

ADMINISTRATIVE AMENDMENT (PD) ADD2007-00208

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 - Area 2 - Lot 2B to add a Deviation from LDC Section 10-285(a) which requires a minimum connection separation of 125 feet for a local road; to allow a minimum connection separation of 112 feet between connections along the west side of Via Villagio along the frontage of Lot 2B of Coconut Point Area 2 (Portion of Tract 2E-1) for property located between US 41 and Via Villagio, 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 Z-02-009 (with subsequent amendments in case numbers DCI2006-00080, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00187, ADD2005-00080(A), 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 applicant requests to reduce the connection separation for driveway connections from 125 feet to 112 feet along Via Villagio within the Coconut Point 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

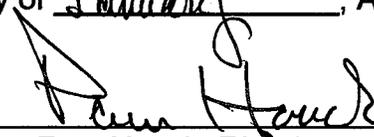
WHEREAS, the application was also reviewed by members of the Estero Community Planning Panel, who noted that they had no objection to the request; and

WHEREAS, it is found that the proposed amendment is located interior to the overall development and the request 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 to add a Deviation from LDC Section 10-285(a) which requires a minimum connection separation of 125 feet for a local road; to allow a minimum connection separation of 112 feet between connections along the west side of Via Villagio along the frontage of Lot 2B of Coconut Point Area 2 (Portion of Tract 2E-1) within this Mixed Use Planned Development is APPROVED subject to the following conditions:

1. The only changes approved as part of this administrative amendment is to add the deviation noted above and revise the Master Concept Plan to depict this deviation and connection point. No other changes have been authorized as part of this amendment and development must remain in compliance with Resolution Z-02-009, (and amended by Case numbers DCI2006-00080, ADD2004-00060, ADD2004-00060(A), ADD2004-00060(B), ADD2004-00187, ADD2005-00080(A), ADD2006-00024). The terms and conditions of the original zoning resolution (as amended) remains in full force and effect.
2. The Development must be in substantial compliance with the amended one-page Master Concept Plan, stamped received on dated November 9, 2007. Development must also be in substantial compliance with the one-page Coconut Point - Area 2, Site Location Plan depicting the specific locations of the access points south of Palma de Coco along the west side of Via Villagio, stamped received on January 9, 2008. The Master Concept Plan (both pages noted above) for ADD2007-00208 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 25th day of January, A.D., 2008.

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



## 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

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.

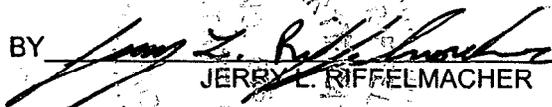
TOTAL PROPERTY AREA: 482.421 ACRES, MORE OR LESS.

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.

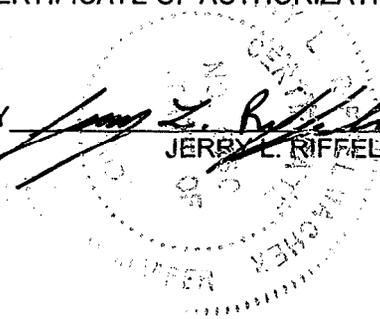
BEARINGS REFER TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S.88°56'17"W.

