

ADMINISTRATIVE AMENDMENT FPA-98-095

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities filed an application for Final Zoning Plan Approval to a Residential/Commercial Planned Development on a project known as Pelican Landing, located at 4541 Coconut Road, Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 47 South, Range 25 East, Lee County, Florida:

A parcel of land located in the East half of Section 07, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commence at the East Quarter corner of Section 07, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run S00°23'24"E, along the East line of the Southeast Quarter (SE¼) of said Section 07, for a distance of 25.00 feet to a point on the Southerly right-of-way line of Coconut Road, a 50.00 foot right-of-way described in County Commissioners Minute Book 6 at Page 288 of the Public Records of Lee County, Florida, and the POINT OF BEGINNING of the parcel of land herein described;
THENCE continue S00°23'24"E, along the East line of the Southeast Quarter (SE¼) of said Section 07, for a distance of 625.00 feet;
THENCE run S89°40'05"W for a distance of 1107.21 feet;
THENCE run N00°19'55"W for a distance of 650.00 feet to a point on the South line of government lot 2 of said Section 07;
THENCE run N00°46'02"E for a distance of 210.01 feet to the Southwest corner of that parcel of land described in O.R. Book 1677 at Page 3516 of the Public Records of Lee County, Florida;
THENCE run N89°40'05"E, along the Southerly boundary of said parcel of land described in O.R. Book 1677 at Page 3516, for a distance of 216.00 feet to the Southeast corner of said parcel;
THENCE run N03°20'55"W, along the Easterly boundary of said parcel of land described in O.R. 1677 at Page 3516, for a distance of 202.00 feet to the Northeast corner of said parcel;
THENCE run N89°40'05"E, for a distance of 866.42 feet to a point 25.00 feet Westerly of, as measured at right angles to, the East line of the Northeast Quarter (NE¼) of said Section 07, the same being a point on the Westerly right-of-way line of said Coconut Road;
THENCE run S01°07'45"E, parallel with the East line of the Northeast Quarter (NE¼) of said Section 07 and along said Westerly right-of-way line, for a distance of 436.29 feet to a point on the Southerly right-of-way line of said Coconut Road;
THENCE run S89°16'14"E, along said Southerly right-of-way line, for a distance of 24.69 feet to the POINT OF BEGINNING.
Containing 25.693 acres, more or less.

WHEREAS, the property was originally rezoned in case number 94-04-05-DRI-01 and approved in accordance with resolution number Z-94-014; and

WHEREAS, Condition # 1 of resolution number Z-94-014 requires approval of a Final Zoning Plan prior to issuance of a local Development Order for any property within the Pelican Landing RPD/CPD; and

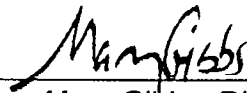
WHEREAS, the developer is requesting Final Zoning Plan Approval to permit a 450 unit resort hotel and accessory uses on a parcel at the western terminus of Coconut Road; and

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 resolution number Z-94-014 and subsequent amendments.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Residential/Commercial Planned Development known as Pelican Landing for a 450 unit resort hotel and accessory uses is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the three page Final Zoning Plan entitled "Hyatt Regency - Coconut Point Resort" as prepared by Wilson, Miller, Barton and Peek, Inc., dated November, 1998, last revised December 3, 1998, and stamped received at the permit counter on December 4, 1998.**
- 2) **The development of the subject property must be in compliance with the Coconut Road Realignment Agreement to be executed between Lee County DOT and WCI Communities, L.P.**
- 3) **The development of retail uses on the hotel parcel is limited to a maximum of 30,000 square feet and then if only if the retail uses are ancillary to the hotel use.**
- 4) **Any building(s) constructed on this parcel which exceed 45 feet in height must provide one foot of setback from the perimeter property line of the Pelican Landing RPD/CPD for every foot of elevation as required by the condition associated with Deviation # 12 of resolution Z-94-014.**
- 5) **Site Plan FPA-98-095 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 10th day of January, A.D., 1999.

