

ADMINISTRATIVE AMENDMENT (FPA) - ADD2000-00148

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Pelican Landing Golf Resort, Ltd. filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as the Hyatt Resort Clubhouse and the Hyatt Resort Parking Area on property located at 4940 Coconut Road, described more particularly as:

LEGAL DESCRIPTION: In Sections 08, 06, and 05, Township 47 South, Range 25 East, Lee County, Florida:

See Exhibit A attached

WHEREAS, the property was originally rezoned in case number 98-03-262.02Z 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 Pelican Landing Kersey-Smoot Residential Planned Development RPD, resolution Z-98-066, Section B.3.h., requires Final Plan Approval prior to local development order approval; and

WHEREAS, the applicant has submitted a zoning site plan for the parcels known as the Hyatt Resort Club House Area and the Hyatt Resort Parking Area that are in substantially in compliance with the Pelican Landing Kersey-Smoot zoning Resolution Z-98-066; 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 on a project known as the Hyatt Resort Club House Area and the Hyatt Resort Parking Area 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:
 - a. HYATT RESORT, OVERALL SITE PLAN, dated August 2000, Printed October 10, 2000, and stamped received by the Permit Counter on October 11, 2000;
 - b. HYATT RESORT PARKING AREA - SITE PLAN, dated July 2000, Printed October 10, 2000, and stamped received by the Permit Counter on October 11, 2000; and
 - c. HYATT RESORT, FINAL PLAN APPROVAL, CLUB HOUSE AREA - SITE PLAN, dated August 2000, Printed August 22, 2000, and stamped received by the permit counter on August 28, 2000.
2. Site Plans (3) for ADD2000-00148 are hereby APPROVED. Reduced copies are attached hereto.

DULY SIGNED this 23rd day of October, A.D., 2000.

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

EXHIBIT "A"

Q. GRADY MINOR & ASSOCIATES, P.A.

Civil Engineers • Land Surveyors • Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.

D. WAYNE ARNOLD, A.I.C.P.
ROBERT W. THINNES, A.I.C.P.
ERIC V. SANDOVAL, P.S.M.
THOMAS CHERNESKY, P.S.M.
ALAN V. ROSEMAN

PROPERTY DESCRIPTION

PELICAN LANDING GOLF RESORT SALES CENTER AT THE HYATT

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

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THENCE RUN N 01°34'24" W, ALONG THE WEST LINE OF THE AFOREMENTIONED SECTION 8, FOR A DISTANCE OF 482.19 FEET; THENCE RUN N 88°25'37" E FOR A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N 01°34'24" W, PARALLEL WITH THE WEST LINE OF SAID SECTION 8, FOR A DISTANCE OF 665.06 FEET; THENCE RUN N 88°25'36" E FOR A DISTANCE OF 57.81 FEET; THENCE RUN S 01°34'24" E FOR A DISTANCE OF 36.00 FEET; THENCE RUN N 88°25'36" E FOR A DISTANCE OF 146.60 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WEST, WHOSE RADIUS POINT BEARS N 87°56'54" W, A DISTANCE OF 1,815.42 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,815.42 FEET, THROUGH A CENTRAL ANGLE OF 04°07'51", SUBTENDED BY A CHORD OF 130.86 FEET AT A BEARING OF S 04°07'02" W, FOR AN ARC LENGTH OF 130.89 FEET TO A POINT OF COMPOUND CURVATURE, CONCAVE WEST, WHOSE RADIUS POINT BEARS N 78°23'24" W, A DISTANCE OF 165.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET, THROUGH A CENTRAL ANGLE OF 08°17'50", SUBTENDED BY A CHORD OF 23.87 FEET AT A BEARING OF S 15°45'31" W, FOR AN ARC LENGTH OF 23.89 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, THROUGH A CENTRAL ANGLE OF 29°12'38", SUBTENDED BY A CHORD OF 19.67 FEET AT A BEARING OF S 34°30'46" W, FOR AN ARC LENGTH OF 19.88 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 223.00 FEET, THROUGH A CENTRAL ANGLE OF 10°02'46", SUBTENDED BY A CHORD OF 39.05 FEET AT A BEARING OF S 44°05'42" W, FOR AN ARC LENGTH OF 39.10 FEET TO THE END OF SAID CURVE; THENCE RUN S 39°04'19" W FOR A DISTANCE OF 4.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 223.00 FEET; THROUGH A CENTRAL ANGLE OF 23°49'35", SUBTENDED BY A CHORD OF 92.07 FEET AT A BEARING OF S 27°09'31" W, FOR AN ARC LENGTH OF 92.73 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 83.00 FEET, THROUGH A CENTRAL ANGLE OF 06°29'30", SUBTENDED BY A CHORD OF 9.40 FEET AT A BEARING OF S 18°29'29" W, FOR AN ARC LENGTH OF 9.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 249.00 FEET, THROUGH A CENTRAL ANGLE OF 48°44'38", SUBTENDED BY A CHORD OF 205.50 FEET AT A BEARING OF S 02°38'05" E, FOR AN ARC LENGTH OF 211.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT,

