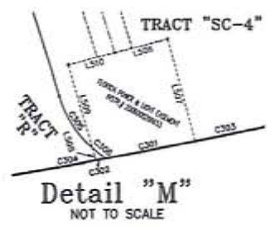
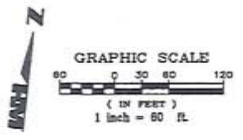
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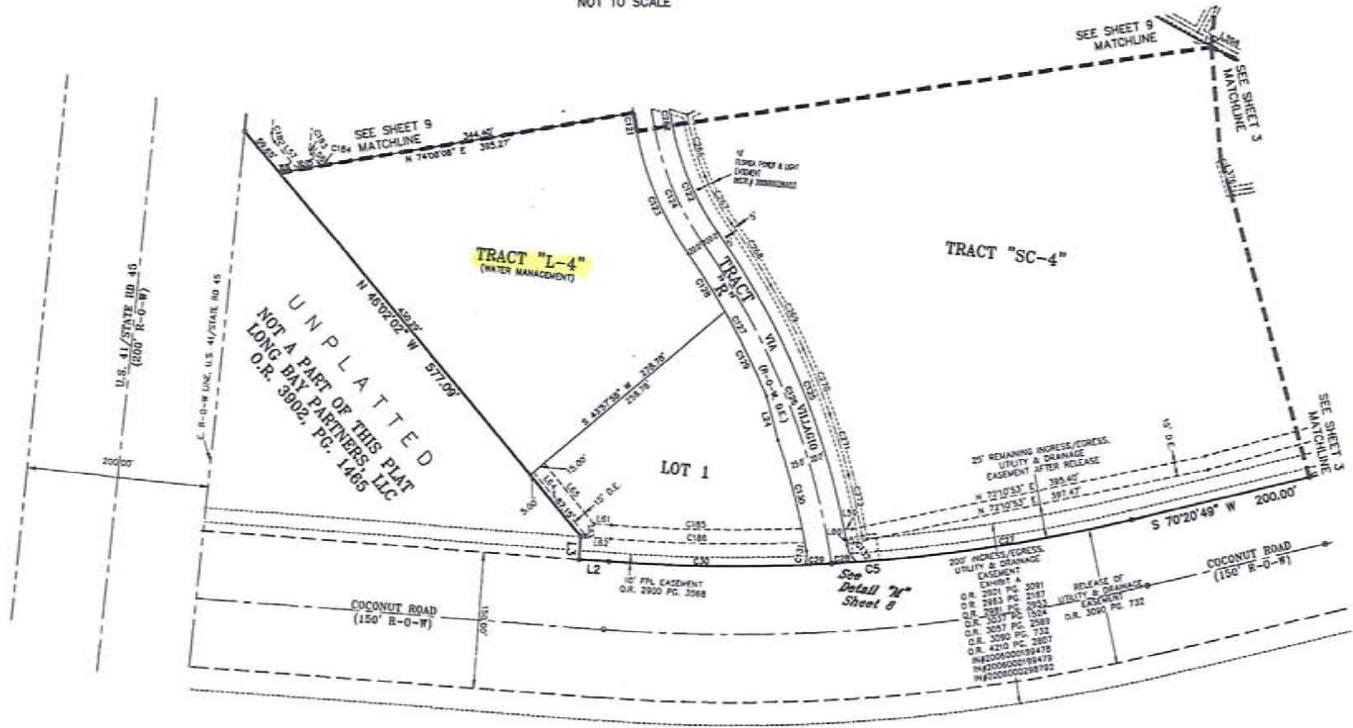
COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2006000409925
SHEET 8 of 12



LINE	DIRECTION	DISTANCE
L2	S 89°02'48" W	32.80'
L3	N 01°07'12" W	20.17'
L4	N 71°27'24" W	49.85'
L57	S 48°02'02" E	40.00'
L50	S 48°02'02" E	13.00'
L59	N 84°18'00" E	8.40'
L60	N 84°18'00" E	28.00'
L61	N 88°02'48" E	19.30'
L62	N 88°02'48" E	22.80'
L63	S 01°07'12" E	3.82'
L64	S 48°02'02" E	89.18'
L65	S 48°02'02" E	83.00'
L378	N 23°01'00" W	35.80'
L380	N 47°18'02" W	8.68'
L508	N 78°18'12" E	15.00'
L507	S 14°48'48" E	8.30'
L509	E 19°02'20" E	4.46'
L509	S 18°02'20" E	23.83'
L510	S 39°18'12" W	13.18'



CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C5	1875.00'	17°41'36"	578.92'	S 79°14'48" W	472.22'
C57	1875.00'	08°21'20"	308.84'	N 79°50'18" E	205.87'
C18	1875.00'	08°21'20"	308.84'	N 80°17'22" E	27.88'
C29	1875.00'	08°31'00"	318.89'	N 80°38'21" E	28.00'
C30	1875.00'	08°31'00"	318.89'	N 84°44'27" E	218.36'
C71	2334.34'	08°21'20"	307.79'	S 18°04'24" E	20.79'
C12	235.00'	22°09'11"	158.47'	S 28°49'33" E	128.91'
C23	335.00'	22°09'11"	148.89'	S 28°49'33" E	147.87'
C24	235.00'	22°09'11"	157.08'	S 28°49'33" E	138.29'
C75	850.41'	28°17'43"	389.59'	S 89°50'17" W	322.87'
C16	850.41'	28°17'43"	377.64'	N 89°55'34" W	380.85'
C27	810.41'	18°38'18"	177.82'	N 30°00'28" W	178.29'
C78	810.41'	07°17'41"	153.11'	N 32°28'41" W	103.18'
C29	810.41'	07°17'41"	153.11'	N 32°28'41" W	103.18'
C30	805.41'	08°32'41"	174.87'	N 22°28'28" W	124.80'
C71	50.00'	22°04'29"	15.41'	N 62°28'25" E	15.80'
C82	13.00'	45°36'12"	10.11'	S 22°08'24" E	10.20'
C83	7.00'	45°36'12"	5.44'	S 22°08'24" E	5.89'
C84	7.00'	59°54'29"	5.89'	S 73°30'00" E	7.30'
C85	1835.00'	08°21'20"	308.74'	N 84°44'14" E	202.86'
C86	1850.00'	08°21'20"	313.87'	N 84°44'20" E	213.00'
C88	384.00'	14°17'58"	170.79'	S 21°50'15" E	70.97'
C89	274.30'	14°17'58"	129.04'	S 35°19'15" E	50.15'
C88	844.89'	22°04'29"	80.20'	N 39°44'47" W	80.20'
C89	844.79'	22°04'29"	78.57'	N 39°44'51" W	78.78'
C90	804.88'	53°02'28"	77.83'	N 28°22'43" W	77.26'
C91	803.19'	43°02'48"	80.00'	N 27°10'44" W	80.10'
C92	843.12'	43°02'48"	88.04'	N 18°28'24" W	88.04'
C93	1875.00'	04°04'41"	24.92'	N 79°18'58" E	24.92'
C94	1875.00'	04°04'41"	24.92'	N 79°18'58" E	24.92'
C95	1875.00'	04°04'41"	24.92'	N 79°18'58" E	24.92'
C96	80.00'	28°20'28"	18.20'	S 21°21'54" E	17.62'
C97	80.00'	28°20'28"	17.71'	S 21°21'54" E	4.71'

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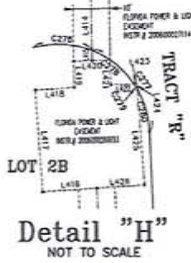
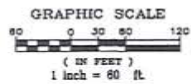
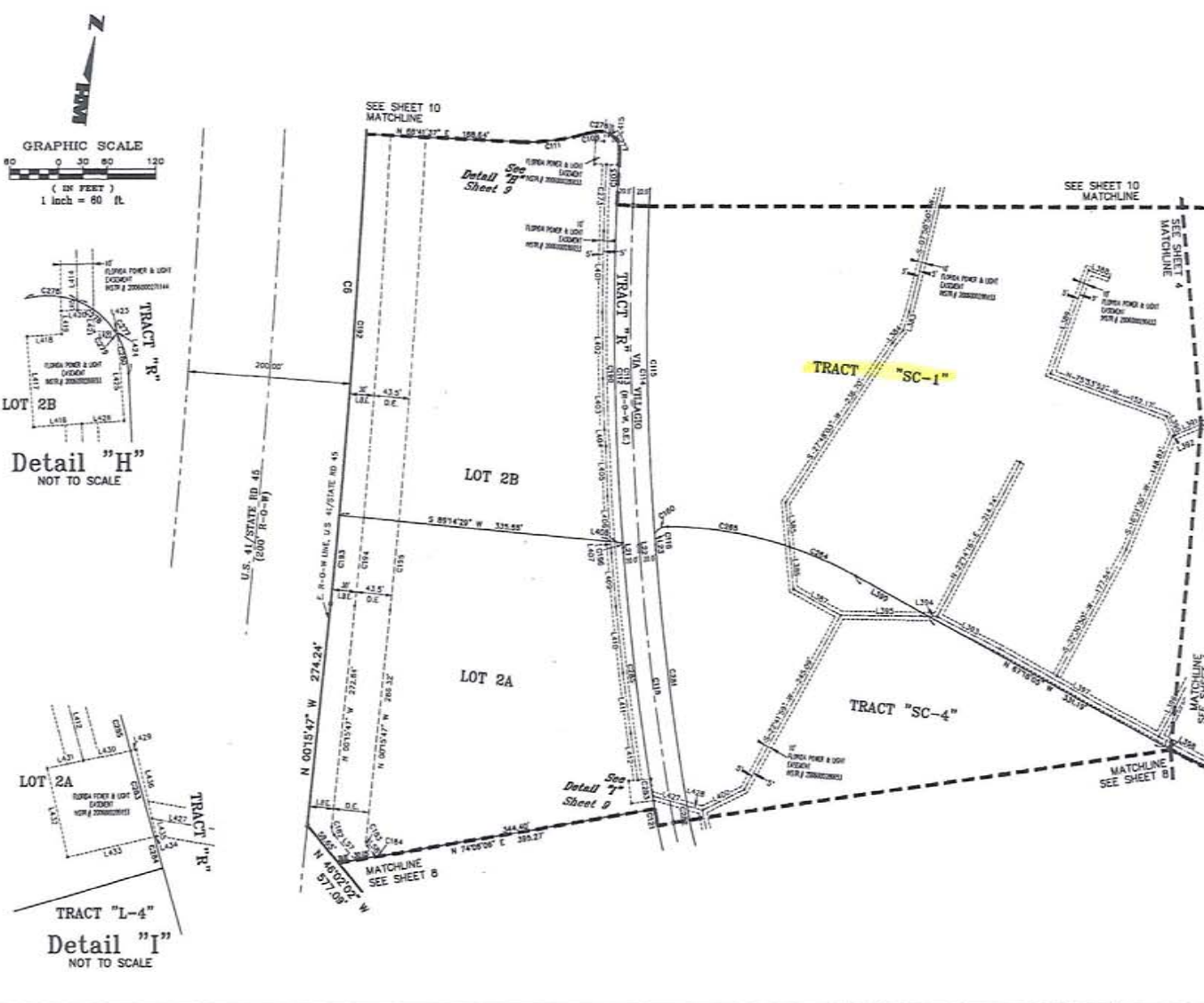
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COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600409925
SHEET 9 of 12



LINE TABLE				LINE TABLE			
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE		
L301	S 162°13'00" E	8.10'	L450	N 12°12'25" W	82.85'		
L302	S 102°13'00" E	18.15'	L451	N 12°29'07" W	74.97'		
L303	S 102°13'00" E	8.10'	L452	N 14°53'49" W	87.85'		
L304	S 48°02'00" E	49.82'	L453	S 02°44'27" E	2.85'		
L305	S 48°02'00" E	13.02'	L454	S 02°44'27" E	81.07'		
L306	S 02°44'27" E	9.00'	L455	S 02°44'27" E	2.87'		
L307	S 32°24'21" W	24.20'	L456	S 89°24'37" E	14.85'		
L308	S 32°24'21" W	13.02'	L457	N 03°24'48" W	37.99'		
L309	S 11°43'41" E	54.35'	L458	N 86°12'32" E	10.73'		
L310	S 11°43'41" E	24.20'	L459	S 02°44'27" E	2.82'		
L311	S 37°17'58" E	38.86'	L460	N 03°17'00" E	19.02'		
L312	S 37°17'58" E	49.82'	L461	S 02°44'27" E	8.87'		
L313	N 14°03'53" E	130.46'	L462	N 89°12'32" E	6.20'		
L314	S 89°12'32" E	24.20'	L463	N 89°12'32" E	0.24'		
L315	S 89°12'32" E	24.20'	L464	S 02°47'49" E	1.28'		
L316	S 60°14'49" E	1.17'	L465	S 02°47'49" E	28.22'		
L317	S 88°20'31" E	68.25'	L466	S 89°12'32" E	13.10'		
L318	N 84°23'08" E	2.80'	L467	N 89°12'32" E	45.25'		
L319	N 84°23'08" E	108.85'	L468	N 89°12'32" E	20.05'		
L320	N 24°02'43" E	89.50'	L469	N 78°38'02" E	14.62'		
L321	S 77°37'05" E	224.72'	L470	N 78°38'02" E	11.32'		
L322	N 87°18'02" E	9.28'	L471	N 78°38'02" E	11.32'		
L323	N 87°18'02" E	100.32'	L472	S 77°00'10" W	22.30'		
L324	N 87°18'02" E	24.20'	L473	S 77°00'10" W	22.30'		
L401	N 87°18'02" E	100.34'	L474	S 77°00'10" W	0.83'		
L402	N 86°27'03" E	81.89'	L475	S 12°48'20" E	5.69'		
L403	N 12°48'20" E	14.72'	L476	S 12°48'20" E	21.97'		
L404	N 12°48'20" E	20.37'					
L405	N 07°33'08" W	80.17'					
L406	N 00°03'20" W	32.85'					
L407	N 00°03'20" W	14.72'					
L408	S 82°12'20" W	13.04'					
L409	N 11°24'54" W	85.41'					

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C01	11381.18'	28°24'38"	1735.18'	S 02°21'57" E	11381.18'
C02	2820.02'	01°24'32"	83.42'	S 04°57'21" E	63.43'
C03	158.22'	06°09'23"	17.04'	S 31°00'28" W	17.04'
C04	141.85'	18°43'53"	28.59'	S 72°21'02" E	28.54'
C05	5479.62'	08°25'18"	430.09'	S 03°04'14" E	430.34'
C06	1428.02'	08°25'18"	417.67'	S 03°04'14" E	417.92'
C07	3428.62'	08°25'18"	415.20'	S 03°04'14" E	415.20'
C08	1428.02'	08°25'18"	400.60'	S 08°52'20" E	400.18'
C09	3428.62'	00°14'18"	13.21'	S 10°24'14" E	13.31'
C10	2274.24'	02°44'27"	328.62'	S 12°42'22" E	228.74'
C11	3284.34'	00°21'30"	10.73'	S 10°14'30" E	20.72'
C12	18.02'	81°12'43"	18.23'	S 53°48'44" W	18.24'
C13	13.02'	49°48'19"	13.11'	S 24°38'54" E	10.20'
C14	7.00'	44°04'37"	8.44'	S 23°28'54" E	5.89'
C15	7.00'	52°54'38"	8.99'	S 24°52'23" E	7.37'
C16	3479.62'	08°47'45"	414.50'	S 02°01'23" E	414.73'
C17	11381.18'	00°31'18"	469.30'	N 01°57'40" E	469.22'
C18	11381.18'	00°31'18"	108.80'	N 00°21'58" W	108.00'
C19	11381.18'	00°31'18"	109.30'	N 00°21'58" W	109.10'
C20	11381.18'	00°31'18"	109.30'	S 10°21'05" E	109.52'
C21	3479.62'	00°00'25"	5.50'	S 10°21'05" E	5.59'
C22	488.32'	102°42'50"	78.82'	N 72°30'30" W	28.24'
C23	488.32'	178°42'57"	152.80'	N 86°46'47" W	153.12'
C24	1888.82'	74°24'25"	80.82'	S 80°20'31" E	80.85'
C25	28.02'	33°37'33"	18.17'	N 87°00'00" W	18.41'
C26	28.02'	88°52'26"	27.25'	N 30°11'30" W	28.82'
C27	28.02'	44°57'25"	14.84'	N 02°14'20" W	14.84'
C28	28.02'	47°17'41"	17.30'	S 18°06'04" E	17.30'
C29	3284.34'	27°03'27"	317.88'	S 17°14'23" E	317.40'
C30	3284.34'	01°47'45"	37.22'	S 14°20'31" E	37.32'
C31	3284.34'	01°47'45"	3.92'	S 15°48'52" E	3.92'
C32	3284.34'	45°43'18"	280.63'	S 12°34'02" E	280.71'

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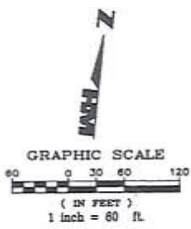
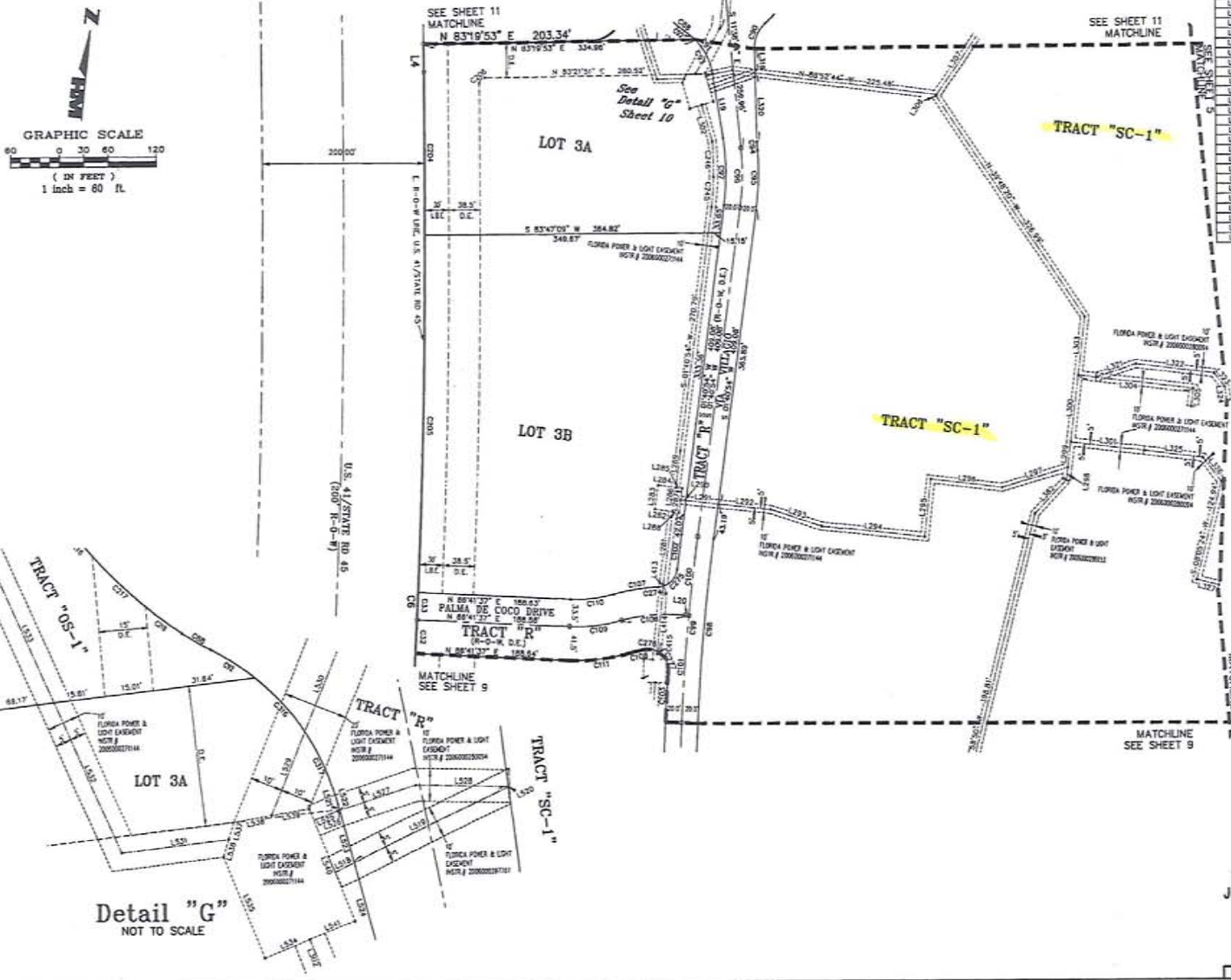
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JERRY L. RIFFELMACHER, P.S.M. #6130

REFERENCE: NEL DRAWN BY: EBN

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2006000409925
SHEET 10 of 12



LINE	CHORD	DISTANCE	LINE	DIRECTION	DISTANCE
L14	N 06°40'07" W	24.66'	L319	N 07°42'18" E	20.16'
L15	N 15°33'28" W	81.87'	L320	S 07°23'15" E	85.09'
L16	S 89°21'12" E	4.84'	L321	N 89°54'45" E	91.79'
L17	S 01°23'57" W	89.93'	L322	S 89°21'15" E	98.82'
L18	N 87°58'24" W	22.18'	L323	S 44°41'18" E	20.77'
L19	N 89°03'58" E	30.00'	L324	S 14°28'50" E	17.60'
L20	S 87°56'24" E	91.84'	L325	S 89°21'15" E	72.88'
L21	S 87°56'24" E	8.18'	L326	S 44°41'18" E	27.42'
L22	S 07°03'58" W	14.48'	L327	S 81°54'50" E	27.80'
L23	S 07°03'58" W	15.57'	L328	S 30°54'18" W	26.97'
L24	N 87°56'24" W	7.81'	L329	S 50°44'30" E	2.88'
L25	S 21°23'27" W	48.74'	L330	S 00°44'30" E	81.07'
L26	S 89°21'15" E	8.26'	L331	S 00°44'30" E	3.87'
L27	S 89°21'15" E	45.02'	L332	S 84°19'21" W	6.50'
L28	S 82°58'19" E	24.77'	L333	S 84°19'21" W	53.03'
L29	S 79°00'21" E	68.77'	L334	S 64°19'21" W	9.44'
L30	S 89°00'00" E	128.21'	L335	N 15°09'50" W	1.78'
L31	N 00°00'00" E	71.88'	L336	N 15°09'50" W	5.27'
L32	S 89°21'18" E	58.91'	L337	N 15°09'50" W	18.82'
L33	N 89°21'18" E	54.44'	L338	N 12°03'25" W	83.37'
L34	S 00°38'41" W	15.81'	L339	S 68°02'21" W	7.79'
L35	N 00°38'41" E	21.20'	L340	S 71°41'50" W	0.79'
L36	N 00°38'41" E	69.78'	L341	S 71°41'50" W	24.80'
L37	S 87°21'15" E	81.00'	L342	N 88°52'44" W	28.25'
L38	S 22°06'28" E	48.88'	L343	N 22°41'19" E	27.84'
L39	N 00°38'41" E	72.82'	L344	N 22°41'19" E	24.71'
L40	S 89°21'18" E	142.88'	L345	S 24°03'28" E	20.87'
L41	S 01°03'53" W	22.21'	L346	S 24°03'28" E	11.82'
L42	N 28°06'49" E	1.47'	L347	S 24°03'28" E	58.83'
L43	N 28°06'49" E	87.89'	L348	S 87°52'33" W	15.00'

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C8	11891.18'	98°24'22"	1294.19'	N 03°22'57" W	1294.87'
C9	11891.18'	00°17'38"	43.50'	N 03°17'24" E	43.50'
C10	11891.18'	00°00'56"	15.85'	S 03°24'31" W	15.85'
C11	81.00'	07°18'41"	10.28'	S 93°52'00" E	10.28'
C12	40.00'	42°28'32"	28.45'	S 17°18'01" W	28.45'
C13	75.00'	48°00'22"	81.45'	N 39°07'41" E	81.45'
C14	75.00'	12°12'57"	15.86'	N 87°52'45" E	15.89'
C15	75.00'	28°07'34"	46.25'	N 33°13'40" W	47.21'
C16	125.00'	03°28'24"	10.46'	S 89°17'20" E	10.46'
C17	315.00'	13°10'20"	73.17'	N 84°58'38" W	73.27'
C18	289.62'	12°26'32"	63.87'	N 06°44'32" W	63.92'
C19	2480.00'	00°17'31"	218.85'	S 00°57'41" E	219.09'
C20	2500.00'	00°17'31"	210.83'	S 00°27'41" E	210.91'
C21	2500.00'	02°4'58"	26.15'	S 00°33'22" W	26.16'
C22	2500.00'	03°05'30"	132.23'	S 03°09'41" E	132.25'
C23	2520.00'	00°29'04"	43.30'	S 01°11'22" W	43.30'
C24	2500.00'	01°18'32"	81.42'	S 02°33'21" E	81.42'
C25	200.00'	72°31'56"	78.85'	N 04°02'51" E	78.85'
C26	200.00'	13°20'25"	54.99'	S 74°46'23" W	55.11'
C27	198.20'	08°09'21"	17.00'	S 71°09'22" W	17.04'
C28	198.20'	18°26'33"	15.97'	N 72°21'02" E	15.91'
C29	198.20'	18°26'33"	15.97'	N 73°11'02" E	15.91'
C30	241.50'	18°40'53"	28.30'	N 77°21'02" E	28.34'
C31	11991.18'	00°17'31"	309.65'	N 04°10'23" W	309.65'
C32	11991.18'	02°11'01"	443.06'	N 04°19'07" E	443.06'
C33	7.00'	89°57'28"	9.90'	S 38°23'07" W	10.09'
C34	141.00'	9°44'45"	22.77'	S 49°59'45" E	22.75'
C35	141.00'	9°28'45"	13.83'	N 53°23'44" E	13.83'
C36	280.00'	7°28'01"	38.61'	N 03°03'52" W	38.84'
C37	618.81'	6°24'24"	83.77'	N 02°11'00" W	83.78'
C38	25.00'	14°47'34"	8.44'	N 74°08'12" E	8.44'
C39	25.00'	88°02'48"	31.85'	N 87°43'04" E	28.20'
C40	25.00'	37°37'13"	18.52'	N 87°11'00" E	18.41'
C41	25.00'	88°02'48"	31.85'	N 30°11'15" W	28.82'
C42	75.00'	17°27'12"	72.78'	N 43°33'24" E	22.85'
C43	75.00'	18°40'22"	24.33'	N 24°30'00" E	24.44'

THIS INSTRUMENT WAS PREPARED BY
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REFERENCE NO. DRAWN BY SHEET

DDG 2004-0000A
DDG 2004-0000B
DDG 2004-0000C
DDG 2004-0000D
DDG 2004-0000E
DDG 2004-0000F
DDG 2004-0000G
DDG 2004-0000H
DDG 2004-0000I
DDG 2004-0000J

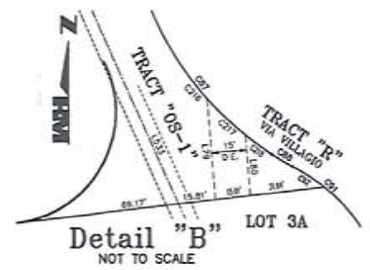
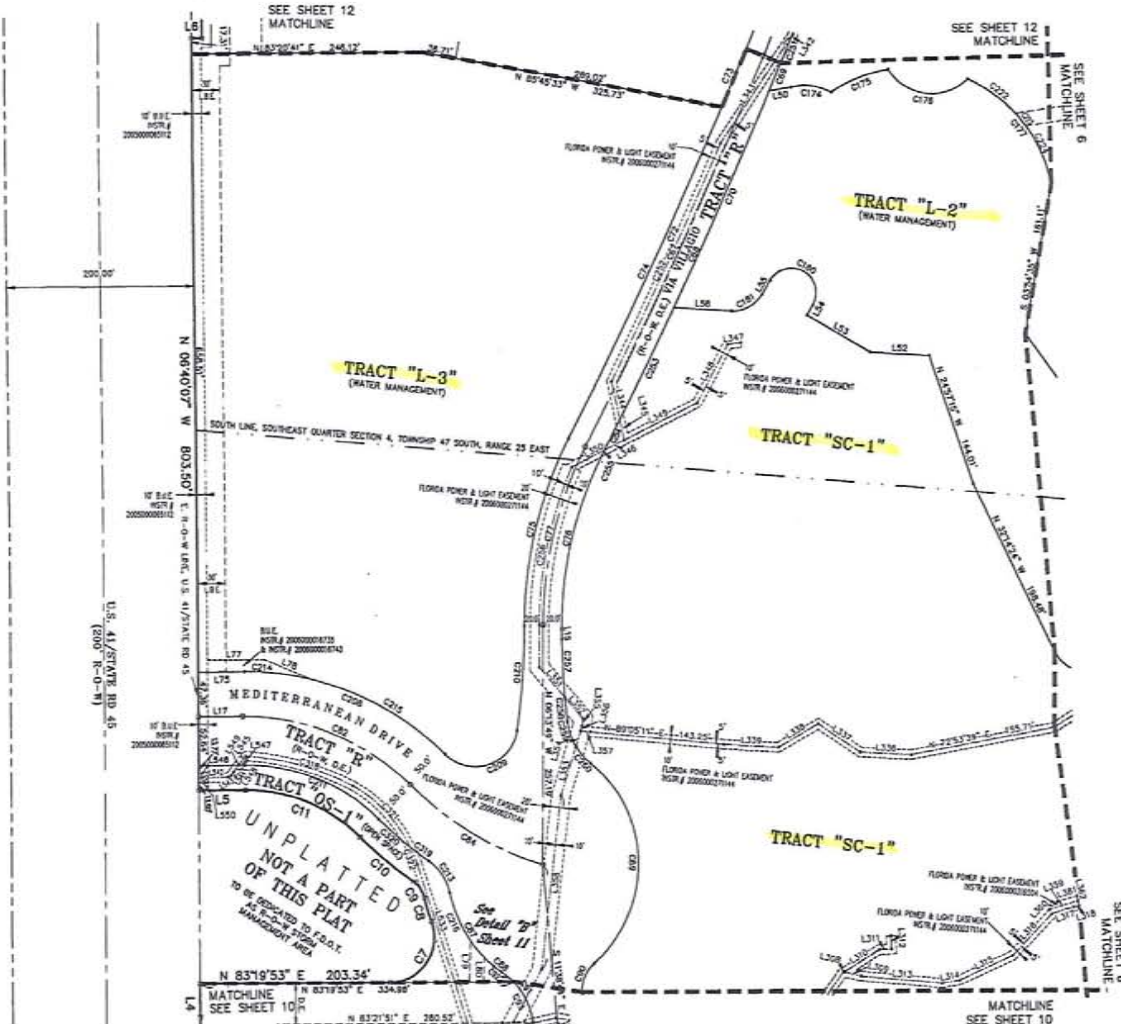
COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 20060040925
SHEET 11 of 12



LINE	DIRECTION	DISTANCE
L4	N 08°40'07" W	34.08'
L5	S 83°22'21" W	49.05'
L6	S 84°19'52" W	30.00'
L7	S 08°01'47" E	10.64'
L17	N 83°22'21" E	47.28'
L50	N 74°52'34" E	23.55'
L52	S 87°14'44" E	53.30'
L53	N 89°48'05" E	77.85'
L54	N 23°27'05" E	32.41'
L55	S 24°48'21" E	17.01'
L56	S 89°57'44" E	61.42'
L79	N 83°20'21" E	49.88'
L77	S 83°20'21" E	50.96'
L78	N 72°43'48" E	54.31'
L79	N 04°38'55" E	43.43'
L80	N 04°38'55" E	25.82'
L309	S 83°21'44" E	18.82'
L310	N 50°28'07" E	44.12'
L311	N 81°50'56" E	13.14'
L312	N 08°29'24" E	13.50'
L313	N 88°50'47" E	86.80'
L314	N 73°22'14" E	19.12'
L315	N 59°27'37" E	81.29'
L316	N 72°24'01" E	55.63'
L317	N 83°22'28" E	24.02'
L318	N 88°20'58" E	8.71'
L319	N 88°20'58" E	8.71'
L320	S 88°20'58" E	54.81'
L321	S 87°18'46" E	53.72'
L322	N 52°28'25" E	49.42'
L323	N 88°20'58" E	58.79'
L324	N 72°22'58" E	156.42'
L344	N 18°02'02" W	42.08'
L345	N 18°02'02" W	22.27'
L346	N 58°40'21" E	23.91'
L347	N 77°11'20" E	13.29'
L348	N 21°28'28" E	70.27'
L349	N 58°40'21" E	87.22'
L350	N 58°40'21" E	29.57'
L351	N 48°28'22" E	52.03'
L352	N 48°28'22" E	28.22'
L353	N 102°22'06" E	55.92'
L354	N 102°22'06" E	17.28'
L355	N 09°24'49" E	8.31'
L356	N 102°22'06" E	5.42'
L357	N 89°29'11" E	10.13'
L358	N 02°00'20" E	108.45'
L359	S 88°33'36" E	25.38'
L360	N 27°28'01" E	12.20'
L361	N 87°07'52" E	20.18'
L362	S 81°24'54" E	5.47'
L363	S 24°01'28" E	131.48'
L364	N 84°22'14" E	31.17'
L365	N 84°22'14" E	4.11'
L366	N 25°53'20" E	4.47'
L367	N 32°24'36" E	12.24'
L368	S 83°22'21" W	42.45'
L369	S 83°22'21" W	7.37'
L370	N 28°46'49" E	9.24'
L371	N 28°46'49" E	0.81'
L372	N 83°19'43" E	10.00'
L373	N 08°40'07" W	35.22'



CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C7	47.62'	110°24'00"	78.22'	N 28°24'32" E	91.86'
C8	158.88'	238°52"	326.87'	N 22°44'28" E	278.48'
C9	27.37'	431°37"	20.15'	N 39°53'58" W	20.82'
C10	419.28'	101°42"	74.80'	N 58°23'24" W	74.00'
C11	172.25'	42°12'	132.87'	N 73°28'53" W	136.45'
C12	8708.53'	0°49'36"	408.83'	N 18°22'21" E	498.27'
C13	5723.53'	0°42'30"	460.45'	N 18°22'21" E	460.28'
C14	5723.53'	0°07'12"	32.24'	N 18°18'50" E	32.04'
C15	5723.53'	0°23'32"	262.28'	N 17°44'13" E	223.42'
C16	5885.83'	0°42'30"	457.24'	N 18°22'21" E	457.28'
C17	3033.33'	0°42'30"	87.17'	N 18°22'21" E	67.17'
C18	2623.33'	0°32'55"	193.75'	N 18°47'41" E	201.12'
C19	2623.33'	0°32'55"	51.28'	S 89°50'20" E	53.34'
C20	305.15'	273°32"	188.68'	S 08°38'58" W	105.02'
C21	418.15'	283°24"	193.75'	S 07°15'58" W	194.58'
C22	78.00'	43°02'24"	91.28'	S 37°12'23" W	105.91'
C23	250.00'	45°42'37"	194.20'	N 73°48'11" W	199.45'
C24	241.40'	283°20'	188.81'	S 89°50'28" E	187.49'
C25	148.00'	37°24'36"	91.28'	S 27°14'22" E	93.45'
C26	88.00'	37°18'41"	10.25'	S 52°22'05" E	10.20'
C27	148.00'	38°24'31"	214.29'	N 57°24'28" E	243.41'
C28	45.00'	42°22'33"	13.48'	S 17°18'20" W	24.50'
C29	75.00'	48°27'35"	81.42'	N 30°20'14" W	83.38'
C30	75.00'	183°22"	15.98'	N 57°24'21" W	15.99'
C31	75.00'	38°37'24"	48.31'	N 37°14'58" W	47.29'
C32	152.27'	41°47'48"	83.25'	S 89°27'41" W	84.34'
C33	152.27'	244°3'00"	65.08'	S 62°08'24" W	65.57'
C34	65.13'	104°40'24"	80.54'	S 89°38'20" E	87.81'
C35	152.27'	41°47'48"	83.25'	N 44°45'44" E	148.84'
C36	58.17'	178°16'45"	52.33'	N 67°38'18" W	61.87'
C37	35.82'	82°11'21"	37.67'	N 59°24'03" E	38.95'
C38	300.00'	45°24'48"	325.41'	N 73°28'53" W	208.65'
C39	45.00'	172°1'58"	50.81'	N 69°28'58" E	59.80'
C40	788.00'	81°42'	112.04'	N 04°18'21" W	112.13'
C41	200.00'	48°21'58"	194.21'	S 73°28'53" W	158.31'
C42	25.00'	43°31'22"	40.50'	N 39°23'06" E	41.50'
C43	200.00'	124°2'27"	71.91'	N 89°48'48" W	71.88'
C44	200.00'	213°21"	184.82'	N 67°20'22" W	188.97'
C45	148.00'	73°02'13"	58.33'	S 28°41'18" E	58.77'
C46	148.00'	81°45'	84.48'	S 89°58'45" E	22.79'
C47	148.00'	238°41"	13.53'	S 52°22'58" E	13.92'
C48	152.27'	242°42'	83.25'	N 80°27'02" W	87.95'
C49	152.27'	114°02'	114.65'	N 69°28'58" E	117.49'
C50	152.27'	394°7'50"	67.82'	N 59°28'07" E	88.41'
C51	120.00'	125°25'	30.40'	N 12°28'22" E	30.40'
C52	5659.83'	74°8'24"	273.47'	N 19°23'45" E	282.50'
C53	5723.53'	120°54"	533.37'	N 19°40'51" E	533.37'
C54	5723.53'	0°21'30"	36.40'	N 20°24'29" E	36.40'
C55	5723.53'	0°21'30"	8.27'	S 78°44'21" E	8.27'
C56	438.15'	205°48"	170.47'	S 02°20'30" E	171.77'
C57	728.00'	428°23"	82.13'	S 02°28'58" E	82.14'
C58	768.00'	120°21'	28.81'	S 12°15'20" E	29.81'
C59	78.00'	214°42'00"	82.87'	S 28°53'15" E	29.00'
C60	78.00'	193°45'02"	24.19'	N 46°53'15" E	24.31'
C61	279.81'	24°28'07"	119.14'	N 80°21'24" W	120.00'
C62	191.40'	73°28'25"	24.84'	S 59°44'21" E	24.84'
C63	391.40'	83°27'58"	45.28'	S 54°27'20" E	45.31'
C64	158.24'	324°28"	89.81'	N 49°14'18" W	91.21'
C65	158.24'	721°32"	18.98'	N 28°46'14" W	19.02'

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COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600040925
SHEET 12 of 12

Detail "F"
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft

Detail "E"
NOT TO SCALE

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C12	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C15	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C16	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C17	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C18	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'

LINE	DIRECTION	DISTANCE
L1	S 87°31'35" W	20.55'
L2	S 07°44'48" E	23.52'
L3	S 07°44'48" E	23.52'
L4	S 07°44'48" E	23.52'
L5	S 07°44'48" E	23.52'
L6	S 87°31'35" W	20.55'
L7	N 82°54'31" E	184.71'
L8	N 82°54'31" E	184.71'

Detail "D"
NOT TO SCALE



LINE	DIRECTION	DISTANCE
L9	S 27°28'29" E	21.24'
L10	N 87°46'38" E	30.55'
L11	S 07°44'48" E	23.52'
L12	S 07°44'48" E	23.52'
L13	S 07°44'48" E	23.52'
L14	S 07°44'48" E	23.52'
L15	S 07°44'48" E	23.52'
L16	S 07°44'48" E	23.52'
L17	N 82°54'31" E	184.71'
L18	N 82°54'31" E	184.71'
L19	N 82°54'31" E	184.71'
L20	N 82°54'31" E	184.71'
L21	N 82°54'31" E	184.71'
L22	N 82°54'31" E	184.71'
L23	N 82°54'31" E	184.71'
L24	N 82°54'31" E	184.71'
L25	N 82°54'31" E	184.71'
L26	N 82°54'31" E	184.71'
L27	N 82°54'31" E	184.71'
L28	N 82°54'31" E	184.71'
L29	N 82°54'31" E	184.71'
L30	N 82°54'31" E	184.71'
L31	N 82°54'31" E	184.71'
L32	N 82°54'31" E	184.71'
L33	N 82°54'31" E	184.71'
L34	N 82°54'31" E	184.71'
L35	N 82°54'31" E	184.71'
L36	N 82°54'31" E	184.71'
L37	N 82°54'31" E	184.71'
L38	N 82°54'31" E	184.71'
L39	N 82°54'31" E	184.71'
L40	N 82°54'31" E	184.71'
L41	N 82°54'31" E	184.71'
L42	N 82°54'31" E	184.71'
L43	N 82°54'31" E	184.71'
L44	N 82°54'31" E	184.71'
L45	N 82°54'31" E	184.71'
L46	N 82°54'31" E	184.71'
L47	N 82°54'31" E	184.71'
L48	N 82°54'31" E	184.71'
L49	N 82°54'31" E	184.71'
L50	N 82°54'31" E	184.71'

LINE	DIRECTION	DISTANCE
L51	N 27°28'29" E	21.24'
L52	S 27°28'29" E	21.24'
L53	N 27°28'29" E	21.24'
L54	S 27°28'29" E	21.24'
L55	N 27°28'29" E	21.24'
L56	S 27°28'29" E	21.24'
L57	N 27°28'29" E	21.24'
L58	S 27°28'29" E	21.24'
L59	N 27°28'29" E	21.24'
L60	S 27°28'29" E	21.24'
L61	N 27°28'29" E	21.24'
L62	S 27°28'29" E	21.24'
L63	N 27°28'29" E	21.24'
L64	S 27°28'29" E	21.24'
L65	N 27°28'29" E	21.24'
L66	S 27°28'29" E	21.24'
L67	N 27°28'29" E	21.24'
L68	S 27°28'29" E	21.24'
L69	N 27°28'29" E	21.24'
L70	S 27°28'29" E	21.24'
L71	N 27°28'29" E	21.24'
L72	S 27°28'29" E	21.24'
L73	N 27°28'29" E	21.24'
L74	S 27°28'29" E	21.24'
L75	N 27°28'29" E	21.24'
L76	S 27°28'29" E	21.24'
L77	N 27°28'29" E	21.24'
L78	S 27°28'29" E	21.24'
L79	N 27°28'29" E	21.24'
L80	S 27°28'29" E	21.24'

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C12	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C15	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C16	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C17	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C18	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C19	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C20	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C21	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C22	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C23	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C24	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C25	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C26	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C27	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C28	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C29	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C30	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C31	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C32	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C33	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C34	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C35	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C36	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C37	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C38	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C39	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C40	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C41	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C42	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C43	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C44	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C45	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C46	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C47	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C48	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C49	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C50	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C51	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C52	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C53	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C54	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C55	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C56	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C57	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C58	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C59	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C60	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C61	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C62	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C63	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C64	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C65	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C66	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C67	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C68	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C69	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C70	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C71	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C72	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C73	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
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C91	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
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C97	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C98	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C99	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C100	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C101	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C102	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C103	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C104	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C105	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C106	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C107	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C108	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C109	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C110	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C111	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C112	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C113	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C114	1085.81	87.60°	184.62'	N 82°54'31" E	184.71'
C115	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C116	1200.00	107.20°	230.44'	N 59°16'34" E	230.74'
C117	1200.00	72.42°	176.85'	N 14°25'00" E	176.85'
C118	1200.00	178.39°	30.40'	N 15°28'24" E	30.40'
C119	1085.81	274.48°	21.68'	N 36°24'45" E	21.68'
C120	1085.81	87.60°	184.62'	N 82°54'31" E	

RESOLUTION NUMBER Z-12-017

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, Coconut Point Developers, LLC, to amend 110± acres of the Mixed Use Planned Development (MPD) zoning, in reference to Coconut Point; and,

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised and held on June 21, 2012; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2012-00017 and recommended approval with conditions of the request; and

WHEREAS, a second public hearing was advertised and held on November 5, 2012 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend 110± acres of the MPD to allow live outdoor entertainment in association with restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B. The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions specified in Section B below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development and use of the property within the Coconut Point development must be consistent with the original zoning approval adopted in Zoning Resolution Z-02-009, as amended.

2. The approved Schedule of Uses is hereby amended as follows for Restaurants with approved Consumption on Premises with outdoor seating:

**Permitted uses within Tracts 2A and Tract 2B:
(Regional Mall Parcel)**

COP - live outdoor entertainment, solely in conjunction with a Restaurant (not Restaurant, fast food) with approved Consumption on Premises and outdoor seating, subject to Condition 26.

3. Condition 26 is hereby added, as follows:

Live Outdoor Entertainment

Live Outdoor Entertainment is an accessory use to the approved Consumption on Premises (COP) use, and is subject to the following:

- a. This accessory use may only be located within the identified area of the COP in association with the outdoor seating for a restaurant located within Tract SC-1, Coconut Point Area 2, according to the plat thereof as recorded in Instrument No. 2006000409925 of the Public Records of Lee County, Florida.
- b. The following restaurants with existing COPs and outdoor seating are hereby allowed to have Live Outdoor Entertainment. Upon approval by the Board of County Commissioners, Development Review Staff will issue administrative amendments for each of these COPs, revising their conditions and limitations to conform to those being imposed herein.

COP2006-00035, amended by COP2006-00035A, Ted's Montana Grill
COP2006-00150, amended by COP2006-00150B, Blue Water Bistro
COP2006-00169, amended by COP2006-00169A, The Grape
COP2006-00176, amended by COP2006-00176A, California Pizza Kitchen
COP2007-00065, Grand Cafe
COP2007-00093, Moe's Southwest Grill
COP2007-00134, Hurricane's Grill and Wings
COP2007-00194, amended by COP2007-00194A, Pagelli's Cucina
COP2008-00007, Hemingway's Island Grill
COP2008-00103, Tony Sacco's Coal Oven Pizza
COP2008-00152, Stir Crazy
COP2012-00060, Chuey's Tacos

- c. Prior to establishing the use of any other new Live Outdoor Entertainment, each Restaurant seeking the use must obtain an Administrative Amendment of the approved planned development which can be combined with a COP with outdoor seating. As part of this application, the COP Applicant must include a copy of a Noise Abatement Plan, and a Site Plan showing the proposed location of the use.

- d. Within 30 days of the approval of this amendment of the planned development by the Board of County Commissioners, the property owner (currently identified as Coconut Point Developers LLC) must send a letter to every owner of record within 2,500 feet of the boundaries of the regional mall parcel. The letter must include a phone number for people to call to register a complaint in the event they are disturbed by outdoor entertainment at the mall. If the contact information is changed in the future, a new letter must be sent out in accordance with this condition. A copy of said letter will be provided to the Director of Lee County Department of Community Development for inclusion in the official zoning file for this case.
 - e. The Noise Abatement Plan must, at a minimum, address hours of operation and methods by which noise will be limited to a conversational level at all regional mall boundary lines.
 - f. All outdoor entertainment plans will require the activity to cease by 11:30 PM unless the Restaurant applies for and receives permission to operate later through the County public hearing process amending the COP approval, or unless the existing COP – with outdoor entertainment - has already received a later closing time in the approval of that COP.
4. Temporary Use Permits, as provided for in §34-210, are not prohibited by these conditions.
 5. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

SECTION C. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property

SECTION D. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;

- d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location;
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

Commissioner Judah made a motion to adopt the foregoing resolution, seconded by Commissioner Hall. The vote was as follows:

John Manning	Aye
Brian Bigelow	Absent
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

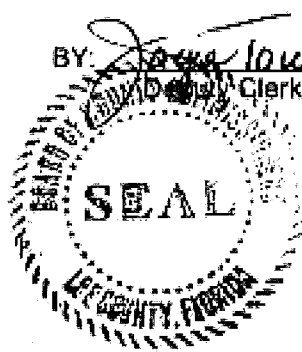
DULY PASSED AND ADOPTED this 5th day of November, 2012.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Charlie Green*
Clerk

BY: *John Manning*
John Manning, Chair



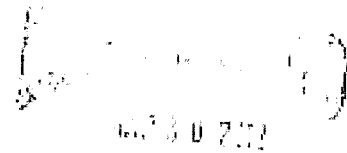
Approved as to form by:

John J. Fredyma
John J. Fredyma
Assistant County Attorney
County Attorney's Office

LEGAL DESCRIPTION

Tracts SC-1, SC-2, SC-3, OS-1, L-1, L-2, L-3, L-4, and L-5, and Lot 7, Coconut Point Area 2, according to the plat thereof as recorded in Instrument No. 2006000409925 of the Public Records of Lee County, Florida.

DC12012-00017



0030700

COMMUNITY DEVELOPMENT

4.6.12

APPROVED

LEGAL

COCONUT POINT - AREA 2

DISTR. 9 Book Number 41.5
SHEET 1 of 12

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

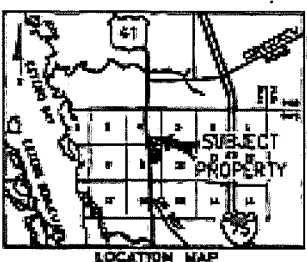
DEDICATION

1. A dedication for the roads, drainage, water and sewer facilities is hereby made by the developer to the county of Lee, Florida, for the use and benefit of the public.

- The roads to be dedicated shall be as shown on the attached plat.
- The drainage system to be dedicated shall be as shown on the attached plat.
- The water and sewer facilities to be dedicated shall be as shown on the attached plat.
- The dedication shall include the right to construct, maintain and improve the roads, drainage, water and sewer facilities.
- The dedication shall be subject to the approval of the county commissioners.
- The dedication shall be subject to the approval of the Florida Department of Transportation.
- The dedication shall be subject to the approval of the Florida Department of Environmental Protection.
- The dedication shall be subject to the approval of the Florida Department of Agriculture.
- The dedication shall be subject to the approval of the Florida Department of Health.
- The dedication shall be subject to the approval of the Florida Department of Banking and Finance.
- The dedication shall be subject to the approval of the Florida Department of State.
- The dedication shall be subject to the approval of the Florida Department of Education.
- The dedication shall be subject to the approval of the Florida Department of Corrections.
- The dedication shall be subject to the approval of the Florida Department of Insurance.
- The dedication shall be subject to the approval of the Florida Department of Law Enforcement.
- The dedication shall be subject to the approval of the Florida Department of Military Affairs.
- The dedication shall be subject to the approval of the Florida Department of Natural Resources.
- The dedication shall be subject to the approval of the Florida Department of Transportation.
- The dedication shall be subject to the approval of the Florida Department of Environmental Protection.
- The dedication shall be subject to the approval of the Florida Department of Agriculture.
- The dedication shall be subject to the approval of the Florida Department of Health.
- The dedication shall be subject to the approval of the Florida Department of Banking and Finance.
- The dedication shall be subject to the approval of the Florida Department of State.
- The dedication shall be subject to the approval of the Florida Department of Education.
- The dedication shall be subject to the approval of the Florida Department of Corrections.
- The dedication shall be subject to the approval of the Florida Department of Insurance.
- The dedication shall be subject to the approval of the Florida Department of Law Enforcement.
- The dedication shall be subject to the approval of the Florida Department of Military Affairs.
- The dedication shall be subject to the approval of the Florida Department of Natural Resources.

NOTICE

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSIGNMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.



LOCATION MAP

THE PLAN AS RECORDED IN ITS OFFICE FILE IS THE OFFICIAL RECORD OF THE SUBDIVISION UNLESS OTHERWISE NOTED AND SHALL IN AN ASSIGNMENT BE SUPPLEMENTED BY ANY OTHER CHANGES OR INSTRUMENTS OF THE PART. THERE MAY BE ADDITIONAL INSTRUMENTS WHICH ARE NOT RECORDED AND THIS PLAT THEM MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COUNTY APPROVALS:

[Signatures and stamps of county officials]

CLERK OF COURT CERTIFICATION:

[Signature and stamp of clerk of court]

REVIEW BY COUNTY PROFESSIONAL SURVEYOR & MAPPER:

[Signature and stamp of professional surveyor]

SURVEYOR'S CERTIFICATION:

[Signature and stamp of surveyor]

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RUTLANDER, P.S.M. (6130)



ACKNOWLEDGEMENT
[Signatures and stamps of grantors]

ACKNOWLEDGEMENT
[Signatures and stamps of grantee]

COCONUT POINT - AREA 2

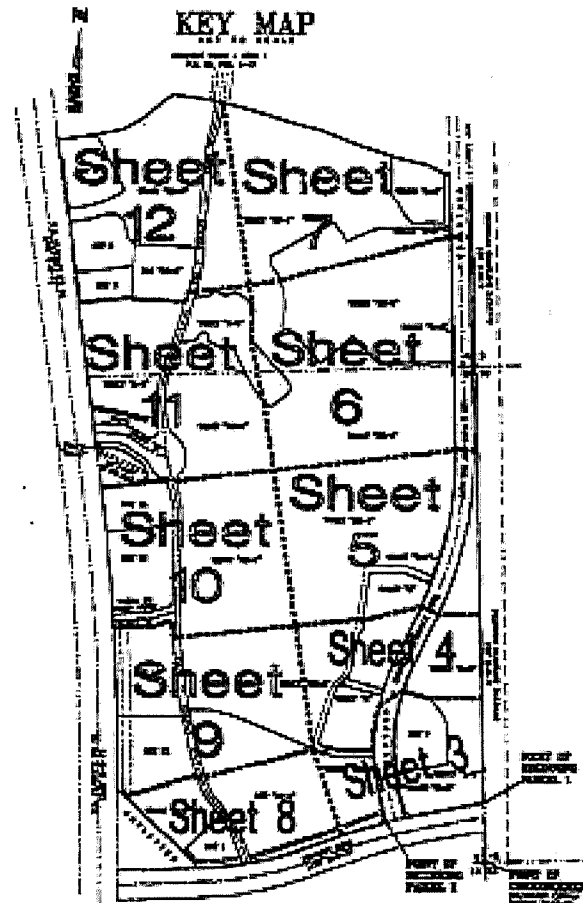
A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DATE: 8/28/2011 10:00 AM
SHEET 2 OF 12

LEGAL DESCRIPTION

[The text in this section is extremely dense and appears to be a scan artifact or a very small font. It is illegible.]

KEY MAP



AREA TABLE

SHEET NO.	ACRES	SQ. FT.
3
4
5
6
7
8
9
10
11
12
TOTAL

NOTES

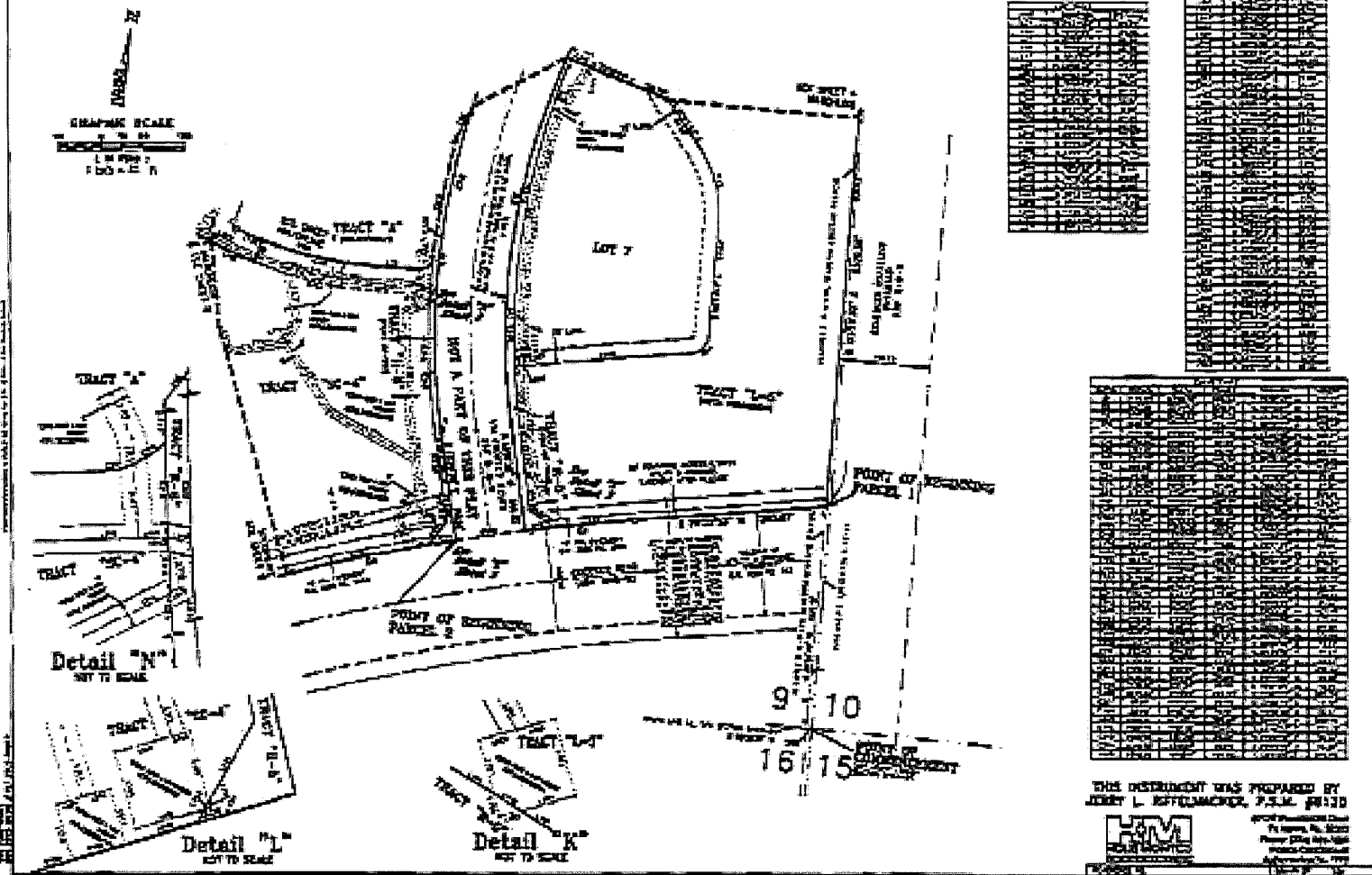
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THIS INSTRUMENT WAS PREPARED BY
JERRY L. WOFFORD, P.L.M.
 PROFESSIONAL LAND MEASURER
 1111 W. 11th St.
 Ft. Myers, FL 33901
 PHONE: 888-888-8888
 FAX: 888-888-8888
 WWW: WWW.JERRYWOFFORD.COM

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DIST. # 2007-000000141
SHEET 3 of 12

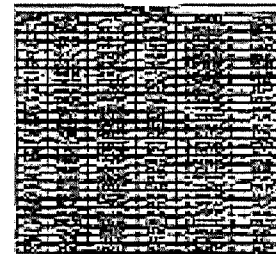
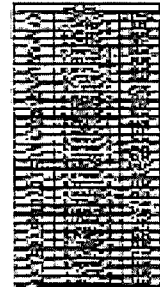
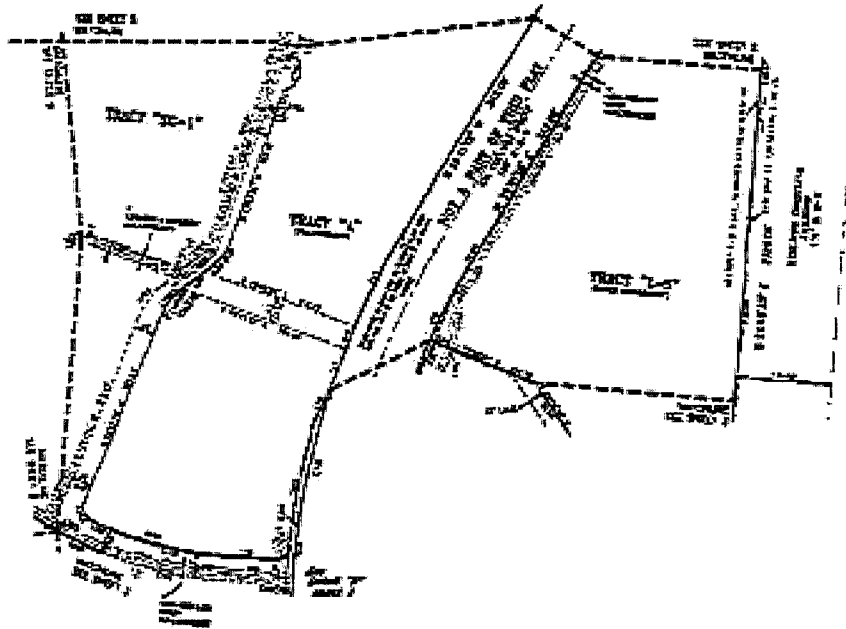


THIS INSTRUMENT WAS PREPARED BY
JOSEPH L. KOFFELMAYER, P.E., P.L.S. #4120

 Survey Professional
 1700 W. US Highway 90, Suite 100
 Ft. Myers, FL 33901
 Phone: (813) 938-1988
 Fax: (813) 938-1989
 Email: jkoffel@jlkoffel.com

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

DATE: 8/20/2014
SHEET # of 12

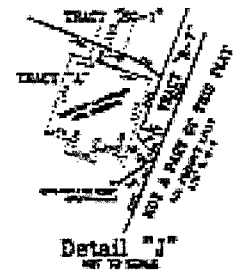
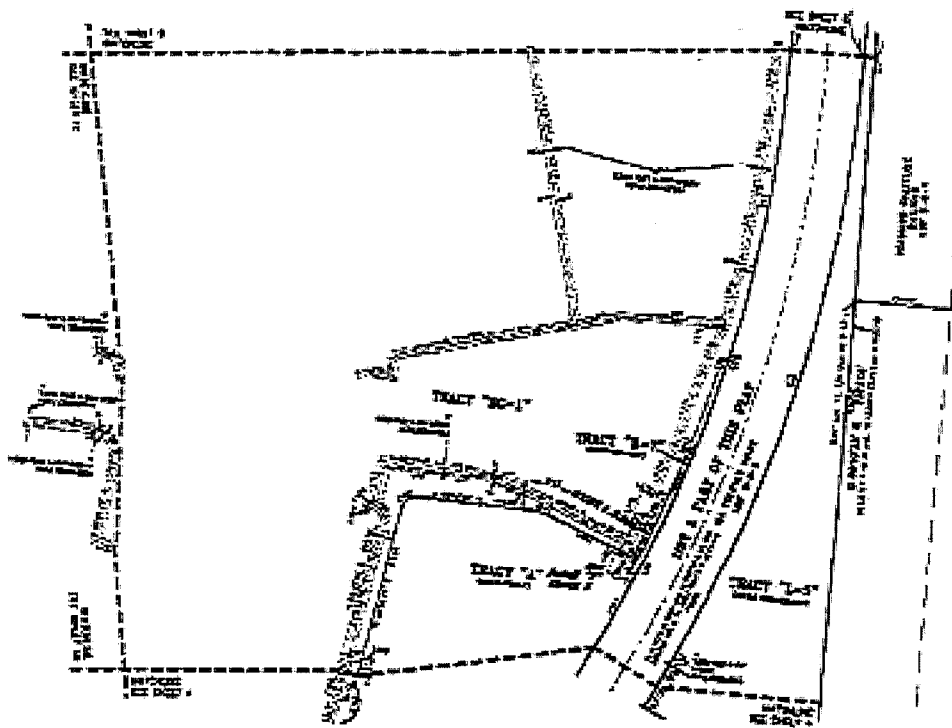


THIS INSTRUMENT WAS PREPARED BY
JERRY L. HOFFMAN, P.S.M., #1830
JLH
JERRY L. HOFFMAN, P.S.M.
1000 W. 10TH AVE.
FORT LAUDERDALE, FL 33404
TEL: 954-473-1111

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DEVELOPER: JAMES H. ...
SHEET 8 of 12



TRACT	AREA	AREA
TRACT 20-1	1.00	1.00
TRACT 20-2	1.00	1.00
TRACT 20-3	1.00	1.00
TRACT 20-4	1.00	1.00
TRACT 20-5	1.00	1.00

TRACT	AREA	AREA
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TRACT 20-2	1.00	1.00
TRACT 20-3	1.00	1.00
TRACT 20-4	1.00	1.00
TRACT 20-5	1.00	1.00

TRACT	AREA	AREA
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TRACT 20-2	1.00	1.00
TRACT 20-3	1.00	1.00
TRACT 20-4	1.00	1.00
TRACT 20-5	1.00	1.00

THIS INSTRUMENT WAS PREPARED BY
JOHN L. ESTERHART, P.E., PLS
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA
No. 10809
Exp. 12/31/04



EXHIBIT A
(Page 6 of 13)

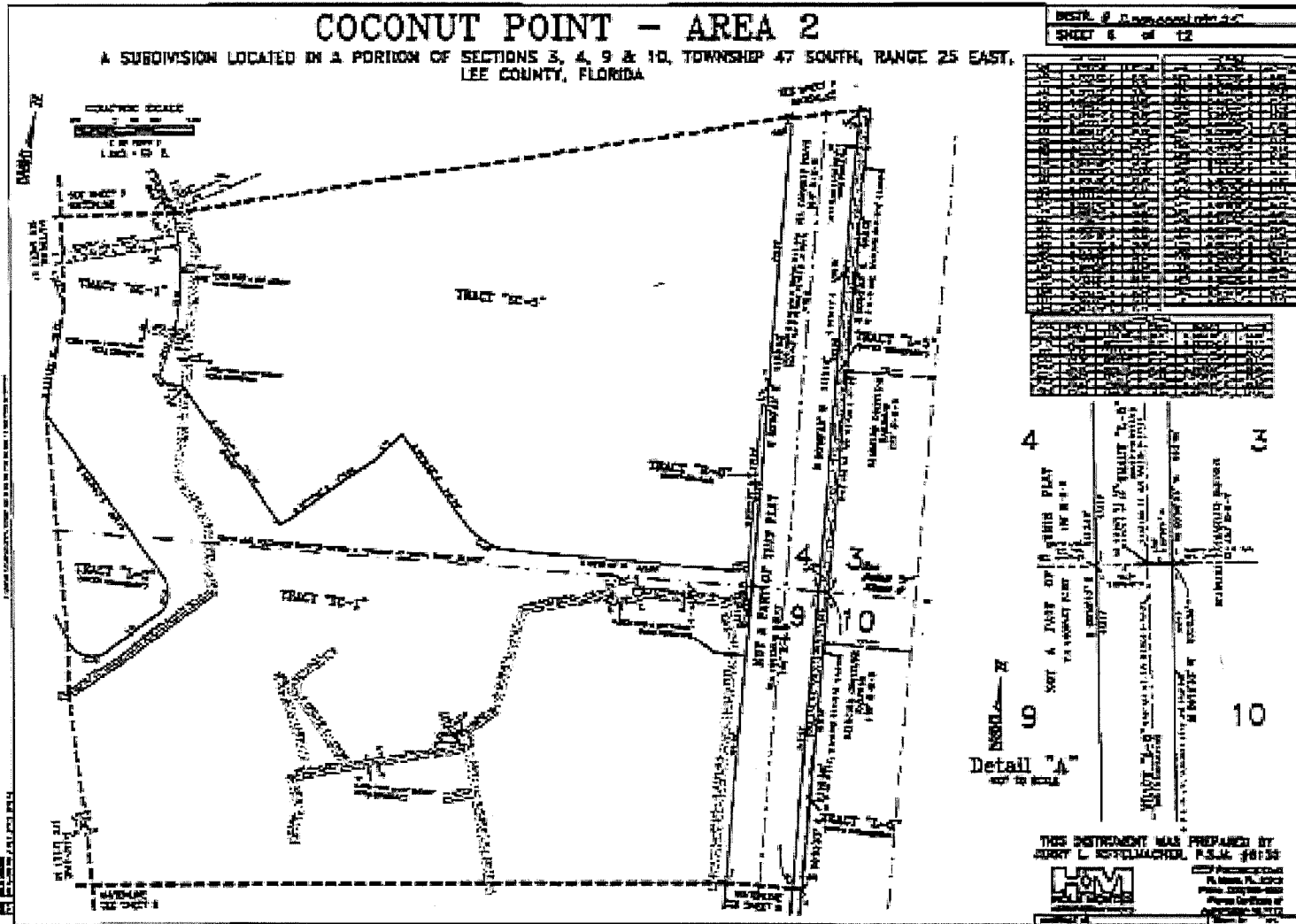


EXHIBIT A
(Page 7 of 13)

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DATE: 12/20/2011
SHEET 7 of 12

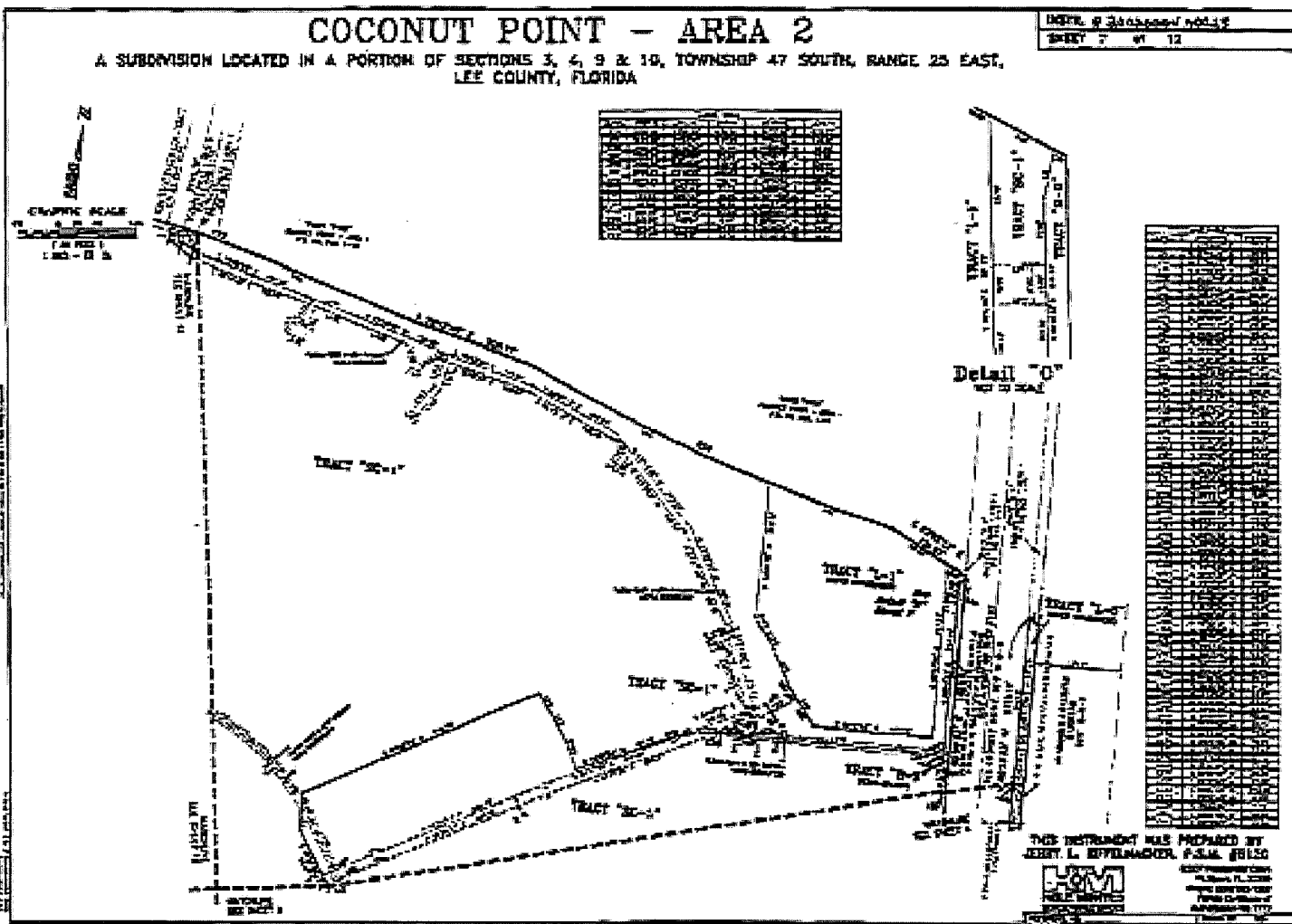
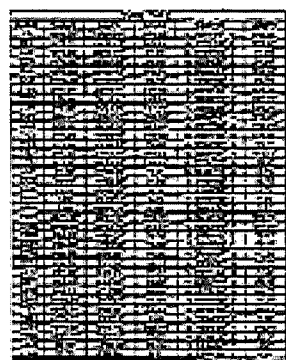
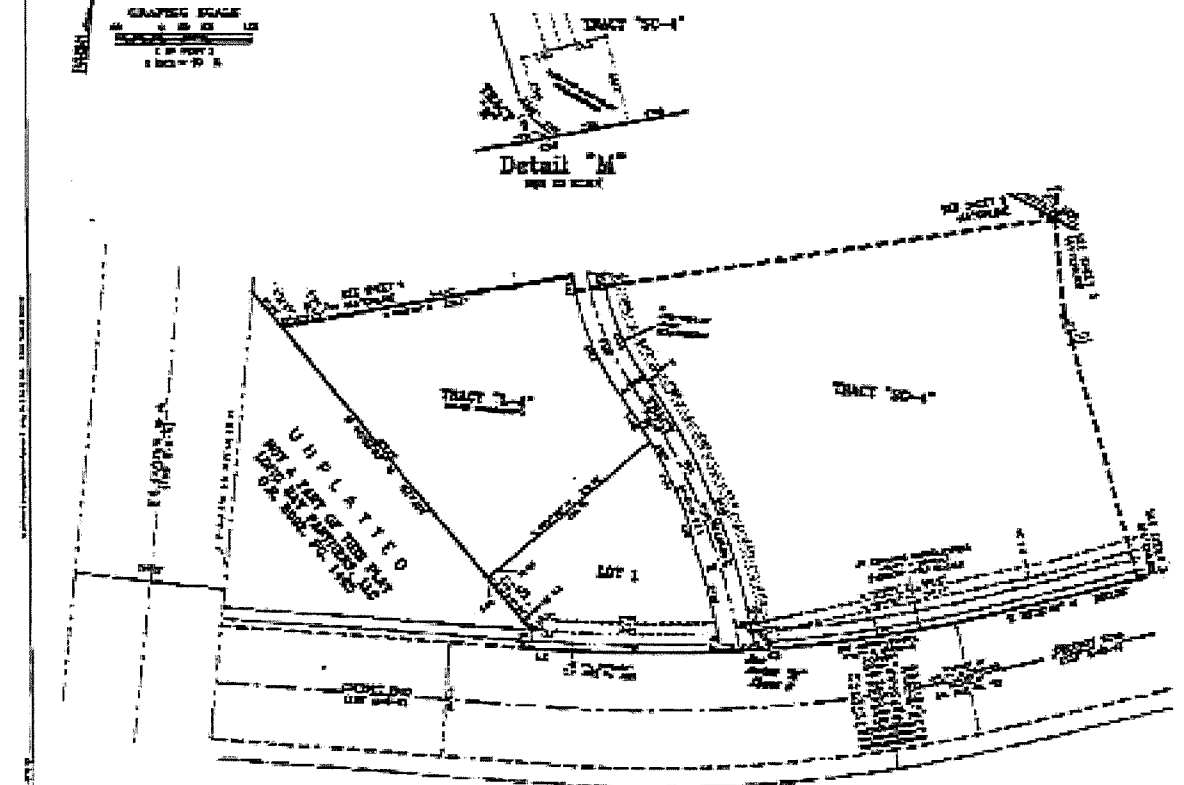
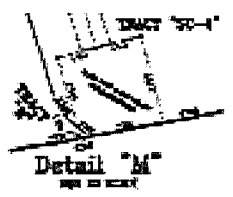
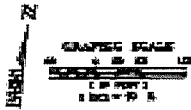



EXHIBIT A
(Page 8 of 13)

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA

DIST. # 2000-000215
SHEET 8 of 12



THIS INSTRUMENT WAS PREPARED BY
JOSEF L. REITHMANN, P.S.M. #6130
 H&M
Surveyors, Inc.
4000 Westgate Drive
Fort Myers, FL 33904
Tel: (813) 241-1234
Fax: (813) 241-1235
www.hmsurveyors.com

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

SHEET 9 of 12

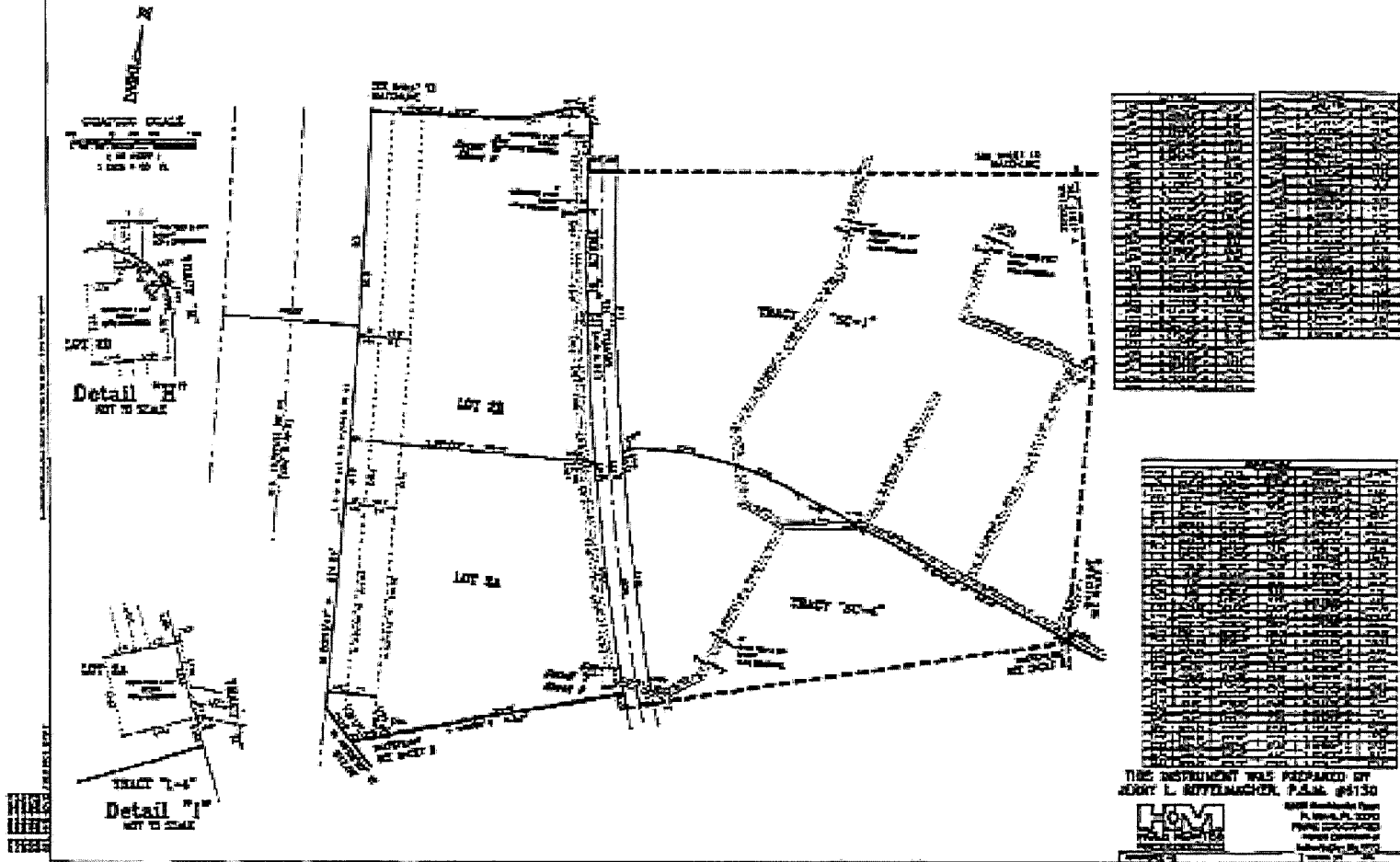
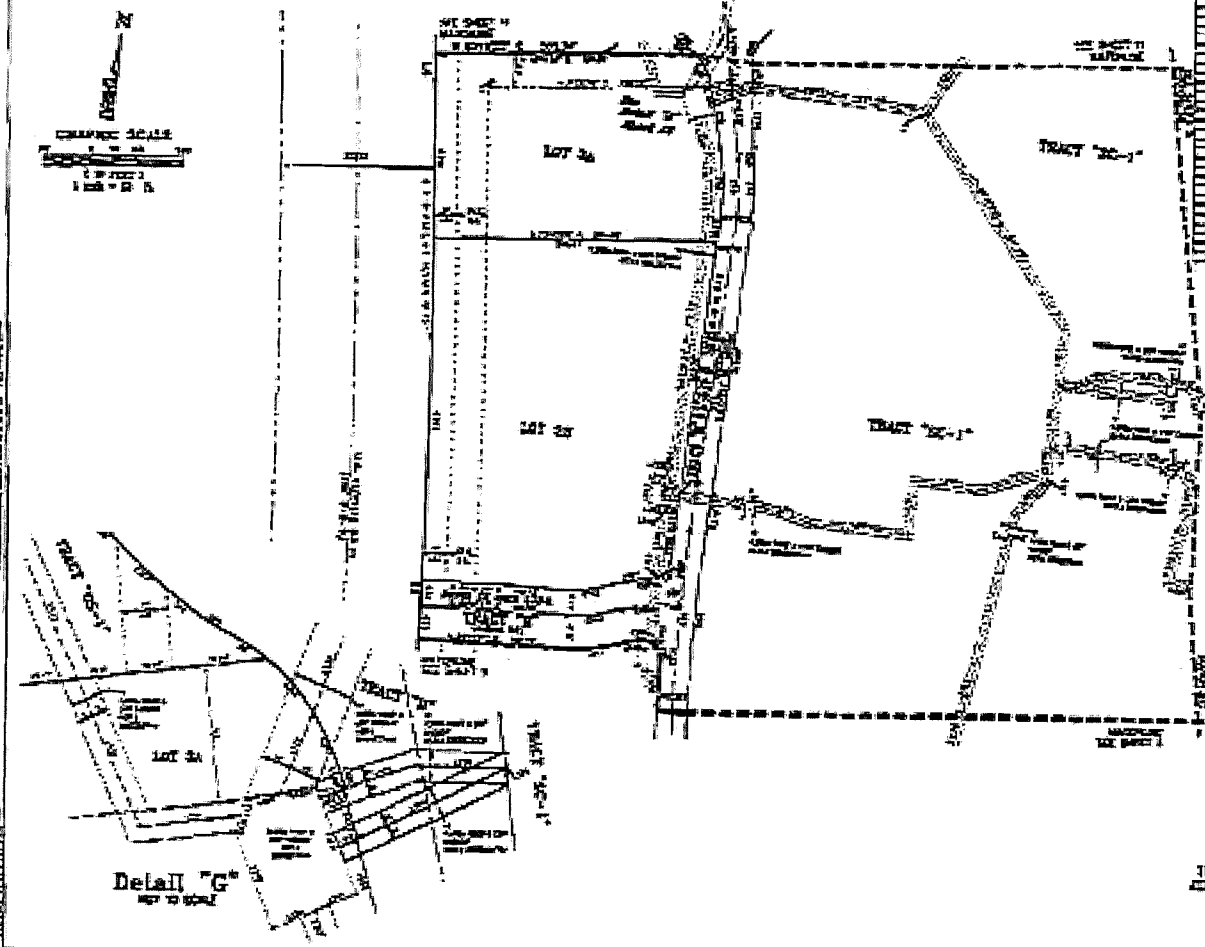


EXHIBIT A
(Page 10 of 13)

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DESK # 200000009725
SHEET 50 of 12



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Detail "G"
NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY
JERRY L. KOTTELMACHER, P.E., 06130



JERRY L. KOTTELMACHER
Professional Engineer
State of Florida
License No. 06130

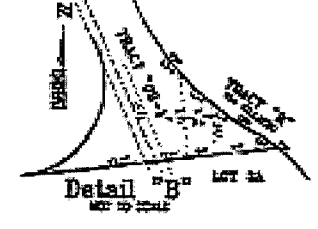
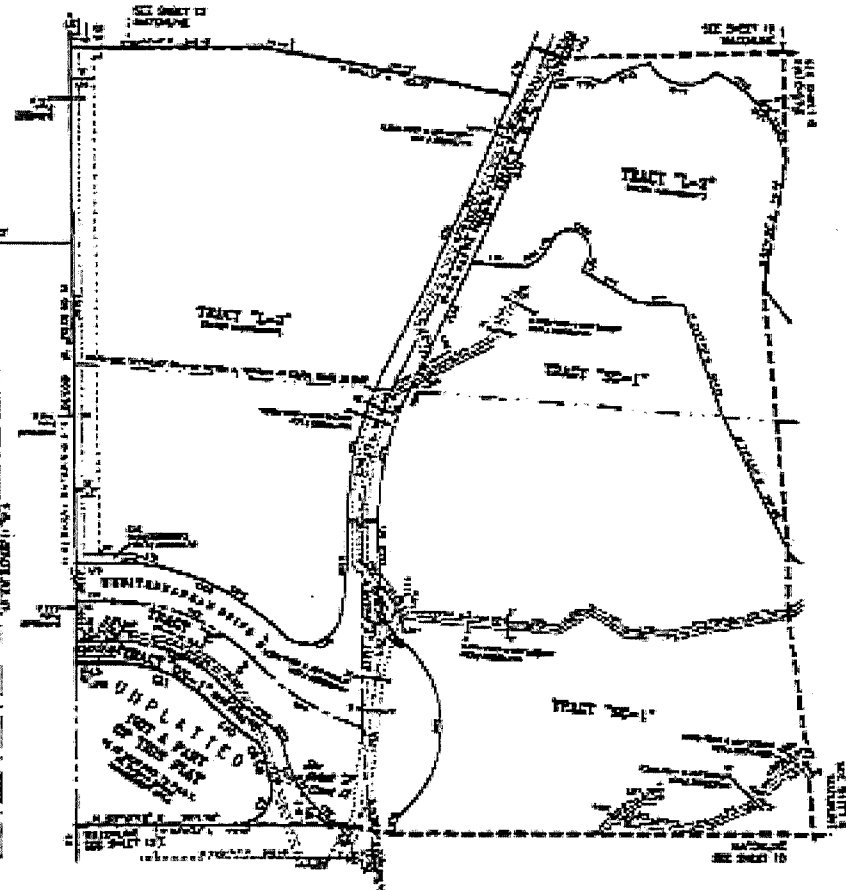
COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DISTRICT OF LEEOCCASION/11/22/07
SHEET 12 OF 12

GRAPHIC SCALE
 1" = 100' (1" = 200' D)

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73	74	75	76	77	78	79	80	81	82	83	84
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THIS INSTRUMENT WAS PREPARED BY
 JERRY L. RUFFENACH, P.E., SURV
JL R
 OFFICE ADDRESS: 2001 W. ...
 TALLAHASSEE, FL 32301
 PHONE: 904-209-1100
 FAX: 904-209-1105

EXHIBIT A
 (Page 12 of 13)

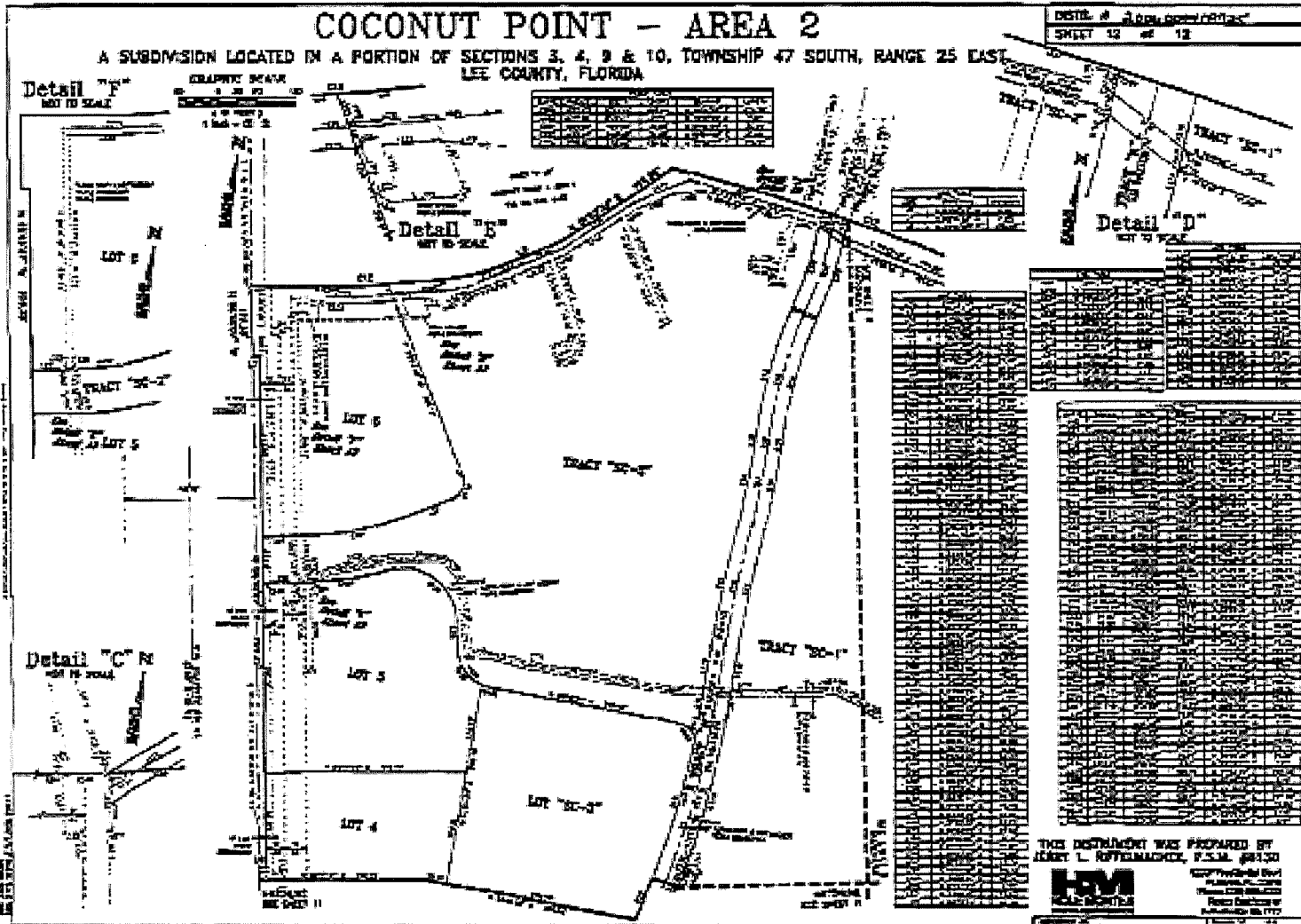


EXHIBIT A
(Page 13 of 13)

Princing, Jamie

From: Sanchez, Maria
Sent: Monday, October 29, 2012 10:00 AM
To: Princing, Jamie
Subject: FW: Coconut Point (DCI2012-00017) - Draft Zoning Resolution Z-12-017

Jamie, below is the legal verification for "Coconut Point". Please let me know if you have any questions.

From: Sanchez, Maria
Sent: Monday, October 29, 2012 9:48 AM
To: 'matthewuhle@aol.com'
Cc: Fredyma, John; Block, Alvin
Subject: RE: Coconut Point (DCI2012-00017) - Draft Zoning Resolution Z-12-017

Mr. Uhle, thank you for your e-mail concerning Coconut Point Draft Resolution Z-12-017. In your e-mail, you stated that "All of the property subject to the application is completely and correctly described."

The County's purpose in requesting that you verify the legal description is part of the County's effort to avoid potential errors in the Resolution. Accordingly, the County will consider the above statement your verification that the legal description attached to the draft resolution accurately and correctly describes the parcel your client intends to rezone under the pending action.

If this was not the intent of your statement as quoted above, please notify our office. Should you have any questions concerning the above, please do not hesitate to contact me.

Also, references in the first whereas clause and Section A to the 110 acres will be amended, respectively, to read as follows:

"WHEREAS, an application was filed by the property owner, Coconut Point Developers, LLC, to amend 110± acres of the Mixed Use Planned Development (MPD) zoning . . ."

"The applicant filed a request to amend 110± acres of the MPD to . . ."

This matter is now ready to go before Board Zoning on Monday, November 5, 2012.

From: matthewuhle@aol.com [mailto:matthewuhle@aol.com]
Sent: Thursday, September 20, 2012 1:09 PM
To: Sanchez, Maria
Subject: Re: Coconut Point (DCI2012-00017) - Draft Zoning Resolution Z-12-017

All of the property subject to the application is completely and correctly described. My only comment about the rest of the resolution pertains to references in the first whereas clause and Section A to "the 110 acres." The Coconut Point MPD is larger than that; the reference to 110 acres is to a

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

News-Press.com Online Public Notice: Detail

2012-10-25 Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Notice is hereby given that at 9:30 a.m. on Monday, 5 November, 2012, the Lee County Board of County Commissioners will hold public hearings in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers, FL, to review the written recommendations made by the Hearing Examiner and make a final decision on the cases below.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

If a participant decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this hearing, that person will need a record of the proceedings. For such purpose, that person may need to ensure that a verbatim record of the proceeding is made that includes the testimony and evidence upon which the appeal is to be based.

Statements before the Board of County Commissioners will be strictly limited to the findings of fact or conclusions of law contained in the record, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the hearing before the Hearing Examiners and not otherwise disclosed in the record.

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Telephone 533-8585 for additional information.

In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Prining at 533-8585.

The following cases will be heard: (Lee County Land Development Code is abbreviated throughout the agenda as LDC).

DCI2010-00003. Royal Woods, Ph II. Rezone 12.53+/- acres (Royal Woods Phase II) from Residential Multiple Family (RM-2) to Residential Planned Development (RPD) to legitimize the existing subdivision of lots, bring the existing single-family residences with additions into compliance with property development regulations and to allow future additions to the existing single-family residences. This development is connected to existing potable water and sanitary sewer. Property located at 17401 Birchwood Ln., San Carlos Planning Community, Lee County, FL. Project Representative: Ahmad Kareh, P.E., Bean, Whitaker, Lutz, Kareh 239-481-1331.

DCI2009-00009. Upriver Campground. Rezone 10.9 +/- acres from Residential Single Family (RS-1) and Agricultural (AG-2) to Recreational Vehicle Planned Development (RVPD) to allow 58 recreational vehicle spaces and a 1,200+/- square foot office building. Water service will be provided by Lee County Utilities and wastewater service by North Fort Myers Utilities. No blasting is proposed. Property located at 10480 Bayshore Rd & 17021 Upriver Dr., N. Ft. Myers, Bayshore Planning Community, Lee County, FL. Project Representative: Tom Lenhart, Banks Engineering 239-939-5490.

DCI2012-00023. Orange Grove Center CPD Dev. Amend the existing CPD Zoning (Resolution Z-95-056, amended by PD-98-091) to add a deviation from LDC Section 34-1263(a), requiring no Package Store or other establishment primarily engaged in the retail sale of liquor for consumption off-site, shall be permitted closer than 500-ft to any religious facility, school (noncommercial), day care center (child), park or dwelling unit, or 500-ft. from any other establishment primarily engaged in the sale of alcoholic beverages, to reduce this required setback to approximately 480-ft. from Christ Community Church of North Fort Myers, approximately 390-ft. from Good Shepherd Lutheran Church and School, and approximately 185-ft. from Grace United Methodist Church. Property located at 4065-4085 Hancock Bridge Pkwy., N. Ft. Myers, Planning Community, Lee County FL. Project Representative: Greg Stuart, Stuart & Assoc. 239-677-6126.

DCI2012-00017. Coconut Point. Amend MPD zoning to allow live outdoor entertainment in association with restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B. Property located at northeast corner of U.S. 41 and Coconut Rd. intersection, Estero Planning Community, Lee County, FL. Project Representative: Matthew Uhle, P.A., Law Office Of Matthew Uhle 239-226-4500.

Oct. 25 No.1462941

[print this notice](#) [close window](#)

For MAC users try cmd+P

MEMORANDUM
From The
Department Of
Community Development
Zoning Division

DATE: OCTOBER 23, 2012

To: DCI2012-00017

FROM: Jamie Pringing

RE: Notice of Public Hearing - November 5, 2012
Lee County Board of County Commissioners Meeting

I, Jamie Pringing, Administrative Assistant, Zoning Division, do hereby certify that I have mailed **notices to the participants** in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.

NOTICE TO PARTICIPANT

CASE NUMBER: DCI2012-00017

NAME: COCONUT POINT

REQUEST: Amend MPD zoning to allow live outdoor entertainment in association with restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B.

LOCATION: northeast corner of U.S. 41 and Coconut Road intersection, Estero Planning Community, Lee County, FL.

PROPERTY OWNER'S REPRESENTATIVE: MATTHEW D UHLE, P.A.
239-226-4500

Notice is hereby given that the Lee County Board of Commissioners will hold a public hearing at 9:30 am on Monday, November 5, 2012, to review the written recommendation made by the Hearing Examiner and make a final decision in the above-referenced case. This hearing will be held in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers FL.

The law states that, as a participant, you have the right to appear and address the Board on this case. However, the law strictly limits all testimony before the Board to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker at the time of the Hearing Examiner's hearing and not otherwise disclosed in the record. Statements will be limited to five (5) minutes or as the Board may otherwise allow.

Additional copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Call 533-8585 for additional information.

In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Pringing at 533-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

DCI2012-00017
COCONUT POINT

Planner: CHIP BLOCK

Coconut Point Developers LLC
225 West Washington St.
Indianapolis, IN 46206

Jim Borre
8000 Via Sardinia Way #306
Esteros, FL 33928

Richard Osborne
8017 Plaza Del Lago
Esteros, FL 33928

Mr. Matthew Uhle
Law Office of Matthew D Uhle
1617 Hendry Street, Ste 411
Fort Myers, FL 33901

Coconut Point Developers LLC
PO Box 6120
Indianapolis, IN 46206

John Goodrich
20877 Pinehurst Greens Dr.
Esteros, FL 33928

Joseph Sofia
23161 Village Shops Way # 113
Esteros, FL 33928



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

October 17, 2012

533-8585

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

MATTHEW D. UHLE, P.A.
LAW OFFICE OF MATTHEW D. UHLE,
1617 HENDRY ST
SUITE 411
FORT MYERS, FL 33901

RE: **Agenda Schedule for COCONUT POINT**
Case No. DCI2012-00017

Dear MATTHEW D. UHLE, P.A. :

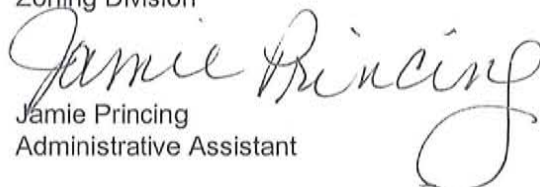
Your zoning request has been scheduled before the Board of County Commissioners to take final action after reviewing the Hearing Examiner's recommendation.

DATE & TIME: Monday, November 5, 2012. Meeting commences at 9:30 a.m.

LOCATION: Commissioners' Meeting Room
2120 Main Street
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division


Jamie Princing
Administrative Assistant

cc: COCONUT POINT DEVELOPERS LLC
COCONUT POINT DEVELOPERS LLC
Alvin Block, AICP, Principal Planner
Zoning File

Jacoby, Billie

From: Hearing Examiner
Sent: Monday, June 18, 2012 8:20 AM
To: Block, Alvin; Bermudez, Cheryl; Houck, Pamela; Jacoby, Billie; Pringing, Jamie
Subject: FW: Coconut Point/DCI2012-00017/48 hour notice

I'm forwarding the 48-hour notice (June 21 Hearing Date)

Zsuzsanna M. Weigel
Administrative Asssistant
Hearing Examiner's Office
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902
Phone (239) 533-8100
Fax (239) 485-8406
email weigelzm@leegov.com

Please note our general office email address: hex@leegov.com

From: matthewuhle@aol.com [mailto:matthewuhle@aol.com]
Sent: Monday, June 18, 2012 7:30 AM
To: Hearing Examiner; Block, Alvin
Subject: Coconut Point/DCI2012-00017/48 hour notice

Please be advised that the applicant has no issues with the staff recommendations and does not intend to call expert witnesses at the hearing.

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

RECEIVED
SEP 12 2012
ZONING

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2012-00017
APPLICANT: COCONUT POINT DEVELOPERS, LLC in reference to
COCONUT POINT
HEARING DATE: JUNE 21, 2012

I. APPLICATION:

This matter came before the Lee County Hearing Examiner as an Application for an Amendment to a Mixed Use Planned Development (MPD) pursuant to the Lee County Land Development Code (LDC)

Filed by COCONUT POINT DEVELOPERS, LLC, 225 West Washington Street, Indianapolis, Indiana 46206 (Applicant/Owner); LAW OFFICE OF MATTHEW D. UHLE, LLC, c/o MATTHEW D. UHLE, P.A., 1617 Hendry Street, Suite 411, Fort Myers, Florida 33901 (Agent).

Request is to amend Mixed Use Planned Development (MPD) zoning to allow live outdoor entertainment in association with restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B.

The subject property is located at northeast corner of U.S. 41 and Coconut Road intersection, Estero Planning Community, Sections 3, 4, 9, & 10, Township 47 South, Range 25 East, Lee County, Florida (District #3).

II. STAFF REPORT AND RECOMMENDATION: APPROVE WITH CONDITIONS

The Department of Community Development Staff Report was prepared by Alvin Block. The Staff Report is incorporated herein by this reference.

III. RECOMMENDATION OF HEARING EXAMINER:

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners **APPROVE** the Applicant's request to amend Mixed Use Planned Development (MPD) zoning to allow live outdoor entertainment in association with restaurants, having consumption on premises and outdoor seating, located in Development Areas 2A and 2B for the real estate described in Section IX. Legal Description WITH THE FOLLOWING CONDITIONS:

A. CONDITIONS:

1. Development and use of the property within the Coconut Point development must be consistent with the original zoning approval adopted in Zoning Resolution Z-02-009, as amended.

2. The approved Schedule of Uses is hereby amended as follows for Restaurants with approved Consumption on Premises with outdoor seating:

**Permitted uses within Tracts 2A and Tract 2B:
(Regional Mall Parcel)**

COP - live outdoor entertainment, solely in conjunction with a Restaurant (not Restaurant, fast food) with approved Consumption on Premises and outdoor seating, subject to Condition 26.

3. Condition 26 is hereby added, as follows:

Live Outdoor Entertainment

Live Outdoor Entertainment is an accessory use to the approved Consumption on Premises (COP) use, and is subject to the following:

a. This accessory use may only be located within the identified area of the COP in association with the outdoor seating for a restaurant located within Tract SC-1, Coconut Point Area 2, according to the plat thereof as recorded in Instrument No. 2006000409925 of the Public Records of Lee County, Florida.

b. i. The following restaurants with existing COPs and outdoor seating are hereby allowed to have Live Outdoor Entertainment. Upon approval by the Board of County Commissioners, Development Review Staff will issue administrative amendments for each of these COPs, revising their conditions and limitations to conform to those being imposed herein.

COP2006-00035, amended by COP2006-00035A, Ted's Montana Grill
COP2006-00150, amended by COP2006-00150B, Blue Water Bistro
COP2006-00169, amended by COP2006-00169A, The Grape
COP2006-00176, amended by COP2006-00176A, California Pizza
Kitchen
COP2007-00065, Grand Cafe
COP2007-00093, Moe's Southwest Grill
COP2007-00134, Hurricane's Grill and Wings
COP2007-00194, amended by COP2007-00194A, Pagelli's Cucina
COP2008-00007, Hemingway's Island Grill
COP2008-00103, Tony Sacco's Coal Oven Pizza
COP2008-00152, Stir Crazy
COP2012-00060, Chuey's Tacos

ii. Prior to establishing the use of any other new Live Outdoor Entertainment, each Restaurant seeking the use must obtain an Administrative Amendment of the approved planned development which can be combined with a COP with outdoor seating. As part of this application, the COP Applicant must include a copy of the noise abatement plan, and a Site Plan showing the proposed location of the use.

c. Within 30 days of the approval of this amendment of the planned development by the Board of County Commissioners, the property owner (currently identified as Coconut Point Developers LLC) must send a letter to every owner of record within 2,500 feet of the boundaries of the regional mall parcel. The letter must include a phone number for people to call to register a complaint in the event they are disturbed by outdoor entertainment at the mall. If the contact information is changed in the future, a new letter must be sent out in accordance with this condition. A copy of said letter will be provided to the Director of Lee County Department of Community Development for inclusion in the official zoning file for this case.

d. The Noise Abatement Plan must, at a minimum, address hours of operation and methods by which noise will be limited to a conversational level at all regional mall boundary lines.

e. All outdoor entertainment plans will require the activity to cease by 11:30 PM unless the Restaurant applies for and receives permission to operate later through the County public hearing process amending the COP approval, or unless the existing COP – with outdoor entertainment - has already received a later closing time in the approval of that COP.

4. Temporary Use Permits, as provided for in LDC §34-210, are not prohibited by these conditions.

B. DEVIATIONS:

NONE

IV. HEARING EXAMINER DISCUSSION:

This is a request to amend an existing Mixed Use Planned Development (MPD) to allow live outdoor entertainment in restaurants having consumption on premises in outdoor seating areas. The subject property is a major portion (Tracts 2A and 2B) of the Coconut Point DRI, located east of US 41 and south of Coconut Road in Estero. The DRI property is developed with a mix of retail, restaurant and service establishments, and a variety of residential communities. It is designated Urban Community in the Lee Plan.

Issues

Issues/concerns raised in the public hearing were resolved during the hearing, and the matter comes before the Board of County Commissioners (BOCC) without any outstanding issues.

The Hearing Examiner's questions about how the adoption of this amendment would "automatically" amend each of the COPs listed in Condition 26 was settled by the inclusion of a condition requiring Community Development Staff to issue an administrative amendment for each COP, thereby bringing those COPs into conformance with the conditions and limitations being imposed herein.

The Hearing Examiner also raised questions and concerns about including Applicant's private noise monitoring and resolution process in the MPD amendment. That process arose from a private agreement between Applicant and the Estero Community Planning Panel (ECP) after several meetings and numerous discussions about the matter. Many of the provisions in that private agreement exceeded the scope of the County's regulations regarding noise levels and other nuisance impacts being created by the use of a property. Those provisions require the immediate review and resolution of the noise complaint by full time, on-site security staff, which will be employed by Applicant.

The Hearing Examiner was concerned that the inclusion of that process in this zoning approval could result in the County being ultimately held responsible for those day-to-day monitoring operations, if Applicant failed to follow through. It should be noted that the Sheriff's Department is the correct enforcement agency for handling noise violations, and that Lee County BOCC has no authority over the operational aspects of the Sheriff's Department. If Lee County became responsible for the daily monitoring, Code Enforcement would be the department that would have to respond to the daily complaints. That department does not have the staff, resources, or the ability to immediately respond to a noise complaint on the subject property. The adoption of the provisions of a private agreement into a County Resolution could result in the County making itself "legally liable" for the failure of Applicant to comply with the process.

The Hearing Examiner did not believe the County should be put into such a position, noting that the Sheriff's Department and Code Enforcement were still available processes, if Applicant failed to comply with the terms of that private agreement, or if Applicant's action were insufficient to adequately resolve the dispute. This matter was resolved by the deletion, and/or revision, of those agreed upon monitoring and enforcement procedures from Staff's recommended conditions.

Background

The Coconut Point DRI was approved in October 2002 for a mixed commercial, retail and residential development. Since 2002, there have been a number of amendments to that original DRI approval, including 16 individual COP Special Exceptions for restaurants, with outdoor seating, located in Tracts 2A and 2B. Those individual COP approvals were obtained by the restaurant owners, and involved a variety of conditions

relating to entertainment and hours of operation of the COP use in the outdoor seating area.

Applicant pointed out that, given the number of COPs, there was an inconsistent “set” of conditions relating to outdoor entertainment and COP uses. They are requesting this amendment to the MPD to add the “live outdoor entertainment use” to the Schedule of Uses and to provide a “standardized” set of conditions that would be applicable to all the restaurants that have outdoor seating and COP service, in Tracts 2A and 2B. They wanted this amendment to be applicable to the existing COPs, as well as to address new restaurants and new COP requests for outdoor seating.

It was explained that the County’s regulations do not specifically address the use of outdoor entertainment in any of the use groups, and live outdoor entertainment has been deemed permissible with most approved uses. Historically, however, restaurants wanting to serve alcoholic beverages in an outdoor seating area have been required to obtain a special approval (COP Special Exception) for that use. The special approval was deemed necessary to ensure that the COP use was compatible with its surrounding uses – particularly residential uses. Those approvals have typically been conditioned to restrict outdoor entertainment to piped-in music, or to prohibit outdoor entertainment altogether – depending on the potential for incompatibility.

Although the initial request was to make the “live outdoor entertainment” as a “standalone” use, Applicant and Staff conceded that there was no such use in the commercial use matrix. They agreed that, in the alternative, including the entertainment as an accessory use to the outdoor COP or the restaurant use would give them the result they were looking for. The request and Staff’s recommended conditions were modified to make the entertainment use an accessory use to the COP use, which is a recognized standalone use in the LDC use matrix.

Applicant explained that there have been several noise complaints from nearby residential communities over the past several years, which demonstrated to them that a response process was necessary – as a business practice. After meeting with the ECPP, Applicant and ECPP agreed upon a certain response process to identify the “culprit” and resolve the complaint in a timely manner. Applicant has instituted that noise abatement process, and has found that it is working very well.

Applicant also offered conditions that would restrict the hours of operation for all COP outdoor seating areas and the noise levels to a normal conversational level at the mall’s boundary lines. The noise level restriction is actually stricter than in the County’s Noise Ordinance, but the Noise Ordinance will provide a second level of protection for nearby residential uses. Applicant’s conditions would apply to any restaurant or business having a COP outdoor seating area within Tracts 2A and 2B. Applicant advised that there are a couple of restaurants outside Tracts 2A and 2B, which will not be subject to these conditions. Either those restaurants own their own parcel or they are located on a tract that is not owned by Applicant.

Applicant is also providing property owners within 2,500 feet of the mall property with contact names and phone numbers for use in the event of a noise violation/complaint.

Those names and numbers include the mall manager and the security office, which will be manned on a 24/7 schedule. In the event of a change in name or number, a re-notification will be made.

After considering the concerns raised by the Hearing Examiner, Applicant agreed that the provisions relating to that process should be deleted from the recommended conditions, or revised to remove the County from any position of responsibility that is inconsistent with the County's scope of authority.

Staff recommended approval of the MPD amendment, finding that the request, as conditioned, was consistent with the Lee Plan and the Land Development Code, and would provide adequate protection against nuisances for the nearby residential uses. Staff believed that the recommended conditions were reasonable ways in which to ensure future compatibility and address potential future health, safety and welfare concerns.

Staff advised that the subject request did not affect all the restaurants in the mall; it only affected those that had outdoor seating areas and served alcoholic beverages in those areas. The other restaurants could have all the live outdoor entertainment they wanted, without having to get special approval. They believed the request, as conditioned, would be consistent and compatible with the uses in the surrounding area, and stated that Applicant's private monitoring process would protect the residents in the area.

Staff found that there would be no other changes in the DRI or the MPD provisions, and that the project was still consistent with the DRI's and MPD's conditions of approval.

Public

Three members of the public spoke at the hearing; two were in favor of the request and one indicated that he objected to it because he has been able to hear loud noise from restaurants in the mall, when at his girlfriend's house in Marsh Landing. His residence is in the residential community at the south end of the DRI. After some discussion, it was determined that the music he was hearing was coming from TGIF's, which is located at the north end of the DRI, beyond Tracts 2A and 2B. He agreed that he has not been bothered by music or noise at his home, just at his girlfriend's home. Two petitions – with more than 600 (total) signatures, in favor of the request were also submitted to the Hearing Examiner for the record.

Hearing Examiner Analysis

The undersigned Hearing Examiner concurs with Staff's analysis, findings and recommendation of approval, as conditioned herein, finding that the request, as conditioned herein, meets the criteria for approval set out in LDC Section 34-145, and is consistent with the intent of the Lee Plan and the Land Development Code. She concurs that the requested amendment, as conditioned, is still consistent with the original DRI and MPD approvals, and does not result in any changes to the previously approved plan of development.

The Hearing Examiner finds that the MPD already has an approved (standalone) COP use in the Schedule of Uses. Making the live outdoor entertainment an accessory use to that COP use will not affect the rights of other restaurant owners, who do not have COP licenses, or the mall itself to have live outdoor entertainment. At the same time, it will still give Applicant and Staff the conditions and restrictions that they feel are necessary to protect the other businesses and residential uses in the area. The Hearing Examiner acknowledges that Applicant's private monitoring plan will go "that extra distance" toward protecting the surrounding residents from any adverse impacts associated with the outdoor live entertainment.

It is the opinion of the Hearing Examiner that the conditions imposed herein are rationally related to the impacts anticipated from the outdoor entertainment, and, with other regulations, will safeguard the public's interests.

The Hearing Examiner also finds that the requested amendment does not create any new or unreviewed regional impacts that would be deemed a Substantial Deviation under the provisions of Section 380.06 (19), Fla. Stat.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. That the Applicant has proved entitlement to this request, as conditioned, by demonstrating compliance with the Lee Plan, the Land Development Code, Section 380.06, Florida Statutes, and other applicable codes or regulations.

B. That the requested amendment, as conditioned, will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.

C. That the requested amendment, as conditioned, is consistent with the intensities and general uses set forth in the Lee Plan.

D. That the requested amendment, as conditioned, will be compatible with existing or planned uses in the surrounding area.

E. That approval of the requested amendment, as conditioned, will not place an undue burden upon existing transportation or planned infrastructure facilities, and the development will be served by streets with the capacity to carry traffic it generates.

F. That the requested amendment, as conditioned, will not adversely affect environmentally critical areas and natural resources.

G. That the proposed live outdoor entertainment use, as conditioned, is appropriate at the subject location.

H. That the recommended conditions to the Master Concept Plan are rationally related to the impacts anticipated from the proposed development, and, with other regulations, will provide sufficient safeguard to the public interest.

I. That there were no Deviations requested in this amendment.

J. That urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use.

K. That the requested amendment, as conditioned, does not create new or additional unreviewed regional impacts and does not constitute a Substantial Deviation under Section 380.06(19), Fla. Stat.

VI. LIST OF EXHIBITS:

STAFF'S EXHIBITS

- 1(a) Aerial photograph with overlay, depicting the subject property and surrounding area, prepared by Lee County DCD, dated 2012, mapped June 2012 (24" x 36") [color]
- 1(b) Two aerial photographs on one page with overlay, depicting the subject property and surrounding area, prepared by Lee County DCD, dated 2011, mapped May 2012 (8.5" x 11") [color]
2. Coconut Point – Area 2 Key Map, prepared by Jerry L. Riffelmacher – Hole Montes, Instrument #2006000409925, Sheet 2 of 12 (24" x 36") [highlighted in color]

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

1. Aerial photograph depicting the subject property and surrounding area, with overlay, entitled COCONUT POINT (Vertical Aerial View of Center) (11" x 17") [color]

OTHER EXHIBITS

OSBORNE

1. Names, addresses, and signatures – Coconut Point Support for Change to Conditions in Consumption on Premise Permits (multiple pages - 8.5" x 11")

SOFIA

1. Names, addresses, and signatures – Coconut Point Support for Change to Conditions in Consumption on Premise Permits (multiple pages - 8.5" x 11")

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

The Hearing Examiner introduced herself and the case, and asked if the Assistant County Attorney had comments before they commenced. Mr. Fredyma, Assistant County Attorney, introduced himself, and explained the public hearing process for the members of the public in attendance at the hearing. He advised that anyone wishing to participate in the hearing complete the white Public Participation forms and turn them in to the Hearing Examiner, who would call them up after the Staff and the Applicant complete their presentations. He stated that only those persons testifying in this hearing will be allowed to speak before the Board of County Commissioners (BOCC), which will be held about two months after the Recommendation is issued in this case.

Upon the completion of these instructions about the hearing process, the parties introduced themselves. The County was represented by Mr. Fredyma and Chip Block, with the Department of Community Development, and Matt Uhle, Attorney for the Applicant, introduced themselves for the record. The Hearing Examiner then advised everyone in the room that only water was allowed in the hearing room, and gave the attendees additional instructions about the hearing process and their participation therein.

With the conclusion of the Hearing Examiner's remarks, she then placed all the witnesses under oath, and asked Mr. Uhle, the Applicant's representative, to make his presentation. Mr. Uhle re-introduced himself and explained that the Hearing Examiner and the County should have received what he could call a non-48 hour notice, which indicated that the Applicant had no issues and did not plan to put on any experts.

Mr. Uhle explained that he would give the Hearing Examiner some basic background information about the application and its history. Then, Jamie Grofik, the Manager for the mall, would provide additional information about the efforts already being made to comply with the proposed conditions and how they had been successful. He mentioned that one of the restaurant owners wanted to testify, but he was not part of the Applicant's "team," and Mr. Uhle wanted to know how the Hearing Examiner wanted to handle the situation. He indicated that the Applicant had no objections to that business owner speaking during the Applicant's presentation, but that business owner was not really aligned with the Applicant. He suggested that the business owner speak as part of the public presentation, since he was not part of their team. It did not matter to him where that person spoke; Mr. Uhle would leave it up to the Hearing Examiner to decide.

