

ADMINISTRATIVE AMENDMENT (FPA) - ADD2004-00179

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, Inc., filed an application for Final Plan Approval for The Colony Golf Course Rest Shelter, to allow:

1. a reduced street setback of 10-feet for the proposed Golf Course Rest Shelter where zoning resolution Z-94-014 requires a street setback of 15-feet; and
2. a 7-foot encroachment into the Landscaping, Signage, Utility, and Drainage Easement for the proposed Golf Course Rest Shelter;

on property located at the south side of Pelican Colony Blvd., 100' east of Spring Creek Road overpass, Bonita Springs, described more particularly as:

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

See Legal Description attached hereto as Exhibit "A"

WHEREAS, the applicant has indicated the property's current STRAP number is 17-47-25-B2-00001.0000; and

WHEREAS, the property was originally rezoned in Lee County Zoning Resolution Z-94-014; and

WHEREAS, the subject property is located in the Residential Planned Development Parcel B of the Pelican Landing Residential Planned Development; and

WHEREAS, a golf course rest shelter is permitted in the Residential Planned Development, Parcel B; and

WHEREAS, the proposed Golf Course Rest Shelter was previously approved in case number ADD2004-00066; and

WHEREAS, the applicant is requesting to relocate the proposed Golf Course Rest shelter to the southwest; and

WHEREAS, the new location will provide for greater setbacks from the right-of-way and lake, and will reduce the encroachment into the Sign, Landscape, Drainage and Utility Easement; and

WHEREAS, the proposed Golf Course Rest Shelter is approximately 375+/- square-feet in area; and

WHEREAS, the Golf Course Rest shelter is proposed to include, but not limited to, a covered drive through for Golf Carts, a rest area for golfers, and restrooms; and

WHEREAS, the reduced setbacks are limited to the size and location as indicated on the attached site plan; and

WHEREAS, the proposed Golf Rest Shelter encroaches approximately 7-feet into a 17-foot wide Landscaping, Signage, Utility, and Drainage Easement as recorded in Plat Book 58 Pages 83-84 of the Official Records of Lee County, Florida; and

WHEREAS, letters of no objection have been received by all parties which have interests in the Landscape and Signage Easement; and

WHEREAS, the proposed Golf Course Rest Shelter must not impede the use of the Landscaping, Signage, Utility, and Drainage Easement for the intended uses as dedicated in Plat Book 58 Page 83-84; and

WHEREAS, there is an existing 5-foot sidewalk and an 11-foot golf cart path between the subject property and Pelican Colony Boulevard; and

WHEREAS, there are existing buffers located between Pelican Colony Boulevard, the sidewalk, and the golf cart path each containing a continuous hedge-row and trees; and

WHEREAS, with the existing buffering and the proposed single hedge-row around the proposed Golf Course Rest shelter, the Golf Course Rest Shelter will have minimal impacts on the surrounding area; and

WHEREAS, the proposed site plan has been reviewed by Lee County Development Services for the City of Bonita Springs; and

WHEREAS, Lee County Development Services has no objection to the proposed Golf Course Rest Shelter; and

WHEREAS, an application for approval of an administrative setback variance has been filed pursuant to the City of Bonita Springs Land Development Code Section 34-268; and

WHEREAS, the City of Bonita Springs Land Development Code provides for administrative approval from the Zoning Regulations for matters involving setbacks in LDC Sections 34-651 through 34-1041 and 34-1744; 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 is **APPROVED** to the Residential Planned Development to allow:

1. a reduced street setback of 10-feet for the proposed Golf Course Rest Shelter where zoning Resolution Z-94-014 requires a street setback of 15-feet; and
2. a 7-foot encroachment into the Landscaping, Signage, Utility, and Drainage Easement for the proposed Golf Course Rest Shelter;

is **APPROVED**, with conditions.

Approval is limited to the following conditions.

1. The proposed Golf Course Rest Shelter must be in compliance with the 4-page site Plan submitted by Q. Grady Minor and Associates, dated February 2004, stamped received by zoning on May 13, 2004. A reduced copy is attached hereto.
2. If at any time the Golf Course Rest Shelter is determined by Lee County Development Services as obstructing the use of the Landscaping, Signage, Utility, and Drainage Easement, the Golf Course Rest Shelter must be removed.
3. A single-row hedge must be planted along the perimeter of the proposed Golf Course Rest Shelter except as to allow for ingress/egress as proposed for pedestrians and golf carts. The hedge must be maintained so as to form a 36-inch high continuous visual screen within one year after the time of planting.

DULY PASSED AND ADOPTED this 20th day of September, A.D., 2004

BY: _____

Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

LEGAL DESCRIPTION

REST SHELTER AT PELICAN LANDING

PERMIT COUNTER

A PARCEL OF LAND LOCATED IN PELICAN LANDING UNIT TWENTY FIVE, AS RECORDED IN PLAT BOOK 58, PAGE 84 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 'H', ACCORDING TO PELICAN LANDING UNIT TWENTY FIVE, AS RECORDED IN PLAT BOOK 58 AT PAGE 84 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN SOUTH 89°21'02" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF PELICAN COLONY BOULEVARD, FOR A DISTANCE OF 14.57 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE EASTERLY ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 44.42 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH; THENCE RUN EASTERLY, ALONG THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 472.00 FEET; THROUGH A CENTRAL ANGLE OF 01°06'57"; SUBTENDED BY A CHORD OF 9.19 FEET AT A BEARING OF SOUTH 88°47'34" EAST, FOR AN ARC LENGTH OF 9.19 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 00°38'58" WEST FOR A DISTANCE OF 46.57 FEET; THENCE RUN NORTH 89°21'02" WEST FOR A DISTANCE OF 53.61 FEET; THENCE RUN NORTH 00°38'58" EAST FOR A DISTANCE OF 46.66 FEET TO THE POINT OF BEGINNING, CONTAINING 0.057 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF TRACT 'H' ACCORDING TO THE PELICAN LANDING UNIT TWENTY FIVE, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING SOUTH 89°21'02" EAST.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

Q. GRADY MINOR AND ASSOCIATES, P.A.

Applicant's Legal Checked

by 30 AUG 04SIGNED 11-4-03

STEPHEN V. BURGESS

P.S.M. #6408
STATE OF FLORIDA0' 10' 20'
SCALE: 1" = 20'

PELICAN COLONY BOULEVARD

TRACT 'A'

(PLAT BOOK 58, PAGE 84)
(RIGHT OF WAY VARIES)

POINT OF COMMENCEMENT

POINT OF BEGINNING

RADIUS=472.00'
LENGTH=9.19'
DELTA=1°06'57"
CHORD=9.19'
BEARING=S88°47'33"ES 89°21'02" E
14.57'S 89°21'02" E
44.42'

SOUTH RIGHT OF WAY LINE

17.0'
UE & DESPRING CREEK ROAD
(C.C.M.B. 6, PAGE 210)N 00°38'58" E
46.66'REST SHELTER
PARCEL
± 0.057 ACRESS 00°38'58" W
46.57'N 89°21'02" W
53.61'

TRACT 'H'

(PLAT BOOK 58, PAGE 84)

TRACT 'G'

(PLAT BOOK 58, PAGE 84)

20.0'
MAINTENANCE
EASEMENT

LEGEND

UE UTILITY EASEMENT
DE DRAINAGE EASEMENT

* THIS IS NOT A SURVEY *

SHEET: 1 OF 1

DRAWN: SVB

JOB CODE: TCRS

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
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH AND LEGAL DESCRIPTION

