

ACCO

ADMINISTRATIVE AMENDMENT FPA-98-048

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, L.P. filed an application for Final Zoning Plan Approval to a Residential Planned Development/Commercial Planned Development on a project known as Colony Corporate Center, Pelican Landing located at 24201 and 24211 Walden Center Drive, Bonita Springs, described more particularly as:

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

A parcel of land located in the Southeast Quarter (SE¼) of Section 09, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Tract "A" of PELICAN LANDING UNIT NINETEEN as recorded in Plat Book 56 at Pages 36 through 38 of the Public Records of Lee County, Florida, also being the intersection of the Westerly right-of-way of U.S. 41 (Tamiami Trail - S.R. 45) (200' right-of-way) with the Northerly right-of-way line of Pelican Colony Boulevard (Tract "A" of aforementioned plat), and also being a point on a circular curve concave to the Northwest, whose radius point bears S79°53'56"W a distance of 30.00 feet therefrom;

THENCE run Southwesterly along the Northerly right-of-way line of said Pelican Colony Boulevard and along the arc of said curve to the right, having a radius of 30.00 feet, through a central angle of 90°00'00", subtended by a chord of 42.43 feet at a bearing of S34°53'56"W, for an arc length of 47.12 feet to the end of said curve;

THENCE run S79°53'56"W, along said Northerly right-of-way line, for a distance of 40.57 feet to the beginning of a tangential circular curve concave to the Northwest;

THENCE run Westerly along said Northerly right-of-way line and along the arc of said curve to the right, having a radius of 690.00 feet, through a central angle of 08°76'22", subtended by a chord of 99.54 feet at a bearing of S84°02'07"W, for an arc length of 99.63 feet to the end of said curve and the POINT OF BEGINNING;

THENCE continue along said curve to the right, having a radius of 690.00 feet, through a central angle of 23°21'50", subtended by a chord of 279.42 feet at a bearing of N80°08'46"W, for an arc length of 281.37 feet to a Point of Compound Curvature;

THENCE run Northwesterly along the arc of said curve to the right, having a radius of 30.00 feet, through a central angle of 95°12'57", subtended by a chord of 44.31 feet at a bearing of N20°51'23"W, for an arc length of 49.85 feet to the end of said curve;

THENCE run N26°45'05"E for a distance of 371.58 feet to the beginning of a tangential circular curve concave to the Northwest,

THENCE run Northerly along the arc of said curve to the left, having a radius of 730.00 feet, through a central angle of 23°11'28", subtended by a chord of 293.46 feet a bearing of N15°09'21"E, for an arc length of 295.48 feet to a Point of Reverse Curvature;

THENCE run Northeasterly along the arc of said curve to the right, having a radius of 30.00 feet, through a central angle of 81°13'58", subtended by a chord of 39.06 feet at a bearing of N44°10'37"E, for an arc length of 42.53 feet to the end of said curve;

THENCE run N84°47'36"E for a distance of 29.63 feet to the beginning of a tangential circular curve concave to the Southwest;

THENCE run southeasterly along the arc of said curve to the right, having a radius of 50.00 feet, through a central angle of 89°06'34", subtended by a chord of 70.16 feet at a bearing of S50°39'07"E, for an arc length of 77.76 feet to a point on the Westerly right-of-way line of US 41 (SR 45) (200 foot right-of-way) also being a POINT OF REVERSE CURVATURE;

THENCE run Southeasterly and along Said westerly right-of-way of US 41, along the arc of said curve to the left, having a radius of 5797.58 feet, through a central angle of 04°00'14", subtended by a chord of 405.04 feet at a bearing of S08°05'57"E, for an arc length of 405.13 feet to the end of said curve;

THENCE run S10°06'04"E, along said Westerly right-of-way line of US 41, for a distance of 58.69 feet;

THENCE run S79°53'56"W for a distance of 55.87 feet;

THENCE run S10°06'04"E for a distance of 51.74 feet to a point on a circular curve concave to the Southeast, whose radius point bears S29°17'21"W a distance of 170.00 feet therefrom;

THENCE run Southerly along the arc of said curve to the left, having a radius of 170.00 feet, through a central angle of 68°23'30", subtended by a chord of 191.09 feet at a bearing of S26°30'54"W, for an arc length of 202.92 feet to the end of said curve and the POINT OF BEGINNING;

Containing 3.83 acres, more or less.

