

ADMINISTRATIVE AMENDMENT (FPA) - ADD2002-00087

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 The Colony at Pelican Landing Mid Rise Site #2, for four Mid-rise buildings, on property located at The Colony at Pelican Landing, described more particularly as:

LEGAL DESCRIPTION: See attached four page Exhibit A

WHEREAS, the property was originally rezoned in case number 94-04-05-DRI-01; 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 Pelican Landing Residential Planned Development, for The Colony at Pelican Landing Mid-rise Site #2, is **APPROVED with the following conditions:**

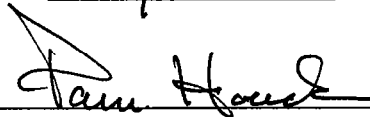
1. **The Development must be in substantial compliance with the Final Zoning Site Plan:**
 - a. **The 2 page Site Plan, stamped received August 8, 2002, attached as Exhibit A.**
 - b. **The 1 page sketch of the proposed roof plan, stamped received August 8, 2002, attached as Exhibit B.**
 - c. **The 1 page sketch showing proposed maximum height for decorative, stair/elevator, and mechanical portions of the roof structure, stamped received August 8, 2002, attached as Exhibit C.**

Submitted by Grady Minor and Associates. P.A., stamped received by Community Development on August 8, 2002.

2. The Final Zoning Site Plan for ADD2002-00087 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 13th day of August, A.D., 2002.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

G:\DWGSPROJECTS\PELICAN LANDING MID-RISE-2.dwg(18-2478-1.DWG, 07/02/02 01:30:40 PM, RICOH LASER AP2600N PCL 6 pc3

LEGAL DESCRIPTION
A PORTION OF THE NORTH 1/2 OF SECTION 17,
TOWNSHIP 47 SOUTH, RANGE 25 EAST,
AT THE COLONY

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 89°59'08" WEST, ALONG THE SOUTH LINE OF SAID SECTION 17 FOR A DISTANCE OF 405.36 FEET; THENCE RUN NORTH 01°31'41" EAST FOR A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE CONTINUE N 01°31'41" E FOR A DISTANCE OF 482.72 FEET; THENCE RUN SOUTH 71°00'22" EAST FOR A DISTANCE OF 11.23 FEET; THENCE RUN SOUTH 70°12'59" EAST FOR A DISTANCE OF 268.55 FEET; THENCE RUN SOUTH 80°17'45" EAST FOR A DISTANCE OF 154.39 FEET; THENCE RUN NORTH 58°58'17" EAST FOR A DISTANCE OF 549.33 FEET; THENCE RUN NORTH 54°32'30" EAST FOR A DISTANCE OF 189.79 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 74°46'17" WEST, A DISTANCE OF 1,070.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, THROUGH A CENTRAL ANGLE OF 60°22'07", SUBTENDED BY A CHORD OF 1,075.96 FEET AT A BEARING OF SOUTH 45°24'47" WEST, FOR AN ARC LENGTH OF 1,127.39 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 89°59'08" WEST FOR A DISTANCE OF 287.40 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; CONTAINING 7.721 ACRES, MORE OR LESS.

Exhibit A-1

SHEET: 1 OF 2
DRAWN: SB/JWS
JOB CODE:TCMR2
SCALE: 1" = 1'



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

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP, 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING N 89°59'08" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

CERTIFIED TO:
WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 7-2-02

Eric V. Sandoval
ERIC V. SANDOVAL

P.S.M. #5223
STATE OF FLORIDA

* NOT A SURVEY *

LEGAL DESCRIPTION	
A PORTION OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, AT THE COLONY SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA	
DATE: JULY, 2002	DRAWING B-2478-1

280000-00087

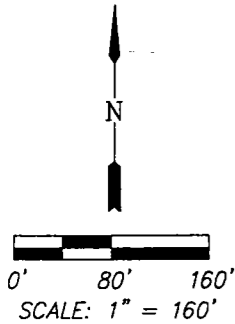
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JUL 08 2002

