



GIS Tracking Sheet

Case No.: ADD2006-00024
Intake Date: 1-27-06
Project Name: Coconut Point MPD
STRAP Number(s): 04-47-25-00-00001.0130 and 09-47-25-00-00001.0020
Planner Name: _____ Ext. _____

Chip Block 8371

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 01 FEB 06

INTAKE: N/A

LEGAL SUFFICIENT

☒ YES

☐ NO

Initials: [Signature]

If not, give brief explanation:

MAP UPDATE following FINAL ACTION

Date: 10 MAR 06

☐ Hearing Examiner Decision

☐ Board of County Commissioner's
Resolution

☒ Administrative Approval (PD)

☐ Blue Sheet

Zoning Notes: ADD2006-00024, 10 MAR 06, COCONUT POINT MPD, REVISE MASTER CONCEPT PLAN,
ADD AN LDC DEVIATION, AMEND PROPERTY DEVELOPMENT REGULATIONS,
ADD TO SCHEDULE OF USES WITHIN AREA 2; CONDS.

MAP UPDATED

☒ YES

☐ NO

Initials: [Signature]

If not, give brief explanation:

NOTE to MPD: 000760 + 000761

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: March 10, 2006

TO: WHOM IT MAY CONCERN

FROM: Jodi Payne
Administrative Assistant

RE: ADMINISTRATIVE AMENDMENT

Case Number	Case Name
ADD2006-00024	Coconut Point Developers in ref to Coconut Point MPD

cc: Agent DR12000-00015 + DCI 2005-00001
Original DCI Zoning File
Sharon Mihm
Julie Dalton, Property Appraiser's Office
Matt Noble, Planning

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00024

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Coconut Point Developers, LLC filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point MPD to:

- a. **Revise the approved Master Concept Plan to allow Dwelling Unit: Multiple Family Building in Tract 2B.**
- b. **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.**
- c. **Amend the approved property development regulations to allow a maximum building height of 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.**
- d. **Add to the approved Schedule of Uses within Area 2 (with the exception of Tract 2F) the use of Hotel/Motel.**

The subject property is located along the east side of US 41 at the intersection of Coconut Road, described more particularly as:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case numbers DRI2000-00015 & DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00048, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00187, ADD2004-00206, ADD2005-00011, and ADD2005-00080(A)); and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee County Comprehensive Plan (Lee Plan); 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 addition of Multiple Family Building to Tract 2B is not increasing the allowed number of dwelling units within the overall project; and

WHEREAS, the applicant has agreed to eliminate two of the four allowed identification signs in order to be allowed to have the one sign along US 41 to maintain a maximum height of 29 feet; and

WHEREAS, the increased building height is for land interior to the development and does not permit these taller buildings any closer to Via Coconut Point than may be permitted elsewhere within the development; and

WHEREAS, the addition of the use of Hotel/Motel to Area 2 (except Tract 2F) is considered interior to the development and does not seek additional intensity of development; 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 for the following changes is **APPROVED, subject to the following conditions:**

CHANGES

- a. **Revise the approved Master Concept Plan to allow Dwelling Unit: Multiple Family Building in Tract 2B**
- b. **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.**
- c. **Amend the approved property development regulations to allow a maximum building height of 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.**
- d. **Add to the approved Schedule of Uses within Area 2 (with the exception of Tract 2F) the use of Hotel/Motel.**

CONDITIONS

1. The only changes approved as part of this administrative amendment are those described above. No other changes have been authorized as part of this amendment and 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 amended Master Concept Plan, stamped received March 03, 2006. Master Concept Plan for ADD2006-00024 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. 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.
3. Condition 9 of Zoning Resolution Z-02-009 (amended in ADD2004-00060 and ADD2005-00080) is revised as follows:

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 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 ~~27.7 acres of~~ 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.

DULY SIGNED this 10th day of March, A.D., 2006.

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

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JAN 27 2006

HM PROJECT #1997079
1/17/01
REF. DWG. #A-994-3
PAGE 1 OF 3

LEGAL DESCRIPTION

PERMIT COUNTER

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

ADD 2006-00024

A PORTION OF SECTIONS 3, 4, 9, AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE

WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 3,021.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,320.56 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,692.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N.00°56'59"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,590.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5,641.38 FEET, THROUGH A CENTRAL ANGLE OF 09°31'27", SUBTENDED BY A CHORD OF 936.68 FEET AT A BEARING OF N.05°42'42"W., FOR A DISTANCE OF 937.76 FEET TO THE END OF SAID CURVE; THENCE RUN N.10°28'26"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 98.54 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S.88°20'53"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,029.70 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7,050.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'00", SUBTENDED BY A CHORD OF 369.09 FEET AT A BEARING OF S.89°50'53"W., FOR A DISTANCE OF 369.14 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°39'07"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 674.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN S.04°52'41"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,901.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,725.19 FEET, THROUGH A CENTRAL ANGLE OF 11°32'50", SUBTENDED BY A CHORD OF 548.30 FEET AT A BEARING OF S.00°53'44"E., FOR A DISTANCE OF 549.23 FEET TO THE END OF SAID CURVE; THENCE RUN S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 225.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,710.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 626.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,584.73 FEET, THROUGH A CENTRAL ANGLE OF 06°24'13", SUBTENDED BY A CHORD OF 1,294.08 FEET AT A BEARING OF S.03°28'03"E., FOR A DISTANCE OF 1,294.76 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°15'56"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 274.74 FEET; THENCE RUN S.46°02'16"E., FOR A DISTANCE OF 577.44 FEET; THENCE RUN S.01°57'26"E. FOR A DISTANCE OF 25.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY; THENCE RUN N.88°02'34"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 32.80 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,875.00 FEET, THROUGH A CENTRAL ANGLE OF 17°41'59", SUBTENDED BY A CHORD OF 576.92 FEET AT A BEARING OF N.79°11'34"E., FOR A DISTANCE OF 579.22 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE

HM PROJECT #1997079
1/17/01
REF. DWG. #A-994-3
PAGE 3 OF 3

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

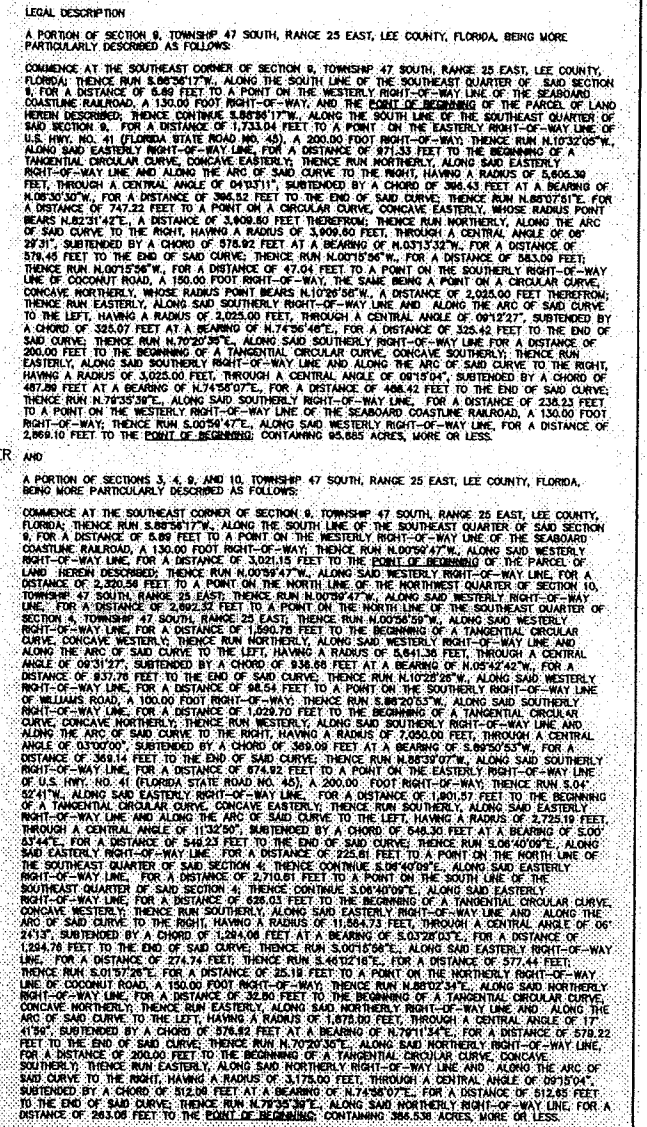
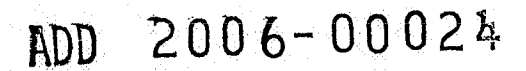
Applicant's Legal Checked
by Amy OIFEBOG

BY Jerry L. Riffelmacher P.S.M. #6130
JERRY L. RIFFELMACHER STATE OF FLORIDA

RECEIVED
JAN 27 2006

PERMIT COUNTER

ADD 2006-00024



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2035.00	323.42	323.07	N74°26'48"E	81°24'27"
C2	3032.00	488.42	487.89	N75°38'07"E	91°04'04"
C3	7050.00	369.14	369.09	S89°50'57"W	3°00'00"
C4	2725.18	540.23	548.30	S60°54'44"E	11°32'50"
C5	11584.73	1294.76	1284.06	S03°28'03"E	8°24'15"
C6	1675.00	579.22	576.92	N79°11'34"E	17°41'59"
C7	3175.00	512.65	512.08	N74°38'07"E	81°04'04"

"NOT A SURVEY"

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



HME
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

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

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

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

UN1997\1997079-B ZONING-APPROVED MASTER CONCEPT PLANS\9779B_MCP-REVISED 01-26-06 - Area #2 signage residential hotel height - ALT. Res. Sign 3/2/2006 1:45:02 PM EST

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	±57.1 ACRES
INTERNAL (PRIVATE) R.O.W.	±17.7 ACRES
INTERNAL (PUBLIC) R.O.W.	±25.5 ACRES
GREEN AREAS / OPEN SPACE	± 9.0 ACRES
DEVELOPMENT TRACT AREAS	±339.7 ACRES
TOTAL	±482.4 ACRES

3.) CONCEPTUAL TRACT LAND USE/ACREAGE BREAKDOWN:

a.) DEVELOPMENT AREAS:

Development Area #1: (Residential - 550 M.F. Units / Retail - Comm. 280,000 Sq.Ft. / Office 70,000 Sq.Ft.)

