

ADMINISTRATIVE AMENDMENT PD-96-026

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities L.P., filed an application for administrative approval to a Residential Planned Development on a project known as Pelican Landing - Colony Estates for **approval of a Final Zoning Plan and amendment of the approved Residential Planned Development to add two deviations affecting the diameter of a cul-de-sac reducing the diameter from 90 feet outside diameter and 45 feet inside diameter to 56 feet outside diameter and 11 feet inside diameter AND diameter of right-of-way for curb and gutter section of 110 feet to 60 feet within this portion of the approved planned development** on property located approximately 3/4 mile west of US 41 in Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Sections 08 and 17, Township 47 South, Range 25 East, Lee County, Florida:

All that part of Sections 8 and 17, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 17;  
THENCE along the North line of said Section 17, N89°25'51"W, a distance of 437.73 feet to the POINT OF BEGINNING of the parcel herein described;  
THENCE S46°14'51"E, a distance of 6.63 feet to the POINT OF CURVATURE of a curve to the right, having a radius of 277.50 feet, a central angle of 31°14'51", a chord bearing of S30°37'26"E and a chord length of 149.47 feet;  
THENCE along the arc of said curve, an arc length of 151.34 feet to the end of said curve;  
THENCE S75°00'00"W, a distance of 277.50 feet;  
THENCE N49°16'36"W, a distance of 320.83 feet;  
THENCE N07°31'04"W, a distance of 574.33 feet;  
THENCE N28°18'09"E, a distance of 223.34 feet to a point on a curve to the right, having a radius of 450.00 feet, a central angle of 56°53'21", a chord bearing of S33°15'11"E and a chord length of 428.68 feet;  
THENCE along the arc of said curve, an arc length of 446.81 feet to the POINT OF TANGENCY of said curve;  
THENCE S04°48'30"E, a distance of 154.71 feet to the POINT OF CURVATURE of a curve to the left, having a radius of 325.00 feet, a central angle of 41°26'21", a chord bearing of S25°31'41"E and a chord length of 229.97 feet;  
THENCE along the arc of said curve, an arc length of 235.06 feet to

the POINT OF TANGENCY of said curve;  
THENCE S46°14'51"E, a distance of 72.51 feet to the POINT OF  
BEGINNING of the parcel herein described;

PARCEL CONTAINS 6.59 ACRES, MORE OR LESS.

WHEREAS, the property was originally rezoned in case number 94-04-05-DRI-01 [with subsequent amendments in case numbers 95-01-050.13A 01.01]; 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, the subject application and plans have been reviewed and agreed to by the Bonita Springs Fire Control and Rescue District subject to the provision of a secondary access to Pelican Colony Boulevard from the proposed cul-de-sac which is agreeable to the District; 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 and administrative approval for an amendment to approved Residential Planned Development to add the two following deviations is **APPROVED**.

**Deviation 1: A diameter of pavement to inside of curb of 90 feet outside diameter and 45 feet inside diameter (LDC Section 10-296(k)(1)(a)), to 56 feet outside diameter and 11 feet inside diameter.**

**Deviation 2: A diameter of right-of-way for curb and gutter section of 110 feet (LDC Section 10-296(k)(1)(b)), to 60 feet.**

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

- 1. The Development must be in compliance with the Plan entitled "Final Plan Approval, The Colony Estates, Pelican Landing Unit 25", stamped received May 02, 1996. Site Plan PD-96-026 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. The terms and conditions of the original zoning resolutions remain in full force and effect.
3. In lieu of the cul-de-sac radius, a secondary access to Pelican Colony Boulevard from this proposed cul-de-sac and signage must be provided for as part of this development. These provisions must be agreed to in writing by the Bonita Springs Fire Control and Rescue District prior to local development order approval.

DULY SIGNED this 28<sup>th</sup> day of June, A.D., 1996.

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

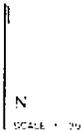
RECEIVED

DATE: 05/22/2001  
BY: [Signature]

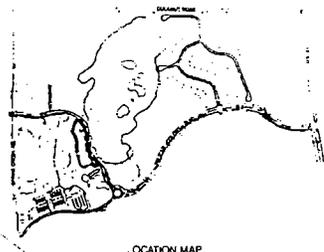
RECEIVED  
MAY 22 2001  
ZONING COUNTER

PROJECT # 95-01-019 / 3A\_02.01  
PROJECT TYPE [Signature]

# FINAL PLAN APPROVAL THE COLONY ESTATES PELICAN LANDING, UNIT 25



- Uses Single Family Residential - R-1.5
- Access From U.S. 41 via Pelican Landing Blvd
- Location & Dimensions of Internal R. 41.5 - shown on plan
- Location & Dimensions of Building Structures - Residential Construction envelope shown on plan
- Boundary of Development Tract - Shown on plan
- Adjacent Zoning and Land Uses - Parcel nearby contained in the Pelican Landing RPD CPD. Land uses shown on plan
- Aerial/Maple View Coast Analysis - This request is the first in the existing map area, portion of the Pelican Landing RPD CPD. The vicinity contains 2200 residential units
- Analysis:
  - 2200 residential units allowed
  - 6 residential units required
  - 2200 residential to be allowed



LOCATION MAP

PELICAN LANDING BLVD

COLONY BLVD

BLVD

COLONY GOLF COURSE

LAKE

HERON MARSH NORTH WETLAND

FUTURE GOLF CLUB SITE

