

ADMINISTRATIVE AMENDMENT PD-97-045

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Guymon H. Phillips (PGAL, Inc.) filed an application for administrative approval of a deviation from LDC Section 10-296(m)(4)a. to permit access to more than 50 multi-family residential units via a privately maintained accessway on a project known as Villas of Pelican Landing Apartments located at 23800 South Tamiami Trail, described more particularly as:

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

Commence at a Southerlymost corner of Tract "A" (North Commons Drive, a 60 foot wide right-of-way), as shown on the Plat of Pelican Landing unit twenty-two, recorded in Plat Book 58 at Pages 17 through 21 of the Public Records of Lee County, Florida, and being a point on the Northerly right-of-way line of Pelican Colony Boulevard, (Tract "A", a 120 foot wide right-of-way), as shown on the plat of Pelican Landing, Unit Nineteen, recorded in Plat Book 56 at Pages 36 through 38 of the public records of Lee County, Florida, also being a point on a circular curve to the right, having a radius of 30.00 feet, a central angle of $82^{\circ}19'38''$, a tangent length of 26.23 feet, a chord bearing of $N29^{\circ}44'57''W$ and a chord length of 39.49 feet;
THENCE along the Easterly right-of-way line of said North Commons Drive and along the arc of said curve, an arc length of 43.11 feet to the point of reverse curvature of a curve to the left, having a radius of 180.00 feet, a central angle of $09^{\circ}50'10''$, a tangent length of 15.49 feet, a chord bearing of $N06^{\circ}29'47''E$, and a chord length of 30.86 feet;
THENCE along the Easterly right-of-way line of said North Commons Drive and along the arc of said curve, an arc length of 30.90 feet to the POINT OF BEGINNING of the parcel of land herein described and a point on a curve to the left, having a radius of 180.00 feet, a central angle of $22^{\circ}28'35''$, a tangent length of 35.77 feet, a chord bearing of $N09^{\circ}39'36''W$ and a chord length of 70.16 feet;
THENCE along the Easterly right-of-way line of said North Commons Drive and along the arc of said curve, an arc length of 70.61 feet to the point of tangency of said curve;
THENCE $N20^{\circ}53'52''W$ along the Easterly right-of-way line of said North Commons Drive, a distance of 721.03 feet to the point of curvature of a curve to the left, having a radius of 330.00 feet, a central angle of $20^{\circ}20'11''$, a tangent length of 59.19 feet, a chord bearing of $N31^{\circ}03'58''W$ and a chord length of 116.52 feet;

THENCE along the arc of said curve, an arc length of 117.13 feet to the end of said curve;

THENCE N48°45'57"E, a distance of 75.26 feet to the centerline of a 100 foot wide Florida Power and Light Company transmission line easement as recorded in Deed Book 229 at Page 48 of the Public Records of Lee County, Florida;

THENCE N20°53'52"W along the centerline of said Florida Power and Light transmission line easement, a distance of 242.31 feet;

THENCE N67°33'44"E, a distance of 354.55 feet;

THENCE S81°06'15"E, a distance of 128.48 feet;

THENCE S41°56'51"E, a distance of 684.68 feet;

THENCE S15°44'24"E, a distance of 164.14 feet to the point of curvature of a curve to the right having a radius of 670.00 feet, a central angle of 42°29'29", a tangent length of 260.49 feet, a chord bearing of S05°30'20"W and a chord length of 485.57 feet;

THENCE along the arc of said curve, an arc length of 496.88 feet to the end of said curve;

THENCE S26°41'50"W, a distance of 4.31 feet;

THENCE N63°14'54"W, a distance of 170.00 feet;

THENCE S68°33'45"W, a distance of 427.15 feet to the POINT OF BEGINNING.

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

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.