Proposed Lakes	± 26.4 Ac.
Proposed Internal/Private R.O.W.	± 8.2 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 10.1 Ac.
Conservation Areas	± 33.4 Ac.
Green Areas / Open Space	± 5.0 Ac.
Development Areas (Tracts 1A - 1F)	±127.7 Ac.
Total Development Area #1	±210.8 Ac.

Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / 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 - 450 M.F. / A.L.F. Units / Retail - Comm. 70,000 Sq.Ft. / Office 140,000 Sq.Ft. / Hotel - 150 Rooms)

Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 3.4 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.3 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3D)	± 71.5 Ac.
Total Development Area #3	±95.9 Ac.

b.) MAXIMUM DEVELOPMENT TRACT INTENSITY:

(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:

Tract 1A	15,000 s.f. Retail / 30,000 s.f. Office
Tract 1B	250,000 s.f. Retail / 30,000 s.f. Office
Tract 1C	40,000 s.f. Retail / 20,000 s.f. Office
Tract 1D	15,000 s.f. Retail / 20,000 s.f. Office
Tract 1E	500 M.F. DU's
Tract 1F	100 M.F. DU's

Development Area #2:

Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's
Tract 2C	150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units

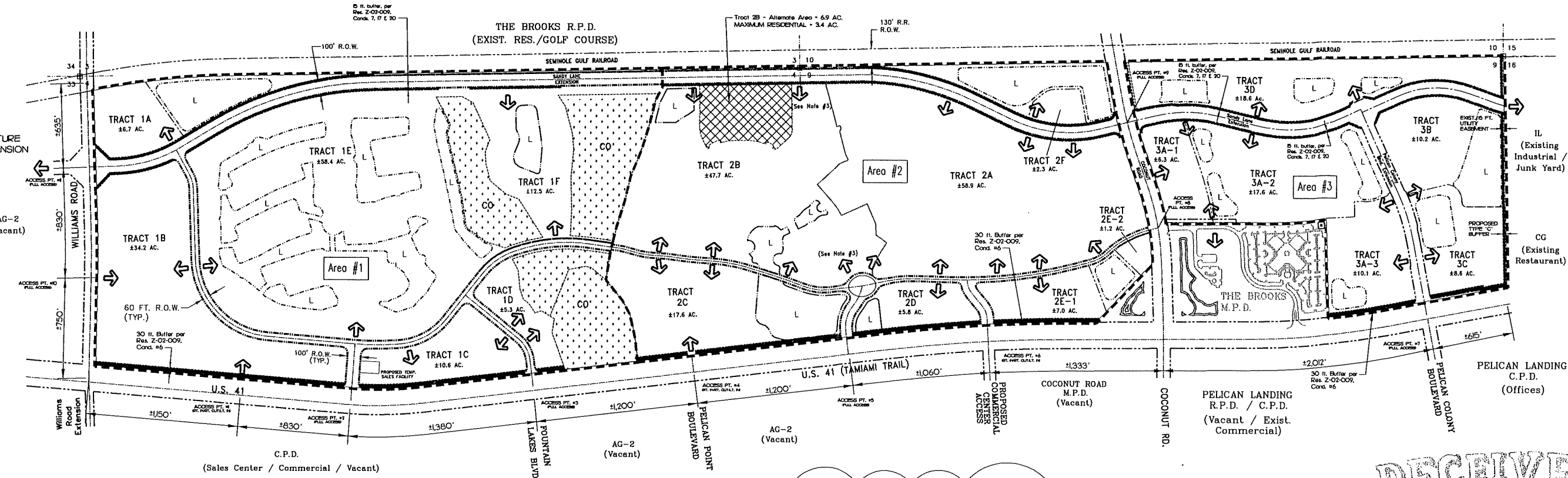
Development Area #3:

Tract 3A-1 thru 3	60,000 s.f. Retail / 130,000 s.f. Office / 150 Room Hotel
Tract 3B	250 M.F. DU's
Tract 3C	40,000 s.f. Retail / 30,000 s.f. Office / 150 Room Hotel
Tract 3D	250 M.F. DU's

4.) PROJECT PHASING:

	M.F. / A.L.F. (UNITS)	RETAIL COMM. (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)
2001 - 2006	1,450*	1,800,000	300,000	350
*M.F. / A.L.F. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLEX UNITS SO LONG AS THE TOTAL NO. OF PEAK HOUR VEHICULAR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH RESOLUTION Z-02-009.				

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2006-00024
Date 3-10-06



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

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 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:			
(LESS Sandy Lane Ext. & Resid. Area)	158.4 Ac. x 30%	± 47.5 Ac.**	
(Residential Area)	9.2 Ac. x 40%	± 3.7 Ac.	

Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:

(LESS Sandy Lane Ext. & Resid. Area)	161.8 Ac. x 30%	± 48.5 Ac.**	
(Residential Area)	5.8 Ac. x 40%	± 2.3 Ac.	
Development Area #3:			
(LESS Sandy Lane Ext. & Tracts 3B & 3D)	59.5 Ac. x 30%	± 17.9 Ac.	
(Tract 3B & 3D)	29.1 Ac. x 40%	± 11.6 Ac.	

Total Open Space Required [ALT 1]:	±148.0 Ac.
Total Open Space Required [ALT 2]:	±147.6 Ac.

*The % of Open Space may vary depending upon the ultimate land uses.
**Includes Residential above Commercial uses.

b.) PROVIDED (per L.C.L.D.C.):

Prop. Lake Areas (≤ 25.0% of 148.0 Ac.)	± 37.0 Ac.
Prop. Conservation Areas	± 33.4 Ac.

Development Area #1:

Commercial Development (Tracts 1A - 1D)	56.8 Ac. x 19.63%	± 11.1 Ac.
Residential Development (Tracts 1E & 1F)	70.9 Ac. x 30%	± 21.3 Ac.
Sub-total		± 32.4 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)	42.4 Ac. x 20.5%	± 8.7 Ac.
Residential Development (Tracts 3B & 3D)	29.1 Ac. x 30%	± 8.7 Ac.
Sub-total		± 17.4 Ac.

Total Open Space Provided [ALT 1]:	±148.0 Ac.
Total Open Space Provided [ALT 2]:	±147.8 Ac.

6.) INDIGENOUS OPEN SPACE:

DUE TO THE EXISTING AGRICULTURAL LAND USE AND THE EXTENT OF MELALEUCA INVASION WITHIN THE REMAINING FORESTED AREAS, NO INDIGENOUS OPEN SPACE IS REQUIRED.

7.) NOTES:

- Locations / configurations of proposed land uses, such as lakes, conservation areas, roadways and open space are conceptually shown and subject to change during final design / permitting.
- The subdivision of proposed commercial tracts 1B and 2A for abutting principal buildings is subject to L.D.C. Sec. 34-2221(1)a.
- Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.

LEGEND

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

MAR 03 2006

HOLE MONTES



SCALE: 1" = 400'

ATTACHMENT 'A'

REVISIONS	NUMBER	DATE
Added Access PL for Tract 3A-1	1	11/16/05
Revised for Administrative Amendment #8 Tract 3D	2	11/16/05
Revised for Admin. Amendment ADD2005-00080	3	08/22/05
Revised for Administrative Amendment Submittal	4	02/04/05
Revised for Administrative Amendment Submittal	5	08/25/04
Revised for Administrative Amendment Submittal	6	05/19/04
Revised for Administrative Amendment Submittal	7	02/27/04
Revised per County Attorney's Office Memo	8	12/09/02
Revised Tracts / O.S. Colors / Permitted Uses	9	12/16/01
Revised per County Staff 1st R.A.I.	10	03/08/01

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

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

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: 1" = 400'	HORZ. SCALE: 1" = 400'
DRAWING NO.	REFERENCE NO. 9779B_MCP8
PROJECT NO. 97.79-B	SHEET NO. 1 of 1



GIS Tracking Sheet

Case No.: ADD2006-00024
Intake Date: 1-27-06
Project Name: Coconut Point MPD
STRAP Number(s): 04-47-25-00-00001.0130 and 09-47-25-00-00001.0020
Planner Name: _____ Ext. _____

Chip Block 8371

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 01 FEB 06

INTAKE: N/A

LEGAL SUFFICIENT

☒ YES

☐ NO

Initials: [Signature]

If not, give brief explanation:

MAP UPDATE following FINAL ACTION

Date: 10 MAR 06

☐ Hearing Examiner Decision

☐ Board of County Commissioner's Resolution

☒ Administrative Approval (PD)

☐ Blue Sheet

Zoning Notes: ADD2006-00024, 10 MAR 06, COCONUT POINT MPD, REVISE MASTER CONCEPT PLAN, ADD AN LDC DEVIATION, AMEND PROPERTY DEVELOPMENT REGULATIONS, ADD TO SCHEDULE OF USES WITHIN AREA 2; CONDS.

