

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00143

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Shinpei Kuo filed an application for administrative approval to a Mixed-Use Planned Development on a project known as Ted's Montana Grill for a deviation from LDC Sec. 30-5(13) to allow specific figure-structured signs on property located at 8017 Plaza Del Lago, described more particularly as:

LEGAL DESCRIPTION: In Section 04, Township 47 South, Range 25 East, Lee County, Florida:

SEE ATTACHED FOUR-PAGE "EXHIBIT A"

WHEREAS, the property was originally rezoned in case number DRI2000-00015 & DCI2001-00005 (with subsequent amendments in case numbers DRI2004-00008, ADD2004-00048, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00060(C), ADD2004-00187, ADD2004-00187(A), ADD2004-00206, ADD2005-00011, ADD2005-00026, ADD2005-00080, ADD2005-00080(A), and ADD2006-00024); and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by 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 owners of the subject property, Coconut Point Developers, LLC, have given authorization to Shinpei Kuo to pursue this application; and

WHEREAS, the applicant is requesting a deviation from the schedule of uses for the Coconut Point MPD which allows *Signs, in accordance with LDC chapter 30*, to allow a specific figure-structured sign which appears on the corporate logo; and

WHEREAS, the applicant has submitted a copy of the proposed sign package for Ted's Montana Grill to the master developer (Coconut Point Developers, LLC), the Estero Design Review Committee, and to Lee County Community Development staff; and

WHEREAS, the proposed sign package has received approval of the Coconut Point Developers, LLC, and the Estero Design Review Committee; and

WHEREAS, Gordon Lyons, Chairman of the Estero Design Review Committee, put the package to a vote at the EDRC meeting on August 9, 2006, and the committee considered the signage package as a making a positive impact to the Coconut Point development; and

WHEREAS, the concerns from the EDRC included the potential for exposed neon tubing, as well as the scale of a "96-inch Externally Lit Aluminum Wall Sign" being too large for that side of the building; and

WHEREAS, the signs are proposed to be externally lit, so there will be no exposed neon tubing; and

WHEREAS, the EDRC members felt that a "96-inch Externally Lit Aluminum Wall Sign" should be similar in scale to the two windows on either side of the sign; and

WHEREAS, the applicant submitted to the County on August 23, 2006, a set of plans including a "84-inch Externally Lit Aluminum Wall Sign" which appears to be similar in scale to the two windows on either side of the signage; and

WHEREAS, the blade signs, as proposed are appropriate for the Coconut Point development, as they are very European in nature, and fit well with the Mediterranean character of the development and greater community; 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 for a deviation from LDC Sec. 30-5(13) to allow specific figure-structured signs for a Mixed-Use Planned Development is **APPROVED**, subject to the following conditions:

1. **The Development must be in substantial compliance with the proposed sign package, stamped received by Zoning on August 23, 2006. A copy of this 9-page package is attached hereto as "Exhibit B."**
2. **Neon tubing shall be prohibited on all of the proposed signs.**
3. **No internal lighting is allowed in any of these proposed signs. They must be externally lit by way of "gooseneck" light fixtures, directed towards the signage from a position above the signs themselves.**
4. **The size of any one sign may be no greater than 8% of any exterior wall surface, in order to scale the sign more appropriately for the building's features.**

5. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

DULY SIGNED this 25th day of August, A.D., 2006.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

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

HMPROJECT #1997079

1/17/01

REF. DWG. #A-994-3

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ZONING

EXHIBIT A

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 OF THE SEABOARD COASTLINE RAILROAD, A 130.00 FOOT RIGHT-OF-WAY; THENCE RUN S.00°59'47"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2,869.10 FEET TO THE POINT OF BEGINNING; CONTAINING 95.885 ACRES, MORE OR LESS.

AND

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

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

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

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

NOTES:

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

TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

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

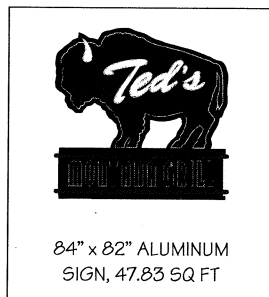
BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°56'17"W.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION LB #1772

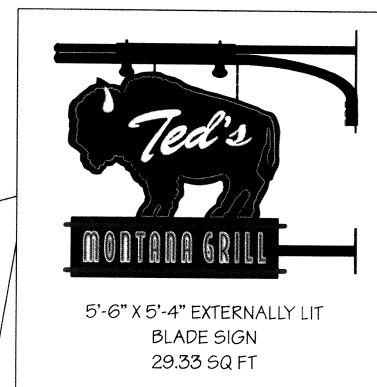
Applicant's Legal Checked
by Amy OZAGULB

