Acco

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Heritage Naples Acquisition, Inc. represented by Planning Development Inc. filed an application for administrative approval to a Residential Planned Development on a project known as Coconut Shores f/k/a Woodside Lakes in order to achieve the changes to the Master Concept Plan and add deviations described in Attachment B for property located at 3250 Coconut Road, Bonita Springs, described more particularly as:

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

A parcel of land located in the Northwest Quarter (NW¼) corner of Section 09, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the West Quarter (W¼) of Section 09, Township 47 South, Range 25 East, Lee County, Florida:
THENCE run N01°00'32"W, along the West line of the Northwest Quarter (NW¼) of said Section 09, for a distance of 55.00 feet to a point on the Northerly right-of-way line of Coconut Road, a 50.00 foot right-of-way, as the same is described in O.R. Book 1738 at Page 2538 of the Public Records of Lee County, Florida;
THENCE run S89°56'40"E, along the Northerly right-of-way line of Coconut Road, for a distance of 390.07 feet to a point 390.00 feet Easterly of, as measured at right angles to the West line of the South Half (S½) of the Northwest Quarter (NW ¼) of said Section 09 and the POINT OF BEGINNING of the parcel of land herein described;
THENCE continue S89°56'40"E, along the Northerly right-of-way line of Coconut Road for a distance of 1,510.60 feet to a point on the Easterly boundary of a 100.00 foot wide Florida Power and Light Company easement as recorded in O.R. Book 2304 at Page 2665 of the Public Records of Lee County, Florida;
THENCE run N21°14'38"W, along the Easterly boundary of said Florida Power and Light Company easement, for a distance of 1,399.06 feet to a point on the North line of the South Half (S½) of the Northwest Quarter (NW ¼) of said Section 9;
THENCE run S88°20'48"W, along the North line of the South Half (S½) of the Northwest Quarter (NW¼) of said Section 09, for a distance of 756.49 feet to a point 660.00 feet Easterly of, as measured at right angles to the West line of the South Half (S½) of the Northwest Quarter (NW¼) of said Section 09;
THENCE run S01°00'32"E, parallel with the West Line of the South Half (S½) of the Northwest Quarter (NW¼) of said Section 09, for a distance of 660.04 feet to a point 660.00 feet Southerly of, as measured at right angles to the

North line of the South Half (S½) of the Northwest Quarter (NW¼) of said Section 09;
THENCE run S88°20'48"W, parallel with the North line of the South Half (S½) of the Northwest Quarter (NW¼) of said Section 09, for a distance of 270.02 feet to a point 390.00 feet Easterly of, as measured at right angles to the West line of the South Half (S½) of the Northwest Quarter (NW¼) of said Section 09;
THENCE run S01°00'32"E, parallel with the West line of the South Half (S½) of the Northwest Quarter (NW¼) of said Section 09, for a distance of 613.06 feet to the POINT OF BEGINNING, containing 33.510 acres more or less.

WHEREAS, the property was originally rezoned in case number 86-12-14-DCI [with subsequent amendments in case numbers 86-12-14-DCI(a) and 95-10-025.13A 01.01]; 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; and

WHEREAS, the proposed changes include a change to duplex and four-plex (multiple family) dwelling units, redesignate the approved open space within the project, and anticipate the removal of the portion of the approved RPD located east of the Florida Power and Light easement from the project; and

WHEREAS, the proposed changes do not increase the approved density of the project above 5 dwelling units per acre, as originally approved; and

WHEREAS, the 6 to 8 foot privacy wall with landscaping on both sides provides buffering substantially equal to the 75 foot wide green space/future road right-of-way originally approved along Coconut Road; and

WHEREAS, the proposed building heights will remain at 2-story and 35 feet for the proposed duplex and four-plex units to be developed.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the approved four-page Site Plan consisting of the amended 3-page Master Concept Plan (Pages 1 and 2 of 3 stamped received June 16, 1998 and Page 3 of 3 stamped received July 2, 1998) and Landscape Concept Plan (stamped received June 16, 1998). Site Plan PD-98-032 is hereby APPROVED and adopted. A reduced copy is attached hereto as Attachment A.**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

3. **Attachment B (entitled Exhibit "D") represents a compilation of all approved deviations or changes approved as part of this planned development amendment, some of which were originally approved and all of which are internal to the project and have minimal impacts on surrounding properties.**

4. **The approved density of the project may not exceed 5 dwelling units per acre. If the parcel to the east of the Florida Power and Light easement is rezoned, the remaining portion of the project may not exceed 5 dwelling units per acre. No transfer of intensity from the one portion of the development to another areas of the project has been approved.**

5. **The height of all buildings west of the power line easement, may not exceed two stories and 35 feet in height. To the east of the power line easement, building height may not exceed three stories and 45 feet.**

6. **As noted in Condition 1, above, the landscaping plan has been incorporated as part of the zoning approval in this amendment.**

7. **LDC required indigenous open space preservation may be partially met with existing indigenous vegetation located within the FPL easement for up to a maximum of 2.08 acres. The FPL easement area may be used subject to a signed written agreement between FPL and the RPD developer acknowledging that the preserved indigenous is to remain. This signed agreement must be submitted to and approved by Lee County Division of Planning, Environmental Sciences Program prior to the issuance of a vegetation removal permit for any phase of the development.**

DULY SIGNED this 9th day of July, A.D., 1998.