MAP UPDATED

☒ YES

☐ NO

Initials: [Signature]

If not, give brief explanation:

NOTE to MPD: 000760 + 000761

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HM PROJECT #1997079
1/17/01
REF. DWG. #A-994-3
PAGE 1 OF 3

LEGAL DESCRIPTION

PERMIT COUNTER

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

ADD 2006-00024

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

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

HM PROJECT #1997079
1/17/01
REF. DWG. #A-994-3
PAGE 3 OF 3

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

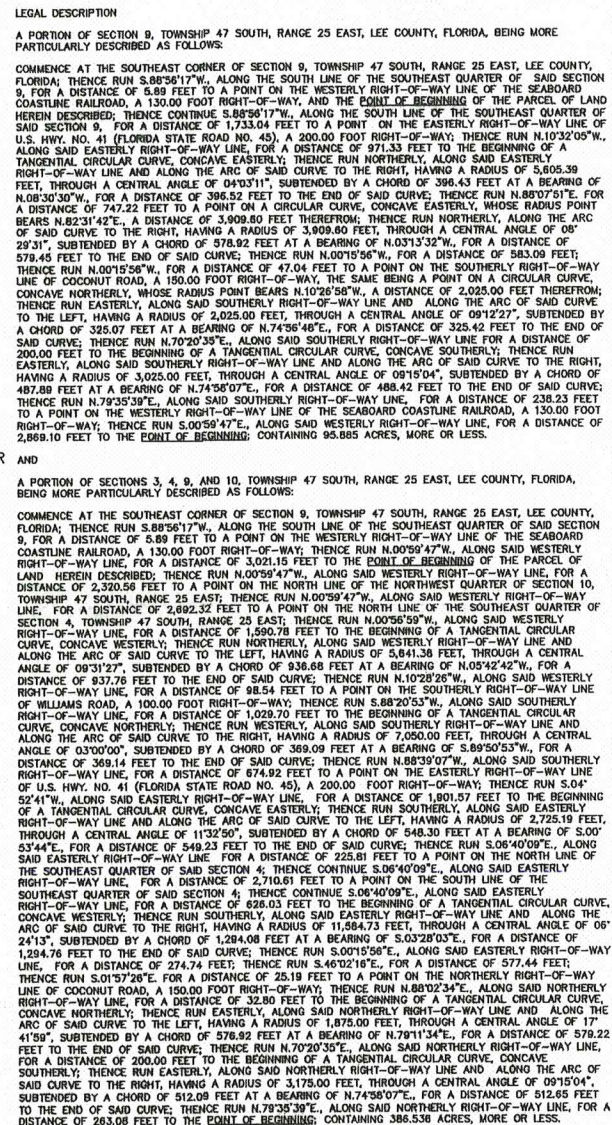
Applicant's Legal Checked
by AJY 01FEB06

BY Jerry L. Riffelmacher P.S.M. #6130
JERRY L. RIFFELMACHER STATE OF FLORIDA

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JAN 27 2006

PERMIT CENTER

ADD 2006-00024



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2025.00	325.42	325.07	N74°56'48"E	91°22'27"
C2	3025.00	488.42	487.89	N73°38'07"E	91°50'04"
C3	7050.00	369.14	369.09	S89°50'53"W	30°00'00"
C4	2725.19	549.23	548.30	S00°53'44"E	113°52'50"
C5	11584.73	1204.76	1294.08	S03°28'03"E	6°24'13"
C6	1875.00	576.22	576.92	N78°11'34"E	174°1'59"
C7	3175.00	512.65	512.09	N74°58'07"E	91°50'04"

""NOT A SURVEY""



HIM
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

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

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

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

BY Jerry L. Riffelmacher JERRY L. RIFFELMACHER

PERMIT COUNTER

P.S.M. #6130
STATE OF FLORIDA
ADD 2006-00024

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00024

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Coconut Point Developers, LLC filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point MPD to:

- a. **Revise the approved Master Concept Plan to allow Dwelling Unit: Multiple Family Building in Tract 2B.**
- b. **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.**
- c. **Amend the approved property development regulations to allow a maximum building height of 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.**
- d. **Add to the approved Schedule of Uses within Area 2 (with the exception of Tract 2F) the use of Hotel/Motel.**

The subject property is located along the east side of US 41 at the intersection of Coconut Road, described more particularly as:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case numbers DRI2000-00015 & DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00048, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00187, ADD2004-00206, ADD2005-00011, and ADD2005-00080(A)); and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee County Comprehensive Plan (Lee Plan); 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 addition of Multiple Family Building to Tract 2B is not increasing the allowed number of dwelling units within the overall project; and

WHEREAS, the applicant has agreed to eliminate two of the four allowed identification signs in order to be allowed to have the one sign along US 41 to maintain a maximum height of 29 feet; and

WHEREAS, the increased building height is for land interior to the development and does not permit these taller buildings any closer to Via Coconut Point than may be permitted elsewhere within the development; and

WHEREAS, the addition of the use of Hotel/Motel to Area 2 (except Tract 2F) is considered interior to the development and does not seek additional intensity of development; 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 for the following changes is **APPROVED, subject to the following conditions:**

CHANGES

- a. **Revise the approved Master Concept Plan to allow Dwelling Unit: Multiple Family Building in Tract 2B**
- b. **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.**
- c. **Amend the approved property development regulations to allow a maximum building height of 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.**
- d. **Add to the approved Schedule of Uses within Area 2 (with the exception of Tract 2F) the use of Hotel/Motel.**

CONDITIONS

1. The only changes approved as part of this administrative amendment are those described above. No other changes have been authorized as part of this amendment and 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 amended Master Concept Plan, stamped received March 03, 2006. Master Concept Plan for ADD2006-00024 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. 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.
3. Condition 9 of Zoning Resolution Z-02-009 (amended in ADD2004-00060 and ADD2005-00080) is revised as follows:
 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 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 ~~27.7 acres of~~ 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.

DULY SIGNED this 10th day of March, A.D., 2006.

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

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HM PROJECT #1997079
1/17/01
REF. DWG. #A-994-3
PAGE 1 OF 3

LEGAL DESCRIPTION

PERMIT COUNTER

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

ADD 2006-00024

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

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

HM PROJECT #1997079
1/17/01
REF. DWG. #A-994-3
PAGE 3 OF 3

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

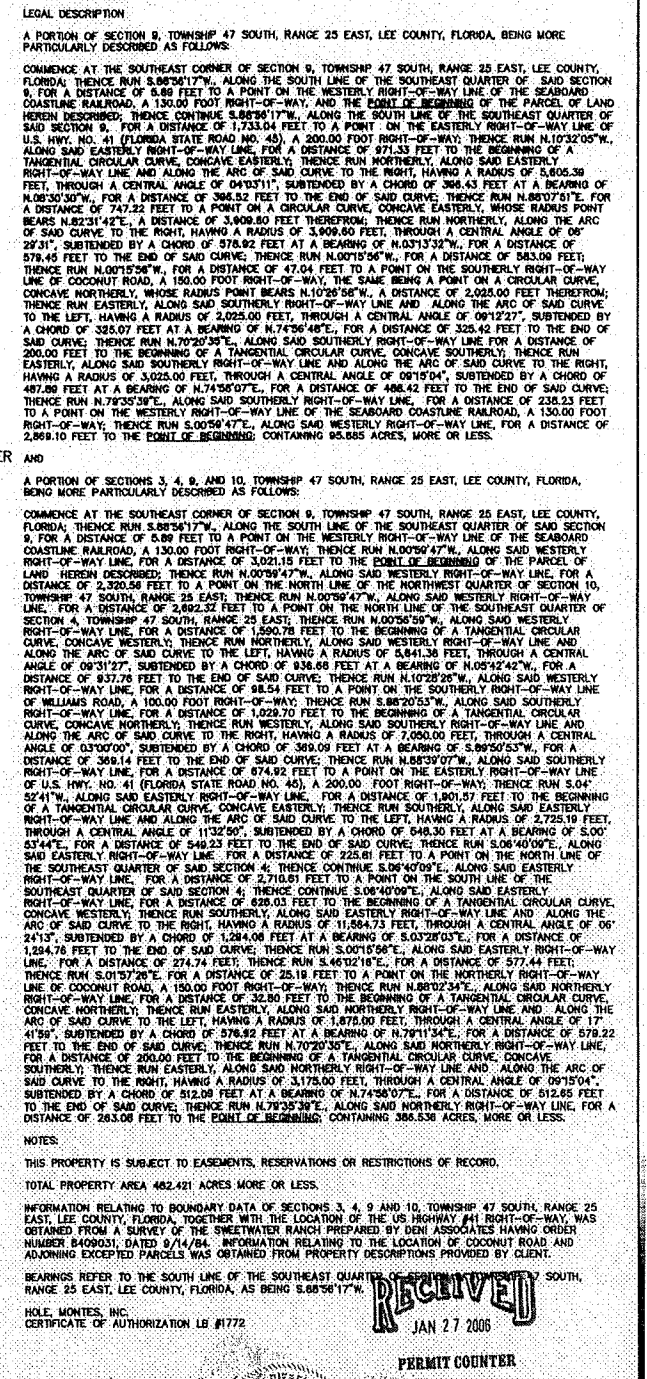
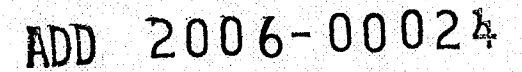
Applicant's Legal Checked
by Amy O'FEB06

BY Jerry L. Riffelmacher P.S.M. #6130
JERRY L. RIFFELMACHER STATE OF FLORIDA

RECEIVED
JAN 27 2006

PERMIT CENTER

ADD 2006-00024



LINE TABLE		
LINE	LENGTH	BEARING
L1	200.00	N70°20'35"E
L2	238.23	N78°35'38"E
L3	182.05	N60°39'47"W
L4	95.54	N10°28'28"W
L5	674.92	N68°30'07"W
L6	225.81	S06°40'09"E
L7	628.03	S64°40'09"E
L8	274.74	S00°15'58"E
L9	577.44	S48°02'18"E
L10	25.19	S01°57'28"E
L11	32.80	N68°02'34"E
L12	200.00	N70°20'35"E
L13	263.08	N79°35'38"E

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2025.00	325.42	325.07	N74°36'48"E	91°22'27"
C2	3025.00	484.42	487.89	N74°36'07"E	91°50'04"
C3	7050.00	369.14	369.09	S89°50'53"W	300°00'
C4	2725.18	546.23	548.30	S50°33'44"E	113°52'50"
C5	11564.73	1294.76	1284.06	S03°23'03"E	6°24'15"
C6	1675.00	578.22	578.92	N78°11'34"E	7°51'50"
C7	3175.00	512.65	512.09	N74°56'07"E	91°50'04"

"NOT A SURVEY"



HMM
HOLE MONTESS
ENGINEERS-PLANNERS-SURVEYOR

950 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

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

RECEIVED
JAN 27 2006

PERMIT COUNTER

ADD 2006-00024

ADD 2006-00024

UN1997-1997079-B ZONING-APPROVED MASTER CONCEPT PLANS 9779B_MCP-REVISED 01-26-06 - Area #2 signage residential hotel height - ALT Residing 3/2/2006 14:50:02 PM EST

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	±57.1 ACRES
INTERNAL (PRIVATE) R.O.W.	±17.7 ACRES
INTERNAL (PUBLIC) R.O.W.	±25.5 ACRES
GREEN AREAS / OPEN SPACE	± 9.0 ACRES
DEVELOPMENT TRACT AREAS	±339.7 ACRES
TOTAL	±482.4 ACRES

3.) CONCEPTUAL TRACT LAND USE/ACREAGE BREAKDOWN:

a.) DEVELOPMENT AREAS:

Development Area #1: (Residential - 550 M.F. Units / Retail - Comm. 280,000 Sq.Ft. / Office 70,000 Sq.Ft.)	
Proposed Lakes	± 26.4 Ac.
Proposed Internal/Private R.O.W.	± 8.2 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 10.1 Ac.
Conservation Areas	± 33.4 Ac.
Green Areas / Open Space	± 5.0 Ac.
Development Areas (Tracts 1A - 1F)	±127.7 Ac.
Total Development Area #1	±210.8 Ac.

Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / 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 - 450 M.F. / A.L.F. Units / Retail - Comm. 70,000 Sq.Ft. / Office 140,000 Sq.Ft. / Hotel - 150 Rooms)

Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 3.4 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.3 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3D)	± 71.5 Ac.
Total Development Area #3	±95.9 Ac.

b.) MAXIMUM DEVELOPMENT TRACT INTENSITY:

(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

Development Area #1:

Tract 1A	15,000 s.f. Retail / 30,000 s.f. Office
Tract 1B	250,000 s.f. Retail / 30,000 s.f. Office
Tract 1C	40,000 s.f. Retail / 20,000 s.f. Office
Tract 1D	15,000 s.f. Retail / 20,000 s.f. Office
Tract 1E	500 M.F. DU's
Tract 1F	100 M.F. DU's

Development Area #2:

Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's
Tract 2C	150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units

Development Area #3:

Tract 3A-1 thru 3	60,000 s.f. Retail / 130,000 s.f. Office / 150 Room Hotel
Tract 3B	250 M.F. DU's
Tract 3C	40,000 s.f. Retail / 30,000 s.f. Office / 150 Room Hotel
Tract 3D	250 M.F. DU's

4.) PROJECT PHASING:

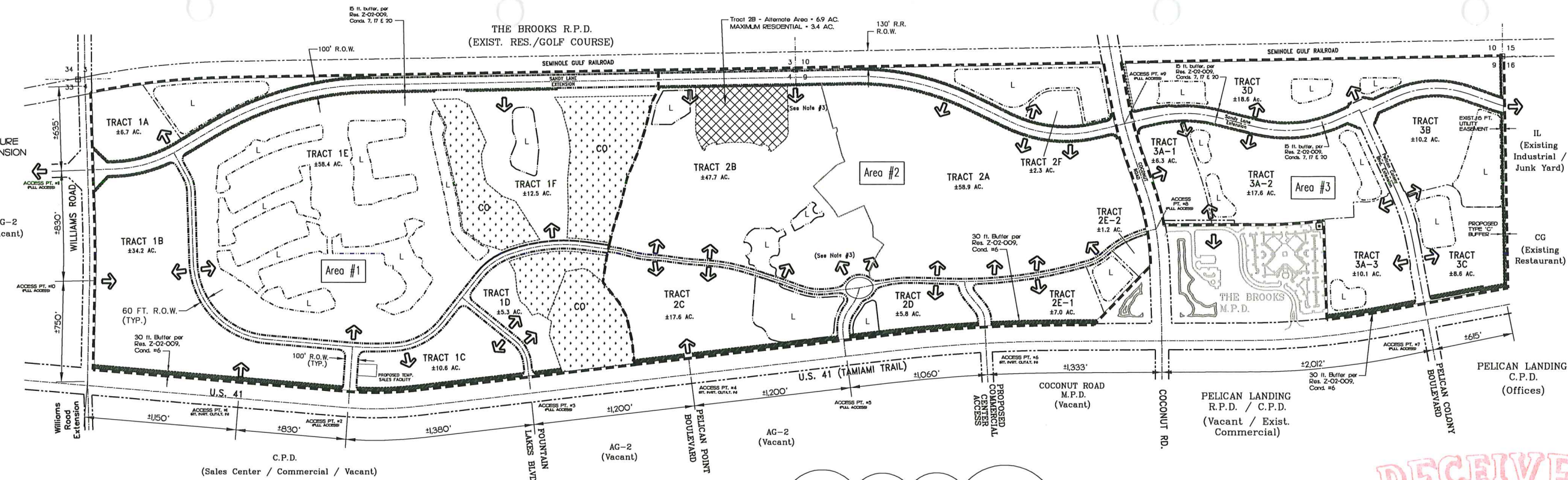
	M.F. / A.L.F. (UNITS)	RETAIL COMM. (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)
--	-----------------------	-----------------------	-----------------	---------------

2001 - 2006 1,450* 1,800,000 300,000 350

*M.F. / A.L.F. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLEX USES SO LONG AS THE TOTAL NO. OF PEAK HOUR VEHICULAR TRIPS GENERATED BY THE DEVELOPMENT IS NOT INCREASED AND APPROVAL IS OBTAINED IN ACCORDANCE WITH RESOLUTION Z-02-009.

APPROVED

Amendment to
Master Concept Plan
Subject to Case # ADD2006-00024
Date 3-10-06



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

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 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:		
(LESS Sandy Lane Ext. & Resid. Area)	158.4 Ac. x 30%	± 47.5 Ac.**
(Residential Area)	9.2 Ac. x 40%	± 3.7 Ac.

Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:

(LESS Sandy Lane Ext. & Resid. Area)	161.8 Ac. x 30%	± 48.5 Ac.**
(Residential Area)	5.8 Ac. x 40%	± 2.3 Ac.

Development Area #3:

(LESS Sandy Lane Ext. & Tracts 3B & 3D)	59.5 Ac. x 30%	± 17.9 Ac.
(Tract 3B & 3D)	29.1 Ac. x 40%	± 11.6 Ac.

Total Open Space Required [ALT 1]:	±148.0 Ac.
Total Open Space Required [ALT 2]:	±147.6 Ac.

*The % of Open Space may vary depending upon the ultimate land uses.

**Includes Residential above Commercial uses.

b.) PROVIDED (per L.C.L.D.C.):

Prop. Lake Areas (≤ 25.0% of 148.0 Ac.)	± 37.0 Ac.
Prop. Conservation Areas	± 33.4 Ac.

Development Area #1:

Commercial Development (Tracts 1A - 1D)	56.8 Ac. x 19.63%	± 11.1 Ac.
Residential Development (Tracts 1E & 1F)	70.9 Ac. x 30%	± 21.3 Ac.

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.

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.

Development Area #3:

Commercial Development Tracts (Tracts 3A-1 thru -3 & 3C)	42.4 Ac. x 20.5%	± 8.7 Ac
Residential Development (Tracts 3B & 3D)	29.1 Ac. x 30%	± 8.7 Ac

Total Open Space Provided [ALT 1]: ± ± ±148.0 Ac.

Total Open Space Provided [ALT 2]: ± ± ±147.8 Ac.

6.) INDIGENOUS OPEN SPACE:

DUE TO THE EXISTING AGRICULTURAL LAND USE AND THE EXTENT OF MELALEUCA INVASION WITHIN THE REMAINING FORESTED AREAS, NO INDIGENOUS OPEN SPACE IS REQUIRED.

7.) NOTES:

- Locations / configurations of proposed land uses, such as lakes, conservation areas, roadways and open space are conceptually shown and subject to change during final design / permitting.
- The subdivision of proposed commercial tracts 1B and 2A for abutting principal buildings is subject to L.D.C. Sec. 34-2221(1)a.
- Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.

LEGEND

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

PRINTED
MAR 03 2006
HOLE MONTES



SCALE: 1" = 400'

ATTACHMENT "A"

DATE	REVISIONS	NUMBER
11/16/05	Added Access Pt. for Tract 3A-1	1
11/16/05	Revised for Administrative Amendment #8 Tract 3D	2
08/22/05	Revised for Admin. Amendment ADD2005-00080	3
02/04/05	Revised for Administrative Amendment Submittal	4
05/19/04	Revised for Administrative Amendment Submittal	5
02/27/04	Revised for Administrative Amendment Submittal	6
12/09/02	Revised per County Attorney's Office Memo	7
12/16/01	Revised Tracts / O.S. Colors / Permitted Uses	8
03/08/01	Revised per County Staff 1st R.A.I.	9

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

COCONUT POINT M.P.D.

MASTER CONCEPT PLAN

EXHIBIT IV-E

DESIGNED:	DATE:
E.M.C.	08/16/05
DRAWN:	DATE:
C.R.B.	08/16/05
CHECKED:	DATE:
N.E.D.	08/19/05
VERT. SCALE:	HORIZ. SCALE:
	1" = 400'

DRAWING NO.	
REFERENCE NO.	9779B_MCP8
PROJECT NO.	97.79-B
SHEET NO.	1 of 1

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

Date: March 9, 2006

To: Alvin "Chip" Block, Principal Planner
From: Kim Trebatoski, Principal Environmental Planner
Phone: (239) 479-8183
E-mail: trebatkm@leegov.com



Project: Coconut Point MPD fka Simon Suncoast MPD
Case: ADD2006-00024
STRAP: 04-47-25-00-00001.0000

The Division of Environmental Sciences staff have reviewed the proposed revision to allow for a residential option in a Tract 2B-Alternate Area. This revision in uses changes the open space requirements. The open space table has been revised to allow for the following options in Tract 2B-Alternate Area (6.9 acres cross-hatched and labeled on the MCP): (1) an all commercial use option, or (2) a mix of residential and commercial uses. The option for a mix of residential and commercial allows up to 3.4 acres of residential development within the 6.9 acre Tract 2B-Alternate Area. The residential area may be less than 3.4 acres, therefore the actual open space requirement for the Tract 2B-Alternate Area will be determined at time of local development order review.

