

Acco Bender

ADMINISTRATIVE AMENDMENT PD-97-051

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities L.P. filed an application for Final Plan Approval on a project known as Villas of Pelican Landing Apartments located within the Pelican Landing RPD/CPD at 23800 Tamiami Trail, Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

Commence at the Southerlymost corner of Tract "A" (North Commons Drive, a 60 foot wide right-of-way), as shown on the plat of Pelican Landing unit twenty-two, recorded in Plat Book 58 at Pages 17 through 21 of the Public Records of Lee County, Florida, and being a point on the Northerly right-of-way line of Pelican Colony Boulevard, (Tract "A", a 120 foot wide right-of-way), as shown on the plat of Pelican Landing Unit Nineteen, recorded in Plat Book 56 at Pages 36 through 38 of the Public Records of Lee County, Florida, also being a point on a circular curve to the right having a radius of 30.00 feet, a central angle of 82°19'38", a tangent length of 26.23 feet, a chord bearing of N29°44'57"W and a chord length of 39.49 feet;
THENCE along the Easterly right-of-way line of said North Commons Drive and along the arc of said curve, an arc length of 43.11 feet to the point of reverse curvature of a curve to the left having a radius of 180.00 feet, a central angle of 09°50'10", a tangent length of 15.49 feet, a chord bearing of N06°29'47"E and a chord length of 30.86 feet;
THENCE along the Easterly right-of-way line of said North Commons Drive and along the arc of said curve, an arc length of 30.90 feet to the POINT OF BEGINNING of the parcel of land herein described and a point on a curve to the left having a radius of 180.00 feet, a central angle of 22°28'35", a tangent length of 35.77 feet, a chord bearing of N09°39'38"W and a chord length of 70.16 feet;
THENCE along the Easterly right-of-way line of said North Commons Drive and along the arc of said curve, an arc length of 70.61 feet to the point of tangency of said curve;
THENCE N20°53'52"W along the Easterly right-of-way line of said North Commons Drive, a distance of 721.03 feet to the point of curvature of a curve to the left having a radius of 330.00 feet, a central angle of 20°20'11", a tangent length of 59.19 feet, a chord bearing of N31°03'58"W and a chord length of 116.52 feet;

THENCE along the arc of said curve an arc length of 117.13 feet to the end of said curve;
 THENCE N48°45'57"E a distance of 75.26 feet to the centerline of a 100 foot wide Florida Power & Light Company transmission line easement as recorded in Deed Book 229 at Page 48 of the Public Records of Lee County, Florida;
 THENCE N20°53'52"W along the centerline of said Florida Power & Light transmission line easement, a distance of 242.31 feet;
 THENCE N67°33'44"E, a distance of 354.55 feet;
 THENCE S81°06'15"E, a distance of 128.48 feet;
 THENCE S41°56'51", a distance of 684.68 feet;
 THENCE S15°44'24"E, a distance of 164.14 feet to the point of curvature of a curve to the right having a radius of 670.00 feet, a central angle of 42°29'29", a tangent length of 260.49 feet, a chord bearing of S05°30'20"W and a chord length of 485.57 feet;
 THENCE along the arc of said curve, an arc length of 496.88 feet to the end of said curve;
 THENCE S26°41'50"W, a distance of 4.31 feet;
 THENCE N63°14'54"W, a distance of 170.00 feet;
 THENCE S88°33'45"W, a distance of 427.15 feet to the POINT OF BEGINNING.

WHEREAS, the property was originally rezoned in case number 94-04-05-DRI-01; and

WHEREAS, the Lee County Land Development Code provides for certain administrative approvals to planned development master concept 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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Plan Approval on a project known as Villas of Pelican Landing Apartments located within the Pelican Landing RPD/CPD Area D is **APPROVED**.

