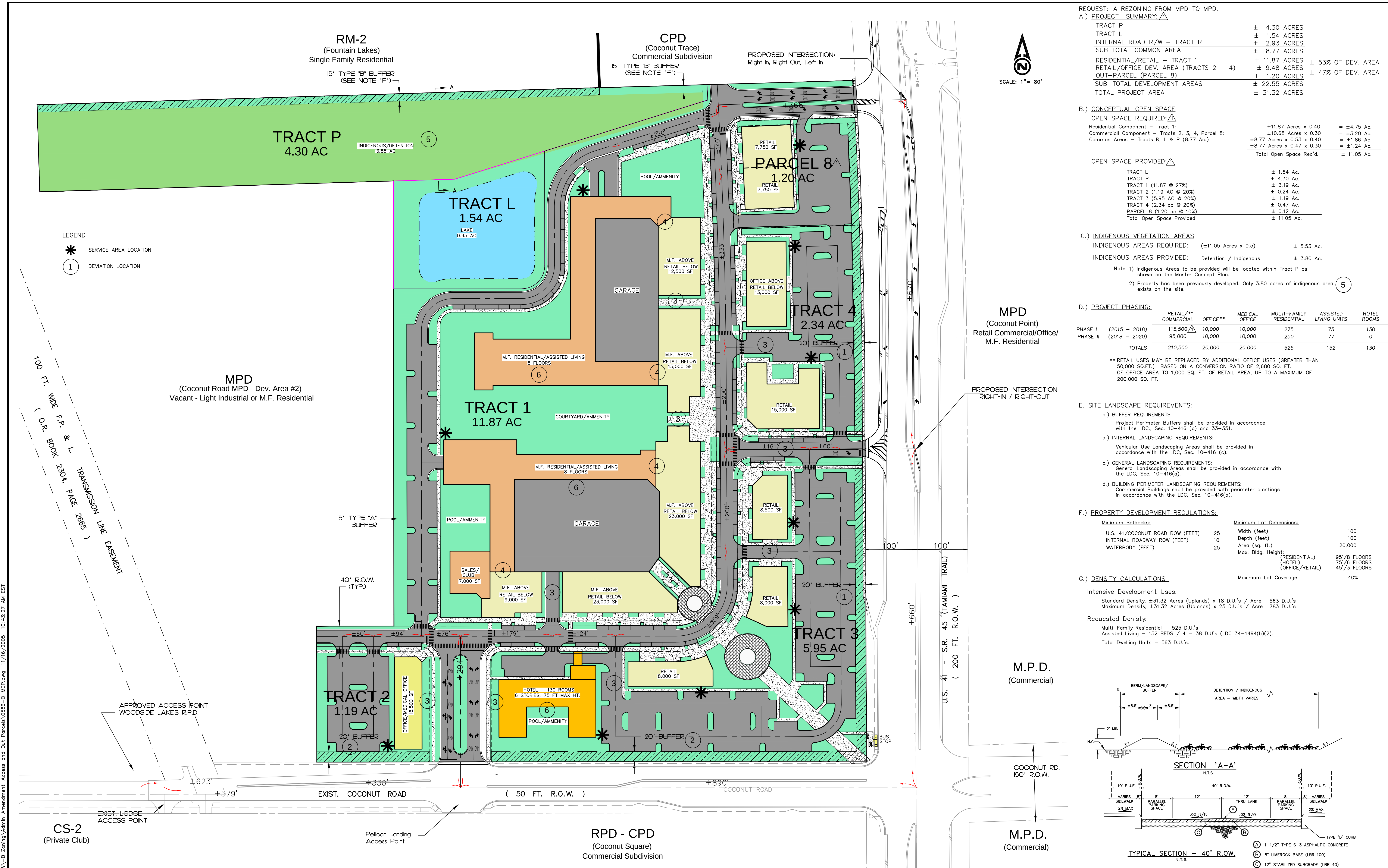


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REQUEST: A REZONING FROM MPD TO MPD.

A.) PROJECT SUMMARY:

TRACT P	± 4.30 ACRES	
TRACT L	± 1.54 ACRES	
INTERNAL ROAD R/W - TRACT R	± 2.93 ACRES	
SUB TOTAL COMMON AREA	± 8.77 ACRES	
RESIDENTIAL/RETAIL - TRACT 1	± 11.87 ACRES	± 53% OF DEV. AREA
RETAIL/OFFICE DEV. AREA (TRACTS 2 - 4)	± 9.48 ACRES	± 47% OF DEV. AREA
OUT-PARCEL (PARCEL 8)	± 1.20 ACRES	
SUB-TOTAL DEVELOPMENT AREAS	± 22.55 ACRES	
TOTAL PROJECT AREA	± 31.32 ACRES	

B.) CONCEPTUAL OPEN SPACE

OPEN SPACE REQUIRED:

Residential Component - Tract 1:	±11.87 Acres x 0.40	= ±4.75 Ac.
Commercial Component - Tracts 2, 3, 4, Parcel 8:	±10.68 Acres x 0.30	= ±3.20 Ac.
Common Areas - Tracts R, L & P (8.77 Ac.)	±8.77 Acres x 0.53 x 0.40	= ±1.86 Ac.
	±8.77 Acres x 0.47 x 0.30	= ±1.24 Ac.
Total Open Space Req'd.		± 11.05 Ac.

OPEN SPACE PROVIDED:

TRACT L	± 1.54 Ac.
TRACT P	± 4.30 Ac.
TRACT 1 (11.87 @ 27%)	± 3.19 Ac.
TRACT 2 (1.19 AC @ 20%)	± 0.24 Ac.
TRACT 3 (5.95 AC @ 20%)	± 1.19 Ac.
TRACT 4 (2.34 ac @ 20%)	± 0.47 Ac.
PARCEL 8 (1.20 ac @ 10%)	± 0.12 Ac.
Total Open Space Provided	± 11.05 Ac.

C.) INDIGENOUS VEGETATION AREAS

INDIGENOUS AREAS REQUIRED:	(±11.05 Acres x 0.5)	± 5.53 Ac.
INDIGENOUS AREAS PROVIDED:	Detention / Indigenous	± 3.80 Ac.

Note: 1) Indigenous Areas to be provided will be located within Tract P as shown on the Master Concept Plan.

2) Property has been previously developed. Only 3.80 acres of indigenous area exists on the site.

D.) PROJECT PHASING:

		RETAIL/** COMMERCIAL	OFFICE**	MEDICAL OFFICE	MULTI-FAMILY RESIDENTIAL	ASSISTED LIVING UNITS	HOTEL ROOMS
PHASE I (2015 - 2018)		115,500	10,000	10,000	275	75	130
PHASE II (2018 - 2020)		95,000	10,000	10,000	250	77	0
TOTALS		210,500	20,000	20,000	525	152	130

** RETAIL USES MAY BE REPLACED BY ADDITIONAL OFFICE USES (GREATER THAN 50,000 SQ.FT.) BASED ON A CONVERSION RATIO OF 2,680 SQ. FT. OF OFFICE AREA TO 1,000 SQ. FT. OF RETAIL AREA, UP TO A MAXIMUM OF 200,000 SQ. FT.

E.) SITE LANDSCAPE REQUIREMENTS:

- BUFFER REQUIREMENTS:**
Project Perimeter Buffers shall be provided in accordance with the LDC, Sec. 10-416 (d) and 33-351.
- INTERNAL LANDSCAPING REQUIREMENTS:**
Vehicular Use Landscaping Areas shall be provided in accordance with the LDC, Sec. 10-416 (c).
- GENERAL LANDSCAPING REQUIREMENTS:**
General Landscaping Areas shall be provided in accordance with the LDC, Sec. 10-416 (a).
- BUILDING PERIMETER LANDSCAPING REQUIREMENTS:**
Commercial Buildings shall be provided with perimeter plantings in accordance with the LDC, Sec. 10-416 (b).

F.) PROPERTY DEVELOPMENT REGULATIONS:

Minimum Setbacks:		Minimum Lot Dimensions:	
U.S. 41/COCONUT ROAD ROW (FEET)	25	Width (feet)	100
INTERNAL ROADWAY ROW (FEET)	10	Depth (feet)	100
WATERBODY (FEET)	25	Area (sq. ft.)	20,000
		Max. Bldg. Height:	(RESIDENTIAL) 95'/8 FLOORS (HOTEL) 75'/6 FLOORS (OFFICE/RETAIL) 45'/3 FLOORS
		Maximum Lot Coverage	40%

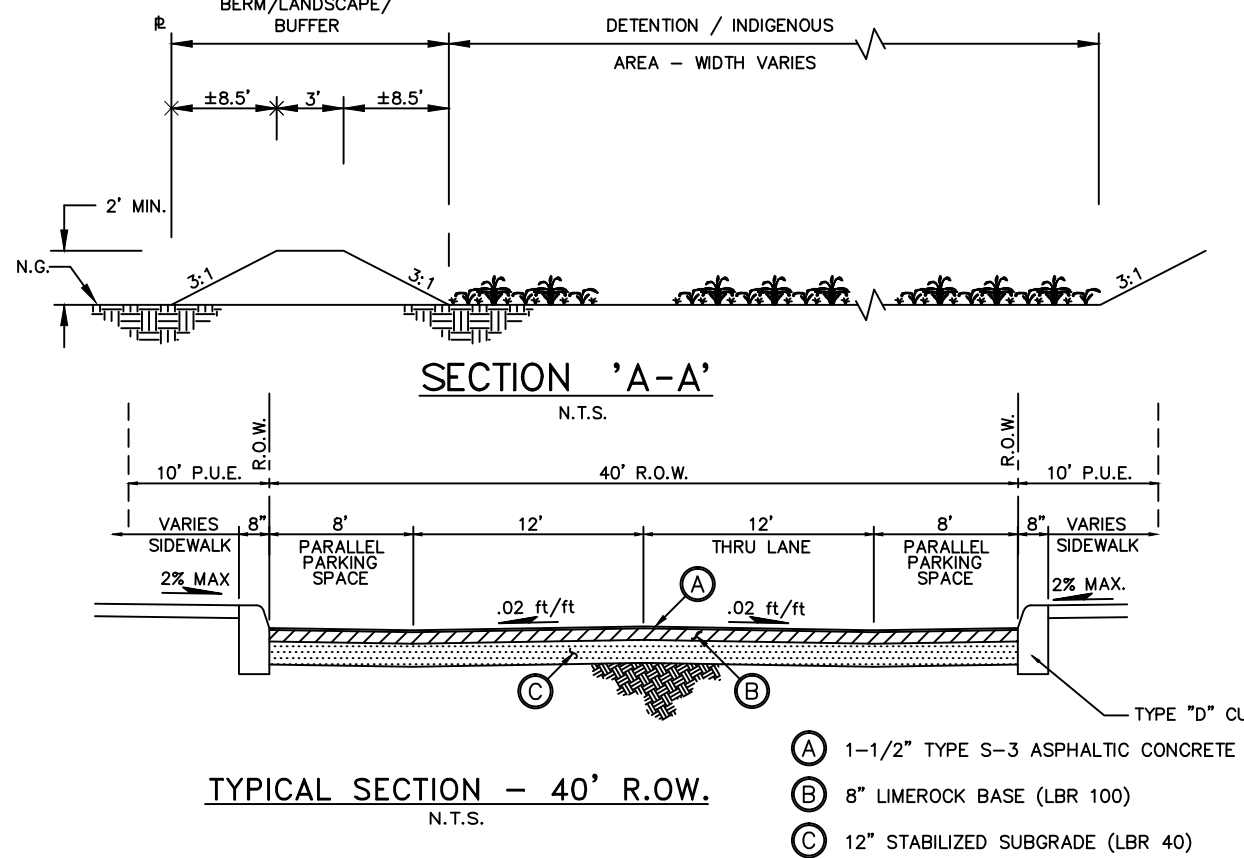
G.) DENSITY CALCULATIONS

Intensive Development Uses:
Standard Density, ±31.32 Acres (Uplands) x 18 D.U.'s / Acre 563 D.U.'s
Maximum Density, ±31.32 Acres (Uplands) x 25 D.U.'s / Acre 783 D.U.'s

Requested Density:
Multi-Family Residential - 525 D.U.'s
Assisted Living - 152 BEDS / 4 = 38 D.U.'s (LDC 34-1494(b)(2))
Total Dwelling Units = 563 D.U.'s.

M.P.D.
(Commercial)

M.P.D.
(Commercial)



H: 2005/2005066				COCONUT CROSSING	DESIGNED BY: T.W.M.	DATE: 06/14	 HOLE MONTES ENGINEERS-PLANNERS-SURVEYORS	6200-Whiskey Creek Drive Fort Myers, FL. 33919 Phone : (239) 985-1200 Florida Certificate of Authorization No.1772 Naples -Fort Myers	MASTER CONCEPT PLAN	REFERENCE NO. 14019BMCP	DRAWING NO. XXXX-01
					DRAWN BY: T.W.M.	DATE: 06/14				PROJECT NO. 14.019-B	SHEET NO. 1 of 1
					CHECKED BY: T.W.M.	DATE: 06/14					
	REVISED LOT PER OWNER DIRECTION	8-28-14									
	NUMBER	REVISIONS	DATE								