BY: Mary Gibbs

Mary Gibbs, Director
Department of Community Development

RECEIVED
JUL 02 1998
PERMIT COUNTER

Exhibit "D"

SCHEDULE OF DEVIATIONS

Deviation (A) Minimum Lot Width of 37.5 Feet for Duplexes.

Deviation (B) Minimum Lot Area of 3,750 Square Feet for Duplexes.

Deviation (C) Residential Single Family Attached May Have a Setback Zero (0) Feet on One Side.

Deviation (D) Relief From LDC Subsection 34-2194(b) Requirement of 25 Foot Setback to Setback of 15 Feet For Dwelling Units From an Artificial Body of Water When Entire Body of Water Is Under Unified Control Per Subsection 34-2194(c)a.

Deviation (E) Relief From LDC Subsection 34-2194(b) Requirement of 25 Foot Setback to No Setback Required For Common Facility Buildings or Recreational Structures Which Are Designed to Take Advantage of The Waterfront Provided Such Structures May Occupy a Maximum of 10 Percent of a Lake's Perimeter and Provided that the Entire Body of Water is Under Unified Control.

Deviation (F) Relief From LDC Subsection 10-328(a) Requirement for a Drainage Easement or Right-of-Way Inclusive of a 20 Foot Easement for Maintenance Purposes to Allow a Reduction in Width to 0 Feet Common Facility Buildings or Recreational Structures Which Are Designed to Take Advantage of The Waterfront Provided Such Structures May Occupy a Maximum of 10 Percent of a Lake's Perimeter and Provided the Entire Body of Water is Under Unified Control.

Deviation (G) Relief From LDC Subsection 10-328(a) Requirement for a Drainage Easement or Right-of-Way Inclusive of a 20 Foot Easement for Maintenance Purposes to Allow a Reduction to 15 Feet for Dwelling Units From an Artificial Body of Water When the Entire Body of Water is Under Unified Control.

Deviation (H) Relief From LDC Subsection 34-395, Table 34-395 Which Requires a Minimum Lot Width for Single Family Detached of 75 feet to Allow a Minimum Lot Width of 50 feet for Lots Which Abut a Curvilinear Right-of-Way.