Approval is subject to the following conditions:

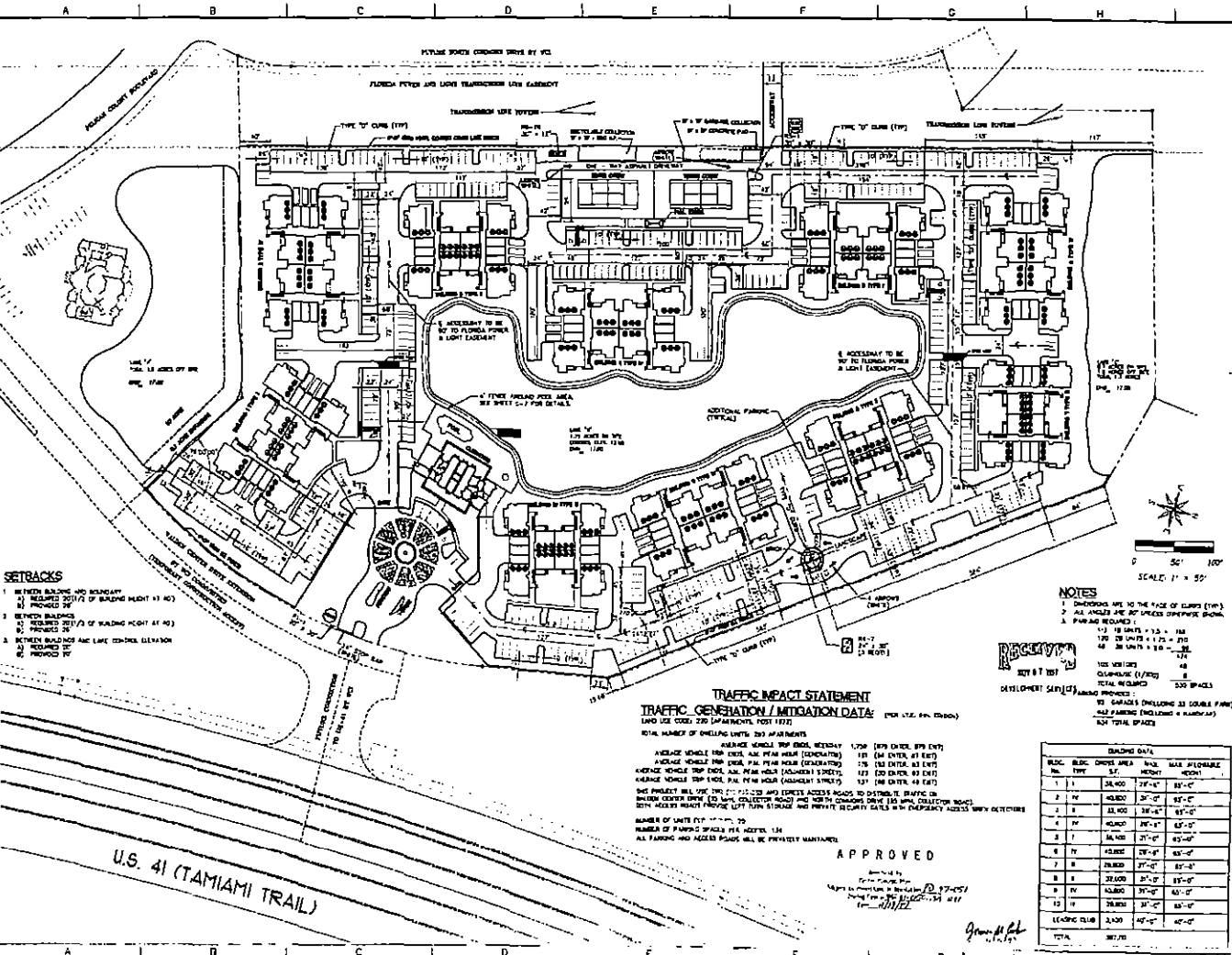
1. The approved site plan is entitled "Villas of Pelican Landing Apartments" as prepared by PGAL, dated October 29, 1997, and stamped received at Development Services on November 7, 1997. Development must be in compliance with this plan including implementation of the required traffic calming devices as referenced on the approved site plan.

2. Approval is for 280 multi-family residential units including buildings, parking and setbacks as referenced on the approved plan.
3. The access onto U.S. 41 is subject to approval by the Florida Department of Transportation.
4. The terms and conditions of the original zoning resolution and any amending resolutions remain in full force and effect.
5. Site Plan PD-97-051 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 1st day of November, A.D., 1997.

