

ADMINISTRATIVE AMENDMENT (FPA) ADD2012-00064

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities Inc. filed an application for Final Zoning Plan Approval to a Residential Planned Development (RPD) on a project known as Parcels F & G at The Colony Golf and Bay Club of Pelican Landing for a 96-unit (12 buildings, 8-units each) condominium development with clubhouse, pool, parking and related infrastructure with the following deviation from the Land Development Code (LDC):

1. Section 34-935(e)(4) that requires where there are two or more principal buildings on a development tract, the minimum separation of buildings be one-half the sum of their heights (63 feet) to allow a minimum 50 foot building separation.

WHEREAS, the property is described as:

LEGAL DESCRIPTION: In Section 17, Township 47 South, Range 25 East, Lee County, Florida:

See attached "Exhibit A".

WHEREAS, the subject property is located in the Outlying Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was zoned RPD by Resolution Z-94-014 and has been subsequently amended; and

WHEREAS, Condition 1 of Resolution Z-94-014 requires, as a prerequisite to approval of any local Development Order for property located within the RPD, an approved Final Zoning Plan that specifies the type, intensity and configuration of development for the particular site; and

WHEREAS, the objective of a Final Zoning Plan is to ensure compliance with the DRI Development Order, Zoning Resolution, and LDC and to allow detailed review of deviations while allowing development flexibility to respond to changing conditions; and

WHEREAS, Parcel F & G at The Colony Golf and Bay Club of Pelican Landing previously received Final Plan Approval by Administrative Amendment ADD2007-00089 for a 21-story, 280-unit multi-family residential building over one level of parking; and

WHEREAS, the applicant is requesting a new Final Plan Approval for a 96-unit (12 buildings, 8-units each) condominium development with clubhouse, pool, parking and related infrastructure (see Site Plan, Attachment A); and

WHEREAS, as required by Condition 18(b) of Resolution Z-94-014 the applicant has provided a total unit count demonstrating that the proposed 96 units will not exceed the allotted 2,266 dwelling units approved per Resolution Z-94-014 for the Pelican Landing RPD; and

WHEREAS, the Lee County LDC provides for certain administrative changes to planned unit development final development plans; and

WHEREAS, the applicant has requested a deviation from LDC Section 34-935(e)(4) that requires where there are two or more principal buildings on a development tract, the minimum separation of buildings be one-half the sum of their heights, in this case 63 feet, to allow a minimum 50 foot building separation; and

WHEREAS, staff has reviewed the deviation request and finds that the planned development will be enhanced and that the intent of such regulations to protect health, safety and welfare will be served; and

WHEREAS, a letter was provided by the Estero Fire Department stating no objection to a minimum 50 foot separation between buildings; and

WHEREAS, Environmental Sciences staff reviewed the request and had no objection; 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, the subject application and plans have been reviewed for compliance with the MCP and all of the conditions approved by Resolution Z-94-014, as subsequently amended; 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 on a project known as Parcels F & G at The Colony Golf and Bay Club of Pelican Landing for a 96-unit (12 buildings, 8-units each) condominium development with clubhouse, pool, parking and related infrastructure with a deviation from LDC Section 34-935(e)(4) that requires where there are two or more principal buildings on a development tract, the minimum separation of buildings be one-half the sum of their heights (63 feet) to allow a minimum 50 foot building separation is **APPROVED with the following conditions:**

1. Development must be in substantial compliance with the Site Plan stamped RECEIVED AUG 15 2012 COMMUNITY DEVELOPMENT (see Attachment A). Site Plan ADD2012-00064 is hereby Approved and adopted.
2. Approval of the Deviation from LDC Section 34-935(e)(4) is limited to a minimum 50 foot building separation in substantial compliance with the Site Plan (see Attachment A).
3. Approval of this administrative amendment supercedes approval granted by ADD2007-00089. ADD2007-00089 is hereby null and void.
4. The local development order must depict the sales center, ancillary parking lot and access road from Coconut Road to be removed. Prior to obtaining a Certificate of Compliance the sales center, ancillary parking lot and access road from Coconut Road must be removed and the lake infrastructure must be complete and required buffers installed.
5. Prior to local development order approval, the plans must be consistent with all applicable provisions of the Lee County LDC and the terms and conditions of Resolution Z-94-014, as subsequently amended.

DULY SIGNED this 31st day of August, A.D., 2012.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