The Hearing Examiner thought that, since he is not part of their team, she would prefer that he testify as a member of the public. She thought that it was the better way to go,

since he may have a concern that he would want to raise that would not be a concern attributable to the Applicant. She would need to consider that concern, separate and apart from the Applicant's request. Mr. Uhle thought that was fine, reiterating that they did not care one way or the other.

At that time, Mr. Uhle started discussing the background of the subject property. He noted they have a series of aerial photographs. He referred to aerial on the left, which they had brought in an abundance of caution. They knew that the County always brings their own aerials, and those aerials are usually better than the ones that could be obtained by the Applicant. He pointed out that all the aerials depict the subject property.

Coconut Point, as the Hearing Examiner knew, was a large mixed use Development of Regional Impact (DRI), located in Estero, to the east of US 41. He was sure she had been there on occasion, and the Hearing Examiner admitted that she had. Mr. Uhle explained that it is their opinion that the subject property could serve as sort of a town center, due to the size of the project, particularly the physical amount of property within its boundaries, as well as the location of the property. They believed that the large size and location made the subject property an appropriate place for outdoor entertainment. He thought she would find that the community by and large agrees with that conclusion. He felt it was important to point out a little bit of information about the amount of property and the location of the property that is included in this application and is actually the subject of this application. He felt that some of the exhibits put up by the Staff reflected that importance.

The actual request is to add live outdoor entertainment as a permitted use within the property owned by his client, Coconut Point Developers, LLC, specifically, within Areas 2A and 2B of the existing Master Concept Plan. He advised that his client owned property outside the boundaries of Areas 2A and 2B, which were, basically, outparcels around the periphery of the DRI. They had included those properties in the application, because they did not want to run into problems with some of their property being in the application and other property not being in the application. The request itself was solely for Areas 2A and 2B; the property his clients owned outside of those Areas were not included in the request. In addition to that, however, there was property within Areas 2A and 2B that did not belong to Coconut Point Developers, LLC. The plat that Mr. Block had marked up showed that situation pretty clearly.

Mr. Uhle pointed out some property in the south and then over in the northeast portion of the Area that does not belong to his client. For that reason, it was not included in this request. The Hearing Examiner noted that the plat was marked with "Sheet 8," "Sheet 3," "Sheet 4," and part of "Sheet 9." She wondered if those are references to the actual platted lots inside the DRI, and asked Mr. Block if the blue marking that he had on that exhibit encompassed only the Area 2A and 2B uses. Mr. Block explained that the intent had been to give her the overall view of Area 2, as it has been platted – that was the overall sheet. She could refer to each one of those sheets in the plat, but he had identified what is SC-1 within the subdivision, which are Areas 2A and 2B. They are corresponding, but it is just different when you look at it on the plat.

The Hearing Examiner wanted to know whether he meant SC-1 or CS-1, and Mr. Block explained that it was SC-1, Shopping Center 1. Mr. Fredyma commented that it was an index sheet from the plat, and the Hearing Examiner noted that it said "Key Map" on it, with which Mr. Fredyma agreed. The sheets themselves did not reference lot numbers or anything else; they just showed the general configuration.

The Hearing Examiner entered the County's aerials as Staff's Exhibit 1, noting the large one will be Staff's Exhibit 1B and the small one would be Staff's Exhibit 1A. The Coconut Point Area 2 Key Map would be Staff's Exhibit 2. The Applicant's aerial photograph was marked Applicant's Exhibit 1.

Mr. Uhle noted that the maps are kind of important as there is a Staff condition that specifically references Area SC-1. The Coconut Point DRI was approved in late 2002 as part of a very large submittal package, which also included a rezoning and a comprehensive plan amendment. He noted that the scope of the hearing was extremely broad, with transportation and transportation mitigation being the biggest issues in the case.

There was no practical way to deal with an issue as specific as outdoor entertainment in that particular application, and it had not been discussed. However, there was an existing approval in that Schedule of Uses for restaurants and the COP use. The Land Development Code (LDC) had a mechanism in which people could come in and get approvals for outdoor COPs, and that had been done on a number of occasions. What happened was that, as the project was being built, the individual restaurant owners came in to get their own outdoor COPs. In some cases, the approval contained conditions that prohibited outdoor entertainment.

The Hearing Examiner understood it would be live entertainment that was prohibited. Mr. Uhle noted that the owners were not aware of those conditions. In 2010, the outdoor entertainment at Coconut Point became an issue with the community, as it was apparently annoying some of the people. That is what caused the Applicant to come in to address this particular problem. First, they had to deal with Staff to figure out the most appropriate mechanism in which to address the matter. They tried to do that with an administrative amendment application, which they hoped would also cover other temporary uses. Ultimately, Staff concluded that an administrative approval was not appropriate, even though the conditions in the initial COPs had been created administratively. They thought the issue was of such public importance that it needed to go to a public hearing, and that is why they were in hearing.

Then they went to the Estero Community Planning Panel (ECP) to address the concerns before the community residents. The Staff Report included the minutes of numerous meetings that were held with the Planning Panel, so this issue of public concern was addressed in some depth throughout a fairly lengthy process. Ultimately, what came out of those meetings was an e-mail that he sent to the Panel, which the Panel had no problems with the Applicant's proposal in that e-mail.

Mr. Uhle noted that e-mail and the minutes served as kind of a focal point for the Staff conditions in the Staff Report. He felt the minutes would speak for themselves, and the

Panel had a representative at the hearing that could also speak for himself and the Panel. However, Mr. Uhle thought he could say that, in general, that there were three principal positions taken by the Panel throughout the process. One was that the outdoor entertainment at this location was an appropriate use and was an enhancement to the community.

Second, and equally as obviously, was that there were potential external impacts from the outdoor entertainment that needed to be addressed by a mechanism that would work. The third was what he thought was probably the most important issue for this hearing, although not quite so obvious. The community wanted this matter to be addressed by a mechanism that would go beyond just the County's noise ordinance. There was a degree of skepticism about how well the County's noise ordinance worked, and the community wanted operational details, included as part of an approval, that would address the issue, without the residents having to call Code Enforcement, unless something really went wrong.

The document that was presented reflected those concerns, and created a series of operational procedures that would address the matter. They believed the procedures would be successful, pointing out that the Staff Report said, quite clearly and vividly, that there would be two layers of protection for the community. One level was the noise ordinance itself, which included the County's ability to enforce it and the County's ability to enforce some of the conditions that were being included as part of the approval itself, such as the hours of operation. Over and above that, Staff requested that any new restaurants that would have outdoor entertainment, or are not a known quantity at this point, would have to have their noise abatement plans reviewed by the County through a County approval process. That requirement was written into it, as well.

Mr. Uhle noted that is the layer of the County review and approval here, which is over and above the actions taken by the management of Coconut Point project. The enforcement of the operational details and the rest of the conditions will be reviewed and enforced by the Coconut Point management, in an open process that can be reviewed by the community and by the Panel, if it wishes to do so. He explained that was where they were coming from, and he thought the Hearing Examiner would find that, when all is said and done, this process has been largely implemented and has been successful. After those comments, he indicated he was available for questions.

The Hearing Examiner asked if the County Attorney had any questions of this witness, and Mr. Fredyma responded that he had no questions. He did have some comments about a couple of the conditions, but would bring them up during Staff's presentation. Staff had no questions of the witness.

The Hearing Examiner indicated that she had quite a few questions; however, she did not know that he would be the one to answer them. She indicated she would wait until after Staff's presentation and then bring up her questions. The two of them could work together since they drafted some of this. It could be the three of them, because the County Attorney was going to be involved in some of the questions that she had. She did need some responses from all of them about the procedures, but reiterated that she would hold her questions until after Staff made their presentation.

Then Mr. Uhle called upon Ms. Jamie Grofik, who introduced herself as the Mall Manager at Coconut Point. Her address is 23106 Fashion Drive in Estero. She noted that Mr. Uhle had gone through a pretty extensive list of things and given the Hearing Examiner the background, on a timeline, for their involvement. She explained that they had learned of the zoning violation in December of 2010, after the notice was sent to Indianapolis and then forwarded to their offices in Estero. They obviously talked with the County to determine what was wrong. She had never seen a COP before, because she had not been at one of these projects before; all of this was very new to them. It was a surprise to their restaurants owners, as well. They were asked to come to the Estero Planning Panel to talk about it, because the Panel had received some complaints from the local community. They met with the Panel a number of times in early 2011.

She explained that they also had a meeting with Nettie Richardson, Pam Houck, the representatives from the restaurants, and several of the residents of the community. They were trying to come up with a reasonable plan to address everyone's concerns, so that the Mall might be able to take care of this without County involvement. The management company published a self-policing policy in March of last year, which included a number of required actions for their evening/night security officers. Ms. Grofik explained that the security staff would respond in a certain way, if there was a call or a complaint, and that officer would deal with the "offending" restaurant.

She pointed out that, obviously, the restaurant would be asked to turn down the volume, if the security staff did find a problem. They were already following these procedures and were keeping logs of complaints and responses. They had a stack of those logs next to Mr. Uhle, dating from mid-April of last year. There are about 16 months of daily reports that they asked their security officers to keep. On many of those days, there are no problems, but there have been several calls over the last 15 months. Those have all been documented and taken care of, either on site by the security office, or, in some cases, customers have asked that she call them, and she has done that. She had even gone to Mr. Bridenbaugh's house in The Brooks, just to see whether or not the sound really does travel.

The Applicant believed that they had made a good effort to work with those that have complained and to be a good neighbor to the community. Mr. Uhle had drafted an eight point plan that had gone to the County and is part of this process. Under that plan, they are required to send a notice to the local community and residents within 2,500 feet of the mall property that contains a business – and her personal - phone number for people to use. That information had also been in the newspapers several times, and also on television. They felt that they had made a reasonable effort to circulate the information and could do that again, if they needed to; that is where they are today in trying to address the matter.

Mr. Uhle asked Ms. Grofik what has happened to the level of noise complaints since the new process has been implemented, and she replied that it has stayed about the same. They had been logging all complaints since 2011, and there have been nine this year, five of which were from the same individual in The Brooks development. Most of those

complaints happened in the month of February; over the last several months, she has had, perhaps, one complaint per month.

Mr. Uhle wondered if she investigated those complaints, and she stated that they did. When a call comes in, the security officer typically will go to the edge of the property, closest to where the call is coming from. If it comes from Marsh Landing or Fountain Lakes, they go to the front side of the property. If it is from The Brooks, they typically will go to the back side. They go to the property lines, either along US 41 or behind Target, by the residences, and listen. If they cannot hear anything, they will call the customer back if they have that number and advise the resident that they are at the edge of the mall property and ask if the resident is still hearing anything. In many cases, the resident has said that they don't hear anything anymore. If we can hear it and we believe it is loud and could still be carrying beyond the property limits, the officer goes to whoever has music, and asks them to turn down the volume because it can be heard at the property's edge. The restaurants will turn the volume down.

Ms. Grofik noted that there have been a couple of times when Mr. Bridenbaugh and she were on the property. The last time, she ended up going to his house. While she could not hear the music at the edge of the property, she could hear it faintly at his house. She did not know how that happens; maybe there is a wind tunnel that goes that way, which carries the music in that direction. She explained that they got on the phone at his house and called back to tell them to keep turning the volume down until it was no longer audible at his house.

Mr. Uhle had no further questions, and neither the County Attorney nor Staff had any questions of this witness. The Hearing Examiner asked Ms. Grofik how long she had been the Manager at the Mall, and was told since August of 2008. The Hearing Examiner noted that Ms. Grofik had indicated that they had had several noise complaints from one particular individual. She wondered if they were all attached to the same restaurant, or if it varied. Ms. Grofik responded that Mr. Bridenbaugh's complaints have all been about the music levels at Pigelli's and Hemingway's. The Hearing Examiner wanted to know if one of those is the one mentioned in the Staff Report as being cited in 2010, and Ms. Grofik believed so.

Then the Hearing Examiner asked if the outdoor area for that restaurant was in front of the building or behind it. Ms. Grofik advised that it is behind the building, on a patio that overlooks one of the smaller lakes. At Mr. Uhle's request, Ms. Grofik pointed out the lake and explained that is, typically, where the music is from Hemingway's or Pigelli's. She noted that The Grape outdoor seating is in front of their building, and she pointed out the direction to which their music typically goes. She explained that Pigelli's and Hemingway's music seems to run right along a corridor that travels over toward Mr. Bridenbaugh's house. She pointed out where Mr. Bridenbaugh is located, adding that they never hear from any of the other people in his neighborhood, but they do hear from him.

The Hearing Examiner understood, and asked if there were any other questions of this witness – based on what she had asked. There were none, and the Hearing Examiner inquired if there were additional witnesses for the Applicant.

Mr. Uhle thought Ms. Grofik provided some foreshadowing of the discussion that they were going to have, so he thought he would respond to that up front. He reiterated that the way they drafted the language was by addressing the specific concerns of the community, and it was approved by those residents. He figured that the County's proposed involvement in this process would be an issue that needed discussing. The conditions drafted by Mr. Block clearly contemplated a layer of County involvement in this process. He did not think the County's involvement was a huge issue or concern to them, as long as it would not involve some lengthy arduous, cumbersome, and expensive approval process.

The Hearing Examiner indicated Mr. Uhle had anticipated correctly, as she had some questions on all of that. However, she wanted to address that after Staff made their presentation, because she had questions of both parties. It might mean a slight change in the conditions, as far as what would be the County's responsibilities in this process. She understood that they may have a system worked out and it may be working perfectly, but she was not sure that the County should be inserted into it. She did not believe the County should be in the middle of the process or that the County should be standing behind the mall management, shoving them forward to ensure that they are doing what they had set up to be a policy or procedure for their tenants or for management purposes.

When asked, Mr. Uhle stated that the Applicant had no other witnesses, and the Hearing Examiner called upon Staff to make their presentation. Alvin Chip Block was the County's first witness, and asked that he be accepted as an expert in land use, planning and zoning as he has been in the past. Hearing no objections from the Applicant, the Hearing Examiner accepted him as such.

Mr. Block began his presentation by describing the project. He noted that the subject property is designated Urban Community in the Lee Plan, which land use category allows a variety of uses, including shopping centers and residential uses. He advised that this DRI, when it was approved, had been previously found consistent with the intent and provisions of the Lee Plan. The project has been zoned MPD (Mixed Use Planned Development).

Mr. Block recalled that the County's two aerial photographs (one small and one large) had been accepted by the Hearing Examiner as Staff's Exhibits 1A and 1B. Staff had also provided the Key Map for Coconut Point Area 2, which was labeled as Staff's Exhibit 2. He then explained the coloration of the different areas of the project, noting that the blue outlined tract on the aerial photograph is the affected area for SC-1, which was the first element of Staff's Condition 26. The approval of the outdoor entertainment use by the BOCC will cover that area outlined in blue.

He noted that the Staff recommendation has been provided in the Staff Report, dated June 4th. Staff wanted to make sure that this report is accepted into the record for this case, noting that it has always been incorporated into the record. The Hearing Examiner accepted the Staff Report into the record.

Mr. Block reiterated that Staff was recommending approval of the request, with a set of conditions. Those conditions mirror (but are not identical to) the agreed upon elements of the conditions worked out between Mr. Uhle, his client and the Planning Panel. Those conditions begin on page 2 of the Staff Report. He added that this is a request to amend this MPD zoning to allow live outdoor entertainment, in the outdoor seating area of any restaurant in that blue lined area. The restaurant will be able to serve alcoholic beverages in that outdoor seating area, as well. He stressed this was a very important point; the request is not for all restaurants. It is only for those restaurants having outdoor seating areas with consumption on premises (COP).

The Hearing Examiner clarified that a restaurant can have outdoor seating without having a COP use. It only has to obtain special approval when the owner wants to serve alcoholic beverages in that outdoor seating area. Mr. Block confirmed her understanding, adding that was why he wanted to make the distinction that the request only applies to those restaurants having outdoor seating with COP.

The Hearing Examiner questioned if the LDC has any provisions that restrict or prohibit live entertainment in an outdoor seating area, and Mr. Block indicated that he was not aware of any such provision. If a restaurant has outdoor seating, and is not serving alcoholic beverages, there is nothing in the regulations that prohibit it from having live entertainment in that outdoor area. The Hearing Examiner surmised that the condition is being applied to the COP use, not the outdoor live entertainment use, so that a restaurant owner could have outdoor entertainment without violating any County regulations, so long as he is not serving alcoholic beverages in the outdoor seating area.

Mr. Block reiterated that he knew of nothing in the LDC that addresses that matter, and that is one reason Staff was specifically identifying that use in the Schedule of Uses in this MPD. He agreed with the Hearing Examiner that the Schedule of Uses lists the live entertainment as a permitted use, but only in conjunction with an approved COP and outdoor seating.

The Hearing Examiner indicated a concern, noting that, if Staff is specifically designating only Mr. Uhle's group of restaurants as being allowed to have live entertainment, doesn't that mean, by the process of elimination, that restaurants outside the blue-lined area cannot have live entertainment. Thus, while they were conditioning one group's use of live entertainment, they were striking that use from all other restaurants. She wondered if that was intentional or if it was just an oversight on their part.

Mr. Block responded that, since the use is not addressed in the LDC, in either the MPD CPD or commercial districts, and is not contained in any of the use tables, he was not sure that it was a "permitted" use – simply because it has not been identified. The County has a "permissive" ordinance, and, if the use is not addressed in the LDC, then Staff has to address it in a different way. The Director of Zoning, through her review, would determine if the use is similar in character to other uses in that district and, then, would decide whether it would be allowed because of that similarity. In this case, the use is not identified anywhere in the tables, which was why they were adding it to the MPD's Schedule of Uses, and taking the request through the public hearing process.

The Hearing Examiner asked Mr. Block for clarification of that reasoning. If the use is not identified in the tables and is not already recognized as a permitted use, can Staff just add this into a planned development and call it a "recognized use?" She wondered if that type of action is not, in effect, amending the LDC to include that use, without going through the proper amendment processes.

Mr. Block responded that it is something that we may want to consider, under the permissive rules, so that we do identify it. There are other alternatives, such as temporary uses, but those temporary uses are only for a temporary timeframe. Special events are the same way and they are only for temporary timeframes. That is how Mr. Block would have expected this use to be allowed, by identifying it first and then doing it as a temporary use. In this instance, Staff was making it a permitted use – a use that is permissible in this planned development.

At that point, Mr. Uhle asked to address this as it was a matter of some importance to his client, and the Hearing Examiner allowed it. Mr. Uhle asserted that it was their position that outdoor entertainment is not a use that is listed in the matrix because it does not have to be. It would be like walking or talking. It is something that you can do any place you want because it is not regulated. The reason that it comes up today is that there are specific COP approvals that contain conditions that say the owner cannot do that. Our objective was to overturn those particular conditions and, in addition to that, to permit it for any future restaurant uses, where it would be subject to appropriate conditions.

The Hearing Examiner indicated that she understood what Mr. Uhle was saying, but was still having some concerns about the proposal. She wondered what would happen if they made the live outdoor entertainment accessory to the COP use, instead of making it a standalone use. If they did that, it would not affect the rights of other restaurant owners – without COP uses - to have live outdoor entertainment, and would give the Applicant and Staff the restrictions they were specifically looking for. It would be attached to a use that is already in the LDC, so this would not be adopting a new standalone use in the LDC.

Mr. Uhle advised that, when the application was prepared, he had questions about how to present this matter. He put it in the Schedule of Uses as a separate item simply because it was the best way to highlight exactly what it was that the Applicant was asking for. Leaving that aside, the fact of the matter is that this is purely intended to be a condition attached to COPs and restaurants. If the Hearing Examiner decided that it is not appropriately listed in the Schedule of Uses, but should be handled in some other way, it is perfectly acceptable to him.

Mr. Block stated that Staff was following the Applicant's lead in this matter, because they knew that Mr. Uhle had been in communication with Pam Houck and Nettie Richardson as how best to apply for this. If the Hearing Examiner wanted to go that other route, as long as it would be allowed as intended by the Applicant and understood by Staff, Staff would have no problem with that.

The Hearing Examiner commented that she would prefer to carry this as a limitation on the COP use, because the MPD and LDC already allow a COP use. The only other way

to carry it would be to put it as an accessory under restaurant use. She believed, however, that the COP use was listed as a standalone use, and not restricted specifically to restaurants. Mr. Fredyma indicated that she was correct. She reiterated that they could go two ways to do this. They could list it as an accessory use to a restaurant, or they could list it as an accessory to the COP use. She stated that she was not comfortable adding this to the Schedule of Uses as a standalone use – a whole new use, because it has not been formally adopted by the BOCC. She did not want to create a “de facto” use by putting it in this case to be approved by the BOCC.

Mr. Block thought that attaching this to the restaurant use would require other restaurant owners – those without COP uses – to get an administrative amendment, because of the way it is conditioned in the Staff Report. He did not think Staff wanted to go that route. He preferred that it be attached as an accessory use to the COP, in conjunction with outdoor seating. In that case, the Applicant could have live outdoor entertainment, but it is going to be an administrative amendment process, which can be matched to the outdoor seating with COP.

Mr. Fredyma recalled that restaurants with outdoor seating are not specifically carried as a use in the matrix, but is deemed, by Staff, to be accessory, customary, incidental and subordinate to that kind of use. Whether the restaurant includes outdoor seating is reflected in the parking calculations. Right now, outdoor seating is not restricted to any type of use, and he did not think there was such an issue that required fixing at this point. He believed the issue was nicely framed here, in terms of the COP and the outdoor seating, with outdoor entertainment, and its attachment to a restaurant.

The Hearing Examiner clarified that it would be carried as a COP limitation on the restaurant use, with outdoor seating. Mr. Fredyma confirmed that she was correct. At that point, the Hearing Examiner indicated that Mr. Block could continue with his presentation, as that had answered about three of her questions.

Mr. Block indicated that, instead of going through his entire presentation, he would just address the fact that there were complaints occurring in 2010, as had been discussed by Mr. Uhle and his clients. He agreed that an administrative amendment was granted in 2011 that authorized the temporary uses associated with the request for live entertainment. Staff wanted it to go through a public hearing and that administrative amendment was withdrawn as part of this application. As previously stated, the proposal has gone before the Estero Community Planning Panel (the Panel), and the Staff Report has documentation attached from those meetings and the emails exchanged between the Applicant and the Panel. That documentation could be found in Attachment D.

In summary, Staff was recommending approval of this request. They believed the request was consistent, as conditioned, with the Lee County Comprehensive Plan. The conditions provide, at least in Staff's opinion, for reasonable ways to address the public health, safety and welfare matters. They also address the compatibility of the proposed use or, as in this case, the accessory use in conjunction with outdoor seating and consumption on premises.

The request would be consistent and compatible with the surrounding area, because the request, as conditioned, provides another layer of protection for the residents in the immediate area, both west of US 41 and east of Via Coconut Way. Staff believed that the request, as conditioned, would provide reasonable protection for those residents, through the private monitoring process already setup and operational by the Applicant and by ensuring that Staff knows what is going on out there, by using the administrative amendment process. Staff can also look at the location of the requested use and ensure that any other reasonable conditions, associated with that use, could be applied through the review process. That is why it has been set up in this particular fashion.

In this instance, Staff concluded that the request should be recommended for approval, and they agreed with the change to the Schedule of Uses in accordance with what had been discussed earlier. It was his opinion that this request, as conditioned, will help the Applicant achieve the intent of the planned development. That concluded his presentation.

The Hearing Examiner inquired if the County Attorney had any questions of this witness, and Mr. Fredyma noted that this request has a really narrow scope, with which Mr. Block agreed. It was recited in the conditions, but nevertheless, he believed it should be emphasized that it was essentially going to supplement zoning Resolution Z-02-009. Mr. Block agreed, adding that Condition A.1 was referring to the recommended conditions. When Mr. Fredyma noticed that he had attached a copy of that Resolution to his Staff Report, Mr. Block believed that what he had attached was a codified set of conditions that takes into consideration all the previous amendments and administrative actions that they had on the property. It was not just Resolution Z-02-009, but included all other actions.

Mr. Fredyma asked if he was referring to all the administrative amendments and such in that back-up. Mr. Block explained that, if this had been an amendment of the overall planned development, he would have suggested that these be included as part of the conditions of the approval. That gave everybody one location in which to find and apply all the conditions and regulations on this property. In this instance, the property is within a planned development that is within a DRI, and the property owner has no authority to include these conditions as a set of codified conditions. Mr. Fredyma then asked if he was adding a new Condition 26, and Mr. Block said yes. Mr. Fredyma did not have any other questions.

The Hearing Examiner then asked if Mr. Uhle had any questions of this witness, but he did not. He just wanted to say that both he and Mr. Block have a dialogue about codifying the Resolution, and, he appreciates all the work Mr. Block has done as it has been helpful. However, from his perspective, as he has a very limited scope of employment, both in terms of what this application is about, and in that he represents only one property owner, he does not want to be placed in a position of making sure that Rappallo, or whatever, has all its conditions correct. Since they agreed that they would not do that, he has put together a reference document, but it is not intended to be a codified resolution.

The Hearing Examiner asked if Staff would immediately codify it after it goes before the BOCC and if the BOCC approves it, to which Mr. Block explained that, after the Board's action, he will include it in the reference document that he has created, to assist Staff, if there is a question regarding the zoning condition. As to the effective legal document that approves something, they will have to come back and apply for either an administrative amendment or the resolution. He compiled the documentation, but is not trying to get that compilation adopted as a codified document. He has attempted to reference it in order to make it easier for future application, but is not attempting to make it an official document that everybody may rely upon.

Then, Mr. Fredyma mentioned that the shorter set of conditions, namely the new Condition 26, would be codified as a zoning resolution, if it is adopted by the Board, but the Hearing Examiner added that it will not be codified with all of the prior MPD conditions. Mr. Fredyma noted that it will be used in conjunction with those prior approvals, as there are no other instances where they take everything and bring it forward into one new codified document. Therefore, it was not his understanding that it will occur, and for the reasons that Mr. Uhle and Mr. Block have indicated, he did not have a problem with that.

Mr. Block stated that it was his intent to make it an easy reference document; that is why there are certain references in that document so that they know where to go back to for more information, and know how it was adopted. The Hearing Examiner believed that Staff's intention, over the years, has been to codify as many of these large developments, by bringing the conditions and approval forward, and getting them all adopted into one document. She understood that Staff has been doing that for everyone's benefit.

Mr. Block agreed, noting that, in instances where this has been done and these have come forward in a public hearing aspect, reference documents were used. He explained that they will have the ordinances or administrative actions that they can fall back on, in order to apply it. However, if there is a conflict between the two, where the Applicant believes that the reference is wrong, then they have to go back and do the same thing to correct it. He has done this compilation for administrative reference purposes. When they get to the point where they can take the entire project (DRI) and set those conditions, it will come forward as a codified document.

At this time, the Hearing Examiner was aware that there were no other County witnesses, and that Mr. Fredyma had some questions. However, she wanted to open the floor for public participation, in the event that any member of the public needed to leave or did not want to sit here while the parties worked out the details about this notification process. In that vein, she asked Richard Osborne to proceed.

Richard Osborne introduced himself for the record, noting that he is the Managing Member of Pigelli's Restaurant, LLC, located at 8017 Plaza del Lago, in the Coconut Point Malle, Estero, Florida. When the Hearing Examiner asked him if he was for or against the request and why, Mr. Osborne said he was for the arts and culture in Estero. He explained that the Coconut Point is a beautiful mixed use mall that incorporates

residential living, retail, large box and restaurants, as well. It is clearly a destination point, and certainly a pillar of the Estero community.

The mall is providing a service to the people that visit the mall, and, although he is not in the entertainment business, he is in the restaurant business and entertainment is a conduit in providing a beautiful experience for the people that visit there. During season, from about 9:00 a.m., through 9:00 p.m., they receive 700 phone calls a day, of which three quarters are in regard to entertainment. They average approximately 450 reservations a day, and that has to do with the fact that not only are they providing a dining experience, but they are also providing music, as well. However, the music takes place outside, and it is actually performed on mall property, but it is adjacent to their COP outdoor seating area.

He then mentioned that he was also speaking on behalf of the Hemingway's Island Grill, as Justin Fleming, the General Manager, could not be here this morning. They share the entertainment between both restaurants, and they would hope that the Hearing Examiner would support this request. They are in the restaurant business, and it is not their intention to alienate any potential customer, but to bring value to the community.

He asked to submit a 600 signature petition in support of this request. The Hearing Examiner asked if the County Attorney wanted to review the petition and tell her whether or not he has any objection. The County Attorney just wanted to object to the submittal of this petition as it is essentially a hearsay document, but she could accept it and then apply the weight that she would deem appropriate.

When the Hearing Examiner asked if these signatures were collected in the restaurant, Mr. Osborne explained that these signatures were collected by guests that were attending the restaurant. His staff informed them that they may not be allowed to have live music, they were in support of that, and signed the petition. As can be seen, a few Shadow Wood residents signed the petition, and a few customers took the petition to obtain their neighbors' signatures. He believed that the community is very much behind the request.

The Hearing Examiner asked, to the best of his knowledge, if these signatures were from residents in the community, as she sees signature from people in Naples, Bonita Springs, Indianapolis, Fort Myers, and Illinois, surmising that some of these were seasonal residents. She indicated that she would accept the petitions with the understanding that she will give them the weight they deserve, but noted that, because these individuals could not be cross-examined, it does not get the same weight as with live testimony. The Hearing Examiner entered the Petition into the record as Osborne Exhibit 1, and asked if anyone had any questions, but nobody did.

She then asked Mr. Osborne how long he has been the Managing Member for Pigelli's, and he said since the restaurant opened. She asked if he has been associated with the restaurant the entire time it has been in business, and Mr. Osborne said he was the founder of the restaurant, since January of 2008. She then asked if he was associated with the restaurant at the time it was cited for a code enforcement violation, and he said

yes. She asked if he has been cited since the 2010 code enforcement violation for noise violation or any other violation, but he said no.

When the Hearing Examiner asked Mr. Uhle if the reason that he is coming in to amend the uses for the entire mall, more specifically the live entertainment use, was because the entertainment is occurring on mall property, Mr. Uhle noted that they were just trying to cover this particular activity on a universal basis, within Areas 2A and 2B. They believe they have created a system that will work, and felt there was no reason to not attach it to the entire project.

She asked if the live entertainment would be appropriate on mall property, even if it were to be out in the parking lot and not associated with a restaurant. The point she was making was that, if the entertainment was on mall property, even though it was servicing Hemingway's and Pigelli's restaurants, that activity was not illegal. The issue being faced here is limiting live entertainment in outdoor seating area where it will be associated with consumption on premises.

When Mr. Fredyma indicated that it was going to be defined by their lease and whatever agreement they have with the ownership, the Hearing Examiner mentioned that she was not looking at it from that perspective, but from what she has written here. She mentioned that, if he is having a 5-piece band, beyond the outdoor dining areas of Pigelli's and Hemingway's restaurants, it was okay, as outdoor entertainment is not illegal on the mall property, either under the County's regulations or under the approval document. Mr. Uhle and Mr. Fredyma agreed with that assessment.

The Hearing Examiner then called upon Jim Borre, who introduced himself for the record and indicated the location of his property from an aerial photograph, which was 8000 Via Sardinia Way, #306, Building three, southeast of the larger pink part of Area 2. Mr. Borre wanted to know what the smaller pink area to the east represented, especially that small piece of land located in the lake. Mr. Uhle informed him that the request does not include the particular area he was referring to, because it was outside of Areas 2A and 2B. He explained that it was part of the application, because it is owned by his client, but it is not part of the request as the request only encompasses Areas 2A and 2B. The Hearing Examiner clarified that, although the property is owned by Mr. Uhle's client, the application for live entertainment only affects the area in which all of the restaurants are located.

When the Hearing Examiner asked him if he was for or against the request, Mr. Borre indicated that he was partially against the request. She then asked him if that meant he was also partially for the request, and Mr. Borre explained that he is a business man and believes in businesses. He has lived at this location since March of last year when he purchased his property, and does not hear any noises from Pigelli's restaurant. When he was in the Marsh Landing development, he was under the impression that the noise he was hearing was coming from Chili's. Had he known he could have reported this noise, he probably would have done it, but he did not. Therefore, when he received this notice, and, since he is very close to California Pizza Kitchen, which is a couple of blocks away, he thought he would come in and see what was happening.

He concluded by saying that he would like outdoor entertainment, but wanted it to be curtailed to a reasonable hour, which he believed was around 10:00 p.m.

The Hearing Examiner indicated that he has lived at Via Sardinia Way for one year and three months, and has not experienced any noise from any of the restaurants since he has been in that location. Mr. Borre said yes, adding that he does not spend every evening there; he spends a lot of time at his girlfriend's house in Marsh Landing. The Hearing Examiner asked him if that was where he believed he was hearing noise from the Chili's restaurant, and Mr. Borre said yes.

When the Hearing Examiner wanted to know the location of Chili's, Mr. Osborne indicated that there was no Chili's in Coconut Point; he must have meant Friday's. After a brief discussion as to which restaurant Mr. Borre was referring, the Hearing Examiner concluded it was TGIF (Friday's) which is located at the north end of the commercial component of the MPD – beyond the subject property. She then asked where Marsh Landing was located, and Mr. Borre said it was on the other side of U.S 41. The Hearing Examiner then mentioned that Friday's was not one of the restaurants being considered here today, and he has not experienced any particular problems with the restaurants in his area.

She asked if Staff or the Applicant had any questions of this witness, and Mr. Uhle did not, but wanted to inform the Hearing Examiner that the reason Friday's is not included in this request is that they own their parcel. So, this Applicant does not have authority over that restaurant.

Joseph Sofia was the next witness, who introduced himself as the owner of The Grape at Coconut Point, located at 23161 Village Shops Way in Estero Florida. The Hearing Examiner asked him if he was for or against the request, and he said he was for it.

The Hearing Examiner asked if he had any additional comments or questions, and Mr. Sofia mentioned that he had one concern. He explained that they have been operating and supplying music, unbeknownst to them, that was invalid or not a use allowed on the property. They have music, because they supply a service, and he agreed with Mr. Osborne's comments. The entertainment will be outdoors and he believes that this area is conducive to outdoor seating; everyone wants to sit outside. The outdoor seating area fills up faster than the indoor seating area.

The Hearing Examiner wanted to know if that occurs during season or if it occurs all year round, and Mr. Sofia replied that it occurs all year round. However, during the summer months, it is usually at night; not during the day. Furthermore, since they have obtained a COP license to operate outdoors, he would like his time period to coincide with the same time period being considered for the Applicant. His concern was that they are open until 1:00 a.m., but are required to stop playing music at 11:00 p.m. They would now like to continue the music until 1:00 a.m.

However, the Hearing Examiner did not believe that, as part of this proceeding, they could amend his approval, as the time limit being set is 11:30 p.m. If Mr. Sofia wanted to extend his time limit to 1:00 a.m., he is going to have to come back and ask for special

permission for that. Mr. Sofia mentioned that he was not asking, so the Hearing Examiner asked if he was happy with 11:30 p.m., and he said yes.

Then, the Hearing Examiner mentioned that, if this approval operates the way that Staff has it written, then this should effectively nullify the live entertainment conditions in their COP approval, if this is legal, and that was a question that she had yet to ascertain. At this point in time, they would have to go by the conditions that are set out in their individual approvals, which would be 11:30 p.m. in his case. Mr. Sofia understood, and would love for the Board to support this request, as he believes it is vital to the mall's operation and important to all of them.

Next, the Hearing Examiner wanted to know if he actually served food until 1:00 a.m. or just snacks, after which Mr. Sofia said that they have a full menu until that time. Then, the Hearing Examiner asked if Staff or the Applicant had any questions of this witness, but they did not.

When she asked Mr. Sofia if he had anything else he wanted to say, he indicated that he had signatures on a Petition. The Hearing Examiner instructed him to give them to the County Attorney to see if he has any objections. She then asked if these were the same Petitions given to her by Mr. Osborne, and Mr. Fredyma said yes. She noted that she had a set of signed Petitions in support of the request, and wanted to know if the Applicant or County Staff had any objections. Mr. Uhle did not have any objections, and Mr. Fredyma had the same comment as before, adding that the Hearing Examiner would give them the appropriate weight. She then entered the Petitions into the record as Sofia Exhibit 1.

She then asked Mr. Goodrich to proceed, who introduced himself for the record and indicated that he resided at 20877 Pinehurst Greens Drive in Estero. He was representing his community as a member of the Estero Council of Community Leaders, and as a member of that organization, he is also a member of the Estero Community Planning Panel. He has participated in the public meetings regarding the Applicant's request, as well as several other meetings with citizens, residents of Estero and restaurant owners. In fact, some of the non-residents or citizens of Estero, who visit the mall quite frequently, have attended some of the public meetings.

As previously mentioned by Mr. Uhle, they have diligently worked with the Applicant and with the citizens, through public meetings, e-mails and other meetings. The Applicant has been trying to ensure that they have an arrangement wherein the residents, especially those surrounding the mall, would not have difficulties with the noise, and, if they did, would have an apparatus which would correct the problem. To his knowledge, working primarily with Jamie Grofik, they found that the methodology, which is in practice, is working quite well. They believe they have done their best to include and inform the community regarding these changes and they believe that they are strongly in favor of them. Therefore, he was at the public hearing to speak in favor of the Applicant's request.

The Hearing Examiner asked if Staff or the Applicant had any questions, but they did not. She then asked if anyone else in the room, who had not spoken, wished to speak,

but nobody did. When she asked the Applicant if they had anything to say in terms of rebuttal, Mr. Uhle said he did not have anything more to say other than they are here to talk about the conditions to the extent she thought they needed to. She then asked Staff if they any rebuttal, and Mr. Block said no.

The Hearing Examiner indicated that she had some questions. She mentioned that when she read the request, it raised a few red flags. First, there is a property owner having an enforcement process which is clearly working, but the conditions will be putting the County in a position that she is not sure the County wants to be in. Referring to Condition 26(b)(1), she wanted to know if this document is intended to amend individual COP approvals, and, if it is, she wondered how they were going about documenting that on each of those COPs. She mentioned that this is an issue because, if they have several individual COPs and they all say "no entertainment" or "only live entertainment to a certain hour of the night," and this approval is going to govern the entire property owned by the Applicant, including these restaurants, how were they going to amend these COPs.

She wanted to know if it could be done administratively, after this request is over and done with, adding that she does not have the authority to amend these COPs because they are not before her in this proceeding. All she has is authority over the property that is in front of her, which is the Applicant's property. She wanted to know if there was a mechanism in an administrative approval, whereby they can come in and ask to have their COPs amended to reflect the conditions and times set out in whatever Resolution is adopted for this request.

Mr. Block advised that he had been going through the administrative approvals that he had listed in the Staff Report, and, so far, has not found any on that list that are limited to noise. He mentioned that live entertainment has not been addressed or regulated, and outdoor music has not been regulated, as well, on those administrative approvals. The Hearing Examiner was relieved, finding that the approval and conditions herein would apply to those restaurants, without the COPs having to be amended, as the COPs are silent on those matters.

Next, she mentioned that Mr. Sofia has a COP restriction of an 11:00 p.m. shut down time, and she had seen a couple of others that restricted entertainment to music at a conversational level. Mr. Block explained that the one he referenced as COP2006-00169A for "The Grape" has a limitation for the sale of beer and wine during the hours of 11:00 a.m. to 1:00 a.m., Sunday through Saturday.

When the Hearing Examiner reiterated that they have a serving time until 1:00 a.m., instead of 11:00 p.m., Mr. Block mentioned that there is no limitation or language on this as to any outdoor music. However, he did find a limitation on the application and approval for the Grand Café, which says "music for outdoor seating areas must be piped and is limited to the hours of 11:00 a.m. to 10:00 p.m. Volume must be at or below conversation levels."

Again, the Hearing Examiner asked if there is a mechanism whereby they can have the individual COPs amended to reflect the approval in this resolution, and if this could be

through the administrative amendment process. In response, Mr. Block explained that, if it is limited in the current administrative amendment to piped music only, such as with the Grand Café application, they can come in and ask for the administrative amendment. Then, if this public hearing process is approved, as they have been discussing, they could come in for an administrative amendment to be allowed to have live outdoor entertainment and adjust the hours accordingly.

The Hearing Examiner suggested that the condition be modified as follows: All restaurants with existing consumption on premises and outdoor seating noted below are hereby allowed to have live outdoor entertainment and the individual COPs must be amended accordingly.” She explained that this statement needed to be included, because the approved COPs that have restricted uses will have to be amended, as they will not automatically get the rights under this request.

Mr. Uhle stated that was the idea and reason he wanted this request to be handled administratively, to reflect the fact that the original approvals were done administratively, but the County did not want to do that. They wanted it done through a public hearing to address this matter, so here he is in a public hearing. He could not see any reason that the Hearing Examiner could not change these approvals through the public hearing process, as long as it was appropriately advertised, which it was. He noted that, it was no different than changing a condition in a previous zoning approval that went through a public hearing. It is not entitled to more deference because it was done administratively, rather than a public hearing.

The Hearing Examiner mentioned that the administrative part of it is not her concern; it is the fact that the COP is a different approval entirely. It is not the same; it is not, at this point in time, a rezoning approval. They have received a special approval, and their particular operation was looked at and approved, whether administratively or through the public hearing process and a series of conditions were added to that COP. That is a standalone document.

However, now, it is a limitation on their use of their business. Even though the underlying property was going to be amended to say “you can have the live entertainment,” those previous COPs were separate legal documents, and she does not feel she has the authority to amend those COPs during this process. She could grant the live entertainment on the overall property, but believed that was a reason those restrictions were placed on those properties with existing COPs. Therefore, she believed that they need to have each property reviewed again for whatever reason. Her concern is that she is dealing with the underlying property owner, but the license holders are the business owners. She does not feel that she has the authority to amend these separate licenses and those approvals during this zoning hearing.

Mr. Uhle asserted that she did, as long as it is an appropriately advertised public hearing that identifies exactly what the issue is. When the Hearing Examiner asked if the COPs were identified in the advertisement, Mr. Uhle noted that it clearly would have identified Areas 2A and 2B, but the Hearing Examiner said no. Then Mr. Block explained that they advertised it from the standpoint of the legally described property and the condition is

specifically pointing out every single restaurant in Coconut Point that is affected. He did not think he missed any under ownership.

The Hearing Examiner understood, but wanted to know how a COP license approval differed from a variance request, noting that both run with the land. She wanted to know if she could amend a variance in a zoning resolution, if it was a separate and distinct document, and Mr. Uhle asserted that she could, if that variance was part of a planned development. That is what this property is. At this point, Mr. Fredyma agreed that a standalone variance could be amended, but it would be an amendment to that variance, and, as Mr. Uhle indicated, this is a planned development.

The Hearing Examiner mentioned that it would be a deviation in a planned development. What she was saying was what if that variance was put on the property after the rezoning; that rezoning never addressed that variance. When Mr. Fredyma mentioned that the property owners may be participating, the Hearing Examiner noted that they could come in and want to amend the zoning. At that time, they would want the amendment to apply to this variance that has been sitting on the property, but was not part of the original rezoning.

She wanted to know if this could be done without actually amending the variance or pulling it in and making it a deviation. She was having a problem with this because she did not have the owners of the COPs in front of her. In response, Mr. Fredyma explained that all of the administrative approvals or whatever has been done for the COPs to date, have required the property owner's approval, in one form or another, in order for the businesses to receive the COPs. When the Hearing Examiner asked if it was issued to this property owner or if it was issued to the restaurant, Mr. Fredyma did not think it made any difference, adding that it still requires the owner of the property, who is represented here today, to participate in that process, as the owner has to give consent in order to do that. Mr. Uhle agreed.

The Hearing Examiner understood, but this is the issue that she is really having trouble with, because she did not know if she has the authority to amend those COPs. Although they believe that she could, she did not see how she has the authority to amend these COPs when they, themselves, are not in front of her. They are mentioned in the document, but that does not make them, as individual COPs, part of her jurisdiction. If they came in as a COP request or an amendment to a COP request, then she has the authority, at that point in time, because it is pertaining specifically to that COP approval.

Mr. Fredyma wanted to know if the Hearing Examiner approves this request, if there would be an objection or a problem with the COPs that are out there now, if they want to take advantage of an expanded set of hours or the ability to have music. He wondered if there was any problem to them getting an administrative amendment to expand their COP to take advantage of that approval.

Mr. Uhle mentioned that he did not want the individual owners to have to come back and file another application. Although these owners could survive this, it will be annoying. He asked how long that would take and how much they would have to pay for it. He was concerned about the kind of hassle they would get for doing this. Those were the

questions the owners would be asking him, and they will want to know why he is here at a public hearing, if they have to go and file an application to change it. This is particularly true since he wanted to do it administratively, and Staff said "no, you have to go to a public hearing." So, here they are. They have advertised it, and the legal description was included; everyone knows that this issue is here.

Mr. Fredyma stated that they have doubled the safeguards that they normally look for in the COP process. This does not go through just one public hearing; it goes through two. They still have the underlying property owner who really holds all the bundles of sticks to these properties. The Hearing Examiner indicated that she understood that, but it is not the underlying property owner that is making the noise; it is the restaurant. Mr. Fredyma commented that could be attributed to the property owner ultimately.

The Hearing Examiner asked Staff if they were amenable to a condition saying that the County would, on its own, issue an amendment to any of the COPs that have contrary language to make them conform to this, if it is adopted. She wanted to know if the County would do that on its own, without applications from the individual business COP holders. In response, Mr. Block explained that Staff's intent would be a condition, which would recognize the existing restaurants that had outdoor seating with COPs, and that they would grant them, immediately, the opportunity to do that. He believed that if some type of language is included in Condition 26(b)(i), which states "once approved by the Board of County Commissioners, Lee County Staff will prepare an amendment of each administrative approval listed in Condition 26(b)(i), to reflect that live entertainment is permitted in accordance with this condition," then they can do that.

Mr. Fredyma explained that, if this is approved, it would go into Tidemark, which is the County's tracking system for all this. Any subsequent review will receive the benefit of this approval, in conjunction with the review of that COP, but the Hearing Examiner stated that was what she was not sure of. Mr. Fredyma believed she could do it their way or she could add a condition, if she wanted to make it clear. That condition would state that the COP holders would be entitled to the rights being granted under this approval, which is what Mr. Uhle is requesting and what Staff has envisioned.

The Hearing Examiner reiterated that her problem was that she did not believe that she could approve this "legally" in some manner that would immediately and effectively change every one of the previously approved COPs. She wanted to make sure that whatever they do in this matter is legal, without question. If it meant including a condition that Staff will, upon approval of this, amend any of the provisions of any of the foregoing, or hereinabove referenced, COPs that are in conflict with this, they will then issue an amendment to those COPs. She did not have a problem with including that type of condition in here; she just has a problem with going forward and saying that, by operation of law, the COPs are now changed. She was just not sure that is what this is going to do.

Mr. Uhle still believed she could, but stated they could live with such a condition, if she felt it was necessary. He believed that it should just say that, under these circumstances the change would be a purely ministerial act because the discretionary part of it would

already be done. Under those circumstances, it really is more of a scrivener's change than it is an amendment, so he believed Staff would have the authority to do it.

Then Mr. Block wanted to offer another thought on this, for her feeling of comfort. He explained that, over the last few years, they had a number of House or Senate bills passed by the State Legislature, which granted statutory extensions of build-out and termination dates for approved DRIs, and authorized those DRIs to obtain those extensions in a variety of ways. One example was that the DRI gave the County notice that they wanted to avail themselves of that opportunity, so the County just prepared letters acknowledging that they had received the DRI's request to do that. So, in this case, the County could either create a new administrative amendment form or issue a letter. Both would achieve the same thing; they would both recognize that those rights had been granted per this Resolution.

The Hearing Examiner explained that the only reason that she was looking at this was because they had "the COP, as amended by..." She pointed out that if this was going to say "COP...as amended by Resolution....," then that would be OK. However, she was concerned that there was not going to be a paper trail or documentation and that Code Enforcement might find a violation if "Pagelli" had live entertainment at 11:30 P.M., because it was not supposed to be operating at 11:30 or having live entertainment, because its COP said that. It would be because they did not follow through and they did not have documentation saying that "this has been changed."

She was trying to protect those business owners and the County. She didn't want to see someone come through here and find out after they were in here, and after everyone was already irritated, that they should not have done this. Mr. Block explained that he would commit that if she wrote it accordingly and said that Lee County Staff, upon adoption by the Board of County Commissioners, will issue a new Administrative Amendment Approval for the listed COPs in 'b. i.' to reflect what has been conditioned in Condition 26, then, he would have no problem doing that.

The Hearing Examiner understood that would not require any request by the Applicant's business owners and it would not require any payment by them to do this, since this clearly seemed to be Staff's intent with the recommendation of approval in this case. She thought it would clarify the record.

Next, she referred to page 3 and "i. i.," noting that she knew about the noise abatement plan that was going to be provided or had been provided by each of the restaurants. She noted this was talking about a new restaurant. It said that the Applicant must include a copy of the approved noise abatement plan, which was fine, because they had a copy of the approved noise abatement plan. However, under condition "j." on page 4, it said: "Lee County will continue to be responsible to enforce all County regulations."

She wanted to know what would happen if the County was not happy with this noise abatement plan. She wanted to know if they were going to be required to enforce something that they didn't like. Mr. Uhle thought that there was a clear distinction in the Staff Report between the existing restaurants and the new restaurants and the process for the new restaurants was significantly more cumbersome than it was for the existing

restaurants. It required the County to actually do a review the same way they would do for a regular COP. That was his understanding of it and he didn't have a problem with it.

The Hearing Examiner did not see that from this condition. Mr. Uhle thought that she might want to remove the word "approved" from subsection "i. i.," because that was not actually accurate. He pointed out that they (the COP applicants) were required to provide the site plan and the County did the approval.

At that point the Hearing Examiner explained that she was concerned with the conditions, which indicated that the "property owner was going to do this" and "the property owner was going to do that" and "the property owner has to do this" and "the property owner must assume that." She was concerned because once it was in the approval and the Resolution it meant that the County must now enforce every one of these provisions.

She explained that it was okay for the Applicant to have this as an operating policy. It was okay for them to do this and it was okay for everyone in the Estero Planning Community [sic – Estero Community Planning Panel (ECPP)], etcetera, to be happy with the process. However, she didn't know that she, as the Hearing Examiner, was willing to require the County to enforce every one of these provisions that had been agreed to between the Applicant and the ECPP.

The ECPP was not a governmental agency as far as "regulatory" was concerned. She was afraid that the County would be biting off a whole lot more than they were going to want to chew, because it meant that the County had to ensure that there was a security person on the Applicant's staff and that the other procedures were followed. The County would also have to find out some way to authorize that security person to enforce those regulations and it would have to find some way to monitor what was happening down there on a daily basis.

She was very concerned about including all of these conditions where "the property owner will do this" and "the property owner will do that" and the security guards would do this and that. She didn't know that she or the BOCC had the authority to delegate enforcement authority under the County's regulations to a non-governmental entity. She didn't know if the County wanted to do that or to put their Staff in the position of having to monitor every aspect of the property owner's monitoring or management plan.

She was also concerned about the ramifications if the security persons decided a restaurant owner was not going to comply with the mall's regulations, and decided to stop the restaurant from having live entertainment at all. She contended that neither the property owner nor the security people had the authority to take away the property rights of the restaurant owner without due process. That was why the County was here. She was concerned that there would be no due process in that situation, and the County should not be put in the position of condoning such actions.

She added that, if the County adopted these conditions/this process in the Resolution, that would place the County in the position of having to enforce whatever the security guards or property owner was supposed to do. She did not believe that the process

could meet the legal standards under which the County was required to operate. She was very concerned about adding all of the methodology conditions into the approval. The Applicant could still do this process, if they wanted to do it, and that would be consistent with the agreement they had reached with the ECPP. She reiterated that she had a real problem with adding all of these conditions about what they were going to do and how the County was going to let them do it and then make sure they did it.

She commented that, once that process was approved, it would become conditions of the Development Order, at which point in time it would make the County ultimately responsible for every action and activity that happens on this property. Therefore, rather than just having to advise the restaurant owners to turn the music down, because it was disturbing their neighbors, instead, the County would have to be involved in every aspect of the noticing and enforcement. She didn't care how they worked it out with the ECPP, or the residents of Estero, but she did not want to see the County put in the position of having to enforce these regulations on a daily basis. That was her major concern.

The Hearing Examiner pointed out that the County already had an adopted cumbersome and painful process – Code Enforcement - to enforce development regulations and conditions of approval in Development Orders. She thought the County should only get involved if the Applicant's actions were not sufficient. However, the County should not have to get involved from day one, every time the Applicant got a complaint. She noted that if the Applicant failed to respond one time, then they were in violation of the conditions and the County would have to go after the Applicant for not doing their "job." She reiterated that she had a real problem with including those conditions in the approval.

The Hearing Examiner, then, asked if they wanted to take a break to discuss it and then come back in and talk her out of this.

Mr. Fredyma advised that he also had some comments, noting that he shared many of her concerns. In general, he did not have a problem with what they were proposing, but there were certain aspects, in which he shared the same concerns she had. For instance in Condition 3, which would be new Condition 26, it would be his suggestion to delete paragraphs d., e., g., h., and j. and keep a., b. i., b. i.i., c., and to only keep the portion of f., which said: "noise will be limited to a conversational level at the regional mall boundary line."

The Hearing Examiner noted that, if this was talking about the abatement plan and they had the noise abatement plan as part of the required submittal, then he was gutting the plan. He indicated that he was not doing that; he was looking for three standards to be upheld. He explained that they already knew what was going to happen with existing COPs and there was a process for new COPs. He supposed that the last sentence in b. i.i. could be removed, if she did not want to reference the noise abatement plan.

The County had concerns about the noise level and the hours of operation. The mall owner would take care of the rest of it - however they chose to implement it. Referencing those two conditions with respect to noise and the hours of operation, he

added that, to the extent that there was a proper place and time for the County to do that, the County would do that.

He shared her same sentiment with respect to the ECPP and agreed it was not a regulatory agency of the County. The Applicant could share whatever records they wanted to share with them and that was not a problem. However, the County was not in partnership with the ECPP on enforcement. Therefore, he would pare this paragraph down substantially. He thought that the result would ultimately be the same, because the ECPP's main concern was the noise and the hours.

Mr. Fredyma didn't have a problem with paragraph c., because it set out a way to let people know that there is somebody they could contact. He thought that condition was fine and he didn't have a problem with it, but he would remove the others and modify the remaining conditions, as noted.

The Hearing Examiner understood that paragraph c. was not a problem, and she thought she could live with the last part of paragraph i.i. as part of this application, which said: "the COP applicant must include a copy of the noise abatement plan and a site plan." She understood they were going to have to have a site plan. Mr. Fredyma confirmed that they would get that with the Administrative Amendment, anyway, and the Hearing Examiner stated her understanding that it would show the proposed location of the use.

She thought that, in paragraph f., they should indicate the noise abatement plan must, at a minimum, address hours of operation and methods by which noise will be limited to a conversational level at the regional mall boundary line. She added that it should also say at the "closest" regional mall boundary line because she thought they could go to the opposite end of the mall and say they couldn't hear anything.

Mr. Uhle pointed out that it could actually say "all" regional mall property lines and the Hearing Examiner agreed that would also work. Mr. Block thought that "all" would actually work better because there would be instances where there could be buildings between outdoor entertainment and a mall boundary line, when you would not hear it and it might be closer. So, he thought that "all" worked better, because that would address the instance discussed regarding noise coming across a lake or a parking lot and going over to homeowners.

Mr. Fredyma thought they needed paragraph "i." because that was the overall time limit that the Hearing Examiner would be applying. The Hearing Examiner noted that was requiring the individual business owners to amend the entire planned development to extend their hours past 11:30. She wanted to know why they could not just amend their COPs as individual COP holders. Mr. Uhle pointed out that, since the Hearing Examiner was doing the ministerial COP change thing, anyway, he would agree that would be a reference to the COP, rather than the Planned Development. Mr. Fredyma also agreed.

Mr. Fredyma indicated they could change "Planned Development" to "COP approval." The Hearing Examiner indicated it would be so that they would not have to come back in to amend the Planned Development. Mr. Uhle agreed.

The Hearing Examiner didn't have a problem with dropping all of the conditions that Mr. Fredyma talked about. She noted that it answered all of her questions and really gave her much more comfort than she was having before. Mr. Fredyma thought that, from the Applicant's and Staff's standpoint in trying to accommodate both their tenants and neighbors, they had reached the same place. They could still "deal with" and "do with" as they chose, but with the other aspects that they would look to drop from this, it would not become a function for the County to perform.

The Hearing Examiner agreed, noting that if the Applicant decided to stop doing this process, then the County would be "on the hook," if all of these conditions were stuck in here. Code Enforcement would not be happy about that.

Next, she referred to Condition 4, which stated: "This approval does not prohibit the owner from obtaining a Temporary Use Permit, as provided...." She wanted to know which owner it meant. She wanted to know if it was the business owner, the COP holder, or the property owner. Mr. Fredyma and Mr. Block discussed it and Mr. Block pointed out that they could take out the words: "the owner from." That way whoever had the right to apply could apply and it would be issued accordingly.

The Hearing Examiner thought that she would like to reword it because it would sound as if a word was left out. She thought that it should read: "Temporary Use Permits as provided for under...., are not prohibited by these conditions." Mr. Block agreed. The Hearing Examiner thought that clarified it. She wanted to know if the Applicant or Staff wished to add anything with regard to the conditions, or modifications which had been discussed.

Mr. Uhle explained that he thought they had put on enough of a case in terms of the location and size of this property, and where these activities would be located, so that even if all of the privately negotiated conditions were stripped away, there would still be enough there to support this particular approval. He noted that, if the Hearing Examiner just said that it was subject to the noise ordinance and nothing else, he thought that would be sufficient from the County's perspective.

He, personally, did not have a problem with the approach that Mr. Fredyma and the Hearing Examiner had worked out, as he understood the legal rationale for that. He could tell the Hearing Examiner that he was not going to go to the hearing and say that they had any interest in renegeing on their agreement with the ECPP, because they don't. To the extent that there was any dialogue between the Planning Panel and the County, he would sit down and let everybody else take care of that. As far as they were concerned, they did not want to be a part of that.

The Hearing Examiner pointed out that the Applicant could still have whatever agreement they had reached with the ECPP, but she didn't think that the members of that Panel realized what they were doing to the County, by wanting the County to include these conditions in this approval. She didn't think their thought process had quite reached that far.

She didn't want to "stick the County's neck in a noose." Mr. Uhle reiterated that he would not participate in that discussion and that they could work that out. Mr. Block added that, from Staff's and his standpoint, Staff was attempting to provide at least some reasonable conditions that they had the ability to enforce.

Mr. Block explained that he understood the legal perspectives of it, although he was not an attorney. He has sat through enough hearings in his time to understand where the Hearing Examiner was coming from. They just wanted to have some ability to have some greater enforcement above and beyond just the noise ordinance. They wanted to have the ability to go out and enforce these regulations in some way and they wanted to give themselves the ability to monitor what was happening at the mall. They also wanted to make sure that the mall was participating correctly in their private agreements, while also providing them with some form of ability to take it to the next level, if it was a problem with the adjoining and neighboring areas. The County did not want there to be any complaints that were not addressed.

The Hearing Examiner indicated she understood. Then Mr. Fredyma pointed out that with the changes they had outlined, he thought it remained workable for the County. He also thought it was still better than just the County's noise ordinance, in terms of the result for all the property owners that surrounded the mall property.

The Hearing Examiner noted that, since the noise ordinance was enforced by the Sheriff's Department, it was really more of a "hit or miss" situation, because that office did not typically send a deputy out the minute someone called. She thought that going out two or three days later would not work, if the offenders had shut the music off two or three days before.

Mr. Uhle pointed out that was exactly what their concern was and it was a legitimate concern. The Hearing Examiner understood that, but reiterated that she did not want to put the County in a position of having to take over day to day operations, if the mall owner changed their minds about doing it, because they didn't care anymore or it was getting to be too much of a hassle.

Mr. Fredyma thought they actually had a better noise standard and there were hours of operation in these conditions. He added that anybody who wanted to argue with "somebody in green" over what constitutes a breach of the peace, they could "have at it" and become acquainted with the phrase "get cuffed and stuffed."

The Hearing Examiner wanted to know if there were any other comments, but there were none. She added that with the changes they had talked about, she didn't have a particular problem with this request and she didn't have a problem recommending approval of this request to the BOCC.

She pointed out that she would need to go out for a site visit. She was not overly familiar with all of these restaurants. She would need to go out and drive through and get a feel for these (areas), as well as the adjacent residential (areas). She would do that before she made a final decision. She commented that there were about seven cases

ahead of them. She was backed up, because she had been the only hearing officer doing cases for approximately four months.

She explained that she would try to get the case out as quickly as she could, but the case would not go before the BOCC before August anyway, because they were gone on vacation. The first set of zoning hearings (before the BOCC) would be in August. She had several little cases and some major cases. She reiterated that she would get it out for them just as quickly as she could.

Mr. Block also commented that, when members of the public received the recommendation from the Hearing Examiner, in whatever form they had asked for it, they could feel free to call him, if they wanted to find out after receiving it, what the possible public hearing date would be before the BOCC. He would let them know the status. Rather than two weeks notice of the hearing, he might be able to give them three to four weeks notice of that hearing. The Hearing Examiner pointed out that they (DCD) took care of scheduling it before the BOCC and she had nothing to do with that scheduling. There was nothing further and the hearing was closed. She thanked them all for attending.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

1. Jamie Grofik, 23106 Fashion Drive, Ste. 107, Estero, Florida 33928

ADDITIONAL COUNTY STAFF:

1. John J. Fredyma, Assistant County Attorney, P. O. Box 398, Fort Myers, Florida 33902

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VII.):

For:

1. Richard Osborne, 8017 Plaza Del Lago, Estero, Florida 33928
2. John Goodrich, 20877 Pinehurst Greens Drive, Estero, Florida 33928
3. Joseph Sofia, 23161 Village Shops Way #113, Estero, Florida 33928

Against:

1. Jim Borre, 8000 Via Sardinia Way #306, Estero, Florida 33928

General: NONE

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER RECOMMENDATION:

For: NONE

Against: NONE

General: NONE

IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communication (Hearing Examiner) means communication in any form, whether written, verbal, or graphic, with the Hearing Examiner or the Hearing Examiner's staff, by any person outside of a public hearing and not on the record, concerning substantive issues in any proposed, anticipated, or pending matter relating to appeals, variances, special permits, rezonings, special exceptions or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for discussion or recommendation, except as permitted in the County Administrative Code. Communications regarding procedural aspects of a proceeding are not deemed unauthorized.....[LDC Section 2-191(a)]

No person may communicate with a Hearing Examiner or the Hearing Examiner's staff regarding the substance (non-procedural aspects) of a pending rezoning action or appeal to be considered by the Hearing Examiner under Sections 2-420 through 2-429, or 34-145.....[LDC Section 2-191(b)(2)]

Penalties. Any person who intentionally makes or attempts to initiate an unauthorized communication to or with a Hearing Examiner, a member of the Hearing Examiner's staff, a County Commissioner or an Assistant to a County Commissioner, or any Hearing Examiner or County Commissioner who fails to publicly disclose and report an unauthorized communication or an attempt to initiate an unauthorized communication, may be subject to the following penalties: [LDC Section 2-291(c)]

Revocation, suspension or amendment of any permit, variance, special exception or rezoning granted as a result of the Hearing Examiner action that is the subject of the unauthorized communication.....[LDC Section 2-191(c)(2)] or

A fine not exceeding \$500.00 per offense, by imprisonment in the County jail for a term not exceeding 60 days, or by both such fine and imprisonment.....{LDC Section 1-5(c)}

XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This Recommendation is made this 12th day of September, 2012. Notice or copies will be forwarded to the offices of the Lee County Board of County Commissioners.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

C. The Board of County Commissioners will hold a hearing at which they will consider the record made before the Hearing Examiner. The Department of Community Development will send written notice to all hearing participants of the date this hearing before the Board of County Commissioners. Only participants, or their representatives, will be allowed to address the Board. The content of all statements by persons addressing the Board shall be strictly limited to the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the earlier hearing before the Hearing Examiner and not otherwise disclosed in the record.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.



DIANA M. PARKER
LEE COUNTY CHIEF HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: 239/533-8100
Facsimile: 239/485-8406

EXHIBIT PH-3.C.1

LEGAL DESCRIPTION

Tracts SC-1, SC-2, SC-3, OS-1, L-1, L-2, L-3, L-4, and L-5, and Lot 7, Coconut Point Area 2, according to the plat thereof as recorded in Instrument No. 2006000409925 of the Public Records of Lee County, Florida.

DCI 2012-00017

[Faint purple stamp]
4.6.12

COMMUNITY DEVELOPMENT

4.6.12
APPROVED
LEGAL
[Signature]

EXHIBIT A

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

INSTR. # 2006 000409925
SHEET 1 of 12

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVREVILLE 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, AND US, IVET & COMPANY, A NORTH CAROLINA CORPORATION, THE OWNERS OF THE HEREIN DESCRIBED LANDS HAVE CAUSED THIS PLAT OF COCONUT POINT - AREA 2, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, TO BE MADE AND FOREVER:

- RESERVE TO COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LOTS 1, 20, 3A, 3B, 4, 5, 6 AND 7 AND TRACTS 70-1, 70-2, 70-3 AND 70-3'.
- RESERVE TO HAVREVILLE 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LOT 2A.
- RESERVE TO THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, TRACT "A".
- RESERVE TO US, IVET & COMPANY, A NORTH CAROLINA CORPORATION, TRACT 70-4'.
- DEDICATED TO COCONUT POINT, AREA 2 MASTER PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS:
 - TRACT "B" FOR ROAD RIGHT-OF-WAY (R-2-10), DRAINAGE, LANDSCAPING, MAINTENANCE AND UTILITY PURPOSES.
 - TRACT "C-1", "C-2", "C-3", "C-4" AND "C-5" AS WATER MANAGEMENT AREAS FOR THE PURPOSE OF STORM WATER DRAINAGE, REGULATION, LANDSCAPING, MAINTENANCE AND UTILITY PURPOSES.
 - TRACTS "D-1" AS OPEN SPACE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, IRRIGATION AND LANDSCAPING FACILITIES.
 - ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE AND MAINTENANCE ACCESS OF AND TO DRAINAGE FACILITIES.
 - ALL ACCESS EASEMENTS (A.E.) AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, DRAINAGE, MAINTENANCE AND UTILITY PURPOSES.
 - ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS SHOWN HEREON FOR THE PURPOSE OF LANDSCAPING, REGULATION AND MAINTENANCE.
 - ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON FOR THE PURPOSE OF LAKE MAINTENANCE.
- ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON FOR THE PURPOSE OF LAKE MAINTENANCE.
- ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AS SHOWN HEREON FOR THE PURPOSE OF LAKE MAINTENANCE.

IN WITNESS WHEREOF, COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVREVILLE 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, AND US, IVET & COMPANY, A NORTH CAROLINA CORPORATION HAVE CAUSED THIS SUBDIVISION TO BE MADE THIS _____ DAY OF _____, 2006.

David L. Nicks
A.D.M. L. Nicks
PRINTED NAME
WITNESS

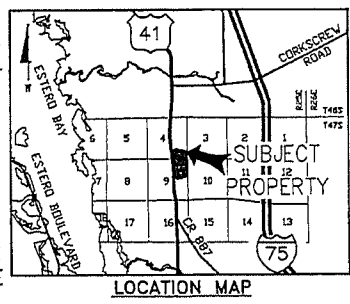
David L. Nicks
PRINTED NAME
WITNESS

Michael Rose
Michael Rose
PRINTED NAME AND TITLE
MANAGER

David Keaton
David Keaton
PRINTED NAME AND TITLE
MANAGING MEMBER

James W. Cherry, Jr.
James W. Cherry, Jr.
PRINTED NAME AND TITLE
VICE PRESIDENT

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COUNTY APPROVALS:
THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS _____ DAY OF _____, 2006.

Ray J. Giddens
Ray J. Giddens
CHAIRMAN

Charlie Green
Charlie Green
CLERK OF COURT

John J. Fredman
John J. Fredman
ASSISTANT COUNTY ATTORNEY

CLERK OF COURT CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COCONUT POINT - AREA 2, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 3:52 P.M. THIS _____ DAY OF _____, 2006 AND DULY RECORDED AS INSTRUMENT # _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charlie Green
Charlie Green
LEE COUNTY CLERK OF COURTS

REVIEW BY COUNTY PROFESSIONAL SURVEYOR & MAPPER:
REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF P.S. 201.177, PART 1.

Michael Harmon
Michael Harmon, P.S.M.
LEE COUNTY DESIGNATED P.S.M.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COCONUT POINT - AREA 2, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

Jerry L. Riffelmacher
Jerry L. Riffelmacher
STATE OF FLORIDA

ACKNOWLEDGEMENT
STATE OF Indiana
COUNTY OF Madison
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006
BY Michael Rose
AS MANAGER
TITLE OF MANAGER
OF THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED _____ AS IDENTIFICATION.

David Keaton
David Keaton
COMMISSION # _____ COMMISSION EXPIRES _____

ACKNOWLEDGEMENT
STATE OF Illinois
COUNTY OF Madison
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006
BY Michael Rose
AS MANAGER
TITLE OF MANAGER
OF THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED _____ AS IDENTIFICATION.

David Keaton
David Keaton
COMMISSION # _____ COMMISSION EXPIRES _____

ACKNOWLEDGEMENT
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COUNTY OF Madison
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BY Michael Rose
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David Keaton
David Keaton
COMMISSION # _____ COMMISSION EXPIRES _____

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David Keaton
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COMMISSION # _____ COMMISSION EXPIRES _____

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COUNTY OF Madison
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David Keaton
David Keaton
COMMISSION # _____ COMMISSION EXPIRES _____

ACKNOWLEDGEMENT
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COUNTY OF Madison
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006
BY Michael Rose
AS MANAGER
TITLE OF MANAGER
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David Keaton
David Keaton
COMMISSION # _____ COMMISSION EXPIRES _____

ACKNOWLEDGEMENT
STATE OF Indiana
COUNTY OF Madison
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006
BY Michael Rose
AS MANAGER
TITLE OF MANAGER
OF THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED _____ AS IDENTIFICATION.

David Keaton
David Keaton
COMMISSION # _____ COMMISSION EXPIRES _____

ACKNOWLEDGEMENT
STATE OF Indiana
COUNTY OF Madison
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006
BY Michael Rose
AS MANAGER
TITLE OF MANAGER
OF THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED _____ AS IDENTIFICATION.

David Keaton
David Keaton
COMMISSION # _____ COMMISSION EXPIRES _____

2006 OCT 27 09:52 AM
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2006 OCT 27 09:52 AM
2006 OCT 27 09:52 AM

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130

H.M. HOLE MONTES
DIMENSIONAL SURVEYORS

2002F Presidential Court
P.O. Box 1010
Phone: (239) 856-1200
Florida Certificate of
Authorization No. 1772

1 DRAWN BY: BCB

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600069929
SHEET 2 of 12

LEGAL DESCRIPTION

PARCEL ONE

A PARCEL OF LAND LOCATED IN 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 SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN S89°52'37"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 530 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 13000 FOOT WIDE RIGHT-OF-WAY, THENCE RUN N10°07'37"W, ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3000.00 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD, A 10000 FOOT WIDE RIGHT-OF-WAY, THENCE RUN S27°50'52"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD, FOR A DISTANCE OF 283.07 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONVEXE SOUTHWEST, THENCE RUN WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3175.00 FEET, THROUGH A CENTRAL ANGLE OF 03°09'18", SUBTENDED BY A CHORD OF 168.50 FEET AT A BEARING OF 27°50'52"W, FOR A DISTANCE OF 168.50 FEET TO A POINT OF INTERSECTION IN D.P. BOOK 4538 PAGE 4834 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THENCE RUN N42°20'30"W, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 146.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONVEXE EASTERLY, THENCE RUN NORTHERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1400.00 FEET, THROUGH A CENTRAL ANGLE OF 02°01'00", SUBTENDED BY A CHORD OF 628.04 FEET AT A BEARING OF N42°20'30"W, FOR A DISTANCE OF 640.25 FEET TO THE END OF SAID CURVE, THENCE RUN N45°41'18"E, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 342.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONVEXE WESTERLY, THENCE RUN NORTHERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, THROUGH A CENTRAL ANGLE OF 20°40'40", SUBTENDED BY A CHORD OF 359.14 FEET AT A BEARING OF N45°41'18"E, FOR A DISTANCE OF 359.14 FEET TO THE END OF SAID CURVE, THENCE RUN N40°09'33"W, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 1,415.14 FEET, THENCE RUN S45°05'12"E, ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3,283.97 FEET, TO THE POINT OF BEGINNING CONTAINING 15,426 ACRES, MORE OR LESS.

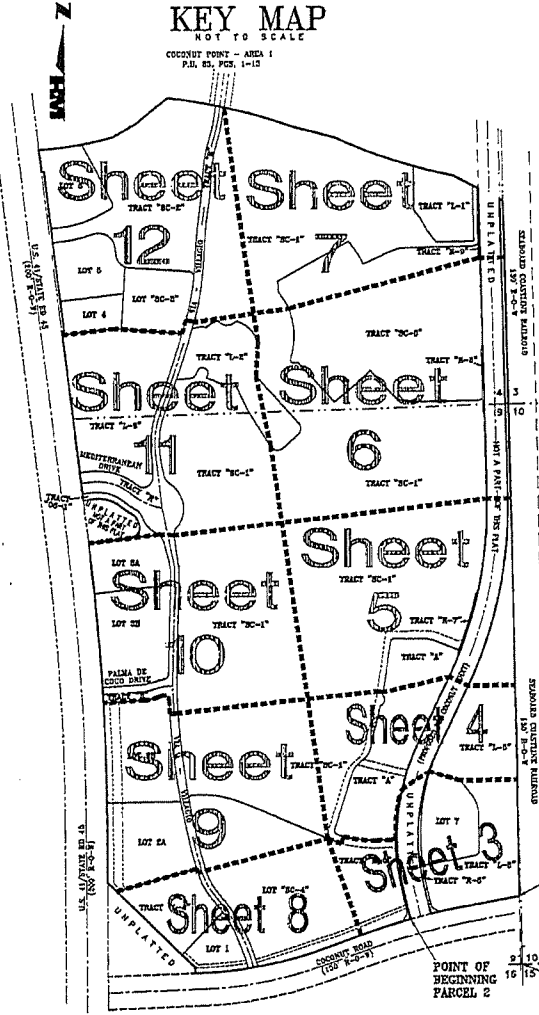
PARCEL TWO

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN S09°07'37"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 530 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 13000 FOOT WIDE RIGHT-OF-WAY, THENCE RUN N10°07'37"W, ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3000.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 10000 FOOT WIDE RIGHT-OF-WAY, THENCE RUN S27°50'52"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD, FOR A DISTANCE OF 283.07 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONVEXE SOUTHWEST, THENCE RUN WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3175.00 FEET, THROUGH A CENTRAL ANGLE OF 03°09'18", SUBTENDED BY A CHORD OF 168.50 FEET AT A BEARING OF 27°50'52"W, FOR A DISTANCE OF 168.50 FEET TO THE END OF SAID CURVE, THENCE RUN N42°20'30"W, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 146.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONVEXE EASTERLY, THENCE RUN NORTHERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1400.00 FEET, THROUGH A CENTRAL ANGLE OF 02°01'00", SUBTENDED BY A CHORD OF 628.04 FEET AT A BEARING OF N42°20'30"W, FOR A DISTANCE OF 640.25 FEET TO THE END OF SAID CURVE, THENCE RUN N45°41'18"E, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 342.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONVEXE WESTERLY, THENCE RUN NORTHERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, THROUGH A CENTRAL ANGLE OF 20°40'40", SUBTENDED BY A CHORD OF 359.14 FEET AT A BEARING OF N45°41'18"E, FOR A DISTANCE OF 359.14 FEET TO THE END OF SAID CURVE, THENCE RUN N40°09'33"W, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 1,415.14 FEET, THENCE RUN S45°05'12"E, ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3,283.97 FEET, TO THE POINT OF BEGINNING CONTAINING 15,426 ACRES, MORE OR LESS.

KEY MAP

NOT TO SCALE
COCONUT POINT - AREA 1
P.L. 05, P.E. 1412



AREA TABLE

TRACT	ACRES
TRACT 1-1	1,188,873.23
TRACT 1-2	361,456.50
TRACT 1-3	93,608.56
TRACT 1-4	51,879.73
TRACT 1-5	629,884.84
TRACT 1-6	51,718.15
TRACT 1-7	146,784.25
TRACT 1-8	155,811.53
TRACT 1-9	158,704.83
TRACT 1-10	46,022.93
TRACT 1-11	86,927.78
TRACT 1-12	55,874.55
TRACT 1-13	329,818.24
TRACT 1-14	11,227.45
TRACT 1-15	167,242.55
TRACT 1-16	12,881.15
TRACT 1-17	271,149.99
TRACT 1-18	5,161.93
TRACT 1-19	2,847.83
TRACT 1-20	7,091.14
TRACT 1-21	7,249.58
TOTAL PARCELS	6,732,894.53
TOTAL	7,247,762.23

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS SHOWN HEREIN REFER TO NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS BEING S80°27'07"W.
3. N.M. INDICATES PERMANENT REFERENCE MONUMENT POINT (P.R.M.) IS 1772.
4. P.M. INDICATES PERMANENT REFERENCE MONUMENT SET (P.R.M.) IS 1772.
5. I.P.C.P. INDICATES PERMANENT CONTROL POINT (P.C.P.).
6. I.P.C. INDICATES POINTS OF INTERSECTION OF CURVATURE, POINTS OF TANGENCY, POINTS OF COMPOUND CURVATURE OR POINTS OF REVERSE CURVATURE.
7. LI INDICATES LINE IN LINE TABLE.
8. C.I. INDICATES CURVE IN CURVE TABLE.
9. A.Z. INDICATES ACCESS EASEMENT.
10. B.U.L. INDICATES BIRTH SPINGS UTILIZED CASSEMENT.
11. B.L. INDICATES BURIAL CASSEMENT.
12. P.U.L. INDICATES PUBLIC UTILITY EASEMENT.
13. L.B.C. INDICATES LANDSCAPE BUFFER CASSEMENT.
14. L.M. INDICATES LAKE MAINTENANCE EASEMENT.
15. THIS PROPERTY IS LOCATED WITHIN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2976, PAGE 458 AND OFFICIAL RECORDS BOOK 2764, PAGE 708 AND THAT DOCUMENT RECORDED AT INSTRUMENT NO. 20060002229 ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130



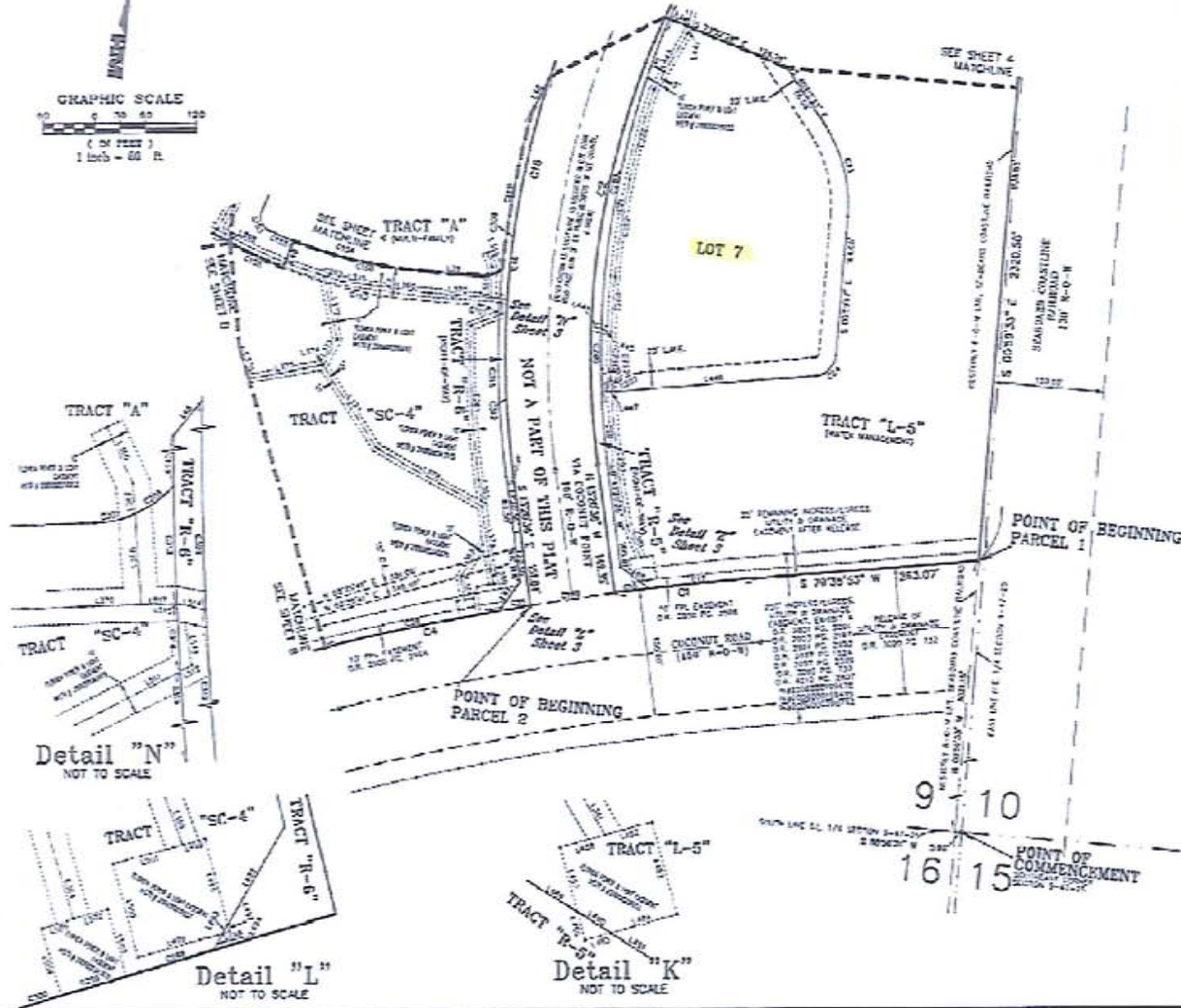
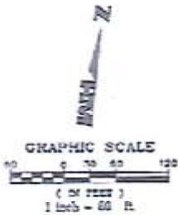
8202P Presidential Court
FL. MOBILE, FL. 33610
Phone: (204) 988-1000
Florida Certificate of
Authorization No. 1772
DRAWN BY REN

REFERENCE NO.

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2004-000409725
SHEET 3 of 12



LINE	BEARING	DISTANCE
101	N 89°52'31" E	130.00
102	S 16°52'31" E	230.50
103	S 79°25'03" W	351.07
104	S 89°52'31" E	130.00
105	S 16°52'31" E	230.50
106	S 79°25'03" W	351.07
107	S 89°52'31" E	130.00
108	S 16°52'31" E	230.50
109	S 79°25'03" W	351.07
110	S 89°52'31" E	130.00
111	S 16°52'31" E	230.50
112	S 79°25'03" W	351.07
113	S 89°52'31" E	130.00
114	S 16°52'31" E	230.50
115	S 79°25'03" W	351.07
116	S 89°52'31" E	130.00
117	S 16°52'31" E	230.50
118	S 79°25'03" W	351.07
119	S 89°52'31" E	130.00
120	S 16°52'31" E	230.50
121	S 79°25'03" W	351.07
122	S 89°52'31" E	130.00
123	S 16°52'31" E	230.50
124	S 79°25'03" W	351.07
125	S 89°52'31" E	130.00
126	S 16°52'31" E	230.50
127	S 79°25'03" W	351.07
128	S 89°52'31" E	130.00
129	S 16°52'31" E	230.50
130	S 79°25'03" W	351.07

LINE	BEARING	DISTANCE
131	N 89°52'31" E	130.00
132	S 16°52'31" E	230.50
133	S 79°25'03" W	351.07
134	S 89°52'31" E	130.00
135	S 16°52'31" E	230.50
136	S 79°25'03" W	351.07
137	S 89°52'31" E	130.00
138	S 16°52'31" E	230.50
139	S 79°25'03" W	351.07
140	S 89°52'31" E	130.00
141	S 16°52'31" E	230.50
142	S 79°25'03" W	351.07
143	S 89°52'31" E	130.00
144	S 16°52'31" E	230.50
145	S 79°25'03" W	351.07
146	S 89°52'31" E	130.00
147	S 16°52'31" E	230.50
148	S 79°25'03" W	351.07
149	S 89°52'31" E	130.00
150	S 16°52'31" E	230.50
151	S 79°25'03" W	351.07
152	S 89°52'31" E	130.00
153	S 16°52'31" E	230.50
154	S 79°25'03" W	351.07
155	S 89°52'31" E	130.00
156	S 16°52'31" E	230.50
157	S 79°25'03" W	351.07
158	S 89°52'31" E	130.00
159	S 16°52'31" E	230.50
160	S 79°25'03" W	351.07

LINE	BEARING	DISTANCE
161	N 89°52'31" E	130.00
162	S 16°52'31" E	230.50
163	S 79°25'03" W	351.07
164	S 89°52'31" E	130.00
165	S 16°52'31" E	230.50
166	S 79°25'03" W	351.07
167	S 89°52'31" E	130.00
168	S 16°52'31" E	230.50
169	S 79°25'03" W	351.07
170	S 89°52'31" E	130.00
171	S 16°52'31" E	230.50
172	S 79°25'03" W	351.07
173	S 89°52'31" E	130.00
174	S 16°52'31" E	230.50
175	S 79°25'03" W	351.07
176	S 89°52'31" E	130.00
177	S 16°52'31" E	230.50
178	S 79°25'03" W	351.07
179	S 89°52'31" E	130.00
180	S 16°52'31" E	230.50
181	S 79°25'03" W	351.07
182	S 89°52'31" E	130.00
183	S 16°52'31" E	230.50
184	S 79°25'03" W	351.07
185	S 89°52'31" E	130.00
186	S 16°52'31" E	230.50
187	S 79°25'03" W	351.07
188	S 89°52'31" E	130.00
189	S 16°52'31" E	230.50
190	S 79°25'03" W	351.07

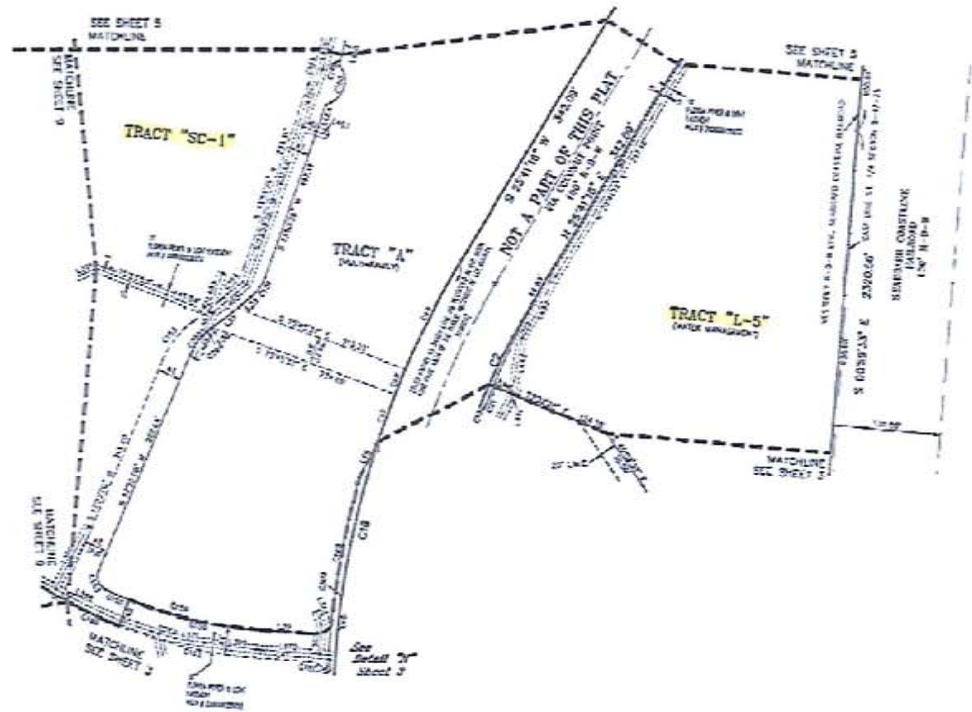
SEE SHEET 2 OF THIS INSTRUMENT FOR TRACTS "A", "SC-4", "L-5", "N-6", "N-7", "N-8", "N-9", "N-10", "N-11", "N-12", "N-13", "N-14", "N-15", "N-16", "N-17", "N-18", "N-19", "N-20", "N-21", "N-22", "N-23", "N-24", "N-25", "N-26", "N-27", "N-28", "N-29", "N-30", "N-31", "N-32", "N-33", "N-34", "N-35", "N-36", "N-37", "N-38", "N-39", "N-40", "N-41", "N-42", "N-43", "N-44", "N-45", "N-46", "N-47", "N-48", "N-49", "N-50", "N-51", "N-52", "N-53", "N-54", "N-55", "N-56", "N-57", "N-58", "N-59", "N-60", "N-61", "N-62", "N-63", "N-64", "N-65", "N-66", "N-67", "N-68", "N-69", "N-70", "N-71", "N-72", "N-73", "N-74", "N-75", "N-76", "N-77", "N-78", "N-79", "N-80", "N-81", "N-82", "N-83", "N-84", "N-85", "N-86", "N-87", "N-88", "N-89", "N-90", "N-91", "N-92", "N-93", "N-94", "N-95", "N-96", "N-97", "N-98", "N-99", "N-100".

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130
8000 Presidential Court
Ft. Myers, FL 33912
Phone: (239) 985-1200
Florida Certificate of
Professional Surveyors No. 1772
EXPIRES 12/31/2007
RECORDING NO. SHEET 3 OF 12

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200800049726
SHEET 4 of 12



TRACT	AREA (SQ. FT.)	AREA (AC.)
101	10,000.00	0.23
102	10,000.00	0.23
103	10,000.00	0.23
104	10,000.00	0.23
105	10,000.00	0.23
106	10,000.00	0.23
107	10,000.00	0.23
108	10,000.00	0.23
109	10,000.00	0.23
110	10,000.00	0.23
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131	10,000.00	0.23
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133	10,000.00	0.23
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179	10,000.00	0.23
180	10,000.00	0.23
181	10,000.00	0.23
182	10,000.00	0.23
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199	10,000.00	0.23
200	10,000.00	0.23

TRACT	AREA (SQ. FT.)	AREA (AC.)
101	10,000.00	0.23
102	10,000.00	0.23
103	10,000.00	0.23
104	10,000.00	0.23
105	10,000.00	0.23
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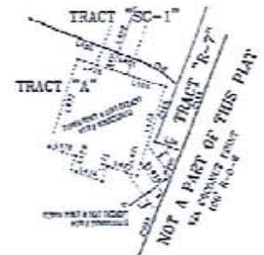
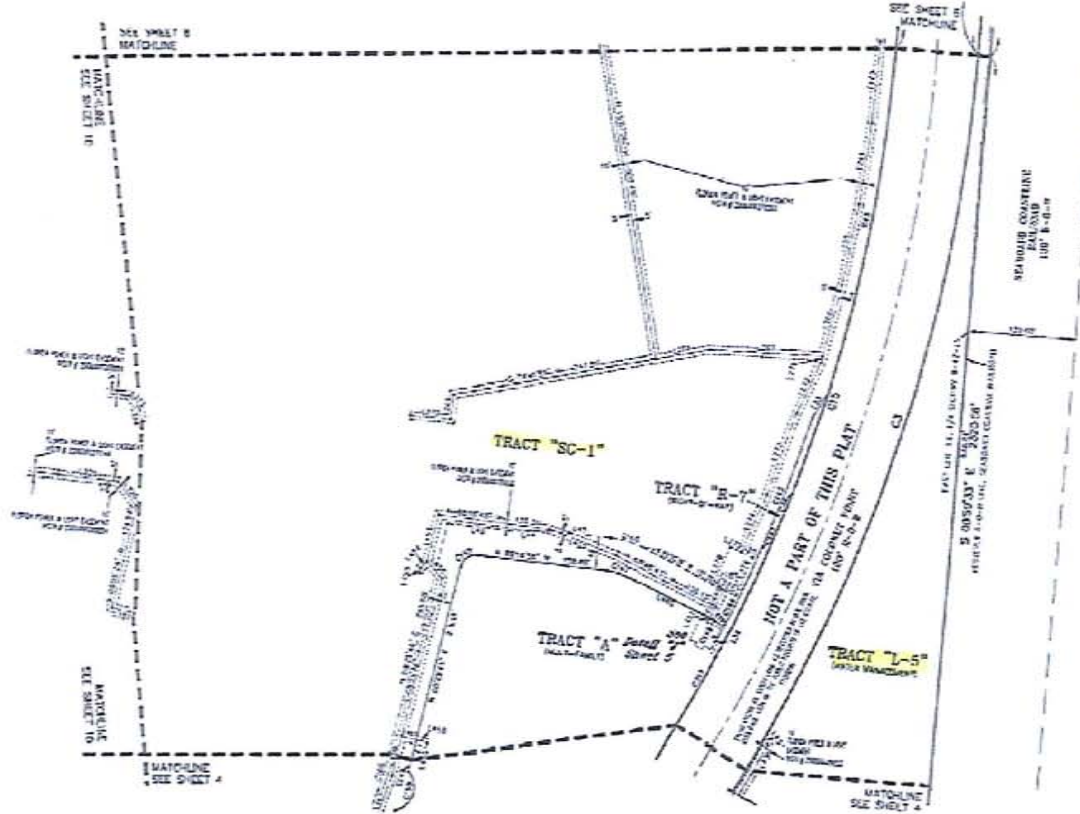
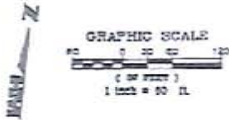
DATE 03/14/2008
BY JERRY L. RIFFELMACHER
SCALE 1/4" = 100'

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130
HM
HOLE MONTEZ
SURVEYING & ENGINEERING
22421 Tridamental Court
FL. Myrtle, FL 32019
Phone: (386) 886-7500
Florida Certificate of
Authorization No. 1772
DRAWN BY: [Signature]

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2008-001092.5
SHEET 5 of 12



LOT	AREA (SQ. FT.)	AREA (ACRES)	LOT	AREA (SQ. FT.)	AREA (ACRES)
101	1,000.00	.0230	101	1,000.00	.0230
102	1,000.00	.0230	102	1,000.00	.0230
103	1,000.00	.0230	103	1,000.00	.0230
104	1,000.00	.0230	104	1,000.00	.0230
105	1,000.00	.0230	105	1,000.00	.0230
106	1,000.00	.0230	106	1,000.00	.0230
107	1,000.00	.0230	107	1,000.00	.0230
108	1,000.00	.0230	108	1,000.00	.0230
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111	1,000.00	.0230	111	1,000.00	.0230
112	1,000.00	.0230	112	1,000.00	.0230
113	1,000.00	.0230	113	1,000.00	.0230
114	1,000.00	.0230	114	1,000.00	.0230
115	1,000.00	.0230	115	1,000.00	.0230
116	1,000.00	.0230	116	1,000.00	.0230
117	1,000.00	.0230	117	1,000.00	.0230
118	1,000.00	.0230	118	1,000.00	.0230
119	1,000.00	.0230	119	1,000.00	.0230
120	1,000.00	.0230	120	1,000.00	.0230

TRACT	AREA (SQ. FT.)	AREA (ACRES)	TRACT	AREA (SQ. FT.)	AREA (ACRES)
1	1,000.00	.0230	1	1,000.00	.0230
2	1,000.00	.0230	2	1,000.00	.0230
3	1,000.00	.0230	3	1,000.00	.0230
4	1,000.00	.0230	4	1,000.00	.0230
5	1,000.00	.0230	5	1,000.00	.0230
6	1,000.00	.0230	6	1,000.00	.0230
7	1,000.00	.0230	7	1,000.00	.0230
8	1,000.00	.0230	8	1,000.00	.0230
9	1,000.00	.0230	9	1,000.00	.0230
10	1,000.00	.0230	10	1,000.00	.0230
11	1,000.00	.0230	11	1,000.00	.0230
12	1,000.00	.0230	12	1,000.00	.0230
13	1,000.00	.0230	13	1,000.00	.0230
14	1,000.00	.0230	14	1,000.00	.0230
15	1,000.00	.0230	15	1,000.00	.0230
16	1,000.00	.0230	16	1,000.00	.0230
17	1,000.00	.0230	17	1,000.00	.0230
18	1,000.00	.0230	18	1,000.00	.0230
19	1,000.00	.0230	19	1,000.00	.0230
20	1,000.00	.0230	20	1,000.00	.0230

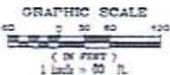
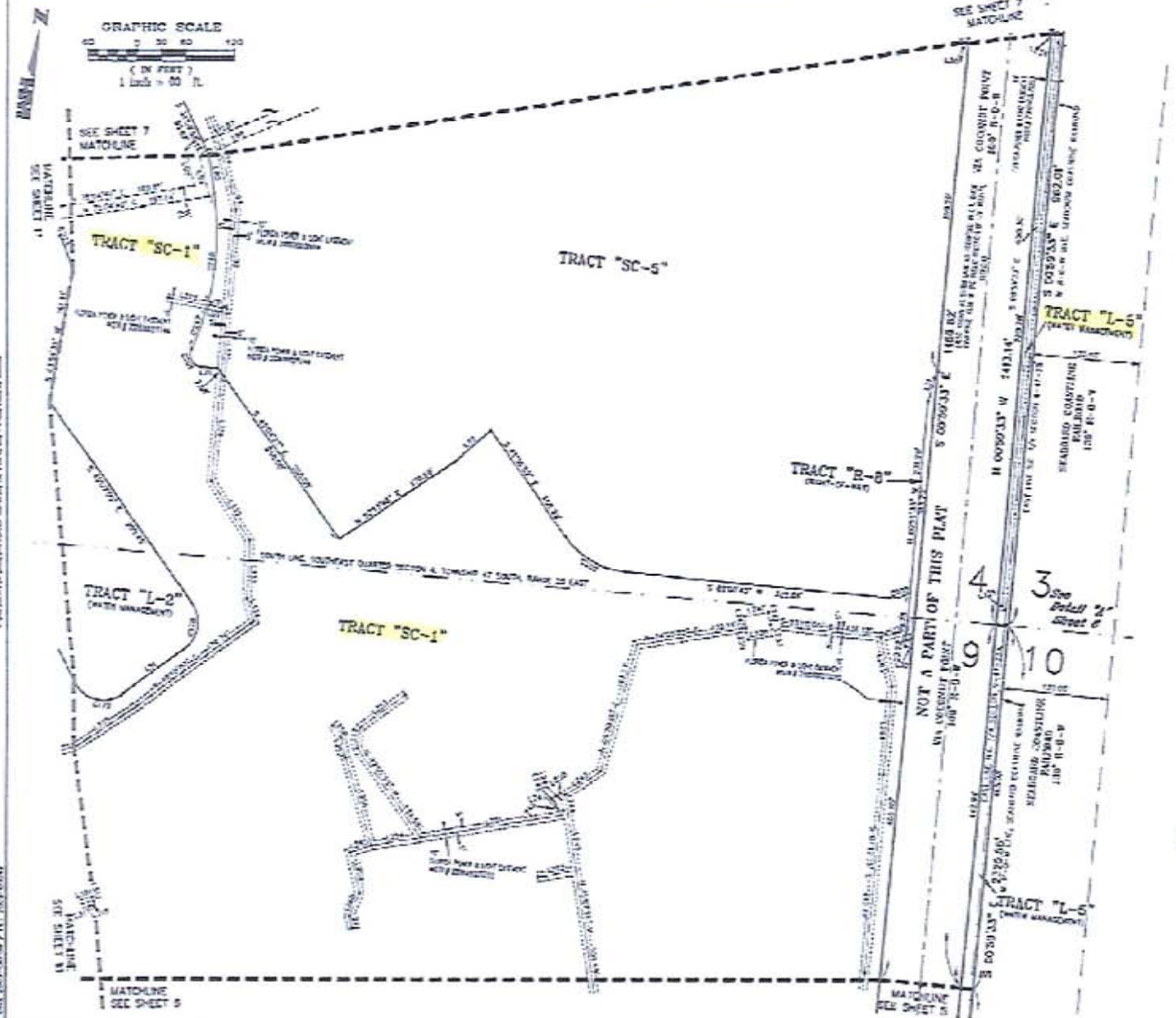
THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130
2205 Residential Court
Ft. Myers, FL 33910
Phone: (239) 585-1200
Florida Certificate of
Authorization No. 0799
12/20/04

1501-1000-1
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COCONUT POINT - AREA 2

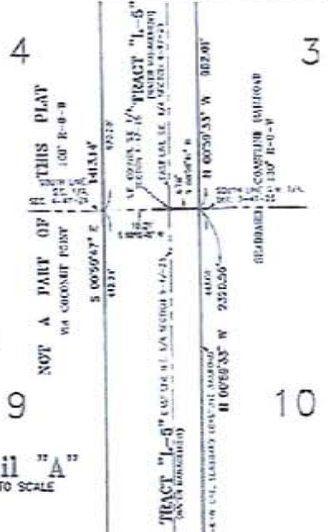
A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # **20080001899.0-5**
SHEET 6 of 12



LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
101	N 89°00'00" E	4.00	101	N 89°00'00" E	4.00
102	S 89°00'00" W	4.00	102	S 89°00'00" W	4.00
103	N 0°00'00" E	4.00	103	N 0°00'00" E	4.00
104	S 0°00'00" W	4.00	104	S 0°00'00" W	4.00
105	N 89°00'00" E	4.00	105	N 89°00'00" E	4.00
106	S 89°00'00" W	4.00	106	S 89°00'00" W	4.00
107	N 0°00'00" E	4.00	107	N 0°00'00" E	4.00
108	S 0°00'00" W	4.00	108	S 0°00'00" W	4.00
109	N 89°00'00" E	4.00	109	N 89°00'00" E	4.00
110	S 89°00'00" W	4.00	110	S 89°00'00" W	4.00
111	N 0°00'00" E	4.00	111	N 0°00'00" E	4.00
112	S 0°00'00" W	4.00	112	S 0°00'00" W	4.00
113	N 89°00'00" E	4.00	113	N 89°00'00" E	4.00
114	S 89°00'00" W	4.00	114	S 89°00'00" W	4.00
115	N 0°00'00" E	4.00	115	N 0°00'00" E	4.00
116	S 0°00'00" W	4.00	116	S 0°00'00" W	4.00
117	N 89°00'00" E	4.00	117	N 89°00'00" E	4.00
118	S 89°00'00" W	4.00	118	S 89°00'00" W	4.00
119	N 0°00'00" E	4.00	119	N 0°00'00" E	4.00
120	S 0°00'00" W	4.00	120	S 0°00'00" W	4.00
121	N 89°00'00" E	4.00	121	N 89°00'00" E	4.00
122	S 89°00'00" W	4.00	122	S 89°00'00" W	4.00
123	N 0°00'00" E	4.00	123	N 0°00'00" E	4.00
124	S 0°00'00" W	4.00	124	S 0°00'00" W	4.00
125	N 89°00'00" E	4.00	125	N 89°00'00" E	4.00
126	S 89°00'00" W	4.00	126	S 89°00'00" W	4.00
127	N 0°00'00" E	4.00	127	N 0°00'00" E	4.00
128	S 0°00'00" W	4.00	128	S 0°00'00" W	4.00
129	N 89°00'00" E	4.00	129	N 89°00'00" E	4.00
130	S 89°00'00" W	4.00	130	S 89°00'00" W	4.00
131	N 0°00'00" E	4.00	131	N 0°00'00" E	4.00
132	S 0°00'00" W	4.00	132	S 0°00'00" W	4.00
133	N 89°00'00" E	4.00	133	N 89°00'00" E	4.00
134	S 89°00'00" W	4.00	134	S 89°00'00" W	4.00
135	N 0°00'00" E	4.00	135	N 0°00'00" E	4.00
136	S 0°00'00" W	4.00	136	S 0°00'00" W	4.00
137	N 89°00'00" E	4.00	137	N 89°00'00" E	4.00
138	S 89°00'00" W	4.00	138	S 89°00'00" W	4.00
139	N 0°00'00" E	4.00	139	N 0°00'00" E	4.00
140	S 0°00'00" W	4.00	140	S 0°00'00" W	4.00
141	N 89°00'00" E	4.00	141	N 89°00'00" E	4.00
142	S 89°00'00" W	4.00	142	S 89°00'00" W	4.00
143	N 0°00'00" E	4.00	143	N 0°00'00" E	4.00
144	S 0°00'00" W	4.00	144	S 0°00'00" W	4.00
145	N 89°00'00" E	4.00	145	N 89°00'00" E	4.00
146	S 89°00'00" W	4.00	146	S 89°00'00" W	4.00
147	N 0°00'00" E	4.00	147	N 0°00'00" E	4.00
148	S 0°00'00" W	4.00	148	S 0°00'00" W	4.00
149	N 89°00'00" E	4.00	149	N 89°00'00" E	4.00
150	S 89°00'00" W	4.00	150	S 89°00'00" W	4.00

LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
101	N 89°00'00" E	4.00	101	N 89°00'00" E	4.00
102	S 89°00'00" W	4.00	102	S 89°00'00" W	4.00
103	N 0°00'00" E	4.00	103	N 0°00'00" E	4.00
104	S 0°00'00" W	4.00	104	S 0°00'00" W	4.00
105	N 89°00'00" E	4.00	105	N 89°00'00" E	4.00
106	S 89°00'00" W	4.00	106	S 89°00'00" W	4.00
107	N 0°00'00" E	4.00	107	N 0°00'00" E	4.00
108	S 0°00'00" W	4.00	108	S 0°00'00" W	4.00
109	N 89°00'00" E	4.00	109	N 89°00'00" E	4.00
110	S 89°00'00" W	4.00	110	S 89°00'00" W	4.00
111	N 0°00'00" E	4.00	111	N 0°00'00" E	4.00
112	S 0°00'00" W	4.00	112	S 0°00'00" W	4.00
113	N 89°00'00" E	4.00	113	N 89°00'00" E	4.00
114	S 89°00'00" W	4.00	114	S 89°00'00" W	4.00
115	N 0°00'00" E	4.00	115	N 0°00'00" E	4.00
116	S 0°00'00" W	4.00	116	S 0°00'00" W	4.00
117	N 89°00'00" E	4.00	117	N 89°00'00" E	4.00
118	S 89°00'00" W	4.00	118	S 89°00'00" W	4.00
119	N 0°00'00" E	4.00	119	N 0°00'00" E	4.00
120	S 0°00'00" W	4.00	120	S 0°00'00" W	4.00
121	N 89°00'00" E	4.00	121	N 89°00'00" E	4.00
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123	N 0°00'00" E	4.00	123	N 0°00'00" E	4.00
124	S 0°00'00" W	4.00	124	S 0°00'00" W	4.00
125	N 89°00'00" E	4.00	125	N 89°00'00" E	4.00
126	S 89°00'00" W	4.00	126	S 89°00'00" W	4.00
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133	N 89°00'00" E	4.00	133	N 89°00'00" E	4.00
134	S 89°00'00" W	4.00	134	S 89°00'00" W	4.00
135	N 0°00'00" E	4.00	135	N 0°00'00" E	4.00
136	S 0°00'00" W	4.00	136	S 0°00'00" W	4.00
137	N 89°00'00" E	4.00	137	N 89°00'00" E	4.00
138	S 89°00'00" W	4.00	138	S 89°00'00" W	4.00
139	N 0°00'00" E	4.00	139	N 0°00'00" E	4.00
140	S 0°00'00" W	4.00	140	S 0°00'00" W	4.00
141	N 89°00'00" E	4.00	141	N 89°00'00" E	4.00
142	S 89°00'00" W	4.00	142	S 89°00'00" W	4.00
143	N 0°00'00" E	4.00	143	N 0°00'00" E	4.00
144	S 0°00'00" W	4.00	144	S 0°00'00" W	4.00
145	N 89°00'00" E	4.00	145	N 89°00'00" E	4.00
146	S 89°00'00" W	4.00	146	S 89°00'00" W	4.00
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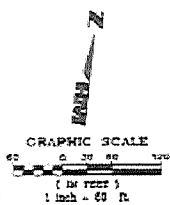


THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6150
H.M. HOLE MONTEG
66607 Presidential Court
P.O. Box 20000
Tampa, FL 33620
Florida Certificate of
Authorization No. 4772
DRAWN BY: JCL

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 20150004 09025
SHEET 7 of 12



TRACT	AREA (SQ. FT.)	PERCENT	ACRES
001	1774.50	7.58	0.40
002	1774.50	7.58	0.40
003	1774.50	7.58	0.40
004	1774.50	7.58	0.40
005	1774.50	7.58	0.40
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007	1774.50	7.58	0.40
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029	1774.50	7.58	0.40
030	1774.50	7.58	0.40
031	1774.50	7.58	0.40
032	1774.50	7.58	0.40
033	1774.50	7.58	0.40
034	1774.50	7.58	0.40

TRACT	AREA (SQ. FT.)	PERCENT	ACRES
035	1774.50	7.58	0.40
036	1774.50	7.58	0.40
037	1774.50	7.58	0.40
038	1774.50	7.58	0.40
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NOT TO SCALE

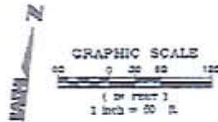
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100 0000-0000

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130
HM
HOLE MONTES
FLORIDA PUBLIC SURVEYORS
6325 Presidential Court
Ft. Myers, FL 33919
Phone: (239) 983-1200
Florida Certificate of
Authorization No. 1772
1/23/2015 10:58 AM

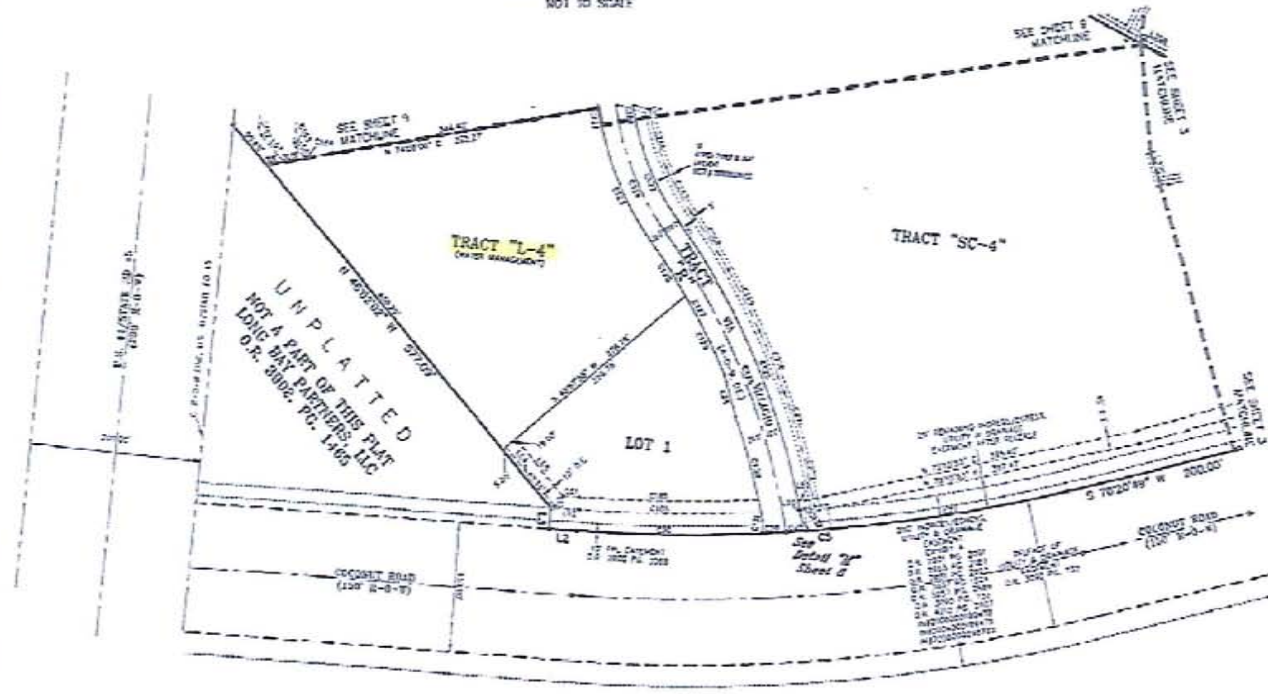
COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 202500417923
SHEET 6 of 12



2025 / 202500417923 Page Number: 6 of 14



LINE	BEARING	DISTANCE	CURVATURE
101	N 89° 57' 12" E	10.00	
102	S 89° 57' 12" W	10.00	
103	N 89° 57' 12" E	10.00	
104	S 89° 57' 12" W	10.00	
105	N 89° 57' 12" E	10.00	
106	S 89° 57' 12" W	10.00	
107	N 89° 57' 12" E	10.00	
108	S 89° 57' 12" W	10.00	
109	N 89° 57' 12" E	10.00	
110	S 89° 57' 12" W	10.00	
111	N 89° 57' 12" E	10.00	
112	S 89° 57' 12" W	10.00	
113	N 89° 57' 12" E	10.00	
114	S 89° 57' 12" W	10.00	
115	N 89° 57' 12" E	10.00	
116	S 89° 57' 12" W	10.00	
117	N 89° 57' 12" E	10.00	
118	S 89° 57' 12" W	10.00	
119	N 89° 57' 12" E	10.00	
120	S 89° 57' 12" W	10.00	

LINE	BEARING	DISTANCE	CURVATURE
121	N 89° 57' 12" E	10.00	
122	S 89° 57' 12" W	10.00	
123	N 89° 57' 12" E	10.00	
124	S 89° 57' 12" W	10.00	
125	N 89° 57' 12" E	10.00	
126	S 89° 57' 12" W	10.00	
127	N 89° 57' 12" E	10.00	
128	S 89° 57' 12" W	10.00	
129	N 89° 57' 12" E	10.00	
130	S 89° 57' 12" W	10.00	
131	N 89° 57' 12" E	10.00	
132	S 89° 57' 12" W	10.00	
133	N 89° 57' 12" E	10.00	
134	S 89° 57' 12" W	10.00	
135	N 89° 57' 12" E	10.00	
136	S 89° 57' 12" W	10.00	
137	N 89° 57' 12" E	10.00	
138	S 89° 57' 12" W	10.00	
139	N 89° 57' 12" E	10.00	
140	S 89° 57' 12" W	10.00	
141	N 89° 57' 12" E	10.00	
142	S 89° 57' 12" W	10.00	
143	N 89° 57' 12" E	10.00	
144	S 89° 57' 12" W	10.00	
145	N 89° 57' 12" E	10.00	
146	S 89° 57' 12" W	10.00	
147	N 89° 57' 12" E	10.00	
148	S 89° 57' 12" W	10.00	
149	N 89° 57' 12" E	10.00	
150	S 89° 57' 12" W	10.00	

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130

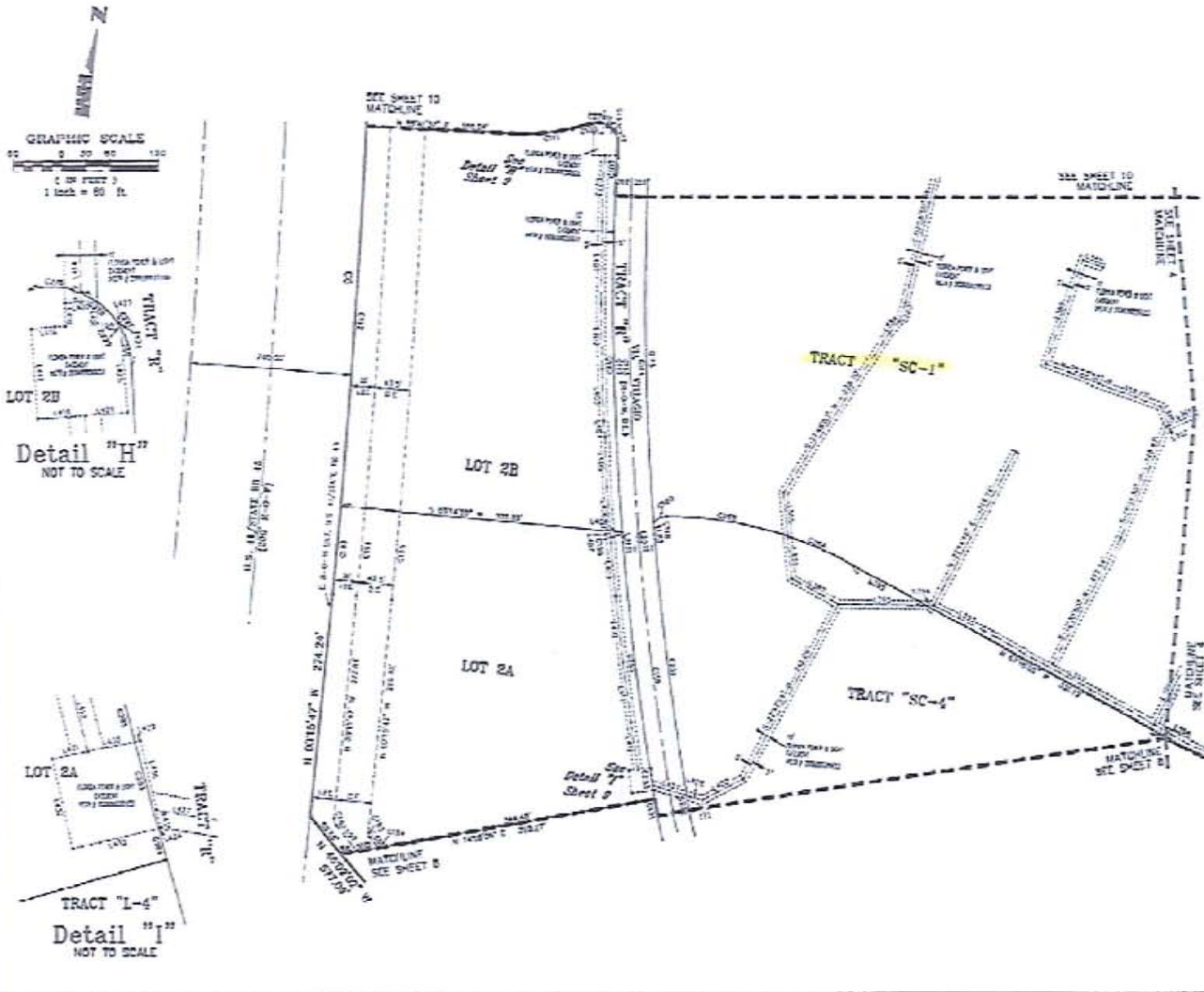


800P Presidential Court
14 Royal, FL 32078
Phone: (232) 265-1200
Florida Certificate of
Authorization No. 1777

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2025-00010925
SHEET 9 of 12



LOT 2B			LOT 2A		
NO.	AREA	PERCENTAGE	NO.	AREA	PERCENTAGE
121	1,182.37	100.00%	121	1,182.37	100.00%
122	1,182.37	100.00%	122	1,182.37	100.00%
123	1,182.37	100.00%	123	1,182.37	100.00%
124	1,182.37	100.00%	124	1,182.37	100.00%
125	1,182.37	100.00%	125	1,182.37	100.00%
126	1,182.37	100.00%	126	1,182.37	100.00%
127	1,182.37	100.00%	127	1,182.37	100.00%
128	1,182.37	100.00%	128	1,182.37	100.00%
129	1,182.37	100.00%	129	1,182.37	100.00%
130	1,182.37	100.00%	130	1,182.37	100.00%

TRACT "SC-1"					
NO.	AREA	PERCENTAGE	NO.	AREA	PERCENTAGE
131	1,182.37	100.00%	131	1,182.37	100.00%
132	1,182.37	100.00%	132	1,182.37	100.00%
133	1,182.37	100.00%	133	1,182.37	100.00%
134	1,182.37	100.00%	134	1,182.37	100.00%
135	1,182.37	100.00%	135	1,182.37	100.00%
136	1,182.37	100.00%	136	1,182.37	100.00%
137	1,182.37	100.00%	137	1,182.37	100.00%
138	1,182.37	100.00%	138	1,182.37	100.00%
139	1,182.37	100.00%	139	1,182.37	100.00%
140	1,182.37	100.00%	140	1,182.37	100.00%

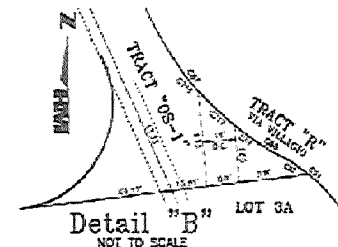
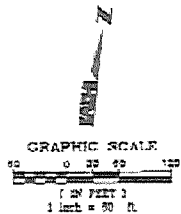
THIS INSTRUMENT WAS PREPARED BY
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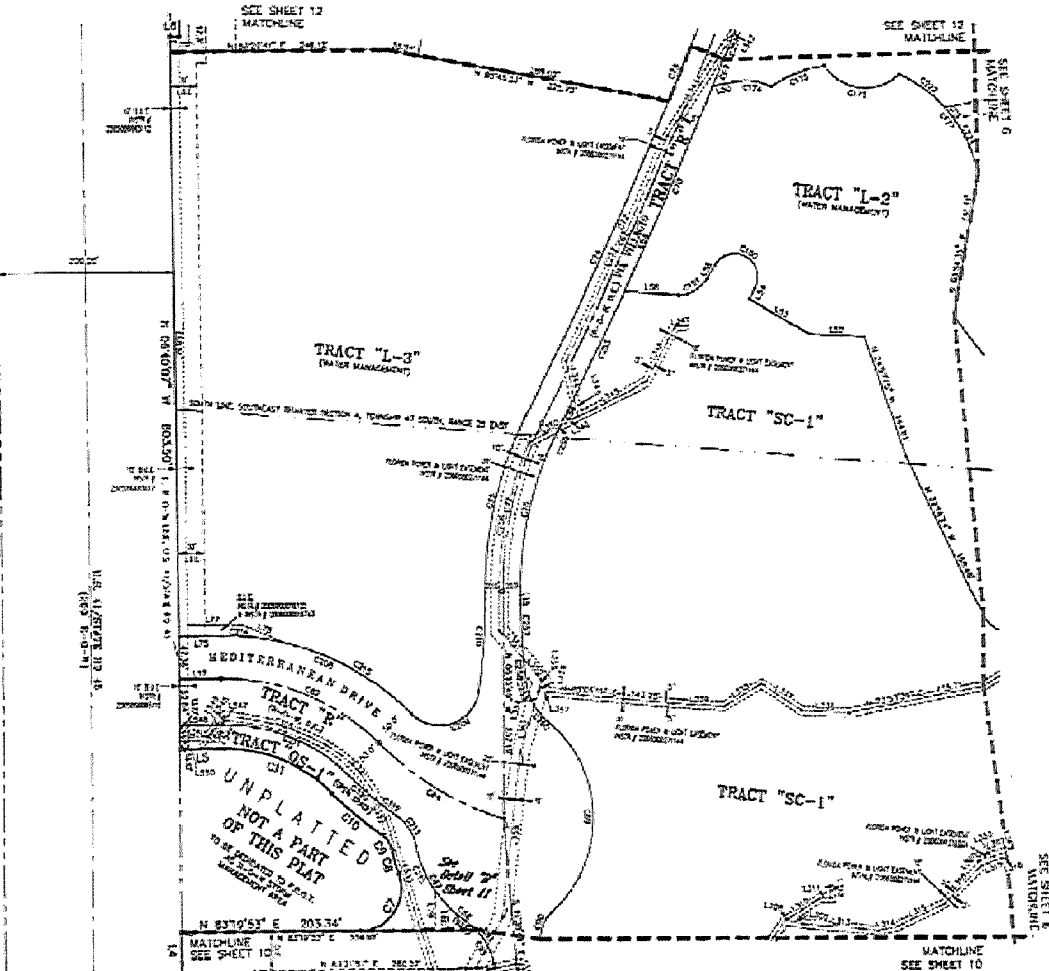
COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2006000401925
SHEET 11 of 12



STATION	BEARING	DISTANCE
1354	N 83°05'51" E	1.1664
1355	N 83°05'51" E	1.1664
1356	N 83°05'51" E	1.1664
1357	N 83°05'51" E	1.1664
1358	N 83°05'51" E	1.1664
1359	N 83°05'51" E	1.1664
1360	N 83°05'51" E	1.1664
1361	N 83°05'51" E	1.1664
1362	N 83°05'51" E	1.1664
1363	N 83°05'51" E	1.1664
1364	N 83°05'51" E	1.1664
1365	N 83°05'51" E	1.1664
1366	N 83°05'51" E	1.1664
1367	N 83°05'51" E	1.1664
1368	N 83°05'51" E	1.1664
1369	N 83°05'51" E	1.1664
1370	N 83°05'51" E	1.1664
1371	N 83°05'51" E	1.1664
1372	N 83°05'51" E	1.1664
1373	N 83°05'51" E	1.1664
1374	N 83°05'51" E	1.1664
1375	N 83°05'51" E	1.1664
1376	N 83°05'51" E	1.1664
1377	N 83°05'51" E	1.1664
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1381	N 83°05'51" E	1.1664
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1384	N 83°05'51" E	1.1664
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1396	N 83°05'51" E	1.1664
1397	N 83°05'51" E	1.1664
1398	N 83°05'51" E	1.1664
1399	N 83°05'51" E	1.1664
1400	N 83°05'51" E	1.1664



STATION	BEARING	DISTANCE	AREA	PERIMETER
1001	N 83°05'51" E	1.1664		
1002	N 83°05'51" E	1.1664		
1003	N 83°05'51" E	1.1664		
1004	N 83°05'51" E	1.1664		
1005	N 83°05'51" E	1.1664		
1006	N 83°05'51" E	1.1664		
1007	N 83°05'51" E	1.1664		
1008	N 83°05'51" E	1.1664		
1009	N 83°05'51" E	1.1664		
1010	N 83°05'51" E	1.1664		
1011	N 83°05'51" E	1.1664		
1012	N 83°05'51" E	1.1664		
1013	N 83°05'51" E	1.1664		
1014	N 83°05'51" E	1.1664		
1015	N 83°05'51" E	1.1664		
1016	N 83°05'51" E	1.1664		
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1018	N 83°05'51" E	1.1664		
1019	N 83°05'51" E	1.1664		
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1021	N 83°05'51" E	1.1664		
1022	N 83°05'51" E	1.1664		
1023	N 83°05'51" E	1.1664		
1024	N 83°05'51" E	1.1664		
1025	N 83°05'51" E	1.1664		
1026	N 83°05'51" E	1.1664		
1027	N 83°05'51" E	1.1664		
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1038	N 83°05'51" E	1.1664		
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1048	N 83°05'51" E	1.1664		
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1098	N 83°05'51" E	1.1664		
1099	N 83°05'51" E	1.1664		
1100	N 83°05'51" E	1.1664		

THIS INSTRUMENT WAS PREPARED BY JERRY L. RIFFELMACHER, P.S.M. #6130



6200S Residential Court
Ft. Myers, FL 33918
Phone: (239) 855-4200
Florida Certificate of
Authorization No. 1772

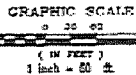
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COCONUT POINT - AREA 2

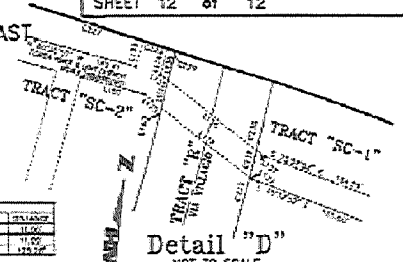
A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR # 2004-0004-0002
SHEET 12 of 12

Detail "F"
NOT TO SCALE



LINE	LENGTH	AREA	PERCENT	REMARKS
C101	1110.00'	123.00'	11.1%	W. 1110.00'
C102	1100.00'	122.00'	11.0%	W. 1100.00'
C103	1090.00'	121.00'	10.9%	W. 1090.00'
C104	1080.00'	120.00'	10.8%	W. 1080.00'



Detail "C"
NOT TO SCALE

Detail "E"
NOT TO SCALE

LINE	LENGTH	AREA	PERCENT
C12	1150.00'	126.50'	11.5%
C13	1140.00'	125.40'	11.4%
C14	1130.00'	124.30'	11.3%

LINE	LENGTH	AREA	PERCENT
C15	1120.00'	123.20'	11.2%
C16	1110.00'	122.10'	11.1%
C17	1100.00'	121.00'	11.0%
C18	1090.00'	119.90'	10.9%
C19	1080.00'	118.80'	10.8%
C20	1070.00'	117.70'	10.7%
C21	1060.00'	116.60'	10.6%
C22	1050.00'	115.50'	10.5%
C23	1040.00'	114.40'	10.4%
C24	1030.00'	113.30'	10.3%
C25	1020.00'	112.20'	10.2%
C26	1010.00'	111.10'	10.1%
C27	1000.00'	110.00'	10.0%

LINE	LENGTH	AREA	PERCENT
C28	990.00'	108.90'	9.9%
C29	980.00'	107.80'	9.8%
C30	970.00'	106.70'	9.7%
C31	960.00'	105.60'	9.6%
C32	950.00'	104.50'	9.5%
C33	940.00'	103.40'	9.4%
C34	930.00'	102.30'	9.3%
C35	920.00'	101.20'	9.2%
C36	910.00'	100.10'	9.1%
C37	900.00'	99.00'	9.0%
C38	890.00'	97.90'	8.9%
C39	880.00'	96.80'	8.8%
C40	870.00'	95.70'	8.7%
C41	860.00'	94.60'	8.6%
C42	850.00'	93.50'	8.5%
C43	840.00'	92.40'	8.4%
C44	830.00'	91.30'	8.3%
C45	820.00'	90.20'	8.2%
C46	810.00'	89.10'	8.1%
C47	800.00'	88.00'	8.0%
C48	790.00'	86.90'	7.9%
C49	780.00'	85.80'	7.8%
C50	770.00'	84.70'	7.7%
C51	760.00'	83.60'	7.6%
C52	750.00'	82.50'	7.5%
C53	740.00'	81.40'	7.4%
C54	730.00'	80.30'	7.3%
C55	720.00'	79.20'	7.2%
C56	710.00'	78.10'	7.1%
C57	700.00'	77.00'	7.0%
C58	690.00'	75.90'	6.9%
C59	680.00'	74.80'	6.8%
C60	670.00'	73.70'	6.7%
C61	660.00'	72.60'	6.6%
C62	650.00'	71.50'	6.5%
C63	640.00'	70.40'	6.4%
C64	630.00'	69.30'	6.3%
C65	620.00'	68.20'	6.2%
C66	610.00'	67.10'	6.1%
C67	600.00'	66.00'	6.0%
C68	590.00'	64.90'	5.9%
C69	580.00'	63.80'	5.8%
C70	570.00'	62.70'	5.7%
C71	560.00'	61.60'	5.6%
C72	550.00'	60.50'	5.5%
C73	540.00'	59.40'	5.4%
C74	530.00'	58.30'	5.3%
C75	520.00'	57.20'	5.2%
C76	510.00'	56.10'	5.1%
C77	500.00'	55.00'	5.0%
C78	490.00'	53.90'	4.9%
C79	480.00'	52.80'	4.8%
C80	470.00'	51.70'	4.7%
C81	460.00'	50.60'	4.6%
C82	450.00'	49.50'	4.5%
C83	440.00'	48.40'	4.4%
C84	430.00'	47.30'	4.3%
C85	420.00'	46.20'	4.2%
C86	410.00'	45.10'	4.1%
C87	400.00'	44.00'	4.0%
C88	390.00'	42.90'	3.9%
C89	380.00'	41.80'	3.8%
C90	370.00'	40.70'	3.7%
C91	360.00'	39.60'	3.6%
C92	350.00'	38.50'	3.5%
C93	340.00'	37.40'	3.4%
C94	330.00'	36.30'	3.3%
C95	320.00'	35.20'	3.2%
C96	310.00'	34.10'	3.1%
C97	300.00'	33.00'	3.0%
C98	290.00'	31.90'	2.9%
C99	280.00'	30.80'	2.8%
C100	270.00'	29.70'	2.7%
C101	260.00'	28.60'	2.6%
C102	250.00'	27.50'	2.5%
C103	240.00'	26.40'	2.4%
C104	230.00'	25.30'	2.3%
C105	220.00'	24.20'	2.2%
C106	210.00'	23.10'	2.1%
C107	200.00'	22.00'	2.0%
C108	190.00'	20.90'	1.9%
C109	180.00'	19.80'	1.8%
C110	170.00'	18.70'	1.7%
C111	160.00'	17.60'	1.6%
C112	150.00'	16.50'	1.5%
C113	140.00'	15.40'	1.4%
C114	130.00'	14.30'	1.3%
C115	120.00'	13.20'	1.2%
C116	110.00'	12.10'	1.1%
C117	100.00'	11.00'	1.0%
C118	90.00'	9.90'	0.9%
C119	80.00'	8.80'	0.8%
C120	70.00'	7.70'	0.7%
C121	60.00'	6.60'	0.6%
C122	50.00'	5.50'	0.5%
C123	40.00'	4.40'	0.4%
C124	30.00'	3.30'	0.3%
C125	20.00'	2.20'	0.2%
C126	10.00'	1.10'	0.1%

0.00' - 0.00'
0.00' - 0.00'
0.00' - 0.00'
0.00' - 0.00'

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130



2507 Presidential Court
P.O. Box 10, Ft. Myers, FL 33906
Phone: (888) 866-1000
Florida Certificate of
Registration No. 17722

DATE: 4/29/2004 11:22:00 Page: 12/12

INSTRUCTIONS

(Section C.1.c., Lee County Administrative Code AC 2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of the Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

- a. Signs for case #DCI2012-00017 must be posted by **Tuesday, June 5, 2012.**
- b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
- c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
- d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
- e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY ZONING DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JAMIE C GROFIK
WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

Jamie C. Grofik
SIGNATURE OF APPLICANT OR AGENT

JAMIE C GROFIK
NAME (TYPED OR PRINTED)

23106 FASHION DR #107
ST. OR PO BOX

ESTERO, FL 33928
CITY, STATE & ZIP

#DCI2012-00017/COCONUT POINT /06/21/2012/JLP

STATE OF FLORIDA
COUNTY OF LEE

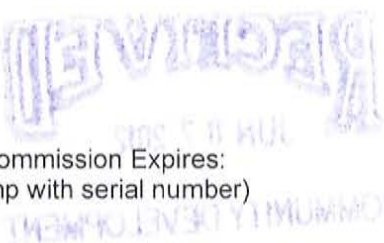
The foregoing instrument was sworn to and subscribed before me this 5th day of JUNE, 2012, by JAMIE C. GROFIK, personally known to me or who produced FL DL # 6612-423-55-957-0 as identification and who did/did not take an oath.

