

ADMINISTRATIVE AMENDMENT (FPA) - ADD2005-00212

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 WCI Headquarters for a 122,484 square-foot office building on property located south of Coconut Road along Walden Center Drive, described more particularly as:

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

See Legal Description attached hereto as Attachment "A"

WHEREAS, the property was originally rezoned in Lee County resolution number Z-94-014 with subsequent amendments in resolution numbers Z-97-073 and Z-99-024; and

WHEREAS, the subject property is located within CPD Area D according to resolution Z-99-024; and

WHEREAS, Condition 1 of Lee County Zoning Resolution Z-99-024 requires final Plan approval prior to vertical construction; and

WHEREAS, CPD Area D permits the construction of 390,000 square-feet of commercial office space; and

WHEREAS, CPD Area D is currently developed with approximately 181,000 square-feet of commercial office space; and

WHEREAS, the proposed Final Plan Approval includes approximately 122,484 square-feet of commercial office space; 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 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

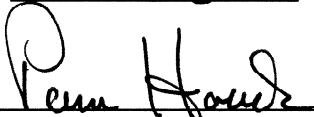
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation 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 a 122,484 square-foot office building known as WCI Headquarters is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the one page Final Zoning Plan, by Q. Grady Minor and Associates, dated September 2005, stamped received by the Permit Counter on February 16, 2005. Terms and conditions as approved in Lee County resolution Z-99-024 remain in full force and effect, except as amended herein.**
2. **Final Zoning Plan ADD2005-00212 is hereby APPROVED and adopted. A reduced copy is attached hereto as Attachment A.**

DULY SIGNED this 23<sup>rd</sup> day of March, A.D., 2006.

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

  
Pam Houck, Director  
Division of Zoning  
Department of Community Development

ADD 2005-00212

LEGAL DESCRIPTION  
WCI HEADQUARTERS

A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLYMOST CORNER OF TRACT "A", (NORTH COMMONS DRIVE, A 60 FOOT WIDE RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF PELICAN LANDING UNIT TWENTY-TWO, RECORDED IN PLAT BOOK 58 AT PAGES 17 THROUGH 21 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD, (TRACT "A", A 120 FOOT WIDE RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF PELICAN LANDING UNIT NINETEEN, RECORDED IN PLAT BOOK 56 AT PAGES 36 THROUGH 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING A POINT ON A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 82°19'38", A CHORD BEARING OF NORTH 29°44'57" WEST AND A CHORD LENGTH OF 39.49 FEET; THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH COMMONS DRIVE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 32°18'45", A CHORD BEARING OF NORTH 04°44'30" WEST AND A CHORD LENGTH OF 100.17 FEET; THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH COMMONS DRIVE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 101.51 FEET; THENCE NORTH 20°53'52" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 721.03 FEET TO A POINT ON A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 20°20'11", A CHORD BEARING OF NORTH 31°03'58" WEST AND A CHORD LENGTH OF 116.52 FEET; THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH COMMONS DRIVE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 117.13 FEET; THENCE RUN NORTH 48°45'57" EAST A DISTANCE OF 75.26 FEET; THENCE RUN NORTH 20°53'52" WEST A DISTANCE OF 242.31 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN NORTH 20°53'52" WEST A DISTANCE OF 505.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD (A 50 FOOT WIDE RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORD BOOK 1738 PAGES 2538 THROUGH 2540, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN SOUTH 89°35'50" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 509.22 FEET; THENCE RUN SOUTH 00°10'56" WEST A DISTANCE OF 333.67 FEET; THENCE RUN SOUTH 67°33'44" WEST A DISTANCE OF 354.55 FEET TO THE POINT OF BEGINNING; CONTAINING 4.008 ACRES MORE OR LESS.

Applicant's Legal Checked

by [Signature] 01 NOV 05

PARKING MATRIX

	REQUIRED	PROVIDED
AREA 122,484sf x 1 SPACE/300 sf	408 SPACES	409 SPACES
HANDICAP	9 SPACES	9 SPACES
SITE PARKING		89 SPACES
GARAGE PARKING:		
GROUND/1st RAMP		78 SPACES
SECOND/2nd RAMP		80 SPACES
THIRD/3rd RAMP		81 SPACES
FOURTH/4th RAMP		81 SPACES
TOTAL GARAGE		320 SPACES
TOTAL PARKING		409 SPACES

SITE SUMMARY

TOTAL AREA	= 4.01 ACRES	100%
RIGHT-OF-WAY	= 0.29 ACRES	07%
BUILDINGS	= 1.06 ACRES	26%
PAVEMENT	= 1.19 ACRES	30%
LAKE	= 0.57 ACRES	14%
PERVIOUS	= 0.90 ACRES	23%

