

ADMINISTRATIVE APPROVAL

AMENDMENT

LEE COUNTY, FLORIDA

WHEREAS, PHH Homequity Corporation has filed an application for administrative approval of an amendment to a Planned Unit Development on a project known as The Vines, Tract G and a portion of Tract J, for a reduction of the total number of dwelling units from 336 to 224, a building encroachment into Tract J, and division of Tract G into two projects on property located at 19763 Vintage Trace Circle, described more particularly as:

LEGAL DESCRIPTION: In Section 21, Township 46 South, Range 25 East, Lee County, Florida:

Parcel G-1

A portion of Tract "G" of Vintage Golf and Country Club, a subdivision in Sections 20 and 21, Township 46 South, Range 25 East, as recorded in Plat Book 37, Pages 41-50 of the Public Records of Lee County, Florida, more particularly described as follows:

COMMENCE AT the Northeast corner of the Northwest Quarter (NW¼) of Section 21, Township 46 South, Range 25 East;
THENCE N88°44'20"W along the North line of said Northwest Quarter (NW¼) for 485.86 feet;
THENCE S01°15'40"W for 81.95 feet to the POINT OF BEGINNING of the herein described parcel of land, being a point on the boundary of the aforementioned Tract "G";
THENCE along the arc of a curve being concave Southwesterly having the following elements: Radius of 30.00 feet, a delta of 90°13'08", a chord bearing and distance of S43°50'54"E and 42.51 feet, for a distance of 47.24 feet, to a Point of Tangency;
THENCE S01°15'40"W 193.05 feet to a Point of Curvature;
THENCE along the arc of a curve being concave Easterly having the following elements: Radius of 195.00 feet, a delta of 30°06'18", a chord bearing a distance of S13°47'29"E and 101.28 feet, for a distance of 102.46 feet to a Point of Reverse curvature;
THENCE along the arc of a curve being concave Westerly having the following elements: Radius of 120.00 feet, a delta of 74°38'31", a chord bearing and distance S08°28'37"W and 145.51 feet for a distance of 156.33 feet;
THENCE S70°20'50"E for 85.30 feet;
THENCE S19°39'10"W for 104.54 feet;
THENCE S26°40'29"E for 60.61 feet;
THENCE N63°19'31"E for 105.85 feet;
THENCE S71°33'35"E for 691.49 feet;
THENCE S09°27'17"W for 23.76 feet;
THENCE S18°05'56"E for 143.00 feet;
THENCE S08°44'05"E for 101.46 feet;
THENCE S11°40'28"E for 23.66 feet;
THENCE N51°54'39"E for 30.74 feet;
THENCE N87°45'23"E for 220.92 feet;
THENCE N38°08'23"E for 350.00 feet;

continued...

THENCE N21°29'44"E for 296.62 feet;
 THENCE N73°14'31"W for 358.15 feet;
 THENCE S78°25'02"W for 325.12 feet;
 THENCE N62°20'25"W for 416.52 feet;
 THENCE S88°54'01"W for 357.90 feet to a point on a curve;
 THENCE along the arc of a curve being concave Easterly having the following elements; a radius of 145.00 feet, a delta of 30°06'18", a chord bearing a distance of N13°47'29"W and 75.31 feet, for a distance of 76.19 feet to a Point of Tangency;
 THENCE N01°15'40"E for 194.31 feet to a Point of Curvature;
 THENCE along the arc of a curve being concave Southeasterly having the following elements: A radius of 30.00 feet, a delta of 88°54'45", a chord bearing and distance of N45°43'02"E and 42.02 feet, for a distance of 46.55 feet to a Point of Cusp;
 THENCE along the arc of a curve being concave Northerly having the following elements; radius of 7225.00, a delta of 00°52'08", a chord bearing and distance of N89°23'32"W and 109.55 feet, for a distance of 109.55 feet to a Point of Cusp and the POINT OF BEGINNING.

Parcel G-2

A portion of Tracts "G" & "J" of Vintage Golf and Country Club, a subdivision in Section 20 and 21, Township 46 South, Range 25 East, as recorded in Plat Book 37, Pages 41-50 of the Public Records of Lee County, Florida, more particularly described as follows:

