Acco

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Heritage Naples Acquisition, Inc. filed an application for administrative approval to a Residential Planned Development on a project known as Coconut Shores to add the use of Dwelling Unit: Two-family attached to be allowed where Dwelling Unit: Duplex was approved on the approved amended Master Concept Plan in Administrative Amendment PD-98-032 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) of Section 09, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:
Commence at the West Quarter corner 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 Official Records 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 of the Northwest Quarter (NW¼) 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 Official Record 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 (NW¼) of said Section 09;
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.
Subject to easements, reservations or restrictions of record.
Bearings refer to the West line of the Northwest Quarter (NW¼) of Section 09, Township 47 South, Range 25 East, Lee County, Florida, as being S01°00'32"E.

WHEREAS, the property was originally rezoned in case number 86-12-14-DCI [with subsequent amendments in case numbers 86-12-14-DCI(a), 95-10-025.13A 01.01 and 95-10-025.13A 02.01]; 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 change merely seeks to change the approved duplex dwelling units to two-family attached dwelling units; and

WHEREAS, the proposed change does not increase the approved density of the project over the 5 dwelling units per acre, as originally approved; and

WHEREAS, the privacy wall with landscaping on both sides as approved in the last amendment is being retained as part of this project; and

WHEREAS, the proposed building heights will remain at 2-story and 35 feet for the proposed dwelling units to be developed within this project.

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 amended Master Concept Plan stamped received August 20, 1998, with the only approved change from the last approved Administrative Amendment (PD-98-032) being the use change from duplex dwelling units to two-family attached dwelling units.**

2. **The following are the Property Development Regulations for two-family attached dwelling units:**

Minimum Lot Area and Dimensions
Lot Size: 7,500 square feet
Lot Size per unit: 3,750 square feet
Lot Width per unit: 37.5 feet
Lot Depth: 100 feet

Minimum Setbacks

Street: Variable according to the functional classification of the street or road (LDC Section 34-2192)
Side Yard: 7 feet [Common wall between dwelling units may be zero (0)]
Rear Yard: 20 feet
Water Body: 15 feet [Deviation (D), PD-98-032)

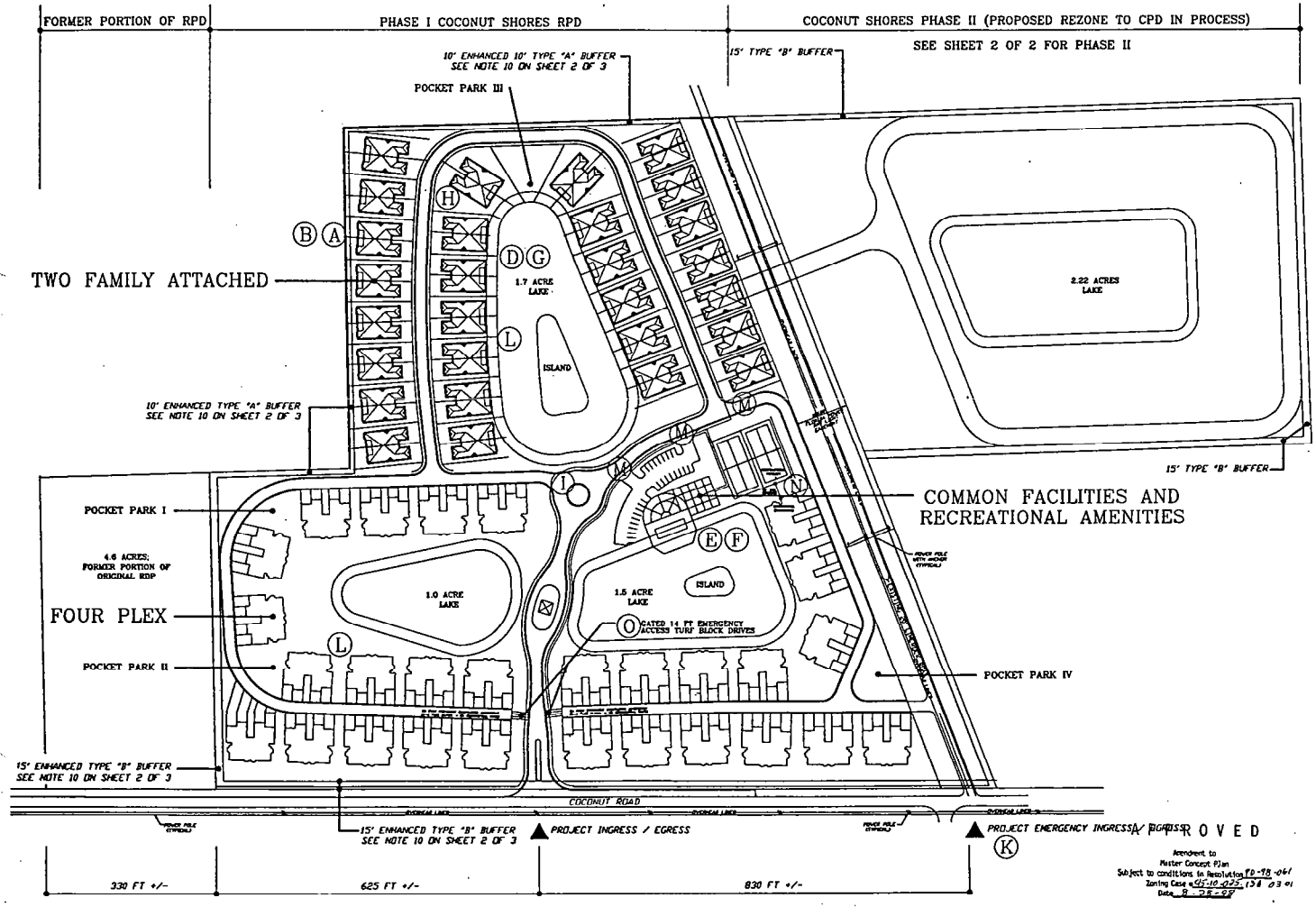
3. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