PROJECT # 95-10-025.13A-02-01

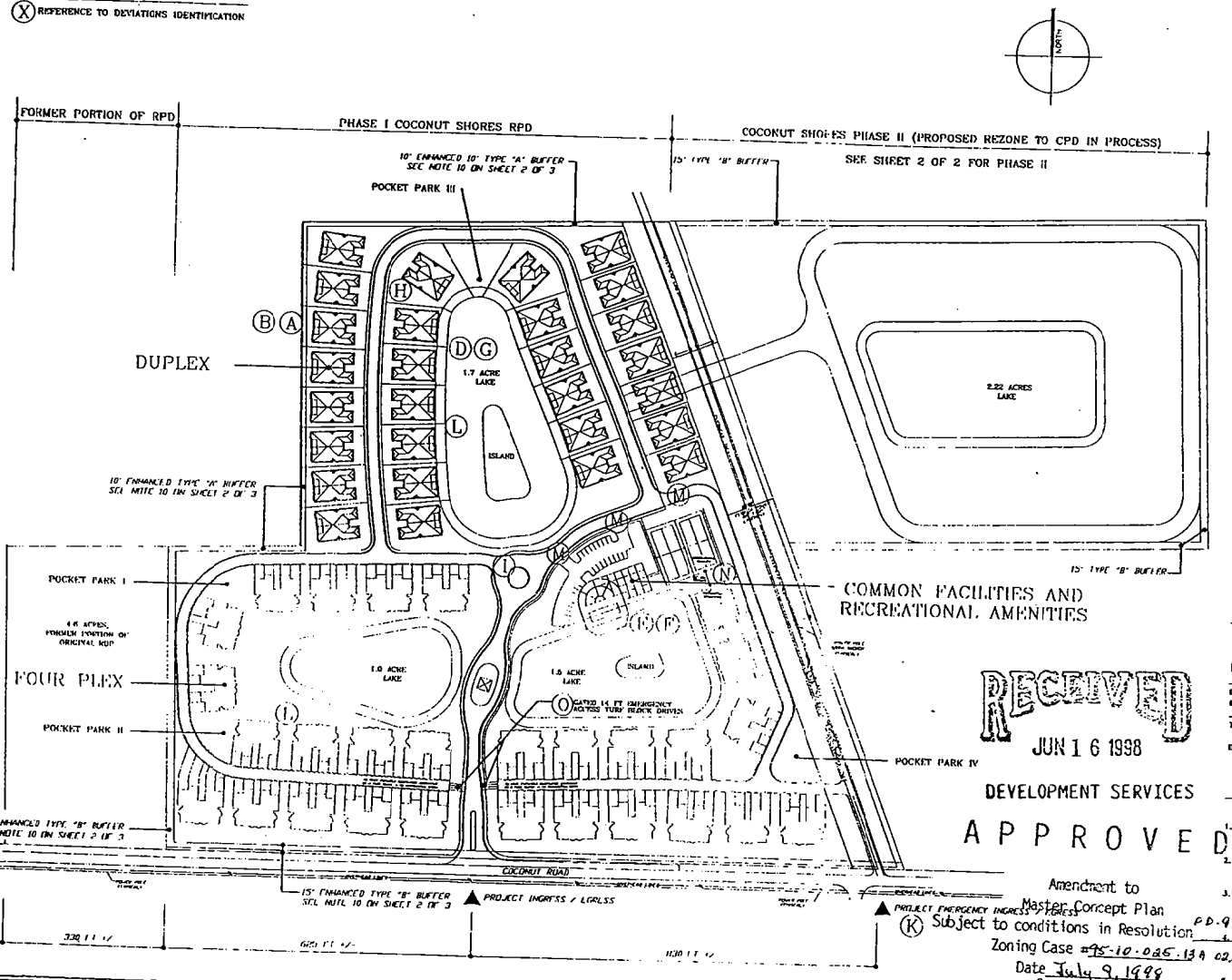
PROJECT TYPE 05

ATTACHMENT "B"

Deviation (I)	Relief From LDC Subsection 10-296(d)Table 4(7)(c)2 Which Requires That Street Wearing Surfaces to Meet FDOT Standard Specifications to Allow The Use of Traffic Bearing Brick Pavers, Stamped Concrete or Similar Materials Within The Project's Right-of-ways.
Deviation (J)	Relief From LDC Subsection 10-296(d)Table 4(11)(c) Which References Traffic Control Support Systems to Allow the Alternative Specification of AASHTO Break-A-Way Criteria for Frangible Wooden Street Sign Posts.
Deviation (K)	Relief From LDC Subsection 10-291(3) Which Requires Two or More Means of Ingress or Egress For Residential Projects With an Area of 5 or More Acres to Allow a Singular Access to Coconut Road Provided that the Development Provides an Emergency Access from the Existing FPL Curb Cut Along the Western Property Line.
Deviation (L)	Relief From LDC Subsection 10-328(b) Which Requires a Drainage Easement of 15 in Width for Drainage Pipe of 48 inches in Diameter or less; to Allow an Easement of 10 Feet for Drainage Easements Over Pipe of 24 inches in Diameter or less.
Deviation (M)	Relief from LDC Section 10-285(a)Table 1. Which Requires a Connection Separation of 125 Feet to Allow Two Driveways from the Recreational Parking Lot and One from the Eastern Four-plex Neighborhood as Graphically Shown On Sheet 1 of 3.
Deviation (N)	Relief from LDC Section 34-2474(b)(6) Which Requires Recreational Facilities Maintain a Minimum Setback of 40 Feet from Any Residential Structure to Allow a Setback of 25 Feet.
Deviation (O)	Relief from LDC Section 10-296(m)(4)a. Which Limits Privately Maintained Accessways to 50 or Fewer Multi-family Residential Units to Allow a Maximum of 60 Units as Graphically Depicted on Sheet 1 of 3; as shown with Estero Fire Department Approved Gated Access Drives.

FOR LIST OF DEVIATIONS SEE SHEET 3 OF 3

(X) REFERENCE TO DEVIATIONS IDENTIFICATION



RECEIVED
JUN 16 1998
DEVELOPMENT SERVICES

APPROVED
Amendment to Master Concept Plan
(K) Subject to conditions in Resolution PD-98-039
Zoning Case #95-10-026.13A 02.01
Date July 9, 1998
Page 1 of 3

Coconut Shores Phase I

Land Use Summary

Lakes	4.20
Buffers	1.08
FPL Easement	3.20
Islands	0.39
Coconut Road Enhanced Buffer Width	1.61
Duplex Lots	8.31
Four Plex Tracts	9.68
Common Facility Tract	1.45
Road R/W	1.90
Lake Maintenance Easement	2.69
Total	33.51 Acres

Open Space Summary

Open Space Required - 40% x 33.51 Acres = 13.40 Acres

Open Space Provided

Lakes	3.35 max. contribution
Lake Maintenance Easements	1.69
Buffers	1.08
FPL Easement	3.20
Islands	0.39
Coconut Road Enhanced Buffer Width	1.61
Open Space within Duplex Lots (8.31 x .2)	1.66
Open Space within Four Plex Tracts (9.68 x .2)	1.94
Total	14.92 Acres

