

ADMINISTRATIVE AMENDMENT (FPA) - ADD2003-00100(a)

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, Inc. filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as Navona - The Colony at Pelican Landing High Rise Site 5 at The Colony at Pelican Landing, described more particularly as:

LEGAL DESCRIPTION: In the southwest 1/4 of Section 08, Township 47 South, Range 25 East, Lee County, Florida:

See attached Exhibit "A"

WHEREAS, the property was originally rezoned in case number 95-04-05-DRI-01; and

WHEREAS, Condition #1 of Zoning Resolution Z-94-014 requires approval of a Final Zoning Plan prior to the issuance of a local Development Order for any property within the Pelican Landing RPD/CPD; and

WHEREAS, the project lies within RPD Area "F" as shown on the master concept plan; and

WHEREAS, the developer is requesting Final Zoning Plan Approval to permit a 102 unit multiple-family condominium building on 4.889+/- acres of land; and

WHEREAS, this request is to change the original approval from a 101 unit multiple-family condominium building to a 102 unit multiple family condominium; and

WHEREAS, no other change is being made by this resolution; and

WHEREAS, the proposed building will be 20 stories over 1 story parking garage/lobby; and

WHEREAS, Condition #12 d. of Zoning Resolution Z-94-014 permits a maximum of 8 residential buildings with a height of greater than 75 feet, above minimum flood elevation, located within RPD Area "F"; and

WHEREAS, Navona is the third building within RPD Area "F" with a height greater than 75 feet, with Sorrento and Treviso being the other two approved buildings; 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

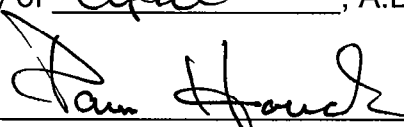
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development for Navona is **APPROVED with the following conditions:**

1. The Development must be in substantial compliance with the three page Final Zoning Plan, by Q. Grady Minor and Associates, dated March 2004, stamped received by the Permit Counter on March 24, 2004.
2. This approval limits the number of multiple-family condominium to 102 units.
3. The development must be in compliance with Condition #12 of Zoning Resolution Z-94-014.
4. Final Zoning Plan ADD2003-00100 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 5th day of April, A.D., 2003.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

LEGAL DESCRIPTION

NAVONA AT THE COLONY AT PELICAN LANDING

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CIRCLE CENTER OF THE CENTERLINE OF THE WESTERLY END OF TRACT 'A', ALSO BEING THE CENTER OF AN 89.00 FOOT RADIUS, ACCORDING TO PELICAN LANDING UNIT TWENTY SEVEN PART ONE, AS RECORDED IN PLAT BOOK 61 PAGES 8 AND 9 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 20°17'36" WEST FOR A DISTANCE OF 128.94 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS NORTH 69°37'17" EAST, A DISTANCE OF 91.31 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 91.31 FEET, THROUGH A CENTRAL ANGLE OF 17°11'04", SUBTENDED BY A CHORD OF 27.28 FEET AT A BEARING OF NORTH 11°47'12" WEST, FOR AN ARC LENGTH OF 27.39 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 03°11'40" WEST FOR A DISTANCE OF 205.17 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 19°01'36", SUBTENDED BY A CHORD OF 198.33 FEET AT A BEARING OF NORTH 12°42'28" WEST, FOR AN ARC LENGTH OF 199.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 14°01'36", SUBTENDED BY A CHORD OF 122.10 FEET AT A BEARING OF NORTH 15°12'28" WEST, FOR AN ARC LENGTH OF 122.41 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 08°11'40" WEST FOR A DISTANCE OF 56.17 FEET; THENCE RUN SOUTH 81°48'20" WEST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 81°48'20" WEST FOR A DISTANCE OF 32.96 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 63°43'15" WEST, A DISTANCE OF 126.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 126.00 FEET, THROUGH A CENTRAL ANGLE OF 24°54'19", SUBTENDED BY A CHORD OF 54.34 FEET AT A BEARING OF SOUTH 38°43'55" WEST, FOR AN ARC LENGTH OF 54.77 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF 80°39'22", SUBTENDED BY A CHORD OF 80.25 FEET AT A BEARING OF NORTH 88°29'14" WEST, FOR AN ARC LENGTH OF 87.28 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 88°44'28" WEST FOR A DISTANCE OF 134.25 FEET; THENCE RUN NORTH 05°44'26" WEST FOR A DISTANCE OF 277.46 FEET; THENCE RUN NORTH 06°37'39" EAST FOR A DISTANCE OF 298.44 FEET; THENCE RUN NORTH 53°14'47" WEST FOR A DISTANCE OF 129.15 FEET; THENCE RUN NORTH 37°08'03" EAST FOR A DISTANCE OF 411.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VIA VENETO AND ALSO A POINT ON A CIRCULAR CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS NORTH 87°21'51" EAST, A DISTANCE OF 1,065.50 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,065.50 FEET, THROUGH A CENTRAL ANGLE OF 05°33'37", SUBTENDED BY A CHORD OF 103.36 FEET AT A BEARING OF SOUTH 05°24'58" EAST, FOR AN ARC LENGTH OF 103.40 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 08°11'40" EAST FOR A DISTANCE OF 841.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 4.889 ACRES, MORE OR LESS.

