

GIS Tracking Sheet

Case No.: ADD2005-00233

Intake Date: November 29, 2005

Project Name: Coconut Point M.P.D.

STRAP Number(s): 09-47-25-00-00001.0010

Planner Name: Chip Block Ext. 8371

FILE ON PLANNER'S DESK

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 05 DEC 05 INTAKE: N/A
LEGAL SUFFICIENT ☒ YES ☐ NO Initials: [Signature]

If not, give brief explanation:

MAP UPDATE following FINAL ACTION

Date: 02 FEB 06
☐ Hearing Examiner Decision ☐ Board of County Commissioner's Resolution
☒ Administrative Approval (PD) ☐ Blue Sheet
Zoning Notes: ADD 2005-00233, 26 JAN 06, COCONUT POINT MPD, APPROVAL TO ALLOW A RIGHT IN / RIGHT OUT CONNECTION FROM TRACT 3A-1 TO COCONUT ROAD.

MAP UPDATED ☒ YES ☐ NO Initials: [Signature]

If not, give brief explanation: Note to MPD: 000761 & MPD: 000760

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

EXHIBIT A

ADD 2005-00233

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

ADD 2005-00233

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

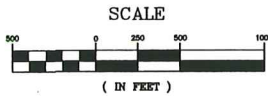
BY  P.S.M. #6130
JERRY RIFFELMACHER STATE OF FLORIDA

RECEIVED
NOV 29 2005

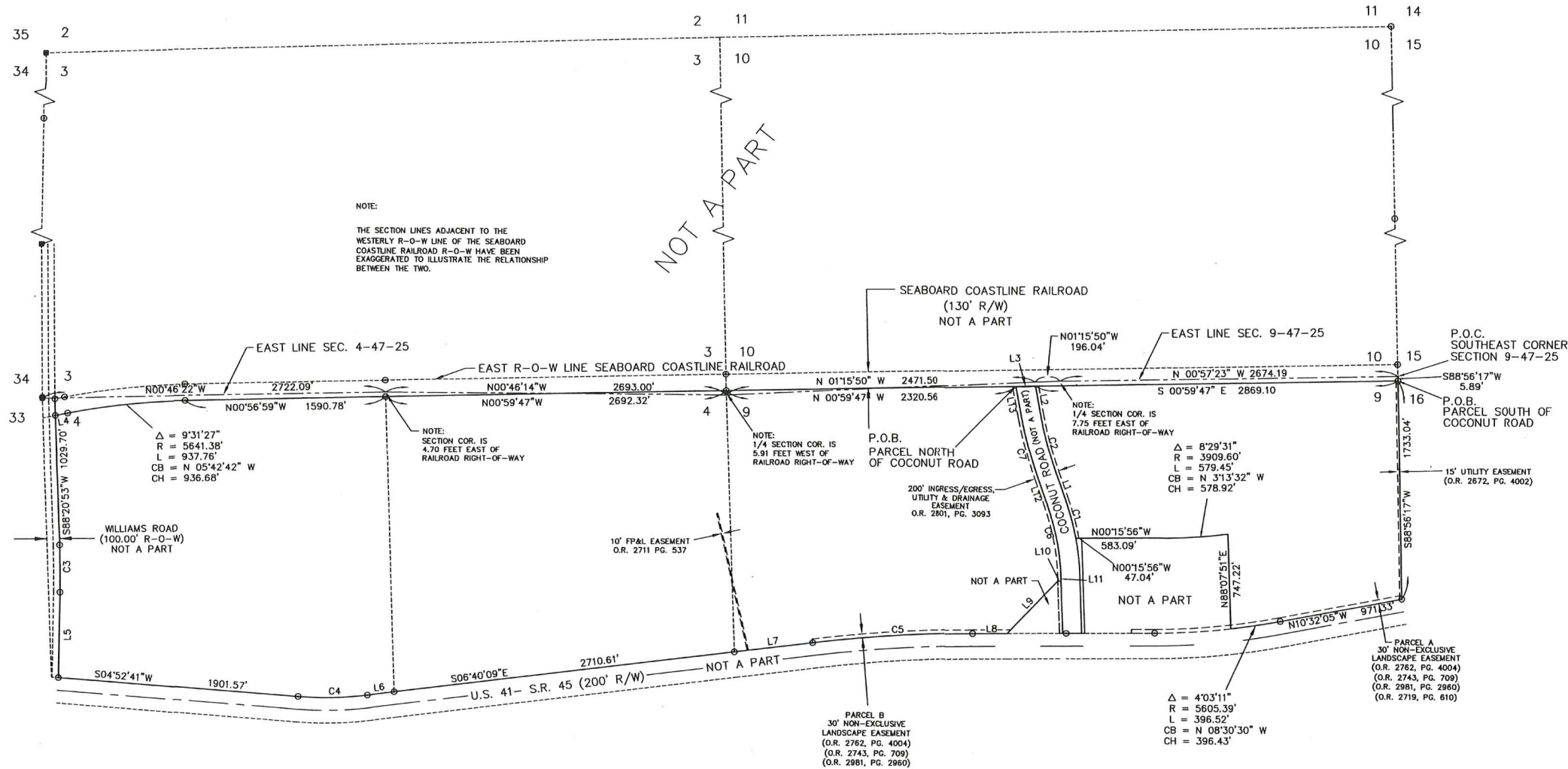
ADD 2005-00233

COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by 



ADD 2005-00233



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°58'17"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,300.00 FEET TO 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°58'17"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,169.99 FEET TO THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN U.S. HWY. NO. 41 (FLORIDA STATE ROAD NO. 45), A 200.00 FOOT RIGHT-OF-WAY, THENCE RUN N.103°05'20"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 971.33 FEET TO THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 5,605.39 FEET, A CHORD OF 578.92 FEET, BEARING OF 5.04°31'32"E, SUBTENDED BY A CHORD OF 396.43 FEET AT A BEARING OF 10.08°31'32"E, THENCE RUN TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, FOR A DISTANCE OF 747.22 FEET TO A POINT ON A CIRCULAR CURVE, CONCEAL 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 CIRCULAR CURVE, HAVING A RADIUS OF 3,909.60 FEET, A CHORD OF 325.07 FEET, BEARING OF 18°29'31", SUBTENDED BY A CHORD OF 578.92 FEET AT A BEARING OF N.03°13'32"E, FOR A DISTANCE OF 578.94 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 SAID EASTERLY RIGHT-OF-WAY, THENCE RUN S.88°58'17"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1,300.00 FEET TO THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN NORTHERLY, WHOSE RADIUS POINT BEARS N.10°26'58"W, A DISTANCE OF 2,025.05 FEET THEREFROM; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,909.60 FEET, A CHORD OF 325.07 FEET, BEARING OF 18°29'31", SUBTENDED BY A CHORD OF 578.92 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 1,300.00 FEET TO THE POINT OF BEGINNING OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 5,605.39 FEET, A CHORD OF 578.92 FEET, BEARING OF 5.04°31'32"E, SUBTENDED BY A CHORD OF 396.43 FEET AT A BEARING OF 10.08°31'32"E, THENCE RUN TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; 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 NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,869.10 FEET TO THE POINT OF BEGINNING, CONTAINING 95.805 ACRES, MORE OR LESS.

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 5.88 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD RAILROAD; THENCE RUN N.88°56'17"W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 3.02115 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 1.33210 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEASTLY RIGHT-OF-WAY LINE OF TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N.00°59'47"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2.69232 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN S.00°00'59"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1.59078 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 RIGHT, HAVING A RADIUS OF 369.09 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 1.02297 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 369.09 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 1.02297 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN SOUTHERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 369.09 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 1.02297 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN SOUTHERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,725.91 FEET, THROUGH A CENTRAL ANGLE OF 1°13'50", SUBTENDED BY A CHORD OF 546.30 FEET AT A BEARING OF S.00°17'42"W, FOR A DISTANCE OF 546.30 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°17'42"W, ALONG SAID SOUTHERLY 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.00°40'00"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,701.61 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE RUN SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,1584.73 FEET, THROUGH A CENTRAL ANGLE OF 06°24'13", SUBTENDED BY A CHORD OF 1,294.08 FEET AT A BEARING OF S.03°20'38"E, FOR A DISTANCE OF 1,294.08 FEET TO THE END OF SAID CURVE; THENCE RUN S.03°20'38"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 1.02297 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 1,675.00 FEET, THROUGH A CENTRAL ANGLE OF 01°41'59", SUBTENDED BY A CHORD OF 576.92 FEET AT A BEARING OF N.01°41'59"E, FOR A DISTANCE OF 576.92 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 NORTHERLY; 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°50'07"E, FOR A DISTANCE OF 512.09 FEET TO THE END OF SAID CURVE; THENCE RUN N.74°50'07"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 263.08 FEET TO THE POINT OF BEGINNING; CONTAINING 388.536 ACRES, MORE OR LESS.