Dianne Goode
Signature of Notary Public

DIANDE GOODE
Printed Name of Notary Public

NOTARY PUBLIC-STATE OF FLORIDA
Dianne Goode
Commission # DD879010
Expires: MAY 26, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires:
(Stamp with serial number)



**LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION
STAFF REPORT**

TYPE OF CASE: PLANNED DEVELOPMENT/DCI

CASE NUMBER: DCI2012-00017

HEARING EXAMINER DATE: June 21, 2012

I. APPLICATION SUMMARY

- A. Applicant: Coconut Point Developers, LLC in reference to Coconut Point
- B. Request: Amend MPD zoning to allow live outdoor entertainment in association with restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B.
- C. Location: The subject property is located at northeast corner of U.S. 41 and Coconut Road intersection, Estero Planning Community, Lee County, FL. (District #3)

D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property and Road Classification: The subject property is designated Urban Community on the Future Land Use Map of the Lee Plan. The site is currently zoned MPD. The specific property being amended is commercial. The overall Coconut Point development is a mixture of commercial and residential uses. The project accesses: US 41 (arterial), Coconut Road (collector), Williams Road (collector), and Via Coconut Point (local).

E. Surrounding Zoning and Land Use: (for all of the Coconut Point development)

<u>Existing Zoning & Land Use</u>	<u>Future Land Use Map</u>
North: Williams Road; then MPD, vacant	Urban Community
East: railroad; then MPD, The Brooks	Rural
South: City of Bonita Springs , IL and CG mixture of commercial and industrial	General Commercial & Industrial
West: US 41; then CPD, shopping center, convenience store with gas pumps, bank, office and vacant, AND RPD, residential	Urban Community and Suburban

F. Size of Property: 110 ± Acres

II. RECOMMENDATION:

Exhibit B is a draft codification of conditions and actions related to the approved Mixed Use Planned Development (MPD) zoning.

Staff recommends APPROVAL of the applicant's request to amend the existing MPD zoning with the following conditions:

A. Conditions:

1. Development and use of the property within the Coconut Point development must be consistent with the original zoning approval adopted in Zoning Resolution Z-02-009, as amended.
2. The approved Schedule of Uses is hereby amended as follows for Restaurants with approved Consumption on Premises with outdoor seating:

Permitted uses within Tracts 2A and Tract 2B:

(Regional Mall Parcel)

Live Outdoor Entertainment, solely in conjunction with a Restaurant (not Restaurant, fast food) with approved Consumption on Premises with outdoor seating, subject to Condition 26.

3. Condition 26 is hereby added, as follows:

Live Outdoor Entertainment

Live Outdoor Entertainment is subject to the following:

- a. The use may only be located within the identified area of Consumption on Premises in association with outdoor seating for a Restaurant located within Tract SC-1, Coconut Point Area 2, according to the plat thereof as recorded in Instrument No. 2006000409925 of the Public Records of Lee County, Florida.
- b. i. All Restaurants with existing Consumption on Premises and outdoor seating noted below are hereby allowed to have Live Outdoor Entertainment.

COP2006-00035, amended by COP2006-00035A, Ted's Montana Grill

COP2006-00150, amended by COP2006-00150B, Blue Water Bistro

COP2006-00169, amended by COP2006-00169A, The Grape

COP2006-00176, amended by COP2006-00176A, California Pizza
Kitchen

COP2007-00065, Grand Cafe

COP2007-00093, Moe's Southwest Grill

COP2007-00134, Hurricane's Grill and Wings

COP2007-00194, amended by COP2007-00194A, Pagelli's Cucina

COP2008-00007, Hemingway's Island Grill

COP2008-00103, Tony Sacco's Coal Oven Pizza
COP2008-00152, Stir Crazy
COP2012-00060, Chuey's Tacos

- ii. Prior to establishing the use of any other new Live Outdoor Entertainment, each Restaurant seeking the use must obtain an Administrative Amendment of the approved planned development which can be combined with a COP with outdoor seating. As part of this application, the applicant must include a copy of the approved noise abatement plan (as provided for in this condition), and a Site Plan showing the proposed location of the use.
- c. Within 30 days of the approval of this amendment of the planned development by the Board of County Commissioners, the property owner (currently identified as Coconut Point Developers LLC) must send a letter to every owner of record within 2,500 feet of the boundaries of the regional mall parcel. The letter must include a phone number for people to call to register a complaint in the event they are disturbed by outdoor entertainment at the mall. If the contact information is changed in the future, a new letter must be sent out in accordance with this condition. A copy of said letter will be provided to the Director of Lee County Department of Community Development for inclusion in the official zoning file for this case.
- d. The property owner must provide a security person, who will be available to answer the phone at all times and will be authorized to investigate all complaints and enforce all provisions of the noise abatement plan.
- e. If the security person determines that the establishment in question has violated the hours of operation or the terms of its noise abatement plan, he will order the outdoor entertainment to cease.
- f. All Restaurants in Coconut Point with Live Outdoor Entertainment must submit a noise abatement plan to the property owner for approval. The Plan must, at a minimum, address hours of operation and methods by which noise will be limited to a conversational level at the regional mall boundary line. Each plan must be kept on the site, and will be provided to the County and to the Estero Community Planning Panel (ECPP) upon request.
- g. Repeated violations of the noise plan will result in enforcement action by the property owner, which will include a prohibition against further outdoor entertainment.
- h. Records regarding each complaint and violation will be kept by the property owner at the mall office. Each complaint and violation must be provided to the Chief Code Enforcement Officer of Lee County within 10 working days of the violation. Copies will be provided to ECPP on request.

- i. All outdoor entertainment plans will require the activity to cease by 11:30 PM unless the Restaurant applies for and receives permission to operate later through the County public hearing process amending the approved planned development.
 - j. If Lee County Code Enforcement receives a complaint regarding a violation of the private noise abatement plan, then the complainant will be directed to the mall offices to file the appropriate complaint. Lee County will continue to be responsible to enforce all County regulations.
4. This approval does not prohibit the owner from obtaining a Temporary Use Permit, as provided for in LDC §34-210.

B. Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff offers the following findings and conclusions in support of the staff recommendation of approval with conditions:

1. The applicant has proved entitlement to the amendment of the Mixed Use Planned Development (MPD) zoning by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations. (Policies 2.1.2, 5.1.5 and 6.1.4)
2. The requested amendment, as conditioned:
 - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b) is consistent with the densities, intensities and general uses set forth in the Lee Plan; (Policy 1.1.4)
 - c) is compatible with existing or planned uses in the surrounding area; (Policies 2.1.2, 5.1.5 and 6.1.4) and
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
4. Urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use.
5. The proposed use, as conditioned, is appropriate at the subject location. (Policies 2.1.2, 5.1.5 and 6.1.4)
6. The recommended conditions to the master concept plan and other applicable regulations are expected to provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

The application seeks to amend the MPD zoning to allow live outdoor entertainment with restaurants which also have consumption on premises and outdoor seating. The request has been filed by the Simon Corporation for the lands they own within Coconut Point. They currently own much of the lands devoted to the shopping mall north of Dillard's and south of the Rapallo residential development. In general, this area is Development Areas 2A and 2B. There are exceptions such as Target, The Residences at Coconut Point, and Dillard's.

In 2010, complaints were received from nearby residential communities regarding the sound levels of outdoor music at restaurants in Coconut Point. Two specific complaints, VIO2010-04937 and VIO2010-21108, involved Pagelli's Cucina restaurant. The Consumption on Premises (COP) approval (COP2007-00194A) by Lee County includes a condition that the music be piped and the levels must be kept at or below conversation level. Code Enforcement found in the second complaint that the restaurant was not complying with the condition of the COP.

The subject application has been filed to allow restaurant owners to have live outdoor entertainment, which is not specifically permitted in the approved planned development. The property owner, Simon Corporation, has gone before the Estero Community Planning Panel and in these discussions both sides have reached an understanding that any approval of live outdoor entertainment would be limited by the conditions that the two parties have agreed on found in Attachment D.

The Lee County Noise Ordinance is not being replaced by any approval of this request. Only the Board of County Commissioners has the ability to waive the requirements of the Noise Ordinance. However, those waivers had to be sought for noises in effect at the time the Ordinance was adopted and could only last a maximum of 180 days. If this application is approved, noise levels from the outdoor entertainment must still comply with the ordinance. These are enforced by the Lee County Sheriff's Office.

Staff is not entirely opposed to the concept of allowing live outdoor entertainment in conjunction with restaurants which have outdoor seating. However, the extent and location of each must be limited and subject not only to potential termination by the mall owner, but also by Lee County, if the live entertainment is found to have become a nuisance. Staff generally agrees with the community's recommended conditions, but in the recommendation has taken those and expanded on some to provide some more reasonable conditions to allow the use and protecting the community from adverse impacts.

Zoning History

Coconut Point is a mixed use planned development and Development of Regional Impact, originally approved on October 21, 2002. Over the years there have been a number of amendments, mostly administrative amendments. Resolution Z-07-040 was adopted changing the original approval to allow a mixed use development in the northwest portion of Coconut Point which included the proposal to develop a performing arts center.

Researching County records approvals within Coconut Point in Parcels 2A and 2B for Consumption on Premises in conjunction with outdoor seating, staff finds that there have been 16 approvals. Of these approvals, three restaurants do not exist in the mall at this time (The Grill Room, Doc Greens, and Cosi II). The remaining 13 have been listed in Condition 3.b.i.

Master Concept Plan

There are no proposed changes to the adopted Master Concept Plan. The only proposed change is to the approved Schedule of Uses.

Currently the use of Consumption on Premises in the approved Schedule of Uses for Tracts 2A and 2B reads:

Consumption on premises in compliance with LDC §34-1264 (limited to and in conjunction with a standard restaurant)

The applicant proposes to allow live outdoor entertainment in association with restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B. The applicant in Attachment D provides a set of conditions which they and the Community have been working on. The proposed community conditions provide that the business establishments which desire to have outdoor live entertainment must provide a noise abatement plan to the "mall" owner. Hours of operation will be regulated and "noise" must be limited to conversation level at the mall boundary line. As part of the conditions, owners within 2,500 feet of the "Mall" will be advised in writing providing a telephone number in the event that the owner is disturbed by the outdoor entertainment. This phone will be manned 24 hours and "mall" security is to investigate all complaints. Mall security is responsible for enforcement. Initial violators will be told to cease the outdoor entertainment, with repeat violators facing a prohibition against future outdoor entertainment. Lee County can request records of any violations from the mall security.

Lee Plan Considerations

The proposal to add the use of live outdoor entertainment in association with restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B is not specifically addressed in the Lee Plan. The staff review has considered adding the use to the Schedule of Uses and the potential impacts on adjoining uses and development within and outside of Coconut Point. Issues to be considered are the introduction of a new use or activity as a permitted use within the planned development and the compatibility of the proposed use with neighboring and nearby uses. As mentioned in the introductory paragraph, the applicant has worked with the community to try and address impacts and providing reasonable conditions (Attachment D) attempting to offset anticipated impacts.

Staff finds the new use has the potential to disturb neighboring and nearby residential communities without reasonable conditions limiting the activities. The proposed applicant conditions place all enforcement of outdoor entertainment on the mall owner and mall security. The Noise Ordinance will remain in effect providing a second level of protection.

Policies 2.1.2, 5.1.5 and 6.1.4 of the Lee Plan provide for new land uses being compatible with surrounding land uses. The proposed change not only must comply with the Lee County Noise Ordinance, but also with the additional conditions being offered by the applicant. In staff opinion, as conditioned, the proposed use of live outdoor entertainment is consistent with the following Policies of the Lee Plan.

POLICY 2.1.2: New land uses will be permitted only if they are consistent with the Future Land Use Map and the goals, objectives, policies, and standards of this plan. (Amended by Ordinance No. 00-22)

POLICY 2.2.1: Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other

public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Amended by Ordinance No. 94-30, 00-22)

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments. (Amended by Ordinance No. 94-30, 99-15, 00-22)

POLICY 6.1.4: Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities. (Amended by Ordinance No. 94-30, 00-22)

Also as provided for in Policy 19.5.3 the applicant has held a public informational meeting (see Attachment D) and this application is consistent with that Policy of the Lee Plan.

Planning Community Map and Allocation Table

No change is being sought in the use allocations. Development has been previously found consistent with the use allocations table of the Lee Plan.

Smart Growth Principles

Previously this development has been considered as meeting the principles of Smart Growth. The project has been approved for a mixture of uses buildings are located in proximity to one another providing the opportunity to walk or bike from home to shopping.

The proposed change does not alter this and may in fact permit the opportunity for additional opportunities for fostering a unique community with a sense of place.

Neighborhood Compatibility

Neighborhood compatibility is one of the matters to be considered with this application. Depending on the location, adjoining uses could be residential or commercial. The applicant seeks to be allowed the use within Tract 2A or 2B. This generally represents the development north of Coconut Road to the preserve south of the Rapallo development.

Sound from the live outdoor entertainment could pose a problem. The applicant has proposed a set of conditions, which would be above and beyond the Lee County Noise Ordinance, to further regulate the activities. Failure to comply with these would be a private enforcement issue for the mall owner. Penalties range from closure one night to being prohibited from having outdoor live entertainment.

Environmental Issues

There are no environment issues related to this application. (See Attachment E)

IV. SUBJECT PROPERTY:

The applicant indicates there are numerous and varied STRAP numbers which are on file and available for inspection at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

V. ATTACHMENTS:

- A. Map of surrounding zoning
- B. Expert Witness Information
- C. Applicant's Narrative, proposed revision, and Deed Restriction narrative
- D. Conditions of Approval and Estero Community minutes
- E. Environmental Sciences memorandum

VI. EXHIBITS:

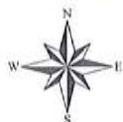
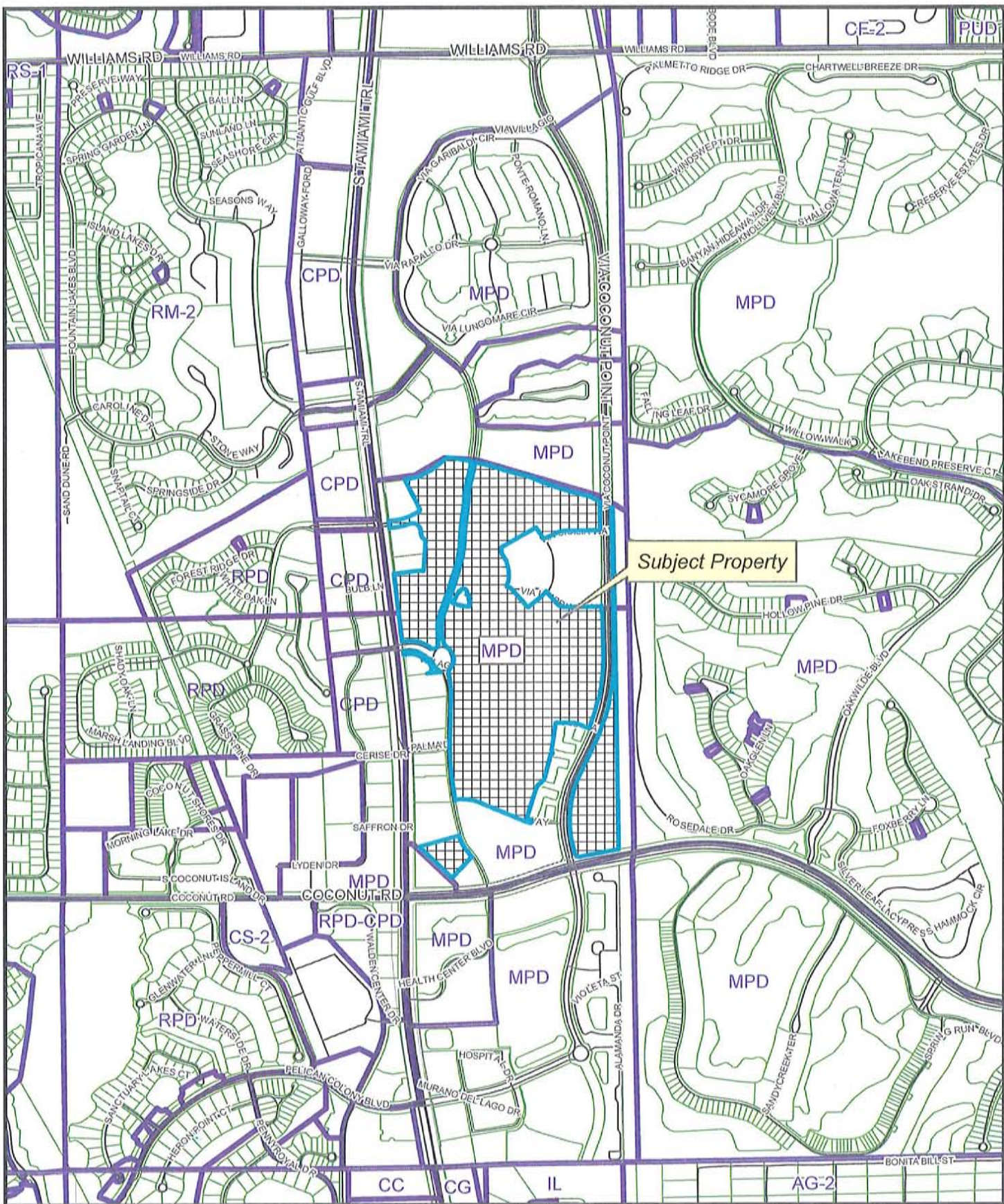
- A. Legal Description
- B. Draft codification of Zoning actions

cc: Applicant
County Attorney
Zoning File

Attachment "A" Zoning Map

DCI2012-00017

5/14/2012



LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Case Number: DCI2012-00017
Project Name: Coconut Pint
Hearing Examiner Date: June 21, 2012

Alvin Block, AICP, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Aaron Martin, Planner, Environmental Sciences, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

ATTACHMENT B

RECEIVED
MAR 30 2012

COMMUNITY DEVELOPMENT

EXHIBIT D-7-J, D-7-K, D-7-L

DCI 2012-00017

NARRATIVE SUPPORTING REQUEST

The applicant is requesting an amendment to the MPD resolution for Coconut Point to permit restaurants in Development Areas 2A and 2B with consumption on premises and outdoor seating to have live outdoor entertainment, subject to the conditions previously negotiated with the Estero Community Planning Panel that are attached to this narrative. No new development or redevelopment is contemplated as part of this request.

The only Lee Plan Policy that is directly relevant to this request is Policy 5.1.5, which will be addressed through the enforcement of the proposed conditions; approval of the amendment will, however, facilitate the success of a mixed use development in accordance with the policies following Goal 4. The design standards in LDC section 34-411 are also irrelevant to this request, with the exception of the compatibility concerns identified in subsections (c), (f), (i), (k), and (n), which will also be addressed by the proposed conditions and by the limitation of the request to areas in the interior of Coconut Point.

With regard to the mandatory findings in LDC section 34-145(d)(3), the applicant states the following:

1. The request is consistent with the Lee Plan, for the reasons stated above, and will comply in all respects with all applicable County regulations, including the noise ordinance and the development standards in the LDC, through the enforcement of the proposed conditions.
2. The LDC and the Lee Plan do not contain any specific performance or locational criteria for live outdoor entertainment. The requested conditions will create criteria for approval and will ensure compliance with the noise ordinance.
3. The requested amendment is consistent with the Urban Community land use category.
4. The amendment, as conditioned, will be compatible with the existing and future residential uses in the Estero community.
5. The request has no relevance to transportation issues, urban services, or environmentally sensitive lands.

EXHIBIT D-7-P

REVISION TO SCHEDULE OF USES

Permitted uses within Tracts 2A and 2B:

Consumption on premises in compliance with LDC section 34-1264 (limited to and in conjunction with a standard restaurant; live outdoor entertainment permitted in accordance with Condition)

DCI 2012-00017

RECEIVED
MAR 30 2012

COMMUNITY DEVELOPMENT

EXHIBIT PH-3.L.3

DEED RESTRICTION NARRATIVE

A portion of the property owned by the applicant is encumbered by a restriction which prohibits outdoor music prior to 8:00 AM or after 10:00 PM. A map showing the boundaries of this area is attached to the copy of the deed restrictions. The applicant is not requesting the right to have outdoor entertainment in the area encumbered by the restriction.

DCI 2012-00017
MAR 30 2012
COMMUNITY DEVELOPMENT

Subj: **Revised Coconut Point Outdoor Entertainment Enforcement Proposal**
Date: 4/25/2011 7:23:13 A.M. Eastern Daylight Time
From: matthewuhle@aol.com
To: jacklienesch@gmail.com
CC: jgrofik@simon.com, kshields@simon.com, ndewhurst@oakbrookcc.com, [photick@lee.gov.com](mailto:photick@lee.gov), [mrichardson@lee.gov.com](mailto:mrichardson@lee.gov)

1. Simon will send a letter to every owner of record within 2,500 feet of the boundaries of the regional mall parcel. The letter will include a phone number for people to call in the event they are disturbed by outdoor entertainment at the mall.
2. A security person will be available to answer the phone at all times and will be authorize to investigate all complaints.
3. If the security person determines that the establishment in question has violated the hours of operation or the terms of its noise abatement plan, he will order the outdoor entertainment to cease.
4. All business establishments in Coconut Point which wish to have ongoing or regular outdoor entertainment will provide a noise abatement plan to Simon which addresses hours of operation and methods by which noise will be limited to a conversational level at the regional mall boundary line. Each plan must be approved by Simon, must be kept on the site, and will be provided to the County and to the ECPP upon request.
5. Repeated violations of the noise plan will result in enforcement action by Simon, which will include a prohibition against further outdoor entertainment.
6. Records regarding violations will be kept by Simon at the mall office and will be provided to the County and the ECPP on request.
7. All outdoor entertainment plans will require the activity to cease by 11:30 unless the business establishment applies for and receives permission to operate later through the County public hearing process.
8. These requirements will be included in any County approval authorizing outdoor entertainment.

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EXHIBIT 4.G.1



Home - ECPP - October 17, 2011 ECPP Meeting Minutes

ESTERO COMMUNITY PLANNING PANEL

Minutes of Public Meeting #132 – October 17, 2011

Estero Community Park, Estero, Florida

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Panel Members Present: Jack Lienesch, Chairman, Estero Community Association; Neal Noethlich, Emeritus Chairman; Greg Tolh, Founding Member; Ned Dewhirst, Estero development community; Jeff Maas, Estero Chamber of Commerce; Judy Beach, Recording Secretary, ECCL; and Treasurer, Bev MacNellis, ECCL. **Excused Absences:** John Goodrich, ECCL; Erik Dickens, ECCL; Paul Roberts, Southland Development.

Also present, Mary Zettel, Code Enforcement Officer, Division of Planning, Lee County Department of Community Development; Bill Prysil, Estero Design Review Committee

Tribute to Bill Brown. Jack asked for a moment of silence to honor the memory of our past secretary, Bill Brown, who passed away earlier this month. A memorial service was held at his church on October 16th.

Public Notice: Beach reported that the meeting notice was posted at the South County Regional Library, Really World of Estero, the BB&T and Fifth Third Banks. Suggestion was made to post at the Estero Community Park and Beach will look into the notice appearing in the Bonita Banner at no charge.

Approval of Minutes: Beach distributed minutes of the July 18th meeting. Maas: Motion to waive the reading of the minutes of the July 18th meeting and accept them as written. Lienesch: Seconded. Accepted unanimously.

Treasurer's Report: Treasurer MacNellis reported a balance of \$1,957.67 as of September 30, 2011. No other activity as of this date. A \$328 check was mailed to the ECPP mailbox, without explanation. MacNellis will contact ECCL for clarification. Noethlich: Motion to accept the report. Maas: Seconded. Accepted unanimously.

ECPP

Update on Funding Grant Contract between County and ECPP. Lienesch has signed the special legal contract between ECPP and the County which will enable ECPP to request and receive funds from the \$50,000 grant. Noethlich asked that confirmation be made that there is not a duplicate contract for ECPP from former years.

Signage Changes Submitted to County. Mary Zettel reviewed needed clarification of specific definitions to eliminate confusion on Estero the signage codes in the current Land Development Code. The previous LDC, when published, had inconsistencies in its descriptions in several locations. After a great deal of discussion and input from other committee members, Lienesch appointed Greg Tolh and Bill Prysil, to summarize the panel's recommended changes and present them at the November meeting for discussion and subsequent approval.

Consulting Assistance. Panel discussion covered posting a request for proposal in a national publication or pursuing through local sources. The important requisite is to have someone committed to the same interest and standards for Estero as the ECPP and EDRC are. Neal and Jack will work on this in the coming weeks.

Northpoint DRI Build Out Extension Request. Northpoint is on the east side of US 41 between Williams Road and the Corkscrew Village Shopping Center. Their proposal to extend their build out date from December 2010 to December 2016

has reached the county and a public hearing is being scheduled. We approved this in May.

Chase Bank Lighting. MacNellis offered to drive by and photograph the building this evening to establish if there has been any change.

Coconut Point Outdoor Music Status. Lienesch will follow up with Matt Uhle regarding receiving a copy of Simon's proposed amendment prior to their County approval hearings so we are able to check it against our agreed-upon documents. To date we have not received a copy.

Uptown Larry's COP Issue: The Panel's understanding is that the issue is back in the hands of the State.

Storage Space for ECPP, EDRC and ECCL files. Three possible sources were identified: the South County Regional Library, Extra Storage of Estero and FGCU. The total amount of space required has not been fully identified.

ADJOURNMENT

Maas: Motion to adjourn meeting. Noethlich: Seconded. Accepted unanimously.

Panel was adjourned at 8:00 p.m.

NEXT REGULAR MEETING: Monday, November 21, 2011, 6 p.m., Estero Community Park.



Home - ECPP - January 2011 ECPP Meeting Minutes

ESTERO COMMUNITY PLANNING PANEL

Minutes of Public Meeting #125-- January 24, 2011

Estero Community Park, Estero, Florida

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Panel Members Present:

Jack Lienesch, Civic Association, Chairman; Dan DeLisi, Estero development community; Greg Toth, Founding Member; Ned Dewhirst, Estero development community; Erik Dickens, ECCL; Jeff Maas, Estero Chamber of Commerce; Neal Noethlich, Emeritus Chairman; Bev MacNellis, Treasurer, ECCL and Bill Brown, Recording Secretary, ECCL. Absent: John Goodrich.

Public Notice:

Brown reported that the meeting notice appeared in a story in the News-Press and the News -Press online calendar, the Century- Link Estero Events Calendar and EsteroFl.org websites. The notice was posted at the South County Regional Library, Really World of Estero, and the BB&T and the Fifth Third Banks.

Approval of Minutes:

Brown distributed minutes of the November 22 and December 20 meetings. Dewhirst: Motion to accept November minutes. Dickens Seconded. Accepted unanimously. Dewhirst: Motion to accept December minutes. DeLisi Seconded. Accepted unanimously.

Treasurer's Report:

MacNellis reported a balance of \$1,300.72 as of December 3, 2010. Report accepted.

Four Presentations were made to the Panel:

Commercial lot split for Kite Realty: Jay Westerdorf from Omega Consulting. Kite is proposing to split off and sell a commercial parcel next to Lowes on the corner of Three Oaks and Corkscrew. They are requesting a deviation from the commercial-to-commercial buffer requirement along the proposed lot line, along with allowance for six fewer parking spaces than currently required. A cross parking easement is proposed which will allow use by lot owner/tenants of parking spaces outside of new lot line. Noethlich inquired and was told that the same zoning would still apply. Toth inquired whether the lot buyer would be required to follow the approved master plan and was told that they would. Dewhirst inquired if access would be included with proposed cross parking easement and was told yes it would. Lienesch said the EDRC should review any new signage that will occur. Lienesch concluded that the Minutes will reflect support for the proposed lot split.

Germaine Arena COP amendment request: Craig Brush said they are seeking to amend the Gale Force Sports & Entertainment liquor license at [Germaine Arena](#) to allow them to sell alcohol outside the arena in a designated area for home hockey pre-game activities from October 1st until June 30th of each year from 5:00 P.M. until 8:00 P.M. Noethlich asked if food were served and was told that it was. Toth observed that while they didn't have residential neighbors now,

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mixed use developments are proposed around them. Brush pointed out that the hours were only from 5 to 8 PM. Dickens asked if this set a precedent. Noethlich asked that the minutes specify that no precedent is intended. Dewhirst said it is an appropriate request given the location of the arena and its long-term operations within the area. DeLisi said he thinks it is great. Maas pointed that it increased attendance and jobs. The panel supported this amendment request from Germaine.

Proposed amendment to Pelican Landing DRI: Neale Montgomery requested two changes to the DRI: one would extend the build out date to 2020, and the other was relief from certain environmental monitoring. She explained the County had required monitoring of storm water run-off from the Pelican's Nest Golf Course because of its proximity to the Gulf and some adverse experience years ago on Florida's East Coast. The monitoring has been done for 15 years with no problems identified, so the Pelican Landing developer would like to be relieved from the required monitoring. Toth suggested they should just cut back rather than eliminate the monitoring completely. Dewhirst noted i) that given the golf course's location directly next to Estero Bay (an Outstanding Florida Waters (OFW)) that some monitoring is warranted, possible in the range of every 2-5 years; and ii) maintaining the drainage system for a golf course is a dynamic process where levels of service and budgets can be reduced in the future thus possibly lowering water quality treatment. DeLisi suggested they do a baseline just before turn-over to the residents. Toth suggested monitoring every 3 years. Lienesch concluded that the Panel had no problem with the build out date extension, but could not agree to complete elimination of the well monitoring although it was not expert in this area. He recommended following the lead of SFWMD, RPC and Lee County DNR on this issue.

Administrative amendment permitting temporary uses with Coconut Point TownCenter: Matt Uhle, attorney, and Jamie Groffik, mall manager, asked that temporary uses be added to the list of scheduled uses. Uhle explained that this was necessary because the present system of granting temporary permits for outdoor entertainment at the TownCenter restaurants did not appear to be legal because no outdoor uses are allowed by the existing the schedule of zoning uses. Plus the TownCenter has done other uses such as art shows and farmer's market which are considered temporary uses. This action will allow owners to legally apply for a temp use such as outdoor music, which allows the county through their review of the request to place restrictions and ultimately monitor for compliance. Uhle also mentioned that this request is a short-term solution for current ongoing temp uses and that the CP TownCenter will likely apply for an amendment/public hearing for a more long-term solution for the temp use issue. The panel would then get another chance to review at that time. Uhle said: "There have been some complaints expressed by some people in The Brooks." Pagelli's has been cited by Lee County for noise violations. "We're willing to do whatever we need to do," said Pagelli's partner, Richard Osborne. Greg Toth said if the county grants a permit for live entertainment and gets a lot of noise complaints, it likely would not grant another. "This is something that so many residents look so forward to," said Estero resident Richard Sands, who frequently goes to Pagelli's, Hemingway's and The Grape at Coconut Point for the live entertainment. "I'm so in favor of having music out there. It's just a wonderful addition to a great community and a great place to live." Restaurants claimed to have collected thousands of signatures from their patrons in support of live music. Dewhirst inquired if current users that use ie outdoor seating/music will need to apply to the county for a temp use permit, Uhle answered yes. Dewhirst pointed out that the County can impose noise and time limitations when the permit is issued. MacNellis said noise from outdoor entertainment at the Grape is bothering her neighborhood at Marsh Landing. DeLisi said he hasn't seen any problem. Lienesch said he has received emails and complaints from the Brooks and Fountain Lakes and, depending on the direction of the wind, noise can sometimes be heard in Pelican Landing. Dickens said the minutes should make it clear that we are addressing the neighbor's concerns. Lienesch concluded that while the panel did not have a problem with the mall's request, the noise management issue will not go away and needs to be addressed by the county.

ECPP

Development of Work Plan – Lienesch asked Panel to accept assignments for various areas. DeLisi agreed to work on signage and Noethlich on style such as Mediterranean vs. Old Florida. Kathie Ebaugh suggested that they meet with the County Planning Director, Paul O'Connor, on development of the Work Plan. It was agreed that Lienesch, Noethlich, and DeLisi will meet with O'Connor and Ebaugh in the near future.

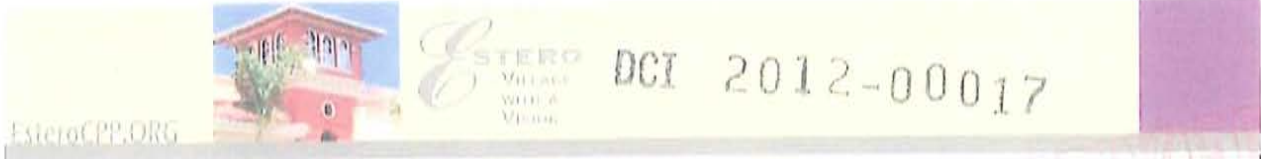
Kathie Ebaugh told the Panel that a contingent of planning folks from Hillsboro County is visiting Lee County next Monday and Tuesday to compare notes. Among other things, they expressed interest in seeing how Estero does business as an

unincorporated area with respect to our planning panel and design review committee activities. Lee County also wants them to go on a short tour of our Estero community. The Panel will meet with them next Tuesday morning.

Gerard Ripo of The Southlandgroup, developers of Downtown Estero, north of Broadway on US41 gave the Panel a chronology of their efforts to work out driveway connections with FDOT. They are having difficulty because they do not yet have zoning which the FDOT wants. Dewhirst asked if they were any further along with access designs/agreements with adjacent owners and Ripo replied no. The lack of connections to the future WalMart property was also discussed briefly.

Panel was adjourned at 8:00 PM

NEXT REGULAR MEETING: February 21, 6:00 PM, Estero Community Park



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ESTERO COMMUNITY PLANNING PANEL

Minutes of Public Meeting #130 – June 20, 2011

Estero Community Park, Estero, Florida

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Panel Members Present: Jack Lienesch, Chairman, Estero Civic Association; John Goodrich, ECCL; Erik Dickens, ECCL; Jeff Maas, Estero Chamber of Commerce; Greg Tolh, Founding Member; Dan DeLisi, development community; Ned Dewhirst, Estero development community; Judy Beach, Substitute Recording Secretary, ECCL; and Bev MacNellis, Treasurer, ECCL. Absent: Neal Noethlich, Emeritus Chairman.

Public Notice: Beach reported that the meeting notice appeared in the Naples Daily News Calendar, the Century Link Calendar and Estero.org websites. The notice was posted at the South County Regional Library, Realty World of Estero, The BB&T and Fifth Third Banks.

Approval of Minutes: Beach distributed minutes of the May 16th meeting. Maas: Motion to accept the minutes with correction of April 30 date in the treasurer's report. Goodrich: Seconded. Accepted unanimously.

Treasurer's Report: Treasurer MacNellis reported a balance of \$1,957.67 as of May 31, 2011. A \$100.00 fee received from North Point DRI (5-16-11) is included in the new balance. Goodrich: Motion to accept the report. DeLisi: Seconded. Accepted unanimously.

Presentation: Estero Park Commons Administrative Amendment for "Place of Worship" – Dara Goren. Ms. Goren, speaking for the property owner, is requesting an amendment to allow "Helping Administry for Miracles" obtain a 3-year lease for a 1,200 sq. ft. unit on the property. Services planned for Sundays 10-11 a.m. and Wednesdays 7-8:30 p.m. Expect growth to 70 members or whatever the fire code will allow. There was some discussion as to whether this was an Administrative Amendment issue. Members generally thought the usage was acceptable, particularly since the planned services are at times when the complex is essentially vacant. Panel will support this request.

Update on Personal Services usages amendment for the same property. Jack reviewed the correspondence regarding the applicant's request for Personal Services usages. The panel agreed that Group II (sans Massage Parlors) and Group III (medical appliances) were appropriate for this location.

ECPP

Future request for Firestone Minor Automotive center on the NW corner of the [Lowe's](#) property.

Auto repair facility not presently on usage list. After discussion, it was agreed by the Panel that more information was needed regarding which outlet they were considering and how they would buffer/landscape the property consistent with the other outlets and the Lowes facility. A copy of the June 2011 minutes will be forwarded to Firestone.

Electronic Sign issue for Coconut Point. Dewhirst summarized background on this subject and reviewed all meetings to date. Ned strongly suggested that ECPP/EDRC volunteers work with county staff to rework LDC, Chapter 33, SIGNS, to correct current issues and begin to address the use of electronic signs. Dewhirst agreed to make copies of current LDC, Chapters 30 and 33. Lienesch would like to have something agreed upon regarding signs by the end of July, as revisions will be presented to the County Board of Commissioners for approval in early August. Jack will discuss with county legal staff whether these preliminary drafting activities need be under Florida Sunshine provisions.

Workplan Proposal Submission. Dan indicated that several panel members will meet with Kathie Ebaugh on Thursday, June 23, 2011, to discuss next steps. Kathie had indicated that a special form has been developed that ECPP can submit as a request for matching county funds for our Plan update. Funds may be available to ECPP within 30 days after the BoCC approves this expenditure.

Budget Issue. Our Fee Waiver with the County Park System expires at the end of July and will not be renewed for either the ECPP or EDRG. We need to pay in advance, by the hour, starting in August for any meeting rooms we require. MacNellis to work with the Park on how to accomplish this. It was also suggested we investigate other locations.

Coconut Point Noise Issue Update.

Jack reviewed a 1996 document regarding prohibited uses for properties within 500 feet of Coconut Road. It was noted that these restrictions do not affect the current noise control proposals for the Mall that the county is reviewing.

Uptown Larry's COP.

No update from last month -- unsure of status of the State of Florida's administrative complaint.

Estero Community Church rezone - Notice dated June 9th that a public hearing will be held on the rezone that we approved in May. No HEX date has been set as of this writing.

Cardella Rezone -- HEX hearing was June 16th. ECPP reviewed the zoning request back in October of 2008. Staff report indicated they supported the rezone but HEX decided to "continue" the case until the final FEMA letter absolving the developer of the new flood plain regulations due to Midtowne Estero's regrading their property adjacent to the river.

DeLisi Resignation from the Panel. After 11 years of service, minus one year hiatus, Dan DeLisi announced his resignation from the ECPP Panel. DeLisi is a self-employed planning and engineering consultant and his experience has been an tremendous asset to the work done by ECPP. Interviews are being conducted for his replacement.

Goodrich: Motion to adjourn meeting. DeLisi: Seconded. Accepted unanimously.

Panel was adjourned at 7:20 p.m.

NEXT REGULAR MEETING: Monday, July 18, 2011, 6 p.m., Estero Community Park



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ESTERO COMMUNITY PLANNING PANEL

Minutes of Public Meeting #128- April 18, 2011

Estero Community Park, Estero, Florida

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Panel Members Present: John Goodrich, acting Chairman, ECCL; Neal Noethlich, Emeritus Chairman; Ned Dewhirst, Estero development community; Erik Dickens, ECCL; Jeff Maas, Estero Chamber of Commerce; Greg Toth, Founding Member; and Bill Brown, Recording Secretary, ECCL and Treasurer, Bev MacNellis.

Public Notice: Brown reported that the meeting notice appeared in the Naples Daily News online calendars, the Century- Link Estero Events Calendar and EsteroFl.org websites. The notice was posted at the South County Regional Library, Realty World of Estero, and the BB&T and the Fifth Third Banks.

Approval of Minutes: Brown distributed minutes of the February 21st meeting. Dewhirst: Motion to accept the minutes: Dickens Seconded. Accepted unanimously.

Treasurer's Report: Treasurer MacNellis reported a balance of \$1,385.17 as of March 31, 2011. Report accepted.

Presentations: Pelican Sound Admin Amendment, River Club Improvements -- Beverly Grady, Roetzel & Andress, PA. The Pelican Sound Golf and River Club is seeking an administrative amendment to the approved Residential Planned Development (RPD) zoning and Final Plan Approval (FPA) to make improvements to the River Club portion of the development. The proposed improvements include the minor extension of the existing boat ramp, a new dock/temporary mooring slip to be located off the existing fishing pier, and a new canoe/kayak launching area. The proposed improvements are consistent with the approved Master Concept Plan (MCP) and are necessary to improve safety and access for boaters, kayakers and residents. Dewhirst asked if they had consulted neighbors on the river across from the proposed improvements and was told they had not because it was consistent with the previously approved plan. Dewhirst also asked the width of the river and distance from proposed dock to center of river/channel and was told approx. 300' and 100' respectively. Toth said he likes it. Noethlich and Dickens agreed. Maas asked and was told that a vessel would not be docked at the location over night.". Goodrich said the Panel had no objection and that the minutes would reflect their support.

Estero United Methodist Church Rezone- Dave McKee, Professional Engineer, Lake Hickory Ventures, Inc. The Church is proposing to rezone the 10.66 acres south of Lord's Way (following a meeting with County staff it was determined that the parcel north of Lord's Way that contains the Thrift Store should not be included in the request). The property would be rezoned from Place of Worship to a Religious facility and includes four proposed structures: a 1000 seat sanctuary, a classroom building, a multi-purpose building and an open air structure. The site will be upgraded including doing away with the present septic tank system and connecting to Lee County Utilities which will require an offsite forcemain improvement by the church. When funding permits, it is likely that the classroom building will be built first. A project traffic analysis had not been completed yet. Three deviations are requested: a 15 ft buffer instead of the required 20 ft west of the western most entrance and no buffer along the remaining portion of Lord's Way; a 70 ft separation instead of 125 ft required between roadways; allow a break in US41 30 ft buffer to permit the existing signage to be observed by utilizing ground plantings that will not block the sign. Noethlich said

there should be one Master Concept Plan and asked about the right-in and right-out entrances. Toth said there should be a right turn lane on the entrance off US41. Dewhirst was concerned about how the overall project traffic would be handled. He said it appears most project traffic entering from the north and leaving the site to go southbound would need to heavily rely upon Highlands Ave. and Broadway. With over 1000 LF of US 41 frontage, it seemed there should be a full cut on US 41 so to better handle the project traffic. In addition there should be an interconnection with property to the south. Dewhirst also added that the northern property should be included in an overall master plan. Dewhirst assumed the applicant would be proposing unified architectural standards for the project. McKee said the County staff objected to including the property to the North of Lord's Way in the Master concept Plan. Dewhirst said the County staff should be encouraged to reconsider their position. Noethlich said the Panel is working on a new overlay for this area that may emphasize use of Old Florida architecture. McKee stated that the new/proposed buildings would likely be a version of Old Florida architecture; however the existing structures would likely remain as-is due to budget restraints. Toth said there should be one Master Concept Plan for the whole property and that the county staff should be encouraged to reconsider their position. Dewhirst asked the applicant if they preferred to vacate Lord's Way and they responded that they would. The Panel discussed the possible vacation of Lord's Way as a public road. The Panel was in support of one Master Concept Plan. Goodrich said the Panel would be willing to participate in a follow-up meeting with the County and the Church and he encouraged the Church to participate in the development of the new overlay for US41 as the new Community Plan is developed.

Coconut Point DRI Zoning Updates -- Matt Uhle told the Panel that OBP and Simon were proposing to amend the Coconut Point DRI/MPD in order to 1) extend the Coconut Point DRI buildout date which is set to expire at the end of 2012, 2) amend the lands uses for Tract 1B, 3) propose an electronic monument sign at the US 41 entrance and, 4) propose a plan for self monitoring noise from outside entertainment. The buildout date extension is necessary since remaining vacant tracts would not be able to obtain permits after the buildout date. Uhle added that a pending state bill may address this issue. The amending of lands uses for Tract 1B is needed since the proposed Art District at Rapallo project never materialized and the developer did not purchase the property. Uhle explained this would entail eliminating the overlay concept plans unique to the Art District project which detailed uses such as live/work units, residential/parking on top of commercial, and a performing arts theater. The remaining base MCP would show Tract 1B almost identical to the original approvals in 2002. On the proposed sign they have requested an amendment to the Land Development Code that would require them and others to come to the Panel with a specific proposal for signage. Therefore details of the sign such as landscaping and message duration/content/size would be provided later for county and Panel approval. On the self-monitoring noise plan they are still awaiting a response from the county and a letter is planned to near-by residents giving them a phone number to call with complaints. The phone number is 239-440-2113. Other steps of the plan were outlined in a submitted email to the Panel. Toth said he had no problem with rezoning to take out the detail on the Art District since it had proved to be economically unfeasible, the electronic sign would be more of a concern since Miramar had been denied such a request. Noethlich said he had no problem with them being given the right to request an electronic sign. When they made such a request the Panel would be concerned with copy and frequency of change. Noethlich also added that the restaurant users of outdoor entertainment should be proactive in monitoring the noise levels and not wait for nearby residents to complain. Dickens said he was concerned with the removal of the Performing Arts Center and the Art District in view of the public desire that the Panel emphasize the development of the arts. Dewhirst pointed out that the developer of the Art District had found the market/community would not support a performing arts theater and the schedule of uses would change to reflect this. Don Eslick suggested that they should keep the Performing Arts Center in play in case the market changes. Uhle suggested that this could be done by keeping it in the Schedule Uses while still making the DRI zoning changes. Dickens agreed with this suggestion. Goodrich said he agrees with giving the right to request an electronic sign, but the noise monitoring needs more consideration. The Panel then heard from members of the audience from the Brooks. Nick Batos spelled out the following points that should be in the self-monitoring noise plan: 1. Permission to use live music should not be granted automatically, 2. Properties should submit specific plans to the Mall management, 3. The Mall Management should monitor the noise

daily, 4. the letter giving the phone number for complaints should go to all residents within 2500 ft of the Mall, 5. a monthly letter should be sent to the panel listing complaints, 6. The Mall Manager should have the right to stop noise if complaints are not resolved, and 6. 11:30 is too late a cut-off for the noise –by that time it is a stand-alone-bar. Goodrich asked Coconut Point Mall management that the noise plan be formalized so that it can be circulated to the Panel. Meetings if necessary can be held in advance of our next panel meeting to hopefully finalize an understanding of how Mall management will ensure nuisances are not allowed during events permitted under temporary uses. Goodrich emphasized he does not believe the panel should be in the business of permitting temporary uses such as outdoor music nor provide enforcement. He said he expects Mall management to ensure that their businesses do not inconvenience the community.

ECPP: Update by Kathie Ebaugh. She reported that the county staff was planning to deny Uptown Larry's request for County auditing of food and liquor sales, since the County does not have the staff to do this. Records provided reflect approx. 20% food sales, well short of the required 50%. She also said the County also hopes to have a response to the Panel's proposed Workplan in May.

Panel was adjourned at 8:00 PM

NEXT REGULAR MEETING: May 16, 6:00 PM, Estero Community Park



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ESTERO COMMUNITY PLANNING PANEL

Minutes of Public Meeting #129 - May 16, 2011

Estero Community Park, Estero, Florida

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Panel Members Present: Jack Lienesch, Chairman, Estero Civic Association; John Goodrich, ECCL; Neal Noethlich, Emeritus Chairman; Eric Dickens, ECCL; Jeff Maas, Estero Chamber of Commerce; Greg Toth, Founding Member; Dan DeLisi, development community, Bill Brown, Recording Secretary, ECCL, and Treasurer, Bev MacNellis, ECCL. Absent: Ned Dewhirst, Estero development community

Public Notice: Brown reported that there was a news story in the News-Press and the meeting notice appeared in the Naples Daily News Calendar, and Estero.org websites. The notice was posted at the South County Regional Library, Really World of Estero, the BB&T and Fifth Third Banks.

Approval of Minutes: Brown distributed minutes of the April 18th meeting. Goodrich: Motion to accept the minutes: Maas Seconded. Accepted unanimously.

Treasurer's Report: Treasurer MacNellis reported a balance of \$1857.67 as of April 31, 2011. Report accepted.

Presentations:

Northpoint DRI Notice of Proposed Change to extend build-out dates - Charles Basinail. Northpoint is on the east side of US 41 between Williams Road and the [Corkscrew Village Shopping Center](#). They propose to extend their build-out date from December 2010 to December 2016. No panel members had any objection and Lienesch announced that the minutes will show that the Panel supports the proposal.

Update on rezoning of the Estero United Methodist Church - Dave McKee reported that the property north of Lord's Way can be combined with the property south of Lord's Way into one master concept plan which he presented to the panel. An annex to the thrift shop is proposed across from the old post office on Broadway. The Florida DOT was unwilling to add a right turn lane to the planned widening of US41, but Lee DOT suggested that the Church save an extra ten feet for the addition of a turn lane should one be eventually required. Toth said he believed the turn lane would be needed. Rusty Efferdink, who restored the Soto house at the corner of Broadway and Highlands, pointed out that Broadway would not be able to handle the additional traffic and noted that southbound traffic leaving the church would drive to Highland and Broadway to get to the light. DeLisi and Toth agreed and suggested the Church allow space for an additional lane on Broadway for future left turns onto US 41 Southbound. Lienesch said the minutes will reflect that the Panel is in agreement with revised plan, but has concerns about the Broadway traffic situation.

Coconut Point Mall Noise Control Proposal - Matt Uhle said once the governor signs pending legislation it will extend the DRI build-out date by four years, so the first item from April could be ignored. He presented an eight-point Noise Control Proposal revised from that presented at our April meeting:

1. Simon will send a letter to every owner of record within 2,500 feet of the boundaries of the regional mall parcel. The letter will include a phone number for people to call in the event they are disturbed by outdoor entertainment at the mall.
2. A security person will be available to answer the phone at all times and will be authorized to investigate all complaints.
3. If the security person determines that the establishment in question has violated the hours of operation or the terms of

its noise abatement plan, he will order the outdoor entertainment to cease.

4. All business establishments in Coconut Point which wish to have ongoing or regular outdoor entertainment will provide a noise abatement plan to Simon which addresses hours of operation and methods by which noise will be limited to a conversational level at the regional mall boundary line. Each plan must be approved by Simon, must be kept on the site, and will be provided to the County and to the ECPP upon request.
5. Repeated violations of the noise plan will result in enforcement action by Simon, which will include a prohibition against further outdoor entertainment.
6. Records regarding violations will be kept by Simon at the mall office and will be provided to the County and the ECPP on request.
7. All outdoor entertainment plans will require the activity to cease by 11:30 PM unless the business establishment applies for and receives permission to operate later through the County public hearing process.
8. These requirements will be included in any County approval authorizing outdoor entertainment.

Lienesch read emails from two individuals with concerns. One was from Ingrid Walsh, who lives west of the mall, across U.S. 41 in Fountain Lakes. She said she's glad to see the mall's plan but feels the 11:30 PM cutoff is too late. She said she plans to call the mall and the police to complain every night. The other email was from Jim Bridenbaugh who called mall manager Jamie Grofik on two nights in May to complain about noise. He said he doesn't think the mall's enforcement is effective. Jamie Grofik stated they have had only two calls since the policy was implemented: both were from Mr. Bridenbaugh and, in the first instance, they were not able to locate the source of the noise. Two residents spoke in support of the music. "People are dancing and having a good time," said Lena Boles, who lives across U.S. 41 in Marsh Landing. Jackie Forker, who lives off River Ranch Road, said she enjoys hearing the music from her lanai. Noethlich suggested that the Mall make quarterly reports to the Panel, but DeLisi and Toth took the position that such an approach wasn't warranted when there were so few complaints. Dickens pointed out that hundreds had signed a petition supporting music and only one person had complained. He also indicated that a survey of the Brooks communities on the West side failed to turn up any other complaints. Lienesch concluded that the minutes will reflect the Panel's support of the eight point control proposal presented by Mr. Uhle.

ECPP: [Uptown Larry's](#) attorney emailed Lienesch that the State has withdrawn its complaint since the State audit was not conducted properly. Hence the HEX hearing on the 18th will be a continuance only.

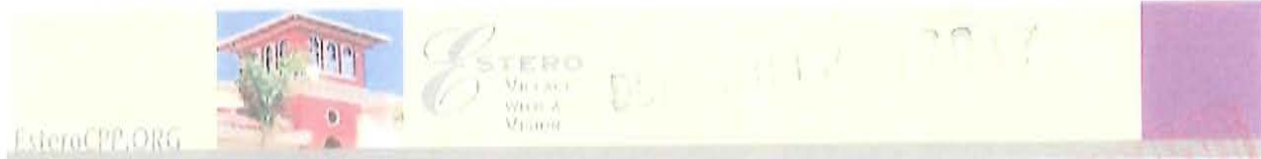
The revised Work Plan for our update to the community plan was presented by DeLisi. He suggested that any consultant hired for these tasks should report directly to the Panel rather than to the County.

Old Florida Overlay. Noethlich reported that he had met with the EDRC on developing an Old Florida Overlay for the area from Broadway to Corkscrew and US 41 to Sandy Lane.

Signage. Noethlich distributed to the Panel a memo he had prepared on Matt Uhle's proposal for an electronic changing message center sign at Coconut Point along US 41. Toth said it made no sense to give permission to request such a sign when it was clearly contrary to the Estero Plan. Lienesch noted that this issue will be part of our LDC Chapter 33.update activities on signage.

Panel was adjourned at 7:25 PM

NEXT REGULAR MEETING: June 20th, 6:00 PM, Estero Community Park



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ESTERO COMMUNITY PLANNING PANEL
Minutes of Public Meeting #126 – February 21, 2011
 Estero Community Park, Estero, Florida

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Panel Members Present:

Jack Lienesch, Civic Association, Chairman; John Goodrich, ECCL; Ned Dawhirst, Estero development community; Erik Dickens, ECCL; Jeff Maas, Estero Chamber of Commerce; Neal Noethlich, Emeritus Chairman; Bev MacNellis, Treasurer, ECCL and Bill Brown, Recording Secretary, ECCL. Absent: Greg Tolh, Founding Member; Dan DeLisi, Estero development community.

Public Notice:

Brown reported that NBC-2 had a story, and the notice was in the News –Press and the Naples Daily News online calendars, the Century- Link Estero Events Calendar and Estero.org websites. The notice was posted at the South County Regional Library, Really World of Estero, and the BB&T and the Fifth Third Banks.

Approval of Minutes: Brown distributed minutes of the JANUARY 24th meeting. Dickens: Motion to accept the minutes: Maas Seconded. Accepted unanimously.

Treasurer’s Report:

MacNellis reported a balance of \$1,198.72 as of January 31, 2011. Report accepted.

Presentations :

CR 951 – Commissioner Ray Judah

Commissioner Judah used a power point presentation with the following slides: 001 is the CREW lands, 002 is a 2010 aerial showing the proposed CR951 route, 003 is the same but showing the properties as they appeared in 2004 and 004 is the Alco Research Diamond area. Commissioner Judah told the group that although CR 951 was not needed today, the MPO should keep it in the long-range plan because it might be needed in 10-20 years and it would be very difficult to revive. He said he had consulted with the county appraiser and was told that whether or not CR 951 was kept in the plan it would have no impact on the value of the Edison Farms property. Dawhirst said he agreed with Judah that it should be kept in for planning purposes. Noethlich indicated that he had been part of a study group that had recommended that the route should be moved further east. Maas said the area will continue to grow and the route will be needed to relieve traffic congestion. Wildcat Run resident Jim Dodge did not buy Judah’s argument. “The growth won’t happen if you don’t build these roads,” he said. “Mass transit, affordable housing - those are the things that would free up I-75, not building a parallel road that’s right up next to us.” Deborah Rardin supported Judah position. A Grandezza resident told Judah that they would like to meet with him to discuss this further, and he agreed. Goodrich pointed out that both the Audubon and the Conservancy are opposed to CR 951. The panel noted that this issue will be discussed at an upcoming ECCL meeting in March.

Administrative Amendment for the Preserve at Corkscrew – Stacy Hewitt, Director of Planning, Banks Engineering
 The Preserve at Corkscrew is on the south side of Corkscrew Road west of Bella Terra and east of Monte Cristo. The owner is proposing that previously approved multi-family tracts be revised to allow a single family option. Minor site plan changes are also proposed including an innovative design for two of the cul-de-sacs to allow for a joint driveway off the cul-de-sacs which requires 3 additional deviation requests. The first deviation would eliminate the requirement for dead end streets to end with a turnaround. The second deviation would revise the requirement on utility easement on each side

of the right-of-way by providing for a utility easement on only one side. The third deviation would revise the requirement for a minimum width of 40 feet for two-way private local streets to allow a 30-foot width. Goodrich asked how many houses and was told that there would be 6 or 7 at each location. Lienesch expressed concern as to the visibility of house numbers. Dickens asked about emergency equipment and was told that fire departments have not complained about the proposed arrangement. Noelhlich asked why only Chapter 30 was referred to on signage whereas Chapter 33 is also applicable. He was told this would be taken care of at the time of the Development Order review. Dewhirst pointed out the absence of interconnections. Lienesch suggested they should consider interconnections with the neighboring commercial property to the East (Bella Terra). It was explained that they had tried to work out interconnection with neighboring developments with no success. Dewhirst suggested that the County should enforce the policy of interconnections. When asked about timing, the developer indicated he would like to begin construction "in about four months." Lienesch said the minutes will show that the Panel supports the requested amendments.

ECPP:

Workplan Development – Kathie Ebaugh gave us her and Paul O' Connor's feedback to the [Estero Community Plan Scope of Services](#) that was drafted by Dan DeLisi:

- 1.) Not enough detail. Each item needs to identify what we want to accomplish along with each step's deliverables and relative time frames to do it.
- 2.) We need to prioritize -- if all are not able to be funded, which does Estero want to do first, then second, etc.?
- 3.) It was unclear to the county if the requested funds were all from them (\$100K) or would Estero be responsible for half.
- 4.) If the final time for completion is to coincide with the County Plan submission, the time should be Spring of 2013.
- 5.) Adoption should be the final task – the last of the sequence.

Ebaugh was asked to forward to Lienesch some of the documents other community planning groups have submitted just to see the level of detail expected. Jeff suggested we circulate the revised document among the panel for comments. This kind of work can be done outside of the sunshine laws.

On a somber note, Ebaugh announced that Matt Noble's wife passed away last Friday. We asked her for specifics for the arrangements to see what an appropriate response from us should be. Bev will coordinate for the ECPP.

David Graham Award – Dickens will email the group that made the selection last time.

Walk-on Issue: Noise Issue at Coconut Pointe Town Center: Jim Bridenbaugh from Shadowwood asked about the temporary use / noise issue at Coconut Pointe. It was clear there was uncertainty about what was supported at last month's meeting. Lienesch explained that he had discussed the issue with Pam Houck at the county and had invited the Simon Mall manager to have a meeting with some of the panel and county staff on site to clarify the situation.
Panel was adjourned at 8:00 PM

NEXT REGULAR MEETING: March 21, 6:00 PM, Estero Community Park

**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: April 12, 2012

To: Chip Block, Principal Planner

From: Aaron Martin, Environmental Planner
Phone: (239) 533- 8522
e-mail: amartin@leegov.com

Project: Coconut Point
Case: DCI2012-00017
STRAP: 04-47-25-36-0000SC.0010 & Others

The Division of Environmental Sciences (ES) staff has reviewed the proposed amendment to the Coconut Point Mixed Planned Development (MPD) and offer the following.

PROJECT SITE:

The project is located on the east side of S. Tamiami Trl in the Estero community planning district. The site is zoned MPD with a Future Land Use Category of Urban Community.

PROJECT HISTORY:

This site was originally zoned an MPD in 2002 per resolution Z-02-009. This rezoning allowed for the development of a large mixed development which included residential, commercial retail, infrastructure, and associated amenities. The site has been amended numerous times through multiple zoning actions. Today the site is primarily built out with all required buffers and landscaping having been installed and certified complete.

PROJECT DESCRIPTION:

The applicant is requesting to amend the schedule of uses to allow live outdoor entertainment within the MPD. The applicant provided conditions of approval that were suggested by the Estero Community Planning Panel. These conditions include limitations on the hours of operation for the outdoor entertainment and the establishment of a reporting system within the management company to handle any complaints by adjoining residents should the activity extend past allotted hours or become a nuisance. The buffers and landscaping within the MPD are existing and installed per the zoning requirements and the Land Development Code. The proposed change in use will not affect these areas. ES Staff finds no issues with the requested change in use and defers to zoning staff for issues related to compatibility.

EXHIBIT PH-3.C.1

LEGAL DESCRIPTION

Tracts SC-1, SC-2, SC-3, OS-1, L-1, L-2, L-3, L-4, and L-5, and Lot 7, Coconut Point Area 2, according to the plat thereof as recorded in Instrument No. 2006000409925 of the Public Records of Lee County, Florida.

DCI 2012-00017

[Handwritten signature]
DEC 30 2012

COMMUNITY DEVELOPMENT

4.6.12

APPROVED
LEGAL

[Handwritten signature]

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2006 00040925
 SHEET 1 of 12

DEDICATION

WHY ALL AND BY THESE PRESENTS THAT COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAPORVILLE 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, AND JLS, INC. COMPANY, A NORTH CAROLINA CORPORATION, THE OWNERS OF THE HEREIN DESCRIBED LANDS HAVE CAUSED THIS PLAT OF COCONUT POINT - AREA 2, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, TO BE MADE AND HEREBY:

- A. RESERVE TO COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LOTS 1, 2, 3, 26, 28, 4, 5, 6 AND 7 AND TRACTS "30"-1, "30"-2, "30"-3 AND "30"-4.
- B. RESERVE TO HAPORVILLE 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LOT 2A.
- C. RESERVE TO THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, TRACT "A".
- D. RESERVE TO JLS, INC. & COMPANY, A NORTH CAROLINA CORPORATION, TRACT "C".
- E. DEDICATED TO COCONUT POINT, AREA 2 MASTER PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSONS
 1. TRACT "B" FOR ROAD RIGHT-OF-WAY (R-20-10), DRAINAGE, LANDSCAPING, MAINTENANCE AND UTILITY PURPOSES.
 2. TRACTS "1"-1, "1"-2, "1"-3, "1"-4 AND "1"-5 AS WATER WASTEWATER AREAS FOR THE PURPOSE OF STORM WATER DRAINAGE, IRRIGATION, LANDSCAPING, MAINTENANCE AND UTILITY PURPOSES.
 3. TRACTS "20"-1 AS OPEN SPACE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, IRRIGATION AND LANDSCAPING FACILITIES.
 4. ALL DRAINAGE EXPOSURES (D.E.) AS SHOWN HEREON FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE AND MAINTENANCE ACCESS OF AND TO DRAINAGE FACILITIES.
 5. ALL ACCESS EASEMENTS (A.E.) AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, DRAINAGE, MAINTENANCE AND UTILITY PURPOSES.
 6. ALL LANDSCAPE BUFFER EXPOSURES (L.B.E.) AS SHOWN HEREON FOR THE PURPOSE OF LANDSCAPING, IRRIGATION AND MAINTENANCE.
 7. ALL LAKE WASTEWATER EXPOSURES (L.W.E.) AS SHOWN HEREON FOR THE PURPOSE OF LAKE MAINTENANCE.
- F. DEDICATES TRACTS "30"-1, "30"-2, "30"-3, "30"-4 AND "30"-5 TO PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY AND UTILITY PURPOSES.

WE HEREBY WARRANT, COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAPORVILLE 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, AND JLS, INC. COMPANY, A NORTH CAROLINA CORPORATION HAVE CAUSED THIS DEDICATION TO BE MADE THIS _____ DAY OF _____, 2006.

David L. Nicks
 WITNESS
 PRINTED NAME
David L. Nicks
 WITNESS
 PRINTED NAME
David L. Nicks
 WITNESS
 PRINTED NAME

COCONUT POINT DEVELOPERS, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 ITS: SUDON PROPERTY GROUP, L.P.
 A DELAWARE LIMITED PARTNERSHIP, ITS MANAGING MEMBER
 BY: SUDON PROPERTY GROUP, INC.
 ITS GENERAL MANAGER
 BY: *Michael Rose*
 (SIGNATURE)
 Michael Rose MANAGER
 (PRINTED NAME AND TITLE)
 BY: *David Simon*
 (SIGNATURE)
 David Simon Chief Executive Officer
 (PRINTED NAME AND TITLE)

Steph D. Spant
 WITNESS
 PRINTED NAME
Steph D. Spant
 WITNESS
 PRINTED NAME
Steph D. Spant
 WITNESS
 PRINTED NAME

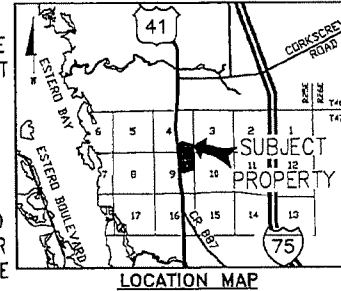
HAPORVILLE 2, LLC
 AN ILLINOIS LIMITED LIABILITY COMPANY
 BY: *Michael Rose*
 (SIGNATURE)
 Michael Rose MANAGER
 (PRINTED NAME AND TITLE)
 BY: *David Simon*
 (SIGNATURE)
 David Simon MANAGING MEMBER
 (PRINTED NAME AND TITLE)

James N. Clouty, Jr.
 WITNESS
 PRINTED NAME
James N. Clouty, Jr.
 WITNESS
 PRINTED NAME
James N. Clouty, Jr.
 WITNESS
 PRINTED NAME

JLS, INC. & COMPANY
 A NORTH CAROLINA CORPORATION
 BY: *James N. Clouty, Jr.*
 (SIGNATURE)
 James N. Clouty, Jr. VICE PRESIDENT
 (PRINTED NAME AND TITLE)

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COUNTY APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 12th DAY OF 12/2006.

Ray Douglas Pol
 NAME: Ray Douglas Pol
 CHAIRMAN
Manu Gibbs
 NAME: Manu Gibbs
 MARY OBES, DIRECTOR
 DEPARTMENT OF COUNTY DEVELOPMENT
John A. Fiedwa
 NAME: John A. Fiedwa
 ASSISTANT COUNTY ATTORNEY

Charles Green
 NAME: Charles Green
 CLERK OF COURT
Peter Eckenrode
 NAME: Peter Eckenrode
 DIRECTOR
 DIVISION OF DEVELOPMENT SERVICES

CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COCONUT POINT - AREA 2, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:00 P.M. THIS 12th DAY OF 12/2006 AS INSTRUMENT # 200600040925 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charles Green
 CHARLES GREEN
 LEE COUNTY CLERK OF COURTS

REVIEW BY COUNTY PROFESSIONAL SURVEYOR & MAPPER:

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. 177, PART 1.

Michael Varner, P.S.M.
 MICHAEL VARNER, P.S.M.
 LEE COUNTY DESIGNATED P.S.M.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COCONUT POINT - AREA 2, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND CONFORMS WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772
 DATE: _____

Jerry L. Riffelmacher
 JERRY L. RIFFELMACHER
 P.S.M. #6130
 STATE OF FLORIDA
 THIS INSTRUMENT WAS PREPARED BY
 JERRY L. RIFFELMACHER, P.S.M. #6130
 8202F Presidential Court
 Ft. Myers, FL 33919
 Phone: (239) 885-1200
 Florida Certificate of
 Authorization No. 1772
 REFERENCE NO. DRAWN BY: JRM

ACKNOWLEDGEMENT

STATE OF Texas
 COUNTY OF TARRANT
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF 12/2006 BY: *Michael Rose* (TITLE) AS: MANAGING MEMBER OF: SUDON PROPERTY GROUP, INC. (TITLE) GENERAL PARTNER OF SUDON PROPERTY GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, MANAGING MEMBER OF COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

David W. Espinoza
 David W. Espinoza Notary Public - State of Texas
 My Comm. Expires 2-6-12

ACKNOWLEDGEMENT

STATE OF Florida
 COUNTY OF LEE
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF 12/2006 BY: *Michael Rose* (TITLE) AS: MANAGING MEMBER OF: SUDON PROPERTY GROUP, INC. (TITLE) GENERAL PARTNER OF SUDON PROPERTY GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, MANAGING MEMBER OF COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

David A. Leck
 David A. Leck Notary Public - State of Florida
 My Comm. Expires 2/1/07

ACKNOWLEDGEMENT

STATE OF Indiana
 COUNTY OF INDIAN
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF 12/2006 BY: *Michael Rose* (TITLE) AS: MANAGING MEMBER OF: SUDON PROPERTY GROUP, INC. (TITLE) GENERAL PARTNER OF SUDON PROPERTY GROUP, L.P., A DELAWARE LIMITED PARTNERSHIP, MANAGING MEMBER OF COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Araceli C. Guim
 Araceli C. Guim Notary Public - State of Indiana
 My Comm. Expires 9/26/08

ACKNOWLEDGEMENT

STATE OF Arizona
 COUNTY OF Maricopa
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF 12/2006 BY: *James W. Chertoff, Jr.* (TITLE) AS: VICE PRESIDENT OF: JLS, INC. & COMPANY, A NORTH CAROLINA CORPORATION OR INDIVIDUAL OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

James W. Chertoff, Jr.
 James W. Chertoff, Jr. Notary Public - State of Arizona
 My Comm. Expires 3/28/13

15/11/2006 10:52 AM / TEL 2006-00040925

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 202400407945
SHEET 2 of 12

LEGAL DESCRIPTION

PARCEL ONE

A PARCEL OF LAND LOCATED IN 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 SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 88°03'31"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 3.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 152.00 FOOT WIDE RIGHT-OF-WAY; THENCE RUN N 00°03'31"W, ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3,021.15 FEET, TO THE CENTER OF REVERSE CURVE OF THE PARCEL, OF LAND HEREIN DESCRIBED, SAID POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 100.00 FOOT WIDE RIGHT-OF-WAY; THENCE RUN S 79°03'31"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD, FOR A DISTANCE OF 233.07 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, THENCE RUN WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 152.00 FEET, THROUGH A CENTRAL ANGLE OF 37°03'31", SUBTENDED BY A CHORD OF 108.50 FEET AT A BEARING OF 3,782°45'00", FOR A DISTANCE OF 198.32 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD AND THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, AS OR MORE 4208 PART 4054 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 12°29'31"W, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 149.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY, THENCE RUN NORTHERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, THROUGH A CENTRAL ANGLE OF 39°03'31", SUBTENDED BY A CHORD OF 104.04 FEET AT A BEARING OF 1,429°02'00", FOR A DISTANCE OF 149.33 FEET TO THE END OF SAID CURVE; THENCE RUN S 84°03'31"W, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 342.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, THENCE RUN WESTERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 193.00 FEET, THROUGH A CENTRAL ANGLE OF 23°40'47", SUBTENDED BY A CHORD OF 391.04 FEET AT A BEARING OF 41°23'02", FOR A DISTANCE OF 399.84 FEET TO THE END OF SAID CURVE; THENCE RUN N 00°03'31"W, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 1,413.14 FEET, THENCE RUN S 82°45'01"W, FOR A DISTANCE OF 17.22 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD; THENCE RUN S 00°03'31"W, ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3,282.57 FEET TO THE POINT OF BEGINNING, CONTAINING 11.812 ACRES, MORE OR LESS.

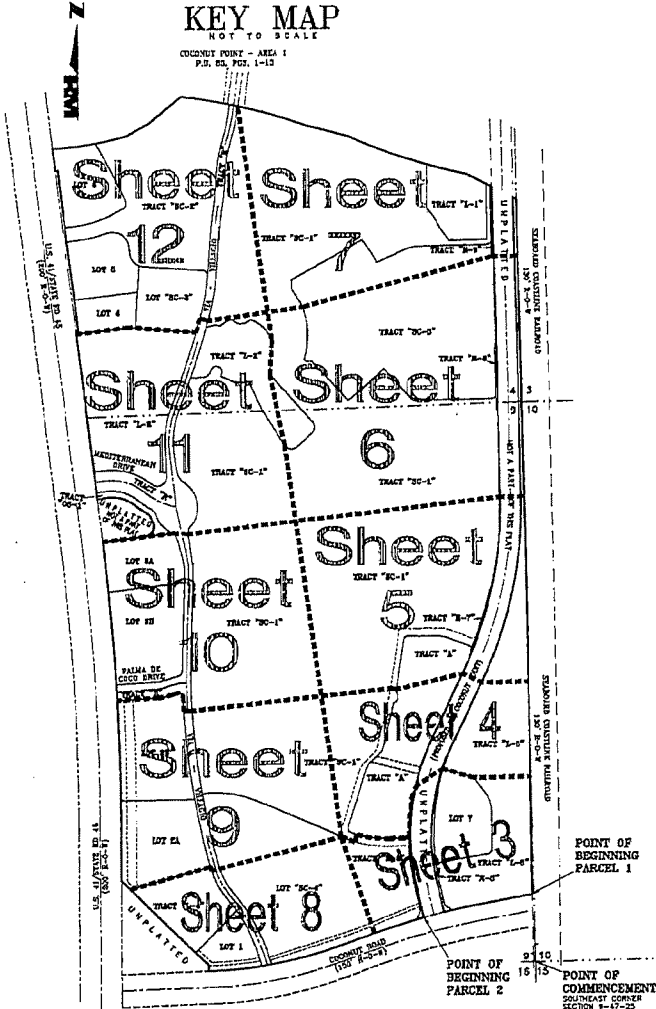
PARCEL TWO

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

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 88°03'31"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 3.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 152.00 FOOT WIDE RIGHT-OF-WAY; THENCE RUN N 00°03'31"W, ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3,021.15 FEET TO THE CENTER OF REVERSE CURVE OF THE PARCEL, OF LAND HEREIN DESCRIBED, SAID POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 100.00 FOOT WIDE RIGHT-OF-WAY; THENCE RUN S 79°03'31"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD, FOR A DISTANCE OF 233.07 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, THENCE RUN WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 152.00 FEET, THROUGH A CENTRAL ANGLE OF 37°03'31", SUBTENDED BY A CHORD OF 108.50 FEET AT A BEARING OF 3,782°45'00", FOR A DISTANCE OF 198.32 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD AND THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, AS OR MORE 4208 PART 4054 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 12°29'31"W, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 149.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY, THENCE RUN NORTHERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, THROUGH A CENTRAL ANGLE OF 39°03'31", SUBTENDED BY A CHORD OF 104.04 FEET AT A BEARING OF 1,429°02'00", FOR A DISTANCE OF 149.33 FEET TO THE END OF SAID CURVE; THENCE RUN S 84°03'31"W, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 342.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY, THENCE RUN WESTERLY, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 193.00 FEET, THROUGH A CENTRAL ANGLE OF 23°40'47", SUBTENDED BY A CHORD OF 391.04 FEET AT A BEARING OF 41°23'02", FOR A DISTANCE OF 399.84 FEET TO THE END OF SAID CURVE; THENCE RUN N 00°03'31"W, ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 1,413.14 FEET, THENCE RUN S 82°45'01"W, FOR A DISTANCE OF 17.22 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD; THENCE RUN S 00°03'31"W, ALONG THE WESTERN RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3,282.57 FEET TO THE POINT OF BEGINNING, CONTAINING 11.812 ACRES, MORE OR LESS.

KEY MAP

NOT TO SCALE
COCONUT POINT - AREA 1
P.D. 03, REG. 1-13



AREA TABLE

LOT 7	98,731.45 S.F. *
TRACT "B-2"	7,907.99 S.F. *
TRACT "C-2"	2,081,273.85 S.F. *
TOTAL PARCEL 1	314,861.11 S.F. *
TRACT "C-1"	3,181,573.33 S.F. *
TRACT "B-1"	361,436.55 S.F. *
TRACT "C-3"	33,456.44 S.F. *
TRACT "B-3"	315,033.70 S.F. *
TRACT "C-4"	50,168.04 S.F. *
TRACT "C-5"	51,717.89 S.F. *
LOT 2A	165,784.47 S.F. *
LOT 2B	155,004.13 S.F. *
LOT 2C	86,109.15 S.F. *
LOT 3D	150,871.48 S.F. *
LOT 4	46,022.53 S.F. *
LOT 5	86,937,702.34 S.F. *
LOT 6	93,697.83 S.F. *
TRACT "A-1"	250,804.12 S.F. *
TRACT "A-2"	81,257,432.54 S.F. *
TRACT "A-3"	137,942.22 S.F. *
TRACT "A-4"	297,932.55 S.F. *
TRACT "A-5"	303,542.77 S.F. *
TRACT "A-6"	12,889.13 S.F. *
TRACT "A-7"	237,124.99 S.F. *
TRACT "A-8"	2,516.99 S.F. *
TRACT "A-9"	2,445.17 S.F. *
TRACT "A-10"	2,681.14 S.F. *
TRACT "A-11"	3,749.90 S.F. *
TOTAL PARCEL 2	6,132,890.14 S.F. *
TOTAL	7,247,760.53 S.F. * / 164.33 ACRES *

NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS SHOWN HEREIN REFER TO NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS BEING S 84°21'00"W.
- INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) IS 1772.
- INDICATES PERMANENT REFERENCE MONUMENT POINT (P.R.M.) IS 1772.
- INDICATES PERMANENT CONTROL POINT (P.C.P.).
- INDICATES POINTS OF INTERSECTION OF CURVATURE POINTS OF TANGENCY, POINTS OF COMPOUND CURVATURE OR POINTS OF REVERSE CURVATURE.
- INDICATES LINE IN LINE TABLE.
- INDICATES CURVE IN CURVE TABLE.
- A.Z. INDICATES ACCESS EASEMENT.
- D.Z. INDICATES DITCH EASEMENT.
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
- P.L.E. INDICATES PUBLIC UTILITY EASEMENT.
- L.S.E. INDICATES LANDSCAPE BUFFER EASEMENT.
- INDICATES LAND MAINTENANCE EASEMENT.
- THIS PROPERTY IS LOCATED WITHIN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2032, PAGE 4054 AND OFFICIAL RECORDS BOOK 2743, PAGE 703 AND THAT DOCUMENT RECORDED AT DISTRICT CLERK'S OFFICE 200800012028 AS ONE OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130



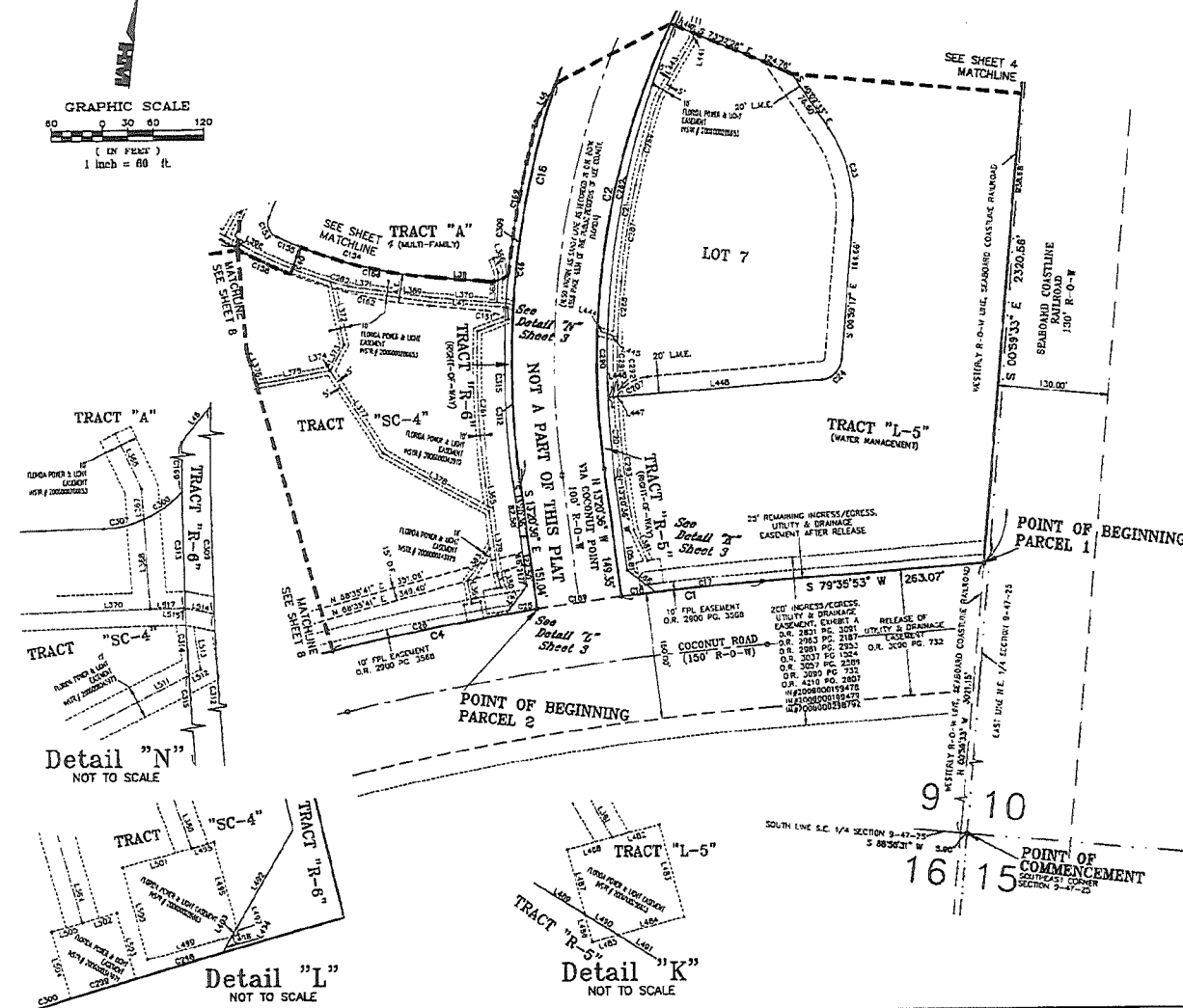
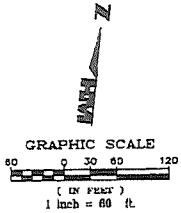
62027 Presidential Court
Fl. Myers, FL 33919
Phone: (239) 585-1200
Florida Certificate of
Authorization No. 1722

REVISIONS: 1.11.2024
DRAWN BY: [Name]

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600109925
SHEET 3 of 12



LINE	DIRECTION	DISTANCE
L39	N 8927'00" E	85.00'
L40	S 1745'00" W	26.00'
L41	N 8027'00" E	65.00'
L42	N 2151'24" E	48.00'
L43	S 22'24" W	48.00'
L44	N 8929'24" W	42.18'
L45	E 2843'44" W	45.01'
L46	S 1745'00" W	26.00'
L47	S 1426'20" E	66.00'
L48	N 2208'00" W	17.01'
L49	N 07'23" W	5.00'
L50	N 01'23" W	78.00'
L51	S 88'11" E	92.00'
L52	N 82'7" W	79.01'
L53	S 81'5" E	26.34'
L54	S 17'31" E	76.18'
L55	S 27'18" W	34.10'
L56	S 24'18" W	0.42'
L57	S 24'32" W	88.80'
L58	N 23'10" W	33.60'
L59	S 28'21" E	114.40'
L60	S 27'11" E	141.00'
L61	S 12'28" E	72.72'
L62	S 12'00" E	15.72'
L63	S 30'20" E	36.00'

LINE	DIRECTION	DISTANCE
L398	N 57'18" W	8.88'
L399	S 73'57" E	24.30'
L400	N 04'57" E	8.50'
L401	S 72'57" W	11.00'
L402	S 78'43" E	12.48'
L403	S 78'43" E	12.50'
L404	S 78'25" W	11.00'
L405	S 78'25" W	11.17'
L406	S 79'29" W	241.30'
L407	N 10'01" E	16.30'
L408	S 14'48" E	27.89'
L409	S 73'15" W	29.12'
L410	S 73'15" W	7.80'
L411	N 14'48" W	8.58'
L412	N 14'48" W	10.60'
L413	N 73'01" W	13.60'
L414	N 58'00" W	17.37'
L415	N 58'00" W	11.40'
L416	N 58'00" W	13.30'
L417	N 50'21" E	33.24'
L418	N 30'21" E	2.80'
L419	N 29'21" E	2.80'
L420	N 73'01" E	6.82'
L421	S 14'48" E	23.88'
L422	S 14'48" E	2.00'
L423	N 73'01" E	2.00'
L424	N 73'01" E	21.13'
L425	N 73'01" E	10.48'
L426	N 73'01" E	20.07'
L427	N 10'40" W	26.74'
L428	N 73'01" E	3.20'
L429	N 73'01" E	15.00'
L430	S 14'48" E	26.31'
L431	S 18'22" E	3.40'
L432	S 18'22" E	31.80'
L433	S 23'03" W	13.18'
L434	S 62'32" W	33.32'
L435	S 62'32" W	3.91'
L436	S 08'53" E	12.80'
L437	S 28'54" E	8.24'
L438	S 28'54" E	0.90'
L439	N 62'32" E	9.08'
L440	N 62'32" E	10.14'

CURVE	ORDINATE	CHORD	DEVIANT	LENGTH
C1	3174.00'	9257'10"	188.20'	S 20'52" W 168.50'
C2	245.00'	3830'30"	328.04'	S 00'10" W 640.24'
C3	3174.00'	9270'26"	248.63'	S 74'55" W 246.11'
C4	1540.00'	2370'20"	294.62'	S 00'00" E 728.44'
C5	3174.00'	9291'17"	128.00'	S 28'24" W 128.07'
C6	3174.00'	90744'01"	40.80'	S 20'37" W 40.80'
C7	1011.11'	1970'17"	86.40'	S 02'00" E 53.82'
C8	1011.11'	2332'20"	641.00'	S 02'38" W 445.41'
C9	168.42'	3330'30"	111.20'	S 20'10" E 111.20'
C10	28.20'	3020'10"	37.41'	N 89'18" E 35.16'
C11	3174.00'	90640'17"	37.20'	S 24'21" W 37.20'
C12	3174.00'	91481'11"	203.87'	S 72'13" W 203.81'
C13	1520.00'	2219'01"	487.31'	S 00'00" E 473.51'
C14	18.00'	8828'28"	25.07'	S 22'47" E 27.76'
C15	278.00'	2823'25"	188.80'	S 21'15" E 188.79'
C16	278.00'	6371'00"	90.90'	S 73'02" E 90.90'
C17	528.00'	1712'52"	153.31'	S 82'04" E 188.11'
C18	622.00'	3828'28"	86.24'	S 04'27" E 78.41'
C19	528.00'	1712'52"	153.31'	S 82'04" E 188.24'
C20	1048.20'	1703'44"	180.52'	S 00'00" W 180.52'
C21	3174.00'	9038'30"	160.41'	S 79'27" W 160.02'
C22	45.00'	3633'04"	42.47'	S 81'28" E 44.18'
C23	1058.20'	813'30"	173.50'	S 00'00" E 160.11'
C24	344.20'	2152'00"	21.48'	S 00'22" E 21.48'
C25	833.22'	724'20"	107.47'	S 09'21" E 107.40'
C26	1058.20'	813'30"	173.50'	S 00'00" E 160.11'
C27	855.43'	248'17"	81.40'	S 09'02" E 81.50'
C28	1017.11'	2018'14"	309.52'	S 09'52" W 321.69'
C29	1017.11'	420'11"	233.11'	S 00'00" E 244.17'
C30	878.43'	374'30"	56.43'	S 04'28" E 58.44'
C31	1004.18'	245'17"	12.67'	S 37'33" E 12.82'
C32	1004.18'	878'24"	104.12'	S 00'00" E 104.09'
C33	1174.00'	07'30"	18.20'	S 39'22" W 18.00'
C34	1174.00'	274'72"	158.07'	S 00'00" E 158.00'
C35	33.00'	2071'52"	11.23'	N 37'48" E 12.20'
C36	33.00'	2430'40"	14.01'	N 34'52" E 14.17'
C37	1048.20'	1180'24"	208.81'	S 00'00" E 208.81'
C38	1048.20'	1180'24"	208.82'	S 37'41" E 208.13'
C39	1048.20'	131'24"	24.20'	S 20'00" E 24.00'
C40	1048.20'	131'24"	24.20'	S 00'00" E 24.20'
C41	1048.20'	131'24"	24.20'	S 00'00" E 105.63'

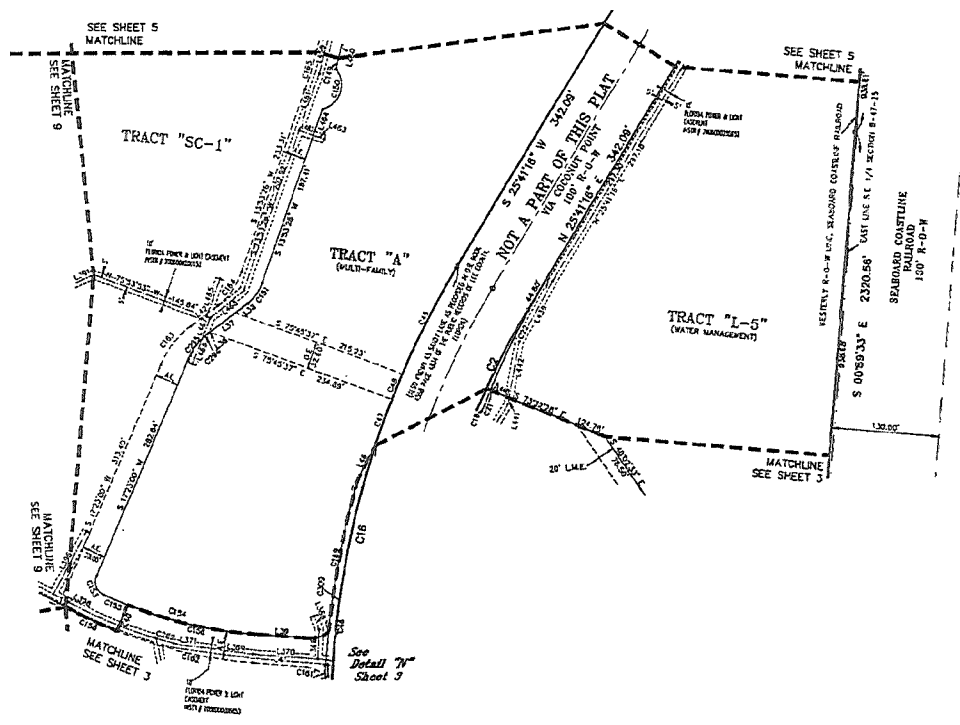
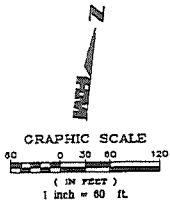
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2001 0010

THIS INSTRUMENT WAS PREPARED BY
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Authorization No. 1772
REFERENCE: N.L. BROWN BY: B.E.

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

INSTR. # 20060040926
SHEET 4 of 12



LINE	DIRECTION	DISTANCE
L27	N 41°12'00\"/>	

CURVE	RADIUS	DELTA	CHORD	BLANG	LENGTH
C1	250.00	212.85	174.01	S 06°12'28\"/>	

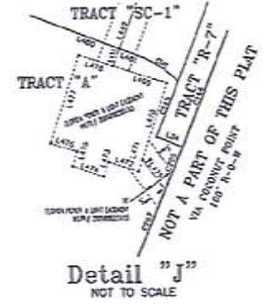
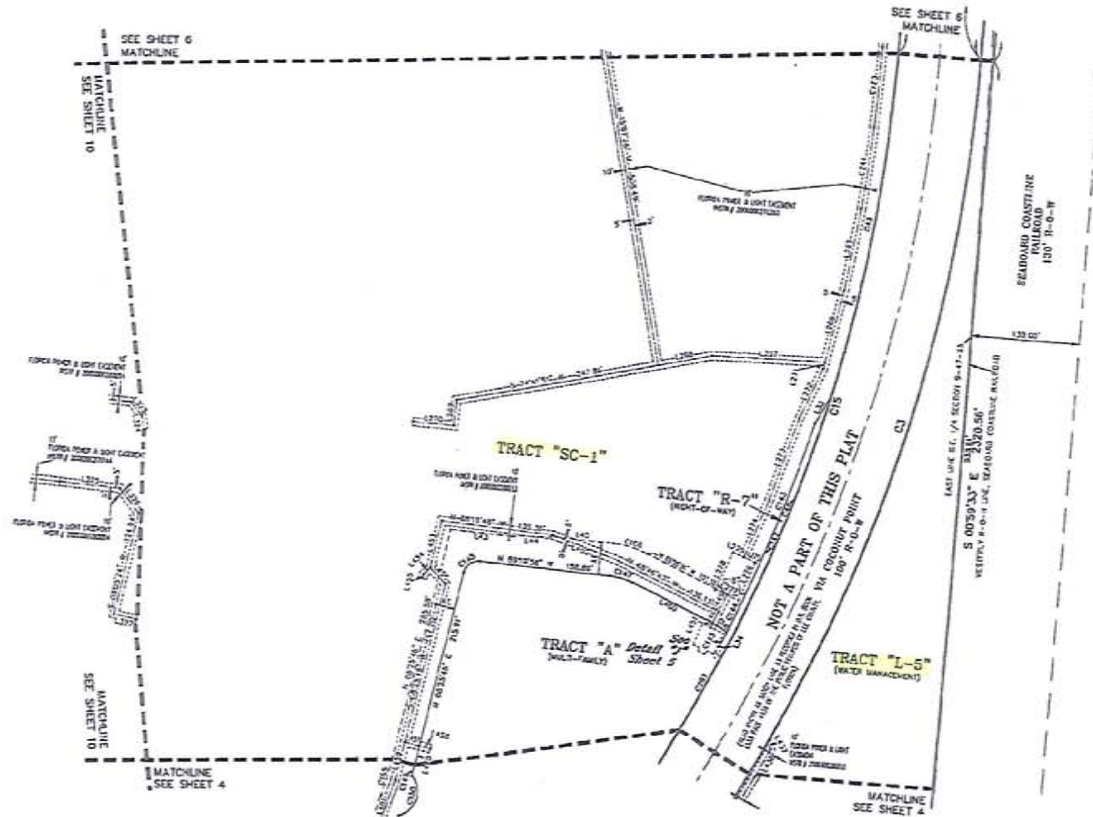
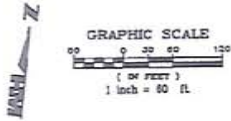
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INTEGRITY. PLANNING. DESIGN.