PROPERTY DESCRIPTION

BEING A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE COCONUT ROAD RIGHT-OF-WAY AS SHOWN ON THE SPECIFIC PURPOSE SURVEY PREPARED BY JOHNSON ENGINEERING, INC. DATED DECEMBER 15, 1999 WITH A PROJECT NUMBER OF 19991898; THENCE RUN ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY SOUTH 89°43'06" EAST, FOR A DISTANCE OF 45.84 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°43'06" EAST, FOR A DISTANCE OF 904.21 FEET TO THE INTERSECTION OF THE EXTENSION OF THE WEST LINE OF VIA VENETO RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4408, PAGE 470 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND SAID SOUTH LINE OF COCONUT ROAD; THENCE RUN ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY AND EXTENSION THEREOF FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 00°17'49" WEST, FOR A DISTANCE OF 47.01 FEET;
2. THENCE RUN SOUTH 74°36'33" EAST, FOR A DISTANCE OF 58.19 FEET;
3. THENCE RUN SOUTH 50°54'15" EAST, FOR A DISTANCE OF 143.04 FEET;
4. THENCE RUN SOUTH 00°11'43" WEST, FOR A DISTANCE OF 82.19 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 5 OF THOSE LANDS RECORDED IN INSTRUMENT NUMBER 2009000192836 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID WESTERLY LINE FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:
 1. NORTH 89°47'57" WEST, FOR A DISTANCE OF 34.12 FEET;
 2. THENCE RUN SOUTH 63°30'43" WEST, FOR A DISTANCE OF 230.57 FEET;
 3. THENCE RUN SOUTH 47°26'14" WEST, FOR A DISTANCE OF 466.86 FEET;
 4. THENCE RUN SOUTH 41°35'17" WEST, FOR A DISTANCE OF 46.90 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 48°24'38" WEST, A DISTANCE OF 100.00 FEET THEREFROM;
 5. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 28°01'16", SUBTENDED BY A CHORD OF 48.42 FEET AT A BEARING OF SOUTH 55°36'00" WEST, FOR AN ARC LENGTH OF 48.91 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 20°23'12" EAST, A DISTANCE OF 105.00 FEET THEREFROM;
 6. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 54°28'46", SUBTENDED BY A CHORD OF 96.12 FEET AT A BEARING OF SOUTH 42°22'25" WEST, FOR AN ARC LENGTH OF 99.84 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 74°51'54" WEST, A DISTANCE OF 100.00 FEET THEREFROM;
 7. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 14°44'34", SUBTENDED BY A CHORD OF 25.66 FEET AT A BEARING OF SOUTH 22°30'23" WEST, FOR AN ARC LENGTH OF 25.73 FEET TO THE END OF SAID CURVE;
 8. THENCE RUN SOUTH 29°52'39" WEST, FOR A DISTANCE OF 22.93 FEET; THENCE RUN NORTH 34°45'41" WEST, FOR A DISTANCE OF 134.67 FEET; THENCE RUN NORTH 53°03'31" WEST, FOR A DISTANCE OF 119.51 FEET; THENCE RUN NORTH 19°08'07" WEST, FOR A DISTANCE OF 117.09 FEET; THENCE RUN NORTH 41°42'16" WEST, FOR A DISTANCE OF 86.54 FEET; THENCE RUN NORTH 00°49'46" WEST, FOR A DISTANCE OF 150.18 FEET; THENCE RUN NORTH 50°28'56" WEST, FOR A DISTANCE OF 47.03 FEET; THENCE RUN NORTH 20°07'09" WEST, FOR A DISTANCE OF 19.34 FEET; THENCE RUN NORTH 34°54'03" WEST, FOR A DISTANCE OF 30.82 FEET; THENCE RUN NORTH 23°07'05" EAST, FOR A DISTANCE OF 44.14 FEET; THENCE RUN NORTH 28°21'44" WEST, FOR A DISTANCE OF 88.04 FEET; THENCE RUN NORTH 39°18'43" EAST, FOR A DISTANCE OF 25.46 FEET; THENCE RUN NORTH 07°41'43" EAST, FOR A DISTANCE OF 98.70 FEET; THENCE RUN NORTH 10°04'01" WEST, FOR A DISTANCE OF 18.32 FEET TO THE POINT OF BEGINNING, CONTAINING 12.26 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF COCONUT ROAD, BEING SOUTH 89°43'06" EAST, PER THE LEE COUNTY RIGHT-OF-WAY MAP (JOHNSON ENGINEERING SPECIFIC PURPOSE SURVEY) HAVING A PROJECT NUMBER OF 19991898. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATEPLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, NATIONAL GEODETIC SURVEY ADJUSTMENT OF 1990, AND ARE IN UNITED STATES SURVEY FEET.
2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THIS SKETCH & DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

RECEIVED
JUL 24 2012

COMMUNITY DEVELOPMENT

ADD 2012-00064

7-30-12
APPROVED
LEGAL
THA

EXHIBIT A

NOT COMPLETE WITHOUT SHEETS 1-2 OF 2

REVISION: ADDED SPC AND TIE PER COUNTY COMMENTS (7/24/12, DLS)