ES staff recommend the following condition of approval that is a revision to Condition 9 of Zoning Resolution Z-02-009 amended in ADD2004-00060 and ADD2005-00080:

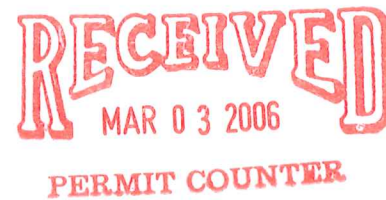
9. Prior to local development order approval for the first local development order for vertical development of any buildings, open space must be provided as detailed in the open space table on the Master Concept Plan stamped received March 3, 2006 with the condition that any residential dwelling units 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 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 ~~27.7 acres of~~ 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.

March 3, 2006

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



RE: Coconut Point MPD

Case No.: ADD-2006-00024

Res. No.: Z-02-009

Admin. Amendment(s): ADD2004-00060
ADD2004-00060(A)
ADD2004-00060(B)
ADD2004-00187

ADDITIONAL INFORMATION SUBMITTAL – Area #2 Modifications
HM Project No. 2003.116-B

Dear Mr. Block:

Pursuant to a discussion with Kim Trebatoski on Friday, 03/03/06, the Master Concept Plan has been revised to show a revised alternate open space calculation. Please find attached five (5) full-size copies and five (5) half-size copies.

If you have any questions or require additional information, please contact me.

Very truly yours,

HOLE MONTES, INC.

Thomas W. McLean, P.E.
Vice President

ADD 2006-00024

TWM/jj

Attachments

cc: file
Tom Schneider

Alvin Chip Block - Re: Fwd: ADD - Admin Amend - Residential on Tract 2B

From: Kim Trebatoski
To: Gibbs, Mary
Date: 3/3/2006 2:19 PM
Subject: Re: Fwd: ADD - Admin Amend - Residential on Tract 2B
CC: Block, Alvin Chip

All taken care of. Tom McClean will be dropping off plans today, and I will process the ES staff report to give to Chip.

Kim Trebatoski
Principal Environmental Planner
Lee County DCD - Environmental Sciences
trebatkm@leegov.com
239-479-8183
FAX 239-479-8144
www.lee-county.com

>>> Mary Gibbs 03/03/06 09:46AM >>>
Kim this is ok right ? let me know, thx.

Alvin Chip Block - Re: CP - Admin Amendment - Residential Use in Tract 2B -ADD2006-00024

From: Kim Trebatoski
To: McLean, Tom
Date: 3/1/2006 8:09 AM
Subject: Re: CP - Admin Amendment - Residential Use in Tract 2B -ADD2006-00024
CC: Block, Alvin Chip; Sweigert, Rebecca

Tom - Where did the note "The actual amount of open space provided shall be..." at the bottom of the open space table come from? The last ADD approved in August 2005 did not include this note. The resolution actually states information contrary to this note. My understanding was that the minimum open space was to be that listed in the PROVIDED portion of the table. If this note is removed, and the revised MCP submitted, I will be able to process the ES review quickly.

Kim Trebatoski
Principal Environmental Planner
Lee County DCD - Environmental Sciences
trebatkm@leegov.com
239-479-8183
FAX 239-479-8144
www.lee-county.com

>>> "Tom McLean" <TomMcLean@hmeng.com> 02/28/06 08:53AM >>>
Kim,

Per our meeting, please review the attached MCP. I added alternate Open Space Calcs. Please let me know if this will work and I can submit formal copies at the counter.

Thanks,

Thomas W. McLean

Thomas W. McLean, P.E.
Shareholder/Project Manager
Fort Myers Land Development
Hole Montes, Inc.
Engineering • Planning • Survey
Landscape Architectural Design
(239) 985-1200 – Main Line
(239) 985-1259 – Fax
tommclean@HoleMontes.com
6200 Whiskey Creek Drive
Fort Myers, FL 33919 USA

*Hole Montes has been recognized as a Top 500 Design Firm
by Engineering News Record magazine for 2005*

Serving Clients Throughout Southwest Florida For More Than 39 Years

Alvin Chip Block - Re: ADD Status

From: Kim Trebatoski
To: Block, Alvin Chip; tschneider@simon.com
Date: 2/21/2006 8:20 AM
Subject: Re: ADD Status
CC: Gibbs, Mary; Houck, Pam; Joyce, Rick

Any additional residential on ground floor will require changes to provided open space, and since most of this Tract is already under development it may be difficult to meet the open space.

The information submitted under the ADD request did not change the open space table. I phoned Tom McClean to confirm that the residential would be above retail before writing the Environmental Sciences staff report.

If ground floor residential is being requested, then additional information revising the open space table and demonstrating how the open space will be met must be provided for review and approval.

I am heading out for a field inspection this morning, and then have an interagency meeting at 1:30pm. I will be available after 3pm if a phone conversation is needed. Please let me know, so I can get with Chip to call.

Kim Trebatoski
Principal Environmental Planner
DCD - Environmental Sciences
trebatkm@leegov.com
239-479-8183
FAX 239-479-8319

>>> Alvin Chip Block 02/20/06 02:46PM >>>
I agree on a phone call, but I would direct the call to Kim Trebatoski (or Rick Joyce in her absence), who authored this recommendation. I believe what you are seeking changes that effect open space calculations since you would be changing from a commercial use on the first floor to a residential use.

See Attachment to this e-mail for her sprcific comments.

Chip Block

Chip Block
Principal Planner
Department of Community Development
239-479-8371

>>> <tschneider@simon.com> 02/20/06 02:40PM >>>

My concern with the requirment would be the last pad (where we at one time had Sears.) If our large user does not commit, where we may be headed is specialty retail and townhome development behind. Requiring retail at grade would not work in that location.

I recommend a call to talk through the issue.

Thanks.

Tom Schneider
Simon Property Group
115 West Washington Street, 15th Floor
Indianapolis IN 46204
(317) 263-7032 Direct Line
(317) 685-7299 Fax Line

"Alvin Chip Block" <BLOCKAH@leegov.com>

"Alvin Chip Block"
<BLOCKAH@leegov.com> To: <tschneider@simon.com>
cc: "Mary Gibbs" <GIBBSMX@leegov.com>, "Pam
Houck" <PHOUCK@leegov.com>
Subject: Re: ADD Status
02/20/2006 02:23 PM

I received an e-mail over the weekend from Environmental Sciences asking that any approval of this request include a condition that the multifamily use within Tract 2B is limited to being located above ground floor commercial uses. The open space would be affected if the multifamily use is allowed as a ground floor use.

I will be preparing an action that reflects this and then sharing it with Mary Gibbs and Pam Houck.

It might be done by the end of the week.

Chip Block

Chip Block
Principal Planner
Department of Community Development
239-479-8371

>>> <tschneider@simon.com> 02/20/06 01:56PM >>>

Chip,

When do you expect that we will have approval for the ADD which addresses:

- 1. MF in 2B
- 2. Identification Signs.
- 3. 60' height outside of 300' from Via Coconut Point (fka Sandy Lane)
- 4. Hotel anywhere but 2F

Please let me know.

Thanks.

Tom Schneider
Simon Property Group
115 West Washington Street, 15th Floor
Indianapolis IN 46204
(317) 263-7032 Direct Line
(317) 685-7299 Fax Line

Alvin Chip Block - ADD2006-00024

From: Kim Trebatoski
To: Block, Alvin Chip
Date: 2/17/2006 4:35 PM
Subject: ADD2006-00024

Chip - ES staff recommends that a condition be added to any approval of this request to indicate that the multifamily use within Tract 2B is limited to being located above ground floor commercial uses. The open space would be affected if the multifamily use is allowed as a ground floor use.

Please let me know if you have any questions.

Kim Trebatoski
Principal Environmental Planner
DCD - Environmental Sciences
trebatkm@leegov.com
239-479-8183
FAX 239-479-8319

Alvin Chip Block - Re: ADD Status

From: <tschneider@simon.com>
To: "Alvin Chip Block" <BLOCKAH@leegov.com>
Date: 2/20/2006 2:40 PM
Subject: Re: ADD Status
CC: "Mary Gibbs" <GIBBSMX@leegov.com>, "Pam Houck" <PHOUCK@leegov.com>

My concern with the requirement would be the last pad (where we at one time had Sears.) If our large user does not commit, where we may be headed is specialty retail and townhome development behind. Requiring retail at grade would not work in that location.

I recommend a call to talk through the issue.

Thanks.

Tom Schneider
Simon Property Group
115 West Washington Street, 15th Floor
Indianapolis IN 46204
(317) 263-7032 Direct Line
(317) 685-7299 Fax Line
"Alvin Chip Block" <BLOCKAH@leegov.com>

"Alvin Chip Block" To: <tschneider@simon.com>
<BLOCKAH@leegov.com> cc: "Mary Gibbs" <GIBBSMX@leegov.com>, "Pam Houck"
 <PHOUCK@leegov.com>
 Subject: Re: ADD Status
 02/20/2006 02:23 PM

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I will be preparing an action that reflects this and then sharing it with Mary Gibbs and Pam Houck.

It might be done by the end of the week.

Chip Block

Chip Block
Principal Planner
Department of Community Development
239-479-8371

>>> <tschneider@simon.com> 02/20/06 01:56PM >>>

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4. Hotel anywhere but 2F

Please let me know.

Thanks.