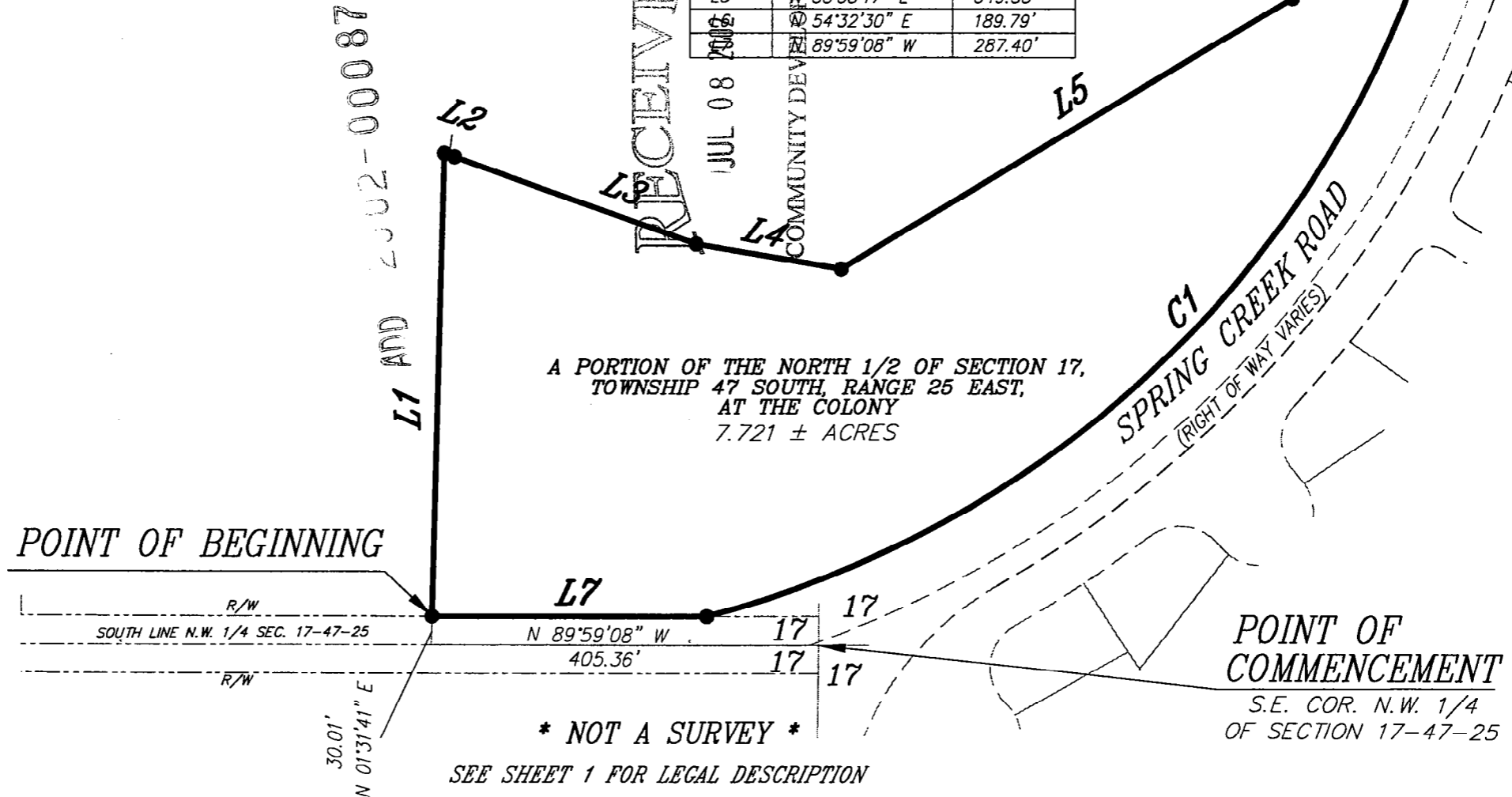
COMMUNITY DEVELOPMENT

G:\DWGSP\projects\PELICAN LANDING MID-RISE-2\dwg\B-2478-1.DWG, 07/02/02 01:31:11 PM, RICOH LASER AP2600N PCL 6.pcl



