

ADMINISTRATIVE AMENDMENT (FPA) - ADD2003-00100(a)

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, Inc. filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as Navona - The Colony at Pelican Landing High Rise Site 5 at The Colony at Pelican Landing, described more particularly as:

LEGAL DESCRIPTION: In the southwest 1/4 of Section 08, Township 47 South, Range 25 East, Lee County, Florida:

See attached Exhibit "A"

WHEREAS, the property was originally rezoned in case number 95-04-05-DRI-01; and

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

WHEREAS, the project lies within RPD Area "F" as shown on the master concept plan; and

WHEREAS, the developer is requesting Final Zoning Plan Approval to permit a 102 unit multiple-family condominium building on 4.889+/- acres of land; and

WHEREAS, this request is to change the original approval from a 101 unit multiple-family condominium building to a 102 unit multiple family condominium; and

WHEREAS, no other change is being made by this resolution; and

WHEREAS, the proposed building will be 20 stories over 1 story parking garage/lobby; and

WHEREAS, Condition #12 d. of Zoning Resolution Z-94-014 permits a maximum of 8 residential buildings with a height of greater than 75 feet, above minimum flood elevation, located within RPD Area "F"; and

WHEREAS, Navona is the third building within RPD Area "F" with a height greater than 75 feet, with Sorrento and Treviso being the other two approved buildings; 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 Final Zoning Plan Approval to the Planned Development for Navona is **APPROVED with the following conditions:**

1. **The Development must be in substantial compliance with the three page Final Zoning Plan, by Q. Grady Minor and Associates, dated March 2004, stamped received by the Permit Counter on March 24, 2004.**
2. **This approval limits the number of multiple-family condominium to 102 units.**
3. **The development must be in compliance with Condition #12 of Zoning Resolution Z-94-014.**
4. **Final Zoning Plan ADD2003-00100 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 5th day of April, A.D., 2004.

BY: _____

Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

LEGAL DESCRIPTION

NAVONA AT THE COLONY AT PELICAN LANDING

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CIRCLE CENTER OF THE CENTERLINE OF THE WESTERLY END OF TRACT 'A', ALSO BEING THE CENTER OF AN 89.00 FOOT RADIUS, ACCORDING TO PELICAN LANDING UNIT TWENTY SEVEN PART ONE, AS RECORDED IN PLAT BOOK 61 PAGES 8 AND 9 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN NORTH 20°17'36" WEST FOR A DISTANCE OF 128.94 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS NORTH 69°37'17" EAST, A DISTANCE OF 91.31 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 91.31 FEET, THROUGH A CENTRAL ANGLE OF 17°11'04", SUBTENDED BY A CHORD OF 27.28 FEET AT A BEARING OF NORTH 11°47'12" WEST, FOR AN ARC LENGTH OF 27.39 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 03°11'40" WEST FOR A DISTANCE OF 205.17 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, THROUGH A CENTRAL ANGLE OF 19°01'36", SUBTENDED BY A CHORD OF 198.33 FEET AT A BEARING OF NORTH 12°42'28" WEST, FOR AN ARC LENGTH OF 199.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 14°01'36", SUBTENDED BY A CHORD OF 122.10 FEET AT A BEARING OF NORTH 15°12'28" WEST, FOR AN ARC LENGTH OF 122.41 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 08°11'40" WEST FOR A DISTANCE OF 56.17 FEET; THENCE RUN SOUTH 81°48'20" WEST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 81°48'20" WEST FOR A DISTANCE OF 32.96 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 63°43'15" WEST, A DISTANCE OF 126.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 126.00 FEET, THROUGH A CENTRAL ANGLE OF 24°54'19", SUBTENDED BY A CHORD OF 54.34 FEET AT A BEARING OF SOUTH 38°43'55" WEST, FOR AN ARC LENGTH OF 54.77 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF 80°39'22", SUBTENDED BY A CHORD OF 80.25 FEET AT A BEARING OF NORTH 88°29'14" WEST, FOR AN ARC LENGTH OF 87.28 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 88°44'28" WEST FOR A DISTANCE OF 134.25 FEET; THENCE RUN NORTH 05°44'26" WEST FOR A DISTANCE OF 277.46 FEET; THENCE RUN NORTH 06°37'39" EAST FOR A DISTANCE OF 298.44 FEET; THENCE RUN NORTH 53°14'47" WEST FOR A DISTANCE OF 129.15 FEET; THENCE RUN NORTH 37°08'03" EAST FOR A DISTANCE OF 411.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VIA VENETO AND ALSO A POINT ON A CIRCULAR CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS NORTH 87°21'51" EAST, A DISTANCE OF 1,065.50 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,065.50 FEET, THROUGH A CENTRAL ANGLE OF 05°33'37", SUBTENDED BY A CHORD OF 103.36 FEET AT A BEARING OF SOUTH 05°24'58" EAST, FOR AN ARC LENGTH OF 103.40 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 08°11'40" EAST FOR A DISTANCE OF 841.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 4.889 ACRES, MORE OR LESS.

