

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, L. P. filed an application for administrative approval to a Residential Planned Development and Commercial Planned Development on a project known as Pelican Landing RPD/CPD to allow a change in the internal roadway alignment on property located west of US 41, north of Pelican Colony Boulevard, east of Estero Bay, and generally south of Coconut Road, described more particularly as:

LEGAL DESCRIPTION: In Section 08, Township 47 South, Range 25 East, Lee County, Florida:

A tract or parcel of land for road right-of-way purposed lying in Section 08, Township 47 South, Range 25 East, Lee County Florida which tract or parcel is described as follows:

From the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section 8 run N00°53'48"W along the West line of said fraction for 827.03 feet to a point on a non-tangent curve and the POINT OF BEGINNING.

From said POINT OF BEGINNING run Westerly along an arc of a curve to the left of radius 760.00 feet (chord bearing N88°50'03"W) (chord 556.09 feet) (delta 42°55'10") for 569.31 feet to a Point of Tangency;

THENCE run S69°42'22"W for 512.95 feet to a Point of Curvature;

THENCE run Southwesterly along an arc of a curve to the left of radius 90.00 feet (chord bearing S51°52'36"W) (chord 55.11 feet) (delta 35°39'32") for 56.01 feet to a point of reverse curvature,;

THENCE run Westerly, Northerly and Northeasterly along an arc of a curve to the right of radius 70.00 feet (chord bearing N20°17'38"W) (chord 113.75 feet) (delta 251°19'05") for 307.04 feet to a point of reverse curvature;

THENCE run Easterly along an arc of a curve to the left of radius 90.00 feet (chord bearing N87°32'09") (chord 55.11 feet) (delta 35°39'33") for 56.01 feet to a Point of Tangency;

THENCE run N69°42'22"E for 512.95 feet to a Point of Curvature;

THENCE run Easterly along an arc of a curve to the right of radius 840.00 feet (chord bearing S88°20'58"E) (chord 627.82 feet) (delta 43°53'19") 643.44 feet to a point of reverse curvature;

THENCE run Easterly along an arc of a curve to the left of radius

960.00 feet (chord bearing S77°52'40"E) (chord 381.89 feet) (delta 22°56'43") for 384.45 feet to a Point of Tangency;  
THENCE run S89°21'02"E for 328.32 feet;  
THENCE run S00°07'17"W along said East line for 80.00 feet;  
THENCE run N89°21'02"W for 329.05 feet to a Point of Curvature;  
THENCE run Westerly along an arc of a curve to the right of radius 1,040 .00 feet (chord bearing N77°52'40"W) (chord 413.71 feet) (delta 22°56'43") for 416.49 feet to a point of reverse curvature;  
THENCE run Westerly along an arc of a curve to the left of radius 760.00 (chord bearing N66°53'24"W) (chord 12.86 feet) (delta 00°58'09") for 12.86 feet to the POINT OF BEGINNING.

Bearings hereinabove mentioned are based on the West line of the Southeast Quarter (SE¼) of said Section 08 to bear N00°53'48"W.

WHEREAS, the property was originally rezoned in case number 94-04-05-DRI-01 [with subsequent amendments in case numbers 95-01-050.04Z 03.01, 95-01-050.13A 01.01, 95-01-050.13A 02.01, 95-01-050.13A 03.01, & 95-01-050.13A 04.01]; 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 administrative approval for an amendment to **allow a change in the internal roadway alignment** in this Residential Planned Development and Commercial Planned Development is **APPROVED**.

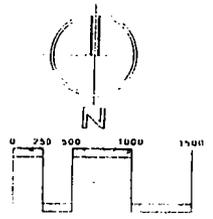
**Approval is subject to the following conditions:**

- 1. The new internal roadway alignment within this planned development must be in substantial compliance with the amended Master Concept Plan, dated March, 1994 (stamped received on October 22, 1996 and last revised on October 15, 1996. Site Plan Z-96-57 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. The terms and conditions of the original zoning resolution (Z-94-14) remain in full force and effect, except as subsequently amended by Resolutions Z-96-055, PD-96-21, PD-96-26, PD-96-39, and PD-96-40.
3. This Administrative Amendment Approval is limited to the alignment of the internal road network. This approval does not change the external access point onto Coconut Road from this development.

DULY SIGNED this 15<sup>th</sup> day of November, A.D., 1996.