Native Open Space Required- 50% of 13.40 Acres = 6.70 Acres

Native Open Space Provided

65% of FPL Easement	2.08
Large Island	0.25
75 % of Coconut Road Enhanced Buffer Width	1.22
Open Space within Four Plex Tracts (8.31 x .15)	1.24
Open Space within Common Facilities Tract-15%	0.22
Lake Adjacent Areas (200 x 160)	0.77
4 Pocket Parks (100 x 100)	0.92
Total	6.70 Acres

Dwelling Unit Summary

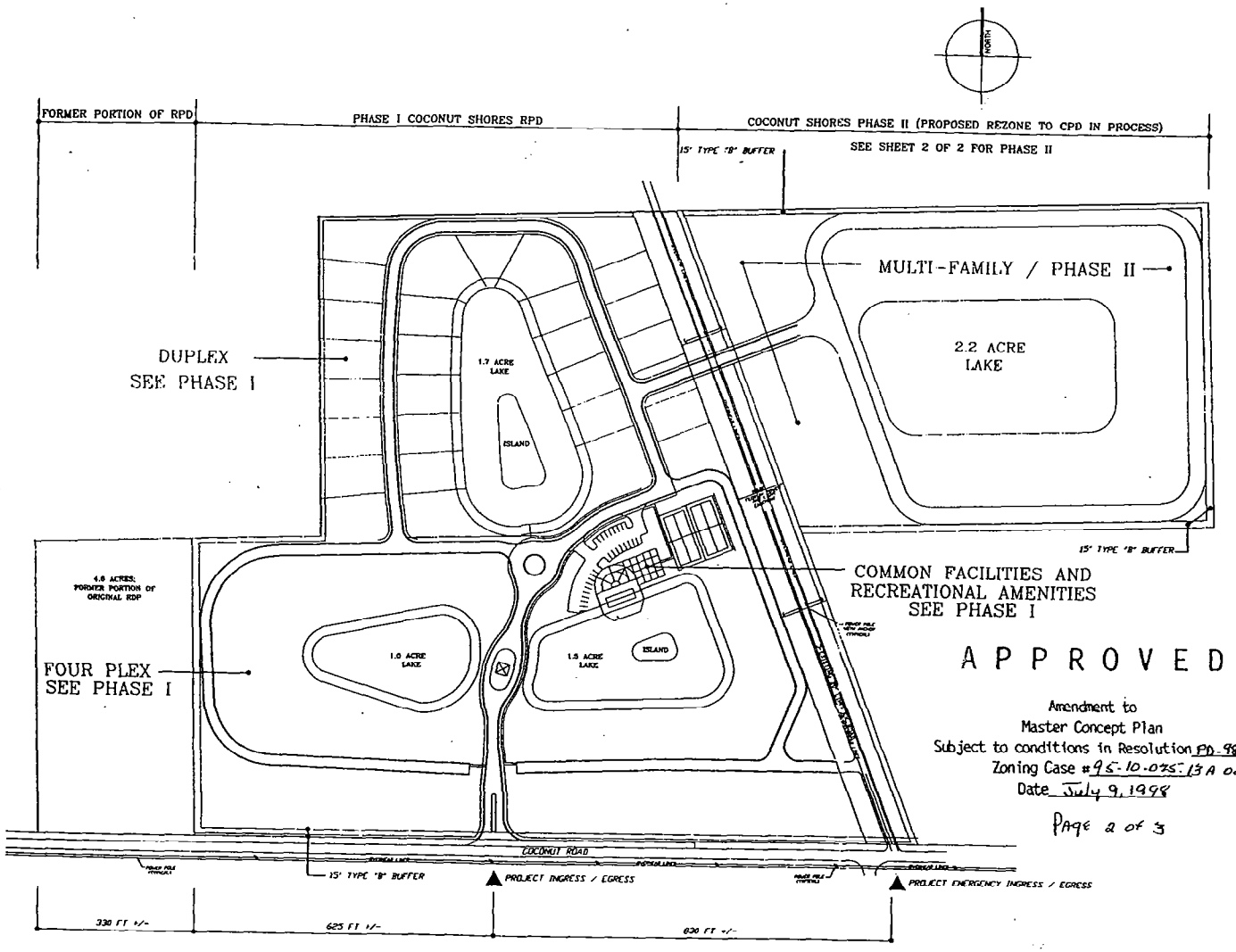
Duplex	56
Four Plex	112
Total	168

Dwelling Unit Intensity 168 units / 33.51 acres = 5.0 Units Per Acre

General Notes

1. Acreage of Individual Parcels or Listed Uses Are Approximate And Subject to Change to Modification of The Internal Circulation System Alignment.
2. Acreage And Shore Line of Lakes Is Subject to Change With Refinement of Final Plans.
3. Access Location on Coconut Road Is Approximate And Subject to Final Alignment; However, in No Case Shall The Distance Be Closer Than 525 feet to Its Eastern Property Line And No Further East Than 660 Feet to The Existing FPL Access.
4. Provision shall retained for an private road entry to Phase II until and if the Phase II parcel is removed from this RPD; at which time the reserved access may be fully incorporated into the development.
5. Should Phase II be removed from this RPD, the 74 units associated with Phase II may not be transferred to Phase I.