Tom Schneider
Simon Property Group
115 West Washington Street, 15th Floor
Indianapolis IN 46204
(317) 263-7032 Direct Line
(317) 685-7299 Fax Line

ZONING DIVISION
LEE COUNTY
ADD TRANSMITTAL SHEET

TO: Kim Trebatoski FROM: Alvin "Chip" Block DATE: February 1, 2006

PROJECT NAME: Coconut Point MPD CASE #: ADD2006-00024

INFORMATION SUMMARY:

X NEW SUBMITTAL

 RESUBMITTAL

RESPONSE REQUESTED BY: February 15, 2006

Additional Comments:

Please review the attached and provide recommendation to approve, deny, or approve with conditions.

cc: ADD zoning file

Distributed by: Alvin "Chip" Block Date distributed: February 1, 2006

January 26, 2006

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JAN 27 2006
COMMUNITY DEVELOPMENT

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

RE: Coconut Point MPD

~~Case No.:~~

~~ADD-2005-00080~~

Res. No.:

~~Z-02-009~~

ADD 2006-00024

Admin. Amendment(s): **ADD2004-00060**
ADD2004-00060(A)
ADD2004-00060(B)
ADD2004-00187

Request for an Administrative Amendment – Area #2 Modifications

HM Project No. 2003.116-B

Dear Mr. Block,

Hole Montes, Inc. is pleased to submit an application for Administrative Amendment for the above referenced project. The subject property is Area #2 of the Coconut Point MPD (Res. No. #Z-02-009, approved October 21st, 2002). The request is as follows:

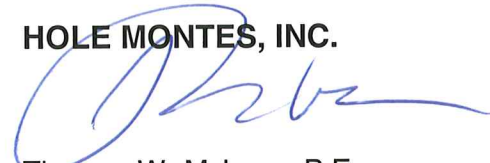
- Revision to the Master Concept Plan to show a Multi Family DU's in Tract 2B. The property development regulations will be revised to allow residential DU as an allowable use in Tract 2B.
- Add a condition for project signage to read: Per Lee County Land Development Code, Chapter 30, Coconut Point – Phase 1 (Community Center) is permitted to have 4 identification signs (2 on US 41 and 2 on Via Coconut Point). The number of signs will be limited to 2 (1 on US 41 and 1 on Via Coconut Point). The Identification Sign on US 41 shall be limited to a maximum height of 29 feet and the Identification Sign on Via Coconut Point shall be limited to a maximum height of 24 feet. Elevation of proposed US 41 identification sign is shown in Exhibit "B". This will require a deviation from the LDC Chapter 30, Section 30-153 (2) a. 2. that requires a max height of 24 feet for an identification sign.
- Revision to the property development regulations to allow a maximum 65 feet height on all tracts within Area #2 except Tract 2F and except within the 300 feet Via Coconut Point (fka Sandy Lane) setback.
- Revision to the property development regulations to allow Hotel as an allowable use on all Tracts within Area #2 except 2F.

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

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

Very truly yours,

HOLE MONTES, INC.



Thomas W. McLean, P.E.
Vice President/Shareholder

TWM/tm

Enclosures

c.c. file
Tom Schneider



ADD 2006-00024



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am kw
COMMUNITY DEVELOPMENT

APPLICATION FOR ADMINISTRATIVE ACTION

APPLICATION FOR:

☐ Administrative Variance (Sup A)	☐ Commercial Lot Split (Sup B)
☐ Consumption On Premises Per. (Sup C)	☐ Mini. Use Determination (Sup D)
☐ Ordinance Interpretation (Sup E)	☐ Relief for Desig. Hist. Res. (Sup F)
☐ Relief for Easement Encroachment (Sup G)	☒ Adm. Amend. PUD or PD (Sup H)
☐ Admin. Deviation from Chapter 10 (Sup I)	☐ Placement of Model Home/Unit or Model Display Center (Sup. J)
☐ Dock & Shoreline structures (Sup. K)	☐ Wireless Communication Facility (Sup. M and Shared Use Plan Agreement)
☐ Redevelopment District (Sup L)	
☐ Admin. Approval FMB (no supplement)	
☐ Final Plan Approval per Resolution: #	

Applicant's Name: Coconut Point Developers, LLC Phone #: (317)263-7032

Project Name: Coconut Point M.P.D.

STRAP Number: 04-47-25-00-00001.0130 & 09-47-25-00-00001.0020

STAFF USE ONLY

Case Number: ADD 2006-00024 Commission District: 3
Current Zoning: am PD Fee Amount: \$1500.00
Land Use Classification: urban comm- Intake by: am kw
Planning Community: Estero

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902 PHONE (239) 479-8585

PART I - GENERAL INFORMATION

1. APPLICANT'S NAME: Coconut Point Developers, LLC - Mr. Thomas J. Schneider, Exec. Vice President
Address:
Street: National City Center P.O. Box 7033

City: Indianapolis State: Indiana Zip: 46207

Phone Number: Area Code: 317 Number: 263-7032 Ext. _____
Fax Number: Area Code: 317 Number: 685-7299

E-mail address: _____

2. Relationship of applicant to property*:

____ Owner X Trustee _____ Option holder _____ Contract Purchaser _____
Lessee _____ Other (indicate) _____
Applicant must submit an Affidavit that he is the authorized representative of the owner [see Part I (attached)] and please complete the appropriate Affidavit form (A1 or A2) to the type of applicant].

3. AGENT'S NAME(S): (Use additional sheets if necessary): Hole Montes, Inc

Mailing Address:
Street: 6200 Whiskey Creek Drive

City: Ft. Myers State: FL Zip: 33919

Contact Person: Mr. Thomas W. McLean, P.E. / Associate

Phone Number: Area Code: 239 Number: 985-1200 Ext.: _____

Fax Number: Area Code: 239 Number: 985-1259

E-mail address: _____

4. TYPE OF REQUEST (please check one)

____ Administrative Variance (requires supplement A)
____ Commercial Lot Split (requires supplement B)
____ Consumption On Premises (requires supplement C)
____ Minimum Use Determination (requires supplement D)
____ Ordinance Interpretation (requires supplement E)
____ Relief for Designated Historic Resources (requires supplement F)
____ Easement Encroachment (requires supplement G)
X Administrative Amendment to a PUD or Planned Development (requires supplement H)
____ Administrative Deviation from Chapter 10 of the LDC (requires supplement I)
____ Placement of Model Home/Unit or Model Display Center (requires supplement J)
____ Dock & Shoreline Structure (requires supplement K)
____ Redevelopment District (requires supplement L)
____ Wireless Communication Facility (requires supplement M)
____ Admin Approval FMB (no supplement)
____ Final Plan Approval (no supplement)

5. NATURE OF REQUEST (please print): A letter of explanation is included with this application.

PART II - PROPERTY INFORMATION

Is this request specific to a particular tract of land? _____ NO X YES. If the answer is yes, please complete the following:

1. Is this action being requested as a result of a violation notice? X NO _____ YES
- a. If yes, date of notice: _____
- b. Specific nature of violation: _____
- _____

2. Name of owner of property: Coconut Point Developers, L.L.C. – Mr. Thomas J. Schneider, Exec. V.P.
- Mailing Address: Street: National City Center - P.O. Box 7033
- City: Indianapolis State: In Zip: 46207
- Phone Number: Area Code: 317 Number: 263-7032 Ext.: _____
- Fax Number: Area Code: 317 Number: 685-7299

3. Legal Description: Is property one or more undivided platted lots within a subdivision recorded in the official Plat Books of Lee County?
- X NO. Attach a legible copy of the metes and bounds property description and boundary survey (10 acres or more) or certified sketch of description (less than 10 acres) meeting the minimum technical standards set out in chapter 61G 17-6.006, Florida Administrative Code.
- _____ YES. Property is identified as:
- Subdivision Name: _____
- Plat Book _____ Page _____ Unit _____ Block _____ Lot _____

4. STRAP NUMBER: 04-47-25-00-0001.0130 & 09-47-25-00-00001.0020

5. Property Dimensions:
- Area: _____ square feet or ***163.02** Acres.
- Width along roadway: +3,542 ft. (Sandy Lane Extension) feet.
- Depth: ±2,012 ft. (average) feet.

6. Property Street Address: undetermined at the present time

7. General Location Of Property: East side of US 41, between Williams & Coconut Road. See the project location map included with this submittal.
- _____
- _____
- _____
- _____



AFFIDAVIT FOR ADMINISTRATIVE ACTION

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

I, * James M. Barkley as Secretary and General Counsel 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, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

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

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:

James M. Barkley, Secretary and General Counsel

James M. Barkley

(Type or printed name)

STATE OF
COUNTY OF

The foregoing instrument was sworn to (or affirmed) and subscribed before me this January 26, 2006 (date) by James M. Barkley (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Jean Walker - Emminger
Signature of person taking oath or affirmation

Name typed, printed or stamped

Notary
Title or rank

Serial number, if any

*Notes:

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

ADD 2006-00024



ADMINISTRATIVE ACTION REQUEST
SUPPLEMENT H

ADMINISTRATIVE AMENDMENT TO A
PUD OR PLANNED DEVELOPMENT

If the request is for an administrative amendment to a PUD or to a Planned Development please submit the "Application for Administrative Action" form and the following:

1. Original Project Name: Coconut Point DRI
2. Current Project Name: _____
3. Original Rezoning Case Number: Res. # Z-02-009; DRI 2000-00015 & DCI2001-00005
4. Subsequent Zoning Action Case Numbers (if any): **See Attached List **

5. Development Order Project Numbers (if any): **See Attached List **

6. Date property was acquired by present owner(s): June 6th, 2004

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ADD 2006-00024

REQUESTED ACTION AND JUSTIFICATION

1. Please provide a written statement explaining exactly what is proposed. Include references to any sections of the Land Development Code from which relief is sought including why the relief is necessary and how it will affect the project. *See Attached Letter of Explanation*
2. Explain what conditions currently exist which warrant this request for relief from the regulations. Explain how approval of the relief will affect the project. *N/A*

ADDITIONAL SUBMITTAL REQUIREMENTS: Please submit the following:

1. Area Location Map
2. Previous Zoning and Administrative Action approvals/denials
3. Four (4) sets of the APPROVED MASTER CONCEPT PLAN and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED.
4. One (1) copy of the Master Concept Plan REDUCED to a maximum size of 11 inches by 17 inches.