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(941) 947-1144 • FAX (941) 947-0375 • E-Mail: QGMA@aol.com PERMIT COUNTER
3800 Via Del Rey • Bonita Springs, Florida 34134

(CONTINUED)

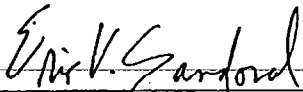
HAVING A RADIUS OF 94.00 FEET, THROUGH A CENTRAL ANGLE OF 113°51'38", SUBTENDED BY A CHORD OF 157.55 FEET AT A BEARING OF S 29°55'25" W, FOR AN ARC LENGTH OF 186.80 FEET TO THE END OF SAID CURVE; THENCE RUN S 86°51'14" W FOR A DISTANCE OF 16.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; CONTAINING 1.821 ACRES, MORE OR LESS.

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N 01°34'24" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED: 9-12-00



ERIC V. SANDOVAL

P.S.M. #5223
STATE OF FLORIDA

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OCT 03 2000

PERMIT COUNTER

Applicant's Legal Checked
by gms 10/20/00

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers • Land Surveyors • Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
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ERIC V. SANDOVAL, P.S.M.
THOMAS CHERNESKY, P.S.M.
ALAN V. ROSEMAN

PROPERTY DESCRIPTION

PELICAN LANDING GOLF RESORT CLUBHOUSE AT THE HYATT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, AND THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN N 01°58'33" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE AFOREMENTIONED SECTION 5, FOR A DISTANCE OF 10.15 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S 89°18'41" W FOR A DISTANCE OF 37.65 FEET; TO A POINT ON A CIRCULAR CURVE CONCAVE WEST, WHOSE RADIUS POINT BEARS S 89°18'41" W, A DISTANCE OF 215.00 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 35°50'03", SUBTENDED BY A CHORD OF 132.29 FEET AT A BEARING OF N 18°36'20" W, FOR AN ARC LENGTH OF 134.47 FEET TO THE END OF SAID CURVE; THENCE RUN N 36°31'21" W FOR A DISTANCE OF 105.05 FEET; TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 785.00 FEET; THROUGH A CENTRAL ANGLE OF 10°28'21"; SUBTENDED BY A CHORD OF 143.28 FEET AT A BEARING OF N 31°17'11" W, FOR AN ARC LENGTH OF 143.48 FEET TO THE END OF SAID CURVE; THENCE RUN N 25°53'27" W FOR A DISTANCE OF 163.04 FEET; THENCE RUN N 64°44'22" E FOR A DISTANCE OF 75.71 FEET; THENCE RUN N 68°47'47" E FOR A DISTANCE OF 362.10 FEET; THENCE RUN N 71°37'07" E FOR A DISTANCE OF 132.31 FEET; THENCE RUN S 22°38'40" E FOR A DISTANCE OF 239.09 FEET; THENCE RUN S 76°52'50" E FOR A DISTANCE OF 51.21 FEET; THENCE RUN S 03°14'18" W FOR A DISTANCE OF 67.89 FEET; THENCE RUN S 48°07'22" E FOR A DISTANCE OF 30.61 FEET; THENCE RUN S 07°42'33" W FOR A DISTANCE OF 80.15 FEET; THENCE RUN S 21°18'56" E FOR A DISTANCE OF 34.83 FEET; THENCE RUN S 59°29'12" W FOR A DISTANCE OF 235.76 FEET; THENCE RUN S 53°19'37" W FOR A DISTANCE OF 219.41 FEET; THENCE RUN S 89°18'41" W FOR A DISTANCE OF 27.35 FEET; TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; CONTAINING 6.448 ACRES, MORE OR LESS.

