

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00018

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, Inc., filed an application for administrative approval to a Residential Planned Development (RPD) on a project known as The Colony at Pelican Landing to designate a temporary construction trailer Site on property located on the west side of Pelican Colony Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 17, Township 47 South, Range 25 East, Lee County, Florida:

See Legal Description attached hereto as EXHIBIT "A"

WHEREAS, the property was originally rezoned in 9/29/1994 by Resolution Number Z-94-014 (with subsequent amendments in case numbers ADD2003-00100, ADD2004-00066, ADD2004-00075, ADD2004-00098 and ADD2004-00179); and

WHEREAS, the applicant intends to host a central temporary construction facility during the construction of 5 residential projects within the Colony at Pelican Landing; and

WHEREAS, the site will contain no more than 16 temporary construction trailers; and

WHEREAS, the City of Bonita Springs 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, including the Environmental Science Division, for the City of Bonita Springs in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment to designate a temporary construction trailer site 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 designate a temporary construction trailer site is **APPROVED with the following conditions:**

1. The development of the temporary construction trailer site must be in compliance with the amended Master Concept Plan submitted by Q. Grady Minor and Associates, dated January 2005, stamped received by Permit Counter January 28, 2005.
2. This approval is for an initial period of 3 years from the date of approval of this amendment. Prior to the expiration of this approval, the applicant, based on demonstration of need, may apply for up to 2 consecutive extensions of up to 18 months each.
3. The terms and conditions of the original zoning resolutions remain in full force and effect.
4. Master Concept Plan for ADD2005-00018 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 19<sup>th</sup> day of April, A.D., 2005.

BY: \_\_\_\_\_

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

## EXHIBIT A

ADD2005-00018

### PROPERTY DESCRIPTION

THE COLONY TEMPORARY CONSTRUCTION SITE  
EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 SECTION OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.00°50'14"W. FOR A DISTANCE OF 1076.91 FEET; THENCE RUN S.89°09'46"E. FOR A DISTANCE OF 503.54 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, THENCE N.80°29'13"E. FOR A DISTANCE OF 489.59 FEET; THENCE RUN S.15°13'52"E. FOR A DISTANCE OF 12.25 FEET; THENCE RUN N.74°44'17"E. FOR A DISTANCE OF 7.50 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WEST, WHOSE RADIUS POINT BEARS S.74°11'14"W., A DISTANCE OF 382.55 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 382.55 FEET, THROUGH A CENTRAL ANGLE OF 62°38'59", SUBTENDED BY A CHORD OF 397.77 FEET AT A BEARING OF S.15°30'43"W., FOR AN ARC LENGTH OF 418.30 FEET TO THE END OF SAID CURVE; THENCE RUN S.46°50'20"W. FOR A DISTANCE OF 198.02 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTH; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THROUGH A CENTRAL ANGLE OF 90°00'00", SUBTENDED BY A CHORD OF 35.36 FEET AT A BEARING OF N.88°09'40"W., FOR AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN N.43°09'40"W. FOR A DISTANCE OF 122.71 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHWEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET; THROUGH A CENTRAL ANGLE OF 12°14'07", SUBTENDED BY A CHORD OF 111.90 FEET AT A BEARING OF N.49°16'44"W., FOR AN ARC LENGTH OF 112.11 FEET TO THE END OF SAID CURVE; THENCE RUN N.56°33'01"W. FOR A DISTANCE OF 15.79 FEET; THENCE RUN N.40°48'38"W. FOR A DISTANCE OF 61.83 FEET; THENCE RUN N.29°31'28"W. FOR A DISTANCE OF 53.18 FEET; THENCE RUN N.80°56'32"E. FOR A DISTANCE OF 5.58 FEET; THENCE RUN N.09°03'28"W. FOR A DISTANCE OF 88.35 FEET; THENCE RUN N.34°45'26"E. FOR A DISTANCE OF 50.69 FEET; THENCE RUN N.55°31'28"E. FOR A DISTANCE OF 32.28 FEET; THENCE RUN N.29°15'35"E. FOR A DISTANCE OF 12.46 FEET; THENCE RUN N.26°51'06"W. FOR A DISTANCE OF 26.17 FEET TO THE **POINT OF BEGINNING**.