Applicant's Legal Checked
by Amy 25JULY03

RECEIVED
JUL 24 2003

PERMIT COUNTER

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF TRACT 'H' ACCORDING TO THE PELICAN LANDING UNIT TWENTY SEVEN PART ONE, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING SOUTH 69°42'22" WEST.
- THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 7-23-03

STEPHEN V. BURGESS

P.S.M. #6408
STATE OF FLORIDA

* THIS IS NOT A SURVEY *

SHEET: 1 OF 2

DRAWN: REC

JOB CODE: TCHR5

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

LEGAL DESCRIPTION

NAVONA AT THE COLONY
AT PELICAN LANDING

SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
BONITA SPRINGS, LEE COUNTY, FLORIDA

DATE: JULY 2003

DRAWING: B-2648 (1)

ADD 2003-00100

NAVONA AT THE COLONY AT PELICAN LANDING



0' 100' 200'
SCALE: 1" = 200'

RECEIVED
JUL 24 2003

PERMIT COUNTER

ADD 2003-00100

| LINE TABLE | | |
|------------|---------|---------------|
| LINE | LENGTH | BEARING |
| L1 | 128.94' | N 20°17'36" W |
| L2 | 205.17' | N 03°11'40" W |
| L3 | 56.17' | N 08°11'40" W |
| L4 | 40.00' | S 81°48'20" W |
| L5 | 32.96' | S 81°48'20" W |
| L6 | 134.25' | N 88°44'28" W |
| L7 | 129.15' | N 53°14'47" W |

NAVONA
4.889 ACRES ±

POINT OF BEGINNING

EXISTING
SORRENTO

| CURVE TABLE | | | | | |
|-------------|---------|----------|-----------|---------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 27.39' | 91.31' | 17°11'04" | 27.28' | N 11°47'12" W |
| C2 | 199.25' | 600.00' | 19°01'36" | 198.33' | N 12°42'28" W |
| C3 | 122.41' | 500.00' | 14°01'36" | 122.10' | N 15°12'28" W |
| C4 | 54.77' | 126.00' | 24°54'19" | 54.34' | S 38°43'55" W |
| C5 | 87.28' | 62.00' | 80°39'22" | 80.25' | N 88°29'14" W |
| C6 | 103.40' | 1065.50' | 05°33'37" | 103.36' | S 05°24'58" E |

POINT OF COMMENCEMENT
CENTERLINE RADIUS
POINT TRACT 'A'

PELICAN COLONY BOULEVARD
TRACT 'A' S 69°42'22" W
(BEARING BASIS)

