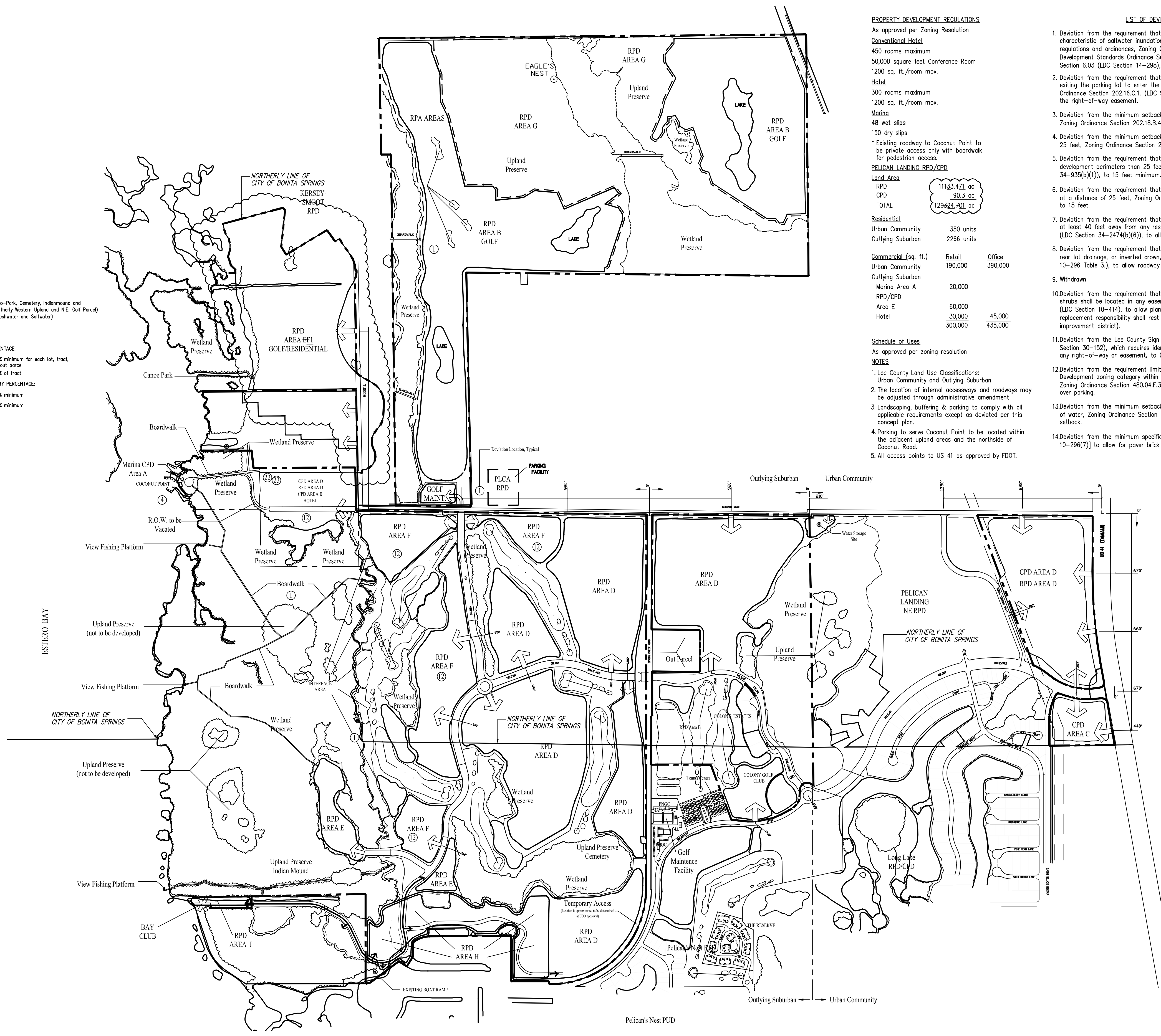


SCALE: 1" = 600'