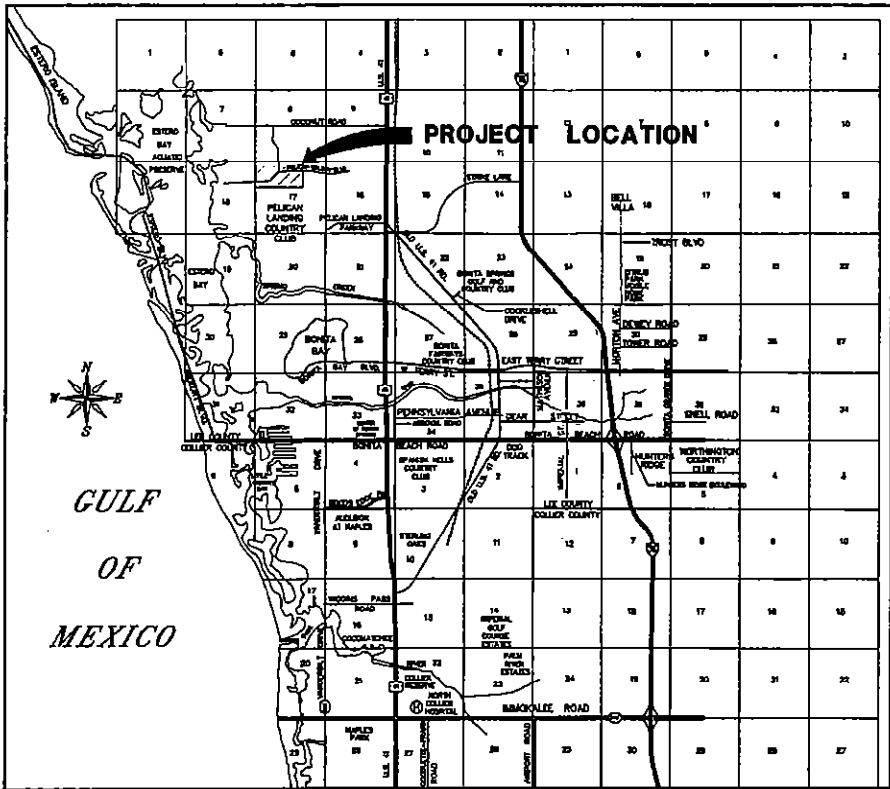
THE REST SHELTER AT THE COLONY
AT PELICAN LANDINGSECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
BONITA SPRINGS, LEE COUNTY, FLORIDA

DATE: NOVEMBER, 2003

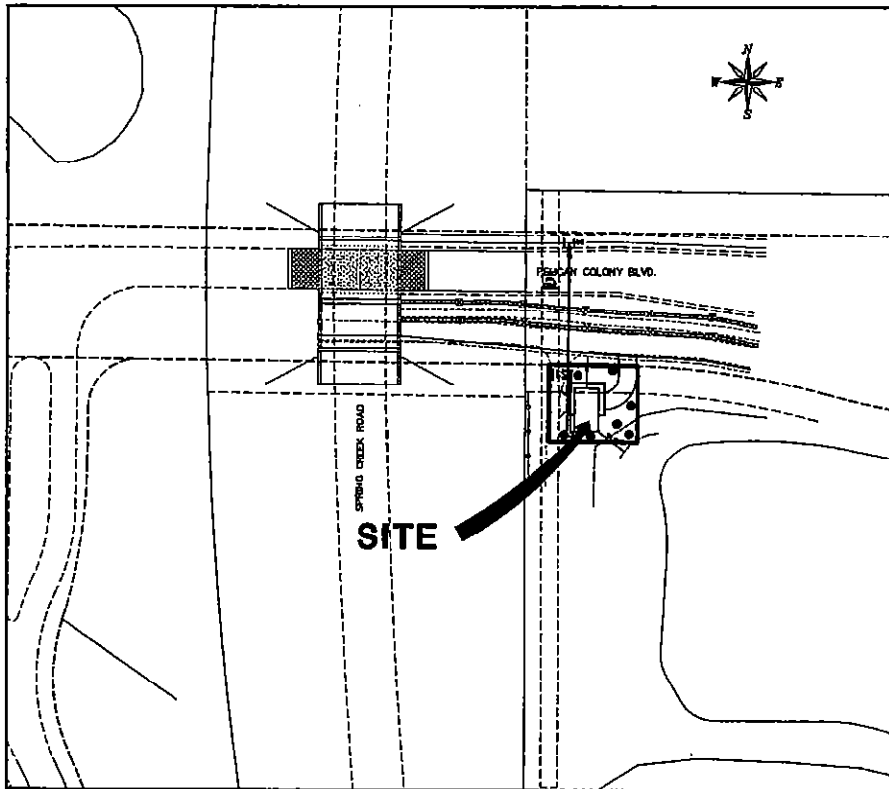
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PELICAN COLONY REST SHELTER SITE PLAN

A PART OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA



LOCATION MAP
 N.T.S.



SITE MAP
 N.T.S.

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
1	COVER SHEET AND INDEX OF DRAWINGS
2	REST SHELTER SITE, UTILITY, AND GRADING PLAN
3	WATER DETAILS
4	WASTEWATER DETAILS
5	COMBINATION WATER/WASTEWATER DETAILS
6	BACKFLOW DETAILS
7	AERIAL IMAGE

OWNER/DEVELOPER

WCI COMMUNITIES INC.
 24301 WALDEN CENTER DRIVE
 SUITE 300
 BONITA SPRINGS, FLORIDA 34134
 (239) 947-2600
 (239) 947-9354 (FAX)

PREPARED BY:

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 EB 0006161
 SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006161

REVISIONS

Revision	Date	Description	By
1	8/5/04	PER BSU COMMENTS DATED 8/5/04	D.C.R.
2	8/12/04	RE-LOCATE BUILDING	D.C.R.

APPROVED

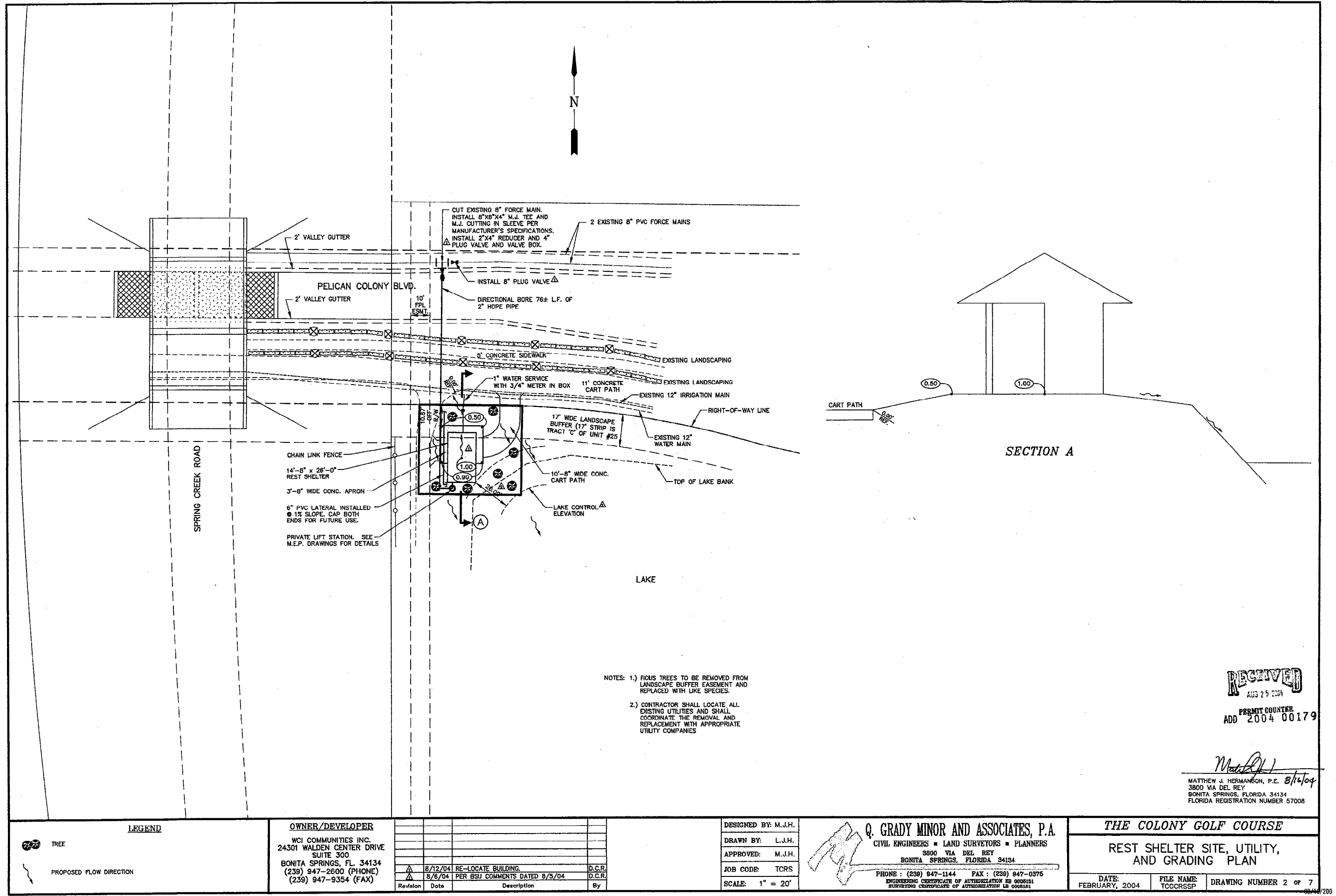
Final Plan Approval
 for Rest Shelter Development
 Subject to Case # 2004-00179
 Date 3/29/07