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 EXPEDITED 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

NOV 29 2005

BY JERRY L. RIFFELMACHER **COMMITTEE DEVELOPMENT**
JERRY L. RIFFELMACHER P.S.M. #6930
STATE OF FLORIDA

ADD 2005-00233

AND LEGAL DESCRIPTION
OF A PORTION OF SECTIONS

DRAWING NO.
A-994-3

PROJECT NO.	1997079B
-------------	----------

HIP 47 SOUTH, RANGE 25 EAST FLORIDA	REFERENCE NO. SWEETREV3
--	----------------------------

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.00	N70°20'35"E
L2	238.23	N79°35'39"E
L3	152.05	N00°59'47"W
L4	98.54	N10°28'26"W
L5	674.92	N88°39'07"W
L6	225.81	S06°40'09"E
L7	626.03	S06°40'09"E
L8	274.74	S00°15'56"E
L9	577.44	S46°02'16"E
L10	25.19	S01°57'26"E
L11	32.80	N88°02'34"E
L12	200.00	N70°20'35"E
L13	263.08	N79°35'39"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2025.00	325.42	325.07	N74°56'48"E	91°22'27"
C2	3025.00	488.42	487.89	N74°58'07"E	91°50'04"
C3	7050.00	369.14	369.09	S89°50'53"W	3°00'00"
C4	2725.19	549.23	548.30	S00°53'44"E	11°32'50"
C5	11584.73	1294.76	1294.08	S03°28'03"E	6°24'13"
C6	1875.00	579.22	576.92	N79°11'34"E	17°41'59"
C7	1376.00	612.66	613.08	N74°10'07"E	0°41'09"

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

""NOT A SURVEY""

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

PARTY CHIEF:

DRAWN BY:

CHECKED BY:

DATE:

[illegible]

DATE:

DATE:

HORIZON



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

100-00233 DRAWING NO. A-994-3 PROJECT NO. 1997079B REFERENCE NO. SWEETREV3	

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00233

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Regency Center, L.P. filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point M.P.D. **to allow a right-in/right-out connection from Tract 3A-1 to Coconut Road** on property located at southwest corner of Coconut Rd and Sandy Lane Extension, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number DRI2000-00015 & DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00048, ADD2004-00060, ADD2004-00060A, ADD2004-00060(B), ADD2004-00060(C), ADD2004-00187, ADD2004-00187(A), ADD2004-00206, ADD2005-00011, ADD2005-00026, ADD2005-00080, ADD2005-00080A, and ADD2005-00177); and

WHEREAS, the subject property is located within the Urban Community future land use designation of the 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 applicant seeks to allow a right-in/right-out access point onto Coconut Road within Tract 3A-1 of the development; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

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

WHEREAS, the request has also been reviewed by the Lee County Department of Transportation finding that the request, if conditioned to maintain the connection separation requirement of 330 feet from the nearest intersection along Coconut Road (a collector road), is expected to no adverse impacts to the traveling public or the road.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development **to allow a right-in/right-out connection from Tract 3A-1 to Coconut Road is APPROVED, subject to the condition that the access point into Tract 3A-1 from Coconut Road is developed as a right-in/right-out access and that it is located no less than 330 feet from another road connection.**

DULY SIGNED this 26th day of January, A.D., 2006.

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



ADD 2005-00233

950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2099

HM PROJECT #1997079

1/17/01

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

EXHIBIT A

Naples • Fort Myers • Venice

ADD 2005-00233

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

ADD 2005-00233

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.

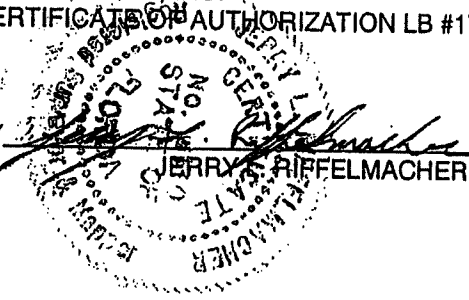
TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

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



P.S.M. #6130
STATE OF FLORIDA

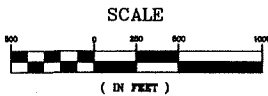
RECEIVED

NOV 29 2005

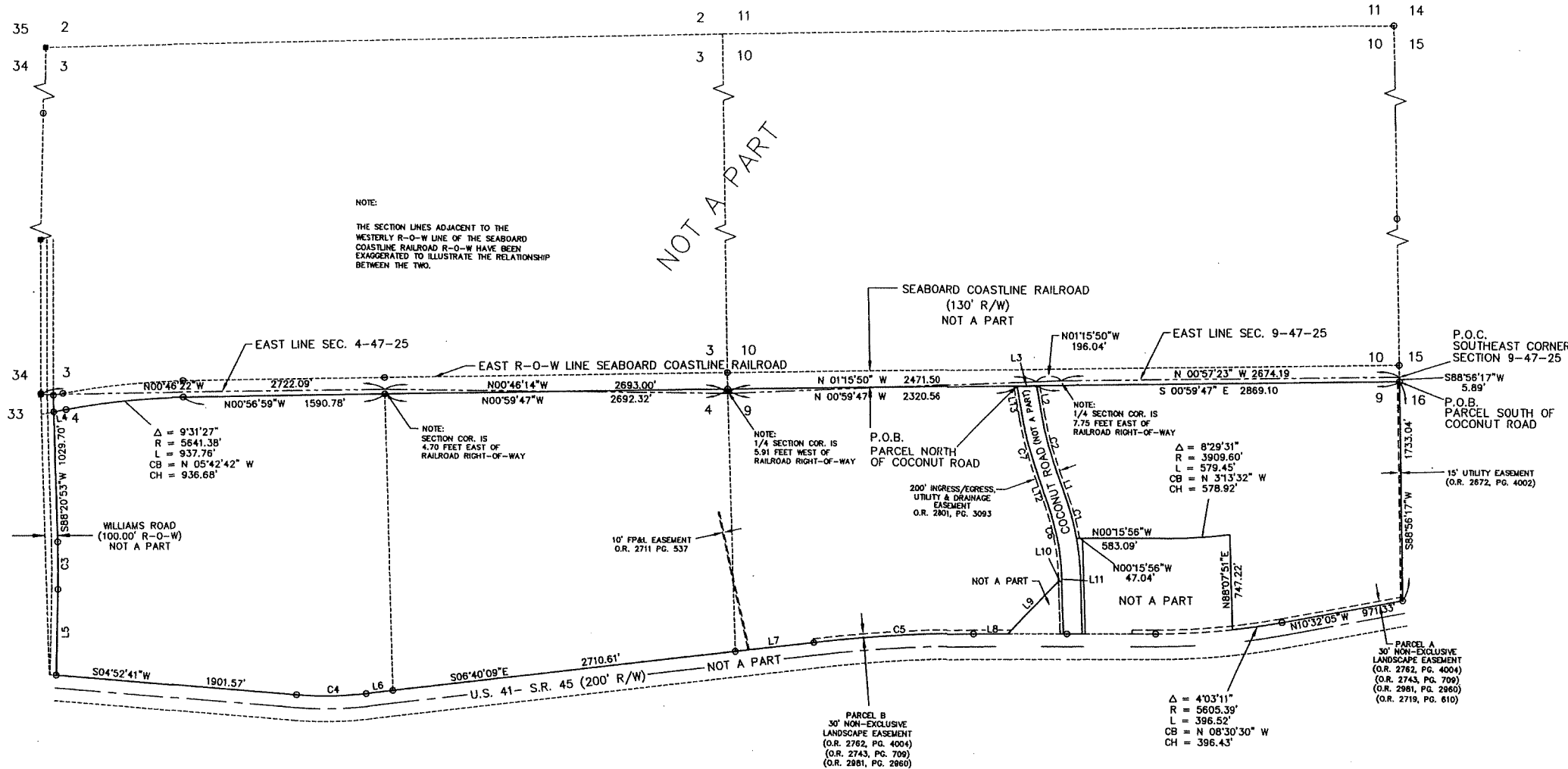
ADD 2005-00233

COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by AMJ 05DEC 05



ADD 2005-00233



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\"/>

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.00	N70°20'35\"/>
L2	238.23	N79°35'39\"/>
L3	152.05	N00°59'47\"/>
L4	95.54	N102°28'26\"/>
L5	674.92	N88°39'07\"/>
L6	225.81	S06°40'09\"/>
L7	628.03	S06°40'09\"/>
L8	274.74	S00°15'56\"/>
L9	577.44	S48°02'18\"/>
L10	25.19	S01°57'28\"/>
L11	32.80	N68°02'34\"/>
L12	200.00	N70°20'35\"/>
L13	263.08	N79°35'39\"/>

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2025.00	325.42	325.07	N74°56'48\"/>	91°22'27\"/>
C2	3025.00	486.42	487.89	N74°58'07\"/>	91°20'04\"/>
C3	7050.00	369.14	368.09	S89°50'53\"/>	370°00'00\"/>
C4	2725.19	549.23	548.30	S00°53'44\"/>	113°32'50\"/>
C5	11584.73	1294.76	1294.06	S03°28'03\"/>	62°41'17\"/>
C6	1875.00	578.22	578.92	N79°11'34\"/>	174°15'59\"/>
C7	3175.00	512.65	512.09	N74°58'07\"/>	91°15'04\"/>

LEGEND
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

FIELD BOOK		
LETTER	REVISIONS	DATE

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

PARTY CHIEF: DATE: 01/18/01

DRAWN BY: BA DATE: 01/19/01

CHECKED BY: TJG DATE: 01/19/01

VERTICAL SCALE: HORIZONTAL SCALE: 1" = 500'



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

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

RECEIVED
NOV 29 2005

COMMENTS DEVELOPMENT
STATE OF FLORIDA

ADD 2005-00233

DRAWING NO. A-994-3

PROJECT NO. 1997079B

REFERENCE NO. SWEETREY3

ZONING DIVISION
LEE COUNTY
ADD TRANSMITTAL SHEET

TO: Andy Getch FROM: Alvin "Chip" Block DATE: December 13, 2005

PROJECT NAME: Coconut Point MPD CASE #: ADD2005-00233

INFORMATION SUMMARY:

X NEW SUBMITTAL

RESUBMITTAL

RESPONSE REQUESTED BY: December 28, 2005

Additional Comments:

cc: ADD zoning file

Distributed by: Alvin "Chip" Block Date distributed: December 13, 2005



6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone: 239.985.1200 • Fax: 239.985.1258 • Fax: 239.985.1259

November 29, 2005

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

Request for an Administrative Amendment – Area #3 – Tract 3A-1
Right-in/Right-out Access

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 Tract 3A-1 of Area #3 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 right-in/right-out access to Tract 3A-1 from Coconut Road.