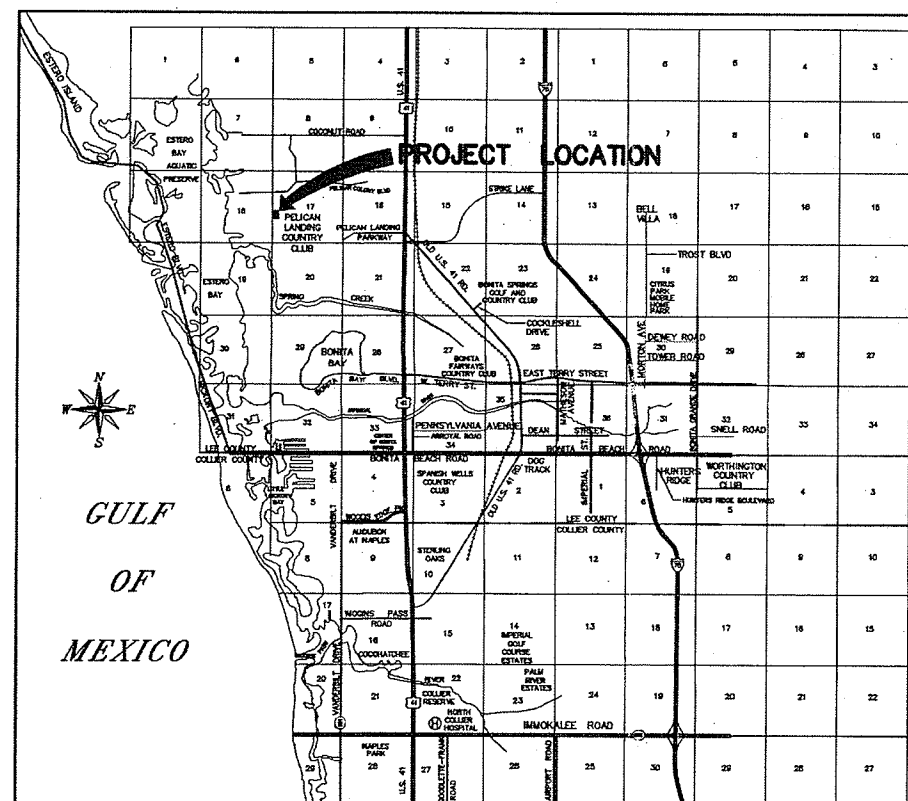
CONTAINING 4.512 ACRES, MORE OR LESS.