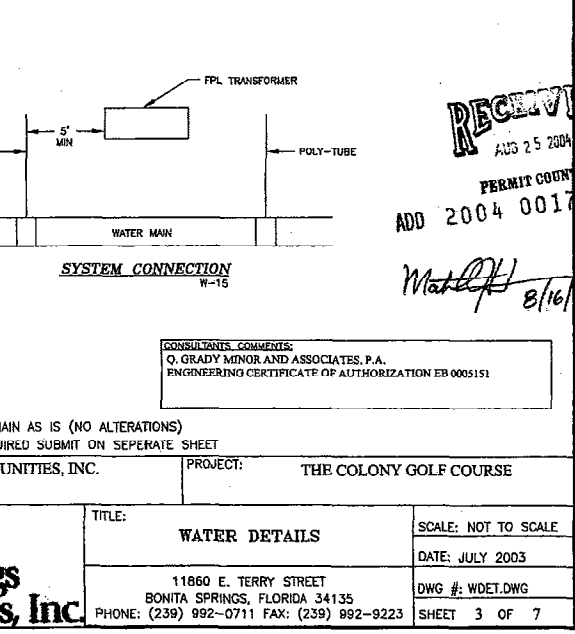
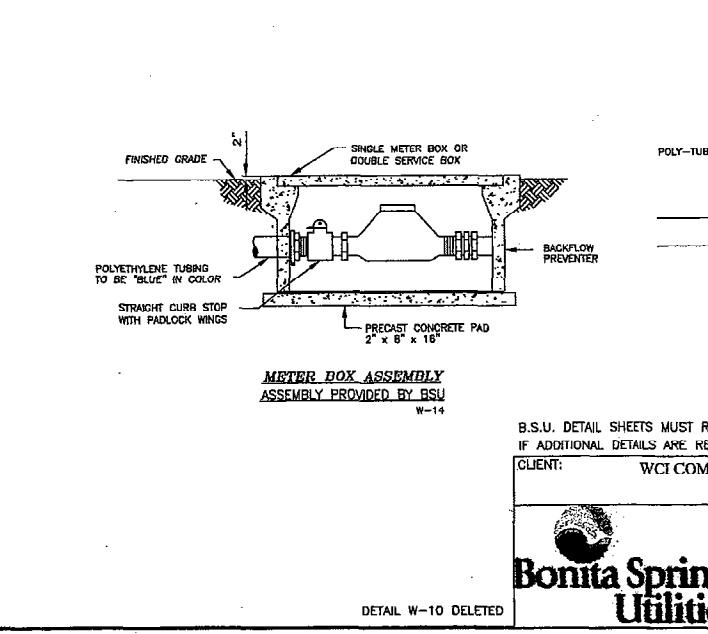
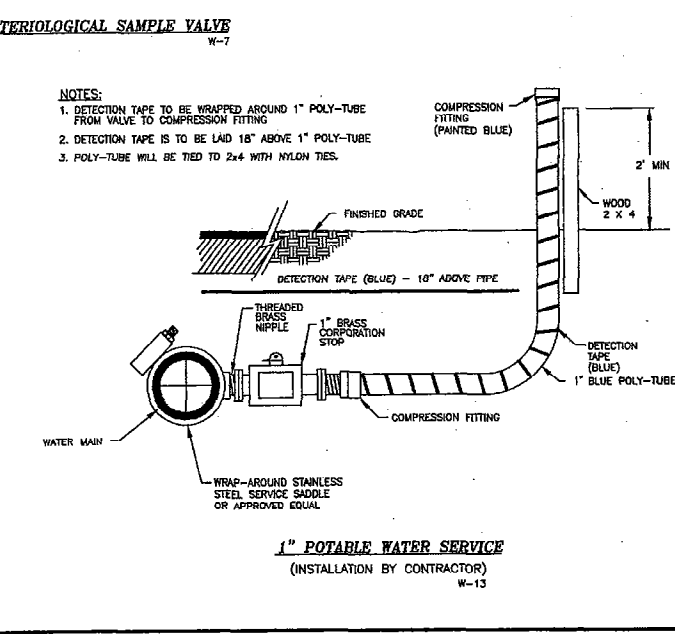
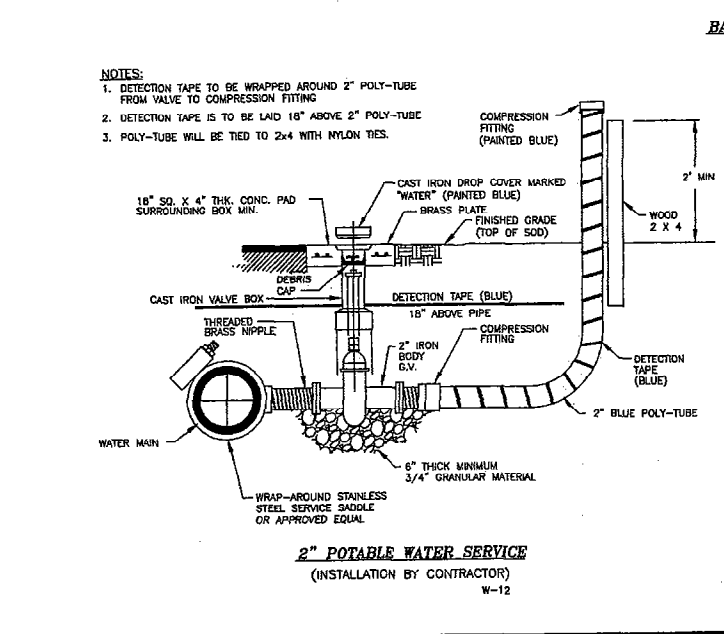
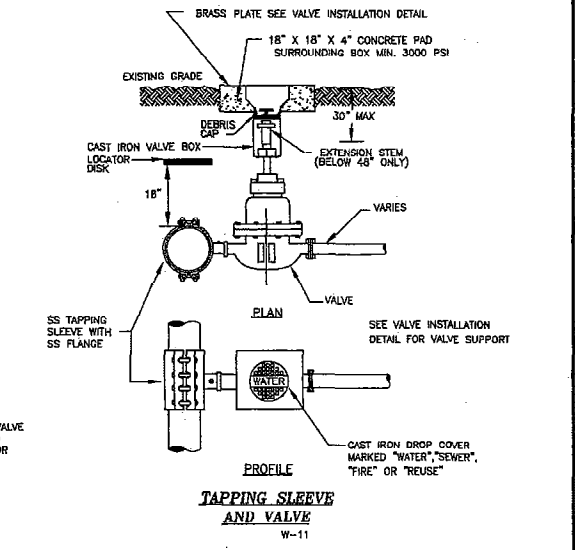
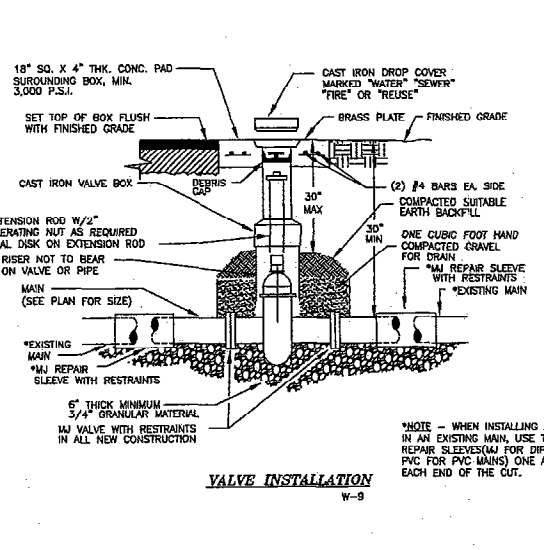
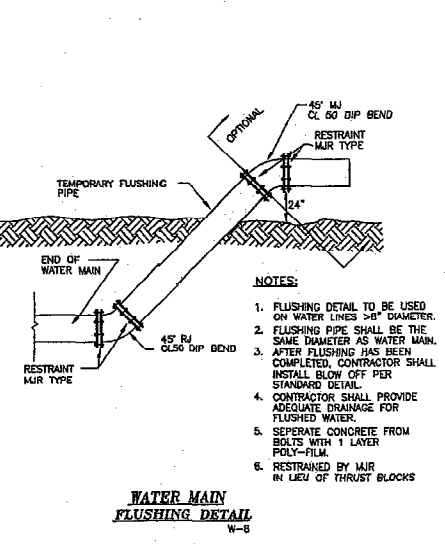
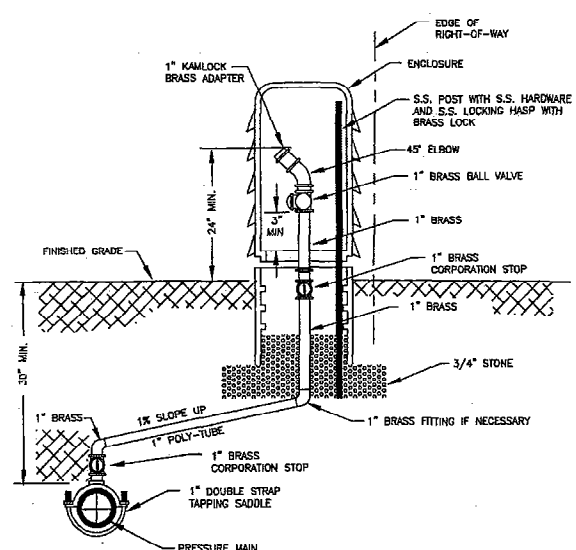
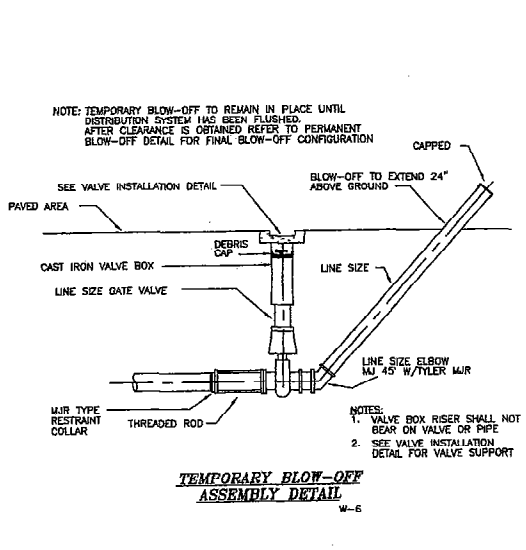