4. **Site Plan PD-98-061 is hereby APPROVED and adopted. A reduced copy is attached hereto. The only approved changes to this plan is the addition of Two-Family Attached dwelling units to the approved Schedule of Uses and substitution of Two-Family Attached where Duplexes had been approved in PD-98-032.**

DULY SIGNED this 28th day of August, A.D., 1998.

BY: _____
Mary Gibbs, Director
Department of Community Development

LEGEND
FOR LIST OF DEVIATIONS SEE SHEET 3 OF 3
(X) REFERENCE TO DEVIATIONS IDENTIFICATION



APPROVED

Amendment to Master Concept Plan
Subject to conditions in Resolution 98-98-061
Zoning Case # 95-10-025.13A 03.01
Date 8-28-98

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
Two Family 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 Two Family 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

Two Family Lots	56
Four Plex	112
Total	168
Dwelling Unit Intensity 168 units / 33.51 acres =	5.0 Units Per Acre

General Notes

AUG 20 1998
PERMIT COUNTER

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 accessway 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 / 263-8934 941 / 263-6981 FAX

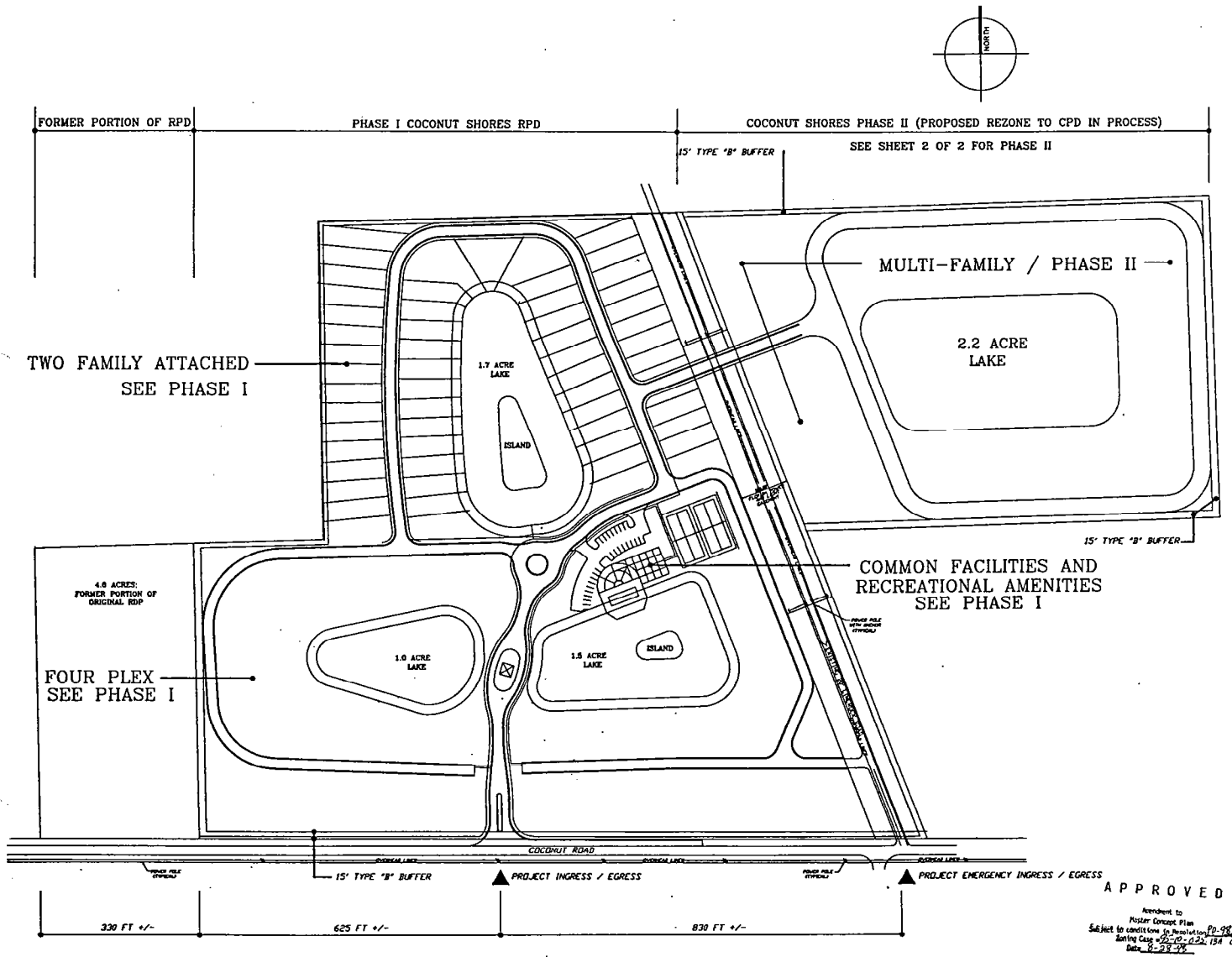
title: COCONUT SHORES
client: HERITAGE RESIDENTIAL GROUP OF FLORIDA
NAPLES, FLORIDA
941/555-5555; 941/555-5555 FAX
contact: GLEN MCLAY, PRESIDENT

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

designer: MRF
project manager: MICHEAL FERNANDEZ
checked - date / by: 08-19-98 MRF
approved for: ADMIN. AMENDMENT APP.
acad #: .dwg
project #: 97.01023
scale: 1:100
view: LIMITS
date: 03-01-98