BY Jerry Rifeelmacher
JERRY RIFEELMACHER

P.S.M. #6130
STATE OF FLORIDA



84" x 82" ALUMINUM
SIGN, 47.83 SQ FT



5'-6" X 5'-4" EXTERNALLY LIT
BLADE SIGN
29.33 SQ FT



SIGNS ARE ALLOWED
10% OF THIS AREA = 96.6 SQ FT

SIGNS ARE ALLOWED
10% OF THIS AREA = 97.8 SQ FT

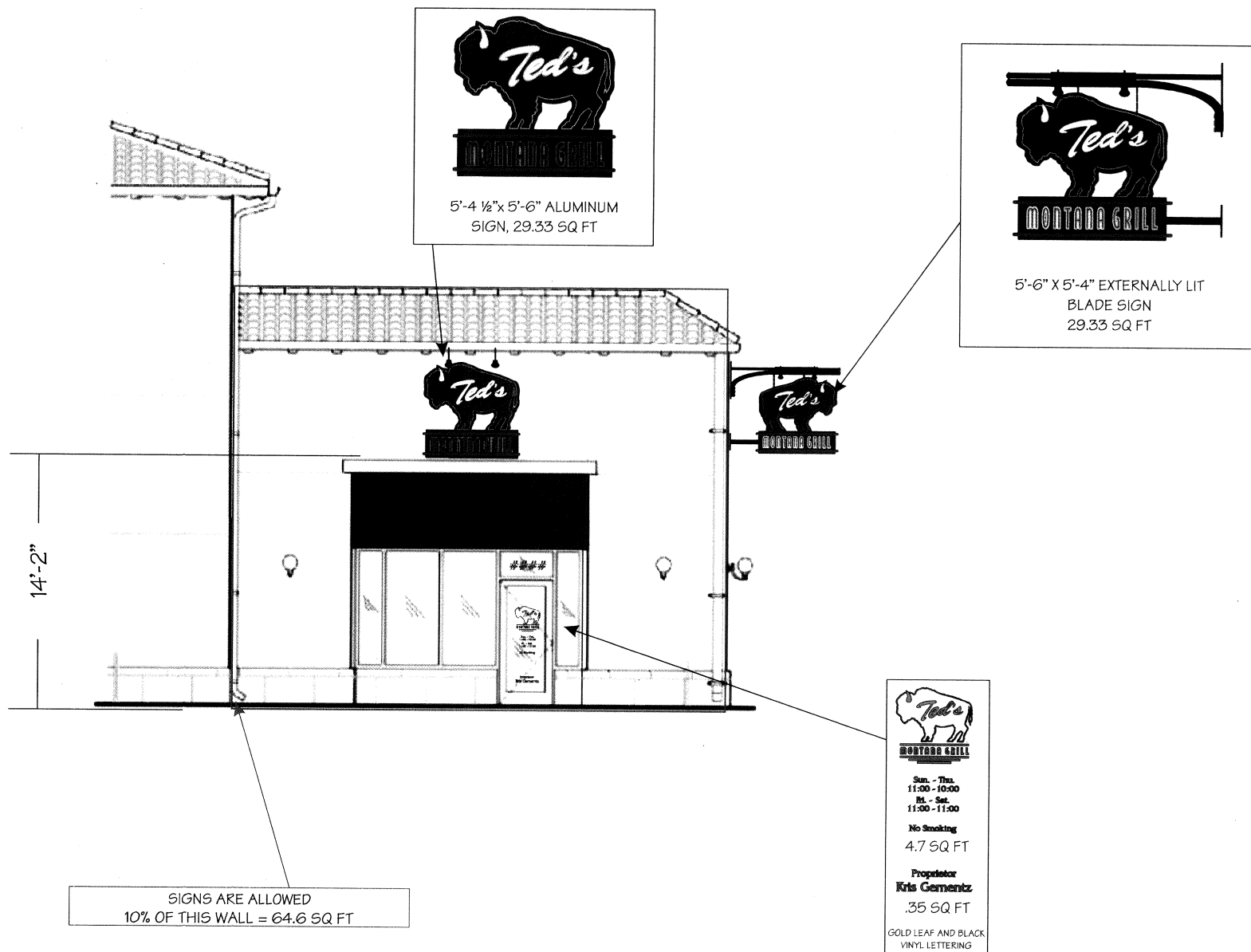
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EXHIBIT B

THIS DRAWING IS THE SOLE PROPERTY OF GREATER ATLANTA SIGN COMPANY INC. AND MAY NOT BE SHOWN OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT				
GREATER ATLANTA SIGNS	2164 MARIETTA BLVD. ATLANTA, GA 30318	FILE NAME: TMG COCONUT POINT	SALESMAN: LEWIS HOLLAND	
	404-888-0646 PH	JOB NAME: TMG	PHONE:	DATE: 08-15-06
	404-873-5194 FAX	CONTACT:	FAX:	SCALE: 1/16" = 1'-0"
	All Original Designs or Derivatives are Copyrighted © 2003 by Greater Atlanta Signs	LOCATION: COCONUT POINT FL	E-MAIL:	DRAWN BY: BF
		APPROVAL <small>APPROVAL IS REQUIRED TO BEGIN PRODUCTION</small> <input type="checkbox"/> Approved as is - No Changes <input type="checkbox"/> Approved with changes noted <input type="checkbox"/> Not Approved - Revise & Resubmit NAME _____ DATE _____ X _____		
DIMENSIONS MAY VARY SLIGHTLY BECAUSE OF PRACTICAL LIMITATIONS WITH FABRICATION / PHOTOGRAPHIC REPRESENTATIONS OF PROPOSED SIGNAGE ARE FOR PRESENTAION ONLY AND MAY NOT BE TO SCALE				

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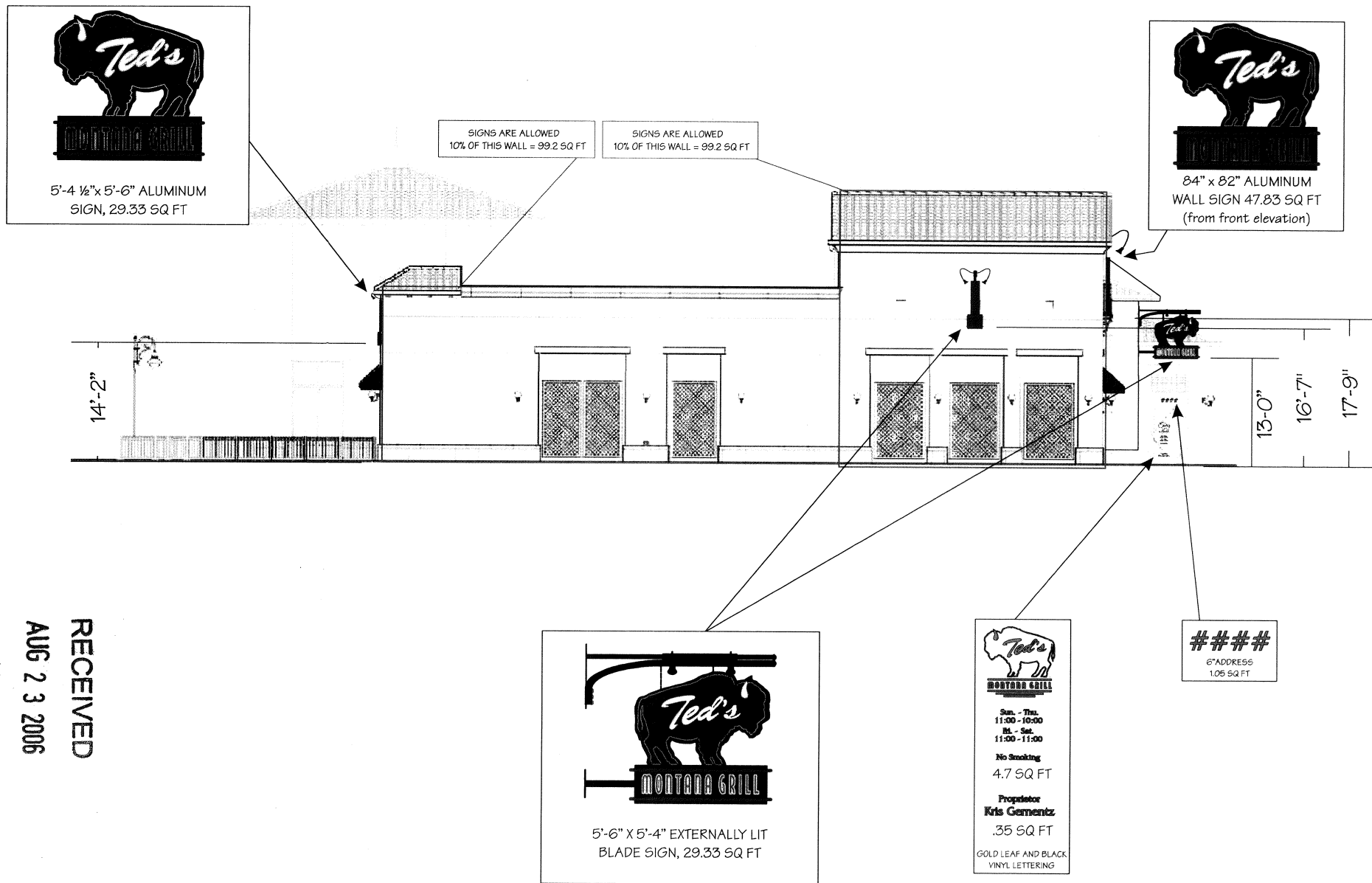


