

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, L. P. filed an application for administrative approval to a Residential Planned Development and Commercial Planned Development on a project known as Pelican Landing RPD/CPD to allow a change in the internal roadway alignment on property located west of US 41, north of Pelican Colony Boulevard, east of Estero Bay, and generally south of Coconut Road, described more particularly as:

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

A tract or parcel of land for road right-of-way purposed lying in Section 08, Township 47 South, Range 25 East, Lee County Florida which tract or parcel is described as follows:

From the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 8 run N00°53'48"W along the West line of said fraction for 827.03 feet to a point on a non-tangent curve and the POINT OF BEGINNING.

From said POINT OF BEGINNING run Westerly along an arc of a curve to the left of radius 760.00 feet (chord bearing N88°50'03"W) (chord 556.09 feet) (delta 42°55'10") for 569.31 feet to a Point of Tangency;

THENCE run S69°42'22"W for 512.95 feet to a Point of Curvature;

THENCE run Southwesterly along an arc of a curve to the left of radius 90.00 feet (chord bearing S51°52'36"W) (chord 55.11 feet) (delta 35°39'32") for 56.01 feet to a point of reverse curvature,;

THENCE run Westerly, Northerly and Northeasterly along an arc of a curve to the right of radius 70.00 feet (chord bearing N20°17'38"W) (chord 113.75 feet) (delta 251°19'05") for 307.04 feet to a point of reverse curvature;

THENCE run Easterly along an arc of a curve to the left of radius 90.00 feet (chord bearing N87°32'09") (chord 55.11 feet) (delta 35°39'33") for 56.01 feet to a Point of Tangency;

THENCE run N69°42'22"E for 512.95 feet to a Point of Curvature;

THENCE run Easterly along an arc of a curve to the right of radius 840.00 feet (chord bearing S88°20'58"E) (chord 627.82 feet) (delta 43°53'19") 643.44 feet to a point of reverse curvature;

THENCE run Easterly along an arc of a curve to the left of radius

960.00 feet (chord bearing S77°52'40"E) (chord 381.89 feet) (delta 22°56'43") for 384.45 feet to a Point of Tangency;
THENCE run S89°21'02"E for 328.32 feet;
THENCE run S00°07'17"W along said East line for 80.00 feet;
THENCE run N89°21'02"W for 329.05 feet to a Point of Curvature;
THENCE run Westerly along an arc of a curve to the right of radius 1,040.00 feet (chord bearing N77°52'40"W) (chord 413.71 feet) (delta 22°56'43") for 416.49 feet to a point of reverse curvature;
THENCE run Westerly along an arc of a curve to the left of radius 760.00 (chord bearing N66°53'24"W) (chord 12.86 feet) (delta 00°58'09") for 12.86 feet to the POINT OF BEGINNING.

Bearings hereinabove mentioned are based on the West line of the Southeast Quarter (SE¼) of said Section 08 to bear N00°53'48"W.

WHEREAS, the property was originally rezoned in case number 94-04-05-DRI-01 [with subsequent amendments in case numbers 95-01-050.04Z 03.01, 95-01-050.13A 01.01, 95-01-050.13A 02.01, 95-01-050.13A 03.01, & 95-01-050.13A 04.01]; 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 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 **allow a change in the internal roadway alignment** in this Residential Planned Development and Commercial Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **The new internal roadway alignment within this planned development must be in substantial compliance with the amended Master Concept Plan, dated March, 1994 (stamped received on October 22, 1996 and last revised on October 15, 1996. Site Plan Z-96-57 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. The terms and conditions of the original zoning resolution (Z-94-14) remain in full force and effect, except as subsequently amended by Resolutions Z-96-055, PD-96-21, PD-96-26, PD-96-39, and PD-96-40.
3. This Administrative Amendment Approval is limited to the alignment of the internal road network. This approval does not change the external access point onto Coconut Road from this development.

DULY SIGNED this 15th day of November, A.D., 1996.

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

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