Applicant's Legal Checked

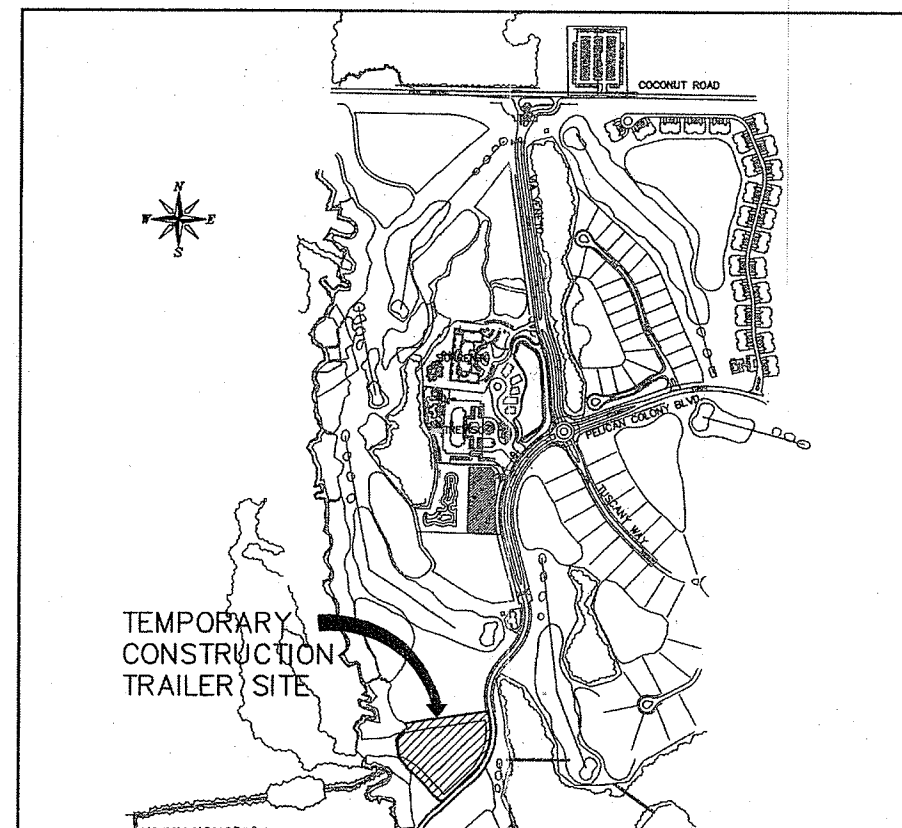
by *Amj* 07 FEB 05

# PELICAN LANDING RPD THE COLONY AT PELICAN LANDING ADMINISTRATIVE AMENDMENT

LOCATED IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST  
LEE COUNTY, FLORIDA



LOCATION MAP  
N.T.S.



KEY MAP  
N.T.S.

## OWNER/DEVELOPER

WCI COMMUNITIES INC.  
24301 WALDEN CENTER DRIVE  
BONITA SPRINGS, FLORIDA 34134  
(239) 947-2600  
(239) 498-8275 (FAX)

## PREPARED BY:

**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS  
3800 VIA DEL REY  
BONITA SPRINGS, FLORIDA 34134  
PHONE : (239) 947-1144 FAX : (239) 947-0375  
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0005161  
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0005151

PRINTED

JAN 27 2005

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

## INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
1	COVER SHEET AND INDEX OF DRAWINGS
2	GENERAL NOTES
3	AERIAL/EXISTING CONDITIONS PLAN
4	MASTER CONCEPT PLAN

## REVISIONS

Revision	Date	Description	By

ADD 2005 00018

**APPROVED**  
Amendment to  
Master Concept Plan  
Subject to Case #ADD2005-00018  
Date 4/12/05

**RECEIVED**  
JAN 27 2005  
PERMIT CENTER

DATE: JANUARY, 2005  
JOB CODE: TCMR1X  
FILE: TCTSDO-COV  
DRAWING NUMBER 1 OF 4

SCHEDULE OF USES:

PERMITTED USES IN RPD LAND DEVELOPMENT AREAS B, C, D, AND F:

RESIDENTIAL USES, INCLUDING BUT NOT LIMITED TO:

- ZERO LOT LINE
- TWO FAMILY ATTACHED
- TOWNHOUSE
- DUPLEX
- SINGLE-FAMILY
- MULTIPLE FAMILY BUILDINGS

RESIDENTIAL ACCESSORY USES, INCLUDING BUT NOT LIMITED TO:

- PRIVATE GARAGES, CARPORTS, AND PARKING AREAS
- PRIVATE SWIMMING POOLS AND ENCLOSURES
- PRIVATE TENNIS COURTS
- PRIVATE BOAT DOCKS (WHERE PERMITTED BY DRI DEVELOPMENT ORDER)

MODEL HOMES, MODEL UNITS, AND MODEL DISPLAY CENTER, LIMITED TO RESIDENTIAL USES WITHIN PELICAN LANDING

TEMPORARY SALES AND/OR CONSTRUCTION OFFICE

ADMINISTRATIVE OFFICES

GOLF COURSE, GOLF COURSE ACCESSORY AND ASSOCIATE USES, INCLUDING BUT NOT LIMITED TO:

- CLUB HOUSE
- MAINTENANCE FACILITY
- PRO SHOP
- ALCOHOLIC BEVERAGE CONSUMPTION IN THE CLUB HOUSE
- SNACK BAR AT THE NINTH HOLE OR OTHER APPROPRIATE LOCATION
- BALL WASHERS
- RESTROOMS AND OTHER USES WHICH ARE NORMAL AND ACCESSORY TO THE GOLF COURSE

CLUB, COUNTRY

HOME OCCUPATION

ENTRANCE GATES AND GATEHOUSE

PUBLIC AND PRIVATE PARKS

PLAYGROUND, TOT LOTS

COMMUNITY SWIMMING POOLS

TENNIS COURTS OR OTHER COMMUNITY RECREATIONAL AMENITY

PLAYFIELDS

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES

SIGNS

EXCAVATION WATER RETENTION

UTILITIES SERVING THIS SITE

WATER SERVICE BY:

BONITA SPRINGS UTILITIES, INC.  
P.O. BOX 2368  
BONITA SPRINGS, FLORIDA 34133

SEWER SERVICE BY:

BONITA SPRINGS UTILITIES, INC.  
P.O. BOX 2368  
BONITA SPRINGS, FLORIDA 34133

ELECTRIC SERVICE BY:

FLORIDA POWER AND LIGHT COMPANY  
15834 WINKLER ROAD  
FT. MYERS, FLORIDA 33908

TELEPHONE SERVICE BY:

SPRINT FLORIDA  
P.O. BOX 370  
FT. MYERS, FLORIDA 333902

REFUSE COLLECTION SERVICE BY:

ONYX WASTE SERVICES OF FLORIDA, INC.  
17101 PINE RIDGE ROAD  
FORT MYERS BEACH, FLORIDA 33931

FIRE AND RESCUE SERVICE BY:

BONITA SPRINGS FIRE CONTROL AND RESCUE DISTRICT  
27490 OLD 41 ROAD  
BONITA SPRINGS, FLORIDA 34135

CABLEVISION BY:

COMCAST  
2931 MICHIGAN AVE.  
FORT MYERS, FLORIDA 33916

SITE DATA

LEE PLAN DESIGNATION: OUTLYING SUBURBAN

ZONING DESIGNATION: RPD AREA F (RESOLUTION NO. Z-94-014)

EXISTING LAND USE: VACANT

STRAP# 17-47-25-B2-00001.0000

MAXIMUM BUILDING HEIGHT: 20 STORIES OVER PARKING

MAXIMUM BUILDING HEIGHT: TEMPORARY CONSTRUCTION TRAILER = 20 FEET

REQUIRED PARKING: (REFER TO SITE PLAN)

AREA BREAKDOWN:

TOTAL AREA:	=	4.512 ACRES	(100.00%)
PAVEMENT AREA:	=	0.52 ACRES	(11.52%)
PRIME AND SAND AREA:	=	0.66 ACRES	(14.63%)
BUILDING AREA:	=	0.39 ACRES	(8.55%)
DRY DETENTION AREA:	=	0.02 ACRES	(4.43%)
OPEN SPACE AREA:	=	2.92 ACRES	(64.76%)

PARKING SUMMARY

TOTAL 40 SPACES

LEGAL DESCRIPTION

THE COLONY SITE-1 AT PELICAN SOUND

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FIRE FLOW

11731204 VIC 95167 912 0001

Bonita Springs Fire Control and Rescue District  
Division of Fire Prevention  
27490 Old 41 Rd  
Bonita Springs, FL 34135  
(239) 947-3911 / FAX: (239) 947-0447  
Rick T. Grady  
Asst. Fire Marshal

**FIRE FLOW TEST RECEIPT**

Flow Date: 12/21/2004 Flow Time: 8:00 AM Report By: ASH  
Location: Pelican Colony West and District Office  
Site/Area/Subdivision: Pelican Landing Zone: 02  
Fire Dept Representative: Alan Hignett (823)  
Utility Company: BSI Utility Representative: Steve Ponce  
Property Representative: Date: Date: Plot #: 947-0215

Hydrant #	Flow	Flow Hydrant #	Flow Hydrant #	X Factor
1	22	2	22	1.25
2	22	3	22	1.25
3	22	4	22	1.25
4	22	5	22	1.25
5	22	6	22	1.25
6	22	7	22	1.25
7	22	8	22	1.25
8	22	9	22	1.25
9	22	10	22	1.25
10	22	11	22	1.25
11	22	12	22	1.25
12	22	13	22	1.25
13	22	14	22	1.25
14	22	15	22	1.25
15	22	16	22	1.25
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69	22	70	22	1.25
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72	22	73	22	1.25
73	22	74	22	1.25
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75	22	76	22	1.25
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81	22	82	22	1.25
82	22	83	22	1.25
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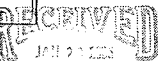
Extrapolated GPM Fire Flow @ 20 PSI Residual: 2463