PLANNING DEVELOPMENT INCORPORATED	5133 CASTELLO DRIVE SUITE 2, NAPLES, FLORIDA 34103 941 / 263-6934 941 / 263-6981 FAX
title:	COCONUT SHORES
client:	HERITAGE RESIDENTIAL GROUP OF FLORIDA NAPLES, FLORIDA 941/556-5555; 941/555-5555 FAX
contact:	GLEN MCLAY, PRESIDENT
title:	RPD CONCEPT MASTER PLAN
subtitle:	PHASE I
project location:	BONITA SPRINGS, FLORIDA
designer: MRF	ocad #: .dwg
project manager: MICHEAL FERNANDEZ	project #: 97.01023
checked - date / by: 06-11-98 MRF	scale: 1:100
approved for: ADMIN AMENDMENT APP.	view: LMIIS
date: 03-01-98	revisions: 05.12.98, 06-11-98
sheet no: 1 / 3	



PROJECT SUMMARY

Specific Details, Deviations And RPD Variances:

1. Phase I Parcel Area: 33.54 +/- Acres
2. Phase II Parcel Area: 14.79 +/- Acres
3. Permitted Uses: Any Residential Unit Type Permitted in the RM-6 or RSA Districts and Customary Recreational and Accessory Uses; And, a Community Sales Center.
4. Maximum Building Density is 5 Units per Acre for a Total of 168 Units Within Phase I and 74 Units Within Phase II. It is Recognized That Some Areas Within the Site Will Exceed this Overall Density with a Commensurate Reduction in Other Areas of the Site.
5. Maximum Building Height Will Be 3 Stories in Multi-family Areas Within Phase II and 2 Stories and 35 Feet of Height in All Other Areas.
6. Open Space, Private Roads and Amenities May Be Reconfigured as Final Plans Are Prepared and Will Be Maintained by a Homowners Association.
7. Conceptual Unit Mix, Subject to Relocation and Modification is 56 Duplexes, 112 Four Plexes Within Phase I and 74 Multi-family Units Within Phase II.
8. Clustered Units Such as Zero Lot Line, Duplexes, Etc., May or May Not Have Individual "Lots" Depending on Final Plans.
9. Minimum Standards Where / If Lots Are to Be Platted:
   Single Family Detached (Not Zero Lot Line), Duplex, and Two Family Attached Shall Be Governed by the Rm-6 Development Standards.
   Zero Lot Line Shall Be as Provided for by RSA Residential District Except That One Side Setback May Be Zero.
10. The Phase I D.O. Perimeter Landscape Buffers shall be substantially consistent with the attached Landscape Concept Plan Sheet 1 of 1 for Coconut Shores. These buffers exceed County LDC Type A and Type B Buffers.

Note: Duplex Lots May Consist 2 Units Each, with a Common Wall That Normally Bisects the "Lot" in Half

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Amendment to
Master Concept Plan
Subject to conditions in Resolution PD-98-032
Zoning Case # 95-10.075-13A 02.01
Date July 9, 1998

Page 2 of 3

Coconut Shores Phase II

Land Use Summary

Lakes	2.22
Buffers	0.28
Multi-family Tract	9.82
Road R/W	2.11
Lake Maintenance Easement	0.46
Total	14.79 Acres

Open Space Summary

Open Space Required - 40% x 14.79 Acres = 5.92 Acres

Open Space Provided

Lakes	1.48 exc. contribution
Lake Maintenance Easement	0.46
Buffers	0.28
Open Space within Multi-family Tract (0.82)	5.82
Total	8.04 Acres

Native Open Space Required - 50% of 5.92 Acres = 2.96 Acres

Native Open Space Provided

Within Multi-family Tract (0.82)	2.98 Acres

Dwelling Unit Summary

14.79 Acres at 5 Units Per Acre	74 Units Maximum

Note: Phase II units may not be transferred to Phase I.

PLANNING DEVELOPMENT INCORPORATED
5133 CASTELLO DRIVE SUITE 2, NAPLES, FLORIDA 34103
941 / 263-6934 941 / 263-6981 FAX

title: COCONUT SHORES
client: HERITAGE RESIDENTIAL GROUP OF FLORIDA NAPLES, FLORIDA 941/566-5566; 941/566-5565 FAX
contact: GLEN MCLAY, PRESIDENT

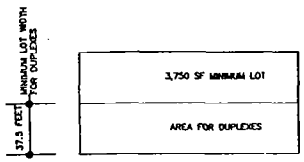
title: RPD CONCEPT MASTER PLAN
subtitle: PHASE II
project location: BONITA SPRINGS, FLORIDA

designer: MRF
project manager: MICHEAL FERNANDEZ
checked - date / by: 06-11-98 MRF
approved for: ADMIN. AMENDMENT APP.