COMMENCE AT the Northeast corner of the Northwest Quarter (NW¼) of Section 21, Township 46 South, Range 25 East;
 THENCE N88°44'20"W along the North line of said Northwest Quarter (NW¼) for 485.86 feet;
 THENCE S01°15'40"W for 81.95 feet to a point on the boundary of the aforementioned Tract "G";
 THENCE along the arc of a curve being concave Southwesterly having the following elements: Radius of 30.00 feet, a delta of 90°13'08", a chord bearing and distance of S43°50'54"E and 42.51 feet, for a distance of 47.24 feet, to a Point of Tangency;
 THENCE S01°15'40"W 193.05 feet to a Point of Curvature;
 THENCE along the arc of a curve being concave Easterly having the following elements: Radius of 195.00 feet, a delta of 30°06'18", a chord bearing and distance of S13°47'29"E and 101.28 feet, for a distance of 102.46 feet to a Point of Reverse curvature;
 THENCE along the arc of a curve being concave Westerly having the following elements: Radius of 120.00 feet, a delta of 74°38'31", a chord bearing and distance of S08°28'37"W and 145.51 feet for a distance of 156.33 feet to the POINT OF BEGINNING of the herein described parcel of land;
 THENCE continue along the arc of said curve being concave Northwesterly having the following elements: Radius of 120.00 feet, a delta of 13°58'32", a chord bearing and distance of S52°47'08"W and 29.20 feet for a distance of 29.27 feet;
 THENCE S83°19'48"W 131.95 feet;
 THENCE S06°40'12"E 10.00 feet;
 THENCE S83°19'48"W 444.92 feet;
 THENCE N55°34'31"W 148.59 feet;
 THENCE N69°52'47"W 90.32 feet;
 THENCE N60°58'27"W 150.64 feet;
 THENCE S45°47'45"W 140.97 feet;
 THENCE S14°00'30"E 403.01 feet;
 THENCE S05°22'50"E 242.55 feet;
 THENCE S80°08'21"E 260.99 feet;
 THENCE S48°07'48"E 227.66 feet;
 THENCE N61°29'36"E 317.50 feet;
 THENCE N29°40'36"W 345.00 feet;
 THENCE N52°07'30"E 68.41 feet;
 THENCE S46°56'23"E 990.00 feet;
 THENCE N51°54'39"E 595.64 feet;

continued...

THENCE N11°40'28"W 34.10 feet;
THENCE N08°44'05"W 100.33 feet;
THENCE N18°05'56"W 103.02 feet;
THENCE N77°08'07"W 45.70 feet;
THENCE N89°46'34"W 80.81 feet;
THENCE S00°13'26"W 10.00 feet;
THENCE N89°46'34"W 517.11 feet;
THENCE N46°36'12"W 179.38 feet;
THENCE N09°27'17"E 104.91 feet;
THENCE N63°19'31"E 17.96 feet;
THENCE N26°40'29"W 60.61 feet;
THENCE N19°39'10"E 104.54 feet;
THENCE N70°20'50"W 85.30 feet to the POINT OF BEGINNING.

CONTAINING 22.637 acres more or less.

WHEREAS, the property was originally rezoned in hearing number 84-1-18 DCI (with subsequent amendments in hearing numbers 84-1-18(a) DCI, 85-1-19, and 84-1-18(b)DCI); and

WHEREAS, Lee County Ordinance 89-04 amends the Zoning Ordinance (Ordinance No. 86-17) to provide for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

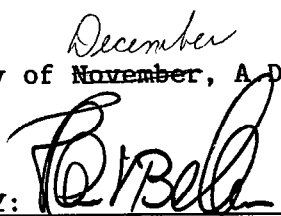
WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to reduce the maximum number of dwelling units from 336 to 224, encroachment of buildings into Tract J, and division of Tract G into two projects is APPROVED.

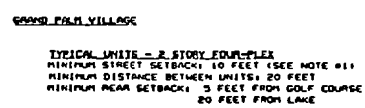
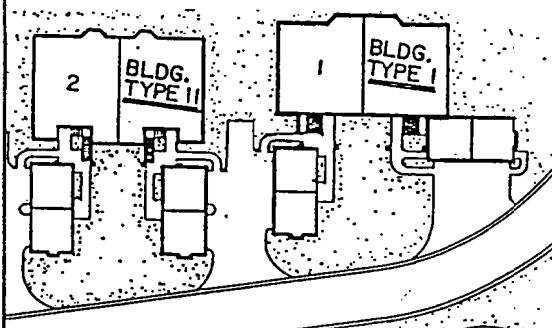
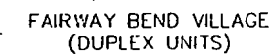
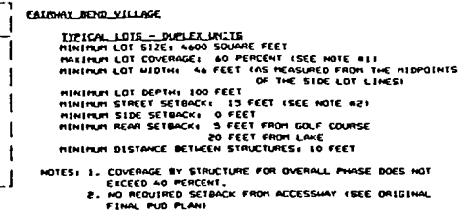
Approval is subject to the following conditions:

1. The terms and conditions of the original zoning resolution(s) remain in full force and effect.
2. Site Plan PUD-90-023 is attached hereto and is incorporated herein by reference as a reduced copy of the Master Concept Plan.

DULY SIGNED this 3rd day of ^{December}~~November~~, A.D., 1990.

BY: 

Hans D. Behrens
Deputy Director
Department of Community Development



NOTES: 1. PREVIOUS APPROVAL CONSIDERED ALL INTERNAL STREETS AS ACCESSWAYS AND ALLOWED BACK-OUT PARKING.

PRINTED
OCT 09 1990

RECEIVED
OCT 10 1990
ZONING COUNCIL
APPROVED

Agreement to
Master Concept Plan
Subject to conditions in Resolution AAA-190-00-023
Zoning Case # 84-1-15-001(c)
Date 1-26-80

INK ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
TEL (813) 945 - 6500 • 6350 MCLELLAN DR • N. F.L. INTER. FLORIDA 33603

THE VINES COUNTRY CLUB
PART OF
SECTION: 21, TOWNSHIP 46 S., RANGE 25 E.
LEE COUNTY, FLORIDA

8433-G