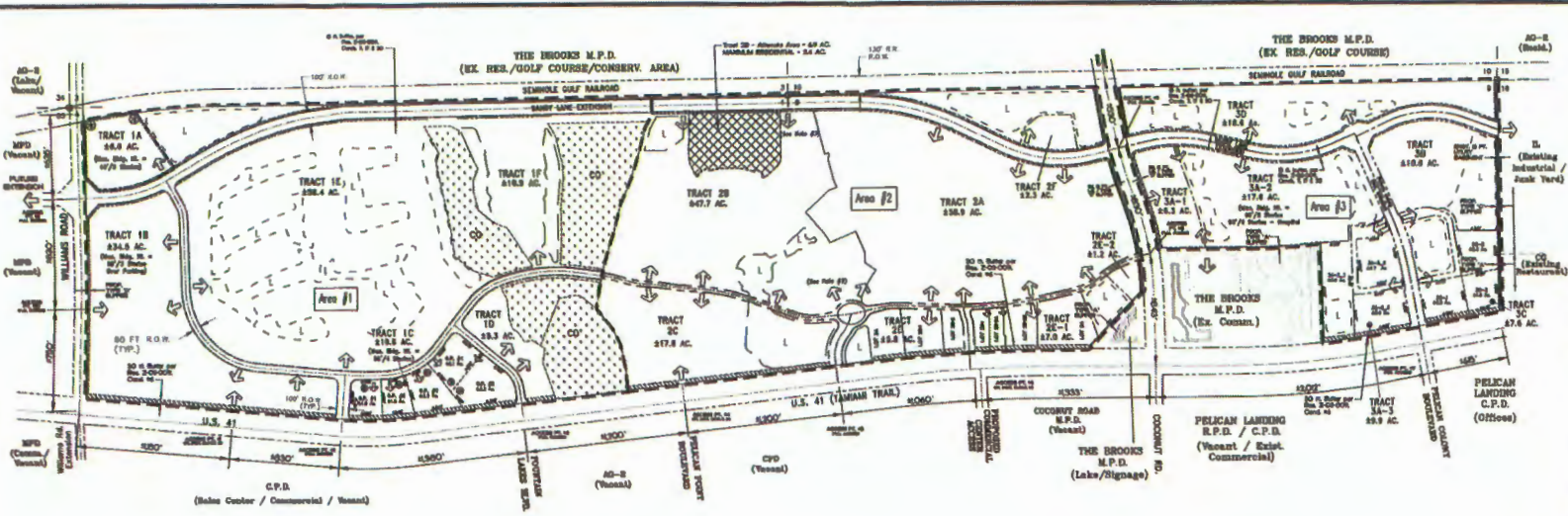


# EXHIBIT A



### PROJECT SUMMARY:

- REQUEST: A REZONING FROM AD-2 TO MIXED USE PLANNED DEVELOPMENT (MFD)
- OVERALL CONCEPTUAL PROJECT ACREAGE:
  - COMBINATION AREAS: ± 23.4 ACRES
  - LAKES: ± 38.9 ACRES
  - INTERNAL (PRIVATE) R.O.W.: ± 25.2 ACRES
  - INTERNAL (PUBLIC) R.O.W.: ± 25.9 ACRES
  - GREEN AREAS / OPEN SPACE: ± 6.7 ACRES
  - DEVELOPMENT TRACT AREAS: ± 335.7 ACRES
  - TOTAL: ± 482.4 ACRES
- CONCEPTUAL TRACT AND LAND USE / ACREAGE BREAKDOWN:
  - DEVELOPMENT AREA #1: (Residential - 740 M.F. Units / Retail - Comm. 83,000 Sq.Ft. / Office 481,277 Sq.Ft. / Hotel 120 Rooms / Bank w/ O.T. - 8,000 Sq.Ft.)
    - 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: ± 25.4 Ac.
    - Green Areas / Open Space: ± 4.7 Ac.
    - Development Areas (Tracts 1A - 1F): ± 159.9 Ac.
    - Total Development Area #1: ± 219.8 Ac.
  - DEVELOPMENT AREA #2: (Residential - 450 M.F. Units / Retail - Comm. 1,450,000 Sq.Ft. / Gen. Office 80,000 Sq.Ft. / Hotel - 200 Rooms)
    - Proposed Lakes: ± 17.9 Ac.
    - Proposed Internal/Private R.O.W.: ± 8.1 Ac.
    - Proposed Public R.O.W. (Sandy Lane Extension): ± 8.1 Ac.
    - Green Areas / Open Space: ± 4.0 Ac.
    - Development Areas (Tracts 2A - 2F): ± 140.9 Ac.
    - Total Development Area #2: ± 175.3 Ac.
  - DEVELOPMENT AREA #3: (Hospital - 424 M.F. Units / Retail - Comm. 72,500 Sq.Ft. / Office 341,187 Sq.Ft. / 180 Hospital Beds)
    - 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): ± 69.9 Ac.
    - Total Development Area #3: ± 65.9 Ac.

