

ADMINISTRATIVE AMENDMENT (PD) ADD2010-00062

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, BRE/Amerisuites Properties, LLC., filed an application for an administrative amendment to a Mixed Use Planned Development (MPD) on a project known as Coconut Point MPD to add Consumption on premises of beer, wine and liquor in compliance with LDC §34-1264 in conjunction with a hotel/model (Tract 2D Only) to the Schedule of Uses of Resolution Number Z-02-009 for a 4COP S Alcoholic Beverage License in conjunction with indoor and outdoor seating and room service at a hotel known as Hyatt Place Estero on property located at 23120 Via Villaggio, Estero, described more particularly as:

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

See attachment A.

WHEREAS, the property was originally rezoned in case number Z-02-009 and subsequently amended in case numbers Z-04-079, DRI2009-00001, ADD2004-00048, ADD2004-00060, ADD2004-00187, ADD2004-00206, ADD2005-00011, ADD2005-00026, ADD2005-00080, ADD2005-00122, ADD2005-00177, ADD2005-00233, ADD2006-00024, ADD2006-00168, ADD2006-00229, ADD2007-00028, ADD2007-00087, ADD2007-00184, ADD2008-00054, ADD2008-00092 and ADD2009-00032; 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 add Consumption on premises of beer, wine and liquor in compliance with LDC §34-1264 in conjunction with a hotel/model (Tract 2D Only) to the Schedule of Uses of Resolution Number Z-02-009 for a 4COP S Alcoholic Beverage License in conjunction with indoor and outdoor seating at a hotel known as Hyatt Place Estero; and

WHEREAS, development order number DOS2007-00202 was issued for the construction of a 75,000 square foot, 5 story, 108 unit hotel (see Master Development Plan, attachment B) on Tract 2D of the Coconut Point Master Concept Plan (see Coconut Point Master Concept Plan, attachment C); and

WHEREAS, pursuant to LDC §34-1264(b)(2)c, the hotel, under one roof, contains at least 100 guest rooms under the same roof; and

WHEREAS, a 2COP Alcoholic Beverage License in conjunction with indoor and outdoor seating and room service at the hotel was approved, with conditions, by ADD2008-00092; and

WHEREAS, indoor seating is provided for approximately 58 people in a 2,173 square foot restaurant/lobby area (see 1st Floor Plan, attachment D); and

WHEREAS, outdoor seating and service for consumption on premises will be offered in the enclosed pool area with 8 tables and seating for a total of 40 persons (see Pool Area Plan, attachment E) and a veranda with seating for 16 persons (see 1st Floor Plan, attachment D); and

WHEREAS, on premises consumption of beer and wine will also be offered through room service; 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 an administrative amendment to the Coconut MPD to add Consumption on premises of beer, wine and liquor in compliance with LDC §34-1264 in conjunction with a hotel/motel (Tract 2D Only) to the Schedule of Uses of Resolution Number Z-02-009 for a 4COP S Alcoholic Beverage License in conjunction with indoor and outdoor seating and room service at a hotel is **APPROVED, subject to the following conditions:**

- 1. This Administrative Amendment is limited to:**
  - a. The addition of Consumption on premises of beer, wine and liquor in compliance with LDC §34-1264 in conjunction with a hotel/motel (Tract 2D Only) to the Schedule of Uses of Resolution Number Z-02-009.**
  - b. A 4COP S Alcoholic Beverage License in conjunction with indoor and outdoor seating and room service at the hotel. If any other type of license is sought, a new approval in accordance with the LDC will be required.**
- 2. Consumption on premises is limited to the 75,000 square foot, 5 story, 108 unit hotel on Tract 2D of the Coconut Point Master Concept Plan (see Master Development Plan, attachment B) with indoor restaurant/lobby seating available for approximately 58 persons (see 1st Floor Plan, attachment D), outdoor seating in the enclosed pool area for approximately 40 persons (see Pool Plan Area,**

attachment E) and in the veranda for approximately 16 persons (see 1st Floor Plan, attachment D), and room service available within the 75,000 square foot, 5 story, 108 unit hotel (see Master Development Plan, attachment B).

3. The sale of alcoholic beverages is limited to the hours between 10:00 a.m. and 1:00 a.m. daily in the indoor restaurant/lobby seating and outdoor/pool seating areas.
4. Music for outdoor seating areas must be piped and is limited to the hours of 10:00 a.m. to 10:00 p.m. The volume must be at or below conversation level.
5. The terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 11th day of August, A.D., 2010.

