

ADMINISTRATIVE AMENDMENT (FPA) - ADD2004-00090

ADMINISTRATIVE AMENDMENT
CITY OF BONITA SPRINGS, FLORIDA

WHEREAS, WCI Communities, Inc. filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as Castella at The Colony at Pelican Landing Mid Rise Site 1 for three 6-story multi-family buildings, with a total 72 residential units on property located at The Colony at Pelican Landing, described more particularly as:

LEGAL DESCRIPTION: In Sections 17 and 18, Township 47 South, Range 25 East, Lee County, Florida:

See Legal Description attached hereto as EXHIBIT "A".

WHEREAS, the property was originally rezoned in case number Z-94-014 [with subsequent amendments in case numbers ADD2003-00011]; and

WHEREAS, zoning resolution Z-94-014 requires final plan approval prior to issuance of local development order approval; and

WHEREAS, the subject property previously received Final Plan Approval for The Colony Mid-Rise Site 1, in case number ADD2003-00011, for a residential development of 66-units in three buildings along with ancillary uses with a maximum height of 75-feet over one level of parking; and

WHEREAS, the subject property is located within RPD Area E of the Pelican Landing DRI outlined in Lee County Zoning Resolution Z-94-014

WHEREAS, the applicant submitted a new Site plan for Final plan approval; and

WHEREAS, the applicant is requesting Final Plan Approval for Castella at the Colony Mid-Rise Site 1, to increase the number of residential dwelling units to 72-units in three buildings along with ancillary uses with a maximum height of 75-feet over one level of parking; and

WHEREAS, the proposed Master Concept Plan for Castella at The Colony at Pelican Landing is in compliance with zoning resolution Z-94-014; and

WHEREAS, the proposed plans have been submitted for a Development Order review in Development Order number DOS2004-00029; and

WHEREAS, the previous Final Plan approval for Castella at the Colony, Mid-Rise Site 1 in case number ADD2003-00011 is hereby null and void and superseded by this administrative action; and

WHEREAS, the City of Bonita Springs 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 for the City of Bonita Springs 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 Castella at The Colony at Pelican Landing is **APPROVED** with the following conditions:

1. The Development must be in substantial compliance with the 3-page Final Zoning Plan, by Q. Grady Minor and Associates, dated June 25, 2004, stamped received by the Permit Counter on June 28, 2004
2. Master Concept Plan for ADD2004-00090 is hereby APPROVED and adopted. A reduced copy is attached hereto.
3. The previous approval for Castella at The Colony Mid-Rise Site 1, in case number ADD2003-00011, is hereby null and void and is superceded by this administrative action.
3. All previous zoning resolutions remain in full forced and effect except as amended herein.

DULY SIGNED this 28th day of July, A.D., 2004.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

PROPERTY DESCRIPTION
THE COLONY MID-RISE ONE

ADD 2004-00090

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 18 AND THE NORTHWEST QUARTER (N.W. 1/4) OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN S 01°31'41" W, ALONG THE EAST LINE OF SAID SECTION 18, FOR A DISTANCE OF 131.75 FEET; THENCE RUN N 88°28'19" W FOR A DISTANCE OF 220.34 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S 16°00'25" E FOR A DISTANCE OF 731.32 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 18; THENCE CONTINUE S 16°00'25" E FOR A DISTANCE OF 360.21 FEET; THENCE RUN SOUTH FOR A DISTANCE OF 93.16 FEET; THENCE RUN S 85°14'18" E FOR A DISTANCE OF 249.89 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 29°22'44", SUBTENDED BY A CHORD OF 126.79 FEET AT A BEARING OF S 70°32'56" E, FOR AN ARC LENGTH OF 128.19 FEET TO THE END OF SAID CURVE; THENCE RUN S 55°51'34" E FOR A DISTANCE OF 77.10 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHWEST, WHOSE RADIUS POINT BEARS S 35°17'39" W, A DISTANCE OF 525.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET, THROUGH A CENTRAL ANGLE OF 12°14'08", SUBTENDED BY A CHORD OF 111.90 FEET AT A BEARING OF S 48°35'17" E, FOR AN ARC LENGTH OF 112.11 FEET TO THE END OF SAID CURVE; THENCE RUN S 42°28'13" E FOR A DISTANCE OF 122.71 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF S 87°28'13" E, FOR AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PELICAN COLONY BOULEVARD (RIGHT-OF-WAY WIDTH VARIES); THENCE RUN S 47°31'47" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 135.01 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, HAVING A RADIUS OF 335.00 FEET, THROUGH A CENTRAL ANGLE OF 19°00'57", SUBTENDED BY A CHORD OF 110.67 FEET AT A BEARING OF S 38°01'19" W, FOR AN ARC LENGTH OF 111.18 FEET TO THE END OF SAID CURVE;