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 20060040925
SHEET 5 of 12



LINE	BENCHMARK	DISTANCE	LINE	BENCHMARK	DISTANCE
L31	S 2430.00' W	45.00'	L41	N 2047.00' E	12.50'
L32	S 2720.00' W	8.00'	L42	N 2247.00' E	15.50'
L33	S 2910.00' W	24.00'	L43	N 2247.00' E	5.50'
L34	S 2430.00' W	45.00'	L44	N 2447.00' E	15.50'
L35	S 2720.00' W	8.00'	L45	N 2247.00' E	5.50'
L36	S 2910.00' W	24.00'	L46	N 2447.00' E	15.50'
L37	S 2430.00' W	45.00'	L47	N 2247.00' E	5.50'
L38	S 2720.00' W	8.00'	L48	N 2447.00' E	15.50'
L39	S 2910.00' W	24.00'	L49	N 2247.00' E	5.50'
L40	S 2430.00' W	45.00'	L50	N 2447.00' E	15.50'
L41	S 2720.00' W	8.00'	L51	N 2247.00' E	5.50'
L42	S 2910.00' W	24.00'	L52	N 2447.00' E	15.50'
L43	S 2430.00' W	45.00'	L53	N 2247.00' E	5.50'
L44	S 2720.00' W	8.00'	L54	N 2447.00' E	15.50'
L45	S 2910.00' W	24.00'	L55	N 2247.00' E	5.50'
L46	S 2430.00' W	45.00'	L56	N 2447.00' E	15.50'
L47	S 2720.00' W	8.00'	L57	N 2247.00' E	5.50'
L48	S 2910.00' W	24.00'	L58	N 2447.00' E	15.50'
L49	S 2430.00' W	45.00'	L59	N 2247.00' E	5.50'
L50	S 2720.00' W	8.00'	L60	N 2447.00' E	15.50'
L51	S 2910.00' W	24.00'	L61	N 2247.00' E	5.50'
L52	S 2430.00' W	45.00'	L62	N 2447.00' E	15.50'
L53	S 2720.00' W	8.00'	L63	N 2247.00' E	5.50'
L54	S 2910.00' W	24.00'	L64	N 2447.00' E	15.50'
L55	S 2430.00' W	45.00'	L65	N 2247.00' E	5.50'
L56	S 2720.00' W	8.00'	L66	N 2447.00' E	15.50'
L57	S 2910.00' W	24.00'	L67	N 2247.00' E	5.50'
L58	S 2430.00' W	45.00'	L68	N 2447.00' E	15.50'
L59	S 2720.00' W	8.00'	L69	N 2247.00' E	5.50'
L60	S 2910.00' W	24.00'	L70	N 2447.00' E	15.50'
L61	S 2430.00' W	45.00'	L71	N 2247.00' E	5.50'
L62	S 2720.00' W	8.00'	L72	N 2447.00' E	15.50'
L63	S 2910.00' W	24.00'	L73	N 2247.00' E	5.50'
L64	S 2430.00' W	45.00'	L74	N 2447.00' E	15.50'
L65	S 2720.00' W	8.00'	L75	N 2247.00' E	5.50'
L66	S 2910.00' W	24.00'	L76	N 2447.00' E	15.50'
L67	S 2430.00' W	45.00'	L77	N 2247.00' E	5.50'
L68	S 2720.00' W	8.00'	L78	N 2447.00' E	15.50'
L69	S 2910.00' W	24.00'	L79	N 2247.00' E	5.50'
L70	S 2430.00' W	45.00'	L80	N 2447.00' E	15.50'
L71	S 2720.00' W	8.00'	L81	N 2247.00' E	5.50'
L72	S 2910.00' W	24.00'	L82	N 2447.00' E	15.50'
L73	S 2430.00' W	45.00'	L83	N 2247.00' E	5.50'
L74	S 2720.00' W	8.00'	L84	N 2447.00' E	15.50'
L75	S 2910.00' W	24.00'	L85	N 2247.00' E	5.50'
L76	S 2430.00' W	45.00'	L86	N 2447.00' E	15.50'
L77	S 2720.00' W	8.00'	L87	N 2247.00' E	5.50'
L78	S 2910.00' W	24.00'	L88	N 2447.00' E	15.50'
L79	S 2430.00' W	45.00'	L89	N 2247.00' E	5.50'
L80	S 2720.00' W	8.00'	L90	N 2447.00' E	15.50'
L81	S 2910.00' W	24.00'	L91	N 2247.00' E	5.50'
L82	S 2430.00' W	45.00'	L92	N 2447.00' E	15.50'
L83	S 2720.00' W	8.00'	L93	N 2247.00' E	5.50'
L84	S 2910.00' W	24.00'	L94	N 2447.00' E	15.50'
L85	S 2430.00' W	45.00'	L95	N 2247.00' E	5.50'
L86	S 2720.00' W	8.00'	L96	N 2447.00' E	15.50'
L87	S 2910.00' W	24.00'	L97	N 2247.00' E	5.50'
L88	S 2430.00' W	45.00'	L98	N 2447.00' E	15.50'
L89	S 2720.00' W	8.00'	L99	N 2247.00' E	5.50'
L90	S 2910.00' W	24.00'	L100	N 2447.00' E	15.50'

LINE	BENCHMARK	DISTANCE	LINE	BENCHMARK	DISTANCE
C1	S 101.88' W	262.45'	C11	N 2200.25' E	505.54'
C2	S 184.88' W	262.45'	C12	N 1237.72' E	503.20'
C3	S 153.88' W	222.21'	C13	N 2400.11' E	435.21'
C4	S 153.88' W	264.45'	C14	N 1793.14' E	335.48'
C5	S 144.28' W	289.21'	C15	N 1745.05' E	358.87'
C6	S 144.28' W	298.21'	C16	N 1674.05' E	335.32'
C7	S 144.28' W	313.21'	C17	N 1674.05' E	335.32'
C8	S 144.28' W	313.21'	C18	N 1674.05' E	335.32'
C9	S 144.28' W	313.21'	C19	N 1674.05' E	335.32'
C10	S 144.28' W	313.21'	C20	N 1674.05' E	335.32'
C11	S 144.28' W	313.21'	C21	N 1674.05' E	335.32'
C12	S 144.28' W	313.21'	C22	N 1674.05' E	335.32'
C13	S 144.28' W	313.21'	C23	N 1674.05' E	335.32'
C14	S 144.28' W	313.21'	C24	N 1674.05' E	335.32'
C15	S 144.28' W	313.21'	C25	N 1674.05' E	335.32'
C16	S 144.28' W	313.21'	C26	N 1674.05' E	335.32'
C17	S 144.28' W	313.21'	C27	N 1674.05' E	335.32'
C18	S 144.28' W	313.21'	C28	N 1674.05' E	335.32'
C19	S 144.28' W	313.21'	C29	N 1674.05' E	335.32'
C20	S 144.28' W	313.21'	C30	N 1674.05' E	335.32'
C21	S 144.28' W	313.21'	C31	N 1674.05' E	335.32'
C22	S 144.28' W	313.21'	C32	N 1674.05' E	335.32'
C23	S 144.28' W	313.21'	C33	N 1674.05' E	335.32'
C24	S 144.28' W	313.21'	C34	N 1674.05' E	335.32'
C25	S 144.28' W	313.21'	C35	N 1674.05' E	335.32'
C26	S 144.28' W	313.21'	C36	N 1674.05' E	335.32'
C27	S 144.28' W	313.21'	C37	N 1674.05' E	335.32'
C28	S 144.28' W	313.21'	C38	N 1674.05' E	335.32'
C29	S 144.28' W	313.21'	C39	N 1674.05' E	335.32'
C30	S 144.28' W	313.21'	C40	N 1674.05' E	335.32'
C31	S 144.28' W	313.21'	C41	N 1674.05' E	335.32'
C32	S 144.28' W	313.21'	C42	N 1674.05' E	335.32'
C33	S 144.28' W	313.21'	C43	N 1674.05' E	335.32'
C34	S 144.28' W	313.21'	C44	N 1674.05' E	335.32'
C35	S 144.28' W	313.21'	C45	N 1674.05' E	335.32'
C36	S 144.28' W	313.21'	C46	N 1674.05' E	335.32'
C37	S 144.28' W	313.21'	C47	N 1674.05' E	335.32'
C38	S 144.28' W	313.21'	C48	N 1674.05' E	335.32'
C39	S 144.28' W	313.21'	C49	N 1674.05' E	335.32'
C40	S 144.28' W	313.21'	C50	N 1674.05' E	335.32'
C41	S 144.28' W	313.21'	C51	N 1674.05' E	335.32'
C42	S 144.28' W	313.21'	C52	N 1674.05' E	335.32'
C43	S 144.28' W	313.21'	C53	N 1674.05' E	335.32'
C44	S 144.28' W	313.21'	C54	N 1674.05' E	335.32'
C45	S 144.28' W	313.21'	C55	N 1674.05' E	335.32'
C46	S 144.28' W	313.21'	C56	N 1674.05' E	335.32'
C47	S 144.28' W	313.21'	C57	N 1674.05' E	335.32'
C48	S 144.28' W	313.21'	C58	N 1674.05' E	335.32'
C49	S 144.28' W	313.21'	C59	N 1674.05' E	335.32'
C50	S 144.28' W	313.21'	C60	N 1674.05' E	335.32'

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130

HM
HOLE MONTES
SURVEYING & CONSULTING

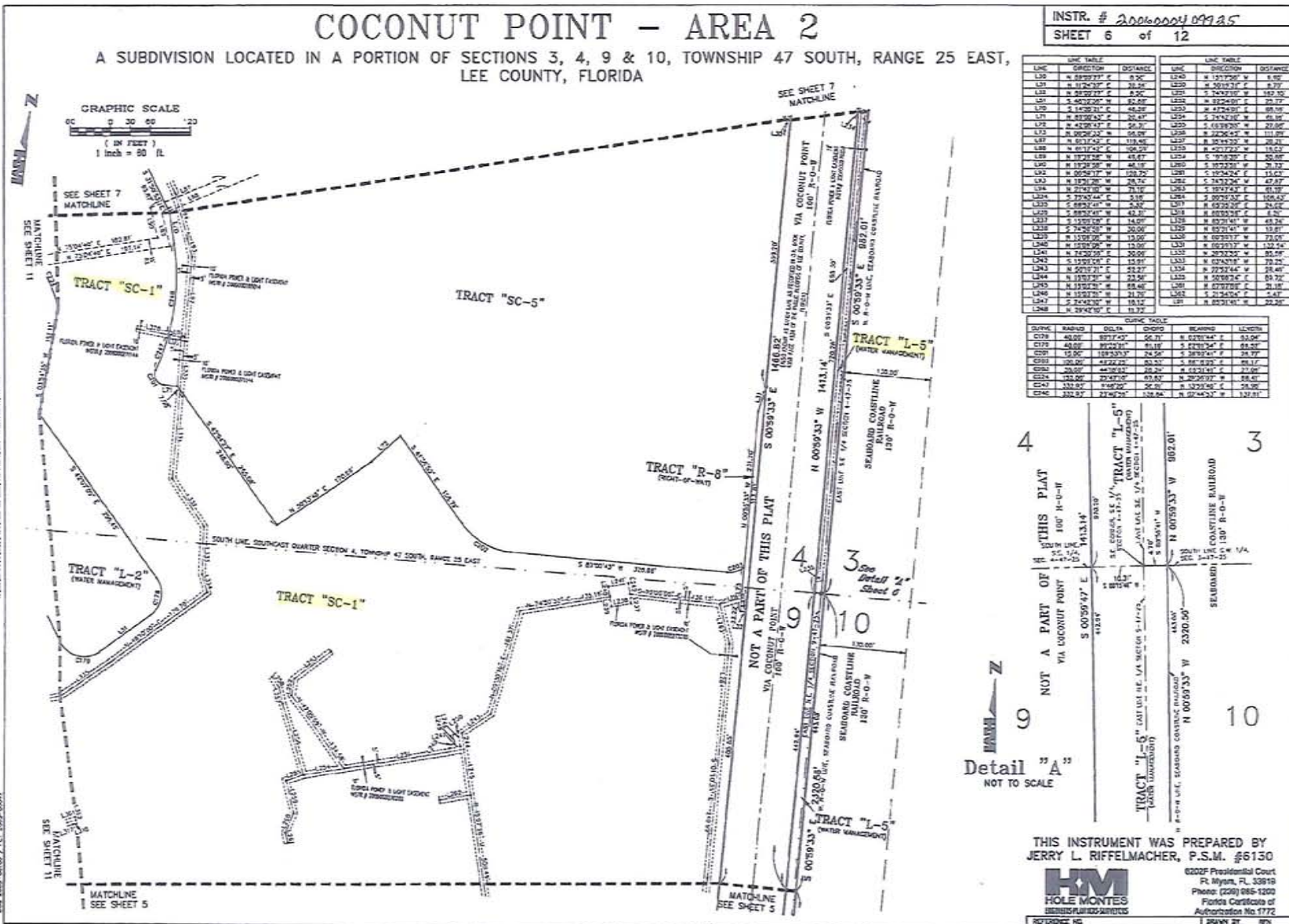
62622 Presidential Court
Fl. Myers, FL 32119
Phone: (321) 695-1280
Florida Certificate of
Authorization No. 1772

001 3048-0048
002 3048-0049
003 3048-0050
004 3048-0051
005 3048-0052

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600040925
SHEET 6 of 12

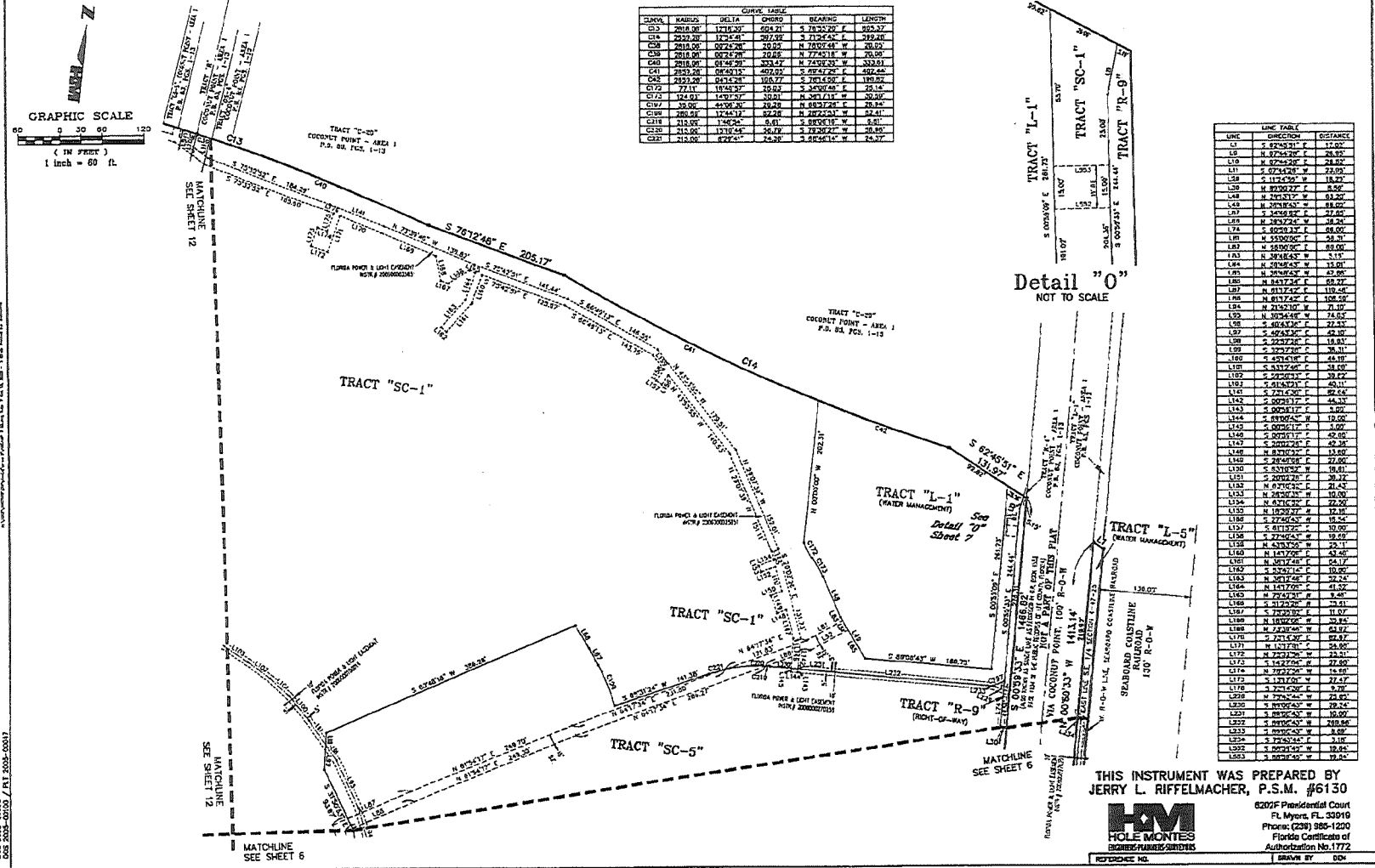


LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L39	N 88°29'33" E	0.50'	L100	N 13°17'00" W	1.60'
L40	N 88°29'33" E	0.50'	L101	N 89°11'30" E	0.70'
L41	N 88°29'33" E	0.50'	L102	S 74°47'00" W	150.00'
L42	S 44°17'00" W	52.00'	L103	S 89°40'00" E	20.77'
L43	S 14°28'00" E	66.50'	L104	N 47°45'00" E	69.50'
L44	N 89°28'00" E	20.47'	L105	S 74°42'00" W	28.50'
L45	N 42°28'00" E	50.37'	L106	S 18°28'00" W	22.00'
L46	N 89°28'00" E	50.00'	L107	N 22°28'00" E	111.97'
L47	N 81°17'00" E	113.48'	L108	N 30°41'30" W	20.21'
L48	N 30°41'30" W	20.21'	L109	N 70°22'00" E	114.00'
L49	N 70°22'00" E	114.00'	L110	N 70°22'00" E	30.00'
L50	N 70°22'00" E	30.00'	L111	S 10°22'00" W	79.72'
L51	N 70°22'00" E	30.00'	L112	S 10°22'00" W	31.00'
L52	N 70°22'00" E	30.00'	L113	S 10°22'00" W	47.87'
L53	N 70°22'00" E	30.00'	L114	S 10°22'00" W	61.70'
L54	N 70°22'00" E	30.00'	L115	S 10°22'00" W	75.53'
L55	N 70°22'00" E	30.00'	L116	S 10°22'00" W	89.36'
L56	N 70°22'00" E	30.00'	L117	S 10°22'00" W	103.19'
L57	N 70°22'00" E	30.00'	L118	S 10°22'00" W	117.02'
L58	N 70°22'00" E	30.00'	L119	S 10°22'00" W	130.85'
L59	N 70°22'00" E	30.00'	L120	S 10°22'00" W	144.68'
L60	N 70°22'00" E	30.00'	L121	S 10°22'00" W	158.51'
L61	N 70°22'00" E	30.00'	L122	S 10°22'00" W	172.34'
L62	N 70°22'00" E	30.00'	L123	S 10°22'00" W	186.17'
L63	N 70°22'00" E	30.00'	L124	S 10°22'00" W	200.00'
L64	N 70°22'00" E	30.00'	L125	S 10°22'00" W	213.83'
L65	N 70°22'00" E	30.00'	L126	S 10°22'00" W	227.66'
L66	N 70°22'00" E	30.00'	L127	S 10°22'00" W	241.49'
L67	N 70°22'00" E	30.00'	L128	S 10°22'00" W	255.32'
L68	N 70°22'00" E	30.00'	L129	S 10°22'00" W	269.15'
L69	N 70°22'00" E	30.00'	L130	S 10°22'00" W	282.98'
L70	N 70°22'00" E	30.00'	L131	S 10°22'00" W	296.81'
L71	N 70°22'00" E	30.00'	L132	S 10°22'00" W	310.64'
L72	N 70°22'00" E	30.00'	L133	S 10°22'00" W	324.47'
L73	N 70°22'00" E	30.00'	L134	S 10°22'00" W	338.30'
L74	N 70°22'00" E	30.00'	L135	S 10°22'00" W	352.13'
L75	N 70°22'00" E	30.00'	L136	S 10°22'00" W	365.96'
L76	N 70°22'00" E	30.00'	L137	S 10°22'00" W	379.79'
L77	N 70°22'00" E	30.00'	L138	S 10°22'00" W	393.62'
L78	N 70°22'00" E	30.00'	L139	S 10°22'00" W	407.45'
L79	N 70°22'00" E	30.00'	L140	S 10°22'00" W	421.28'
L80	N 70°22'00" E	30.00'	L141	S 10°22'00" W	435.11'
L81	N 70°22'00" E	30.00'	L142	S 10°22'00" W	448.94'
L82	N 70°22'00" E	30.00'	L143	S 10°22'00" W	462.77'
L83	N 70°22'00" E	30.00'	L144	S 10°22'00" W	476.60'
L84	N 70°22'00" E	30.00'	L145	S 10°22'00" W	490.43'
L85	N 70°22'00" E	30.00'	L146	S 10°22'00" W	504.26'
L86	N 70°22'00" E	30.00'	L147	S 10°22'00" W	518.09'
L87	N 70°22'00" E	30.00'	L148	S 10°22'00" W	531.92'
L88	N 70°22'00" E	30.00'	L149	S 10°22'00" W	545.75'
L89	N 70°22'00" E	30.00'	L150	S 10°22'00" W	559.58'
L90	N 70°22'00" E	30.00'	L151	S 10°22'00" W	573.41'
L91	N 70°22'00" E	30.00'	L152	S 10°22'00" W	587.24'
L92	N 70°22'00" E	30.00'	L153	S 10°22'00" W	601.07'
L93	N 70°22'00" E	30.00'	L154	S 10°22'00" W	614.90'
L94	N 70°22'00" E	30.00'	L155	S 10°22'00" W	628.73'
L95	N 70°22'00" E	30.00'	L156	S 10°22'00" W	642.56'
L96	N 70°22'00" E	30.00'	L157	S 10°22'00" W	656.39'
L97	N 70°22'00" E	30.00'	L158	S 10°22'00" W	670.22'
L98	N 70°22'00" E	30.00'	L159	S 10°22'00" W	684.05'
L99	N 70°22'00" E	30.00'	L160	S 10°22'00" W	697.88'
L100	N 70°22'00" E	30.00'	L161	S 10°22'00" W	711.71'
L101	N 70°22'00" E	30.00'	L162	S 10°22'00" W	725.54'
L102	N 70°22'00" E	30.00'	L163	S 10°22'00" W	739.37'
L103	N 70°22'00" E	30.00'	L164	S 10°22'00" W	753.20'
L104	N 70°22'00" E	30.00'	L165	S 10°22'00" W	767.03'
L105	N 70°22'00" E	30.00'	L166	S 10°22'00" W	780.86'
L106	N 70°22'00" E	30.00'	L167	S 10°22'00" W	794.69'
L107	N 70°22'00" E	30.00'	L168	S 10°22'00" W	808.52'
L108	N 70°22'00" E	30.00'	L169	S 10°22'00" W	822.35'
L109	N 70°22'00" E	30.00'	L170	S 10°22'00" W	836.18'
L110	N 70°22'00" E	30.00'	L171	S 10°22'00" W	850.01'
L111	N 70°22'00" E	30.00'	L172	S 10°22'00" W	863.84'
L112	N 70°22'00" E	30.00'	L173	S 10°22'00" W	877.67'
L113	N 70°22'00" E	30.00'	L174	S 10°22'00" W	891.50'
L114	N 70°22'00" E	30.00'	L175	S 10°22'00" W	905.33'
L115	N 70°22'00" E	30.00'	L176	S 10°22'00" W	919.16'
L116	N 70°22'00" E	30.00'	L177	S 10°22'00" W	932.99'
L117	N 70°22'00" E	30.00'	L178	S 10°22'00" W	946.82'
L118	N 70°22'00" E	30.00'	L179	S 10°22'00" W	960.65'
L119	N 70°22'00" E	30.00'	L180	S 10°22'00" W	974.48'
L120	N 70°22'00" E	30.00'	L181	S 10°22'00" W	988.31'
L121	N 70°22'00" E	30.00'	L182	S 10°22'00" W	1002.14'
L122	N 70°22'00" E	30.00'	L183	S 10°22'00" W	1015.97'
L123	N 70°22'00" E	30.00'	L184	S 10°22'00" W	1029.80'
L124	N 70°22'00" E	30.00'	L185	S 10°22'00" W	1043.63'
L125	N 70°22'00" E	30.00'	L186	S 10°22'00" W	1057.46'
L126	N 70°22'00" E	30.00'	L187	S 10°22'00" W	1071.29'
L127	N 70°22'00" E	30.00'	L188	S 10°22'00" W	1085.12'
L128	N 70°22'00" E	30.00'	L189	S 10°22'00" W	1098.95'
L129	N 70°22'00" E	30.00'	L190	S 10°22'00" W	1112.78'
L130	N 70°22'00" E	30.00'	L191	S 10°22'00" W	1126.61'
L131	N 70°22'00" E	30.00'	L192	S 10°22'00" W	1140.44'
L132	N 70°22'00" E	30.00'	L193	S 10°22'00" W	1154.27'
L133	N 70°22'00" E	30.00'	L194	S 10°22'00" W	1168.10'
L134	N 70°22'00" E	30.00'	L195	S 10°22'00" W	1181.93'
L135	N 70°22'00" E	30.00'	L196	S 10°22'00" W	1195.76'
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L141	N 70°22'00" E	30.00'	L202	S 10°22'00" W	1278.74'
L142	N 70°22'00" E	30.00'	L203	S 10°22'00" W	1292.57'
L143	N 70°22'00" E	30.00'	L204	S 10°22'00" W	1306.40'
L144	N 70°22'00" E	30.00'	L205	S 10°22'00" W	1320.23'
L145	N 70°22'00" E	30.00'	L206	S 10°22'00" W	1334.06'
L146	N 70°22'00" E	30.00'	L207	S 10°22'00" W	1347.89'
L147	N 70°22'00" E	30.00'	L208	S 10°22'00" W	1361.72'
L148	N 70°22'00" E	30.00'	L209	S 10°22'00" W	1375.55'
L149	N 70°22'00" E	30.00'	L210	S 10°22'00" W	1389.38'
L150	N 70°22'00" E	30.00'	L211	S 10°22'00" W	1403.21'
L151	N 70°22'00" E	30.00'	L212	S 10°22'00" W	1417.04'
L152	N 70°22'00" E	30.00'	L213	S 10°22'00" W	1430.87'
L153	N 70°22'00" E	30.00'	L214	S 10°22'00" W	1444.70'
L154	N 70°22'00" E	30.00'	L215	S 10°22'00" W	1458.53'
L155	N 70°22'00" E	30.00'	L216	S 10°22'00" W	1472.36'
L156	N 70°22'00" E	30.00'	L217	S 10°22'00" W	1486.19'
L157	N 70°22'00" E	30.00'	L218	S 10°22'00" W	1500.02'
L158	N 70°22'00" E	30.00'	L219	S 10°22'00" W	1513.85'
L159	N 70°22'00" E	30.00'	L220	S 10°22'00" W	1527.68'
L160	N 70°22'00" E	30.00'	L221	S 10°22'00" W	1541.51'
L161	N 70°22'00" E	30.00'	L222	S 10°22'00" W	1555.34'
L162	N 70°22'00" E	30.00'	L223	S 10°22'00" W	1569.17'
L163	N 70°22'00" E	30.00'	L224	S 10°22'00" W	1583.00'
L164	N 70°22'00" E	30.00'	L225	S 10°22'00" W	1596.83'
L165	N 70°22'00" E	30.00'	L226	S 10°22'00" W	1610.66'
L166	N 70°22'00" E	30.00'	L227	S 10°22'00" W	1624.49'
L167	N 70°22'00" E	30.00'	L228	S 10°22'00" W	1638.32'
L168	N 70°22'00" E	30.00'	L229	S 10°22'00" W	1652.15'
L169	N 70°22'00" E	30.00'	L230	S 10°22'00" W	1665.98'
L170	N 70°22'00" E	30.00'	L231	S 10°22'00" W	1679.81'
L171	N 70°22'00" E	30.00'	L232	S 10°22'00" W	1693.64'
L172	N 70°22'00" E	30.00'	L233	S 10°22'00" W	1707.47'
L173	N 70°22'00" E	30.00'	L234	S 10°22'00" W	1721.30'
L174	N 70°22'00" E	30.00'	L235	S 10°22'00" W	1735.13'
L175	N 70°22'00" E	30.00'	L236	S 10°22'00" W	1748.96'
L176	N 70°22'00" E	30.00'	L237	S 10°22'00" W	1762.79'
L177	N 70°22'00" E	30.00'	L238	S 10°22'00" W	1776.62'
L178	N 70°22'00" E	30.00'	L239	S 10°22'00" W	1790.45'
L179	N 70°22'00" E	30.00'	L240	S 10°22'00" W	1804.28'
L180	N 70°22'00" E	30.00'	L241	S 10°22'00" W	1818.11'
L181	N 70°22'00" E	30.00'	L242	S 10°22'00" W	1831.94'
L182	N 70°22'00" E	30.00'	L243	S 10°22'00" W	1845.77'
L183	N 70°22'00" E	30.00'	L244	S 10°22'00" W	1859.60'
L184	N 70°22'00" E	30.00'	L245	S 10°22'00" W	1873.43'
L185	N 70°22'00" E	30.00'	L246	S 10°22'00" W	1887.26'
L186	N 70°22'00" E	30.00'	L247	S 10°22'00" W	1901.09'
L187	N 70°22'00" E	30.00'	L248	S 10°22'00" W	1914.92'
L188	N 70°22'00" E	30.00'	L249	S 10°22'00" W	1928.75'
L189	N 70°22'00" E	30.00'	L250	S 10°22'00" W	1942.58'
L190	N 70°22'00" E	30.00'	L251	S 10°22'00" W	1956.41'
L191	N 70°22'00" E	30.00'	L252	S 10°22'00" W	1970.24'
L192	N 70°22'00" E	30.00'	L253	S 10°22'00" W	1984.07'
L193	N 70°22'00" E	30.00'	L254	S 10°22'00" W	1997.90'
L194	N 70°22'00" E	30.00'	L255	S 10°22'00" W	2011.73'
L195	N 70°22'00" E	30.00'	L256	S 10°22'00" W	2025.56'
L196	N 70°22'00" E	30.00'	L257	S 10°22'00" W	2039.39'
L197					

COCONUT POINT - AREA 2

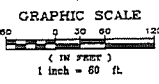
A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200000409925
SHEET 7 of 12



CHAIN	BEARINGS	CHORD	BEARING	LENGTH
C13	S 70°12'48" E	208.21	S 78°32'20" E	863.37
C14	S 70°12'48" E	208.21	N 71°24'42" E	349.40
C15	S 70°12'48" E	208.21	N 70°07'48" E	20.92
C16	S 70°12'48" E	208.21	N 77°42'18" E	20.90
C17	S 70°12'48" E	208.21	N 74°02'42" E	332.61
C18	S 70°12'48" E	208.21	S 80°42'02" E	692.45
C19	S 70°12'48" E	208.21	S 70°14'52" E	119.92
C20	S 70°12'48" E	208.21	S 30°00'00" E	20.18
C21	S 70°12'48" E	208.21	N 80°27'24" E	26.24
C22	S 70°12'48" E	208.21	S 70°14'52" E	20.90
C23	S 70°12'48" E	208.21	S 80°42'02" E	20.92
C24	S 70°12'48" E	208.21	S 70°14'52" E	20.90

LINE	DIRECTION	DISTANCE
L1	S 87°45'31" E	17.00
L2	S 87°45'31" E	20.92
L3	N 87°45'31" E	24.82
L4	S 87°45'31" E	24.82
L5	S 87°45'31" E	24.82
L6	S 87°45'31" E	24.82
L7	N 87°45'31" E	24.82
L8	S 87°45'31" E	24.82
L9	S 87°45'31" E	24.82
L10	S 87°45'31" E	24.82
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L81	S 87°45'31" E	24.82
L82	S 87°45'31" E	24.82
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L87	S 87°45'31" E	24.82
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L91	S 87°45'31" E	24.82
L92	S 87°45'31" E	24.82
L93	S 87°45'31" E	24.82
L94	S 87°45'31" E	24.82
L95	S 87°45'31" E	24.82
L96	S 87°45'31" E	24.82
L97	S 87°45'31" E	24.82
L98	S 87°45'31" E	24.82
L99	S 87°45'31" E	24.82
L100	S 87°45'31" E	24.82



Detail "0"
NOT TO SCALE

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130

HM
HOLEMONTES
SURVEYORS/ENGINEERS

6207F Presidential Court
FL Myers, FL 33919
Phone: (239) 960-1220
Florida Certificate of
Authorization No. 1772

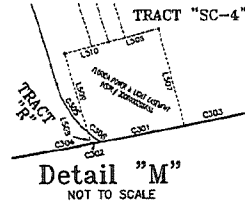
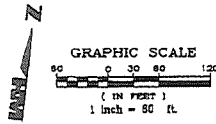
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COCONUT POINT - AREA 2

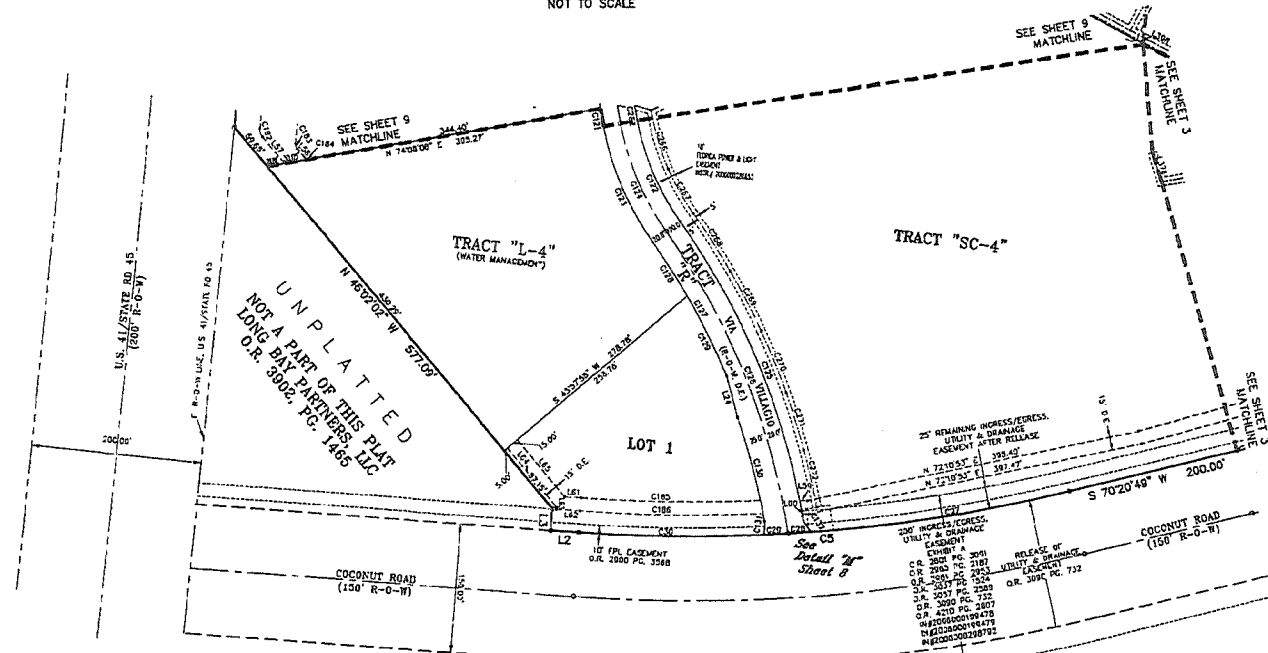
A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2006000409925
SHEET 8 of 12



LINE	DIRECTION	DISTANCE
L1	S 69°32'48" W	32.50'
L2	S 69°32'48" W	32.50'
L3	S 69°32'48" W	32.50'
L4	S 69°32'48" W	32.50'
L5	S 69°32'48" W	32.50'
L6	S 69°32'48" W	32.50'
L7	S 69°32'48" W	32.50'
L8	S 69°32'48" W	32.50'
L9	S 69°32'48" W	32.50'
L10	S 69°32'48" W	32.50'
L11	S 69°32'48" W	32.50'
L12	S 69°32'48" W	32.50'
L13	S 69°32'48" W	32.50'
L14	S 69°32'48" W	32.50'
L15	S 69°32'48" W	32.50'
L16	S 69°32'48" W	32.50'
L17	S 69°32'48" W	32.50'
L18	S 69°32'48" W	32.50'
L19	S 69°32'48" W	32.50'
L20	S 69°32'48" W	32.50'

UNPLATTED
 NOT A PART OF THIS PLAT
 LONG O.R. 3002 P.C. 1465



CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C0	1873.00'	17°31'54"	578.22'	S 70°17'49" W	219.22'
C01	1873.00'	00°31'00"	308.64'	N 73°15'15" E	309.97'
C02	1873.00'	00°31'00"	22.08'	N 80°07'22" E	22.08'
C03	1873.00'	00°31'00"	28.93'	N 80°26'31" E	28.93'
C04	1873.00'	00°31'00"	218.28'	N 84°54'21" E	218.28'
C05	1873.00'	00°31'00"	20.79'	S 10°34'26" E	20.79'
C06	1873.00'	00°31'00"	128.47'	S 21°18'53" E	128.47'
C07	1873.00'	00°31'00"	145.83'	S 28°10'23" E	147.02'
C08	1873.00'	00°31'00"	117.46'	S 28°42'31" E	118.75'
C09	1873.00'	00°31'00"	388.82'	N 28°42'31" E	377.87'
C10	1873.00'	00°31'00"	388.82'	N 30°15'24" E	389.00'
C11	1873.00'	00°31'00"	172.53'	N 30°20'28" E	176.28'
C12	1873.00'	00°31'00"	73.90'	N 30°20'28" E	75.11'
C13	1873.00'	00°31'00"	103.11'	N 32°28'41" E	103.11'
C14	1873.00'	00°31'00"	124.87'	N 30°20'28" E	124.89'
C15	1873.00'	00°31'00"	18.45'	N 30°20'28" E	18.99'
C16	1873.00'	00°31'00"	21.28'	S 23°01'40" E	21.73'
C17	1873.00'	00°31'00"	10.11'	S 23°28'24" E	10.58'
C18	1873.00'	00°31'00"	5.44'	S 30°04'34" E	5.89'
C19	1873.00'	00°31'00"	8.88'	S 33°32'20" E	9.30'
C20	1873.00'	00°31'00"	200.73'	N 80°26'31" E	200.66'
C21	1873.00'	00°31'00"	218.82'	N 84°54'21" E	218.80'
C22	1873.00'	00°31'00"	78.28'	S 21°28'15" E	79.87'
C23	1873.00'	00°31'00"	25.64'	S 10°31'10" E	26.12'
C24	1873.00'	00°31'00"	89.24'	N 28°42'31" E	90.78'
C25	1873.00'	00°31'00"	78.28'	N 33°18'31" E	79.78'
C26	1873.00'	00°31'00"	72.33'	N 30°20'28" E	73.90'
C27	1873.00'	00°31'00"	69.06'	N 23°28'41" E	70.63'
C28	1873.00'	00°31'00"	89.06'	N 18°33'24" E	90.63'
C29	1873.00'	00°31'00"	11.32'	S 03°00'24" E	11.70'
C30	1873.00'	00°31'00"	24.95'	N 01°03'36" E	25.32'
C31	1873.00'	00°31'00"	2.88'	N 79°44'21" E	2.96'
C32	1873.00'	00°31'00"	280.68'	N 75°25'21" E	281.08'
C33	1873.00'	00°31'00"	28.01'	N 80°10'00" E	28.01'
C34	1873.00'	00°31'00"	18.72'	S 22°24'24" E	19.22'
C35	1873.00'	00°31'00"	4.71'	S 30°30'34" E	4.91'

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130
 8202F Presidential Court
 Ft. Myers, FL 33918
 Phone: (239) 885-1200
 Florida Certified of
 Authorization No. 1772

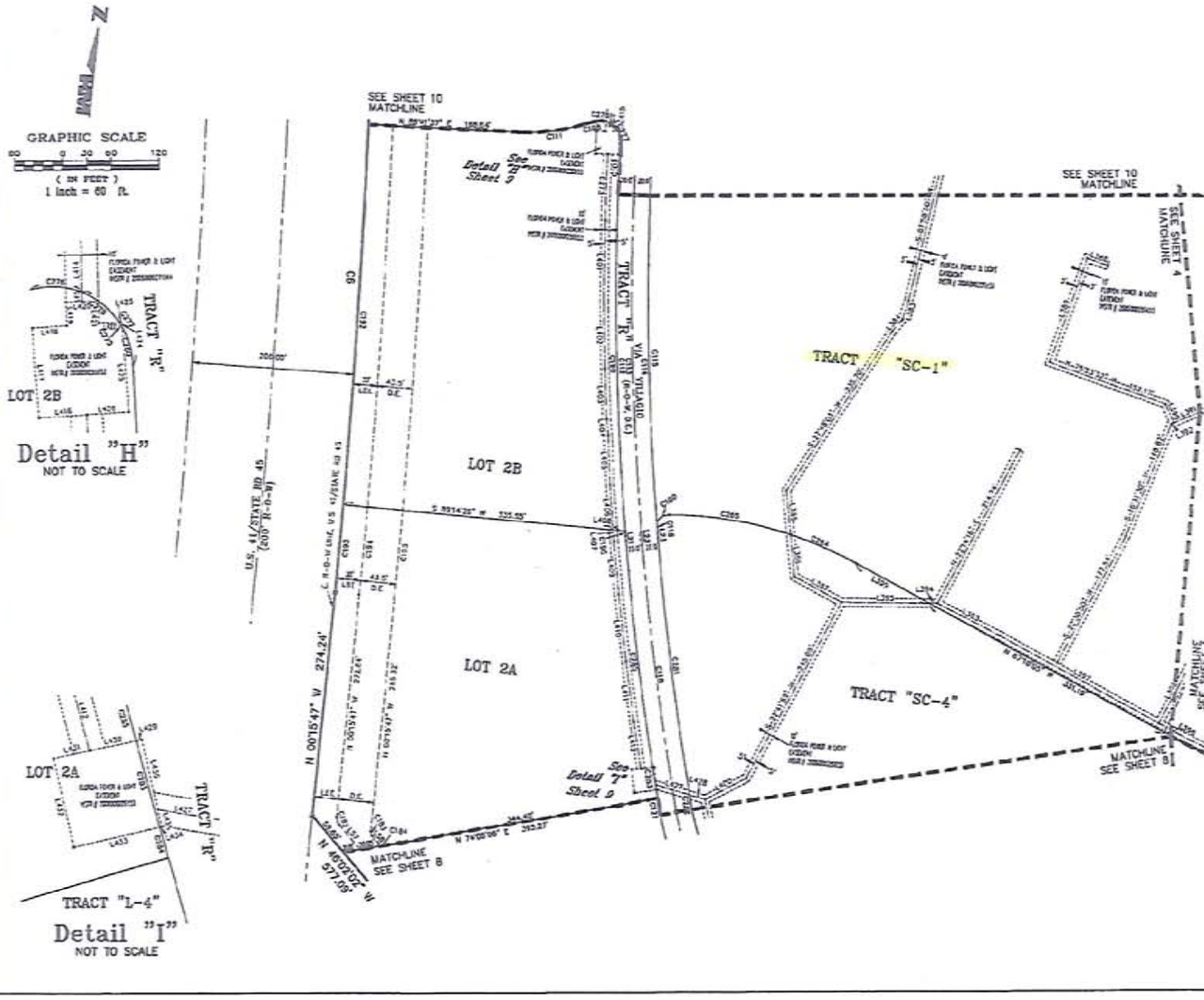
REFERENCE NO. DRAWN BY: BEN

UNPLATTED
 NOT A PART OF THIS PLAT
 LONG O.R. 3002 P.C. 1465

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2006000409925
SHEET 9 of 12



LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L201	S 102°53' E	6.17'	L410	S 82°12' W	30.87'
L202	S 102°53' E	8.17'	L411	N 71°32' W	24.87'
L203	S 102°53' E	8.17'	L412	N 14°34' W	21.80'
L204	S 102°53' E	60.30'	L413	S 60°47' E	2.00'
L205	S 102°53' E	12.00'	L414	S 60°47' E	48.07'
L206	S 80°58' E	3.00'	L415	S 60°47' E	2.87'
L207	S 12°18' W	28.30'	L416	N 60°47' E	14.87'
L208	S 102°53' E	10.30'	L417	N 60°47' W	17.77'
L209	S 11°43' E	34.30'	L418	N 60°47' E	15.77'
L210	S 11°43' E	28.00'	L419	N 60°47' E	18.00'
L211	S 11°43' E	88.40'	L420	N 60°47' E	16.00'
L212	S 10°32' E	38.34'	L421	S 50°43' E	6.87'
L213	N 40°53' E	15.00'	L422	N 60°47' E	6.31'
L214	S 10°32' E	28.30'	L423	N 60°47' E	6.31'
L215	S 10°32' E	28.30'	L424	S 50°43' E	3.70'
L216	N 71°32' W	3.00'	L425	S 50°43' E	28.33'
L217	S 10°32' E	48.70'	L426	N 60°47' W	43.70'
L218	N 40°53' E	108.80'	L427	N 60°47' W	26.00'
L219	N 20°26' E	45.00'	L428	N 60°47' W	1.80'
L220	S 79°30' E	123.77'	L429	N 60°47' W	16.80'
L221	N 71°32' W	1.00'	L430	N 60°47' W	11.80'
L222	N 71°32' W	163.37'	L431	N 60°47' W	21.80'
L223	S 79°30' E	20.00'	L432	N 60°47' W	32.80'
L224	N 71°32' W	139.00'	L433	N 60°47' W	42.80'
L225	N 60°47' W	81.30'	L434	N 60°47' W	47.80'
L226	N 60°47' W	10.00'	L435	N 60°47' W	52.80'
L227	N 60°47' W	20.00'	L436	N 60°47' W	57.80'
L228	N 60°47' W	18.17'	L437	N 60°47' W	62.80'
L229	N 60°47' W	17.00'	L438	N 60°47' W	67.80'
L230	N 60°47' W	16.00'	L439	N 60°47' W	72.80'
L231	N 60°47' W	15.00'	L440	N 60°47' W	77.80'
L232	N 60°47' W	14.00'	L441	N 60°47' W	82.80'
L233	N 60°47' W	13.00'	L442	N 60°47' W	87.80'

CURVE	RADIUS	CELA	CHORD	BEARING	LENGTH
C01	11181.11'	25242.50'	1295.11'	N 61°27' W	1395.47'
C02	12929.50'	31242.50'	83.42'	S 60°47' E	48.47'
C03	1381.00'	30000.00'	17.07'	S 21°02' E	17.07'
C04	841.00'	18900.00'	78.37'	N 77°32' E	29.70'
C05	2478.00'	62250.00'	400.80'	S 57°04' E	426.34'
C06	3498.00'	95250.00'	479.67'	S 47°43' E	417.02'
C07	3420.00'	93300.00'	458.26'	S 47°43' E	416.90'
C08	2478.00'	62250.00'	400.80'	S 57°04' E	400.78'
C09	3420.00'	93300.00'	458.26'	S 47°43' E	416.90'
C10	3724.00'	97425.00'	509.09'	S 47°43' E	458.74'
C11	5204.00'	137550.00'	78.18'	S 16°02' E	80.38'
C12	15.00'	4500.00'	15.00'	S 22°30' E	15.00'
C13	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C14	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C15	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C16	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C17	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C18	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C19	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C20	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C21	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C22	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C23	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C24	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C25	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C26	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C27	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C28	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C29	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C30	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C31	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C32	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C33	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C34	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C35	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C36	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C37	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C38	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C39	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C40	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C41	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C42	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C43	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C44	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C45	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C46	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C47	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C48	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C49	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C50	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C51	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C52	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C53	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C54	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C55	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C56	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C57	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C58	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C59	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C60	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C61	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C62	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C63	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C64	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C65	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C66	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C67	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C68	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C69	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C70	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C71	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C72	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C73	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C74	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C75	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C76	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C77	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C78	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C79	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C80	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C81	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C82	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C83	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C84	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C85	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C86	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C87	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C88	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C89	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C90	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C91	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C92	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C93	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C94	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C95	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C96	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C97	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C98	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C99	1.00'	450.00'	1.00'	S 22°30' E	1.00'
C100	1.00'	450.00'	1.00'	S 22°30' E	1.00'

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130

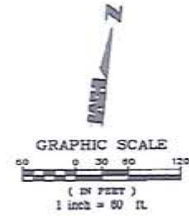
8002F Presidential Court
 Ft. Myers, FL 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No. 1772

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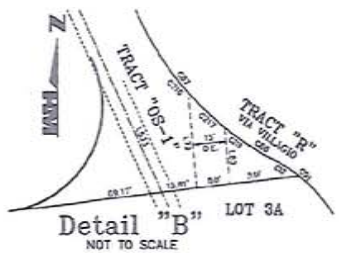
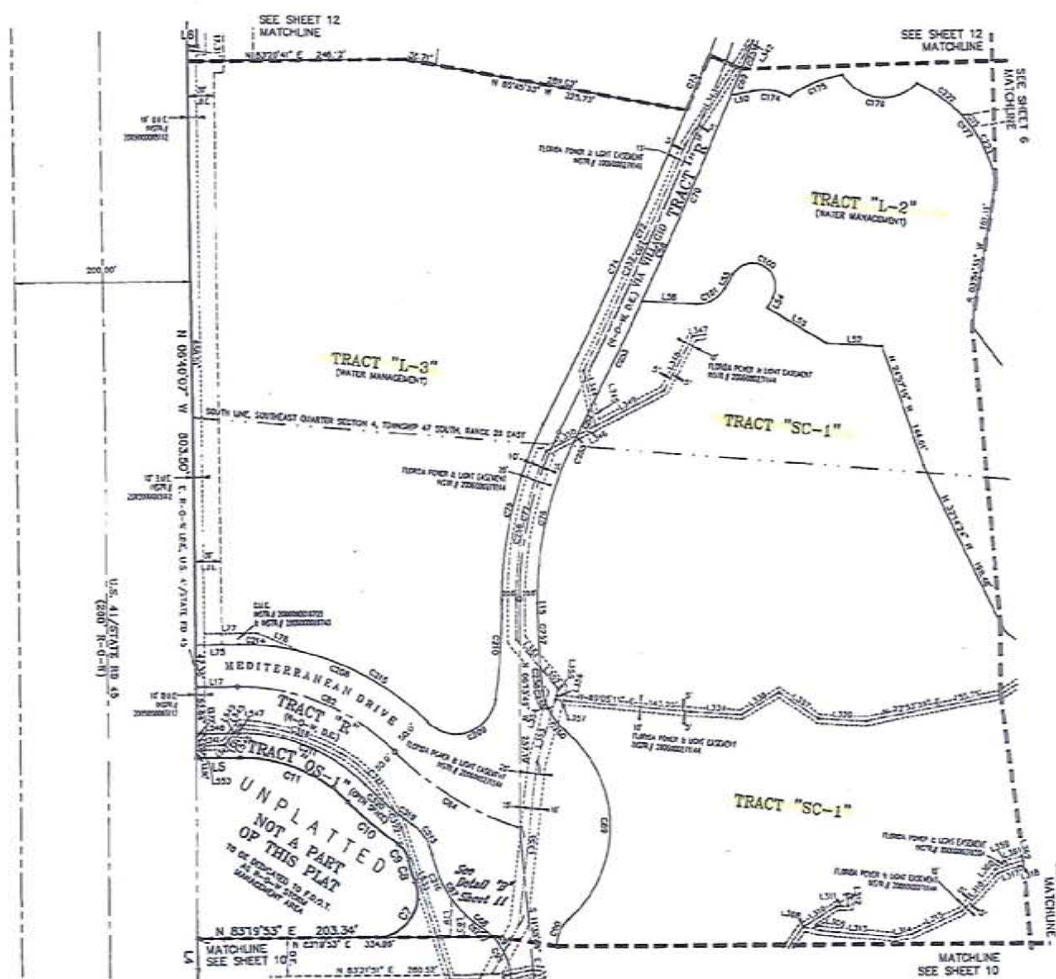
COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 20060040925
SHEET 11 of 12



LINE	LINE TABLE	CURVE TABLE
L1	N 02°40'37" W 54.96'	
L2	S 82°26'21" W 48.98'	
L3	S 82°13'50" W 11.70'	
L4	S 09°24'47" E 18.92'	
L5	N 83°42'31" E 47.26'	
L6	N 74°02'37" E 22.82'	
L7	E 87°14'22" W 65.50'	
L8	N 81°48'04" E 27.62'	
L9	N 73°02'57" E 34.47'	
L10	S 24°48'22" W 57.01'	
L11	S 21°37'14" W 41.02'	
L12	N 68°29'21" W 33.87'	
L13	E 82°57'21" W 68.68'	
L14	N 72°42'48" W 24.32'	
L15	N 64°28'52" W 33.67'	
L16	S 84°21'44" E 1.77'	
L17	N 64°28'52" W 65.67'	
L18	N 58°29'27" E 44.10'	
L19	N 58°29'27" E 33.54'	
L20	N 68°29'43" W 33.87'	
L21	N 72°27'54" E 19.57'	
L22	N 59°25'27" E 61.20'	
L23	N 37°23'20" E 65.63'	
L24	N 66°35'38" E 24.62'	
L25	N 68°55'24" E 1.81'	
L26	N 88°32'43" E 54.83'	
L27	E 89°22'48" E 33.72'	
L28	N 58°29'27" E 49.47'	
L29	N 68°55'24" E 58.75'	
L30	N 72°23'28" E 128.42'	
L31	N 125°02'50" W 47.89'	
L32	N 148°00'00" W 22.47'	
L33	N 10°46'21" E 33.21'	
L34	N 21°11'20" E 13.79'	
L35	N 21°13'23" E 39.17'	
L36	N 38°26'21" E 37.72'	
L37	N 58°29'27" E 35.27'	
L38	N 48°15'23" W 43.00'	
L39	N 24°46'11" W 28.74'	
L40	N 19°22'54" E 36.67'	
L41	N 10°24'58" E 17.20'	
L42	N 00°24'19" W 8.27'	
L43	N 100°22'54" E 4.47'	
L44	N 88°24'11" E 39.17'	
L45	N 00°22'07" E 188.58'	
L46	S 89°25'48" W 75.38'	
L47	N 17°22'01" E 18.29'	
L48	N 87°28'20" E 20.86'	
L49	S 21°14'24" E 4.47'	
L50	S 24°18'28" E 120.49'	
L51	N 73°22'14" E 20.17'	
L52	N 64°28'52" W 4.61'	
L53	N 20°22'20" E 4.47'	
L54	N 74°24'24" E 48.49'	
L55	N 58°29'21" W 7.27'	
L56	N 24°48'48" E 1.81'	
L57	N 58°29'21" W 18.89'	
L58	N 02°40'37" E 54.96'	



CURVE	RADIUS	DEN. IN	CHORD	BEARING	LENGTH
C1	37.86'	107°41'00"	78.88'	N 78°02'32" E	11.86'
C2	188.84'	00°00'00"	28.47'	N 27°44'30" W	28.44'
C3	77.37'	43°17'47"	20.10'	E 38°14'58" W	22.81'
C4	498.08'	08°14'25"	78.88'	N 26°22'24" W	78.88'
C5	173.30'	42°00'00"	130.87'	N 10°00'00" W	130.86'
C6	1388.93'	02°58'11"	458.84'	N 18°22'28" E	458.83'
C7	2374.60'	04°26'30"	808.00'	N 18°22'28" E	808.00'
C8	3274.60'	02°11'30"	1040.00'	N 17°44'31" E	1040.00'
C9	5483.92'	04°26'30"	1742.00'	N 18°22'28" E	1742.00'
C10	2658.50'	07°04'27"	87.57'	N 18°22'28" E	87.57'
C11	5483.92'	07°12'30"	160.12'	N 18°17'48" E	160.11'
C12	458.15'	22°02'32"	352.68'	N 32°00'00" E	352.68'
C13	288.15'	22°02'32"	188.64'	N 32°00'00" E	188.62'
C14	494.12'	22°02'32"	352.68'	S 27°12'28" W	352.50'
C15	78.00'	42°37'32"	32.00'	S 32°00'00" E	32.00'
C16	258.22'	42°37'32"	98.10'	N 72°44'11" W	105.45'
C17	242.48'	28°31'17"	145.01'	S 52°00'00" E	187.43'
C18	142.00'	32°00'00"	60.24'	S 27°12'28" W	73.44'
C19	31.00'	00°00'00"	18.00'	S 58°29'27" E	18.00'
C20	143.00'	28°24'21"	214.70'	N 37°24'25" W	143.41'
C21	68.00'	48°21'33"	31.46'	S 17°18'10" W	34.81'
C22	75.00'	48°21'33"	41.47'	N 38°22'14" W	43.33'
C23	74.00'	18°33'27"	14.09'	N 42°24'28" W	14.02'
C24	78.00'	28°37'44"	48.91'	N 38°14'42" W	47.95'
C25	60.77'	41°05'48"	43.70'	N 88°07'41" W	44.34'
C26	152.00'	24°48'20"	83.08'	E 27°02'24" W	83.37'
C27	88.15'	18°18'58"	85.64'	S 88°02'20" E	87.80'
C28	172.00'	28°28'22"	149.87'	N 44°44'44" W	148.94'
C29	24.77'	17°18'42"	25.22'	N 82°28'18" W	28.62'
C30	28.80'	00°00'00"	22.07'	N 52°00'00" E	28.80'
C31	200.00'	49°24'49"	222.41'	N 72°02'05" W	200.00'
C32	48.00'	17°11'22"	80.61'	N 88°12'28" E	37.90'
C33	780.00'	89°04'22"	139.00'	N 01°01'41" E	111.11'
C34	200.00'	49°24'49"	144.71'	N 72°26'25" E	158.37'
C35	50.00'	43°17'37"	40.20'	N 28°24'25" W	48.20'
C36	200.00'	17°11'22"	78.91'	N 68°04'48" W	78.86'
C37	200.00'	32°27'21"	164.82'	N 87°01'22" W	164.77'
C38	143.00'	32°04'13"	94.50'	S 28°28'18" E	98.70'
C39	143.00'	17°18'42"	22.77'	S 49°28'05" E	22.77'
C40	143.00'	53°04'41"	15.01'	S 53°21'50" E	13.52'
C41	182.00'	29°24'58"	67.00'	N 68°29'27" W	92.95'
C42	192.00'	00°00'00"	17.46'	S 27°12'28" W	17.46'
C43	192.00'	29°24'58"	67.87'	N 52°26'07" W	88.41'
C44	228.00'	19°21'30"	30.40'	N 18°22'28" E	28.50'
C45	888.00'	24°48'20"	523.47'	N 18°22'28" E	523.50'
C46	888.00'	12°02'44"	123.77'	N 18°22'28" E	123.37'
C47	888.00'	00°00'00"	38.40'	N 52°26'07" E	38.50'
C48	888.00'	29°24'58"	67.87'	N 01°01'41" E	67.77'
C49	788.00'	42°37'32"	284.00'	S 28°28'18" E	324.14'
C50	788.00'	12°02'44"	284.00'	S 28°28'18" E	284.81'
C51	78.00'	22°48'30"	28.27'	S 22°28'24" E	28.02'
C52	78.00'	17°18'42"	24.18'	S 48°21'32" E	24.17'
C53	778.81'	24°26'33"	119.47'	N 58°29'27" E	120.04'
C54	261.48'	17°07'38"	24.84'	S 30°44'30" E	24.84'
C55	261.48'	43°07'28"	45.58'	S 24°24'22" E	45.31'
C56	192.00'	17°18'42"	85.24'	N 28°28'18" E	85.24'
C57	192.00'	32°27'21"	18.90'	N 24°48'14" W	18.91'

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130

HM
HOLE MONTES
ENGINEERING SURVEYING

8202F Presidential Court
Ft. Myers, FL 33919
Phone: (239) 985-1200
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Authorization No. 1772

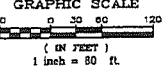
DATE: 06/11/06
SCALE: 1" = 60'

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

INSTR. # 200600049922
SHEET 12 of 12

Detail "F"
NOT TO SCALE



CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C049	1320.00'	172.32°	720.24'	N 09°40'37" E	240.74'
C050	1840.00'	172.32°	784.00'	N 16°19'32" E	278.87'
C051	1320.00'	172.32°	720.24'	N 22°58'27" E	308.00'
C052	1840.00'	172.32°	784.00'	N 29°37'22" E	347.13'

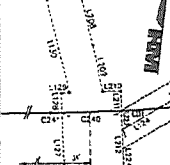
LINE	DIRECTION	DISTANCE
L0	S 09°40'37" W	11.00'
L1	S 09°40'37" W	11.00'
L2	N 82°01'33" E	120.70'

LINE	DIRECTION	DISTANCE
L39	S 72°32'33" W	45.73'
L40	N 28°29'24" E	9.87'
L41	N 32°58'41" E	5.43'
L42	N 81°28'31" E	6.66'
L43	S 02°43'41" E	16.88'
L44	S 02°43'41" E	16.88'
L45	S 02°43'41" E	16.88'
L46	S 02°43'41" E	16.88'
L47	S 02°43'41" E	16.88'
L48	N 05°32'41" E	9.37'
L49	S 72°32'33" W	45.73'

LINE	DIRECTION	DISTANCE
L50	S 72°32'33" W	45.73'
L51	N 05°32'41" E	9.37'
L52	S 72°32'33" W	45.73'
L53	N 05°32'41" E	9.37'
L54	S 72°32'33" W	45.73'
L55	N 05°32'41" E	9.37'
L56	S 72°32'33" W	45.73'
L57	N 05°32'41" E	9.37'
L58	S 72°32'33" W	45.73'
L59	N 05°32'41" E	9.37'
L60	S 72°32'33" W	45.73'
L61	N 05°32'41" E	9.37'
L62	S 72°32'33" W	45.73'
L63	N 05°32'41" E	9.37'
L64	S 72°32'33" W	45.73'
L65	N 05°32'41" E	9.37'
L66	S 72°32'33" W	45.73'
L67	N 05°32'41" E	9.37'
L68	S 72°32'33" W	45.73'
L69	N 05°32'41" E	9.37'
L70	S 72°32'33" W	45.73'
L71	N 05°32'41" E	9.37'
L72	S 72°32'33" W	45.73'
L73	N 05°32'41" E	9.37'
L74	S 72°32'33" W	45.73'
L75	N 05°32'41" E	9.37'
L76	S 72°32'33" W	45.73'
L77	N 05°32'41" E	9.37'
L78	S 72°32'33" W	45.73'
L79	N 05°32'41" E	9.37'
L80	S 72°32'33" W	45.73'
L81	N 05°32'41" E	9.37'
L82	S 72°32'33" W	45.73'
L83	N 05°32'41" E	9.37'
L84	S 72°32'33" W	45.73'
L85	N 05°32'41" E	9.37'
L86	S 72°32'33" W	45.73'
L87	N 05°32'41" E	9.37'
L88	S 72°32'33" W	45.73'
L89	N 05°32'41" E	9.37'
L90	S 72°32'33" W	45.73'
L91	N 05°32'41" E	9.37'
L92	S 72°32'33" W	45.73'
L93	N 05°32'41" E	9.37'
L94	S 72°32'33" W	45.73'
L95	N 05°32'41" E	9.37'
L96	S 72°32'33" W	45.73'
L97	N 05°32'41" E	9.37'
L98	S 72°32'33" W	45.73'
L99	N 05°32'41" E	9.37'
L100	S 72°32'33" W	45.73'

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C01	1100.00'	172.32°	560.00'	N 09°40'37" E	170.44'
C02	1100.00'	172.32°	560.00'	N 16°19'32" E	198.67'
C03	1100.00'	172.32°	560.00'	N 22°58'27" E	226.90'
C04	1100.00'	172.32°	560.00'	N 29°37'22" E	255.13'
C05	1100.00'	172.32°	560.00'	N 36°16'17" E	283.36'
C06	1100.00'	172.32°	560.00'	N 42°55'12" E	311.59'
C07	1100.00'	172.32°	560.00'	N 49°34'07" E	339.82'
C08	1100.00'	172.32°	560.00'	N 56°13'02" E	368.05'
C09	1100.00'	172.32°	560.00'	N 62°51'57" E	396.28'
C10	1100.00'	172.32°	560.00'	N 69°30'52" E	424.51'
C11	1100.00'	172.32°	560.00'	N 76°09'47" E	452.74'
C12	1100.00'	172.32°	560.00'	N 82°48'42" E	480.97'
C13	1100.00'	172.32°	560.00'	N 89°27'37" E	509.20'
C14	1100.00'	172.32°	560.00'	N 96°06'32" E	537.43'
C15	1100.00'	172.32°	560.00'	N 102°45'27" E	565.66'
C16	1100.00'	172.32°	560.00'	N 109°24'22" E	593.89'
C17	1100.00'	172.32°	560.00'	N 116°03'17" E	622.12'
C18	1100.00'	172.32°	560.00'	N 122°42'12" E	650.35'
C19	1100.00'	172.32°	560.00'	N 129°21'07" E	678.58'
C20	1100.00'	172.32°	560.00'	N 136°00'02" E	706.81'
C21	1100.00'	172.32°	560.00'	N 142°38'57" E	735.04'
C22	1100.00'	172.32°	560.00'	N 149°17'52" E	763.27'
C23	1100.00'	172.32°	560.00'	N 155°56'47" E	791.50'
C24	1100.00'	172.32°	560.00'	N 162°35'42" E	819.73'
C25	1100.00'	172.32°	560.00'	N 169°14'37" E	847.96'
C26	1100.00'	172.32°	560.00'	N 175°53'32" E	876.19'
C27	1100.00'	172.32°	560.00'	N 182°32'27" E	904.42'
C28	1100.00'	172.32°	560.00'	N 189°11'22" E	932.65'
C29	1100.00'	172.32°	560.00'	N 195°50'17" E	960.88'
C30	1100.00'	172.32°	560.00'	N 202°29'12" E	989.11'
C31	1100.00'	172.32°	560.00'	N 209°08'07" E	1017.34'
C32	1100.00'	172.32°	560.00'	N 215°47'02" E	1045.57'
C33	1100.00'	172.32°	560.00'	N 222°25'57" E	1073.80'
C34	1100.00'	172.32°	560.00'	N 229°04'52" E	1102.03'
C35	1100.00'	172.32°	560.00'	N 235°43'47" E	1130.26'
C36	1100.00'	172.32°	560.00'	N 242°22'42" E	1158.49'
C37	1100.00'	172.32°	560.00'	N 249°01'37" E	1186.72'
C38	1100.00'	172.32°	560.00'	N 255°40'32" E	1214.95'
C39	1100.00'	172.32°	560.00'	N 262°19'27" E	1243.18'
C40	1100.00'	172.32°	560.00'	N 268°58'22" E	1271.41'
C41	1100.00'	172.32°	560.00'	N 275°37'17" E	1299.64'
C42	1100.00'	172.32°	560.00'	N 282°16'12" E	1327.87'
C43	1100.00'	172.32°	560.00'	N 288°55'07" E	1356.10'
C44	1100.00'	172.32°	560.00'	N 295°34'02" E	1384.33'
C45	1100.00'	172.32°	560.00'	N 302°12'57" E	1412.56'
C46	1100.00'	172.32°	560.00'	N 308°51'52" E	1440.79'
C47	1100.00'	172.32°	560.00'	N 315°30'47" E	1469.02'
C48	1100.00'	172.32°	560.00'	N 322°09'42" E	1497.25'
C49	1100.00'	172.32°	560.00'	N 328°48'37" E	1525.48'
C50	1100.00'	172.32°	560.00'	N 335°27'32" E	1553.71'
C51	1100.00'	172.32°	560.00'	N 342°06'27" E	1581.94'
C52	1100.00'	172.32°	560.00'	N 348°45'22" E	1610.17'
C53	1100.00'	172.32°	560.00'	N 355°24'17" E	1638.40'
C54	1100.00'	172.32°	560.00'	N 362°03'12" E	1666.63'
C55	1100.00'	172.32°	560.00'	N 368°42'07" E	1694.86'
C56	1100.00'	172.32°	560.00'	N 375°21'02" E	1723.09'
C57	1100.00'	172.32°	560.00'	N 382°00'07" E	1751.32'
C58	1100.00'	172.32°	560.00'	N 388°39'02" E	1779.55'
C59	1100.00'	172.32°	560.00'	N 395°18'07" E	1807.78'
C60	1100.00'	172.32°	560.00'	N 401°57'02" E	1836.01'
C61	1100.00'	172.32°	560.00'	N 408°36'07" E	1864.24'
C62	1100.00'	172.32°	560.00'	N 415°15'02" E	1892.47'
C63	1100.00'	172.32°	560.00'	N 421°54'07" E	1920.70'
C64	1100.00'	172.32°	560.00'	N 428°33'02" E	1948.93'
C65	1100.00'	172.32°	560.00'	N 435°12'07" E	1977.16'
C66	1100.00'	172.32°	560.00'	N 441°51'02" E	2005.39'
C67	1100.00'	172.32°	560.00'	N 448°30'07" E	2033.62'
C68	1100.00'	172.32°	560.00'	N 455°09'02" E	2061.85'
C69	1100.00'	172.32°	560.00'	N 461°48'07" E	2090.08'
C70	1100.00'	172.32°	560.00'	N 468°27'02" E	2118.31'
C71	1100.00'	172.32°	560.00'	N 475°06'07" E	2146.54'
C72	1100.00'	172.32°	560.00'	N 481°45'02" E	2174.77'
C73	1100.00'	172.32°	560.00'	N 488°24'07" E	2203.00'
C74	1100.00'	172.32°	560.00'	N 495°03'02" E	2231.23'
C75	1100.00'	172.32°	560.00'	N 501°42'07" E	2259.46'
C76	1100.00'	172.32°	560.00'	N 508°21'02" E	2287.69'
C77	1100.00'	172.32°	560.00'	N 515°00'07" E	2315.92'
C78	1100.00'	172.32°	560.00'	N 521°39'02" E	2344.15'
C79	1100.00'	172.32°	560.00'	N 528°18'07" E	2372.38'
C80	1100.00'	172.32°	560.00'	N 534°57'02" E	2400.61'
C81	1100.00'	172.32°	560.00'	N 541°36'07" E	2428.84'
C82	1100.00'	172.32°	560.00'	N 548°15'02" E	2457.07'
C83	1100.00'	172.32°	560.00'	N 554°54'07" E	2485.30'
C84	1100.00'	172.32°	560.00'	N 561°33'02" E	2513.53'
C85	1100.00'	172.32°	560.00'	N 568°12'07" E	2541.76'
C86	1100.00'	172.32°	560.00'	N 574°51'02" E	2570.00'
C87	1100.00'	172.32°	560.00'	N 581°30'07" E	2598.23'
C88	1100.00'	172.32°	560.00'	N 588°09'02" E	2626.46'
C89	1100.00'	172.32°	560.00'	N 594°48'07" E	2654.69'
C90	1100.00'	172.32°	560.00'	N 601°27'02" E	2682.92'
C91	1100.00'	172.32°	560.00'	N 608°06'07" E	2711.15'
C92	1100.00'	172.32°	560.00'	N 614°45'02" E	2739.38'
C93	1100.00'	172.32°	560.00'	N 621°24'07" E	2767.61'
C94	1100.00'	172.32°	560.00'	N 628°03'02" E	2795.84'
C95	1100.00'	172.32°	560.00'	N 634°42'07" E	2824.07'
C96	1100.00'	172.32°	560.00'	N 641°21'02" E	2852.30'
C97	1100.00'	172.32°	560.00'	N 648°00'07" E	2880.53'
C98	1100.00'	172.32°	560.00'	N 654°39'02" E	2908.76'
C99	1100.00'	172.32°	560.00'	N 661°18'07" E	2937.00'
C100	1100.00'	172.32°	560.00'	N 667°57'02" E	2965.23'

Detail "C"
NOT TO SCALE



CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 4-page Master Concept Plan for Coconut Point MPD, prepared by Hole Montes, stamped Received Nov 06 2007 (Exhibit C). The development must also be consistent with the approved amended DRI Development Order for Coconut Point DRI (DRI#09-2001-153). 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.

The intensity of the approved planned development is amended to allow a maximum of 1,528 residential units; 200 Assisted Living Units; retail square footage of 1,638,000; office square footage of 383,333 (of which not more than 68,333 square feet may be medical offices); 440 hotel units; and a 506 seat performing arts theater. Approval is also subject to the Land Conversion Table (Exhibit D).

The developer must provide a cumulative land development summary table as part of any local development order application demonstrating compliance with the intensity of the development as conditioned above.

In ADD2008-00010, the development of Coconut Point Area #1 – Tract 1B must be in compliance with the amended Master Concept Plan (Coconut Point, Area #1 - Tract 1B Concept Plan, stamped received by Community Development on January 25, 2008.

In ADD2008-00011, the development of Coconut Point , Area #1 – Tract 1B must be in compliance with the amended Master Concept Plan (Coconut Point, Area #1 - Tract 1B Plan Details (Sheet 3 of 3)), stamped received by Community Development on January 25, 2008.

2. The following limits apply to the project and uses:

- a. Schedule of Uses

Permitted uses within Tracts 1A, 1B, and 1C:

Accessory Uses and Structures allowed ancillary to a permitted principal use

Administrative Offices

Animal Clinic

ATM (Automatic Teller Machine)

Auto Parts Store
Auto Repair and Service, Group I, limited to one
Banks and Financial Establishments, Group I
Banks and Financial Establishments, Group II, Limited to SIC Codes 604,
621, 672, 673 and 674
Business services, Groups I and II
Car wash (limited to one)
Cleaning and maintenance services
Clothing stores, general
Contractors and Builders, Groups I and II
Convenience Food and Beverage Store (limited to one with attendant
service station: however, the entire site is limited to a maximum of
two)
Consumption on premises in compliance with LDC §34-1264 (limited to and
in conjunction with a standard restaurant)
Cultural facilities, excluding zoos
Day care center, adult, child
Department Store
Drive thru facility for any permitted use
Drugstore (limited to one total, however, the entire site is limited to two)
Dwelling Units: multiple family building (Tract 1B only)
Entrance gates and gatehouse, in compliance with LDC §34-1748
Essential services
Essential service facilities, Group I
Excavation, water retention (as shown on the Master Concept Plan)
Fences, walls
Food Stores, Groups I and II
Gift and souvenir shop
Hardware store
Health care facility, Group III
Hobby, toy, and game shops
Hotel/motel (Parcel 1C only)
Household and office furnishings, Groups I, II, III (no outdoor display)
Insurance companies
Laundromat
Laundry or dry cleaning Group I
Lawn and garden supply store
Medical office
Nonstore retailers, all groups
Paint glass and wallpaper store
Parking lot: Accessory
Personal services, Groups I, II, and III (excluding escort services, palm
readers, fortunetellers, card readers, and tattoo parlors)
Pet services
Pet shop

Pharmacy
Printing and publishing
Real estate sales office
Recreation facilities, commercial, Groups I and IV
Recreational facilities, private (Tract 19)
Rental or leasing establishments Groups I & II (excluding passenger car pick up and drop off)
Repair shops, Groups I, II and III
Research and development laboratories Groups II and IV
Restaurant, fast food (limited to two, however, the entire site is limited to a maximum of four outside of the Regional food court/service area)
Restaurants, Groups I, II, III, and IV
Self service fuel pumps (limited to one in conjunction with a Convenience Food and Beverage Store, however entire site is limited to a maximum of two)
Signs, in accordance with Chapter 30
Social Services, Groups I and II
Specialty retail shops, Groups I, II, III and IV
Storage: Indoor only §34-3001 et seq.
Used merchandise stores, Group I
Variety store

Permitted uses within Tract 1D:

Accessory Uses and Structures permitted ancillary to a permitted principal use
Administrative offices
Banks and financial establishments, Group I (limited to three drive-thru teller lanes)
Banks and financial establishments, Group II, limited to SIC Codes 604, 621, 672, 673 and 674
Business services, Groups I and II
Cultural facilities, excluding zoos
Day care center, adult, child
Emergency medical services station
Entrance gates and gatehouse, in compliance with LDC §34-1748
Essential services
Essential service facilities, Group I
Fences, walls
Fire station
Health care facility, Group III
Hobby, toy, and game shops
Household and office furnishings, Groups I, II, III (no outdoor display)
Insurance companies
Library

Medical office
Parks, Group II, limited to community park
Parking lot: Accessory
Personal services, Groups I, II, and III (excluding escort services, palm readers, fortunetellers, card readers, and tattoo parlors)
Place of worship
Police or sheriffs station
Post office
Real estate sales office
Religious facilities
Restaurants, Groups I, II, and III
Signs, in accordance with Chapter 30
Social Services, Groups I and II
Specialty retail shops, Groups I and II
Storage: Indoor only §34-3001 et seq.

Permitted uses within Tracts 1E and 1F

Accessory Uses and Structures permitted ancillary to a permitted principal use
Administrative offices
Club, private
Dwelling Units:
 *Single-family
 *Duplex
 Multiple-Family Building
 Townhouse
 *Two-family attached
 *Zero lot line
 *(may be approved administratively upon findings that the use is compatible with other uses in the tract and consistent with the Traffic Conversion Table)
Entrance Gate and Gatehouse, in compliance with LDC §34-1748
Essential Services
Essential Service Facilities, Group I
Excavation, water retention (as shown on the Master Concept Plan)
Fences, walls
Home occupation, with no outside help
Model display center
Model home
Model unit
Parking lot, accessory only
Parks, Group I, limited to neighborhood park
Parks, Group II, limited to community park
Recreation Facilities, Private on-site, Personal

Residential Accessory Uses
Signs, in compliance with LDC Chapter 30

Permitted uses within Tracts 2A and Tract 2B:
(Regional Mall Parcel)

Accessory Uses and Structures permitted ancillary to a permitted principal use

Administrative offices

Animal clinic

ATM (automatic teller machine)

Auto parts store

Auto repair and service, Group I, if accessory to a department store

Banks and financial establishments, Group I

Banks and financial establishments, Group II, limited to SIC Codes 604, 621, 672, 673 and 674

Business services, Groups I and II

Cleaning and maintenance services

Clothing stores, general

Convenience Food and Beverage Store (limited to one, however, the entire site is limited to a maximum of two)

Consumption on premises in compliance with LDC §34-1264 (limited to and in conjunction with a standard restaurant)

Cultural facilities, excluding zoos

Day care center, adult, child

Department Store

Drive thru facility for any permitted use

Dwelling Units: (Tract 2A only)

*Single-family

*Duplex

Multiple-Family Building

Townhouse

*Two-family attached

*Zero lot line

*(may be approved administratively upon findings that the use is compatible with other uses in the tract and consistent with the Traffic Conversion Table)

Entrance gates and gatehouse, in compliance with LDC §34-1748

Essential services

Essential service facilities, Group I

Excavation, water retention (as shown on the Master Concept Plan)

Fences, walls

Food Store, Group I

Gift and souvenir shop

Hardware store
Hobby, toy, and game shops
Hotel/motel
Household and office furnishings, Groups I, II, III (no outdoor display)
Insurance companies
Laundry or dry cleaning Group I
Lawn and garden stores
Nonstore retailers, all groups
Paint glass and wallpaper store
Parking garage
Parking lot: Accessory
Personal services, Groups I, II, and III (excluding escort services, palm readers, fortunetellers, card readers, and tattoo parlors)
Pet services
Pet shop
Pharmacy
Police or sheriffs station
Real estate sales office
Recreation facilities, commercial, Groups I and IV (limited to indoor theater)
Rental or leasing establishments Groups I & II (excluding passenger car pick up and drop off)
Repair shops, Groups I and II, limited to clocks, jewelry, music, cameras, calculators, computers and optical devices
Restaurant, fast food (limited to one outside of food court/service area and the entire site is limited to a maximum of four outside of Regional Center food court/service area)
Restaurants, Groups I, II, III, and IV
Self service fuel pumps (limited to one in conjunction with a Convenience Food and Beverage Store, however entire site is limited to a maximum of two)
Signs, in accordance with Chapter 30
Specialty retail shops, Groups I, II, III and IV
Storage: Indoor only §34-3001 et seq.
Temporary Uses
Used merchandise stores, Group I
Variety store

Permitted uses within Tracts 2C, 2D, 2E and 2F:

(Uses on Tract 2F are subject to Condition #20 of original zoning approval)

Accessory Uses and Structures permitted ancillary to a permitted principal use
Administrative offices
Animal clinic
ATM (automatic teller machine)

Auto parts store (Tracts 2C, 2D and 2E only)
Auto repair and service, Group I (Tracts 2C, 2D and 2E only)
Banks and financial establishments, Group I
Banks and financial establishments, Group II, limited to SIC Codes 604,
621, 672, 673 and 674
Business services, Group I and II
Cleaning and maintenance services
Clothing stores, general
Consumption on Premises, in compliance with LDC §34-1264 (limited to
and in conjunction with a standard restaurant & hotel/motel on Tract
2D Only)
Convenience Food and Beverage Stores, limited to one (on either Tract 2C,
2D or 2E only) however, the entire site is limited to a maximum of
two)
Cultural facilities (excluding zoos)
Day Care Center, adult or child
Department Store
Drive thru facility for any permitted use (subject to Condition 19)
Drugstores, limited to one and the entire site is limited to a maximum of two
Dwelling Units: (Tract 2F only)
Multiple-Family Building
Entrance gates and gatehouse, in compliance with LDC §34-1748
Essential services
Essential service facilities, Group I
Excavation, water retention (as shown on the Master Concept Plan)
Fences, walls
Fire Station (limited to Tract 2C only)
Food Stores, Groups I and II (prohibited on Tract 2F except for specialty
stores such as health food store, vitamin store or similar type stores)
Gift and souvenir shop
Hardware store
Health care facility, Group III
Hobby, toy, and game shops
Hotel/motel (except Tract 2F)
Household and office furnishings, Groups I, II, III (no outdoor display)
Insurance companies
Laundromat (Tract 2C only)
Laundry or dry cleaning Group I
Lawn and garden store
Medical office
Non-store retailers, all groups
Paint glass and wallpaper store
Parking lot: Accessory only
Personal services, Groups I, II, and III (Tract 2C only, excluding escort
services, palm readers, fortunetellers, card readers, and tattoo

parlors)
Pet services
Pet shop
Pharmacy
Printing and publishing (Tract 2C only)
Real estate sales office
Recreational facilities, commercial, Groups I and IV (limited to indoor theater)
Rental and leasing establishments, Groups I and II (excluding passenger car pickup and drop off)
Repair shops, Groups I, II and III
Research and development laboratories, Groups II and IV
Restaurants, Fast-food, limited to one (total), however, the entire site is limited to a maximum of four outside of the Regional Center food court/service area
Restaurants, Groups I, II, III and IV
Signs, in accordance with Chapter 30
Social Services, Groups I and II (Tract 2C only)
Specialty retail shops, Groups I, II, III and IV
Storage: Indoor only §34-3001 et seq.
Temporary Uses
Used merchandise stores, Group I
Variety store

Permitted uses within Tracts 3A and 3C:

Accessory Uses and Structures permitted ancillary to a permitted principal use
Administrative offices
Animal clinic
ATM (automatic teller machine)
Auto parts store
Banks and financial establishments, Group I
Banks and financial establishments, Group II, limited to SIC Codes 604, 621, 672, 673 and 674
Business services, Groups I and II
Caretaker's Residence (only in conjunction with a mini-warehouse)
Cleaning and maintenance services
Clothing stores, general
Contractors and Builders, Group I
Consumption on premises in compliance with LDC §34-1264 (limited to and in conjunction with a standard restaurant)
Convenience Food and Beverage Store, limited to one (total), however, the entire site is limited to a maximum of two
Cultural facilities, excluding zoos

Day care center, adult, child
Department Store
Drive thru facility for any permitted use
Drugstores, limited to one (total), however, the entire site is limited to a maximum of two
Essential services
Essential service facilities, Group I
Excavation, water retention (as shown on the Master Concept Plan)
Fences, walls
Food Stores, Groups I and II
Gift and souvenir shop
Hardware store
Health care facility, Group III
Hobby, toy, and game shops
Hotel/motel
Household and office furnishings, Groups I, II, III (no outdoor display)
Insurance companies
Laundromat
Laundry or dry cleaning Group I
Lawn and garden supply store
Medical office
Nonstore retailers, all groups
Paint glass and wallpaper store
Parking lot: Accessory only
Personal services, Groups I, II, and III (excluding escort services, palm readers, fortunetellers, card readers, and tattoo parlors)
Pet services
Pet shop
Pharmacy
Printing and publishing
Real estate sales office
Recreation facilities, commercial, Groups I and IV (limited to indoor theater)
Rental or leasing establishments Groups I & II (excluding passenger car pick up and drop off)
Repair shops, Groups I, II and III
Research and development laboratories Groups II and IV
Restaurants, Fast-food, limited to one (total), however, the entire site is limited to a maximum of four outside the Regional Center food court/service area
Restaurants, Groups I, II, III, and IV
Signs, in accordance with Chapter 30
Social Services, Groups I and II
Specialty retail shops, Groups I, II, III and IV
Storage: Indoor only §34-3001 et seq.
Used merchandise stores, Group I

Warehouse: mini-warehouse and public (Tract 3C only)

Permitted uses within Tracts 3B and 3D:

Accessory Uses and Structures permitted ancillary to a permitted principal use

Administrative offices

Adult Living Facilities (ALF) (Tract 3B only)

Club, private

Dwelling Unit:

*Single-Family

*Duplex

Multiple-Family Building

Townhouse

*Two-family attached

*Zero lot line

*(may be approved administratively upon findings that the use is compatible with other uses in the tract and consistent with the Traffic Conversion Table)

Entrance Gate and Gatehouse, in compliance with LDC §34-1748

Essential Services

Essential Service Facilities, Group I

Excavation, water retention

Fences, walls

Home occupation, with no outside help

Model display center

Model home

Model unit

Parking lot, accessory only

Parks, Group I, limited to neighborhood park

Recreation Facilities, Private on-site, Personal

Residential Accessory Uses

Signs, in compliance with LDC Chapter 30

b. Site Development Regulations

TRACTS 1A, 1B, 1C, and 1D PROPERTY DEVELOPMENT REGULATIONS

Tracts 1A, 1C, and 1D

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

NOTE: Tract 1A will not be subdivided

Minimum Setbacks

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

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

Maximum Building Height: 45 feet / 3 stories
55 feet / 4 stories (Tract 1C only)

Tract 1B

Min Lot Width (north/south)	600 feet
Min Lot Depth (east/west)	280 feet
Min Lot Area	34.0 acres
Maximum Lot Coverage (Building)	40 percent

NOTE: Tract 1B will not be subdivided

Multiple Family (Alternative #2)

Minimum Setbacks

Front (street)	15 feet
Side	10 feet / 0 feet (interior) for villa unit 8 feet / 0 feet (interior) for detached garages
Rear	15 feet between villa unit and detached garage 8 feet (street/lane)
Water body	20 feet

Maximum Building Height: 45 feet / 3 stories

Multiple Family (Alternative #1)

Minimum Setbacks

Front (street)	20 feet
Side (street)	20 feet
Rear	25 feet between buildings
Water body	20 feet

Minimum Building Separation: 20 feet

Maximum Building Height: 45 feet / 3 stories

Multiple Family (Alternative #3)

Minimum Setbacks

Front (street/parking)	10 feet
Side (street/lane)	10 feet
Rear (street/lane)	8 feet
Water body	20 feet

Minimum Building Separation: 20 feet

Maximum Building Height: 45 feet / 3 stories

The Decorative Wall must not exceed a maximum height of 5 feet.

Multiple Family (Alternative #4)

Minimum Setbacks

Front (parking)	10 feet
Side (street/accessway)	10 feet
Rear (US 41)	30 feet
Water body	20 feet

Minimum Building Separation: 30 feet

Maximum Building Height: 55 feet / 4 stories

The separation from parking to the Multiple Family (Alternative #4) building must be a minimum of 10 feet.

Performing Arts Center

Minimum Setbacks

Rear (US 41 / Williams Road)	30 feet
Rear (parking)	10 feet
Side (parking)	10 feet
Front (street/accessway)	10 feet
Water body	20 feet

Minimum Building Separation: 30 feet

Maximum Building Height: 45 feet / 3 stories
55 feet / 4 stories (limited to Dwelling unit: Multiple family building and Performing Arts Hall)

Tract Buffering:

No required internal landscape buffers (excluding perimeter) between parcels of different uses in order to create an integrated, pedestrian-friendly community without separation or barriers.

Street Design:

Width 20 feet plus 2-foot valley gutter

Radius 15 feet min (EOP) for internal roads/accessways/alleys only

Horizontal Curve Radius 25 feet min for one-way alleys and lanes with design speed of 10 mph or less

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

Minimum Lot Size: Townhouse

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

Minimum Setbacks:

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

Minimum Lot Size: Multiple Family Building

Lot Width 100 feet
Lot Depth 100 feet

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

Minimum Setbacks

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

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

Maximum Building Height: 45 feet/3 stories
55 feet (Tract 3B only for four buildings per ADD2007-00028)

Tracts 2A, 2B, 2B-1, 2C, 2D, 3A and 3C
(formerly included 2B-1)

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

Minimum Setbacks

Front (street) 25 feet

Side 10 feet
10 feet (ADD2007-00087 granted deviation from LDC Section 34-1802 for Tracts 2A, 2B, 2C, 2D, and 2E)

Rear 25 feet (5 feet for an accessory structure)
25 feet (ADD2007-00087 granted deviation from LDC Section 34-1802 for Tracts 2A, 2B, 2C, 2D, and 2E)

Water body 25 feet (20 feet for an accessory structure)
8 feet (limited to Bldg PBA #2 per

ADD2007-00182)

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

(ADD2006-00168) 6.3 feet separation between Muvico, Building K, and Building L-1 per (ADD2006-00168)

26 feet between Bldg G/Bldg PBA #1 per ADD2007-00182

Maximum Building Height for Tract 2B-1, 2C, 2D 2B and 3C: 45 feet / 3 stories

(ADD2007-00207) Tract 3C-2 allowed 45 feet / 4 stories

Maximum Building Height for Tract 2A and Tract 3A: 45 feet / 3 stories;

(ADD2006-00024) 65 feet within all tracts of Area 2 (with the exception of Tract 2F which must maintain the originally approved maximum height) when the building is 300 feet or more from Via Coconut Point right-of-way

Development in the Lake Shops area:

Building separation and water body setbacks must be in substantial compliance with the "Lake Shops Plan" attached as "Exhibit C" to ADD2007-00182.

RESIDENTIAL USES: (Tract 2A only)

Minimum Lot Size: Townhouse

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

Minimum Setbacks:

Front (street, private) 20 feet

Front (street, public)	25 feet
Side	10 feet
Side (interior)	0 feet
Rear	15 feet (5 feet for an accessory structure)
Water body	25 feet (10 feet for an accessory structure)

Minimum Lot Size: Multiple Family Building

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

Minimum Setbacks

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

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

Building separation deviation granted in ADD2007-00087 (Refer to Deviations)

Maximum Building Height: 45 feet / 3 stories

(ADD2006-00024) 65 feet within all tracts of Area 2 (with the exception of Tract 2F which must maintain the originally approved maximum height) when the building is 300 feet or more from Via Coconut Point right-of-way.

Tract 2A (portion only as depicted on the Master Concept Plan attached to ADD2005-00080A)

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	20,000 square feet
Maximum Lot Coverage	55%

Minimum Setbacks

Front (street)	25 feet
Side	5 feet
Rear/Street	5 feet (0 (zero) feet for an accessory structure)
Water body	25 feet (20 feet for an accessory structure)

Minimum Building Separation: 10 feet (provided that the local fire district has reviewed and approved the plans prior to the approval of a local development order for the construction of the buildings.)

Maximum Building Height: 45 feet / 3 stories

Hotel (where permitted): 60 feet / 5 stories

(ADD2006-00024) 65 feet within all tracts of Area 2 (with the exception of Tract 2F which must maintain the originally approved maximum height) when the building is 300 feet or more from Via Coconut Point right-of-way.

TRACT 2F: (formerly Tract 2E)

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

Minimum Setbacks

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

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

Maximum Building Height: 40 feet / 3 stories over parking

TRACT 3D

Minimum Lot Size: Multiple Family Building

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

Minimum Setbacks:

Front (street) 25 feet
Side 10 feet
Rear 20 feet (5 feet for an accessory structure)
Water body 25 feet (20 feet for an accessory structure)
20 feet for Buildings #4, #16, and #22 only (see Exhibit B for building locations)

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

Maximum Building Height: 45 feet/3 stories

- c. Additional Site Development Regulations for Tracts 1E, 1F, 2A, 3B and 3D
Single-family, Duplex, Two-family attached and Zero lot line dwelling units consistent with the Master Concept Plan and the following Conversion Table:

<u>From Multi-Family (MF)</u>	<u>To Single-family (SF)</u>
100 MF Apartments	53 SF dwelling units
100 MF Residential condos	40 SF dwelling units
100 ALF units	13 SF dwelling units

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 property. Any change from the proposed "regional mall" development will necessitate an amendment to the MPD zoning approval through the public hearing process.
4. Subject to Condition 3 above, the development of the subject property is limited to

a maximum of 1,800,000 gross square feet of retail floor area and 300,000 gross square feet of office floor area. These limitations are further restricted to the maximum totals allowed for each Development "Area" and the maximum totals allowed for each Development "Tract" as indicated on the approved Master Concept Plan.

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, U.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 property within this MPD.
6. A 30-foot-wide buffer is required along the entire length of U.S. 41. The buffer must be designed to utilize the entire 30-foot width by meandering and clustering plants. The buffer must be planted with a minimum of the following:
 - a) 10 trees per 100 linear foot; minimum 10-foot 2-inch caliper with 4-foot spread -or- minimum 10-foot clear trunk for palms. A minimum of 50 percent of the trees must be canopy type trees (i.e. not palms); and
 - b) Double staggered shrub hedge; minimum 24-inch height 3-gallon container size at planting to be maintained at 36 inches of height.

The buffer must be installed along U.S. 41 for the entire frontage of the development area (#1, #2 or #3) shown on the Master Concept Plan prior to the issuance of a Certificate of Compliance for any development (excluding public uses mandated by the DRI Development Order) within that development area.

ADD2004-00206 amended the planned development for the modification of the landscaping buffer along US 41 to provide for "view corridors". Development of this buffer must be in compliance with the two-page plan Plans entitled "Coconut Point MPD, Existing Landscaped View Corridors" and "Coconut Point MPD, Proposed Landscape View Corridors" stamped received on October 8, 2004.

7. Any property abutting the Sandy Lane extension must provide a 15-foot-wide street tree planting area along Sandy Lane. Residential developments must provide five live oak trees per 100 linear feet that must be planted in the street tree planting area. Commercial developments must provide five live oak trees per 100 linear feet and a double staggered hedge within the street tree planting area. Plantings must meet the minimum size standards referenced in LDC §10-420.

Utility easements must be located in accordance with LDC §10-421(a).

8. A Type "C" buffer must be provided along the southern boundary of Tract 3B.
9. Prior to local development order approval for the first local development order for vertical development of any buildings, open space must be provided as detailed in the open space table on the Master Concept Plan stamped received March 3, 2006 with the condition that any residential dwelling units requiring open space per LDC Section 10-415(a) must provide 30 percent common open space within Tracts 1-E, 1-F, 3-B, and 3-D.

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

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

10. Prior to local development order approval for any development order, a detailed exotic removal plan for the preserved wetland area must be submitted for the Division of Environmental Sciences staff review and approval. Removal methods must not disturb the soil or existing native vegetation.

Prior to the issuance of a Certificate of Compliance for any development order, the exotic vegetation must be removed from the preserved wetlands per an approved exotic removal plan, and a detailed wetland enhancement planting plan must be submitted for the Division of Environmental Sciences staff review and approval. Lee County recognizes that the wetland restoration planting efforts can be utilized as compensatory mitigation for the proposed wetland impacts shown on Exhibit "D" during subsequent permitting review processes with the state and federal regulatory agencies. The wetland restoration planting plan will be subject to the review and approval of the South Florida Water Management District and the Department of the Army Corps of Engineers, and will include:

- a) documentation of existing native vegetation/baseline monitoring with photographs; and
- b) plant specifications including species, size and number of native wetland plants to be installed. Both herbaceous plants and trees must be included; and

- c) planting schedule including a starting and completion date; and
 - d) 5-year monitoring plan.
11. The MPD zoning and DRI development order, as conditioned, will only be effective upon the adoption and finding of compliance of the Lee Plan Future Land Use Map and Text amendment that is being concurrently reviewed with this rezoning and DRI application for development approval (Lee County Plan Amendment CPA2000-00030).
 12. A minimum of one acre of the property must be provided or set aside for use as an Estero Fire District fire station. The location of the fire station property must be mutually agreed upon by the developer/property owner and representatives of the Estero Fire District.
 13. A minimum of five acres of the property, or an equivalent amount of property in this general location must be provided or set aside for use as a Lee County public school. The location of the public school property must be mutually agreed upon by the developer/property owner and representatives of the Lee County School District.
 14. The development must provide separate pedestrian connections (i.e., sidewalks or pedestrian paths) between the commercial and residential tracts within the development. A generalized pedestrian circulation plan for the entire property must be submitted to the County for Administrative Approval prior to the approval of the first local development order for the project.
 15. Approval of this zoning request does not address mitigation of the project's local vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
 16. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
 17. A Type "C" buffer, as that term is defined in LDC section 10-416, must be shown on local development order plans and must be installed along the eastern side of Sandy Lane whenever any existing or proposed residences in The Brooks are or would be located within 250 feet of the eastern edge of the pavement of Sandy Lane before Sandy Lane is determined to be substantially complete.

18. Lighting within the project and along Sandy Lane must be designed to prevent direct glare and light spillage on the Brooks.
19. Any drive-thru facility that is constructed on Tract 2E must be oriented towards Sandy Lane or Coconut Road.
20. A 15 foot wide buffer including a berm or bermlwall combination 8 feet in height, 10 trees per 100 linear feet and a hedge is required along the eastern boundary of parcel 2E as a condition of local development order approval for any use on Tract 2E that typically operates prior to 8:00am or after 6:00pm.
21. Tract 3A-1 Access (ADD2005-00233)
Allow a right-in/right-out connection from Tract 3A-1 to Coconut Road is APPROVED, subject to the condition that the access point into Tract 3A-1 from Coconut Road is developed as a right-in/right-out access and that it is located no less than 330 feet from another road connection.
22. (ADD2006-00011) Revision to Interface of Lake #1 and Marsh Feature (Rapallo) administrative approval for an amendment to a Mixed Use Planned Development to allow for the interface of Lake #1 and Marsh Feature with the existing Preserve Area is APPROVED subject to the following conditions:
 1. The development must be in compliance with the amended Master Concept Plan, dated April 18, 2006, stamped "Received April 27, 2006 Community Development, entitled "Administrative Amendment/Deviation Exhibit" at Attachment "A" depicting: (a) the relocation of the water management treatment Lake #2; (b) the creation of of Lake #1; (c) the interface of Lake #1 with the preserve area depicted as Section G-G; (d) the creation of the marsh area, and (e) the interface of the marsh area with the preserve Area depicted as Section K-K. The Master Concept Plan is hereby amended and APPROVED. A reduced copy is attached hereto.
 2. Prior to local development order approval, the development order plans must provide the cross-section details of the interface between Lake #1 and the Marsh Feature with the existing Preserve Area, and provide the details of the plantings for the interface area and the upland buffer planting as shown on Attachment "A".
 3. No other changes have been authorized as part of this amendment and development must remain in compliance, except as amended herein, with resolution #Z-02-009 (as amended by ADD2004-00048, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00060(C), ADD2004-00206, ADD2005-00011, ADD2005-00026, ADD2005-00080A, and ADD2005-00122). The terms and conditions of the original zoning resolution (as amended) remains in full force and effect.

23. TRACT 3C BUFFER (specifically 3C-2 and 3C-3)
The buffer along the southern perimeter property line of Tract 3C must be a Type C buffer (15 feet wide with five trees and 18 shrubs per 100 linear feet and an 8-foot-high wall or berm and wall combination), except where Tract 3C abuts adjoining commercial development where a Type A buffer (5 feet in width with 4 trees per 100 linear feet) is required.
24. TRACT 1F LAKE AREA
Within Tract 1F, the lake area has been increased from approximately 2 acres to 3.7 acres.
25. Subdivision / Platting
The owner/developer of Tract 1B cannot utilize the provisions of Section 10-174(5), Lee County LDC, to undertake a commercial lot split because the parent parcel has already utilized the allotted number of four commercial lot splits.

DEVIATIONS:

(ADD2004-00048, Rapallo)

1. For relief from the requirement that the minimum separation between structures shall be $\frac{1}{2}$ the sum of the height of the buildings, but not less than 20 feet to allow a minimum separation of 10 feet for the Courtyard Home units;
2. For relief from the requirement that the minimum separation between structures shall be $\frac{1}{2}$ the sum of the height of the buildings, not less than 25 feet, which requires a minimum separation of 43 feet to allow a minimum of 20 feet for the Garden Terrace Home units;
3. For relief from LDC Section 32-2020(4)(k) which requires 1 parking space per 100 square feet of floor area for private onsite recreational facilities to allow 1 parking space per 200 square feet;
4. For relief from LDC Section 10-261 which requires all multiple family buildings to utilize and provide for dumpsters to allow for individual trash cans for all units with attached garages;

Condition: To accommodate the request for individual container pickup for units that share a common driveway, specifically for the Carriage and Coach Home buildings, the applicant must provide a pad, to allow for individual container space, adjacent to the right of way. The size of each pad is dependent up on the number of bedrooms and units per driveway, each pad must be 12.25 square feet in area per bedroom for garbage and an additional 5 square feet in area per dwelling unit for recyclables for each unit per driveway. The pad must be located no further than six (6) feet from the curb. To screen the pad site the applicant must provide a 3 foot wide single row hedge to be planted at 3 feet on center and to be maintained at a height of 3 feet on the three sides that are not adjacent to the right of way.

Amended by ADD2005-00011 reducing the size of the required 118 square feet for a waste container pad to 71 square feet (5.5' X 13.0') to service four units within Rapallo.

Condition: The Development must be in compliance with the amended Master Concept Plan, dated January 2005 and stamped received by the permit counter on January 19, 2005.

5. For relief from LDC Section 10-296(k)(1) which requires dead-end streets to provide a standard cul-de-sac, to all a non-standard cul-de-sac in one location;
6. For relief from LDC Section 10-329(d)(4) which requires excavations to be sloped at no greater that a 4 to 1 ratio to a depth of 4 feet to allow bulkheads with compensatory littoral zones;

7. For relief from LDC Section 10-269(m)(4)(b) which requires the pavement width for access ways to meet the dimensional requirements for back out aisles to allow 20 feet of pavement and 2 foot valley gutter on each side;
8. For relief from LDC Section 10-710(b) which requires a 10 foot public utility easement on each side of a local street to allow utilities within the right of way;
9. For relief from LDC Section 34-2194(b) which requires accessory structures to setback 25 feet from a water body to allow a 0 foot setback.

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 locations delineated on the Administrative Amendment/Deviation Exhibit stamped received June 17, 2004. 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, and the placement of the littoral vegetation must be concentrated within the compensatory littoral zone. Native wetland trees and/or shrubs may used to meet the littoral planting requirement with one 7-gallon tree or two 3-gallon shrubs credited as 10 herbaceous littoral plants.

(ADD2004-00060(A)): add two Deviations from the Lee County Land Development Code Sections 30-151(1)a.2 and 30-151(1)a.3. to allow one temporary sign with two panels facing US 41. The proposed sign would be a maximum of 18 feet in height and with a maximum sign area of 140 square feet per sign panel. In addition, the applicant requests that these temporary sign be allowed for up to 12 months. is APPROVED, with conditions:

1. The sign approved in this action must be substantially in compliance with the one-page Plan for Coconut Point M.P.D., Project Announcement Sign Exhibit, stamped received on May 24, 2004. This Plan is hereby approved and adopted and a reduced copy of this plan is attached to this action.
2. The terms and conditions of the original zoning resolution remain in full force and effect, except as may be specifically amended.
3. This approval is strictly limited to the sign noted in Condition 1. All other signs must be erected in conformance with LDC Chapter 30.

4. This sign may be erected for a maximum of two (2) years from the date of this administrative amendment. This sign would have to be removed by the owner at their expense after that time period. One extension may be granted administratively for a period not to exceed one (1) year.
5. A planting plan must be submitted with the sign permit application and the plantings be installed within 30 days of receiving their sign permit. This Plan must be substantially consistent with the Plan approved in Condition 1 of this action. This planting plan must be approved by Environmental Sciences, prior to the issuance of a Sign Permit for this sign.

(ADD2004-00060(B)):

1. A deviation from LDC Section 10-329(d)(1)a.2 which requires that excavations must be setback 50 feet from any existing or proposed right-of-way line or easement; to allow:
 - a. a 30 foot setback from US 41;
 - b. a 25 foot setback from the proposed right-of-way of Sandy Lane; and
 - c. a 25 foot setback from Coconut Road.
2. A deviation from LDC Section 10-329(d)(l)a.3 which requires that excavations be setback 50 feet of any property line under separate ownership; to allow a 25 foot setback from the property line adjoining the eastern property line.

These requests are hereby APPROVED with the following conditions:

1. Adequate measures must be taken for wayward vehicles in accordance with LDC Section 10-329(d)(1)a.2., could include but is not limited to the use of a surface water management berm along Coconut Road, detention swale along located along US 41, a surface water management berm and 15 foot wide street planting area with type "F" non-mountable curb and gutter along Sandy Lane.
2. Development must be substantially consistent with the List of Deviations and Justifications, stamped received on JUN 30, 2004, and Figures No. EX 1 through EX 4, stamped received on JUN 30, 2004.

(ADD2005-00026):

3. Deviation seeking relief from LDC Section 10-329(d)(1)a.2. which requires that no excavations will be allowed within 50 feet of any existing or proposed right of way line or easement for a collector or arterial road; to allow a 30 foot lake setback from US 41 and 25 foot setback from Pelican Colony Boulevard Extension and Sandy Lane Extension.

This deviation is APPROVED for the specific locations shown on the three-page

Coconut Point, Lake Setbacks - Plan (stamped received on May 20, 2005) provided that adequate measures must be taken for wayward vehicles in accordance with LDC Section 10-329(d)(1) a.2., these measures may include but are not limited to the use of a surface water management berm, detention swale along located along US 41, a surface water management berm and 15 foot wide street planting area with type "F" non-mountable curb and gutter along Sandy Lane.

4. Deviation seeking relief from LDC Section 10-329(d)(1)a.3. which requires a 50 foot setback for an excavation from any private property line under separate ownership; to allow a 25 foot setback from a private property line under separate ownership. This deviation is APPROVED only for the specific locations shown on the three-page Coconut Point, Lake Setbacks - Plan (stamped received on May 20, 2005) and as part of the approval of a local development order conditions may be imposed to provide for adequate protection of the adjacent private property.

(ADD2005-00122)

Approval of the following deviations is only for the areas shown in the two-page exhibit (Exhibit B) entitled "Construction Plans for The Enclave at Rapallo" attached to this action.

A deviation from LDC Section 34-2020(4)(k) reducing the required number of parking spaces for a private on-site recreational facility from six (6) parking spaces for a 600 square foot amenity building, to permit only one (1) parking space (a handicapped parking space). This deviation is APPROVED.

A deviation from LDC Section 10-261 which requires sufficient on-site space for the placement of garbage containers or receptacles for all new development, to permit the substitution of individual trash cans for refuse and solid waste disposal. This deviation is APPROVED, subject to the provision of individual waste container pads of 71.5 square feet (5.5 feet by 13 feet) for each four unit driveway pad and 35.75 square feet (5.5 feet by 6.5 feet) for each two unit driveway pad.

A deviation from LDC Section 10-296(m)(4)(b) which requires that the pavement width meet the dimension requirements for parking lot aisles at areas of back-out parking, to permit a pavement width of 20 feet with a 2 foot valley gutter. This deviation is APPROVED, provided the Type "F" curb and gutter opposite Bldg #66 is modified to provide a minimum of 24 feet from the back of the opposite valley gutter to the face of the curb, OR the Type "F" curb and gutter is replaced with a valley gutter and also providing a guardrail between the sidewalk and the lake.

A deviation from LDC Section 34-2194(b) which requires a 25 foot setback from a canal, bay, or other water body to an accessory structure, to permit a zero (0) foot setback from a reflecting pond/water feature. This deviation is APPROVED, but this approval does not permit the "water feature" lakes to directly interface with the indigenous preserve.

Also any proposal to allow surface water management lakes to directly interface with the preserve will require a new amendment which would include a detailed cross-section and planting plan that will be subject to approval by the Division of Environmental Sciences.

(ADD2005-00177)

Deviation seeking relief from LDC Section 10-296(m)(4)a. which requires that privately maintained accessways may not serve more than 100 multiple family units without providing a minimum road right-of-way as specified by LDC Section 10-296(b); to allow the design of the project as proposed in Area 3 - Tract 3D as shown on the attached Plan, APPROVED per plan attached to action.

Deviation seeking relief from LDC Section 34-2020(1)c.3.(d) which requires the length of the driveway, as measured from the garage structure or the end of the stacked parking space farthest from the street or accessway, as applicable, must be a minimum of 27 feet to the edge of pavement of the accessway; to allow 24 feet; is APPROVED subject to the condition that the design is substantially in compliance with Attachment C, Additional Support for Deviation #2 and the development order plans must show nothing (landscaping, signage, structures, etc.) that will impede sight distance.

(ADD2006-00035)

Add a deviation from LDC Section 30-153(2) concerning nonresidential identification sign to allow a total of two signs. One sign along Via Coconut Point with a maximum height of 24 feet, and one along US 41 with a maximum height of 29 feet.

(ADD2006-00024)

Add a deviation from LDC Section 30-153(2) concerning nonresidential identification sign to allow a total of two signs. One sign along Via Coconut Point with a maximum height of 24 feet, and one along US 41 with a maximum height of 29 feet. APPROVED with condition of the one approved non-residential identification sign along US 41 must be substantially consistent with the attached two-page plan, entitled "Primary Monument Sign, SignType A02, Alt-2, stamped received on January 27, 2006.

(ADD2006-00229)

A deviation from the Land Development Code, Section 33-385(8) which permits a maximum area of 300 square feet of signage per wall and limits wall signs to the business name and logo to permit an additional 818 square feet of signage as follows:

- a. Two (2) 9.5 square-foot (Total 19 square feet) single-faced illuminated "Automatic Ticketing" signs to indicate the location of the automatic ticketing dispensers to be located under the eaves of the interior building roof as indicated on Attachment "B" as Letter (B).
- b. One (1) 39 square-foot single-faced illuminated "Box Office" sign to be located inside the vestibule courtyard of the building as indicated on Attachment "B" as Letter "C".

- c. Four (4) 157 square-foot (Total of 628 square feet) single-faced interior illuminated Marquee signs to indicate current and upcoming attractions within the theater as indicated on Attachment "B" as Letter "D".
- d. One (1) 132 square-foot single-faced illuminated "Welcome to MUVICO" sign to be located behind the Box Office in the courtyard area as indicated on Attachment "B" as Letter "E".

APPROVED with the following conditions:

1. The only changes approved as part of this Administrative Amendment are those approved deviations described above. No other changes have been authorized as part of this amendment and the development must remain in compliance with the terms and conditions of the original zoning resolution (as amended). The Development must be in compliance with the Master Concept Plan (as amended). The Development must be substantially consistent with the attached 10-page plan, entitled "Muvico Theaters Coconut Point 16", stamped received on December 4, 2006.
2. The illuminated Marquee signs located on the eastern elevation of the Muvico 16 building must be turned off no later than 10:00 p.m. to reduce negative impacts to the residential portion of the development across Coconut Point Road.
3. All other signs within this development must be consistent with the Land Development Code Chapters 30 and 33, except as specifically approved within this action.
4. The terms and conditions of the original zoning resolutions remain in full force and effect.

(ADD2007-00028 - Tract 3B)

Deviation from LDC Sec. 34-2020(a) to allow guest parking to be provided as the clubhouse parking, due to the nature of the use and proximity of buildings to the clubhouse, thereby reducing the required parking from 365 spaces to 337.

Deviation from LDC Sec. 34-1748(1)(c) for a reduction in the setback requirement for an entry gate from 100 feet to Zero feet.

(ADD2007-00087)

Deviation from LDC Sec. 34-1802 for hotel/motel uses requirement for a 20 ft setback for side and rear property lines plus one-half foot for each addition foot in height above 35 feet, to allow a 10-foot side setback and 25-foot rear setback for Tracts 2A, 2B, 2C, 2D, and 2E in Area #2. Approved with following conditions:

No reduction in open space or increase in lot coverage is permitted without additional approval in accordance with the Land Development Code.

The Development must be in compliance with the amended Master Concept Plan, stamped received April 26, 2007 by Community Development. Master Concept Plan for ADD2007-00087 is hereby APPROVED and adopted. A reduced copy is attached hereto.

(ADD2007-00192)

A deviation from the Land Development Code, Section 33-386(8) which permits a maximum area of 300 square feet of signage per wall and limits wall signs to the business name and logo to permit an additional 251.75 square feet of signage as follows:

- a. Front elevation - Signage totaling 482.25 square feet as follows:
 1. "Super Target" consisting of a total of 334.75 square feet;
 2. "Grocery" consisting of a total of 43 square feet;
 3. "Pharmacy" consisting of a total of 35 square feet; and
 4. "Garden Center" consisting of a total of 69.5 square feet
- b. Left elevation - "Super Target" signage totaling 334.75 square feet; and
- c. Right elevation - "Super Target" signage totaling 334.75 square feet.

CONDITIONS:

1. No signage will be permitted on the rear elevation of the building adjacent to Sandy Lane.
2. All lighted signage will be turned off at 10:00 p.m. Monday through Sunday.
3. Additional sabal palms will be incorporated into the front elevation perimeter as agreed upon by the applicant and the EDRC (in accordance with Minutes from the June 13, 2007 meeting) to be reviewed and approved by the Lee County Division of Environmental Sciences.
4. The only changes approved as part of this Administrative Amendment are those approved deviations described above. No other changes have been authorized as part of this amendment and the development must remain in compliance with the terms and conditions of the original zoning resolution (as amended). The Development must be in compliance with the Master Concept Plan (as amended). The Development must be substantially consistent with the attached five (5)-page signage plan stamped received October 31, 2007.

5. All other signs within this development must be consistent with the Land Development Code Chapters 30 and 33, except as specifically approved within this action.
6. The terms and conditions of the original zoning resolution remain in full force and effect.

(Added in Z-07-040)

Deviation (1) seeks relief from the LDC §34-2020 requirement to provide one parking space per 25 storage units with a minimum of five spaces, to allow one parking space per 100 storage units for the mini-warehouse/storage facility on Tract 3C. This deviation is APPROVED, SUBJECT TO the following conditions:

- a. The Deviation is restricted to the uses of "Warehouse, mini-warehouse and public" located on Tract 3C only; and
- b. A minimum of eight off-street parking spaces must be provided outside the security gate to support the administrative office and caretaker's residence; and eight offstreet loading spaces must be provided inside the security gate, as depicted on Exhibit E.

Deviation (2) seeks relief from the LDC §34-2020 provision regarding minimum off-street parking requirements for the mixed residential and commercial uses as follows:

- a. To allow the Tract 1 B mixed use development to reduce the required commercial spaces from 342 to 326 spaces; and
- b. To allow the Performing Arts Center (Recreational Facilities, commercial, Group IV, indoor theater) to reduce the required parking from 179 to 155 spaces.

This deviation is APPROVED, SUBJECT TO the following conditions:

- a. All residential uses in Tract 1 B, including the mixed use buildings, must provide the required number of off-street parking spaces consistent with the LDC; and
- b. Alternative Parking Plan
 - (1) Prior to development order approval allowing vertical construction of the theater, the developer must submit a generic plan describing available, alternative, potential means or actions for addressing any additional future parking deficiency for Tract 1B. (i.e., valet parking, shuttle service from offsite parking areas or communities, etc.) Said list of actions or means is intended only to be a representation of possible solutions to the parking deficiency, but does not commit the developer to utilizing any of these actions.
 - (2) The developer must advise Lee County Development Review Staff - at the time the deficiency is found to exist - of the means or actions selected to alleviate the situation, and provide documentation of its implementation. For the purposes of this

condition, a parking deficiency exists when the surrounding parking lots are full, and there is consistent or continuous use of non-parking areas, i.e., grassy areas; driveways; roadsides, etc. for events at the performing arts center.

(ADD2007-00208)

Deviation from LDC Section 10-285(a) which requires a minimum connection separation of 125 feet for a local road; to allow a minimum connection separation of 112 feet between connections along the west side of Via Villagio along the frontage of Lot 2B of Coconut Point Area 2 (Portion of Tract 2E-1). APPROVED subject to the following conditions:

1. The only changes approved as part of this administrative amendment is to add the deviation noted above and revise the Master Concept Plan to depict this deviation and connection point. No other changes have been authorized as part of this amendment and development must remain in compliance with Resolution Z-02-009, (and amended by Case numbers DCI2006-00080, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00187, ADD2005-00080(A), ADD2006-00024). The terms and conditions of the original zoning resolution (as amended) remains in full force and effect.
2. The Development must be in substantial compliance with the amended one-page Master Concept Plan, stamped received on dated November 9, 2007. Development must also be in substantial compliance with the one-page Coconut Point - Area 2, Site Location Plan depicting the specific locations of the access points south of Palma de Coco along the west side of Via Villagio, stamped received on January 9, 2008. The Master Concept Plan (both pages noted above) for ADD2007-00208 is hereby APPROVED and adopted. A reduced copy is attached hereto.

(ADD2008-00043)

Coconut Point, Tract 3A 3-3 for a deviation from LDC Sec. 34-2020(2), minimum off-street parking requirements. APPROVED, subject to the following conditions:

1. The only change approved by this administrative amendment is the reduction in minimum required parking spaces for Coconut Point, Tract 3A 3-3 from 140 spaces to 105 spaces, as shown on the Master Development Plan, stamped received March 26, 2008 and attached hereto as "Exhibit B." No other changes have been approved as part of this administrative approval.
2. Condition #6 of COP2007-00201 is hereby deemed null and void.
3. No additional restaurant uses will be permitted on Tract 3A 3-3, the subject property as shown on the attached Exhibit B. The uses of Health care

facility, Group III, Medical office, and Personal services, Groups I, II & III have also been eliminated for Tract 3A 3-3. In the event that the restaurant use is removed from the premises, the uses of Health Care Facility, Group III, Medical Office, and Personal Services, Groups I, II & III shall be automatically reinstated, with all restaurant uses thereby being removed.

4. The terms and conditions of the original zoning resolutions remain in full force and effect, except as herein amended.

(ADD2008-00078)

DEVIATIONS:

1. Total sign square footage located on the front, left and right elevations must not exceed 1,758.50 square feet as follows:
2. Front elevation - Signage totaling 684.5 square feet as follows:
 - a.
 1. "Super Target" (includes the words "Super Target" and bulls eye logo) consisting of a total of 537 square feet;
 2. "Grocery" consisting of a total of 43 square feet (existing);
 3. "Pharmacy" consisting of a total of 35 square feet (existing);
 4. "Garden Center" consisting of a total of 69.5 square feet (existing);
 - b. Left elevation - "Super Target" (includes the words "Super Target" and bulls eye logo) consisting of a total of 537 square feet.
 - c. Right elevation - "Super Target" (includes the words "Super Target" and bulls eye logo) consisting of a total of 537 square feet.

CONDITIONS:

1. No signage will be permitted on the rear elevation of the building adjacent to Sandy Lane.
2. All lighted signage will be turned off at 10:00 p.m. Monday through Sunday.
3. The only changes approved as part of this Administrative Amendment are those approved deviations described above. No other changes have been authorized as part of this amendment and the development must remain in compliance with the terms and conditions of the original zoning resolution (as amended). The Development must be in compliance with the Master Concept Plan (as amended). The Development must be substantially consistent with the attached five-page signage plan stamped received May 21, 2008.
4. All other signs within this development must be consistent with the Land

Development Code (LDC), Sections 30 and 33, except as specifically modified and approved within this action.

5. The terms and conditions of the original zoning resolution remain in full force and effect.

(ADD2009-00008)

Deviation from LDC Section 10-261 to permit curbside pickup of solid waste to multiple-family residential alternatives is APPROVED, subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, dated January 15, 2009. The Master Concept Plan for ADD2009-00008 is hereby APPROVED and adopted. A reduced copy is attached hereto as Exhibit A.
2. The approval of this deviation is limited to 54 multiple-family residential dwelling units (18 in the Live/Work Buildings and 36 in the Villa Buildings) of the Art District at Rapallo equipped with individual garages and driveways depicted on the MCP as Building Numbers 80, 81, 82, 83, 84, 85, 86 and 87 as depicted on Exhibit C.
3. Units that do not have attached garages and the non-residential uses within the Art District at Rapallo are required to utilize dumpster space provided in accord with LDC Section 10-261 and Ordinance No. 08-10 and consistent with the "typical dumpster pad detail" as shown in Exhibit F.
4. Each unit is limited to a maximum of one curbside solid waste container.
5. The terms and conditions of the original zoning resolutions remain in full force and effect.

(ADD2009-00032)

A deviation from Land Development Code (LDC) Section 33-56, Definitions, which states that the face of sign area for a monument sign is measured as a rectangle enclosing the entire width and height of the sign structure, to allow for measurement of sign area to be calculated based on the outside edges of the lettering or sign frame.

A deviation from LDC Section 30-153(3)(a)(1) that requires a monument sign to be no closer than 5 feet to any side property line to allow for a 2 feet setback.

A deviation from LDC Section 30-153(3)(e) that requires a minimum setback of 15 feet from any right-of-way or easement, to allow for a setback of 10 feet from the right-of-way of Murano Del Lago and for a setback of 0 feet from the existing surrounding drainage and public utility easements.

APPROVED subject to the following conditions:

1. The terms and conditions of the original zoning resolutions remain in full force and effect.
2. These three deviations are only applicable to Tract 3C-2 of Coconut Point MPD as depicted on the attached plan marked as Attachment "A", labeled as "Coconut Point - Area 3, Tract 3C-2-Extra space Storage Master Development Plan."
3. This amendment is only applicable to one monument sign, as depicted on Attachment "B", entitled Project Sign (by US Signs). All other signs must be in full compliance with the requirements of the Lee County Land Development Code.