BY: \_\_\_\_\_

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

Attachments:

- A - Legal description
- B - Master Development Plan
- C - Coconut Point MPD Master Concept Plan
- D - 1st Floor Plan
- E - Pool Area Plan

ATTACHMENT A



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

HM PROJECT #2007012  
5/21/2008  
REF. DWG. #D-138

PROPERTY DESCRIPTION:

ALL OF LOT 3B-1 OF COCONUT POINT AREA 2 LOT 3B REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NO. 2008000055764 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY AREA = 3.463 ACRES

NOTES:

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

BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF LOT 3B-1 OF COCONUT POINT AREA 2 LOT 3B REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NO. 2008000055764 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AS BEING N.83°47'09"E.

HOLE MONTES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY

  
JERRY L. RAFFELMACHER

P.S.M. #6130  
STATE OF FLORIDA

RECEIVED

JUL 30 2010

COMMUNITY DEVELOPMENT

ADD 2010-00062

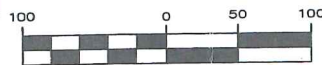
APPROVED  
LEGAL

BQ 8/2/10

H:\997\997079\QW\2003116D\SKETCHES\3B-1SL-2.dwg Tab: P0 1 May 21, 2008 - 5:07pm Plotted by: Jerry Riffelmacher



# GRAPHIC SCALE

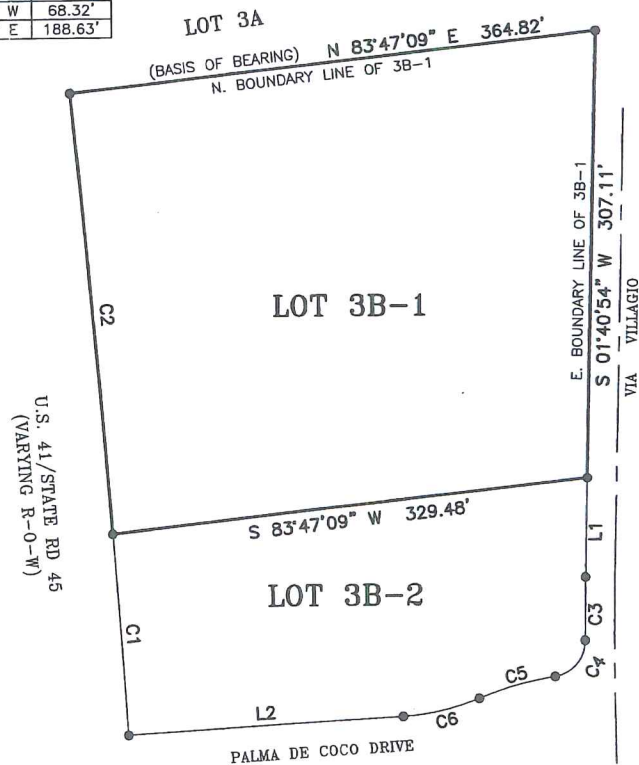


( IN FEET )

1 inch = 100 ft.

LINE	BEARING	DISTANCE
L1	S 01°40'54" W	68.32'
L2	N 86°41'37" E	188.63'

CURVE	RADIUS	DELTA	CHORD	BEARING	LENGTH
C1	11591.16'	00°40'52"	137.81'	N 03°49'56" W	137.81'
C2	11591.16'	01°30'15"	304.27'	N 04°55'29" W	304.28'
C3	2520.00'	00°59'04"	43.30'	N 01°11'22" E	43.30'
C4	25.00'	80°50'19"	32.42'	S 41°07'00" W	35.28'
C5	233.50'	13°31'26"	54.99'	N 74°46'27" E	55.11'
C6	166.50'	18°40'53"	54.05'	S 77°21'10" W	54.29'



## LEGEND

POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT

SEC-TWN-RGE:	
9-47-25	
DRAWN BY:	DATE
JRD/AK	5/08
CHECKED BY:	DRAWING NO.
JLR	E-427-2



6224 Whiskey Creek Drive  
Fort Myers, FL 33919  
Phone: (239) 985-1200  
Florida Certificate of  
Authorization No.1772

\* NOT A SURVEY \*

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

BY  JERRY L. RIFFELMACHER

P.S.M. #6130  
STATE OF FLORIDA

## SKETCH AND LEGAL DESCRIPTION

PROJECT NO.
07.012
REFERENCE NO.
3B-1SL-2

## LEGAL DESCRIPTION:

ALL OF LOT 3B-1 OF COCONUT POINT AREA 2 LOT 3B REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT NO. 2008000055764 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPERTY AREA = 3.463 ACRES

## NOTES:

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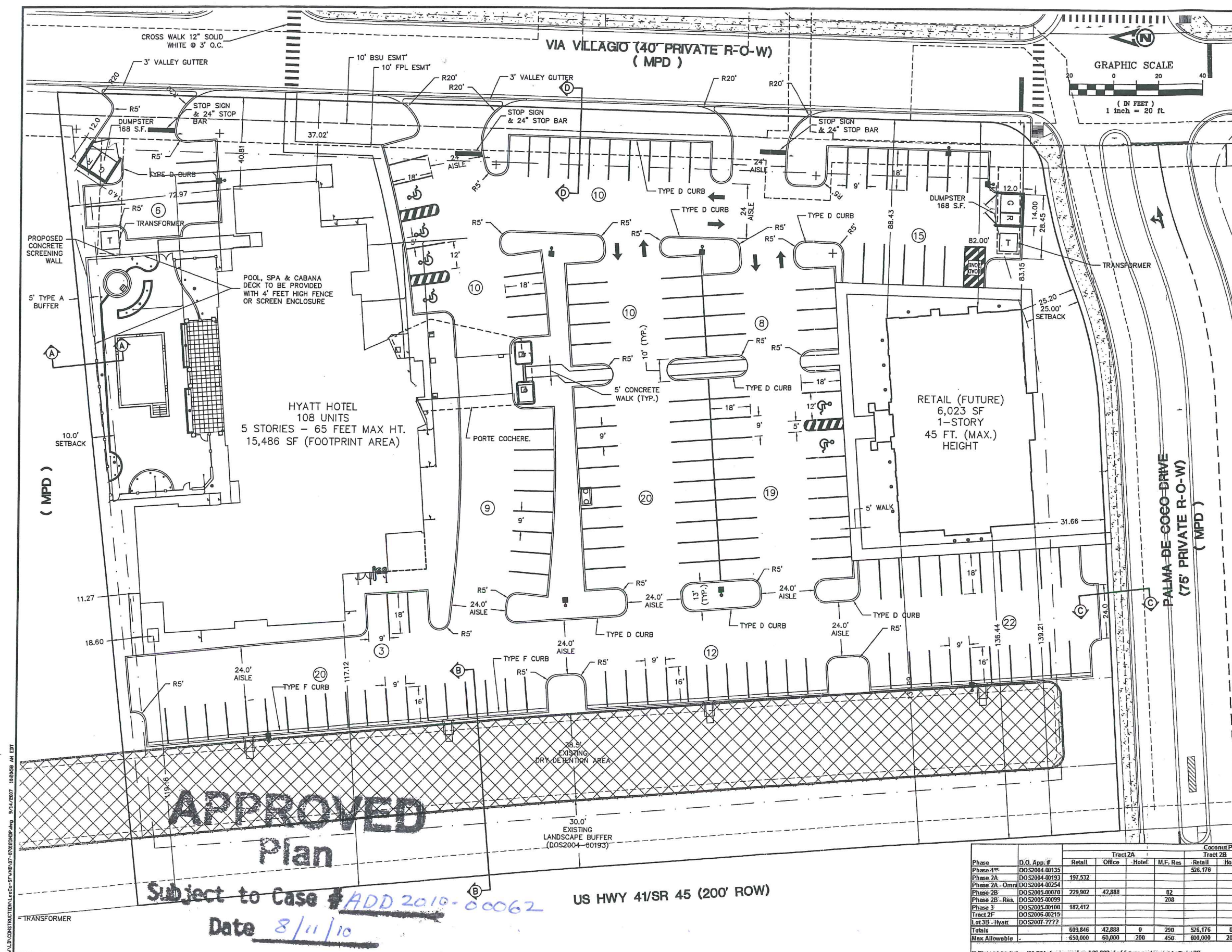
HOLE MONTES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

COMMUNITY DEVELOPMENT

RECEIVED  
JUL 30 2008

ADD 2010-00062





## PROJECT SUMMARY:

## 1.) EXISTING LAND USAGE:

SUBJECT PARCEL	USE	ZONING
NORTH	VACANT	MPD
WEST	VACANT	MPD
SOUTH	US 41	ROW
EAST	PALMA DE COCO	PRIVATE ROW - MPD
	VIA VILLAGIO	PRIVATE ROW - MPD

## 2.) LAND USE BREAKDOWN:

	Sq.Ft.	Ac.	%Total
Buildings	21,589	±0.50	14.3%
Pavement	58,433	±1.34	38.7%
Sidewalk/Curb/Pool Patio	12,778	±0.29	8.5%
Dry Detention Area	16,192	±0.37	10.7%
Green Area/Open Space	41,879	±0.96	27.8%
TOTAL PROJECT AREA	150,871	±3.46	100.0%

## 3.) GENERAL NOTES:

- CURRENT ZONING IS MPD. PROPOSED USES WITHIN THE MULTIPLE OCCUPANCY RETAIL SHOPS SHALL BE LIMITED TO THOSE COMPATIBLE WITH THE MPD ZONING, AS DEFINED IN ZONING RESOLUTION 2-02-009.
- PROJECT PHASING WILL CONSIST OF TWO PHASES.  
PHASE 1 - HYATT HOTEL AND ALL PARKING, UTILITIES & INFRASTRUCTURE  
PHASE 2 - FUTURE RETAIL BUILDING (6,023 SQFT)
- GARBAGE / RECYCLABLE COLLECTION AREAS SHALL BE PROVIDED WITH 6" THICK CONCRETE PADS AND A 6" HIGH ENCLOSURE (3 SIDES) WITH GATE.
- ALL BUILDINGS SHALL BE TYPE IV CONSTRUCTION.
- ALL BUILDINGS SHALL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS DESIGNED IN ACCORDANCE WITH NFPA 13, MEETING LDC 10-385 REQUIREMENTS.
- ALL PAVEMENT STRIPING ON SITE SHALL BE PAINTED.

## 4.) PARKING CALCULATIONS:

TOTAL PARKING REQ'D:  
(per Lee County Land Development Code Sec. 34-2020(5))  
Hotels: (10 1 spcs./1.2 rooms)  
Retail: (10 1 spcs./200 sf of floor space)  
Total No. of Rooms = 108  
Required spaces = 108 x 1.2 = 130 spaces  
  
Retail Building = 6,023 sf  
Required spaces = 6,023 x 1/200 = 31 spaces  
Required H.C. Spaces = 8 Spaces  
  
TOTAL PARKING REQ'D = 161 spaces (incl. 6 handicapped parking spcs.)  
TOTAL SPACES PROVIDED = 163 spaces (includes 6 H/C Spaces)

## 5.) DEVELOPMENT REGULATIONS:

TRACT 20 (PER ZONING RESOLUTION 7-02-009 AND ADD2006-00024)

- Minimum Lot Size:  
Lot Area - 20,000 sf  
Min. width - 100 ft  
Min. depth - 100 ft
- Minimum Setbacks:  
U.S. 41 - 25 ft  
Front (street) - 25 ft  
Side - 10 ft  
Rear - 25 ft (5 ft for Accessory Structure)  
Waterbody - 25 ft (20 ft for Accessory Structure)
- Maximum Height:  
Maximum Height - 60 ft (5 Stories)\*\*  
Subject to 300 feet setback to Sandy Lane
- Maximum Lot Coverage:  
Max percent of total area - 40%
- Maximum Building Separation:  
One-half the sum of building heights (not less than 25')

## 6.) LOAD ZONE CALCULATIONS:

TOTAL LOADING ZONE REQ'D:  
(per Lee County Land Development Code Sec. 34-1987(b))  
Retail Requirement: 1 Space for first 10,000 sf, plus 1 per each add'l 20,000 sf  
Total Floor Area = 6,023 sq.ft.  
Required spaces =  
Spaces = 9' x 18' = 162 sf (1 Space)  
Required Area = 162 sf  
Provided Area = 162 sf

## 7.) REFUSE AND SOLID WASTE DISPOSAL CALCULATIONS:

TOTAL REFUSE/SOLID WASTE DISPOSAL AREA REQ'D:  
(per Lee County Land Development Code Sec. 10-261(c))  
Hotel: 168 sf Req'd, Provided: 168 sf  
Retail: 168 sf Req'd, Provided: 168 sf  
Requirement: 168 SF (for first 25,000) + 4.26 sf per each add'l 1000 sf  
Total Floor Area = 21,382 sq.ft.  
Required area = 168 sf  
Provided Area = 168 sf

LDC

OCT 02, 2007

APPROVED

Phase	D.O. App. #	Tract 2A				Tract 2B				Tract 2C				Tract 2D/E				Tract 2F			
		Retail	Office	Hotel	M.F. Res	Retail	Office	Hotel	M.F. Res	Retail	Office	Hotel	M.F. Res	Retail	Office	Hotel	M.F. Res	Retail	Office	Hotel	M.F. Res
Phase 1**	DO52004-00135					526,176															
Phase 2A	DO52004-00193	197,532																			
Phase 2A - Omni	DO52004-00254																				
Phase 2B	DO52005-00070	229,902		42,888	82																
Phase 2B - Res.	DO52005-00099				208																
Phase 3	DO52005-00100	182,412																			
Tract 2F	DO52006-00215																				63
Lot 3B - Hyatt	DO52007-7777																				
Totals		609,846	42,888	0	290	526,176	0	102,846	0	0	0	0	0	0	0	0	0	0	0	0	63
Max Allowable		650,000	60,000	200	450	600,000	200	150,000	20,000	200	150,000	20,000	200	20,000	30,000	200	20,000	30,000	100		

\*\* Phase 1 includes 899,374 sf of proposed and 26,802 sf of future restaurant in Tract 2B.

HYATT HOTEL AT COCONUT POINT  
COCONUT POINT - AREA 2, OUTLOT 3B  
ESTERO, FLORIDA

DESIGNED BY:  
J.J.J.  
DATE: 02/07  
DRAWN BY:  
J.K.H.  
DATE: 02/07  
CHECKED BY:  
T.W.M./J.J.J.  
DATE: 02/07  
VERTICAL SCALE:  
NONE  
HORIZONTAL SCALE:  
1"=20'

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

6200 Whiskey Creek Drive  
Fort Myers, FL 33919  
Phone : (239) 985-1200  
Florida Certificate of Authorization No.1772  
Naples - Fort Myers - Venice - Englewood

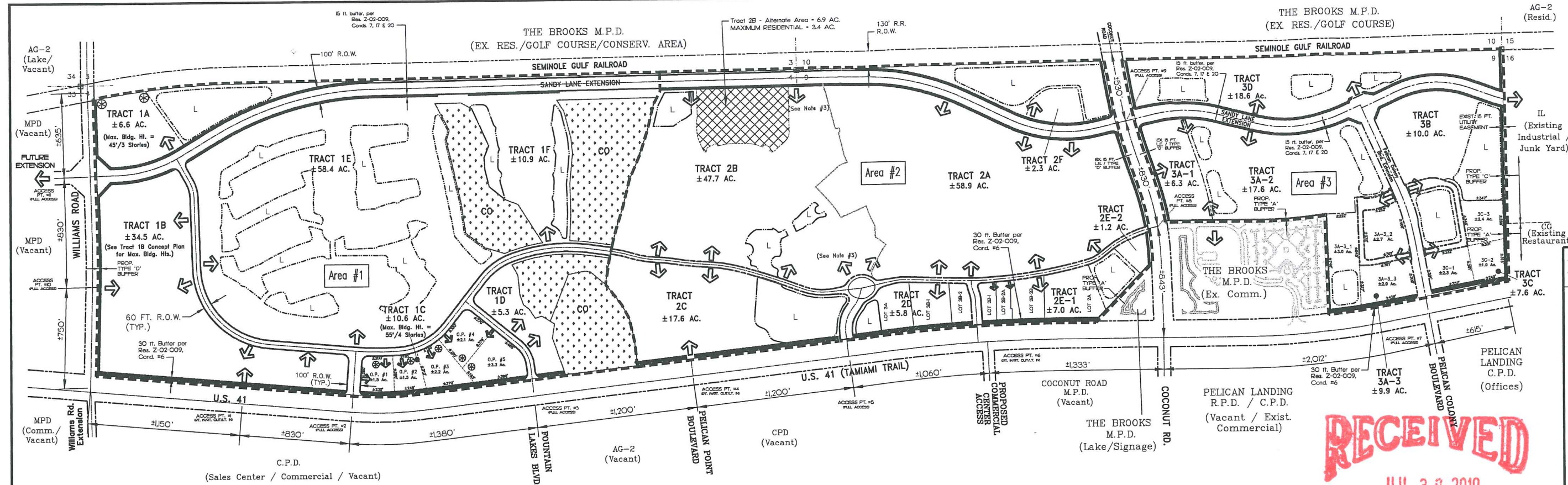
MASTER DEVELOPMENT PLAN

THESE DRAWINGS ARE NOT  
APPROVED UNLESS SIGNED  
AND SEALED BELOW:  
  
JOSEPH J. JUREWICZ, P.E.  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 165625  
DATE: 9-14-07

REFERENCE NO.  
07012MDP  
DRAWING NO.  
1149-07  
PROJECT NO.  
07.012-D  
SHEET NO.  
7 OF 14

ADD 2010-00062





## PROJECT SUMMARY:

1.) REQUEST: A Rezoning from AG-2 to Mixed Use Planned Development (MPD)

## 2.) OVERALL CONCEPTUAL PROJECT ACREAGES:

CONSERVATION AREAS	±33.4 ACRES
LAKES	±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

TOTAL ±482.4 ACRES

## 3.) CONCEPTUAL TRACT LAND USE/ACREAGE BREAKDOWN:

## a.) DEVELOPMENT AREAS:

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.
Total Development Area #1	±210.8 Ac.

Development Area #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Gen. Office 90,000 Sq.Ft. / Hotel - 200 Rooms)

Proposed Lakes	± 17.0 Ac.
Proposed Internal/Private R.O.W.	± 6.1 Ac.
Proposed Public R.O.W. (Sandy Lane Extension)	± 8.1 Ac.
Green Areas / Open Space	± 4.0 Ac.
Development Areas (Tracts 2A - 2F)	± 140.5 Ac.
Total Development Area #2	±175.7 Ac.

Development Area #3: (Residential - 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.)

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.
Total Development Area #3	±95.9 Ac.

## b.) MAXIMUM DEVELOPMENT TRACT INTENSITY:

(NOTE: CUMULATIVE INTENSITIES WILL NOT EXCEED MAXIMUM PROPOSED LAND USES FOR EACH DEVELOPMENT AREA)

## Development Area #1:

Tract 1A	15,000 s.f. Retail / 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

## Development Area #2:

Tract 2A	650,000 s.f. Retail / 450 M.F. DU's / 60,000 s.f. Office / 200 Room Hotel
Tract 2B	600,000 s.f. Retail / 200 Room Hotel / 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

## Development Area #3:

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 2B 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.
Total Open Space Required [ALT 1]:		±150.2 Ac.
Total Open Space Required [ALT 2]:		±149.8 Ac.

\*The % of Open Space may vary depending upon the ultimate land uses.

\*\*Includes Residential above Commercial uses.

## b.) PROVIDED (per L.C.L.D.C.):

Prop. Lake Areas (@ ≤ 25.0% of 150.2 Ac.)		± 37.6 Ac.
Prop. Conservation Areas		± 33.4 Ac.
Development Area #1:		
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.
Sub-total		± 34.5 Ac.
Development Area #2 [ALT 1, TRACT 2B ALT AREA = 3.4 AC RESIDENTIAL MAX]:		
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.
Sub-total		± 27.8 Ac.
Development Area #2 [ALT 2, TRACT 2B ALT AREA = NO RESIDENTIAL]:		
Commercial Development (Tracts 2A - 2F)	134.7 Ac. x 19.52%	± 26.3 Ac.
Residential Development (Tract 2A)	5.8 Ac. x 23.60%	± 1.4 Ac.
Sub-total		± 27.7 Ac.
Development Area #3:		
Commercial Development Tracts (Tracts 3A-1 thru -3 & 3C)	42.6 Ac. x 19.55%	± 8.3 Ac.
Residential Development (Tracts 3B & 3D)	28.8 Ac. x 30%	± 8.6 Ac.
Sub-total		± 16.9 Ac.
Total Open Space Provided [ALT 1]:		*** ±150.2 Ac.
Total Open Space Provided [ALT 2]:		*** ±150.1 Ac.

## COMMUNITY DEVELOPMENT

## 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.

ADD 2010-00062

## LEGEND

	PROPERTY BOUNDARY
	ROAD R.O.W. LINE
	CONSERVATION AREAS
	PROPOSED LAKE
	CONCEPTUAL ACCESS POINT
	ADJACENT ZONING / LAND USE
	GENERAL LOCATION OF SERVICE AREAS

SCALE: 1" = 800'

ATTACHMENT "A"



DRAWING NO.

COCONUT POINT M.P.D.  
MASTER CONCEPT PLAN  
EXHIBIT IV-F

DESIGNED: E.M.C.	DATE: 08/16/08
DRAWN: C.R.B.	DATE: 08/16/08
CHECKED: N.E.D.	DATE: 08/19/08
VERT. SCALE:	HORIZ. SCALE: 1" = 80'

DRAWING NO.

REFERENCE NO.

9779B\_MCI

PROJECT NO.

97.79-B 1.

SHEET

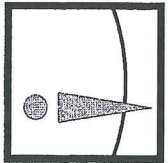
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Overcash Denmitt  
Architects

2010 South Lynn Street, Suite 14  
Charlotte, North Carolina 28203  
Phone: 704.332.1815  
Fax: 704.332.9907  
Web: www.odarch.com

SIMON  
PROPERTY

# ATTACHMENT D

HYATT  
PLACE

Hyatt Place

ESTERO, FLORIDA

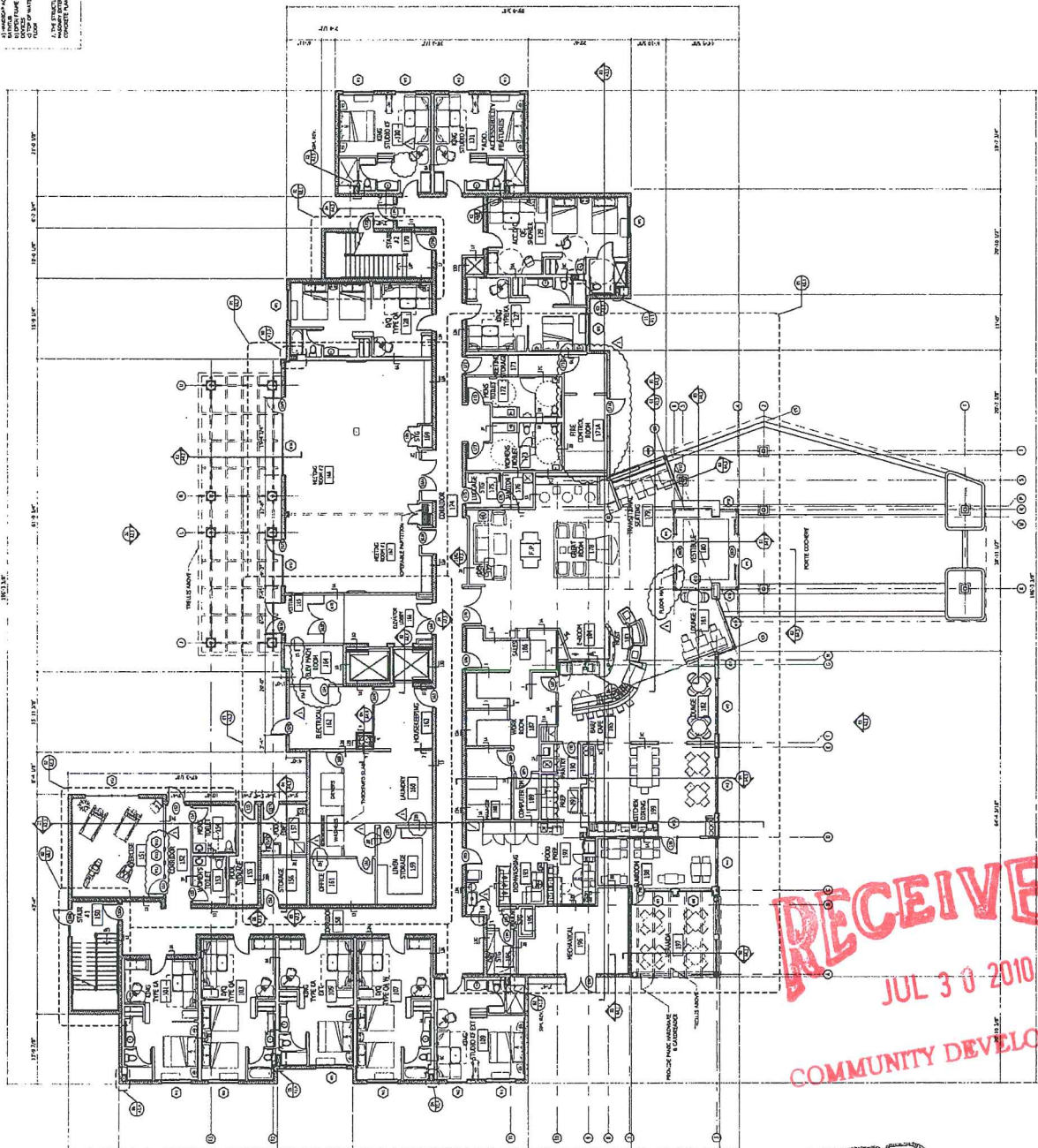
NO.	DESCRIPTION	DATE
1	PRELIMINARY SUBMITTAL	04/10/07
2	PROCESS SET	07/25/07
3	IN PLAN SET	08/01/07
4	PERMIT SET	08/01/07
5	SECTION 1	12/17/07

1ST FLOOR PLAN

A1.1  
Copyright 2007 Overcash Denmitt Architects  
08/01/07

NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
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8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

ADD 2008-00092



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JUL 30 2010  
COMMUNITY DEVELOPMENT

APPROVED  
Plan

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JUN 17 2008

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PERMIT COUNTER

ADD 2010-00062

SCALE: 1/8" = 1'-0"

01 FIRST FLOOR PLAN





**SIMON**  
PROPERTY  
GENCO, INC.

ATTACHMENT E

Hyatt Place

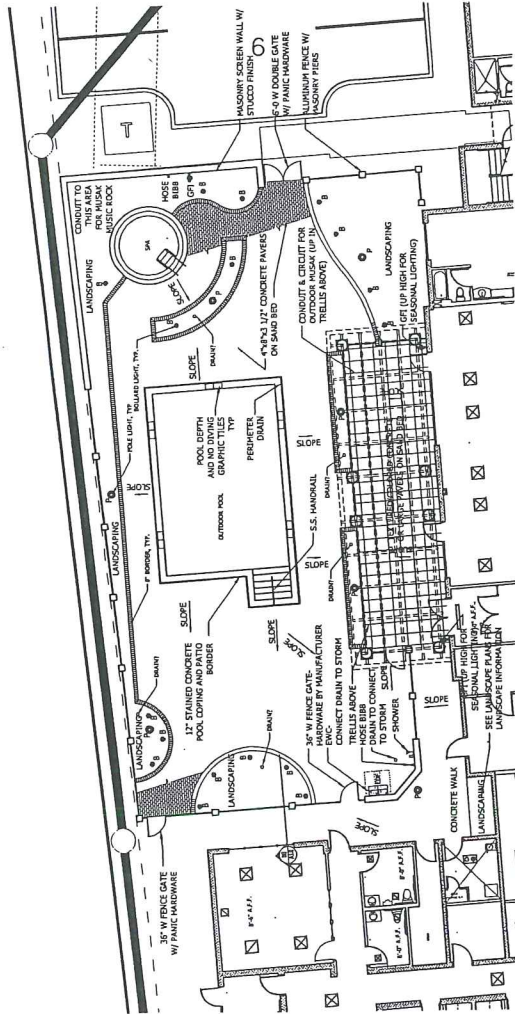
ESTERO, FLORIDA

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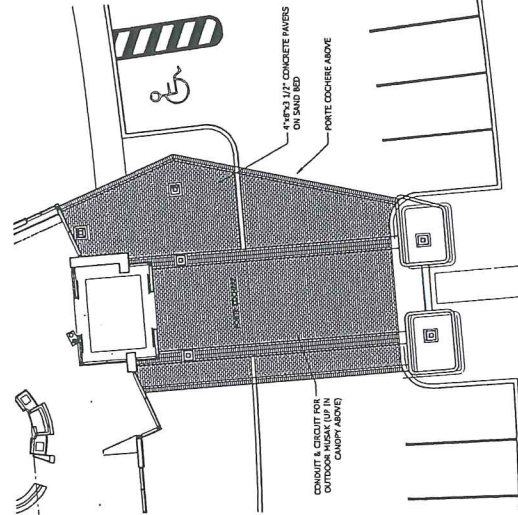
ENLARGED POOL  
AREA PLAN

# A1.0A

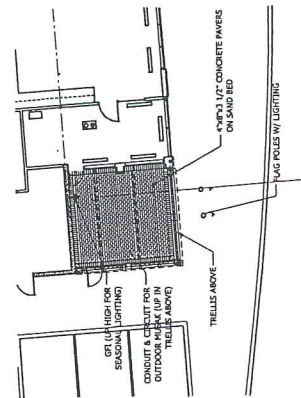
Copyright 2007, Overcash Demmitt Architects  
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03	POOL AREA PLAN
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# 01 | PORTE COCHERE PAVER PLAN



## 02 VERANDA AREA PLAN

Subject to Case # ADD2010-00062  
Date 8/11/10

ADD 2010-00062

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## COMMUNITY DEVELOPMENT