Applicant's Legal Checked
by AMM 25 JULY 03

RECEIVED
JUL 24 2003

PERMIT COUNTER

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF TRACT 'H' ACCORDING TO THE PELICAN LANDING UNIT TWENTY SEVEN PART ONE, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING SOUTH 69°42'22" WEST.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

LEE COUNTY PERMITTING DEPARTMENT
JUL 24 2003

003-00100

NAVONA AT THE COLONY AT PELICAN LANDING



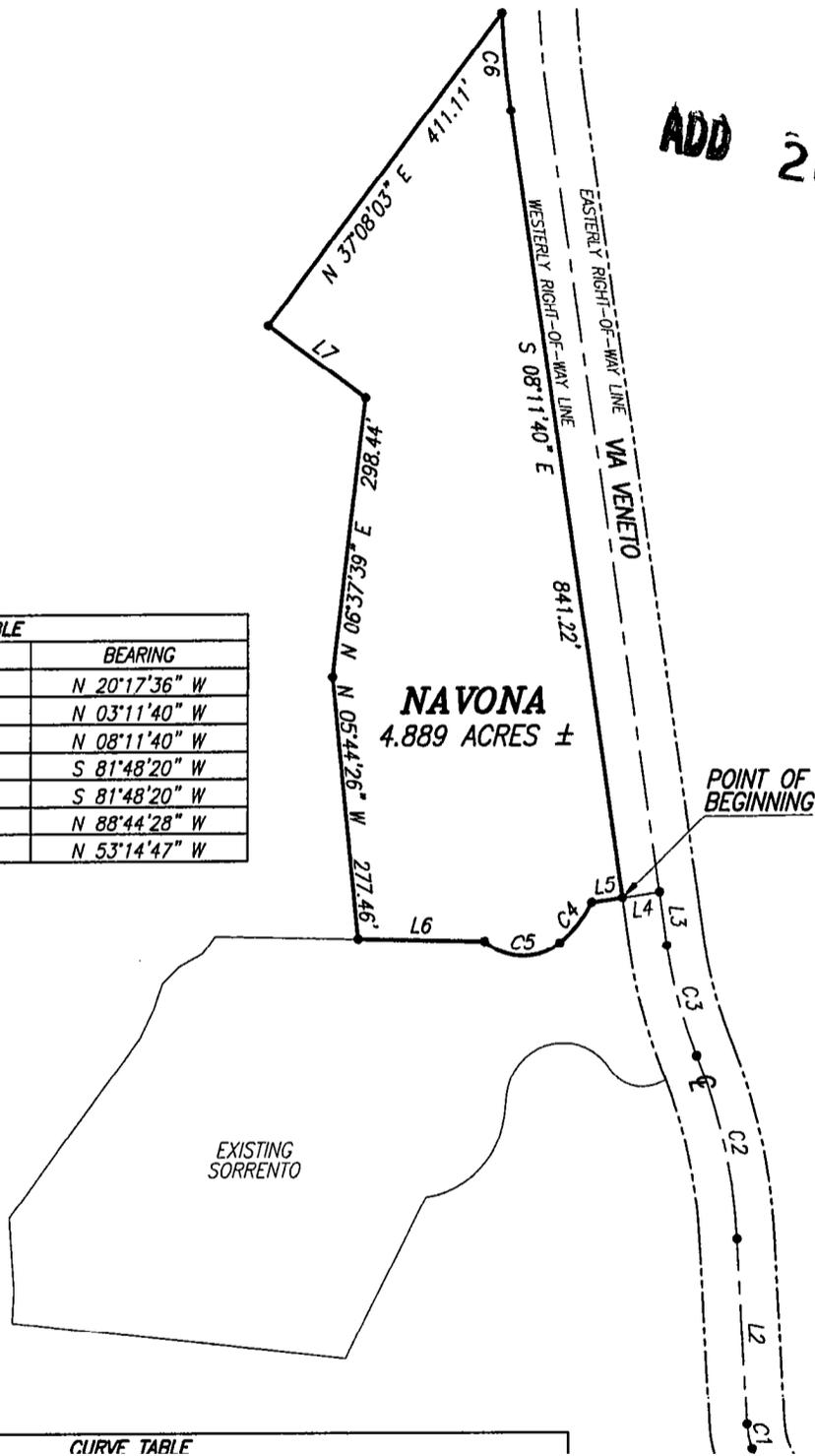
0' 100' 200'
SCALE: 1" = 200'