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<p>GREATER ATLANTA SIGNS</p>		<p>2164 MARIETTA BLVD. ATLANTA, GA 30318 404-888-0646 PH 404-873-5194 FAX All Original Designs or Derivatives are Copyrighted © 2003 by Greater Atlanta Signs</p>	
FILE NAME:	TMG COCONUT POINT	SALESMAN:	LEWIS HOLLAND
JOB NAME:	TMG	PHONE:	
CONTACT:		DATE:	08-15-06
LOCATION:	COCONUT POINT FL	SCALE:	1/8" = 1'-0"
		FAX:	
		E-MAIL:	
		DRAWN BY:	BF

<p>APPROVAL</p> <p>APPROVAL IS REQUIRED TO BEGIN PRODUCTION</p> <p><input type="checkbox"/> Approved as is - No Changes</p> <p><input type="checkbox"/> Approved with changes noted</p> <p><input type="checkbox"/> Not Approved - Revise & Resubmit</p> <p>NAME _____ DATE _____</p> <p>X</p>	
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DIMENSIONS MAY VARY SLIGHTLY BECAUSE OF PRACTICAL LIMITATIONS WITH FABRICATION / PHOTOGRAPHIC REPRESENTATIONS OF PROPOSED SIGNAGE ARE FOR PRESENTATION ONLY AND MAY NOT BE TO SCALE

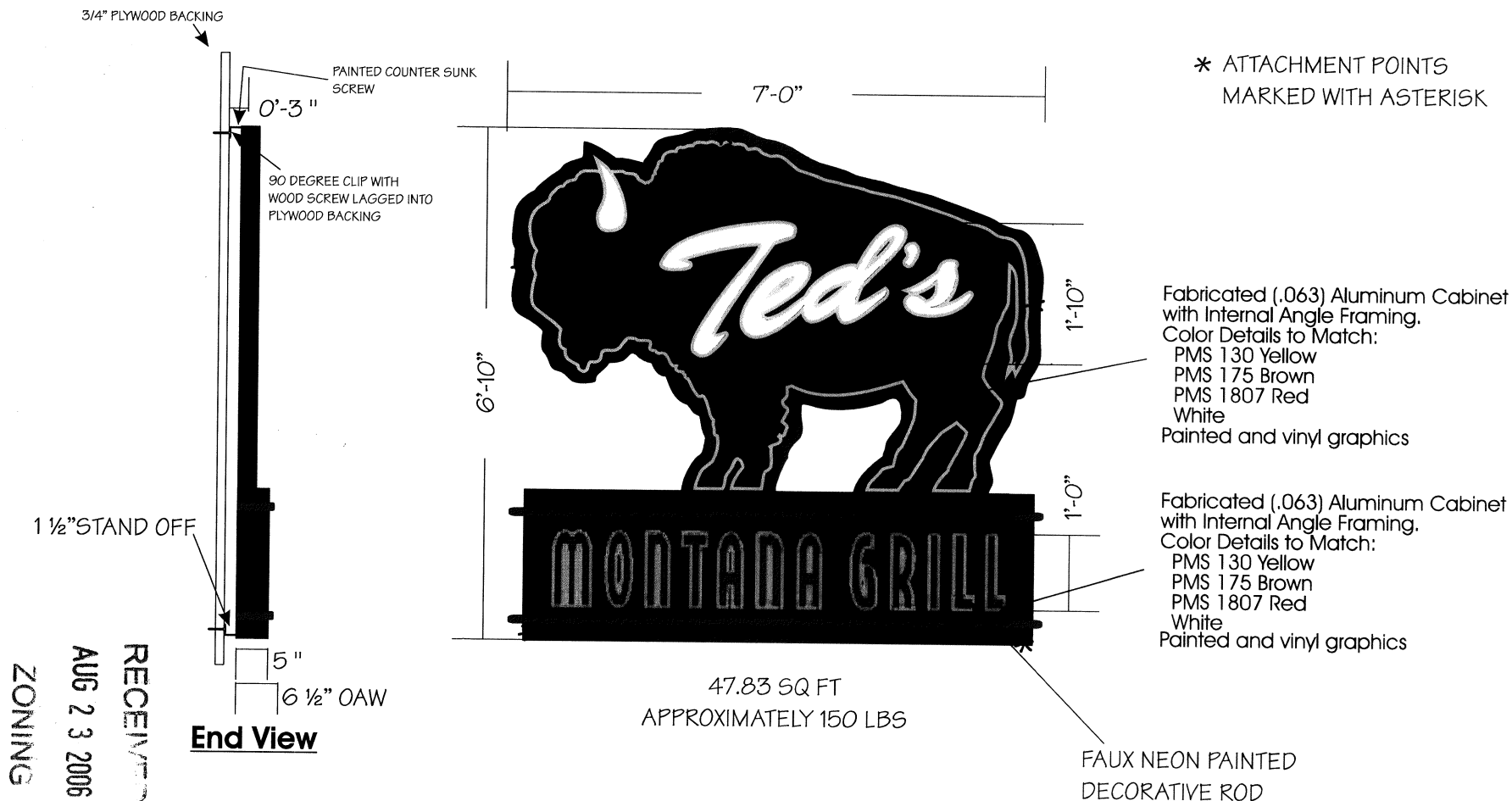
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GREATER ATLANTA SIGNS 2164 MARIETTA BLVD. ATLANTA, GA 30318 404-888-0646 PH 404-873-5194 FAX <small>All Original Designs or Derivatives are Copyrighted © 2003 by Greater Atlanta Signs</small>		FILE NAME: TMG COCONUT POINT JOB NAME: TMG CONTACT: LOCATION: COCONUT POINT FL	
SALESMAN: LEWIS HOLLAND PHONE: FAX: E-MAIL:		DATE: 08-15-06 SCALE: 1/16" = 1'-0" DRAWN BY: BF	
APPROVAL <small>APPROVAL IS REQUIRED TO BEGIN PRODUCTION</small> <input type="checkbox"/> Approved as is - No Changes <input type="checkbox"/> Approved with changes noted <input type="checkbox"/> Not Approved - Revise & Resubmit NAME _____ DATE _____ X _____			