COP/Outdoor Seating Approvals:

COP2006-00035A, Ted's Montana Grill, 8017 Plaza Del Lago Drive, Suite 117:

4-COP-SRX Alcoholic Beverage License with outdoor seating is APPROVED subject to the following conditions:

1. This approval is limited to a Group III restaurant.
2. The sale of beer, wine, and liquor may only occur during the hours of 11 AM to 1AM Sunday-Saturday.
3. Indoor seating is limited to 169 seats, as shown on site plan Exhibit "B."
4. Outdoor seating is limited to 825 square feet and 44 seats, as shown on site plan Exhibit "B."
5. This approval is limited to 4-COP-SRX license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2006-00121A, Grill Room; STRAP number is 09-47-25-00-00001.0020:

4-COP-SRX Consumption on Premises is APPROVED, subject to the following conditions:

1. The approval is limited to a Group III Restaurant.
2. The sale of beer, wine, and liquor may only occur during the hours of 11 AM to 1AM Sunday-Saturday.
3. Indoor seating is limited to 7,590 square feet and 229 seats.
4. Outdoor seating is limited to 1,000 square feet and 88 seats, as shown on site plan "Exhibit B."
5. Music for outdoor seating areas must be piped, and is limited to the hours of 11 AM to 10 PM. The volume must be at or below conversation level.
6. This approval is limited to 4-COP-SRX license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2006-00150B, Blue Water Bistro, 23151 Village Shops Way #109:

Consumption on Premises 4-COP-SRX Alcoholic Beverage License with outdoor seating is APPROVED, subject to the following conditions:

1. This approval is limited to a Group III Restaurant.
2. The sale of beer, wine, and liquor may only occur during the hours of 11AM-1AM Sunday-Saturday.
3. Indoor seating is limited to 190 seats, as shown on site plan "Exhibit B."
4. Outdoor seating is limited to 1,464 square feet and 78 seats, as shown on site plan "Exhibit B."
5. This approval is limited to 4-COP-SRX license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2006-00176A, California Pizza Kitchen, 23181 Village Shops Way, Suite 113:

Consumption on Premises for a 4-COP-SRX Alcoholic Beverage License in conjunction with indoor and outdoor seating is APPROVED, subject to the following conditions:

1. This approval is limited to a Group III Restaurant.
2. The sale of beer, wine, and liquor may only occur during the hours of 11AM-1AM Sunday-Saturday.
3. Indoor seating is limited to 161 seats, as shown on site plan "Exhibit B."
4. Outdoor seating is limited to 1,722 square feet and 52 seats, as shown on site plan "Exhibit B."
5. This approval is limited to 4-COP-SRX license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2006-00169A, The Grape at Coconut Point, 23161 Villa Shops Way - Suite 113:

2-COP Alcoholic Beverage License in conjunction with indoor and outdoor seating is APPROVED, subject to the following conditions:

1. This approval is limited to a Group III Restaurant.
2. The sale of beer and wine may only occur during the hours of 11AM-1AM Sunday-Saturday.
3. Indoor seating is limited to 64 seats, as shown on site plan "Exhibit B."
4. Outdoor seating is limited to 300 square feet and 48 seats, as shown on site

plan "Exhibit B."

5. This approval is limited to 2-COP license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2007-00012, Doc Greens, 8001 Plaza Del Largo

2-COP Alcoholic Beverage License in conjunction with indoor and outdoor seating is APPROVED subject to the following conditions:

1. This approval is limited to a Group III Restaurant.
2. The sale of beer and wine may only occur during the hours of 11AM-1AM Sunday-Saturday.
3. Indoor seating is limited to 64 seats, as shown on site plan "Exhibit B."
4. Outdoor seating is limited to 500 square feet and 36 seats, as shown on site plan "Exhibit B."
5. This approval is limited to 2-COP license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2007-00065, Grand Café of Bonita Springs, 23161 Village Shops Way #101

4-COP-SRX Alcoholic Beverage License in conjunction with outdoor seating for Consumption on Premises is APPROVED, subject to the following conditions:

1. The approval is limited to a Group III Restaurant.
2. The sale of beer, wine, and liquor may only occur during the hours of 11 AM to 1AM Sunday-Saturday.
3. Indoor seating is limited to 7,288 square feet and 209 seats.
4. Outdoor seating is limited to 30 seats, as shown on site plan "Exhibit B."
5. Music for outdoor seating areas must be piped, and is limited to the hours of 11 AM to 10 PM. The volume must be at or below conversation level.
6. This approval is limited to 4-COP-SRX license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2007-00093, Moe's Southwest Grill, 23050 Via Villagio #125

2-COP Alcoholic Beverage License for Consumption on Premises in conjunction with indoor and outdoor seating is APPROVED, subject to the following conditions:

1. The approval is limited to a Group III Restaurant.
2. The sale of beer and wine may only occur during the hours of 11 AM to 1AM Sunday-Saturday.
3. Indoor seating is limited to 3,014 square feet and 74 seats.
4. Outdoor seating is limited to 64 seats, as shown on site plan "Exhibit B."
5. Music for outdoor seating areas must be piped, and is limited to the hours of 11 AM to 10 PM. The volume must be at or below conversation level.
6. This approval is limited to 2-COP license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2007-00161, Così II at Coconut Point, 23161 Fashion Drive Suite 121

2-COP Alcoholic Beverage License in conjunction with Consumption on Premises for indoor and outdoor seating is APPROVED, subject to the following conditions:

1. The approval is limited to a Group III Restaurant.
2. The sale of beer and wine may only occur during the hours of 10 AM to 1 AM Sunday-Saturday.
3. Indoor seating is limited to 2,153 square feet and 47 seats.
4. Outdoor seating is limited to 24 seats, as shown on site plan "Exhibit B."
5. Music for outdoor seating areas must be piped, and is limited to the hours of 11 AM to 10 PM. The volume must be at or below conversation level.
6. This approval is limited to 2-COP license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2007-00134, Hurricane Grill & Wings, 8017 Plaza Del Lago Drive, Suite 107

2-COP Alcoholic Beverage License for Consumption on Premises in conjunction with indoor and outdoor seating is APPROVED, subject to the following conditions:

1. The approval is limited to a Group III Restaurant
2. The sale of beer and wine may only occur during the hours of 10 AM to 1 AM Sunday-Saturday.
3. Indoor seating is limited to 1,430 square feet and 31 seats.

4. Outdoor seating is limited to 16 seats, as shown on site plan "Exhibit B."
5. Music for outdoor seating areas must be piped, and is limited to the hours of 11 AM to 10 PM. The volume must be at or below conversation level.
6. This approval is limited to 2-COP license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2007-00194A, Pagelli's Cucina - Coconut Point Mall, 8017 Plaza Del Lago #101
4-COP-SRX Alcoholic Beverage License in conjunction with Consumption on Premises for indoor and outdoor seating is APPROVED, subject to the following conditions:

1. The approval is limited to a Group III Restaurant.
2. The sale of beer, wine and liquor may only occur during the hours of 10 AM to 1 AM Sunday-Saturday.
3. Indoor seating is limited to 6,911 square feet and 219 seats.
4. Outdoor seating is limited to 151 seats, as shown on site plan "Exhibit B."
5. Music for outdoor seating areas must be piped, and is limited to the hours of 11 AM to 10 PM. The volume must be at or below conversation level.
6. This approval is limited to 4-COP-SRX license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2007-00201, Tijuana Flats Burrito Company, 8350 Hospital Loop Suite #102
2-COP Alcoholic Beverage License in conjunction with Consumption on Premises for indoor and outdoor seating is APPROVED, subject to the following conditions:

1. The approval is limited to a Group III Restaurant.
2. The sale of beer and wine may only occur during the hours of 10 AM to 1 AM Sunday-Saturday.
3. Indoor seating is limited to 2,500 square feet and 88 seats.
4. Outdoor seating is limited to 32 seats, as shown on site plan "Exhibit C."
5. Music for outdoor seating areas must be piped, and is limited to the hours of 11 AM to 10 PM. The volume must be at or below conversation level.

6. (Declared null and void by ADD2008-00043) Sufficient parking is provided for the proposed 2,500 sq. ft. Tijuana Flats with 756 sq. ft. of outdoor dining, 11,500 sq. ft. Edwin Watts store, and 2,000 sq. ft. Alltel store, only. If additional tenant spaces request certificates of occupancy in the available 2,500 sq. ft. or 6,180 sq. ft. vacant spaces, a parking variance or deviation will be required.
7. This approval is limited to 2-COP license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2007-00233, TGI Friday's Estero Store #455, Plaza Del Lago Dr.

Consumption on Premises is APPROVED subject to the following conditions:

1. The Consumption on Premises (4-COP-SRX) must be in conjunction with a Group III restaurant.
2. The hours of operation for the sale of beer, wine and liquor may only occur during the hours of 11:00 A.M. and 1:00 A.M. daily.
3. Consumption on premises will be limited to the 7,096 (+/-) square foot location shown on the Master Development Plan (attachment B), which has an indoor seating capacity of 317 and an outdoor seating capacity of 38.
4. Music for outdoor seating areas must be piped, and is limited to the hours of 11:00 A.M. to 10:00 P.M. daily. The volume must be at or below conversation level.
5. This approval is limited to 4-COP-SRX license only. If any other type of license is sought, a new approval in according with the LDC will be required.

COP2008-00007, Hemingway's Island Grill @ Coconut Point, 8001 Plaza Del Lago #113
4-COP-SRX Alcoholic Beverage License in conjunction with Consumption on Premises for indoor and outdoor seating is APPROVED, subject to the following conditions:

1. The approval is limited to a Group III Restaurant.
2. The sale of beer, wine and liquor may only occur during the hours of 10 AM to 1 AM Sunday-Saturday.
3. Indoor seating is limited to 8,000 square feet and 200 seats.
4. Outdoor seating is limited to 100 seats, as shown on site plan "Exhibit B."
5. Music for outdoor seating areas must be piped, and is limited to the hours of 11 AM to 10 PM. The volume must be at or below conversation level.

6. This approval is limited to 4-COP-SRX license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

(Following replaced by COP2010-00032)

~~ADD2008-00092, Hyatt Place, 23120 Via Villagio~~

~~2COP Alcoholic Beverage License in conjunction with indoor and outdoor seating and room service at a hotel known as Hyatt Place is APPROVED, subject to the following conditions:~~

- ~~1. This Administrative Amendment is limited to:
 - a. The addition of Consumption on premises of beer and wine in compliance with LDC §34-1264 in conjunction with a hotel/motel (Tract 2D Only) to the Schedule of Uses of Resolution Number Z-02-009.
 - b. A 2COP Alcoholic Beverage License in conjunction with indoor and outdoor seating and room service at the hotel. If any other type of license is sought, a new approval in accordance with the LDC will be required.~~
- ~~2. Consumption on premises is limited to the 75,000 square foot, 5 story, 108-unit hotel on Tract 2D of the Coconut Point Master Concept Plan (see Master Development Plan, attachment B) with indoor restaurant/lobby seating available for approximately 58 persons (see 1st Floor Plan, attachment D), outdoor seating in the enclosed pool area for approximately 40 persons (see Pool Plan Area, attachment E) and in the veranda for approximately 16 persons (see 1st Floor Plan, attachment D), and room service available within the 75,000 square foot, 5 story, 108-unit hotel (see Master Development Plan, attachment B).~~
- ~~3. The sale of beer and wine is limited to the hours between 10:00 a.m. and 1:00 a.m. daily in the indoor restaurant/lobby seating and outdoor/pool seating areas.~~
- ~~4. Music for outdoor seating areas must be piped and is limited to the hours of 10:00 a.m. to 10:00 p.m. The volume must be at or below conversation level.~~
- ~~5. The terms and conditions of the original zoning resolutions remain in full force and effect.~~

COP2008-00103, Tony Sacco's Coal Oven Pizza, 8001 Plaza Del Lago Drive #109

2-COP Alcoholic Beverage License in conjunction with Consumption on Premises

for indoor and outdoor seating is APPROVED, subject to the following conditions:

1. The approval is limited to a Group III Restaurant.
2. The sale of beer and wine for consumption on premises may only occur during the hours of 11:00 am to 1:00 am daily.
3. Indoor seating is limited to approximately 2,688 square feet and 78 seats and outdoor seating is limited to approximately 600 square feet and 44 seats as shown on the Furniture Plan, attachment A.
4. Music for the outdoor seating area must be piped, and is limited to the hours of 11:00 am to 10:00 pm daily. The volume must be at or below conversation level.
5. This approval is limited to a 2-COP license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

COP2008-00152, Stir Crazy Coconut Point, 23106 Fashion Dr. Suite 135

4-COP-SRX Alcoholic Beverage License in conjunction with Consumption on Premises for indoor and outdoor seating is APPROVED, subject to the following conditions:

1. The approval is limited to a Group III Restaurant.
2. The sale of beer, wine and liquor may only occur during the hours of 10 AM to 1 AM Sunday-Saturday.
3. Indoor seating is limited to 8,258 square feet and 212 seats.
4. Outdoor seating is limited to 53 seats, as shown on site plan "Exhibit B."
5. Music for outdoor seating areas must be piped, and is limited to the hours of 11 AM to 10 PM. The volume must be at or below conversation level.
6. This approval is limited to 4-COP-SRX license only. If any other type of license is sought, a new approval in accordance with the LDC will be required.

ADD2010-00062, Hyatt Place Estero, 23120 Via Villagio

Consumption on premises of beer, wine and liquor in compliance with LDC §34-1264 in conjunction with a hotel/model (Tract 2D Only) to the Schedule of Uses of Resolution Number Z-02-009 for a 4COP S Alcoholic Beverage License in conjunction with indoor and outdoor seating and room service at a hotel is APPROVED, subject to the following conditions:

1. This Administrative Amendment is limited to:
 - a. The addition of Consumption on premises of beer, wine and liquor in compliance with LDC §34-1264 in conjunction with a hotel/motel (Tract 2D Only) to the Schedule of Uses of Resolution Number Z-02-009.
 - b. A 4COP S Alcoholic Beverage License in conjunction with indoor and outdoor seating and room service at the hotel. If any other type of license is sought, a new approval in accordance with the LDC will be required.
2. Consumption on premises is limited to the 75,000 square foot, 5 story, 108 unit hotel on Tract 2D of the Coconut Point Master Concept Plan (see Master Development Plan, attachment 6) with indoor restaurant/lobby seating available for approximately 58 persons (see 1st Floor Plan, attachment D), outdoor seating in the enclosed pool area for approximately 40 persons (see Pool Plan Area, attachment E) and in the veranda for approximately 16 persons (see 1st Floor Plan, attachment D), and room service available within the 75,000 square foot, 5 story, 108 unit hotel (see Master Development Plan, attachment B).
3. The sale of alcoholic beverages is limited to the hours between 10:00 a.m. and 1:00 a.m. daily in the indoor restaurant/lobby seating and outdoor/pool seating areas.
4. Music for outdoor seating areas must be piped and is limited to the hours of 10:00 a.m. to 10:00 p.m. The volume must be at or below conversation level.
5. The terms and conditions of the original zoning resolutions remain in full force and effect.

COP2012-00060, Chuey's Tacos

APPROVED, subject to the following conditions:

1. The approval is limited to a Group I Restaurant and a 2-COP license only. If any other type of restaurant or license is sought, a new approval in accordance with the LDC will be required.
2. The approval for consumption on premises (2-COP) is based on the outdoor floor plan stamped received by Community Development on April 24, 2012, attached hereto as Exhibit "C".

3. The approval is limited to a maximum of 600± square feet, located in a kiosk with a maximum of 24 outdoor seats.
4. The hours of operation for the service of alcoholic beverages in conjunction with the restaurant will be daily from 11:00 a.m. to 10:00 p.m.
5. The beer and wine must be consumed within the roped area as depicted in Exhibit "C".
6. Signage shall be placed on the tables indicating consumption outside the table area is prohibited.
7. The alcoholic beverage must be served tableside. Pick up the alcoholic beverage at the kiosk is prohibited.
8. To delineate the table serve area, ropes (similar to Exhibit "D") must be installed at locations depicted on Exhibit "C".
9. A minimum of 4 signs, with the wording "NO ALCHOLIC BEVERAGES BEYOND THIS POINT", shall be placed on the queue poles as shown on "Exhibit "E".

Commercial Lot Spit Amendment:

ADD2007-00184: 23230-160 Via Villagio, current STRAP number is
09-47-25-36-00000.003B

Administrative Approval for the subdivision of the subject property into 2 lots is
APPROVED, subject to the following conditions:

1. Land Development Code (LDC) relief approved herein is limited to the Lot Split Plan stamped received by Community Development on October 11, 2007. A reduced copy is attached hereto as "Exhibit D."
2. Perpetual maintenance of common elements of Parcels 3B-1 and 3B-2 is to be provided for as described in the recorded covenant Instrument #200600409929, received by Community Development on October 11, 2007, and attached hereto as "Exhibit B."
3. The required cross easement for parking is to be provided as described in the recorded covenant Instrument #2007000373096, received by Zoning on January 2, 2008, and attached hereto as "Exhibit E."
4. Prior to the issuance of a Type 5 Limited Development Order for a commercial lot split, a copy of the recorded property documents including the maintenance agreement must be submitted and approved by the Lee County Attorney's Office.
5. The deviation for no Type A buffer requirements is approved for the internal lot line only, and will not be applicable to the border of the subject properties and adjacent commercial properties.

(ADD2008-00054)

Commercial lot split with administrative relief from the following Lee County Land Development Code (LDC) requirements, is approved with the following deviations and condition:

Deviations

Deviation 1: Deviation from LDC Section 10-416(d)(3) which provides that the Table in this Section provides the required buffer type when a proposed use is abutting an existing use or, in the absence of an existing use, the existing zoning; to allow for no Type A buffers along each side of the of the common line between the proposed parcels and their associated uses.

Deviation 2: Deviation from LDC Section 10-260(A) which provides that Off-street

parking requirements for development that are subject to this chapter (Chapter 10) are specified in chapter 34, article VI, division 26. The development order drawings shall show all parking areas to be provided on this project. Off-street parking for all projects that are subject to this chapter shall comply with the off-street parking requirements specified in chapter 34; to allow the created lots to be provided parking with the parking that is shown on the plan. The parking spaces for the Ethan Allen will exit onto an aisle that is located on the Retails site.

Deviation 3: Deviation from LDC Section 34-2013(b) which provides that each parking lot must have a distinct parking lot entrance. The entrance must meet the requirements of chapter 10 ...; to allow the created lots to be provided with the parking that is shown on the plan. The parking spaces for the Ethan Allen will exit onto an aisle that is located on the Retails site.

Deviation 4: Deviation from LDC Section 34-2014 which provides that a parking plan is required for all uses, except single-family residence, duple, two-family attached and single family mobile home dwelling units, and must be submitted for review and approval in accordance with chapter 10. Developments which are not required to be reviewed and approved in accordance with chapter 10 must submit plans to the division of zoning and development services prior to issuance of a building permit. The plan must accurately designate the required parking spaces, parking aisles and parking lot entrance, as well as the relation of the off-street parking facilities to the uses or structures such facilities are designed to serve; to allow the created lots to be provided with the parking that is shown on the plan. The parking spaces for Ethan Allen will exist onto an aisle that is located on the Retails site.

Deviation 5: Deviation from LDC Section 34-2015(1) which provides for the location of parking lots which, except for parking lots specifically zoned CP or as provided for in section 34-2018, all parking spaces must be provided on the same premises and within the same or similar type of zoning district as the use they serve; to allow the created lots to be provided with the parking that is shown in the plan. The parking spaces for Ethan Allen will exit onto an aisle that is located on the Retails site.

Deviation 6: Deviation from LDC Section 34-2015(2)a. which states all parking lots must be designed in accordance with the setback, buffer, landscaping, and drainage requirements set forth in chapter 10; to allow the created lots to be provided with the parking that is shown on the plan, It is requested that buffering along the common lot line not be required.

Deviation 7: Deviation from LDC Section 34-2015(2)c. which states that all individual parking spaces must be accessible from a parking aisle intended to provide access to the space; to allow the created lots to be provided with the parking that is shown on the plan. The parking spaces for Ethan Allen will exit

onto an aisle that is located on the Retails Site.
Condition

1. Approval is limited to the site plan entitled "Lot Split Plan, Exhibit B-2.A.2, stamped received on April 10, 2008. A reduced copy is attached hereto.

(ADD2010-00079 and ADD2010-00079A)

1) A commercial lot split from Tract 2B, to create Lot #8 with administrative relief from:

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

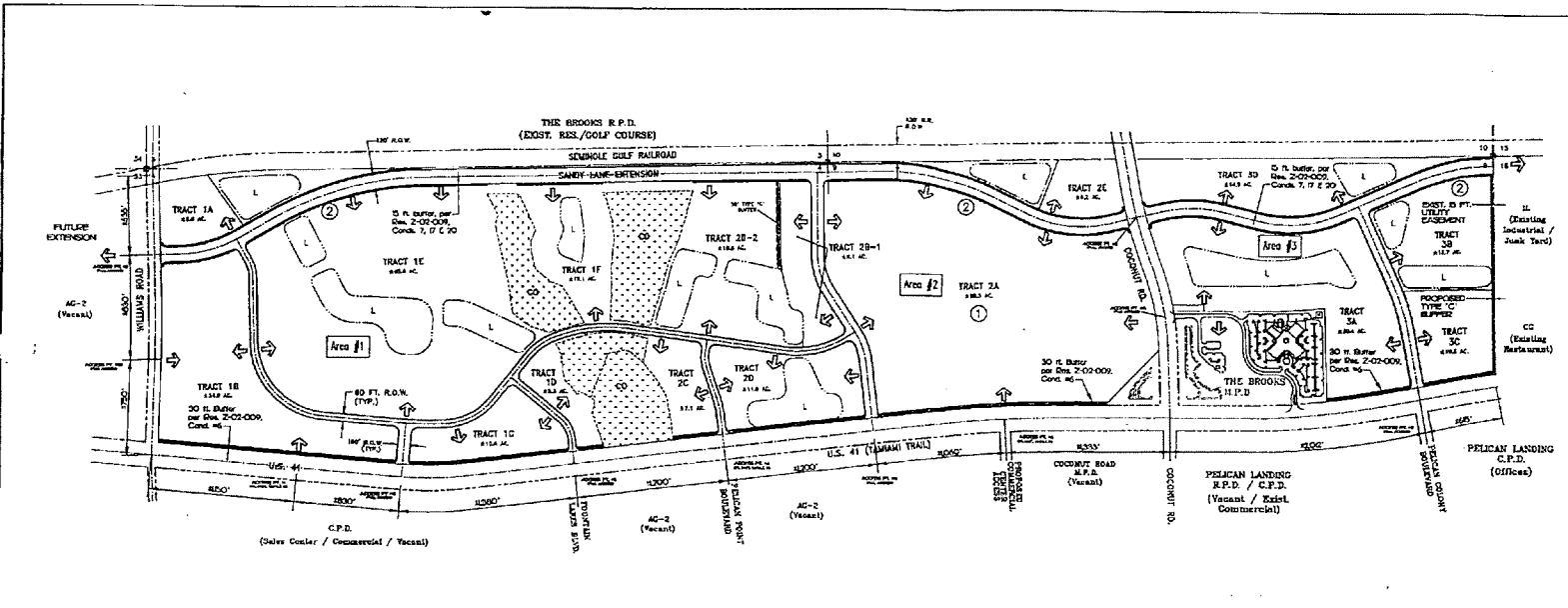
2) Deviations from the property development regulations established by Zoning Resolution Z-02-009 and as subsequently amended by ADD2004-00060(C) and ADD2004-00187(A) to allow:

- a) A decrease in minimum required lot width from 100 feet to 68.83 feet;
- b) A decrease in minimum required lot area from 20,000 square feet to 18,801 square feet;
- c) An increase in minimum lot coverage from 40 percent to 40.3 percent;
- d) A decrease in minimum front (street) setback from 25 feet to 15.64 feet;
- e) A decrease in minimum side setback from 10 feet to 0.79 feet;
- f) A decrease in minimum rear setback from 25 feet to 4.18 feet; and

- g) A decrease in minimum waterbody setback from 25 feet to 7.81 feet.
- 3) Revision to the Bulkhead Details exhibit approved under ADD2004-00060 to replace a portion of rock retaining wall in order to install an elevated walkway on the west side of the proposed building.

Approval is subject to the following conditions:

1. Approval is limited to, and development must be in substantial compliance with, the Master Development Plan, Lot Split Plan and Lake Shops Plan stamped RECEIVED OCT 19 2010 COMMUNITY DEVELOPMENT (see Attachments A - C).
2. Prior to approval of any Development Order for the proposed Lot #8:
 - a. The development order plans must depict a revised open space tracking table;
 - b. Compliance with applicable provisions of the LDC must be demonstrated; and
 - c. A subdivision re-plat must be submitted to Development Services for review and approval. Prior to approval of any building permit for the proposed Lot #8, the subdivision re-plat must be recorded.
3. The Bulkhead Details exhibit (not including the Bulkhead Planting Exhibit) approved by ADD2004-00060 is replaced in full by the Lake Shops Plan stamped RECEIVED OCT 19 2010 COMMUNITY DEVELOPMENT (see Attachment C).
4. The terms and conditions of the original zoning resolution and as subsequently amended remain in full force and effect except that ADD2010-00079 is superceded by ADD2010-00079(A).



PROJECT SUMMARY:

- 1.) REQUEST: A Retaining from AC-2 to Mixed Use Planned Development (MUD)
- 2.) INTERNAL CONCEPTUAL PROJECT ACRES:

CONSERVATION AREAS	± 32.7 ACRES
LAKES	± 47.1 ACRES
INTERNAL (PRIVATE) R.O.W.	± 20.2 ACRES
INTERNAL (PUBLIC) R.O.W.	± 30.0 ACRES
GREEN AREAS / OPEN SPACE	± 11.8 ACRES
DEVELOPMENT TRACT AREAS	± 340.8 ACRES
TOTAL	± 482.4 ACRES
- 3.) CONCEPTUAL TRACT LAND USE / DENSITY PROJECTIONS:

Development Area #1: (Encompasses - 250 ac. Area / Total - Comm. 262,000 sq.ft. / Office 70,000 sq.ft.)	
Proposed Lakes	± 17.3 Ac.
Proposed Internal/Private R.O.W.	± 8.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 12.1 Ac.
Conservation Areas	± 32.7 Ac.
Green Areas / Open Space	± 13.6 Ac.
Development Areas (Tracts 1A - 1I)	± 136.2 Ac.
Total Development Area #1	± 210.8 Ac.
Development Area #2: (Encompasses - 250 ac. Area / Total - Comm. 1,156,000 sq.ft. / Office 93,000 sq.ft. / Hotel - 150 Rooms)	
Proposed Lakes	± 15.1 Ac.
Proposed Internal/Private R.O.W.	± 8.0 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 9.9 Ac.
Green Areas / Open Space	± 2.5 Ac.
Development Areas (Tracts 2A - 2C)	± 136.5 Ac.
Total Development Area #2	± 175.7 Ac.
Development Area #3: (Encompasses - 250 ac. Area / Total - Comm. 1,156,000 sq.ft. / Office 93,000 sq.ft. / Hotel - 150 Rooms)	
Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 11.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.1 Ac.
Green Areas / Open Space	± 1.4 Ac.
Development Areas (Tracts 3A - 3C)	± 68.8 Ac.
Total Development Area #3	± 92.8 Ac.

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

Development Area #1:	Tract 1A 15,200 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 300 M.F. DUP's
	Tract 1F 100 M.F. DUP's
Development Area #2:	Tract 2A 1,300,000 s.f. Retail / 100 M.F. DUP's / 200 Room Hotel
	Tract 2B-1 40,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
	Tract 2B-2 200 M.F. DUP's
	Tract 2C 40,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
	Tract 2D 50,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
	Tract 2E 20,000 s.f. Retail / 30,000 s.f. Office
Development Area #3:	Tract 3A 60,000 s.f. Retail / 100,000 s.f. Office / 150 Room Hotel
	Tract 3B 250 M.F. DUP's
	Tract 3C 40,000 s.f. Retail / 30,000 s.f. Office / 150 Room Hotel
	Tract 3D 250 M.F. DUP's
- 5.) PROMISE FINANCING:

M.F. / A.L.P. (UNITS)	RETAIL (50,000)	OFFICE (50,000)	HOTEL (100,000)	
2001 - 2008	1,200*	1,800,000	300,000	600

*M.F. / A.L.P. UNITS MAY BE REPLACED WITH S.F. / R.F. / T.M. / DUPLEX UNITS SO LONG AS THE TOTAL NO. OF FEW HOUR VEHICULAR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH REGULATION 2-02-009.

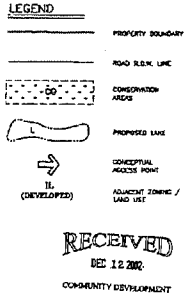
- 5.) CONCEPTUAL OPEN SPACE:
 - a.) REQUIRED (per L.C.L.O.C.P.):

Development Area #1:	(LESS Sandy Lane Ext. & Tracts 1C & 1F) 12.1 Ac. ± 30%	± 36.3 Ac.
	(Tracts 1C & 1F) 77.7 Ac. ± 40%	± 31.1 Ac.
Development Area #2:	(LESS Sandy Lane Ext. & Tract 2B-2) 147.0 Ac. ± 30%	± 44.1 Ac.
	(Tract 2B-2) 18.8 Ac. ± 40%	± 7.5 Ac.
Development Area #3:	(LESS Sandy Lane Ext. & Tracts 3B & 3C) 60.2 Ac. ± 30%	± 18.1 Ac.
	(Tract 3B & 3C) 27.6 Ac. ± 40%	± 11.0 Ac.

Total Open Space Required: ± 148.1 Ac.
(Note: ± of Open Space may vary depending upon the ultimate land uses.)
 - b.) PROVIDED (per L.C.L.O.C.P.):

Prop. Lake Areas (0.5 x 25.0% of 148.1 Ac.)	± 37.0 Ac.
Prop. Conservation Areas	± 32.7 Ac.
Prop. Green Areas / Open Space	± 11.1 Ac.
Residential Development:	± 39.2 Ac.
Commercial Development:	± 28.1 Ac.
(Tracts 1A - 10, 2A, 2B-1, 2C - 2E, 3A & 3C) (± 210.1 Ac. @ 13.4%)	± 28.1 Ac.

Total Open Space Provided: ± 146.1 Ac.



- 6.) NOTES:
 1. Corrections / modifications of proposed land uses, such as lakes, conceptual green, midways and open space are conceptually shown and subject to change during final design / permitting.
 2. The location of proposed conceptual Tracts 1B and 2B for urbanizing strategic purposes is subject to L.C.C. Sec. 34-222(1)(c).
- 7.) NOTES:
 1. Corrections / modifications of proposed land uses, such as lakes, conceptual green, midways and open space are conceptually shown and subject to change during final design / permitting.
 2. The location of proposed conceptual Tracts 1B and 2B for urbanizing strategic purposes is subject to L.C.C. Sec. 34-222(1)(c).

COCONUT POINT
 MASTER CONCEPT PLAN
 EXHIBIT IV-E

6042-F Freshwater Court
 Coconut Point, FL 33153
 Phone : (813) 355-1200
 Professional Registration No. 1772
 Register - Civil Engineer - Florida

HOLE MONTES
 REGISTERED PLANNERS ARCHITECTS

RECEIVED
 DEC 18 2001
 DRI 2000-00015
 DCI 2001-00005
 COMMUNITY DEVELOPMENT

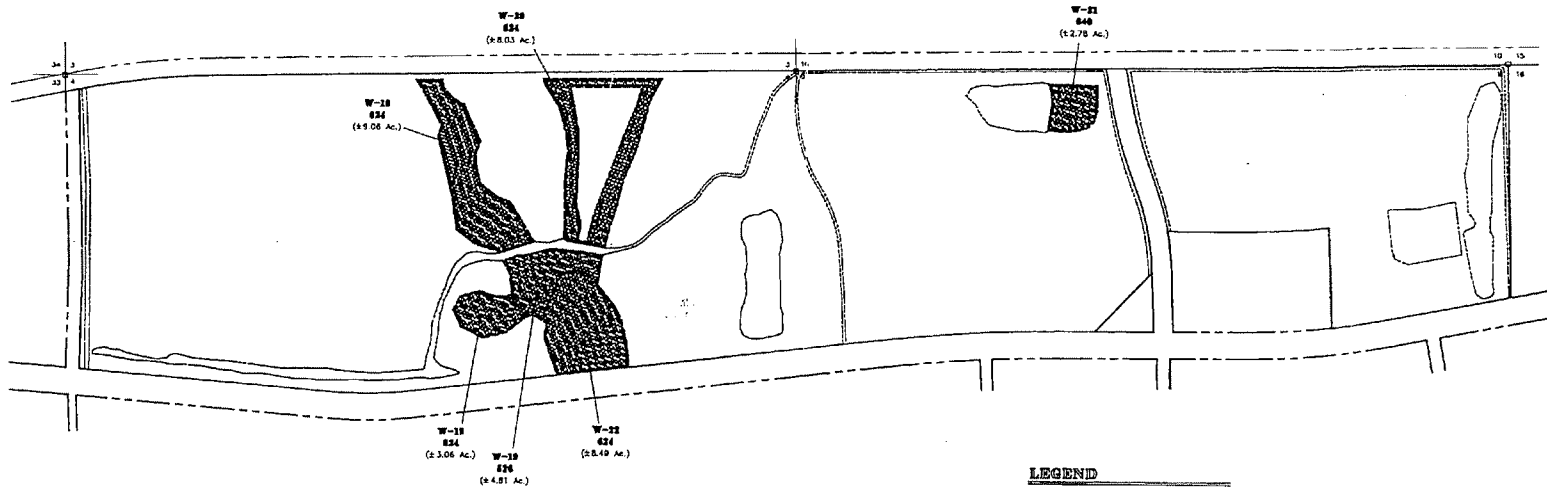
APPROVED
 Master Concept Plan
 Date: 02-09-01 Page 1 of 1
 Subject to conditions in Resolution 7-02-007
 Case: DCI 2001-00015 - DCI 2001-00005

PRINTED
 DEC 18 2001

SCALE: 1" = 400'
 DRAWING NUMBER: 97.79B

97.79B 1 of 2

ADMINISTRATIVE RECORDS SECTION OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, TALLAHASSEE, FLORIDA 32310-1010



LEGEND

— PROJECT BOUNDARY LINE
 W-23 WETLAND NUMBERS
 SW1 S.W.M. AREAS NUMBERS

VEGETATION DELINEATION:

211 IMPROVED PASTURE (± 404.45 Ac.)
 416 SLASH PINE - MELALEUCA UPLAND FOREST (± 8.74 Ac.)
 826 BORROW LAKES (± 19.37 Ac.)
 824 MELALEUCA - SLASH PINE - CYPRESS
 MISED WETLAND FOREST (± 20.81 Ac.)
 846 VEGETATED NON-FORRESTED WETLANDS (± 10.81 Ac.)
 746 PREVIOUSLY CLEARED / DISTURBED AREA (± 6.64 Ac.)
 814 ROADS (± 14.32 Ac.)

*Wetland numbers correlated with those utilized in the permitting process for S.F.W.M.D. H.S.C.W. No. 3C-00200-5

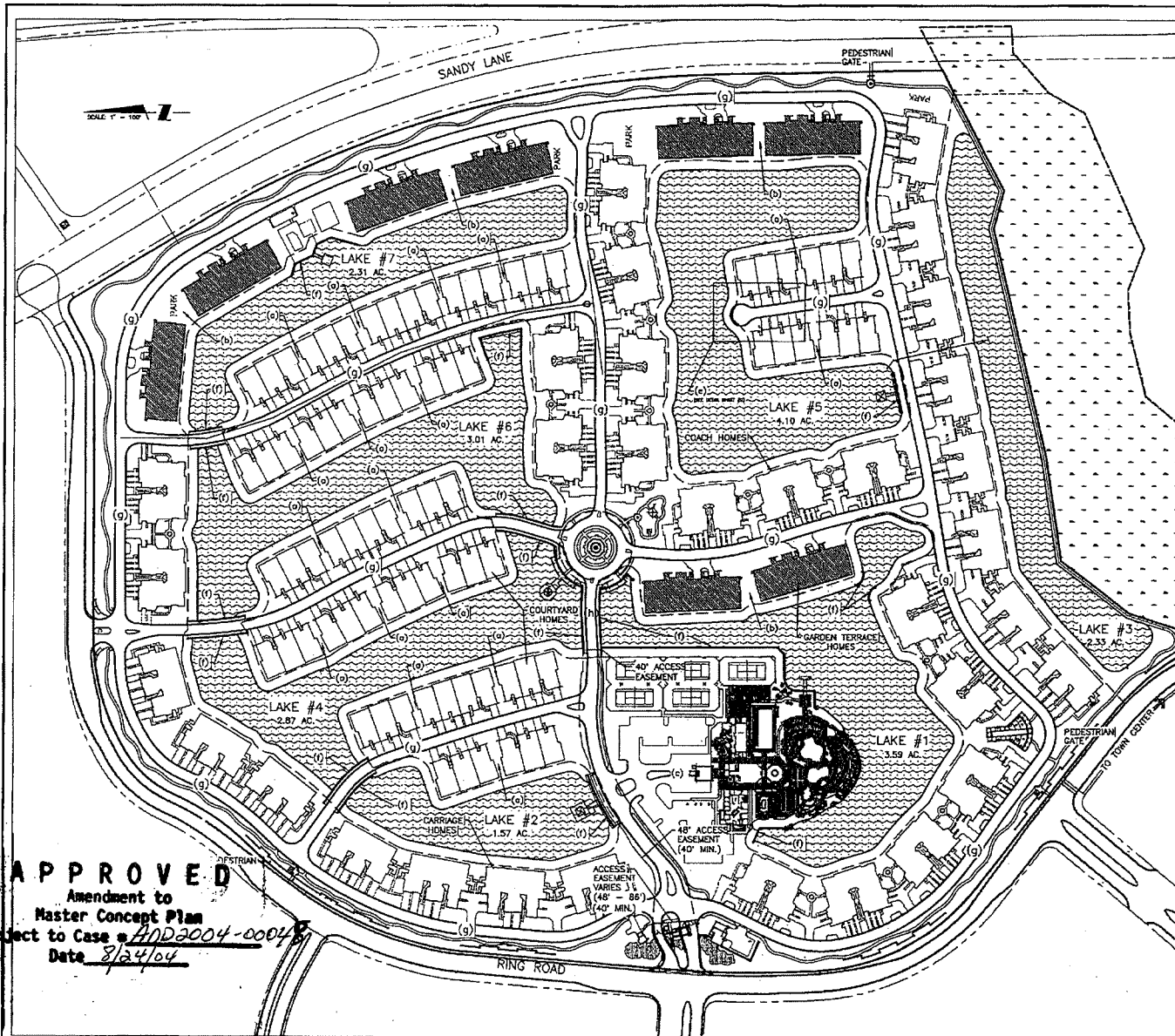
EXHIBIT D

6200-F Presidential Court Fort Myers, FL 33919 Phone: (813) 985-1200 Fax: (813) 985-1200	
COCONUT POINTE S.F.W.M.D. JURISDICTIONAL WETLANDS & SURFACE WATERS	
PREPARED BY: DATE:	CHECKED BY: DATE:
APPROVED BY: DATE:	DATE:
PROJECT NO.: 9779EWET	SCALE: 1" = 400'
SHEET NO.: 97.79-B	TOTAL SHEETS: 11/29/01

URI 2002-00115

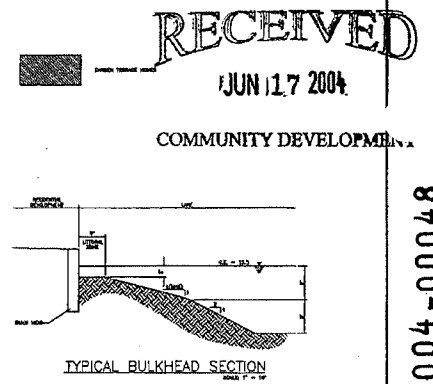


SCALE: 1" = 400'



- NOTES**
1. AMENDMENT IS AN ADMINISTRATIVE AMENDMENT TO THE APPROVED MASTER PLAN FOR THE DEVELOPMENT, REGULATED BY THE LOCAL GOVERNMENT.
 2. TRACT 1 IS - EXISTING PAVED AREA - 17.8 ACRES APPROVED FOR THE DEVELOPMENT PER PERM. 2-10-00. PREPARED FOR THE MASTER PLAN.
 3. EXISTING TRACT 2 IS - EXISTING PAVED AREA - 17.8 ACRES APPROVED FOR THE DEVELOPMENT PER PERM. 2-10-00. PREPARED FOR THE MASTER PLAN.
 4. EXISTING TRACT 3 IS - EXISTING PAVED AREA - 17.8 ACRES APPROVED FOR THE DEVELOPMENT PER PERM. 2-10-00. PREPARED FOR THE MASTER PLAN.
 5. EXISTING TRACT 4 IS - EXISTING PAVED AREA - 17.8 ACRES APPROVED FOR THE DEVELOPMENT PER PERM. 2-10-00. PREPARED FOR THE MASTER PLAN.
 6. EXISTING TRACT 5 IS - EXISTING PAVED AREA - 17.8 ACRES APPROVED FOR THE DEVELOPMENT PER PERM. 2-10-00. PREPARED FOR THE MASTER PLAN.
 7. EXISTING TRACT 6 IS - EXISTING PAVED AREA - 17.8 ACRES APPROVED FOR THE DEVELOPMENT PER PERM. 2-10-00. PREPARED FOR THE MASTER PLAN.
 8. EXISTING TRACT 7 IS - EXISTING PAVED AREA - 17.8 ACRES APPROVED FOR THE DEVELOPMENT PER PERM. 2-10-00. PREPARED FOR THE MASTER PLAN.

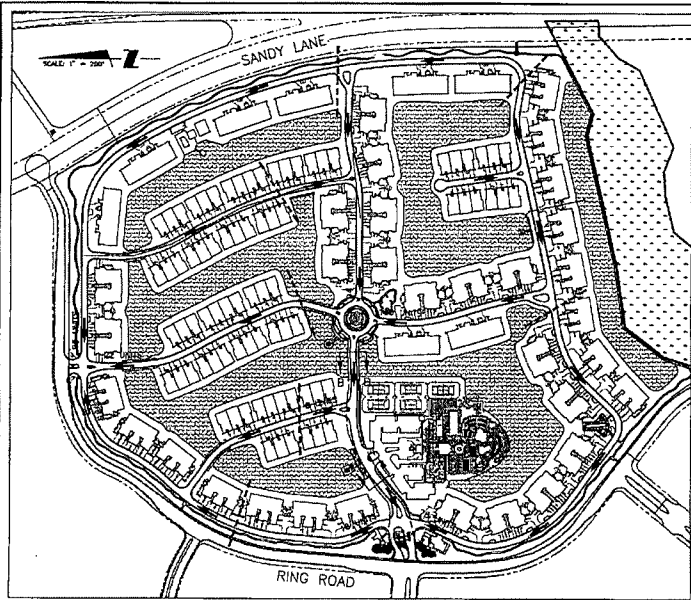
PROPOSED ADMINISTRATIVE AMENDMENTS	
LOCATION DESIGNATION	ADMINISTRATIVE AMENDMENT
(a)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ALLOW A MINIMUM NUMBER OF 10 UNITS TO BE DEVELOPED FOR THE DEVELOPMENT.
(b)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ALLOW A MINIMUM NUMBER OF 10 UNITS TO BE DEVELOPED FOR THE DEVELOPMENT.
(c)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ALLOW A MINIMUM NUMBER OF 10 UNITS TO BE DEVELOPED FOR THE DEVELOPMENT.
(d)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ALLOW A MINIMUM NUMBER OF 10 UNITS TO BE DEVELOPED FOR THE DEVELOPMENT.
(e)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ALLOW A MINIMUM NUMBER OF 10 UNITS TO BE DEVELOPED FOR THE DEVELOPMENT.
(f)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ALLOW A MINIMUM NUMBER OF 10 UNITS TO BE DEVELOPED FOR THE DEVELOPMENT.
(g)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ALLOW A MINIMUM NUMBER OF 10 UNITS TO BE DEVELOPED FOR THE DEVELOPMENT.
(h)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ALLOW A MINIMUM NUMBER OF 10 UNITS TO BE DEVELOPED FOR THE DEVELOPMENT.



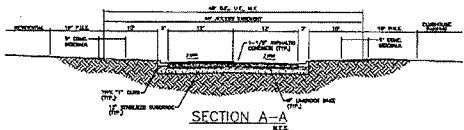
APPROVED
 Amendment to
 Master Concept Plan
 Subject to Case # ADD2004-0004
 Date 8/24/04

PROJECT: TOUCHSTONE HOME AT RAPALLO, INC. CLIENT: TOUCHSTONE HOME AT RAPALLO, INC.	TITLE: ADMINISTRATIVE AMENDMENT/ DEVIATION EXHIBIT
PROJECT: COCONUT POINT - TRACT 1E - RAPALLO	SHEET NUMBER: 1 OF 2

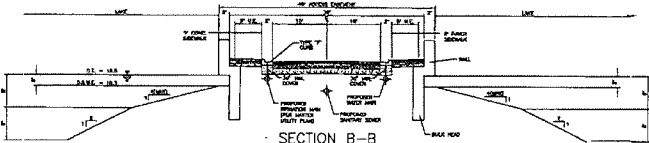
ANN 2004-00048



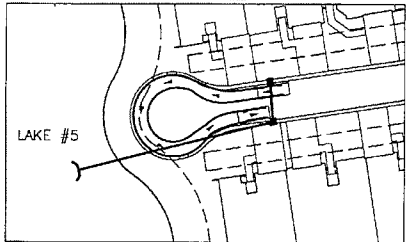
ACCESSWAY DETAIL
SCALE 1" = 100'



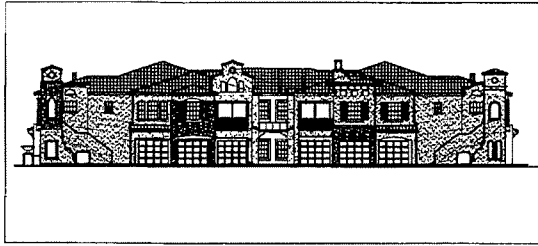
SECTION A-A
SCALE 1/4" = 1'-0"



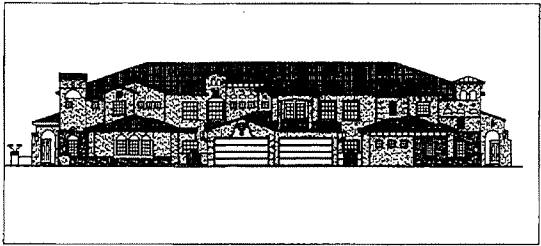
SECTION B-B
SCALE 1/4" = 1'-0"



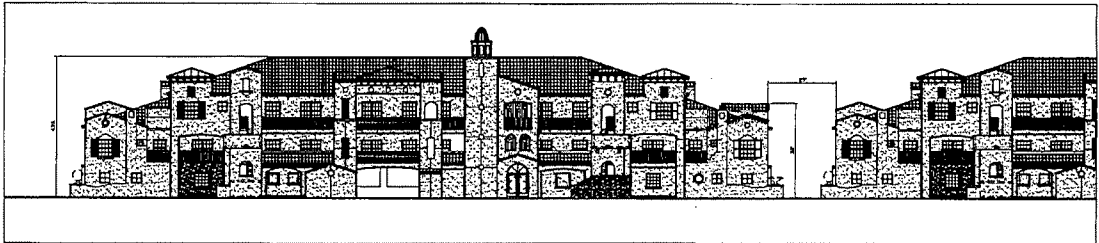
REDUCED CUL-DE-SAC DETAIL
SCALE 1" = 30'



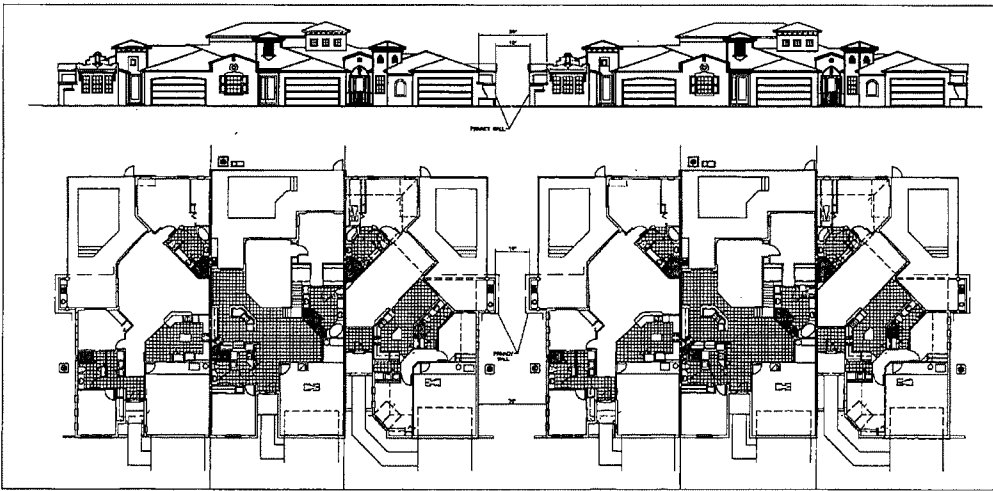
COACH HOME
SCALE 1/16" = 1'



CARRIAGE HOME
SCALE 1/16" = 1'



GARDEN TERRACE HOME
SCALE 1/16" = 1'



COURTYARD HOME
SCALE 1/16" = 1'

NO.	DATE	DESCRIPTION

WilsonMiller
 Planners • Engineers • Designers • Program • Landscape Architects • Transportation Consultants
 WilsonMiller, Inc.
 423 Central Business Park East, Suite 200, Walnut Creek, CA 94597 • Phone 925-938-1000 • Fax 925-938-1001 • www.wilsonmiller.com

CLIENT: TOUCHSTONE HOMES AT RAPALLO, INC.
 PROJECT: COCONUT POINT - TRACT 1E - RAPALLO

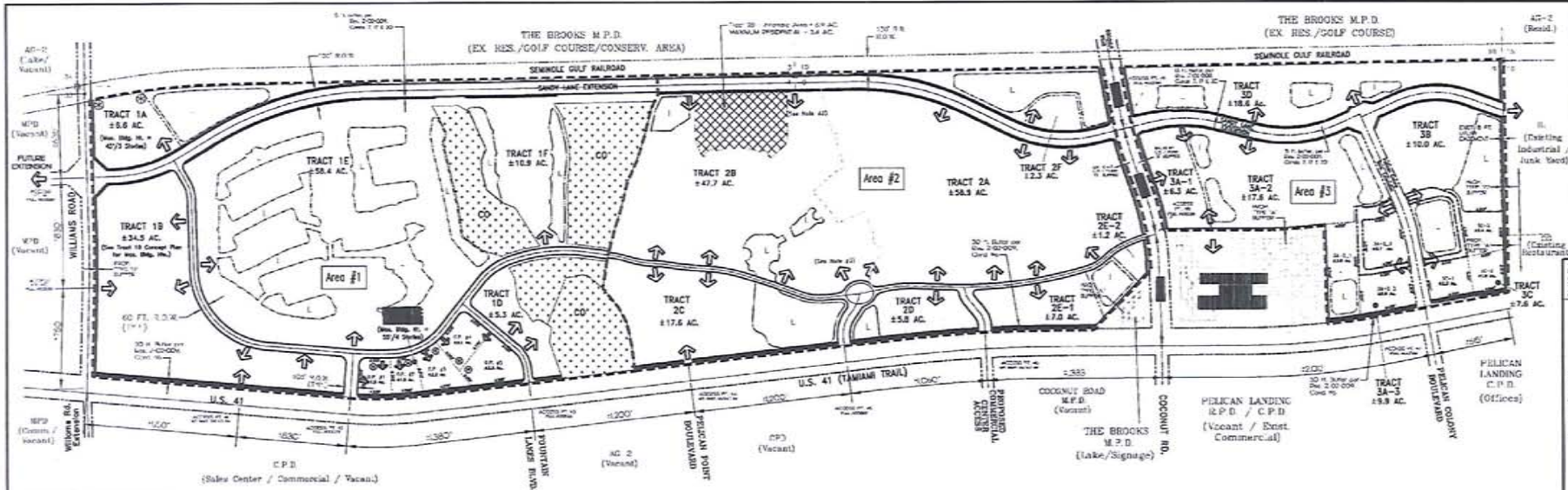
TITLE: ADMINISTRATIVE AMENDMENT/ DEVIATION EXHIBIT
 SHEET NUMBER: 0-4198-03
 SHEET TOTAL: 2 of 2

RECEIVED

JUN 17 2004

ADD 2004-00048

COMMUNITY DEVELOPMENT



PROJECT SUMMARY:

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

2) USUAL CONCEPTUAL PROJECT SIZES:

CONSERVATION AREAS	± 33.4 ACRES
LAKES	± 56.8 ACRES
INTERNAL (PRIVATE) R.O.W.	± 20.2 ACRES
INTERNAL (PUBLIC) R.O.W.	± 23.5 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 - 504 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Office 28,332 Sq.Ft. / Hotel 120 Rooms / Bank w/ AT - 4,300 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)	± 125.3 AC.
Total Development Area #1	± 210.8 AC.

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

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

Development Area #3: (Residential - 424 M.F. / A.L.F. Units / Retail - Comm. 37,500 Sq.Ft. / Office 215,000 Sq.Ft. / Hotel - 120 Rooms / Bank w/ AT - 4,300 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:	Development Area #2:	Development Area #3:
Tract 1A: 15,000 s.f. Retail / 20,000 s.f. Office / 300 Table Hotel	Tract 2A: 60,000 s.f. Retail / 400 M.F. Units / 60,000 s.f. Office / 300 Table Hotel	Tract 3A-1 thru 3: 60,000 s.f. Retail / 145,000 s.f. Office / 120 Room Hotel
Tract 1B: 50,000 s.f. Retail / 3 = M.F. / 175 Center - 306 Seats	Tract 2B: 60,000 s.f. Retail / 200 Room Hotel / 200 M.F. Units	Tract 3B: 700 A.L.F. Units
Tract 1C: 90,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel	Tract 2C: 150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel	Tract 3C: 40,000 s.f. Retail / 90,000 s.f. Office / 120 Room Hotel
Tract 1D: 3,000 s.f. Retail / 30,000 s.f. Office / Tree Station	Tract 2D: 150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel	Tract 3D: 224 M.F. Units
Tract 1E: 450 M.F. Units		
Tract 1F: 90 M.F. Units		

4) PROJECT PHASING:

	M.F. / A.L.F. (UNITS)	RETAIL (SQ.FT.)	COMM. (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)	BANK w/ AT (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 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 2-02-009.

APPROVED
Master Concept Plan
By: [Signature]
Date: 05/13/2008

5) CONCEPTUAL OPEN SPACE (Tract 2B Alternative Plan):

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

Development Area #1: (LESS Sandy Lane Extension & Tract 1B (Retail/Tracts 1E & 1F))	167.0 AC. x 30% = 32.1 AC.
Development Area #2 (AL 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL (LESS Sandy Lane Extension & Retail Area))	93.7 AC. x 40% = 37.5 AC.
Development Area #3 (AL 2, TRACT 2B ALT AREA = NO RESIDENTIAL (LESS Sandy Lane Extension & Retail Area))	158.4 AC. x 30% = 47.5 AC.
	9.2 AC. x 40% = 3.7 AC.
Development Area #2 (AL 2, TRACT 2B ALT AREA = NO RESIDENTIAL (LESS Sandy Lane Extension & Retail Area))	161.8 AC. x 30% = 48.5 AC.
	5.8 AC. x 40% = 2.3 AC.
Development Area #1: (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 (AL 1)	± 150.2 AC.
Total Open Space Required (AL 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. Lakes Areas (B ± 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 (Retail)/1E/1F) 93.7 AC. x 30.2% = 28.1 AC.	
Development Area #2 (AL 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL (LESS Sandy Lane Extension & Retail Area)) 3.4 AC. x 30.2% = 1.0 AC.	
Commercial Development (Tracts 2A - 2F) 131.3 AC. x 19.52% = 25.6 AC.	
Residential Development (Tract 2A) 5.8 AC. x 23.62% = 1.4 AC.	
Residential Development (Tracts 2B) 3.4 AC. x 23.5% = 0.8 AC.	
Sub total	± 27.8 AC.
Development Area #2 (AL 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 23.62% = 1.4 AC.	
Sub total	± 27.7 AC.
Development Area #3: Commercial Development (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.
Total Open Space Provided (AL 1)	± 30.2 AC.
Total Open Space Provided (AL 2)	± 30.1 AC.

LEGEND

- PROPERTY BOUNDARY
- POC R.O.W. LINE
- CONSERVATION AREAS
- PROPOSED LAKE
- CONCEPTUAL OPEN SPACE
- ADJACENT ZONING / LAND USE
- GENERAL LOCATION OF SERVICE AREAS

RECEIVED
MAY 13 2008
COMMUNITY DEVELOPMENT

SCALE: 1" = 500'

NO.	DATE	DESCRIPTION
1	05/13/08	Project 1 - 482.4 AC. M.P.D. (EX RES./GOLF COURSE) 482.4 AC.
2	05/13/08	Project 2 - 482.4 AC. M.P.D. (EX RES./GOLF COURSE) 482.4 AC.
3	05/13/08	Project 3 - 482.4 AC. M.P.D. (EX RES./GOLF COURSE) 482.4 AC.
4	05/13/08	Project 4 - 482.4 AC. M.P.D. (EX RES./GOLF COURSE) 482.4 AC.
5	05/13/08	Project 5 - 482.4 AC. M.P.D. (EX RES./GOLF COURSE) 482.4 AC.
6	05/13/08	Project 6 - 482.4 AC. M.P.D. (EX RES./GOLF COURSE) 482.4 AC.
7	05/13/08	Project 7 - 482.4 AC. M.P.D. (EX RES./GOLF COURSE) 482.4 AC.
8	05/13/08	Project 8 - 482.4 AC. M.P.D. (EX RES./GOLF COURSE) 482.4 AC.
9	05/13/08	Project 9 - 482.4 AC. M.P.D. (EX RES./GOLF COURSE) 482.4 AC.
10	05/13/08	Project 10 - 482.4 AC. M.P.D. (EX RES./GOLF COURSE) 482.4 AC.

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

REVISION	DATE	DESCRIPTION
1	05/13/08	Initial Concept Plan
2	05/13/08	Revised Concept Plan
3	05/13/08	Final Concept Plan

DATE: 05/13/08

SCALE: 1" = 500'

ATTACHMENT A

UNIVERSITY-3 ENGINEERING, INC. 1100 UNIVERSITY BLVD., SUITE 200, FORT WORTH, TEXAS 76102-3808

THE ART DISTRICT at RAPALLO
(COCONUT POINT - DEVELOPMENT TRACT 1B)

CONCEPTUAL SITE PLAN

CONCEPTUAL LAND USE BREAKDOWN:

Residential - M.F. (Cooch / Villas / Carriage / Pied-a-Terres)	± 14.4 Ac.
Residential - M.F. (Mixed Use)(Carriage / Live_Work)	± 4.5 Ac.
Cultural / Recreational Facilities (Performing Arts Center)	± 2.9 Ac.
Commercial / Residential (Mixed Use) (Terrace Bldgs)	± 10.1 Ac.
Parks / Open Space	± 1.3 Ac.
Internal R.O.W.	± 1.3 Ac.
SUBTOTAL	± 34.5 Ac.

CONCEPTUAL OPEN SPACE BREAKDOWN:

Required:		
Commercial	(10.1 Ac. x 19.50%)	± 2.0 Ac.
Residential	(24.4 Ac. x 30.0%)	± 7.3 Ac.
TOTAL		± 9.3 Ac.
Provided:		
Commercial		± 2.0 Ac.
Residential		± 7.3 Ac.
TOTAL		± 9.3 Ac.

PROPOSED INTENSITY:

Residential - M.F. (Cooch / Villas / Carriage / Pied-a-Terres)	170 D.U.'s
Residential - M.F. (Mixed Use) (Carriage/Live_Work)	40 D.U.'s
Commercial / Residential (Mixed Use) (Terrace Bldgs)	104 D.U.'s / 87,400 s.f.
Cultural / Recreational Facilities (Performing Arts Center)	506 Seats
SUBTOTAL	

Residential - M.F.	314 D.U.'s
Commercial	81,400 S.F.
Performing Arts Center	506 Seats

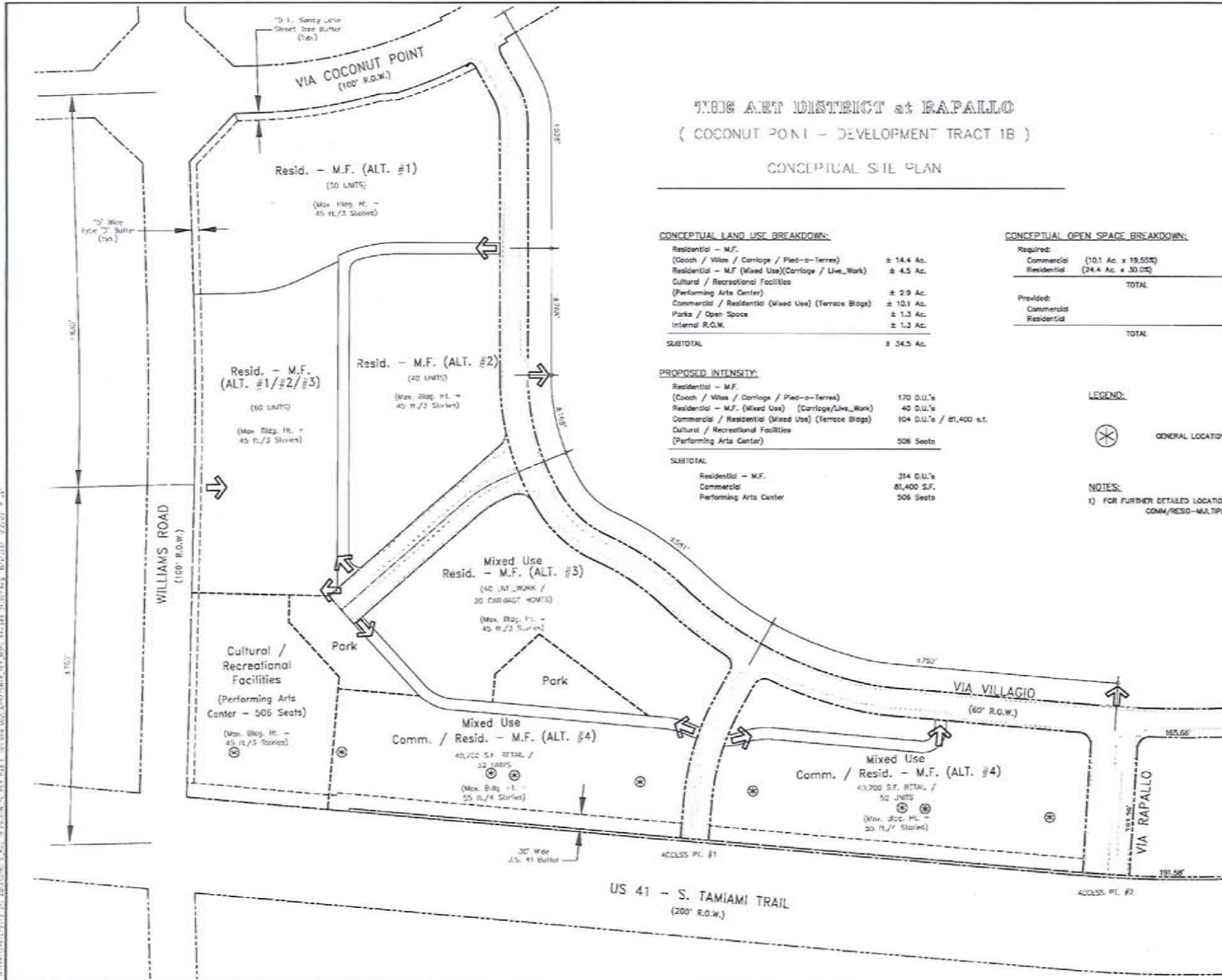
LEGEND:



GENERAL LOCATION OF SERVICE AREAS

NOTES:

1) FOR FURTHER DETAILED LOCATIONS OF SERVICE AREAS WITHIN THE MIXED USE COMM/RESID-MULTIPLE FAMILY (ALT #4), SEE TRACT 1B PLAN DETAILS.



APPROVED
Master Concept Plan
Site Plan 2-27-06, Page 2 of 11
Subject to conditions in Resolution 06-02-010
Case: DCI 2005-00080

RECEIVED
10/11/06
COMMUNITY DEVELOPMENT

DCI 2005-00080



SCALE: 1" = 100'

DATE	11/2/04
BY	10/18/04
FOR	10/18/04
BY	10/18/04
FOR	10/18/04
BY	10/18/04
FOR	10/18/04
BY	10/18/04
FOR	10/18/04
BY	10/18/04
FOR	10/18/04

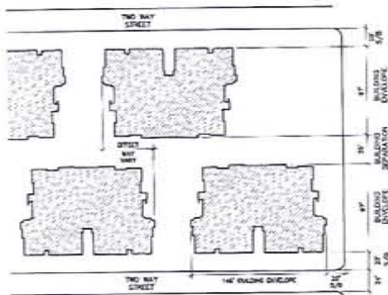
6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 935-1200
Florida Paralegal of Arts
Naples - Fort Myers - V
www.fpa.com



COCONUT POINT
A-00 #1 - Tract 1B Concept Plan

STATUS	APPROVED
DATE	10/16/06
BY	10/16/06
FOR	10/16/06
DATE	10/16/06
BY	10/16/06
FOR	10/16/06
DATE	10/16/06
BY	10/16/06
FOR	10/16/06

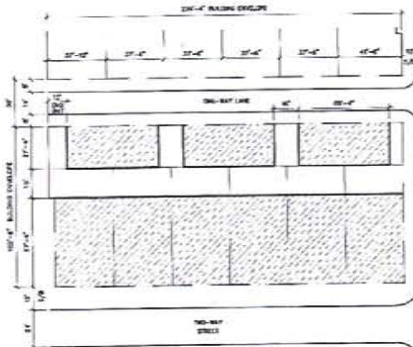
PROJECT NO.
9779ME_VCI1
SCALE: 1" = 100'
97.79M-B
OF 3



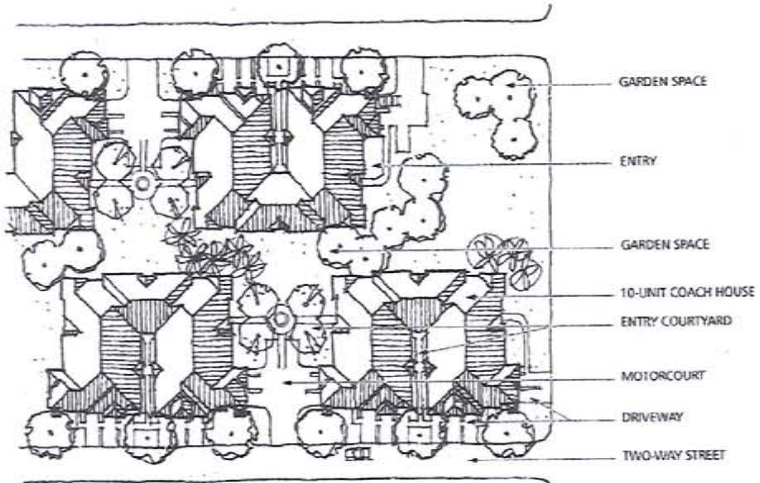
RESID. - MULTIPLE FAMILY (ALTERNATIVE #1)
Building Layout
N.T.S.

MULTIPLE FAMILY UNIT TYPE DEFINITIONS

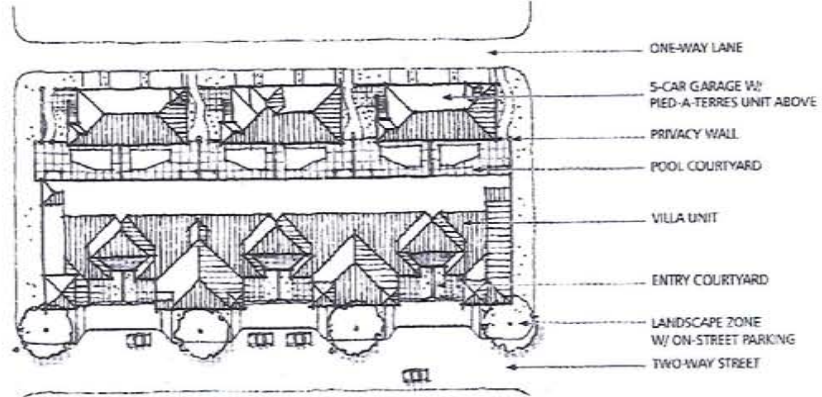
- ALTERNATIVE #1:
2-Story Buildings with 6-10 units per building and attached garages which are either front- or side-loaded. Units are flats with 2-3 bedrooms.
- ALTERNATIVE #2:
2-Story Buildings with 4-8 units per building (excluding the Pied-a-Terres units) and detached garages in the back. Units are 2-story, with 2-4 bedrooms. Garages are alley-loaded, with 5 spaces per garage building. The garage building also houses one Pied-a-Terres unit, which is located above the garages. There is one Pied-a-Terres unit per building and the unit is a flat with 2-3 bedrooms.



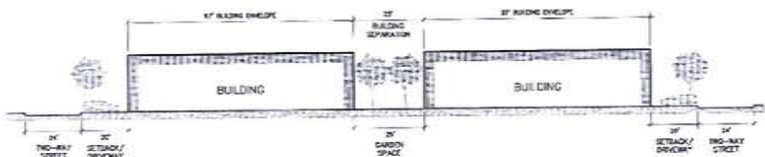
RESID. - MULTIPLE FAMILY (ALTERNATIVE #2)
BUILDING LAYOUT
N.T.S.



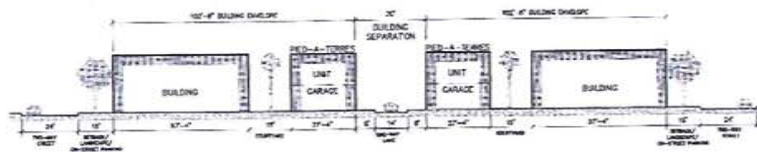
TYPICAL RESID. - MULTIPLE FAMILY (ALTERNATIVE #1) SITE PLAN
N.T.S.



TYPICAL RESID. - MULTIPLE FAMILY (ALTERNATIVE #2) SITE PLAN
N.T.S.



TYPICAL CROSS-SECTION RESID. - MULTIPLE FAMILY (ALTERNATIVE #1)
N.T.S.



TYPICAL CROSS-SECTION MULTIPLE FAMILY (ALTERNATIVE #2)
N.T.S.

APPROVED
Master Concept Plan
Site Plan # 2-07-010-000 3 of 4
Subject to conditions in Resolution 2-07-010
Date: 02/12/08-0000

RECEIVED
MAY - 1 2008
COMMUNITY DEVELOPMENT

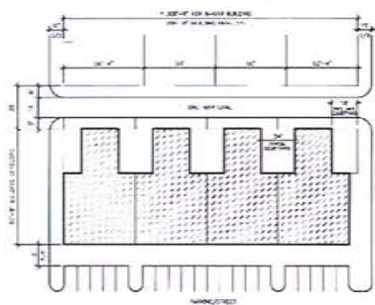
DATE	12/12/08
BY	XXXXXXXXXX
REVISION	
DATE	12/12/08
BY	XXXXXXXXXX
REVISION	

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of Administration No. 172
Naples Fort Myers Venice - Englewood



COCONUT POINT
Arec #1 - Tract 1B Plan Details

DATE	05/10/08
BY	XXXXXXXXXX
REVISION	
DATE	05/10/08
BY	XXXXXXXXXX
REVISION	



MULTIPLE FAMILY UNIT TYPE DEFINITIONS

ALTERNATIVE #3

2-Story Buildings in which the Live/Work units are located on the ground level and the Carriage Homes on the second level. There are 4-6 Carriage Home units per building with attached alley-access garages. Units are flats with 2-4 bedrooms, including an attached live-in space over the garage that may be utilized as a studio, bedroom or open-air patio.

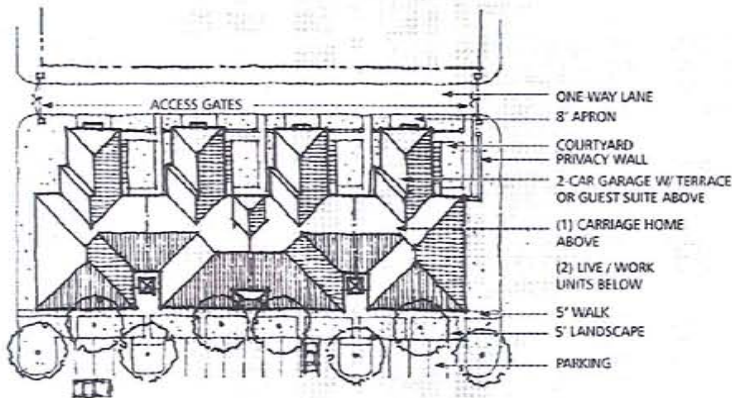
Live/Work Units are flats which are located on the ground level below the Carriage Homes. There are 8-12 units per building with parking provided in a common parking lot at the front of the building. Live/Work units range from 2 bedrooms and approximately 500 sq. ft. of space to be used as office or studio space. No industrial uses will be allowed.

ALTERNATIVE #4

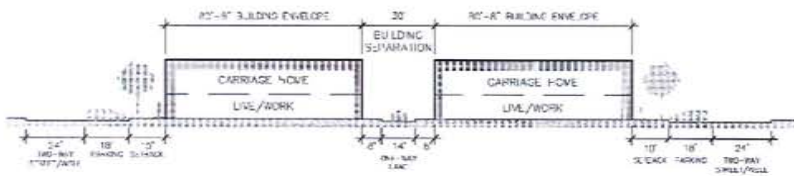
3-Story Buildings with 20-30 units per building. The units are flats which are located on the second and third levels above the ground floor retail level. Parking spaces are provided on the second floor of the building. The units may range from 1-3 bedrooms.

RES.D. - MULTIPLE FAMILY (ALTERNATIVE #3)

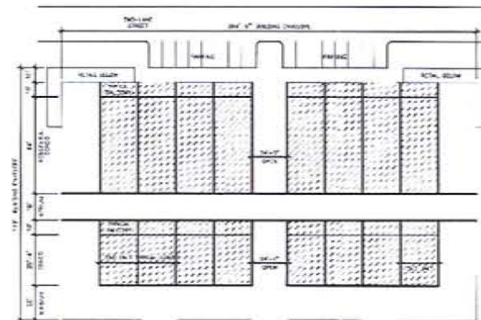
BUILDING LAYOUT
N.T.S.



TYPICAL RESID. - MULTIPLE FAMILY (ALTERNATIVE #3) SITE PLAN
N.T.S.

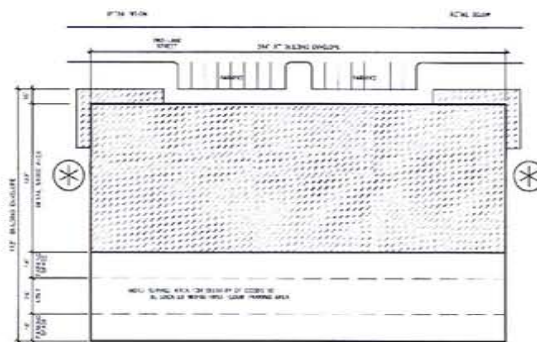


TYPICAL CROSS-SECTION RESID. - MULTIPLE FAMILY (ALTERNATIVE #3)
N.T.S.



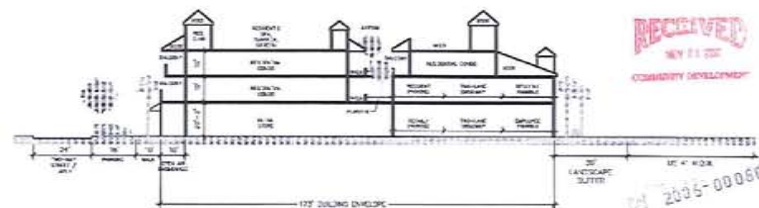
RESID. - MULTIPLE FAMILY (ALTERNATIVE #4)

BUILDING LAYOUT (3rd FLOOR)
N.T.S.



COMMERCIAL (RETAIL)
BUILDING LAYOUT (1ST FLOOR)
N.T.S.

⊗ EXTERIOR ENCLOSED REFUSE AND SOLID WASTE DISPOSAL FACILITY



TYPICAL CROSS-SECTION RESID. - MULTIPLE FAMILY (ALTERNATIVE #4)
N.T.S.

APPROVED
Master Concept Plan
Site Plan # 2-07-040 Page 4 of 4
Subject to conditions in final plan # 2-07-040
Case # DCL 2006-00080

RECEIVED
MAY 11 2006
COMMUNITY DEVELOPMENT

2006-00080

DATE	BY	REVISION
1/18/06	JK	1. PRELIMINARY REVIEW
1/24/06	JK	2. SITE REVIEW
2/7/06	JK	3. PRELIMINARY REVIEW
2/15/06	JK	4. PRELIMINARY REVIEW
2/22/06	JK	5. PRELIMINARY REVIEW
3/1/06	JK	6. PRELIMINARY REVIEW
3/15/06	JK	7. PRELIMINARY REVIEW
3/22/06	JK	8. PRELIMINARY REVIEW
4/5/06	JK	9. PRELIMINARY REVIEW
4/12/06	JK	10. PRELIMINARY REVIEW
4/19/06	JK	11. PRELIMINARY REVIEW
4/26/06	JK	12. PRELIMINARY REVIEW
5/3/06	JK	13. PRELIMINARY REVIEW
5/10/06	JK	14. PRELIMINARY REVIEW
5/17/06	JK	15. PRELIMINARY REVIEW
5/24/06	JK	16. PRELIMINARY REVIEW
5/31/06	JK	17. PRELIMINARY REVIEW
6/7/06	JK	18. PRELIMINARY REVIEW
6/14/06	JK	19. PRELIMINARY REVIEW
6/21/06	JK	20. PRELIMINARY REVIEW
6/28/06	JK	21. PRELIMINARY REVIEW
7/5/06	JK	22. PRELIMINARY REVIEW
7/12/06	JK	23. PRELIMINARY REVIEW
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11/13/07	JK	93. PRELIMINARY REVIEW
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11/27/07	JK	95. PRELIMINARY REVIEW
12/4/07	JK	96. PRELIMINARY REVIEW
12/11/07	JK	97. PRELIMINARY REVIEW
12/18/07	JK	98. PRELIMINARY REVIEW
12/25/07	JK	99. PRELIMINARY REVIEW
1/1/08	JK	100. PRELIMINARY REVIEW

COCONUT POINT
Area #1 - Tract 1B Plan Details

DATE	BY
2/18/06	JK
2/25/06	JK
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3/8/06	JK
3/15/06	JK
3/22/06	JK
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11/27/07	JK
12/4/07	JK
12/11/07	JK
12/18/07	JK
12/25/07	JK
1/1/08	JK

ATTACHMENT C

THE ART DISTRICT at RAPALLO
(COCONUT POINT - DEVELOPMENT TRACT 1B)

CONCEPTUAL SITE PLAN

CONCEPTUAL LAND USE BREAKDOWN:

Residential - M.F. (Couch / Villas / Cottage / Pied-a-Terraz)	± 14.4 Ac.
Residential - M.F. (Mixed Use) (Cottage / Live_Work)	± 4.5 Ac.
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Commercial / Residential (Mixed Use) (Terrace Bldgs)	± 10.1 Ac.
Parks / Open Space	± 1.3 Ac.
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Residential - M.F. (Mixed Use) (Cottage / Live_Work)	40 D.U.'s
Commercial / Residential (Mixed Use) (Terrace Bldgs)	104 D.U.'s / 81,400 s.f.
Cultural / Recreational Facilities (Performing Arts Center)	606 Seats
SUBTOTAL	
Residential - M.F.	314 D.U.'s
Commercial	81,400 S.F.
Performing Arts Center	506 Seats

CONCEPTUAL OPEN SPACE BREAKDOWN:

Required:		
Commercial (10.1 Ac. x 19.55%)	± 2.0 Ac.	
Residential (24.4 Ac. x 30.0%)	± 7.3 Ac.	
TOTAL	± 9.3 Ac.	
Provided:		
Commercial	± 2.0 Ac.	
Residential	± 7.3 Ac.	
TOTAL	± 9.3 Ac.	

LEGEND:



GENERAL LOCATION OF SERVICE AREAS

NOTES:

1) FOR FURTHER DETAILED LOCATIONS OF SERVICE AREAS WITHIN THE MIXED USE COMM/RESID-MULTIPLE FAMILY (ALT #4), SEE TRACT 1B PLAN DETAILS.

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2008-00010
Date 2/05/2008

RECEIVED
JAN 25 2008

COMMUNITY DEVELOPMENT

ADD 2008-00010

01/23/08	Administrative Amendment	DATE
11/01/07	zoning RAPALLO Revisions	DATE
04/19/07	103 Revisions	DATE
01/17/07	surfacing Revisions	DATE
10/26/06	Setback Revisions	DATE
	REVISIONS	

6200 Winkley Creek Drive
Fort Myers, FL 33919
Phone: (239) 996-1200
Florida Certificate of Authorization No. 1772
Naples - Fort Myers - Venice - Sarasota



COCONUT POINT
Area #1 - Tract 1B Concept Plan

DESIGNED:	DATE:
DRAWN:	DATE:
C.R.B.	10/02/06
CHECKED:	DATE:
DATE:	DATE:
SCALE:	1" = 200'
PROJECT NO.:	
9779MB_MCP	
9779M-B	1 of 3

DATE PLOTTED: 01/23/08 10:54 AM; PLOTTER: HP DesignJet 500; PLOT SCALE: 1"=200'; PLOT SHEET: 1 OF 3

QUALITY DESIGN PART 3 2012/05/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

MULTIFAMILY UNIT TYPE DEFINITIONS

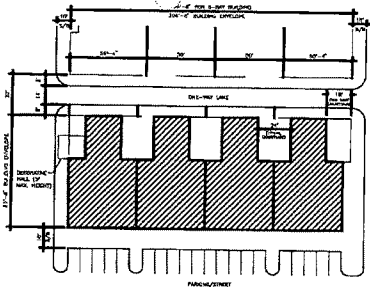
ALTERNATIVE #3:

2-Story Buildings in which the Live/Work units are located on the ground level and the Carriage Homes on the second level. There are 4-6 Carriage Home units per building, with attached alley-loaded garages. Units are flats with 2-4 bedrooms, including an attached flexible space over the garage that may be utilized as a studio, bedroom or open-air patio.

Live/Work Units are flats which are located on the ground level below the Carriage Homes. There are 8-12 units per building, with parking provided in a common parking lot at the front of the building. Live/Work units range from 1-2 bedrooms and approximately 50% of the unit is designed to be used as office or studio space. No industrial uses will be allowed.

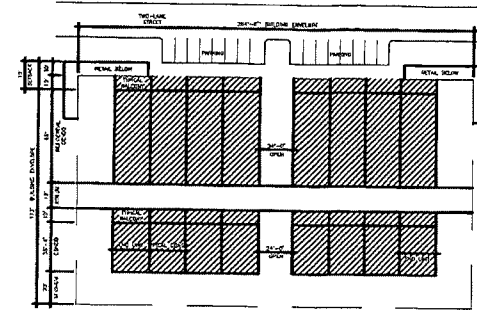
ALTERNATIVE #4:

3-Story Buildings with 20-30 units per building, the units are flats which are located on the second and third levels above the ground floor retail level. Parking spaces are provided on the second floor of the building. The units may range from 1-3 bedrooms.



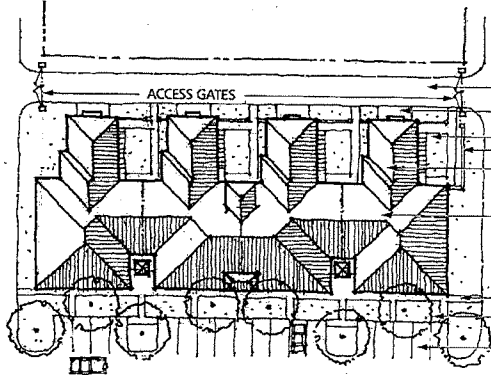
RESID. - MULTIPLE FAMILY (ALTERNATIVE #3)

BUILDING LAYOUT
N.T.S.



RESID. - MULTIPLE FAMILY (ALTERNATIVE #4)

BUILDING LAYOUT (3rd FLOOR)
N.T.S.



- ONE-WAY LANE
- 8' APRON
- COURTYARD
- PRIVACY WALL
- 2-CAR GARAGE W/ TERRACE
- OR GUEST SUITE ABOVE
- (1) CARRIAGE HOME ABOVE
- (2) LIVE / WORK UNITS BELOW
- 5' WALK
- 5' LANDSCAPE
- PARKING

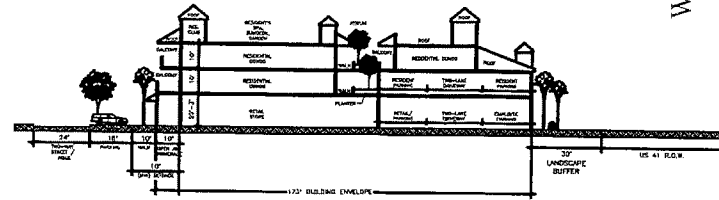
RESID. - MULTIPLE FAMILY (ALTERNATIVE #3) SITE PLAN
N.T.S.

RECEIVED
ADD JAN 25 2008
2008-00010

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2008-00011
Date 2-23-2008

COMMERCIAL (RETAIL)
BUILDING LAYOUT (1ST FLOOR)
N.T.S.

(X) EXTERIOR ENCLOSED REFUSE AND SOLID WASTE DISPOSAL FACILITY



TYPICAL CROSS-SECTION RESID. - MULTIPLE FAMILY (ALTERNATIVE #4)

N.T.S.

PRINTED
JAN 23 2008

WilsonMiller, Inc.



COCONUT POINT

Area #1 - Tract 1B Plan Details

01/22/08	Administrative Amendment	01/22/08	01/22/08	01/22/08
11/07/07	Permit Application Review	11/07/07	11/07/07	11/07/07
04/16/07	Unit Review	04/16/07	04/16/07	04/16/07
01/11/07	Submittal	01/11/07	01/11/07	01/11/07
01/11/06	Submittal	01/11/06	01/11/06	01/11/06
	REVISION			
	NUMBER			

6200 Whiskey Creek Drive
Fort Myers, FL 33915
Phone: (239) 985-1200
Florida Certificate of Accreditation No. 1772
Regis - Fort Myers - Venice - Englewood

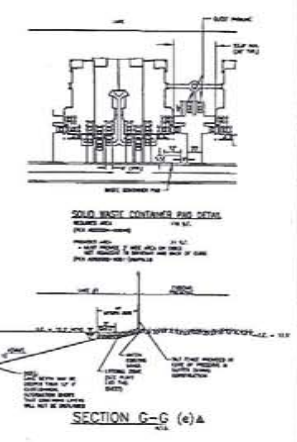
ISSUED:	DATE:
DESIGN:	DATE:
BY:	DATE:
CHKD BY:	DATE:
SCALE:	SCALE:
DATE:	DATE:
NO.:	NO.:
REV.:	REV.:
DATE:	DATE:
BY:	BY:
CHKD BY:	CHKD BY:
DATE:	DATE:
NO.:	NO.:
REV.:	REV.:
DATE:	DATE:
BY:	BY:
CHKD BY:	CHKD BY:
DATE:	DATE:

ADD 2006-00011

- NOTES:**
1. APPROVED AS SHOWN SUBJECT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS AND THE CITY OF PALM BEACH.
 2. THIS PLAN IS A CONCEPT PLAN. APPROVED FOR THE SOUTH-DART MANSION FOR THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR.
 3. INCLUDING THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR.
 4. APPROVED FOR THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR.

PROPOSED ADMINISTRATIVE AMENDMENTS

LOCATION DESIGNATION	ADMINISTRATIVE AMENDMENT
(a)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ADD A BASKETBALL COURT TO THE SOUTH-DART MANSION FOR THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR.
(b)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ADD A PARK AREA TO THE SOUTH-DART MANSION FOR THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR.
(c)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ADD A POOL TO THE SOUTH-DART MANSION FOR THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR.
(d)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ADD A POOL DECK TO THE SOUTH-DART MANSION FOR THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR.
(e)	AN ADMINISTRATIVE AMENDMENT IS REQUESTED TO ADD A POOL DECK TO THE SOUTH-DART MANSION FOR THE 2006-07 FISCAL YEAR. APPROVED FOR THE 2006-07 FISCAL YEAR.



RECEIVED
 APR 27 2006
 COMMUNITY DEVELOPMENT

PRINTED

APR 28 2006
 WILSONMILLER, INC.
 4275 Colonial Boulevard
 Palm Beach, Florida 33422

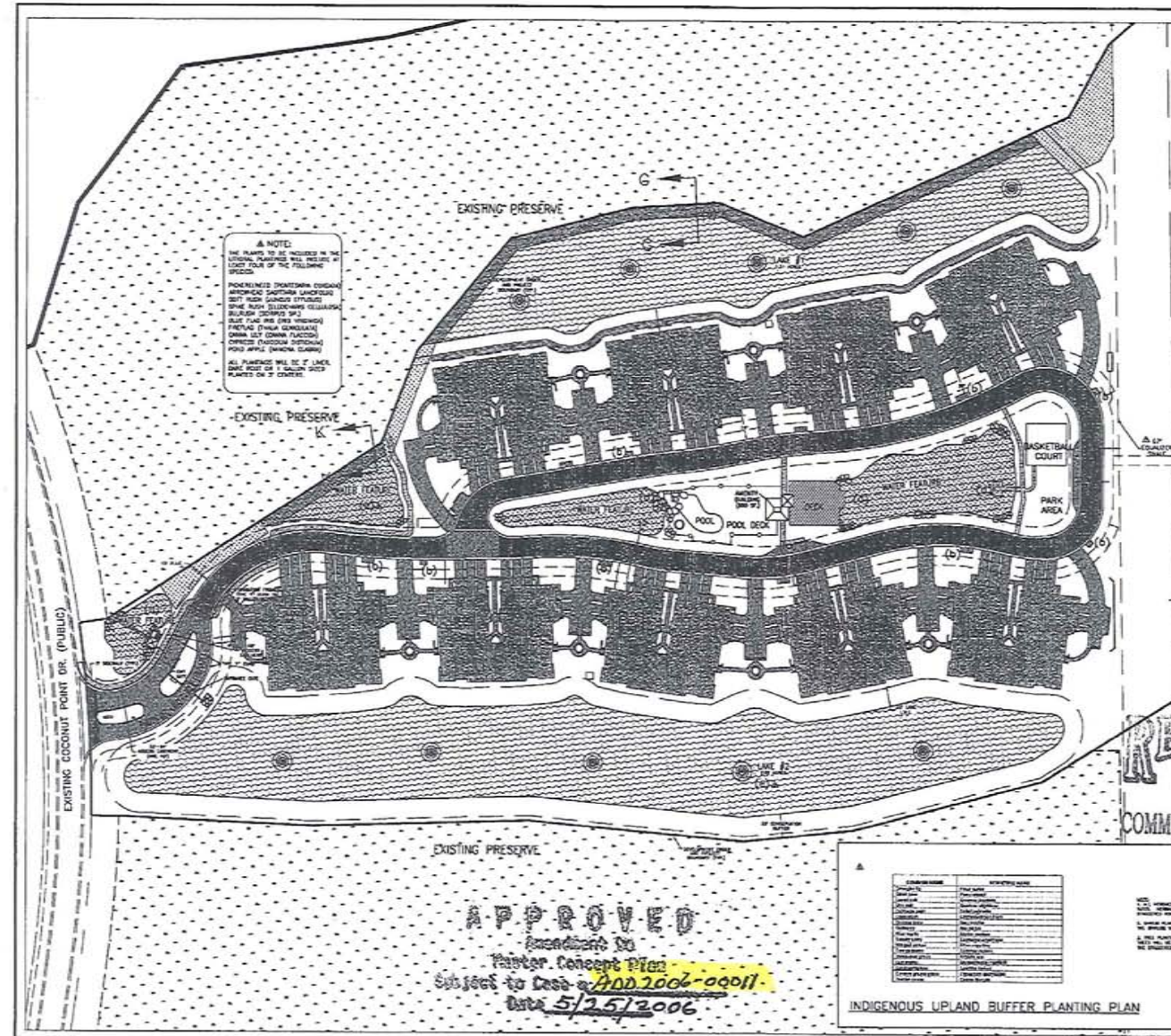
SECTION G-G (e) A
 SECTION K-K (e) A
 04199-003-000-RE00
 17 of 18

NOTE:
 THE PLANTS TO BE INSTALLED IN THE UPLAND BUFFER ARE LISTED IN THE LIST OF PLANTS TO BE INSTALLED IN THE UPLAND BUFFER OF THE FOLLOWING SPECIES:
 ANDROMEDA (ANDROMEDA CANADENSIS)
 BURNING BUSH (EUROSA FORTUNEI)
 SHIVE BUSH (SILVER CHERRY)
 BLUE FLAG (IRIS VIRGINICA)
 FORTUNE BUSH (ANDROMEDA)
 ORANGE BLOSSOM (ANDROMEDA)
 PINK APPLES (ANDROMEDA)
 ALL PLANTS WILL BE 2" LINES ONE SIDE OF 1' TALLION 2000 PLANTED ON 3' CENTER.

APPROVED
 (subject to)
 Master Concept Plan
 Subject to Case # ADD 2006-00011
 Date 5/25/2006

INDIGENOUS UPLAND BUFFER PLANTING PLAN

PLANT NAME	PLANT SPECIES
ANDROMEDA	ANDROMEDA CANADENSIS
BURNING BUSH	EUROSA FORTUNEI
SHIVE BUSH	SILVER CHERRY
BLUE FLAG	IRIS VIRGINICA
FORTUNE BUSH	ANDROMEDA
ORANGE BLOSSOM	ANDROMEDA
PINK APPLES	ANDROMEDA

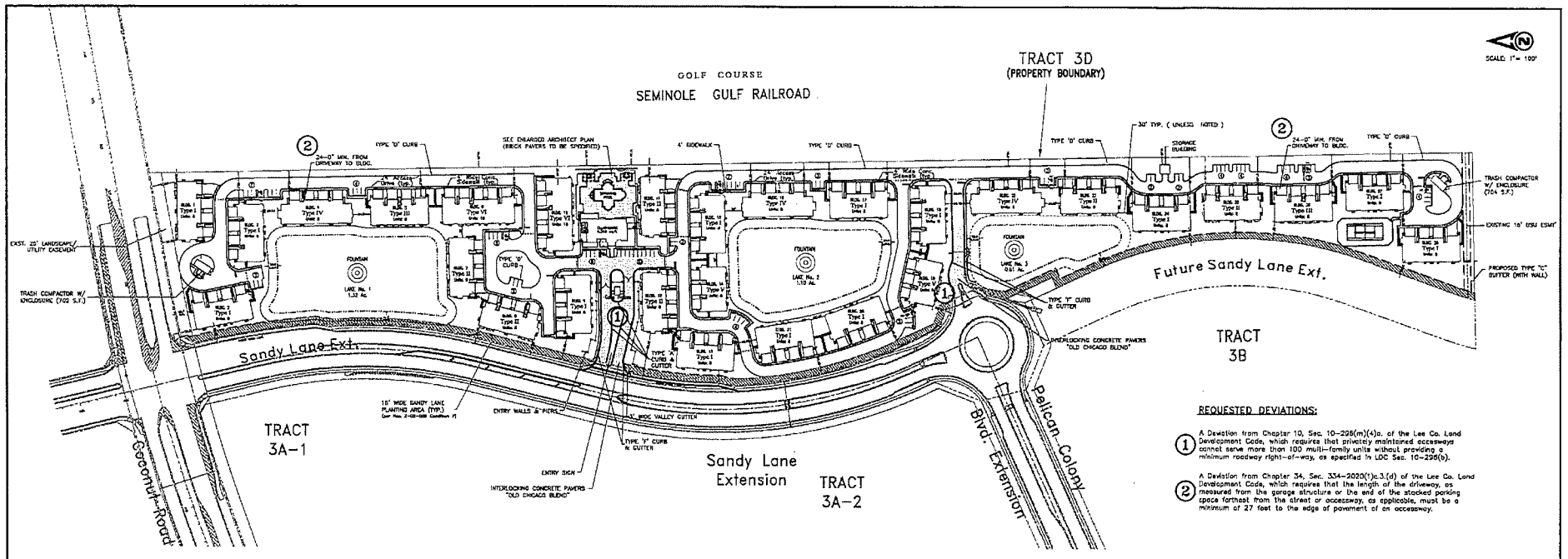


NO.	DESCRIPTION	DATE	BY	FOR
1	ISSUED FOR COUNTY COMMISSIONERS	04/27/06	ALP/STW	ALP/STW
2	ISSUED FOR COUNTY COMMISSIONERS	05/25/06	ALP/STW	ALP/STW

WilsonMiller
 Project - Design - Drafting - Survey - Landscape Architecture - Transportation Consultant
 4275 Colonial Boulevard
 Palm Beach, Florida 33422

CLIENT: TOUCHSTONE HOME AT RAPALLO, INC.
 PROJECT: THE ENCLAVE AT RAPALLO

TITLE: ADMINISTRATIVE AMENDMENT / DEVIATION EXHIBIT
 SHEET NUMBER: 04199-003-000-RE00
 SHEET TOTAL: 17 of 18



PROJECT SUMMARY:
EXISTING LAND USAGE:

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

LAND USE BREAKDOWN:

	Sq.Ft.	Ac.	%Total
IMPERVIOUS SURFACE AREAS:			
Buildings (footprint only)	192,176.0	±4.41	20.3%
Pavement / Curbing / Brick Pavers	171,806.1	±3.74	18.3%
Stipewalks	38,742.3	±0.80	4.1%
Driveways	58,998.4	±1.29	6.0%
Misc. Imperv. Areas			
Tennis Court	7,000.0	±0.16	0.7%
A/C pads	3,246.0	±0.07	0.3%
Patties / Entry Walks	10,972.7	±0.23	1.1%
Dumpsters / Compactors	1,540.0	±0.03	0.1%
Sub-Total	480,883.5	±11.04	50.9%
PERVIOUS AREAS:			
Lawns (Shrub Areas)	131,763.4	±3.03	14.0%
Green Area/Open Space	331,853.7	±7.61	35.1%
Sub-Total	463,617.1	±10.64	49.1%
TOTAL PROJECT AREA	944,500.6	±21.68	100.0%

DEVELOPMENT REGULATIONS:

TRACT 3D (per Zoning Reg. #2-07-003)

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

Lot Area	10,000 sq ft
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: 40 ft (3 Stories)
- d.) Maximum Lot Coverage: 40%
- e.) Minimum Building Separation: One-half the sum of the building heights - not less than 20'

PARKING CALCULATIONS:

TOTAL PARKING REQ'D: PER LEE COUNTY LAND DEVELOPMENT CODE SEC. 34-202(3)

UNIT TYPE	REQUIRED	PROVIDED
1BR UNIT	48 @ 1.5 PER DU = 72	96 (@ 2 spca. / unit)
2BR UNIT	118 @ 1.75 PER DU = 207	232 (@ 2 spca. / unit)
3BR UNIT	60 @ 2 PER DU = 120	120 (@ 2 spca. / unit)
CLUBHOUSE	4,344 SF @ 1/250 SF = 17	17 (Inc. 1 H.C. Space)
VISITOR PARKING	10% OF 385 = 40	65 (Inc. 5 H.C. Spaces)
TOTAL	443	530

APPROVED
Amendment to
Master Concept Plan
Subject to Case # **ADD2005-00177**
Date **12/28/05**

REQUESTED DEVIATIONS:

- ① A Deviation from Chapter 10, Sec. 10-228(m)(3) of the Lee Co. Land Development Code, which requires that privately maintained easeway cannot serve more than 100 multi-family units without providing a minimum roadway right-of-way, as specified in LDC Sec. 10-228(e).
- ② A Deviation from Chapter 34, Sec. 34-202(1)(b.3.(d)) of the Lee Co. Land Development Code, which requires that the length of the driveway, as measured from the garage structure or the end of the stacked parking space furthest from the street or accessway, as applicable, must be a minimum of 25 feet to the edge of pavement of an easeway.

AREA 3 PERMITTED/PROPOSED TRACT INTENSITY TABULATION:

TRACT	ALLOWABLE USES	MAX. ALLOWABLE INTENSITY	PREVIOUS PERMITTED INTENSITY	CURRENT REQUESTED INTENSITY	TOTAL TO DATE INTENSITY
3A-1	COMMERCIAL - RETAIL	40,000 SF	0 SF	0 SF	0 SF
3A-1	COMMERCIAL - OFFICE	100,000 SF	0 SF	0 SF	0 SF
3A-2	HOTEL	150 ROOMS	0 SF	0 ROOMS	0 ROOMS
3B	RESIDENTIAL - HIGH FAMILY	300 DU	0 DU	0 DU	0 DU
3C	COMMERCIAL - RETAIL	40,000 SF	0 SF	0 SF	0 SF
3C	COMMERCIAL - OFFICE	100,000 SF	0 SF	0 SF	0 ROOMS
3C	HOTEL	150 ROOMS	0 SF	0 ROOMS	0 ROOMS
3D	RESIDENTIAL - HIGH FAMILY	300 DU	0 DU	224 DU	224 DU

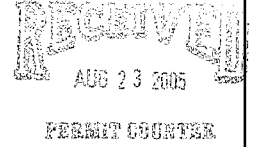
REFUSE/SOLID WASTE REQUIREMENTS:

Building ID Number	No. of Bldgs. (est. type)	UNITS PER BUILDING	TOTAL UNITS
TYPE I	13	8	104
TYPE B	6	8	48
TYPE M	2	8	16
TYPE W	3	6	18
TYPE V	3	6	18
TYPE U	2	10	20
TOTALS	28		224

REFUSE/SOLID WASTE CALCULATIONS:

(RES) REQUIRED REFUSE AREA = 168 SF (5 - 25 UNITS). ADD 4.8 UNIT OVER 25
224 UNITS = 23 UNITS = 189 UNITS
189 UNITS x 4.8 SF PER ADDITIONAL UNIT = 907.2 SF
168 SF + 907.2 SF = 1,075.2 SF (REQUIRED)
702 SF + 704 SF = 1,406 SF (PROVIDED)

*NOTES: The (C) from Compactor locations are per the drawings.



ADD 2005-00177

ATTACHMENT 'B'

REVISIONS	DATE

**Coconut Point
AREA 3 - TRACT 3D**

DESIGNED BY	DATE
EMC	1/05
CHECKED BY	DATE
JMJ	1/05
VERTICAL SCALE	HORIZONTAL SCALE
EMC	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

REFERENCE NO.	DRAWING NO.
9779T_MDP	1080-1A
PROJECT NO.	SHEET NO.
97.79T-B	1 of 1

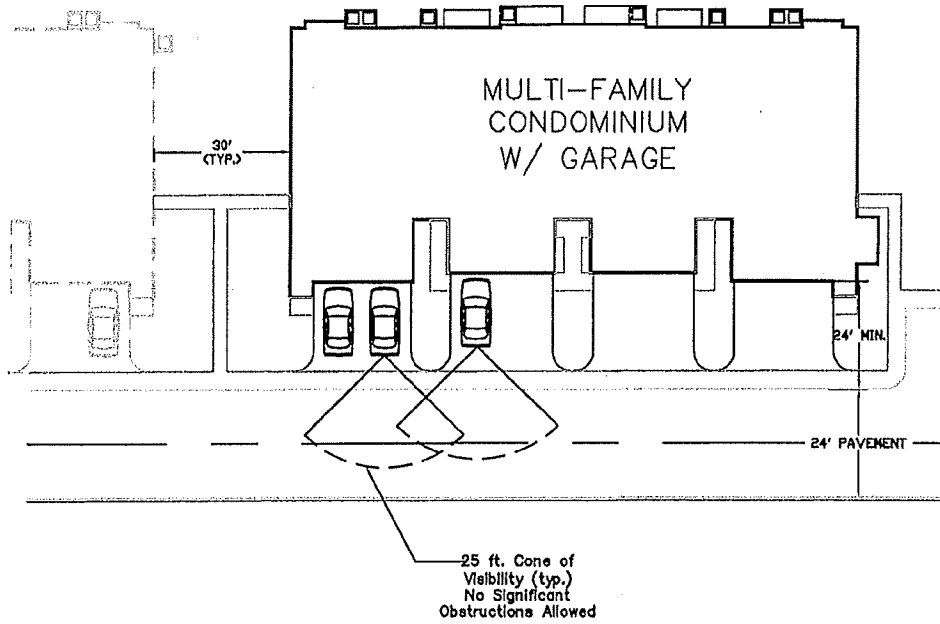
ADD 2005-00177

ATTACHMENT C

RECORDED
AC 5 23 1153

Additional Support for
Deviation #2 from Section
34-2020(1)c.3.(d)

PERMIT COUNTER



TYPICAL M.F. AREA PLAN (TRACT 3D)

1"=40'

(To Conform with L.C.L.D.C., Sec. 34-3131(a) & (b))

870701	1 of 1
970706	3
ATTACHMENT C	
DATE	
SCALE	
BY	
CHECKED	
DATE	

COCONUT POINT - AREA #3 - TRACT 3D
ATTACHMENT C
VISIBILITY EXHIBIT



6200 Whiskey Creek Dr.
Fort Myers, FL 33919
Phone: (239) 985-1200
Professional Registration No. 1772
Naples - Fort Myers - Venice - Englewood

▲		
▲		
▲		
▲		
▲		
▲		
REVISION	REVISION	DATE

MUMICO

THEATERS

ADMINISTRATIVE
ACTION COPY

Coconut Point 16



EAST COAST SIGN ADVERTISING

3705 South 13 South at 98 Turley Blvd. Ft. Myers
Tel: (215)781-6920 Fax: (215)781-0400

INSTALLATION:
ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF FT. MYERS.

DESIGN LOADS: WIND LOAD SHALL BE 140 PSF (AS PER ASCE 7-02) AND SEISMIC FACTOR IS 0.12 AND CATEGORY I.

FINISHES: MATERIALS SHALL BE TO BE APPROVED BY THE CITY OF FT. MYERS. ALL MATERIALS SHALL BE TO BE APPROVED BY THE CITY OF FT. MYERS.

PERMITTING APPROVAL:
THE SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF FT. MYERS. ALL MATERIALS SHALL BE TO BE APPROVED BY THE CITY OF FT. MYERS.

REVISIONS: APPROVED APPROVED AS NOTED REVISE AND RESUBMIT

APPROVALS:
DESIGNER: _____ DATE: _____

U.L. NOTE
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 805 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL ORDINANCES.

ADD 2006-00229

COMMUNITY DEVELOPMENT

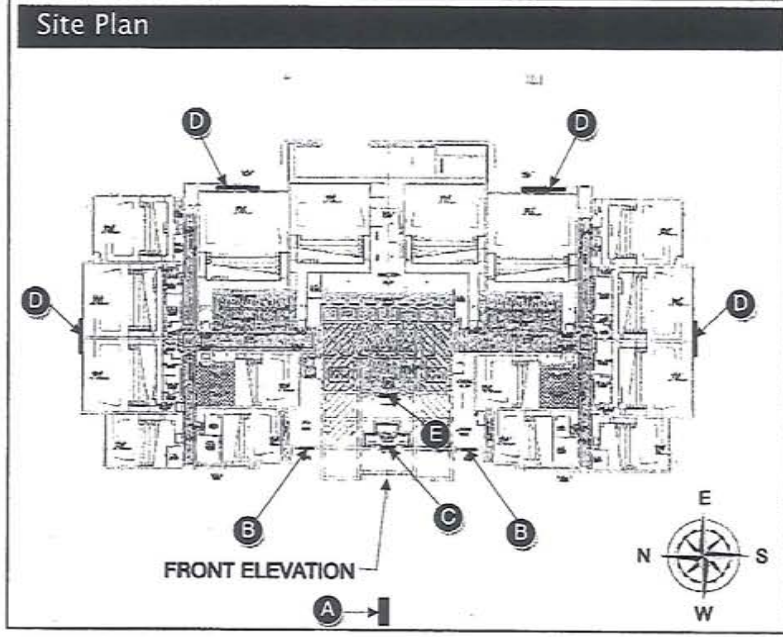
REV	DATE	DESCRIPTION	BY
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2			
3			
4			
5			

MUMICO

Exterior Signage Package

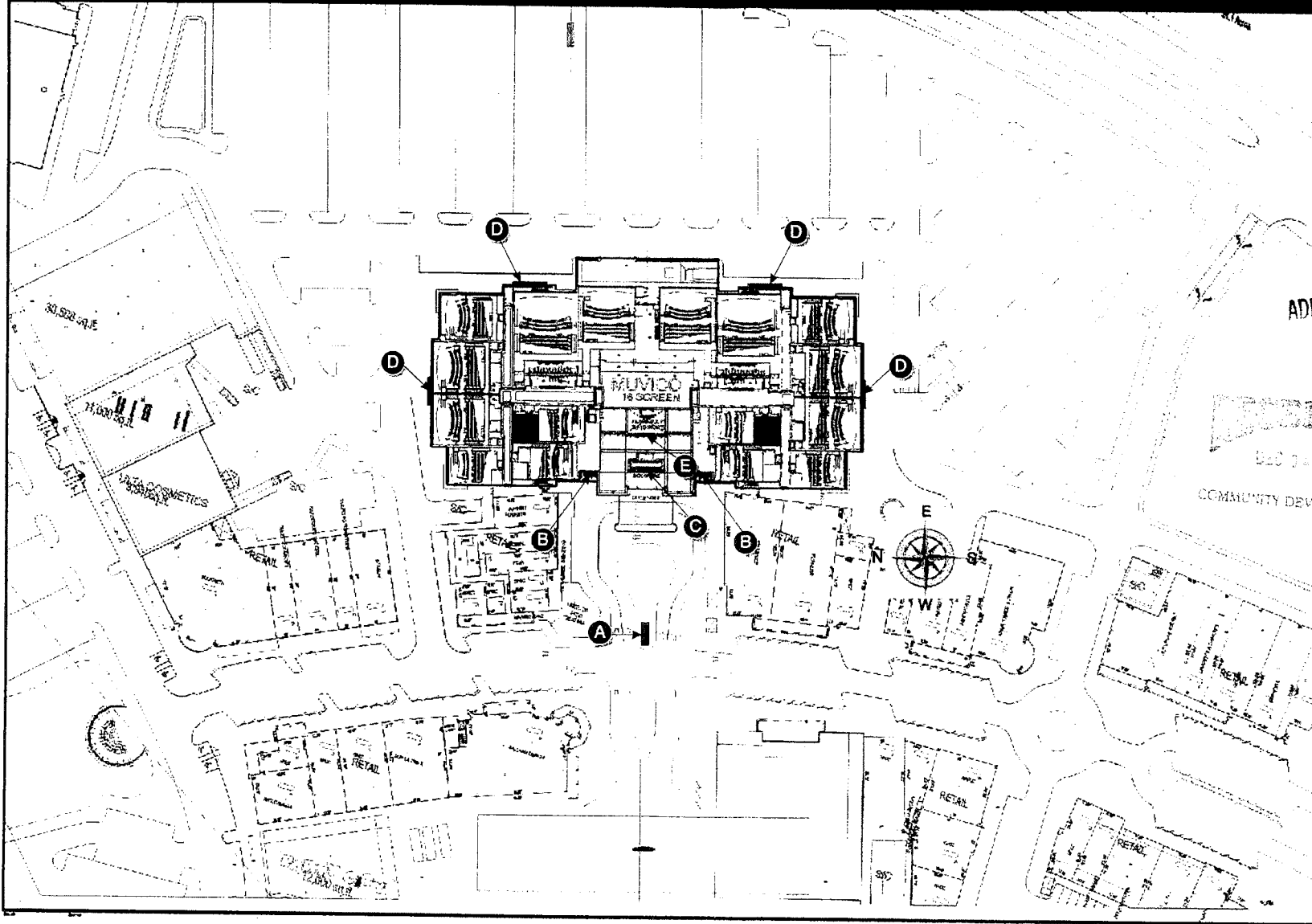
Mumico Theaters - Coconut Point 16
8021 Cinema Way Estero, FL 33928

DATE: 8/22/06
BY: 31753 COVER



NEW	Qty	DESCRIPTION
A	1	D/F PYLON SIGN
B	2	"AUTOMATIC TICKETING" S/F HANGING CABINET
C	1	"BOX OFFICE" S/F CABINET
D	4	S/F CABINET W/ ZIP TRACK
E	1	"WELCOME" S/F CABINET

SITE PLAN WITH SURROUNDING RETAIL & AREA



EAST COAST SIGN ADVERTISING

2001 Trade 13 North at PA Turnpike Hotel PA 19027
Tel: (215)781-0800 Fax: (215)781-0400

GENERAL NOTES:
1. STRUCTURAL DRAWING SUBJECT TO LOCAL ORDINANCES & REQUIREMENTS AS APPLICABLE TO THE PROJECT.

SIGNEL LOADS: 1500 LBS/FT
WIND: 150 MPH (15 MIN. BLAST) W - 144 MPH
USE OPERATING FACTOR OF 1.5
SEE SPECIFICATIONS - 1

2. MATERIALS:
ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.

ALL CORRECTIONS AND REVISIONS TO BE MADE BY THE ENGINEER.

2006-00229

SIGNAGE TYPE APPROVAL

APPROVED FOR THE SIGNAGE TYPE AND MATERIALS TO BE USED FOR THE PROJECT. THE APPROVAL IS LIMITED TO THE SIGNAGE TYPE AND MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS. APPROVAL IS NOT A GUARANTEE OF THE QUALITY OF THE WORK OR THE ACCURACY OF THE DRAWINGS. APPROVAL IS NOT A GUARANTEE OF THE SAFETY OF THE PROJECT OR THE COMPLIANCE WITH THE LOCAL ORDINANCES AND REGULATIONS.

- APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT

APPROVAL

DATE: _____ BY: _____

U.L. NOTE
THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

NO.	DATE	DESCRIPTION	BY

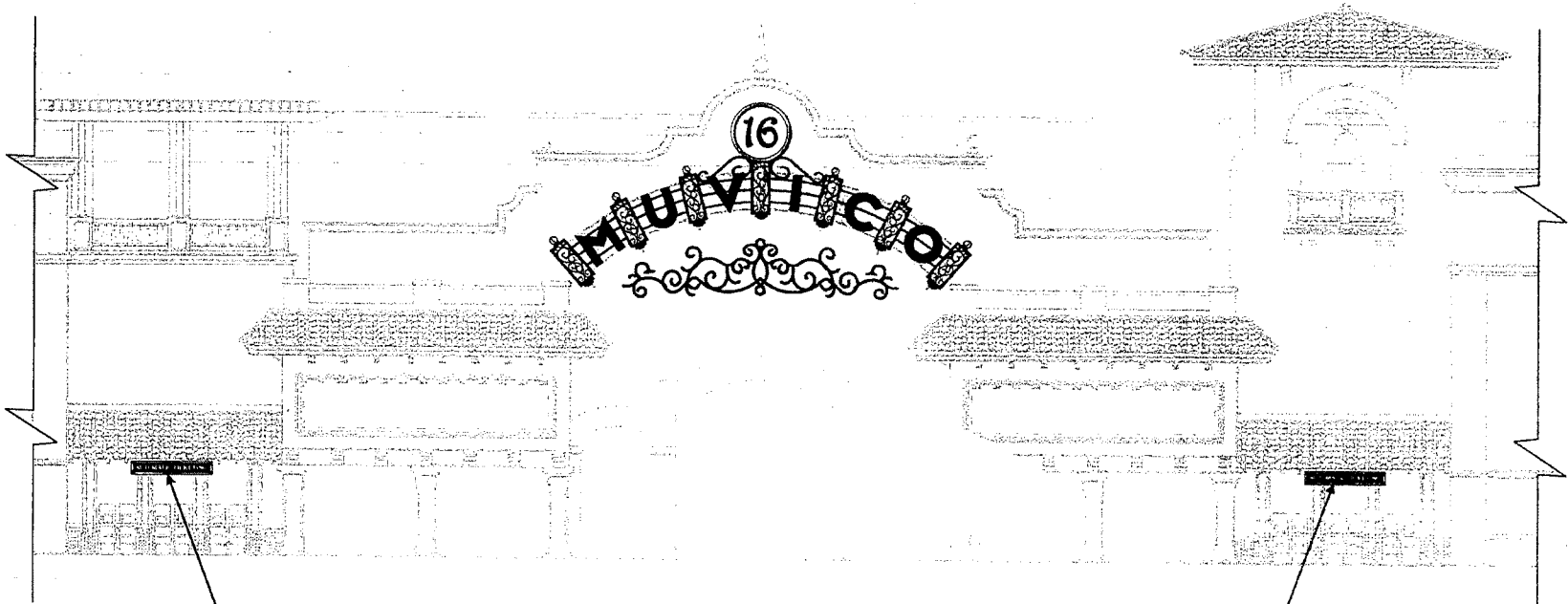
REVISIONS

MUVICO

Exterior Signage Package

Muvico Theaters - Coconut Point 16
8021 Cinema Way Estero, FL 33926

DATE: 8/22/06
BY: KS/MPG
PROJECT NO: 31753
SITE PLAN

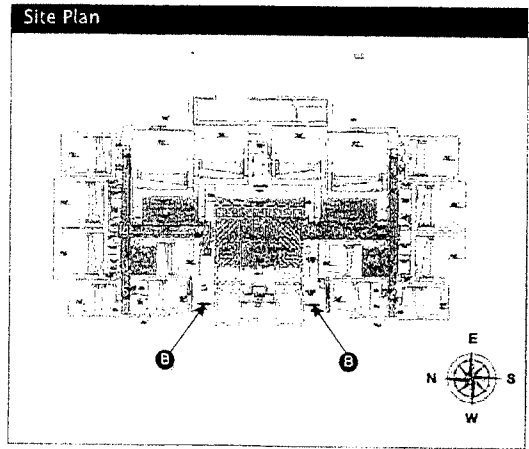


B SEE SHEETS 31753-2.3 & 31753-2.5 FOR DETAILS

WEST ELEVATION

Scale: NTS

B SEE SHEETS 31753-2.3 & 31753-2.5 FOR DETAILS



ADD 2006-00229

RECEIVED
DEC 04 2006

COMMUNITY DEVELOPMENT



EAST COAST SIGN ADVERTISING

8900 Route 13 North, PA Tarpon Springs, FL 34687
Tel: (313) 971-0099 Fax: (313) 971-0409

SUBMITAL TYPE APPROVAL
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT REPRESENTATION OF THE SIGNAGE AS SHOWN ON THE DRAWINGS AND THAT I AM NOT PROVIDING ANY INFORMATION THAT WOULD BE DECEPTIVE OR MISLEADING TO THE PUBLIC. I AM NOT PROVIDING ANY INFORMATION THAT WOULD BE DECEPTIVE OR MISLEADING TO THE PUBLIC. I AM NOT PROVIDING ANY INFORMATION THAT WOULD BE DECEPTIVE OR MISLEADING TO THE PUBLIC.

