

ADMINISTRATIVE AMENDMENT (FPA) - ADD2005-00212

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, Inc., filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as WCI Headquarters for a 122,484 square-foot office building on property located south of Coconut Road along Walden Center Drive, described more particularly as:

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

See Legal Description attached hereto as Attachment "A"

WHEREAS, the property was originally rezoned in Lee County resolution number Z-94-014 with subsequent amendments in resolution numbers Z-97-073 and Z-99-024; and

WHEREAS, the subject property is located within CPD Area D according to resolution Z-99-024; and

WHEREAS, Condition 1 of Lee County Zoning Resolution Z-99-024 requires final Plan approval prior to vertical construction; and

WHEREAS, CPD Area D permits the construction of 390,000 square-feet of commercial office space; and

WHEREAS, CPD Area D is currently developed with approximately 181,000 square-feet of commercial office space; and

WHEREAS, the proposed Final Plan Approval includes approximately 122,484 square-feet of commercial office space; and

WHEREAS, the Lee County 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 in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

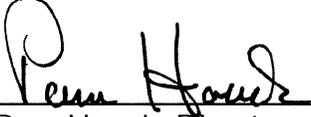
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation 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 a 122,484 square-foot office building known as WCI Headquarters is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the one page Final Zoning Plan, by Q. Grady Minor and Associates, dated September 2005, stamped received by the Permit Counter on February 16, 2005. Terms and conditions as approved in Lee County resolution Z-99-024 remain in full force and effect, except as amended herein.**
2. **Final Zoning Plan ADD2005-00212 is hereby APPROVED and adopted. A reduced copy is attached hereto as Attachment A.**

DULY SIGNED this 23rd day of March, A.D., 2006.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

PARKING MATRIX

	REQUIRED	PROVIDED
AREA 122,484sf x 1 SPACE/300 sf	408 SPACES	409 SPACES
HANDICAP	9 SPACES	9 SPACES
SITE PARKING = 89 SPACES		
GARAGE PARKING:		
GROUND/1st RAMP	= 78 SPACES	
SECOND/2nd RAMP	= 80 SPACES	
THIRD/3rd RAMP	= 81 SPACES	
FORTH/4th RAMP	= 81 SPACES	
TOTAL GARAGE	= 320 SPACES	
TOTAL PARKING	= 409 SPACES	

SITE SUMMARY

TOTAL AREA	= 4.01 ACRES	100%
RIGHT-OF-WAY	= 0.29 ACRES	07%
BUILDINGS	= 1.06 ACRES	26%
PAVEMENT	= 1.19 ACRES	30%
LAKE	= 0.57 ACRES	14%
PERVIOUS	= 0.90 ACRES	23%

LANDSCAPE BUFFERS

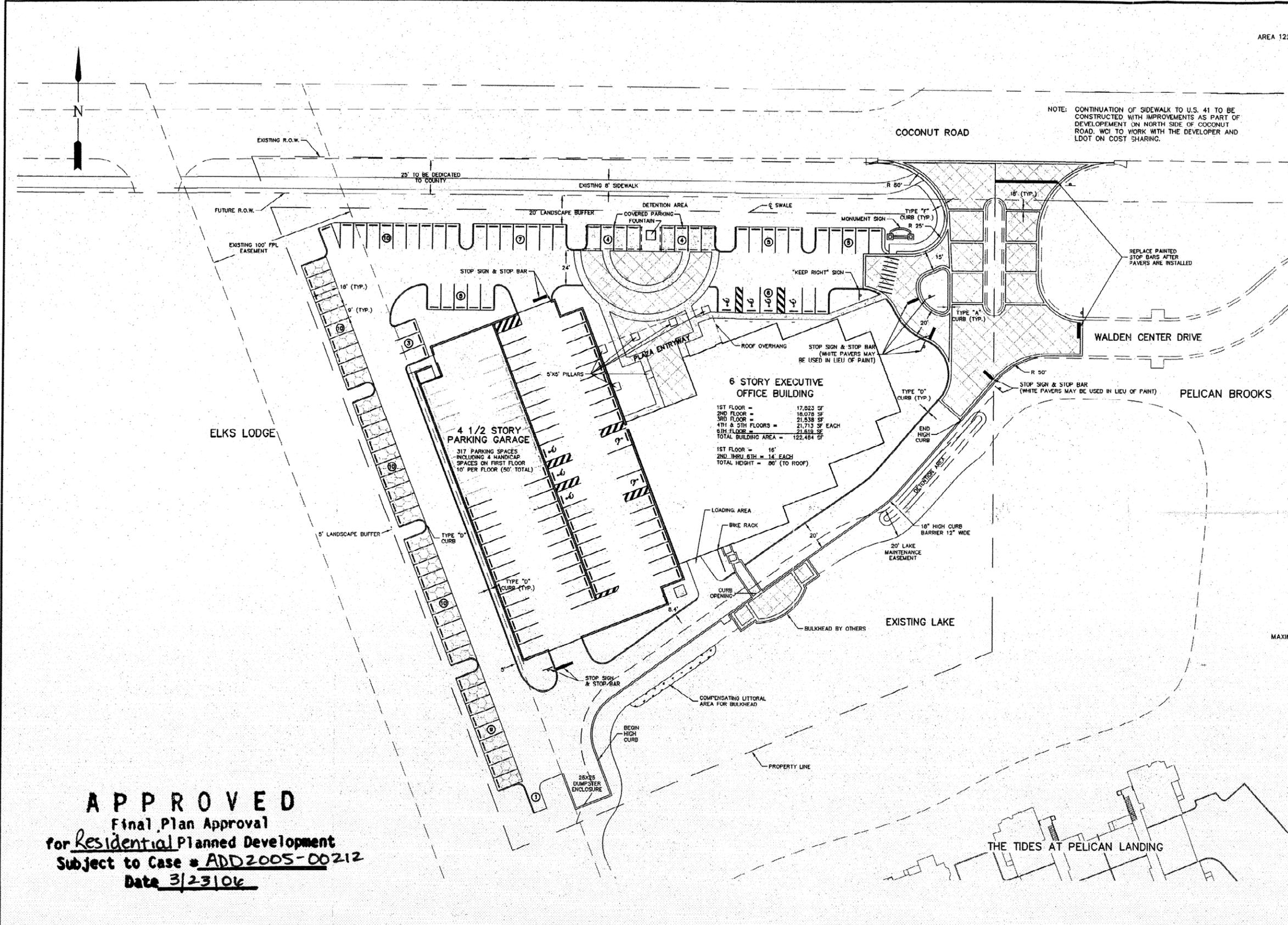
	USE	BUFFER TYPE
NORTH	ROADWAY	20' TYPE "D"
SOUTH	RESIDENTIAL	15'
EAST	UNDEVELOPED	5'
WEST	COMMERCIAL	5'