Zoning Action Case Numbers

Permit No.	Approval Date	Type
ADD2004-00048	08/24/04	Admin. Amendment
ADD2004-00060	05/10/04	Admin. Amendment
ADD2004-00060	06/11/04	Admin. Amendment
ADD2004-00060(A)	05/27/04	Admin. Amendment
ADD2004-00060(B)	07/08/04	Admin. Amendment
ADD2004-00187	03/25/05	Admin. Amendment
ADD2004-00206	03/07/05	Admin. Amendment
ADD2004-00206	03/07/05	Admin. Amendment
ADD2005-00011	03/17/05	Admin. Amendment
ADD2005-00080(A)	09/07/05	Admin. Amendment

ADD 2006-00024

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Development Order Case Numbers

Application No.	Approval Date	Type
DOS2004-00038	07/02/04	Area #1 (Temp. Sales Center)
DOS2004-00038	07/02/04	Area #1 (Infrastructure)
DOS2004-00053	07/02/04	Area #1 (Rapallo)(Tract 1E)
DOS2003-00116	04/20/04	Area #1 (Estero Fire Station)
DOS2004-00059	07/12/04	Area #2 – Phase 1A (Lake Exc.)
DOS2004-00135	11/30/04	Area #2 – Phase 1
DOS2004-00183	09/21/04	Area #2 – Ph 2B (Mass Grading)
DOS2004-00193	03/02/05	Area #2 – Phase 2A
DOS2004-00216	01/20/05	Sandy Lane – Phase II
DOS2004-00217	12/07/04	Sandy Lane – Phase I
DOS2004-00254	03/03/05	Area #2 – OMNI Parcel
DOS2004-00260	07/05/05	Sandy Lane – Phase III
DOS2005-00070	11/23/05	Area #2 – Phase 2B
DOS2005-00099	10/19/05	Area #2 – Phase 2B – Residences at C.P.
DOS2005-00100	12/14/05	Area #2 – Phase 3 – Dillards
DOS2005-00145	*Pending*	Area #3 – Tract 3D

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JAN 27 2006

PERMIT COUNTER

ADD 2006-00024

Spatial District Query Report

STRAP Number: 04-47-25-00-00001.0130

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification			NOT FOUND	
Census Tract	Tract ID	503.07	99.47%	
	Tract ID	503.08	0.54%	1
Coastal Building Zone			NOT FOUND	
Coastal High Hazard Area			NOT FOUND	
Fire District	Fire District Taxing Authority	Estero 029		
Flood Insurance Zone	Flood Zone	B		
FIRM Floodway			NOT FOUND	
Flood Insurance Panel	Community	125124		
	Panel	0475		
	Version	B		
	Date			
DNR Flood Zones			NOT FOUND	
Flood Insurance Coastal Barrier			NOT FOUND	
Lighting District			NOT FOUND	
Planning Community	ID	21		
	Plan Community	Estero		
Planning Land Use 2010	Landuse	Urban Community	99.92%	
	Landuse	Wetlands	0.08%	1
Sanibel/County Agreement			NOT FOUND	
School Board District	District	3		
	School Board Member	Jane E. Kucel, Ph.D.		
School Choice Zone	Choice Zones	South Zone		
	Choice Zones	South Zone 3		
Solid Waste District	District Area	Area 3		
Storm Surge	Category	3	99.9%	
	Category	2	0.1%	1
Subdivisions			NOT FOUND	
Traffic Analysis Zone				
Archaeological Sensitivity	Sensitivity Level	2	99.88%	
Sea Turtle Lighting Zone			NOT FOUND	
Watersheds	Shed ID	Halfway Creek		
FLUCCS1995	Code	211	79.43%	
	Landuse	Improved pastures		
	Code	742	9.72%	
	Landuse	Borrow areas		
	Code	533	7.63%	
	Landuse	Reservoirs than 10 acres - less than 100 acres		
	Code	630	2.84%	1
	Landuse	Wetland Forested		

		Mixed		
Code		814	0.38%	<u>1</u>
Landuse		Roads and highways		
Vegetation Permit Required		NOT FOUND		
Soil	Map Symbol	6	36.58%	
	Soil Name	HALLANDALE FINE SAND		
	Map Symbol	75	25.3%	<u>2</u>
	Soil Name	HALLANDALE FINE SAND, SLOUGH		
	Map Symbol	99	14.4%	
	Soil Name	WATER		
	Map Symbol	42	8.26%	
	Soil Name	WABASSO SAND, LIMESTONE SUBSTRATUM		
	Map Symbol	26	5.16%	<u>1 2</u>
	Soil Name	PINEDA FINE SAND		
	Map Symbol	34	3.23%	<u>1 2</u>
	Soil Name	MALABAR FINE SAND		
	Map Symbol	13	2.89%	<u>1</u>
	Soil Name	BOCA FINE SAND		
	Map Symbol	51	2.06%	<u>1 2</u>
	Soil Name	FLORIDANA SAND, DEPRESSIONAL		
	Map Symbol	49	1.89%	<u>1 2</u>
	Soil Name	FELDA FINE SAND, DEPRESSIONAL		
	Map Symbol	14	0.12%	<u>1 2</u>
	Soil Name	VALKARIA FINE SAND		
	Map Symbol	11	0.1%	<u>1</u>
	Soil Name	MYAKKA FINE SAND		
Panther Habitat		NOT FOUND		
Eagle Nesting Site Buffer		NOT FOUND		
Commissioner District	District	3		
	Commissioner	Ray Judah		
Unincorporated Lee County Zoning	Zoning Designation	MPD		Zoning Notes
Development Orders	Development Order	DOS2004-00059	99.93%	
	Status			
	Wet Season Water Table			
	Development Order	DOS2004-00135	99.61%	
	Status			
	Wet Season Water Table			
	Development Order	DOS2004-00254	3.6%	<u>1</u>
	Status			
	Wet Season Water Table			
	Development Order	LDO2003-00207	0.92%	<u>1</u>
	Status			

Status Wet Season Water Table			
Development	DOS2004-00038	0.01%	1
Order Status Wet Season Water Table			
Fort Myers Beach Interim Zoning		NOT FOUND	
Road Impact Fee Districts	District	54	
	Tidemark ID	54	
	Name	SOUTHWEST	
Water Franchise	Franchise Name	Bonita Springs Utilities	
Residential Garbage Collection Day	Hauling Day	T	100.01%
Residential Recycling Collection Day	Hauling Day	T	
Residential Horticulture Collection Day	Hauling Day	M	

[[Modify Report Settings](#)]

Note	Details
1	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.
2	Contact DEP (239) 332-6975 for wetland determination

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.
All information subject to change without notice.

Exhibit IV-J-1

LIST OF DEVIATIONS AND JUSTIFICATION

Deviation #1

A deviation from the LDC Chapter 30, Section 30-153 (2) a. 2. that requires a max height of 24 feet for an identification sign to allow for a max height of 29 feet for one identification sign along US 41

Justification for Deviation #1

Justification for the deviation will be that per Lee County Land Development Code, Chapter 30, Coconut Point – Phase 1 (Community Center) is permitted to have 4 identification signs (2 on US 41 and 2 on Via Coconut Point). The number of signs will be limited to 2 (1 on US 41 and 1 on Via Coconut Point). The Identification Sign on US 41 shall be limited to a maximum height of 29 feet and the Identification Sign on Via Coconut Point shall be limited to a maximum height of 24 feet. Elevation of proposed US 41 identification sign is shown in Exhibit "B".

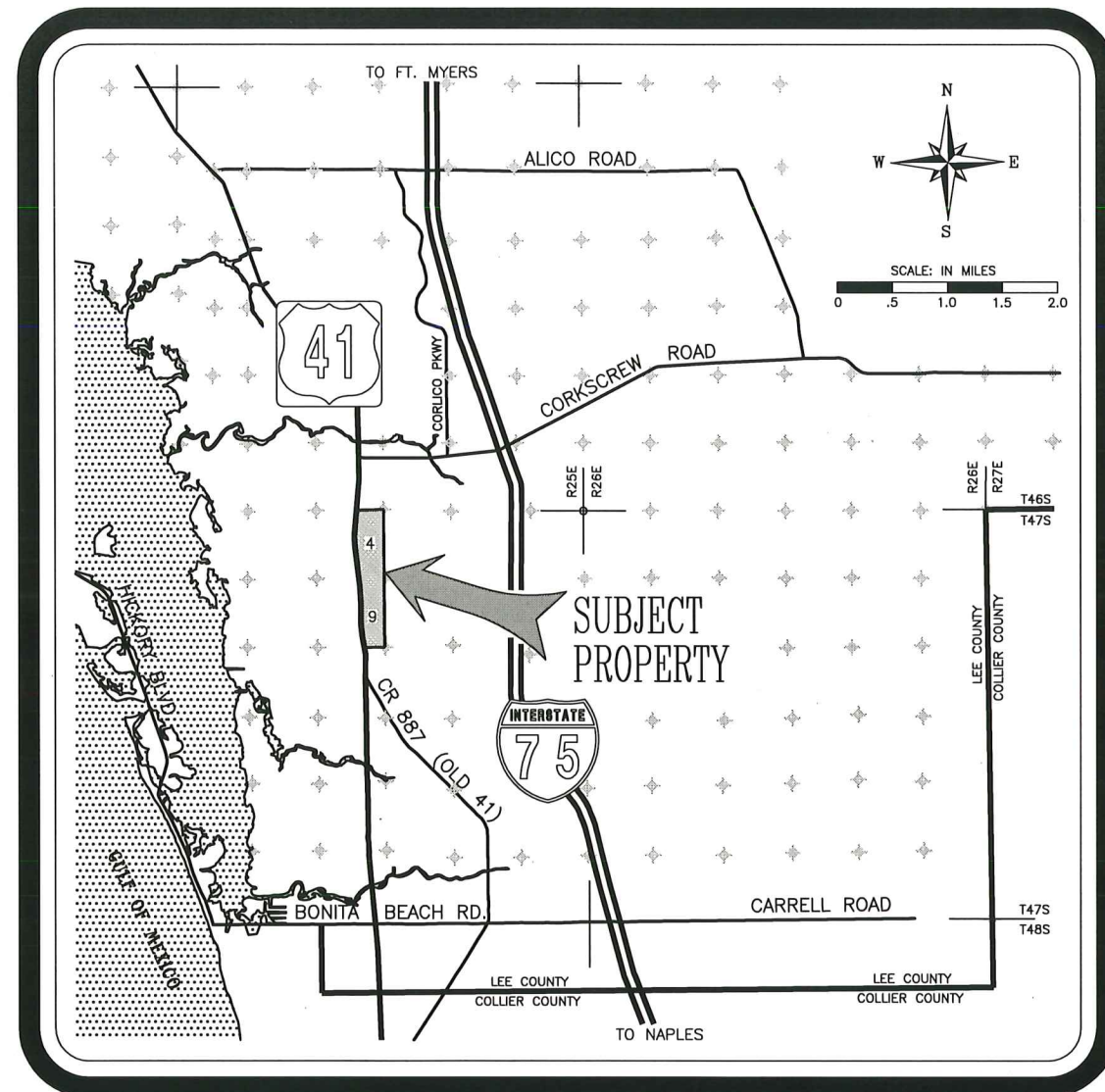
W:\2003\2003116\B-ZONING\Admin Amendment #8 - Signs Height Residential 1-26-2006\Exhibit IVJ-1 Sign Height Deviation.doc