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



**OPEN SPACE CALCULATIONS**

**INCLUDED OPEN SPACE IN PERCENT:**

Island Preserve	46.47 acres	Wetland Preserves and Wetland/Waterway Islands
Wetland Preserve	147.87 acres	Wetland and Subwater

**OUT COMING OPEN SPACE**

Golf Course	1,417.62 acres maximum
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**COMMERCIAL OPEN SPACE TO BE PROVIDED BY PERCENTAGE**

All Commercial (except Marine Parcel)	21% minimum with each lot, based on outcrop of
Marine 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

**PROPERTY DEVELOPMENT REGULATIONS**

As approved per the Zoning Resolution

**Construction Detail**  
450 rooms maximum  
50,000 square feet Conference Center  
(111 sq. ft. minimum)

**Setbacks**  
48-foot slope  
150-foot slope

\* Existing roadway to Colonial Point to be private access only with boardwalk for pedestrian access.

**PELICAN LANDING RPD/CPD**

**Land Area**

RPD	935.4 ac
CPD	99.3 ac
<b>Total</b>	<b>1034.7 ac</b>

**Residential**

Urban Community	350 units
Outlying Suburban	1,100 units

**Commercial (sq. ft.)**

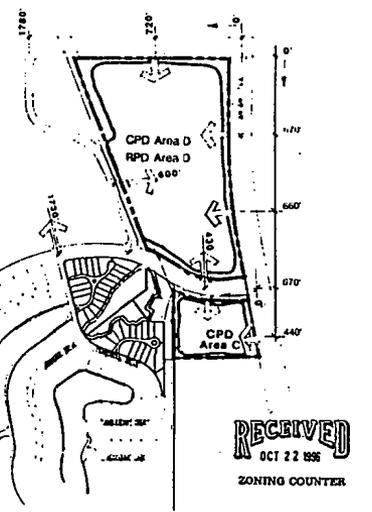
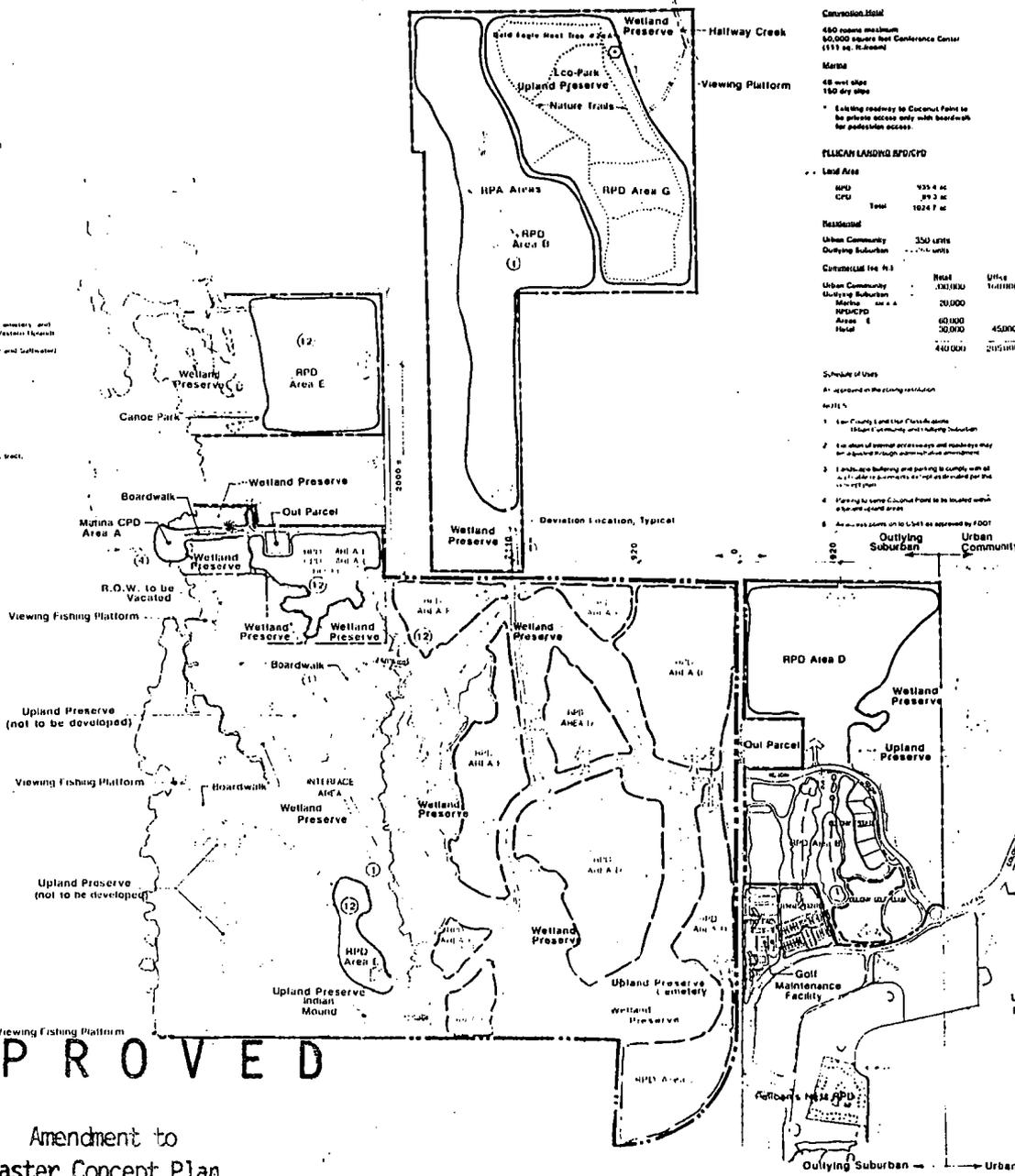
Urban Community	1,300,000	45,000
Outlying Suburban	20,000	
Area E	60,000	
Total	1,400,000	205,000