RECEIVED
JUL 24 2003

PERMIT COUNTER

ADD 2003-00100

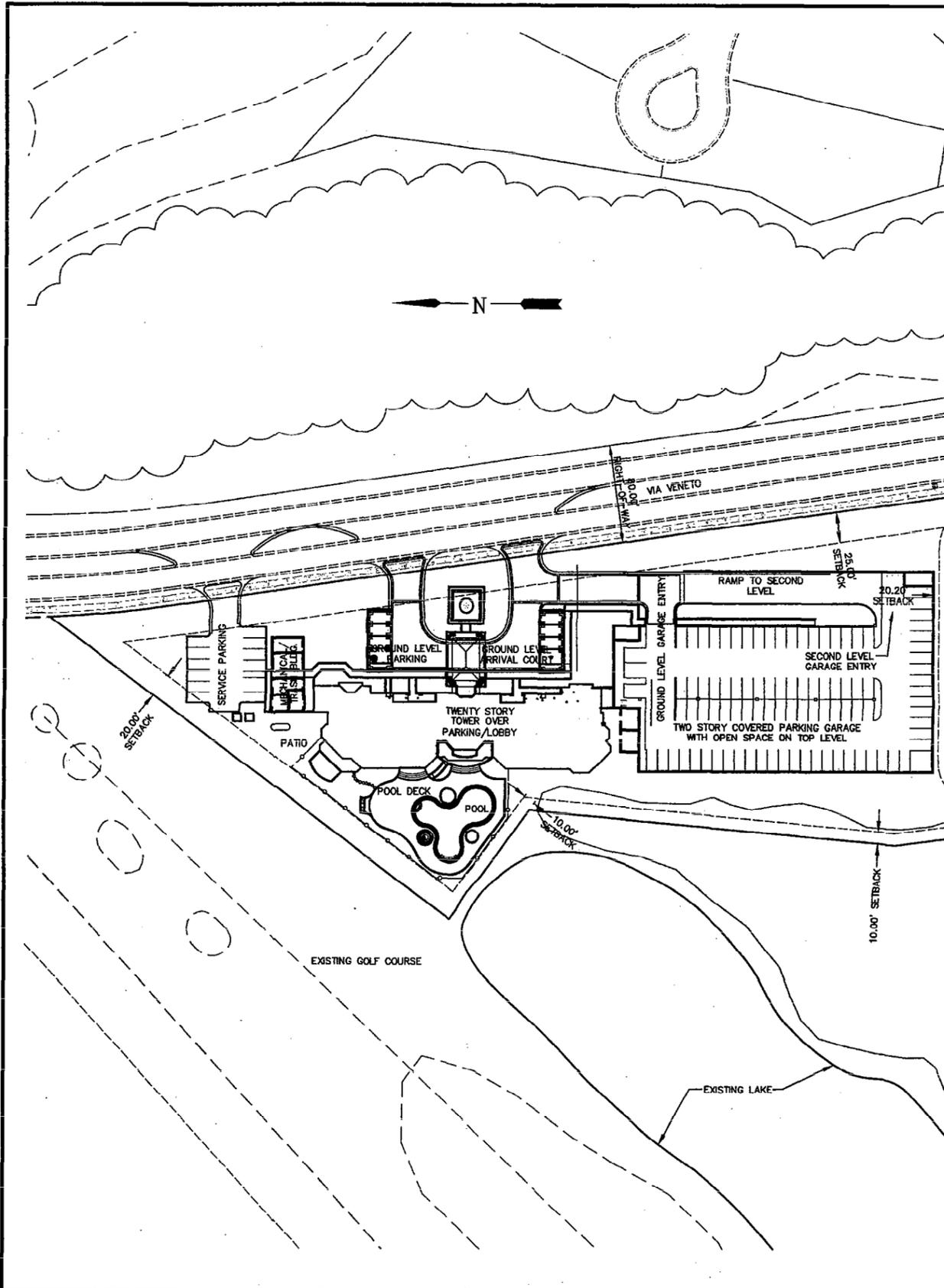
LINE TABLE		
LINE	LENGTH	BEARING
L1	128.94'	N 20°17'36" W
L2	205.17'	N 03°11'40" W
L3	56.17'	N 08°11'40" W
L4	40.00'	S 81°48'20" W
L5	32.96'	S 81°48'20" W
L6	134.25'	N 88°44'28" W
L7	129.15'	N 53°14'47" W