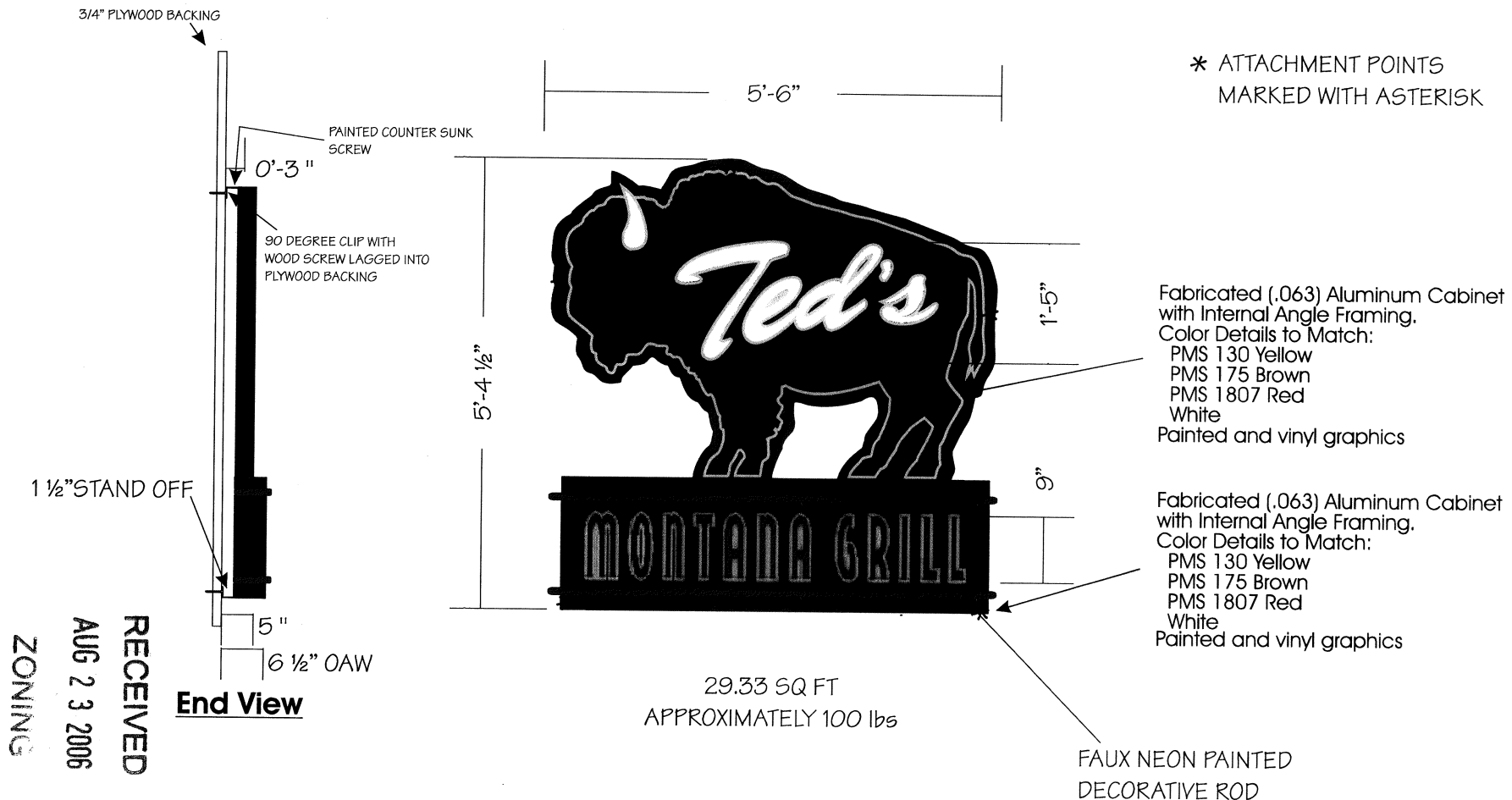
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84" Externally Lit Aluminum Wall Sign



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<p>SALESMAN: LEWIS HOLLAND</p> <p>PHONE:</p> <p>FAX:</p> <p>E-MAIL:</p>		<p>DATE: 08-15-06</p> <p>SCALE:</p> <p>DRAWN BY: BF</p>	
<p>APPROVAL</p> <p>APPROVAL IS REQUIRED TO BEGIN PRODUCTION</p> <p><input type="checkbox"/> Approved as is - No Changes</p> <p><input type="checkbox"/> Approved with changes noted</p> <p><input type="checkbox"/> Not Approved - Revise & Resubmit</p> <p>NAME _____ DATE _____</p> <p>X</p>			
<p>DIMENSIONS MAY VARY SLIGHTLY BECAUSE OF PRACTICAL LIMITATIONS WITH FABRICATION / PHOTOGRAPHIC REPRESENTATIONS OF PROPOSED SIGNAGE ARE FOR PRESENTATION ONLY AND MAY NOT BE TO SCALE</p>			