A meeting was held with Chip Block and Andy Getch to discuss the access issue. Lee County DOT did not have a problem with the proposed access. It was discussed at the meeting that a letter of no objection should be obtained from The Brooks CDD. A copy of the letter is attached for your use. 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.
Shareholder / Project Manager

TWM/tm

Enclosures

c.c. file
Steve Allen

RECEIVED
NOV 29 2005

COMMUNITY DEVELOPMENT

ADD 2005-00233



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

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.

EXPLANATORY NOTES

1. Please indicated the original project name.
2. Please indicate the current project name if different from the original name.
3. Please list the original Rezoning Resolution Number.
4. List the Resolution number(s) and/or case number(s) assigned to any actions granted for this project since its original rezoning.
5. List the D. O. number(s) and current status of any Development Orders issued for this project.

ADDITIONAL SUBMITTALS

1. Area Location Map: a map at a suitable scale, indicating the property described in the legal description. This map shall be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable. The map shall be of a size that will fit or conveniently fold to fit into a letter size (8 ½ x 11") folder.
2. Please attach copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals.



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: Regency Centers, L.P. Phone #: (813) 664-4800

Project Name: Coconut Point M.P.D.

STRAP Number: 09-47-25-00-00001.0010

STAFF USE ONLY

Case Number: _____	Commission District: _____
Current Zoning: _____	Fee Amount: _____
Land Use Classification: _____	Intake by: _____
Planning Community: _____	

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: Regency Centers, LP (Steve Allen)
Address:
Street: 10117 Princess Palm Avenue, Suite 104
City: Tampa State: Florida Zip: 33610
Phone Number: Area Code: 813 Number: 664-4800 Ext. _____
Fax Number: Area Code: 813 Number: 664-1301
E-mail address: sallen@regencycenters.com

2. Relationship of applicant to property*:

☐ Owner ☒ 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.
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)
- ☒ 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 right-in/right-out access is requested for Tract 3A-1 from Coconut Road.

PART II - PROPERTY INFORMATION

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

1. Is this action being requested as a result of a violation notice? ☒ NO _____ YES

a. If yes, date of notice: _____

b. Specific nature of violation: _____

2. Name of owner of property: Edward J McArdle, Trustee

Mailing Address: Street: 24880 Burnt Pine Dr., Bldg. #8

City: Bonita Springs State: FL Zip: 34134

Phone Number: Area Code: 239 Number: 992-5529 Ext.: 203

Fax Number: Area Code: 239 Number: 992-9476

3. Legal Description: Is property one or more undivided platted lots within a subdivision recorded in the official Plat Books of Lee County?

☒ 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: 09-47-25-00-00001.0010

5. Property Dimensions:

Area: _____ square feet or 6.3 acres.

Width along roadway: + 753 (Coconut Road) feet.

Depth: ±364 ft. (average) feet.

6. Property Street Address: undetermined at the present time

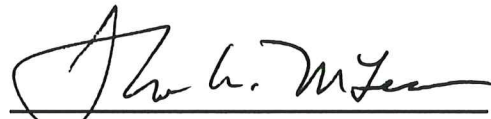
7. General Location Of Property: SW corner of Coconut Road and Sandy Lane Extension. See the project location map included with this submittal.

PART I AFFIDAVIT A1

AFFIDAVIT FOR ADMINISTRATIVE ACTION
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Thomas W. McLean, P.E., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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


(Signature) 11-29-05

Thomas W. McLean - Agent
(Type or printed name)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16th day of **November, 2005** by Thomas W. McLean (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.


Signature of person taking oath or affirmation

Stacie Sherman
Name typed, printed or stamped

Title or rank

215531
Serial number, if any



ADD 2005-00233
STACIE M. SHERMAN
MY COMMISSION # DD 215531
EXPIRES: July 20, 2007
Bonded Thru Budget Notary Services

RECEIVED

NOV 29 2005

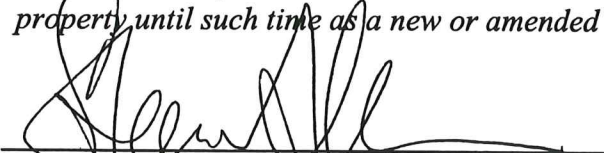
COMMUNITY DEVELOPMENT

EXHIBIT I - A - 2

LETTER OF AUTHORIZATION

The undersigned does hereby swear or affirm that he is the Contract Purchaser of the property commonly known as Coconut Point – Tract 3A-1 and legally described in "Exhibit A" attached hereto.

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


Contract Purchaser (signature)
Steve Allen
Senior Manager Construction
Printed Name

Regency Centers
10117 Princess Palm Ave.
Suite 104
Tampa, FL 33610

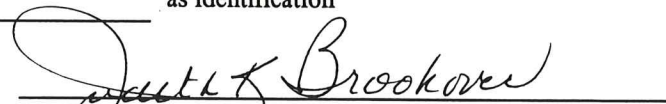
RECEIVED
NOV 29 2005

COMMUNITY DEVELOPMENT

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 16 day of Nov. 2005
by Steve Allen who is personally known to me or who has

produced _____ as identification


Signature of Notary Public

(SEAL)



*If more than one owner then all owners must sign. See explanation on back.

ADD 2005-00233

LETTER OF AUTHORIZATION

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Coconut Point – Tract 3A-1 and legally described in exhibit A attached hereto.

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

Keith W Cantwell
Owner* (signature)
KEITH W. CANTWELL
Printed Name

Owner* (signature)

Printed Name

Owner* (signature)

Printed Name

Owner* (signature)

Printed Name

RECEIVED
NOV 29 2005

STATE OF FLORIDA
COUNTY OF LEE

COMMUNITY DEVELOPMENT

The foregoing instrument was acknowledged before me this 18th day of November 2005
by Keith Cantwell who is personally known to me or who has

produced _____ as identification



Diane M. Lesso
Signature of Notary Public
Diane M. Lesso
Printed Name of Notary Public

*If more than one owner then all owners must sign. See explanation on back.

ADD 2005-00233

PART I AFFIDAVIT A2

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, * Keith W. Cantwell as
of Oakbrook Properties Inc, 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)

Keith W Cantwell
Signature
DIRECTOR OF Construction
(title of signatory)

KEITH W. CANTWELL
(Type or printed name)
RECEIVED
NOV 29 2005

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this Nov. 18, 2005
(date) by Keith Cantwell (name of person providing oath or affirmation), who is personally known to me or who has produced
(type of identification) as identification.

Diane M. Lesso
Signature of person taking oath or affirmation
Admin. Assistant
Title or rank

Name typed, printed or stamped



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.



Wrathell, Hart, Hunt and Associates, LLC

Building client relationships one step at a time...

Craig A. Wrathell
Managing Partner

John P. Hart
Partner

Philip G. Hunt Jr.
Partner

August 10, 2005

Cliff Verderber
Oakbrook Properties
24880 Burnt Pine Drive
Suite 8
Bonita Springs, FL 34134

Re Letter of no objection- right-in/right-out off Coconut Road

Dear Mr. Verderber,

I am writing this letter to inform of that The Brooks of Bonita Springs CDD has "no objection" to your request to install the above referenced and as depicted on the attached map. However, this letter should not be misconstrued as a release of obligation to acquire the appropriate easements, permits and proper coordination with all appropriate agencies and facility owners within the proposed area.

I am hopeful that this letter will satisfy your request, however, should you have any questions or require additional information, please contact me at (239) 464-7114.