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

Development Area #1:	Development Area #2:	Development Area #3:
Tract 1A: 200 M.F. Units / 20,000 s.f. Office	Tract 2A: 650,000 s.f. Retail / 450 M.F. DUs / 60,000 s.f. Office / 200 Room Hotel	Tract 3A-1 thru 3: 60,000 s.f. Retail / 300,000 s.f. Office / 180 Hospital Beds (1)
Tract 1B: 425,000 s.f. Office	Tract 2B: 600,000 s.f. Retail / 200 Room Hotel / 200 M.F. DUs	Tract 3B: 200 A.L.F. Units
Tract 1C: 20,000 s.f. Retail / 20,000 s.f. Office / 120 Room Hotel	Tract 2C: 150,000 s.f. Retail / 20,000 s.f. Office / 200 Room Hotel	Tract 3C: 40,000 s.f. Retail / 80,000 s.f. Office
Tract 1D: 3,600 s.f. Retail / 31,000 s.f. Office / Fire Station	Tract 2D/E: 20,000 s.f. Retail / 30,000 s.f. Office / 100 M.F. Family Units	Tract 3D: 224 M.F. DUs
Tract 1E: 490 M.F. DUs		
Tract 1F: 90 M.F. DUs		

(1) ANY COMBINATION OF PERMITTED LAND USES MAY DEVELOP WITHIN TRACTS 3A-1, 3A-2 AND 3A-3 PROVIDED TRIP GENERATION DOES NOT EXCEED 478 NET NEW EXTERNAL TRIPS.
- PROJECT PHASING:
 

M.F. / A.L.F.	RETAIL COMBL	OFFICE	HOTEL	Bank w/ DT	HOSPITAL
2001 - 2024	1,897,250	912,444	326	8,000	180

\* M.F. / A.L.F. UNITS MAY BE REPLACED WITH S.F. / T.F. / T.H. / DUPLEX UNITS 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 7-02-009.
- CONCEPTUAL OPEN SPACE (Tract 2B Alternate Plan): ± REQUIRED (per L.C.D.C.):
 

Development Area #1:	Development Area #2 (ALT 1, TRACT 2B ALT AREA - 3.4 AC RESIDENTIAL MAX):	Development Area #3:
6,855 Sandy Lane Extension and Tracts 1E & 1F (Tracts 1E / 1F): 131.4 Ac. x 30% = 39.4 Ac. / 40.3 Ac. x 40% = 27.7 Ac.	6,855 Sandy Lane Extension & Peat. Area (Residential Area): 158.4 Ac. x 30% = 47.5 Ac. / 8.2 Ac. x 40% = 3.7 Ac.	6,855 Sandy Lane Extension & Tracts 3B & 3C (Tract 3B & 3C): 98.7 Ac. x 30% = 17.9 Ac. / 28.8 Ac. x 40% = 11.5 Ac.
Total Open Space Provided (ALT 1): ± 147.7 Ac.	Total Open Space Provided (ALT 2): ± 147.8 Ac.	Total Open Space Provided (ALT 2): ± 147.8 Ac.

\* The % of Open Space may vary depending upon the ultimate land use.  
\*\* Includes Residential above Commercial.

- PROVIDED (per L.C.L.D.C.):
 

Prop. Lake Areas (40' < 25.0% of 150.2 Ac.): ± 37.8 Ac.
Prop. Conservation Areas: ± 33.4 Ac.
- DEVELOPMENT AREA #1:
 

Commercial Development (Tracts 1A/1B/1C/1D): 57.0 Ac. x 19.05% = 11.2 Ac.
Residential Development (Tracts 1E/1F): 68.3 Ac. x 39.05% = 26.8 Ac.
Sub-total: ± 38.0 Ac.
- DEVELOPMENT AREA #2 (ALT 1, TRACT 2B ALT AREA - 3.4 AC RESIDENTIAL MAX):
 

Commercial Development (Tracts 2A - 2F): 131.3 Ac. x 19.55% = 25.8 Ac.
Residential Development (Tract 2A): 5.8 Ac. x 23.05% = 1.4 Ac.
Residential Development (Tracts 2B): 3.4 Ac. x 22.55% = 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 18.52% = 24.8 Ac.
Residential Development (Tract 2A): 5.8 Ac. x 23.60% = 1.4 Ac.
Sub-total: ± 27.7 Ac.

- 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.
- NOTES:
  - Internal access will be provided to allow through trails between US 41 and Sandy Lane Extension.
  - For Tracts 1A and 1C general service area locations, see above MCP.
  - The project will be designed to facilitate the use of the Lee Ties services in accordance with Lee County LDC Sec. 34-411(a) and 10-442.

### LEGEND

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

NO.	DATE	DESCRIPTION
1	11/11/05	Final Review
2	11/11/05	Final Review
3	11/11/05	Final Review
4	11/11/05	Final Review
5	11/11/05	Final Review
6	11/11/05	Final Review
7	11/11/05	Final Review
8	11/11/05	Final Review
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50	11/11/05	Final Review

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

**H.M.**  
HOLE MONTES  
BUSINESS PLAN REVIEW

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

DATE	DESCRIPTION
08/16/05	Final Review
08/16/05	Final Review
04/25/10	Final Review
11/11/05	Final Review

SCALE: 1" = 400'

ATTACHMENT "A"