HOLE MONTES, INC.  
CERTIFICATE OF AUTHORIZATION LB #1772

BY

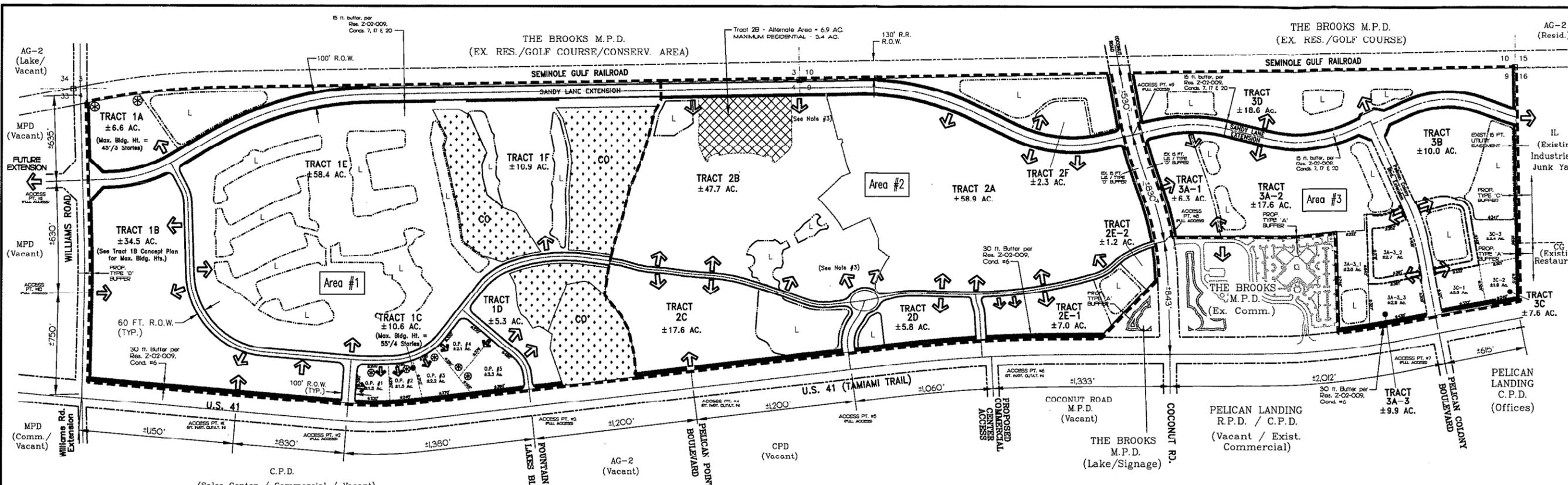
  
JERRY L. RIFFELMACHER

P.S.M. #6130  
STATE OF FLORIDA



Applicant's Legal Checked  
by OSJ 11-26-07





**PROJECT SUMMARY:**

- REQUEST: A Rezoning from AG-2 to Mixed Use Planned Development (MPD)
- OVERALL CONCEPTUAL PROJECT ACREAGES:
 

CONSERVATION AREAS	±33.4 ACRES
LAKES	±58.8 ACRES
INTERNAL (PRIVATE) R.O.W.	±20.2 ACRES
INTERNAL (PUBLIC) R.O.W.	±25.6 ACRES
GREEN AREAS / OPEN SPACE	± 8.7 ACRES
DEVELOPMENT TRACT AREAS	±335.7 ACRES
<b>TOTAL</b>	<b>±482.4 ACRES</b>
- CONCEPTUAL TRACT LAND USE/ACREAGE BREAKDOWN:
 

<b>a.) DEVELOPMENT AREAS:</b>	
Development Area #1: (Residential - 854 M.F. Units / Retail - Comm. 131,400 Sq.Ft. / Office 78,333 Sq.Ft. / Hotel 120 Rooms / Bank w/ D.T. - 4,000 sq.ft. / Performing Arts Center - 506 Seats)	
Proposed Lakes	± 28.1 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	± 4.7 Ac.
Development Areas (Tracts 1A - 1F)	± 126.3 Ac.
<b>Total Development Area #1</b>	<b>±210.8 Ac.</b>
<b>Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Gen. Office 90,000 Sq.Ft. / Hotel - 200 Rooms)</b>	
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.
<b>Total Development Area #2</b>	<b>±175.7 Ac.</b>
<b>Development Area #3: (Residential - 424 M.F. / A.L.F. Units / Retail - Comm. 57,500 Sq.Ft. / Office 215,000 Sq.Ft. / Hotel - 120 Rooms / Bank w/ D.T. - 4,000 sq.ft.)</b>	
Proposed Lakes	± 13.7 Ac.
Proposed Internal/Private R.O.W.	± 5.9 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 7.4 Ac.
Development Areas (Tracts 3A-1 thru 3 - 3D)	± 68.9 Ac.
<b>Total Development Area #3</b>	<b>±95.9 Ac.</b>