* NOT A SURVEY *

JOB CODE: TCMR1

DRAWN BY: LEC

SHEET: 1 OF 3

Q. GRADY MINOR AND ASSOCIATES, P.A.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134PHONE : (239) 947-1144 FAX : (239) 947-0375
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151**LEGAL DESCRIPTION****THE COLONY MID-RISE ONE**SECTION 17&18, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: DECEMBER 2002

DRAWING # B-2294

PROPERTY DESCRIPTION**PROJECT NAME**

(CONTINUED)

THENCE RUN N 89°59'08" W FOR A DISTANCE OF 117.40 FEET; THENCE RUN N 37°40'34" W FOR A DISTANCE OF 271.80 FEET; THENCE RUN N 38°24'01" E FOR A DISTANCE OF 192.87 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS S 21°56'31" W, A DISTANCE OF 200.00 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 17°10'49", SUBTENDED BY A CHORD OF 59.75 FEET AT A BEARING OF N 76°38'53" W, FOR AN ARC LENGTH OF 59.97 FEET TO THE END OF SAID CURVE; THENCE RUN N 85°14'18" W FOR A DISTANCE OF 245.73 FEET; THENCE RUN SOUTH FOR A DISTANCE OF 48.34 FEET; THENCE RUN WEST FOR A DISTANCE OF 113.68 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 17; THENCE CONTINUE WEST FOR A DISTANCE OF 44.42 FEET; THENCE RUN N 64°20'00" W FOR A DISTANCE OF 542.22 FEET; THENCE RUN NORTH FOR A DISTANCE OF 1,006.03 FEET; THENCE RUN EAST FOR A DISTANCE OF 345.82 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 16.157 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S 01°31'41" W.

SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 12-12-02

Eric V. Sandoval

ERIC V. SANDOVAL

Applicant's Legal Checked

by Any 29 APRIL 04

P.S.M. #5223

STATE OF FLORIDA

* NOT A SURVEY *

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

JOB CODE: TCMRI DRAWN BY: LEC SHEET: 2 OF 3

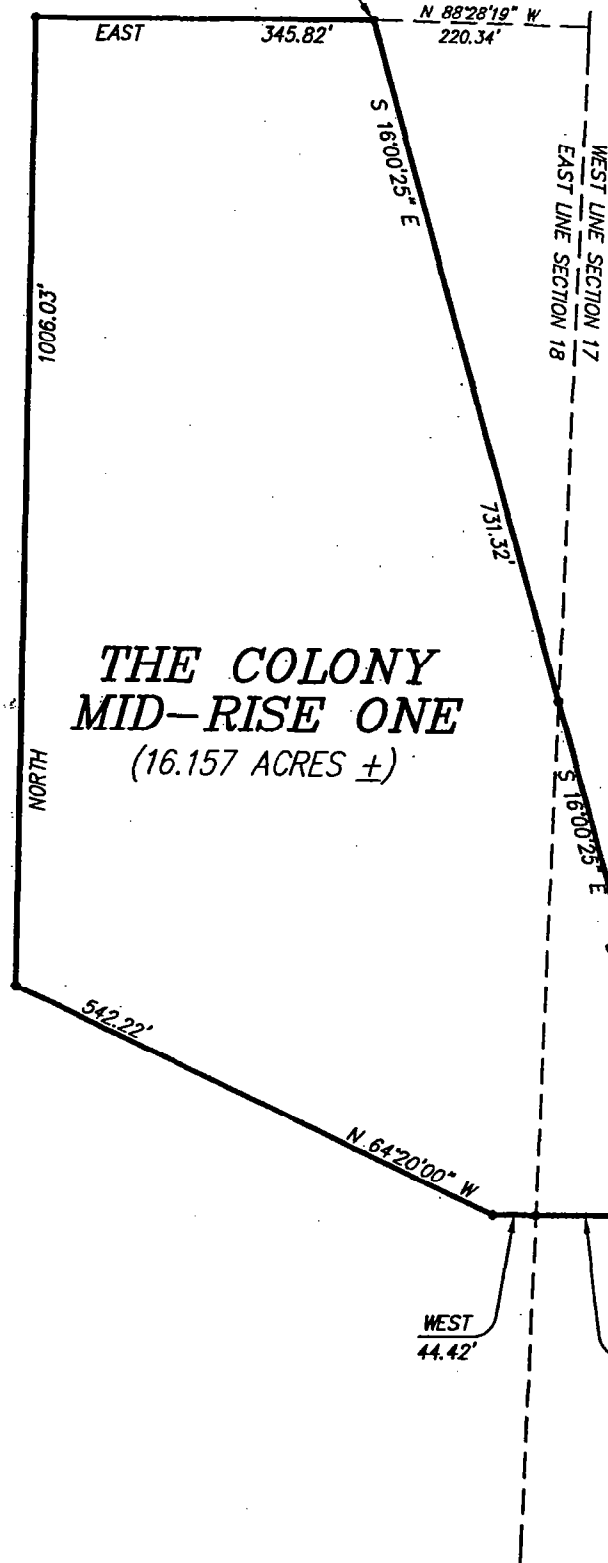
LEGAL DESCRIPTION

THE COLONY MID-RISE ONE

SECTION 17&18, TOWNSHIP 45 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: DECEMBER 2002 DRAWING # B-2294

ADD 2004-00090

POINT OF
BEGINNINGS 01°31'41" W
131.75'7 8
18 17POINT OF
COMMENCEMENTNORTHEAST CORNER OF THE
NORTHEAST 1/4 SECTION 18,
TOWNSHIP 47 SOUTH,
RANGE 25 EAST0 100' 200'
SCALE: 1" = 200'THE COLONY
MID-RISE ONE
(16.157 ACRES ±)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C-1	128.19	250.00	29°22'44"	126.79	S 70°32'56" E
C-2	112.11	525.00	12°14'08"	111.90	S 48°35'17" E
C-3	39.27	25.00	90°00'00"	35.36	S 87°28'13" E
C-4	111.18	335.00	19°00'57"	110.67	S 38°01'19" W
C-5	59.97	200.00	17°10'49"	59.75	N 76°38'53" W

* NOT A SURVEY *

JOB CODE: TCMR1

DRAWN BY: LEC

SHEET: 3 OF 3

Q. GRADY MINOR AND ASSOCIATES, P.A.
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 BONITA SPRINGS, FLORIDA 34134

PHONE : (239) 947-1144 FAX : (239) 947-0375
 CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