LANDSCAPE BUFFERS

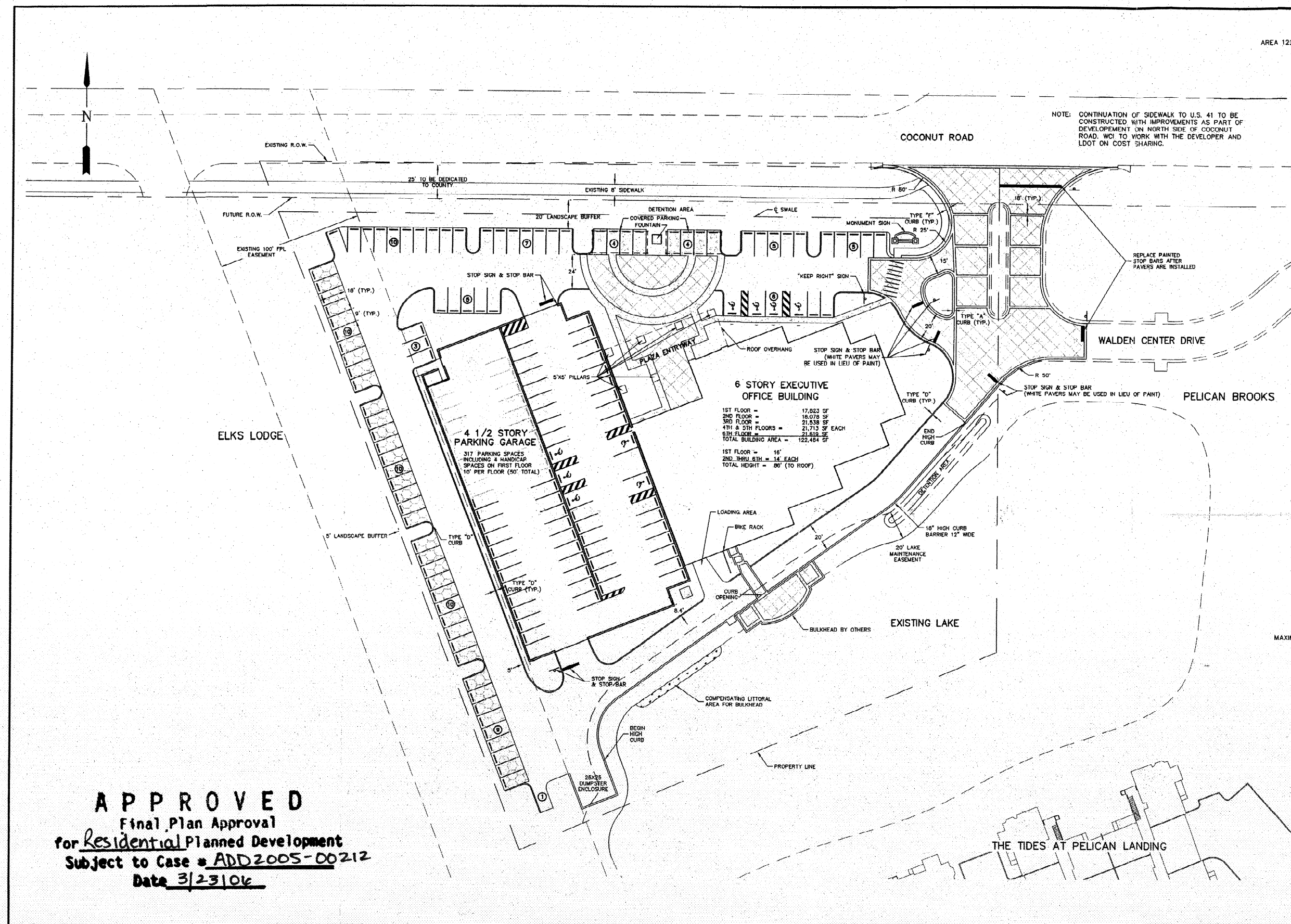
	USE	BUFFER TYPE
NORTH	ROADWAY	20' TYPE "D"
SOUTH	RESIDENTIAL	15'
EAST	UNDEVELOPED	5'
WEST	COMMERCIAL	5'

MINIMUM SETBACKS  
Z-94-014 & Z-97-073

	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT (STREET)	*	97' (CURRENT)
FRONT (STREET)	*	72' (PROPOSED)
REAR (S) (WATER BODY)	20'	40'
SIDE (E)	15'	63'
SIDE (W)	15'	52'
*REQUIRED	= 1/2 R.O.W. WIDTH + 20'	
R.O.W. (CURRENT)	= 50'	
REQUIRED	= 50' + 20' = 45'	
R.O.W. (PROPOSED)	= 75'	
REQUIRED	= 75' + 20' = 57.5'	
MAXIMUM HEIGHT OF STRUCTURE = 95' ABOVE MINIMUM FLOOD ELEVATION WITH NO MORE THAN 8 HABITABLE FLOORS		
HEIGHT OF STRUCTURE = 93' 5" TO MEDIAN POINT OF CURVED ROOF		

ADD 2005-00212  
**RECEIVED**  
FEB 16 2006  
COMMUNITY DEVELOPMENT

MICHAEL J. DELATE, P.E.  
3800 VIA DEL REY  
BONITA SPRINGS, FLORIDA 34134  
FLORIDA REGISTRATION NUMBER 49442



**APPROVED**  
Final Plan Approval  
for Residential Planned Development  
Subject to Case # ADD2005-00212  
Date 3/23/06

<b>LEGEND</b>		<b>OWNER/DEVELOPER</b>		<b>DESIGNED BY:</b> LBS		<b>Q. GRADY MINOR AND ASSOCIATES, P.A.</b>		<b>WCI COMMUNITIES, INC.</b>	
	PAVER HATCH		CONCRETE HATCH		TURF BLOCK HATCH		CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS	<b>SITE PLAN AND NOTES</b>	
WCI COMMUNITIES INC. 2430 WALDEN CENTER DRIVE, STE. #300 BONITA SPRINGS, FLORIDA 34134 PHONE: 239-947-2600		2 11/05 REVISIONS PER LEE COUNTY COMMENTS LBS		DRAWN BY: LCS		3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134		DATE: SEPTEMBER, 2005	
1 11/05 REVISIONS PER SPVMD COMMENTS LBS		APPROVED: MJU		JOB CODE: WCHQX		PHONE: (239) 947-1144 FAX: (239) 947-0370		FILE NAME: WCHQ-SITE	
Revision Date Description By		SCALE: 1" = 30'		ENGINEERING CERTIFICATE OF AUTHORIZATION IS 000001		DRAWING NUMBER 1 OF 1			