**b.) MAXIMUM DEVELOPMENT TRACT INTENSITY:**  
(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

<b>Development Area #1:</b>	
Tract 1A	15,000 s.f. Retail / 50,000 s.f. Office
Tract 1B	90,000 s.f. Retail / 314 M.F. / Arts Center - 506 Seats
Tract 1C	60,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel
Tract 1D	5,000 s.f. Retail / 30,000 s.f. Office / Fire Station
Tract 1E	450 M.F. DU's
Tract 1F	90 M.F. DU's
<b>Development Area #2:</b>	
Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DU's
Tract 2C	150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel
Tract 2D/E	150,000 s.f. Retail / 30,000 s.f. Office / 200 Room Hotel
Tract 2F	20,000 s.f. Retail / 30,000 s.f. Office / 100 Multi-family Units
<b>Development Area #3:</b>	
Tract 3A-1 thru 3	60,000 s.f. Retail / 145,000 s.f. Office / 120 Room Hotel
Tract 3B	200 A.L.F. Units
Tract 3C	40,000 s.f. Retail / 90,000 s.f. Office / 120 Room Hotel
Tract 3D	224 M.F. DU's

**4.) PROJECT PHASING:**

	M.F. / A.L.F. (UNITS)	RETAIL COMM. (SQ.FT.)	OFFICE (SQ.FT.)	HOTEL (ROOMS)	BANK w DT (SQ.FT.)	ARTS CENTER (SEATS)
2001 - 2007	1,728*	1,638,900	383,333	440	8,000	506

\*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 (Tract 2B Alternate Plan):**

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

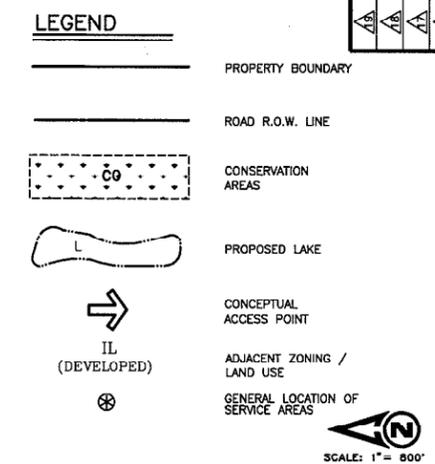
Development Area #1: (LESS Sandy Lane Extension & Tract 1B (Resid)/ Tracts 1E & 1F)	107.0 Ac. x 30%	± 32.1 Ac.
(Tracts 1B (Resid) / 1E / 1F)	93.7 Ac. x 40%	± 37.5 Ac.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]: (LESS Sandy Lane Extension & Resid. Area)	158.4 Ac. x 30%	± 47.5 Ac.**
(Residential Area)	9.2 Ac. x 40%	± 3.7 Ac.
Development Area #2 [ALT 2, TRACT 2D ALT AREA = NO RESIDENTIAL]: (LESS Sandy Lane Extension & 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 Extension & Tracts 3B & 3D)	59.7 Ac. x 30%	± 17.9 Ac.
(Tract 3B & 3D)	28.8 Ac. x 40%	± 11.5 Ac.
<b>Total Open Space Required [ALT 1]:</b>		<b>±150.2 Ac.</b>
<b>Total Open Space Required [ALT 2]:</b>		<b>±149.8 Ac.</b>