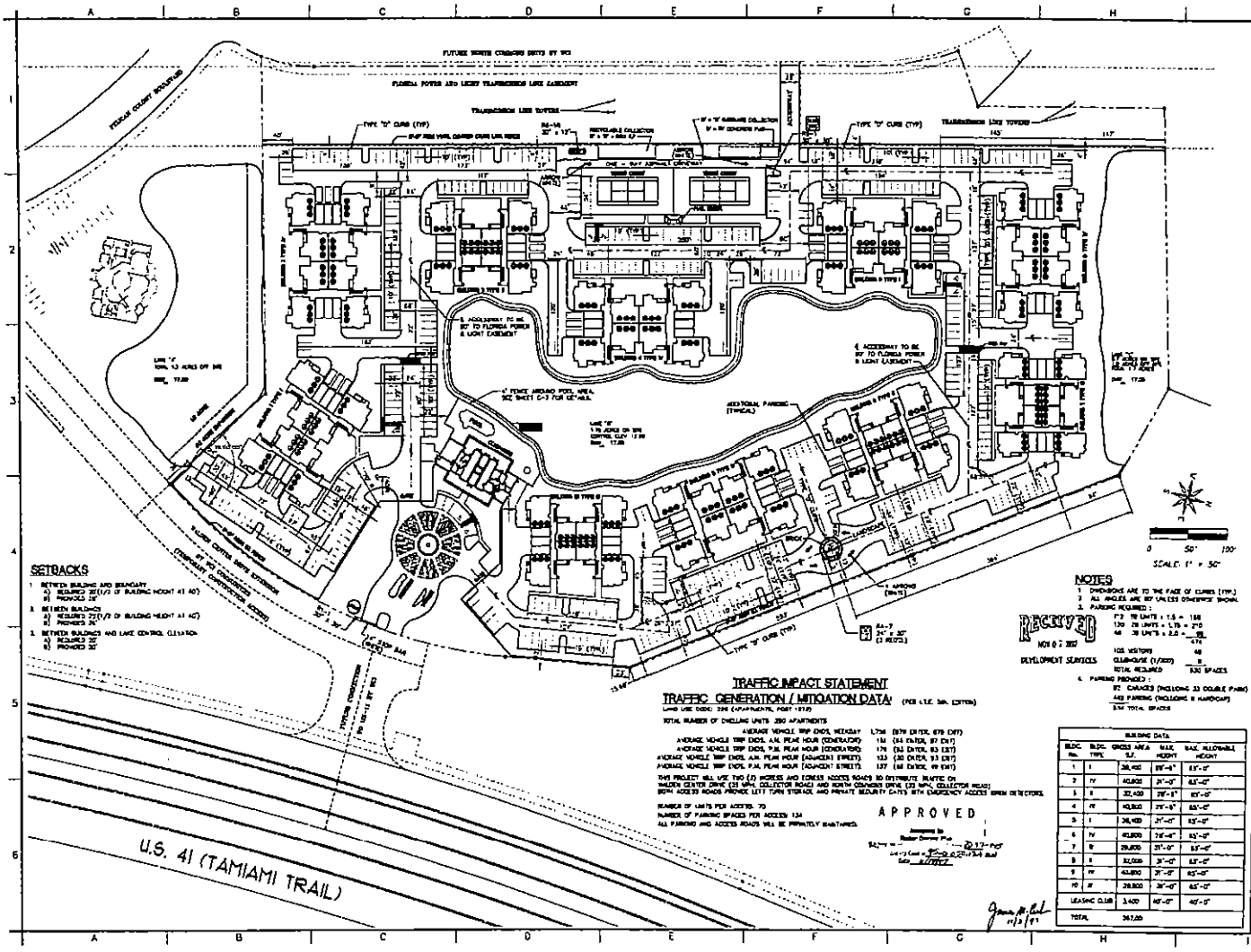
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for a deviation from LDC Section 10-296(m)(4)a. to permit access to more than 50 multi-family residential units via a privately maintained accessway in the Pelican Landing RPD/CPD Area D is **APPROVED**.

Approval is subject to the following conditions:

1. The Development must be in compliance with the site plan entitled "Villas of Pelican Landing Apartments" as prepared by PGAL, dated October 29, 1997, and stamped received at Development Services on November 7, 1997. Compliance includes implementation of the required traffic calming devices as referenced on the approved site plan.
2. The terms and conditions of the original zoning resolution and any amending resolutions remain in full force and effect.
3. Approval of this deviation is limited to 280 multi-family units being developed as part of the Villas of Pelican Landing Apartments, located in RPD/CPD Area D of the Pelican Landing RPD/CPD.
4. Site Plan PD-97-045 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 17th day of November, A.D., 1997.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development