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	1070.00'	1127.39'	60°22'07"	1075.96'	S 45°24'47" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°31'41" E	482.72'
L2	S 71°00'22" E	11.23'
L3	70°12'59" E	268.55'
L4	80°17'45" E	154.39'
L5	58°58'17" E	549.33'
L6	54°32'30" E	189.79'
L7	89°59'08" W	287.40'



LEGEND

R/W RIGHT OF WAY
BLVD BOULEVARD

Exhibit A-2

SHEET: 2 OF 2
DRAWN: SB/JWS
JOB CODE: TCMR2
SCALE: 1" = 160'



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 TO ACCOMPANY LEGAL DESCRIPTION	
A PORTION OF THE NORTH 1/2 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, AT THE COLONY	
SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA	
DATE: JULY, 2002	DRAWING B-2478-1

LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 OF SECTION 17,
TOWNSHIP 47 SOUTH, RANGE 25 EAST,
AT THE COLONY

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN SOUTH 01°31'41" WEST, ALONG THE WEST LINE OF SAID SECTION 17 FOR A DISTANCE OF 1,719.33 FEET; THENCE RUN SOUTH 89°59'08" EAST FOR A DISTANCE OF 630.34 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, THE SAME BEING A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 57°47'23" EAST A DISTANCE OF 300.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 15°19'10", SUBTENDED BY A CHORD OF 79.97 FEET AT A BEARING OF NORTH 39°52'12" EAST, FOR AN ARC LENGTH OF 80.21 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 47°31'47" EAST FOR A DISTANCE OF 333.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 417.50 FEET; THROUGH A CENTRAL ANGLE OF 15°25'56"; SUBTENDED BY A CHORD OF 112.11 FEET AT A BEARING OF NORTH 39°48'49" EAST, FOR AN ARC LENGTH OF 112.45 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 25°09'11" EAST FOR A DISTANCE OF 96.20 FEET; THENCE RUN SOUTH 06°48'37" EAST FOR A DISTANCE OF 145.70 FEET; THENCE RUN SOUTH 28°19'19" WEST FOR A DISTANCE OF 36.42 FEET; THENCE RUN SOUTH 24°20'48" EAST FOR A DISTANCE OF 99.11 FEET; THENCE RUN SOUTH 12°40'37" EAST FOR A DISTANCE OF 18.83 FEET; THENCE RUN NORTH 89°59'08" WEST FOR A DISTANCE OF 454.59 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; CONTAINING 1.960 ACRES, MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S 01°31'41" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

CERTIFIED TO:

WCI COMMUNITIES INC.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 7-2-02

Eric V. Sandoval


ERIC V. SANDOVAL

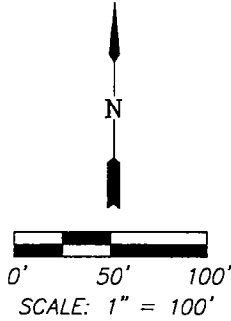
P.S.M. #5223

STATE OF FLORIDA

* NOT A SURVEY *

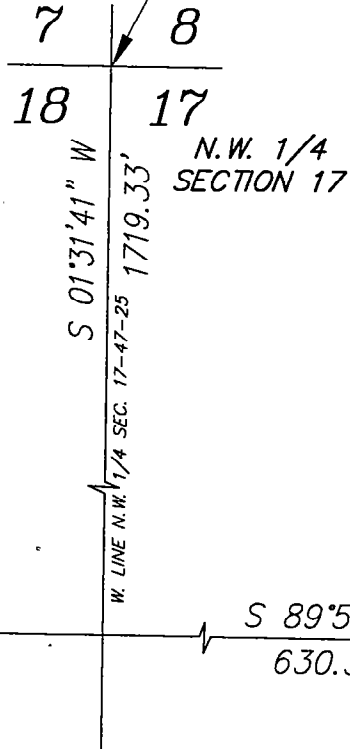
Exhibit A-3

SHEET: 1 OF 2	 <p>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</p>	<p>LEGAL DESCRIPTION</p> <p>A PORTION OF THE NW 1/4 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, AT THE COLONY</p> <p>SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA</p> <p>DATE: JULY, 2002</p> <p>DRAWING B-2478</p>
DRAWN: SB/JWS		
JOB CODE: TCMR2		
SCALE: 1" = 1'		



POINT OF COMMENCEMENT

N.W. COR. N.W. 1/4
OF SECTION 17



ADD 2002-00087

RECEIVED
JUL 08 2002

COMMUNITY DEVELOPMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	300.00'	80.21'	15°19'10"	79.97'	N 39°52'12" E
C2	417.50'	112.45'	15°25'56"	112.11'	N 39°48'49" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 47°31'47" E	333.03'
L2	S 25°09'11" E	96.20'
L3	S 06°48'37" E	145.70'
L4	S 28°19'19" W	36.42'
L5	S 24°20'48" E	99.11'
L6	S 12°40'37" E	18.83'
L7	N 89°59'08" W	454.59'

PELICAN COLONY BLVD.
(35' RIGHT OF WAY)

A PORTION OF THE N/W 1/4 OF
SECTION 17, TOWNSHIP 47 SOUTH,
RANGE 25 EAST, AT THE COLONY
1.960 ± ACRES

POINT OF BEGINNING

Applicant's Legal Checked 4 pages
by *[Signature]* 7/24/02

* NOT A SURVEY *

SEE SHEET 1 FOR LEGAL DESCRIPTION

LEGEND

R/W RIGHT OF WAY
BLVD BOULEVARD

Exhibit A-4

SHEET: 2 OF 2

DRAWN: SB/JWS

JOB CODE: TCMR2

SCALE: 1" = 100'