The Extrapolated GPM Fire Flow Must Be Used For Water Supply Determination

Receipt for Payment Date Received: 12/21/2004  
Payment Rec'd From: Q. Grady Minor & Associates, P.A. Cash/Check # 5545  
Payment Rec'd By: Alan Hignett Amount of Payment: \$50.00  
Comments:

Alan K. Hignett  
Fire Officer's Signature

ADD 2005 00018



LEGEND

OWNER/DEVELOPER

WCI COMMUNITIES INC.  
24301 WALDEN CENTER DRIVE  
BONITA SPRINGS, FLORIDA 34134  
(239) 947-2600  
(239) 498-8275 (FAX)

PRINTED

JAN 27 2005

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

DESIGNED BY: M.J.H.

DRAWN BY: L.J.H.

APPROVED: M.J.H.

JOB CODE: TCMR1X

SCALE: N.T.S.

Q. GRADY MINOR AND ASSOCIATES, P.A.

CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS

3800 VIA DEL REY  
BONITA SPRINGS, FLORIDA 34134

PHONE : (239) 947-1144 FAX : (239) 947-0375  
ENGINEERING CERTIFICATE OF AUTHORIZATION E3 000610  
SURVEYING CERTIFICATE OF AUTHORIZATION LB 000610

THE COLONY AT PELICAN LANDING

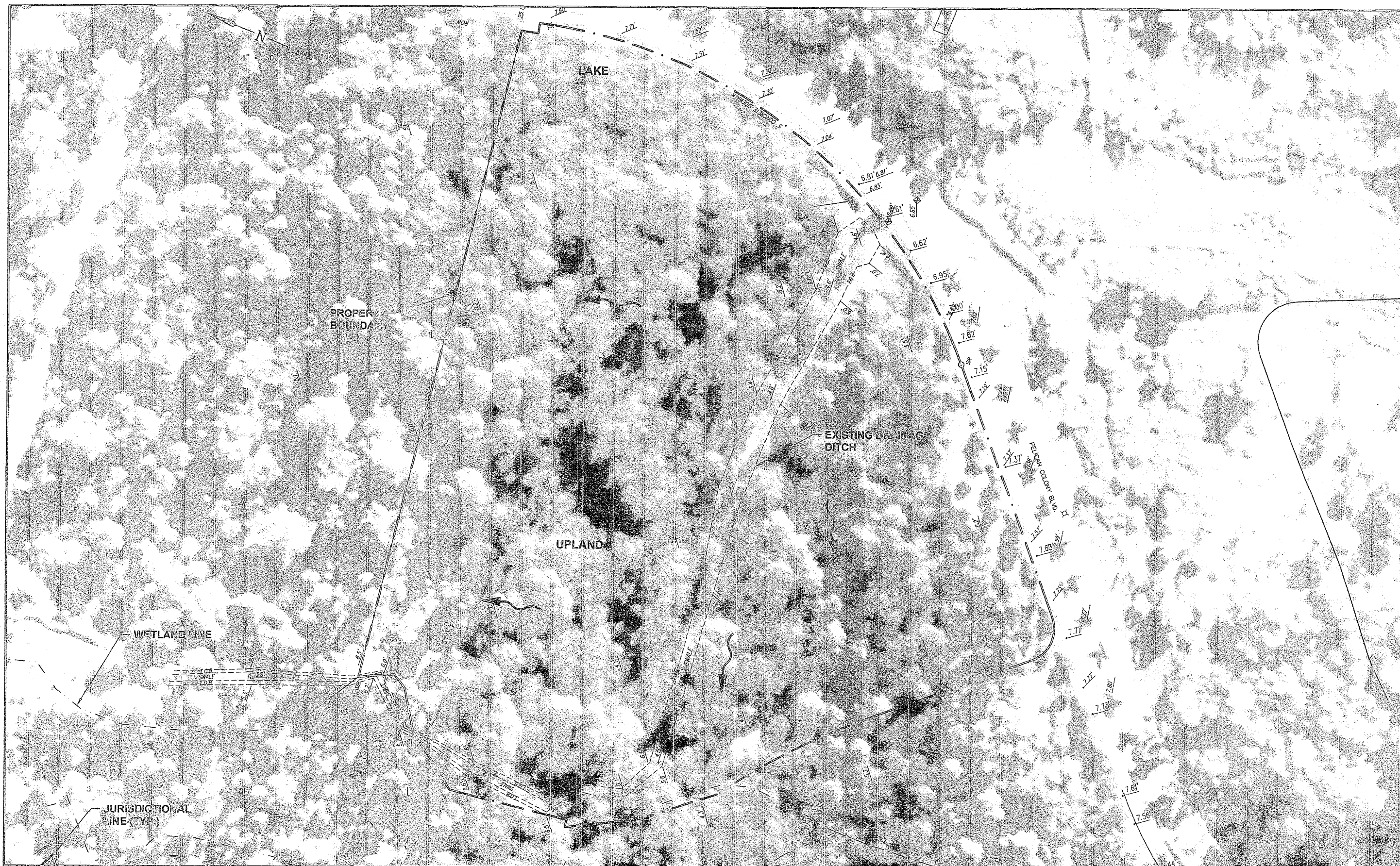
GENERAL NOTES

DATE:  
JANUARY, 2005

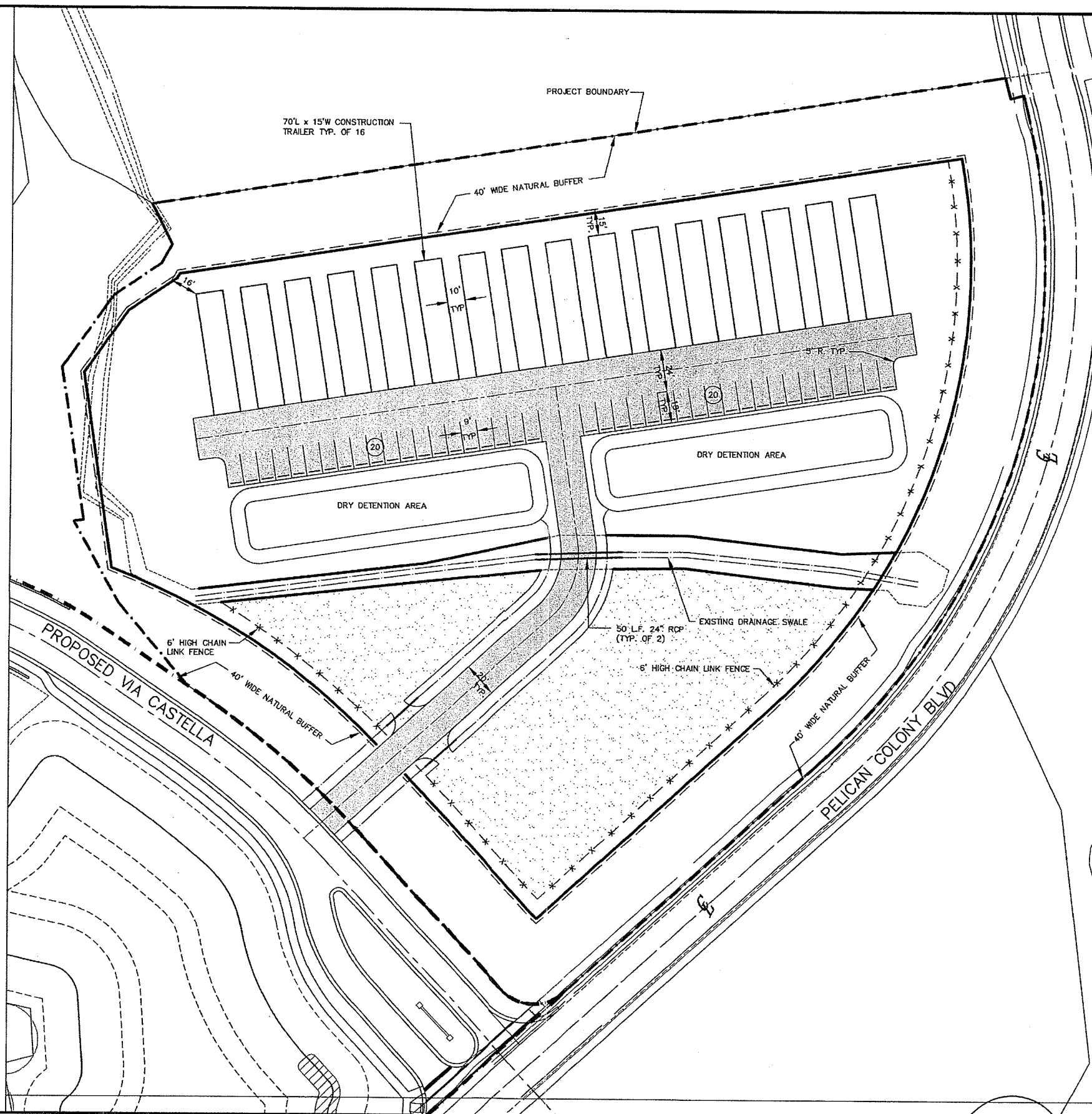
FILE NAME:  
TCTSDO-COV

DRAWING NUMBER 2 OF 4





