

ADMINISTRATIVE AMENDMENT FPA -98-094

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities L.P. filed an application for Final Plan Approval to a Residential/Commercial Planned Development on a project known as Pelican Landing Parcel "E" for property located at the Northwest corner of Pelican Colony Boulevard and Pelican Colony Boulevard Extension, described more particularly as:

LEGAL DESCRIPTION: Pelican Landing Unit 26, being part of Section 08, Township 47 South, Range 25 East, Lee County, Florida:

All that part of Section 08, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Pelican Landing Unit Twenty Seven Part-One, Plat Book 61, Pages 8 and 9, Lee County, Florida;

THENCE along the North right-of-way line of Pelican Colony Boulevard (80 feet right-of-way) Easterly 62.79 feet along the arc of a tangential circular curve concave to the North having a radius of 80.49 feet through a central angle of 44°41'30" and being subtended by a chord which bears S87°56'53"E, 61.21 feet to the POINT OF BEGINNING of the parcel herein described;

THENCE leaving the said North right-of-way N27°47'06"E, 29.94 feet to the East side of The Colony at Pelican Landing Basin "C", Conservation Easement Number 12, Official Records Book 2669, Pages 3623 through 3624, Lee County, Florida;

THENCE along the said East side of Conservation Easement Number 12 the following ten (10) described courses:

THENCE N02°48'56"E, 180.52 feet;

THENCE N18°45'02"W, 92.75 feet;

THENCE N29°45'02"W, 112.28 feet;

THENCE N07°34'21"W, 284.10 feet;

THENCE N21°25'39"E, 142.69 feet;

THENCE N16°34'21"W, 147.67 feet;

THENCE N28°25'39"E, 56.11 feet;

THENCE N09°01'48"E, 197.34 feet;

THENCE N06°55'14"E, 115.91 feet;

THENCE N16°58'47"W, 11.14 feet;

THENCE leaving the said East side of Conservation Easement Number 12 S47°05'13"E, 617.03 feet;

THENCE S22°59'07"E, 677.67 feet;

THENCE S03°25'06"E, 54.57 feet to the said North right-of-way of Pelican Colony Boulevard;

THENCE along the said North right-of-way the following two (2) described courses;

THENCE 247.41 feet along the arc of a tangential circular curve concave to the South having a radius of 840.00 feet through a central angle of 16°52'32" and being subtended by a chord which bears S78°08'38"W, 246.51 feet;

THENCE S69°42'22"W, 487.02 feet to the POINT OF BEGINNING of the parcel herein described.

Subject to easements and restrictions of record.

Containing 13.75 acres more or less.

Bearings are based on the said North right-of-way line of Pelican Colony Boulevard being N69°42'22"E.

WHEREAS, the property was originally rezoned in case number 94-04-05-DRI-01 and approved in accordance with resolution number Z-94-014; and

WHEREAS, Condition # 1 of resolution number Z-94-014 requires approval of a Final Zoning Plan prior to issuance of a local Development Order for any property within the Pelican Landing RPD/CPD; and

WHEREAS, the applicant is requesting Final Zoning Plan Approval to permit a single family residential subdivision consisting of 27 lots; and

WHEREAS, the applicant has requested a deviation from LDC Section 10-296(d) Table 4 (7)(c)(2) which requires street wearing surfaces to meet FDOT Standard Specifications; to allow the use of interlocking brick pavers or similar decorative paving materials for privately maintained local streets within the projects right-of-way; and

WHEREAS, the applicant has also requested a deviation from LDC Section 10-296(k)(1)b which requires a minimum diameter of 110 feet for a cul-de-sac with curb and gutter; to allow a curb and gutter cul-de-sac with a minimum diameter of 100 feet; and

WHEREAS, the streets within the proposed subdivision will be privately maintained without bikepaths, sidewalks or landscape strips adjacent to the streets; 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 resolution number Z-94-014 and subsequent amendments.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval for a 27 lot single family residential subdivision known as Pelican Landing Parcel "E" is **APPROVED** with the following conditions:

1. **The Development must be in substantial compliance with the one page Final Zoning Plan entitled "Pelican Landing, Parcel E" as prepared by RWA Inc., dated November, 1998, and stamped received at the permit counter on December 7, 1998.**
2. **The deviation from LDC Section 10-296(d) Table 4 (7)(c)(2) is approved provided that at the time of development order submittal, the applicant provides evidence that the structural number of the proposed alternate pavement cross-section will equal or exceed the structural number of a "standard" Category B or C local road flexible pavement cross-section. This deviation is approved for internal, privately maintained roads only.**
3. **The deviation from LDC Section 10-296(d) Table 4 (7)(c)(2) is approved provided the internal streets are privately maintained and the cul-de-sac maintains the minimum edge of pavement radii.**

4. Site Plan FPA-98-094 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 15th day of January, A.D., 1999.

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

NOTE:
CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH
OF 4,000 PSI @ 28 DAYS, WITH A MAXIMUM SLUMP OF 4"

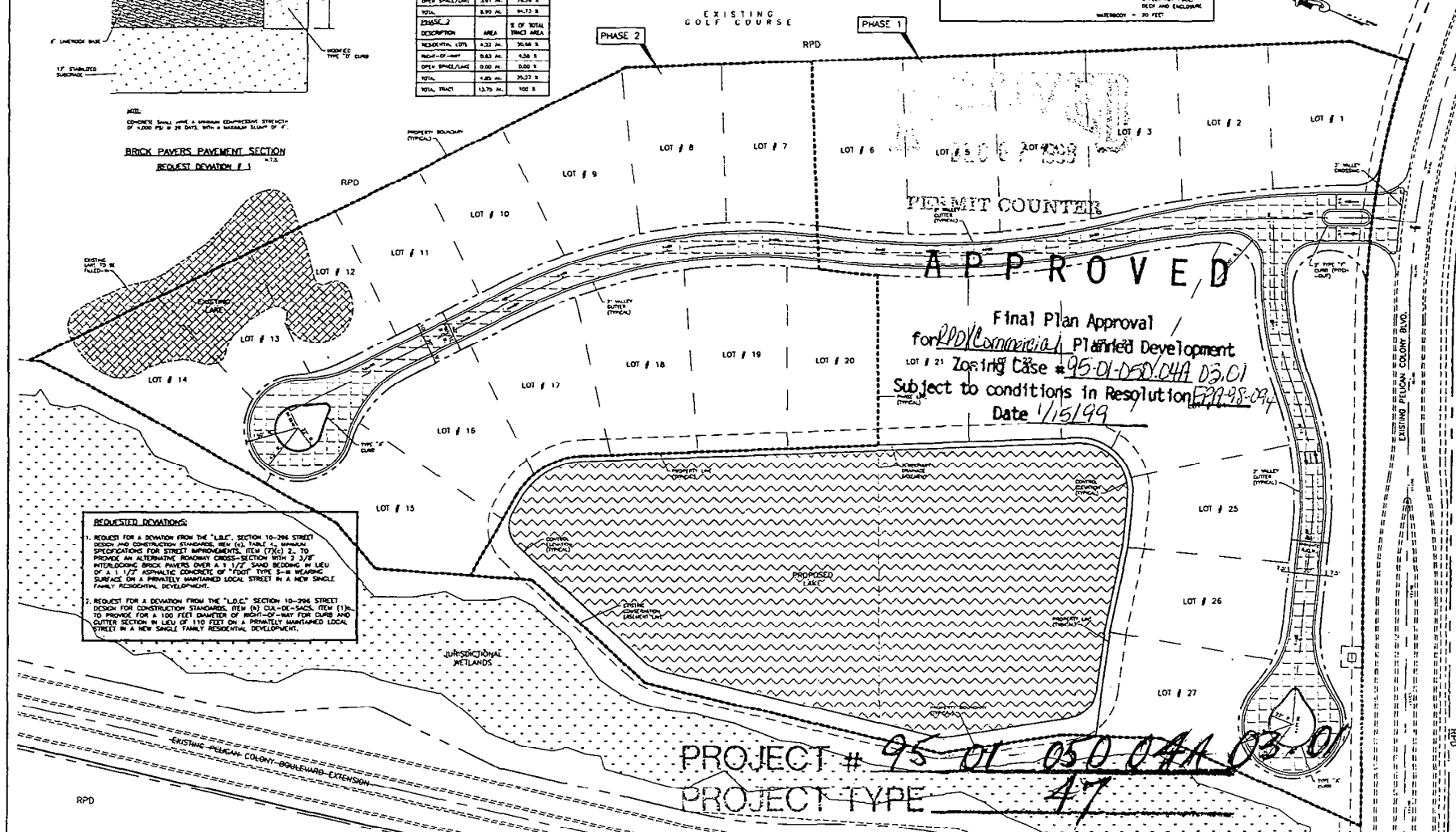
BRICK PAVERS PAYEMENT SECTION
REQUEST DEVIATION # 1

SITE SUMMARY		
PHASE 1		
DESCRIPTION	AREA	% OF TOTAL TRACT/ACRE
RESIDENTIAL LOT#	4.37 AC.	30.68 %
RIGHT-OF-WAY	1.07 AC.	7.78 %
OPEN SPACE/LAKE	3.61 AC.	26.26 %
TOTAL	8.90 AC.	64.73 %
PHASE 2		
DESCRIPTION	AREA	% OF TOTAL TRACT/ACRE
RESIDENTIAL LOT#	4.32 AC.	30.68 %
RIGHT-OF-WAY	0.83 AC.	6.06 %
OPEN SPACE/LAKE	0.00 AC.	0.00 %