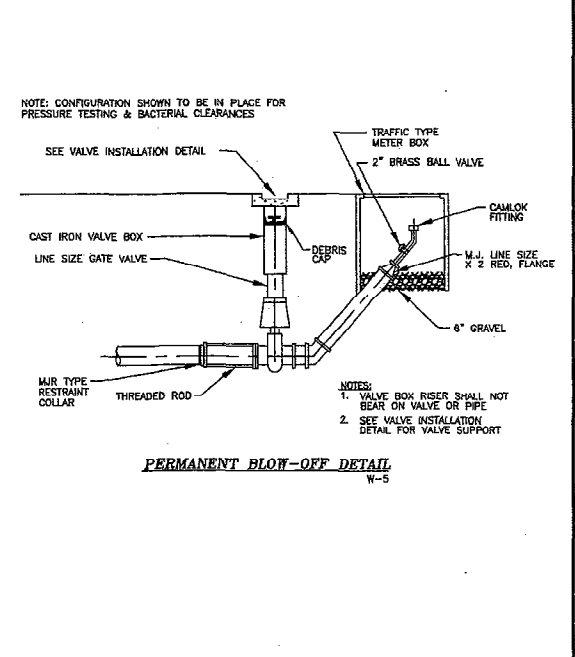
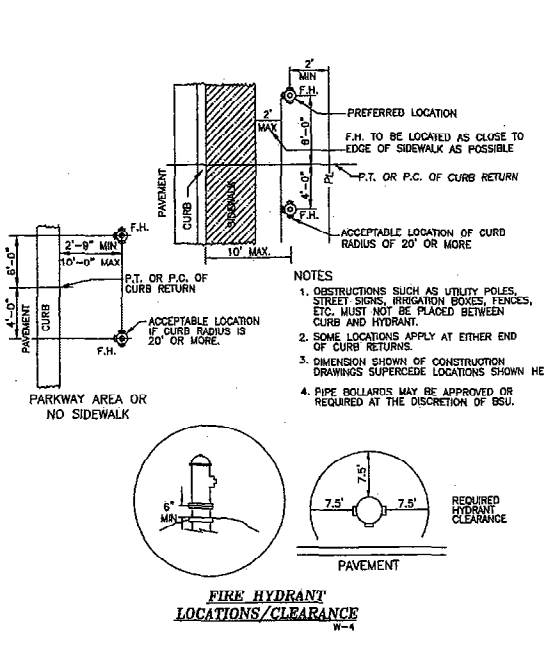
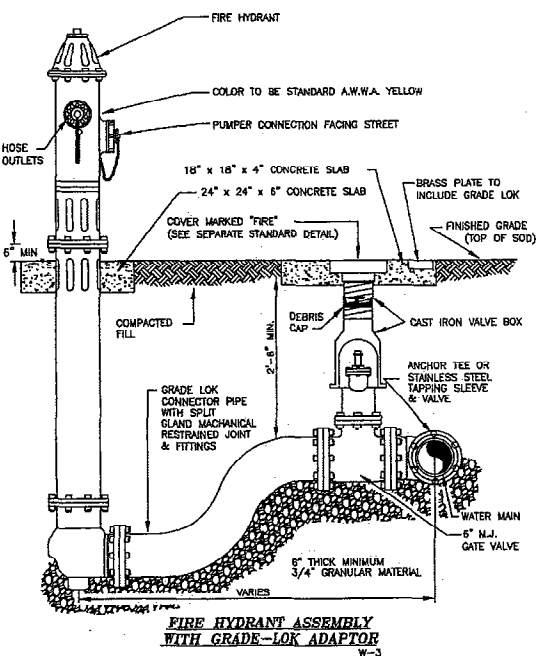
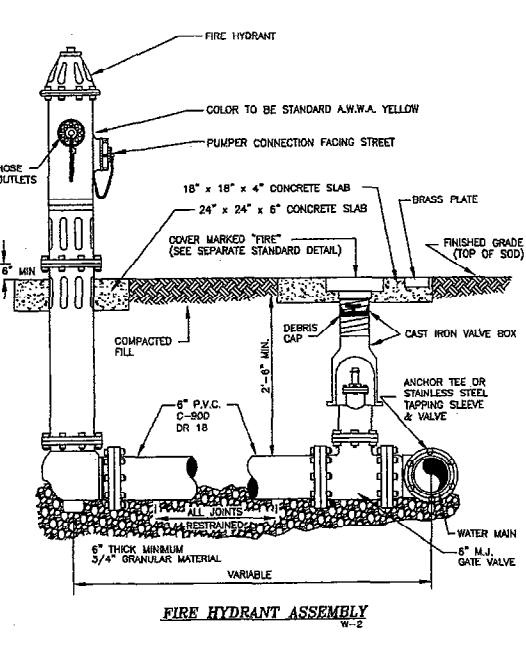
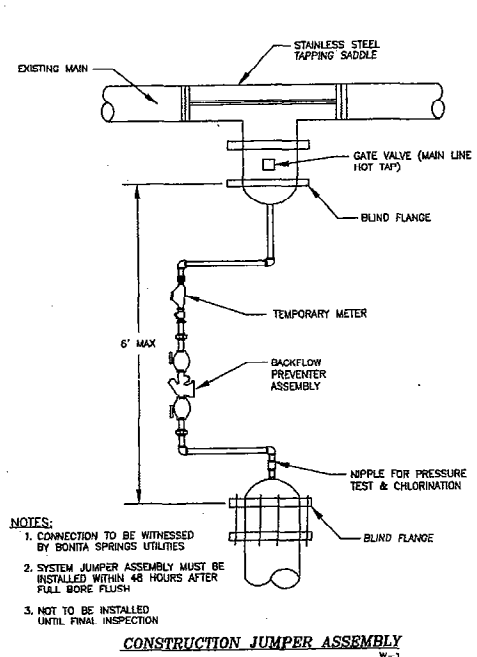
MATTHEW J. HERMANSON, P.E. 8/16/04
 3600 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 FLORIDA REGISTRATION NUMBER 57008