**Subdivisions of Uses**

- As approved per the zoning resolution
1. Low Density Land Use (Rural) zone (Urban Community and Outlying Suburban)
  2. To allow all normal access ways and roadways they are allowed through administrative arrangements.
  3. To provide building and parking to comply with all other zoning requirements as required per the zoning resolution.
  4. Parking to some Colonial Point to be located within site and adjacent areas.
  5. As shown shown on L-541 as approved by FDOT

**LIST OF DEVIATIONS**

1. Deviation from the requirement that properties which exhibit soils, hydrology and vegetation characteristics of saltwater inundation or freshwater ponding be subject to certain additional requirements and setbacks. Zoning Ordinance Section 202.11.0.1.1. EDC Section 24-18.041, Development Standards Ordinance Section 7. C.4. EDC Section 19-20.021 and Ordinance 96-31 Section 8.03 EDC Section 11-2001, to allow access road easements.
2. 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 202.18.0.1.1. EDC Section 34-20.021, to allow individual parking spaces to back onto right-of-way easement.
3. Deviation from the minimum setback from a structure to a water body of 25 feet. Zoning Ordinance Section 202.18.0.1.1. EDC Section 34-21.040.01.
4. Deviation from the minimum setback from a structure to a non-saturated natural body of water of 25 feet. Zoning Ordinance Section 202.18.0.1.1. EDC Section 34-21.040.01, to 0 feet.
5. Deviation from the requirement that licensed roads "new" drives shall not be closer to the development boundaries than 25 feet. Zoning Ordinance Section 480.04.0.1. EDC Section 24-93.040.01, to 15-foot minimum.
6. Deviation from the requirement that all buildings shall set back from the development perimeter at a distance of 25 feet. Zoning Ordinance Section 480.04.0.1. EDC Section 24-93.040.01, to 15-foot minimum.
7. 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 626.2.2.4. EDC Section 24-217.040.01, to allow a minimum of 20 feet.
8. Deviation from the requirement that a roadway width of 26 feet for two-way closed drainage, not be drainage, an inverted drain. Development Standards Ordinance Table B-3 EDC Section 19-20.021 Table 3.1, to allow roadway width to coincide with back of curb.
9. Withdrawn
10. 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 12.0.1. EDC Section 10-414, to show planted buffers in easements. (The maintenance and replacement responsibility shall rest with the developer or homeowner's association at the improvement district).
11. Deviation from the Lee County Sign Ordinance 84-24, as amended, Section IV.B.2. EDC Section 20-18.021, which requires identification signs to be set back a minimum 16 feet from any right-of-way or easement, to 0 feet.
12. Deviation from the requirement limiting the height of buildings in the Residential Planned Development zoning category within the Outlying Suburban and use category of 48 feet. Zoning Ordinance Section 480.04.2.3. EDC Section 34-83.040.01, to allow 20 stories over parking.
13. Deviation from the minimum setback from a non-saturated structure to a non-saturated natural body of water. Zoning Ordinance Section 202.18.0.1.1. EDC Section 34-21.041, to allow a 0-foot setback.



**RECEIVED**  
OCT 22 1996  
ZONING COUNTER

PROJECT # 95-01-050-13A 05.01  
PROJECT TYPE CS

- Revised Oct 15, 1996
- Revised May 2, 1996
- Revised April 2, 1996
- Revised NOV 17 1995
- Revised Oct 10, 1994
- Revised Sept 12, 1994
- Revised May 13, 1994
- Revised May 11, 1994
- Revised April 18, 1994
- Revised April 11, 1994

**APPROVED**

Amendment to  
Master Concept Plan  
Subject to conditions in Resolution PD-96-057  
Zoning Case # 95-01-050-13A 05.01  
Date 11/15/96



WILSON  
MILLER  
HARLOW  
& PECK  
INC.

PELICAN LANDING RPD/CPD  
Master Concept Plan  
Prepared for: Pelican Landing Communities, Inc.

IV-F