- SETBACKS**
1. BETWEEN BUILDING AND BOUNDARY
 - a) REQUIRED 20' (1/2 OF BUILDING HEIGHT AT 40')
 - b) PROVIDED 20'
 2. BETWEEN BUILDINGS
 - a) REQUIRED 20' (1/2 OF BUILDING HEIGHT AT 40')
 - b) PROVIDED 20'
 3. BETWEEN BUILDINGS AND LAKE CENTER ELEVATION
 - a) REQUIRED 20'
 - b) PROVIDED 20'

TRAFFIC IMPACT STATEMENT
TRAFFIC GENERATION / MITIGATION DATA (PER U.S.C. 561.007)

TOTAL NUMBER OF DWELLING UNITS: 280 APARTMENTS

LAND USE CODE: 226 (APARTMENTS, POST-1978)

| | 1750 (87TH STREET, 87TH STREET) | 150 (54th STREET, 54th STREET) | 175 (52nd STREET, 52nd STREET) | 150 (50th STREET, 50th STREET) |
|---|---------------------------------|--------------------------------|--------------------------------|--------------------------------|
| AVERAGE VEHICLE TRIP ENDOR A.M. PEAK HOUR (CONVENTIONAL) | 1750 | 150 | 175 | 150 |
| AVERAGE VEHICLE TRIP ENDOR P.M. PEAK HOUR (CONVENTIONAL) | 1750 | 150 | 175 | 150 |
| AVERAGE VEHICLE TRIP ENDOR A.M. PEAK HOUR (SIGNALIZED STREET) | 1750 | 150 | 175 | 150 |
| AVERAGE VEHICLE TRIP ENDOR P.M. PEAK HOUR (SIGNALIZED STREET) | 1750 | 150 | 175 | 150 |

THIS PROJECT WILL USE TWO (2) HORSESHOE AND CORNER ACCESS ROADS TO DETERMINE BLVD. ON 1750 STREET DRIVE (1750) COLLECTOR ROAD AND NORTH CORNER DRIVE (1750) COLLECTOR ROAD. BOTH ACCESS ROADS PROVIDE LEFT TURN STORAGE AND PRIVATE SECURITY GATES WITH EMERGENCY ACCESS WHEN DETECTED.

NUMBER OF UNITS PER ACCESS: 70
 NUMBER OF PARKING SPACES PER ACCESS: 124
 ALL PARKING AND ACCESS ROADS WILL BE PRIVATELY MAINTAINED.

APPROVED

Approved by: *[Signature]*
 Date: 11/15/01

- NOTES**
1. OVERSHOULDER ARE TO THE FACE OF CURBS (TYPE 1)
 2. ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN
 3. PARKING REQUIRED:
 - 7.5' 70 UNITS x 1.5 = 1125
 - 120' 70 UNITS x 1.5 = 210
 - 40' 70 UNITS x 2.0 = 560
 - 1774
 4. PARKING PROVIDED:
 - 100 VISTORS
 - CLUBHOUSE (1/2000)
 - 8
 - 520 SPACES
 5. PARKING INCLUDING 23 DOUBLE PARKS AND PARKING INCLUDING 8 HANDICAP
 6. TOTAL SPACES

BUILDING DATA

| BUILDING NO. | TYPE | GRID AREA | MAX. HEIGHT | MAX. ALDOBRAND |
|--------------|------|----------------|-------------|----------------|
| 1 | 1 | 36,400 | 11'-0" | 11'-0" |
| 2 | 1 | 40,800 | 11'-0" | 11'-0" |
| 3 | 1 | 32,400 | 11'-0" | 11'-0" |
| 4 | 1 | 40,800 | 11'-0" | 11'-0" |
| 5 | 1 | 36,400 | 11'-0" | 11'-0" |
| 6 | 1 | 40,800 | 11'-0" | 11'-0" |
| 7 | 1 | 36,400 | 11'-0" | 11'-0" |
| 8 | 1 | 40,800 | 11'-0" | 11'-0" |
| 9 | 1 | 32,400 | 11'-0" | 11'-0" |
| 10 | 1 | 36,400 | 11'-0" | 11'-0" |
| LEASING CLUB | | 3,400 | 11'-0" | 11'-0" |
| TOTAL | | 363,200 | | |

CAMBRIDGE DEVELOPMENT GROUP
 4285 SAN FELPE SUITE 1000
 HOUSTON, TEXAS 77027

VILLAGES OF PELICAN LANDING APARTMENTS

SITE PLAN

C2 of C8

Prepared by: *[Signature]*
 Date: 11/15/01