DATE: FEBRUARY, 2004
 FILE: TCCRSSP
 DRAWING NUMBER 1 OF 7

ADD 2004 00179

08/18/2004





RECEIVED
AUG 25 2004
PERMIT COUNTER
ADD 2004 00179
Mark H 8/16/04

CONSULTANT'S COMMENTS:
O. GRADY MINOR AND ASSOCIATES, P.A.
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0005151

B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPARATE SHEET

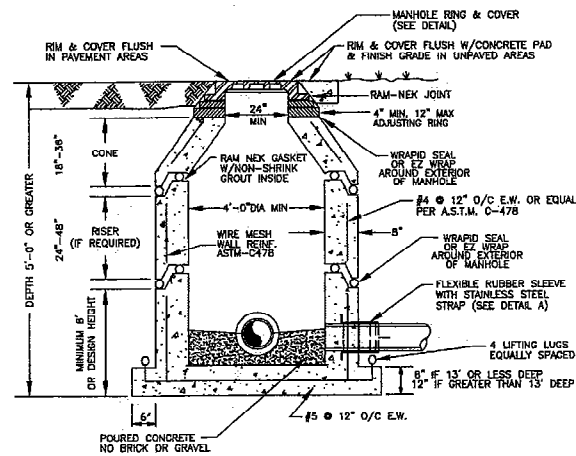
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TITLE: WATER DETAILS	
SCALE: NOT TO SCALE	
DATE: JULY 2003	
DWG #: WD02.DWG	
SHEET 3 OF 7	

Bonita Springs Utilities, Inc.

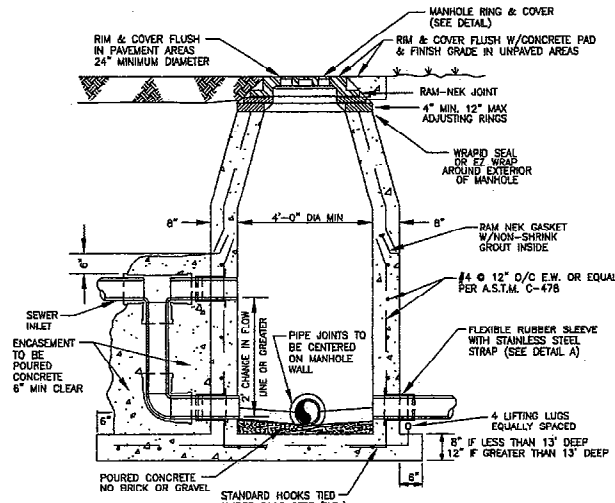
11860 E. TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: (239) 992-0711 FAX: (239) 992-9223

DETAIL W-10 DELETED

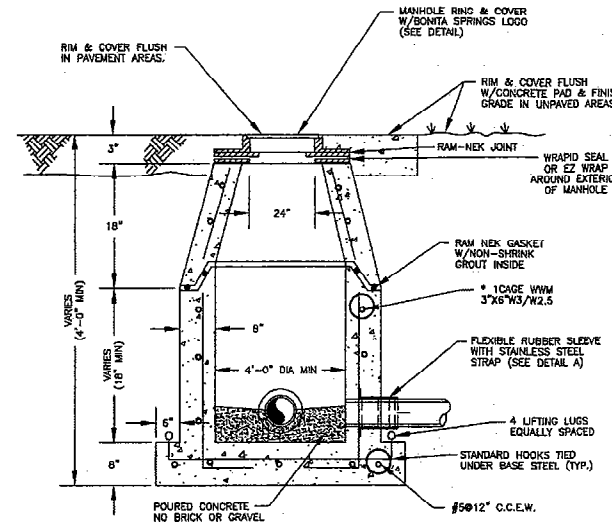
08/16/200



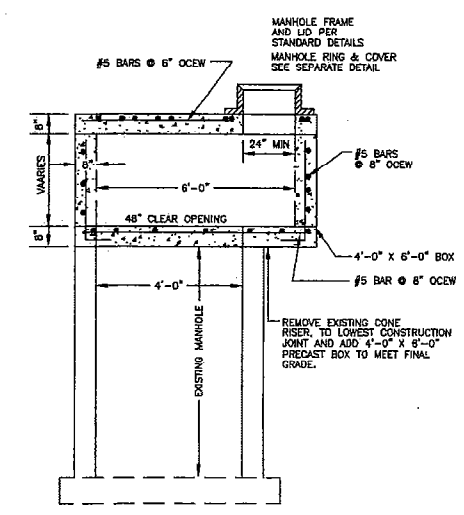
PRECAST MANHOLE - CONCENTRIC
SS-1



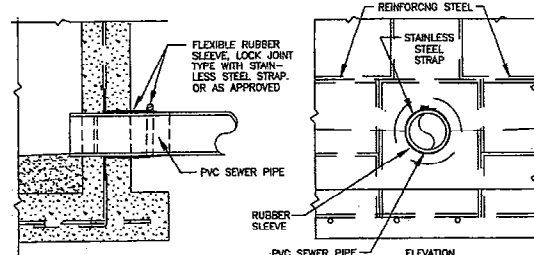
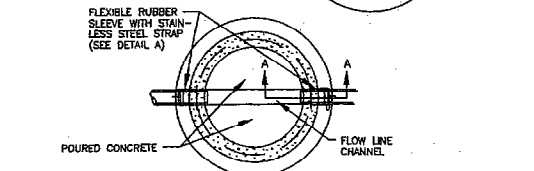
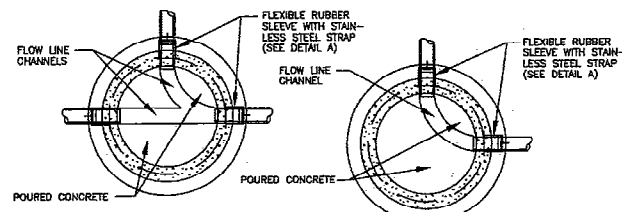
DROP MANHOLE
SS-3



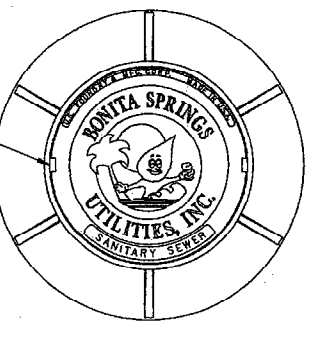
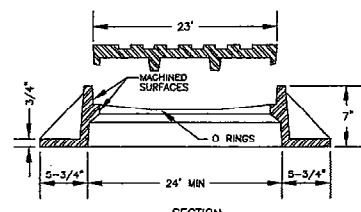
SHALLOW MANHOLE
SS-4