TRACT 'H'
PELICAN LANDING UNIT TWENTY
SEVEN PART ONE
(PLAT BOOK 61, PAGES 8 AND 9)

TUSCANY WAY
TRACT 'B'

* THIS IS NOT A SURVEY *

SHEET: 2 OF 2

DRAWN: REG

JOB CODE: TCHR5

SCALE: 1" = 200'

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CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
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BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

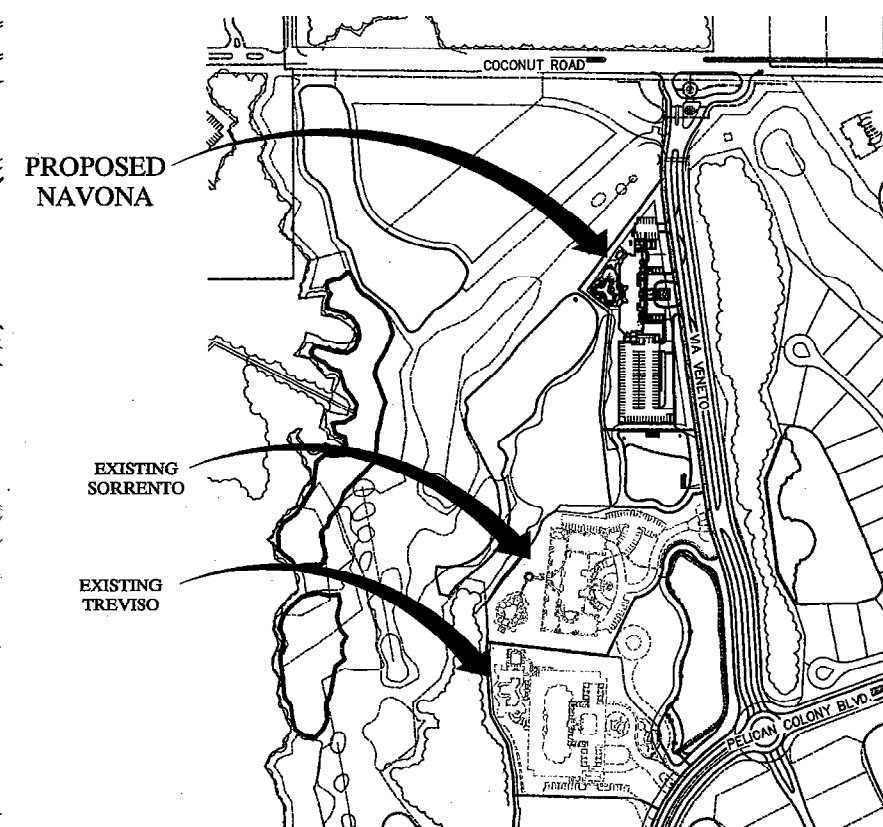
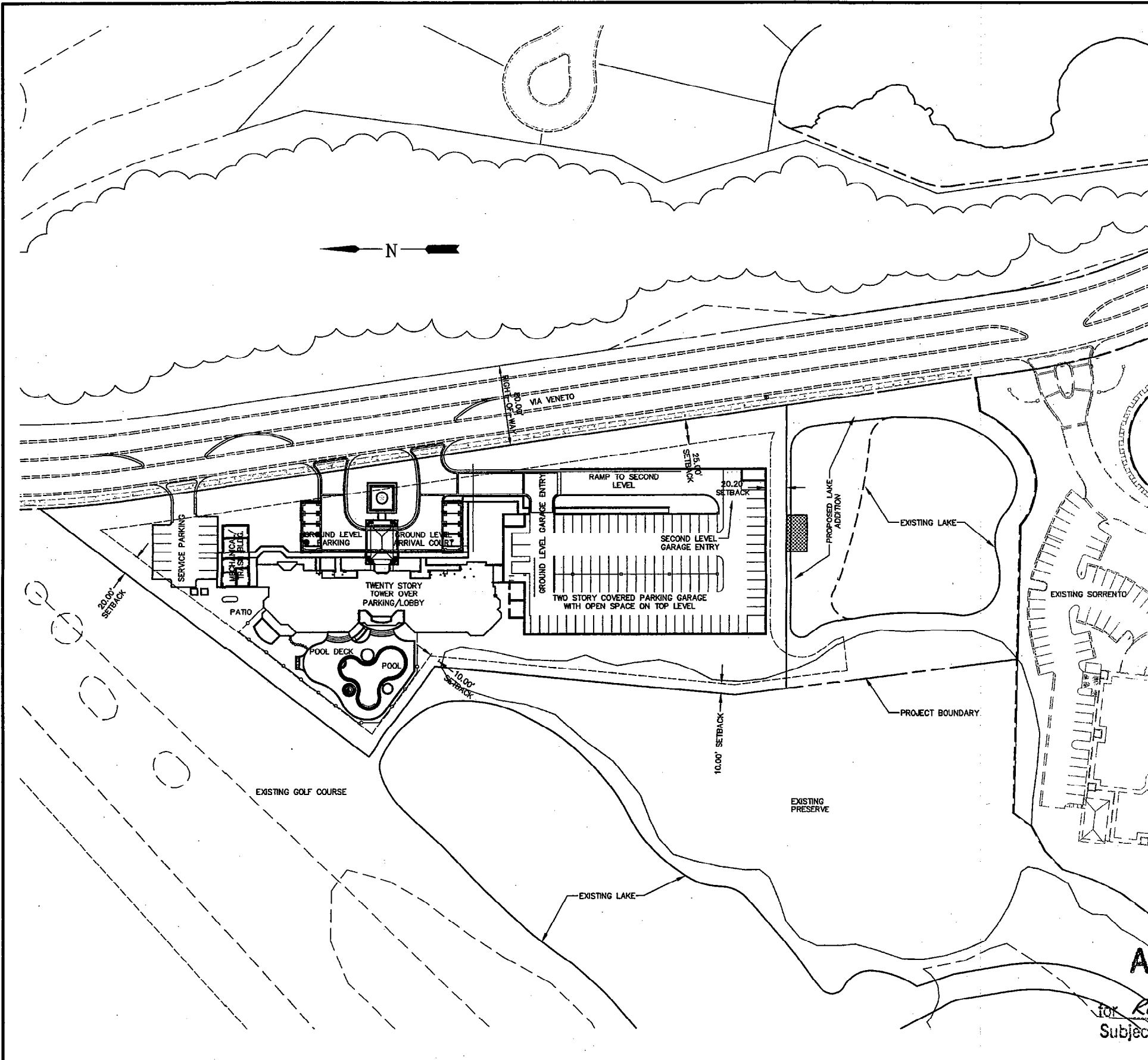
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NAVONA AT THE COLONY
AT PELICAN LANDING

SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
BONITA SPRINGS, LEE COUNTY, FLORIDA

DATE: JULY 2003

DRAWING: B-2648 (2)



PELICAN LANDING LOCATION MAP
N.T.S.

- NOTES:
- 1.) THE PROPERTY WAS ORIGINALLY ZONED IN CASE NUMBER 94-04-05-DRI-01 PURSUANT TO RESOLUTION Z-94-014.
 - 2.) THE PROJECT LIES WITHIN RPD AREA "F" AS SHOWN ON THE MASTER CONCEPT PLAN.
 - 3.) THE PROJECT IS A PROPOSED TWENTY-STORY RESIDENTIAL BUILDING OVER ONE LEVEL OF PARKING/LOBBY RESULTING IN AN ELEVATION OF 220.00 FEET N.G.V.D. AT THE TOP OF THE MAIN ROOF SLAB. THE ELEVATOR MACHINE ROOM ROOF EXTENDS TO AN ELEVATION OF 250.33 FEET N.G.V.D.

| OPEN SPACE SUMMARY (15% REQUIRED) | |
|-----------------------------------|-------------------|
| TOTAL SITE | = 3.49 AC. (100%) |
| PROPOSED IMPERVIOUS | = 1.99 AC. (57%) |
| PROPOSED PERVIOUS/ OPEN SPACE | = 1.50 AC. (43%) |

ADD 2003-00010

APPROVED

Final Plan Approval
Subject to Case ADD 2003-00001a
Date 4/5/04
RECEIVED
MAR 24 2004
ZONING COUNTER

Matthew J. Hermanson
MATTHEW J. HERMANSON, P.E.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 57008

LEGEND

OWNER/DEVELOPER

WCI COMMUNITIES INC.
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(239) 947-2600
(239) 498-8272 (FAX)

| Revision | Date | Description | By |
|----------|---------|----------------------------------|--------|
| 1 | 3/15/04 | REVISED UNIT AND PARKING SUMMARY | L.J.H. |

PRINTED

MAR 18 2004
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS - LAND SURVEYORS

DESIGNED BY: D.J.S.

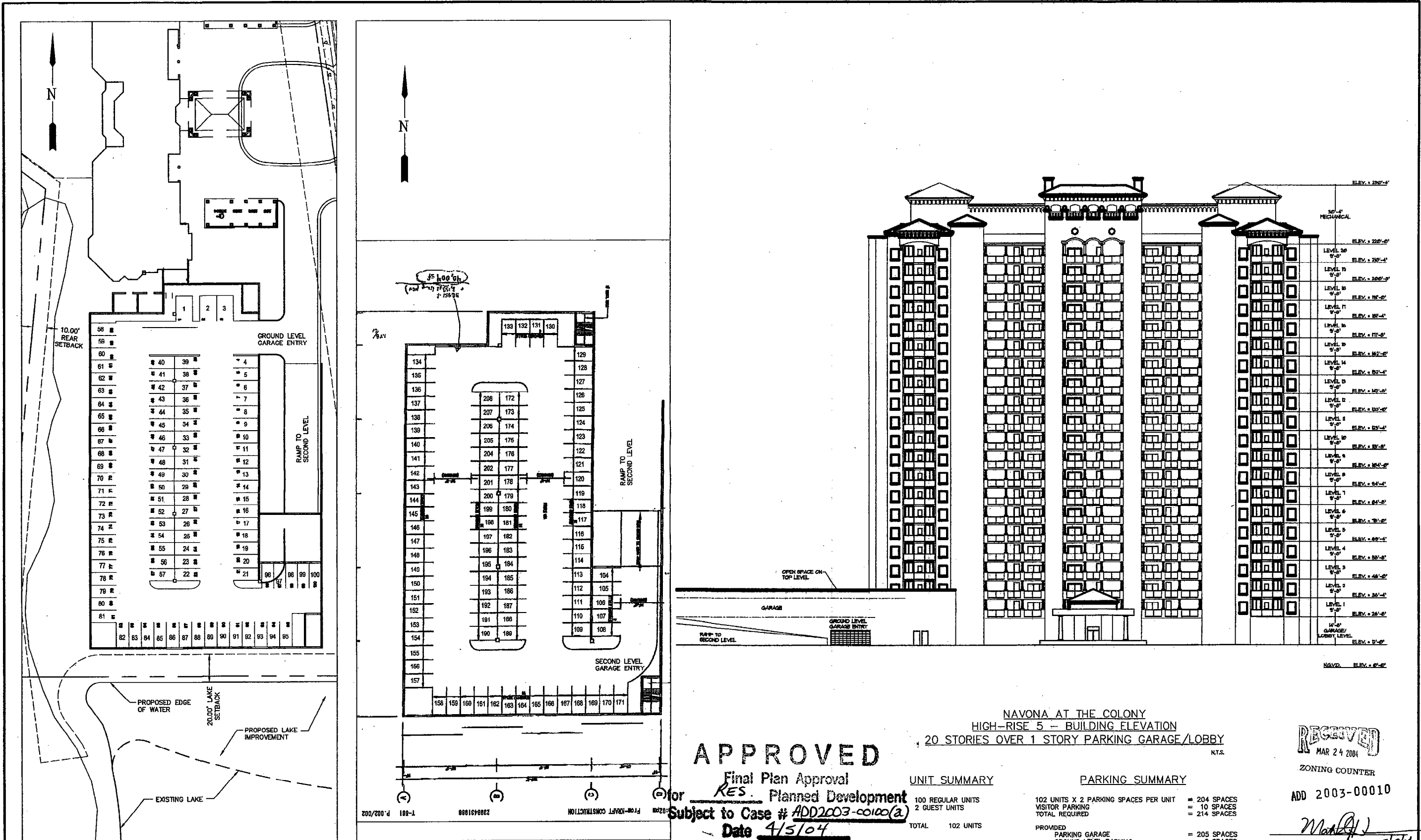
DRAWN BY: D.J.S.
APPROVED: M.J.H.
JOB CODE: TCHR5
SCALE: 1" = 50'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 947-1144 FAX: (239) 947-0376
ENGINEERING CERTIFICATE OF AUTHORIZATION ES 0006161
SURVEYING CERTIFICATE OF AUTHORIZATION LS 0006161