5'-6" Externally Lit Aluminum Wall Sign



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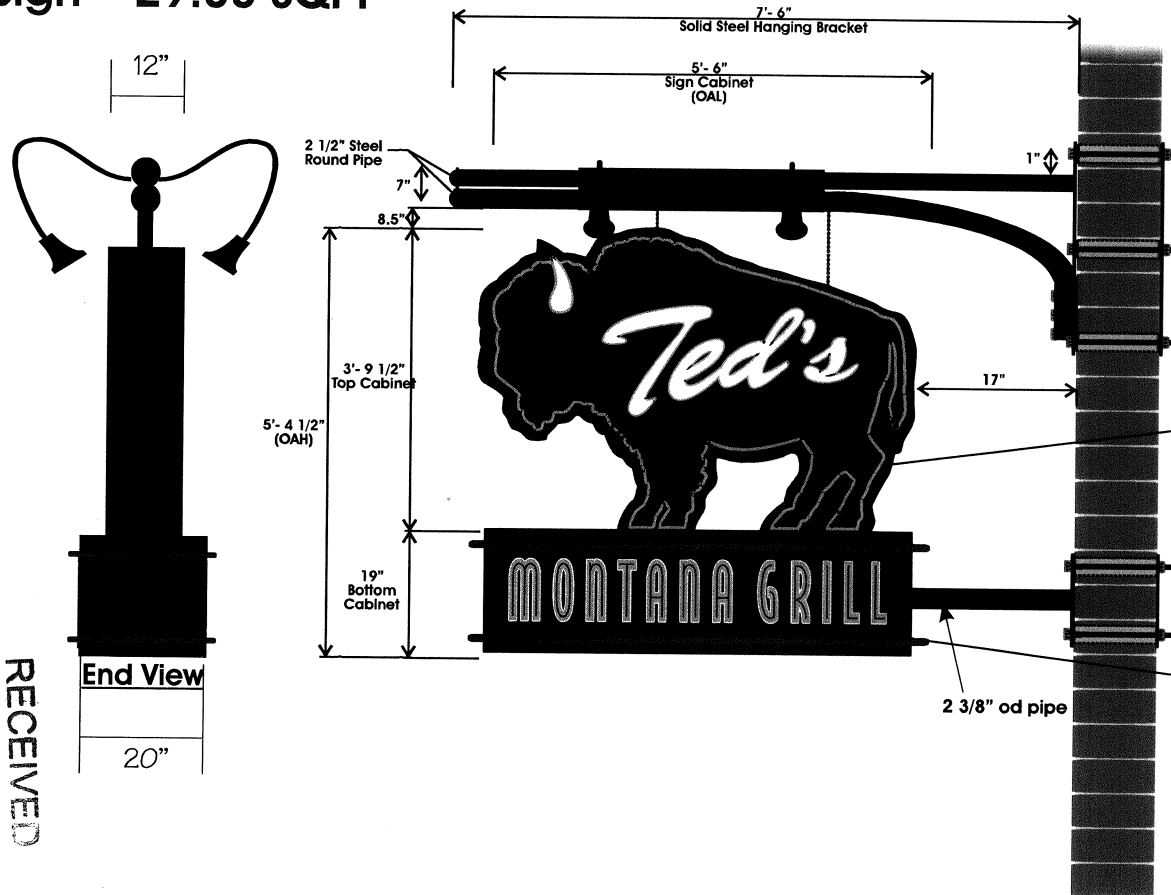
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	<p>JOB NAME: TMG</p>	<p>PHONE:</p>	<p>DATE: 08-15-06</p>	
	<p>CONTACT:</p>	<p>FAX:</p>	<p>SCALE:</p>	
	<p>LOCATION: COCONUT POINT FL</p>	<p>E-MAIL:</p>	<p>DRAWN BY: BF</p>	
<p>APPROVAL</p> <p>APPROVAL IS REQUIRED TO BEGIN PRODUCTION</p> <p><input type="checkbox"/> Approved as is - No Changes</p> <p><input type="checkbox"/> Approved with changes noted</p> <p><input type="checkbox"/> Not Approved - Revise & Resubmit</p> <p>NAME _____ DATE _____</p> <p>X _____</p>				

DIMENSIONS MAY VARY SLIGHTLY BECAUSE OF PRACTICAL LIMITATIONS WITH FABRICATION / PHOTOGRAPHIC REPRESENTATIONS OF PROPOSED SIGNAGE ARE FOR PRESENTAION ONLY AND MAY NOT BE TO SCALE

Externally Lit Blade Sign

Ted's Lettering 16"x38"
Montana Grill Lettering 8"x55"
Sign = 29.33 SQFT



SIGN NOTES:

Routed aluminum faced cabinet backed with acrylic and internally lit with fluorescent bulbs.
U/L built & labeled, .090 faces with aluminum INTERNAL angle framing.
(2) 20 amp circuits required. Power to run thru back of the sign.
Painted and 3m vinyl colors are PMS 130 yellow, PMS 175 brown, PMS 1807 red, white.
Approx. Weight of sign 225 lbs).
Removable lids for access on bottom and sides

Fabricated (.090) Aluminum Cabinet with Internal Angle Framing.
Color Details to Match:
PMS 130 Yellow
PMS 175 Brown
PMS 1807 Red
White
Routed aluminum backed with 3/16" acrylic with applied vinyl

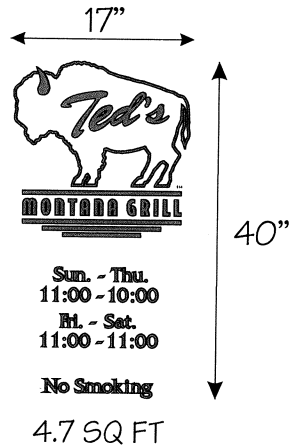
Fabricated (.090) Aluminum Cabinet with Internal Angle Framing.
Color Details to Match:
PMS 130 Yellow
PMS 175 Brown
PMS 1807 Red
White
Routed aluminum backed with 3/16" acrylic with applied vinyl

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GREATER ATLANTA SIGNS 2164 MARIETTA BLVD. ATLANTA, GA 30318 404-888-0646 PH 404-873-5194 FAX All Original Designs or Derivatives are Copyrighted © 2003 by Greater Atlanta Signs	FILE NAME: TMG COCONUT POINT	SALESMAN: LEWIS HOLLAND	APPROVAL APPROVAL IS REQUIRED TO BEGIN PRODUCTION <input type="checkbox"/> Approved as is - No Changes <input type="checkbox"/> Approved with changes noted <input type="checkbox"/> Not Approved - Revise & Resubmit NAME _____ DATE _____ X	
	JOB NAME: TMG	PHONE:		DATE: 08-15-06
	CONTACT:	FAX:		SCALE:
	LOCATION: COCONUT POINT FL	E-MAIL:		DRAWN BY: BF
DIMENSIONS MAY VARY SLIGHTLY BECAUSE OF PRACTICAL LIMITATIONS WITH FABRICATION / PHOTOGRAPHIC REPRESENTATIONS OF PROPOSED SIGNAGE ARE FOR PRESENTATION ONLY AND MAY NOT BE TO SCALE				

Window Graphics

GOLD LEAF AND BLACK VINYL LETTERING



Proprietor
Kris Gementz

3" X 18"