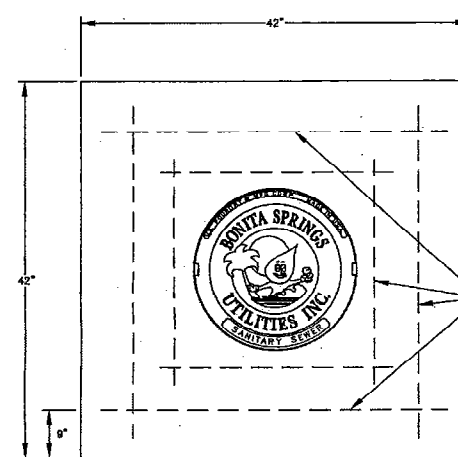
OFFSET MANHOLE RECONSTRUCTION
NOTE: REQUIRES SPECIAL APPROVAL BY BSU
SS-5



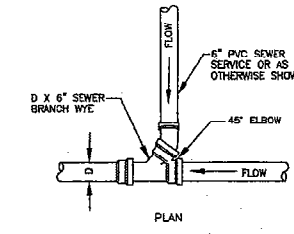
FLOW LINE CHANNELS
SS-6



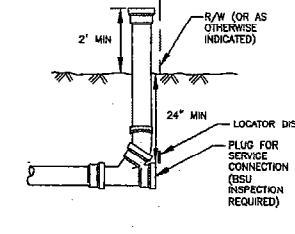
MANHOLE RING & COVER DETAIL
SS-7



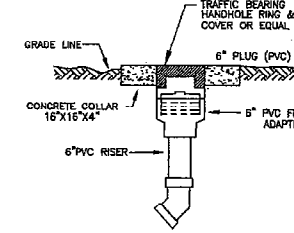
MANHOLE CONCRETE COLLAR
SS-8



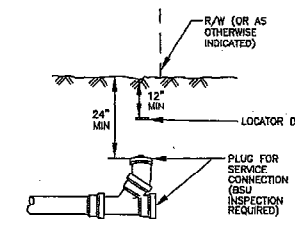
SEWER SERVICE CONNECTION



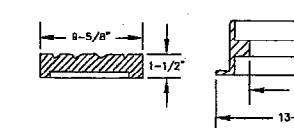
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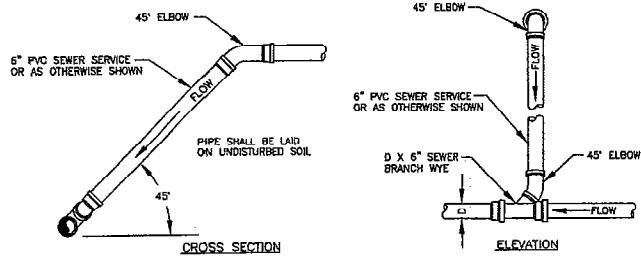
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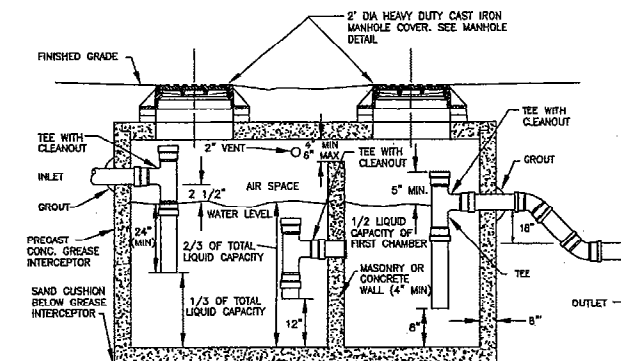
PERMANENT SERVICE
(REQUIRES WRITTEN BSU APPROVAL)



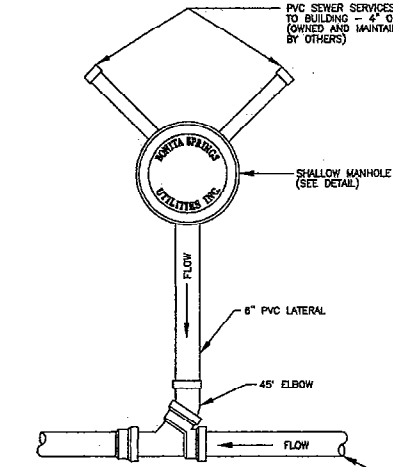
CLEANOUT ASSEMBLY
SS-9



SEWER CONNECTION FOR DEPTHS OVER 8 FEET
SS-10



GREASE INTERCEPTOR
SS-11



SHALLOW MANHOLE DETAIL WITH 4" OR 6" SERVICES
SS-12

B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPARATE SHEET

CLIENT:	WCI COMMUNITIES, INC.	PROJECT:	THE COLONY GOLF COURSE
TITLE:	WASTEWATER DETAILS	SCALE:	NOT TO SCALE
DATE:	JULY 2003	DATE:	JULY 2003
DWG #:	WWDET.DWG	DWG #:	WWDET.DWG
SHEET	4 OF 7	SHEET	4 OF 7

Bonita Springs Utilities, Inc.

11860 E. TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: (239) 992-0711 FAX: (239) 992-9223

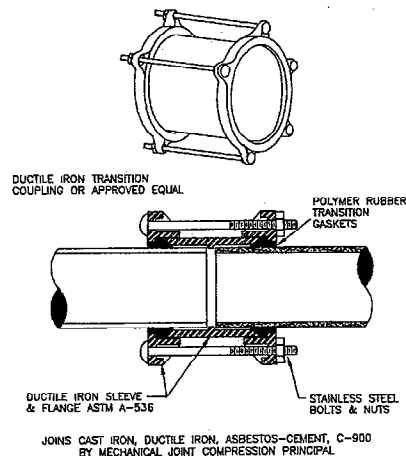
ADD 2004 00179

08/16/200

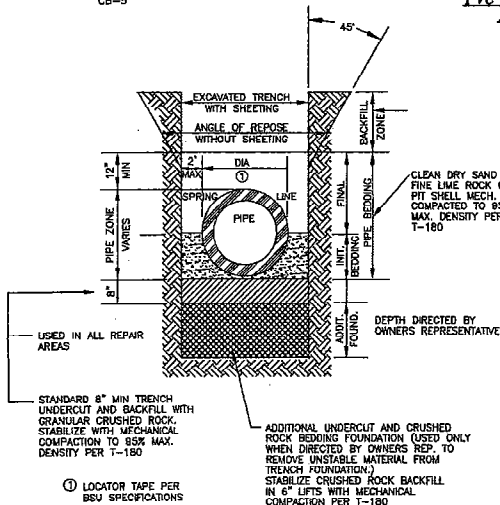
PIPE SIZE	HORIZONTAL BENDS				VERTICAL OFFSETS		TEES		REDUCERS	
	90° BENDS L _H (FT.)	45° BENDS L _V (FT.)	22.5° BENDS L _V (FT.)	11.25° BENDS L _V (FT.)	45° BENDS L _H (FT.)	DEAD ENDS L _H (FT.)	RUN SIZE	BRANCH SIZE	SIZE	(SEE NOTES)
4"	27	11	5	3	31	8	6"	4"	10	11
6"	37	15	7	4	43	11	8"	6"	10	34
8"	48	20	10	5	57	15	10"	8"	10	59
10"	57	24	11	6	68	17	12"	10"	10	80
12"	67	28	13	7	79	19	14"	12"	10	95
16"	88	36	18	9	103	24	18"	16"	10	116
20"	108	45	22	11	128	30	24"	20"	10	143
24"	128	54	27	13	153	36	30"	24"	10	170

- NOTES:**
1. LENGTHS SHOWN ON THIS TABLE ARE TO BE INTERPRETED AS FOLLOWS:
L_H = RESTRAINED LENGTH FROM HIGH SIDE FITTING OF A VERT. BEND
L_V = RESTRAINED LENGTH FROM LOW SIDE FITTING OF A VERT. BEND
L_T = RESTRAINED LENGTH ON BOTH SIDES FROM FITTING
L_M = MINIMUM LENGTH TO FIRST JOINT OF RUN ON BOTH SIDES
L_B = RESTRAINED LENGTH REQUIRED ON BRANCH FROM FITTING
L_A = LENGTH OF PIPE ON SMALL SIDE FREE OF FITTING
L_B = RESTRAINED LENGTH ON LARGE SIDE OF REDUCER
 2. A SAFETY FACTOR = 2.5 IS USED FOR VERTICAL OFFSETS TO COMPENSATE FOR SATURATED SOIL CONDITIONS. A SAFETY FACTOR = 2.0 IS USED FOR ALL OTHER CASES.
 3. L_A AND L_B ABOVE ARE TWO OPTIONS FOR PROVIDING THE REQUIRED THRUST RESTRAINT FOR THE FITTING. EITHER L_A LENGTH OF PIPE FREE OF FITTINGS (BENDS, TEES, REDUCERS OR VALVES) ON THE SMALL SIDE OF THE REDUCER WILL PROVIDE THE REQUIRED RESTRAINT OR L_B LENGTH CAN BE RESTRAINED ON THE LARGE SIDE OF THE FITTING.
 4. THE FOLLOWING ARE ASSUMED:
4" - 10" PIPE HAS 30" MIN. COVER
12" - 24" PIPE HAS 36" MIN. COVER
4" - 24" PIPE IS PVC
 5. VALVES SHALL BE RESTRAINED ON EITHER SIDE OF THE FITTING AS A MINIMUM. IN LINE VALVES SHALL HAVE NO FITTINGS WITHIN THE LENGTHS SHOWN ON THIS TABLE FOR THE SAME SIZE DEAD END IN CASES WHERE THIS LENGTH CAN NOT BE PROVIDED FREE OF FITTINGS, ADDITIONAL RESTRAINT SHALL BE REQUIRED AS APPROVED BY ENGINEER.
 6. ALL DEAD END LINES, PERMANENT OR TEMPORARY, SHALL BE RESTRAINED PER THE ABOVE RESTRAINT TABLE.