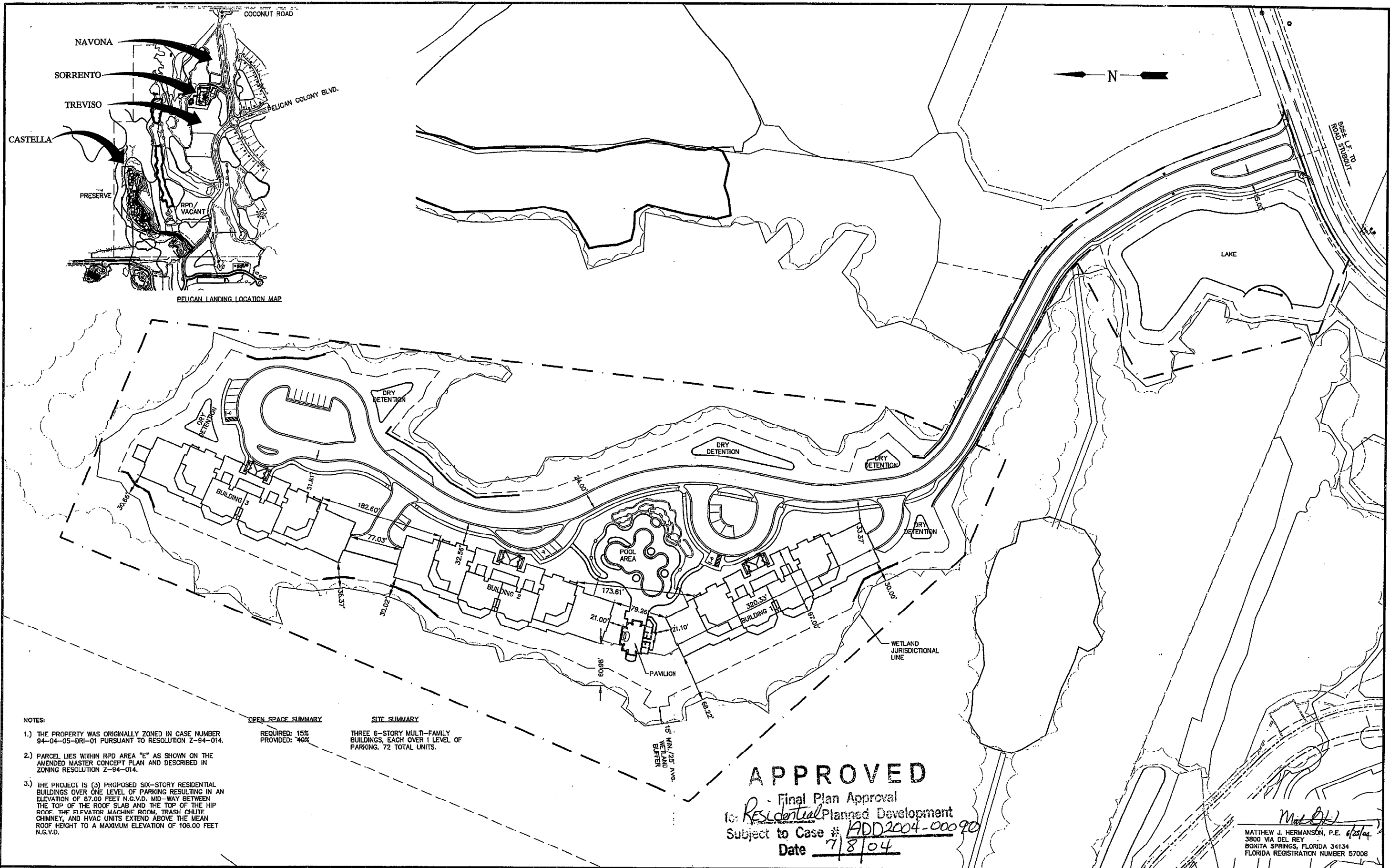
SKETCH TO ACCOMPANY

THE COLONY MID-RISE ONE

SECTION 17&18, TOWNSHIP 45 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

DATE: DECEMBER 2002

DRAWING # B-2294



- NOTES:
1. THE PROPERTY WAS ORIGINALLY ZONED IN CASE NUMBER 94-04-05-DRI-01 PURSUANT TO RESOLUTION Z-94-014.
 2. PARCEL LIES WITHIN RPD AREA "E" AS SHOWN ON THE AMENDED MASTER CONCEPT PLAN AND DESCRIBED IN ZONING RESOLUTION Z-94-014.
 3. THE PROJECT IS (3) PROPOSED SIX-STORY RESIDENTIAL BUILDINGS OVER ONE LEVEL OF PARKING RESULTING IN AN ELEVATION OF 87.00 FEET N.G.V.D. MID-WAY BETWEEN THE TOP OF THE ROOF SLAB AND THE TOP OF THE HIP ROOF. THE ELEVATOR MACHINE ROOM, TRASH CHUTE CHIMNEY, AND HVAC UNITS EXTEND ABOVE THE MEAN ROOF HEIGHT TO A MAXIMUM ELEVATION OF 106.00 FEET N.G.V.D.

OPEN SPACE SUMMARY
REQUIRED: 15%
PROVIDED: 49%

SITE SUMMARY
THREE 6-STORY MULTI-FAMILY BUILDINGS, EACH OVER 1 LEVEL OF PARKING, 72 TOTAL UNITS.