DRAWN BY:	DLS
CHECKED BY:	DLS
JOB CODE:	WCITCFG
SCALE:	N/A
DATE:	5/7/12
FILE:	12-34-002SL2
SHEET:	1 of 2



GradyMinor

3800 VIA DEL REY
BONITA SPRINGS, FL 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects

CERT. OF AUTH. BB 0005151

CERT. OF AUTH. LB 0005151

BUSINESS LC 26000268

www.GradyMinor.com

Q. Grady Minor and Associates, P.A.

Bonita Springs 239.947.1144
Fort Myers 239.690.4380

SKETCH & DESCRIPTION

PARCELS F & G

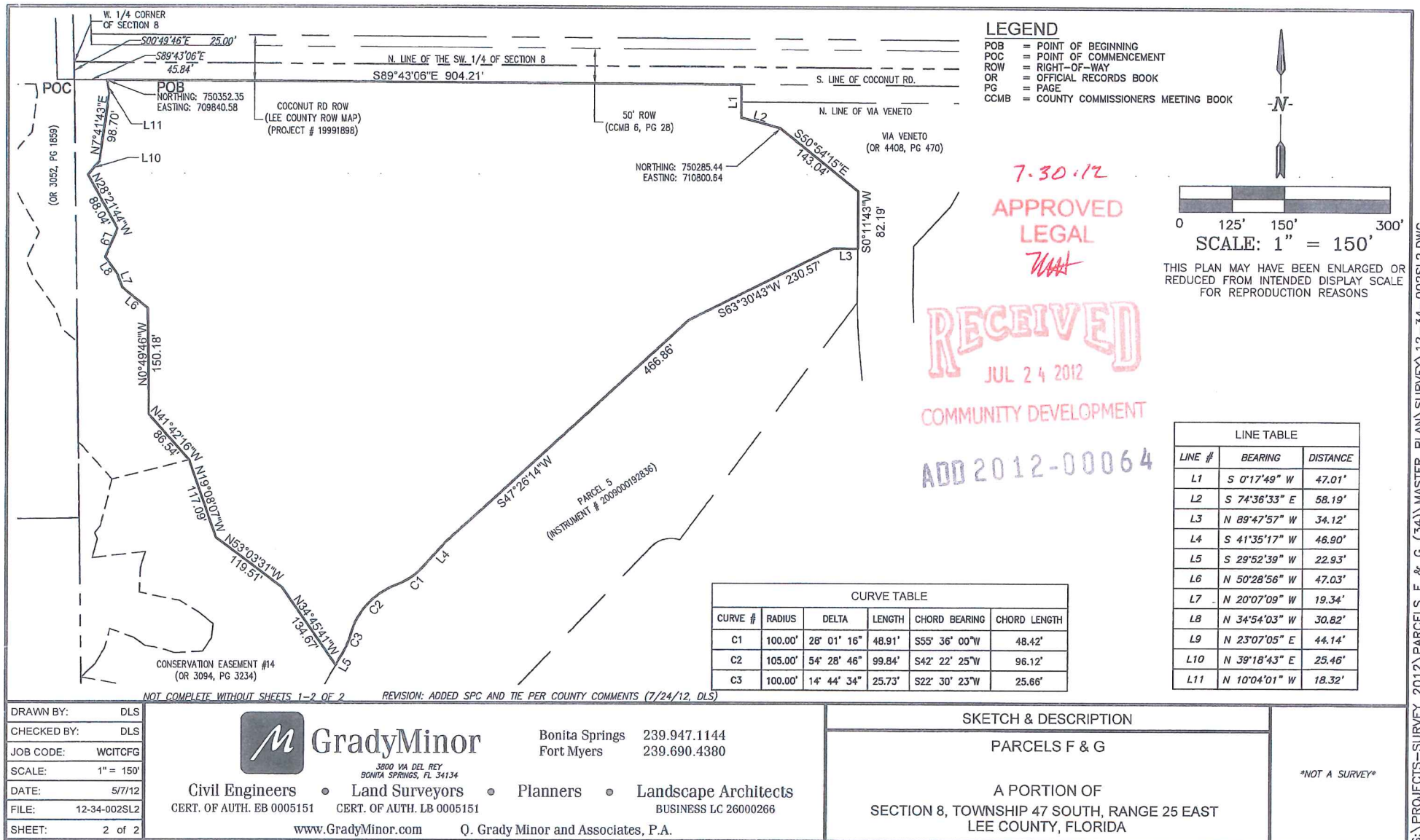
A PORTION OF
SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