CURVE TABLE

POINT OF COMMENCEMENT
CENTERLINE RADIUS
POINT OF BEGINNING

BOULEVARD

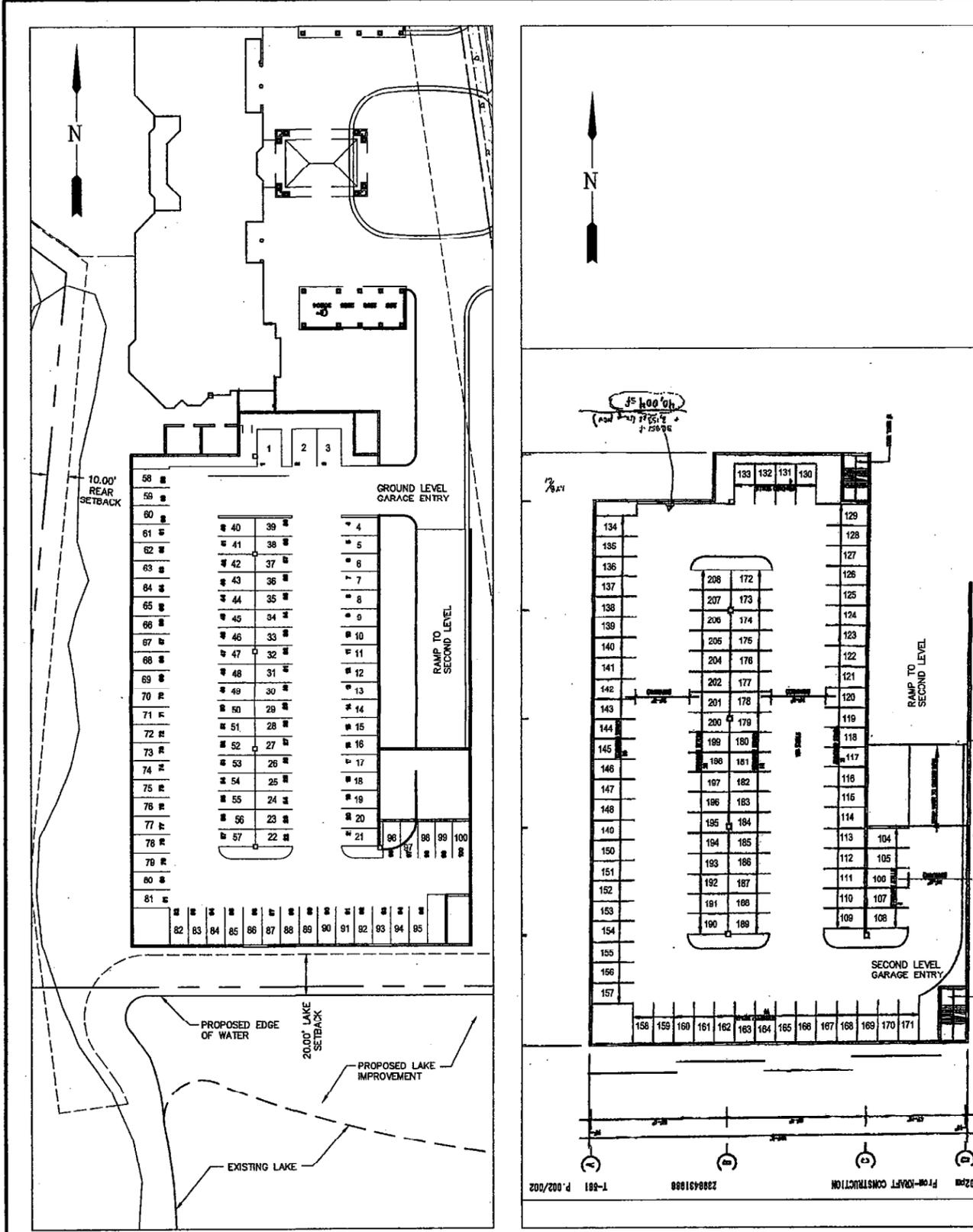


LEGEND

OWNER/DEVELOPER

WCI COMMUNITIES INC.
 24301 WALDEN CENTER DRIVE
 SUITE 300
 BONITA SPRINGS, FLORIDA 34134
 (239) 496-8272 (FAX)