revisions: 05-12-98, 06-11-98, 08-19-98

sheet no: 1 / 3

PROJECT # 95-10-025.13A 03.01
PROJECT TYPE



PROJECT SUMMARY

Specific Details, Deviations And RPD Variances:

1. Phase I Parcel Area: 33.51+/- Acres
2. Phase II Parcel Area: 14.79+/- Acres
3. Permitted Use: Any Residential Unit Type Permitted in the RM-6 or RSA Districts and Customary Recreational and Accessory Uses; And, a Customary 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 on Final Plans Are Prepared and Will Be Maintained by a Homeowners Association.
7. Conceptual Unit Mix, Subject to Relocation and Modification Is 56 Two Family Attached Units, 112 Four Plexes Within Phase I and 74 Multi-family Units Within Phase II.
8. Clustered Units Such as Zero Lot Line, Duplexes, Single Family Attached, Etc., May or May Not Have Individual "Lots" Depending on Final Plan.
9. Minimum Standards When / 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: Duplexes May Contain 2 Units Each, with a Common Wall That Normally Bisects the "Lot" In Half

Coconut Shores Phase II

Land Use Summary

Lakes	2.22
Buffers	0.78
Multi-family Tract	9.82
Road R/W	2.11
Lake Maintenance Easement	0.66
Total	14.79 Acres

Open Space Summary

Open Space Required - 40% x 14.79 Acres =	5.92 Acres
Open Space Provided	
Lakes	1.48 max. contribution
Lake Maintenance Easements	0.66
Buffers	0.78
Open Space within Multi-family Tract (0.62)	5.62
Total	8.54 Acres
Native Open Space Required - 20% of 5.92 Acres =	2.96 Acres
Native Open Space Provided	
Within Multi-family Tract (0.55)	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.