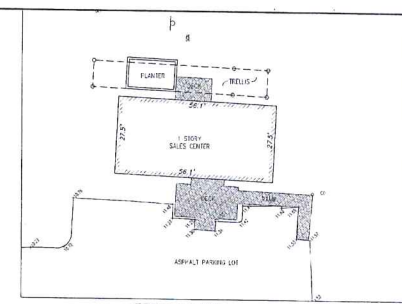
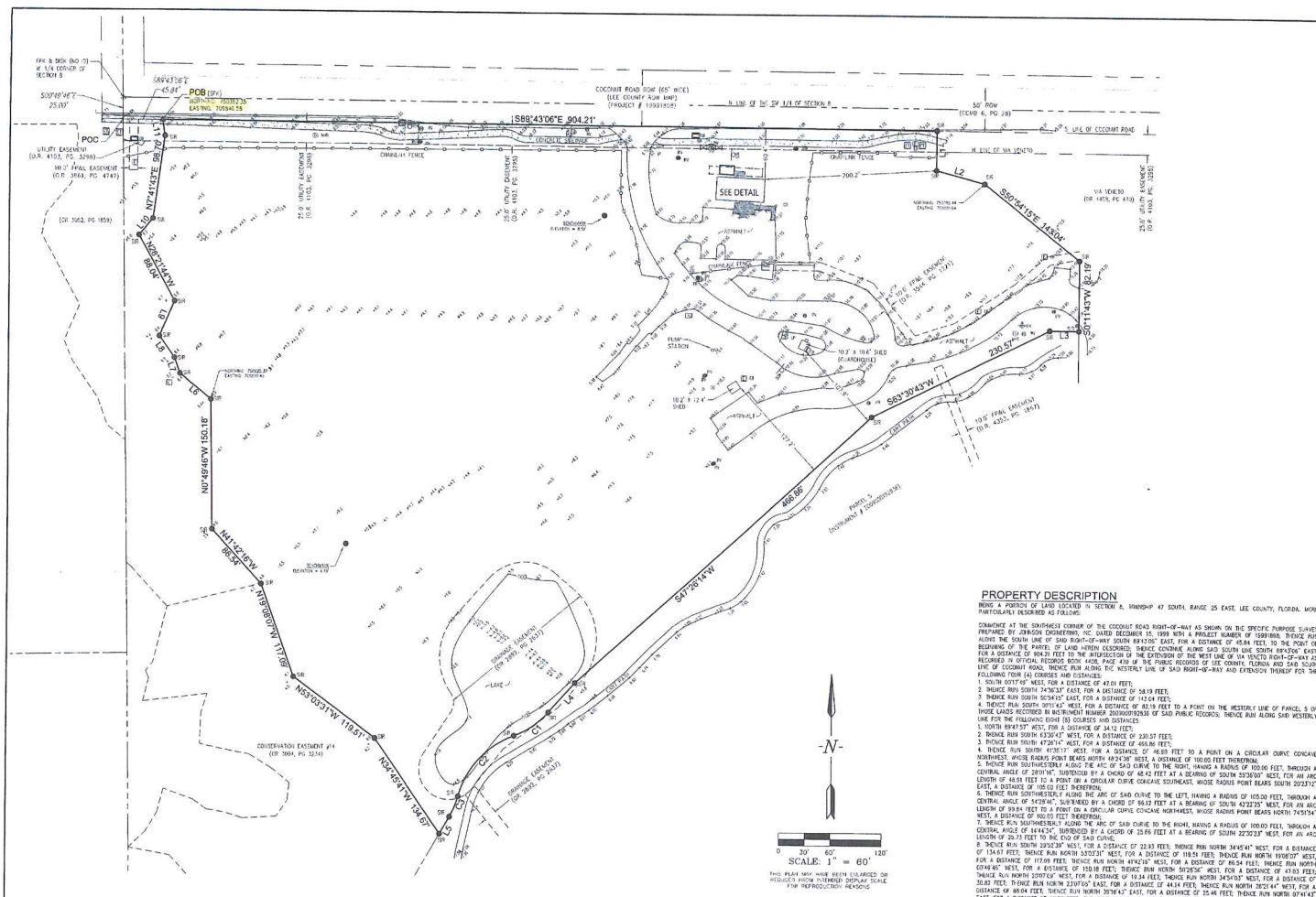
NOT A SURVEY

7/24/12
DATE SIGNED

Donald L. Saffency III
DONALD L. SAFFENCY III, P.S.M.
FL LICENSE #6761
FOR THE FIRM

S:\PROJECTS-SURVEY 2012\PARCELS F & G (34)\MASTER PLAN\SURVEY\12-34-002SL2.DWG





LINE TABLE		
LINE #	BEARING	DISTANCE
1.1	S 01°17'49\"	47.01'
1.2	S 74°30'31\"	58.19'
1.3	N 89°45'57\"	34.12'
1.4	S 41°25'17\"	66.80'
1.5	S 29°52'38\"	22.83'
1.6	N 30°28'58\"	47.03'
1.7	N 20°07'09\"	19.34'
1.8	N 34°54'03\"	39.82'
1.9	N 23°07'05\"	44.14'
2.0	N 39°48'47\"	22.84'
2.1	N 10°04'31\"	18.35'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	130.00'	30° 21' 18\"	45.91'	255' 30\" 00\" 44.42'
C2	105.00'	54° 28' 48\"	99.84'	242' 22\" 25\" 36.12'
C3	100.00'	14° 44' 34\"	25.73'	132' 30\" 23\" 25.66'