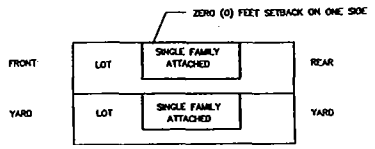
acad #: dwg
project #: 97.01223
scale: 1:100
view: LIMITS

date: 03-01-98
revisions: 05-12-98, 06-11-98

sheet no: 2/3



DEVIATION (A) & (B)



DEVIATION (C)

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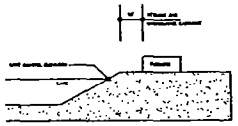
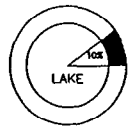
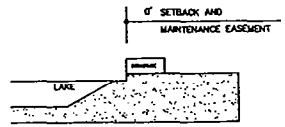
PERMIT COUNTER

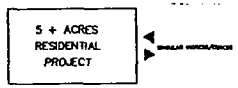


DEVIATION (D) & (G)

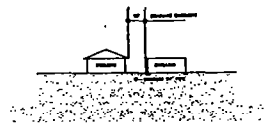




DEVIATION (E) & (F)



DEVIATION (K)



DEVIATION (L)

SCHEDULE OF DEVIATIONS

Deviation (A) Minimum Lot Width of 37.5 Feet for Duplexes.

Deviation (B) Minimum Lot Area of 3,750 Square Feet for Duplexes.

Deviation (C) Residential Single Family Attached May Have a Setback Zero (0) Feet on One Side.

Deviation (D) Relief From LDC Subsection 34-2194(b) Requirement of 25 Foot Setback to Setback of 15 Feet For Dwelling Units From an Artificial Body of Water When Entire Body of Water is Under Unified Control Per Subsection 34-2194(c)1.

Deviation (E) Relief From LDC Subsection 34-2194(b) Requirement of 25 Foot Setback to No Setback Required For Common Facility Buildings or Recreational Structures Which Are Designed to Take Advantage of The Waterfront Provided Such Structures May Occupy a Maximum of 10 Percent of a Lake's Perimeter and Provided that the Entire Body of Water is Under Unified Control.

Deviation (F) Relief From LDC Subsection 10-328(a) Requirement for a Drainage Easement or Right-of-Way Inclusive of a 20 Foot Easement for Maintenance Purposes to Allow a Reduction in Width to 0 Feet Common Facility Buildings or Recreational Structures Which Are Designed to Take Advantage of The Waterfront Provided Such Structures May Occupy a Maximum of 10 Percent of a Lake's Perimeter and Provided the Entire Body of Water is Under Unified Control.

Deviation (G) Relief From LDC Subsection 10-328(a) Requirement for a Drainage Easement or Right-of-Way Inclusive of a 20 Foot Easement for Maintenance Purposes to Allow a Reduction to 15 Feet for Dwelling Units From an Artificial Body of Water When the Entire Body of Water is Under Unified Control.

Deviation (H) Relief From LDC Subsection 34-695, Table 34-695 Which Requires a Minimum Lot Width for Single Family Detached of 75 feet to Allow a Minimum Lot Width of 50 feet for Lots Which Abut a Curvilinear Right-of-way.

Deviation (I) Relief From LDC Subsection 10-296(d)Table 4(7)(c)2 Which Requires That Street Wearing Surfaces to Meet FDOT Standard Specifications to Allow The Use of Traffic Bearing Brick Pavers, Stamped Concrete or Similar Materials Within The Project's Right-of-ways.

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Deviation (K) Relief From LDC Subsection 10-291(3) Which Requires Two or More Means of Ingress or Egress For Residential Projects With an Area of 5 or More Acres to Allow a Singular Access to Coconut Road Provided that the Development Provides an Emergency Access from the Existing FPL Curb Cut Along the Western Property Line.

Deviation (L) Relief From LDC Subsection 10-328(b) Which Requires a Drainage Easement of 15 in Width for Drainage Pipe of 48 inches in Diameter or less; to Allow an Easement of 10 Feet for Drainage Easements Over Pipe of 24 inches in Diameter or less.

Deviation (M) Relief from LDC Section 10-285(a)Table 1, Which Requires a Connection Separation of 125 Feet to Allow Two Driveways from the Recreational Parking Lot and One from the Eastern Four-plex Neighborhood as Graphically Shown On Sheet 1 of 3.

Deviation (N) Relief from LDC Section 34-2474(b)(6) Which Requires Recreational Facilities Maintain a Minimum Setback of 40 Feet from Any Residential Structure to Allow a Setback of 25 Feet.