SUBMITAL IS: APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT

APPROVALS:

DATE: _____ BY: _____

U.L. NOTE
 THIS SIGN IS APPROVED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 166 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL ORDINANCES. THIS SIGNAGE MUST BE MAINTAINED.

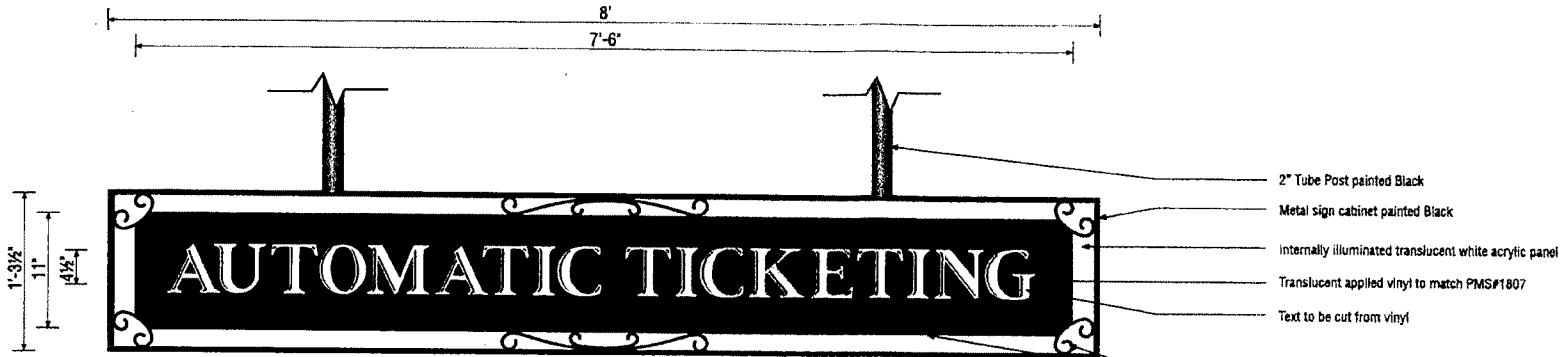
NO.	DATE	DESCRIPTION	BY
REVISIONS			

MUVICO

Exterior Signage Package

Muvico Theaters - Coconut Point 16
 8021 Cinema Way Estero, FL 33928

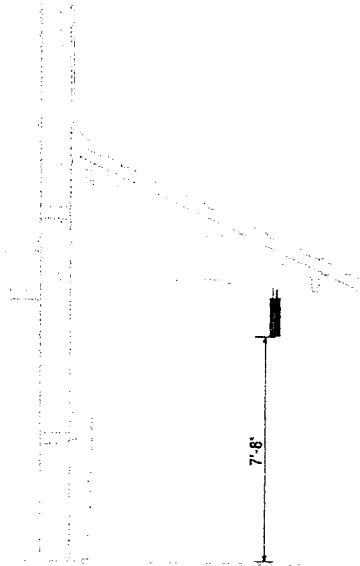
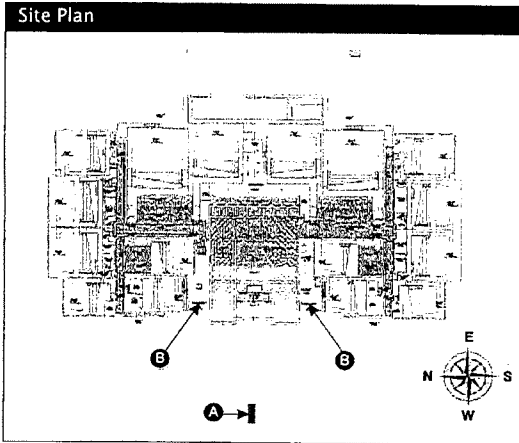
DESIGNED BY	KS/MPG
CHECKED BY	AS NOTED
DATE	8/22/06
DRAWING NO.	31753
VERSION	2.0



B NEW INT. ILLUM. S/F CABINET
Scale: 1" = 1'-0"

SEE SHEET 31753-2.6
FOR MOUNTING DETAILS

- 2" Tube Post painted Black
- Metal sign cabinet painted Black
- Internally illuminated translucent white acrylic panel
- Translucent applied vinyl to match PMS#1807
- Text to be cut from vinyl
- 1/4" Thk. Black routed Sintra outline trim & scroll work



SIDE ELEVATION @ "AUTOMATIC TICKETING"
Scale: 1/4" = 1'-0"

ADD 2006-00229

RECEIVED
DEC 14 2006

COMMUNITY DEVELOPMENT



EAST COAST SIGN ADVERTISING

1001 Route 12 South St PA Tropicana Blvd, PA 19077
Tel: (215)781-6600 Fax: (215)781-0400

SUBMITTAL TYPE: APPROVAL
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SIGNAGE AND STRUCTURE IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS. I AM NOT PROVIDING ANY WARRANTIES OR GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY WARRANTIES OR GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I AM NOT PROVIDING ANY WARRANTIES OR GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

- SUBMITTAL IS:
- APPROVED
 - APPROVED AS NOTED
 - REVISE AND RESUBMIT

APPROVAL:

DATE: _____ TIME: _____

U.L. NOTE
THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL ORDINANCES.

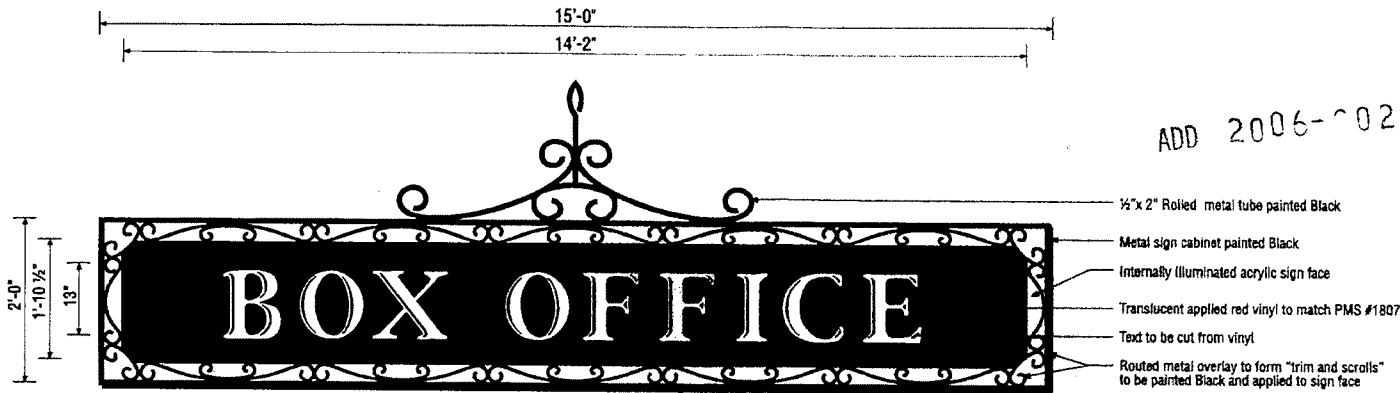
REV	DATE	DESCRIPTION

MUVICO

Exterior Signage Package

Muvico Theaters - Coconut Point 16
8021 Cinema Way Estero, FL 33928

DATE	BY
AS NOTED	8/22/06
31753	2.3

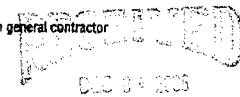


ADD 2006-00229

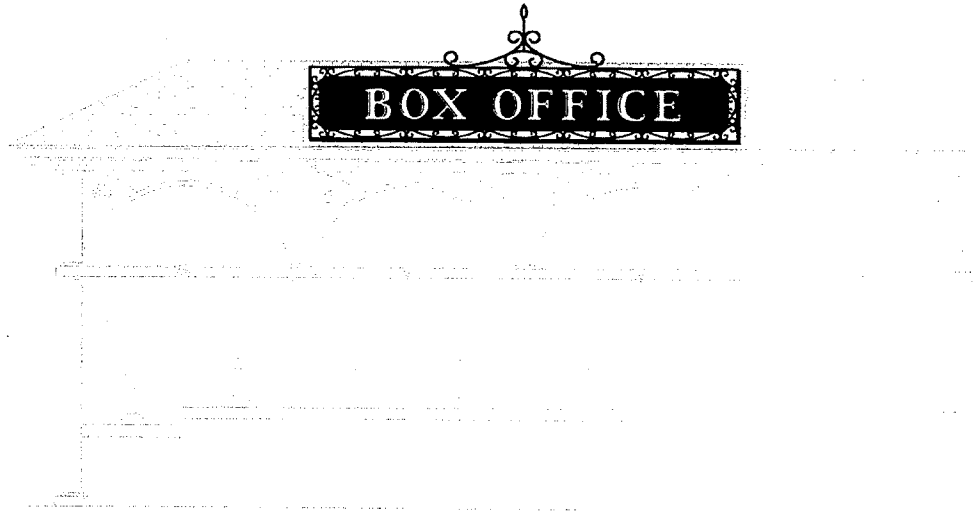
C NEW INT. ILLUM. S/F CABINET
Scale: 1/4" = 1'-0"

SEE SHEET 31753-2.6
FOR MOUNTING DETAILS

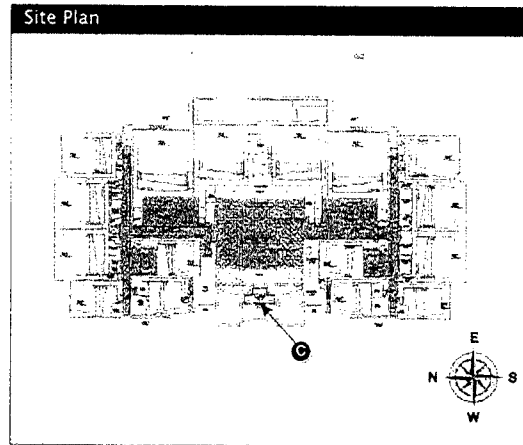
NOTE:
Coordinate with general contractor



COMMUNITY DEVELOPMENT



BOX OFFICE ELEVATION
Scale: 1/4" = 1'-0"



EAST COAST SIGN ADVERTISING
3805 Route 13 North of PA Turnpike Bristol, PA 19007
Tel. (215)761-6500 Fax (215)761-0400

SUBMITTAL TYPE: APPROVAL
This drawing is submitted for approval of the proposed exterior signage and lighting for the building shown on this drawing. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The applicant is also responsible for obtaining all necessary approvals from the appropriate authorities. The applicant is also responsible for obtaining all necessary approvals from the appropriate authorities.

SUBMITTAL IS: APPROVED
 APPROVED AS NOTED
 REJECT AND RESUBMIT

U.L. NOTE
THIS SIGN IS NOTED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE LOCAL ORDINANCES.

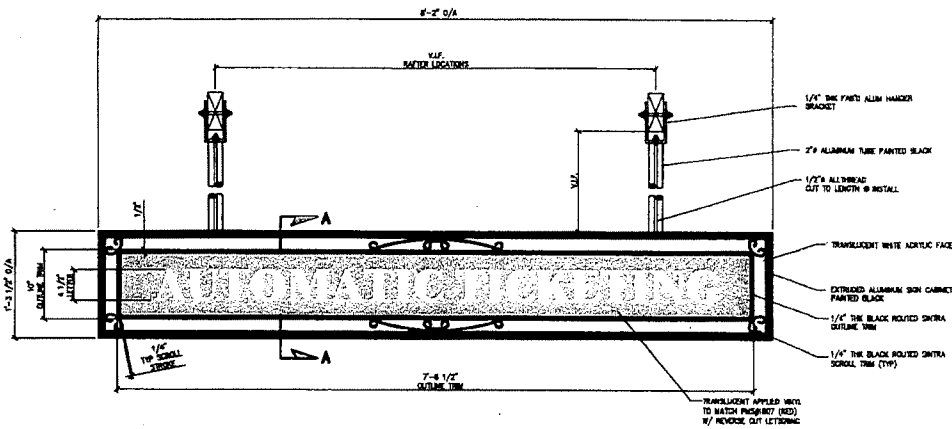
NO.	DATE	DESCRIPTION	BY
REVISIONS			

MUVICO

Exterior Signage Package

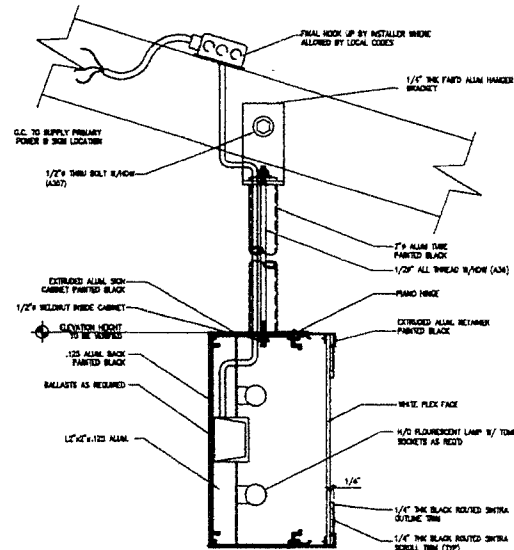
Muvico Theaters - Coconut Point 16
8021 Cinema Way Estero, FL 33928

DESIGN BY	KS/MPG	DATE	8/22/06
SCALE	AS NOTED	PROJECT NO.	31753
		REVISION	2.4

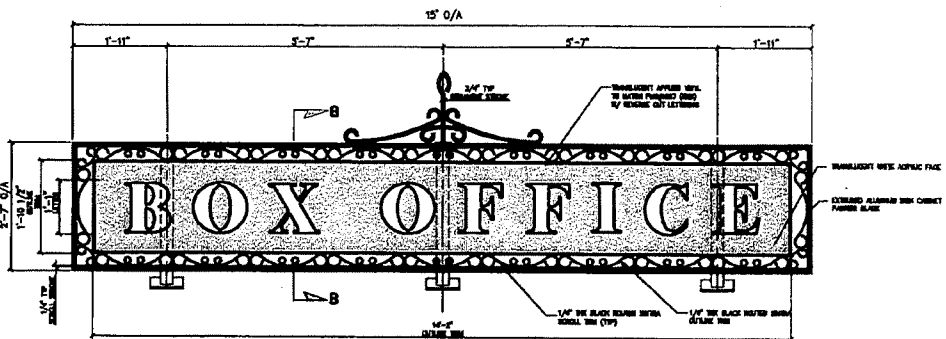


INTERNALLY ILLUMINATED "ABO" SIGNAGE
SCALE: 1/4" = 1'-0"

NOTE: TEXT FONT SHOWN FOR REFERENCE ONLY.
FURNISHER CONTRACTOR OR CUSTOMER
APPROVED/SUPPLIER APPROVAL.

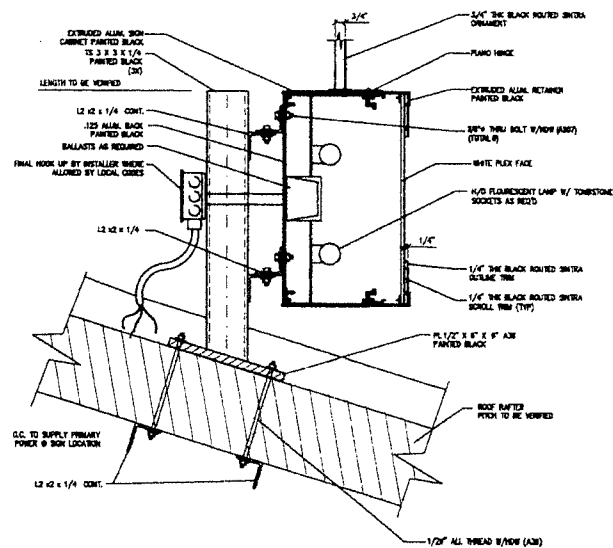


SECTION VIEW A-A
SCALE: 3/4" = 1'-0"



ILLUMINATED BOX OFFICE MARQUEE
SCALE: 1/4" = 1'-0"

NOTE: TEXT FONT SHOWN FOR REFERENCE ONLY.
FURNISHER CONTRACTOR OR CUSTOMER
APPROVED/SUPPLIER APPROVAL.



SECTION VIEW B-B
SCALE: 3/4" = 1'-0"



EAST COAST SIGN ADVERTISING

1288 Route 12 South of PA Turnpike, Estero, FL 33928
Tel: (215)781-6590 Fax: (215)781-9400

ADD 2006-00229

REVISED
AUG 22 2006

COMMUNITY DEVELOPMENT

SUBMITTAL TYPE APPROVAL

DESIGNER, CONTRACTOR, AND SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

- SUBMITTAL IS APPROVED
- APPROVED AS NOTED
- REVISIONS AND RESUBMIT

APPROVALS:

DATE: _____

U.L. NOTE
THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 901 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

REV.	DATE	DESCRIPTION	BY

REVISIONS

MUMICO

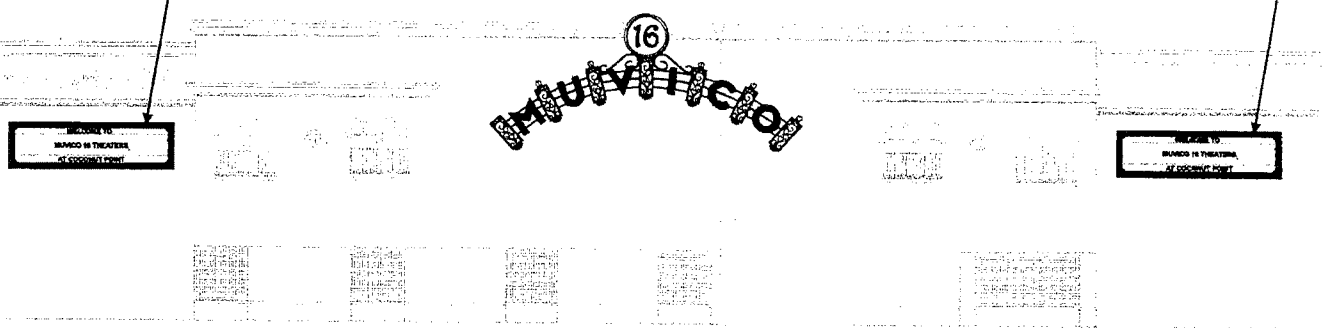
Exterior Signage Package

Mumico Theaters - Coconut Point 16
8021 Cinema Way Estero, FL 33928

DATE	8/22/06
BY	KS/MPG
SCALE	AS NOTED
PROJECT NO.	31753
REVISIONS	2.5

D SEE SHEETS 31753-4.1 & 31753-4.2 FOR DETAILS

D SEE SHEETS 31753-4.1 & 31753-4.2 FOR DETAILS

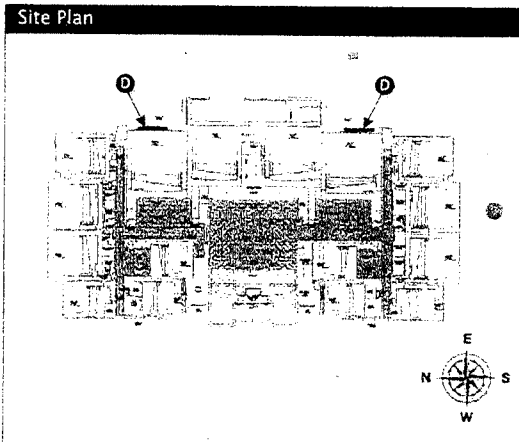


EAST ELEVATION

Scale: NTS

RECEIVED
JUL 3 4 2006

COMMUNITY DEVELOPMENT
ADD 2006-00229



EAST COAST SIGN ADVERTISING

3200 Route 13 North at Palmyra Station, PA 19067
Tel: (215)791-9650 Fax: (215)791-9400

SUBMITTAL TYPE APPROVAL
This sign is intended to be installed in accordance with the requirements of Article 206 of the International Building Code and other applicable local, state and federal codes and regulations. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The sign shall be installed in accordance with the approved plans and specifications. The sign shall be maintained in good condition and shall be replaced if it becomes damaged or illegible.

- SUBMITTAL IS: APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT

APPROVALS:

SUBMITTAL NO. _____ DATE _____

U.L. NOTE
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 206 OF THE INTERNATIONAL BUILDING CODE AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.

REV	DATE	DESCRIPTION	BY

MUVICO

Project No. _____
Exterior Signage Package

Muvico Theaters - Coconut Point 16
8021 Cinema Way Estero, FL 33928

DESIGNED BY	KS/MPG
CHECKED BY	AS NOTED
DATE	8/22/06
SHEET NO.	31753
TOTAL SHEETS	3.0



EAST COAST SIGN ADVERTISING

3850 South 13 Street, Ft. Lauderdale, Florida, PA 33307
Tel. (313)781-4826 Fax. (313)781-4828

ADD 2006-00229

MUVICO 16

D SEE SHEETS 31753-4.1 & 31753-4.2 FOR DETAILS

REVISION TO
MUVICO 16 THEATRE
AT COCONUT POINT

SOUTH ELEVATION

Scale: NTS

MUVICO 16

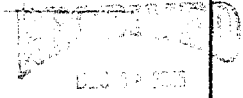
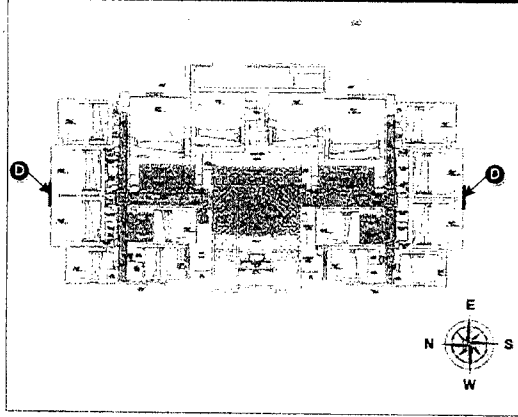
D SEE SHEETS 31753-4.1 & 31753-4.2 FOR DETAILS

REVISION TO
MUVICO 16 THEATRE
AT COCONUT POINT

NORTH ELEVATION

Scale: NTS

Site Plan



MINIMAL TYPE APPROVAL
THIS SIGN IS APPROVED AS SHOWN, PROVIDED THAT ALL REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE, LOCAL ORDINANCES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS ARE MET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

MINIMAL IS: APPROVED
 APPROVED AS NOTED
 REVISE AND RESUBMIT

APPROVALS:
COMMUNITY DEVELOPMENT

U.L. NOTE
THIS SIGN IS APPROVED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF NATIONAL AND LOCAL ELECTRICAL CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

REV	DATE	DESCRIPTION	BY

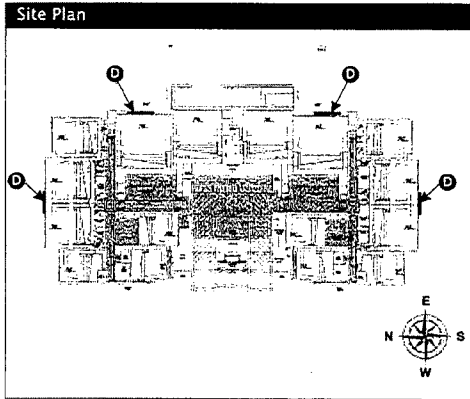
REVISIONS

MUVICO

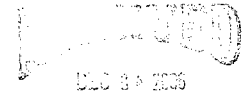
Exterior Signage Package

Muvico Theaters - Coconut Point 16
8021 Cinema Way Estero, FL 33928

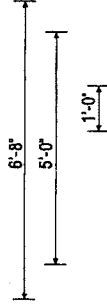
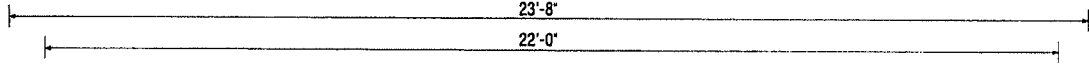
DESIGNED BY KS/MPG
DATE AS NOTED 8/22/06
PROJECT NO. 31753 4.0



ADD 2006-00229



COMMUNITY DEVELOPMENT



- Aluminum sign cabinet painted Black
- Internally illuminated white sign face
- Applied black vinyl
- Applied translucent red vinyl to match PMS #1807
- Zip track and letters (Black 12", 250 count set supplied by ECSA)



SIDE VIEW

Scale: 3/8"=1'-0"

D NEW S/F INT. ILLUM. CABINET
Scale: 3/8" = 1'-0"

*NOTE: (4) INT. ILLUM. WALL SIGNS REQUIRED

SEE SHEET 31753-4.2 FOR MOUNTING DETAILS



EAST COAST SIGN ADVERTISING

8885 Route 13 North at PA Turnpike, Miami, FL 33177
Tel. (315)781-8500 Fax (315)781-8400

SIGNIFICANT INFO APPROVAL
I hereby certify that the design, fabrication and installation of the above described signs and artwork are in accordance with the requirements of the Florida Signage and Signage Code, and that the design and installation of the signs and artwork are in accordance with the requirements of the Florida Signage and Signage Code, and that the design and installation of the signs and artwork are in accordance with the requirements of the Florida Signage and Signage Code.

- REVISIONS: APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT

APPROVALS

U.L. NOTE
THIS SIGN IS APPROVED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 908 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL ORDINANCES. THIS SIGNING IS NOT A GUARANTEE.

NO.	DATE	DESCRIPTION	BY

REVISIONS

MUVICO
Exterior Signage Package

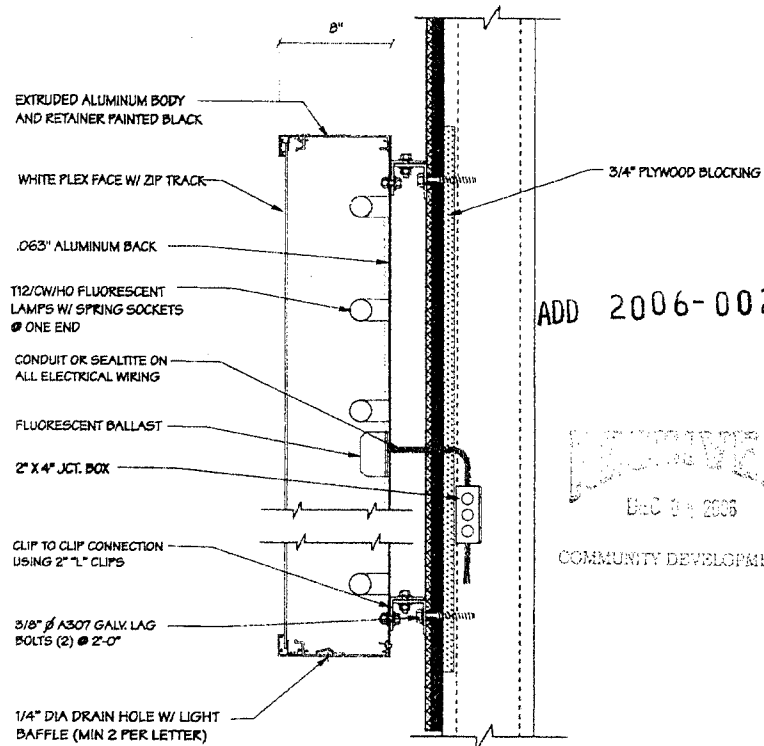
Muvico Theaters - Coconut Point 16
8021 Cinema Way Estero, FL 33928

KS/MPG	
DATE	8/22/06
31753	4.1



EAST COAST SIGN ADVERTISING

3968 Route 12 North at PA Temple Blvd., PA 19087
Tel: (215)791-8686 Fax: (215)791-8486



D SECTION @ ILLUMINATED CABINETS
SCALE: 1 1/2" = 1'-0"

ADD 2006-00229

RECEIVED
DEC 9 2006
COMMUNITY DEVELOPMENT

GENERAL TYPE APPROVAL
THIS SIGN IS APPROVED FOR INSTALLATION IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVAL ONE OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL ORDINANCES. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL ORDINANCES.

SUBMITAL IS:
 APPROVED
 APPROVED AS NOTED
 REJECT AND RE-SUBMIT

APPROVAL:
 NAME/COMPANY: _____ DATE: _____

U.L. NOTE
THIS SIGN IS APPROVED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVAL ONE OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL ORDINANCES. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL ORDINANCES.

NO	DATE	DESCRIPTION	BY
REVISIONS			

MUVICO

Project No: _____
 Exterior Signage Package

Client: Muvico Theaters - Coconut Point 16
 8021 Cinema Way Estero, FL 33928

Drawn by: KS/MPG
 Date: 8/22/06

Scale: AS NOTED
 Project No: 31753



EAST COAST SIGN ADVERTISING

8021 Cinema Way, Suite 16 PA Tarpon Springs, FL 34689
Tel: (813) 781-6508 Fax: (813) 781-6408

ESSENTIAL TYPE APPROVAL

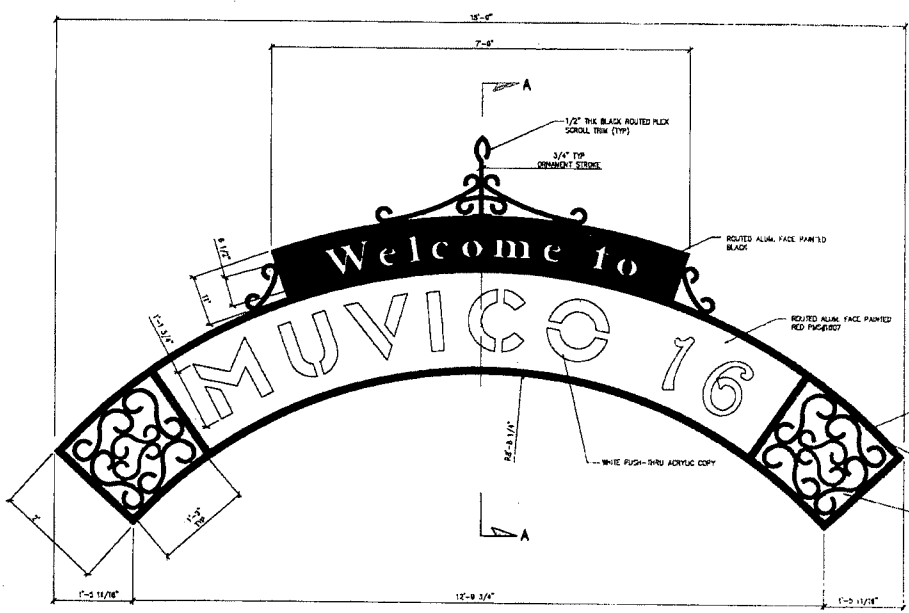
THIS SIGN IS APPROVED TO BE INSTALLED BY ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 908 OF THE NATIONAL ELECTRICAL CODE, AND/OR OTHER APPLICABLE LOCAL CODES. THIS SIGNING PROFESSIONAL IS NOT PROVIDING ANY FULL DESCRIPTION OF THE SIGNIFICANCE OF THIS APPROVAL.

SUBMITAL IS: APPROVED
 APPROVED AS NOTED
 REUSE AND RESUBMIT

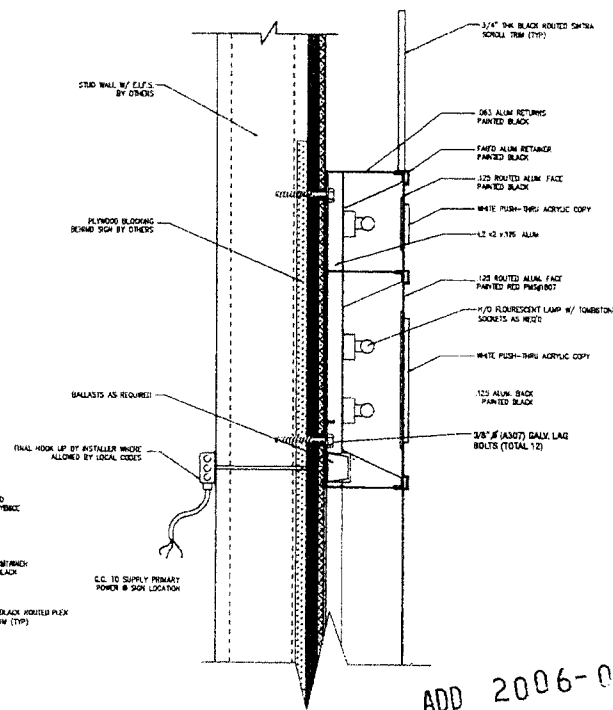
APPROVAL:

DATE: _____

U.L. NOTE
THIS SIGN IS APPROVED TO BE INSTALLED BY ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 908 OF THE NATIONAL ELECTRICAL CODE, AND/OR OTHER APPLICABLE LOCAL CODES. THIS SIGNING PROFESSIONAL IS NOT PROVIDING ANY FULL DESCRIPTION OF THE SIGNIFICANCE OF THIS APPROVAL.



ILLUMINATED ENTRY SIGN
SCALE: 1/4"=1'-0"



VIEW A-A
NOTES

ADD 2006-00229

RECEIVED
DEC 8 2005

COMMUNITY DEVELOPMENT

REV	DESCRIPTION	BY

MUVICO

Exterior Signage Package

Muvico Theaters - Coconut Point 16
8021 Cinema Way Estero, FL 33928

DATE: 8/22/06

SCALE: 3/17/53 5.1



EAST COAST SIGN ADVERTISING

8600 Route 13 North at PA Temple, Bristol, PA 19007
Tel: (215)781-6500 Fax: (215)781-6400

SIGNIFICANT TYPE APPROVAL

DESIGNED, MANUFACTURED AND DELIVERED SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS.

- SUBMITTAL NO. APPROVED
- APPROVED AS NOTED
- REVISE AND RESUBMIT

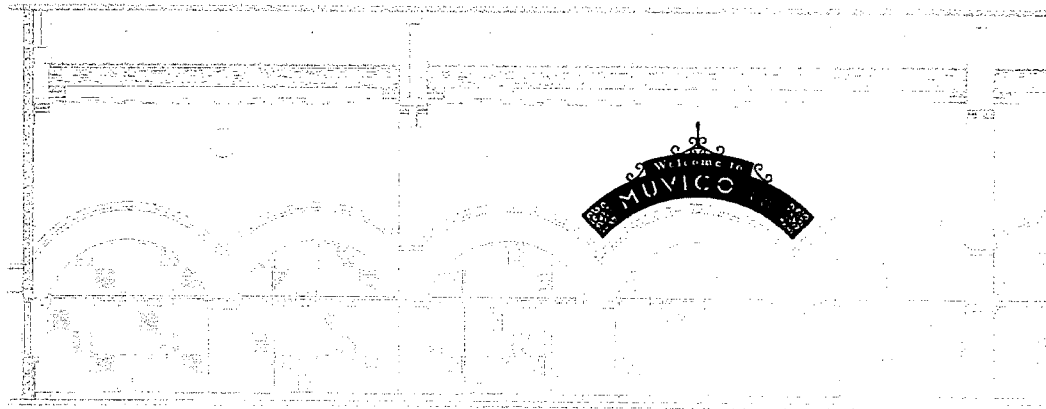
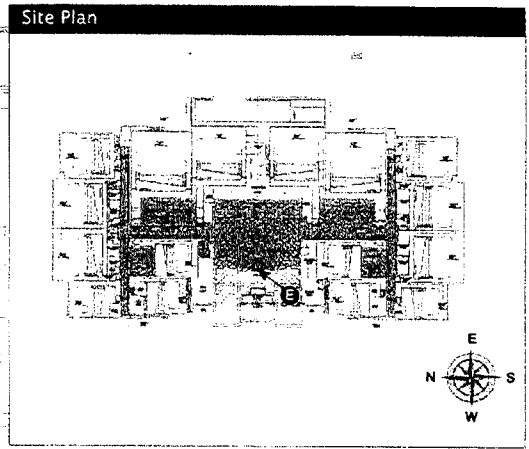
APPROVAL:

DATE: _____ BY: _____

U.L. NOTE
THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 16.05 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

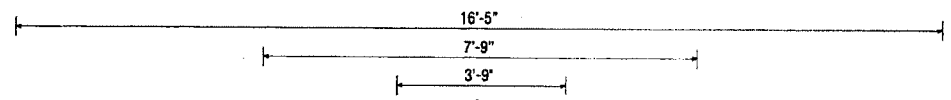
REV. NO.	DESCRIPTION	BY
1	REVISIONS	

MUVICO	
Exterior Signage Package	
Muvico Theaters - Coconut Point 16 8021 Cinema Way Estero, FL 33928	
DATE: 8/22/06	BY: KS/MPG
SCALE: AS NOTED	PROJECT NO: 31753
DATE: 8/22/06	SCALE: 5.0

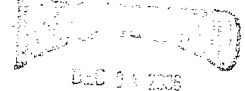


ENTRANCE ELEVATION

Scale: NTS



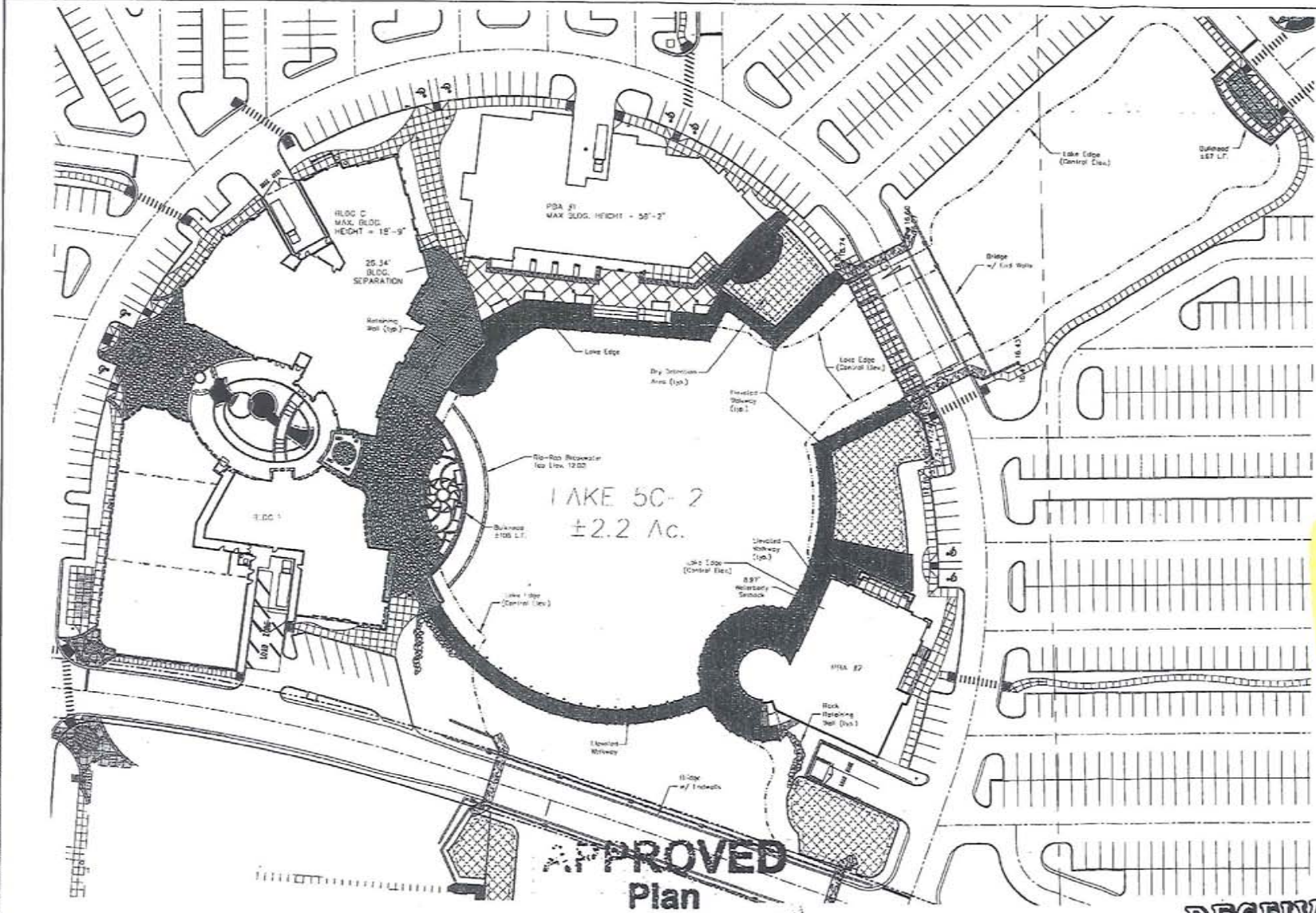
ADD 2006-00229



(E) NEW INT. ILLUM. ENTRY SIGN
Scale: NTS

SIDE VIEW
Scale: NTS

070880LS1.DWG 11/15/2007 9:12:38 AM EFC



APPROVED Plan

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

ADD 2007-00182

RECEIVED
OCT 09 2007
PERMIT COUNTER

NO.	REVISIONS	DATE

COCONUT POINT - AREA 2

PHASE 1 - COMMUNITY CENTER
LAKE SHOPS PLAN

6202-F Residential Court
Fort Myers, FL 33919
Phone : (239) 550-1200
Florida Certificate of Architectural Registration No. 11772
Rogers - Fort Myers - Voice - English



PROJECT: COCONUT POINT AREA 2 PHASE 1 COMMUNITY CENTER LAKE SHOPS PLAN
DATE: 11/15/2007
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
SCALE: AS SHOWN

Exhibit 1

070880LS1
07,880 1 of 1

EXHIBIT C

EXHIBIT D

MAXIMUM DEVELOPMENT TRACT INTENSITY:

(NOTE: Cumulative intensities will not exceed maximum proposed land uses for each development area)

Development Area #1

Tract 1A	15,000 s.f. Retail / 50,000 s.f. Office
Tract 1B	90,000 s.f. Retail / 314 M.F. DU's / Arts Center – 506 seats
Tract 1C	60,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel
Tract 1D	5,000 s.f. Retail / 30,000 s.f. Office / Fire Station
Tract 1E	450 M.F. DU's
Tract 1F	90 M.F. DU's

Development Area #2

Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's / 20,000 s.f. Office
Tract 2C	150,000 s.f. Retail / 200 Room Hotel / 15,000 s.f. Office
Tract 2D/E	150,000 s.f. Retail / 200 Room Hotel / 25,000 s.f. Office
Tract 2F	20,000 s.f. Retail / 100 Multi-family Units / 20,000 s.f. Office

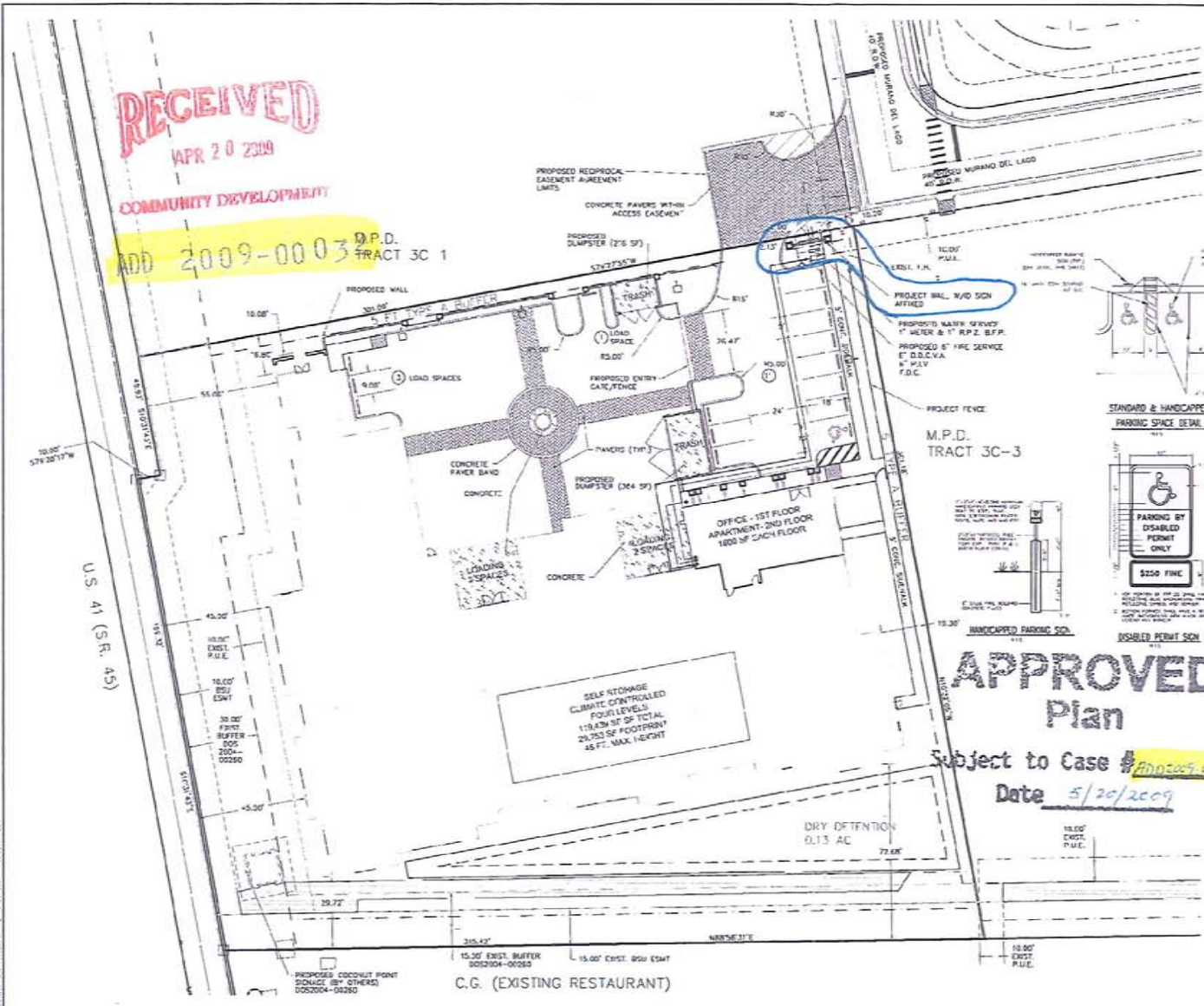
Development Area #3

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

RECEIVED
APR 20 2009

COMMUNITY DEVELOPMENT

ADD 2009-0003 M.P.D. TRACT 3C 1



PROJECT SUMMARY

EXISTING LAND USE	AREA	ACRES
Office	17.72	0.74
Residential	1.25	0.05
Other	0.03	0.00
TOTAL	19.00	0.79

LAND USE BREAKDOWN

USE	AREA	ACRES
Office	17.72	0.74
Residential	1.25	0.05
Other	0.03	0.00
TOTAL	19.00	0.79

GENERAL NOTES:

1. VERIFY EXISTING UTILITIES.
2. VERIFY EXISTING WALL, SERVICE BY THE FENCE, PROPERTY OF TOWN.
3. VERIFY EXISTING SIGN, ADDRESS, APPROVED BY CITY.
4. VERIFY EXISTING SIGN, ADDRESS, APPROVED BY CITY.
5. VERIFY EXISTING SIGN, ADDRESS, APPROVED BY CITY.
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18. VERIFY EXISTING SIGN, ADDRESS, APPROVED BY CITY.
19. VERIFY EXISTING SIGN, ADDRESS, APPROVED BY CITY.
20. VERIFY EXISTING SIGN, ADDRESS, APPROVED BY CITY.

DEVELOPMENT REGULATIONS:

1. DEVELOPMENT REGULATIONS.
2. DEVELOPMENT REGULATIONS.
3. DEVELOPMENT REGULATIONS.
4. DEVELOPMENT REGULATIONS.
5. DEVELOPMENT REGULATIONS.
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13. DEVELOPMENT REGULATIONS.
14. DEVELOPMENT REGULATIONS.
15. DEVELOPMENT REGULATIONS.
16. DEVELOPMENT REGULATIONS.
17. DEVELOPMENT REGULATIONS.
18. DEVELOPMENT REGULATIONS.
19. DEVELOPMENT REGULATIONS.
20. DEVELOPMENT REGULATIONS.

REFUSE/SOLID WASTE REQUIREMENTS:

MAX. LB.	CONTA. AREA	MAX. CONTAINER SPACE AREA, SF	FRONT CONTAINER SPACE AREA, SF	NOTES
1000	100	100	100	SUBJECT TO APPROVAL
2000	200	200	200	SUBJECT TO APPROVAL
3000	300	300	300	SUBJECT TO APPROVAL
4000	400	400	400	SUBJECT TO APPROVAL
5000	500	500	500	SUBJECT TO APPROVAL

COCONUT POINT - AREA 3 TRACT DEVELOPMENT INTENSITY

Project	D.D. App. #	Area	Office	Residential	Other	Total	Max. Allowed
Tract 3C-1							
Tract 3C-2							
Tract 3C-3							
Tract 3C-4							
Tract 3C-5							
Tract 3C-6							
Tract 3C-7							
Tract 3C-8							
Tract 3C-9							
Tract 3C-10							
Total							
Max. Allowed							

Note: (1) Tract 3C-2 includes 800 Storage Spaces, 1000 of Office and 1 Container Revolution.

LEGEND:

- (1) Proposed Wall

ATTACHMENT A

Exh. H-3.B
Approved MCP

NO.	DATE	BY	REVISIONS
1	5/20/09	J.M.S.	ISSUED FOR PERMIT
2	5/20/09	J.M.S.	ISSUED FOR PERMIT
3	5/20/09	J.M.S.	ISSUED FOR PERMIT

COCONUT POINT - AREA 3
TRACT 3C-2 - EXTRA SPACE STORAGE

DATE	BY	REVISIONS
5/20/09	J.M.S.	ISSUED FOR PERMIT
5/20/09	J.M.S.	ISSUED FOR PERMIT
5/20/09	J.M.S.	ISSUED FOR PERMIT



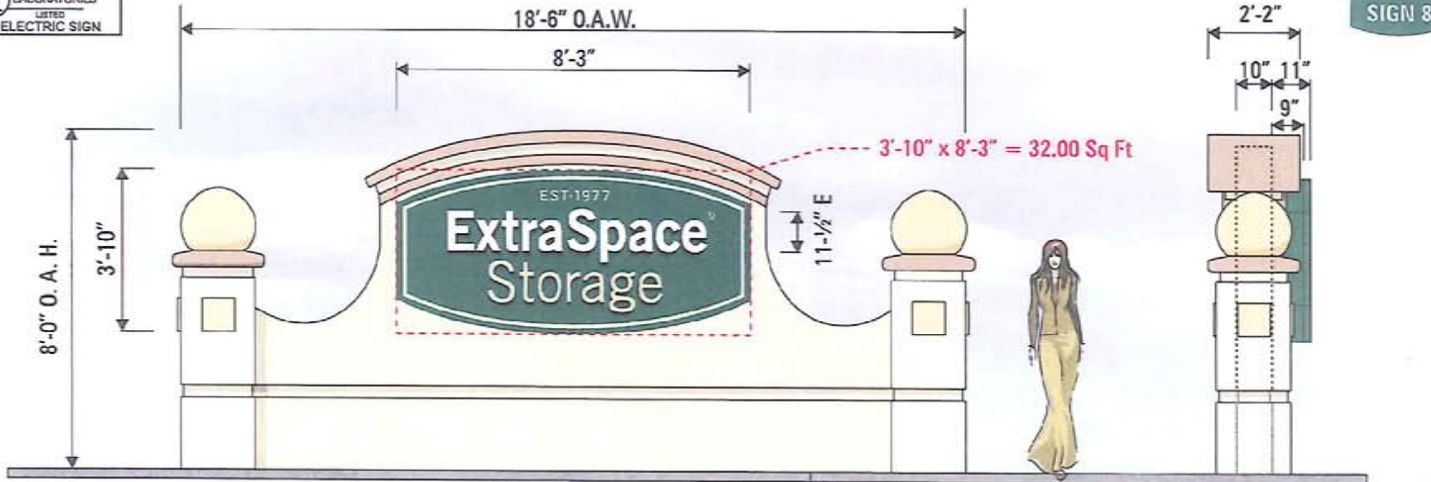
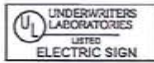
5200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 385-1200
Florida Certificate of Authorization No. 1772
Naples - Fort Myers - Venice - Englewood

MASTER DEVELOPMENT PLAN

PROJECT NO.	SHEET NO.
07.38-D	5 of 15

PROJECT NO.	SHEET NO.
07.38-D	5 of 15

PROJECT SIGN



FRONT ELEVATION - Scale: 1/4" = 1'-0"

PROJECT WALL
SIDE FACING AWAY FROM
THE BUILDING

SIDE ELEVATION
Scale: 1/4" = 1'-0"

GENERAL SPECIFICATIONS

PROJECT SIGN

PROJECT WALL BY OTHERS.

SQUARE FEET CALCULATIONS

Allowable	Existing	Proposed
		32.00

TOTAL ALLOWABLE FOR ALL SIGNS IS 300.0 SQ.FT

VINYL & PAINT COLOR SCHEME	
	TAN CALON#2500-05
	GREEN PMS#349C & CALON#2500-26
	WHITE
	OPAQUE BLACK CALON#2100-03

SINGLE FACE ILLUMINATED WALL SIGN.

***ALUMINUM CABINETS CONSTRUCTION.
***INTERNALLY ILLUMINATED WITH H.O.
FLUORESCENT LAMPS.

***MOUNTED TO BUILDING WALL WITH
FASTENERS AS REQUIRED.

MAIN I.D. CABINET:

***FLEXIBLE SIGN FACE WITH VINYL GRAPHICS
APPLIED 1ST SURFACE
***2"w X 2"d RETAINERS.

***PAINT ALUMINUM RETURNS & RETAINERS
TO MATCH "GREEN" PMS#349C.

BACKGROUND:

"GREEN" CALON#2500-26 OVER "IVORY"
CALON#2500-05
"WHITE" SHOW-THRU COPY;
"IVORY" CALON#2500-05 INSIDE BORDER.

"EXTRA SPACE" & "STORAGE":

"WHITE" WITH BLACK CALON#2100-03 DROP
SHADOW.

"EST. 1977":

"IVORY" CALON#2500-05

PHONE CAPSULE:

***POLYCARBONATE FACE WITH VINYL GRAPHICS
APPLIED 1ST SURFACE.

***1"w X 2"d RETAINERS

CABINET:

PTM "DARK BLUE" PMS#7463C.

BACKGROUND:

"DARK BLUE" CALON#2500-036 WITH WHITE
SHOW-THRU COPY.

RETURNS/RETAINERS:

PTM "DARK BLUE" PMS#7463C.

ATTACHMENT B



Houston - Dallas
Buffalo - Austin

Austin Regional Office
326 Canyon Circle Dr.
Canyon Lake, Texas 78133
830-935-4168
FAX: 830-935-4175

Houston Corporate Office
1800 Bering Drive
Houston, TX 77057
713-977-7900
Fax 713-977-7903



ESTERO, FL

Address:

8420 MURANO DEL

LARGO DR.

City: ESTERO

State: FL, 34134

Account Rep: KEVIN B.

Sales Rep:

APPROVALS

CLIENT

DESIGN

PROD.

Designer: EIT

Design No. 71772-R18

DATE 09-11-08

Rev. Date: 04-08-09

DESCRIPTION

PROJECT SIGN

11.11

The purchaser agrees to hold the seller harmless against any cause for action for damage which may occur as a result of drilling for pipes and foundations, including but not limited to snags, gas lines or any underground obstacles which the purchaser or others may discover while.

THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL, AND THE RIGHT TO USE OR EXHIBIT IN ANY FORM, IS NOT AUTHORIZED WITHOUT WRITTEN PERMISSION BY US SIGNS.

News-Press.com Online Public Notice: Detail

2012-06-07 Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Notice is hereby given that on Thursday, June 21, 2012, the Hearing Examiner of Lee County will hold public hearings in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL, on the case below.

You must appear in person, through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you did not appear before the Hearing Examiner, by law, you will not be allowed to appear before the Board of County Commissioners at the final hearing in these cases.

Copies of staff report(s) are available one week prior to the hearing except for DCI (Development of Community Impact), DRI (Development of Regional Impact) and REZ (Rezoning) cases which are available two weeks prior to the hearing. The file can be reviewed at the Zoning Division, 1500 Monroe St., Fort Myers, FL. Call 533 -8585 for additional information.

In accordance with the Americans with Disabilities Act and F.S. s. 286.26, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Prining at 533-8585.

The following case will be heard: DCI2012-00017. Coconut Point. 9:00am. Amend MPD zoning to allow live outdoor entertainment in association with restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B. Property located at northeast corner of U.S. 41 and Coconut Rd. intersection, Estero Planning Community, Lee County, FL. Direct inquiries to Alvin Block, AICP, Principal Planner 239-533-8371 in Zoning. Project Representative: Matthew Uhle, P.A., Law Office of Matthew D. Uhle 239-226-4500.

June 7 No.1456165

[print this notice](#) [close window](#)

For MAC users try cmd+P

**MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION**

DATE: JUNE 05, 2012

TO: File - DCI2012-00017

FROM: Jamie Princing
Secretary, Internal Services

RE: Notice of Public Hearing -JUNE 21, 2012 HEX

I, Jamie Princing, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed notices to the adjacent property owners on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.

NOTICE TO PROPERTY OWNERS WITHIN 500 FEET

CASE NUMBER: DCI2012-00017

CASE NAME: COCONUT POINT

REQUEST: Amend MPD zoning to allow live outdoor entertainment in association with restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B.

LOCATION: The subject property is located at northeast corner of U.S. 41 and Coconut Road intersection, Estero Planning Community, Lee County, FL.

SIZE OF PROPERTY: 110+/- acres

STAFF REPORT: Direct inquiries to Alvin Block, AICP, Principal Planner, at 239-533-8371, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.

PROPERTY OWNER'S REPRESENTATIVE: MATTHEW D UHLE, P.A.
LAW OFFICE OF MATTHEW D. UHLE
239-226-4500

Notice is hereby given that the Lee County Hearing Examiner will hold a public hearing at 9:00 AM on 06/21/2012 on the above case. The public hearing will be held in the Hearing Examiner's Meeting Room, 1500 Monroe St., Ft. Myers, FL 33901.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the Board of County Commissioners.

After the Hearing Examiner has made a written recommendation, the case will be scheduled for a public hearing before the Board of County Commissioners who will review the recommendation and make a final decision.

If you do not appear before the Hearing Examiner, by law, you will not be allowed to appear before the Board of County Commissioners at the final hearing in this case.

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Lee County Zoning Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/533-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Prancing at 239/533-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

03-47-25-00-00001.0000
 ACL RR CO
 500 WATER ST #J-910
 JACKSONVILLE, FL 32202

03-47-25-01-0000G.00CE
 SHADOW WOOD COMMUNITY ASSN INC
 8000 HEALTH CENTER BLVD #202
 BONITA SPRINGS, FL 34135

03-47-25-01-000L1.0000
 BROOKS OF BONITA SPRINGS CDD
 WRATHELL HART HUNT ASSOCIATES
 6131 LYONS RD STE 100
 COCONUT CREEK, FL 33073

03-47-25-02-000C1.0000
 BROOKS OF BONITA SPRINGS CDD
 WRATHELL HART HUNT ASSOCIATES
 6131 LYONS RD STE 100
 COCONUT CREEK, FL 33073

04-47-25-30-0000R.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-30-000L1.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-30-001D1.0000
 RBC BANK
 CBRE
 PO BOX 17327
 RALEIGH, NC 27619

04-47-25-30-00C20.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-30-00OS4.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-35-0000A.00B0
 JHS + MCB COCONUT LLC
 11411 PARK RD
 ANCHORAGE, KY 40223

03-47-25-01-0000F.0000
 SHADOW WOOD COUNTRY CLUB INC
 22801 OAKWILDE BLVD
 BONITA SPRINGS, FL 34135

03-47-25-01-000C3.0240
 FLOYD DANIEL L +
 9101 HOLLOW PINE DR
 BONITA SPRINGS, FL 34135

03-47-25-01-000L2.0000
 BROOKS OF BONITA SPRINGS CDD
 WRATHELL HART HUNT ASSOCIATES
 6131 LYONS RD STE 100
 COCONUT CREEK, FL 33073

04-47-25-00-00001.013A
 STATE OF FL DOT
 PO BOX 1249
 BARTOW, FL 33831

04-47-25-30-0001F.02CE
 TOUCHSTONE AT RAPALLO INC
 ED DWIER
 8551 VIA RAPALLO DR
 ESTERO, FL 33928

04-47-25-30-000R4.0000
 LEE COUNTY
 PO BOX 398
 FORT MYERS, FL 33902

04-47-25-30-00C19.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-30-00OS2.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-30-00OS5.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-35-0000A.00C0
 TULIP ASSOCIATES LLC
 DENNIS J LYNCH
 4081 TAMiami TR N STE C-105
 NAPLES, FL 34103

04-47-25-35-0000A.00E0
TULIP ASSOCIATES LLC
DENNIS J LYNCH
4081 TAMAMI TR N STE C-105
NAPLES, FL 34103

04-47-25-36-00000.0040
MTJ LLC
THE DIAMOND DISTRICT
7995 PLAZA DEL LAGO DR
ESTERO, FL 33928

04-47-25-36-00000.0060
CNLBANK SOUTHWEST FLORIDA
450 S ORANGE AVE
ORLANDO, FL 32801

04-47-25-36-000SC.0050
TARGET CORP
PROPERTY TAX DEPT T-2317
PO BOX 9456
MINNEAPOLIS, MN 55440

04-47-25-38-00066.0101
GOODMAN BARRY S +
1206 CALIFON COKESBURY RD
CALIFON, NJ 07830

04-47-25-38-00066.0104
RUDONI RAYMOND R + PAULA M
17115 KINGS FAIRWAY LN
GRAND BLANC, MI 48439

04-47-25-38-00066.0201
EBERT TERESA T TR +
8601 PIAZZA DEL LAGO CIR #201
ESTERO, FL 33928

04-47-25-38-00066.0203
CLARKE JENNIFER
8601 PIAZZA DEL LAGO CIR # 203
ESTERO, FL 33928

04-47-25-38-00066.0205
WISNER DONALD J + MARILYN D
8601 PIAZZA DEL LAGO CIR #205
ESTERO, FL 33928

04-47-25-39-00000.00CE
HALFWAY CREEK LAND CONDO ASSN

04-47-25-35-0000A.00F0
TULIP ASSOCIATES LLC
DENNIS J LYNCH
4081 TAMAMI TR N STE C-105
NAPLES, FL 34103

04-47-25-36-00000.0050
TGI FRIDAYS INC
LEASE ACCOUNTING-TGIF # 455
PO BOX 1788
MINNEAPOLIS, MN 55440

04-47-25-36-0000R.00CE
COCONUT POINT DEVELOPERS LLC
PO BOX 6120
INDIANAPOLIS, IN 46206

04-47-25-38-00000.00CE
ENCLAVE AT RAPALLO ASSN INC
8551 VIA RAPALLO
ESTERO, FL 33928

04-47-25-38-00066.0103
MARRELLI DOROTHY R
UNIT 103
8601 PIAZZA DEL LAGO CIR
ESTERO, FL 33928

04-47-25-38-00066.0106
CUNNINGHAM JOHN C 1/2 +
E A KELLEY CO
STE 501 PMB 14190
450 VETERANS MEMORIAL PKWY
EAST PROVIDENCE, RI 02914

04-47-25-38-00066.0202
SCHOEN THEODORE F + DEBRA A
UNIT 202
8601 PIAZZA DEL LAGO CIR
ESTERO, FL 33928

04-47-25-38-00066.0204
ALESSIO RICHARD P + WILHELMINA
29 LOUIS DR
MONTVILLE, NJ 07045

04-47-25-38-00066.0206
RAPALLO PARTNERS LLC
3440 RENAISSANCE BLVD STE 12
BONITA SPRINGS, FL 34134

04-47-25-40-00000.0080
FLORIDA SE INC
1000 DARDEN CENTER DR
ORLANDO, FL 32837

09-47-25-00-00001.001B
 DRACKETT + OTT ENTERPRISES LLC
 745 12TH AVE S STE 100
 NAPLES, FL 34102

09-47-25-00-00001.016A
 BROOKS 41 COMMERCIAL ASSN INC
 BARRETT C OTT
 745 12TH AV S STE 100
 NAPLES, FL 34102

09-47-25-00-00001.020A
 BROOKS 41 COMMERCIAL ASSN INC
 745 12TH AVE S STE 105
 NAPLES, FL 34102

09-47-25-00-00002.0020
 COCONUT 41 LLC
 9130 CORSEA DEL FONTANA WAY
 NAPLES, FL 34109

09-47-25-00-00002.0080
 IBERIABANK
 PROPERTY TAX DEPT
 200 W CONGRESS ST
 LAFAYETTE, LA 70501

09-47-25-35-0000A.00A0
 JHS + MCB COCONUT LLC
 11411 PARK RD
 ANCHORAGE, KY 40223

09-47-25-35-0000B.00B0
 CHERNG ANDREW JIN-CHAN TR +
 1683 WALNUT GROVE AVE
 ROSEMEAD, CA 91770

09-47-25-35-0000P.00CE
 COCONUT TRACE OWNERS ASSN INC
 4081 TAMIAMI TRL N STE C-105
 NAPLES, FL 34103

09-47-25-36-00000.0010
 FLORIDA GULF BANK
 9101 COLLEGE POINTE CT
 FORT MYERS, FL 33919

09-47-25-36-00000.003A
 WACHOVIA BANK N A
 THOMSON REUTERS
 PO BOX 2609
 CARLSBAD, CA 92018

09-47-25-00-00001.0110
 STATE OF FL DOT
 PO BOX 1249
 BARTOW, FL 33831

09-47-25-00-00001.01A0
 BROOKS OF BONITA SPRINGS CDD
 6131 LYONS RD STE 100
 COCONUT CREEK, FL 33073

09-47-25-00-00001.2000
 BROOKS OF BONITA SPRINGS CDD
 6131 LYONS RD STE 100
 COCONUT CREEK, FL 33073

09-47-25-00-00002.0040
 COCONUT 41 LLC
 9130 CORSEA DEL FONTANA WAY
 NAPLES, FL 34109

09-47-25-22-0000F.01CE
 MARSH LANDING COMMUNITY ASSN
 22901 MARSH LANDING BLVD
 ESTERO, FL 33928

09-47-25-35-0000B.00A0
 WACO LLC
 SUNTRUST CORP REAL ESTATE
 919 E MAIN ST FL 14
 RICHMOND, VA 23219

09-47-25-35-0000B.00C0
 MANCHESTER ASSOCIATES LLC
 DENNIS J LYNCH
 4081 TAMIAMI TRAIL N
 SUITE C-105
 NAPLES, FL 34103

09-47-25-35-0000R.00CE
 COCONUT TRACE OWNERS ASSN INC
 4081 TAMIAMI TRL N STE C-105
 NAPLES, FL 34103

09-47-25-36-00000.002A
 NAPERVILLE 2 LLC
 9440 ENTERPRISE DR
 MOKENA, IL 60448

09-47-25-36-0000A.00CE
 RESIDENCES AT COCONUT POINT
 11350 N MERIDIAN ST STE 100
 CARMEL, IN 46032

09-47-25-36-000SC.0040
 J B IVEY + COMPANY
 PROPERTY TAX DEPT
 4501 N BEACH ST
 FORT WORTH, TX 76137

09-47-25-37-003A1.0000
 LEE MEMORIAL HEALTH SYSTEM
 PROPERTY MANAGEMENT
 636 DEL PRADO BLVD
 CAPE CORAL, FL 33990

09-47-25-40-00001.1101
 SAXON DOUGLAS + BARBARA
 59 HARBOR RD
 COLCHESTER, CT 06415

09-47-25-40-00001.1103
 LUSKER CRAIG
 14003 PAWNEE LN
 LEAWOOD, KS 66224

09-47-25-40-00001.1105
 BROWNING MICHAEL +
 401 MCCAULEY RD
 WILMORE, KY 40390

09-47-25-40-00001.1107
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-40-00001.1202
 SALERNO MICHAEL V + AMANDA +
 13608 LOST BOY LN
 HOMER GLEN, IL 60491

09-47-25-40-00001.1204
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-40-00001.1206
 LOCKOWITZ STANLEY G TR
 478 E BAY TREE CIR
 VERNON HILLS, IL 60061

09-47-25-40-00001.1301
 PELICAN ASSOCIATION CORP
 235 N OGDEN AVE
 CHICAGO, IL 60607

09-47-25-37-00006.01CE
 ALV COCONUT POINT LLP
 125 N AIRPORT RD STE 202
 NAPLES, FL 34104

09-47-25-40-00000.00CE
 RESIDENCES AT COCONUT POINT I
 11350 N MERIDIAN ST STE 100
 CARMEL, IN 46032

09-47-25-40-00001.1102
 DECARLO FRANK JR + ROBIN
 347 ERIE CIR
 BLOOMINGDALE, IL 60108

09-47-25-40-00001.1104
 CICAK STEPHEN M + ROSEMARY M
 8001 VIA MONTE CARLO WAY #1104
 ESTERO, FL 33928

09-47-25-40-00001.1106
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-40-00001.1201
 BECKERMAN MATTHIAS
 122 BLEAMS RD
 KITCHNER, ON N2C 2K5
 CANADA

09-47-25-40-00001.1203
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-40-00001.1205
 CULLEY JAMES + SANDRA
 9000 WINDSWEEP DR
 BONITA SPRINGS, FL 34135

09-47-25-40-00001.1207
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-40-00001.1302
 ROZMAN FANCI
 4502 SILVER FOX
 NAPLES, FL 34119

09-47-25-40-00001.1303
HAMILTON DEBORAH A
8001 VIA MONTE CARLO WAY #1303
ESTERO, FL 33928

09-47-25-40-00001.1305
HALO CAROLYN KAY TR
201 CALLE DIAMANTE
SEDONA, AZ 86336

09-47-25-40-00001.1307
ZMUDA WALTER D +
689 MAIN ST
BUFFALO, NY 14203

09-47-25-40-00002.2102
PELKOWSKI THOMAS W + JANETH
31 WINTERCRESS LN
EAST NORTHPORT, NY 11731

09-47-25-40-00002.2104
TM HIGHLAND LLC
3740 S OCEAN BLVD # 1210
HIGHLAND BEACH, FL 33487

09-47-25-40-00002.2106
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2108
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2110
IRWIN RICHARD L SR TR
PO BOX 157
WOODWARD, OK 73802

09-47-25-40-00002.2112
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2114
RESIDENCES AT COCONUT POINT
11350 N MERIDIAN ST STE 100
CARMEL, IN 46032

09-47-25-40-00001.1304
LINKE PETER + HELENA
AM SANNBRUCH 36
17094 BURG STARGARD,
GERMANY

09-47-25-40-00001.1306
DIDONATO NORMAN
689 MAIN ST
BUFFALO, NY 14203

09-47-25-40-00002.2101
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2103
JAQUSS TINA M
UNIT 103
8011 VIA MONTE CARLO WAY
ESTERO, FL 33928

09-47-25-40-00002.2105
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2107
PUTT JAMES L
28861 CAVELL TER
NAPLES, FL 34119

09-47-25-40-00002.2109
ANTHONY ALODYLE +
8011 VIA MONTE CARLO WAY #2109
ESTERO, FL 33928

09-47-25-40-00002.2111
BANEZ NESTOR V + OFELIA G
6482 DUNWOODY CIR W
CANTON, OH 44718

09-47-25-40-00002.2113
CARLSON ALBERT JOHN + MARY
6538 NEWTON AVE
MINNEAPOLIS, MN 55423

09-47-25-40-00002.2115
S + W PROPERTIES UNLIMITED INC
1320 STATE ROAD 46 E
BATESVILLE, IN 47006

09-47-25-40-00002.2116
FONTAINE ANNE J
202 HOLLOW RD
COSBY, TN 37722

09-47-25-40-00002.2118
IRWIN BRENDA L
1019 COUNTRYSIDE DR
MOORELAND, OK 73852

09-47-25-40-00002.2201
BICKNESE PETER
8011 VIA MONTE CARLO WAY #2201
ESTERO, FL 33928

09-47-25-40-00002.2203
CULLEY JAMES K + SANDRA
9000 WINDSWEPT DR
BONITA SPRINGS, FL 34135

09-47-25-40-00002.2205
HOGAN FRANCIS J + MICHELE F
325 MOUNTAIN AVE
WESTFIELD, NJ 07090

09-47-25-40-00002.2207
MAG ESTERO 207 LLC
816 HAWKS NEST CT
PONTE VEDRA BEACH, FL 32082

09-47-25-40-00002.2209
RUDNITSKY MARVIN J TR +
108 SUSQUEHANNA AVE
SELINGSGROVE, PA 17870

09-47-25-40-00002.2211
SIMONETTI CARMELA N
8011 VIA MONTE CARLO WAY #2211
ESTERO, FL 33928

09-47-25-40-00002.2213
SWINGOS JAMES G + ROSEMARY TR
20360 CHAPEL TRACE
ESTERO, FL 33928

09-47-25-40-00002.2215
HARE HOLDINGS INC
2001 STONETCREEK RD
NOBLESVILLE, IN 46060

09-47-25-40-00002.2117
BOILINI HEIDI J
3732 E 71ST ST
INDIANAPOLIS, IN 46220

09-47-25-40-00002.2119
WAGNER DONALD W + MARY ANN
114 ASPEN DR
BOALSBURG, PA 16827

09-47-25-40-00002.2202
SUN DONG
71 CASTLETHORPE CRESCENT
OTTAWA, ON K2G 5P8
CANADA

09-47-25-40-00002.2204
NGUYEN KEVIN GOLDEN DRAGON
8410 SEDONIA CIR
FORT MYERS, FL 33912

09-47-25-40-00002.2206
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2208
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2210
HANKINSON STEPHEN + ELIZABETH
MILL FARM
251 HILL BARK ROAD
WIRRAL CH48 1NL,
UNITED KINGDOM

09-47-25-40-00002.2212
MANCUSO CHARLES L + ROBIN R
24 SUTHERLAND DR
HIGHLAND MILLS, NY 10930

09-47-25-40-00002.2214
JONES JOHN + MARILYN
183 BREEZE HILL AVE N
OTTAWA, ON K1Y 2J1
CANADA

09-47-25-40-00002.2216
WINTER ALBERT W + DEBORAH J
2315 WHIRLPOOL ST # 315
NIAGARA FALLS, NY 14305

09-47-25-40-00002.2217
RIGTERINK VICTOR A + JUANITA
1711 LAFAYETTE AVE # 19
LEBANON, IN 46052

09-47-25-40-00002.2219
CATANZARO FRANK C + PATRICIA A
800 HULTON RD
OAKMONT, PA 15139

09-47-25-40-00002.2302
COLANTUONI GEORGE W
PO BOX 529
ESTERO, FL 33929

09-47-25-40-00002.2304
PRITCHETT S DUANE
1843 LEAMINGTON LN
NAPLES, FL 34109

09-47-25-40-00002.2306
KLACZYNSKI JASON
8011 VIA MONTE CARLO WAY #2306
ESTERO, FL 33928

09-47-25-40-00002.2308
CUNNINGHAM KATHLEEN
8011 VIA MONTE CARLO WAY #2308
ESTERO, FL 33928

09-47-25-40-00002.2310
COCCARO PIETRO + DEBRA
53 ROWNTREE MILL RD
TORONTO, ON M9L 1C4
CANADA

09-47-25-40-00002.2312
PRENDERGAST NEIL J +
1 CROYDON LANE
OAK BROOK, IL 60523

09-47-25-41-00000.00CE
RESIDENCES AT COCONUT POINT II
11350 N MERIDIAN ST STE 100
CARMEL, IN 46032

09-47-25-41-00003.3102
BALDWIN SANDRA T
23021 WHISPERING RIDGE DR
BONITA SPRINGS, FL 34135

09-47-25-40-00002.2218
KAHN HARVEY +
9989 COLONIAL WALK N
ESTERO, FL 33928

09-47-25-40-00002.2301
NATOLI CARMELO J +
18841 CLIFFVIEW LN
CHESTERFIELD, MO 63005

09-47-25-40-00002.2303
COCONUT PROPERTIES LLC
4532 STONY RIVER DR
BLOOMFIELD HILLS, MI 48301

09-47-25-40-00002.2305
SNYDER JOHN E
8011 VIA MONTE CARLO WAY #2305
ESTERO, FL 33928

09-47-25-40-00002.2307
ROSINI JAMES E + BOBBIE
2 ESTATES DR
COLONIA, NJ 07067

09-47-25-40-00002.2309
MTRR LLC
ROBERT MCWILLIAMS
7384 MONTEVERDE WAY
NAPLES, FL 34119

09-47-25-40-00002.2311
REUTHER JOHN W
114 GRIFFIN RD
ELMHURST TOWNSHIP, PA 18444

09-47-25-40-00002.2313
HILLIARD MARK E TR +
18151 PARKSIDE GREENS DR
FORT MYERS, FL 33908

09-47-25-41-00003.3101
OCONNOR PATRICK L +
909 E 82ND ST
INDIANAPOLIS, IN 46240

09-47-25-41-00003.3103
SALDEEN L SCOTT +
23159 AMGCI WAY #3103
ESTERO, FL 33928

09-47-25-41-00003.3104
OMALLEY R MICHAEL
4021 ARROWWOOD CT
BONITA SPRINGS, FL 34134

09-47-25-41-00003.3106
GARTEN CARESS S
4503 KESSLER BLVD E DR
INDIANAPOLIS, IN 46220

09-47-25-41-00003.3108
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3110
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3112
VALINETZ DAVID F + LYNN G
11539 WILLOW BEND DR
ZIONSVILLE, IN 46077

09-47-25-41-00003.3114
BARBER FREDERICK T III +
42 9TH ST
BONITA SPRINGS, FL 34134

09-47-25-41-00003.3116
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3201
AMGCI LANE LLC
804 7TH ST
TELL CITY, IN 47586

09-47-25-41-00003.3203
CAMPBELL RONALD E + JANE M
20481 CHAPEL TRACE
ESTERO, FL 33928

09-47-25-41-00003.3205
HOLLAND TERESA E
200 MATTHEW DR
PADUCAH, KY 42001

09-47-25-41-00003.3105
HAJDU LOUIS + ELIZABETH J
710 NEW BRUNSWICK AVE
ALPHA, NJ 08865

09-47-25-41-00003.3107
RITTER MARY C TR
215 BAREFOOT BEACH BLVD
BONITA SPRINGS, FL 34134

09-47-25-41-00003.3109
BRAENDLE GEORGE + DEBORAH
24821 PENNYROYAL DR
BONITA SPRINGS, FL 34134

09-47-25-41-00003.3111
SCHNEIDER THOMAS J + ESTHER +
703 HANOVER CLOSE
ZIONSVILLE, IN 46077

09-47-25-41-00003.3113
MILLER KIMBERLY A +
23159 AMGCI WAY UNIT 113
ESTERO, FL 33928

09-47-25-41-00003.3115
KIBLITSKY STAN
23 MARINUCCI CT
RICHMOND HILL, ON L3C 0M3
CANADA

09-47-25-41-00003.3117
HKBW PROPERTIES LLC
9240 N MERIDIAN ST #300
INDIANAPOLIS, IN 46260

09-47-25-41-00003.3202
ENTRUST FREEDOM LLC
23159 AMGCI WAY UNIT 202
ESTERO, FL 33928

09-47-25-41-00003.3204
GRIMES CHRISTIN +
PO BOX 770247
NAPLES, FL 34107

09-47-25-41-00003.3206
THOMPSON ANDERSON C + NANCY G
4721 VIA SANTA LUCIA
BONITA SPRINGS, FL 34134

09-47-25-41-00003.3207
GIBSON ELIZABETH M TR
23159 AMGCI WAY # 3207
ESTERO, FL 33928

09-47-25-41-00003.3209
ADDAMAN RONALD E + LINDA G
10280 SUMMERLIN WAY
FISHERS, IN 46038

09-47-25-41-00003.3211
PORTER DAVID A + THERESA M
6350 E 106TH ST
FISHERS, IN 46038

09-47-25-41-00003.3213
BRYANT CHRISTOPHER D + JILL A
7320 E 86TH ST STE 100
INDIANAPOLIS, IN 46256

09-47-25-41-00003.3215
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3217
BOGAN STEVEN + DEBORAH
23159 AMGCI WAY UNIT 217
ESTERO, FL 33928

09-47-25-41-00003.3302
PHILLIPPE THOMAS E SR + JOAN M
11650 OLIO RD STE 1000
FISHERS, IN 46037

09-47-25-41-00003.3304
VILLANI MICHAEL B
16 FIELDSTONE DR APT 358
HARTSDALE, NY 10530

09-47-25-41-00003.3306
DIXON AARON S
23159 AMGCI WAY UNIT 306
ESTERO, FL 33928

09-47-25-41-00003.3308
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3208
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3210
ROBBINS CHRISTOPHER F + HELEN
WILLOWS #2 STONELEIGH CLOSE
HIGHWEEK NEWTON ABBOT
DEVON TQ1210Z,
UNITED KINGDOM

09-47-25-41-00003.3212
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3214
BAKER JOHN E JR
2473 BROOKSHIRE CIR
LEXINGTON, KY 40575

09-47-25-41-00003.3216
MOYER DANIEL L + SHERRI K
14727 N MERIDIAN ST
CARMEL, IN 46032

09-47-25-41-00003.3301
MURRAY B JOAN
23159 AMGCI WAY UNIT 301
ESTERO, FL 33928

09-47-25-41-00003.3303
SUTHERLAND D MUNRO + BARBARA M
28 KINGS QUAY
CHELSEA HARBOUR
LONDON SW 10 OUX,
UNITED KINGDOM

09-47-25-41-00003.3305
MAZANOWSKI DAVID B +
12544 SCOTTISH BND
CARMEL, IN 46033

09-47-25-41-00003.3307
DOPP PAUL W + KATHLEEN P
100 ABBEY DAWN DR
BATH, ON K0H 1G0
CANADA

09-47-25-41-00003.3309
HUDSON JAMES E + JANIS S
260 FAIRWAY CIR
NAPLES, FL 34110

09-47-25-41-00003.3310
 DRYDEN STEPHEN D
 20017 GRANDE LAKE DR
 ESTERO, FL 33928

09-47-25-41-00003.3312
 KO LINA TOI WEI
 99 AVENUE RD # 506
 TORONTO, ON M5R 2G5
 CANADA

09-47-25-41-00003.3314
 PRUITT THOMAS E + TERI C
 1801 BAYBERRY CT STE 100
 RICHMOND, VA 23226

09-47-25-41-00003.3316
 PALUMBO JOSEPH N +
 4060 WILLIAM CHAPMAN ST
 SAINT-LAURENT, QC H4R 3G1
 CANADA

09-47-25-41-000CH.0301
 RESIDENCES AT COCONUT POINT
 11350 N MERIDIAN ST STE 100
 CARMEL, IN 46032

09-47-25-42-00004.4101
 THOMPSON MARK D +
 2313 LONGBOAT DR
 NAPLES, FL 34104

09-47-25-42-00004.4103
 TM HIGHLAND LLC
 3740 S OCEAN BLVD # 1210
 HIGHLAND BEACH, FL 33487

09-47-25-42-00004.4105
 INCOLLINGO ROBERT R + SHIRLEY
 15 MELISSA DR
 SICKLERVILLE, NJ 08081

09-47-25-42-00004.4107
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4109
 BALOGH RONALD C
 601 MAGNOLIA DR
 PAINESVILLE, OH 44077

09-47-25-41-00003.3311
 POLIAN WILLIAM P + EILEEN A
 8157 GWINNETT PL
 INDIANAPOLIS, IN 46250

09-47-25-41-00003.3313
 BLOCK ELISABETH F
 23159 AMGCI WAY UNIT 313
 ESTERO, FL 33928

09-47-25-41-00003.3315
 BAKER JOHN JR
 2473 BROOKSHIRE CIR
 LEXINGTON, KY 40515

09-47-25-41-00003.3317
 MITCHELL RAMONA O TR
 906 N SANBORN DR
 PALATINE, IL 60074

09-47-25-42-00000.00CE
 RESIDENCES AT COCONUT
 11350 N MERIDIAN ST STE 100
 CARMEL, IN 46032

09-47-25-42-00004.4102
 BKHW PROPERTIES LLC
 9240 N MERIDIAN ST STE 300
 INDIANAPOLIS, IN 46260

09-47-25-42-00004.4104
 BELLIS EDWARD A + LINDSEY A
 PEU SIRE
 16130 LIGNIERES-SONNEVILLE,
 FRANCE

09-47-25-42-00004.4106
 STONER KEVIN W +
 10825 ANDRADE DR
 ZIONSVILLE, IN 46077

09-47-25-42-00004.4108
 NEWMAN DON M +
 9333 N MERIDIAN ST STE 203
 INDIANAPOLIS, IN 46260

09-47-25-42-00004.4110
 HITE FRED L + JILL M
 11731 AUTUMN TREE DR
 FORT WAYNE, IN 46845

09-47-25-42-00004.4111
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4113
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4115
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4117
 TELIO JEAN JACQUES + LAURA
 1716 WESTMEADOW TER
 ROUND ROCK, TX 78665

09-47-25-42-00004.4119
 KRZYZEK THOMAS + SUZANNE
 24348 3200 EAST ST
 LA MOILLE, IL 61330

09-47-25-42-00004.4121
 EDWARDS CHARLES ANTHONY
 8010 VIA SARDINIA WAY UNIT 121
 ESTERO, FL 33928

09-47-25-42-00004.4123
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4202
 WICKERSHAM SCOTT + VANESSA C
 1748 S OLD HIGHWAY 27
 WINCHESTER, IN 47394

09-47-25-42-00004.4204
 LOCASCIO ROY + DEBRA
 8010 VIA SARDINIA WAY #4204
 ESTERO, FL 33928

09-47-25-42-00004.4206
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4112
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4114
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4116
 ST JOHN JEFFRE R TR +
 2444 LITTLE CREEK CIR
 NEWBURY PARK, CA 91320

09-47-25-42-00004.4118
 GORDON DOUGLAS S + KAREN F
 7111 COVE POINT PL
 PROSPECT, KY 40059

09-47-25-42-00004.4120
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4122
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4201
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4203
 SLESSER RUTH A +
 8800 SUMMIT RIDGE DR
 LOUISVILLE, KY 40241

09-47-25-42-00004.4205
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4207
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4208
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4210
TZELIAS CHRISTOS G + MARY E
22 HILLCREST DR
TYNGSBORO, MA 01879

09-47-25-42-00004.4212
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4214
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4216
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4218
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4220
SALENTINE THOMAS J
13540 BRENTWOOD LN
CARMEL, IN 46033

09-47-25-42-00004.4222
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4301
CHRISTIE LEE C +
951 N DELAWARE ST
INDIANAPOLIS, IN 46202

09-47-25-42-00004.4303
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4209
GRILLO BRENDAN M
7 HAZEL HURST AVE
AUBURN, NY 13021

09-47-25-42-00004.4211
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4213
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4215
WIDDOWSON EDWARD + CAROLYN R
10111 ORCHID RIDGE LN
BONITA SPRINGS, FL 34135

09-47-25-42-00004.4217
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4219
FRITH GREGORY H
116 CHURCH ST STE 2
RAINBOW CITY, AL 35906

09-47-25-42-00004.4221
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4223
SELF DAVID R
10035 HARRODS CREEK DR
PROSPECT, KY 40059

09-47-25-42-00004.4302
SCOULAR ROBERT + JULIE
6349 TORINGTON DR
MEDINA, OH 44256

09-47-25-42-00004.4304
BLUESTEIN MARGERY S TR +
2538 MARQUESA ROYALE UNIT 201
NAPLES, FL 34109

09-47-25-42-00004.4305
BOERSMA BRAD
485 GERMAIN AVE
NAPLES, FL 34108

09-47-25-42-00004.4307
MCKEEVER GLENN T
20241 ESTERO GARDENS CIR # 108
ESTERO, FL 33928

09-47-25-42-00004.4309
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4311
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4313
BOILINI KENNETH J + SHARON A +
5508 E 450 S
LA PORTE, IN 46350

09-47-25-42-00004.4315
GRAVES DONALD E +
20301 ROOKERY DR
ESTERO, FL 33928

09-47-25-42-00004.4317
GRACE DENNIS J + SRIVARN S
8010 VIA SARDINIA WAY # 4317
ESTERO, FL 33928

09-47-25-42-00005.5102
KATZ CHARLOTTE S TR
8000 VIA SARDINIA WAY UNIT 102
ESTERO, FL 33928

09-47-25-42-00005.5104
HOGAN THOMAS A +
10 GREEN LINKS TURN
AUBURN, NY 13021

09-47-25-42-00005.5106
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4306
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4308
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4310
S + W PROPERTIES UNLIMITED INC
1320 STATE ROAD 46 E
BATESVILLE, IN 47006

09-47-25-42-00004.4312
PARKER NICHOLAS + NORA
8010 VIA SARDINIA WAY #4312
ESTERO, FL 33928

09-47-25-42-00004.4314
MICHELI JOSEPH + THERESA M
8010 VIA SARDINIA WAY # 4314
ESTERO, FL 33928

09-47-25-42-00004.4316
DESLAURIERS YVES +
174 CHEMIN DE LA GRAND COTE
BOISBRIAND, QC J7G 1B7
CANADA

09-47-25-42-00005.5101
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5103
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5105
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5107
CROWLEY GERALD A
5047 STATE ROUTE 34
AUBURN, NY 13021

09-47-25-42-00005.5201
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5203
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5205
AZIZ ANGELIKA + ABDULRAB
103 HAVERFORD RD
PITTSBURGH, PA 15238

09-47-25-42-00005.5207
WICKHAM ROBERT C + DIEDRE A
18 LAKEWOOD RD
NATICK, MA 01760

09-47-25-42-00005.5302
MANCINI VINCENT +
8000 VIA SARDINIA WAY # 5302
ESTERO, FL 33928

09-47-25-42-00005.5304
HANNAH JAMES S + PAMELA K
11213 VALOR BRIDGE DR
SPOTSYLVANIA, VA 22551

09-47-25-42-00005.5306
BORRE JAMES P
8000 VIA SARDINIA WAY #5306
ESTERO, FL 33928

09-47-25-43-0003B.0010
SHCP HOTEL LLC
225 W WASHINGTON ST
INDIANAPOLIS, IN 46204

09-47-25-45-00000.2B10
JOHNSON COCO LLC
601 STATE ST FL 6
BRISTOL, VA 24201

09-47-25-46-00000.2B2B
ETHAN ALLEN RETAIL INC
ATTN LEASE ADMINISTRATOR
ETHAN ALLEN DR
DANBURY, CT 06811

09-47-25-42-00005.5202
SCHERER THOMAS E
8000 VIA SARDINIA WAY UNIT 202
ESTERO, FL 33928

09-47-25-42-00005.5204
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5206
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5301
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5303
SHAW BARBARA A
2850 GULF SHORE BLVD N APT 303
NAPLES, FL 34103

09-47-25-42-00005.5305
GRAVEL PAUL A + CHRISTINE M
936 GLEN LAKE CIR
NAPLES, FL 34119

09-47-25-42-00005.5307
BROUSSEAU PETER + SUSAN
417 CHARTWELL PL
NAPLES, FL 34110

09-47-25-43-0003B.0020
COCONUT POINT DEVELOPERS LLC
PO BOX 6120
INDIANAPOLIS, IN 46206

09-47-25-46-00000.2B2A
COCONUT POINT DEVELOPERS LLC
PO BOX 6120
INDIANAPOLIS, IN 46206

09-47-25-48-00000.00CE
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0101
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0103
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0105
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0203
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0101
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0103
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0201
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0203
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0101
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0103
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0102
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0104
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0106
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0204
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0102
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0104
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0202
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0204
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0102
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0104
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0201
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0203
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0101
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0103
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0201
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0203
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

10-47-25-00-00001.0000
ACL RR CO
500 WATER ST #J-910
JACKSONVILLE, FL 32202

10-47-25-01-000L4.0000
BROOKS OF BONITA SPRINGS CDD
WRATHELL HART HUNT ASSOCIATES
6131 LYONS RD STE 100
COCONUT CREEK, FL 33073

10-47-25-01-000L7.0000
BROOKS OF BONITA SPRINGS CDD
WRATHELL HART HUNT ASSOCIATES
6131 LYONS RD STE 100
COCONUT CREEK, FL 33073

10-47-25-06-00000.00CE
MORNINGSIDE AT THE BROOKS
GULF BREEZE MGMT SERVICES INC
8910 TERRENE CT STE 200
BONITA SPRINGS, FL 34135

09-47-25-48-00003.0202
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0204
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0102
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0104
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0202
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0204
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

10-47-25-00-00001.0010
ACL RR CO
500 WATER ST #J-910
JACKSONVILLE, FL 32202

10-47-25-01-000L6.0000
BROOKS OF BONITA SPRINGS CDD
WRATHELL HART HUNT ASSOCIATES
6131 LYONS RD STE 100
COCONUT CREEK, FL 33073

10-47-25-02-000G1.00CE
SPRING RUN GOLF CLUB COMM ASSN
9501 SPRING RUN BLVD
BONITA SPRINGS, FL 34135

10-47-25-06-00001.0101
HEILSTEDT JOHN E TR +
432 PICKWICK PL
VALPARAISO, IN 46385

10-47-25-06-00001.0102
STREAMS EDGE LLC
6450 POE AVE
DAYTON, OH 45414

10-47-25-06-00001.0202
SILVA LOUIS + JOYA M
88 VALENTINE CIR
WARWICK, RI 02886

10-47-25-06-00002.0102
BURNS JEROME E SR
4379 EL MONTE
SAGINAW, MI 48638

10-47-25-06-00002.0202
DOWNIN SUSAN
23156 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00003.0102
NELSON EDWARD F + BETTY M
14440 MORNINGSIDE RD
ORLAND PARK, IL 60462

10-47-25-06-00003.0202
SPATHOLT EDGAR J + ELIZABETH A
PO BOX 380
YOUNGSTOWN, NY 14174

10-47-25-06-00004.0102
IULIANO BARBARA L TR
23136 ROSEDALE DR #102
BONITA SPRINGS, FL 34135

10-47-25-06-00004.0202
WEBER RICHARD A
1308 LAROCHELLE DR
COLUMBUS, OH 43221

10-47-25-06-00007.0102
BOCK WILLIAM C + KATHY L
23151 ROSEDALE DR #102
BONITA SPRINGS, FL 34135

10-47-25-06-00007.0202
STEWART PETER M
23151 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00001.0201
STEURER ROBERT L + RUBY ANN
23166 ROSEDALE DR APT 201
BONITA SPRINGS, FL 34135

10-47-25-06-00002.0101
BAUER RICHARD T TR
23156 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00002.0201
HARPER ANDREW + GILLIAN
18 ARBOR CLOSE
FETCHAM
SORREY KT229DZ,
UNITED KINGDOM

10-47-25-06-00003.0101
ACHZET RUSSELL K
9570 CYPRESS HAMMOCK CIR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00003.0201
MARCANO MIRIELA
13150 CORBEL CIR #528
FORT MYERS, FL 33907

10-47-25-06-00004.0101
HAIDLE VIRGINIA W TR
23136 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00004.0201
LIGHTNER MARILYN REED
3661 BAY CREEK DR
BONITA SPRINGS, FL 34134

10-47-25-06-00007.0101
LEE RICHARD A + BERNICE A
7802 HERMITS RUN RD
LOUISVILLE, KY 40291

10-47-25-06-00007.0201
HEIDER TIMOTHY M + HOLLIE D
2564 WAYWARD WIND DR
INDIANAPOLIS, IN 46239

10-47-25-06-00008.0101
LINDER BARBARA E
11987 WINDSOR MOSS
ELLCOTT CITY, MD 21042

10-47-25-06-00008.0102
MESJAK RICHARD J + VIRGINIA M
6501 SHINGLE CREEK DR
BROOKLYN PARK, MN 55445

10-47-25-06-00008.0202
CASOLO BONITA A
23141 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00009.0102
MCGINNIS LYNDA E
8110 BOUNTY CT
INDIANAPOLIS, IN 46236

10-47-25-06-00009.0202
CABLE DALE A
29471 HUMMINGBIRD CIR
WESTLAKE, OH 44145

10-47-25-06-00010.0102
VANBUREN JAMES K + KAREN J
9807 COPPER HILL RD
SAINT LOUIS, MO 63124

10-47-25-06-00010.0202
BERTOLINI JOSEPH M + DOREEN P
23121 ROSEDALE RD #202
BONITA SPRINGS, FL 34135

10-47-25-06-00011.0102
HAMILTON G SICOTTE
243 FITTONS RD EAST
ORILLA, ON L3V 2J7
CANADA

10-47-25-06-00011.0202
HRDLICKA LORETTA C TR
23111 ROSEDALE DR APT 202
BONITA SPRINGS, FL 34135

10-47-25-06-00012.0102
THEISS ELAINE M
23101 ROSEDALE DR APT 102
BONITA SPRINGS, FL 34135

10-47-25-06-00012.0202
GLEYZE RONALD D + JANET A TR
2658 HAAS LN
MONTOURSVILLE, PA 17754

10-47-25-06-00008.0201
BEHNKEN LELAND E + ANN LOU
2822 KNOX HIGHWAY 3
ALTONA, IL 61414

10-47-25-06-00009.0101
SAEKS LINDA J + ALLEN I TR
14840 PONDVIEW CIR
WAYZATA, MN 55391

10-47-25-06-00009.0201
HENDRICKS PATRICIA J
1770 N MEADOW DR
MECHANICSBURG, PA 17055

10-47-25-06-00010.0101
MEYER JOHN J + KATHERINE TR
14929 GREENBERRY HILL CT
CHESTERFIELD, MO 63017

10-47-25-06-00010.0201
SMADBECK PAUL B + LOIS A
320 TITICUS RD
NORTH SALEM, NY 10560

10-47-25-06-00011.0101
WAYNE A LUNDY REV LIVING TRUST
23111 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00011.0201
SCHNEIDER GREGORY E + JANE TR
8536 STONECHAT LOOP
DUBLIN, OH 43017

10-47-25-06-00012.0101
MILLER DAVID E + JOANN C
23101 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00012.0201
CROUSE SHARON O
23101 ROSEDALE DR #201
BONITA SPRINGS, FL 34135

10-47-25-06-00013.0101
PICCIANO VALERIE TR
PO BOX 24489
MAYFIELD HEIGHTS, OH 44124

10-47-25-06-00013.0102
GAUS WILLIAM T TR +
1800 N PROSPECT AVE APT 17D
MILWAUKEE, WI 53202

10-47-25-06-00013.0202
CUMMINGS JEANNE M
70 GREAT OAK DR
HUDSON, OH 44236

10-47-25-06-00014.0102
LEE ARTHUR M + JANET J TR
5100 SHANTY CREEK RD
BELLAIRE, MI 49615

10-47-25-06-00014.0202
DARIN WILLIAM A JR + LAURA LEE
6136 KINGSLEY CT
BRIGHTON, MI 48116

10-47-25-06-00015.0102
ALLEN WILLIAM V + SHARON J
7422 WYCLIFFE DR
PROSPECT, KY 40059

10-47-25-06-00015.0202
MUEHLENKAMP DEENA J TR
23071 ROSEDALE DR # 202
BONITA SPRINGS, FL 34135

10-47-25-06-00016.0102
BARMORE C PAUL
23061 ROSEDALE DR #102
BONITA SPRINGS, FL 34135

10-47-25-06-00016.0202
REA HENRY E JR + NANCY M
55 ROYCROFT AVE
PITTSBURGH, PA 15228

10-47-25-06-00017.0102
BENNETT ANTHONY J + NANCY E
8 STONEWOOD DR
ST CHARLES, IL 60174

10-47-25-06-00017.0202
BALDRIDGE JAMES G +
6290 MILLBANK DR
CENTERVILLE, OH 45459

10-47-25-06-00013.0201
PROKOP R PETER + MARY LYNN
37735 EAGLE TRACE
FARMINGTON HILLS, MI 48331

10-47-25-06-00014.0101
BARRY WILLIAM P + MICHELNA S
2320 WESTON DR
PITTSBURGH, PA 15241

10-47-25-06-00014.0201
PRITCHARD J BRYAN + JUDITH H
2624 LANSDALE DR
WEXFORD, PA 15090

10-47-25-06-00015.0101
NOLAN JOHN M + CATHLEEN T
19 FENIMORE LN
HUNTINGTON, NY 11743

10-47-25-06-00015.0201
NELSON GARY A + JANETH
9220 OVERLOOK TRL
EDEN PRAIRIE, MN 55347

10-47-25-06-00016.0101
GIVENS ROBERT M + CONNIE J
1 BOBBY JONES DR
ANDOVER, MA 01810

10-47-25-06-00016.0201
VANPELT JACK FRANKLIN TR
10109 IDLE PINE LN
BONITA SPRINGS, FL 34135

10-47-25-06-00017.0101
SHAW DAVID M + M JOYCE
8604 MILLWOOD RD
BROKEN ARROW, OK 74011

10-47-25-06-00017.0201
JACOBS ROBERT S + DONNA S
125 HILTON RD
GREENSBURG, PA 15601

10-47-25-06-00018.0101
HOFF WALLACE J + MARY J
10202 SUNWAY TER
ELLCOTT CITY, MD 21042

10-47-25-06-00018.0102
WHITELEY NANCY L
23041 ROSEDALE DR #102
BONITA SPRINGS, FL 34135

10-47-25-06-00018.0202
JENSEN AMY
23041 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00019.0102
OFFENBACHER RICHARD D TR
GRAYBAR ELECTRIC
23031 ROSEDALE DR #102
BONITA SPRINGS, FL 34135

10-47-25-06-00019.0202
YURCO NANCY E TR
6901 LAKEWOOD ISLE DR
FORT MYERS, FL 33908

10-47-25-06-00020.0102
DEBRUYN STEPHEN J + JAYNE M
2620 MUIRFIELD PL
URBANA, IL 61802

10-47-25-06-00020.0202
FRIEL JAMES + JOAN
2375 LASSITER DR
ROCHESTER, MI 48309

10-47-25-06-00021.0102
EIKER GEORGE L + ELIZABETH ANN
1986 SPRUCE DR
CARMEL, IN 46033

10-47-25-06-00021.0202
NOLAN TRACY E
1005 WINDFAIRE PL
ROSWELL, GA 30076

10-47-25-06-00022.0102
BODNAR DAVID J +
58 GLENDALE DR
STAMFORD, CT 06906

10-47-25-06-00022.0202
FERGUSON CHARLOTTE + JOHN
PMB 338
21301 S TAMIAMI TRL STE 320
ESTERO, FL 33928

10-47-25-06-00018.0201
AVELLA ANTHONY P + MARIA C
43784 WOODWORTH CT
ASHBURN, VA 20147

10-47-25-06-00019.0101
PASCO CHARLES A + KATHRYN L TR
23031 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00019.0201
HILLARD FREDERICK H + CAROL C
1107 VALLEY STREAM
ROCHESTER HILLS, MI 48309

10-47-25-06-00020.0101
JONES ROBERT K + MARIANNE P TR
294 NARROWS TRACE
BEAVERCRK TWP, OH 45385

10-47-25-06-00020.0201
SHARP RONALD A + INESE B
12 WATSON RD
POUGHKEEPSIE, NY 12603

10-47-25-06-00021.0101
MARKEL SUSAN A TR
10510 DEER CHASE AVE
ORLAND PARK, IL 60467

10-47-25-06-00021.0201
JOHNSTON MARK K
32697 N RIVER RD
HARRISON TOWNSHIP, MI 48045

10-47-25-06-00022.0101
BYRER BRADLEY W
23001 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00022.0201
DEMSKI KENNETH E + MARY ANN
9330 THORNHILL DR
CLARKSTON, MI 48348

10-47-25-06-00023.0101
COLBURN ELLEN
22991 ROSENDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00023.0102
 HANSEN ROBERT E + ELIZABETH A
 22991 ROSEDALE DR APT 102
 BONITA SPRINGS, FL 34135

10-47-25-06-00023.0202
 STANIEC TED + DOROTHY
 22991 ROSEDALE DR #202
 BONITA SPRINGS, FL 34135

10-47-25-06-00024.0102
 PINKEL VICKI G + GARY R
 4803 SILVER CLIFF DR
 COLUMBIA, MO 65203

10-47-25-06-00024.0202
 FULLERTON JAMES G + MARY L
 304-500 AVENUE RD
 TORONTO, ON M4V 2J6
 CANADA

10-47-25-06-00025.0102
 DREWEK DAVID F + SUSAN V
 38020 VILLA MAR
 HARRISON TOWNSHIP, MI 48045

10-47-25-06-00025.0202
 HIGGINS NICHOLAS +
 10820 SUNSET OFFICE DR #200
 SAINT LOUIS, MO 63127

10-47-25-06-00026.0102
 VON GUNTEN DOROTHY R TR
 710 MARINER VILLAGE
 HURON, OH 44839

10-47-25-06-00026.0202
 MANNING DAVID D + JOANN
 22961 ROSEDALE DR #202
 BONITA SPRINGS, FL 34135

10-47-25-06-00027.0102
 RAVIN ALISON B TR
 101 OL FRANKLIN GROVE DR
 CHAPEL HILL, NC 27514

10-47-25-06-00027.0202
 DEGROFT WALTER J JR TR
 22951 ROSEDALE DR #202
 BONITA SPRINGS, FL 34135

10-47-25-06-00023.0201
 MCNEILLY DAVID P + YVONNE P
 22991 ROSEDALE DR #201
 BONITA SPRINGS, FL 34135

10-47-25-06-00024.0101
 HALE JAMES T + SHARON S
 22020 RESERVE ESTATES DR
 BONITA SPRINGS, FL 34135

10-47-25-06-00024.0201
 NEWCOMBE CYNTHIA A
 351 CLUBHOUSE RD
 WELLS, ME 04090

10-47-25-06-00025.0101
 HEAVEY WILLIAM M TR
 22971 ROSEDALE DR #101
 BONITA SPRINGS, FL 34135

10-47-25-06-00025.0201
 SISK GARDNER P + SUSAN P
 254 CANAL ST
 SALEM, MA 01970

10-47-25-06-00026.0101
 MINATO ANGELO D
 2762 LOMBARDY CRES
 LASALLE, ON N9H 2L8
 CANADA

10-47-25-06-00026.0201
 PIFER RICHARD L + LINDA B
 1383 CLUB DR
 BLOOMFIELD HILLS, MI 48302

10-47-25-06-00027.0101
 RUSSELL H BRUCE + SUSAN F
 22951 ROSEDALE DR #101
 BONITA SPRINGS, FL 34135

10-47-25-06-00027.0201
 ROEMER JAMES P + PATRICIA J
 10160 ORCHID RIDGE LN
 BONITA SPRINGS, FL 34135

10-47-25-06-00028.0101
 KNUTSON KENNETH A TR
 PO BOX 3187
 OAK BROOK, IL 60522

10-47-25-06-00028.0102
 KORBEE HAROLD G + CAROL M
 8304 CARDNIA CT
 LIBERTY TOWNSHIP, OH 45044

10-47-25-06-00028.0202
 MATTHEWS THERESA L + GERALD E
 7720 BUCKHAVEN CT SE
 ADA, MI 49301

10-47-25-06-00029.0102
 DAY PATRICK J TR
 18947 DORENKEMPER PL
 EDEN PRAIRIE, MN 55347

10-47-25-06-00029.0202
 BIRCHENOUGH SUSAN
 2160 SINGING WOODS DR
 SKANEATELES, NY 13152

10-47-25-06-00030.0102
 ERHARDT PAUL III + CHERYL A
 22921 ROSEDALE DR #102
 BONITA SPRINGS, FL 34135

10-47-25-06-00030.0202
 RICARDO GIL + MARIA
 4 ROBERT DR
 LEBANON, NJ 08833

10-47-25-06-00031.0102
 DANHOFFER THOMAS B + LINDA L
 22911 ROSEDALE DR #102
 BONITA SPRINGS, FL 34135

10-47-25-06-00031.0202
 MANTOR GREGORY E +
 6470 KITZMILLER
 NEW ALBANY, OH 43054

10-47-25-06-00032.0102
 IRMA J HUBBARD TRUST
 10813 CHERYL LN
 ORLAND PARK, IL 60467

10-47-25-06-00032.0202
 BRENNAN MARY P TR
 418 E INVERNESS DR
 HIGHLAND HEIGHTS, OH 44143

10-47-25-06-00028.0201
 GAGNON BARRY + MONIQUE
 55 CHEMIN DES MOHAWKS
 HARRINGTON, QC J8G 2S6
 CANADA

10-47-25-06-00029.0101
 BRUNN RICHARD C + C SUE
 8846 SERENITY DR NW
 MASSILLON, OH 44646

10-47-25-06-00029.0201
 NORREY RONALD W + AUDREY E
 2175 STAVENBANK RD #14
 MISSISSAUGA, ON L5C 1T3
 CANADA

10-47-25-06-00030.0101
 CLARE RONALD D + JANET D
 4611 ANDERSON AVE
 RR 7
 ORILLIA, ON L3V 6H7
 CANADA

10-47-25-06-00030.0201
 CUDAHY ROGER + MONICA
 22921 ROSEDALE DR #201
 BONITA SPRINGS, FL 34135

10-47-25-06-00031.0101
 WATSON MARK A
 213 W GLENRIDGE RD
 AKRON, OH 44319

10-47-25-06-00031.0201
 SALIB RICHARD M + MARY P
 7033 HOWARD LN
 EDEN PRAIRIE, MN 55346

10-47-25-06-00032.0101
 MORROW THOMAS A + CAROL M
 22901 ROSEDALE DR APT 101
 BONITA SPRINGS, FL 34135

10-47-25-06-00032.0201
 WARD KIMIKO M TR
 2390 LOCH CREEK WAY
 BLOOMFIELD HILLS, MI 48304

10-47-25-13-0ISP1.00CE
 RESOURCE CONSERV SYSTEMS LLC
 SPRING RUN GOLF CLUB INC
 9990 COCONUT RD STE 200
 BONITA SPRINGS, FL 34135



Ann Pierce
Local Planning Agency Member
3332 Avacodo Drive
Fort Myers, FL 33901

Jack Lienesch
ECPP
23640 Peppermill Ct.
Bonita Springs, FL 34134

Jeffrey Lindsay, Ph.D, CFO, EMT-P
Estero Fire Rescue
21500 Three Oaks Parkway
Estero, FL 33928

Joe Bergen, Secretary
West Bay Club Property Owners Assoc.
PO Box 820
Estero, FL 33928

Meg Judge, Chairman of the Board
Estero Chamber of Commerce
P.O. Box 588
Estero, FL 33928

Neal Noethlich
ECPP
20225 Wildcat Run Drive
Estero, FL 33928

Ron Inge
Inge and Associates, Inc.
5571 Halifax Avenue
Fort Myers, FL 33912

Theresa Gumpert
Pine Road Neighborhood
19766 Beaulieu Court
Fort Myers, FL 33908

Weston & Sampson Engineers
Corkscrew Road Service Area (CRSA)
4210 Metro Parkway, Suite 250
Fort Myers, FL 33916

MATTHEW D UHLE, P.A.
LAW OFFICE OF MATTHEW D. UHLE,
1617 HENDRY ST
SUITE 411
FORT MYERS FL 33901

MR ALVIN H BLOCK

COCONUT POINT DEVELOPERS LLC
PO BOX 6120
INDIANAPOLIS IN 46206

COCONUT POINT DEVELOPERS LLC
225 WEST WASHINGTON ST
INDIANAPOLIS IN 46206



BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

May 16, 2012

533-8585

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing
Examiner

MATTHEW D. UHLE, P.A.
LAW OFFICE OF MATTHEW D. UHLE,
1617 HENDRY ST
SUITE 411
FORT MYERS, FL 33901

RE: Agenda Schedule for COCONUT POINT
Case No. DCI2012-00017

Dear MATTHEW D. UHLE, P.A. :

Your zoning request has been scheduled before the Hearing Examiner on Thursday, June 21, 2012, at 9:00 AM. The hearing will be conducted in the Hearing Examiner Meeting Room, 1500 Monroe St., Ft. Myers, FL.

Be advised all exhibits presented to Hearing Examiner will be retained for the records. The Hearing Examiner accepts exhibits on boards for demonstrative purposes and for use in her/his decision making; however, an official exhibit entered into the record must be either a foldable copy of the exhibit or an 11 x 17 duplicate of the board exhibit (clipping the exhibit to the board rather than gluing it is an acceptable form since it can be removed from the board and folded to be put in the file.

Your zoning sign will be ready for pickup any time after Friday, May 18, 2012, at the second floor reception desk at 1500 Monroe St., Ft. Myers, FL. If you would like to pick them up at the drive-thru window, please call 533-8585 to make the appropriate arrangements. This sign must be posted in accordance with Department procedures no later than Tuesday, June 5, 2012, and is to remain posted until final decision is rendered.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division


Jamie Princing
Administrative Assistant

cc: COCONUT POINT DEVELOPERS LLC
COCONUT POINT DEVELOPERS LLC
Alvin Block, AICP, Principal Planner
Zoning File

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Alvin Block, AICP

DATE: 04/27/2012

Michael D Jacob, Asst County Attorney
DS Reviewer - Becky Penfield
Rob Price, TIS Reviewer
Paul O'Connor, Planning
Becky Sweigert, Environmental Sciences
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Dawn Huff, Lee County School District
Sam Lee, Natural Resources
Mike Harmon, Dev. Services (legal review)
Mike Pavese, Public Works

PROJECT NAME: COCONUT POINT
INFORMATION SUMMARY:

CASE #: DCI2012-00017

To update your file
 Review and forward substantive comments **ASAP**.

FINAL STAFF REPORT Comments due to Alvin Block, by 05/14/2012

Additional Comments:

Sufficiency letter distribution

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 04/27/2012



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 239-533-8371

John E. Manning
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

April 26, 2012

MATTHEW D. UHLE, P.A.
LAW OFFICE OF MATTHEW D. UHLE,
1617 HENDRY ST
SUITE 411
FORT MYERS, FL 33901

Re: COCONUT POINT
DCI2012-00017 - PDA Application (PD Amendment)

Dear MATTHEW D. UHLE, P.A. :

The Zoning Division has reviewed the information provided and supplemented for the rezoning request referenced above. The application is now sufficient and the formal request has been drafted from your application as follows:

Amend MPD zoning to allow live outdoor entertainment in association with restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by May 10, 2012 whether or not this wording is satisfactory. Staff's substantive comments, along with the staff report, are being prepared. This request has been tentatively scheduled for public hearing before the Lee County Hearing Examiner on June 21, 2012. However, please note that this is a tentative date that is subject to change and that Lee County will be held harmless for any potential delay in effectuating compliance with the tentative hearing date.

MATTHEW D. UHLE, P.A.
LAW OFFICE OF MATTHEW D. UHLE,
RE: COCONUT POINT
DCI2012-00017
April 26, 2012
Page 2

You may schedule or waive a formal pre-hearing conference to discuss substantive issues. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Alvin Block, AICP
Principal Planner

copy w/o attachments

Michael D Jacob, Assistant County Attorney
DS Reviewer - Becky Penfield
Pamela Houck, Division Director
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Sam Lee, Natural Resources
Robert Price, TIS Reviewer
Dawn Gordon, Lee County School District
Jamie Prancing, DCD Administration

DCI Zoning File
DCI Working File



COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

Date: April 13, 2012

Case Number: DCI2012-00017

Case Name: COCONUT POINT

Request: Amendment of the MPD zoning to permit restaurants with consumption on premises and outdoor seating located in Development Areas 2A and 2B to be allowed to have live outdoor entertainment subject to conditions negotiated with the Estero Community Planning Panel.

Location: northeast corner of U.S. 41 and Coconut Road intersection, Estero Planning Community, Lee County, FL.