Sincerely,

THE BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

Chesley "Chuck" Adams
District Manager

RECEIVED

NOV 29 2005

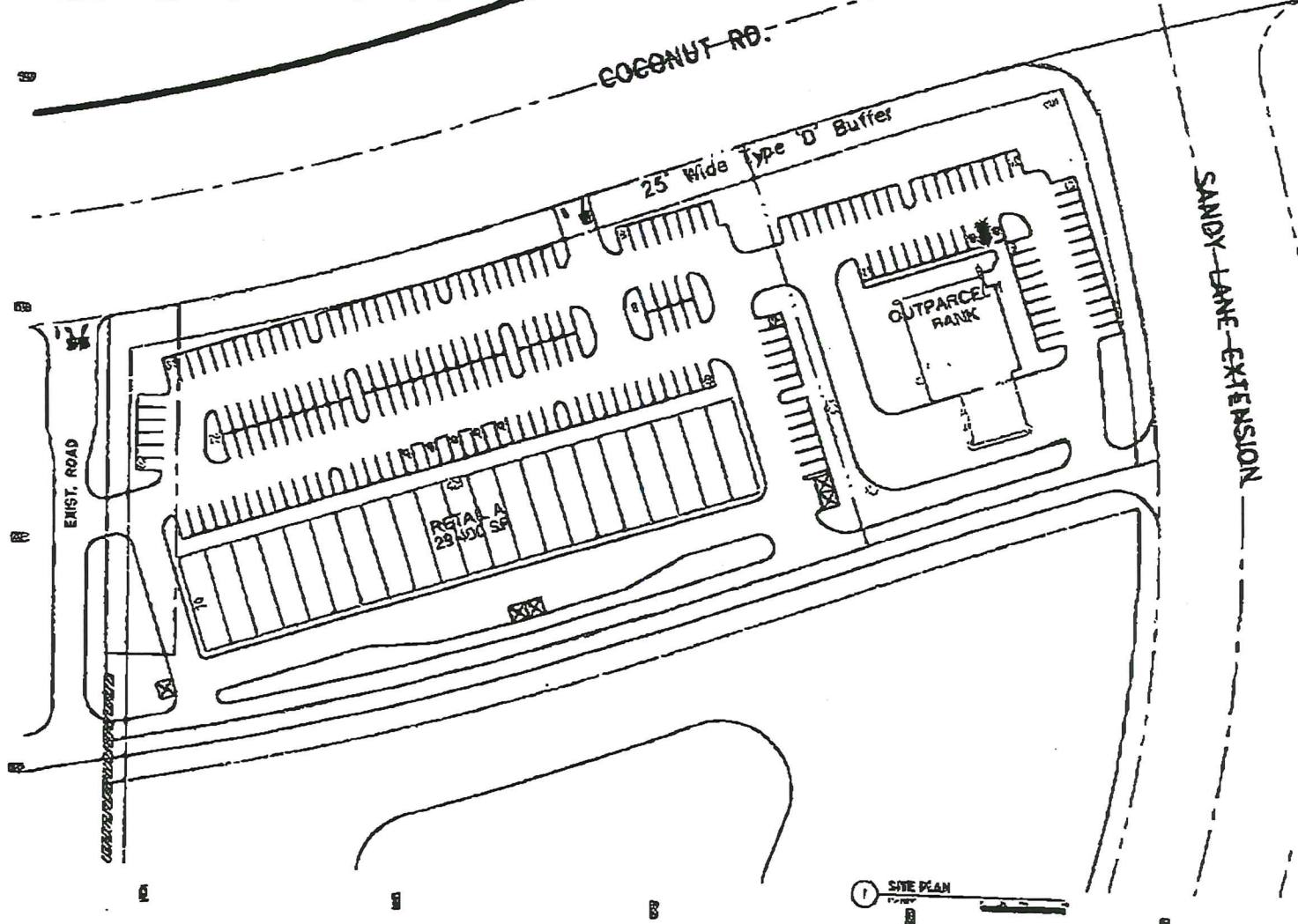
COMMUNITY DEVELOPMENT

ADD 2005-00233

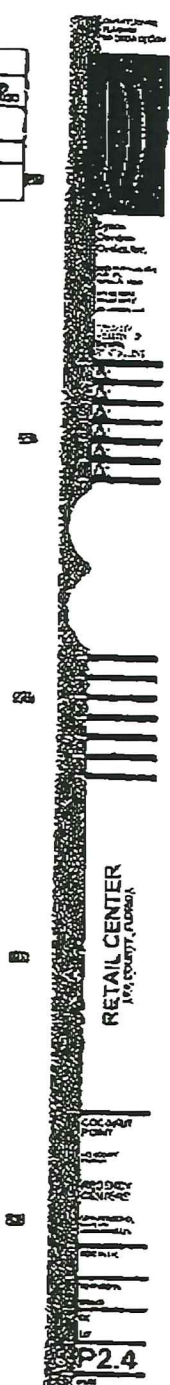
NOV 29 2005

COMMUNITY DEVELOPMENT

ADD 2005-00233



ITEMS	AMOUNT PAID	PAID BY	PAID FOR
RENT	10.00	10	10
UTILITIES	5.00	5	5
FOOD	15.00	15	15
TRANSPORTATION	20.00	20	20
ENTERTAINMENT	10.00	10	10
OTHER	5.00	5	5
TOTAL	65.00	65	65



ADMINISTRATIVE AMENDMENT (PD) ADD2005-00080A

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 M.P.D. to **revise Resolution Z-02-009 changing Condition 2.b concerning the approved Property Development Regulations for Tract 2A and revise Condition 9 concerning the distribution of required open space within Tract 2** for property located at Coconut and Williams Roads, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number DRI2000-00015 & DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00048, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00206, ADD2005-00011 and ADD2005-00026); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, staff finds that the proposed redistribution of open space within Tract 2 will not result in an overall decrease of open space within the project; and

WHEREAS, staff finds that the change in the proposed Property Development Regulations within Tract 2A will not result in an increase of intensity or density; and

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for the amendment to the Mixed Use Planned Development zoning to revise Resolution Z-02-009 changing Condition 2.b concerning the approved Property Development Regulations for Tract 2A and revise Condition 9 concerning the distribution of required open space within Tract 2 is APPROVED, subject to the following conditions:

- 1. No substantial change to the approved Master Concept Plan has been authorized as part of this approved administrative amendment, except as specifically stated in the following.
- 2. Resolution Z-02-009, Condition 2.b. is hereby amended to adopt the following Property Development Regulations for this portion of the development of Tract 2A, as depicted on the Master Development Plan for Coconut Point Area 2, Phase 2B - The Residences at Coconut Point, stamped Received on June 24, 2005 (Attachment B to this action):

Tract 2A (portion only as depicted on the attached Master Concept Plan

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	20,000 square feet
Maximum Lot Coverage	55%

Minimum Setbacks

Front (street)	25 feet
Side	5 feet
Rear/Street	5 feet (0 (zero) feet for an accessory structure)
Water body	25 feet (20 feet for an accessory structure)

Minimum Building Separation: 10 feet (subject to Condition 4) or ½ the sum of the building heights but not less than 20 feet

Maximum Building Height: 45 feet / 3 stories

Maximum Building Height Hotel (where permitted): 60 feet / 5 stories

- 3. The minimum building separation may be reduced from 1/2 the sum of the building heights but no less than 20 feet, to 10 feet provided that the local fire district has reviewed and approved the plans prior to the approval of a local development order for the construction of the buildings.
- 4. Condition 9 of Resolution Z-02-009 is hereby amended to read:
 - 9. Prior to local development order approval for the first local development order for vertical development of any buildings, open space must be

provided as detailed in the open space table on the Master Concept Plan stamped received August 26, 2005 (found as Attachment A to this action) with the condition that any residential dwelling units requiring open space per LDC Section 10-415(a) must provide 30 percent common open space within Tracts 1-E, 1-F, 2-B2, 3-B, and 3-D.

A minimum of 27.7 acres of open space must be provided within Area 2. Any residential parcel within Area 2 must provide a minimum 20% open space. Any commercial parcel within Area 2 must provide a minimum 10% open space. The provided open space for Area 2 must be tracked on all development orders within Area 2 to insure the 27.7 acres of open space is provided within the overall tract.

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

DULY SIGNED this 7th day of September, A.D., 2005.

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

RECEIVED

NOV 29 2005

COMMUNITY DEVELOPMENT

ADD 2005-00233

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

EXHIBIT A

ADD 2005-00080

HM PROJECT #1997079

1/17/01

REF. DWG. #A-994-3

PAGE 2 OF 3

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

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

NOTES:

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

TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

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

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

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

Applicant's Legal Checked
by My 21 JUNE 05

BY JERRY RIFFELMACHER

P.S.M. #6130
STATE OF FLORIDA

ADD 2005-00080

RECEIVED
NOV 29 2005

COMMUNITY DEVELOPMENT

ADD 2005-00233

RECEIVED

NOV 29 2005

COMMUNITY DEVELOPMENT

Outlot
±2.3 AC.
DEVELOPMENT
PARCEL #7

PHASE 2A

PHASE 2B

PROJECT SUMMARY:

EXISTING LAND USAGE:

SUBJECT PARCEL	USAGE	ZONING
NORTH	URBAN	UPD
WEST	Phase 2B - Town Center	UPD
SOUTH	R.O.R.	MS-H1 (2007 R/W)
EAST	R.O.R.	General Rural (1987 R/W)
	RAILROAD	SEMIROLE GRAY - R.R. (1987 R/W)

- GENERAL NOTES:
- CURRENT ZONING IS UPD.
 - PROJECT PHASING WILL CONSIST OF ONE PHASE, TABULATED AS FOLLOWS:
PHASE 1
• MAIN PARKING AREAS, ACCESS, INFRASTRUCTURE - 2.76 AC.
• BUILDING COVERAGE
• Phase 1 - 5 - 207 S.F. Units
• Outlets: 4,500 S.F.
 - CARSPACE / RECYCLABLE COLLECTION AREAS SHALL BE PROVIDED WITH ENCLOSURE ON THREE SIDES WITH DATE.
 - ALL BUILDINGS SHALL BE TYPE IV CONSTRUCTION.
 - ALL BUILDINGS SHALL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS DESIGNED IN ACCORDANCE WITH NFPA 13, MEETING LSC 10-385 REQUIREMENTS.
 - ALL PAVEMENT STRIPES ON SITE SHALL BE PAINTED.