APPROVED
Amendment to Master Concept Plan
Subject to conditions in Resolution PD-98-061
Zoning Case 95-10-025.13A 03.01
Date 8-19-98

AUG 20 1998
PERMIT COUNTER

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 941/555-5555; 941/555-5555 FAX
contact:	GLEN MCLAY, PRESIDENT
title:	RPD CONCEPT MASTER PLAN
subtitle:	PHASE II
project location:	BONITA SPRINGS, FLORIDA
designer:	MRF
acad #:	.dwg
project manager:	MICHEAL FERNANDEZ
project #:	97.01023
checked - date / by:	08-19-98 MRF
scale:	1:100
approved for:	ADMIN. AMENDMENT APP.
view:	LIMITS
date:	03-01-98
revisions:	05-12-98 06-11-98 08-19-98
sheet no:	2 / 3

95-10-025.13A 03.01

6133 CASTELLO DRIVE SUITE2, NAPLES, FLORIDA 34103
941 / 263-6934 941 / 263-6981 FAX

PLANNING DEVELOPMENT INCORPORATED

client: HERITAGE RESIDENTIAL GROUP OF FLORIDA
NAPLES, FLORIDA
941 / 555-5555; 941 / 555-6555 FAX

title: COCONUT SHORES

DEVIATION GRAPHICS

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

Zoning Case # 97-10-025.13A 03.01
Date 8-28-98

checked – date / by: 08-19-98 MRF
approved for: ADMIN. AMENDMENT APP.
designer: MRF
project manager: MICHEAL FERNANDEZ
scale: N/A
view: LIMITS
acad #:
project #: 97.01023
date: 06-11-98
revisions: 07-01-98
08-19-98

95-10-025.13A 03.01
sheet no: 3 / 3

PERMIT COUNTER

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).

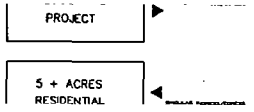
Amendment to
Master Concept Plan
Subject to conditions in Resolution 98-R-061

APPROVED

AUG 20 1998

NOTES:

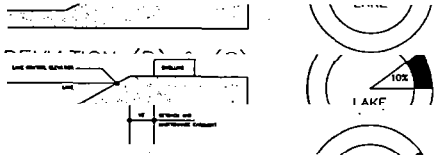
DEVIATION (K)



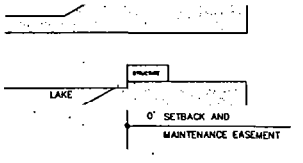
DEVIATION (L)

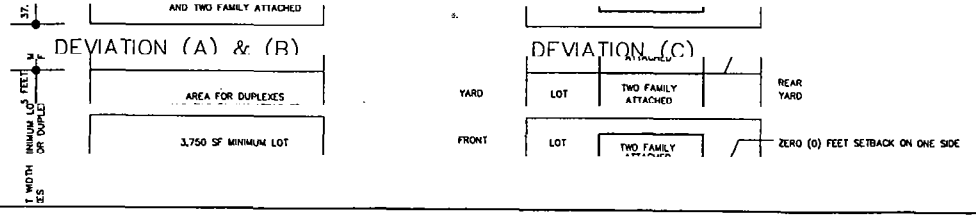


DEVIATION (D) & (G)



DEVIATION (E) & (F)





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.

a Setback of 25 Feet.

Deviation (O) Relief from LDC Section 10-296(m)(4)a. Which Limits Privately Maintain

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

Deviation (M) Relief from LDC Section 10-285(a)1.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

Easement of 10 Feet for Drainage Easements Over Pipe of 24 inches in Diameter or less.

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 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 (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

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.
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.

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

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

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

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 (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 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 (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

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 (B) Relief From LDC Subsection 34-2194(b) Requirement of 25 Foot Setback to

Deviation (C) Residential Two Family Attached May Have a Setback Zero (0) Feet on One Side.
Deviation (A) Minimum Lot Width of 37.5 Feet for Two Family Attached.

SCHEDULE OF DEVIATIONS