MINIMUM SETBACKS
Z-94-014 & Z-97-073

	REQUIRED	PROVIDED
FRONT (STREET)	*	97' (CURRENT)
FRONT (STREET)	*	72' (PROPOSED)
REAR (S) (WATER BODY)	20'	40'
SIDE (E)	15'	63'
SIDE (W)	15'	52'
*REQUIRED	= 1/2 R.O.W. WIDTH + 20'	
R.O.W. (CURRENT)	= 50'	
REQUIRED	= 50' + 20' = 45'	
R.O.W. (PROPOSED)	= 75'	
REQUIRED	= 75' + 20' = 57.5'	
MAXIMUM HEIGHT OF STRUCTURE = 95' ABOVE MINIMUM FLOOD ELEVATION WITH NO MORE THAN 8 HABITABLE FLOORS		
HEIGHT OF STRUCTURE = 93' 5" TO MEDIAN POINT OF CURVED ROOF		

ADD 2005-00212
RECEIVED
FEB 16 2006
COMMUNITY DEVELOPMENT

MICHAEL J. DELATE, P.E.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 49442



NOTE: CONTINUATION OF SIDEWALK TO U.S. 41 TO BE CONSTRUCTED WITH IMPROVEMENTS AS PART OF DEVELOPEMENT ON NORTH SIDE OF COCONUT ROAD. WCI TO WORK WITH THE DEVELOPER AND LDOT ON COST SHARING.

6 STORY EXECUTIVE OFFICE BUILDING
1ST FLOOR = 17,823 SF
2ND FLOOR = 18,078 SF
3RD FLOOR = 21,538 SF
4TH & 5TH FLOORS = 21,713 SF EACH
6TH FLOOR = 21,636 SF
TOTAL BUILDING AREA = 122,484 SF
1ST FLOOR = 16'
2ND THRU 6TH = 14' EACH
TOTAL HEIGHT = 86' (TO ROOF)

4 1/2 STORY PARKING GARAGE
317 PARKING SPACES INCLUDING 4 HANDICAP SPACES ON FIRST FLOOR
10' PER FLOOR (50' TOTAL)

APPROVED
Final Plan Approval
for Residential Planned Development
Subject to Case # ADD2005-00212
Date 3/23/06

LEGEND

	PAVER HATCH
	CONCRETE HATCH
	TURF BLOCK HATCH

OWNER/DEVELOPER
WCI COMMUNITIES INC.
2430 WALDEN CENTER DRIVE, STE. #300
BONITA SPRINGS, FLORIDA 34134
PHONE: 239-947-2600

Revision	Date	Description	By
2	11/05	REVISIONS PER LEE COUNTY COMMENTS	LBS
1	11/05	REVISIONS PER SFHMD COMMENTS	LBS

DESIGNED BY: LBS
DRAWN BY: LCS
APPROVED: MJU
JOB CODE: WCHQX
SCALE: 1" = 30'

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) 947-0370
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0000181
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0005161

WCI COMMUNITIES, INC.
SITE PLAN AND NOTES
DATE: SEPTEMBER, 2005 FILE NAME: WCHQ-SITE DRAWING NUMBER 1 OF 1