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(CONTINUED)

NOTES

1. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING N 01°58'33" W.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED: 9-12-00

Eric V. Sandoval

ERIC V. SANDOVAL

Applicant's Legal Checked

by gm 10/20/00

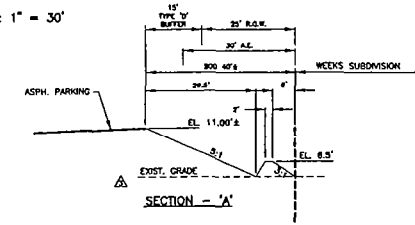
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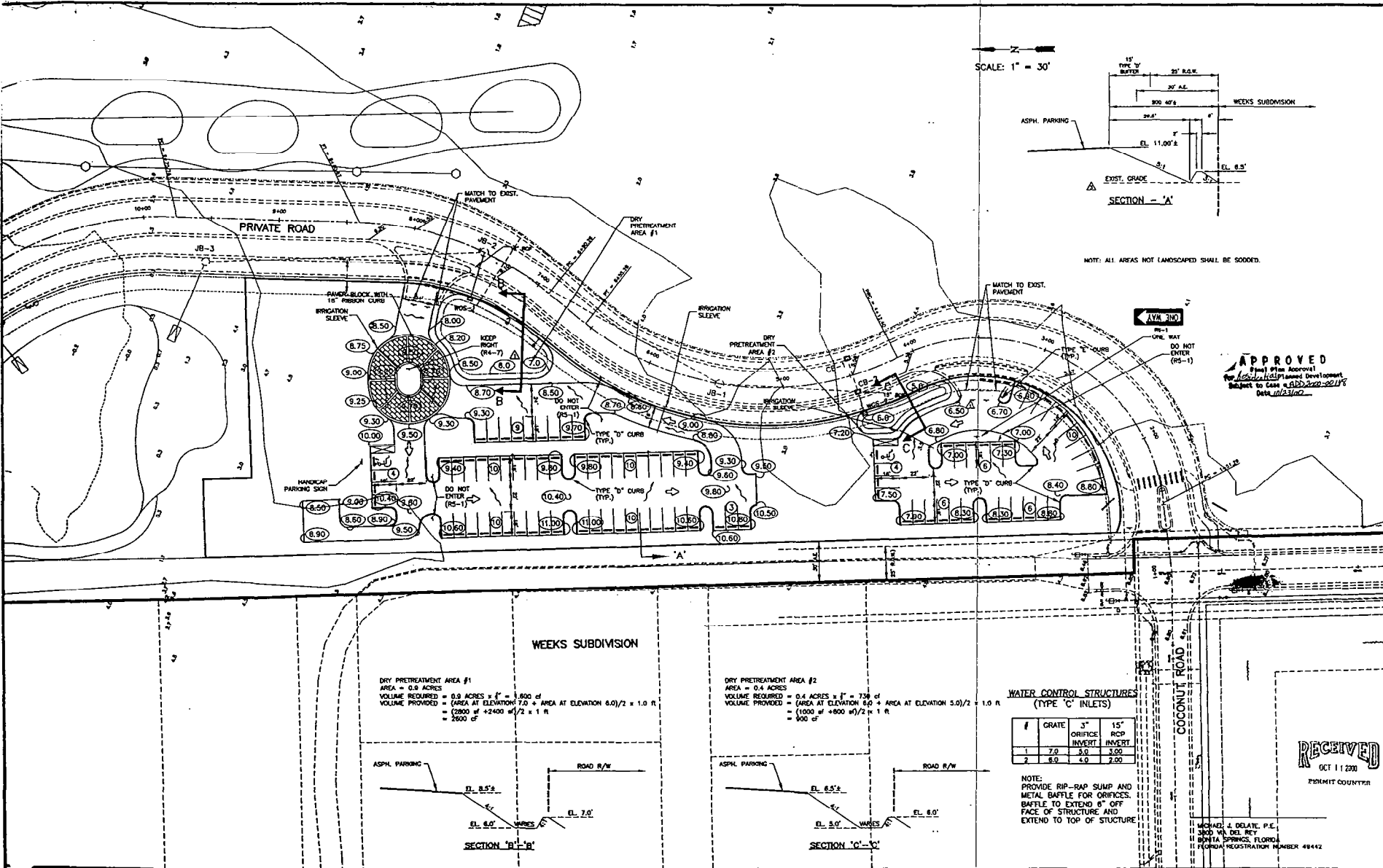
PERMIT COUNTER