- NOTES:
1. BEARINGS SHOWN HEREIN ARE BASED ON THE SOUTH LINE OF COCONUT ROAD, BEING SOUTH BEARING EAST FOR THE LEE COUNTY RIGHT-OF-WAY MAP (CONADON ENGINEERING SPECIFIC PURPOSE SURVEY) HAVING A PROJECT NUMBER OF 1999000. COORDINATES SHOWN HEREIN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983. NATIONAL GEODETIC SURVEY ADJUSTMENT OF 1983 AND ARE IN UNITED STATES SURVEY FEET.
 2. THIS SURVEY WAS PREPARED BY THE SURVEY OF PUBLIC RECORDS OF LEE COUNTY, FLORIDA, P.A. DATED JULY 13, 2012. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
 3. NATIONAL DATUM IS NAD 83. SOURCE: BENCHMARK IS DEPARTMENT OF TRANSPORTATION BENCHMARK BM-43.
 4. THIS PROPERTY APPEARS TO BE LOCATED WITHIN FLOOD ZONE A-1, HAVING A BASE FLOOD ELEVATION OF 10.0' ASSET FLOOD INSURANCE RATE MAP # 120700000P, DATED 8/20/06.
 5. CERTAIN FEATURES REPRESENTED BY CHANGING MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE.
 6. CHANGING IS NOT BE ABLE TO LOCATE THEM ON THIS MAP.
 7. THIS CHANGING IS NOT BE ABLE TO LOCATE THEM ON THIS MAP.
 8. CHANGING IS NOT BE ABLE TO LOCATE THEM ON THIS MAP.
 9. CHANGING IS NOT BE ABLE TO LOCATE THEM ON THIS MAP.
 10. UNLESS OTHERWISE NOTED, BEING GRADY MINOR AND ASSOCIATES, P.A. HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
 11. DATE OF LAST FIELD WORK: 4/22/12.

CERTIFIED TO:
WCI COMMUNITIES, LLC.

RECEIVED
JUL 24 2012
COMMUNITY DEVELOPMENT
A00 2012-00064

Applicant's Survey Checked
by *[Signature]* 7-30-12

LEGEND

1. POINT OF BEGINNING	2. POINT OF CONNECTION	3. RIGHT-OF-WAY	4. EASEMENT	5. FENCE	6. UTILITY	7. ROAD	8. RAILROAD	9. AIRPORT	10. WATERWAY	11. WETLAND	12. FLOOD ZONE	13. FLOOD ELEVATION	14. FLOOD HAZARD	15. FLOOD DAMAGE	16. FLOOD PROTECTION	17. FLOOD MITIGATION	18. FLOOD REPAIR	19. FLOOD REPLACEMENT	20. FLOOD RESTORATION	21. FLOOD REUSE	22. FLOOD REVENUE	23. FLOOD RISK	24. FLOOD RESILIENCE	25. FLOOD RESISTANCE	26. FLOOD RESILIENT	27. FLOOD RESILIENT	28. FLOOD RESILIENT	29. FLOOD RESILIENT	30. FLOOD RESILIENT
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REVISION REVISED NOTE 2 TO ADD TITLE OPINION INFORMATION (7/20/12, KJC)
REVISION ADDED TO 144 CORNER AND SPEC PER COUNTY COMMENTS (6/26/12, DLS)

Grady Minor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
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Fort Myers, FL 33904
Tel: 239.947.1144
Fax: 239.690.4380
www.GradyMinor.com

BOUNDARY & TOPOGRAPHIC SURVEY
PARCELS F & G
A PORTION OF
SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

Applicant's Survey Checked
by *[Signature]* 7-30-12

RECEIVED
JUL 24 2012
COMMUNITY DEVELOPMENT
A00 2012-00064

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Applicant's Survey Checked
by *[Signature]* 7-30-12

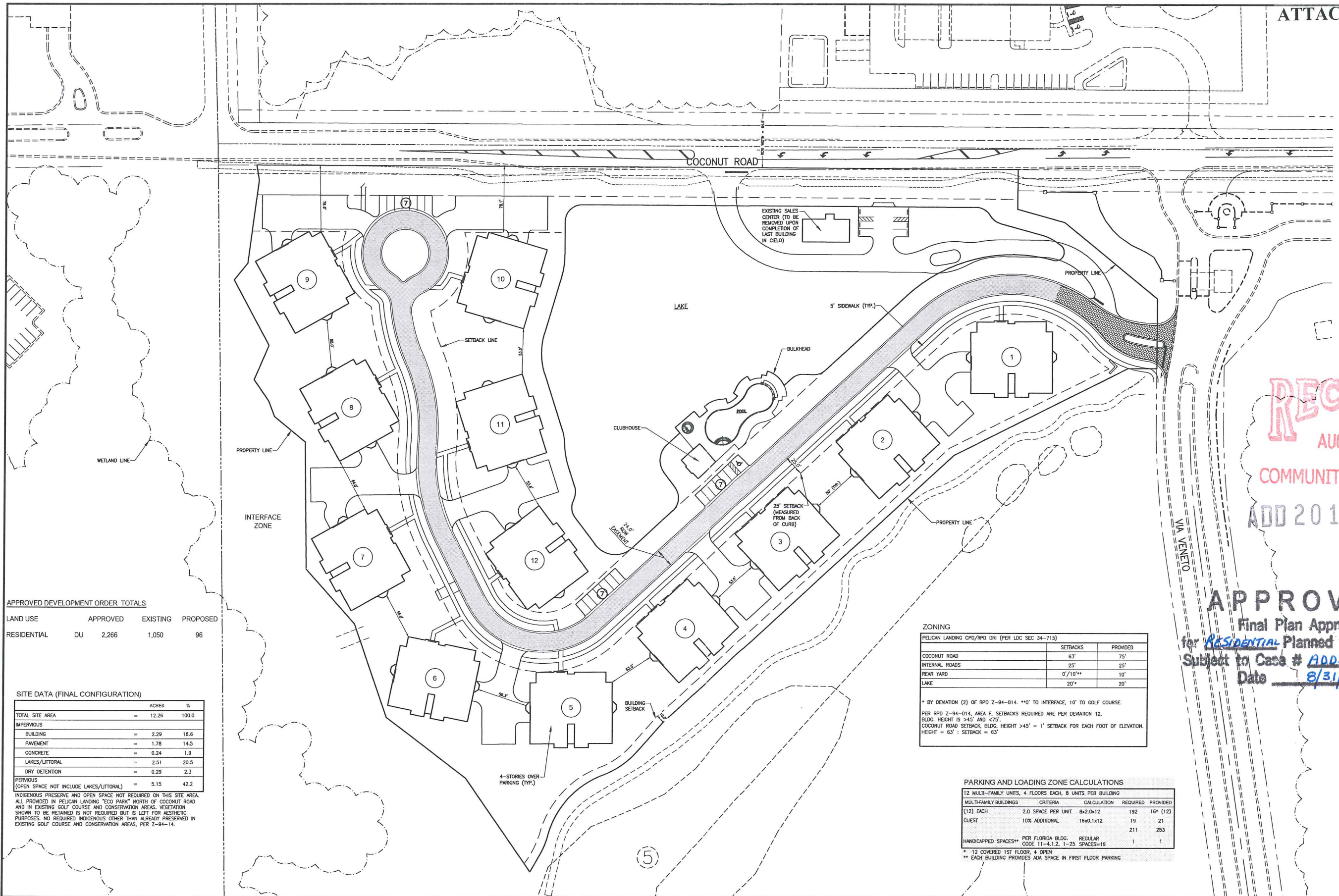
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N