OPEN SPACE CALCULATIONS

INDIGENOUS OPEN SPACE IN PRESERVE:		
Upland Preserve	141.31 acres	(Eco-Park, Cemetery, Indianmound and Northernly Western Upland and N.E. Golf Parcel)
Wetland Preserve	395.00 acres	(Freshwater and Saltwater)
GOLF COURSE OPEN SPACE:		
Golf Course	100.00 acres minimum	
COMMERCIAL OPEN SPACE TO BE PROVIDED BY PERCENTAGE:		
All Commercial (except Marina Parcels)	20% minimum for each lot, tract, or out parcel	
Marina Parcel	10% of tract	
RESIDENTIAL PRIVATE OPEN SPACE TO BE PROVIDED BY PERCENTAGE:		
All Single Family Lots (Less than 6500 sq. ft.)	10% minimum	
Multi-Family Parcels	15% minimum	

- DEVIATIONS**
- Deviation (15) has been Withdrawn
- Deviation (16) requests relief from LDC Section 10-291 (3) which requires residential developments larger than five acres to provide two or more means of ingress or egress, to allow one entrance.
- Deviation (17) requests relief from the minimum cul-de-sac diameter requirements from in LDC Section 10-296 (k)(1), to allow a 59 foot diameter (to edge of pavement).
- Deviation (18) requests relief from the requirements in LDC Sections 10-296 (k) (3) and 10-714 establishing the transition radius for cul-de-sacs, to allow a transition radius of 50 feet.
- Deviation (19) requests relief from the requirement in LDC Section 34-2015 (1), which parking location and design, which requires all parking spaces must be provided on the same premises, to allow for parking on adjacent/neighboring parcels under same ownership.
- Deviation (20) requests relief from the requirement in LDC Section 34-2020 (4) (d), required number of parking spaces, requiring 1 parking space per 100 square feet of total floor area for a membership club, to allow for 1 space per three (3) seats, plus 30% additional. A total of 89 spaces provided.
- Deviation (21) requests relief from LDC Section 10-416 (d) (6), which requires that wall or wall/barricade combination at least eight feet in height be placed 25 feet from the abutting property line where a road is located less than 125 feet from an existing residential lot, to permit the required 8 foot high berm/wall or wall to be reduced to 20 feet at the location shown on the mcp. A minimum of 10 trees and 18 shrubs per 100 lined feet are required to be located between the wall and the abutting property.
- Deviation (22) requests relief from LDC Section 3-418(d)(3), Buffer Requirements, which requires a 15-foot wide Type D Buffer with 5 trees per 100-feet and a double staggered hedge row (36-inch high) along Coconut Road to allow a 5-foot wide buffer width with 5 trees per 100-feet, a single hedge row (36-inch high) and a fence along Coconut Road.
- Deviation (23) requests relief from Section 4-2153 through 2158, relating to mobile food vehicles, to permit the Hyatt Coconut Point Resort to own and operate two (2) mobile food vehicles as their food service/dining for the newly proposed water feature resort amenity, and to exempt such mobile food vehicles from Sections 4-2153 through 2158 of the LDC.



PROPERTY DEVELOPMENT REGULATIONS

As approved per Zoning Resolution

Conventional Hotel
 450 rooms maximum
 50,000 square feet Conference Room
 1200 sq. ft./room max.
Hotel
 300 rooms maximum
 1200 sq. ft./room max.

Marina
 48 wet slips
 150 dry slips
 * Existing roadway to Coconut Point to be private access only with boardwalk for pedestrian access.

PELICAN LANDING RPD/CPD

Land Area	
RPD	11133.471 ac
CPD	90.3 ac
TOTAL	12024.771 ac

Residential		
Urban Community	350 units	
Outlying Suburban	2266 units	
Marina Area A	20,000	
RPD/CPD		
Area E	60,000	
Hotel	30,000	45,000
	300,000	435,000

Commercial (sq. ft.)		
Urban Community	Retail	Office
Urban Community	190,000	390,000
Outlying Suburban		
Marina Area A		
RPD/CPD		
Area E		
Hotel		

Schedule of Uses
 As approved per zoning resolution

NOTES

- Lee County Land Use Classifications: Urban Community and Outlying Suburban
- The location of internal accessways and roadways may be adjusted through administrative amendment
- Landscaping, buffering & parking to comply with all applicable requirements except as deviated per this concept plan.
- Parking to serve Coconut Point to be located within the adjacent upland areas and the northside of Coconut Road.
- All access points to US 41 as approved by FDOT.