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

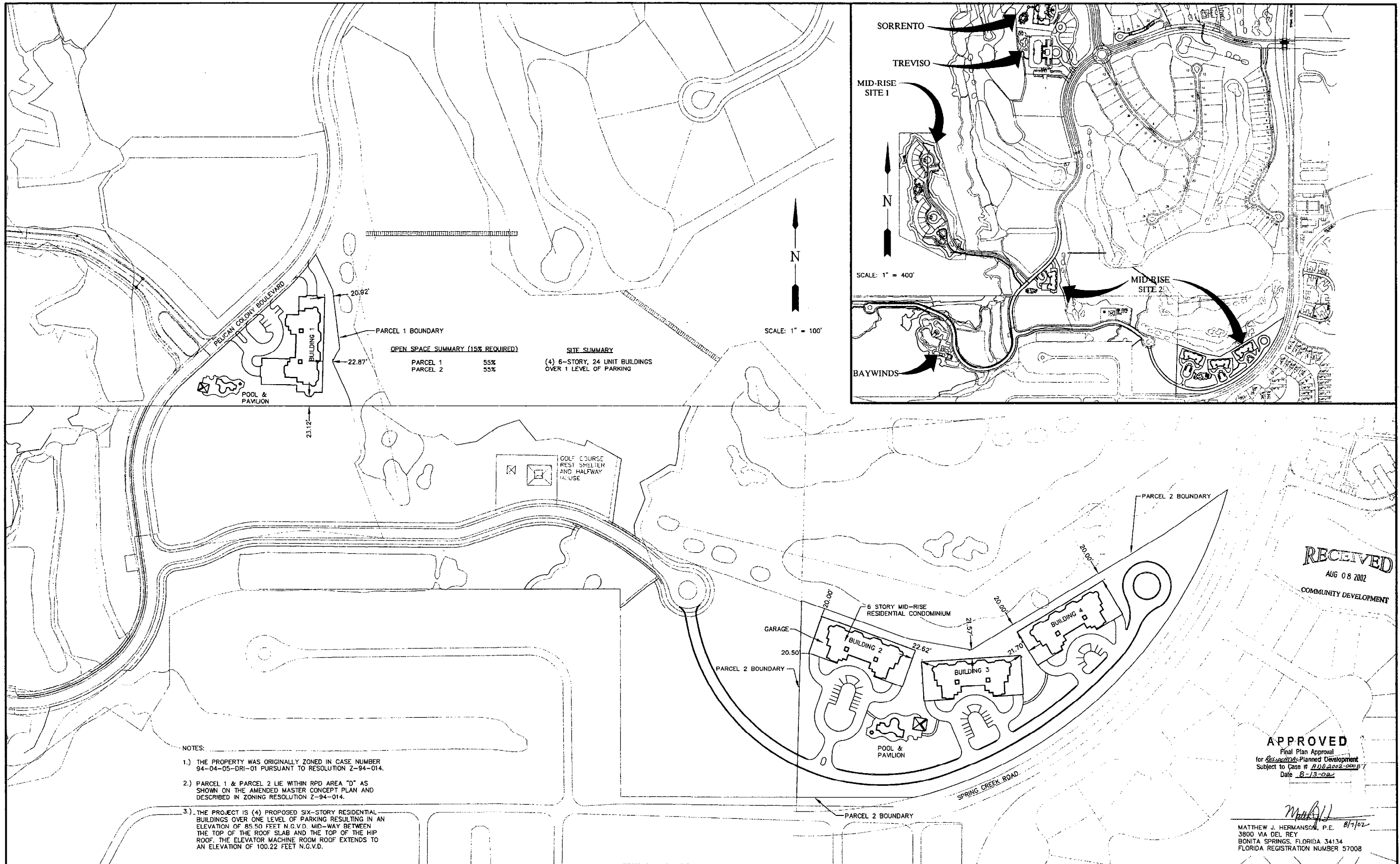
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 OF SECTION 17,
TOWNSHIP 47 SOUTH, RANGE 25 EAST,
AT THE COLONY
SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DATE: JULY, 2002

DRAWING B-2478

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LEGEND

OWNER/DEVELOPER
WCI COMMUNITIES INC.
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(239) 947-2600
(239) 498-8272 (FAX)

Revision	Date	Description	By
1	8/2/02	REVISED PER COUNTY COMMENTS DATED JULY 24, 2002	DJS

PRINTED

AUG 07 2002

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

DESIGNED BY: M.J.H.
DRAWN BY: D.J.S.
APPROVED: M.J.H.
JOB CODE: TCMR2
SCALE: 1" = 100'



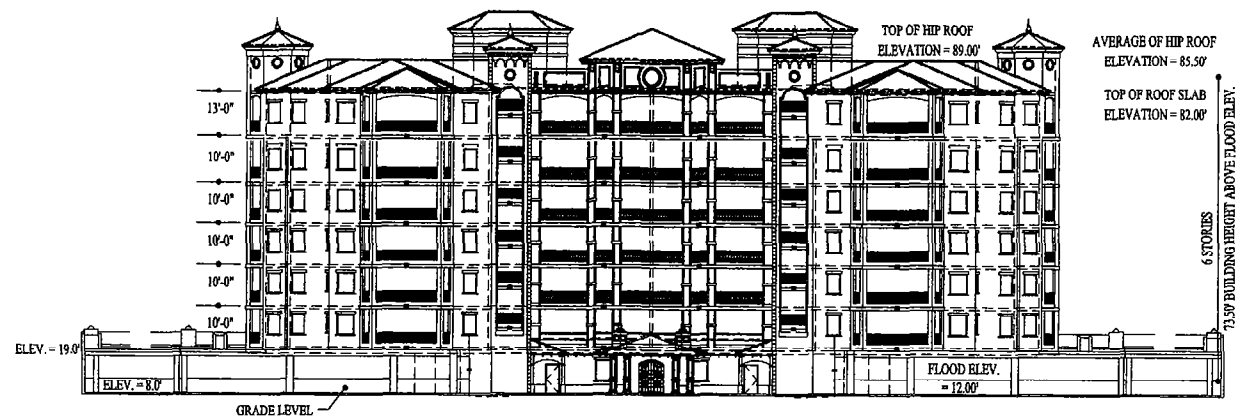
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (841) 847-1144 FAX: (841) 847-0376
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0006151
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006161