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SITE LOCATION MAP



Sections 4 & 9
Twp. 47 S., Rng. 25 E.
Lee County, Fl.

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COCONUT POINT

M.P.D.

ADD 2006-00024

PROJECT LOCATION MAP

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PROPOSED
SCHEDULE OF PERMITTED USES

PERMIT COUNTER

Permitted uses within Tract 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 **and 2B** 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 (Tract 2A **and 2B** only)

ADD 2006-00024

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.
Used merchandise stores, Group I
Variety store

Permitted uses within Tract 2C, 2D, 2E and 2F

(Uses on Tract 2F are subject to Condition #20)

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)
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
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, **2D and 2E** 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 (Tract 2C only)
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.
Used merchandise stores, Group I
Variety store

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PROPOSED
DEVELOPMENT REGULATIONS **PERMIT COUNTER**

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

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

Minimum Setbacks

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

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

Maximum Building Height: 45 feet / 3 stories

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

Minimum Lot Size: Townhouse

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

Minimum Setbacks:

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

Minimum Lot Size: Multiple Family Building

Lot Width	100 feet
Lot Depth	100 feet

ADD 2006-00024

Lot Area	10,000 square feet
Maximum Lot Coverage	40 percent
<u>Minimum Setbacks</u>	
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)
<u>Minimum Building Separation:</u>	one-half the sum of the building heights but not less than 20 feet
<u>Maximum Building Height:</u>	45 feet / 3 stories

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

(Excludes Regulations set forth in ADD2005-00080A)

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	20,000 square feet
Maximum Lot Coverage	40 percent
<u>Minimum Setbacks</u>	
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)
<u>Minimum Building Separation:</u>	one-half the sum of the building heights but not less than 20 feet
<u>Maximum Building Height for Tract 3C:</u>	45 feet / 3 stories
<u>Maximum Building Height for: Tract 2A, 2B, 2C, 2E and Tract 3A:</u>	45 feet / 3 stories; above 45 feet / 3 stories, not to exceed 60 feet / 5 stories *

*subject to the following setback from Sandy Lane Extension:

2A, 2B, 2C, 2D, 2E	300 feet
Tract 3A	100 feet

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

Minimum Lot Size: Townhouse

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

Minimum Setbacks:

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

Minimum Lot Size: Multiple Family Building

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

Minimum Setbacks

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

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

Maximum Building Height: 45 feet / 3 stories

TRACT 2F: (formerly Tract 2E)

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	20,000 square feet
Maximum Lot Coverage	40 percent
<u>Minimum Setbacks</u>	
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)
<u>Minimum Building Separation:</u>	one-half the sum of the building heights but not less than 20 feet
<u>Maximum Building Height:</u>	40 feet /3 stories over parking

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HM PROJECT #1997079

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REF. DWG. #A-994-3

PAGE 1 OF 3

LEGAL DESCRIPTION

A PORTION OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 1,733.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN N.10°32'05"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 971.33 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,605.39 FEET, THROUGH A CENTRAL ANGLE OF 04°03'11", SUBTENDED BY A CHORD OF 396.43 FEET AT A BEARING OF N.08°30'30"W., FOR A DISTANCE OF 396.52 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°07'51"E. FOR A DISTANCE OF 747.22 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS N.82°31'42"E., A DISTANCE OF 3,909.60 FEET THEREFROM; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,909.60 FEET, THROUGH A CENTRAL ANGLE OF 08°29'31", SUBTENDED BY A CHORD OF 578.92 FEET AT A BEARING OF N.03°13'32"W., FOR A DISTANCE OF 579.45 FEET TO THE END OF SAID CURVE; THENCE RUN N.00°15'56"W., FOR A DISTANCE OF 583.09 FEET; THENCE RUN N.00°15'56"W., FOR A DISTANCE OF 47.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY, THE SAME BEING A POINT ON A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.10°26'58"W., A DISTANCE OF 2,025.00 FEET THEREFROM; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,025.00 FEET, THROUGH A CENTRAL ANGLE OF 09°12'27", SUBTENDED BY A CHORD OF 325.07 FEET AT A BEARING OF N.74°56'48"E., FOR A DISTANCE OF 325.42 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,025.00 FEET, THROUGH A CENTRAL ANGLE OF 09°15'04", SUBTENDED BY A CHORD OF 487.89 FEET AT A BEARING OF N.74°58'07"E., FOR A DISTANCE OF 488.42 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°35'39"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 238.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN S.00°59'47"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,869.10 FEET TO THE POINT OF BEGINNING; CONTAINING 95.885 ACRES, MORE OR LESS.

AND

A PORTION OF SECTIONS 3, 4, 9, AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.88°56'17"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 5.89 FEET TO A POINT ON THE

WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 3,021.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,320.56 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N.00°59'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,692.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N.00°56'59"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,590.78 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5,641.38 FEET, THROUGH A CENTRAL ANGLE OF 09°31'27", SUBTENDED BY A CHORD OF 936.68 FEET AT A BEARING OF N.05°42'42"W., FOR A DISTANCE OF 937.76 FEET TO THE END OF SAID CURVE; THENCE RUN N.10°28'26"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 98.54 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAMS ROAD, A 100.00 FOOT RIGHT-OF-WAY; THENCE RUN S.88°20'53"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,029.70 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 7,050.00 FEET, THROUGH A CENTRAL ANGLE OF 03°00'00", SUBTENDED BY A CHORD OF 369.09 FEET AT A BEARING OF S.89°50'53"W., FOR A DISTANCE OF 369.14 FEET TO THE END OF SAID CURVE; THENCE RUN N.88°39'07"W., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 674.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY; THENCE RUN S.04°52'41"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,901.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,725.19 FEET, THROUGH A CENTRAL ANGLE OF 11°32'50", SUBTENDED BY A CHORD OF 548.30 FEET AT A BEARING OF S.00°53'44"E., FOR A DISTANCE OF 549.23 FEET TO THE END OF SAID CURVE; THENCE RUN S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 225.81 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,710.61 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE CONTINUE S.06°40'09"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 626.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,584.73 FEET, THROUGH A CENTRAL ANGLE OF 06°24'13", SUBTENDED BY A CHORD OF 1,294.08 FEET AT A BEARING OF S.03°28'03"E., FOR A DISTANCE OF 1,294.76 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°15'56"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 274.74 FEET; THENCE RUN S.46°02'16"E., FOR A DISTANCE OF 577.44 FEET; THENCE RUN S.01°57'26"E. FOR A DISTANCE OF 25.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, A 150.00 FOOT RIGHT-OF-WAY; THENCE RUN N.88°02'34"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 32.80 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,875.00 FEET, THROUGH A CENTRAL ANGLE OF 17°41'59", SUBTENDED BY A CHORD OF 576.92 FEET AT A BEARING OF N.79°11'34"E., FOR A DISTANCE OF 579.22 FEET TO THE END OF SAID CURVE; THENCE RUN N.70°20'35"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE

HM PROJECT #1997079
1/17/01
REF. DWG. #A-994-3
PAGE 3 OF 3

SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,175.00 FEET, THROUGH A CENTRAL ANGLE OF 09°15'04", SUBTENDED BY A CHORD OF 512.09 FEET AT A BEARING OF N.74°58'07"E., FOR A DISTANCE OF 512.65 FEET TO THE END OF SAID CURVE; THENCE RUN N.79°35'39"E., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 263.08 FEET TO THE POINT OF BEGINNING; CONTAINING 386.536 ACRES, MORE OR LESS.

NOTES:

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

TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

INFORMATION RELATING TO BOUNDARY DATA OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH THE LOCATION OF THE US HIGHWAY #41 RIGHT-OF-WAY, WAS OBTAINED FROM A SURVEY OF THE SWEETWATER RANCH PREPARED BY DENI ASSOCIATES HAVING ORDER NUMBER 8409031, DATED 9/14/84. INFORMATION RELATING TO THE LOCATION OF COCONUT ROAD AND ADJOINING EXCEPTED PARCELS WAS OBTAINED FROM PROPERTY DESCRIPTIONS PROVIDED BY CLIENT.

BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°56'17"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

BY *Jerry L. Rifflmacher* P.S.M. #6130
JERRY L. RIFFELMACHER STATE OF FLORIDA

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