- DEVELOPMENT REGULATIONS:
TRACT 5A (FOR ZONING RESOLUTION 7-02-008)
- Minimum Lot Size:
Lot Area - 25,000 S.F.
Min. Width - 100 FT
Min. Depth - 100 FT
 - Minimum Setback:
U.S. 41 - 25 FT
Front (other) - 25 FT
Side - 10 FT (10 FT for Accessory Structures)
Rear / Street - 0 FT (0 FT for Accessory Structures)
Underside - 25 FT (25 FT for Accessory Structures)
 - Maximum Height:
Maximum Height - 45 FT (3 Stories)
 - Maximum Lot Coverage:
Max. Percent of Total Area - 60% (60% Max.)
 - Minimum Building Separation:
Minimum Building Separation - 10 Feet

RECEIVED
JAN 24 2005
ATTACHMENT B
ZONING

COCONUT POINT AREA 2
PHASE 2B - THE RESIDENCES AT COCONUT POINT

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

H.M.
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6202-F Presidential Court
Fort Myers, FL 33918
Phone: (238) 985-1200
Florida Certificate of Authorization No. 1772
Naples - Fort Myers - Venice - Englewood

MASTER DEVELOPMENT PLAN

DATE	PROJECT NO.	SHEET NO.
2003.116	03116MDP	MDP-1
2003.116	03116MDP	1 of 1

ADD 2005-00233



950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2099

HM PROJECT #1997079
1/17/01
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

EXHIBIT A

Naples • Fort Myers • Venice

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

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

RECEIVED
NOV 29 2005

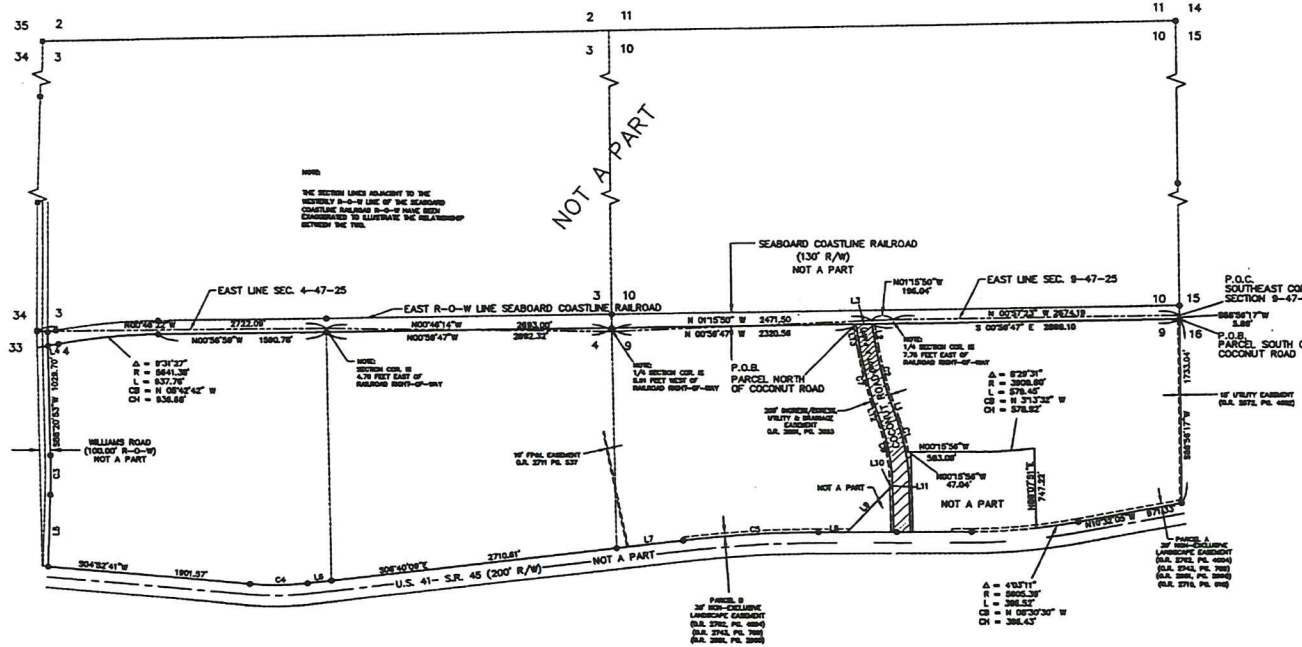
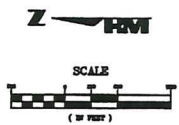
COMMUNITY DEVELOPMENT

WA19971997079LEGALDES994-3.doc

ADD 2005-00233

NOV 29 2005

COMMUNITY DEVELOPMENT



Line	Quantity	Amount
11	200.00	STANDARD
12	100.00	STANDARD
13	50.00	STANDARD
14	25.00	STANDARD
15	12.50	STANDARD
16	6.25	STANDARD
17	3.12	STANDARD
18	1.56	STANDARD
19	0.78	STANDARD
20	0.39	STANDARD
21	0.19	STANDARD
22	0.09	STANDARD

[illegible]

LEGAL DESCRIPTION

[illegible]

A PORTION OF SECTIONS 3, 4, 5, AND 15, TOWNSHIP 47 NORTH, RANGE 25 EAST, LEE COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

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

INFORMATION RELATIVE TO BOUNDARY DATA OF SECTIONS 3, 4, 5 AND 10, TOWNSHIP 47 NORTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TOGETHER WITH THE LOCATION OF THE 60 HIGHWAY 90 RIGHT-OF-WAY, WAS OBTAINED FROM A SURVEY OF THE DUNSTON BARN PREPARED BY SIDE ASSOCIATED ENGINEERING GROUP, MAJOR BASSON, DATED 6/14/04. INFORMATION RELATIVE TO THE LOCATION OF COCONUT ROAD AND ALONGSIDE EXCEPTED PARCELS WAS OBTAINED FROM PROPERTY RECORDS PROVIDED BY CLIENT.

BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 47 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA, AS SHOWN THEREON.

HILL, MONTER, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

BY JERRY L. RUFFELMACHER P.S.M. #0130
STATE OF FLORIDA

AND LEGAL DESCRIPTION A PORTION OF SECTIONS 3, 4, 9 AND 10, T1P 47 SOUTH, RANGE 25 EAST		DRAWING NO. A-284-3 PROJECT NO. 18970788 REFERENCE NO. SWEETREYS
---	--	--

FIELD BOOK

PAPER BOOK		
▲		
▲		
▲		
▲		
LETTER	REVISIONS	DATE

"NOT A SURVEY"

NOT VALID WITHOUT THE SIGNATURE AND THE OFFICIAL BAKER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY CHECK	DATE
	CHECKED BY: DA	DATE: 01/18/01
	CHECKED BY: T.J.G	DATE: 01/18/01
	VERTICAL SCALE	HORIZONTAL SCALE 1" = 500'



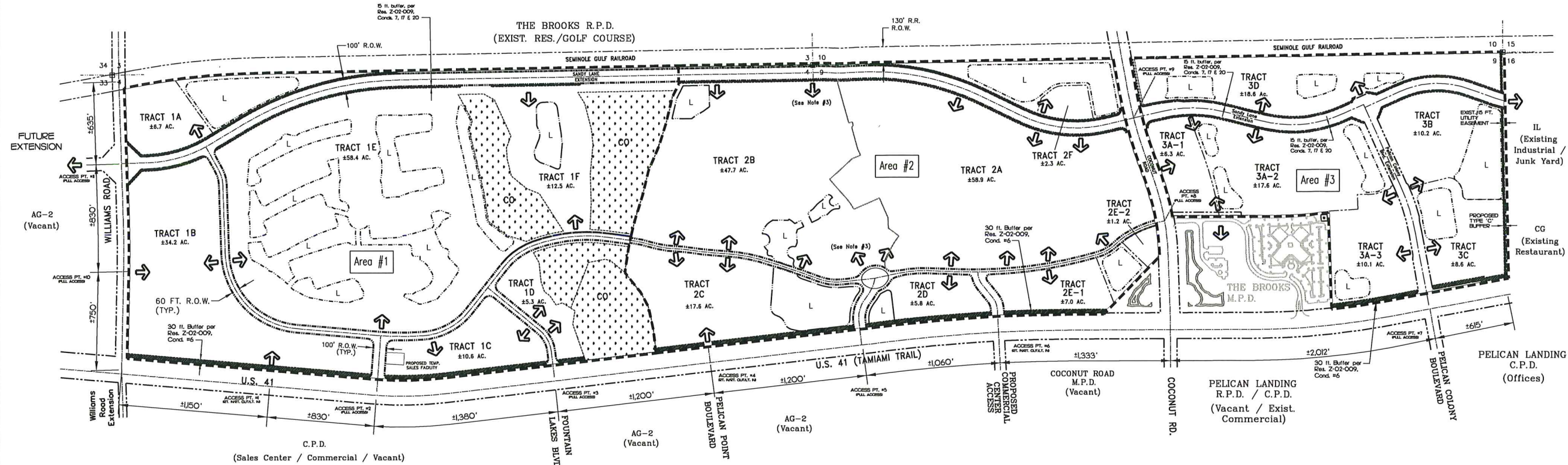
Hole Montes
BUSINESS PLANNING SERVICES

860 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

DESIGN NO.	A-994-3
PROJECT NO.	19970799
REFERENCE NO.	SWEETREV3

ADD 2005-00233

**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
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.

5.) CONCEPTUAL OPEN SPACE:**a.) REQUIRED (per L.C.L.D.C.):**

Development Area #1: (LESS Sandy Lane Ext. & Tracts 1E & 1F)	129.8 Ac. x 30%	± 38.9 Ac.
(Tracts 1E & 1F)	70.9 Ac. x 40%	± 28.4 Ac.
Development Area #2: (LESS Sandy Lane Ext. & Resid. Area)	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:		±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 147.5 Ac.)		± 36.9 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: 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:		±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

RECEIVED
NOV 29 2005
COMMUNITY DEVELOPMENT

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
08/25/04	Revised for Administrative Amendment Submittal	5
05/19/04	Revised for Administrative Amendment Submittal	6
02/27/04	Revised for Administrative Amendment Submittal	7
12/09/02	Revised per County Attorney's Office Memo	8
12/16/01	Revised Tracts / D.S. Cales / Permitted Uses	9
03/09/01	Revised per County Staff 1st R.A.I.	10

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

ADD 2005-00233

UN19971197079A-B ZONING-APPROVED MASTER CONCEPT PLANS 9779B_MCP-REVISED 11/29/2005 8:40:31 AM 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
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.