BY: 
Mary Gibbs, Director
Department of Community Development

FINAL ZONING PLAN FOR
HYATT
 REGENCY - COCONUT POINT RESORT
 A PART OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA

A DEVELOPMENT BY
 HYATT DEVELOPMENT CORP.
 800 LAUREL OAK DRIVE, SUITE 200
 NAPLES, FLORIDA 34108
 (813) 506-1700

AND

WCI COMMUNITIES, L.P.
 24301 WALDEN CENTER DRIVE, SUITE 300
 BONITA SPRING, FLORIDA 34134
 (813) 947-2800

LEGEND

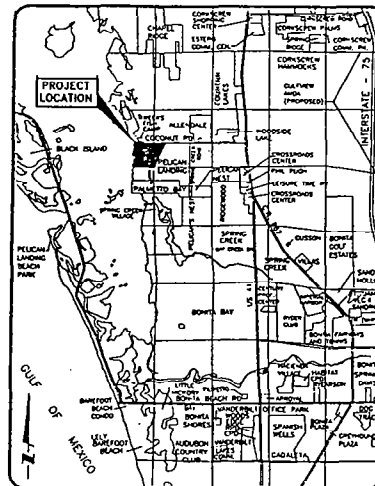
ABBREVIATIONS

B.C.C. BACK OF CURB OF BACK OF CUTTER
 E.O.P. EDGE OF PAVEMENT
 D.E. DRAINAGE EASEMENT
 U.E. UTILITY EASEMENT
 C.U.E. COUNTY UTILITY EASEMENT
 EL. ELEVATION
 INV. INVERT
 L.P. LINEAR FEET
 MVD NATIONAL GEODETIC VERTICAL DATUM
 PVI POINT OF VERTICAL INTERSECTION
 REC. RIGHT OF WAY
 R/W RIGHT OF WAY
 SB SOIL BORING
 STA. STATION
 U.P. UTILITY POLE
 FOOT FLORIDA DEPARTMENT OF TRANSPORTATION
 CATV CABLE TELEVISION
 FPL or FPAL FLORIDA POWER & LIGHT
 U.T. UNITED TELEPHONE OF FLORIDA
 L.C.E.C. LEE COUNTY ELECTRIC COOPERATIVE
 B. BASE LINE
 C. CENTERLINE
 FLOW LINE
 C. CORRODED METAL PIPE
 D.I.P. DUCTILE IRON PIPE
 P.V.C. POLYVINYL CHLORIDE PIPE
 H.D.P.E. HIGH DENSITY POLYETHYLENE
 R.C.P. REINFORCED CONCRETE PIPE
 E.R.P. ELLIPTICAL REINFORCED CONCRETE PIPE
 W.H. MANHOLE
 S.T.R. STORM SEWER STRUCTURE
 X.100' 1/4" = 100' 1/4" FEET LEFT or FEET RIGHT