MID-RISE SITE 2

FINAL PLAN APPROVAL EXHIBIT A

DATE: JULY, 2002 FILE NAME: VENTANAS-FPA DRAWING NUMBER 1 OF 3

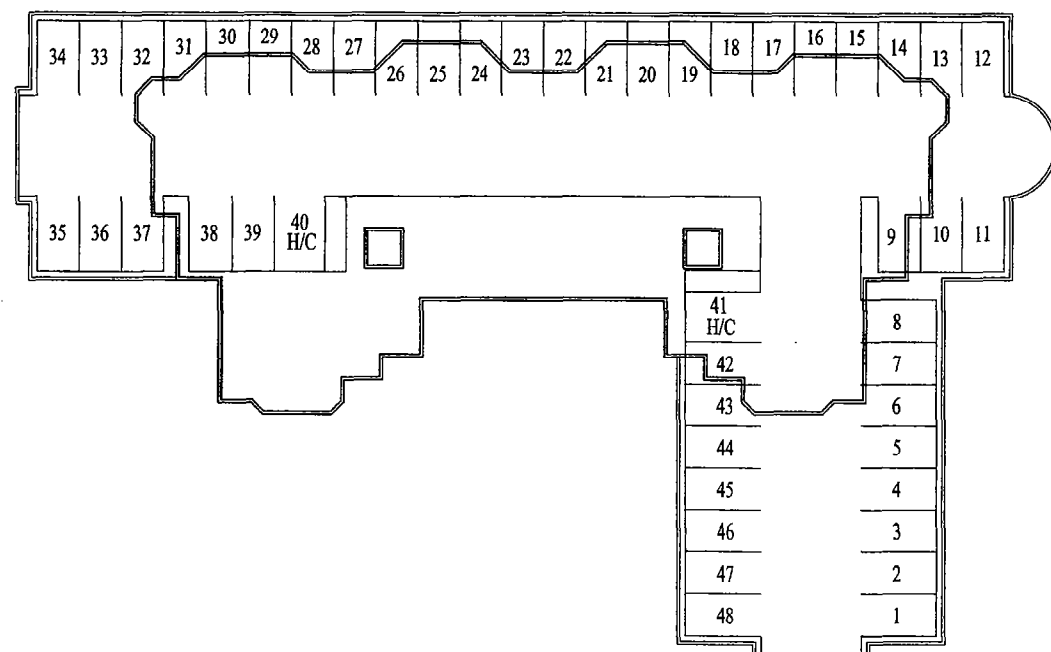
ADD 2002-00087



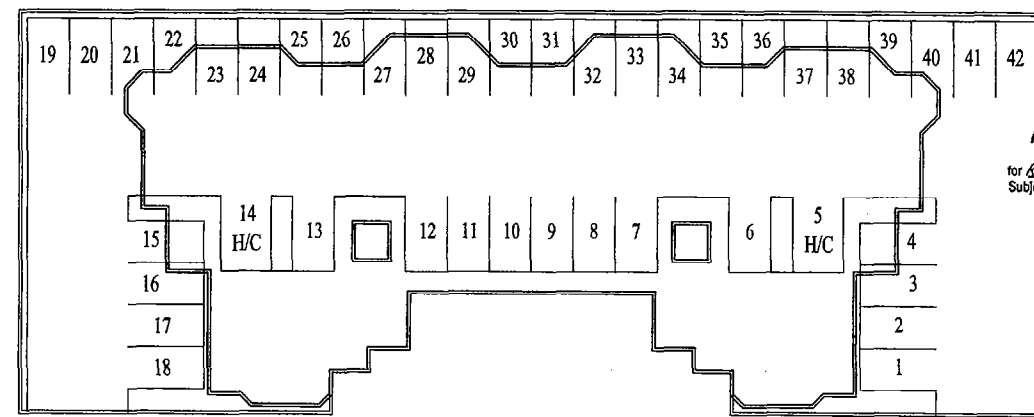
MID-RISE SITE 2 - BUILDING ELEVATION
6 STORIES OVER 1 STORY PARKING GARAGE
N.T.S.

PARKING SUMMARY

PARCEL 1	
24 UNITS X 2 SPACES/UNIT	= 48 SPACES
10% GUEST PARKING	= 9 SPACES
REQUIRED	= 53 SPACES
PROVIDED	= 53 SPACES
PARCEL 2	
72 UNITS X 2 SPACES/UNIT	= 144 SPACES
10% GUEST PARKING	= 14 SPACES
REQUIRED	= 158 SPACES
PROVIDED	= 158 SPACES



MID-RISE SITE 2 - GARAGE FLOOR PLAN
BUILDING 1
SCALE = 1" = 20'



MID-RISE SITE 2 - GARAGE FLOOR PLAN (TYP.)
BUILDINGS 2, 3, & 4
SCALE = 1" = 20'

APPROVED
Final Plan Approval
for ~~General~~ Planned Development
Subject to Case # ~~9902001-00037~~
Date ~~8-13-02~~

RECEIVED
AUG 08 2002
COMMUNITY DEVELOPMENT

ADD 2002-00087

Matthew J. Hermanson
MATTHEW J. HERMANSON, P.E.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 57008

LEGEND

OWNER/DEVELOPER
WCI COMMUNITIES INC.
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(239) 947-2600
(239) 498-8272 (FAX)

Revision	Date	Description	By
1	8/2/02	REVISED PER COUNTY COMMENTS DATED JULY 24, 2002	DJS

PRINTED
AUG 07 2002

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS - LAND SURVEYORS

DESIGNED BY: M.W.M.
DRAWN BY: D.J.S.
APPROVED: M.W.M.
JOB CODE: TCMR2
SCALE: AS SHOWN

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (941) 947-1144 FAX: (941) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 000515
SURVEYING CERTIFICATE OF AUTHORIZATION LB 000515

MID-RISE SITE 2

FINAL PLAN APPROVAL

DATE: JULY, 2002
FILE NAME: VENTANAS-FPA
DRAWING NUMBER 2 of 3

WHITE AREA SIGNIFIES
FLAT AREA (TOP OF
ROOF SLAB)

CUPOLA

ELEVATOR
ENCLOSURES

COOLING
TOWER

STAIRWELL
ENCLOSURES

THE COLONY AT PELICAN LANDING MID-RISE SITE 2
ROOF PLAN
N.T.S.