NAMES TO BE
DETERMINED
.35 SQ FT

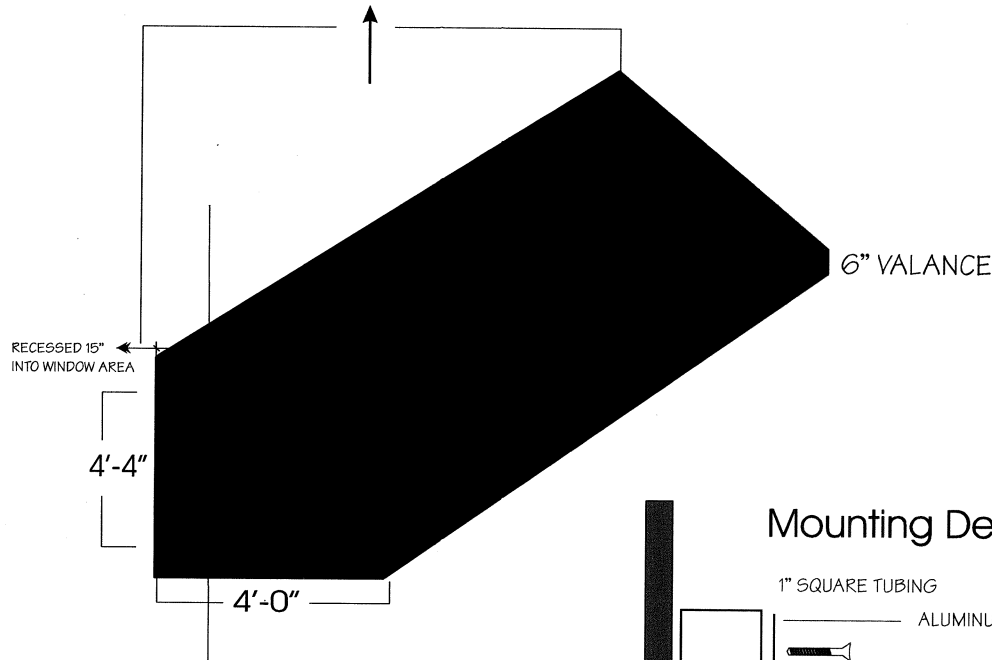
####

6" ADDRESS OR SUITE NUMBER
INSTALLED ON FRONT VESTIBULE GLASS
1.05 SQ FT

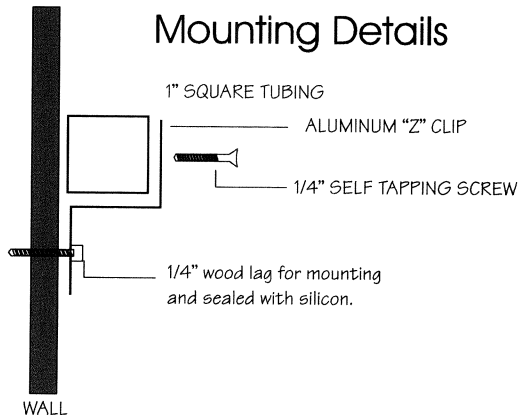
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AUG 23 2006
ZONING

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GREATER ATLANTA SIGNS 2164 MARIETTA BLVD. ATLANTA, GA 30318 404-888-0646 PH 404-873-5194 FAX <small>All Original Designs or Derivatives are Copyrighted © 2003 by Greater Atlanta Signs</small>	FILE NAME: TMG COCONUT POINT	SALESMAN: LEWIS HOLLAND	APPROVAL <small>APPROVAL IS REQUIRED TO BEGIN PRODUCTION</small> <input type="checkbox"/> Approved as is - No Changes <input type="checkbox"/> Approved with changes noted <input type="checkbox"/> Not Approved - Revise & Resubmit NAME _____ DATE _____ X	
	JOB NAME: TMG	PHONE: _____		DATE: 08-15-06
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DIMENSIONS MAY VARY SLIGHTLY BECAUSE OF PRACTICAL LIMITATIONS WITH FABRICATION / PHOTOGRAPHIC REPRESENTATIONS OF PROPOSED SIGNAGE ARE FOR PRESENTAION ONLY AND MAY NOT BE TO SCALE				

Measurements to be field verified



Mounting Details



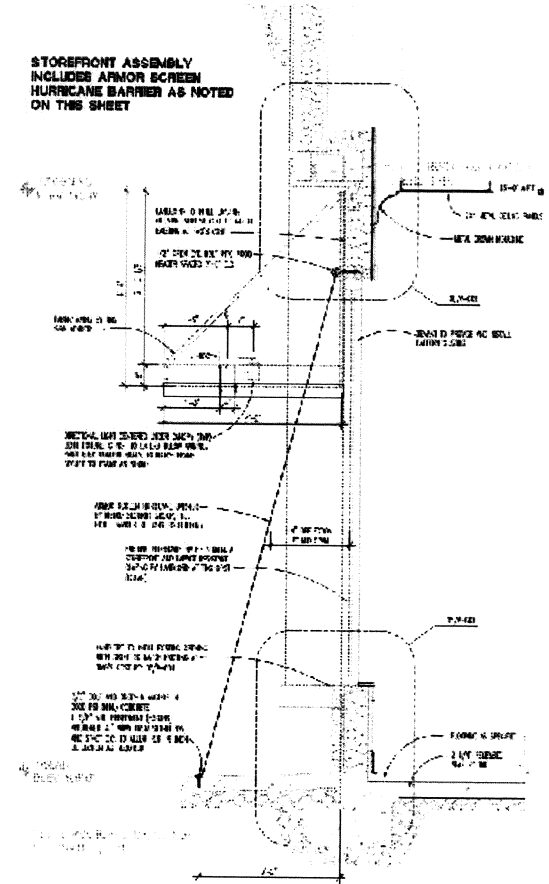
Sunbrella 8637 forest green fabric
mill 6033 t5 aluminum staple in
liken frame. Trusses are 36'-48"
center depending on lengths.
Frame and hardware to be painted black.

ZONING

AUG 23 2006

REV 6

STOREFRONT ASSEMBLY
INCLUDES ARMOR SCREEN
HURRICANE BARRIER AS NOTED
ON THIS SHEET



03 WALL SECTION

SECTION AT FRONT
TMG
THE SHOPS AT COCONUT POINT

DETAIL 03 / A-311
GHA
03 APR 06

<p>THIS DRAWING IS THE SOLE PROPERTY OF GREATER ATLANTA SIGN COMPANY INC. AND MAY NOT BE SHOWN OR REPRODUCED WITHOUT EXPRESS WRITTEN CONSENT</p>				
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	<p>JOB NAME: TMG</p>	<p>PHONE: _____</p>		<p>DATE: 08-15-06</p>
	<p>CONTACT: _____</p>	<p>FAX: _____</p>		<p>SCALE: _____</p>
	<p>LOCATION: COCONUT POINT FL</p>	<p>E-MAIL: _____</p>		<p>DRAWN BY: BF</p>
<p>DIMENSIONS MAY VARY SLIGHTLY BECAUSE OF PRACTICAL LIMITATIONS WITH FABRICATION / PHOTOGRAPHIC REPRESENTATIONS OF PROPOSED SIGNAGE ARE FOR PRESENTATION ONLY AND MAY NOT BE TO SCALE</p>				

TED'S MONTANA GRILL GRAPHICS ORDER FORM

LOCATION: COCONUT POINT, FL

W/O#:

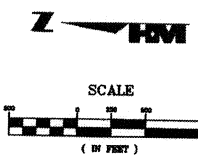


<p><u>EXTERIOR WINDOW LOGOS</u></p> <div style="text-align: center;"> </div>	<p>SIZE: _____</p> <p>QTY: _____</p>	<p><u>EXTERIOR TAKE AWAY LOGO</u></p> <div style="text-align: center;"> </div>	<p>SIZE: _____</p> <p>QTY: _____</p>																																
<p><u>STANDARD DOOR GRAPHICS</u></p> <div style="text-align: center;"> </div> <p style="font-size: small;">Open Daily 11:00AM Until Closing No Smoking</p>	<p>SIZE: 17"</p> <p>QTY: 2</p>	<p><u>STANDARD INTERIOR PACKAGE</u></p> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p>EMPLOYEES ONLY</p> <p>RESTROOMS</p> <p>CASHIER</p> </div> <div style="text-align: center;"> <p>PRIVATE OFFICE</p> <p>MEN WOMEN</p> <p>EMERGENCY EXIT ONLY ALARM WILL SOUND</p> </div> </div>	<p>PLEASE NOTE ANY ADDITIONS TO THE STANDARD PACKAGE:</p>																																
<p><u>TAKE AWAY DOOR GRAPHICS</u> (NO PROPRIETOR NAME)</p> <div style="text-align: center;"> </div> <p style="font-size: small;">Open Daily 11:00AM Until Closing No Smoking</p>	<p>SIZE: _____</p> <p>QTY: _____</p>	<p><u>RESTAURANT ENTRANCE LOGO</u></p> <div style="text-align: center;"> </div>	<p>SIZE: _____</p> <p>QTY: _____</p>																																
<p><u>BOOTH QUOTES</u></p> <table style="width: 100%; border: none;"> <tr> <td>A1 <input type="checkbox"/></td> <td>JW1 <input type="checkbox"/></td> </tr> <tr> <td>A2 <input type="checkbox"/></td> <td>JW2 <input type="checkbox"/></td> </tr> <tr> <td>A3 <input type="checkbox"/></td> <td>LG1 <input type="checkbox"/></td> </tr> <tr> <td>A4 <input type="checkbox"/></td> <td>TT1 <input type="checkbox"/></td> </tr> <tr> <td>A5 <input type="checkbox"/></td> <td>TT2 <input type="checkbox"/></td> </tr> <tr> <td>A6 <input type="checkbox"/></td> <td>WR1 <input type="checkbox"/></td> </tr> <tr> <td>A7 <input type="checkbox"/></td> <td>WR2 <input type="checkbox"/></td> </tr> <tr> <td>A8 <input type="checkbox"/></td> <td></td> </tr> </table>	A1 <input type="checkbox"/>	JW1 <input type="checkbox"/>	A2 <input type="checkbox"/>	JW2 <input type="checkbox"/>	A3 <input type="checkbox"/>	LG1 <input type="checkbox"/>	A4 <input type="checkbox"/>	TT1 <input type="checkbox"/>	A5 <input type="checkbox"/>	TT2 <input type="checkbox"/>	A6 <input type="checkbox"/>	WR1 <input type="checkbox"/>	A7 <input type="checkbox"/>	WR2 <input type="checkbox"/>	A8 <input type="checkbox"/>		<table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"> <p>A1</p> <p><i>Nobody but cattle know why they stampede, and they ain't talkin'.</i> <i>Anonymous</i></p> </td> <td style="width: 25%;"> <p>A5</p> <p><i>An ol' timer is a man who's had a lot of interesting experiences - some of them true.</i> <i>Anonymous</i></p> </td> <td style="width: 25%;"> <p>JW1</p> <p><i>Talk low, talk slow and don't say too much.</i> <i>John Wayne</i></p> </td> <td style="width: 25%;"> <p>WR1</p> <p><i>The outside of a horse is good for the inside of a man.</i> <i>Will Rogers</i></p> </td> </tr> <tr> <td> <p>A2</p> <p><i>If you find yourself in a hole the first thing to do is stop diggin'.</i> <i>Anonymous</i></p> </td> <td> <p>A6</p> <p><i>Never approach a bull from the front, a horse from the rear or a fool from any direction.</i> <i>Anonymous</i></p> </td> <td> <p>JW2</p> <p><i>Courage is being scared to death... and saddling up anyway.</i> <i>John Wayne</i></p> </td> <td> <p>WR2</p> <p><i>Don't let yesterday use up too much of today.</i> <i>Will Rogers</i></p> </td> </tr> <tr> <td> <p>A3</p> <p><i>Always ride a horse in the direction it's going.</i> <i>Anonymous</i></p> </td> <td> <p>A7</p> <p><i>Never ask a barber if he needs a haircut.</i> <i>Anonymous</i></p> </td> <td> <p>LG1</p> <p><i>Shoot low boys - They're riding Shetland ponies.</i> <i>Louis Grizzard</i></p> </td> <td></td> </tr> <tr> <td> <p>A4</p> <p><i>Some people grin and bear it. Other people smile and change it.</i> <i>Anonymous</i></p> </td> <td> <p>A8</p> <p><i>Always drink upstream from the herd.</i> <i>Anonymous</i></p> </td> <td> <p>TT1</p> <p><i>You can never quit. Winners never quit and quitters never win.</i> <i>Ted Turner</i></p> </td> <td> <p>TT2</p> <p><i>Do something. Either lead, follow or get out of the way.</i> <i>Ted Turner</i></p> </td> </tr> </table>			<p>A1</p> <p><i>Nobody but cattle know why they stampede, and they ain't talkin'.</i> <i>Anonymous</i></p>	<p>A5</p> <p><i>An ol' timer is a man who's had a lot of interesting experiences - some of them true.</i> <i>Anonymous</i></p>	<p>JW1</p> <p><i>Talk low, talk slow and don't say too much.</i> <i>John Wayne</i></p>	<p>WR1</p> <p><i>The outside of a horse is good for the inside of a man.</i> <i>Will Rogers</i></p>	<p>A2</p> <p><i>If you find yourself in a hole the first thing to do is stop diggin'.</i> <i>Anonymous</i></p>	<p>A6</p> <p><i>Never approach a bull from the front, a horse from the rear or a fool from any direction.</i> <i>Anonymous</i></p>	<p>JW2</p> <p><i>Courage is being scared to death... and saddling up anyway.</i> <i>John Wayne</i></p>	<p>WR2</p> <p><i>Don't let yesterday use up too much of today.</i> <i>Will Rogers</i></p>	<p>A3</p> <p><i>Always ride a horse in the direction it's going.</i> <i>Anonymous</i></p>	<p>A7</p> <p><i>Never ask a barber if he needs a haircut.</i> <i>Anonymous</i></p>	<p>LG1</p> <p><i>Shoot low boys - They're riding Shetland ponies.</i> <i>Louis Grizzard</i></p>		<p>A4</p> <p><i>Some people grin and bear it. Other people smile and change it.</i> <i>Anonymous</i></p>	<p>A8</p> <p><i>Always drink upstream from the herd.</i> <i>Anonymous</i></p>	<p>TT1</p> <p><i>You can never quit. Winners never quit and quitters never win.</i> <i>Ted Turner</i></p>	<p>TT2</p> <p><i>Do something. Either lead, follow or get out of the way.</i> <i>Ted Turner</i></p>
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<p><u>PROPRIETOR NAME:</u></p> <p style="font-size: large; font-weight: bold;">Name TBD</p>																																			
<p><u>6" ADDRESS OR SUITE NUMBER (GOLD & BLACK)</u></p>																																			
<p>ADDITIONAL INFORMATION</p> <p>MURALS; SHIPPING INSTRUCTIONS; DUE DATES ECT...</p> <p style="font-size: large; font-weight: bold;">4-5 booth quotes from list above to chosen</p>																																			