PROPERTY OWNER'S REPRESENTATIVE: MATTHEW D UHLE, P.A.
LAW OFFICE OF MATTHEW D. UHLE,
239-226-4500

Lee County Planner: Alvin Block, AICP
239-533-8371

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/533-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

JLP

03-47-25-00-00001.0000
 ACL RR CO
 500 WATER ST #J-910
 JACKSONVILLE, FL 32202

03-47-25-01-0000G.00CE
 SHADOW WOOD COMMUNITY ASSN INC
 8000 HEALTH CENTER BLVD #202
 BONITA SPRINGS, FL 34135

03-47-25-01-000L1.0000
 BROOKS OF BONITA SPRINGS CDD
 WRATHELL HART HUNT ASSOCIATES
 6131 LYONS RD STE 100
 COCONUT CREEK, FL 33073

03-47-25-02-000C1.0000
 BROOKS OF BONITA SPRINGS CDD
 WRATHELL HART HUNT ASSOCIATES
 6131 LYONS RD STE 100
 COCONUT CREEK, FL 33073

04-47-25-30-0000R.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-30-000L1.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-30-001D1.0000
 RBC BANK
 CBRE
 PO BOX 17327
 RALEIGH, NC 27619

04-47-25-30-00C20.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-30-00OS4.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-35-0000A.00B0
 JHS + MCB COCONUT LLC
 11411 PARK RD
 ANCHORAGE, KY 40223

03-47-25-01-0000F.0000
 SHADOW WOOD COUNTRY CLUB INC
 22801 OAKWILDE BLVD
 BONITA SPRINGS, FL 34135

03-47-25-01-000C3.0240
 FLOYD DANIEL L +
 9101 HOLLOW PINE DR
 BONITA SPRINGS, FL 34135

03-47-25-01-000L2.0000
 BROOKS OF BONITA SPRINGS CDD
 WRATHELL HART HUNT ASSOCIATES
 6131 LYONS RD STE 100
 COCONUT CREEK, FL 33073

04-47-25-00-00001.013A
 STATE OF FL DOT
 PO BOX 1249
 BARTOW, FL 33831

04-47-25-30-0001F.02CE
 TOUCHSTONE AT RAPALLO INC
 ED DWIER
 8551 VIA RAPALLO DR
 ESTERO, FL 33928

04-47-25-30-000R4.0000
 LEE COUNTY
 PO BOX 398
 FORT MYERS, FL 33902

04-47-25-30-00C19.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-30-00OS2.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-30-00OS5.00CE
 COCONUT POINT NORTH VILLAGE
 24880 BURNT PINE DR STE 8
 BONITA SPRINGS, FL 34134

04-47-25-35-0000A.00C0
 TULIP ASSOCIATES LLC
 DENNIS J LYNCH
 4081 TAMMIAMI TR N STE C-105
 NAPLES, FL 34103

04-47-25-35-0000A.00E0
TULIP ASSOCIATES LLC
DENNIS J LYNCH
4081 TAMAMI TR N STE C-105
NAPLES, FL 34103

04-47-25-36-00000.0040
MTJ LLC
THE DIAMOND DISTRICT
7995 PLAZA DEL LAGO DR
ESTERO, FL 33928

04-47-25-36-00000.0060
CNLBANK SOUTHWEST FLORIDA
450 S ORANGE AVE
ORLANDO, FL 32801

04-47-25-36-000SC.0050
TARGET CORP
PROPERTY TAX DEPT T-2317
PO BOX 9456
MINNEAPOLIS, MN 55440

04-47-25-38-00066.0101
GOODMAN BARRY S +
1206 CALIFON COKESBURY RD
CALIFON, NJ 07830

04-47-25-38-00066.0104
RUDONI RAYMOND R + PAULA M
17115 KINGS FAIRWAY LN
GRAND BLANC, MI 48439

04-47-25-38-00066.0201
EBERT TERESA T TR +
8601 PIAZZA DEL LAGO CIR #201
ESTERO, FL 33928

04-47-25-38-00066.0203
CLARKE JENNIFER
8601 PIAZZA DEL LAGO CIR # 203
ESTERO, FL 33928

04-47-25-38-00066.0205
WISNER DONALD J + MARILYN D
8601 PIAZZA DEL LAGO CIR #205
ESTERO, FL 33928

04-47-25-39-00000.00CE
HALFWAY CREEK LAND CONDO ASSN

04-47-25-35-0000A.00F0
TULIP ASSOCIATES LLC
DENNIS J LYNCH
4081 TAMAMI TR N STE C-105
NAPLES, FL 34103

04-47-25-36-00000.0050
TGI FRIDAYS INC
LEASE ACCOUNTING-TGIF # 455
PO BOX 1788
MINNEAPOLIS, MN 55440

04-47-25-36-0000R.00CE
COCONUT POINT DEVELOPERS LLC
PO BOX 6120
INDIANAPOLIS, IN 46206

04-47-25-38-00000.00CE
ENCLAVE AT RAPALLO ASSN INC
8551 VIA RAPALLO
ESTERO, FL 33928

04-47-25-38-00066.0103
MARRELLI DOROTHY R
UNIT 103
8601 PIAZZA DEL LAGO CIR
ESTERO, FL 33928

04-47-25-38-00066.0106
CUNNINGHAM JOHN C 1/2 +
E A KELLEY CO
STE 501 PMB 14190
450 VETERANS MEMORIAL PKWY
EAST PROVIDENCE, RI 02914

04-47-25-38-00066.0202
SCHOEN THEODORE F + DEBRA A
UNIT 202
8601 PIAZZA DEL LAGO CIR
ESTERO, FL 33928

04-47-25-38-00066.0204
ALESSIO RICHARD P + WILHELMINA
29 LOUIS DR
MONTVILLE, NJ 07045

04-47-25-38-00066.0206
RAPALLO PARTNERS LLC
3440 RENAISSANCE BLVD STE 12
BONITA SPRINGS, FL 34134

04-47-25-40-00000.0080
FLORIDA SE INC
1000 DARDEN CENTER DR
ORLANDO, FL 32837

09-47-25-00-00001.001B
DRACKETT + OTT ENTERPRISES LLC
745 12TH AVE S STE 100
NAPLES, FL 34102

09-47-25-00-00001.016A
BROOKS 41 COMMERCIAL ASSN INC
BARRETT C OTT
745 12TH AV S STE 100
NAPLES, FL 34102

09-47-25-00-00001.020A
BROOKS 41 COMMERCIAL ASSN INC
745 12TH AVE S STE 105
NAPLES, FL 34102

09-47-25-00-00002.0020
COCONUT 41 LLC
9130 CORSEA DEL FONTANA WAY
NAPLES, FL 34109

09-47-25-00-00002.0080
IBERIABANK
PROPERTY TAX DEPT
200 W CONGRESS ST
LAFAYETTE, LA 70501

09-47-25-35-0000A.00A0
JHS + MCB COCONUT LLC
11411 PARK RD
ANCHORAGE, KY 40223

09-47-25-35-0000B.00B0
CHERNG ANDREW JIN-CHAN TR +
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

09-47-25-35-0000P.00CE
COCONUT TRACE OWNERS ASSN INC
4081 TAMIAMI TRL N STE C-105
NAPLES, FL 34103

09-47-25-36-00000.0010
FLORIDA GULF BANK
9101 COLLEGE POINTE CT
FORT MYERS, FL 33919

09-47-25-36-00000.003A
WACHOVIA BANK N A
THOMSON REUTERS
PO BOX 2609
CARLSBAD, CA 92018

09-47-25-00-00001.0110
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

09-47-25-00-00001.01A0
BROOKS OF BONITA SPRINGS CDD
6131 LYONS RD STE 100
COCONUT CREEK, FL 33073

09-47-25-00-00001.2000
BROOKS OF BONITA SPRINGS CDD
6131 LYONS RD STE 100
COCONUT CREEK, FL 33073

09-47-25-00-00002.0040
COCONUT 41 LLC
9130 CORSEA DEL FONTANA WAY
NAPLES, FL 34109

09-47-25-22-0000F.01CE
MARSH LANDING COMMUNITY ASSN
22901 MARSH LANDING BLVD
ESTERO, FL 33928

09-47-25-35-0000B.00A0
WACO LLC
SUNTRUST CORP REAL ESTATE
919 E MAIN ST FL 14
RICHMOND, VA 23219

09-47-25-35-0000B.00C0
MANCHESTER ASSOCIATES LLC
DENNIS J LYNCH
4081 TAMIAMI TRAIL N
SUITE C-105
NAPLES, FL 34103

09-47-25-35-0000R.00CE
COCONUT TRACE OWNERS ASSN INC
4081 TAMIAMI TRL N STE C-105
NAPLES, FL 34103

09-47-25-36-00000.002A
NAPERVILLE 2 LLC
9440 ENTERPRISE DR
MOKENA, IL 60448

09-47-25-36-0000A.00CE
RESIDENCES AT COCONUT POINT
11350 N MERIDIAN ST STE 100
CARMEL, IN 46032

09-47-25-36-000SC.0040
 J B IVEY + COMPANY
 PROPERTY TAX DEPT
 4501 N BEACH ST
 FORT WORTH, TX 76137

09-47-25-37-003A1.0000
 LEE MEMORIAL HEALTH SYSTEM
 PROPERTY MANAGEMENT
 636 DEL PRADO BLVD
 CAPE CORAL, FL 33990

09-47-25-40-00001.1101
 SAXON DOUGLAS + BARBARA
 59 HARBOR RD
 COLCHESTER, CT 06415

09-47-25-40-00001.1103
 LUSKER CRAIG
 14003 PAWNEE LN
 LEAWOOD, KS 66224

09-47-25-40-00001.1105
 BROWNING MICHAEL +
 401 MCCAULEY RD
 WILMORE, KY 40390

09-47-25-40-00001.1107
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-40-00001.1202
 SALERNO MICHAEL V + AMANDA +
 13608 LOST BOY LN
 HOMER GLEN, IL 60491

09-47-25-40-00001.1204
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-40-00001.1206
 LOCKOWITZ STANLEY G TR
 478 E BAY TREE CIR
 VERNON HILLS, IL 60061

09-47-25-40-00001.1301
 PELICAN ASSOCIATION CORP
 235 N OGDEN AVE
 CHICAGO, IL 60607

09-47-25-37-00006.01CE
 ALV COCONUT POINT LLP
 125 N AIRPORT RD STE 202
 NAPLES, FL 34104

09-47-25-40-00000.00CE
 RESIDENCES AT COCONUT POINT I
 11350 N MERIDIAN ST STE 100
 CARMEL, IN 46032

09-47-25-40-00001.1102
 DECARLO FRANK JR + ROBIN
 347 ERIE CIR
 BLOOMINGDALE, IL 60108

09-47-25-40-00001.1104
 CICAK STEPHEN M + ROSEMARY M
 8001 VIA MONTE CARLO WAY #1104
 ESTERO, FL 33928

09-47-25-40-00001.1106
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-40-00001.1201
 BECKERMAN MATTHIAS
 122 BLEAMS RD
 KITCHNER, ON N2C 2K5
 CANADA

09-47-25-40-00001.1203
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-40-00001.1205
 CULLEY JAMES + SANDRA
 9000 WINDSWEPT DR
 BONITA SPRINGS, FL 34135

09-47-25-40-00001.1207
 COCONUT POINT CONDOS LLC
 665 SIMONDS RD
 WILLIAMSTOWN, MA 01267

09-47-25-40-00001.1302
 ROZMAN FANCI
 4502 SILVER FOX
 NAPLES, FL 34119

09-47-25-40-00001.1303
HAMILTON DEBORAH A
8001 VIA MONTE CARLO WAY #1303
ESTERO, FL 33928

09-47-25-40-00001.1305
HALO CAROLYN KAY TR
201 CALLE DIAMANTE
SEDONA, AZ 86336

09-47-25-40-00001.1307
ZMUDA WALTER D +
689 MAIN ST
BUFFALO, NY 14203

09-47-25-40-00002.2102
PELKOWSKI THOMAS W + JANETH
31 WINTERCRESS LN
EAST NORTHPORT, NY 11731

09-47-25-40-00002.2104
TM HIGHLAND LLC
3740 S OCEAN BLVD # 1210
HIGHLAND BEACH, FL 33487

09-47-25-40-00002.2106
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2108
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2110
IRWIN RICHARD L SR TR
PO BOX 157
WOODWARD, OK 73802

09-47-25-40-00002.2112
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2114
RESIDENCES AT COCONUT POINT
11350 N MERIDIAN ST STE 100
CARMEL, IN 46032

09-47-25-40-00001.1304
LINKE PETER + HELENA
AM SANNBRUCH 36
17094 BURG STARGARD,
GERMANY

09-47-25-40-00001.1306
DIDONATO NORMAN
689 MAIN ST
BUFFALO, NY 14203

09-47-25-40-00002.2101
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2103
JAQUESS TINA M
UNIT 103
8011 VIA MONTE CARLO WAY
ESTERO, FL 33928

09-47-25-40-00002.2105
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2107
PUTT JAMES L
28861 CAVELL TER
NAPLES, FL 34119

09-47-25-40-00002.2109
ANTHONY ALODYLE +
8011 VIA MONTE CARLO WAY #2109
ESTERO, FL 33928

09-47-25-40-00002.2111
BANEZ NESTOR V + OFELIA G
6482 DUNWOODY CIR W
CANTON, OH 44718

09-47-25-40-00002.2113
CARLSON ALBERT JOHN + MARY
6538 NEWTON AVE
MINNEAPOLIS, MN 55423

09-47-25-40-00002.2115
S + W PROPERTIES UNLIMITED INC
1320 STATE ROAD 46 E
BATESVILLE, IN 47006

09-47-25-40-00002.2116
FONTAINE ANNE J
202 HOLLOW RD
COSBY, TN 37722

09-47-25-40-00002.2118
IRWIN BRENDA L
1019 COUNTRYSIDE DR
MOORELAND, OK 73852

09-47-25-40-00002.2201
BICKNESE PETER
8011 VIA MONTE CARLO WAY #2201
ESTERO, FL 33928

09-47-25-40-00002.2203
CULLEY JAMES K + SANDRA
9000 WINDSWEPT DR
BONITA SPRINGS, FL 34135

09-47-25-40-00002.2205
HOGAN FRANCIS J + MICHELE F
325 MOUNTAIN AVE
WESTFIELD, NJ 07090

09-47-25-40-00002.2207
MAG ESTERO 207 LLC
816 HAWKS NEST CT
PONTE VEDRA BEACH, FL 32082

09-47-25-40-00002.2209
RUDNITSKY MARVIN J TR +
108 SUSQUEHANNA AVE
SELINGSGROVE, PA 17870

09-47-25-40-00002.2211
SIMONETTI CARMELA N
8011 VIA MONTE CARLO WAY #2211
ESTERO, FL 33928

09-47-25-40-00002.2213
SWINGOS JAMES G + ROSEMARY TR
20360 CHAPEL TRACE
ESTERO, FL 33928

09-47-25-40-00002.2215
HARE HOLDINGS INC
2001 STONETCREEK RD
NOBLESVILLE, IN 46060

09-47-25-40-00002.2117
BOILINI HEIDI J
3732 E 71ST ST
INDIANAPOLIS, IN 46220

09-47-25-40-00002.2119
WAGNER DONALD W + MARY ANN
114 ASPEN DR
BOALSBURG, PA 16827

09-47-25-40-00002.2202
SUN DONG
71 CASTLETHORPE CRESCENT
OTTAWA, ON K2G 5P8
CANADA

09-47-25-40-00002.2204
NGUYEN KEVIN GOLDEN DRAGON
8410 SEDONIA CIR
FORT MYERS, FL 33912

09-47-25-40-00002.2206
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2208
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-40-00002.2210
HANKINSON STEPHEN + ELIZABETH
MILL FARM
251 HILL BARK ROAD
WIRRAL CH48 1NL,
UNITED KINGDOM

09-47-25-40-00002.2212
MANCUSO CHARLES L + ROBIN R
24 SUTHERLAND DR
HIGHLAND MILLS, NY 10930

09-47-25-40-00002.2214
JONES JOHN + MARILYN
183 BREEZE HILL AVE N
OTTAWA, ON K1Y 2J1
CANADA

09-47-25-40-00002.2216
WINTER ALBERT W + DEBORAH J
2315 WHIRLPOOL ST # 315
NIAGARA FALLS, NY 14305

09-47-25-40-00002.2217
RIGTERINK VICTOR A + JUANITA
1711 LAFAYETTE AVE # 19
LEBANON, IN 46052

09-47-25-40-00002.2219
CATANZARO FRANK C + PATRICIA A
800 HULTON RD
OAKMONT, PA 15139

09-47-25-40-00002.2302
COLANTUONI GEORGE W
PO BOX 529
ESTERO, FL 33929

09-47-25-40-00002.2304
PRITCHETT S DUANE
1843 LEAMINGTON LN
NAPLES, FL 34109

09-47-25-40-00002.2306
KLACZYNSKI JASON
8011 VIA MONTE CARLO WAY #2306
ESTERO, FL 33928

09-47-25-40-00002.2308
CUNNINGHAM KATHLEEN
8011 VIA MONTE CARLO WAY #2308
ESTERO, FL 33928

09-47-25-40-00002.2310
COCCARO PIETRO + DEBRA
53 ROWNTREE MILL RD
TORONTO, ON M9L 1C4
CANADA

09-47-25-40-00002.2312
PRENDERGAST NEIL J +
1 CROYDON LANE
OAK BROOK, IL 60523

09-47-25-41-00000.00CE
RESIDENCES AT COCONUT POINT II
11350 N MERIDIAN ST STE 100
CARMEL, IN 46032

09-47-25-41-00003.3102
BALDWIN SANDRA T
23021 WHISPERING RIDGE DR
BONITA SPRINGS, FL 34135

09-47-25-40-00002.2218
KAHN HARVEY +
9989 COLONIAL WALK N
ESTERO, FL 33928

09-47-25-40-00002.2301
NATOLI CARMELO J +
18841 CLIFFVIEW LN
CHESTERFIELD, MO 63005

09-47-25-40-00002.2303
COCONUT PROPERTIES LLC
4532 STONY RIVER DR
BLOOMFIELD HILLS, MI 48301

09-47-25-40-00002.2305
SNYDER JOHN E
8011 VIA MONTE CARLO WAY #2305
ESTERO, FL 33928

09-47-25-40-00002.2307
ROSINI JAMES E + BOBBIE
2 ESTATES DR
COLONIA, NJ 07067

09-47-25-40-00002.2309
MTRR LLC
ROBERT MCWILLIAMS
7384 MONTEVERDE WAY
NAPLES, FL 34119

09-47-25-40-00002.2311
REUTHER JOHN W
114 GRIFFIN RD
ELMHURST TOWNSHIP, PA 18444

09-47-25-40-00002.2313
HILLIARD MARK E TR +
18151 PARKSIDE GREENS DR
FORT MYERS, FL 33908

09-47-25-41-00003.3101
OCONNOR PATRICK L +
909 E 82ND ST
INDIANAPOLIS, IN 46240

09-47-25-41-00003.3103
SALDEEN L SCOTT +
23159 AMGCI WAY #3103
ESTERO, FL 33928

09-47-25-41-00003.3104
OMALLEY R MICHAEL
4021 ARROWWOOD CT
BONITA SPRINGS, FL 34134

09-47-25-41-00003.3106
GARTEN CARESS S
4503 KESSLER BLVD E DR
INDIANAPOLIS, IN 46220

09-47-25-41-00003.3108
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3110
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3112
VALINETZ DAVID F + LYNN G
11539 WILLOW BEND DR
ZIONSVILLE, IN 46077

09-47-25-41-00003.3114
BARBER FREDERICK T III +
42 9TH ST
BONITA SPRINGS, FL 34134

09-47-25-41-00003.3116
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3201
AMGCI LANE LLC
804 7TH ST
TELL CITY, IN 47586

09-47-25-41-00003.3203
CAMPBELL RONALD E + JANE M
20481 CHAPEL TRACE
ESTERO, FL 33928

09-47-25-41-00003.3205
HOLLAND TERESA E
200 MATTHEW DR
PADUCAH, KY 42001

09-47-25-41-00003.3105
HAJDU LOUIS + ELIZABETH J
710 NEW BRUNSWICK AVE
ALPHA, NJ 08865

09-47-25-41-00003.3107
RITTER MARY C TR
215 BAREFOOT BEACH BLVD
BONITA SPRINGS, FL 34134

09-47-25-41-00003.3109
BRAENDLE GEORGE + DEBORAH
24821 PENNYROYAL DR
BONITA SPRINGS, FL 34134

09-47-25-41-00003.3111
SCHNEIDER THOMAS J + ESTHER +
703 HANOVER CLOSE
ZIONSVILLE, IN 46077

09-47-25-41-00003.3113
MILLER KIMBERLY A +
23159 AMGCI WAY UNIT 113
ESTERO, FL 33928

09-47-25-41-00003.3115
KIBLITSKY STAN
23 MARINUCCI CT
RICHMOND HILL, ON L3C 0M3
CANADA

09-47-25-41-00003.3117
HKBW PROPERTIES LLC
9240 N MERIDIAN ST #300
INDIANAPOLIS, IN 46260

09-47-25-41-00003.3202
ENTRUST FREEDOM LLC
23159 AMGCI WAY UNIT 202
ESTERO, FL 33928

09-47-25-41-00003.3204
GRIMES CHRISTIN +
PO BOX 770247
NAPLES, FL 34107

09-47-25-41-00003.3206
THOMPSON ANDERSON C + NANCY G
4721 VIA SANTA LUCIA
BONITA SPRINGS, FL 34134

09-47-25-41-00003.3207
GIBSON ELIZABETH M TR
23159 AMGCI WAY # 3207
ESTERO, FL 33928

09-47-25-41-00003.3209
ADDAMAN RONALD E + LINDA G
10280 SUMMERLIN WAY
FISHERS, IN 46038

09-47-25-41-00003.3211
PORTER DAVID A + THERESA M
6350 E 106TH ST
FISHERS, IN 46038

09-47-25-41-00003.3213
BRYANT CHRISTOPHER D + JILL A
7320 E 86TH ST STE 100
INDIANAPOLIS, IN 46256

09-47-25-41-00003.3215
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3217
BOGAN STEVEN + DEBORAH
23159 AMGCI WAY UNIT 217
ESTERO, FL 33928

09-47-25-41-00003.3302
PHILLIPPE THOMAS E SR + JOAN M
11650 OLIO RD STE 1000
FISHERS, IN 46037

09-47-25-41-00003.3304
VILLANI MICHAEL B
16 FIELDSTONE DR APT 358
HARTSDALE, NY 10530

09-47-25-41-00003.3306
DIXON AARON S
23159 AMGCI WAY UNIT 306
ESTERO, FL 33928

09-47-25-41-00003.3308
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3208
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3210
ROBBINS CHRISTOPHER F + HELEN
WILLOWS #2 STONELEIGH CLOSE
HIGHWEEK NEWTON ABBOT
DEVON TQ121OZ,
UNITED KINGDOM

09-47-25-41-00003.3212
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-41-00003.3214
BAKER JOHN E JR
2473 BROOKSHIRE CIR
LEXINGTON, KY 40575

09-47-25-41-00003.3216
MOYER DANIEL L + SHERRI K
14727 N MERIDIAN ST
CARMEL, IN 46032

09-47-25-41-00003.3301
MURRAY B JOAN
23159 AMGCI WAY UNIT 301
ESTERO, FL 33928

09-47-25-41-00003.3303
SUTHERLAND D MUNRO + BARBARA M
28 KINGS QUAY
CHELSEA HARBOUR
LONDON SW 10 OUX,
UNITED KINGDOM

09-47-25-41-00003.3305
MAZANOWSKI DAVID B +
12544 SCOTTISH BND
CARMEL, IN 46033

09-47-25-41-00003.3307
DOPP PAUL W + KATHLEEN P
100 ABBEY DAWN DR
BATH, ON K0H 1G0
CANADA

09-47-25-41-00003.3309
HUDSON JAMES E + JANIS S
260 FAIRWAY CIR
NAPLES, FL 34110

09-47-25-41-00003.3310
DRYDEN STEPHEN D
20017 GRANDE LAKE DR
ESTERO, FL 33928

09-47-25-41-00003.3312
KO LINA TOI WEI
99 AVENUE RD # 506
TORONTO, ON M5R 2G5
CANADA

09-47-25-41-00003.3314
PRUITT THOMAS E + TERI C
1801 BAYBERRY CT STE 100
RICHMOND, VA 23226

09-47-25-41-00003.3316
PALUMBO JOSEPH N +
4060 WILLIAM CHAPMAN ST
SAINT-LAURENT, QC H4R 3G1
CANADA

09-47-25-41-000CH.0301
RESIDENCES AT COCONUT POINT
11350 N MERIDIAN ST STE 100
CARMEL, IN 46032

09-47-25-42-00004.4101
THOMPSON MARK D +
2313 LONGBOAT DR
NAPLES, FL 34104

09-47-25-42-00004.4103
TM HIGHLAND LLC
3740 S OCEAN BLVD # 1210
HIGHLAND BEACH, FL 33487

09-47-25-42-00004.4105
INCOLLINGO ROBERT R + SHIRLEY
15 MELISSA DR
SICKLERVILLE, NJ 08081

09-47-25-42-00004.4107
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4109
BALOGH RONALD C
601 MAGNOLIA DR
PAINESVILLE, OH 44077

09-47-25-41-00003.3311
POLIAN WILLIAM P + EILEEN A
8157 GWINNETT PL
INDIANAPOLIS, IN 46250

09-47-25-41-00003.3313
BLOCK ELISABETH F
23159 AMGCI WAY UNIT 313
ESTERO, FL 33928

09-47-25-41-00003.3315
BAKER JOHN JR
2473 BROOKSHIRE CIR
LEXINGTON, KY 40515

09-47-25-41-00003.3317
MITCHELL RAMONA O TR
906 N SANBORN DR
PALATINE, IL 60074

09-47-25-42-00000.00CE
RESIDENCES AT COCONUT
11350 N MERIDIAN ST STE 100
CARMEL, IN 46032

09-47-25-42-00004.4102
BKHW PROPERTIES LLC
9240 N MERIDIAN ST STE 300
INDIANAPOLIS, IN 46260

09-47-25-42-00004.4104
BELLIS EDWARD A + LINDSEY A
PEU SIRE
16130 LIGNIERES-SONNEVILLE,
FRANCE

09-47-25-42-00004.4106
STONER KEVIN W +
10825 ANDRADE DR
ZIONSVILLE, IN 46077

09-47-25-42-00004.4108
NEWMAN DON M +
9333 N MERIDIAN ST STE 203
INDIANAPOLIS, IN 46260

09-47-25-42-00004.4110
HITE FRED L + JILL M
11731 AUTUMN TREE DR
FORT WAYNE, IN 46845

09-47-25-42-00004.4111
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4113
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4115
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4117
TELIO JEAN JACQUES + LAURA
1716 WESTMEADOW TER
ROUND ROCK, TX 78665

09-47-25-42-00004.4119
KRZYZEK THOMAS + SUZANNE
24348 3200 EAST ST
LA MOILLE, IL 61330

09-47-25-42-00004.4121
EDWARDS CHARLES ANTHONY
8010 VIA SARDINIA WAY UNIT 121
ESTERO, FL 33928

09-47-25-42-00004.4123
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4202
WICKERSHAM SCOTT + VANESSA C
1748 S OLD HIGHWAY 27
WINCHESTER, IN 47394

09-47-25-42-00004.4204
LOCASCIO ROY + DEBRA
8010 VIA SARDINIA WAY #4204
ESTERO, FL 33928

09-47-25-42-00004.4206
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4112
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4114
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4116
ST JOHN JEFFRE R TR +
2444 LITTLE CREEK CIR
NEWBURY PARK, CA 91320

09-47-25-42-00004.4118
GORDON DOUGLAS S + KAREN F
7111 COVE POINT PL
PROSPECT, KY 40059

09-47-25-42-00004.4120
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4122
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4201
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4203
SLESSER RUTH A +
8800 SUMMIT RIDGE DR
LOUISVILLE, KY 40241

09-47-25-42-00004.4205
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4207
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4208
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4210
TZELIAS CHRISTOS G + MARY E
22 HILLCREST DR
TYNGSBORO, MA 01879

09-47-25-42-00004.4212
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4214
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4216
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4218
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4220
SALENTINE THOMAS J
13540 BRENTWOOD LN
CARMEL, IN 46033

09-47-25-42-00004.4222
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4301
CHRISTIE LEE C +
951 N DELAWARE ST
INDIANAPOLIS, IN 46202

09-47-25-42-00004.4303
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4209
GRILLO BRENDAN M
7 HAZEL HURST AVE
AUBURN, NY 13021

09-47-25-42-00004.4211
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4213
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4215
WIDDOWSON EDWARD + CAROLYN R
10111 ORCHID RIDGE LN
BONITA SPRINGS, FL 34135

09-47-25-42-00004.4217
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4219
FRITH GREGORY H
116 CHURCH ST STE 2
RAINBOW CITY, AL 35906

09-47-25-42-00004.4221
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4223
SELF DAVID R
10035 HARRODS CREEK DR
PROSPECT, KY 40059

09-47-25-42-00004.4302
SCOULAR ROBERT + JULIE
6349 TORINGTON DR
MEDINA, OH 44256

09-47-25-42-00004.4304
BLUESTEIN MARGERY S TR +
2538 MARQUESA ROYALE UNIT 201
NAPLES, FL 34109

09-47-25-42-00004.4305

BOERSMA BRAD
485 GERMAIN AVE
NAPLES, FL 34108

09-47-25-42-00004.4307

MCKEEVER GLENN T
20241 ESTERO GARDENS CIR # 108
ESTERO, FL 33928

09-47-25-42-00004.4309

COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4311

COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4313

BOILINI KENNETH J + SHARON A +
5508 E 450 S
LA PORTE, IN 46350

09-47-25-42-00004.4315

GRAVES DONALD E +
20301 ROOKERY DR
ESTERO, FL 33928

09-47-25-42-00004.4317

GRACE DENNIS J + SRIVARN S
8010 VIA SARDINIA WAY # 4317
ESTERO, FL 33928

09-47-25-42-00005.5102

KATZ CHARLOTTE S TR
8000 VIA SARDINIA WAY UNIT 102
ESTERO, FL 33928

09-47-25-42-00005.5104

HOGAN THOMAS A +
10 GREEN LINKS TURN
AUBURN, NY 13021

09-47-25-42-00005.5106

COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4306

COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4308

COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00004.4310

S + W PROPERTIES UNLIMITED INC
1320 STATE ROAD 46 E
BATESVILLE, IN 47006

09-47-25-42-00004.4312

PARKER NICHOLAS + NORA
8010 VIA SARDINIA WAY #4312
ESTERO, FL 33928

09-47-25-42-00004.4314

MICHELI JOSEPH + THERESA M
8010 VIA SARDINIA WAY # 4314
ESTERO, FL 33928

09-47-25-42-00004.4316

DESLAURIERS YVES +
174 CHEMIN DE LA GRAND COTE
BOISBRIAND, QC J7G 1B7
CANADA

09-47-25-42-00005.5101

COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5103

COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5105

COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5107

CROWLEY GERALD A
5047 STATE ROUTE 34
AUBURN, NY 13021

09-47-25-42-00005.5201
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5203
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5205
AZIZ ANGELIKA + ABDULRAB
103 HAVERFORD RD
PITTSBURGH, PA 15238

09-47-25-42-00005.5207
WICKHAM ROBERT C + DIEDRE A
18 LAKEWOOD RD
NATICK, MA 01760

09-47-25-42-00005.5302
MANCINI VINCENT +
8000 VIA SARDINIA WAY # 5302
ESTERO, FL 33928

09-47-25-42-00005.5304
HANNAH JAMES S + PAMELA K
11213 VALOR BRIDGE DR
SPOTSYLVANIA, VA 22551

09-47-25-42-00005.5306
BORRE JAMES P
8000 VIA SARDINIA WAY #5306
ESTERO, FL 33928

09-47-25-43-0003B.0010
SHCP HOTEL LLC
225 W WASHINGTON ST
INDIANAPOLIS, IN 46204

09-47-25-45-00000.2B10
JOHNSON COCO LLC
601 STATE ST FL 6
BRISTOL, VA 24201

09-47-25-46-00000.2B2B
ETHAN ALLEN RETAIL INC
ATTN LEASE ADMINISTRATOR
ETHAN ALLEN DR
DANBURY, CT 06811

09-47-25-42-00005.5202
SCHERER THOMAS E
8000 VIA SARDINIA WAY UNIT 202
ESTERO, FL 33928

09-47-25-42-00005.5204
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5206
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5301
COCONUT POINT CONDOS LLC
665 SIMONDS RD
WILLIAMSTOWN, MA 01267

09-47-25-42-00005.5303
SHAW BARBARA A
2850 GULF SHORE BLVD N APT 303
NAPLES, FL 34103

09-47-25-42-00005.5305
GRAVEL PAUL A + CHRISTINE M
936 GLEN LAKE CIR
NAPLES, FL 34119

09-47-25-42-00005.5307
BROUSSEAU PETER + SUSAN
417 CHARTWELL PL
NAPLES, FL 34110

09-47-25-43-0003B.0020
COCONUT POINT DEVELOPERS LLC
PO BOX 6120
INDIANAPOLIS, IN 46206

09-47-25-46-00000.2B2A
COCONUT POINT DEVELOPERS LLC
PO BOX 6120
INDIANAPOLIS, IN 46206

09-47-25-48-00000.00CE
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0101
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0103
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0105
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0203
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0101
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0103
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0201
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0203
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0101
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0103
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0102
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0104
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0106
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00001.0204
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0102
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0104
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0202
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00002.0204
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0102
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0104
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0201
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0203
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0101
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0103
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0201
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0203
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

10-47-25-00-00001.0000
ACL RR CO
500 WATER ST #J-910
JACKSONVILLE, FL 32202

10-47-25-01-000L4.0000
BROOKS OF BONITA SPRINGS CDD
WRATHELL HART HUNT ASSOCIATES
6131 LYONS RD STE 100
COCONUT CREEK, FL 33073

10-47-25-01-000L7.0000
BROOKS OF BONITA SPRINGS CDD
WRATHELL HART HUNT ASSOCIATES
6131 LYONS RD STE 100
COCONUT CREEK, FL 33073

10-47-25-06-00000.00CE
MORNINGSIDE AT THE BROOKS
GULF BREEZE MGMT SERVICES INC
8910 TERRENE CT STE 200
BONITA SPRINGS, FL 34135

09-47-25-48-00003.0202
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00003.0204
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0102
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0104
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0202
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

09-47-25-48-00004.0204
MIRASOL HOLDINGS LLC
4949 SW 79TH AVE
MIAMI, FL 33155

10-47-25-00-00001.0010
ACL RR CO
500 WATER ST #J-910
JACKSONVILLE, FL 32202

10-47-25-01-000L6.0000
BROOKS OF BONITA SPRINGS CDD
WRATHELL HART HUNT ASSOCIATES
6131 LYONS RD STE 100
COCONUT CREEK, FL 33073

10-47-25-02-000G1.00CE
SPRING RUN GOLF CLUB COMM ASSN
9501 SPRING RUN BLVD
BONITA SPRINGS, FL 34135

10-47-25-06-00001.0101
HEILSTEDT JOHN E TR +
432 PICKWICK PL
VALPARAISO, IN 46385

10-47-25-06-00001.0102
STREAMS EDGE LLC
6450 POE AVE
DAYTON, OH 45414

10-47-25-06-00001.0202
SILVA LOUIS + JOYA M
88 VALENTINE CIR
WARWICK, RI 02886

10-47-25-06-00002.0102
BURNS JEROME E SR
4379 EL MONTE
SAGINAW, MI 48638

10-47-25-06-00002.0202
DOWNIN SUSAN
23156 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00003.0102
NELSON EDWARD F + BETTY M
14440 MORNINGSIDE RD
ORLAND PARK, IL 60462

10-47-25-06-00003.0202
SPATHOLT EDGAR J + ELIZABETH A
PO BOX 380
YOUNGSTOWN, NY 14174

10-47-25-06-00004.0102
IULIANO BARBARA L TR
23136 ROSEDALE DR #102
BONITA SPRINGS, FL 34135

10-47-25-06-00004.0202
WEBER RICHARD A
1308 LAROCHELLE DR
COLUMBUS, OH 43221

10-47-25-06-00007.0102
BOCK WILLIAM C + KATHY L
23151 ROSEDALE DR #102
BONITA SPRINGS, FL 34135

10-47-25-06-00007.0202
STEWART PETER M
23151 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00001.0201
STEURER ROBERT L + RUBY ANN
23166 ROSEDALE DR APT 201
BONITA SPRINGS, FL 34135

10-47-25-06-00002.0101
BAUER RICHARD T TR
23156 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00002.0201
HARPER ANDREW + GILLIAN
18 ARBOR CLOSE
FETCHAM
SORREY KT229DZ,
UNITED KINGDOM

10-47-25-06-00003.0101
ACHZET RUSSELL K
9570 CYPRESS HAMMOCK CIR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00003.0201
MARCANO MIRIELA
13150 CORBEL CIR #528
FORT MYERS, FL 33907

10-47-25-06-00004.0101
HAIDLE VIRGINIA W TR
23136 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00004.0201
LIGHTNER MARILYN REED
3661 BAY CREEK DR
BONITA SPRINGS, FL 34134

10-47-25-06-00007.0101
LEE RICHARD A + BERNICE A
7802 HERMITS RUN RD
LOUISVILLE, KY 40291

10-47-25-06-00007.0201
HEIDER TIMOTHY M + HOLLIE D
2564 WAYWARD WIND DR
INDIANAPOLIS, IN 46239

10-47-25-06-00008.0101
LINDER BARBARA E
11987 WINDSOR MOSS
ELLCOTT CITY, MD 21042

10-47-25-06-00008.0102
MESJAK RICHARD J + VIRGINIA M
6501 SHINGLE CREEK DR
BROOKLYN PARK, MN 55445

10-47-25-06-00008.0202
CASOLO BONITA A
23141 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00009.0102
MCGINNIS LYNDA E
8110 BOUNTY CT
INDIANAPOLIS, IN 46236

10-47-25-06-00009.0202
CABLE DALE A
29471 HUMMINGBIRD CIR
WESTLAKE, OH 44145

10-47-25-06-00010.0102
VANBUREN JAMES K + KAREN J
9807 COPPER HILL RD
SAINT LOUIS, MO 63124

10-47-25-06-00010.0202
BERTOLINI JOSEPH M + DOREEN P
23121 ROSEDALE RD #202
BONITA SPRINGS, FL 34135

10-47-25-06-00011.0102
HAMILTON G SICOTTE
243 FITTONS RD EAST
ORILLA, ON L3V 2J7
CANADA

10-47-25-06-00011.0202
HRDLICKA LORETTA C TR
23111 ROSEDALE DR APT 202
BONITA SPRINGS, FL 34135

10-47-25-06-00012.0102
THEISS ELAINE M
23101 ROSEDALE DR APT 102
BONITA SPRINGS, FL 34135

10-47-25-06-00012.0202
GLEYZE RONALD D + JANET A TR
2658 HAAS LN
MONTOURSVILLE, PA 17754

10-47-25-06-00008.0201
BEHNKEN LELAND E + ANN LOU
2822 KNOX HIGHWAY 3
ALTONA, IL 61414

10-47-25-06-00009.0101
SAEKS LINDA J + ALLEN I TR
14840 PONDVIEW CIR
WAYZATA, MN 55391

10-47-25-06-00009.0201
HENDRICKS PATRICIA J
1770 N MEADOW DR
MECHANICSBURG, PA 17055

10-47-25-06-00010.0101
MEYER JOHN J + KATHERINE TR
14929 GREENBERRY HILL CT
CHESTERFIELD, MO 63017

10-47-25-06-00010.0201
SMADBECK PAUL B + LOIS A
320 TITICUS RD
NORTH SALEM, NY 10560

10-47-25-06-00011.0101
WAYNE A LUNDY REV LIVING TRUST
23111 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00011.0201
SCHNEIDER GREGORY E + JANE TR
8536 STONECHAT LOOP
DUBLIN, OH 43017

10-47-25-06-00012.0101
MILLER DAVID E + JOANN C
23101 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00012.0201
CROUSE SHARON O
23101 ROSEDALE DR #201
BONITA SPRINGS, FL 34135

10-47-25-06-00013.0101
PICCIANO VALERIE TR
PO BOX 24489
MAYFIELD HEIGHTS, OH 44124

10-47-25-06-00013.0102
GAUS WILLIAM T TR +
1800 N PROSPECT AVE APT 17D
MILWAUKEE, WI 53202

10-47-25-06-00013.0202
CUMMINGS JEANNE M
70 GREAT OAK DR
HUDSON, OH 44236

10-47-25-06-00014.0102
LEE ARTHUR M + JANET J TR
5100 SHANTY CREEK RD
BELLAIRE, MI 49615

10-47-25-06-00014.0202
DARIN WILLIAM A JR + LAURA LEE
6136 KINGSLEY CT
BRIGHTON, MI 48116

10-47-25-06-00015.0102
ALLEN WILLIAM V + SHARON J
7422 WYCLIFFE DR
PROSPECT, KY 40059

10-47-25-06-00015.0202
MUEHLENKAMP DEENA J TR
23071 ROSEDALE DR # 202
BONITA SPRINGS, FL 34135

10-47-25-06-00016.0102
BARMORE C PAUL
23061 ROSEDALE DR #102
BONITA SPRINGS, FL 34135

10-47-25-06-00016.0202
REA HENRY E JR + NANCY M
55 ROYCROFT AVE
PITTSBURGH, PA 15228

10-47-25-06-00017.0102
BENNETT ANTHONY J + NANCY E
8 STONEWOOD DR
ST CHARLES, IL 60174

10-47-25-06-00017.0202
BALDRIDGE JAMES G +
6290 MILLBANK DR
CENTERVILLE, OH 45459

10-47-25-06-00013.0201
PROKOP R PETER + MARY LYNN
37735 EAGLE TRACE
FARMINGTON HILLS, MI 48331

10-47-25-06-00014.0101
BARRY WILLIAM P + MICHELNA S
2320 WESTON DR
PITTSBURGH, PA 15241

10-47-25-06-00014.0201
PRITCHARD J BRYAN + JUDITH H
2624 LANSDALE DR
WEXFORD, PA 15090

10-47-25-06-00015.0101
NOLAN JOHN M + CATHLEEN T
19 FENIMORE LN
HUNTINGTON, NY 11743

10-47-25-06-00015.0201
NELSON GARY A + JANETH
9220 OVERLOOK TRL
EDEN PRAIRIE, MN 55347

10-47-25-06-00016.0101
GIVENS ROBERT M + CONNIE J
1 BOBBY JONES DR
ANDOVER, MA 01810

10-47-25-06-00016.0201
VANPELT JACK FRANKLIN TR
10109 IDLE PINE LN
BONITA SPRINGS, FL 34135

10-47-25-06-00017.0101
SHAW DAVID M + M JOYCE
8604 MILLWOOD RD
BROKEN ARROW, OK 74011

10-47-25-06-00017.0201
JACOBS ROBERT S + DONNA S
125 HILTON RD
GREENSBURG, PA 15601

10-47-25-06-00018.0101
HOFF WALLACE J + MARY J
10202 SUNWAY TER
ELLCOTT CITY, MD 21042

10-47-25-06-00018.0102
WHITELEY NANCY L
23041 ROSEDALE DR #102
BONITA SPRINGS, FL 34135

10-47-25-06-00018.0202
JENSEN AMY
23041 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00019.0102
OFFENBACHER RICHARD D TR
GRAYBAR ELECTRIC
23031 ROSEDALE DR #102
BONITA SPRINGS, FL 34135

10-47-25-06-00019.0202
YURCO NANCY E TR
6901 LAKEWOOD ISLE DR
FORT MYERS, FL 33908

10-47-25-06-00020.0102
DEBRUYN STEPHEN J + JAYNE M
2620 MUIRFIELD PL
URBANA, IL 61802

10-47-25-06-00020.0202
FRIEL JAMES + JOAN
2375 LASSITER DR
ROCHESTER, MI 48309

10-47-25-06-00021.0102
EIKER GEORGE L + ELIZABETH ANN
1986 SPRUCE DR
CARMEL, IN 46033

10-47-25-06-00021.0202
NOLAN TRACY E
1005 WINDFAIRE PL
ROSWELL, GA 30076

10-47-25-06-00022.0102
BODNAR DAVID J +
58 GLENDALE DR
STAMFORD, CT 06906

10-47-25-06-00022.0202
FERGUSON CHARLOTTE + JOHN
PMB 338
21301 S TAMIAMI TRL STE 320
ESTERO, FL 33928

10-47-25-06-00018.0201
AVELLA ANTHONY P + MARIA C
43784 WOODWORTH CT
ASHBURN, VA 20147

10-47-25-06-00019.0101
PASCO CHARLES A + KATHRYN L TR
23031 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00019.0201
HILLARD FREDERICK H + CAROL C
1107 VALLEY STREAM
ROCHESTER HILLS, MI 48309

10-47-25-06-00020.0101
JONES ROBERT K + MARIANNE P TR
294 NARROWS TRACE
BEAVERCRK TWP, OH 45385

10-47-25-06-00020.0201
SHARP RONALD A + INESE B
12 WATSON RD
POUGHKEEPSIE, NY 12603

10-47-25-06-00021.0101
MARKEL SUSAN A TR
10510 DEER CHASE AVE
ORLAND PARK, IL 60467

10-47-25-06-00021.0201
JOHNSTON MARK K
32697 N RIVER RD
HARRISON TOWNSHIP, MI 48045

10-47-25-06-00022.0101
BYRER BRADLEY W
23001 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00022.0201
DEMSKI KENNETH E + MARY ANN
9330 THORNHILL DR
CLARKSTON, MI 48348

10-47-25-06-00023.0101
COLBURN ELLEN
22991 ROSENDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00023.0102
HANSEN ROBERT E + ELIZABETH A
22991 ROSEDALE DR APT 102
BONITA SPRINGS, FL 34135

10-47-25-06-00023.0202
STANIEC TED + DOROTHY
22991 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00024.0102
PINKEL VICKI G + GARY R
4803 SILVER CLIFF DR
COLUMBIA, MO 65203

10-47-25-06-00024.0202
FULLERTON JAMES G + MARY L
304-500 AVENUE RD
TORONTO, ON M4V 2J6
CANADA

10-47-25-06-00025.0102
DREWEK DAVID F + SUSAN V
38020 VILLA MAR
HARRISON TOWNSHIP, MI 48045

10-47-25-06-00025.0202
HIGGINS NICHOLAS +
10820 SUNSET OFFICE DR #200
SAINT LOUIS, MO 63127

10-47-25-06-00026.0102
VON GUNTEN DOROTHY R TR
710 MARINER VILLAGE
HURON, OH 44839

10-47-25-06-00026.0202
MANNING DAVID D + JOANN
22961 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00027.0102
RAVIN ALISON B TR
101 OL FRANKLIN GROVE DR
CHAPEL HILL, NC 27514

10-47-25-06-00027.0202
DEGROFT WALTER J JR TR
22951 ROSEDALE DR #202
BONITA SPRINGS, FL 34135

10-47-25-06-00023.0201
MCNEILLY DAVID P + YVONNE P
22991 ROSEDALE DR #201
BONITA SPRINGS, FL 34135

10-47-25-06-00024.0101
HALE JAMES T + SHARON S
22020 RESERVE ESTATES DR
BONITA SPRINGS, FL 34135

10-47-25-06-00024.0201
NEWCOMBE CYNTHIA A
351 CLUBHOUSE RD
WELLS, ME 04090

10-47-25-06-00025.0101
HEAVEY WILLIAM M TR
22971 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00025.0201
SISK GARDNER P + SUSAN P
254 CANAL ST
SALEM, MA 01970

10-47-25-06-00026.0101
MINATO ANGELO D
2762 LOMBARDY CRES
LASALLE, ON N9H 2L8
CANADA

10-47-25-06-00026.0201
PIFER RICHARD L + LINDA B
1383 CLUB DR
BLOOMFIELD HILLS, MI 48302

10-47-25-06-00027.0101
RUSSELL H BRUCE + SUSAN F
22951 ROSEDALE DR #101
BONITA SPRINGS, FL 34135

10-47-25-06-00027.0201
ROEMER JAMES P + PATRICIA J
10160 ORCHID RIDGE LN
BONITA SPRINGS, FL 34135

10-47-25-06-00028.0101
KNUTSON KENNETH A TR
PO BOX 3187
OAK BROOK, IL 60522

10-47-25-06-00028.0102
 KORBEE HAROLD G + CAROL M
 8304 CARDNIA CT
 LIBERTY TOWNSHIP, OH 45044

10-47-25-06-00028.0202
 MATTHEWS THERESA L + GERALD E
 7720 BUCKHAVEN CT SE
 ADA, MI 49301

10-47-25-06-00029.0102
 DAY PATRICK J TR
 18947 DORENKEMPER PL
 EDEN PRAIRIE, MN 55347

10-47-25-06-00029.0202
 BIRCHENOUGH SUSAN
 2160 SINGING WOODS DR
 SKANEATELES, NY 13152

10-47-25-06-00030.0102
 ERHARDT PAUL III + CHERYL A
 22921 ROSEDALE DR #102
 BONITA SPRINGS, FL 34135

10-47-25-06-00030.0202
 RICARDO GIL + MARIA
 4 ROBERT DR
 LEBANON, NJ 08833

10-47-25-06-00031.0102
 DANHOFFER THOMAS B + LINDA L
 22911 ROSEDALE DR #102
 BONITA SPRINGS, FL 34135

10-47-25-06-00031.0202
 MANTOR GREGORY E +
 6470 KITZMILLER
 NEW ALBANY, OH 43054

10-47-25-06-00032.0102
 IRMA J HUBBARD TRUST
 10813 CHERYL LN
 ORLAND PARK, IL 60467

10-47-25-06-00032.0202
 BRENNAN MARY P TR
 418 E INVERNESS DR
 HIGHLAND HEIGHTS, OH 44143

10-47-25-06-00028.0201
 GAGNON BARRY + MONIQUE
 55 CHEMIN DES MOHAWKS
 HARRINGTON, QC J8G 2S6
 CANADA

10-47-25-06-00029.0101
 BRUNN RICHARD C + C SUE
 8846 SERENITY DR NW
 MASSILLON, OH 44646

10-47-25-06-00029.0201
 NORREY RONALD W + AUDREY E
 2175 STAVENBANK RD #14
 MISSISSAUGA, ON L5C 1T3
 CANADA

10-47-25-06-00030.0101
 CLARE RONALD D + JANET D
 4611 ANDERSON AVE
 RR 7
 ORILLIA, ON L3V 6H7
 CANADA

10-47-25-06-00030.0201
 CUDAHY ROGER + MONICA
 22921 ROSEDALE DR #201
 BONITA SPRINGS, FL 34135

10-47-25-06-00031.0101
 WATSON MARK A
 213 W GLENRIDGE RD
 AKRON, OH 44319

10-47-25-06-00031.0201
 SALIB RICHARD M + MARY P
 7033 HOWARD LN
 EDEN PRAIRIE, MN 55346

10-47-25-06-00032.0101
 MORROW THOMAS A + CAROL M
 22901 ROSEDALE DR APT 101
 BONITA SPRINGS, FL 34135

10-47-25-06-00032.0201
 WARD KIMIKO M TR
 2390 LOCH CREEK WAY
 BLOOMFIELD HILLS, MI 48304

10-47-25-13-0ISP1.00CE
 RESOURCE CONSERV SYSTEMS LLC
 SPRING RUN GOLF CLUB INC
 9990 COCONUT RD STE 200
 BONITA SPRINGS, FL 34135



Ann Pierce
Local Planning Agency Member
3332 Avacodo Drive
Fort Myers, FL 33901

Jack Lienesch
ECPP
23640 Peppermill Ct.
Bonita Springs, FL 34134

Meg Judge, Chairman of the Board
Estero Chamber of Commerce
P.O. Box 588
Estero, FL 33928

Ray Glowaz, Vice President
Coconut Shores Homeowner's Assoc.
23214 Coconut Shores
Bonita Springs, FL 34134

Theresa Gumpert
Pine Road Neighborhood
19766 Beaulieu Court
Fort Myers, FL 33908

Don Vilnius
West Bay Club Property Owners Assoc.
PO Box 820
Estero, FL 33928

Jeffrey Lindsay, Ph.D, CFO, EMT-P
Estero Fire Rescue
21500 Three Oaks Parkway
Estero, FL 33928

Neal Noethlich
ECPP
20225 Wildcat Run Drive
Estero, FL 33928

Ron Inge
Inge and Associates, Inc.
5571 Halifax Avenue
Fort Myers, FL 33912

Weston & Sampson Engineers
Corkscrew Road Service Area (CRSA)
12730 New Brittany Blvd. Suite 600
Fort Myers, FL 33907

MR ALVIN H BLOCK

COCONUT POINT DEVELOPERS LLC
225 WEST WASHINGTON ST
INDIANAPOLIS IN 46206

MATTHEW D UHLE, P.A.
LAW OFFICE OF MATTHEW D. UHLE,
1617 HENDRY ST
SUITE 411
FORT MYERS FL 33901

COCONUT POINT DEVELOPERS LLC
PO BOX 6120
INDIANAPOLIS IN 46206

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

Michael D Jacob, Asst County Attorney
DS Reviewer - Becky Penfield
Rob Price, TIS Reviewer
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Dawn Huff, Lee County School District
Sam Lee, Natural Resources
Mike Harmon, DS Surveyor
Mike Pavese, Public Works

FROM: Alvin Block, AICP

DATE: 03/30/2012

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: COCONUT POINT

CASE #: DCI2012-00017

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
 Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 04/13/2012

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Prancing

Date: 04/03/2012



APPLICATION FOR PUBLIC HEARING FOR ZONING ACTION UNINCORPORATED AREAS ONLY

Applicant's Name: Coconut Point Developers, LLC
Project Name: Coconut Point
STRAP Number(s): See attachment

TYPE OF APPLICATION

- Special Exception (**attach Supplement A**)
- Variance (**attach Supplement B**)
- Conventional Rezoning (**attach Supplement C**)
- Planned Development (not a Compact Community PD) (**attach Supplement D**)
- Amendment to built Planned Development (**Supplement D may be required**)
- Private Recreational Facilities Planned Development (PRFPD) (**attach Supplement D**)
- Extension of a Master Concept Plan (**attach Supplement E**)
- Reinstatement of a Master Concept Plan (**attach Supplement F**)
- Limited Amendment to an Existing Mine Special Exception (non MEPD) Planned Development for either dewatering or an extension of the mine duration under LCLDC S4ection 12-121(j) (**attach Supplement G**)
- Compact Community Planned Development (CCPD) per LCLDC Section 32-501 et. seq. (**attach Supplement H**)
- DRI – with rezoning (**submit completed DRI Application Form {do not use this form} and Supplement D**)
- DRI – without rezoning (**submit completed DRI Application Form {do not use this form}**)

RECEIVED
MAR 30 2012
COMMUNITY DEVELOPMENT

Is this project located in one of the following planning communities/community plan areas: Boca Grande, Caloosahatchee Shores, Captiva, North Captiva, Estero, Page Park, Palm Beach Boulevard, Buckingham, Pine Island or Lehigh Acres?

- No
- Yes (If YES, please note PART 4.G. below for public information meeting summary document requirements.)

STAFF USE ONLY

DCI 2012-00017

Case Number: DCI 2012-00017
Current Zoning: MPS
Land Use Classification: urban comm
Planning Community: ESTERO

Commission District: 3
Fee Amount: \$5000
Intake by: DL

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

**PART 1
APPLICANT/AGENT INFORMATION**

A. Name of Applicant: Coconut Point Developers, LLC
Address: 225 West Washington St.
City, State, Zip: Indianapolis, IN 46206
Phone Number: (317) 263-7032 Fax Number: (317) 685-7299
E-mail Address: kshields@simon.com

- 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 PH-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 PH-1.B.1.** (for an individual) or **Exhibit PH-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 PH-1.B.1.** (for an individual) or **Exhibit PH-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.]
- Application is County initiated. BOCC authorization is attached as **Exhibit PH-1.B.3**

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: Law Office of Matthew D. Uhle, LLC
Contact Person: Matthew D. Uhle
Address: 1617 Hendry St. Suite 411
City, State, Zip: Fort Myers, FL 33901
Phone Number: (239) 226-4500 Fax Number: (239) 226-4500
E-mail address: matthewuhle@aol.com

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

**PART 2
PROPERTY OWNERSHIP**

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 **PH-2.B.1.** [34-201(b)2]

C. Multiple parcels:

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

D. Confirmation of Ownership/Title Certification [34-202(a)(3)]

1. Title certification document is attached as **Exhibit PH-2.D.1.** [34-202(a)(3)]

E. Date property was acquired by present owner(s): June 18, 2004

**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): See attached list

B. Street Address of Property: Multiple addresses

C. Legal Description

- Legal description** (on 8½" x 11" paper) is attached as **Exhibit PH-3.C.1.** [34-202(a)(1)]
- Sealed sketch** of the legal description is attached as **Exhibit PH-3.C.2.** [34-202(a)(1)]
- Electronic version** of the legal description is attached as **Exhibit PH-3.C.3.**

D. Boundary Survey

- A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit PH-3.D.1.** [34-202(a)(2)]
- This is not a Planned Development Application and the property consists of one or more undivided platted lots in a F.S. Ch. 177 subdivision recorded in the Official Records of Lee County. A copy of the applicable Plat page(s) is attached as **Exhibit PH-3.D.2.** The Plat Book Number and the Page Number (or the Instrument Number) are provided as well as the Block Number and Lot Number (if applicable). [34-202(a)(2)]

E. Planning Community/Community Plan Area: Estero

F. General Location of Property:

- 1. Area location map (for all applications other than Planned Developments) is attached as **Exhibit PH-3.F.** [34-202(a)(4)] {NOTE: For Planned Development Applications see Supplement D [34-373(a)(4)b.]}

2. **Directions to property:**
Property located at northeast corner of U.S. 41/Coconut Road
intersection

G. Surrounding property owners:

- 1. List of surrounding property owners is attached as **Exhibit PH-3.G.1.** [34-202(a)(6)]
- 2. Map of surrounding property owners is attached as **Exhibit PH-3.G.2.** [34-202(a)(7)]
- 3. 2 sets of mailing labels are attached as **Exhibit PH-3.G.3.** [34-202(a)(6)]

H. Current Zoning of Property: MPD

- 1. Copies of all Zoning Resolutions and Zoning Approvals applicable to the subject property are attached as **Exhibit PH-3.H.1.** [34-202(a)(8)]

I. Current use(s) of the property:

- 1. Current use(s) of the property are: Regional mall

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 PH-3.I.2.** and entitle **"Structure Affidavit"**. [34-202(b)(3)]
3. If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval an Existing Agricultural Use Affidavit must be provided. Attach as **Exhibit PH-3.I.3.** and entitle **"Existing Agricultural Uses at Time of Zoning Application."** [34-202(b)(7)]

J. Land Use Classification:

Urban Community	110	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

K. Flood Hazard [34-202(a)(8)]

- Not applicable
- The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- The minimum elevation required for the first habitable floor is 15 NAVD (MSL)

L. Deed Restrictions [34-202(b)(2)]

1. There are no deed restrictions or other covenants on this property that affect this request. [34-202(b)(2)]
2. Deed restrictions\ covenants that may affect this request are attached as **Exhibit PH-3.L .2.** [34-202(b)(2)]
3. A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3** [34-202(b)(2)]

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

1. Width (average if irregular parcel): 2674 Feet
2. Depth (average if irregular parcel): 1792 Feet
3. Total area: 110 Acres or square feet
4. Frontage on road or street: 1278 Feet on Via Coconut Point Street
- 2nd Frontage on road or street: 881 Feet on U.S. 41 Street

**PART 4
ACTION REQUESTED**

A. Action Requested [check applicable action(s)]

- Special Exception (**Attached is Supplement A**) for _____
- Variance (**Attached is Supplement B**) for _____
- Conventional Rezoning (**Attached is Supplement C**) from _____ to _____
- Planned Development Rezoning from _____ to _____
 - DCI – Major (**Attached is Supplement D**)
 - DCI – Minor (**Attached is Supplement D**)
 - Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area (**Attached is Supplement D**)
- Planned Development Amendment (**Attached is Supplement D**)
- Extension of Master Concept Plan (**Attached is Supplement E**)
- Reinstatement of Master Concept Plan (**Attached is Supplement F**)
- Limited Amendment to an Existing Mine Special Exception or (non MEPD) Planned Development for either dewatering or an extension of the mine duration pursuant to LCLDC Section 12-121(j). (**Attached is Supplement G**)
- Compact Community Planned Development (CCPD) per LCLDC Section 32-501 et. seq. (**Attached is Supplement H**)

B. Blasting

- No blasting will be used in the excavation of lakes or other site elements.
- If blasting is proposed, Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information) is attached as **Exhibit PH-4.B** [34-202(b)(6)]

C. Bonus Density

- Not Applicable
- Bonus density will be used. Attached is a copy of the Bonus Density application showing calculations labeled as **Exhibit PH-4.C.** [34-202(b)(5)]

D. Hazardous Materials

- Not Applicable
- A Hazardous materials emergency plan is attached as **Exhibit PH-4.D** [34-202(b)(4)]

E. Mobile Home Park

- Not Applicable
- Request includes rezoning of a Mobile Home Park. Attached is **Exhibit PH-4.E** [34-203(d)]

F. Airport Zones & Lee County Port Authority Requirements

- Not Applicable
- Property is located within Airport Noise Zone: [34-1004] Indicate which Noise Zone: _____
- Property is located within Airport Protection Zone. Indicate which Zone below. [34-1005]
 - Property is located within Airport Runway Clear Zone: [34-1006]
 - Property is located within Airport School Protection Zone: [34-1007]
 - Property is located within Airport Residential Protection Zone: [34-1009]
 - Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. [34-1009]
 - A Tall Structures Permit will be required. Attached is **Exhibit PH-4.F** [34-1010]

G. Planning Communities/Community Plan Areas - A meeting summary document for the required public informational session:

- Not Applicable
- Estero Planning Community.** Attached is **Exhibit PH-4.G.1** [33-54(a)&(b); Lee Plan Policy 19.5.3]
- Captiva Planning Community.** Attached is **Exhibit PH-4.G.2** [Lee Plan Policy 13.1.7]
- North Captiva Community Plan area.** Attached is **Exhibit PH-4.G.3** [Lee Plan Policy 25.1.1]
- Boca Grande Planning Community.** Attached is **Exhibit PH-4.G.4** [Lee Plan Policy 22.1.5]
- Caloosahatchee Shores Community Plan area.** Attached is **Exhibit PH-4.G.5** [Lee Plan Policy 21.6.3]
- Page Park Community Plan area.** Attached is **Exhibit PH-4.G.6** [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- Palm Beach Boulevard Community Plan area.** Attached is **Exhibit PH-4.G.7** [Lee Plan Policy 23.5.2]
- Buckingham Planning Community.** Attached is **Exhibit PH-4.G.8** [Lee Plan Policy 17.7.2]
- Pine Island Planning Community.** Attached is **Exhibit PH-4.G.9** [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- Lehigh Acres Planning Community.** Attached is **Exhibit PH-4.G.10** [Lee Plan Policy 32.12.2]

H. Waivers from Application Submission Requirements: The following waivers, approved by the Director of Zoning Services, are attached as **Exhibit PH-4.H** [34-202(a)]

Section Number	Name of Item
See attachments	

I. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

- YES** (Please provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service. Label letter as **Exhibit PH 4-I.**) [34-202(b)(8)]
- NO** (Please provide a narrative explaining why the connection to potable water and/or central sewer is not planned. Label explanation as **Exhibit PH 4-I.**) [BOCC Policy]

**PART 5
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

Number of Copies*				
Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS
1	3	15 x		Completed application for Public Hearing [34-201(b)]
1	1	1 x		Filing Fee - [34-202(a)(9)]
Var. or Spe. Exc.	Conv. Rez.	PDs	SUP	SUPPLEMENTAL FORMS (select applicable request/form)
1	0	0	SUP A	Special Exception request
1	0	0	SUP B	Variance request
0	3	0	SUP C	Conventional Rezoning request
0	0	15	SUP D	Planned Development Rezoning request
0	0	15 x	SUP D	Planned Development Amendment request
0	0	15	SUP D	PRFPD in Overlay Area Rezoning request
0	0	8	SUP E	Master Concept Plan Extension request
0	0	8	SUP F	Master Concept Plan Reinstatement request
0	0	15	SUP G	Limited Amendment to Special Exception or Planned Development request
0	0	15	SUP H	Compact Community Planned Development (CCPD) request
Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS
1	3	3 x	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	3	1	PH-1.B.3	BOCC authorization (if applicable)
1	3	15	PH-1.C.2	Additional Agents [34-202(b)(1)c.]
1	3	3 x	PH-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
1	3	3 x	PH-2.C.1	Subject Property Owners list (if applicable) [34-202(a)(5)]
1	3	3 x	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
1	3	waived 3	PH-2.D.1	Confirmation of Ownership/Title Certification [34-202(a)(3)]
1	3	15 x	PH-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
2	2	see waiver 5	PH-3.C.1	Legal Description (8.5" x 11") (2 originals required) [34-202(a)(1)]
2	2	waived 5	PH-3.C.2	Sealed Sketch of the Legal Description (2 originals required) [34-202(a)(1)]
1	3	waived 5	PH-3.D.1	Boundary Survey (tied to State Plane Coordinate System) (2 originals required) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications (see Supplement D & Supplement H)} [34-373(a)(4)a.]}
1	3	N/A	PH-3.D.2	Copy of Recorded F.S. Ch. 177 Plat Page(s) (if applicable) [34-202(a)(1)]
1	3	0	PH-3.F	Area Location Map (8.5" by 11") pursuant to LCLDC Section 34-202(a)(4).(Non Planned Developments) [34-202(a)(4)]

Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS <i>(continued)</i>
0	0	15 waived	PH-3.F	Area Location Map for Planned Developments - see Supplement D & Supplement H [34-373(a)(4)b]
1	1	3 x	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3 x	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2 x	PH-3.G.3	Mailing labels [34-202(a)(6)]
1	1	3 x	PH-3.H.1	Zoning Resolutions and Zoning Approvals [34-202(a)(8)]
1	3	3 waived	PH-3.I.2.	Structure Affidavit (if applicable) [34-202(b)(3)]
1	3	3 n/a	PH-3.I.3.	Affidavit entitled " <u>Existing Agricultural Uses at Time of Zoning Application</u> " (if applicable) [34-202(b)(7)]
1	3	3 x	PH-3.L.2	Deed Restrictions\Covenants (if applicable) [34-202(b)(2)]
1	3	3 x	PH-3.L.3	Narrative addressing effect of Deed Restrictions (if applicable) [34-202(b)(2)]
1	3	15 n/a	PH-4.B	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
0	0	4 n/a	PH-4.C	Bonus Density Application (if applicable) [34-202(b)(5)]
1	3	4 n/a	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	3	4 n/a	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	3	4 n/a	PH-4.F	LCPA Airport Zones & Tall Structures Permit Requirements (if applicable) [34-1001 et seq.]
1	3	4 x	PH-4.G.1	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Estero Planning Community (if applicable) [33-54; Lee Plan Policy 19.5.3]
1	3	4	PH-4.G.2	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Captiva Planning Community (if applicable) [Lee Plan Policy 13.1.7]
1	3	4	PH-4.G.3	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within North Captiva Community Plan area (if applicable) [Lee Plan Policy 25.1.1]
1	3	4	PH-4.G.4	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Boca Grande Planning Community (if applicable) [Lee Plan Policy 22.1.5]
0	0	4	PH-4.G.5	Summary of Public Informational Session for Planned Development Applications located within Caloosahatchee Shores Community Plan area (if applicable) [Lee Plan Policy 21.6.3]
1	3	4	PH-4.G.6	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Page Park Community Plan area (if applicable) [33-1203(a)&(b); Lee Plan Policy 27.11.2]
0	0	4	PH-4.G.7	Summary of Public Informational Session for Planned Development Applications located within Palm Beach Boulevard Community Plan area (if applicable) [Lee Plan Policy 23.5.2]
1	3	4	PH-4.G.8	Summary of Public Informational Session 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 (if applicable) [Lee Plan Policy 17.7.2]

Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS <i>(continued)</i>
1	3	4	PH-4.G.9	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Pine Island Planning Community(if applicable) [33-1003(a)&(b); Lee Plan Policy 14.7.1]
1	3	4	PH-4.G.10	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Lehigh Acres Planning Community(if applicable) [Lee Plan Policy 32.12.2]
1	3	15 x	PH-4.H	Approved Waivers.(if applicable) [34-202(a)]
0	0	4 waived	PH-4.I	Potable Water & Sanitary Sewer. If the answer to Item 4.I was YES, provide a letter from the appropriate utility entity indicating the utility entity's name and ability to provide service to support the proposed development. If the answer to Item 4.I was NO, a written explanation as to the reasons why connection will not be made must be submitted along with an explanation as to the means proposed to meet the water and sewer needs for the project. [34-202(b)(8)]

***At least one copy must be an original.**



PUBLIC HEARING SUPPLEMENT D

ADDITIONAL REQUIRED INFORMATION FOR A PLANNED DEVELOPMENT APPLICATION UNINCORPORATED AREAS ONLY

DCI 2012-00017

Case Number:
Project Name: Coconut Point
Applicant's Name: Coconut Point Developers, LLC
STRAP Number(s): See Attachment

Planning Community/Community Plan Area: Estero

Note: If the project is located in the Estero, Captiva, North Captiva, Boca Grande, Caloosahatchee Shores, Page Park, Palm Beach Boulevard, Buckingham, Pine Island, or Lehigh Acres Planning Community/Community Plan Area, a meeting must be conducted within the community and a meeting summary document must be submitted with this application. See Application for Public Hearing for Zoning Action Form, PART 4-G.

Brief Summary of Project: Request to add live outdoor entertainment to the Schedule of Uses

Select one application type only:

- Selection options for application type: DRI (rezoning required), DCI-Major, DCI-Minor, DCI-Minor - Existing Development, DCI-Minor - Amendment to approved Master Concept Plan, Amendment to built Planned Development meeting DCI threshold, PRFPD in Private Recreational Facilities Overlay Area.

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Notes:

- Notes (1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a Planned Development classification. It will be reviewed in the same manner as a minor Planned Development except that a Traffic Impact Statement will not be required. [34-341(b)(2)d.1.]
(2) Amendments to approved Master Concept Plan. Application to amend an approved Major or Minor Master Concept Plan or its attendant documentation, or for the extension of a vacated Master Concept Plan originally approved prior to December 2, 1991 will be treated procedurally as Minor Planned Developments (see exception below). These applications will require only as much information, as deemed necessary by the Director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]

- (3) Amendments to built planned developments (PD). Any part or all of a planned development that is built may be the subject of an application for a variance or other approval covered by this chapter wherein the subject property is the only part of the original planned development that will be affected by the requested approval. The application may include a legal description and sketch of the portion of the overall planned development that will be directly affected by the rezoning request. The application must include a legal description and sketch of the entire planned development boundary.

If the subject property meets the threshold for a development of county impact, it will be reviewed in accordance with the provisions in this chapter that apply to developments of county impact. If the subject property is not a development of county impact, it will be reviewed in accordance with the provisions in this chapter that apply to conventional zoning districts. In either case, the applicant will be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all of the roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved master concept plan have been constructed and acknowledged by the county as complete. In the case of residential planned developments or mixed developments that include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots. [34-373(c)]

- (4) Applications for Rezoning in the Greater Pine Island Planning Community/Greater Pine Island Concurrency and Traffic-Based Growth Limitations. Concurrency compliance and traffic-based growth limitations for property located in Greater Pine Island, as identified on the future land use map and described in section 33-1002, will be determined in accordance with the level of service and restrictions set forth in Lee Plan policies 14.2.1 and 14.2.2 to the extent the policies provide additional restrictions that supplement other provisions of this code. These policies require the following:

- (a) The minimum acceptable level of service standard for Pine Island Road between Burnt Store Road and Stringfellow Boulevard is level of service D on an annual average peak-hour basis and level of service E on a peak-season peak-hour basis using methodologies from the 1985 Highway Capacity Manual Special Report 209. This standard will be measured at the county's permanent count station #3 on Little Pine Island at the western edge of Matlacha and will apply to all of Greater Pine Island.
- (b) In addition, when traffic on Pine Island Road at the western edge of Matlacha reaches 810 peak-hour annual average two-way trips, rezonings in Greater Pine Island that increase traffic on Pine Island Road may not be granted. During the rezoning process only, three types of exceptions to this rule may be considered:
- (1) Minor rezonings on infill properties surrounded by development at similar densities or intensities. A minor rezoning under this exception may not rezone more than five acres of land or have a net effect of allowing more than 15 additional dwelling units.
 - (2) Rezoning that would have insignificant or trivial effects on traffic flows at the western edge of Matlacha during peak periods in the peak (busier) direction, or would have positive effects by reducing trips during those peak flow periods.
 - (3) Rezoning to accommodate small enterprises that promote the natural features or cultural heritage of Greater Pine Island. Small enterprises are those that operate with five or fewer full-time employees. **[33-1011(a) & (b)]**

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COMMUNITY DEVELOPMENT
PART 1
GENERAL INFORMATION

A. Comprehensive Plan Amendments (check one):

- There are **NO** LEE Plan Amendments pending that could affect the future use of this property.
- The following LEE Plan Amendments **ARE** pending and could affect the future use of this property.
 (List uses and brief explanation of their effect on this application):

B. Archaeological/Historical (check one):

- There are **NO** known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. **[34-373(a)(4)h.]**
- There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. Attached as **Exhibit D-1-B** is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. **[34-373(a)(4)h.]**

C. Public Transit (check one):

- Property is **NOT** within the Lee Tran public transit service area.
- Property is within the Lee Tran public transit service area. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops must be provided. Label as **Exhibit D-1-C**.

D. Density:

- There are no residential dwelling units proposed for this development.
- The property is located within one or more Future Land Use categories and {see Lee Plan Map 1, Page 6 of 8}:
 - IS within the Mixed Use Overlay**
 - IS NOT within the Mixed Use Overlay**

Density has been calculated in Part 3 of this application and is summarized below:

Intensive Development		Proposed dwelling units
Central Urban		Proposed dwelling units
Urban Community		Proposed dwelling units
Suburban		Proposed dwelling units
Outlying Suburban		Proposed dwelling units
University Community		Proposed dwelling units
Rural		Proposed dwelling units
Outer Islands		Proposed dwelling units
Rural Community Preserve		Proposed dwelling units
Open Lands		Proposed dwelling units
DR/GR		Proposed dwelling units
Coastal Rural		Proposed dwelling units
Wetlands		Proposed dwelling units
New Community		Proposed dwelling units
TOTAL		Proposed dwelling units

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**PART 2
TYPES OF LAND AREA ON PROPERTY**

COMMUNITY DEVELOPMENT

A. Gross Acres (total area within described parcel)		<u>N/A</u>	Acres
1. Submerged land subject to tidal influence	_____	Acres	
2. Other non-freshwater Wetlands	_____	Acres	
3. R-O-W providing access to non-residential uses	_____	Acres	
4. Non-residential use areas ^{(1) (2)}	_____	Acres	
B. Total area not eligible as gross residential acreage. (Items A.1. + A.2. + A.3. + A.4.)		<u>N/A</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>N/A</u>	Acres
D. Gross residential acres by land Use Category)			
1. a. Intensive Development – upland	_____	Acres	
b. Intensive Development – freshwater wetland	_____	Acres	
2. a. Central Urban – upland	_____	Acres	
b. Central Urban – freshwater wetland	_____	Acres	
3. a. Urban Community or Suburban – upland	<u>N/A</u>	Acres	
b. Urban Community or Suburban – freshwater wetland	_____	Acres	
4. a. Outlying Suburban – upland	_____	Acres	
b. Outlying Suburban – freshwater wetland	_____	Acres	
5. a. Rural, Outer Island, Rural Community Preserve – upland	_____	Acres	
b. Rural, Outer Island, Rural Community Preserve – freshwater wetland	_____	Acres	
6. a. Open Lands – upland	_____	Acres	
b. Open Lands – freshwater wetland	_____	Acres	
7. a. DR/GR – upland	_____	Acres	
b. DR/GR – freshwater wetland	_____	Acres	
8. a. Wetlands – upland	_____	Acres	
b. Wetlands – freshwater wetland	_____	Acres	
9. a. New Community – upland	_____	Acres	
b. New Community – freshwater wetland	_____	Acres	
10. a. University Community – upland	_____	Acres	
b. University Community – freshwater wetland	_____	Acres	
11. a. Coastal Rural – upland	_____	Acres	
b. Coastal Rural – freshwater wetland	_____	Acres	
TOTAL (should equal "C" above)		<u>N/A</u>	Acres

Notes:

- ⁽¹⁾ Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- ⁽²⁾ Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- ⁽³⁾ Lands to be used for residential uses including land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies.



**PART 3
RESIDENTIAL DEVELOPMENT
PRELIMINARY DENSITY CALCULATIONS**

COMMUNITY DEVELOPMENT

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category

1. Preliminary Standard Units		Max. standard density	Units
a. Total upland acres (from Part 2, D.1.a.)		_____ x 14 equals	_____
b. Total freshwater wetland acres (from Part 2, D.1.b.)		_____ x 14 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾			_____
2. Maximum Permitted Units		Max. permitted	Units
a. Total upland acres (from Part 2, D.1.a.)		_____ x 18 equals	_____
3. Total allowed standard units (A.1.c. or A.2.a., whichever is less)			_____
4. Bonus Units⁽²⁾			
a. Low-moderate-housing density			_____
b. TDR units			_____
c. Sub-total (A.4.a. plus A.4.b.)			_____
5. Total Permitted Units (A.3. plus A.4.c.)⁽¹⁾			_____

Notes:

- ⁽¹⁾ Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
- ⁽²⁾ If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

B. Central Urban Category

1. Preliminary Standard Units		Max. standard density	Units
a. Total upland acres (from Part 2, D.2.a.)		_____ x 10 equals	_____
b. Total freshwater wetland acres (from Part 2, D.2.b.)		_____ x 10 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾			_____
2. Maximum Permitted Units		Max. permitted	Units
a. Total upland acres (from Part 2, D.2.a.)		_____ x 12.5 equals	_____
3. Total allowed standard units (B.1.c. or B.2.a., whichever is less)			_____
4. Bonus Units⁽²⁾			
a. Low-moderate-housing density			_____
b. TDR units			_____
c. Sub-total (B.4.a. plus B.4.b.)			_____
5. Total Permitted Units (B.3. plus B.4.c.)⁽¹⁾			_____

Notes:

- ⁽¹⁾ Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
- ⁽²⁾ If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

COMMUNITY DEVELOPMENT

C. Urban Community Category

	Max. standard density	Units
1. Preliminary Standard Units		
a. Total upland acres (from Part 2, D.3.a.)	_____ x 6 equals	N/A
b. Total freshwater wetland acres (from Part 2, D.3.b.)	_____ x 6 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		N/A
2. Maximum Permitted Units		
a. Total upland acres (from Part 2, D.3.a.)	_____ x 8 equals	N/A
3. Total allowed standard units (C.1.c. or C.2.a., whichever is less)		N/A
4. Bonus Units ⁽²⁾		
a. Low-moderate-housing density		N/A
b. TDR units		N/A
c. Sub-total (C.4.a. plus C.4.b.)		N/A
5. Total Permitted Units (C.3. plus C.4.c.) ⁽¹⁾		N/A

Notes:

⁽¹⁾ Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

⁽²⁾ If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category

	Max. standard density	Units
1. Preliminary Standard Units		
a. Total upland acres (from Part 2, D.3.a.)	_____ x 6 equals	_____
b. Total freshwater wetland acres (from Part 2, D.3.b.)	_____ x 6 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		_____
2. Maximum Permitted Units		
a. Total upland acres (from Part 2, D.3.a.)	_____ x 8 equals	_____
3. Total allowed standard units (D.1.c. or D.2.a., whichever is less)		_____

Notes:

⁽¹⁾ Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

E. Outlying Suburban Category

	Max. standard density	Units
1. Preliminary Standard Units		
a. Total upland acres (from Part 2, D.4.a.)	_____ x 3 equals	_____
b. Total freshwater wetland acres (from Part 2, D.4.b.)	_____ x 3 equals	_____
c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾⁽²⁾		_____
2. Maximum Permitted Units		
a. Total upland acres (from Part 2, D.4.a.)	_____ x 4 equals ⁽¹⁾	_____
3. Total allowed standard units (E.1.c. or E.2.a., whichever is less)		_____

Notes:

⁽¹⁾ Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

⁽²⁾ Outlying Suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the LEE Plan): the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

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**PART 4
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS**

A. Commercial		Habitable Stories	Height	Total Floor Area (Square Feet)
1.	Medical	_____	_____	_____
2.	General Office	_____	_____	_____
3.	Retail	_____	_____	_____
4.	Other	_____	_____	_____
5.	TOTAL FLOOR AREA	N/A		N/A

B. Industrial		Habitable Stories	Height	Total Floor Area
1.	Under Roof	_____	_____	_____
2.	Not Under Roof	NA	_____	_____
3.	TOTAL FLOOR AREA			_____

C. Mining			Depth	Total Acres
1.	Area to be excavated	NA	_____	_____

D. Assisted Living Facilities		Habitable Stories	Height	Total Beds/Units
1.	Dependent Living Units	_____	_____	_____
2.	Independent Living Units	_____	_____	_____
3.	TOTAL BEDS/UNITS			_____

E. Hotels/Motels (Room Size)		Habitable Stories	Height	Total Rental Units
1.	< 425 sq. ft.	_____	_____	_____
2.	426-725 sq. ft.	_____	_____	_____
3.	725 < sq. ft.	_____	_____	_____
4.	TOTAL UNITS			N/A

**PART 5
ENVIRONMENTAL ISSUES**

- A. Topography:** Describe the range of surface elevations of the property:
N/A. Only requesting amendment to Schedule of Uses
- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
N/A. Only requesting amendment to Schedule of Uses
- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 4.B. above will be protected by the completed project:
N/A. Only requesting amendment to Schedule of Uses
- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
N/A

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PART 6
SANITARY SEWER & POTABLE WATER FACILITIES

A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A

B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

N/A

2. Quality of the effluent:

N/A

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

PART 7 – SUBMITTAL REQUIREMENTS

Copies* Required	Exhibits	Item
PUBLIC HEARING APPLICATION FORM		
15	X	Public Hearing Application Form (Application for Public Hearing for Zoning Action Form, OR, if a DRI with Rezoning, submit Application for Public Hearing for a DRI Form). [34-373(a)(1)]
1	X	Application Fee. [34-373(a)(2)]
DESCRIPTION OF EXISTING CONDITIONS		
4	D-1-B Waived	Historical or Archaeological sites: The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. [34-373(a)(4)h.]
15	D-1-C Waived	Public Transit. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)g.]
5	D-7-A Waived	A Boundary Survey , prepared and sealed by a professional surveyor, that meets the minimum technical standards set forth in chapter 5J-17, F.A.C. The boundary survey must identify and depict all easements effecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection. (2 originals required) [34-373(a)(4)a.]
15	D-7-B Waived	Area Location Map (on 8.5" x 11" paper). A map marked to show the location of the property to be developed in relation to arterial and collector streets <u>as well as the location of existing easements and rights-of-way on or abutting the property.</u> [34-373(a)(4)b.]
15	D-7-C Waived	Existing Zoning and Current Land Uses. A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. [34-373(a)(4)c.]
15	D-7-D Waived	Aerial Photograph with the site clearly delineated. [34-373(a)(4)d.] Originals only - photocopies are not acceptable.
4	D-7-E Waived	Soils Map. Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)e.i.]
4	D-7-F Waived	FLUCCS Map. A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)e.ii.]
4	D-7-G Waived	Rare & Unique Upland Habitat Map. Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)e.iii.]
4	D-7-H Waived	Topographic Map. A County topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)e.iv.]
4	D-7-I Waived	Existing and Historic Flow-Ways Map. Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)e.v.]
NARRATIVE COMPLIANCE STATEMENTS		
15	D-7-J X	LEE Plan Compliance. A narrative explanation as to how the proposed development complies with the LEE Plan. [34-373(a)(5)]
3	D-7-K X	Design Standards Compliance. A narrative explanation as to how the proposed development complies with the Design Standards set forth in LCLDC Section 34-411. [34-373(a)(5)]
3	D-7-L X	Decision-Making Compliance. A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in LCLDC Sections 34-145(c)(2)a & e. and 34-145(d)(3). [34-373(a)(5)]

MASTER CONCEPT PLAN		
2 & 15 X	D-7-M.1 (24X 36) & D-7-M.2 (11X17)	Master Concept Plan, Non-PRFPD . A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a - i. Copies of the Master Concept Plan must be provided in two sizes, 24" x 36" (2 copies), and 11" x 17" (15 copies - 2 originals required) in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. {See Instructions, Part 7, below.} [34-373(a)(6)]
2 & 15 N/A	D-7-N.1 (24X36) & D-7.N.2 (11X17)	Master Concept Plan, PRFPD : A clearly legible and properly scaled drawing (Master Concept Plan) showing and identifying the information required by LCLDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24" x 36" (2 copies), and 11" x 17" (15 copies - 2 originals required) in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. {See Instructions, Part 7, below.} [34-941(g)]
5 Waived	D-7-O	Traffic Impact Statement. A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. [34-373(a)(7)] TIS is not required for an existing development. [34-341(b)(2)d.1.]
15 X	D-7-P	Schedule of Uses. A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)). [34-373(a)(8)]
15 Waived	D-7-Q	Schedule of Deviations and Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan. The location of each requested deviation must be located/shown on the Master Concept Plan. Deviation documentation and detail drawings including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. [34-373(a)(9); 34-412(a)]
ADDITIONAL REQUIREMENTS FOR MAJOR PDs		
4	D-7-R	Surface Water Management Plan A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1)a. - e. [34-373(b)(1)]
15	D-7-S	Phasing Program. If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]
ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS		
4	D-7-T	Protected species survey. A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. [34-373(b)(2)]
ADDITIONAL REQUIREMENTS FOR AMENDMENTS TO BUILT PLANNED DEVELOPMENTS		
4	D-7-U	Proof of Notice to Other Property Owners. The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. [34-373(c)]
ADDITIONAL REQUIREMENTS FOR DRIs		
15	D-7-V	Binding letter of interpretation from DCA or a complete and sufficient ADA (See also Application for Public Hearing for DRI Form) [34-373(d)(2)]
ADDITIONAL EXHIBITS - PRFPDs		
4	D-7-W	Conceptual Surface Water Management Plan. A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. [34-941(d)(3)b.i.1]
15	D-7-X	Well Drawdown Information. If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. [34-941(d)(3)d.]
15	D-7-Y	Preliminary Indigenous Restoration Plan. A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. [34-941(e)(5)f.iii.]
15	D-7-Z	Environmental Assessment. An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
15+	D-7-AA	Demonstration of Compatibility. Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]

* At least one copy must be an original

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COMMUNITY DEVELOPMENT

EXHIBIT D-7-J, D-7-K, D-7-L

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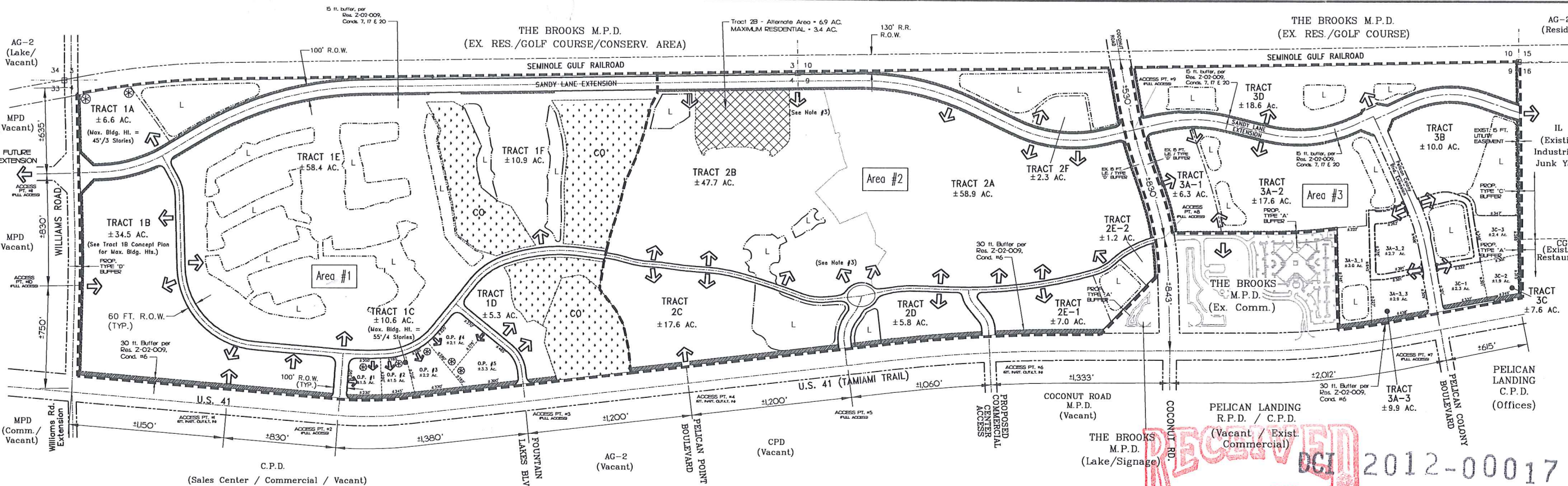
NARRATIVE SUPPORTING REQUEST

The applicant is requesting an amendment to the MPD resolution for Coconut Point to permit restaurants in Development Areas 2A and 2B with consumption on premises and outdoor seating to have live outdoor entertainment, subject to the conditions previously negotiated with the Estero Community Planning Panel that are attached to this narrative. No new development or redevelopment is contemplated as part of this request.

The only Lee Plan Policy that is directly relevant to this request is Policy 5.1.5, which will be addressed through the enforcement of the proposed conditions; approval of the amendment will, however, facilitate the success of a mixed use development in accordance with the policies following Goal 4. The design standards in LDC section 34-411 are also irrelevant to this request, with the exception of the compatibility concerns identified in subsections (c), (f), (i), (k), and (n), which will also be addressed by the proposed conditions and by the limitation of the request to areas in the interior of Coconut Point.

With regard to the mandatory findings in LDC section 34-145(d)(3), the applicant states the following:

1. The request is consistent with the Lee Plan, for the reasons stated above, and will comply in all respects with all applicable County regulations, including the noise ordinance and the development standards in the LDC, through the enforcement of the proposed conditions.
2. The LDC and the Lee Plan do not contain any specific performance or locational criteria for live outdoor entertainment. The requested conditions will create criteria for approval and will ensure compliance with the noise ordinance.
3. The requested amendment is consistent with the Urban Community land use category.
4. The amendment, as conditioned, will be compatible with the existing and future residential uses in the Estero community.
5. The request has no relevance to transportation issues, urban services, or environmentally sensitive lands.



PROJECT SUMMARY:

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

CONSERVATION AREAS	±33.4 ACRES
LAKES	±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.T. - 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. / Gen. Office 90,000 Sq.Ft. / Hotel - 200 Rooms)

Proposed Lakes	± 17.0 Ac.
Proposed Internal/Private R.O.W.	± 6.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 8.1 Ac.
Green Areas / Open Space	± 4.0 Ac.
Development Areas (Tracts 2A - 2F)	± 140.5 Ac.
Total Development Area #2	±175.7 Ac.
 - Development Area #3: (Residential - 424 M.F. / A.L.F. Units / Retail - Comm. 57,500 Sq.Ft. / Office 215,000 Sq.Ft. / Hotel - 120 Rooms / Bank w/ D.T. - 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: CUMMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:	Development Area #2:	Development Area #3:
Tract 1A: 15,000 s.f. Retail / 50,000 s.f. Office	Tract 2A: 650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel	Tract 3A-1 thru 3: 60,000 s.f. Retail / 145,000 s.f. Office / 120 Room Hotel
Tract 1B: 90,000 s.f. Retail / 314 M.F. / Arts Center - 506 Seats	Tract 2B: 600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's	Tract 3B: 200 A.L.F. Units
Tract 1C: 60,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel	Tract 2C: 150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel	Tract 3C: 40,000 s.f. Retail / 90,000 s.f. Office / 120 Room Hotel
Tract 1D: 5,000 s.f. Retail / 30,000 s.f. Office / Fire Station	Tract 2D/E: 150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel	Tract 3D: 224 M.F. DU's
Tract 1E: 450 M.F. DU's	Tract 2F: 20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units	
Tract 1F: 90 M.F. DU's		

4.) PROJECT PHASING:

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

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.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]: (LESS Sandy Lane Extension & Resid. Area)	93.7 Ac. x 40%	± 37.5 Ac.
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]: (LESS Sandy Lane Extension & Resid. Area)	158.4 Ac. x 30%	± 47.5 Ac.**
Development Area #3: (LESS Sandy Lane Extension & Tracts 3B & 3D)	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.**
Development Area #3: (LESS Sandy Lane Extension & Tracts 3B & 3D)	5.8 Ac. x 40%	± 2.3 Ac.
Total Open Space Required [ALT 1]:		±150.2 Ac.
Total Open Space Required [ALT 2]:		±149.8 Ac.
- b.) PROVIDED (per L.C.L.D.C.):

Prop. Lake Areas (@ ± 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.

Total Open Space Provided [ALT 1]: *** ±150.2 Ac.
 Total Open Space Provided [ALT 2]: *** ±150.1 Ac.

COMMUNITY DEVELOPMENT

- 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:
1. Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.
 2. 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.
 3. 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"

11/15/05	Added Access Pt. for Tract 3A-1	11/15/07	Sufficiency Responses
11/16/05	Revised for Administrative Amendment #8 Tract 3D	11/01/07	Zoning Resolution Revisions
08/22/05	Revised for Admin. Amendment ADD005-00080	04/30/07	Sufficiency Responses
02/04/05	Revised for Administrative Amendment Submittal	04/03/07	Sufficiency Responses
08/25/04	Revised for Administrative Amendment Submittal		
09/19/04	Revised for Administrative Amendment Submittal		
02/27/04	Revised for Administrative Amendment Submittal		
12/09/02	Revised per County Attorney's Office Memo		
12/16/01	Revised Tracts / O.S. Calc. / Permitted Uses		
03/08/01	Revised per County Staff 1st R.A.I.		

6200 Whiskey Creek Drive
 Fort Myers, FL 33919
 Phone: (941) 985-1200
 Professional Registration No. 1772
 Naples - Fort Myers - Venice - Englewood

H.M. HOLE MONTES ENGINEERS-PLANNERS-SURVEYORS

M.P.D. AN E

EXHIBIT D-7-m.2

DESIGNED: E.M.C. DATE: 08/16/05
 DRAWN: C.R.B. DATE: 08/16/05
 CHECKED: N.E.D. DATE: 08/19/05
 VERT. SCALE: HORIZ. SCALE: 1" = 800'

DRAWING NO. REFERENCE NO. 9779B_MCP8 PROJECT NO. SHEET NO. 97.79-B 1 of 1

UN:\1997\997079-B_ZONING\DRAWING\MCP-Revise-05-01-07_ADD TRACT 3C SUBDIV.dwg 11/13/2007 10:28:45 AM EST

EXHIBIT D-7-P

REVISION TO SCHEDULE OF USES

Permitted uses within Tracts 2A and 2B:

Consumption on premises in compliance with LDC section 34-1264 (limited to and in conjunction with a standard restaurant; live outdoor entertainment permitted in accordance with Condition ___)

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Subj: **Revised Coconut Point Outdoor Entertainment Enforcement Proposal**
Date: 4/25/2011 7:23:13 A.M. Eastern Daylight Time
From: matthewuhle@aol.com
To: jacklienesch@gmail.com
CC: jgrofik@simon.com, kshields@simon.com, ndewhirst@oakbrookco.com, phouck@leegov.com,
nrichardson@leegov.com

1. Simon will send a letter to every owner of record within 2,500 feet of the boundaries of the regional mall parcel. The letter will include a phone number for people to call in the event they are disturbed by outdoor entertainment at the mall.
2. A security person will be available to answer the phone at all times and will be authorize to investigate all complaints.
3. If the security person determines that the establishment in question has violated the hours of operation or the terms of its noise abatement plan, he will order the outdoor entertainment to cease.
4. All business establishments in Coconut Point which wish to have ongoing or regular outdoor entertainment will provide a noise abatement plan to Simon which addresses hours of operation and methods by which noise will be limited to a conversational level at the regional mall boundary line. Each plan must be approved by Simon, must be kept on the site, and will be provided to the County and to the ECPP upon request.
5. Repeated violations of the noise plan will result in enforcement action by Simon, which will include a prohibition against further outdoor entertainment.
6. Records regarding violations will be kept by Simon at the mall office and will be provided to the County and the ECPP on request.
7. All outdoor entertainment plans will require the activity to cease by 11:30 unless the business establishment applies for and receives permission to operate later through the County public hearing process.
8. These requirements will be included in any County approval authorizing outdoor entertainment.

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COMMUNITY DEVELOPMENT

EXHIBIT PH-1-B.2

LETTER OF AUTHORIZATION
TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the authorized agents of the properties commonly known as Coconut Point.

The property described herein is the subject of an application for an amendment to the MPD Zoning resolution for Coconut Point ("Amendment"). We hereby designate **Mr. Matthew Uhle, Esq.** as the legal representative of the property for the sole and limited purpose of the Amendment we are pursuing and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to the Amendment. This authority includes and is limited to authorizing of agent to assist in the preparation of applications, to sign as agent of Owner and to submit the Amendment for this property.


Coconut Point Developers, L.L.C., a Delaware limited liability company

By: **Simon Property Group, L.P.**, a Delaware limited partnership, Managing Member

By: **Simon Property Group, Inc.**, a Delaware corporation, General Partner

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By: 
Its: Richard S. Sokolov
President and COO

COMMUNITY DEVELOPMENT

STATE OF INDIANA
COUNTY OF MARION

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 29th day of February, 2012 by Richard S. Sokolov, personally known to me as President of Simon Property Group, Inc., General Partner of Simon Property Group, L.P., Managing Member of Coconut Point Developers, L.L.C.


Signature of Notary Public



KIMMI O'BRYAN, Notary Public
My Commission Expires 12-8-2016
Resident of Marion County

Kimmi R. O'Bryan
Printed name of Notary Public

DCI 2012-00017

EXHIBIT PH-2.B.1

DISCLOSURE OF INTEREST FORM FOR:

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STRAP NO. _____

CASE NO. _____ COMMUNITY DEVELOPMENT

If the property is in the name of a LIMITED LIABILITY COMPANY, list the names of the Members.

Name and Address	Percentage of Ownership
Simon Property Group, L.P., a Delaware limited partnership, Managing Member 225 West Washington Street, Indianapolis, Indiana 46204	50%
Dillard's, Inc., a Delaware corporation, Member 1600 Cantrell Road, Little Rock, Arkansas 72201	50%

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

COCONUT POINT DEVELOPERS, LLC, a Delaware limited liability company

By: SIMON PROPERTY GROUP, L.P., a Delaware limited partnership, its managing member

By: SIMON PROPERTY GROUP, INC., a Delaware corporation, its general partner

By: [Signature]
(Owner)

Its: Richard S. Sokolov
(Printed name of Owner)

STATE OF INDIANA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this February 29, 2012, by Richard S. Sokolov the President of Simon Property Group, Inc., a Delaware corporation, General Partner of Simon Property Group, L.P., a Delaware limited partnership, Managing Member of Coconut Point Developers, LLC, a Delaware limited liability company, who is personally known to me.

[Signature]
Signature of Notary Public

Kimmi R. O'Bryan
Printed Name of Notary Public



KIMMI O'BRYAN, Notary Public
My Commission Expires **12-8-2018**
Resident of Marion County

EXHIBIT PH-2.C.1

PROPERTY OWNER LIST

All of the parcels included in this application are owned by Coconut Point Developers, LLC.

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MAR 30 2012

SUBJECT PROPERTY OWNERS MAP VARIANCE REPORT

EXHIBIT PH-2.C.2

2/14/2012

COMMUNITY DEVELOPMENT Subject Parcels : 10 Affected Parcels : 440 Buffer Distance : 500 ft



09-47-25-36-000OS.01CE et al.

2,200 1,100 0 2,200 Feet

DCI 2012-00017

EXHIBIT PH-3.A.1

LIST OF STRAP NUMBERS

1. 04-47-25-36-000SC.0010
2. 04-47-25-36-000SC.0020
3. 04-47-25-36-000SC.0030
4. 04-47-25-36-0000L.01CE
5. 04-47-25-36-0000L.02CE
6. 04-47-25-36-0000L.03CE
7. 09-47-25-36-0000L.04CE
8. 09-47-25-36-0000L.05CE
9. 09-47-25-36-00000.0070
10. 09-47-25-36-0000S.01CE

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COMMUNITY DEVELOPMENT

EXHIBIT PH-3.C.1

LEGAL DESCRIPTION

Tracts SC-1, SC-2, SC-3, OS-1, L-1, L-2, L-3, L-4, and L-5, and Lot 7, Coconut Point Area 2, according to the plat thereof as recorded in Instrument No. 2006000409925 of the Public Records of Lee County, Florida.

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COMMUNITY DEVELOPMENT

DCI 2012-00017

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 2006 00040925
SHEET 1 of 12

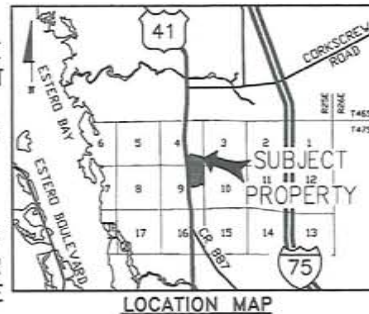
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NAPERVILLE 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, AND J.B. HEY & COMPANY, A NORTH CAROLINA CORPORATION, THE GRANTEES OF THE HEREIN DESCRIBED LANDS HAVE CAUSED THIS PLAT OF COCONUT POINT - AREA 2, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, TO BE MADE AND HEREBY:

- A. RESERVE TO COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LOTS 1, 2, 3A, 3B, 4, 5, 6 AND 7 AND TRACTS "30-1", "30-2", "30-3" AND "30-4";
- B. RESERVE TO NAPERVILLE 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LOT 2A;
- C. RESERVE TO THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, TRACT "A";
- D. RESERVE TO J.B. HEY & COMPANY, A NORTH CAROLINA CORPORATION, TRACT "30-4";
- E. DEDICATE TO COCONUT POINT, AREA 2 MASTER PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS:
 1. TRACT "B" FOR ROAD RIGHT-OF-WAY (30-5-10) DRAINAGE, LANDSCAPING, MAINTENANCE AND UTILITY PURPOSES.
 2. TRACTS "30-1", "30-2", "30-3" AND "30-4" AS WATER MANAGEMENT AREAS FOR THE PURPOSE OF STORM WATER DRAINAGE, PRECIPITATION, LANDSCAPING, MAINTENANCE AND UTILITY PURPOSES.
 3. TRACTS "30-1" AS OPEN SPACE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, IRRIGATION AND LANDSCAPING FACILITIES.
 4. ALL DRAINAGE EXISTENTS (D.E.) AS SHOWN HEREON FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE AND MAINTENANCE ACCESS OF AND TO DRAINAGE FACILITIES.
 5. ALL ACCESS EXISTENTS (A.E.) AS SHOWN HEREON FOR THE PURPOSE OF ACCESS, DRAINAGE, MAINTENANCE AND UTILITY PURPOSES.
 6. ALL LANDSCAPE BUFFER EXISTENTS (L.B.E.) AS SHOWN HEREON FOR THE PURPOSE OF LANDSCAPING, IRRIGATION AND MAINTENANCE.
 7. ALL LAKE MAINTENANCE EXISTENTS (L.M.E.) AS SHOWN HEREON FOR THE PURPOSE OF LAKE MAINTENANCE.
 8. DEDICATE TRACTS "30-5", "30-6", "30-7", "30-8" AND "30-9" TO PERPETUAL USE OF THE PUBLIC, FOR ROAD RIGHT-OF-WAY AND UTILITY PURPOSES.

NOTICE:

LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OF OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COUNTY APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA, THIS 10th DAY OF OCTOBER, 2006.

Ray Gaudin for *Charles Green*
 NAME: *Ray Gaudin* CHAIRMAN CHARLES GREEN CLERK OF COURT
Mary Gibbs
 MARY Gibbs, DIRECTOR DEPARTMENT OF COUNTY DEVELOPMENT PETER EKENHORN, DIRECTOR DIVISION OF DEVELOPMENT SERVICES
John J. Fredman
 JOHN J. FREDMAN ASSISTANT COUNTY ATTORNEY

CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COCONUT POINT - AREA 2, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 2:50 P.M. THIS DAY OF OCTOBER, 2006 AND DULY RECORDED AS INSTRUMENT # 200600040925 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Charles Green
CHARLES GREEN
LEE COUNTY CLERK OF COURTS

REVIEW BY COUNTY PROFESSIONAL SURVEYOR & MAPPER:

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENT OF F.S. 177, PART 1.

Michael L. Sherman
MICHAEL L. SHERMAN, P.S.M.
LEE COUNTY DESIGNATED P.S.M.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF COCONUT POINT - AREA 2, A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

Jerry L. Riffelmacher
JERRY L. RIFFELMACHER, P.S.M. #6130
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130

8202F Presidential Court
FL Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of Authorization No. 1772
REFERENCE NO. 1 GRAVE BY 001

IN WITNESS WHEREOF, COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NAPERVILLE 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY, AND J.B. HEY & COMPANY, A NORTH CAROLINA CORPORATION HAVE CAUSED THIS DEDICATION TO BE MADE THIS 10th DAY OF OCTOBER, 2006.

Edith L. Hicks
WITNESS
Edith L. Hicks
PRINTED NAME
John A. Blanks
WITNESS
David L. Lewis
PRINTED NAME
 COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: SIMON PROPERTY GROUP, LP, A DELAWARE LIMITED PARTNERSHIP, ITS MANAGING MEMBER BY: SIMON PROPERTY GROUP, INC., ITS GENERAL MANAGER
 BY: *David Simon* (SIGNATURE)
 David Simon, Chief Executive Officer (PRINTED NAME AND TITLE)

Michael Rose
WITNESS
Michael Rose
PRINTED NAME
 NAPERVILLE 2, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
 BY: *Michael Rose* (SIGNATURE)
 Michael Rose, MANAGER (PRINTED NAME AND TITLE)

David Keim
WITNESS
David Keim
PRINTED NAME
 THE RESIDENCES AT COCONUT POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY
 BY: *David Keim* (SIGNATURE)
 David Keim, MANAGING MEMBER (PRINTED NAME AND TITLE)

James H. Cherry, Jr.
WITNESS
James H. Cherry, Jr.
PRINTED NAME
Krista Anderson
WITNESS
Krista Anderson
PRINTED NAME
 J.B. HEY & COMPANY, A NORTH CAROLINA CORPORATION
 BY: *James H. Cherry, Jr.* (SIGNATURE)
 James H. Cherry, Jr., VICE PRESIDENT
 BY: *Krista Anderson* (SIGNATURE)
 Krista Anderson, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF Indiana
 COUNTY OF Madison
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF OCTOBER, 2006 BY *David Simon* (TITLE) AS *Chief Executive Officer* (TITLE) OF *Simon Property Group, Inc.* (TITLE) GENERAL PARTNER OF *Simon Property Group, L.P.* (TITLE) A DELAWARE LIMITED PARTNERSHIP, MANAGING MEMBER OF COCONUT POINT DEVELOPERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED AS IDENTIFICATION.

Debra Walker
NAME (PRINTED)
Debra Walker
COMMISSION # 2-16-13 COMMISSION EXPIRES



ACKNOWLEDGEMENT

STATE OF Illinois
 COUNTY OF Madison
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF OCTOBER, 2006 BY *Michael Rose* (TITLE) AS *Manager* (TITLE) OF *NAPERVILLE 2, LLC* (TITLE) AN ILLINOIS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED AS IDENTIFICATION.

Michael Rose
NAME (PRINTED)
Michael Rose
COMMISSION # 2-16-13 COMMISSION EXPIRES

ACKNOWLEDGEMENT

STATE OF Indiana
 COUNTY OF Madison
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF OCTOBER, 2006 BY *Michael Rose* (TITLE) AS *Manager* (TITLE) OF *NAPERVILLE 2, LLC* (TITLE) AN INDIANA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED AS IDENTIFICATION.

Angela C. Guim
NAME (PRINTED)
Angela C. Guim
COMMISSION # 9-15-08 COMMISSION EXPIRES



ACKNOWLEDGEMENT

STATE OF Alabama
 COUNTY OF Madison
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF OCTOBER, 2006 BY *James H. Cherry, Jr.* (TITLE) AS *VICE PRESIDENT* OF *J.B. HEY & COMPANY, A NORTH CAROLINA CORPORATION* ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PROVIDED AS IDENTIFICATION.

James H. Cherry, Jr.
NAME (PRINTED)
James H. Cherry, Jr.
COMMISSION # 3/28/13 COMMISSION EXPIRES



COMMUNITY DEVELOPMENT
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2012-00017

COMMUNITY DEVELOPMENT

MAR 30 2012

DCI 2012-00017

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600409925
SHEET 2 of 12

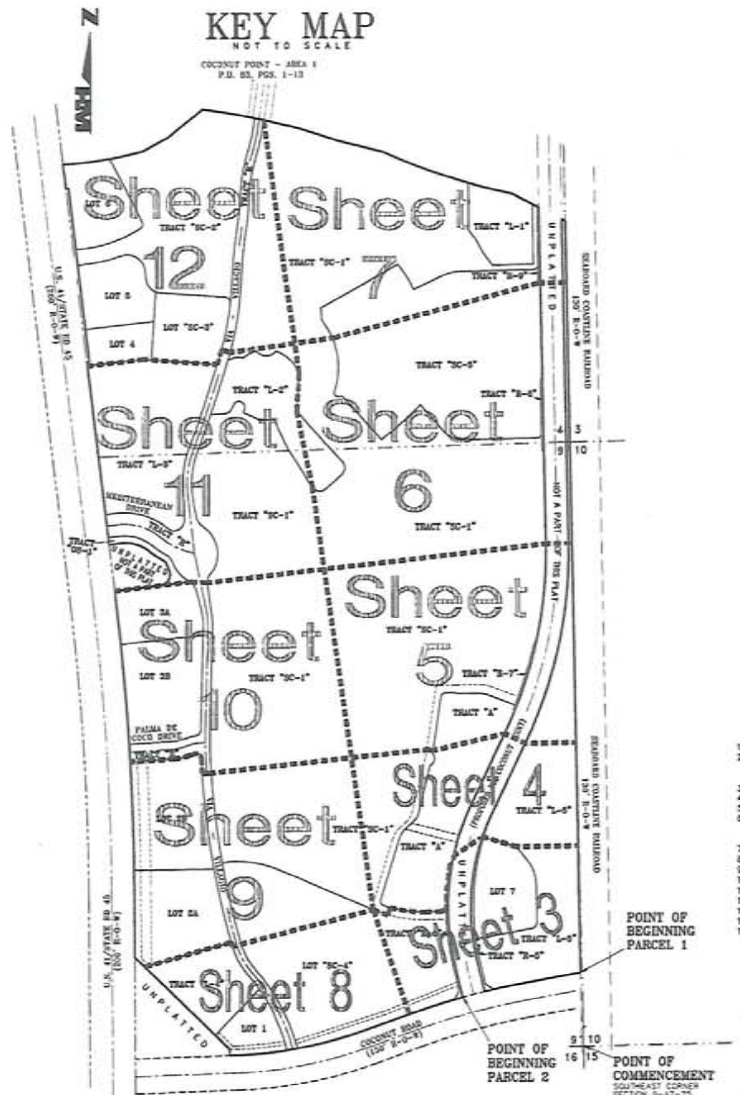
LEGAL DESCRIPTION

PARCEL ONE:
A PARCEL OF LAND LOCATED IN 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 S88°57'37"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 530 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT WIDE RIGHT-OF-WAY; THENCE RUN N00°52'37"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3,021.15 FEET, TO THE POINT OF BEGINNING OF THE PARCEL, OF LAND HEREIN DESCRIBED, SAME POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT WIDE RIGHT-OF-WAY; THENCE RUN S79°25'37"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD, FOR A DISTANCE OF 283.07 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 31,170.00 FEET, THROUGH A CENTRAL ANGLE OF 03°01'47", SUBTENDED BY A CHORD OF 146.00 FEET AT A BEARING OF 5.7870542°W, FOR A DISTANCE OF 146.52 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SANDY LANE AS RECORDED IN O.R. BOOK 4554 PAGE 4524 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N41°20'27"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 146.50 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 34,600.00 FEET, THROUGH A CENTRAL ANGLE OF 39°51'52", SUBTENDED BY A CHORD OF 828.04 FEET AT A BEARING OF N.00°12'20"E, FOR A DISTANCE OF 840.25 FEET TO THE END OF SAID CURVE; THENCE RUN N29°47'18"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 342.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 103,839.00 FEET, THROUGH A CENTRAL ANGLE OF 28°40'42", SUBTENDED BY A CHORD OF 301.84 FEET AT A BEARING OF N.11°22'03"E, FOR A DISTANCE OF 809.84 FEET TO THE END OF SAID CURVE; THENCE RUN N00°59'33"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 1,413.14 FEET; THENCE RUN S82°45'51"E, FOR A DISTANCE OF 17.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD; THENCE RUN S00°29'32"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3,288.57 FEET, TO THE POINT OF BEGINNING, CONTAINING 151.842 ACRES, MORE OR LESS.

PARCEL TWO:
A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S88°57'37"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 530 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT WIDE RIGHT-OF-WAY; THENCE RUN N00°52'37"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3,021.15 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT WIDE RIGHT-OF-WAY; THENCE RUN S79°25'37"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD, FOR A DISTANCE OF 283.07 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 31,170.00 FEET, THROUGH A CENTRAL ANGLE OF 03°01'47", SUBTENDED BY A CHORD OF 146.00 FEET AT A BEARING OF 5.7870542°W, FOR A DISTANCE OF 146.52 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF SANDY LANE AS RECORDED IN O.R. BOOK 4554 PAGE 4524 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N41°20'27"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 146.50 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 34,600.00 FEET, THROUGH A CENTRAL ANGLE OF 39°51'52", SUBTENDED BY A CHORD OF 828.04 FEET AT A BEARING OF N.00°12'20"E, FOR A DISTANCE OF 840.25 FEET TO THE END OF SAID CURVE; THENCE RUN N29°47'18"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 342.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SANDY LANE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 103,839.00 FEET, THROUGH A CENTRAL ANGLE OF 28°40'42", SUBTENDED BY A CHORD OF 301.84 FEET AT A BEARING OF N.11°22'03"E, FOR A DISTANCE OF 809.84 FEET TO THE END OF SAID CURVE; THENCE RUN N00°59'33"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SANDY LANE, FOR A DISTANCE OF 1,413.14 FEET; THENCE RUN S82°45'51"E, FOR A DISTANCE OF 17.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD; THENCE RUN S00°29'32"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD COASTLINE RAILROAD, FOR A DISTANCE OF 3,288.57 FEET, TO THE POINT OF BEGINNING, CONTAINING 154.569 ACRES, MORE OR LESS.