\*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 150.2 Ac.)	± 37.6 Ac.
Prop. Conservation Areas	± 33.4 Ac.
<b>Development Area #1:</b>	
Commercial Development (Tracts 1A/1B (Comm)/1C/1D)	32.6 Ac. x 19.55% ± 6.4 Ac.
Residential Development (Tracts 1B (Resid)/1E/1F)	93.7 Ac. x 30.0% ± 28.1 Ac.
<b>Sub-total</b>	<b>± 34.5 Ac.</b>
<b>Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:</b>	
Commercial Development (Tracts 2A - 2F)	131.3 Ac. x 19.52% ± 25.6 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60% ± 1.4 Ac.
Residential Development (Tracts 2B)	3.4 Ac. x 23.5% ± 0.8 Ac.
<b>Sub-total</b>	<b>± 27.8 Ac.</b>
<b>Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:</b>	
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.
<b>Sub-total</b>	<b>± 27.7 Ac.</b>
<b>Development Area #3:</b>	
Commercial Development Tracts (Tracts 3A-1 thru -3 & 3C)	42.6 Ac. x 19.55% ± 8.3 Ac.
Residential Development (Tracts 3B & 3D)	28.8 Ac. x 30% ± 8.6 Ac.
<b>Sub-total</b>	<b>± 16.9 Ac.</b>
<b>Total Open Space Provided [ALT 1]:</b>	<b>±±±150.2 Ac.</b>
<b>Total Open Space Provided [ALT 2]:</b>	<b>±±±150.1 Ac.</b>

- 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:**
- Internal access will be provided to allow through traffic between US 41 and Sandy Lane Extension.
  - For Tracts 1A and 1C general service area locations, see above MCP. For Tract 1B general service area locations, see Tract 1B concept plan and Tract 1B Plan Details.
  - The project will be designed to facilitate the use of the Lee Tran services in accordance with Lee County LDC Sec. 34-411(e) and 10-442.



**RECEIVED APPROVED**  
NOV 19 2007  
Master Concept Plan  
Subject to Case # ADD2007-00208  
Data 1-25-2008  
PERMIT COUNTER

**ADD 2007-00208**

DATE	REVISIONS	NUMBER
01/15/07	Sufficiency Responses	AA
10/02/06	Sufficiency Responses	AA
08/15/06	NJPC / Zoning Amendment	AA
02/27/06	Revised Open Space Calc to 2B Alternate Parcel	AA
01/26/06	Added MP Units to Tract 2B (No increase in max units)	AA
01/15/07	ADDED/REVISED ACCESS POINT - TRACT 2E-1	AA
11/01/07	Zoning Resolution Revisions	AA
04/30/07	Sufficiency Responses	AA
04/03/07	Sufficiency Responses	AA
11/16/05	Added Access Pt. for Tract 3A-1	AA
11/16/05	Revised for Administrative Amendment #8 Tract 3D	AA
08/22/05	Revised for Admin. Amendment ADD2005-00080	AA
02/04/05	Revised for Administrative Amendment Submittal	AA
08/25/04	Revised for Administrative Amendment Submittal	AA
05/19/04	Revised for Administrative Amendment Submittal	AA
02/27/04	Revised for Administrative Amendment Submittal	AA
12/09/04	Revised per County Attorney's Office Memo	AA
12/16/01	Revised Tracts / O.S. Calc. / Permitted Uses	AA
03/08/01	Revised per County Staff 1st R.A.I.	AA

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Naples - Fort Myers - Venice - Englewood  
ENGINEERS-PLANNERS-SURVEYORS