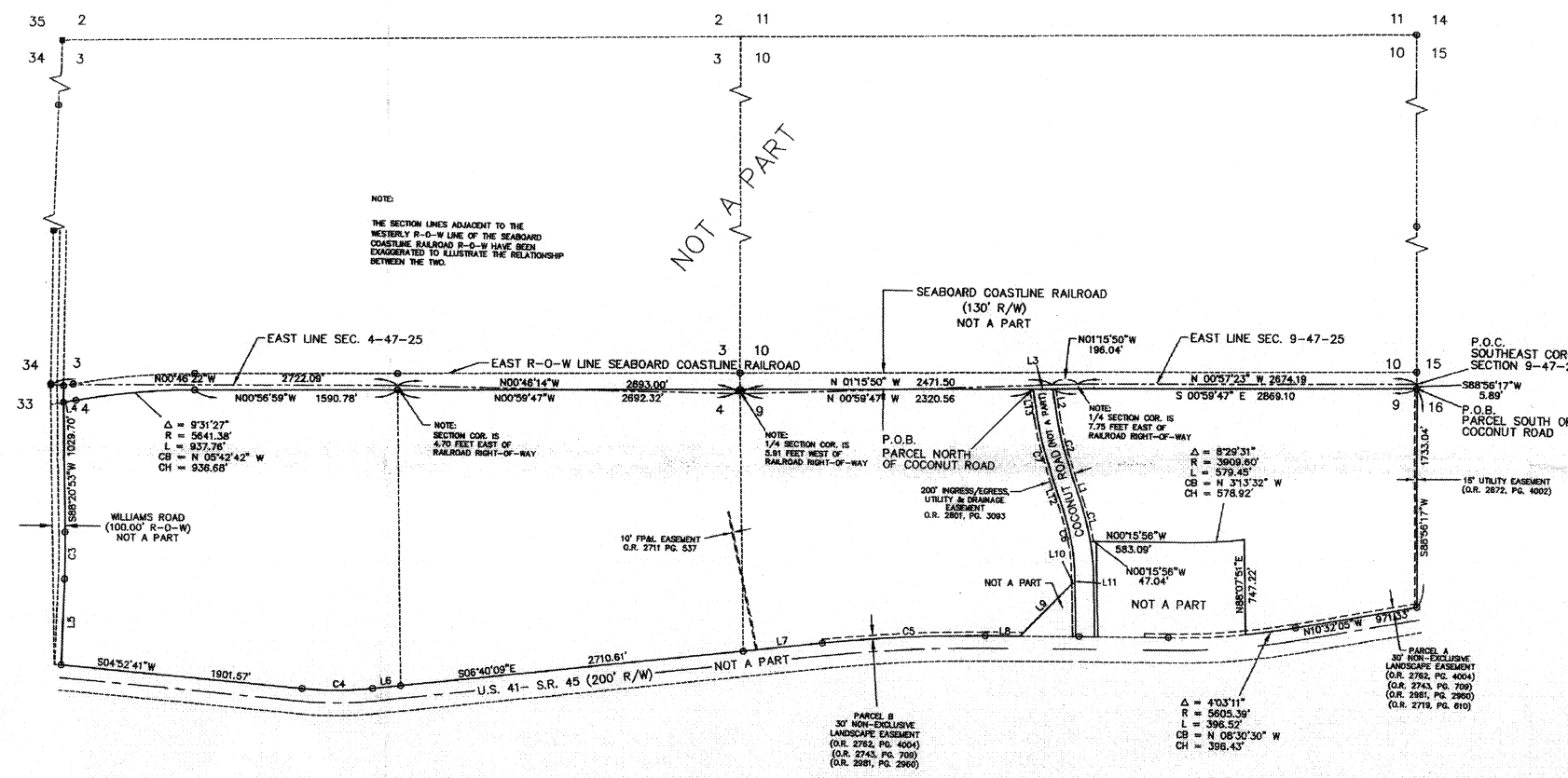
RECEIVED

AUG 23 2006

EDMUND



APPROVED
Amended Plan
Subject to Case # **ADD2006-00143**
Date **8/25/06**



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.89°51'17\"/>

LINE	LENGTH	BEARING
L1	200.00	N 74°20'30\"/>
L2	238.93	N 78°56'29\"/>
L3	152.05	N 00°39'47\"/>
L4	38.84	N 10°28'26\"/>
L5	674.92	N 86°30'17\"/>
L6	225.81	S 08°20'18\"/>
L7	628.63	S 06°40'00\"/>
L8	274.74	S 00°15'55\"/>
L9	877.44	S 48°52'18\"/>
L10	24.19	S 01°27'44\"/>
L11	32.80	N 88°51'54\"/>
L12	200.00	N 20°20'30\"/>
L13	283.08	N 78°32'39\"/>

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2025.00	203.42	325.07	N 74°36'48\"/>	9°12'27\"/>
C2	3025.00	488.42	467.29	N 74°38'30\"/>	9°15'04\"/>
C3	7050.00	368.14	368.09	S 89°51'57\"/>	0°02'02\"/>
C4	2725.19	549.93	548.50	S 00°53'44\"/>	11°32'50\"/>
C5	11284.73	1204.78	1284.08	S 09°28'00\"/>	0°24'18\"/>
C6	1875.00	579.22	578.82	N 08°11'42\"/>	17°41'39\"/>
C7	3175.00	912.65	912.09	N 74°38'07\"/>	8°19'04\"/>

FIELD BOOK	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\"/>
---	-----------------------------	-----------------------------	--------------------------------	---

NOT A SURVEY
H.M. 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
LEE COUNTY, FLORIDA

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