ADD 2002-00087

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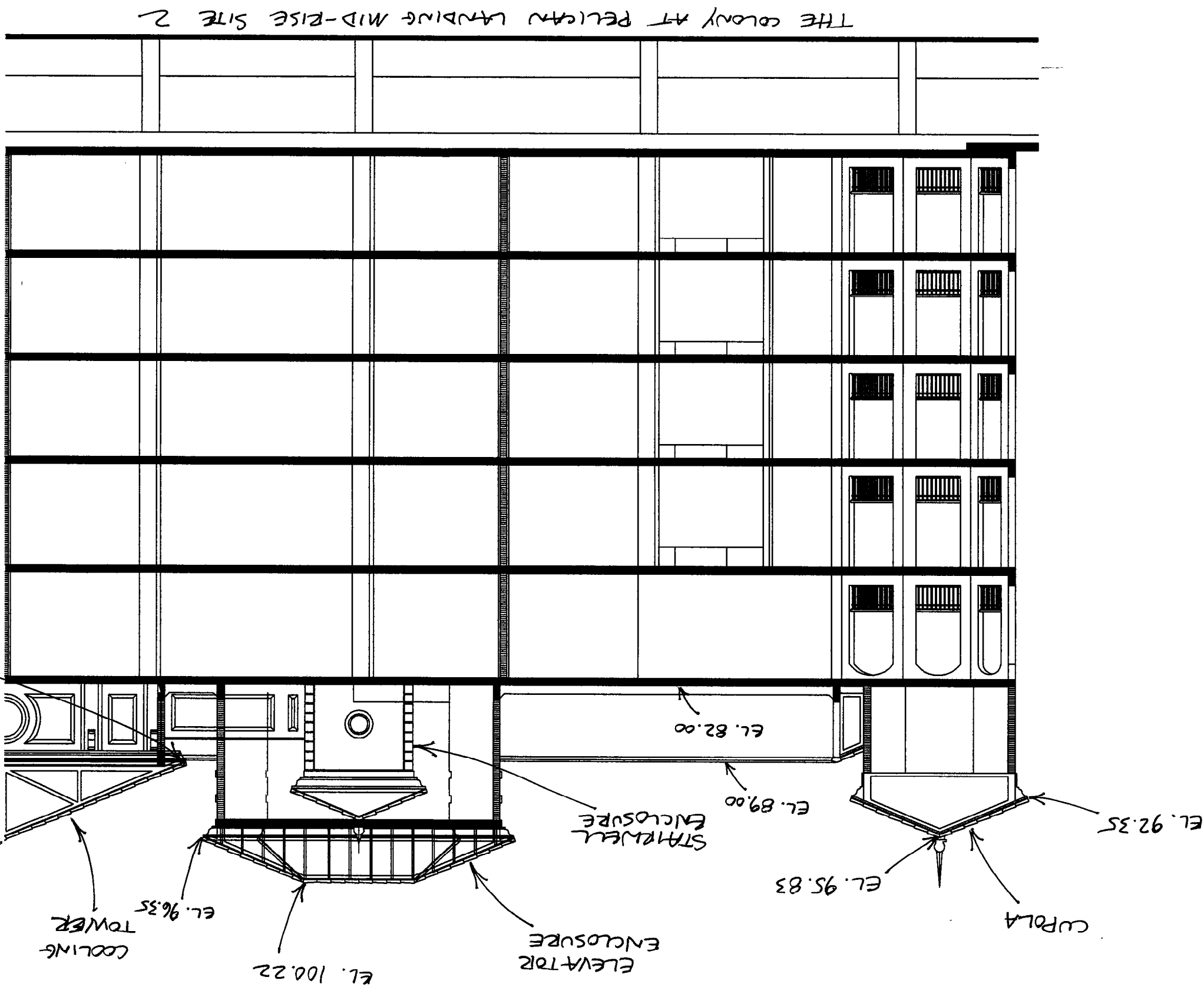
AUG 08 2002

APPROVED

Final Plan Approval
for RESIDENTIAL Planned Development
Subject to Case # ADD2002-00087
Date 8-13-02

COMMUNITY DEVELOPMENT

EXHIBIT B



THE COLONY AT PELICAN LANDING MID-RISE SITE 2

APPROVED
Final Plan Approval
Subject to Case # ADD 2002-00087
Date 8-13-02
ADD 2002-00087
RECEIVED
AUG 08 2002
COMMUNITY DEVELOPMENT
EXHIBIT C

Elevations based on NGVD.