WHEREAS, the property was originally rezoned in case number 94-04-04-DRI-01 [with subsequent amendments in case numbers 95-01-050.04Z 02.01, 95-01-050.04Z 03.01, 95-01-050.04Z 04.01, 95-01-050.04Z 05.01, 95-01-050.04Z 06.01, 95-01-050.13A 01.01, 95-01-050.13A, 02.01, 95-01-050.13A 03.01, 95-01-050.13A 04.01, 95-01-050.13A 05.01, 95-01-050.13A 06.01, 95-01-050.13A 07.01, 95-01-050.13A 08.01, 95-01-050.13A 09.01, 95-01-050.13A 10.01, 95-01-050.13A 11.01, 95-01-050.13A 12.01, 95-01-050.13A 13.01, and 95-01-050.13A 14.01]; and

WHEREAS, Zoning Resolution No. 94-014 requires an administrative approval of a Final Zoning Plan prior to any local development order; and

WHEREAS, Zoning Resolution No. 94-014 provides that the Final Zoning Plan include,

"-Uses: type and amount

-access

-location and dimensions of buildings/structures

-boundary of development tract

-adjacent zoning and land uses

-Master Concept Plan

-A cumulative analysis of the total number of dwelling units, hotel units, commercial square footage and marina development that have received local development order approval (to be compared to the amount of development approved pursuant to the DRI and this rezoning)"; and

WHEREAS, the subject site is listed as Commercial Planned Development, "CPD Area D" in Zoning Resolution No. 94-014; and

WHEREAS, Zoning Resolution No. 96-055 permits a maximum of 160,000 square feet of commercial office development in the Urban Community future land use designation; and

WHEREAS, CPD Area D is located in the Urban Community future land use designation; and

WHEREAS, The applicant proposes a total of 40,500 square feet of commercial office development on CPD Area D; and

WHEREAS, the cumulative analysis indicates the proposed commercial office development would result in a total of 147,288 square feet of commercial office; and

WHEREAS, the proposed cumulative commercial office development would be within the total allowable commercial office square footage; and

WHEREAS, Zoning Resolution No. 94-014 provides the list of permitted uses and property development regulations; and

WHEREAS, The applicant proposes Banks and Financial Establishments in Phase I and Offices, excluding medical, in Phase II; and

WHEREAS, Banks and Financial Establishments and Offices are permitted uses listed in Zoning Resolution No. 94-014; and

WHEREAS, the proposed Final Zoning Plan meets the property development regulations as provided in Zoning Resolution No. 94-014 as amended; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development is **APPROVED with the following 3 conditions:**

- 1. The Development must be compliance with the Colony Corporate Center Final Zoning Plan, by Pokorny & Kareh, Inc. dated June 26, 1998, and date stamped received by the Permit Counter on June 30, 1998; and**
- 2. The terms and conditions of the original zoning resolutions remain in full force and effect; and**
- 3. Site Plan 98-048 is hereby APPROVED and Adopted. A reduced copy is attached hereto.**

DULY SIGNED this 22nd day of July, A.D., 1998.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

DEVELOPMENT ORDER

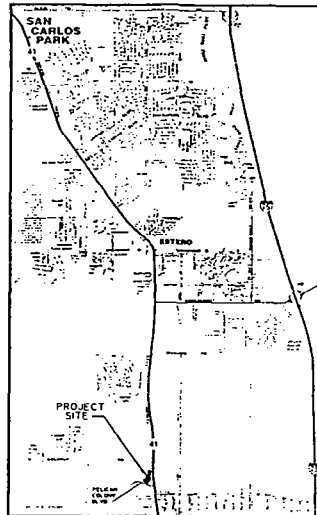
COLONY CORPORATE CENTER

PELICAN LANDING

SECTION 09, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

DRAWING INDEX:

- COVER SHEET
- C-1 MASTER CONCEPT PLAN
- C-2 DIMENSION PLAN
- C-3 PAVING, GRADING, & DRAINAGE
- C-4 DETAILS & NOTES
- C-5 LANDSCAPE PLAN
- C-6 UTILITY PLAN
- C-7 COMBINATION WATER/WASTEWATER
- C-8 WASTEWATER DETAILS SHEET 1
- C-9 WATER DETAILS SHEET 1
- C-10 WATER DETAILS SHEET 2
- C-11 BACKFLOW DETAILS



SITE LOCATION MAP

SCALE: N. T. S.