5.) CONCEPTUAL OPEN SPACE:

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

Development Area #1:

(LESS Sandy Lane Ext. & Tracts 1E & 1F)	129.8 Ac. x 30%	± 38.9 Ac.
(Tracts 1E & 1F)	70.9 Ac. x 40%	± 28.4 Ac.

Development Area #2:

(LESS Sandy Lane Ext. & Resid. Area)	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:

*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 147.5 Ac.)	± 36.9 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:

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.
---	------------------	-----------

Total Open Space Provided:

±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. 34-222(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

RECEIVED
NOV 29 2005

COMMUNITY DEVELOPMENT

SCALE: 1" = 400'

ATTACHMENT "A"

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

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

Alvin Chip Block - Fwd: ADD2005-00233 (Coconut Point MPD)

From: Alvin Chip Block
To: McLean, Tom
Date: 1/11/2006 10:54 AM
Subject: Fwd: ADD2005-00233 (Coconut Point MPD)

Attached is DOT's comments on the amendment to add a right-in/right-out.

Can your client agree to this?

Thanks
Chip

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

Alvin Chip Block - ADD2005-00233 (Coconut Point MPD)

From: Lili Wu
To: Block, Alvin Chip
Date: 1/11/2006 8:58 AM
Subject: ADD2005-00233 (Coconut Point MPD)
CC: Getch, Andrew

Chip:
We have reviewed the above application which requests to revise the Master Concept Plan to show a right-in/right-out access to Tract 3A-1 from Coconut Road. We have no objection to the application with the condition where the access point be placed to meet 330' intersection separation requirement because Coconut Road is a collector facility.

Wu



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: Regency Centers, L.P. **Phone #:** (813) 664-4800

Project Name: Coconut Point M.P.D.

STRAP Number: 09-47-25-00-00001.0010

STAFF USE ONLY

Case Number: ADD 2005-00233 Commission District: _____

Current Zoning: _____ Fee Amount: \$1500.00

Land Use Classification: _____ Intake by: m.k.w.

Planning Community: _____

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



6200 Whiskey Creek Drive • Fort Myers, Florida 33919 • Phone: 239.985.1200 • Fax: 239.985.1258 • Fax: 239.985.1259

November 29, 2005

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

**Request for an Administrative Amendment – Area #3 – Tract 3A-1
Right-in/Right-out Access**

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 Tract 3A-1 of Area #3 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 right-in/right-out access to Tract 3A-1 from Coconut Road.

A meeting was held with Chip Block and Andy Getch to discuss the access issue. Lee County DOT did not have a problem with the proposed access. It was discussed at the meeting that a letter of no objection should be obtained from The Brooks CDD. A copy of the letter is attached for your use. 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.
Shareholder / Project Manager

TWM/tm

Enclosures

c.c. file
Steve Allen

RECEIVED

NOV 29 2005

COMMUNITY DEVELOPMENT

ADD 2005-00233

PART I - GENERAL INFORMATION

1. APPLICANT'S NAME: Regency Centers, LP (Steve Allen)

Address:
Street: 10117 Princess Palm Avenue, Suite 104

City: Tampa State: Florida Zip: 33610

Phone Number: Area Code: 813 Number: 664-4800 Ext. _____
Fax Number: Area Code: 813 Number: 664-1301

E-mail address: sallen@regencycenters.com

2. Relationship of applicant to property*:

 Owner X Trustee Option holder X 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.

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 right-in/right-out access is requested for Tract 3A-1 from Coconut Road.

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: Edward J McArdle, Trustee
- Mailing Address: Street: 24880 Burnt Pine Dr., Bldg. #8
- City: Bonita Springs State: FL Zip: 34134
- Phone Number: Area Code: 239 Number: 992-5529 Ext.: 203
- Fax Number: Area Code: 239 Number: 992-9476

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: 09-47-25-00-00001.0010

5. Property Dimensions:
- Area: _____ square feet or *6.3 acres.
- Width along roadway: + 753 (Coconut Road) feet.
- Depth: ±364 ft. (average) feet.

6. Property Street Address: undetermined at the present time

7. General Location Of Property: SW corner of Coconut Road and Sandy Lane Extension. See the project location map included with this submittal.
- _____
- _____
- _____
- _____



Wrathell, Hart, Hunt and Associates, LLC

Building client relationships one step at a time...

Craig A. Wrathell
Managing Partner

John P. Hart
Partner

Philip G. Hunt Jr.
Partner

August 10, 2005

Cliff Verderber
Oakbrook Properties
24880 Burnt Pine Drive
Suite 8
Bonita Springs, FL 34134

Re Letter of no objection- right-in/right-out off Coconut Road

Dear Mr. Verderber,

I am writing this letter to inform of that The Brooks of Bonita Springs CDD has "no objection" to your request to install the above referenced and as depicted on the attached map. However, this letter should not be misconstrued as a release of obligation to acquire the appropriate easements, permits and proper coordination with all appropriate agencies and facility owners within the proposed area.

I am hopeful that this letter will satisfy your request, however, should you have any questions or require additional information, please contact me at (239) 464-7114.

Sincerely,

THE BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT


Chesley "Chuck" Adams
District Manager

RECEIVED

NOV 29 2005

COMMUNITY DEVELOPMENT

ADD 2005-00233



SIZE SUMMARY

AREA	ACRES	PERCENT	TOTAL
RETAIL	1.00	100%	1.00
PARKING	1.00	100%	1.00
OUTPARCEL	1.00	100%	1.00
TOTAL	3.00	100%	3.00

SANDY LANE EXTENSION

COOPER LANE RD

25' Wide Type D Buffer

OUTPARCEL PARK

RETAIL A
23,000 SQ FT

1 SITE PLAN

RECEIVED

NOV 29 2005

COMMUNITY DEVELOPMENT

ADD 2005-00233

EXIST. ROAD

PART I AFFIDAVIT A1

AFFIDAVIT FOR ADMINISTRATIVE ACTION
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

RECEIVED
NOV 29 2005

COMMUNITY DEVELOPMENT

I, Thomas W. McLean, P.E., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

Thomas W. McLean
(Signature) 11-29-05

Thomas W. McLean - Agent
(Type or printed name)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 16th day of **November, 2005** by Thomas W. McLean (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Stacie Sherman
Signature of person taking oath or affirmation

Stacie Sherman
Name typed, printed or stamped

Title or rank

215531
Serial number, if any



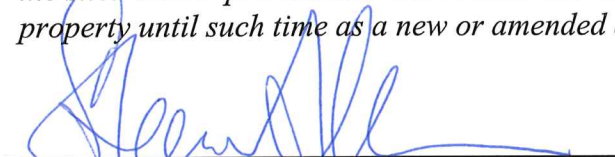
ADD 2005-00233

EXHIBIT I - A - 2

LETTER OF AUTHORIZATION

The undersigned does hereby swear or affirm that he is the Contract Purchaser of the property commonly known as Coconut Point – Tract 3A-1 and legally described in “**Exhibit A**” attached hereto.

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



Contract Purchaser (signature)
Steve Allen
Senior Manager Construction

Printed Name

Regency Centers
10117 Princess Palm Ave.

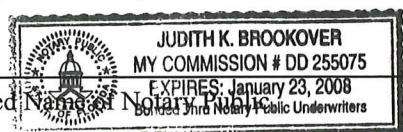
Suite 104
Tampa, FL 33610

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 16 day of Nov. 2005
by Steve Allen who is personally known to me or who has
produced _____ as identification



Signature of Notary Public

Printed Name of Notary Public


(SEAL)

*If more than one owner then all owners must sign. See explanation on back.

RECEIVED
NOV 29 2005
COMMUNITY DEVELOPMENT

ADD 2005-00233

LETTER OF AUTHORIZATION

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as Coconut Point – Tract 3A-1 and legally described in exhibit A attached hereto.

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

Keith W Cantwell
Owner* (signature)
KEITH W. CANTWELL
Printed Name

Owner* (signature)

Printed Name

Owner* (signature)

Printed Name

Owner* (signature)

Printed Name

RECEIVED
NOV 29 2005

STATE OF FLORIDA
COUNTY OF LEE

COMMUNITY DEVELOPMENT

The foregoing instrument was acknowledged before me this 18th day of November 2005
by Keith Cantwell who is personally known to me or who has
produced _____ as identification

Diane M. Lesso
Signature of Notary Public
Diane M. Lesso
Printed Name of Notary Public



*If more than one owner then all owners must sign. See explanation on back.