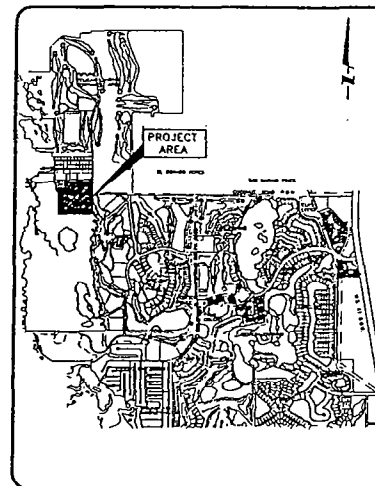
SYMBOLS

AIR RELEASE VALVE, COMPLETE
 TIME-LINE VALVE #/ BOX
 TIME HYDRANT, COMPLETE
 BLOW-OFF #/ BACTERIAL SAMPLE POINT
 BACTERIAL SAMPLE POINT
 BLOW-OFF
 FLYING PLUG
 WATER METER
 IRRIGATION METER
 RIDGID
 BACKFLOW PREVENTER/ABOVE GROUND METER
 SANITARY SEWER MANHOLE
 SANITARY SEWER LATERAL & CLEAN-OUT
 PUMP STATION
 HEADWALL
 STORM SEWER & STRUCTURE
 CONTROL STRUCTURE
 WITNERED END/FLARED END SECTION
 PROPOSED ELEVATION
 PROPOSED PAVEMENT ELEVATION
 EXISTING PAVEMENT ELEVATION
 DIRECTION OF DRAINAGE FLOW
 SHIELD & DIRECTION OF FLOW
 UNDEVELOPED PARKING SPACE
 UNDERDRAIN

NOTE: OPEN SYMBOLS AND DASHED LINES DENOTE
 EXISTING IMPROVEMENTS



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	OPEN SPACE / PARKING GARAGE PLAN

APPROVED

Final Plan Approval
 for Residential Planned Development
 Zoning Case # 95-0-050 OUA 02.01
 Subject to conditions in Resolution FPA-98095
 Date 12/10/98

RECEIVED	DEC 04 1998		
PERMIT CENTER			
NO.	DATE	DESCRIPTION	BY
	03/25/98	REMOVED PERMITS COUNTY COMMENTS DATED 03/25/98	THC/PTB
	11/25/98	REMOVED PERMITS COUNTY COMMENTS	LS M/23/00

STATUS: REVISIONS

PROJECT MANAGER JOHN STEVEN KEMPTON P.E.	PROJECT ENGINEER JOHN ENGLISH E.L.C.B.C.	PROJECT SURVEYOR JOHN MALONEY P.L.S.
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CHECKED BY Submittal DATE 12/10/98

PROJECT # 95-01-050 OUA 02.01

PROJECT TYPE 97

PROJECT NUMBER
F0250-030-004-PYFCP

WILSON MILLER
 PLANNERS, ENVIRONMENTAL CONSULTANTS, ENGINEERS.

[illegible]

- 1.) PORTABLE WATER SERVICE AND SANITARY SEWER SERVICE WILL BE PROVIDED BY SOUTH SPRING UTILITIES, INC.
- 2.) ELECTRICAL POWER, TELEPHONE SERVICE, AND CABLE SERVICE WILL BE PROVIDED BY ELECTRA POWER AND LIGHT, UNITED TELEPHONE SERVICE, AND MEDIA ONE, RESPECTIVELY.

1) SALES MANAGEMENT PLAN
A JOINT S.D.W.D. AND A.C.E. ENVIRONMENTAL RESOURCE PLAN IS REQUIRED.

2.) WATER QUALITY
THIS SITE WILL PROVIDE 0.5" OF WATER QUALITY TREATMENT AS REQUIRED FOR A SITE DETERMINED TO BE AN "OUTSTANDING" OR "SPECIAL" RESOURCE.

9.3 THE REQUIRED OPEN SPACE PER LEC CO. LDC NO-11120) IS 30% FOR LARGE PROJECTS.
OPEN SPACE REQUIRED = 30% x 25.7 ac. = 7.7 ac.
OPEN SPACE PROVIDED = 7.2 ac.

NOTE: OR WORD, ACCESSORY WAS - INCLUDING, BUT NOT LIMITED TO,

- * HOTEL HOTEL ACCESSORY UNIT - INCLUDING, BUT NOT LIMITED TO:
 - STAFF CLOSETS
 - SWIMMING POOLS
 - BAR OR COCKTAIL LOUNGE
 - ANY OTHER HOTEL OR RESORT BUILDING
 - CONSUMPTION ON PREMISES AND
 - PACKAGE STORE WITHIN THE HOTEL OR MOTEL
- = CONFERENCE MEETING ROOMS
- CLUB, FRUIT
- RESTAURANT
- RESTAURANT STANDARDS - GROUPS I, R, AND B WITH COMPLETION ON PREMISES
- SPECIALTY RETAIL SHOPS - GROUPS I AND
- BUSINESS OFFICES - GROUP I (EXCLUDING BLOOD BANKS, BLOOD DONOR PLAZAS, BLD. DONORS, CHIEF EXECUTIVES, DIRECTIVE AGENCIES)

1.) DEVIATION FROM LDC SECTION 10-414 AND 10-417(b)(2) WHICH REQUIRES THAT NO PORTION OF A BUFFER AREA THAT CONSISTS OF TREES AND SHRUBS BE LOCATED IN ANY EASEMENT, TO ALLOW PLANTED BUFFERING IN EASEMENTS.