ENGINEER:



POKORNY & KAREH, INC.

CONSULTING ENGINEERS

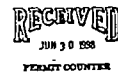
1342 COLONIAL BOULEVARD, SUITE 24

FORT MYERS, FLORIDA 33907

(941) 936-7888

DEVELOPER:

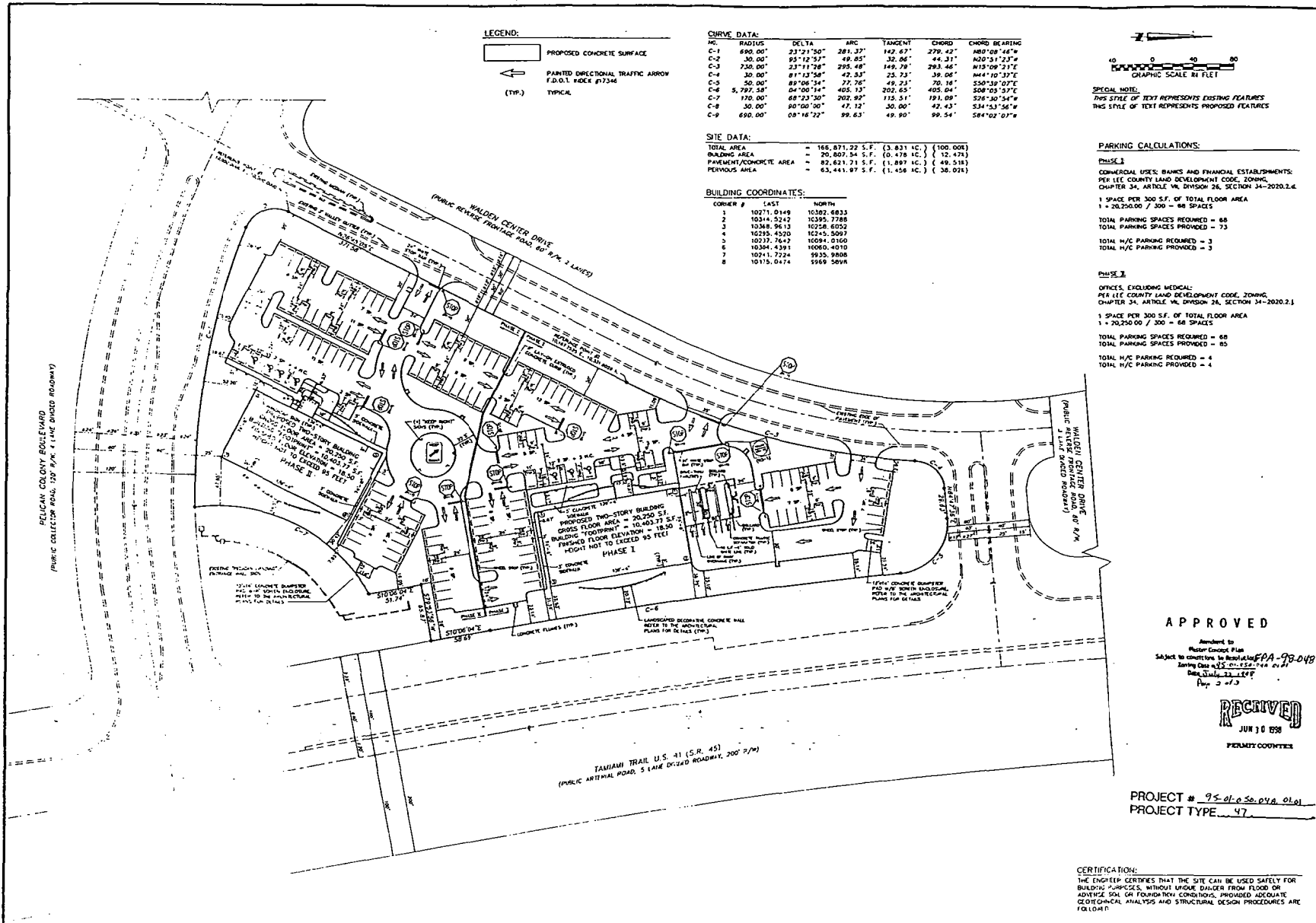
JOSEPH E. D'JAMOOS
13356 ROSEWOOD LANE
NAPLES, FLORIDA 34119