Revision	Date	Description	By
1	3/15/04	REVISED UNIT AND PARKING SUMMARY	LJH



NAVONA AT THE COLONY
HIGH-RISE 5 - GARAGE FLOOR PLAN
SCALE - 1" = 20'

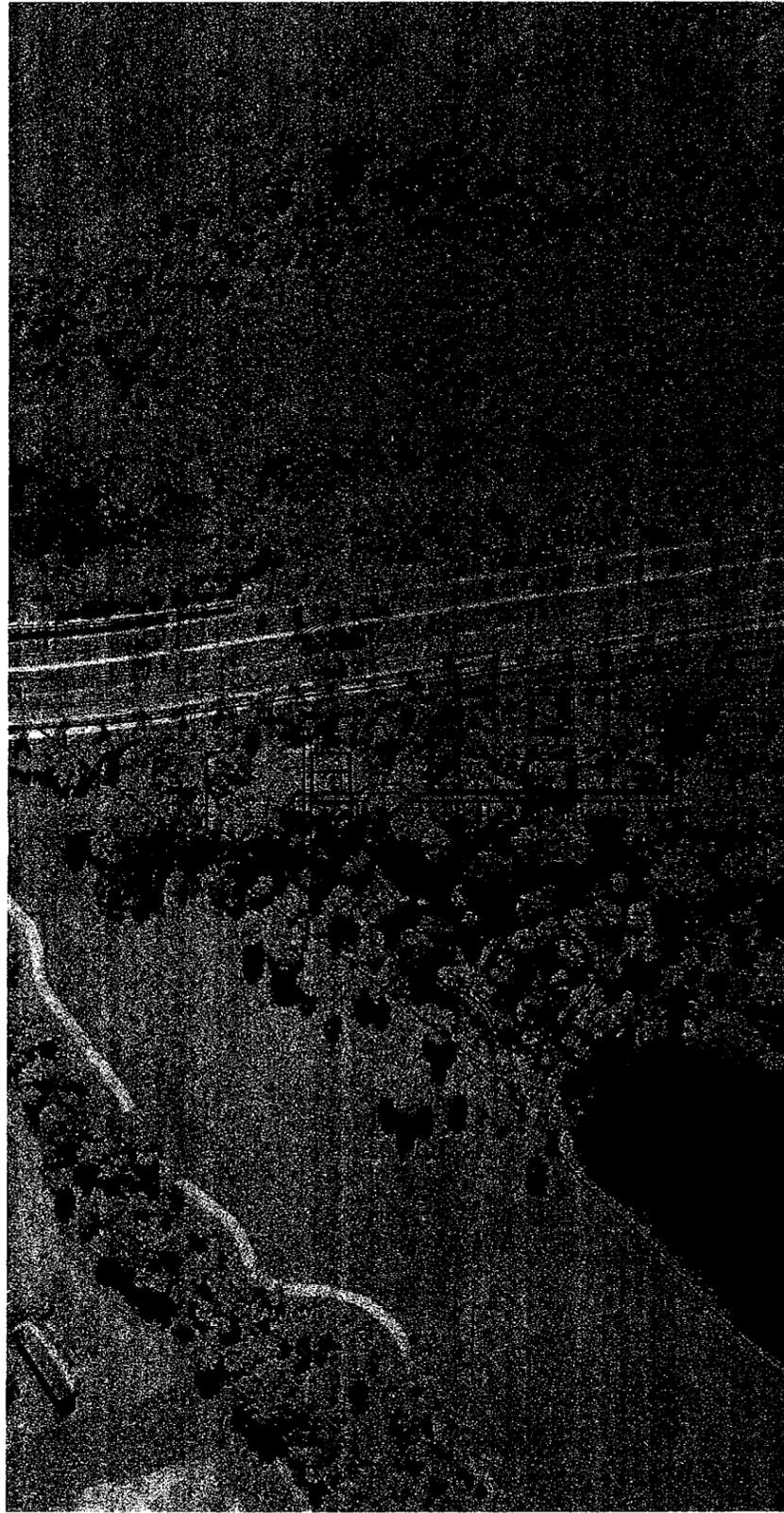
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24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(352) 847-9600
(352) 847-4272 (FAX)

Revision	Date	Description	By

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LEGEND

OWNER/DEVELOPER

WCI COMMUNITIES INC.
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(239) 947-2800

Revision	Date	REVISION UNIT AND PARKING SUMMARY Description	By
1	1/16/04		JM