2.) DEVIATION FROM LDC SECTION 10-410 WHICH REQUIRES A MINIMUM OF 800 FOOT SPACING FROM THE BUFFER AREA.

[illegible]

ITEM	NO. OF PARTIAL STORIES AND EXPOSED CALCULATION
CELLS/STORY	14,000 SF
AT STORIES	1,400 SF
STAIRS	2,000 SF
STAIRWAYS	2,000 SF
LOBBY	1,000 SF
MECHANICAL	2,000 SF
STAIR-ENCLOSURE	2,000 SF
SHA	2,000 SF
MECH. (STAIRWAY ENCLOSURE)	2,000 SF
STAIRWAY-ENCLOSURE	2,000 SF

[illegible]

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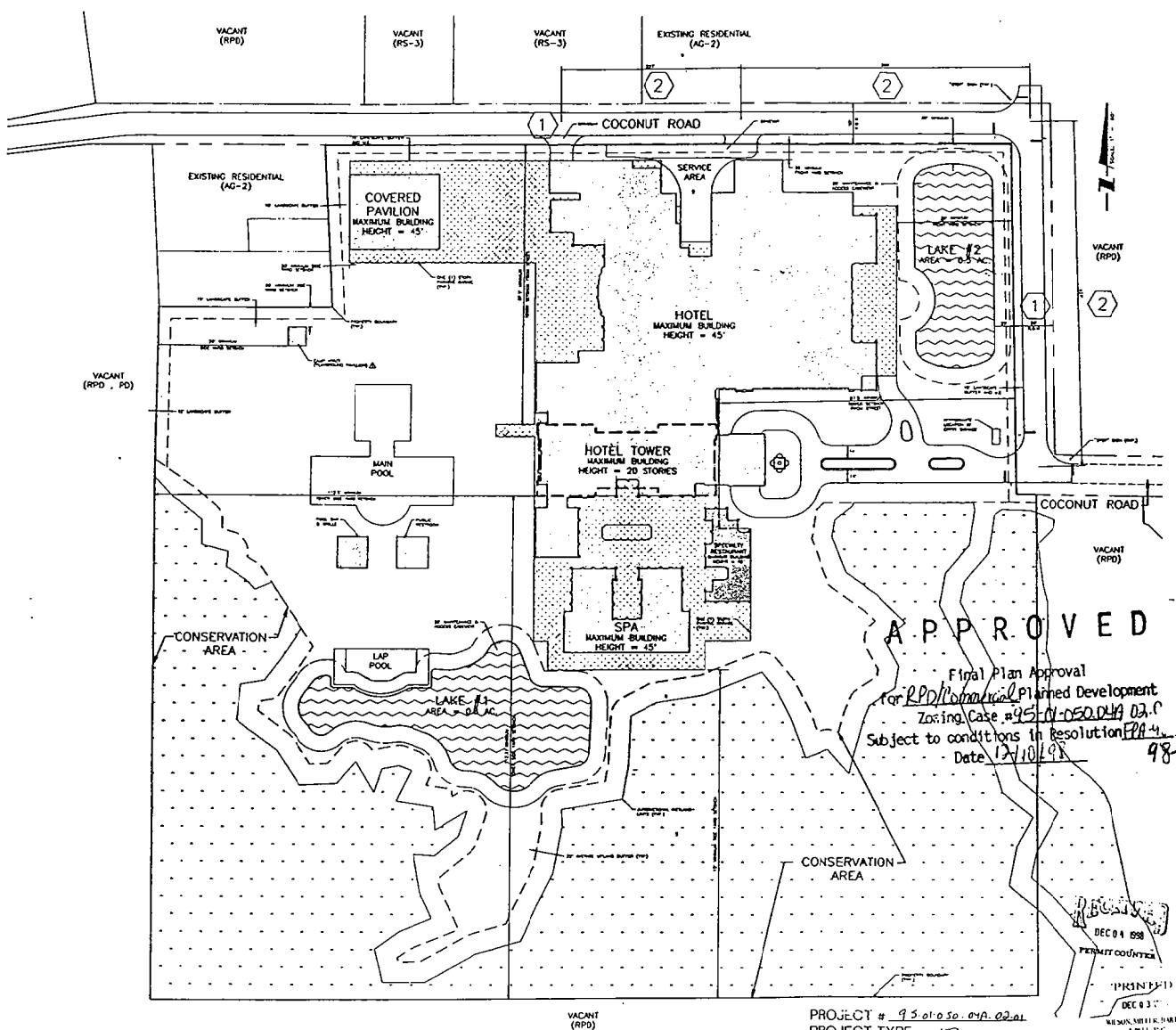
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RECEIVED BY: _____ DATE: _____