PROJECT # 95-01-050-040-01-01
PROJECT TYPE 47

APPROVED

Approved to
Master Concept Plan
subject to conditions in Resolution # 98-048
Issued Date DEC 02, 1998
Date 11/13/98
Page 1/3



LEGEND:

- PROPOSED CONCRETE SURFACE
- PAINTED DIRECTIONAL TRAFFIC ARROW
F.D.O.T. #0CKE #17346
(TYP.) TYPICAL

CURVE DATA:

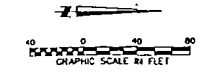
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C-1	690.00'	23°12'50"	281.32'	142.67'	278.42'	N80°08'56"W
C-2	30.00'	95°12'52"	49.85'	32.86'	44.31'	N20°51'23"E
C-3	730.00'	23°11'28"	295.48'	149.79'	293.46'	N19°09'21"E
C-4	30.00'	81°13'28"	42.33'	25.23'	36.06'	N44°10'33"E
C-5	50.00'	89°06'34"	77.76'	49.23'	70.16'	S50°39'07"E
C-6	5,792.58'	04°100'14"	405.13'	202.65'	403.04'	S08°03'57"E
C-7	170.00'	68°23'50"	202.89'	115.51'	181.08'	S28°30'34"E
C-8	30.00'	90°00'00"	47.12'	30.00'	42.43'	S34°53'56"W
C-9	690.00'	08°16'22"	99.63'	49.90'	99.54'	S84°02'07"W

SITE DATA:

TOTAL AREA	= 166,871.22 S.F. (3.831 AC.)	(100.00%)
BUILDING AREA	= 20,807.54 S.F. (0.478 AC.)	(12.47%)
PAVEMENT/CONCRETE AREA	= 82,821.71 S.F. (1.897 AC.)	(49.51%)
PERVIOUS AREA	= 63,441.97 S.F. (1.458 AC.)	(38.02%)

BUILDING COORDINATES:

CORNER #	EAST	NORTH
1	10271.0149	10382.6933
2	10314.5242	10350.7788
3	10348.9613	10258.6052
4	10295.4920	10245.5067
5	10237.7642	10094.0160
6	10384.4391	10060.4070
7	10241.7234	9935.9868
8	10175.0474	9959.5698



SPECIAL NOTE:
THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES

PARKING CALCULATIONS:

PHASE I
COMMERCIAL USES: BANKS AND FINANCIAL ESTABLISHMENTS;
PER LEE COUNTY LAND DEVELOPMENT CODE, ZONING
CHAPTER 34, ARTICLE VI, DIVISION 26, SECTION 34-2020.2.c

1 SPACE PER 300 S.F. OF TOTAL FLOOR AREA
1 = 20,250.00 / 300 = 68 SPACES

TOTAL PARKING SPACES REQUIRED = 68
TOTAL PARKING SPACES PROVIDED = 73

TOTAL N/C PARKING REQUIRED = 3
TOTAL N/C PARKING PROVIDED = 3

PHASE II
OFFICES, EXCLUDING MEDICAL;
PER LEE COUNTY LAND DEVELOPMENT CODE, ZONING
CHAPTER 34, ARTICLE VI, DIVISION 24, SECTION 34-2020.2.i

1 SPACE PER 300 S.F. OF TOTAL FLOOR AREA
1 = 20,250.00 / 300 = 68 SPACES

TOTAL PARKING SPACES REQUIRED = 68
TOTAL PARKING SPACES PROVIDED = 85

TOTAL N/C PARKING REQUIRED = 4
TOTAL N/C PARKING PROVIDED = 4

APPROVED

Approved by
Master Concept Plan
Subject to conditions to be included in FPA-99-018
Issued Date: 06/23/99
Date: June 23, 1999
Page 2 of 3

RECEIVED
JUN 20 1999

PERMITS DIVISION

PROJECT # 95-01-050-01A, 01B
PROJECT TYPE 47

CERTIFICATION:
THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR
BUILDING PURPOSES, WITHOUT UNREASONABLE DANGER FROM FLOOD OR
ADVERSE SOIL OR FOUNDATION CONDITIONS, PROVIDED ADEQUATE
GEOLOGICAL ANALYSIS AND STRUCTURAL DESIGN PROCEDURES ARE
FOLLOWED.