BY: _____

Mary Gibbs
Mary Gibbs, Director
Department of Community Development



SETBACKS

1. BETWEEN BUILDING AND BOUNDARY:
A) REQUIRED 25' (1/2) OF BUILDING HEIGHT AT NO.
B) PROVIDED 25'
2. BETWEEN BUILDINGS:
A) REQUIRED 25' (1/2) OF BUILDING HEIGHT AT NO.
B) PROVIDED 25'
3. BETWEEN BUILDING AND LAKE CENTER ELEVATION:
A) REQUIRED 25'
B) PROVIDED 25'

NOTES

1. DIMENSIONS ARE TO THE FACE OF CURB (1/4")
2. ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN
3. PARKING REQUIRED:
1/3 18 UNITS x 1.2 = 216
1/2 28 UNITS x 1.2 = 336
48 28 UNITS x 1.2 = 672
TOTAL REQUIRED 1224
100 VEHICLES
CLEARANCE (1/2) 1/2 1/2
TOTAL REQUIRED 530 SPACES
PARKING PROVIDED:
83 CARSPACES (INCLUDING 33 DISABLE PARK)
442 PARKING (INCLUDING 442 DISABLE)
824 TOTAL SPACES

TRAFFIC IMPACT STATEMENT

TRAFFIC GENERATION / MITIGATION DATA:

AND USE CODE 220 (APARTMENTS, 1971-1972) (FOR U.S. 41, 290, 290)

TOTAL NUMBER OF DWELLING UNITS: 200 APARTMENTS
AVERAGE VEHICLE TRIP END, WEEKDAY 1.75 (1875 ENTER, 1875 EXIT)
AVERAGE VEHICLE TRIP END, SAT. AND PEAK HOUR (CONCENTRATION) 1.81 (181 ENTER, 181 EXIT)
AVERAGE VEHICLE TRIP END, PM. PEAK HOUR (CONCENTRATION) 1.75 (175 ENTER, 175 EXIT)
AVERAGE VEHICLE TRIP END, AM. PEAK HOUR (CONCENTRATION) 1.75 (175 ENTER, 175 EXIT)
AVERAGE VEHICLE TRIP END, PM. PEAK HOUR (CONCENTRATION) 1.75 (175 ENTER, 175 EXIT)
TOTAL PROJECT WILL USE 100,000 GALLONS AND EXCEED ACCESS ROADS TO DISTRICT, TRAFFIC ON
BROAD CENTER DRIVE (20 MPH, COLLECTOR ROAD) AND NORTH CHANDLER DRIVE (15 MPH, COLLECTOR ROAD)
WITH ACCESS POINTS PROVIDE LEFT TURN STRAIGHT AND RIGHT TURN STRAIGHT AND IN EMERGENCY ACCESS WITH DISTRICT

NUMBER OF UNITS PER 100,000 TO
NUMBER OF PARKING SPACES PER ACCESS 134
ALL PARKING AND ACCESS POINTS WILL BE PROPERLY MAINTAINED

APPROVED

By: [Signature]
Title: [Title]
Map is prepared in accordance with [Reference]
Drawing is for [Reference]

BUILDING DATA				
BUILD.	BASIC	DRIVE AREA	NO. OF UNITS	MAX. AVAILABLE
NO.	TYPE	ST.	ST.	NO.
1	1	10,000	27'-0"	83'-0"
2	1	10,000	27'-0"	83'-0"
3	1	10,000	27'-0"	83'-0"
4	1	10,000	27'-0"	83'-0"
5	1	10,000	27'-0"	83'-0"
6	1	10,000	27'-0"	83'-0"
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9	1	10,000	27'-0"	83'-0"
10	1	10,000	27'-0"	83'-0"
11	1	10,000	27'-0"	83'-0"
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99	1	10,000	27'-0"	83'-0"
100	1	10,000	27'-0"	83'-0"

CAMBRIDGE DEVELOPMENT GROUP
4285 SAN FELIPE SUITE 1080
HOUSTON, TEXAS 77027

VILLAS OF PELICAN LANDING APARTMENTS

SITE PLAN

DRAWING NO.

C2 & C8