SCALE: 1" = 30'



NOTE: ALL AREAS NOT LANDSCAPED SHALL BE SOODED.

APPROVED
 Final Plan Approval
 The Florida Department of Transportation
 Subject to Case # 1122-220-0211
 Date 10/23/00



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MICHAEL J. DELATE, P.E.
 3000 W. DEL REY
 MIAMI SPRINGS, FLORIDA 34154
 FLORIDA REGISTRATION NUMBER 49442

LEGEND

OWNER/DEVELOPER
 WATERMARK COMMUNITIES
 INCORPORATED
 24301 WALDEN CENTER DRIVE
 SUITE 300
 BONITA SPRINGS, FL 34154
 (941) 947-2600 (PHONE)
 (941) 947-9354 (FAX)

Revision	Date	Description	By
3	9/30	PER LEE COUNTY COMMENTS 10/9/00	M.J.D.
2	9/30	PER SP'WAD COMMENTS 9/19/00	M.J.D.
1	9/30	PER LEE COUNTY COMMENTS 9/15/00	M.J.D.

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OCT 10 2000
 Q. GRADY MINOR & ASSOCIATES, P.A.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

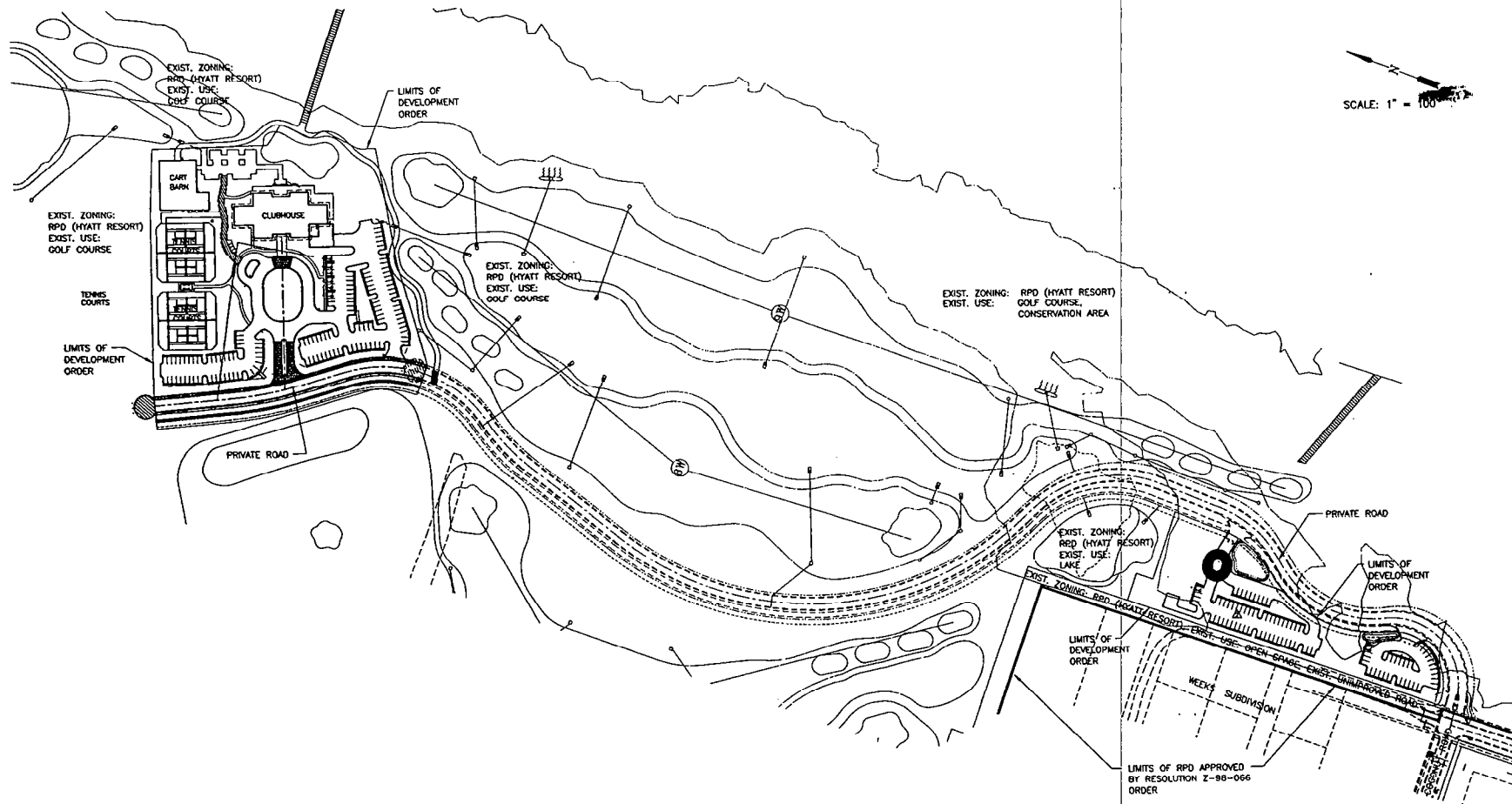
DESIGNED BY: M.J.D.
 DRAWN BY: A.F.H.
 APPROVED: M.J.D.
 JOB CODE: HR
 SCALE: 1" = 30'

Q. GRADY MINOR AND ASSOCIATES, P.A.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
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 FLORIDA REGISTRATION NO. 49442

HYATT RESORT

PARKING AREA - SITE PLAN

DATE: JULY, 2000 FILE NAME: HRC10BTE DRAWING NUMBER 6 OF 15