RECEIVED BY: DIRECTOR OF COMMUNITY DEVELOPMENT DATE: _____



APPROVED
Final Plan Approval
for RPD/Commercial Planned Development
Zoning Case # 95-01-050,049 02.6
Subject to conditions in Resolution PRB-95-02
Date 12/10/98 9

98-1095

REC-15
DEC 04 1998
PERMIT 005


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WILSON, MILDRED
4716 Y

PROJECT # 95-01-050-04A-02-01
PROJECT TYPE 17

PROJECT TYPE 47

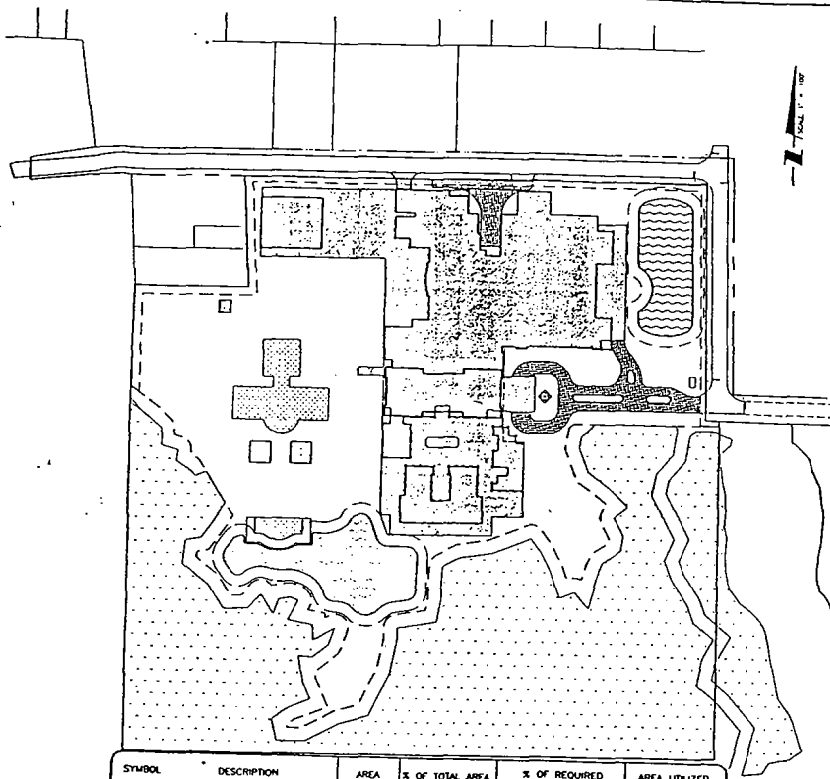
ACTIVITY	WFLJ / REP. HQ	2010
DESIGNED BY	J.C.E. / 1025	11/98