LIST OF DEVIATIONS

- Deviation from the requirement that properties which exhibits soils, hydrology and vegetation characteristic of saltwater inundation or freshwater ponding be subject to certain additional regulations and ordinances, Zoning Ordinance Section 202.11.B.1.1 (LDC Section 34-1574), Development Standards Ordinance Section 7.C.4. (LDC Section 10-253) and Ordinance 86-31 Section 6.03 (LDC Section 14-298), to allow access road crossings.
- Deviation from the requirement that all parking lots shall be designed so as to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion, Zoning Ordinance Section 202.16.C.1. (LDC Section 34-2013(e)), to allow individual parking spaces to back onto the right-of-way easement.
- Deviation from the minimum setback from a structure to a water body of 25 feet, Zoning Ordinance Section 202.18.B.4.b. (LDC Section 34-2194(b)), to allow 20 feet.
- Deviation from the minimum setback from a structure to a seawalled natural body of water of 25 feet, Zoning Ordinance Section 202.18.B.4.b. (LDC Section 34-2194(b)), to 0 feet.
- Deviation from the requirement that internal roads with drives shall not be closer to the development perimeters than 25 feet, Zoning Ordinance Section 408.04.B.1. (LDC Section 34-935(b)(1)), to 15 feet minimum.
- Deviation from the requirement that all buildings shall set back from the development perimeter at a distance of 25 feet, Zoning Ordinance Section 408.04.B.1. (LDC Section 34-935(b)(1)), to 15 feet.
- Deviation from the requirement that recreation centers and ancillary facilities shall be located at least 40 feet away from any residential dwelling, Zoning Ordinance Section 526.C.2.c.6. (LDC Section 34-2474(b)(6)), to allow a minimum of 20 feet.
- Deviation from the requirement that a roadway width of 35 feet for two way closed drainage, rear lot drainage, or inverted crown, Development Standards Ordinance Table 9-3 (LDC Section 10-296 Table 3), to allow roadway width to coincide with back of curb.
- Withdrawn
- Deviation from the requirement that no portion of a buffer area that consists of trees and shrubs shall be located in any easement, Development Standards Ordinance Section 13.D.1. (LDC Section 10-414), to allow planted buffers in easements. (The maintenance and replacement responsibility shall rest with the developer or homeowner's association or the improvement district).
- Deviation from the Lee County Sign Ordinance 85-26, as amended, Section IV.B.2. (LDC Section 30-152), which requires identification signs to be set back a minimum 15 feet from any right-of-way or easement, to 0 feet.
- Deviation from the requirement limiting the height of buildings in the Residential Planned Development zoning category within the Outlying Suburban land use category of 45 feet, Zoning Ordinance Section 480.04.F.3.e. (LDC Section 34-935(f)(3)(e)), to allow 20 stories over parking.
- Deviation from the minimum setback from a non-roofed structure to a seawalled artificial body of water, Zoning Ordinance Section 202.18.B.4. (LDC Section 34-2194), to allow a 0 foot setback.
- Deviation from the minimum specifications for street improvement wearing surfaces [LDC 10-296(7)] to allow for paver brick surfaces.

FEBRUARY 1, 1999

Revision: 4-11-94 4-18-94 5-11-94 5-13-94 9-12-94 10-10-94
 Revision: 11-17-95 4-2-96 5-2-96 10-15-96 5-27-97 12-16-97
 Revision: 1-6-98 9-1-98 10-12-98 1-20-99 6-14-00 06-16-2015
 Revision: 07-14-2015

TASK

MASTER CONCEPT PLAN

PROJECT

PELICAN LANDING RPD/CPD

WCI COMMUNITIES

24301 WALDEN CENTER DRIVE
 BONITA SPRINGS, FLORIDA 34134
 (941) 947-2600