0 25' 50' 100'
SCALE: 1" = 50'



APPROVED DEVELOPMENT ORDER TOTALS				
LAND USE	APPROVED	EXISTING	PROPOSED	
RESIDENTIAL	DU	2,266	1,050	96

SITE DATA (FINAL CONFIGURATION)		
	ACRES	%
TOTAL SITE AREA	= 12.26	100.0
IMPERVIOUS		
BUILDING	= 2.29	18.6
PAVEMENT	= 1.78	14.5
CONCRETE	= 0.24	1.9
LAKE/LITTORAL	= 2.51	20.5
DRY DETENTION	= 0.29	2.3
PERVIOUS (OPEN SPACE NOT INCLUDE LAKE/LITTORAL)	= 5.15	42.2

INDIGENOUS PRESERVE AND OPEN SPACE NOT REQUIRED ON THIS SITE AREA. ALL PROVIDED IN PELICAN LANDING "ECO PARK" NORTH OF COCONUT ROAD AND IN EXISTING GOLF COURSE AND CONSERVATION AREAS. VEGETATION SHOWN TO BE RETAINED IS NOT REQUIRED BUT IS LEFT FOR AESTHETIC PURPOSES. NO REQUIRED INDIGENOUS OTHER THAN ALREADY PRESERVED IN EXISTING GOLF COURSE AND CONSERVATION AREAS, PER Z-94-14.

ZONING		
PELICAN LANDING CPD/RPD DRI (PER LDC SEC 34-715)		
	SETBACKS	PROVIDED
COCONUT ROAD	63'	75'
INTERNAL ROADS	25'	25'
REAR YARD	0'/10'*	10'
LAKE	20'	20'

* BY DEVIATION (2) OF RPD Z-94-014. **0' TO INTERFACE, 10' TO GOLF COURSE.
PER RPD Z-94-014, AREA F, SETBACKS REQUIRED ARE PER DEVIATION 12.
BLDG. HEIGHT IS >45' AND <75'.
COCONUT ROAD SETBACK, BLDG. HEIGHT >45' = 1' SETBACK FOR EACH FOOT OF ELEVATION.
HEIGHT = 63' : SETBACK = 63'

PARKING AND LOADING ZONE CALCULATIONS				
12 MULTI-FAMILY UNITS, 4 FLOORS EACH, 8 UNITS PER BUILDING				
MULTI-FAMILY BUILDINGS	CRITERIA	CALCULATION	REQUIRED	PROVIDED
(12) EACH	2.0 SPACE PER UNIT	8x2.0x12	192	16* (12)
GUEST	10% ADDITIONAL	16x0.1x12	19	21
			211	253
HANDICAPPED SPACES**	PER FLORIDA BLDG. CODE 11-4.1.2, 1-25 SPACES=19		1	1

* 12 COVERED 1ST FLOOR, 4 OPEN
** EACH BUILDING PROVIDES ADA SPACE IN FIRST FLOOR PARKING

RECEIVED
AUG 15 2012
COMMUNITY DEVELOPMENT
ADD 2012-00064

APPROVED
Final Plan Approval
for RESIDENTIAL Planned Development
Subject to Case # ADD2012-00064
Date 8/31/2012