NAVONA

HIGH RISE 5
FINAL PLAN APPROVAL

| | | |
|---------------------|---------------------------|-----------------------|
| DATE: JULY, 2003 | FILE NAME: TCHR5FPASTE | DRAWING NUMBER 1 OF 3 |
|---------------------|---------------------------|-----------------------|



NAVONA AT THE COLONY
HIGH-RISE 5 - GARAGE FLOOR PLAN

SCALE = 1" = 30'

LEGEND

OWNER/DEVELOPER

WCI COMMUNITIES INC.
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(239) 947-2600
(239) 498-8272 (FAX)

PRINTED

MAR 18 2004
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS - LAND SURVEYORS

DESIGNED BY: D.J.S.

DRAWN BY: D.J.S.

APPROVED: M.J.H.

JOB CODE: TCHRS

SCALE: 1" = 50'

Q. GRADY MINOR AND ASSOCIATES, P.A.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134

PHONE: (239) 947-1144 FAX: (239) 947-0376
ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 0006161
SURVEYING CERTIFICATE OF AUTHORIZATION NO. 0006161

NAVONA

HIGH RISE 5
FINAL PLAN APPROVAL

DATE:
JULY, 2003

FILE NAME:
TCHRS5PAGAR

DRAWING NUMBER 2 OF 3



APPROVED
Final Plan Approval
for RES Planned Development
Subject to Case # ADD2003-00100(a)
Date 4/5/04

RECEIVED
MAR 24 2004
ZONING COUNTER

ADD 2003-00010

Matthew J. Hermanson
MATTHEW J. HERMANSON, P.E. 5/19/04
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 57008

LEGEND

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SUITE 300
BONITA SPRINGS, FLORIDA 34134
(239) 947-2600
(239) 498-8272 (FAX)

| Revision | Date | Description | By |
|----------|---------|----------------------------------|-----|
| 1 | 3/15/04 | REVISED UNIT AND PARKING SUMMARY | LJM |

PRINTED

MAR 18 2004
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

DESIGNED BY: D.J.S.

DRAWN BY: D.J.S.

APPROVED: M.J.H.

JOB CODE: TCHR5

SCALE: 1" = 50'



Q. GRADY MINOR AND ASSOCIATES, P.A.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

3800 VIA DEL REY

BONITA SPRINGS, FLORIDA 34134

PHONE: (239) 947-1144 FAX: (239) 947-0375

ENGINEERING CERTIFICATE OF AUTHORIZATION ES 0006161
SURVEYING CERTIFICATE OF AUTHORIZATION LS 0006161

NAVONA

HIGH RISE 5
FINAL PLAN APPROVAL

DATE:
JULY, 2003

FILE NAME:
TCHR5FPASITE

DRAWING NUMBER 3 OF 3