WILLSON MILLER

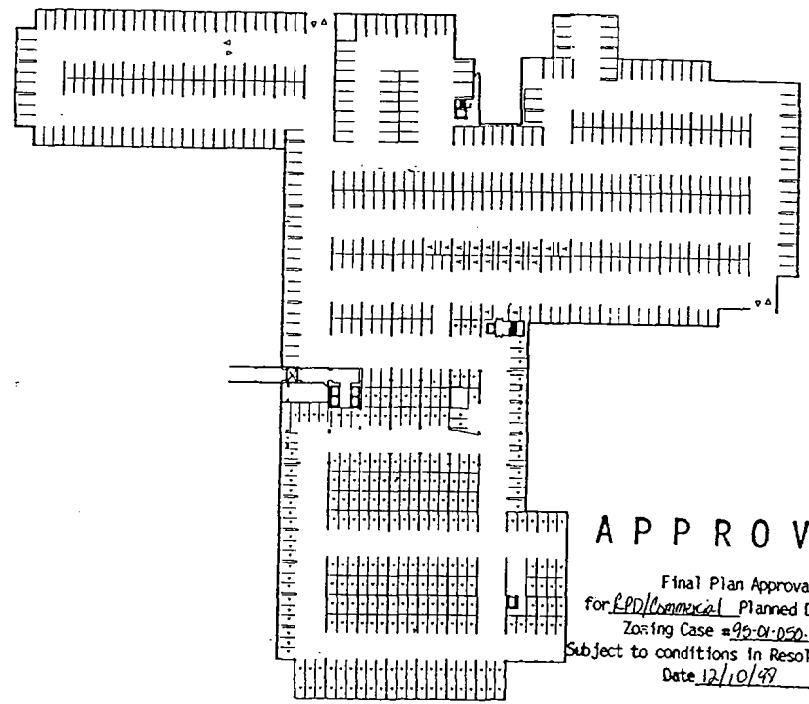
CLIENT: HYATT DEVELOPMENT CORP. &
HOL COMMUNITIES, L.P.

PROSEC		
19		



SYMBOL	DESCRIPTION	AREA	% OF TOTAL AREA	% OF REQUIRED OPEN SPACE	AREA UTILIZED FOR OPEN SPACE
[Symbol]	BUILDING / PARKING GARAGE	5.4 AC.	21.4%	0%	0.0 AC.
[Symbol]	POOLS / DECKS	6.0 AC.	23.1%	25%	1.9 AC.
[Symbol]	LAKE	1.3 AC.	5.0%	25%	1.3 AC.
[Symbol]	WETLANDS	8.4 AC.	32.9%	25%	0.6 AC.
[Symbol]	DRIVEWAY	0.5 AC.	2.4%	0%	0.0 AC.
[Symbol]	GREENSPACE	3.9 AC.	15.2%	100%	3.9 AC.
TOTAL AREA		25.7 AC.	100.0%	100.0%	7.7 ACRES

OPEN SPACE
Scale 1" = 100'



LEGEND
 HC HANDICAPPED PARKING SPACE
 V VALET PARKING SPACE

NOTE:
 FOR DETAILED PARKING CALCULATIONS, PLEASE REFERENCE THE PARKING SUMMARY TABLE ON SHEET 2.

PARKING GARAGE
Scale 1" = 30'

APPROVED

Final Plan Approval
 for RPD/Commercial Planned Development
 Zoning Case # 95-01-050-044
 Subject to conditions in Resolution
 Date 12/10/97 FPA-98-045

RECEIVED
 DEC 04 1998
 PERMIT COUNTER

PROJECT # 9501-050-044-0201
 PROJECT TYPE 97

PRINTED
 DEC 03
 WILSON, NIELSEN & HARRISON
 A PLLC, PC