KEY MAP

NOT TO SCALE
COCONUT POINT - AREA 1
P.B. 83, PGS. 1-13



AREA TABLE

TRACT "10-1"	3,188,373.23 S.F. *
TRACT "10-2"	361,456.26 S.F. *
TRACT "10-3"	93,454.64 S.F. *
TRACT "10-4"	512,673.73 S.F. *
TRACT "10-5"	622,889.84 S.F. *
TRACT "10-6"	51,717.69 S.F. *
TRACT "10-7"	146,784.47 S.F. *
TRACT "10-8"	152,908.13 S.F. *
TRACT "10-9"	161,920.23 S.F. *
TRACT "10-10"	130,970.48 S.F. *
TRACT "10-11"	46,022.23 S.F. *
TRACT "10-12"	84,937.70 S.F. *
TRACT "10-13"	91,897.83 S.F. *
TRACT "10-14"	230,804.12 S.F. *
TRACT "10-15"	81,257.45 S.F. *
TRACT "10-16"	137,942.23 S.F. *
TRACT "10-17"	297,920.06 S.F. *
TRACT "10-18"	103,542.52 S.F. *
TRACT "10-19"	12,899.13 S.F. *
TRACT "10-20"	237,124.99 S.F. *
TRACT "10-21"	103,542.52 S.F. *
TRACT "10-22"	2,847.87 S.F. *
TRACT "10-23"	2,891.14 S.F. *
TRACT "10-24"	3,748.60 S.F. *
TOTAL PARCEL 1	514,861.14 S.F. *
TRACT "10-25"	3,188,373.23 S.F. *
TRACT "10-26"	361,456.26 S.F. *
TRACT "10-27"	93,454.64 S.F. *
TRACT "10-28"	512,673.73 S.F. *
TRACT "10-29"	622,889.84 S.F. *
TRACT "10-30"	51,717.69 S.F. *
TRACT "10-31"	146,784.47 S.F. *
TRACT "10-32"	152,908.13 S.F. *
TRACT "10-33"	161,920.23 S.F. *
TRACT "10-34"	130,970.48 S.F. *
TRACT "10-35"	46,022.23 S.F. *
TRACT "10-36"	84,937.70 S.F. *
TRACT "10-37"	91,897.83 S.F. *
TRACT "10-38"	230,804.12 S.F. *
TRACT "10-39"	81,257.45 S.F. *
TRACT "10-40"	137,942.23 S.F. *
TRACT "10-41"	297,920.06 S.F. *
TRACT "10-42"	103,542.52 S.F. *
TRACT "10-43"	12,899.13 S.F. *
TRACT "10-44"	237,124.99 S.F. *
TRACT "10-45"	103,542.52 S.F. *
TRACT "10-46"	2,847.87 S.F. *
TRACT "10-47"	2,891.14 S.F. *
TRACT "10-48"	3,748.60 S.F. *
TOTAL PARCEL 2	6,732,891.14 S.F. *
TOTAL	12,471,502.28 S.F. = 166.38 ACRES *

NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS SHOWN HEREIN REFER TO NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST AS BEING S89°17'07"W.
- INDICATES PERMANENT REFERENCE MONUMENT FOUND (P.R.M.) LB 1772.
- INDICATES PERMANENT REFERENCE MONUMENT SET (P.R.M.) LB 1772.
- INDICATES PERMANENT CONTROL POINT (P.C.P.).
- INDICATES POINTS OF INTERSECTION, POINTS OF CURVATURE, POINTS OF TANGENCY, POINTS OF COMPOUND CURVATURE OR POINTS OF SINGULARITY.
- INDICATES LINE IN LINE TABLE.
- INDICATES CURVE IN CURVE TABLE.
- A.E. INDICATES ACCESS EASEMENT.
- S.U.E. INDICATES SURVEYOR'S UTILITY EASEMENT.
- D.E. INDICATES DRAINAGE EASEMENT.
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT.
- L.B.E. INDICATES LANDSCAPE BUFFER EASEMENT.
- L.M.E. INDICATES LAKE MAINTENANCE EASEMENT.
- THIS PROPERTY IS LOCATED WITHIN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2872, PAGE 409 AND OFFICIAL RECORDS BOOK 2743, PAGE 799 AND THAT DOCUMENT RECORDED AT INSTRUMENT NO. 200600012026 ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130



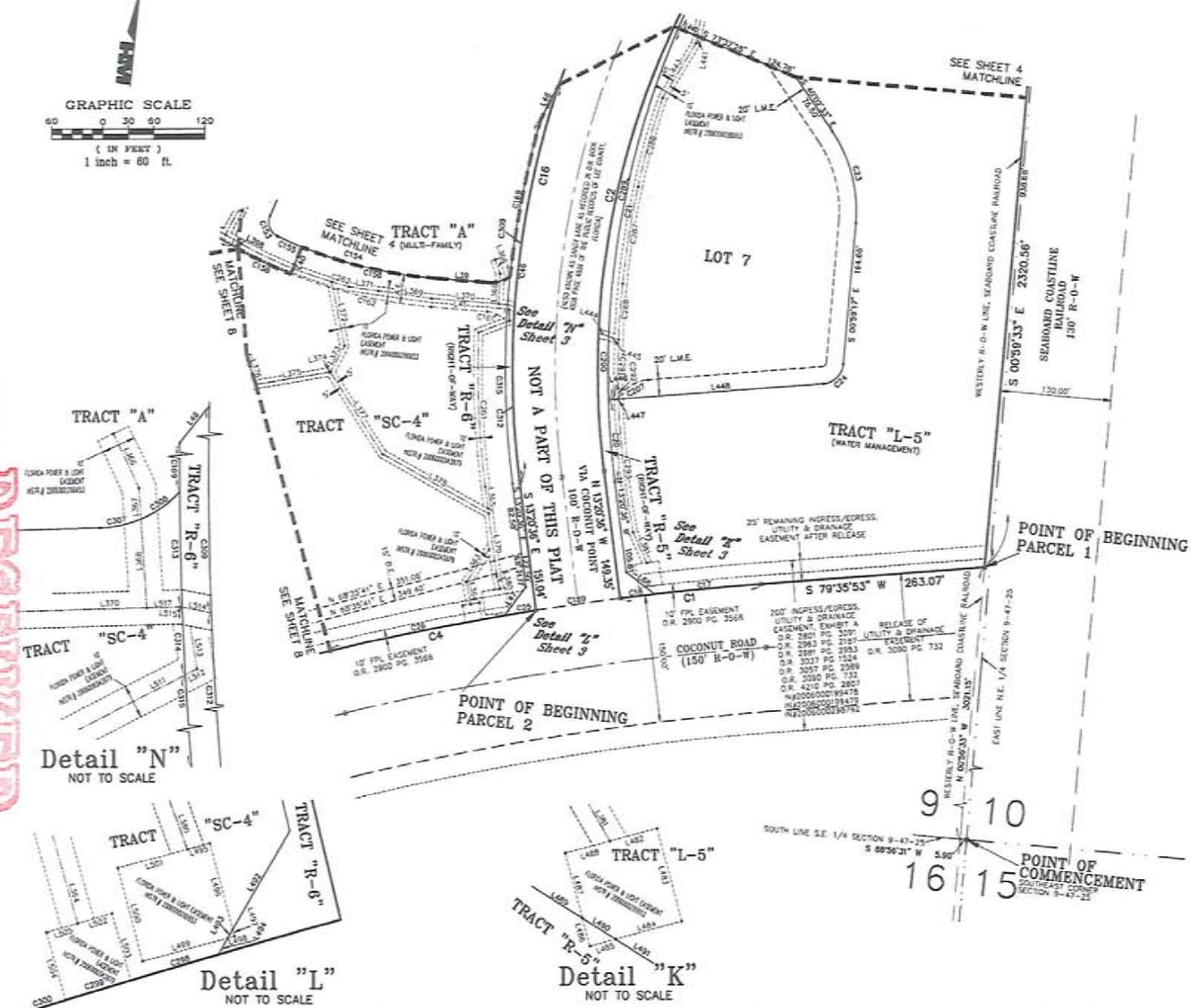
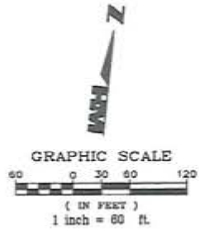
8202F Presidential Court
Fl. Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No. 1772

REVISIONS: NONE DRAWN BY: BEN

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600409925
SHEET 3 of 12

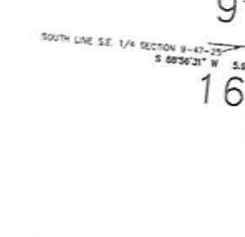
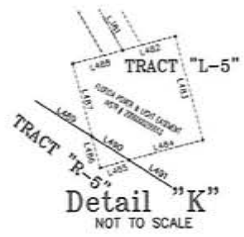
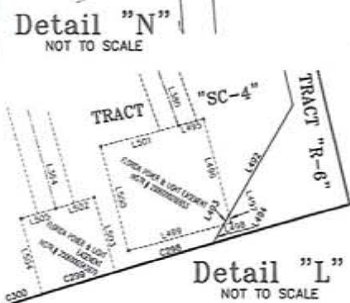


LINE	DIRECTION	DISTANCE
L39	N 89°27'03" E	65.59'
L40	S 12°42'00" W	34.00'
L41	N 89°27'03" E	65.59'
L42	N 21°31'28" E	46.00'
L43	N 30°31'14" E	40.48'
L44	N 88°02'34" W	63.18'
L45	S 28°43'46" W	45.91'
L46	S 12°48'50" E	26.80'
L47	S 12°02'36" E	26.33'
L48	N 35°08'54" W	17.57'
L49	N 03°33'35" W	9.08'
L50	N 02°33'35" W	26.00'
L51	S 88°17'17" E	62.80'
L52	N 88°27'09" E	78.11'
L53	S 88°15'24" E	34.24'
L54	S 12°02'36" E	26.33'
L55	S 22°16'22" W	34.10'
L56	S 74°19'20" W	0.45'
L57	S 74°19'20" W	46.82'
L58	N 23°01'15" E	14.60'
L59	S 08°53'53" E	114.48'
L60	S 67°11'17" E	141.60'
L61	S 12°02'36" E	26.33'
L62	S 10°02'00" E	15.73'
L63	S 30°02'00" E	30.00'

LINE	DIRECTION	DISTANCE
L39	N 89°27'03" E	65.59'
L40	S 12°42'00" W	34.00'
L41	N 89°27'03" E	65.59'
L42	N 21°31'28" E	46.00'
L43	N 30°31'14" E	40.48'
L44	N 88°02'34" W	63.18'
L45	S 28°43'46" W	45.91'
L46	S 12°48'50" E	26.80'
L47	S 12°02'36" E	26.33'
L48	N 35°08'54" W	17.57'
L49	N 03°33'35" W	9.08'
L50	N 02°33'35" W	26.00'
L51	S 88°17'17" E	62.80'
L52	N 88°27'09" E	78.11'
L53	S 88°15'24" E	34.24'
L54	S 12°02'36" E	26.33'
L55	S 22°16'22" W	34.10'
L56	S 74°19'20" W	0.45'
L57	S 74°19'20" W	46.82'
L58	N 23°01'15" E	14.60'
L59	S 08°53'53" E	114.48'
L60	S 67°11'17" E	141.60'
L61	S 12°02'36" E	26.33'
L62	S 10°02'00" E	15.73'
L63	S 30°02'00" E	30.00'

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	3175.00'	0°32'01"	184.50'	S 78°20'45" W	188.52'
C2	240.00'	30°00'00"	528.00'	S 06°02'00" W	640.93'
C3	3175.00'	04°28'28"	248.00'	S 72°24'04" W	248.11'
C4	1050.00'	20°00'00"	354.00'	S 00°30'00" W	200.47'
C5	3175.00'	02°00'17"	119.17'	N 77°07'45" W	120.87'
C6	3175.00'	00°44'01"	40.62'	S 78°57'30" W	40.65'
C7	1017.11'	02°00'17"	36.48'	S 10°27'30" E	36.52'
C8	1017.11'	20°00'00"	441.80'	S 04°28'20" W	445.43'
C9	3175.00'	02°00'17"	119.17'	N 77°07'45" W	120.87'
C10	240.00'	30°00'00"	528.00'	S 06°02'00" W	640.93'
C11	3175.00'	04°28'28"	248.00'	S 72°24'04" W	248.11'
C12	1050.00'	20°00'00"	354.00'	S 00°30'00" W	200.47'
C13	3175.00'	02°00'17"	119.17'	N 77°07'45" W	120.87'
C14	1017.11'	02°00'17"	36.48'	S 10°27'30" E	36.52'
C15	1017.11'	20°00'00"	441.80'	S 04°28'20" W	445.43'
C16	3175.00'	02°00'17"	119.17'	N 77°07'45" W	120.87'
C17	240.00'	30°00'00"	528.00'	S 06°02'00" W	640.93'
C18	3175.00'	04°28'28"	248.00'	S 72°24'04" W	248.11'
C19	1050.00'	20°00'00"	354.00'	S 00°30'00" W	200.47'
C20	3175.00'	02°00'17"	119.17'	N 77°07'45" W	120.87'
C21	1017.11'	02°00'17"	36.48'	S 10°27'30" E	36.52'
C22	1017.11'	20°00'00"	441.80'	S 04°28'20" W	445.43'
C23	3175.00'	02°00'17"	119.17'	N 77°07'45" W	120.87'
C24	240.00'	30°00'00"	528.00'	S 06°02'00" W	640.93'
C25	3175.00'	04°28'28"	248.00'	S 72°24'04" W	248.11'
C26	1050.00'	20°00'00"	354.00'	S 00°30'00" W	200.47'
C27	3175.00'	02°00'17"	119.17'	N 77°07'45" W	120.87'
C28	1017.11'	02°00'17"	36.48'	S 10°27'30" E	36.52'
C29	1017.11'	20°00'00"	441.80'	S 04°28'20" W	445.43'
C30	3175.00'	02°00'17"	119.17'	N 77°07'45" W	120.87'
C31	240.00'	30°00'00"	528.00'	S 06°02'00" W	640.93'
C32	3175.00'	04°28'28"	248.00'	S 72°24'04" W	248.11'
C33	1050.00'	20°00'00"	354.00'	S 00°30'00" W	200.47'
C34	3175.00'	02°00'17"	119.17'	N 77°07'45" W	120.87'
C35	1017.11'	02°00'17"	36.48'	S 10°27'30" E	36.52'
C36	1017.11'	20°00'00"	441.80'	S 04°28'20" W	445.43'
C37	3175.00'	02°00'17"	119.17'	N 77°07'45" W	120.87'

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THIS INSTRUMENT WAS PREPARED BY
 JERRY L. RIFFELMACHER, P.S.M. #6130

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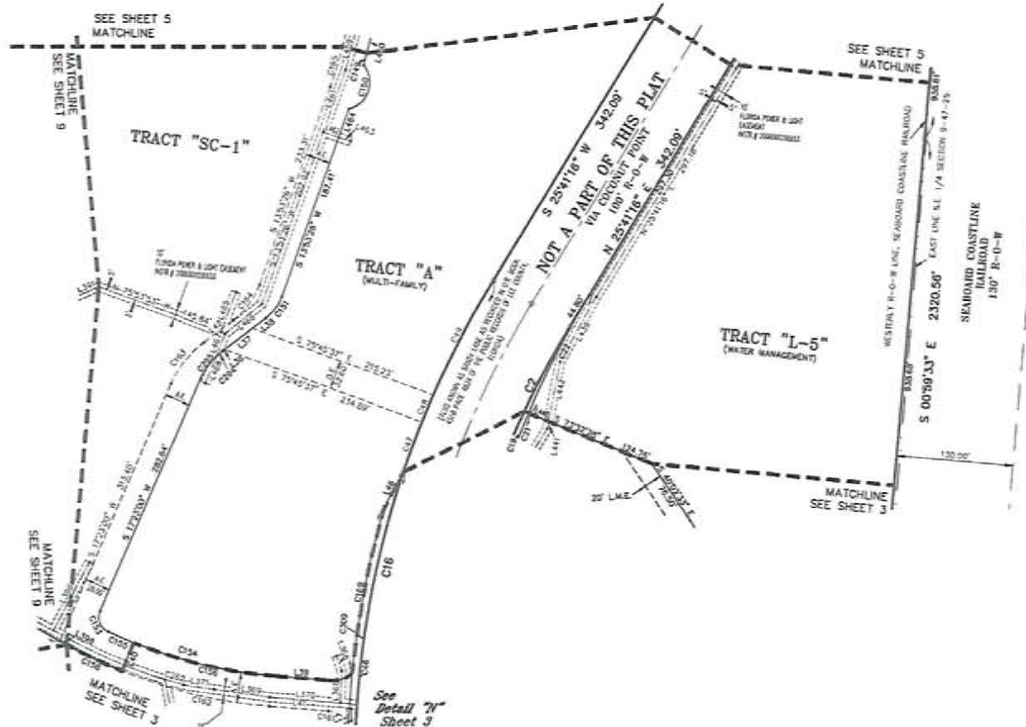
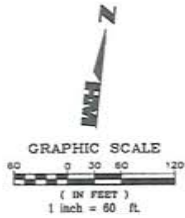
6202F Presidential Court
 Ft. Myers, FL 33919
 Phone: (239) 865-1200
 Florida Certificate of
 Authorization No. 1772

REFERENCE NO. DRAWN BY BEN

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600409925
SHEET 4 of 12



LINE	DIRECTION	DISTANCE
L26	N 47°12'00" E	2.62
L27	N 47°12'00" E	10.84
L30	N 47°12'00" E	16.87
L39	N 89°27'00" E	65.96
L40	S 23°32'00" E	54.00
L41	N 89°27'00" E	65.96
L42	N 47°12'00" E	41.40
L45	N 20°28'00" E	66.60
L50	N 20°28'00" E	17.57
L57	N 62°32'00" E	9.00
L58	N 62°32'00" E	70.20
L59	S 88°17'00" E	82.80
L70	N 88°27'00" E	78.21
L71	S 88°17'00" E	76.54
L72	S 89°18'45" W	34.91
L76	N 23°02'45" E	85.90
L77	S 42°38'00" E	22.72
L78	N 87°18'00" E	6.68
L79	N 23°02'30" E	82.52
L42	N 65°27'00" E	18.18
L50	S 60°34'00" W	42.30
L60	N 68°24'40" E	23.44
L61	S 12°32'00" W	23.42
L62	S 70°01'00" E	18.22
L63	S 78°49'30" E	14.02
L64	S 12°32'00" W	33.32
L65	N 14°00'00" E	43.84
L66	S 45°18'00" W	52.50
L67	S 12°47'00" W	24.80
L68	N 75°07'00" E	13.62

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C0	940.00	292°52'	838.24	S 69°19'20" W	640.30
C06	1940.00	292°52'	894.40	S 69°19'20" W	1088.61
C09	1912.11	292°52'	878.80	S 69°19'20" W	892.86
C21	1912.11	292°52'	441.88	S 64°38'20" W	445.47
C22	1912.11	292°52'	100.80	S 21°26'50" W	100.80
C6	1940.00	292°50'	483.91	S 69°19'00" E	473.84
C47	1940.00	292°50'	58.48	S 14°18'44" W	58.48
C48	1940.00	292°50'	30.62	S 18°47'40" W	30.62
C49	1940.00	292°50'	144.80	S 20°41'00" W	144.80
C145	914.00	01°31'18"	13.65	N 02°11'28" E	13.65
C150	30.47	115°28'04"	31.89	N 12°32'48" E	61.79
C16	52.00	132°14'	28.99	N 30°11'00" E	50.20
C153	18.00	89°20'53"	35.00	S 28°47'26" E	37.70
C154	228.00	202°20'	188.60	S 81°53'20" E	189.20
C155	518.00	202°20'	51.80	S 72°17'00" E	50.90
C156	508.00	171°52'	198.51	S 82°34'56" E	199.11
C158	262.00	08°26'50"	48.44	S 20°47'30" E	48.44
C10	133.00	45°17'26"	26.71	N 08°29'00" W	26.44
C182	562.00	171°52'	188.72	S 81°54'50" E	189.36
C183	114.00	292°47'00"	24.60	S 32°16'34" W	25.20
C184	88.00	328°48'	43.20	N 30°21'00" E	43.00
C185	488.00	02°27'40"	46.31	N 11°02'00" E	46.32
C186	1048.50	129°44'	188.02	S 50°30'20" W	188.27
C187	354.38	87°32'	21.44	S 02°28'00" W	21.44
C188	18.00	75°00'	0.87	S 42°38'00" W	0.87
C189	78.00	22°42'20"	30.72	S 28°44'31" W	30.92

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 MAR 30 2012
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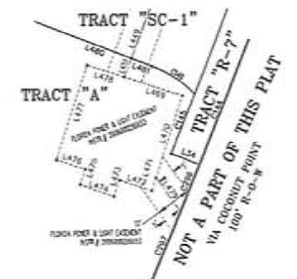
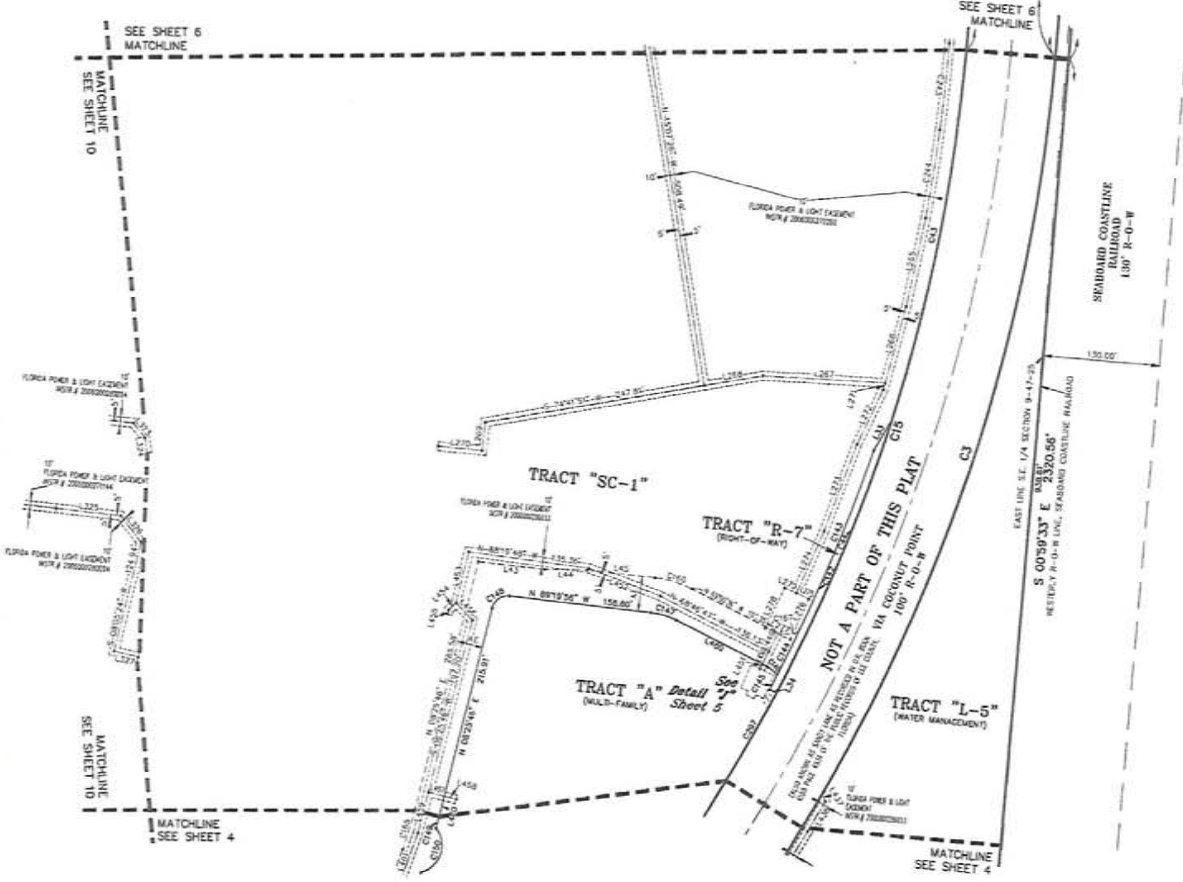
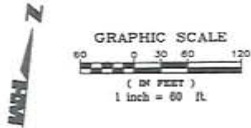
THIS INSTRUMENT WAS PREPARED BY
JERRY L. RIFFELMACHER, P.S.M. #6130

 6202F Presidential Court
 Ft. Myers, FL 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No. 1772
 REFERENCE TO SHEET NO. DRAWN BY: BEN

COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 206600409925
SHEET 5 of 12



LINE	SUBSECTION	DISTANCE	LINE	SUBSECTION	DISTANCE
L33	S 24°32'37" W	60.04	L449	N 21°07'54" E	22.50
L34	S 87°42'28" E	8.50	L450	N 20°46'37" E	15.50
L43	S 89°34'47" E	74.55	L451	N 20°06'17" E	8.67
L44	N 84°30'41" E	47.95	L452	N 24°45'07" W	85.70
L45	S 89°34'47" E	78.50	L453	S 09°07'22" W	28.47
L355	S 00°00'00" W	100.43	L454	N 49°08'24" E	11.88
L388	S 09°24'27" W	89.87	L455	S 20°00'00" W	3.00
L387	S 87°22'27" W	130.50	L456	S 49°17'49" E	26.50
L386	S 14°39'58" W	88.53	L457	S 81°41'27" E	18.88
L389	S 00°00'00" W	30.50	L458	N 81°31'27" E	13.77
L370	N 00°00'00" W	49.47	L459	S 08°27'48" E	47.37
L371	S 88°44'20" E	7.00	L460	N 89°23'58" E	37.44
L372	S 00°00'00" W	66.35	L461	N 13°03'28" W	13.43
L373	S 14°39'41" W	104.04	L462	N 71°33'00" E	17.50
L374	S 18°04'20" W	25.50	L470	S 18°00'10" W	24.57
L375	S 39°33'10" W	19.37	L471	N 18°00'10" W	4.81
L376	S 18°00'10" W	49.62	L472	N 71°53'00" W	8.51
L377	N 71°42'54" W	30.31	L473	N 18°46'53" W	4.70
L378	N 19°00'10" E	50.00	L474	N 70°27'41" W	10.00
L379	S 39°33'10" W	14.81	L475	N 18°46'53" E	4.57
L324	S 44°31'36" E	35.77	L476	N 71°53'00" W	8.47
L324	S 14°39'41" W	17.46	L477	N 18°00'10" E	22.89
L325	S 89°21'18" E	72.88	L478	N 71°33'00" E	10.38
L326	S 49°14'10" E	37.45	L479	N 39°41'53" W	11.71
L327	S 81°24'30" E	22.89	L480	N 69°00'00" W	108.00
L437	N 30°43'37" E	8.11	L481	N 69°00'00" W	6.68
L438	N 24°11'20" E	22.19			

CURVE	RADIUS	DTA	CHORD	BEARING	LENGTH
C13	1953.89	2740.48'	901.84	N 12°00'30" E	309.84
C13	1853.89	2640.48'	855.50	S 12°00'30" W	283.28
C43	1853.89	1032.21'	418.38	N 00°20'11" E	403.28
C44	1853.89	1074.49'	351.02	N 17°01'14" E	331.48
C143	1845.37	0937.57'	260.87	N 17°47'30" E	250.97
C143	1845.37	0978.27'	210.22	N 18°24'54" E	210.34
C144	1845.37	0170.24'	53.65	N 20°01'17" E	43.64
C145	1845.37	0023.24'	17.93	N 21°56'52" E	17.93
C146	33.00	2339.46'	14.44	N 50°27'17" W	14.50
C147	43.00	2070.20'	22.25	N 70°07'17" W	23.44
C148	18.00	8714.17'	23.67	S 49°32'54" W	25.84
C149	43.00	0970.18'	13.65	N 03°12'57" E	13.65
C150	30.67	1157.04'	31.85	N 12°00'00" E	41.78
C151	488.00	0227.40'	44.91	N 11°01'40" E	48.93
C158	192.00	2073.15'	43.24	N 28°00'17" E	43.27
C157	53.00	4817.07'	22.22	N 86°00'00" E	26.50
C243	1846.00	0312.28'	97.87	N 00°00'40" E	97.68
C244	1840.13	2747.53'	98.82	N 03°24'17" E	98.00
C256	1853.89	1280.00'	14.06	N 22°22'17" E	14.06
C257	1853.89	1004.94'	89.45	N 24°08'20" E	58.45

THIS INSTRUMENT WAS PREPARED BY
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6202F Presidential Court
Fl. Myers, FL 33919
Phone: (239) 885-1200
Florida Certificate of
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REFERENCE TO SHEET BY

COMMUNITY DEVELOPMENT
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COCONUT POINT - AREA 2

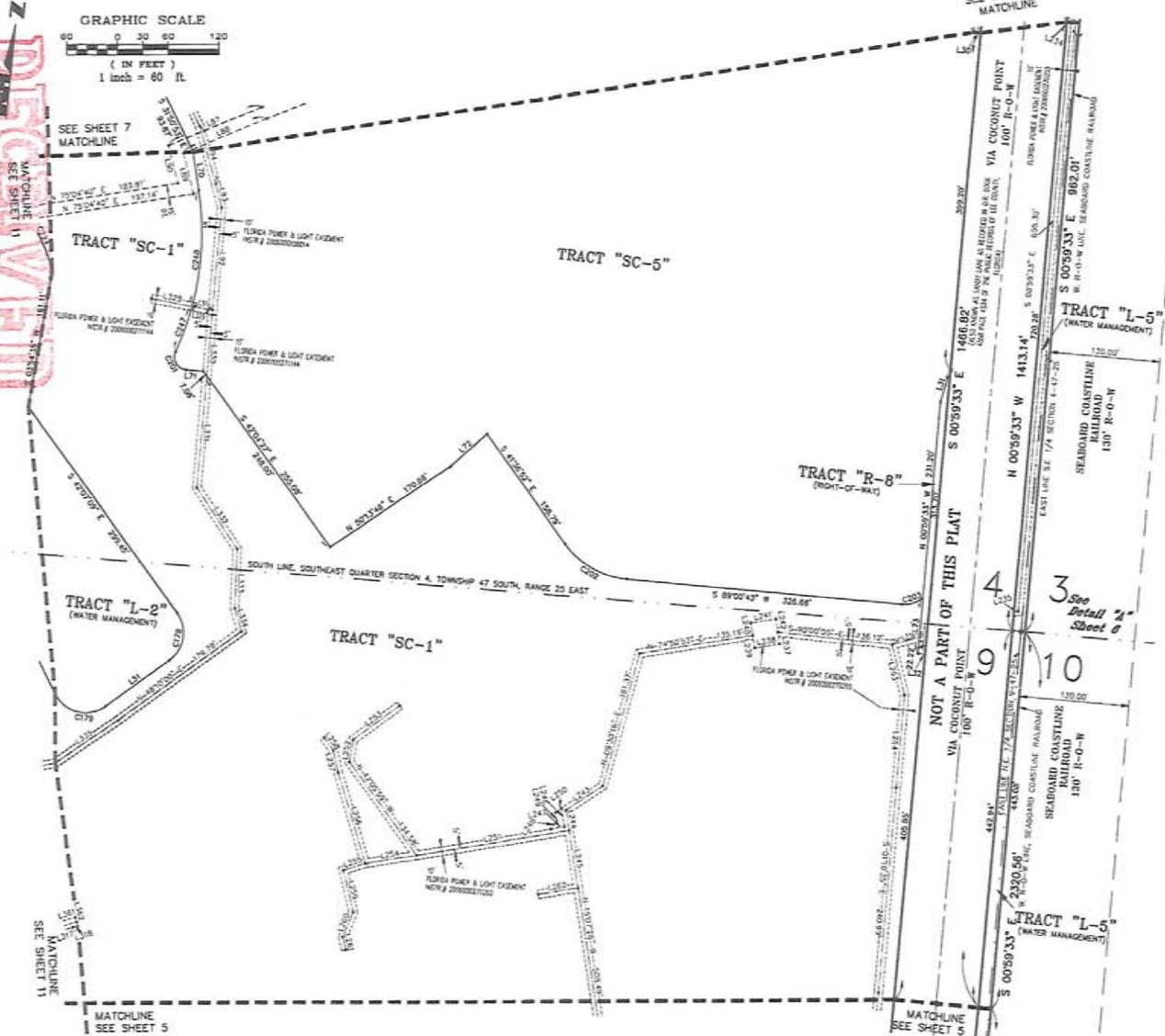
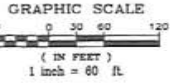
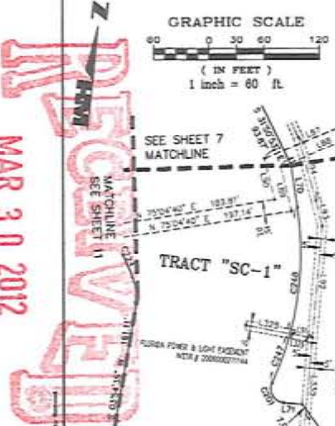
A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600409925
SHEET 6 of 12

COMMUNITY DEVELOPMENT

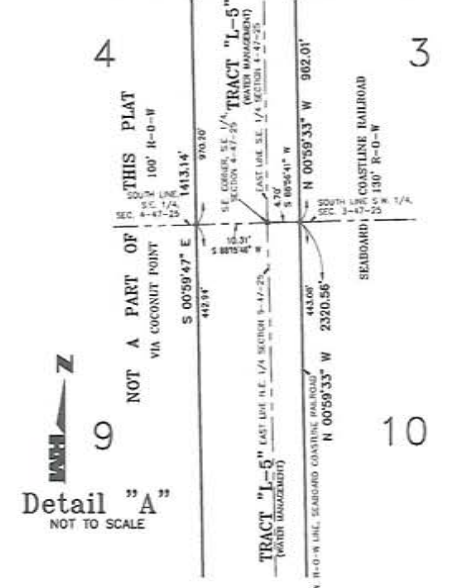
MAR 30 2012

DCI 2012-00017



LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L30	N 82°02'22" E	8.50'	L349	N 157°25'07" W	5.92'
L31	N 117°43'27" E	30.58'	L350	N 50°38'31" E	8.70'
L32	N 89°02'22" E	8.50'	L351	S 24°42'10" W	102.20'
L33	S 48°19'20" W	83.88'	L352	N 02°34'31" E	53.77'
L34	S 14°39'21" E	46.30'	L353	N 47°34'31" E	68.18'
L35	N 85°02'43" E	20.47'	L354	S 24°42'10" W	61.19'
L36	N 45°02'47" E	58.71'	L355	S 69°35'55" W	22.00'
L37	N 02°34'31" E	58.09'	L356	N 22°36'45" W	111.28'
L38	N 61°17'43" E	119.48'	L357	N 18°44'50" W	28.21'
L39	N 81°17'43" E	106.50'	L358	N 42°37'27" W	18.02'
L40	N 18°33'50" W	48.87'	L359	S 19°16'30" E	50.88'
L41	N 18°33'50" W	48.18'	L360	S 16°23'31" W	31.73'
L42	N 02°38'17" W	120.12'	L361	S 12°56'24" E	15.80'
L43	N 18°33'50" W	38.34'	L362	S 24°32'54" W	37.87'
L44	N 24°42'10" W	71.10'	L363	S 18°47'43" E	61.50'
L45	S 69°35'41" E	2.18'	L364	S 02°29'33" E	108.42'
L46	S 69°35'41" E	8.20'	L365	N 05°35'30" E	34.02'
L47	S 69°35'41" E	43.71'	L366	N 88°56'28" E	8.25'
L48	S 12°02'58" E	14.00'	L367	N 89°21'41" W	48.24'
L49	S 24°42'10" W	30.00'	L368	N 08°21'41" W	13.81'
L50	N 15°03'08" W	15.00'	L369	N 00°59'17" W	23.68'
L51	N 15°03'08" W	15.00'	L370	N 00°59'17" W	132.24'
L52	N 24°42'10" W	30.00'	L371	N 33°29'25" W	85.50'
L53	S 15°03'08" E	15.01'	L372	N 03°43'18" W	33.23'
L54	N 50°19'31" E	22.27'	L373	N 22°02'44" W	28.44'
L55	N 15°03'08" W	22.86'	L374	N 50°59'14" E	89.22'
L56	N 14°02'21" W	68.40'	L375	N 07°02'02" E	21.18'
L57	N 15°03'08" W	21.27'	L376	S 21°34'54" E	2.47'
L58	N 24°42'10" W	18.12'	L377	N 02°31'41" W	22.20'
L59	N 24°42'10" W	11.92'			

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C178	40.00'	90°17'45"	56.71'	N 33°01'44" E	83.04'
C179	40.00'	90°20'11"	61.10'	S 82°02'22" E	83.87'
C200	15.00'	100°33'13"	24.56'	S 36°02'41" E	28.72'
C202	100.00'	49°22'28"	83.52'	S 66°18'00" E	88.17'
C203	30.00'	44°18'43"	38.30'	N 68°41'47" E	22.06'
C224	150.00'	29°47'10"	87.83'	N 22°36'45" W	88.41'
C247	332.87'	9°48'20"	58.81'	N 12°56'40" E	58.99'
C248	332.87'	2°39'58"	138.84'	N 52°46'52" W	137.81'

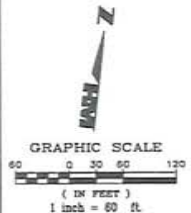


THIS INSTRUMENT WAS PREPARED BY
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Florida Certificate of
Authorization No. 1772
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COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200400040925
SHEET 7 of 12



CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C12	2918.06	1718.30°	624.81'	S 78°52'20" E	405.37'
C14	2829.26	1734.41°	597.50°	S 77°54'20" E	399.88'
C18	2918.06	0024°20'	20.50'	N 79°00'40" W	20.50'
C19	2918.06	0024°28'	20.50'	N 77°45'18" W	20.50'
C40	2918.06	0626°20'	324.42'	N 74°00'20" W	203.81'
C41	2659.20	0840°15'	493.25'	S 82°47'20" E	499.44'
C42	2659.20	0414°26'	108.77'	S 76°14'20" E	198.82'
C72	77.11'	0846°20'	35.50'	S 54°00'00" E	35.50'
C73	124.03'	1451°03'	30.50'	N 36°17'16" W	30.50'
C197	20.50'	1452°20'	20.28'	N 66°27'28" E	20.94'
C199	206.00'	1724°10'	62.20'	N 88°23'32" W	62.42'
C215	215.00'	1485°24'	6.81'	S 88°00'36" W	6.81'
C220	215.00'	1430°44'	46.70'	S 29°26'27" W	16.88'
C221	215.00'	0722°41'	24.20'	S 68°58'14" W	24.97'

LINE	DIRECTION	DISTANCE
L1	S 62°45'21" E	17.00'
L2	N 07°44'20" E	26.99'
L3	N 07°44'20" E	23.92'
L4	S 11°42'52" W	18.28'
L5	N 80°20'22" E	8.00'
L6	N 02°17'17" W	53.25'
L7	N 30°48'43" W	88.02'
L8	S 14°48'30" E	27.83'
L9	N 20°24'20" W	39.84'
L10	S 00°28'17" E	86.00'
L11	N 20°20'00" E	58.20'
L12	N 20°20'00" E	69.00'
L13	N 20°48'43" W	5.12'
L14	N 20°48'43" W	19.20'
L15	N 20°48'43" W	119.48'
L16	N 20°48'43" W	67.88'
L17	N 20°48'43" W	88.97'
L18	N 20°48'43" W	119.48'
L19	N 20°48'43" W	108.28'
L20	N 20°48'43" W	71.10'
L21	N 20°48'43" W	74.02'
L22	S 42°32'20" E	23.85'
L23	S 42°32'20" E	49.10'
L24	S 42°32'20" E	16.92'
L25	S 42°32'20" E	35.81'
L26	S 42°32'20" E	44.70'
L27	S 42°32'20" E	38.20'
L28	S 42°32'20" E	33.82'
L29	S 42°32'20" E	40.11'
L30	S 27°14'20" E	87.84'
L31	S 27°14'20" E	44.32'
L32	S 27°14'20" E	1.00'
L33	S 88°00'45" W	10.00'
L34	S 88°00'45" W	10.00'
L35	S 88°00'45" W	43.20'
L36	S 88°00'45" W	43.20'
L37	S 88°00'45" W	13.85'
L38	S 88°00'45" W	21.00'
L39	S 88°00'45" W	18.81'
L40	S 88°00'45" W	28.24'
L41	S 88°00'45" W	21.42'
L42	S 88°00'45" W	10.00'
L43	S 88°00'45" W	22.00'
L44	S 88°00'45" W	19.18'
L45	S 88°00'45" W	19.84'
L46	S 88°00'45" W	15.00'
L47	S 88°00'45" W	15.00'
L48	S 88°00'45" W	21.42'
L49	S 88°00'45" W	25.11'
L50	N 14°17'00" E	47.48'
L51	N 20°17'40" E	54.17'
L52	N 20°17'40" E	10.00'
L53	N 20°17'40" E	33.24'
L54	N 14°17'00" E	45.82'
L55	N 25°42'51" W	9.48'
L56	S 41°42'28" W	28.61'
L57	S 41°42'28" W	11.07'
L58	N 10°18'00" E	34.94'
L59	N 27°32'40" W	83.97'
L60	S 27°14'20" E	82.47'
L61	N 13°17'31" E	54.08'
L62	N 20°17'40" E	28.21'
L63	S 27°14'20" E	22.00'
L64	S 27°14'20" E	14.95'
L65	S 13°17'00" W	27.47'
L66	S 27°14'20" E	19.84'
L67	S 27°14'20" E	29.24'
L68	S 27°14'20" E	20.99'
L69	S 27°14'20" E	20.99'
L70	S 88°00'45" W	8.69'
L71	S 27°14'20" E	19.84'
L72	S 88°00'45" W	19.84'

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HOLE MONTES
BUSINESS PLANNERS/SURVEYORS

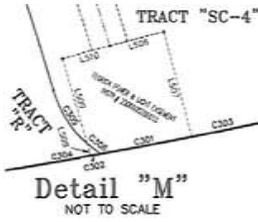
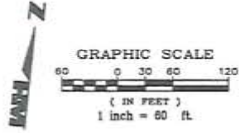
6202F Presidential Court
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COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

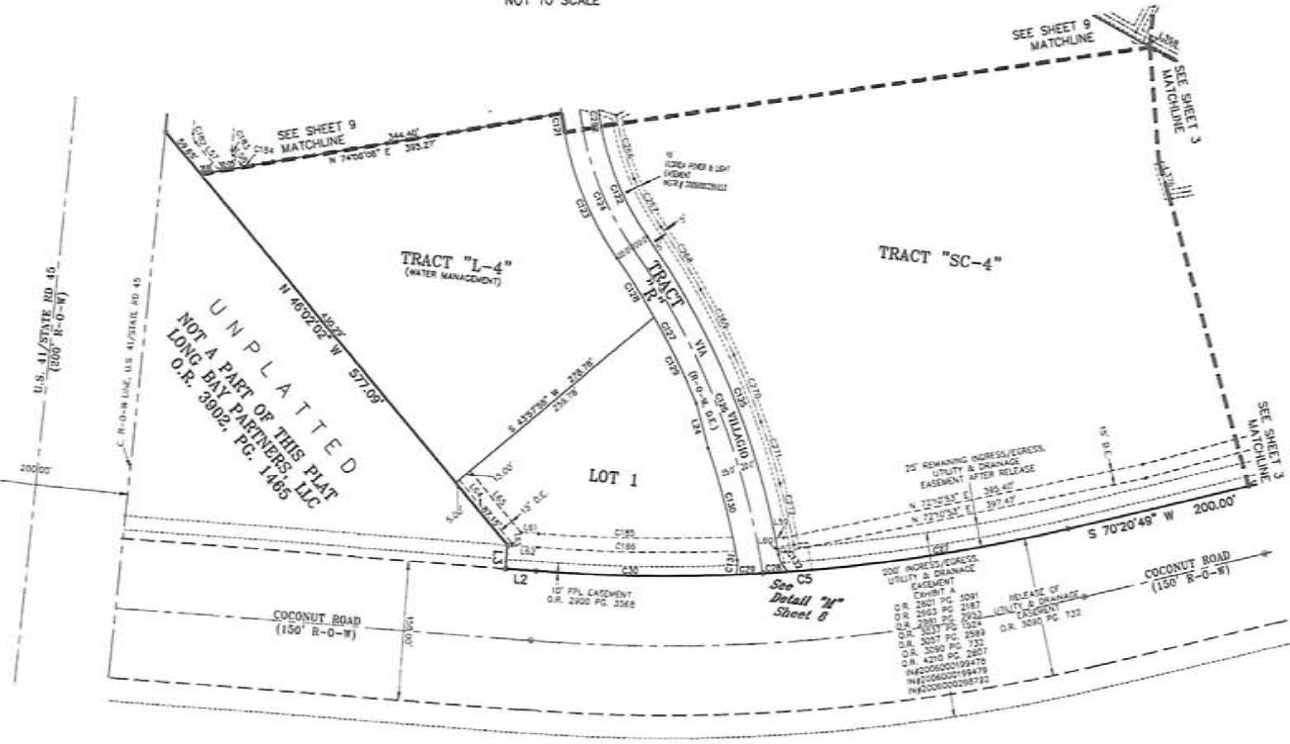
INSTR. # 2006000409925
SHEET 8 of 12



LINE	DIRECTION	DISTANCE
L2	S 88°52'44" W	33.85
L3	N 61°27'32" W	25.12
L4	N 71°23'32" W	49.85
L37	S 48°52'03" E	49.24
L38	S 48°52'03" E	13.02
L39	N 84°12'00" E	9.22
L40	N 84°12'00" E	7.29
L41	N 88°52'44" E	19.32
L42	N 88°52'44" E	27.82
L43	S 01°31'15" E	3.21
L44	S 48°52'03" E	69.18
L45	S 48°52'03" E	84.82
L37a	N 2°02'32" W	16.55
L39a	N 87°18'55" W	9.69
L39b	N 73°01'21" E	16.02
L507	S 14°52'44" E	79.73
L508	S 18°52'20" E	3.46
L509	S 18°52'20" E	23.83
L510	S 75°12'12" W	14.18

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SURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C25	1825.00	174°30'	328.57	S 79°11'44" E	419.22
C27	1825.00	08°21'00"	326.84	N 79°01'19" E	305.97
C28	1825.00	06°24'27"	27.88	N 80°07'22" E	27.88
C29	1825.00	09°23'00"	78.29	N 80°59'31" E	78.29
C30	1825.00	06°25'43"	216.25	N 84°44'27" E	216.25
C31	1324.34	00°21'33"	20.79	S 16°34'28" E	20.79
C32	265.20	26°08'11"	128.47	S 28°49'33" E	129.91
C33	335.00	25°02'11"	145.82	S 28°49'33" E	147.07
C34	335.00	25°02'11"	137.18	S 28°49'33" E	138.29
C35	850.41	23°07'43"	368.92	N 28°52'17" W	372.57
C36	850.41	28°17'12"	377.64	N 28°52'17" W	380.98
C37	850.41	12°26'18"	177.52	N 35°05'28" W	178.29
C38	850.41	28°18'27"	78.58	N 38°44'30" W	78.11
C39	850.41	07°17'24"	103.11	N 32°26'31" W	103.11
C40	850.41	08°32'41"	124.67	N 35°02'31" W	124.67
C41	30.00	22°46'23"	19.41	N 01°30'32" W	19.52
C42	30.00	41°26'26"	21.28	S 32°01'45" E	21.27
C43	13.00	49°48'15"	19.11	S 32°09'54" E	19.29
C44	7.00	49°48'15"	3.44	S 32°09'54" E	3.52
C45	7.00	52°54'20"	8.92	S 32°09'54" E	7.92
C46	1850.00	05°31'52"	258.75	N 84°43'14" E	259.88
C47	1850.00	08°27'39"	213.87	N 84°43'20" E	214.89
C48	243.02	14°21'26"	70.28	S 71°56'13" E	75.87
C49	274.20	12°21'19"	89.04	S 78°18'15" E	95.18
C50	844.87	5°26'42"	80.29	N 38°44'27" W	80.29
C51	844.72	5°22'16"	78.72	N 37°28'21" W	78.72
C52	844.88	5°20'25"	77.32	N 36°20'43" W	77.32
C53	803.19	4°55'46"	89.08	N 32°29'44" W	89.10
C54	843.12	4°37'26"	68.04	N 18°59'34" W	68.05
C55	326.34	21°7'47"	17.35	S 16°02'54" E	17.52
C56	1825.00	0°48'41"	24.52	N 78°18'50" E	24.52
C57	1825.00	0°50'15"	2.88	N 79°44'27" E	2.89
C58	1825.00	0°30'19"	280.50	N 74°28'22" E	281.58
C59	1825.00	0°45'52"	78.02	N 80°23'00" E	78.02
C60	30.00	32°29'36"	18.72	S 32°01'43" E	17.02
C61	30.00	8°48'54"	4.71	S 53°16'58" E	4.71

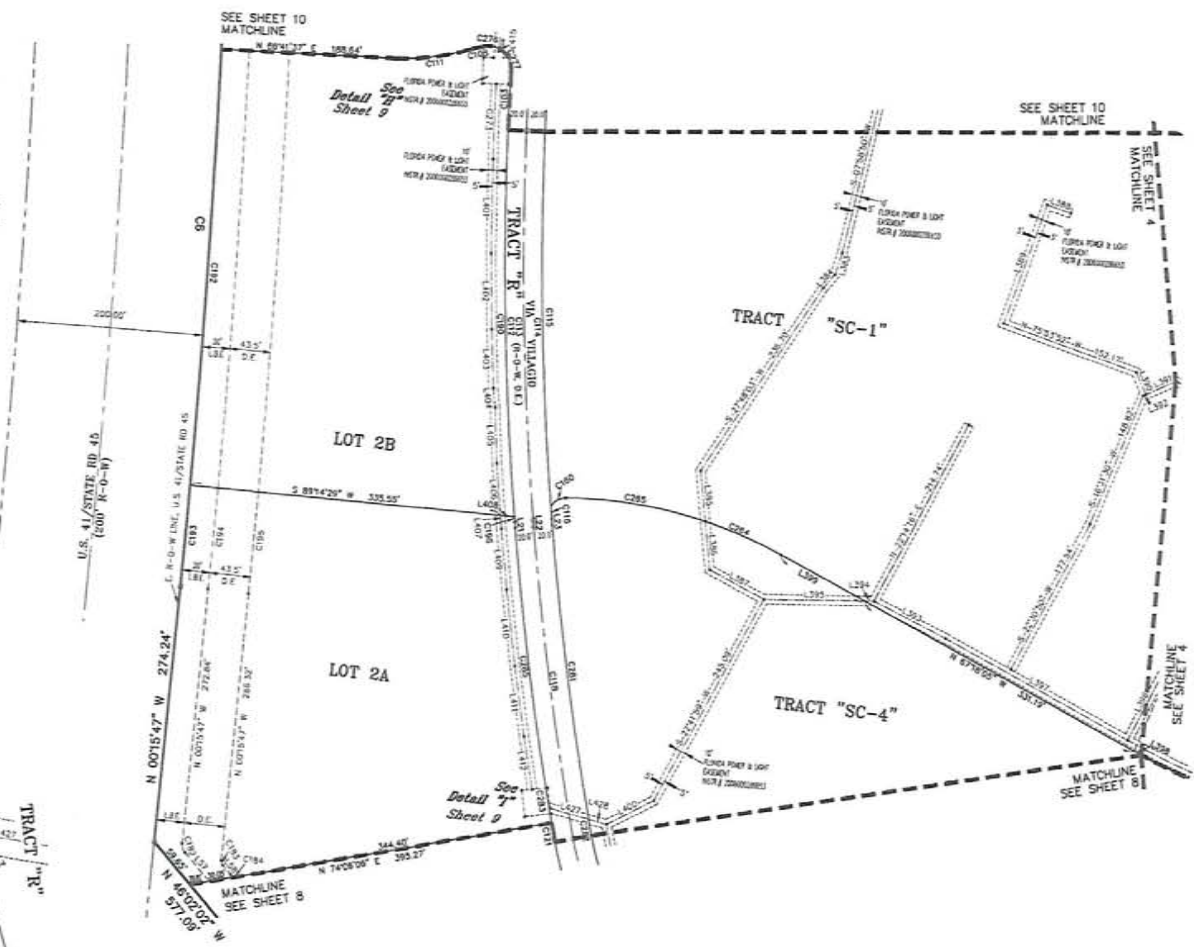
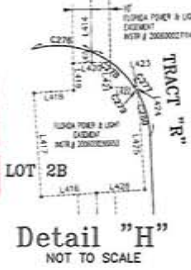
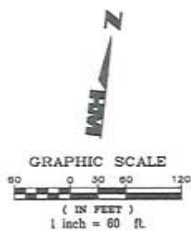
THIS INSTRUMENT WAS PREPARED BY
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 8202F Presidential Court
 Ft. Myers, FL 33919
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 Florida Certificate of
 Authorization No. 1772
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COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 200600040925
SHEET 9 of 12



LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L271	S 102°15'21" E	6.02	L410	N 52°27'29" W	82.03
L272	S 102°15'21" E	6.02	L411	N 52°27'29" W	74.97
L273	S 102°15'21" E	6.02	L412	N 14°53'45" W	57.80
L274	S 48°02'02" E	45.04	L413	S 00°44'37" E	2.90
L275	S 48°02'02" E	45.04	L414	S 00°44'37" E	2.90
L276	S 48°02'02" E	45.04	L415	S 00°44'37" E	2.90
L277	S 48°02'02" E	45.04	L416	S 00°44'37" E	2.90
L278	S 48°02'02" E	45.04	L417	N 02°47'48" W	2.00
L279	S 48°02'02" E	45.04	L418	N 82°27'12" E	10.73
L280	S 48°02'02" E	45.04	L419	S 00°44'37" E	7.20
L281	S 48°02'02" E	45.04	L420	N 89°17'02" E	10.00
L282	S 48°02'02" E	45.04	L421	S 00°44'37" E	6.97
L283	S 48°02'02" E	45.04	L422	N 89°17'02" E	6.91
L284	S 48°02'02" E	45.04	L423	N 89°17'02" E	6.94
L285	S 48°02'02" E	45.04	L424	S 00°44'37" E	1.30
L286	S 48°02'02" E	45.04	L425	S 00°44'37" E	26.27
L287	S 48°02'02" E	45.04	L426	S 89°17'12" W	13.10
L288	S 48°02'02" E	45.04	L427	N 89°17'02" E	43.30
L289	S 48°02'02" E	45.04	L428	N 89°17'02" E	20.04
L290	S 48°02'02" E	45.04	L429	N 78°32'02" E	1.84
L291	S 48°02'02" E	45.04	L430	N 78°32'02" E	14.82
L292	S 48°02'02" E	45.04	L431	N 78°32'02" E	11.32
L293	S 48°02'02" E	45.04	L432	S 12°28'02" W	27.99
L294	S 48°02'02" E	45.04	L433	S 77°02'02" W	27.36
L295	S 48°02'02" E	45.04	L434	S 77°02'02" W	0.83
L296	S 48°02'02" E	45.04	L435	S 12°28'02" W	5.96
L297	S 48°02'02" E	45.04	L436	S 12°28'02" W	21.42
L298	S 48°02'02" E	45.04	L437	N 11°27'21" W	30.37
L299	S 48°02'02" E	45.04	L438	N 87°20'02" W	60.17
L300	S 48°02'02" E	45.04	L439	N 13°03'20" W	35.80
L301	S 48°02'02" E	45.04	L440	N 10°03'20" W	14.77
L302	S 48°02'02" E	45.04	L441	S 89°14'22" W	15.04
L303	S 48°02'02" E	45.04	L442	N 11°24'24" W	65.41

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C0	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C01	2520.00'	02°28'32"	83.47'	S 02°53'21" E	63.43'
C02	158.20'	02°02'21"	17.05'	S 71°02'29" W	17.04'
C03	241.50'	18°40'53"	78.39'	S 77°01'01" E	78.74'
C04	5478.88'	08°55'18"	430.68'	N 07°04'15" E	420.34'
C05	3489.89'	08°55'18"	417.87'	S 07°04'15" E	417.92'
C06	3439.89'	08°55'18"	415.20'	S 07°04'15" E	415.50'
C07	3439.89'	08°55'18"	415.20'	S 07°04'15" E	415.50'
C08	3439.89'	08°55'18"	415.20'	S 07°04'15" E	415.50'
C09	18.00'	01°12'42"	18.33'	S 53°46'44" W	18.24'
C10	13.00'	45°46'19"	10.11'	S 23°08'54" E	10.20'
C11	2.00'	49°46'13"	1.64'	S 23°08'54" E	1.69'
C12	2.00'	52°54'39"	1.59'	S 75°02'20" E	1.73'
C13	3479.89'	08°55'18"	414.50'	S 07°04'15" E	414.75'
C14	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C15	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C16	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C17	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C18	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C19	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C20	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C21	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C22	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C23	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C24	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C25	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C26	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C27	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C28	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C29	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C30	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C31	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C32	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C33	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C34	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C35	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C36	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C37	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C38	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C39	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C40	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C41	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C42	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C43	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C44	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C45	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C46	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C47	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C48	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C49	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'
C50	11591.16'	56°24'20"	1295.19'	N 03°27'57" W	1205.87'

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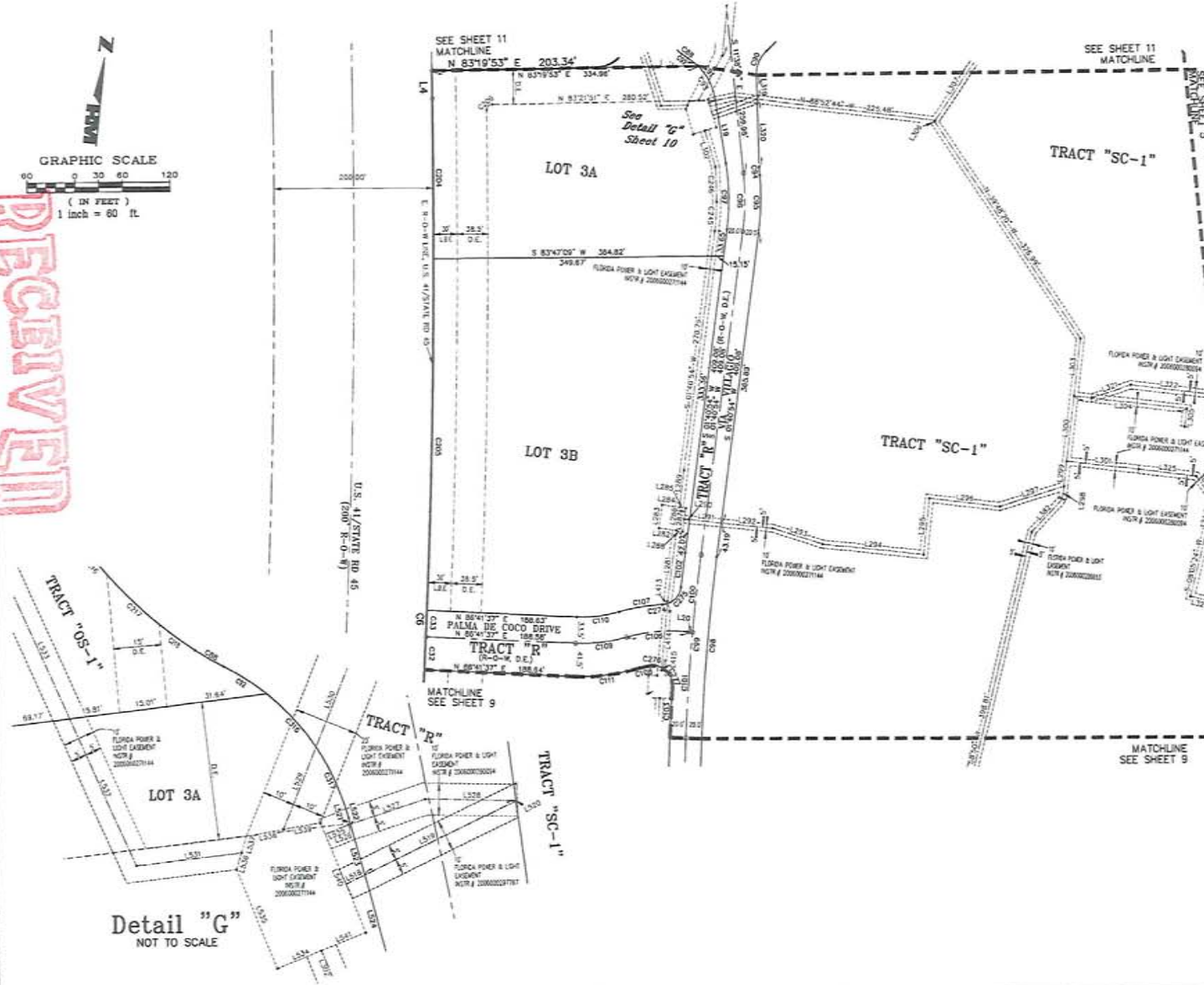
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COCONUT POINT - AREA 2

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTR. # 20060040925
SHEET 10 of 12



LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L14	N 80°40'27" E	24.95'	L219	S 07°20'34" E	30.16'
L19	N 15°25'26" W	81.87'	L220	S 07°20'34" E	85.09'
L20	S 82°11'59" E	4.84'	L221	N 85°24'48" E	31.72'
L281	S 01°23'57" W	82.89'	L222	S 82°11'59" E	68.80'
L282	N 87°26'24" W	29.18'	L223	S 44°41'18" E	20.37'
L283	N 02°03'58" E	10.00'	L224	S 14°28'26" E	17.40'
L284	S 87°26'24" E	21.84'	L225	S 82°11'59" E	29.62'
L285	N 87°26'24" W	81.61'	L226	S 43°43'15" E	37.45'
L286	S 02°03'58" W	14.48'	L227	S 81°54'39" E	22.82'
L287	S 02°03'58" W	10.53'	L228	S 20°54'12" W	56.37'
L288	N 87°26'24" W	7.81'	L229	S 02°04'07" E	81.67'
L289	S 02°03'58" W	46.24'	L230	S 02°04'07" E	2.87'
L290	S 82°11'59" E	6.74'	L231	S 84°19'31" W	8.96'
L291	S 02°04'11" E	45.07'	L232	S 84°19'31" W	53.61'
L292	S 82°11'59" E	64.27'	L233	S 15°02'58" W	0.22'
L293	S 78°02'21" E	85.12'	L234	S 15°02'58" W	16.32'
L294	S 80°02'00" E	128.21'	L235	N 15°02'58" W	63.37'
L295	N 02°02'00" E	71.48'	L236	S 68°58'21" W	2.72'
L296	N 82°11'59" E	88.44'	L237	S 71°41'30" W	0.71'
L297	N 82°11'59" E	84.44'	L238	N 82°11'59" W	1.00'
L298	S 02°04'11" W	15.91'	L239	S 82°11'59" W	3.72'
L299	N 82°11'59" E	31.72'	L240	S 82°11'59" W	0.71'
L300	N 02°04'11" E	81.79'	L241	N 22°41'59" E	38.71'
L301	S 82°11'59" E	91.00'	L242	N 83°29'31" E	23.34'
L302	S 22°02'28" E	48.89'	L243	S 24°01'28" W	50.05'
L303	N 02°04'11" E	72.87'	L244	S 24°01'28" W	131.40'
L304	S 82°11'59" E	142.48'	L245	S 67°37'39" W	15.00'
L305	S 01°03'43" W	72.71'	L246	N 17°03'39" W	5.48'
L306	N 28°58'41" E	142.48'	L247	N 17°03'39" W	5.48'
L307	N 82°11'59" E	37.92'	L248	N 82°11'59" W	11.82'
			L249	N 82°11'59" W	11.82'
			L250	S 22°02'28" W	26.80'
			L251	S 67°37'39" W	15.00'

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C8	11885.18'	06°24'20"	1265.15'	N 82°22'24" E	13285.87'
C9	11820.18'	06°24'20"	41.50'	N 03°12'24" W	41.50'
C13	11820.18'	02°02'54"	23.50'	N 02°41'31" E	133.00'
C88	81.00'	07°10'41"	10.20'	S 55°52'09" E	10.40'
C90	45.00'	42°28'33"	33.49'	S 17°10'31" W	34.50'
C91	75.00'	48°20'33"	61.45'	S 20°01'14" W	63.88'
C92	75.00'	13°19'37"	15.90'	N 57°45'05" E	15.90'
C93	35.00'	38°07'34"	46.90'	N 33°13'45" W	47.21'
C94	175.00'	03°26'23"	10.46'	S 02°17'58" E	10.46'
C95	335.00'	12°31'55"	73.05'	N 04°24'53" W	73.94'
C96	315.00'	15°19'38"	73.11'	N 04°28'50" W	73.87'
C97	282.00'	16°30'22"	82.62'	N 06°44'30" W	87.00'
C98	2490.00'	08°17'28"	228.89'	S 00°37'31" E	231.78'
C99	2500.00'	09°17'31"	230.83'	S 00°37'31" E	233.00'
C100	2500.00'	02°45'58"	98.15'	S 00°33'20" W	98.15'
C101	2500.00'	03°02'34"	110.13'	S 02°06'21" E	113.79'
C102	2500.00'	02°52'54"	43.50'	S 01°11'59" E	43.50'
C103	2500.00'	01°26'33"	53.42'	S 02°53'21" E	63.43'
C106	200.00'	22°37'58"	78.49'	S 29°24'24" W	79.00'
C107	233.50'	13°21'28"	84.99'	S 24°46'27" W	85.11'
C108	198.50'	28°09'31"	115.00'	S 01°50'20" W	116.04'
C109	200.00'	18°40'53"	64.92'	N 77°21'10" E	65.21'
C110	186.50'	18°40'53"	54.05'	N 77°21'10" E	54.29'
C111	241.50'	18°40'53"	78.29'	N 77°21'10" E	78.74'
C104	11591.18'	02°28'31"	200.83'	N 06°10'22" E	200.85'
C205	11591.18'	02°11'07"	442.00'	N 04°28'20" E	442.02'
C106	7.00'	89°37'28"	8.80'	S 28°13'37" W	10.59'
C217	145.00'	92°41'28"	73.79'	S 48°58'45" E	79.22'
C218	141.00'	92°41'28"	13.92'	S 53°23'58" E	13.92'
C243	280.00'	72°31'41"	38.61'	N 02°03'58" E	38.64'
C244	816.81'	42°41'28"	63.72'	N 02°03'58" E	63.72'
C274	35.00'	142°37'45"	6.44'	N 24°08'13" E	6.48'
C275	35.00'	58°32'25"	27.25'	N 12°43'10" E	28.82'
C276	35.00'	37°37'11"	36.12'	N 82°01'28" W	36.41'
C277	35.00'	89°37'28"	27.29'	N 38°11'18" W	28.82'
C278	35.00'	172°17'11"	22.76'	N 42°33'36" W	22.85'
C279	78.00'	18°40'22"	24.22'	N 24°30'09" W	24.44'

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Detail "G"
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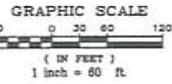
THIS INSTRUMENT WAS PREPARED BY
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 6202F Presidential Court
 Ft. Myers, FL 33919
 Phone: (239) 885-1200
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COCONUT POINT - AREA 2

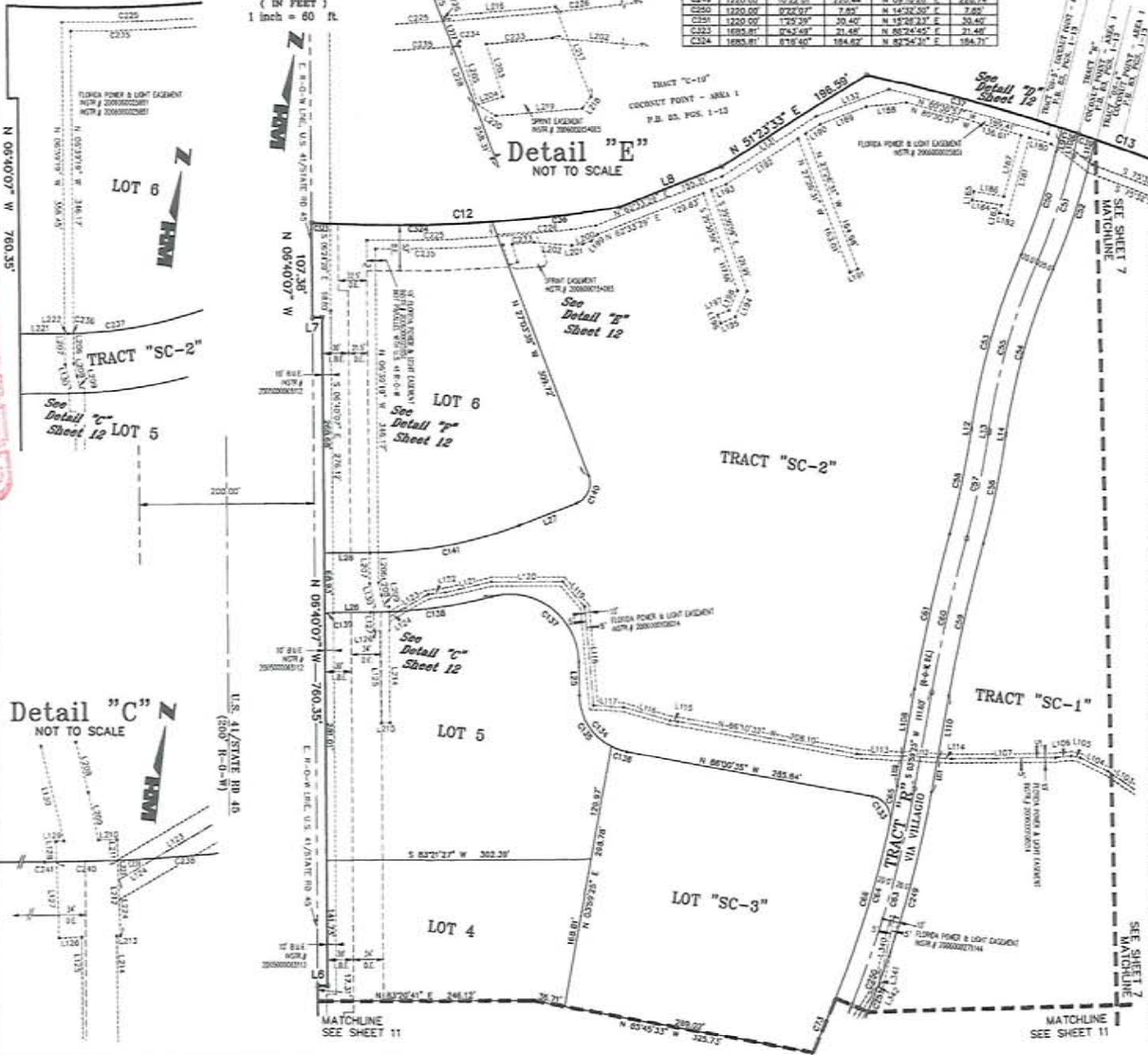
INSTR. # 200600040925
SHEET 12 of 12

A SUBDIVISION LOCATED IN A PORTION OF SECTIONS 3, 4, 9 & 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

Detail "F"
NOT TO SCALE



CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C194	1230.00'	170°21'30"	730.44'	N 09°32'24" E	208.74'
C250	1230.00'	072°32'30"	7.65'	N 54°32'30" E	7.62'
C251	1230.00'	172°29'	20.40'	N 54°28'21" E	20.42'
C323	1885.81'	074°45'30"	71.49'	N 88°24'45" E	21.48'
C324	1885.81'	078°40'	184.62'	N 82°24'34" E	184.71'



LINE	DIRECTION	DISTANCE
L6	S 03°18'52" W	11.00'
L7	S 83°23'28" W	11.00'
L8	N 87°01'51" E	135.25'

LINE	DIRECTION	DISTANCE
L12	N 02°07'58" E	2.72'
L13	N 02°07'58" E	2.72'
L14	S 02°07'58" W	2.72'
L15	N 02°07'58" E	2.72'
L16	N 83°20'31" E	63.28'
L17	N 83°20'31" E	63.28'
L18	N 83°20'31" E	63.28'
L19	S 02°07'58" W	2.72'
L20	N 02°07'58" E	2.72'
L21	N 02°07'58" E	2.72'
L22	N 02°07'58" E	2.72'
L23	N 02°07'58" E	2.72'
L24	N 02°07'58" E	2.72'
L25	N 02°07'58" E	2.72'
L26	N 02°07'58" E	2.72'
L27	N 02°07'58" E	2.72'
L28	N 02°07'58" E	2.72'
L29	N 02°07'58" E	2.72'
L30	N 02°07'58" E	2.72'
L31	N 02°07'58" E	2.72'
L32	N 02°07'58" E	2.72'
L33	N 02°07'58" E	2.72'
L34	N 02°07'58" E	2.72'
L35	N 02°07'58" E	2.72'
L36	N 02°07'58" E	2.72'
L37	N 02°07'58" E	2.72'
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L40	N 02°07'58" E	2.72'
L41	N 02°07'58" E	2.72'
L42	N 02°07'58" E	2.72'
L43	N 02°07'58" E	2.72'
L44	N 02°07'58" E	2.72'
L45	N 02°07'58" E	2.72'
L46	N 02°07'58" E	2.72'
L47	N 02°07'58" E	2.72'
L48	N 02°07'58" E	2.72'
L49	N 02°07'58" E	2.72'
L50	N 02°07'58" E	2.72'
L51	N 02°07'58" E	2.72'
L52	N 02°07'58" E	2.72'
L53	N 02°07'58" E	2.72'
L54	N 02°07'58" E	2.72'
L55	N 02°07'58" E	2.72'
L56	N 02°07'58" E	2.72'
L57	N 02°07'58" E	2.72'
L58	N 02°07'58" E	2.72'
L59	N 02°07'58" E	2.72'
L60	N 02°07'58" E	2.72'
L61	N 02°07'58" E	2.72'
L62	N 02°07'58" E	2.72'
L63	N 02°07'58" E	2.72'
L64	N 02°07'58" E	2.72'
L65	N 02°07'58" E	2.72'
L66	N 02°07'58" E	2.72'
L67	N 02°07'58" E	2.72'
L68	N 02°07'58" E	2.72'
L69	N 02°07'58" E	2.72'
L70	N 02°07'58" E	2.72'
L71	N 02°07'58" E	2.72'
L72	N 02°07'58" E	2.72'
L73	N 02°07'58" E	2.72'
L74	N 02°07'58" E	2.72'
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L201	N 02°07'58" E	2.72'
L202	N 02°07'58" E	2.72'

LINE	DIRECTION	DISTANCE
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L204	N 89°20'00" E	140.00'
L205	S 23°22'24" E	20.24'
L206	N 08°20'00" E	34.00'
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L208	S 08°20'00" W	34.00'
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L295	N 08°20'00" E	34.00'
L296	N 08°20'00" E	34.00'
L297	N 08°20'00" E	34.00'
L298	N 08°20'00" E	34.00'
L299	N 08°20'00" E	34.00'
L300	N 08°20'00" E	34.00'

LINE	DIRECTION	DISTANCE
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EXHIBIT PH-3.H.1

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MAR 30 2012

COMMUNITY DEVELOPMENT

DCI 2012-00017

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ADMINISTRATIVE AMENDMENT (PD) ADD2004-00206

COMMUNITY DEVELOPMENT
ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

DCI 2012-00017

WHEREAS, Coconut Point Developers, LLC filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point M.P.D. **to change the buffer along US 41 to permit "landscape view corridors"** within the project located on the east side of US41 between Williams and Coconut Roads, described more particularly as:

LEGAL DESCRIPTION: In Section 04 and 09, 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; DRI2000-00015 and DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B) and DOS2004-00059, and DOS2004-00038); 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 changes proposed involve elements discussed and agreed on between the applicant, the Estero community, and the Lee County Board of County Commissioners; and

WHEREAS, it was determined by staff that the applicant should present these changes to the Estero community, to hear the community's thoughts and concerns; and

WHEREAS, the applicant presented the proposed changes to the community during a public information meeting; and

WHEREAS, the community during this information meeting was in general agreement with the changes proposed; and

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

WHEREAS, Environmental Sciences has reviewed this request and has offered no objection to the granting of this request consistent with the plans received and with the approval by the Estero Community Planning Panel; and


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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment within the Mixed Use Planned Development to **change the buffer along US 41 to permit "landscape view corridors"** is **APPROVED**.

Approval is subject to the following conditions:

- 1. The only change approved in this amendment is for the modification of the landscaping buffer along US 41 to provide for "view corridors". Development of this buffer must be in compliance with the two-page plan Plans entitled "Coconut Point MPD, Existing Landscaped View Corridors" and "Coconut Point MPD, Proposed Landscape View Corridors" stamped received on October 8, 2004. The approved Plan for ADD2004-00206 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
- 2. The terms and conditions of the original zoning resolutions remain in full force and effect.**

DULY SIGNED this 7th day of March, A.D., 2005.

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

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LEGAL DESCRIPTION
COMMUNITY DEVELOPMENT

PERMIT COUNTER

DCI 2012-00017

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

ADD 2004-00206

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COMMUNITY DEVELOPMENT

PERMIT COUNTER

HM PROJECT #1995085
1/17/01
REF. DWG. #A-994-3
PAGE 2 OF 3

DCI 2012-00017

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

ADD 2004-00206

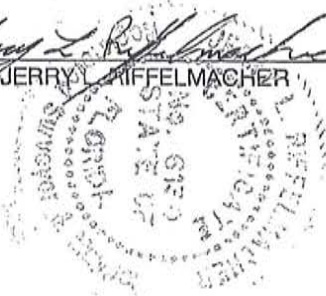
HM PROJECT #1995085
1/17/01
REF. DWG. #A-994-3
PAGE 3 OF ~~3~~ 3

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



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PERMIT COUNTER

Applicant's Legal Checked
by [Signature] 16 NOV 04

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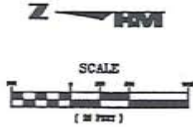
COMMUNITY DEVELOPMENT

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ADD 2004-00206

PERMIT COUNTER

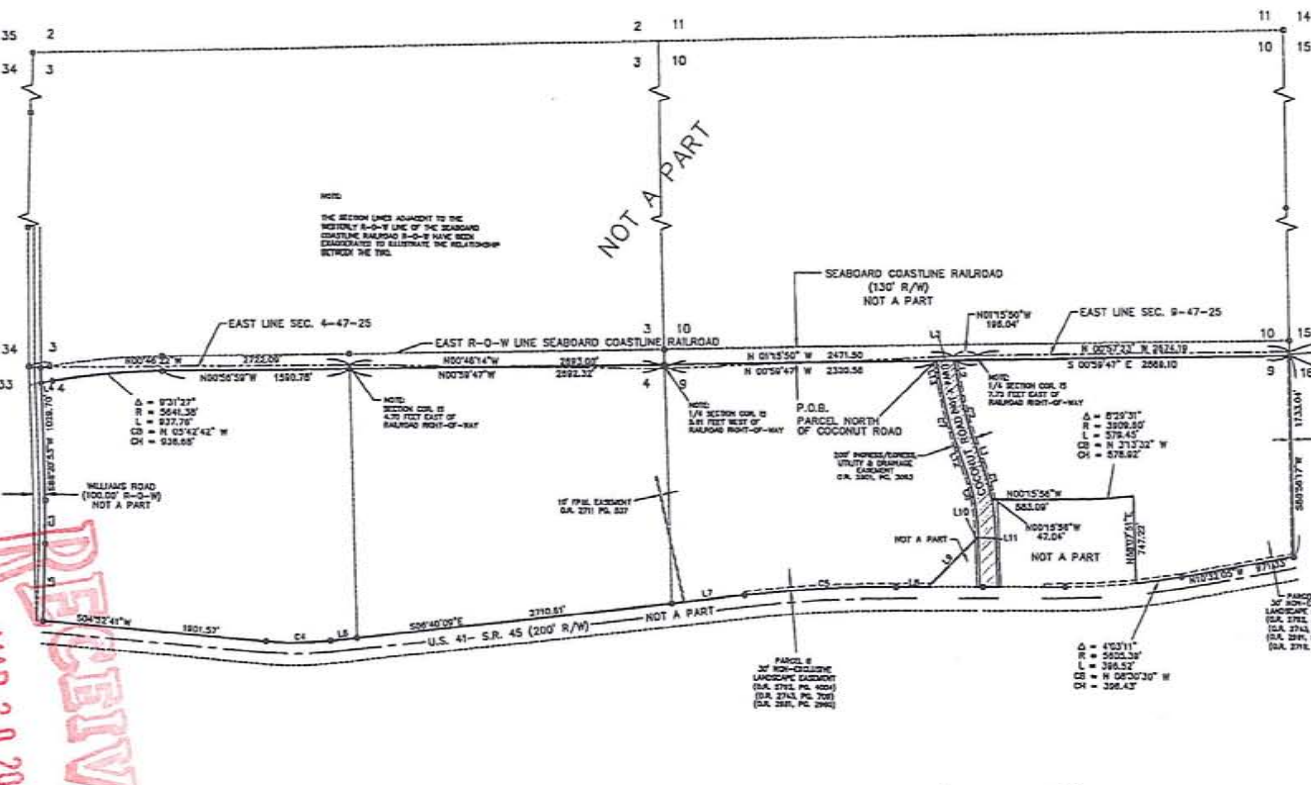


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MAR 30 2012



LINE	LENGTH	BEARING
L1	200.00	N 00°00'00\"/>

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1000.00	200.00	200.00	N 00°00'00\"/>	

LEGAL DESCRIPTION

A PORTION OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN S 89°17'17\"/>

A PORTION OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THENCE RUN S 89°17'17\"/>

Applicant's Legal Checked
by *[Signature]* 16 NOV 04

FIELD BOOK	REVISION	DATE

NOT FILED WITHOUT THE ORIGINAL SIGNED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY DIED	DATE

H.M. HOLE MONTE'S
ENGINEERS PLANNERS SURVEYORS

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

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

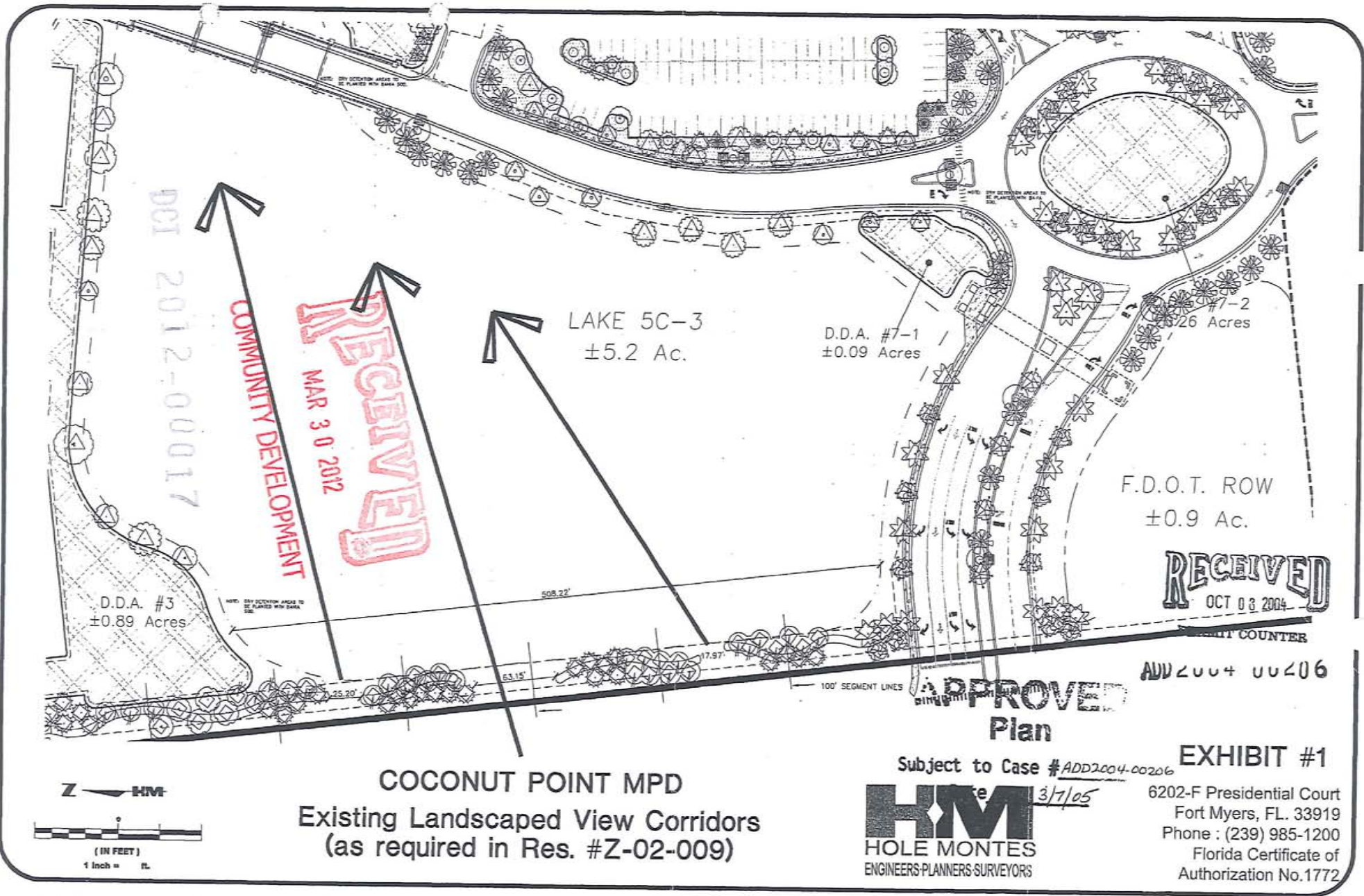
DATE: 01/18/01
SCALE: 1" = 500'

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

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

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

DATE	01/18/01
SCALE	1" = 500'
DATE	01/18/01
SCALE	1" = 500'



DCI 2012-00017

COMMUNITY DEVELOPMENT

RECEIVED
MAR 30 2012

LAKE 5C-3
±5.2 Ac.

D.D.A. #7-1
±0.09 Acres

D.D.A. #7-2
±0.26 Acres

F.D.O.T. ROW
±0.9 Ac.

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OCT 08 2004

D.D.A. #3
±0.89 Acres

ADD2004 00206

APPROVED
Plan

COCONUT POINT MPD
Existing Landscaped View Corridors
(as required in Res. #Z-02-009)

Subject to Case #ADD2004-00206

H.M.
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

3/7/05

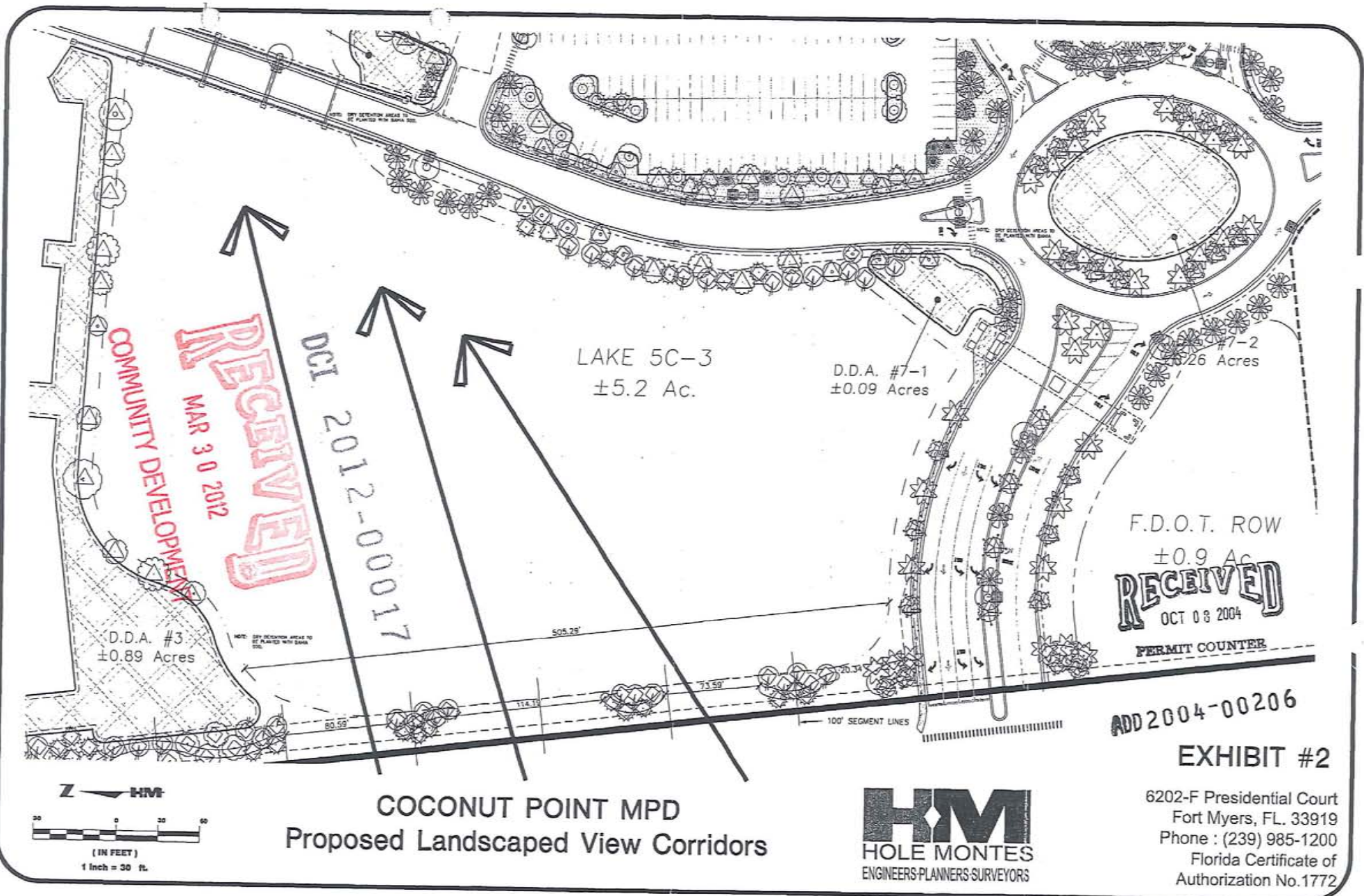
EXHIBIT #1

6202-F Presidential Court
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

Z **HM**



(IN FEET)
1 Inch = 1 ft.



COMMUNITY DEVELOPMENT
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 MAR 30 2012

DCI 2012-00017

LAKE 5C-3
 ±5.2 Ac.

D.D.A. #7-1
 ±0.09 Acres

#7-2
 ±0.26 Acres

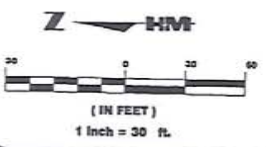
F.D.O.T. ROW
 ±0.9 Ac
RECEIVED
 OCT 08 2004
 PERMIT COUNTER

ADD 2004-00206

COCONUT POINT MPD
 Proposed Landscaped View Corridors

HM
 HOLE MONTES
 ENGINEERS-PLANNERS-SURVEYORS

6202-F Presidential Court
 Fort Myers, FL. 33919
 Phone : (239) 985-1200
 Florida Certificate of
 Authorization No.1772



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COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT (PD) ADD2004-00187

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

DCI 2012-00017

WHEREAS, Coconut Point Developers LLC filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point M.P.D. to allow only the following changes:

1. **Allow an increase in the number of residential units permitted in Development Area #2 from 200 to 450; and**
2. **Change the expected dwelling unit type within Development Area #2 from apartments to condominiums; and**
3. **Reduce the number of hotel units allowed in Area Development #2 from 450 to 200.**

The subject property is located east of US41 between Williams and Coconut Roads, described more particularly as:

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

See Exhibit A

WHEREAS, the property was originally rezoned in case number Z-02-009, DRI2000-00015 and DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00060, ADD2004-00060(a), ADD2004-00060(B) and DOS2004-00059); and

WHEREAS, as part of Case DRI2004-00008 similar amendments were approved by the Board of County Commissioners to the DRI Development Order on February 7, 2005; and

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

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

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development to allow:

1. Allow an increase in the number of residential units permitted in Development Area #2 from 200 to 450; and
2. Change the expected dwelling unit type within Development Area #2 from apartments to condominiums; and
3. Reduce the number of hotel units allowed in Area Development #2 from 450 to 200.

is APPROVED, subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan entitled "Coconut Point M.P.D. Master Concept Plan Exhibit IV-E, Stamped received on September 7, 2004, and last revised on 08/25/04. Master Concept Plan for ADD2004-00187 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The only changes approved as part of this administrative amendment are noted in the above action. No other changes have been granted as part of this action and the terms and conditions of the original zoning resolutions, as previously amended, remain in full force and effect.
3. The maximum permitted number of multiple family residential dwelling units allowed in Development Area #2 is 450 and the maximum number of dwelling units permitted within the entire MPD is 1,250. The maximum permitted number of hotel units allowed in Development Area #2 is 200 and the maximum permitted number of hotel units within the entire MPD is 350.

DULY SIGNED this 28th day of March, A.D., 2005.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

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

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EXHIBIT A

HM PROJECT #1997079

1/17/01

REF. DWG. #A-994-3

PAGE 1 OF 3

DCI 2012-00017

LEGAL DESCRIPTION

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

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

AND

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

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

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REF. DWG. #A-994-3

PAGE 2 OF 3

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

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REF. DWG. #A-994-3

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

NOTES:

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

TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

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

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

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

Applicant's Legal Checked

by [Signature] 24SEPT04

BY [Signature]
JERRY L. RIFFELMACHER

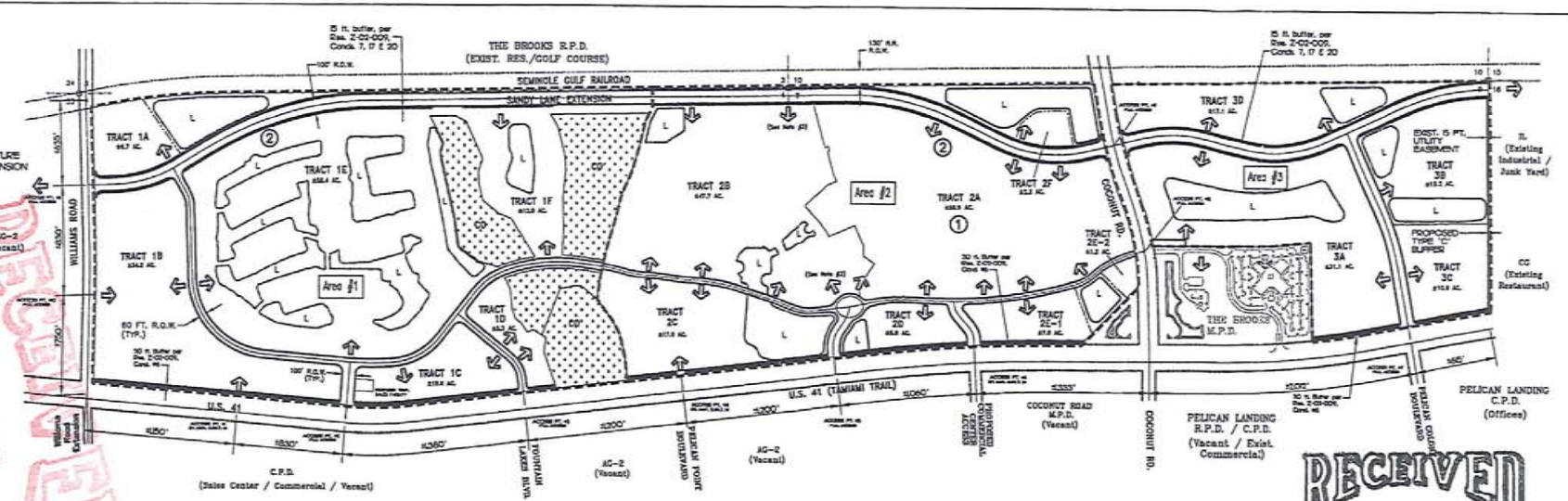
P.S.M. #6130
STATE OF FLORIDA

DCI 2012-00017
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COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT
 MAR 30 2012

DCI 2012-00017



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SEP 07 2004

PERMIT COUNTER

ADD 2004-00187

PROJECT SUMMARY:

- 1.) REQUEST A Rezoning from AG-2 to Mixed Use Planned Development (MPD)
- 2.) OVERALL CONCEPTUAL PROJECT ADVANTAGE:
- | | |
|---------------------------|---------------------|
| CONSERVATION AREAS | ±33.4 ACRES |
| LAKES | ±57.1 ACRES |
| INTERNAL (PRIVATE) R.O.W. | ±17.8 ACRES |
| INTERNAL (PUBLIC) R.O.W. | ±24.8 ACRES |
| GREEN AREAS / OPEN SPACE | ± 9.0 ACRES |
| DEVELOPMENT TRACT AREAS | ±342.2 ACRES |
| TOTAL | ±482.4 ACRES |
- 3.) CONCEPTUAL TRACT LAND USE/AVERAGE RESIDENCY:
- c.) DEVELOPMENT AREAS:
- | | |
|---|-------------------|
| Development Area #1: (Residential - 450 M.F. Units / Retail - Comm. 130,000 Sq.Ft. / Office 70,000 Sq.Ft.) | |
| Proposed Lakes | ± 25.4 Ac. |
| Proposed Internal/Private R.O.W. | ± 8.2 Ac. |
| Proposed Public R.O.W. (Sandy Lane Extension) | ± 10.1 Ac. |
| Conservation Areas | ± 33.4 Ac. |
| Green Areas / Open Space | ± 5.0 Ac. |
| Development Areas (Tracts 1A - 1F) | ± 127.7 Ac. |
| Total Development Area #1 | ±210.8 Ac. |
| Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Office 60,000 Sq.Ft. / Hotel - 400 Rooms) | |
| Proposed Lakes | ± 17.0 Ac. |
| Proposed Internal/Private R.O.W. | ± 8.1 Ac. |
| Proposed Public R.O.W. (Sandy Lane Extension) | ± 8.1 Ac. |
| Green Areas / Open Space | ± 4.0 Ac. |
| Development Areas (Tracts 2A - 2F) | ± 140.3 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 - 100 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 / 30,000 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 / 400 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 / 30,000 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	60,000 s.f. Retail / 120,000 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 FINANCING:

M.F. / A.L.F. (UNITS)	RETAIL COMM. (50,FT.)	OFFICE (50,FT.)	HOTEL (ROOMS)	
2001 - 2008	1,300*	1,800,000	300,000	600

*M.F. / A.L.F. UNITS MAY BE REPLACED WITH SF. / TR. / T.M. / 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 Z-02-009.

5.) CONSERVATION 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. & Retail Area)	163.8 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.

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

Prop. Lake Areas (8 ± 25.0% of 147.8 Ac.)	± 37.0 Ac.
Prop. Conservation Areas	± 33.4 Ac.
Development Area #1: (Commercial Development (Tracts 1A - 1D) Residential Development (Tracts 1E & 1F))	56.8 Ac. x 19.63% ± 11.1 Ac. 70.8 Ac. x 30% ± 21.3 Ac.
Sub-total	± 32.4 Ac.
Development Area #2: (Commercial Development (Tracts 2A - 2F) Residential Development (Tract 2A))	136.8 Ac. x 19.63% ± 26.9 Ac. 3.7 Ac. x 30% ± 1.1 Ac.
Sub-total	± 28.0 Ac.
Development Area #3: (Commercial Development (Tracts 3A & 3C) Residential Development (Tracts 3B & 3D))	41.7 Ac. x 19.63% ± 8.2 Ac. 30.3 Ac. x 30% ± 9.1 Ac.
Sub-total	± 17.3 Ac.
Total Open Space Provided:	±148.1 Ac.

- 6.) INDIVIDUAL OPEN SPACE:
DUE TO THE EXISTING AGRICULTURAL LAND USE AND THE EXTENT OF WILDLIFE INVASION WITHIN THE REMAINING FORESTED AREAS, NO INDIVIDUAL OPEN SPACE IS REQUIRED.
- 7.) NOTES:
- Locations / configurations of proposed land uses, such as lakes, conservation areas, roadways and open spaces are conceptually shown and subject to change during final design / permitting.
 - The subdivision of proposed commercial tracts 1B and 2A for existing principal buildings is subject to L.D.C. Sec. 34-222(1)(c).
 - 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
 - ADVANCED ZONING / LAND USE
 - DEVELOPER
 - DEVIATIONS

APPROVED

Amendment to
 Master Concept Plan
 Subject to Case # ADD 2004-00187
 Date 3/28/05

Admin. Amend. No.: ADD2004-00060
 Res. No.: Z-02-009
 Approval Date: 21st October 2002
 Case No.: DR2000-00015 & DCI2001-00005
 State DRI No.: 09-2001-153

ATTACHMENT 'A'

<p>6202-F Presidential Court Fort Myers, FL 33919 Phone: (941) 965-1200 Professional Registration No. 1772 Naples - Fort Myers - Englewood</p>	<p>6202-F Presidential Court Fort Myers, FL 33919 Phone: (941) 965-1200 Professional Registration No. 1772 Naples - Fort Myers - Englewood</p>
<p>COCONUT POINT M.P.D. MASTER CONCEPT PLAN EXHIBIT IV-E</p>	<p>03116B_MCP 03.116-B 1-2</p>

DCI 2012-00017

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00080

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

RECEIVED
MAR 30 2012

COMMUNITY DEVELOPMENT

WHEREAS, Coconut Point Developers, LLC filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point M.P.D. to revise **Resolution Z-02-009 changing Condition 2.b concerning the approved Property Development Regulations for Tract 2A and revise Condition 9 concerning the distribution of required open space within Tract 2** for property located at Coconut and Williams Roads, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number DRI2000-00025 & DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00048, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00206, ADD2005-00011 and ADD2005-00026); and

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

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

WHEREAS, staff finds that the proposed redistribution of open space within Tract 2 will not result in an overall decrease of open space within the project; and

WHEREAS, staff finds that the change in the proposed Property Development Regulations within Tract 2A will not result in an increase of intensity or density; 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 the amendment to the Mixed Use Planned Development zoning to revise Resolution Z-02-009 changing Condition 2.b concerning the approved Property Development Regulations for Tract 2A and revise Condition 9 concerning the distribution of required open space within Tract 2 is APPROVED, subject to the following conditions:

1. No substantial change to the approved Master Concept Plan has been authorized as part of this approved administrative amendment, except as specifically stated in the following.
2. Resolution Z-02-009, Condition 2.b. is hereby amended to adopt the following Property Development Regulations for this portion of the development of Tract 2A, as depicted on the Master Development Plan for Coconut Point Area 2, Phase 2B - The Residences at Coconut Point, stamped Received on June 24, 2005 (Attachment B to this action):

Tract 2A (portion only as depicted on the attached Master Concept Plan

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	20,000 square feet
Maximum Lot Coverage	55%

Minimum Setbacks

Front (street)	25 feet
Side	5 feet
Rear/Street	5 feet (0 (zero) feet for an accessory structure)
Water body	25 feet (20 feet for an accessory structure)

Minimum Building Separation: 10 feet (subject to Condition 4) or 1/2 the sum of the building heights but not less than 20 feet

Maximum Building Height: 45 feet / 3 stories

Maximum Building Height Hotel (where permitted): 60 feet / 5 stories

3. The minimum building separation may be reduced from 1/2 the sum of the building heights but no less than 20 feet, to 10 feet provided that the local fire district has reviewed and approved the plans prior to the approval of a local development order for the construction of the buildings.
4. Condition 9 of Resolution Z-02-009 is hereby amended to read:
 9. Prior to local development order approval for the first local development order for vertical development of any buildings, open space must be

provided as detailed in the open space table on the Master Concept Plan stamped received August 26, 2005 (found as Attachment A to this action) with the condition that any residential dwelling units requiring open space per LDC Section 10-415(a) must provide 30 percent common open space within Tracts 1-E, 1-F, 2-B2, 3-B, and 3-D.

A minimum of 27.7 acres of open space must be provided within Area 2. Any residential parcel within Area 2 must provide a minimum 20% open space. Any commercial parcel within Area 2 must provide a minimum 10% open space. The provided open space for Area 2 must be tracked on all development orders within Area 2 to insure the 27.7 acres of open space is provided within the overall tract.

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

DULY SIGNED this 1st day of September A.D., 2005.

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

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COMMUNITY DEVELOPMENT
DCI 2012-00017

DCI 2012-00017

RECEIVED
MAR 30 2012

HM PROJECT #1997079

1/17/01

REF. DWG. #A-994-3

PAGE 1 OF 3

LEGAL DESCRIPTION

COMMUNITY DEVELOPMENT

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

EXHIBIT A

ADD 2005-00080

HM PROJECT #1997079

1/17/01

REF. DWG. #A-994-3

PAGE 2 OF 3

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.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

Applicant's Legal Checked
by My 29 JUNE 05

BY Jerry Riffelmacher
JERRY RIFFELMACHER

P.S.M. #6130
STATE OF FLORIDA

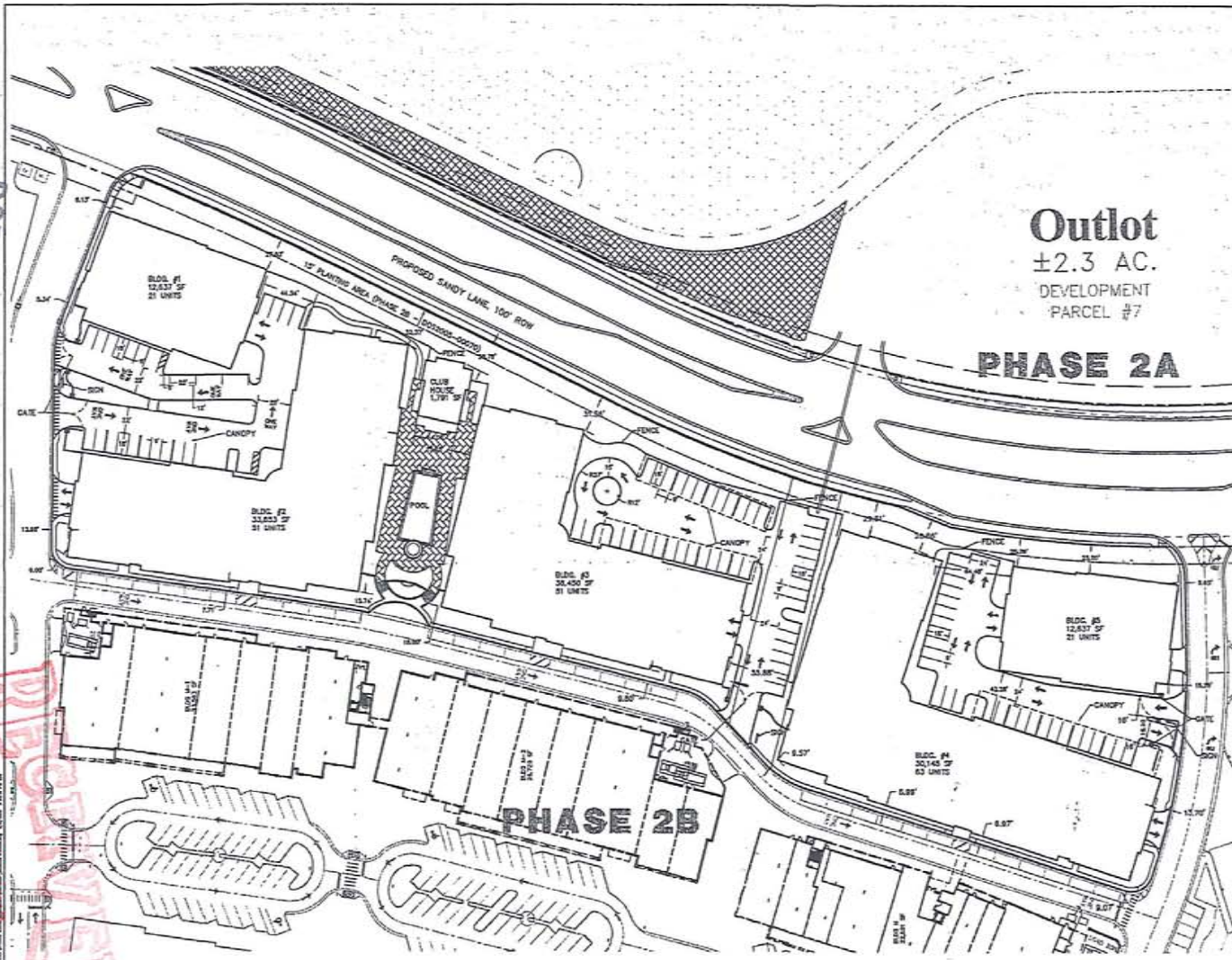
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COMMUNITY DEVELOPMENT

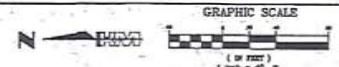
RECEIVED
MAR 30 2012



Outlot
±2.3 AC.
DEVELOPMENT
PARCEL #7

PHASE 2A

PHASE 2B



PROJECT SUMMARY:

EXISTING LAND USAGE:		
SUBJECT PARCEL	LOTAGE	ZONING
NORTH	Phase 2B - Town Center	MPO
WEST	R.O.N.	US-41 (200' R/W)
SOUTH	R.O.N.	Channel Road (150' R/W)
EAST	RAILROAD	SEAWALK DRIVE - R.O. (100' R/W)

LAND USE BREAKDOWN:

BLDG. NO.	USE	AC.	Stories
Building		107,302	2.55
Stairwells/Corridor		7,516	6.17
Access/Parking		48,195	5.11
Pool/Deck		7,554	6.87
Open Area/Open Space		90,068	1.36
TOTAL PROJECT AREA		250,635	5.76

- GENERAL NOTES:**
- CURRENT ZONING IS MPO.
 - PROJECT PHASING WILL CONSIST OF ONE PHASE, TAGULATED AS FOLLOWS:
 - PHASE 1
 - MAIN PARKING AREAS, ACCESS, INFRASTRUCTURE - 2.78 AC.
 - BUILDING COVERAGE
 - Story 1 - 2, 227 A.F. Units
 - Clubhouse, 4,500 sf
 - CARSPACE / RECYCLABLE COLLECTION AREAS SHALL BE PROVIDED WITH ENCLINGS ON THREE SIDES WITH DATE.
 - ALL BUILDINGS SHALL BE TYPE IV CONSTRUCTION.
 - ALL BUILDINGS SHALL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS DESIGNED IN ACCORDANCE WITH NFPA 13, MEETING LSC 10-385 REQUIREMENTS.
 - ALL PAVEMENT STRIPING ON SITE SHALL BE PAINTED.

- DEVELOPMENT REGULATIONS:**
TRACT 2A, CITY ZONING REGULATIONS, 7-02-2009
- Minimum Lot Size:
 - Lot Area - 25,000 sq ft
 - Min. width - 100 ft
 - Min. depth - 100 ft
 - Minimum Setbacks:
 - U.S. 41 - 25 ft
 - Front (Street) - 25 ft
 - Side - width of lot
 - Minimum Building Structure:
 - Rear / Street - 5 ft (0 ft for Accessory Structure)
 - Wetlands - 25 ft (20 ft for Accessory Structure)
 - Maximum Height:
 - Maximum Height - 45 ft (2 Stories)
 - Maximum Lot Coverage:
 - Max percent of total area - max 55% percent max.
 - Minimum Building Separation:
 - Minimum separation between buildings - 10 feet

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ZONING
ATTACHMENT B

REVISION	DATE	BY

COCONUT POINT AREA 2
PHASE 2B - THE RESIDENCES AT COCONUT POINT

DESIGNED BY
T.W.M.
DATE
3/05

CHECKED BY
T.W.M.
DATE
3/05

VERTICAL SCALE
N/A

HORIZONTAL SCALE
1" = 40'

H.M. HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6202-F Presidential Court
Fort Myers, FL 33919
Phone : (239) 995-1200
Florida Certificate of Authorization No.1772
Naples - Fort Myers - Venice - Englewood

MASTER DEVELOPMENT PLAN

THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW	DATE	BY

CDR FILE NO.	DRAWING NO.
03116MDP	MDP-1
PROJECT NO.	SHEET NO.
2003.116	1 OF 1

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ADMINISTRATIVE AMENDMENT (PD) ADD2006-00229

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Muvico Theaters Inc. d/b/a Muvico 16 filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point for property located at 8021 Cinema Way, described more particularly as:

WHEREAS, the subject property is located along the east side of U.S. 41 at the intersection of Coconut Road, described more particularly as follows:

LEGAL DESCRIPTION: See attached Exhibit A.

WHEREAS, the applicant, Muvico Theaters, Inc. d/b/a Muvico 16 is a theater located within the Coconut Point Mixed Use Planned Development on a 482.4 (±) parcel permitting a regional mall with 1,800,000 square feet of retail floor area, 300,000 square feet of office floor area, 1,200 dwelling units and 600 hotel units; and

WHEREAS, the subject property is located in the Rural and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, Muvico Theaters, established in 1984 is based in Fort Lauderdale, Florida and currently has ten (10) theaters located throughout Florida; and

WHEREAS, Muvico Theaters, Inc. d/b/a Muvico 16, located within Tract 2A (Regional Mall Parcel) is a 79,500 square-foot building designed to accommodate 3,600 (±) patrons; and

WHEREAS, Muvico Theaters, Inc. d/b/a Muvico 16 is requesting deviations from the Land Development Code (LDC) as follows:

- a. **A deviation from the Land Development Code, Section 30-153(2)c to permit an individual ground-mounted identification sign for an individual business located within a multiple-occupancy complex to permit one (1) 56.25 square foot ground-mounted sign.**
- b. **A deviation from the Land Development Code, Section 33-385(8) which permits a maximum area of 300 square feet of signage per wall and limits wall signs to the business name and logo to permit an additional 874.25 square feet of signage as follows:**

1. **Two (2) 9.5 square-foot single-faced illuminated "Automatic Ticketing" signs to indicate the location of the automatic ticketing dispensers to be located under the eaves of the interior building roof;**
2. **One (1) 39 square-foot single-faced illuminated "Box Office" sign to be located inside the vestibule courtyard of the building;**
3. **One (1) 132 square-foot single-faced illuminated "Welcome to MUVICO" sign to be located behind the Box Office in the courtyard area; and**
4. **Four (4) 157 square-foot single-faced interior illuminated Marquee signs to indicate current and upcoming attractions within the theater.**

WHEREAS, the property was originally rezoned in case numbers DRI2000-00015, DCI2001-00005 and DRI2004-00003 (with subsequent amendments in case numbers ADD2004-00048, ADD2004-00060, ADD2004-00060(A), ADD2004 -00060(B), ADD2004-00060©, ADD2004-00187, ADD2004-00206, ADD2005-00011, ADD2005-00026, ADD2005-00080(A), ADD2005-00122, ADD2005-00177, ADD2005-00233 and ADD2006-00024); and

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

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

WHEREAS, the Muvico 16, is being developed under Case Number COM2004-02416 within the Coconut Point Center and has been issued permits for four (4) wall signs ("MUVICO 16") including:

1. Permit Number SGN2006-01365 - 102 square-foot wall sign for the front elevation;
2. Permit Number SGN2006-01366 - 102 square-foot wall sign for the rear elevation;
3. Permit Number SGN2006-01367 - 261 square-foot wall sign for the right elevation; and
4. Permit Number SGN2006-01368 - 261 square-foot wall sign for the left elevation.

WHEREAS, the applicant has requested an Administrative Amendment to permit additional signage, located in a vestibule area not visible from a public roadway or parking lot that is specifically designed to provide identification and direction to assist the public upon approaching the theater by designating two (2) "Automatic Ticketing" and one (1) "Box Office" location and a ground-mounted identification sign located within the interior of the subject parcel; and

WHEREAS, the applicant has requested an Administrative Amendment to permit four (4) Marquee signs to be located on the north (1), south (1) and east (2) building elevations. The Marquee signs provide a service to the public by displaying and featuring the name, date and time of current and upcoming attractions; and

WHEREAS, the requested amendment will permit an additional 874.25 square feet in directional and informational signage that will provide a service to the public and patrons of Coconut Point and the MUVICO 16 Theater; and

WHEREAS, it is found that the proposed amendment to permit the "Automatic Ticketing", "Box Office", "Welcome to Muvico" and movie announcement marquee signs do 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.

WHEREAS, the Estero Design Review Committee, the Simon Property Group and the Coconut Point Design Review Authority (DRA) have reviewed and approved the proposed sign package for Muvico, d/b/a Muvico 16 subject to applicable Lee County codes.

WHEREAS, if the developer desires to further deviate from the regulations contained in the Land Development Code (LDC), Chapter 30 or Chapter 33 pertaining to the Coconut Point project signage, the proposed sign package must be submitted for review and approval by the Lee County Department of Community Development; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Coconut Point Mixed Use Planned Development is **APPROVED** to allow:

DEVIATIONS:

1. **A deviation from the Land Development Code, Section 33-385(8) which permits a maximum area of 300 square feet of signage per wall and limits wall signs to the business name and logo to permit an additional 818 square feet of signage as follows:**
 - a. **Two (2) 9.5 square-foot (Total 19 square feet) single-faced illuminated "Automatic Ticketing" signs to indicate the location of**

the automatic ticketing dispensers to be located under the eaves of the interior building roof as indicated on Attachment "B" as Letter (B).

- b. One (1) 39 square-foot single-faced illuminated "Box Office" sign to be located inside the vestibule courtyard of the building as indicated on Attachment "B" as Letter "C".
- c. Four (4) 157 square-foot (Total of 628 square feet) single-faced interior illuminated Marquee signs to indicate current and upcoming attractions within the theater as indicated on Attachment "B" as Letter "D".
- d. One (1) 132 square-foot single-faced illuminated "Welcome to MUVICO" sign to be located behind the Box Office in the courtyard area as indicated on Attachment "B" as Letter "E".

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Coconut Point Mixed Use Planned Development is **DENIED** to allow:

1. A deviation from the Land Development Code, Section 30-153(2)c to permit an individual ground-mounted identification sign for an individual business located within a multiple-occupancy complex to permit one (1) 56.25 square foot ground-mounted sign.

CONDITIONS:

1. The only changes approved as part of this Administrative Amendment are those approved deviations described above. No other changes have been authorized as part of this amendment and the development must remain in compliance with the terms and conditions of the original zoning resolution (as amended). The Development must be in compliance with the Master Concept Plan (as amended). The Development must be substantially consistent with the attached 10-page plan, entitled "Muvico Theaters Coconut Point 16", stamped received on December 4, 2006.
2. The illuminated Marquee signs located on the eastern elevation of the Muvico 16 building must be turned off no later than 10:00 p.m. to reduce negative impacts to the residential portion of the development across Coconut Point Road.

3. All other signs within this development must be consistent with the Land Development Code Chapters 30 and 33, except as specifically approved within this action.
4. The terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 22nd day of January, A.D., 2007.

BY: _____

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

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ADD 2006-00229

LEGAL DESCRIPTION

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

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

AND

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

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

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HM PROJECT #1997079

1/17/01

REF. DWG. #A-994-3

PAGE 2 OF 3

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

ADD 2006-00229

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

NOTES:

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

TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

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

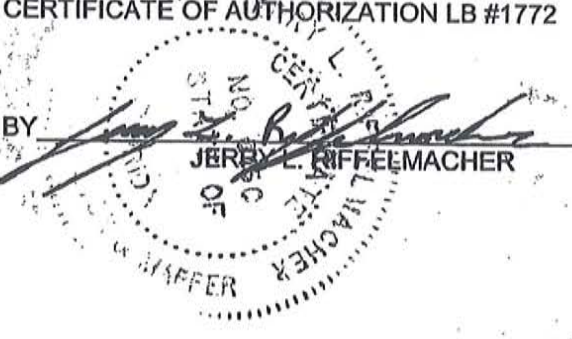
BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°56'17"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

Applicant's Legal Checked
by AMY OBDECOB

BY [Signature]
JERRY L. RIFFELMACHER

P.S.M. #6130
STATE OF FLORIDA



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SIMON™

140444
11" x 17"

H-3-C
H-2-B-2

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DEC 04 2006

COMMUNITY DEVELOPMENT

October 11, 2006

East Coast Sign Advertising
Phone (215) 781-8500

Reference: **SIGN REVIEW**
Muvico
Space #: XX

Coconut Point Town Center
#4696
Bonita Springs, FL

Dear Sirs/Madame

Your **sign design and construction drawings** have been reviewed, and they are **approved as noted**. One set of plans marked with review comments is enclosed for your records.

You are responsible for informing your vendor of pertinent lease requirements, procedures for checking in with the appropriate Landlord Representatives at the site, and all Mall Rules and Regulations.

Sincerely,

Nena Wilke
Senior Manager/Tenant Coordination (317) 263-7173

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kag

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