APPROVED
Final Plan Approval
Residential Planned Development
Subject to Case # ADD2004-00090
Date 7/8/04

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) 498-8275 (FAX)

Revision	Date	Description	By
3	6/24/04	SHOW REVISE SITE PLAN PER LEE COUNTY D.O. COMMENTS DATED 5/27/04	DJS
2	4/15/04	SHOW REVISE SITE PLAN PER LEE COUNTY D.O. COMMENTS DATED 3/19/04	DJS
1	4/9/03	NEW FOOTPRINT AND ADD DRIVE TO BLDG. #3	DJS

PRINTED

JUN 25 2004
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS - LAND SURVEYORS

DESIGNED BY: M.J.H.
DRAWN BY: D.J.S.
APPROVED: M.J.H.
JOB CODE: TCMR1
SCALE: 1" = 60'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
5800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (239) 947-1144 FAX : (239) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION #0006161
SURVEYING CERTIFICATE OF AUTHORIZATION #0006161

CASTELLA AT THE COLONY
RECEIVED
JUN 29 2004
FINAL PLAN APPROVAL
ADD2004-00090
DATE: JANUARY, 2003
FILE NAME: TCMR1PASITE
DRAWING NUMBER 1 of 3

PARKING SUMMARY

REQUIRED (PER BUILDING)

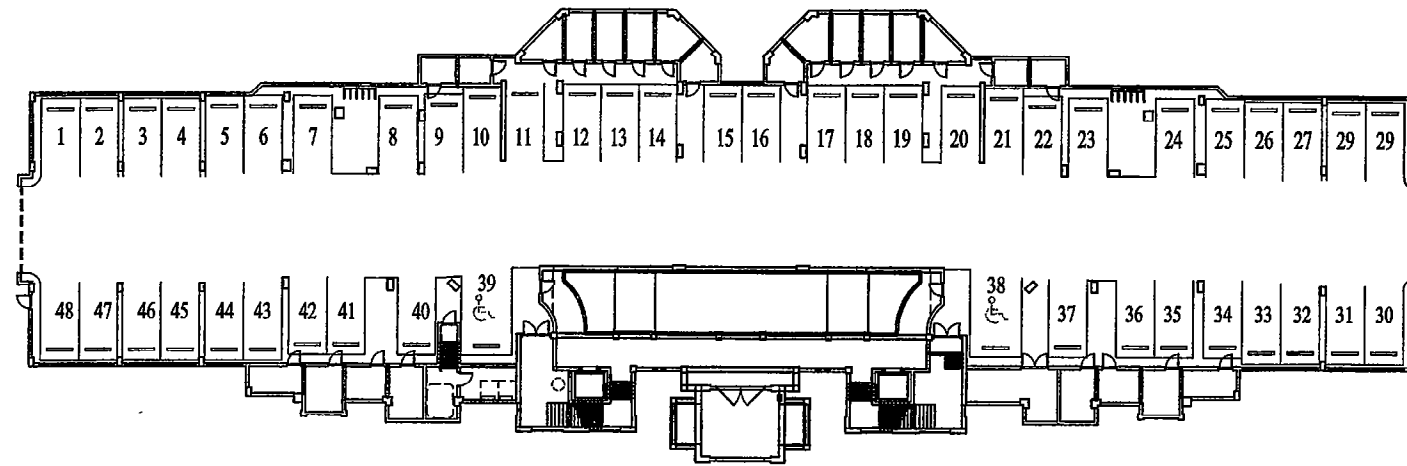
24 UNITS X 2 SPACES/UNIT	=48
10% GUEST PARKING	= 5
TOTAL	=53

ACCESSIBLE SPACES (INCLUDED IN TOTAL) = 3

PROVIDED (PER BUILDING)