Deviation (O) Relief from LDC Section 10-296(m)(4)a. Which Limits Privately Maintain Accessways to 50 or Fewer Multi-family Residential Units to Allow a Maximum of 60 Units as Graphically Depicted on Sheet 1 of 3; as shown with Estero Fire Department Approved Gated Access Drives.

APPROVED

Amendment to
Master Concept Plan
Subject to conditions in Resolution PD-98-032
Zoning Case # 95-10-025.13A 02.01
Date July 9, 1998
Page 3 of 13

NOTES:

1. DEVIATIONS (H), (I) and (J) ARE NOT REPRESENTED BY GRAPHICS.
2. SEE SHEET 1 OF 3 FOR GRAPHIC REPRESENTATIONS FO DEVIATIONS (M), (N) AND (O).

PROJECT # 95-10-025.13A-02.01
PROJECT TYPE 05

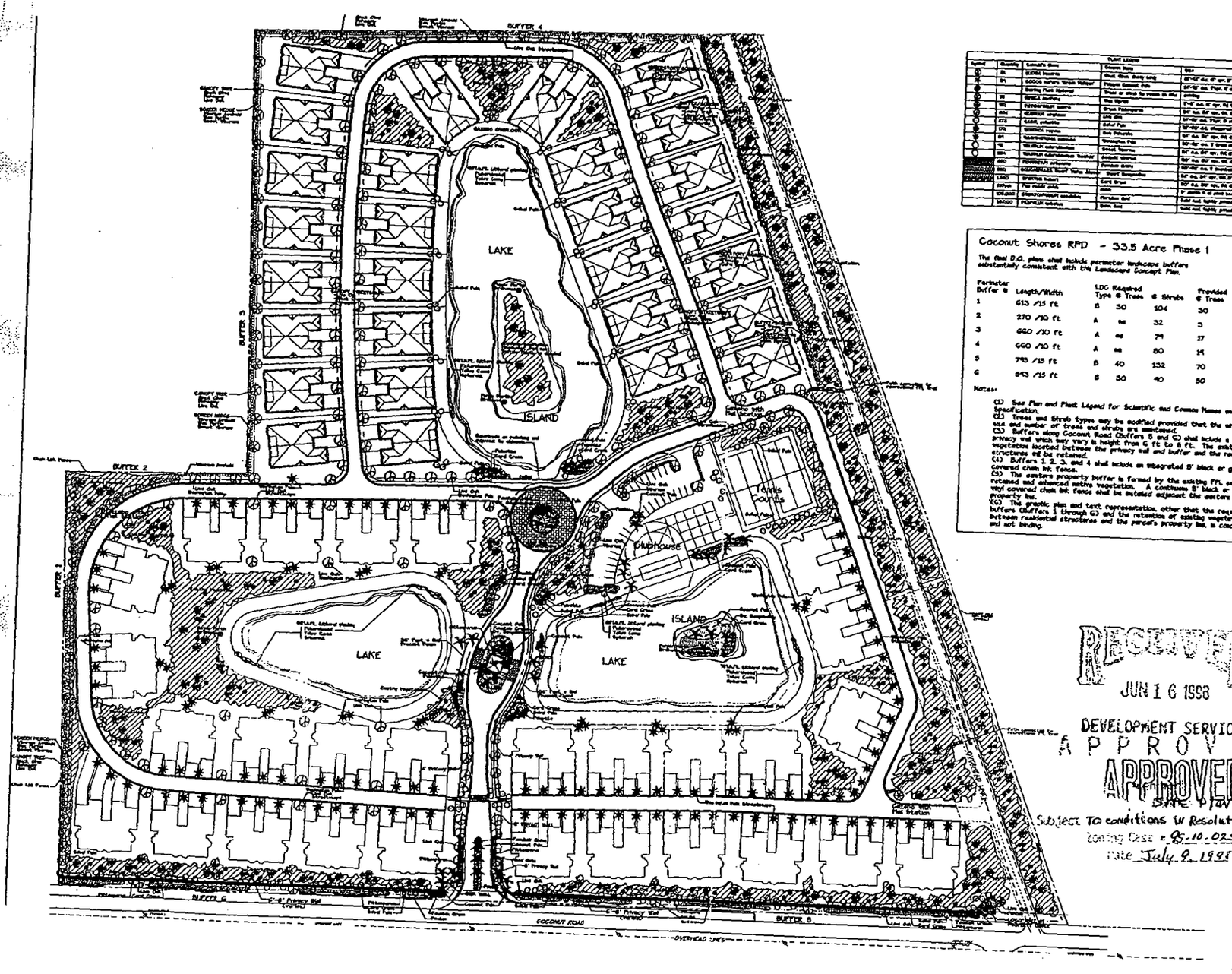
PLANNING DEVELOPMENT INCORPORATED
5133 CASTELLO DRIVE SUITE2, NAPLES, FLORIDA 34103
941 / 263-6934 941 / 263-6981 FAX