ADD 2005-00233

PART I AFFIDAVIT A2

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, * Keith W. Cantwell as
of Oakbrook Properties Inc, 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)

Keith W Cantwell
Signature

KEITH W. CANTWELL
(Type or printed name)

DIRECTOR OF CONSTRUCTION
(title of signatory)

RECEIVED
NOV 29 2005

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this NOV 18, 2005
(date) by Keith Cantwell (name of person providing oath or
affirmation), who is personally known to me or who has produced
(type of identification) as identification.

Diane M. Lesso
Signature of person taking oath or affirmation
Admin. Assistant
Title or rank

Name typed, printed or stamped



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 2005-00233

Spatial District Query Report

STRAP Number: 09-47-25-00-00001.0010

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	503.08 99.98%	
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area		NOT FOUND	
Fire District	Fire District Taxing Authority	Estero 029	99.99%
	Fire District Taxing Authority	Bonita Springs 009	0.01% 1
Flood Insurance Zone	Flood Zone	B	
FIRM Floodway		NOT FOUND	
Flood Insurance Panel	Community Panel Version Date	125124 0475 B	
	Community Panel Version Date	120680 BSP	0.01% 1
DNR Flood Zones		NOT FOUND	
Flood Insurance Coastal Barrier		NOT FOUND	
Lighting District		NOT FOUND	
Planning Community	ID Plan Community	21 Estero	99.99%
	ID Plan Community	3 Bonita Springs	0.01% 1
Planning Land Use 2010	Landuse	Urban Community	99.25%
	Landuse	Rural	0.71% 1
	Landuse	General Commercial	0.05% 1
Sanibel/County Agreement		NOT FOUND	
School Board District	District School Board Member	3 Jane E. Kucel, Ph.D.	
School Choice Zone	Choice Zones	South Zone	
	Choice Zones	South Zone 3	
Solid Waste District	District Area	Area 3	99.66%
	District Area	Area 1	0.34% 1
Storm Surge	Category	3	
Subdivisions		NOT FOUND	
Traffic Analysis Zone	TAZ	624	97.82%
	TAZ	838	2.16% 1
Archaeological Sensitivity		NOT FOUND	
Sea Turtle Lighting Zone		NOT FOUND	
Watersheds	Shed ID	Halfway Creek	99.94%

FLUCCS1995	Shed ID	Spring Creek	0.06%	<u>1</u>
	Code	211	89.54%	
	Landuse	Improved pastures		
	Code	534	10.46%	
Vegetation Permit Required	Landuse	Reservoirs less than 10 acres		
	NOT FOUND			
	Soil	Map Symbol	42	64.7%
		Soil Name	WABASSO SAND, LIMESTONE SUBSTRATUM	
Soil	Map Symbol	14	19.58%	<u>2</u>
	Soil Name	VALKARIA FINE SAND		
	Map Symbol	99	9.35%	
	Soil Name	WATER		
	Map Symbol	13	2.75%	<u>1</u>
	Soil Name	BOCA FINE SAND		
	Map Symbol	26	2.27%	<u>1 2</u>
	Soil Name	PINEDA FINE SAND		
	Map Symbol	73	1.35%	<u>1 2</u>
	Soil Name	PINEDA FINE SAND, DEPRESSIONAL		
	NOT FOUND			
	NOT FOUND			
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	DOS2004-00260	99.66%	
	Status			
	Wet Season Water Table			
	Development Order	DOS9911-01500	86.71%	
	Status			
	Wet Season Water Table			
	Development Order	DOS2005-00145	0.94%	<u>1</u>
	Status			
	Wet Season Water Table			
	Development Order	DOS9905-17400	0.31%	<u>1</u>
Development Orders	Status			
	Wet Season Water Table			
	Development Order	DOS2004-00217	0.26%	<u>1</u>
	Status			
	Wet Season Water Table			
	Development Order	DOS9707-17500	0.09%	<u>1</u>
	Status			
	Wet Season Water Table			
	Development Order	98-08-186-11L	0.01%	<u>1</u>
	Status			

Status Wet Season Water Table				
Fort Myers Beach Interim Zoning		NOT FOUND		
Road Impact Fee Districts	District	54	99.66%	
	Tidemark ID	54		
	Name	SOUTHWEST		
	District	61	0.34%	1
	Tidemark ID	61		
	Name	Bonita55		
Water Franchise	Franchise Name	Bonita Springs Utilities		

[[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.



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

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.

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00233

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Regency Center, L.P. filed an application for administrative approval to a Mixed Use Planned Development on a project known as Coconut Point M.P.D. for [REQUEST] on property located at southwest corner of Coconut Rd and Sandy Lane Extension, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

waiting for legal verification

WHEREAS, the property was originally rezoned in case number DRI2000-00015 & DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00048, ADD2004-00060, ADD2004-00060A, ADD2004-00060(B), ADD2004-00206, ADD2005-00011, ADD2005-00026, ADD2005-00080 and ADD2005-00080A); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to ADMINISTRATIVE AMENDMENT (PD) ADD____-_____

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, filed an application for administrative approval to a Planned Development on a project known as for [REQUEST] on property located at , described more particularly as:

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

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00080A

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 M.P.D. to **revise Resolution Z-02-009 changing Condition 2.b concerning the approved Property Development Regulations for Tract 2A and revise Condition 9 concerning the distribution of required open space within Tract 2** for property located at Coconut and Williams Roads, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in case number DRI2000-00015 & DCI2001-00005 (with subsequent amendments in case numbers ADD2004-00048, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00206, ADD2005-00011 and ADD2005-00026); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, staff finds that the proposed redistribution of open space within Tract 2 will not result in an overall decrease of open space within the project; and

WHEREAS, staff finds that the change in the proposed Property Development Regulations within Tract 2A will not result in an increase of intensity or density; and

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for the amendment to the Mixed Use Planned Development zoning to **revise Resolution Z-02-009 changing Condition 2.b concerning the approved Property Development Regulations for Tract 2A and revise Condition 9 concerning the distribution of required open space within Tract 2** is **APPROVED**, subject to the following conditions:

- 1. No substantial change to the approved Master Concept Plan has been authorized as part of this approved administrative amendment, except as specifically stated in the following.
- 2. Resolution Z-02-009, Condition 2.b. is hereby amended to adopt the following Property Development Regulations for this portion of the development of Tract 2A, as depicted on the Master Development Plan for Coconut Point Area 2, Phase 2B - The Residences at Coconut Point, stamped Received on June 24, 2005 (Attachment B to this action):

Tract 2A (portion only as depicted on the attached Master Concept Plan)

Lot Width	100 feet
Lot Depth	100 feet
Lot Area	20,000 square feet
Maximum Lot Coverage	55%

Minimum Setbacks

Front (street)	25 feet
Side	5 feet
Rear/Street	5 feet (0 (zero) feet for an accessory structure)
Water body	25 feet (20 feet for an accessory structure)

Minimum Building Separation: 10 feet (subject to Condition 4) or ½ the sum of the building heights but not less than 20 feet

Maximum Building Height: 45 feet / 3 stories

Maximum Building Height Hotel (where permitted): 60 feet / 5 stories

- 3. The minimum building separation may be reduced from 1/2 the sum of the building heights but no less than 20 feet, to 10 feet provided that the local fire district has reviewed and approved the plans prior to the approval of a local development order for the construction of the buildings.
- 4. Condition 9 of Resolution Z-02-009 is hereby amended to read:
 - 9. Prior to local development order approval for the first local development order for vertical development of any buildings, open space must be

provided as detailed in the open space table on the Master Concept Plan stamped received August 26, 2005 (found as Attachment A to this action) with the condition that any residential dwelling units requiring open space per LDC Section 10-415(a) must provide 30 percent common open space within Tracts 1-E, 1-F, 2-B2, 3-B, and 3-D.

A minimum of 27.7 acres of open space must be provided within Area 2. Any residential parcel within Area 2 must provide a minimum 20% open space. Any commercial parcel within Area 2 must provide a minimum 10% open space. The provided open space for Area 2 must be tracked on all development orders within Area 2 to insure the 27.7 acres of open space is provided within the overall tract.

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

DULY SIGNED this 7th day of September, A.D., 2005.

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

RECEIVED

NOV 29 2005

COMMUNITY DEVELOPMENT

ADD 2005-00233



ADD 2005-00080

950 Encore Way • Naples, Florida 34110 • Phone: 239.254.2000 • Fax: 239.254.2099

HM PROJECT #1997079

1/17/01

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

EXHIBIT A

Naples • Fort Myers • Venice

ADD 2005-00080

HM PROJECT #1997079

1/17/01

REF. DWG. #A-994-3

PAGE 2 OF 3

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

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 RIFFELMACHER

P.S.M. #6130
STATE OF FLORIDA

Applicant's Legal Checked
by  29 JUNE 05

ADD 2005-00080

RECEIVED
NOV 29 2005

COMMUNITY DEVELOPMENT

ADD 2005-00233

ADD 2005-00233

RECEIVED

NOV 29 2005

COMMUNITY DEVELOPMENT

Outlot
±2.3 AC.
DEVELOPMENT
PARCEL #7

PHASE 2A

PHASE 2B

PROJECT SUMMARY:

EXISTING LAND USE/AGE:

SUBJECT PARCEL	USAGE	ZONING
NORTH	Phase 2B - Town Center	MPD
WEST	R.O.N.	US-41 (200' R/W)
SOUTH	R.O.N.	Coconut Road (150' R/W)
EAST	RAILROAD	SEMINOLE DULF - R.R. (130' R/W)

LAND USE BREAKDOWN:

USE	AC.	sq. ft.
Buildings	127,222	2,531,500
Site/Driveway/Driveway	7,616	1,657,440
Access/Parking	48,185	1,048,110
Pool/Deck	7,354	1,597,800
Green Area/Open Space	60,068	1,321,200
TOTAL PROJECT AREA	250,445	5,156,050

GENERAL NOTES:

- CURRENT ZONING IS MPD.
- PROJECT PHASING WILL CONSIST OF ONE PHASE, TABULATED AS FOLLOWS:
PHASE 1
+ MAIN PARKING AREAS, ACCESS, INFRASTRUCTURE - 2.78 AC.
+ BUILDING COVERAGE
+ Bldgs 1 - 5, 207 M.F. Units
+ Outhouse, 4,500 sq. ft.
- GARBAGE / RECYCLABLE COLLECTION AREAS SHALL BE PROVIDED WITH ENCLOSURE ON THREE SIDES WITH GATE.
- ALL BUILDINGS SHALL BE TYPE IV CONSTRUCTION.
- ALL BUILDINGS SHALL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS DESIGNED IN ACCORDANCE WITH NFPA 13, LATEST EDITION.
- ALL PAVEMENT STRIPING ON SITE SHALL BE PAINTED.