LEGEND

Revision	Date	Description	By
2	8/12	REVISE PER COUNTY REVIEW COMMENTS	SU
1	7/12	REVISE PER COUNTY REVIEW COMMENTS	MD

DESIGNED BY:	M.J.D.
DRAWN BY:	S.U.
APPROVED:	M.J.D.
JOB CODE:	WCITCFG
SCALE:	1" = 50'



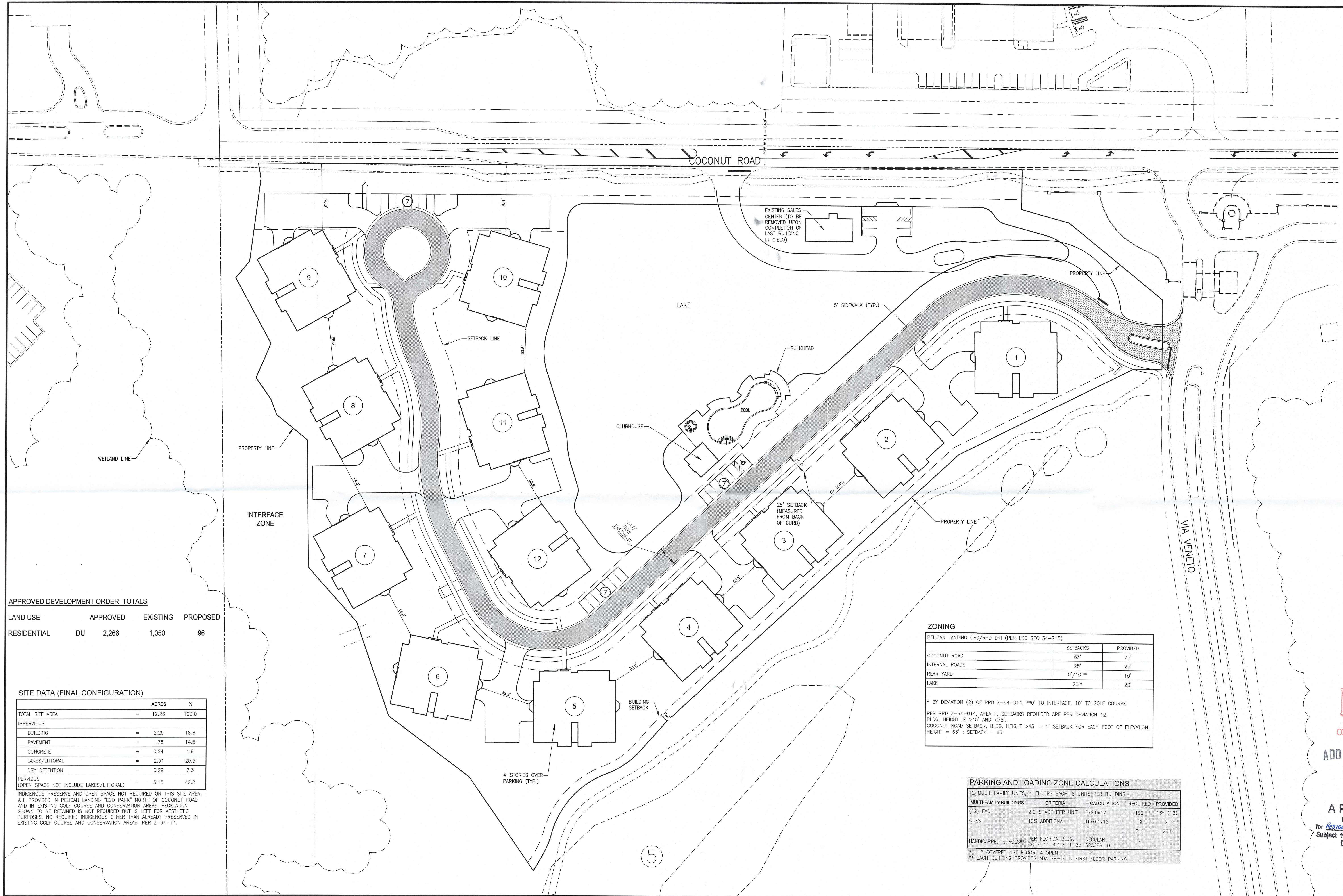
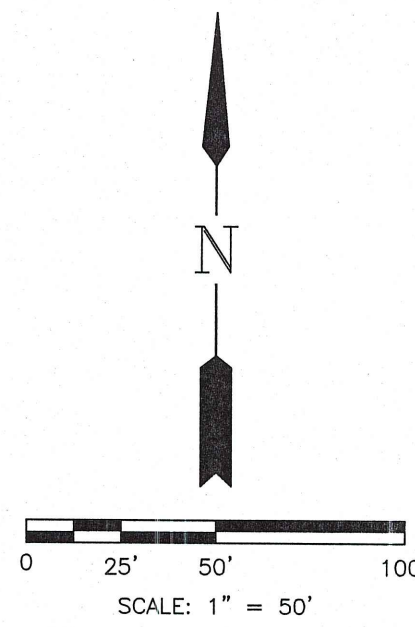
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CERT. OF AUTH. EB 0005151 CERT. OF AUTH. LB 0005151 BUSINESS LC 26000266
www.GradyMinor.com Q. Grady Minor and Associates, P.A.