title: COCONUT SHORES
client: HERITAGE RESIDENTIAL GROUP OF FLORIDA
NAPLES, FLORIDA
941 / 555-5555 941 / 555-5555 FAX
contact: GLEN MCLAY, PRESIDENT

title: RPD CONCEPT MASTER PLAN
subtitle: DEVIATIONS AND DEVIATION GRAPHICS
project location: BONITA SPRINGS, FLORIDA

designer: MRF
project manager: MICHEAL FERNANDEZ
checked - date / by: 07-01-98 MRF
approved for: ADMIN. AMENDMENT APP.
acad #:
project #: 97.01023
scale: N/A
view: LIMITS
date: 06-11-98
revisions: 07-01-98

sheet no: 3 / 3



Symbol	Quantity	Botanical Name	Common Name	Size
	28	ACACIA farnesiana	Sweet Acacia, Mimosa	10'-12' ht., 4'-5' sp., 4" dbh, B&B.
	24	ACACIA tortilis subsp. raddiana	Umbrella Sunbrush Tree	10'-12' ht., 4'-5' sp., 4" dbh, B&B.
		Existing Plant Material	Trees or shrubs to remain as shown	existing
	18	BURSERA simaruba	Gumbo Limbo	existing
	35	PETITIA domingensis	Tree Boxwood	7'-8' ht., 4" cal. @ 1ft. ht. grafted
	204	PLUMBAGO auriculata	Cape Plumbago	24" min. 24" o.c. @ 12" ht. cluster
	272	SABAL palmetto	Cabbage Palm	10'-12' clear, 24" min. dia. @ 6' ht.
	273	SABAL palmetto	Cabbage Palm	10'-12' clear, 24" min. dia. @ 6' ht.
	31	TABEBUIA caraiba	Bucayo Tree	10'-12' ht., 3" cal. @ 1ft. ht., B&B.
	18	TABEBUIA chrysantha	Yellow Tabebuia	10'-12' ht., 3" cal. @ 1ft. ht., B&B.
	884	TABEBUIA heterophylla 'Pink'	Pink Tabebuia	24" min. 24" o.c. @ 12" ht. cluster
	660	TABEBUIA heterophylla 'White'	White Tabebuia	24" min. 24" o.c. @ 12" ht. cluster
	660	ZOYSIA japonica 'Emerald' Sodded Lawn	Emerald Zoysia	Solid sod, tightly joined
	1,540	ARUNDO donax	Giant Reed	24" min. 24" o.c. @ 12" ht. cluster
	660	PHILODENDRON selloum	Selloum Philodendron	24" min. 24" o.c. @ 12" ht. cluster
	66,000	PHYSICAL solution	Water Body	Solid sod, tightly joined

Coconut Shores RPD - 33.5 Acre Phase I

The final D.O. plans shall include perimeter landscape buffers substantially consistent with the Landscaped Concept Plan.

Perimeter Buffer #	Length/Width	LDC Required Type	LDC Required # Trees	LDC Required # Shrubs	Provided # Trees	Provided # Shrubs
1	613 /15 ft	B	30	104	30	200
2	270 /10 ft	A	**	32	3	40
3	660 /10 ft	A	**	79	17	220
4	660 /10 ft	A	**	80	14	250
5	795 /15 ft	B	40	132	70	265
6	593 /15 ft	B	30	40	50	200

Notes:

(1) See Plan and Plant Legend for Scientific and Common Names and Size Specification.
(2) Trees and Shrub types may be modified provided that the minimum listed size and number of trees and shrubs are maintained.
(3) Buffers along Coconut Road (Buffers 5 and 6) shall include a continuous privacy wall which may vary in height from 6 ft to 8 ft. The existing vegetation located between the privacy wall and buffer and the residential structures will be retained.
(4) Buffers 1, 2, 3, and 4 shall include an integrated 6' black or green vinyl covered chain link fence.
(5) The eastern property buffer is formed by the existing FPL easement and its required and enhanced native vegetation. A continuous 6' black or green vinyl covered chain link fence shall be located adjacent the eastern property line.
(6) The graphic plan and text representation, other that the required perimeter buffers (Buffers 1 through 6) and the retention of existing vegetation between residential structures and the parcel's property line, is conceptual and not binding.

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JUN 16 1998
DEVELOPMENT SERVICES

APPROVED
Date 7/9/98

Subject to conditions in Resolution PD 98-03
Zoning Case # 95-10-025.15A ORD
Date July 9, 1998

J. Roland Lieber, P.A. LANDSCAPE ARCHITECTS

DATE: 3/20/98
REVISED: 6/16/98

LANDSCAPE CONCEPT PLAN
COCONUT SHORES

SCALE: 1"=60'

SHEET 1 OF

PROJECT NO.