<b>LEGEND</b> --- PROJECT BOUNDARY --- WETLAND/PRESERVE DELINEATION ~ FLOW ARROW	<b>OWNER/DEVELOPER</b> WCI COMMUNITIES INC. 24301 WALDEN CENTER DRIVE BONITA SPRINGS, FLORIDA 34134 (239) 947-2600 (239) 498-8275 (FAX)	<table border="1"><thead><tr><th>Revision</th><th>Date</th><th>Description</th><th>By</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	Revision	Date	Description	By																	<b>PRINTED</b> JAN 27 2005 Q. GRADY MINOR & ASSOCIATES, P.A. CIVIL ENGINEERS - LAND SURVEYORS	DESIGNED BY: M.J.H. DRAWN BY: L.J.H. APPROVED: M.J.H. JOB CODE: TCMR1X SCALE: 1" = 30'	<b>Q. GRADY MINOR AND ASSOCIATES, P.A.</b> CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS 3800 VIA DEL REY BONITA SPRINGS, FLORIDA 34134 PHONE : (239) 947-1144 FAX : (239) 947-0376 ENGINEERING CERTIFICATE OF AUTHORIZATION ZB 0005151 SURVEYING CERTIFICATE OF AUTHORIZATION LB 0005101	<b>THE COLONY AT PELICAN LANDING</b> ADD 2005 00018 AERIAL/EXISTING CONDITIONS PERMIT COUNTER
			Revision	Date	Description	By																				
AERIAL FLOW IN: FEBRUARY, 2001	DATE: JANUARY, 2005 FILE NAME: TCTSDO-AER DRAWING NUMBER 3 of 4																									



GENERAL NOTES:  