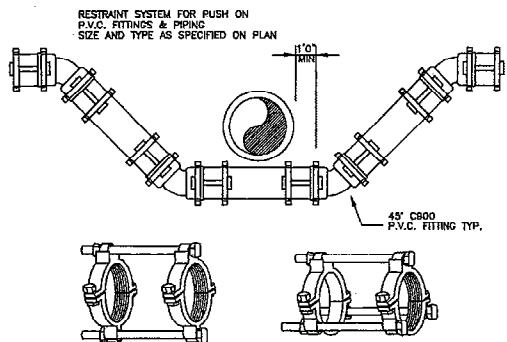
RESTRAINT TABLE
CB-1



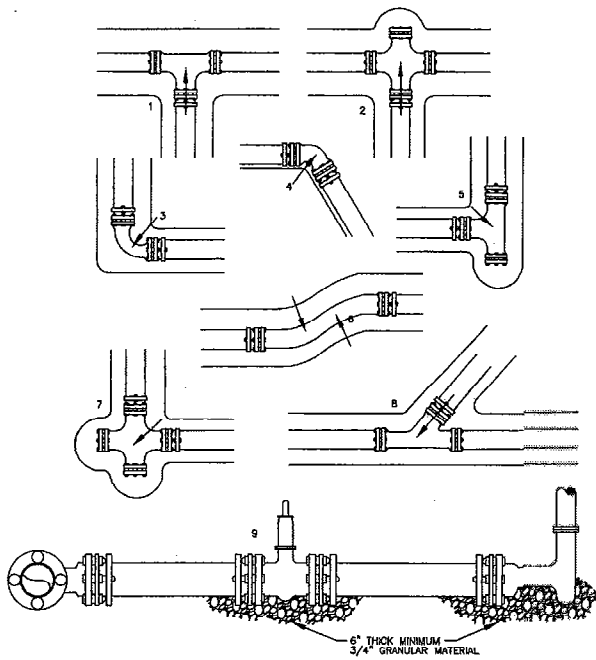
DUCTILE IRON TRANSITION COUPLING
CB-5



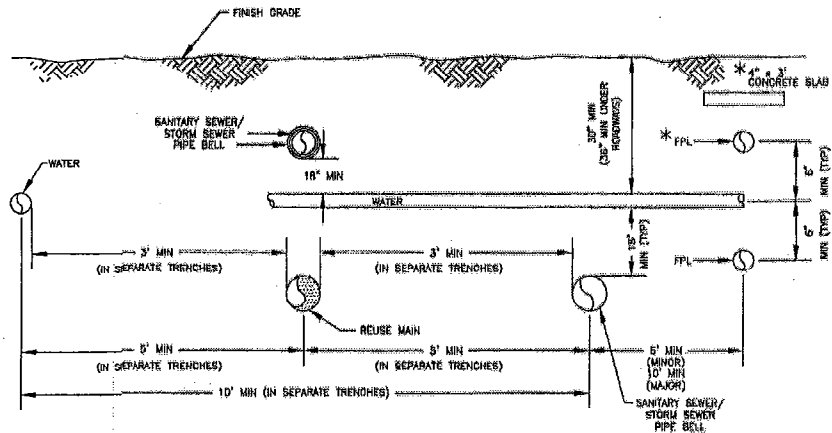
TRENCH CROSS SECTION
CB-8



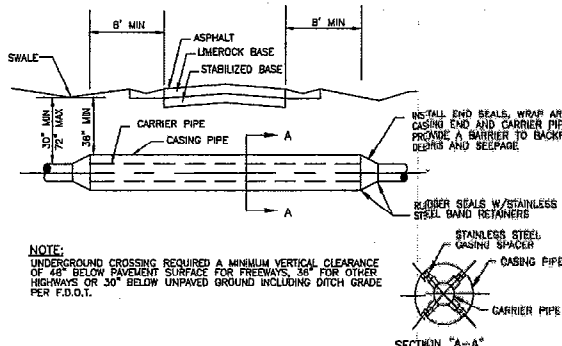
PVC PRESSURE LINE CONFLICT ADJUSTMENT FITTINGS
CB-6



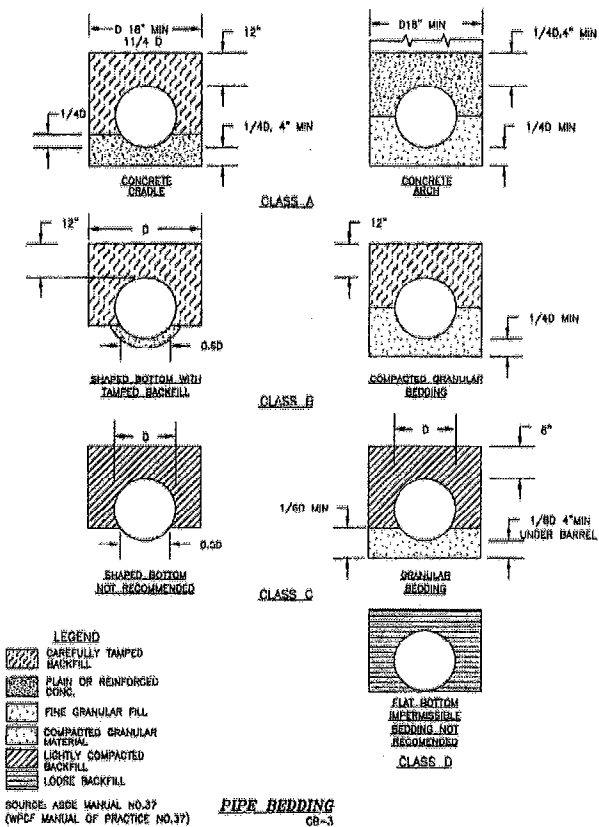
THRUST RESTRAINING
CB-2



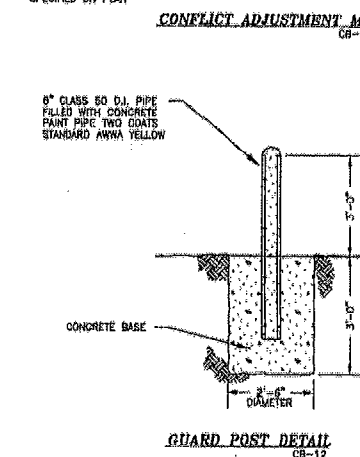
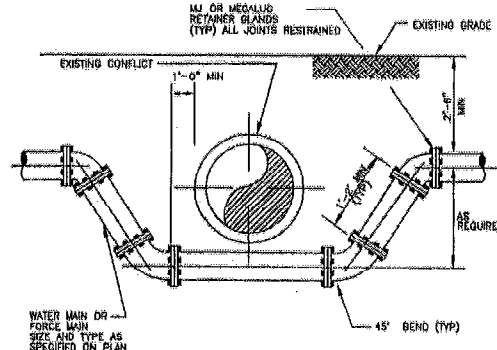
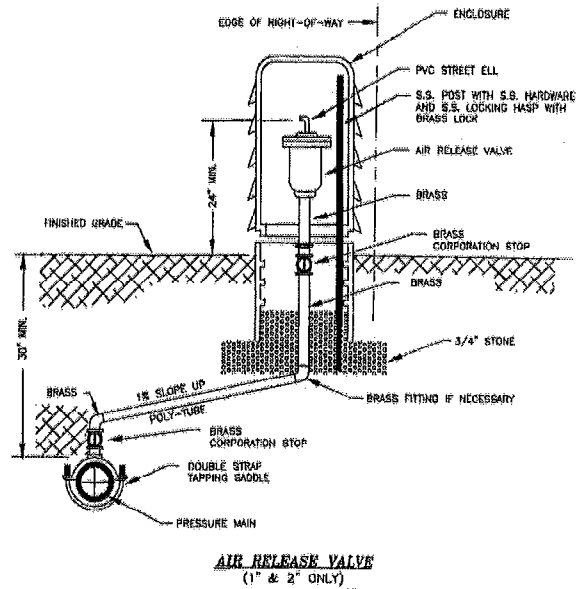
CROSS-OVER DETAIL
CB-7