SCALE: 1" = 100'

APPROVED
Final Plan Approval
Per Resolution Z-98-066
Subject to Case #2000-00148
Date 10/10/2000

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OCT 11 2000
PERMIT OFFICE

ADD 2000-00148

MICHAEL J. DELATT, P.E.
3000 VIA DEL REY
BONITA SPRINGS, FLORIDA
FLORIDA REGISTRATION NUMBER 48442

LEGEND

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WATERMARK COMMUNITIES
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SUITE 300
BONITA SPRINGS, FL 34134
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Revision	Date	Description	By
2	10/00	PER LEE COUNTY COMMENTS 10/9/00	M.J.D.
1	8/00	PER LEE COUNTY COMMENTS 8/14/00	M.J.D.

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OCT 10 2000

Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS - LAND SURVEYORS

DESIGNED BY: M.J.D.
DRAWN BY: A.F.H.
APPROVED: M.J.D.
JOB CODE: HRLCH
SCALE: 1" = 100'



Q. GRADY MINOR AND ASSOCIATES, P.A.
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ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 00000000
SURVEYING CERTIFICATE OF AUTHORIZATION NO. 00000000

HYATT RESORT

OVERALL SITE PLAN

DATE: AUGUST, 2000 FILE NAME: HRLCH.SP DRAWING NUMBER 3 OF 15

