

ADMINISTRATIVE APPROVAL AMENDMENT NUMBER PUD-93-001

ADMINISTRATIVE APPROVAL

AMENDMENT

LEE COUNTY, FLORIDA

WHEREAS, South Gulf Properties, Inc., represented by Westinghouse Bayside Communities, Inc., has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as Pelican Landing "Coventry" Parcel H for request on property located at 25280 Goldcrest Drive, Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 20, Township 47 South, Range 25 East, Lee County, Florida:

A parcel of land located in Section 20, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Lot 4, Block B, of "Pelican's Nest, Unit One", as recorded in Plat Book 41, Pages 58 thru 60, Public Records of Lee County, Florida, said point also being the POINT OF BEGINNING of "Pelican's Nest, Unit Two", as recorded in Plat Book 44, Pages 27 thru 31, Public Records of Lee County, Florida;

THENCE run along the Southerly right-of-way line of Bay Creek Drive Southwest as shown on said plat of "Pelican's Nest Unit Two", for the following three (3) courses:

- (1) S67°30'00"W for 150.00 feet to a Point of Curvature of a curve concave to the Northwest;
- (2) Southwesterly for 504.49 feet along the arc of said curve, having for its elements a radius of 1,562.45 feet, a central angle of 18°30'00", a chord length of 502.30 feet and a chord bearing of S76°45'00"W to a point of compound curvature of a curve concave to the Northeast;
- (3) Northwesterly for 131.52 feet along the arc of said curve, having for its elements a radius of 247.63 feet, a central angle of 30°25'49", a chord length of 129.98 feet and a chord bearing of N78°47'06"W to a Point of Reverse Curvature of a curve concave to the Southeast, said point being the POINT OF BEGINNING;

THENCE S28°45'47"W for 61.36 feet to a Point of Curvature of a curve concave to the Northeast;

THENCE Southeasterly for 148.98 feet along the arc of said curve having for its elements a radius of 75.00 feet, a central angle of 113°48'56", a chord length of 125.67 feet and a chord bearing of S30°00'43"E;

THENCE S89°19'31"E for 150.00 feet;

THENCE S22°15'40"E for 69.16 feet;

THENCE S68°40'14"W for 170.00 feet;

THENCE S78°44'30"W for 393.57 feet;

THENCE N59°41'53"W for 403.24 feet;

THENCE N31°22'02"E for 171.39 feet;

THENCE along a radial line N 53°11'29"E for 40.99 feet to a Point of Compound Curvature on the Southerly right-of-way line of Goldcrest Drive as shown on the aforesaid plat of "Pelican's Nest Unit Two";

Continued ...

THENCE along said Southerly right-of-way line, easterly for 603.03 feet along the arc of a curve concave to the North, having for its elements a radius of 335.00 feet, a central angle of 103°18'17", a chord length of 524.85 feet and a chord bearing of S88°22'40"E, to a Point of Reverse Curvature;

THENCE continue along said Southerly right-of-way line Easterly for 39.99 feet along the arc of a curve concave to the South, having for its elements a radius of 30.00 feet, a central angle of 76°22'37", a chord length of 37.09 feet and a chord bearing of N78°14'30"E, to the POINT OF BEGINNING.

Said parcel contains 3.83 acres, more or less.

WHEREAS, the property was originally rezoned in hearing number 82-08-15-DCI [with subsequent amendments in hearing numbers 82-08-15-DCI(a)]; and

WHEREAS, Lee County Ordinance 89-04 amends the Zoning Ordinance (Ordinance No. 86-17) to provide 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 Economic & Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Planned Unit Development is APPROVED.

Approval is subject to the following conditions:

1. This approval allows a reduction in the side setback on Lot 8 in Coventry (Parcel H) from 7.5 feet to 3 feet.
2. The terms and conditions of the Pelican's Nest Planned Unit Development (Ordinance 82-42) remain in full force and effect.
3. Site Plan PUD-93-001 (entitled "Proposed Residence at Coventry at Pelican's Landing", prepared October 2, 1992, stamped Received December 11, 1992) is attached hereto and is incorporated herein by reference as a reduced copy of the Master Concept Plan.

DULY SIGNED this 8th day of January, A.D., 1993.

BY: Mary Gibbs  
Mary Gibbs  
Acting Director  
Department of Economic & Community Development