Bonita Springs 239.947.1144
Fort Myers 239.690.4380

PARCELS F & G

EXHIBIT H-2.B.2
SITE PLAN

MUNICIPALITY: LEE COUNTY
SEC/TWNSHIP/RNG 08/47S/25E
DATE: MAY 2012
FILE NAME: WCITCFG-ADD SITE PLAN (REV2).DWG
FLORIDA P.E. LICENSE NO. 48442
EB/LB 0005151
SHEET 1 OF 1



APPROVED DEVELOPMENT ORDER TOTALS

LAND USE	APPROVED	EXISTING	PROPOSED
RESIDENTIAL	DU 2,266	1,050	96

SITE DATA (FINAL CONFIGURATION)

	ACRES	%
TOTAL SITE AREA	= 12.26	100.0
IMPERVIOUS		
BUILDING	= 2.29	18.6
PAVEMENT	= 1.78	14.5
CONCRETE	= 0.24	1.9
LAKES/LITTORAL	= 2.51	20.5
DRY DETENTION	= 0.29	2.3
PERVIOUS (OPEN SPACE NOT INCLUDE LAKES/LITTORAL)	= 5.15	42.2

INDIGENOUS PRESERVE AND OPEN SPACE NOT REQUIRED ON THIS SITE AREA. ALL PROVIDED IN PELICAN LANDING "ECO PARK" NORTH OF COCONUT ROAD AND IN EXISTING GOLF COURSE AND CONSERVATION AREAS. VEGETATION SHOWN TO BE RETAINED IS NOT REQUIRED BUT IS LEFT FOR AESTHETIC PURPOSES. NO REQUIRED INDIGENOUS OTHER THAN ALREADY PRESERVED IN EXISTING GOLF COURSE AND CONSERVATION AREAS, PER Z-94-14.

ZONING

PELICAN LANDING CPD/RPD DRI (PER LDC SEC 34-715)

	SETBACKS	PROVIDED
COCONUT ROAD	63'	75'
INTERNAL ROADS	25'	25'
REAR YARD	0'/10'*	10'
LAKE	20'	20'

* BY DEVIATION (2) OF RPD Z-94-014. **0' TO INTERFACE, 10' TO GOLF COURSE.
PER RPD Z-94-014, AREA F, SETBACKS REQUIRED ARE PER DEVIATION 12.
BLDG. HEIGHT IS >45' AND <75'.
COCONUT ROAD SETBACK: BLDG. HEIGHT >45' = 1' SETBACK FOR EACH FOOT OF ELEVATION.
HEIGHT = 63' : SETBACK = 63'

PARKING AND LOADING ZONE CALCULATIONS

12 MULTI-FAMILY UNITS, 4 FLOORS EACH, 8 UNITS PER BUILDING

MULTI-FAMILY BUILDINGS	CRITERIA	CALCULATION	REQUIRED	PROVIDED
(12) EACH	2.0 SPACE PER UNIT	8x2.0x12	192	16* (12)
GUEST	10% ADDITIONAL	16x0.1x12	19	21
			211	253
HANDICAPPED SPACES**	PER FLORIDA BLDG. CODE 11-4.1.2, 1-25 SPACES=19		1	1

* 12 COVERED 1ST FLOOR, 4 OPEN
** EACH BUILDING PROVIDES ADA SPACE IN FIRST FLOOR PARKING

RECEIVED
AUG 15 2012
COMMUNITY DEVELOPMENT
ADD 2012-00064

APPROVED
Final Plan Approval
for Residential Planned Development
Subject to Case # ADD 2012-00064
Date 8/31/2012

LEGEND

Revision	Date	Description
2	8/12	REVISE PER COUNTY REVIEW COMMENTS
1	7/12	REVISE PER COUNTY REVIEW COMMENTS

DESIGNED BY:	M.J.D.
DRAWN BY:	S.U.
APPROVED:	M.J.D.
JOB CODE:	MD
SCALE:	1" = 50'

**GradyMinor**

Civil Engineers • Land Surveyors • Planners • Landscape Architects

CERT. OF AUTH. EB 0005151 CERT. OF AUTH. LB 0005151

www.GradyMinor.com Q. Grady Minor and Associates, P.A.

Bonita Springs 239.947.1144
Fort Myers 239.690.4380

BUSINESS LC 26000266

PARCELS F & G

EXHIBIT H-2.B.2
SITE PLAN

MUNICIPALITY:	LEE COUNTY
SEC/TWNSHP/RNG	08/47S/25E
DATE:	MAY 2012
TITLE NAME:	WC PFG-ADD SITE PLAN (RE
SHEET	1 OF 1

MICHAEL J. DELATE, P.E.
Q. GRADY MINOR & ASSOC., P.A.
3800 VIA DEL REY
BONITA SPRINGS, FL 34134
FLORIDA P.E. LICENSE NO. 49442
EB/LB 0005151

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