JACK AND BORE
CB-10



PIPE BEDDING
CB-3



CONSULTANT'S COMMENTS:
O. GRADY MINOR AND ASSOCIATES, P.A.
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0905151

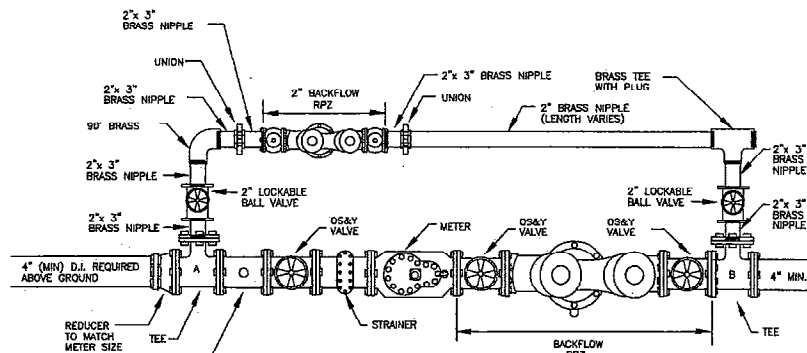
B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPARATE SHEET

CLIENT:	WCI COMMUNITIES, INC.	PROJECT:	THE COLONY GOLF COURSE
TITLE:	COMBINATION WATER/WASTEWATER DETAILS	SCALE:	NOT TO SCALE
	11860 E. TERRY STREET BONITA SPRING, FLORIDA 34135 PHONE: (239) 982-0711 FAX: (239) 982-9223	DATE:	JULY 2003
		DWG #:	COMBDET.DWG
		SHEET	5 OF 7

Bonita Springs Utilities, Inc.

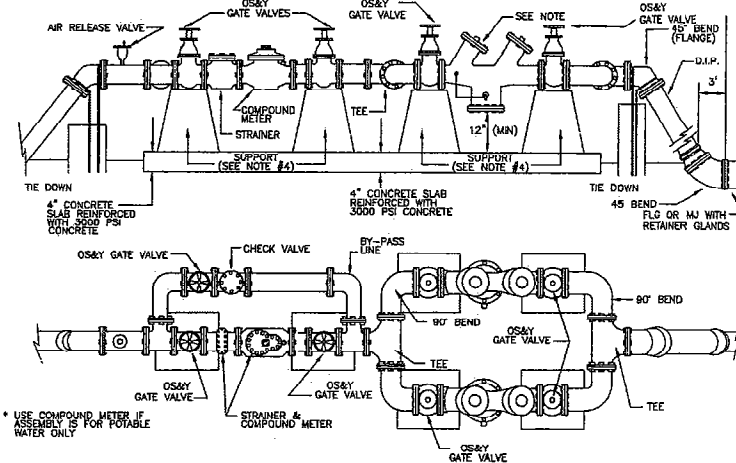
ADD 2004 00179

08/16/200



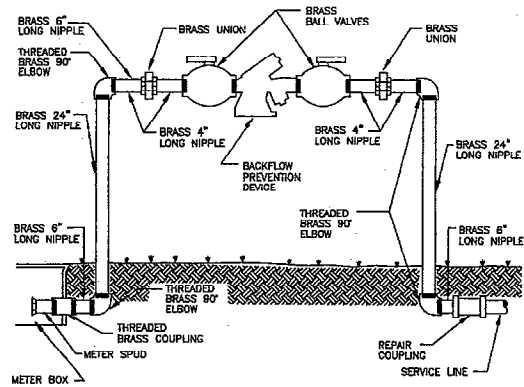
- NOTES:**
1. METER SIZE DETERMINES CONFIGURATION SIZE BETWEEN TEE "A" & "B".
 2. ENTIRE APPARATUS TO BE PAINTED WITH UV RATED PAINT (EXCEPT METER).
 3. CONSULT BSU "BACKFLOW PREVENTION CROSS CONNECTION CONTROL PROGRAM" FOR APPROVED SIZES, MODEL NUMBERS & MANUFACTURES.

STANDARD METER/BACKFLOW ASSEMBLY DETAIL
BF-1



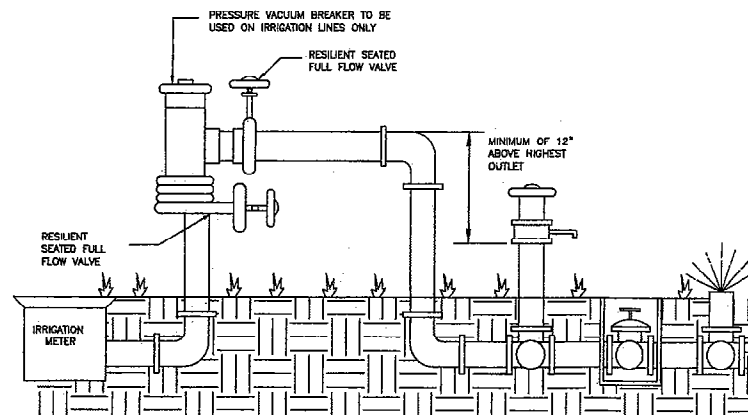
- NOTE:**
1. IF CONTINUOUS SERVICE IS NOT REQUIRED, A SINGLE BACKFLOW PREVENTER MAY BE INSTALLED, AND TEES AND BENDS ELIMINATED.
 2. DEVICE DEPENDENT ON DEGREE OF HAZARD.
 3. METER BYPASS LINE OPTIONAL. DEPENDENT ON CUSTOMER NEEDS/CONTINUOUS SUPPLY DURING METER REPAIR.
 4. SUPPORT TO BE METAL OR CONCRETE (SEE LIFT STATION VALVE SUPPORT DETAIL).
 5. CONSULT BSU "BACKFLOW PREVENTION CROSS CONNECTION CONTROL PROGRAM" FOR APPROVED SIZES, MODEL NUMBERS & MANUFACTURES.

**BONITA SPRINGS UTILITIES
BACKFLOW PREVENTION DETAIL
3\"/>**



NOTE:
DEVICE DEPENDENT ON DEGREE OF HAZARD.

**BONITA SPRINGS UTILITIES
BACKFLOW PREVENTION DETAIL
BACKFLOW PREVENTION DEVICE 3/4\"/>**



**BONITA SPRINGS UTILITIES
BACKFLOW PREVENTION DETAIL
PRESSURE VACUUM BREAKER**
BF-4

CONSULTANTS COMMENTS:
Q. GRADY MINOR AND ASSOCIATES
ENGINEERING CERTIFICATE OF AUTHORIZATION
AUG 25 2003

RECEIVED
AUG 25 2003
PERMIT COUNTER

B.S.U.: DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPERATE SHEET

CLIENT:	WCI COMMUNITIES, INC.	PROJECT:	THE COLONY GOLF COURSE
TITLE:	BACKFLOW DETAILS	SCALE:	NOT TO SCALE
	11860 E. TERRY STREET BONITA SPRINGS, FLORIDA 34135 PHONE: (239) 992-0711 FAX: (239) 992-9223	DATE:	JULY 2003
		DWG #:	BAKFLW.DWG
		SHEET	6 OF 7

**Bonita Springs
Utilities, Inc.**

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08/16/2004