<p>APPROVED BY: [Signature]</p> <p>DATE: JUL 2 8 1998</p>	<p>STATUS: []</p> <p>PROJECT NUMBER: []</p> <p>DATE: JUL 1, 1998</p> <p>SCALE: 1" = 40'</p>
<p>POKORNY & KAREH, INC.</p> <p>13336 ROSEWOOD LANE, MIAMI, FLORIDA, 33181</p> <p>13325 ECOHOLE BLVD., SUITE 241, WILLES, FL 33087 (407) 334-2888</p> <p>DESIGNED BY: [Signature] APPROVED BY: [Signature]</p> <p>PROJECT: COLONY CORPORATE CENTER PELICAN LANDING</p>	
<p>SECTION 09, T 47S, R 25E, LEE COUNTY, FLORIDA</p>	
<p>MASTER CONCEPT PLAN</p>	
<p>SHEET C-1</p>	

PHASE I AND USE CLASSIFICATION:

THIS PROJECT IS A COMMERCIAL DEVELOPMENT AND SHALL BE CLASSIFIED AS "COMMERCIAL" UNDER THE LAND USE AND ZONING REGULATIONS OF THE CITY OF TAMPA.

INTERNAL LANDSCAPE CLASSIFICATION:

PHASE I - COMMERCIAL

MAINTENANCE PLAN FOR EXISTING VEGETATION:

- THE ALL COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE 10.05, SECTION 10.05.01-10.05.04, REQUIRES THAT ALL EXISTING TREES BE PRESERVED, MAINTAINED AND PROTECTED THROUGHOUT THE DEVELOPMENT PROCESS. ANY TREES THAT ARE DETERMINED TO BE UNDESIRABLE OR UNHEALTHY SHALL BE REMOVED AND REPLACED WITH EQUIVALENT OR BETTER SPECIES. THE REPLACEMENT TREES SHALL BE PLANTED AND MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF REMOVAL. THE MAINTENANCE PROGRAM SHALL BE IN EFFECT PERMANENTLY.

OPEN SPACE CALCULATIONS:

PHASE I & PHASE II
 REQUIRED OPEN SPACE = (1000 + (68,414 x 2)) = 136,828 SF.
 TOTAL OPEN SPACE PROVIDED = 136,828 SF.

INTERNAL LANDSCAPING OF PARKING AREAS REQUIREMENTS:
 PHASE I
 TOTAL REQUIRED = (1000 + (28,973 x 2)) = 58,946 SF.
 TOTAL LANDSCAPING OF PARKING AREAS PROVIDED = 58,946 SF.

PHASE II
 REQUIRED CANOPY TREES = (1,750) + (4,100) = 5,850 TREES.
 TOTAL CANOPY TREES PROVIDED = 5,850 TREES.

PHASE III
 TOTAL REQUIRED = (1000 + (23,744 x 2)) = 47,488 SF.
 TOTAL LANDSCAPING OF PARKING AREAS PROVIDED = 47,488 SF.

**REQUIRED CANOPY TREES = (1,750) + (4,100) = 5,850 TREES.
 TOTAL CANOPY TREES PROVIDED = 5,850 TREES.**

GENERAL LANDSCAPING TREE REQUIREMENTS:

PHASE I
 REQUIRED TREES = (1/3,500) + (68,414 x 2) = 24 TREES.
 TOTAL GENERAL TREES PROVIDED = 24 TREES.

PHASE II
 REQUIRED TREES = (1/3,500) + (63,744 x 2) = 24 TREES.
 TOTAL GENERAL TREES PROVIDED = 24 TREES.

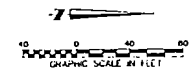
PLANT LIST:

TREE SPECIES	HEIGHT	SPREAD	REQUIREMENTS	PROVIDED
USE OF LANDSCAPING				
PLANT SPECIES	HEIGHT	SPREAD	REQUIREMENTS	PROVIDED
AGAVE PALM	6 FT.	12 FT.	2 TREES	2 TREES
AGAVE PALM	6 FT.	12 FT.	2 TREES	2 TREES
AGAVE PALM	6 FT.	12 FT.	2 TREES	2 TREES
AGAVE PALM	6 FT.	12 FT.	2 TREES	2 TREES
AGAVE PALM	6 FT.	12 FT.	2 TREES	2 TREES
AGAVE PALM	6 FT.	12 FT.	2 TREES	2 TREES
AGAVE PALM	6 FT.	12 FT.	2 TREES	2 TREES
AGAVE PALM	6 FT.	12 FT.	2 TREES	2 TREES

ALL PLANTS SHALL BE FROM THE PLANT LIST ABOVE AND SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 10.05.01 OF THE ALL COUNTY LAND DEVELOPMENT CODE. THE MINIMUM REQUIREMENTS OF SECTION 10.05.01 OF THE ALL COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE 10.05, SHALL BE MET.

