

ADMINISTRATIVE AMENDMENT (PD) ADD2000-00032

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, WCI Communities, Inc. filed an application for administrative approval to a Residential Planned Development on a project known as Merano at Pelican Landing for request on property located at 4541 Coconut Road, described more particularly as:

LEGAL DESCRIPTION: In Section 08, Township 47 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the property was originally rezoned in case number 94-04-05-DRI-1 (Resolution number Z-94-014); 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, Merano at Pelican Landing received Final Plan Approval (ADD2000-00003) on March 13, 2000; and

Whereas, the applicant is requesting two deviations from the land development code:
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 administrative approval for an amendment to Residential Planned Development to deviate from:

- 1) Land Development Code Section (LDC) 34-2013(a), which requires that parking lots must be designed to permit vehicles exiting the parking lot to enter the street right-of-way or easement in a forward motion; to allow vehicles to back out of individual parking spaces onto a private right-of-way easement; and

- 2) Land Development Code (LDC) Section 34-2015(2)c., which requires all individual parking spaces must be accessible from a parking aisle intended to provide access to the space. Stacking of vehicles (one behind the other) will be permitted only for single-family, duplex, two-family, and townhouses where each dwelling unit has a specific garage or driveway appurtenant to it; to permit the stacking of vehicles for multiple family dwelling units.

is **APPROVED**.

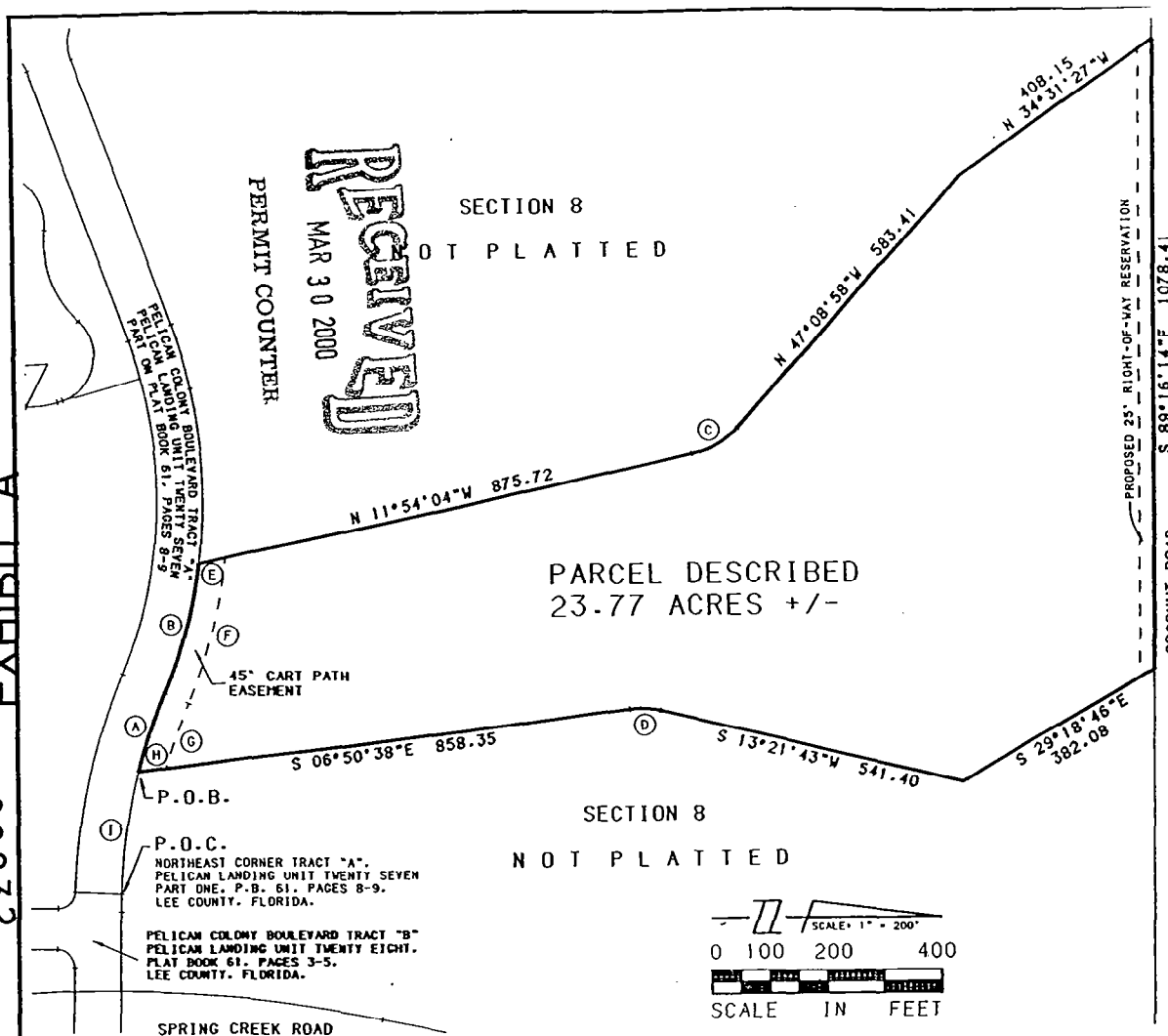
Approval is subject to the following conditions:

1. The Development must be in compliance with the approved site plan entitled "Merano at Pelican Landing", as prepared by Wilson, Miller dated December, 1999, Printed March 16, 2000 and stamped received by the permit counter on March 30, 2000. Master Concept Plan for ADD2000-00032 is hereby **APPROVED** and adopted. A reduced copy is attached hereto.
2. Deviation from LDC Section 34-2013(a) is approved for Merano at Pelican Landing provided adequate sight distance is maintained.
3. Deviation from LDC Section 34-2015(2)c., is approved for Merano at Pelican Landing subject to the following:
 - a. Stacking is limited to only those units having garages.
 - b. The minimum driveway length where stacking will be permitted will be 25 feet as measured from the back of curb to the face of the garage.
4. The terms and conditions of the original zoning resolutions and any amendments thereto remain in full force and effect.

DULY SIGNED this 10th day of April, A.D., 2000.

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

"A" LIBRARY ADD 2000-00032



GENERAL NOTES:

- 1) DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONS ON CURVES ARE AS FOLLOWS "Δ" CENTRAL ANGLE, L=ARC LENGTH, T= TANGENT DISTANCE R= RADIUS.
- 2) P.O.B. INDICATES POINT OF BEGINNING.
- 3) R-O-W INDICATES RIGHT-OF-WAY.
- 4) BEARINGS ARE BASED ON THE SOUTH LINE OF COCONUT ROAD BEING SOUTH 89°16'14" EAST.
- 5) P.O.C. INDICATES POINT OF COMMENCEMENT.
- 6) SEE ATTACHMENT FOR LEGAL DESCRIPTIONS

*** NOT A SURVEY ***

DATA

	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	CHORD BEARING	CHORD DIST.
A	8°30'58"	960.00	142.89	71.48	N 70°39'48"W	142.58
B	15°41'12"	840.00	229.98	115.71	N 74°14'55"W	229.28
C	35°14'54"	150.00	92.28	47.85	N 29°31'31"W	90.83
D	20°12'21"	150.00	52.90	28.73	S 03°15'32"W	52.63
E	N 11°54'04"W		47.87			
F	16°43'58"	885.00	258.46	130.15	S 74°46'18"E	257.54
G	7°22'39"	915.00	117.82	58.99	S 70°05'39"E	117.74
H	S 06°50'38"E		48.70			
I	12°34'40"	960.00	210.74	105.80	N 81°12'37"W	210.32