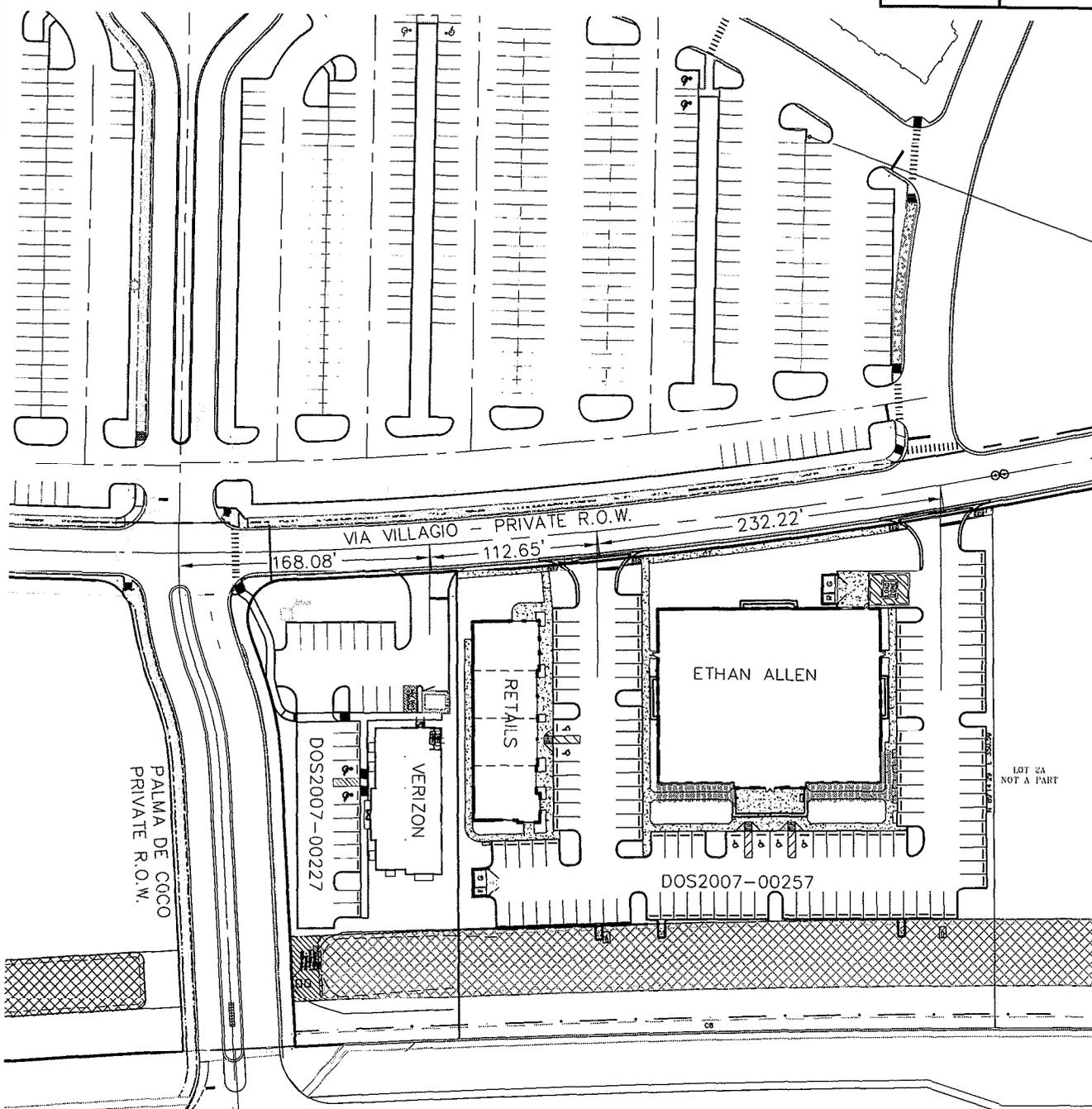
**H.M. HOLE MONTES**  
ENGINEERS-PLANNERS-SURVEYORS

**COCONUT POINT M.P.D.**  
MASTER CONCEPT PLAN  
EXHIBIT IV-E  
Exh. H-3-C

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" = 800'	HORIZ. SCALE: 1" = 800'
DRAWING NO.:	
REFERENCE NO.:	9779B_MCP8
PROJECT NO.:	97.79-B
SHEET NO.:	1 of 1

SCALE: 1" = 800'

**ATTACHMENT "A"**



**APPROVED**  
**Plan**

Subject to Case # ADD2008-00208  
Date 1-25-2008

**A**  
**2**  
SCALE: 1" = 100'

**RECEIVED**  
 JAN - 9 2008  
 COMMUNITY DEVELOPMENT

**H M**  
**HOLE MONTES**  
ENGINEERS-PLANNERS-SURVEYORS

Professional Registration No. 12  
Naples - Fort Myers - Venice - Englewood

COCONUT POINT - AREA 2  
SITE LOCATION PLAN

FIGURE NO.  
**EX A**

ADD 2007-00208