TOTAL	4.85 AC.	35.27 %
TOTAL TRACT	13.75 AC.	100 %

APPROVED DEVIATIONS PER ZONING RESOLUTION Z-84-014
DEVIATION (3) IS A REQUEST TO DEVIATE FROM THE MINIMUM SETBACK
FROM A STRUCTURE TO A WATERBODY OF 25 FEET, ZONING ORDINANCE
SECTION 202.18.B.4.B. [LDC SECTION 34-2194--(B)] TO ALLOW 20 FEET.

PROPERTY DEVELOPMENT REGULATIONS FOR R20 AREA D	
<u>MINIMUM LOT AREA AND DIMENSIONS:</u>	<u>MINIMUM SETBACKS:</u>
WHOLE FAMILY UNITS	WHOLE FAMILY UNITS
AREA = 5000 S.F.	STREET = 15 FEET
WIDTH = 40 FEET	SIDE = 5 FEET
DEPTH = 120 FEET	REAR = 15 FEET FOR BUILDING 0 FEET FOR POOL, DECK AND ENCLOSURE
	WATERBODY = 20 FEET

PROPOSED USE	
DESCRIPTION	UNIT
SINGLE FAMILY DWELLING	27



REQUESTED DEVIATIONS:

1. REQUEST FOR A DEVIATION FROM THE "L.D.C." SECTION 10-204 STREET DESIGN AND CONSTRUCTION STANDARDS, ITEM (3), TABLE A, MANHOLE REINFORCEMENTS FOR STREET IMPROVEMENTS, ITEM (7)(a), TO PROVIDE AN ALTERNATIVE ROADWAY CROSS-SECTION WITH 3" 8" INTERLOCKING BRICK PAVEMENT OVER A 1" 1/2" SAND BEDDING IN LIEU OF A 1" 1/2" ASPHALTIC CONCRETE OF "FOOT TYPE" WITH 8" BEARING SURFACE ON A PRIVATELY MAINTAINED LOCAL STREET IN A NEW SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
2. REQUEST FOR A DEVIATION FROM THE "L.D.C." SECTION 10-204 STREET DESIGN FOR CONSTRUCTION STANDARDS, ITEM (4) CURB-DE-SACS, ITEM 2 TO PROVIDE FOR A 100 FEET DIAMETER OF RADIUS OF TURN FOR CURB CUTTING THROUGH A PRIVATELY MAINTAINED LOCAL STREET IN A NEW SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

PROJECT # 95 01 050 04A 03-0
PROJECT TYPE 47

[illegible]

12/21/98