ACTIVITY	INITIALS	EMP. #	MO.	DAY	YR.	APPROVED:
RESEARCH						
FIELD WORK/CREW CHIEF						
DRAFTED	LMT	453	07	22	99	
CHECKED BY:	JPM	275	07	22	99	
FILED	OK/PAGE					

JOHN P. MALONEY, P.S.M., L.S. 411

WILSONMILLER, INC.
 ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS • TRANSPORTATION CONSULTANTS
 WILSON PROFESSIONAL CENTER
 3200 BAILEY LANE AT AIRPORT ROAD, SUITE 200
 NAPLES, FLORIDA 34105 (941) 263-6408 FAX (941) 643-5716



DATE: 7/99	CLIENT: WCI COMMUNITIES INC.
SCALE: 1"=200'	DESCRIPTION: SKETCH OF DESCRIPTION
CROSS REF. FILE NO.:	BEING PART OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.
PROJECT NO. & WORK ORDER NO.:	SHEET NUMBER: 1 of 2
F0250-036-501-MABS2	FILE NO.: 2K-226

EXHIBIT "A"

PLANNERS, ENVIRONMENTAL CONSULTANTS, ENGINEERS,
SURVEYORS, LANDSCAPE ARCHITECTS, CONSTRUCTION MANAGERS

Legal description, being a part of
Section 8, Township 47 South, Range 25 East,
Lee County, Florida
Parcel A-D at The Colony in Pelican Landing

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

Commencing at the northeast corner of Tract "A", according to the plat of Pelican Landing Unit Twenty Seven Part One, Plat Book 61, pages 8-9 of the Public Records of Lee County, Florida; thence along the north right-of-way of Pelican Colony Boulevard (80' right-of-way) westerly 210.74 feet along the arc of a circular curve concave northerly having a radius of 960.00 feet through a central angle of 12°34'40" and being subtended by a chord which bears North

81°12'37" West 210.32 feet to the Point of Beginning;

thence continue along said north right-of-way line in the following two described courses:

1) westerly 142.69 feet along the arc of a circular curve concave northerly having a radius of 960.00 feet through a central angle of 08°30'58" and being subtended by a chord which bears North 70°39'48" West 142.56 feet to a point of reverse curvature;

2) westerly 229.98 feet along the arc of a circular curve concave southerly having a radius of 840.00 feet through a central angle of 15°41'12" and being subtended by a chord which bears North 74°14'55" West 229.26 feet;

thence leaving said north right-of-way line along a non-tangential line North 11°54'04" West 875.72 feet;

thence northwesterly 92.28 feet along the arc of a circular curve concave southwesterly having a radius of 150.00 feet through a central angle of 35°14'54" and being subtended by a chord which bears North 29°31'31" West 90.83 feet;

thence North 47°08'58" West 583.41 feet;

thence North 34°31'27" West 408.15 feet to the south right-of-way line of Coconut Road;

thence along the said right-of-way line of Coconut Road, South 89°16'14" East 1078.41 feet;

thence leaving said south right-of-way line, South 29°18'46" East 382.08 feet;

thence South 13°21'43" West 541.40 feet;

thence southerly 52.90 feet along the arc of a circular curve concave easterly having a radius of 150.00 feet through a central angle of 20°12'21" and being subtended by a chord which bears South 03°15'32" West 52.63 feet;

thence South 06°50'38" East 858.35 feet to the Point of Beginning;

Subject to easements and restrictions of record.

Containing 23.77 acres more or less.

Bearings are based on the south line of said Coconut Road, being South 89°16'14" East.

Certificate of authorization #LB-43.

WILSON, MILLER, BARTON & PEEK, INC.

Registered Engineers and Land Surveyors

ADD 2000-00032

By: John P. Maloney
John P. Maloney, P.S.M. #4493

Date 7-22-99

Ref. 2K-226

Not valid unless embossed with the Professional's seal.

Applicant's Legal Checked
by [Signature] 3/31/00

RECEIVED
MAR 30 2000
PERMIT COUNTER

WILSON, MILLER, BARTON & PEEK, INC.

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