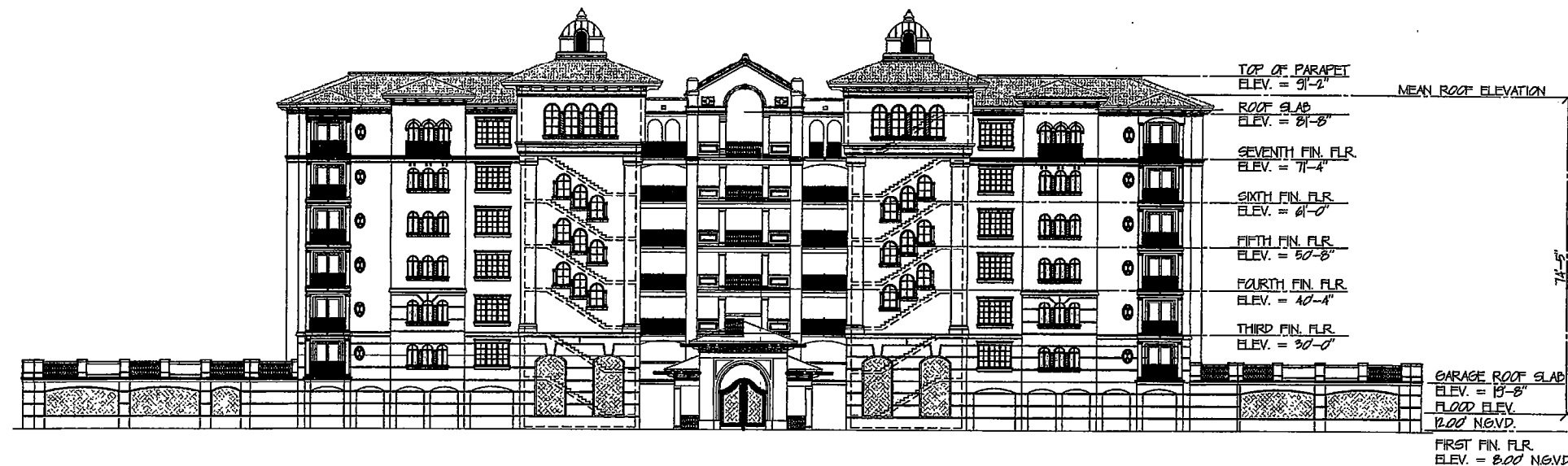
GARAGE PARKING	=48
EXTERIOR PARKING	= 5
TOTAL	=53

ACCESSIBLE SPACES (INCLUDED IN TOTAL) = 3



CASTELLA AT THE COLONY
GARAGE FLOOR PLAN

SCALE = 1" = 20'



CASTELLA AT THE COLONY
BUILDING ELEVATION
6 STORIES OVER 1 STORY PARKING GARAGE

N.T.S.

Matthew J. Hermanson
MATTHEW J. HERMANSON, P.E. 6/25/04
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) 498-8275 (FAX)

Revision	Date	Description	By
3	6/24/04	SHOW REVISE SITE PLAN PER LEE COUNTY D.O. COMMENTS DATED 5/27/04	DJS
2	4/15/04	SHOW REVISE SITE PLAN PER LEE COUNTY D.O. COMMENTS DATED 3/19/04	DJS
1	4/9/03	NEW FOOTPRINT AND ADD DRIVE TO BLDG. #3	DJS

PRINTED

JUN 25 2004

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

DESIGNED BY: M.J.H.

DRAWN BY: D.J.S.

APPROVED: M.J.H.

JOB CODE: TCMR1

SCALE: 1" = 20'

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 E9 0000161

SURVEYING CERTIFICATE OF AUTHORIZATION LB 0005161

CASTELLA AT THE COLONY

RECEIVED
JUN 28 2004
ADD 2004-00090
FINAL PLAN APPROVAL

PERMIT COUNTER

DATE:
JANUARY, 2003

FILE NAME:
TCMR1FASITE

DRAWING NUMBER 2 OF 3

LEGEND

OWNER/DEVELOPER
WCI Communities Inc.
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(239) 947-2000
(239) 498-8275 (FAX)

Revision	Date	Description	By
1	4/9/03	NEW FOOTPRINT AND ADD DRIVE TO BLDG. #3	DJS
2	4/19/04	SHOW REVERSE SITE PLAN PER LEE COUNTY D.O. COMMENTS DATED 3/19/04	DJS

PRINTED
JUN 25 2004
CIVIL ENGINEERS - LAND SURVEYORS
Q. GRADY MINOR & ASSOCIATES, P.A.

DESIGNED BY: M.J.H.
DRAWN BY: D.J.S.
APPROVED: M.J.H.
JOB CODE: TOMR1
SCALE: 1" = 60'

Q. GRADY MINOR AND ASSOCIATES, P.A.
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SURVEYING CERTIFICATE OF AUTHORIZATION NO. 0005161

DATE: JANUARY, 2003
FILE NAME: TOMRIPASTE
DRAWING NUMBER 3 OF 3
PLAN APPROVAL
002004-00000



MATTHEW J. HERMANSON, P.E.
3900 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 57008
6/25/04