DEVELOPMENT REGULATIONS:

TRACT 2A, DEED ZONING RESOLUTION 2-02-008

- Minimum Lot Size:
Lot Area - 20,000 sq. ft.
Min. width - 100 ft.
Min. depth - 100 ft.
- Minimum Setbacks:
Front (Street) - 25 ft.
Side - 10 ft. (0 ft. for Accessory Structure)
Rear / Street - 0 ft. (0 ft. for Accessory Structure)
Waterbody - 25 ft. (0 ft. for Accessory Structure)
- Maximum Height:
Maximum Height - 45 ft. (3 Stories)
- Maximum Lot Coverage:
Max. percent of total area - 30% (35% percent max.)
- Minimum Building Separation:
Minimum Building Separation - 10 feet

RECEIVED
ATTACHMENT B
JUN 24 2005
ZONING

COCONUT POINT AREA 2
PHASE 2B - THE RESIDENCES AT COCONUT POINT

DESIGNED BY	DATE
T.W.M.	3/05
CHECKED BY	DATE
T.W.M.	3/05
VERTICAL SCALE	N/A



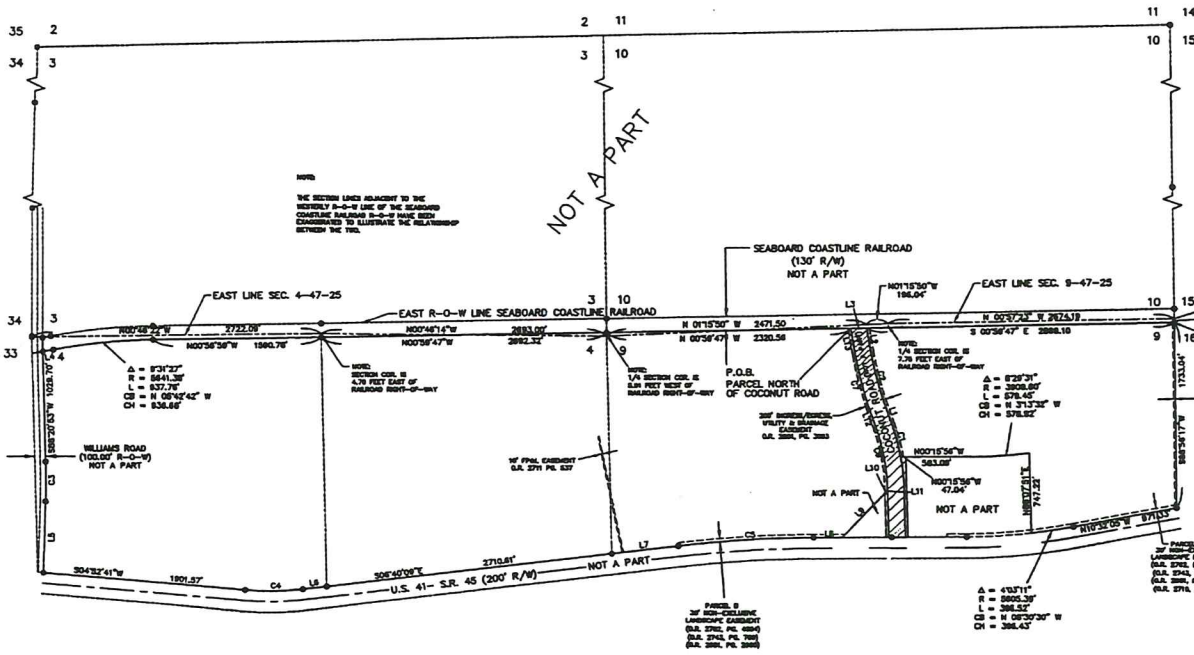
6202-F Presidential Court
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.1772
Naples - Fort Myers - Venice - Englewood

MASTER DEVELOPMENT PLAN

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW	CAD FILE NAME: 03116MDP	DRAWING NO.: MDP-1
THOMAS W. HOLEMONT, P.E. #40880	PROJECT NO.: 2003.116	SHEET NO.: 1 OF 1

NOV 29 2005

COMMUNITY DEVELOPMENT

[illegible]

USE TABLE		
USE	LENGTH	NAME
1	200.00	STANDARD
2	100.00	STANDARD
3	100.00	STANDARD
4	100.00	STANDARD
5	100.00	STANDARD
6	100.00	STANDARD
7	100.00	STANDARD
8	100.00	STANDARD
9	100.00	STANDARD
10	100.00	STANDARD
11	100.00	STANDARD
12	100.00	STANDARD
13	100.00	STANDARD
14	100.00	STANDARD
15	100.00	STANDARD
16	100.00	STANDARD
17	100.00	STANDARD
18	100.00	STANDARD
19	100.00	STANDARD
20	100.00	STANDARD
21	100.00	STANDARD
22	100.00	STANDARD
23	100.00	STANDARD
24	100.00	STANDARD
25	100.00	STANDARD
26	100.00	STANDARD
27	100.00	STANDARD
28	100.00	STANDARD
29	100.00	STANDARD
30	100.00	STANDARD
31	100.00	STANDARD
32	100.00	STANDARD
33	100.00	STANDARD
34	100.00	STANDARD
35	100.00	STANDARD
36	100.00	STANDARD
37	100.00	STANDARD
38	100.00	STANDARD
39	100.00	STANDARD
40	100.00	STANDARD
41	100.00	STANDARD
42	100.00	STANDARD
43	100.00	STANDARD
44	100.00	STANDARD
45	100.00	STANDARD
46	100.00	STANDARD
47	100.00	STANDARD
48	100.00	STANDARD
49	100.00	STANDARD
50	100.00	STANDARD
51	100.00	STANDARD
52	100.00	STANDARD
53	100.00	STANDARD
54	100.00	STANDARD
55	100.00	STANDARD
56	100.00	STANDARD
57	100.00	STANDARD
58	100.00	STANDARD
59	100.00	STANDARD
60	100.00	STANDARD
61	100.00	STANDARD
62	100.00	STANDARD
63	100.00	STANDARD
64	100.00	STANDARD
65	100.00	STANDARD
66	100.00	STANDARD
67	100.00	STANDARD
68	100.00	STANDARD
69	100.00	STANDARD
70	100.00	STANDARD
71	100.00	STANDARD
72	100.00	STANDARD
73	100.00	STANDARD
74	100.00	STANDARD
75	100.00	STANDARD
76	100.00	STANDARD
77	100.00	STANDARD
78	100.00	STANDARD
79	100.00	STANDARD
80	100.00	STANDARD
81	100.00	STANDARD
82	100.00	STANDARD
83	100.00	STANDARD
84	100.00	STANDARD
85	100.00	STANDARD
86	100.00	STANDARD
87	100.00	STANDARD
88	100.00	STANDARD
89	100.00	STANDARD
90	100.00	STANDARD
91	100.00	STANDARD
92	100.00	STANDARD
93	100.00	STANDARD
94	100.00	STANDARD
95	100.00	STANDARD
96	100.00	STANDARD
97	100.00	STANDARD
98	100.00	STANDARD
99	100.00	STANDARD
100	100.00	STANDARD

[illegible]

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

"NOT A SURVEY"

BY JERRY L. RIFFELMACHER P.S.M. #0130
STATE OF FLORIDA

AND LEGAL DESCRIPTION
OF A PORTION OF SECTIONS
3, 4, 9 AND 10,
T1P 47 SOUTH, RANGE 25 EAST

SKETCH AND LEGAL DESCRIPTION
OF A PORTION OF SECTIONS
7, 10, 9 AND 10

TOWNSHIP 47 SOUTH, RANGE 25 EAST

RECEIVED
NOV 29 2005
COMMUNITY DEVELOPMENT

EXPLANATORY NOTES

- 1. Please indicated the original project name.
- 2. Please indicate the current project name if different from the original name.
- 3. Please list the original Rezoning Resolution Number.
- 4. List the Resolution number(s) and/or case number(s) assigned to any actions granted for this project since its original rezoning.
- 5. List the D. O. number(s) and current status of any Development Orders issued for this project.

ADDITIONAL SUBMITTALS

- 1. Area Location Map: a map at a suitable scale, indicating the property described in the legal description. This map shall be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable. The map shall be of a size that will fit or conveniently fold to fit into a letter size (8 ½ x 11") folder.
- 2. Please attach copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals.