

PROPERTY INFORMATION	
STRAP #	09-47-25-E3-31000.0050
DESCRIPTION	LOT 5, COCONUT SQUARE, PLAT BOOK 75, PAGES 38 AND 39
ZONING	CPD

SITE DEVELOPMENT REGULATIONS PER RESOLUTION Z-94-014		
CATEGORY	REQUIRED	PROVIDED
MINIMUM BUILDING SETBACKS		
STREET	1/2 RIGHT-OF-WAY PLUS 20 FT (40 FT)	81 FT
SIDE	0 FT OR 10 FT FOR AN INTERIOR LOT AND 15 FT FOR A CORNER LOT	54 FT
WATER BODY	20 FT ⁽¹⁾	74 FT
MAXIMUM BUILDING HEIGHT	95 FT	60 FT

(1) 20 FEET PER DEVIATION 3.

BUFFER REQUIREMENTS		
PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	R.O.W. (CPD)	20' TYPE 'D'
EAST	R.O.W. (CPD)	20' TYPE 'D'
SOUTH	LAKE (CPD)	NONE REQUIRED
SOUTHWEST	MF RESIDENTIAL (RPD)	20' TYPE 'C'
WEST	LAKE (CPD)	NONE REQUIRED

NOTES:
1. BUFFERS MAY OVERLAP EASEMENTS PER DEVIATION 10.

LAND USE SUMMARY		
CATEGORY	AREA	PERCENTAGE
BUILDING	0.42 AC.	16%
PAVEMENT / SIDEWALK	1.52 AC.	58%
PERVIOUS	0.67 AC.	26%
TOTAL	2.61 AC.	100.0%

OPEN SPACE REQUIREMENT		
PER RESOLUTION Z-94-014 REQUIRED OPEN SPACE IS 20% MINIMUM OF PROPERTY AREA		
	AREA	PERCENTAGE
REQUIRED (2.61 AC. x 0.20)	0.52 AC.	20%
PROVIDED	0.67 AC.	26%

PARKING SUMMARY				
USE	RATIO	REQUIRED	PROVIDED	
HOTEL	1.2 SPACES PER RENTAL UNIT (128 UNITS)	154	154 (6)	

NOTES:
1. "H" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.

ENTITLEMENT INVENTORY TABLE				
USE	MAX INTENSITY ⁽¹⁾	PROPOSED	TOTAL TO DATE	
HOTEL	750 UNITS	128 UNITS	578 UNITS	

(1) MAXIMUM INTENSITIES PER RESOLUTION Z-97-073.

REFUSE & SOLID WASTE DISPOSAL FACILITIES	
REQUIRED	PROVIDED
PER PENDING DEVIATION 288 SF OF REFUSE & SOLID WASTE AREA WILL BE REQUIRED.	12' x 24' ENCLOSURE PROVIDED (12' MIN. GATE)
	TOTAL PROVIDED 288 SF

DEVIATIONS APPROVED WITH RESOLUTION Z-94-014:

DEVIATIONS 1-2: NOT APPLICABLE

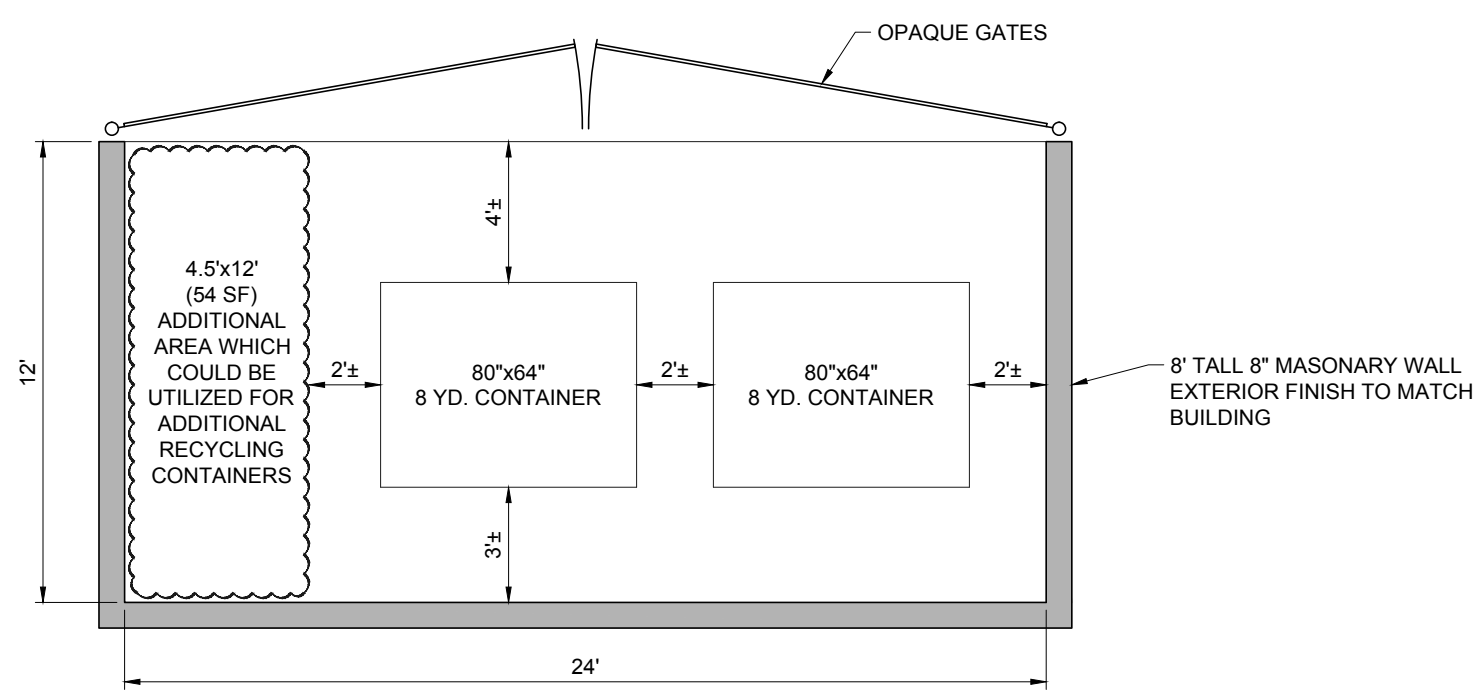
DEVIATION 3: LDC SECTION 34-2194(d) REQUIREMENT TO PROVIDE A MINIMUM SETBACK FROM A STRUCTURE TO A WATER BODY OF 25 FEET TO ALLOW 20 FEET. (NOT UTILIZED FOR THIS PROJECT)

DEVIATIONS 4-9: NOT APPLICABLE

DEVIATION 10: LDC SECTION 10-414 (CURRENT LDC SECTION 10-421(9)(5)) REQUIREMENT THAT NO PORTION OF A BUFFER AREA THAT CONSISTS OF TREES AND SHRUBS SHALL BE LOCATED IN ANY EASEMENT TO ALLOW PLANTED BUFFERS IN EASEMENTS. CONDITION: SHOULD ANY REQUIRED BUFFER PLANTINGS, WHICH HAVE BEEN PLANTED WITHIN AN EASEMENT, HAVE TO BE REMOVED, THEN THE PROPERTY OWNER SHALL REPLACE THESE PLANTINGS, AT NO COST TO LEE COUNTY, WITH LIKE SIZE AND SPECIES OF PLANTS. NOT UTILIZED FOR THIS PROJECT

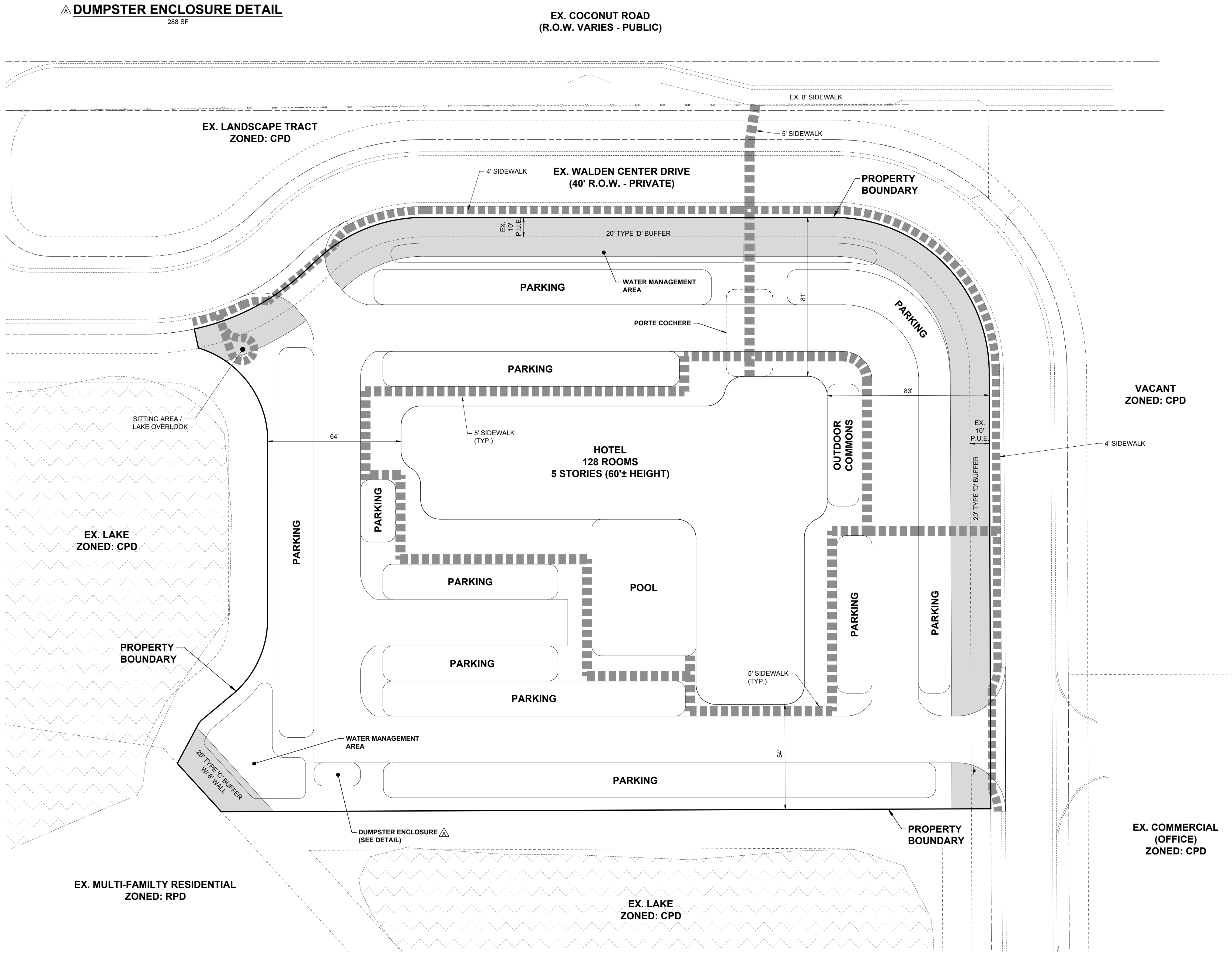
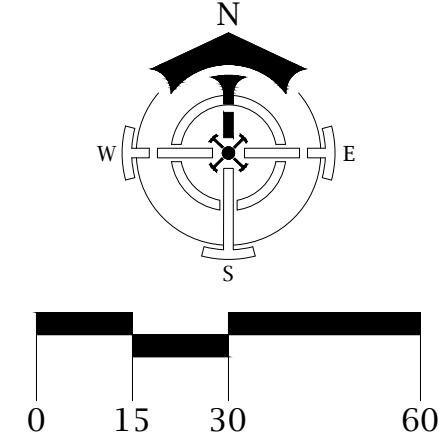
DEVIATIONS 11-13: NOT APPLICABLE

DEVIATION A: LDC SECTION 10-261(a) REQUIREMENT TO PROVIDE 216 SF FOR THE FIRST 25,000 SF & 8 SF FOR EACH ADDITIONAL 1,000 SF OF CONTAINER SPACE FOR SOLID WASTE, REFUSE AND RECYCLING TO ALLOW 288 SF OF CONTAINER SPACE FOR THE 128 ROOM HOTEL.



LEGEND

- LANDSCAPE BUFFER
- PEDESTRIAN CONNECTIVITY
- DEVIATION



DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

1605 Hendry Street
Fort Myers, FL 33901
(239) 418-0691
(239) 418-0692 fax

Florida Certificate of Authorization
Engineering LB #26978

OWNER / DEVELOPER:
COMTERRA DEVELOPMENT, LLC
23150 FASHION DRIVE, SUITE 202
ESTERO, FL 33928

PROJECT:
COCONUT SQUARE LOT 5 HOTEL

PLAN REVISIONS	DESCRIPTION
#	DATE

MASTER CONCEPT PLAN (FINAL PLAN APPROVAL)

Project Manager: JTW
 Drawn By: CAS
 Checked By: JTW
 Project Number: 21452
 Part of Section(s): 9
 Township: 47 S | Range: 25 E
 County, State: LEE COUNTY, FL

Status:
FOR SUBMITTAL PURPOSES ONLY
NOT FOR CONSTRUCTION

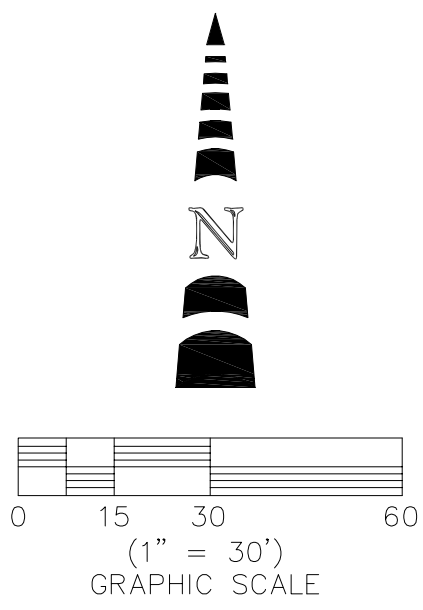
Sheet Number: 1

SURVEY PLAT

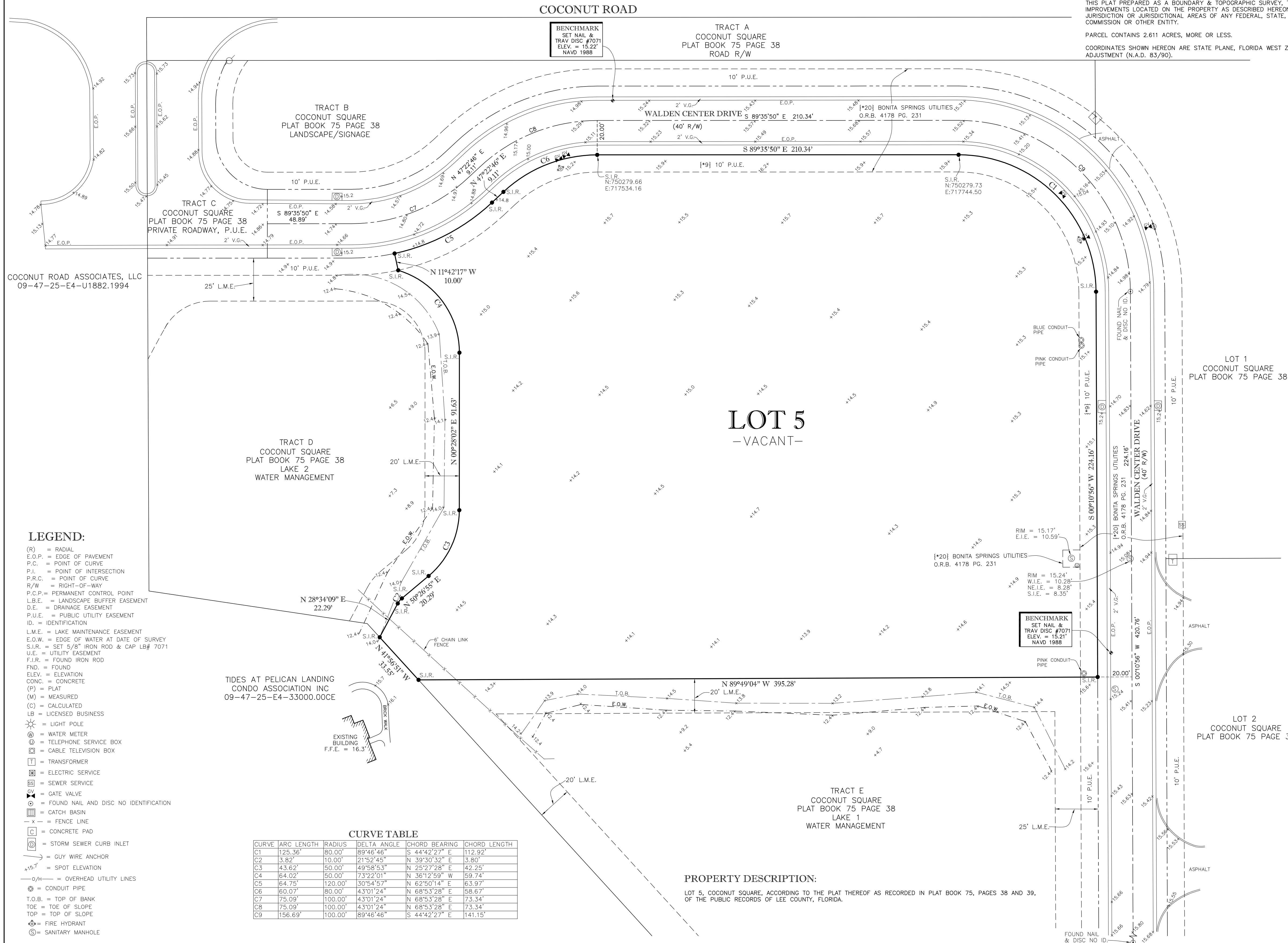
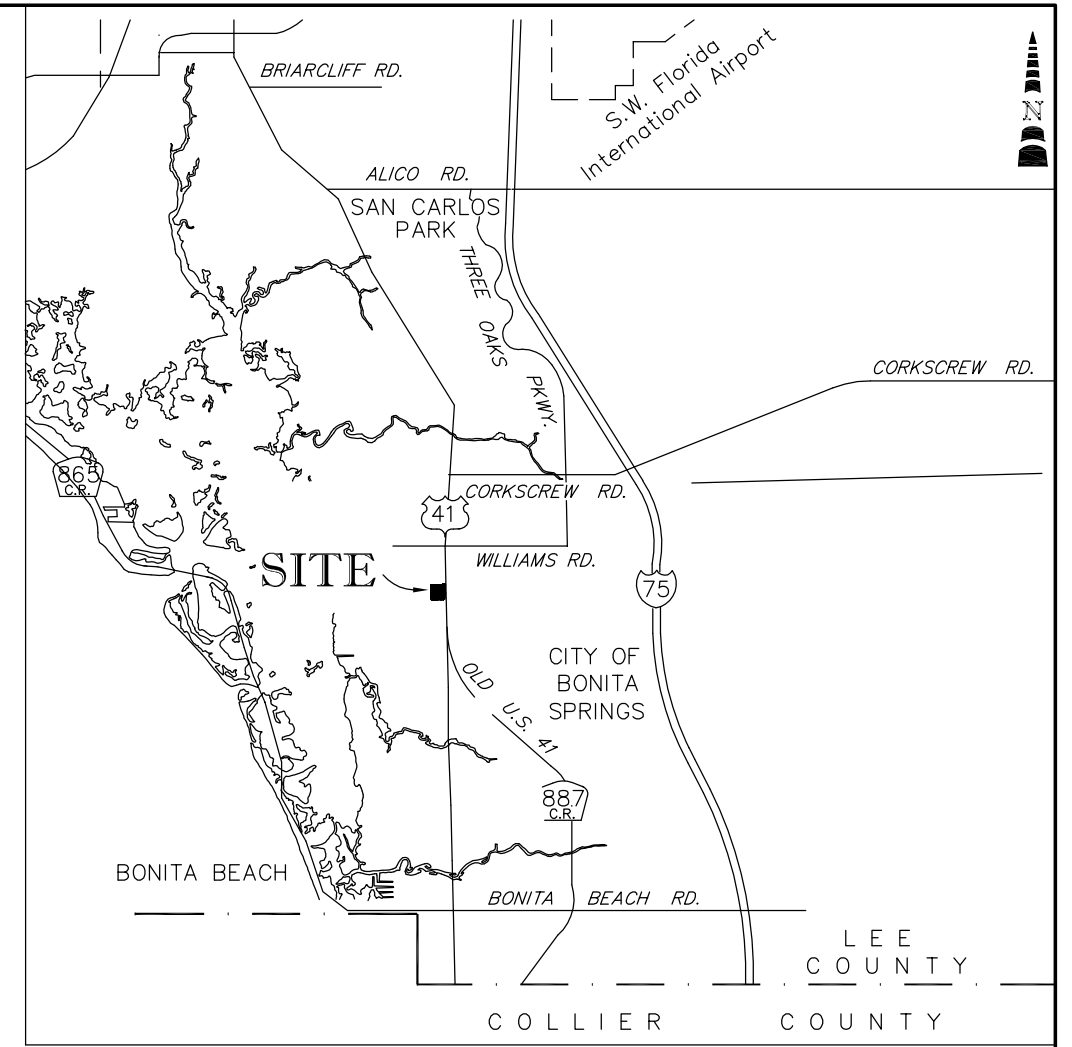
OF A PARCEL LYING IN

SECTION 09, TOWNSHIP 47 SOUTH, RANGE 25 EAST,

ESTERO, LEE COUNTY, FLORIDA



NOTES:
 SURVEY BASED ON THE LEGAL DESCRIPTION AS SHOWN, OLD REPUBLIC TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO.: 11631-041, EFFECTIVE DATE APRIL 26, 2017 AT 8:00a.m., PLAT OF COCONUT SQUARE AS RECORDED AT PLAT BOOK 75, PAGES 38 & 39 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.
 BEARINGS ARE BASED ON THE CENTERLINE OF WALDEN CENTER DRIVE, AS BEARING S89°35'50"E.
 PARCEL LIES WITHIN FLOOD ZONE "X", HAVING NO BASE FLOOD ELEVATION, PER FLOOD INSURANCE RATE MAP (FIRM) 12071C 0589F AND 0593F, EFFECTIVE DATE AUGUST 28, 2008 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.
 THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
 IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.
 SITE ADDRESS IS LISTED AS 23400 WALDEN CENTER DRIVE, ESTERO FL, 34134 PER LEE COUNTY PROPERTY APPRAISERS' WEBSITE.
 ADJOINING OWNER INFORMATION WERE TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.
 UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
 WETLANDS, IF ANY, WERE NOT LOCATED.
 ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AS THEY RELATE TO NATIONAL GEODETIC SURVEY CONTROL POINT DESIGNATION 83, PID DN3694 (ELEVATION 13.79' N.A.V.D. 88)
 THIS PLAT PREPARED AS A BOUNDARY & TOPOGRAPHIC SURVEY, TO SHOW THE ABOVE GROUND VISIBLE IMPROVEMENTS LOCATED ON THE PROPERTY AS DESCRIBED HEREON AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
 PARCEL CONTAINS 2.611 ACRES, MORE OR LESS.
 COORDINATES SHOWN HEREON ARE STATE PLANE, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (N.A.D. 83/90).



NOTES:
 PER SPECIFIC EXCEPTIONS CONTAINED IN OLD REPUBLIC TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO.: 11631-041, EFFECTIVE DATE APRIL 26, 2017 AT 8:00a.m., THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:
 [#] = EXCEPTION NUMBER OF TITLE COMMITMENT
 [*7] DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COCONUT SQUARE RECORDED IN OFFICIAL RECORDS BOOK 4047, PAGE 4393, AS AMENDED IN OFFICIAL RECORDS BOOK 4101, PAGE 449, OR NO. 2007000160444, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE).
 [*8] RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS PURSUANT TO THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2030, PAGE 883, AS AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 2198, PAGE 1873, AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 2201, PAGE 1272; O.R. BOOK 2257, PAGE 224; O.R. BOOK 2449, PAGE 769; O.R. BOOK 2449, PAGE 224; O.R. BOOK 2283, PAGE 434; O.R. BOOK 2289, PAGE 97; O.R. BOOK 2313, PAGE 4073; O.R. BOOK 2315, PAGE 4339; O.R. BOOK 2340, PAGE 4324; O.R. BOOK 2340, PAGE 4819; O.R. BOOK 2341, PAGE 646; O.R. BOOK 2352, PAGE 838; O.R. BOOK 2352, PAGE 876; O.R. BOOK 2352, PAGE 910; O.R. BOOK 2352, PAGE 935; O.R. BOOK 2369, PAGE 2359; O.R. BOOK 2376, PAGE 1307; O.R. BOOK 2373, PAGE 1133; O.R. BOOK 2384, PAGE 2857; O.R. BOOK 2404, PAGE 252; O.R. BOOK 2404, PAGE 276; O.R. BOOK 2414, PAGE 3468; O.R. BOOK 2430, PAGE 2948; O.R. BOOK 2430, PAGE 2971; O.R. BOOK 2441, PAGE 2381; O.R. BOOK 2449, PAGE 789; O.R. BOOK 2449, PAGE 772; O.R. BOOK 2449, PAGE 786; O.R. BOOK 2449, PAGE 797; O.R. BOOK 2453, PAGE 2704; O.R. BOOK 2454, PAGE 566; O.R. BOOK 2459, PAGE 3526; O.R. BOOK 2455, PAGE 3335; O.R. BOOK 2459, PAGE 3526; O.R. BOOK 2472, PAGE 3293; O.R. BOOK 2474, PAGE 3981; O.R. BOOK 2518, PAGE 2915; O.R. BOOK 2518, PAGE 2941; O.R. BOOK 2523, PAGE 3136; O.R. BOOK 2527, PAGE 3034; O.R. BOOK 2665, PAGE 3013; O.R. BOOK 2670, PAGE 1891; O.R. BOOK 2685, PAGE 219; O.R. BOOK 2686, PAGE 2725; O.R. BOOK 2688, PAGE 1311; O.R. BOOK 2612, PAGE 203; O.R. BOOK 2615, PAGE 35; O.R. BOOK 2619, PAGE 159; O.R. BOOK 2658, PAGE 319; O.R. BOOK 2658, PAGE 3666; O.R. BOOK 2663, PAGE 3957; O.R. BOOK 2666, PAGE 2788; O.R. BOOK 2687, PAGE 3637; O.R. BOOK 2711, PAGE 1634; O.R. BOOK 2720, PAGE 657; O.R. BOOK 2725, PAGE 2583; O.R. BOOK 2725, PAGE 3258; O.R. BOOK 2725, PAGE 3268; O.R. BOOK 2761, PAGE 1357; O.R. BOOK 2762, PAGE 1718; O.R. BOOK 2775, PAGE 3838; O.R. BOOK 2775, PAGE 3840; O.R. BOOK 2796, PAGE 1857; O.R. BOOK 2800, PAGE 3277; O.R. BOOK 2810, PAGE 2000; O.R. BOOK 2853, PAGE 100; O.R. BOOK 2864, PAGE 87; O.R. BOOK 2884, PAGE 1903; O.R. BOOK 2899, PAGE 3640; O.R. BOOK 2904, PAGE 822; O.R. BOOK 2806, PAGE 4020; O.R. BOOK 2907, PAGE 1; O.R. BOOK 2944, PAGE 1835; O.R. BOOK 2960, PAGE 1235; O.R. BOOK 3021, PAGE 1718; O.R. BOOK 3052, PAGE 1817; O.R. BOOK 3190, PAGE 3956; O.R. BOOK 3201, PAGE 180; O.R. BOOK 3220, PAGE 79; O.R. BOOK 3272, PAGE 2120; O.R. BOOK 3309, PAGE 2642; O.R. BOOK 3319, PAGE 2162; O.R. BOOK 3489, PAGE 217; O.R. BOOK 3520, PAGE 4678; O.R. BOOK 3572, PAGE 4809; O.R. BOOK 3627, PAGE 2736; O.R. BOOK 3720, PAGE 3930; O.R. BOOK 3824, PAGE 3799; O.R. BOOK 3992, PAGE 4582; O.R. BOOK 4083, PAGE 3809; O.R. BOOK 4097, PAGE 796; O.R. BOOK 4292, PAGE 4675; O.R. BOOK 4763, PAGE 616; O.R. NO. 200500059472; O.R. NO. 200500125851; O.R. NO. 2006000237759; O.R. NO. 2007000119884; O.R. NO. 2007000119889; O.R. NO. 2007000271852; O.R. NO. 2007000271852; O.R. NO. 2007000271852; O.R. NO. 2010000060336; O.R. NO. 2012000015981; O.R. NO. 2013000179748; O.R. NO. 2013000186302; O.R. NO. 2014000035791, AS FURTHER AMENDED, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE).
 [*9] EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SHOWN ON PLAT OF COCONUT SQUARE AS RECORDED IN PLAT BOOK 75, PAGE 38, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, SHOWN HEREON).
 [*10] COVENANT OF UNIFIED CONTROL RECORDED IN OFFICIAL RECORDS BOOK 2531, PAGE 3147; O.R. BOOK 2658, PAGE 309; O.R. BOOK 2658, PAGE 319; O.R. BOOK 2658, PAGE 330 AND O.R. BOOK 2761, PAGE 2299, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE).
 [*11] ADOPTION OF PELICAN LANDING DRI DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2545, PAGE 1082; O.R. BOOK 2590, PAGE 1753; O.R. BOOK 2638, PAGE 3310; O.R. BOOK 2769, PAGE 3681; O.R. BOOK 2806, PAGE 1657; O.R. BOOK 3027, PAGE 2577; O.R. BOOK 3175, PAGE 2783; O.R. BOOK 3216, PAGE 4649; O.R. BOOK 3322, PAGE 4512; O.R. BOOK 3315, PAGE 1858; O.R. BOOK 3630, PAGE 252; AND AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 3769, PAGE 4090, O.R. NO. 201200006711 AND O.R. NO. 2012000029495, ALL PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE).
 [*12] EASEMENT GRANTED TO BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2582, PAGE 2601, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY, LOCATED ALONG U.S. 41).
 [*13] INTERLOCAL AGREEMENT BETWEEN PELICAN MARSH COMMUNITY DEVELOPMENT DISTRICT, BAYCREEK COMMUNITY DEVELOPMENT DISTRICT AND BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 2651, PAGE 3628, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE).
 [*14] EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY, UNITED TELEPHONE AND CONTINENTAL CABLEVISION RECORDED IN OFFICIAL RECORDS BOOK 2755, PAGE 2825, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY, ALONG U.S. 41).
 [*15] NOTICE OF DEVELOPMENT ORDER APPROVAL RECORDED IN OFFICIAL RECORDS BOOK 2982, PAGE 2483, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE).
 [*16] SIGNAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2990, PAGE 921, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY, LOCATED AT NORTHEAST CORNER OF LOT 1, COCONUT SQUARE).
 [*17] NOTICE OF ESTABLISHMENT OF BAYSIDE IMPROVEMENT COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RECORDED IN OFFICIAL RECORDS BOOK 3163, PAGE 3423, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE).
 [*18] BROADBAND SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3203, PAGE 1881, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE).
 [*19] EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 4102, PAGE 2374, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (DOES NOT AFFECT PROPERTY, LOCATED ON LOT 2, COCONUT SQUARE).
 [*20] GRANTS OF UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4178, PAGE 231, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, SHOWN HEREON).
 [*21] GRANT OF EASEMENT IN FAVOR OF COMCAST OF THE SOUTH, INC. RECORDED IN O.R. NO. 2012000235508, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. (AFFECTS PROPERTY, BLANKET IN NATURE).

FOR THE FIRM:

BY: DENIS J. O'CONNELL, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 154 5430

DATE SIGNED: 10-23-2017

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

THIS BOUNDARY & TOPOGRAPHIC SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. THIS SURVEY WAS PREPARED WITH BENEFIT OF OLD REPUBLIC TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO.: 11631-041, EFFECTIVE DATE APRIL 26, 2017 AT 8:00a.m., ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

LOT 5, COCONUT SQUARE

BOUNDARY & TOPOGRAPHIC SURVEY

METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS & PLANNERS

LB# 7071

10970 S. CLEVELAND AVENUE, SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457
www.metronfl.com

FILE NAME: 14283SR.DWG	FIELD BOOK/PAGE: 601/43	PROJECT NO.: 14283	SHEET: 1 OF 1
SURVEY DATE: 10-17-2017	DRAWN BY: BUD	SCALE: 1" = 30'	CHECKED BY: (S-T-R) DJO

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	125.36'	80.00'	89°46'46"	S 44°42'27" E	112.92'
C2	3.82'	10.00'	21°52'45"	N 39°30'52" E	3.80'
C3	43.62'	50.00'	49°58'53"	N 23°27'28" E	42.25'
C4	64.02'	50.00'	73°22'01"	N 36°12'59" W	59.74'
C5	64.75'	120.00'	30°54'57"	N 62°50'14" E	63.97'
C6	60.07'	80.00'	43°01'24"	N 68°53'28" E	58.67'
C7	75.09'	100.00'	43°01'24"	N 68°53'28" E	73.34'
C8	75.09'	100.00'	43°01'24"	N 68°53'28" E	73.34'
C9	156.69'	100.00'	89°46'46"	S 44°42'27" E	141.15'

PROPERTY DESCRIPTION:
 LOT 5, COCONUT SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGES 38 AND 39, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.