1. ACCESS FROM VIA CASTELLA WILL BE TERMINATED UPON THE TURNOVER OF THE ROAD TO THE HOMEOWNERS ASSOCIATION AND RELOCATED TO PELICAN COLONY BLVD. AT A LOCATION TO BE APPROVED BY THE CITY OF BONITA SPRINGS.

ADD 2005 00018

RECEIVED  
JAN 27 2005  
PERMIT COUNTER

**LEGEND**  
 PROPOSED PAVEMENT  
 PROPOSED PRIME AND SAND  
 (20) DENOTES NUMBER OF PARKING SPACES

**OWNER/DEVELOPER**  
 WCI COMMUNITIES INC.  
 24301 WALDEN CENTER DRIVE  
 BONITA SPRINGS, FL 34134  
 (239) 947-2600 (PHONE)  
 (239) 947-9354 (FAX)

Revision	Date	Description	By

PRINTED

JAN 27 2005

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

DESIGNED BY: M.J.H.  
 DRAWN BY: L.J.H.  
 APPROVED: M.J.H.  
 JOB CODE: TCMR1X  
 SCALE: 1" = 30'



**Q. GRADY MINOR AND ASSOCIATES, P.A.**  
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS  
 3800 VIA DEL REY  
 BONITA SPRINGS, FLORIDA 34134  
 PHONE : (239) 947-1144 FAX : (239) 947-0875  
 ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 0005151  
 SURVEYING CERTIFICATE OF AUTHORIZATION NO. 0005151

**THE COLONY AT PELICAN LANDING**

MASTER CONCEPT PLAN

DATE:  
JANUARY, 2005

FILE NAME:  
TCTSDO-GPD

DRAWING NUMBER 4 of 4