REQUIRED TREES SHALL BE PROVIDED TO MEET THE MINIMUM REQUIREMENTS OF SECTION 10.05.01 OF THE ALL COUNTY LAND DEVELOPMENT CODE. THE MINIMUM REQUIREMENTS OF SECTION 10.05.01 OF THE ALL COUNTY LAND DEVELOPMENT CODE, DEVELOPMENT STANDARDS, CHAPTER 10, ARTICLE 10.05, SHALL BE MET.

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SPECIAL NOTE:
 THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES. THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES.

- LEGEND:**
- LANDSCAPE STRIP SHALL BE PLANTED
 - GENERAL LANDSCAPING AREA SHALL BE PLANTED
 - INTERNAL LANDSCAPING OF PARKING AREAS SHALL BE PLANTED
 - OPEN SPACE
 - INTERNAL LANDSCAPING OF PARKING AREAS

- LANDSCAPING NOTES:**
- A NUMBER OF TREES TO BE PLANTED SHALL BE DETERMINED BY THE TOTAL NUMBER OF TREES TO BE PLANTED.
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POKORNY & KAREH, INC.
 13134 COLONIAL BLVD., SUITE 24, FT. WERTS, FL 33474 (813) 844-7888
 DRAWN BY: J.C. UDART
 CHECKED BY: A.K. KAREH
 PROJECT NUMBER: 25-01-052-01A-01A
 DATE: MAY 1, 1998
 SCALE: 1" = 40'

COLONY CORPORATE CENTER
 PELICAN LANDING
 SECTION 09, T. 47S, R. 25E, LEE COUNTY, FLORIDA

APPROVED
 JUN 30 1998
 PERMIT COORDINATOR

LANDSCAPE PLAN
 SHEET C-5

713.26' TRAILAGE ROAD
 11 SHRUBS / 100 LF. = 66 SHRUBS
 (PUBLIC TRAILAGE ROAD, 50' WIDE, 2 LANE)
 1712.26' SIDE #1 LANDSCAPE STRIP
 12 SHRUBS / 100 LF. = 60 SHRUBS
 PHASE I
 SUBJECT SITE ZONED C.P.D.
 PROPOSED TWO-STORY BUILDING
 GROSS FLOOR AREA = 10,250 SF.
 BUILDING FLOOR ELEVATION = 19.50
 HEIGHT NOT TO EXCEED 95 FEET
 PHASE I
 SUBJECT SITE ZONED C.P.D.
 PROPOSED TWO-STORY BUILDING
 GROSS FLOOR AREA = 10,403 SF.
 BUILDING FLOOR ELEVATION = 19.50
 HEIGHT NOT TO EXCEED 95 FEET
 PHASE I
 SUBJECT SITE ZONED C.P.D.
 PROPOSED TWO-STORY BUILDING
 GROSS FLOOR AREA = 10,403 SF.
 BUILDING FLOOR ELEVATION = 19.50
 HEIGHT NOT TO EXCEED 95 FEET
 PHASE I
 SUBJECT SITE ZONED C.P.D.

SIDE #2
 ARTERIAL ROAD
 502.70' LF. = 10' LANDSCAPE STRIP
 12 SHRUBS / 100 LF. = 60 SHRUBS
 PHASE I
 TAMPAH TRAIL U.S. 41 (S.R. 45)
 PUBLIC ARTERIAL ROAD, 5 LANE DIVIDED HOURLY, 200' P.W.

APPROVED
 Submitted to
 Master Control Plan
 Subject to conditions of Approval on 05/28/98
 Initial Case # 25-01-052-01A-01A
 Date 05/28/98

SHRUB PLANTING DETAIL
 PROJECT # 25-01-052-01A-01A
 PROJECT TYPE 47