

ADMINISTRATIVE AMENDMENT PD-97-020

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, WCI LP Pelican Landing filed an application for administrative approval to a RPD/CPD Planned Development on a project known as Tuscany Isle for request on property located at Pelican Colony Boulevard, described more particularly as:

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

All that part of Sections 08 and 17, Township 47 South, Range 25 East, Lee County Florida being more particularly described as follows:  
Commencing at the Northwestern corner of Tract "A" according to the Plat of Pelican Landing Unit 25, as recorded in Plat Book 58, Pages 83 - 84, Public Records of Lee County Florida;  
THENCE N89°21'02"W a distance of 328.32 feet to a point of curvature to the right;  
THENCE along the arc of said curve an arc length of 31.02 feet, having a radius of 960.00 feet through a central angle of 01°51'05", a chord bearing of N88°25'29"W and a chord length of 31.02 feet to the POINT OF BEGINNING of the parcel herein described;  
THENCE S02°30'03"W a distance of 80.00 feet to a point on a curve to the right;  
THENCE along the arc of said curve, an arc length of 46.15 feet, having a radius of 30.00 feet, through a central angle of 88°08'56", a chord bearing of S43°25'29"E and chord length of 41.74 feet to the POINT OF TANGENCY;  
THENCE S00°38'58"W a distance of 130.41 feet to the POINT OF CURVATURE of a curve to the left;  
THENCE along the arc of said curve, an arc length of 18.43 feet, having a radius of 200.00 feet, through a central angle of 05°16'44", a chord bearing of S01°59'23"E and a chord length of 18.42 feet to the end of said curve;  
THENCE S55°00'00"W a distance of 206.53 feet to a point on a curve to the right;  
THENCE along the arc of said curve, an arc length of 95.04 feet having a radius of 125.00 feet, through a central angle of 43°33'54", a chord bearing of S27°39'53"E and a chord length of 92.77 feet to the POINT OF TANGENCY of said curve;  
THENCE S05°52'56"E a distance of 560.43 feet to the POINT OF CURVATURE of a curve to the right;  
THENCE along the arc of said curve, an arc length of 86.79 feet, having a radius of 150.00 feet, through a central angle of 33°09'08", a chord bearing of S10°41'38"W and a chord length of 85.59 feet to the

POINT OF TANGENCY of said curve;  
 THENCE S27°16'12"W a distance of 586.74 feet;  
 THENCE S15°00'00"E a distance of 213.38 feet;  
 THENCE S74°42'07"W a distance of 214.11 feet;  
 THENCE S89°18'05"W a distance of 182.92 feet;  
 THENCE S72°23'55"W a distance of 100.45 feet;  
 THENCE S59°38'41"W a distance of 337.10 feet;  
 THENCE S33°45'47"W a distance of 151.59 feet;  
 THENCE S82°16'15"W a distance of 146.74 feet;  
 THENCE S88°49'47"W a distance of 172.84 feet;  
 THENCE N51°15'49"W a distance of 121.44 feet;  
 THENCE N03°34'06"W a distance of 164.50 feet;  
 THENCE N25°06'59"W a distance of 190.16 feet;  
 THENCE N33°20'55"W a distance of 119.44 feet to a point on a curve  
 to the right;  
 THENCE along the arc of said curve, an arc length of 34.34 feet,  
 having a radius of 150.00 feet, through a central angle of 13°07'06", a  
 chord bearing of N07°53'51"W and a chord length of 34.27 feet, to the  
 POINT OF TANGENCY of said curve;  
 THENCE N01°20'18"W a distance of 363.21 feet to a point on a curve  
 to the left;  
 THENCE along the arc of said curve, an arc length of 180.65 feet,  
 having a radius of 335.00 feet, through a central angle of 30°53'48", a  
 chord bearing of N00°48'09"E and a chord length of 178.47 feet to the  
 end of said curve;  
 THENCE N75°21'15"E a distance of 5.00 feet;  
 THENCE N14°38'45"W a distance of 398.99 feet to the POINT OF  
 CURVATURE OF A CURVE to the right;  
 THENCE along the arc of said curve, an arc length of 602.97 feet,  
 having a radius of 482.75 feet, through a central angle of 71°33'53", a  
 chord bearing of N21°08'12"E and a chord length of 564.53 feet to the  
 POINT OF COMPOUND CURVATURE of a curve to the right;  
 THENCE along the arc of said curve, an arc length of 49.17 feet,  
 having a radius of 50.00 feet, through a central angle of 56°20'37", a  
 chord bearing of N85°05'27"E and a chord length of 47.21 feet to the  
 POINT OF REVERSE CURVATURE of a curve to the left;  
 THENCE along the arc of said curve, an arc length of 270.14 feet,  
 having a radius of 89.00 feet, through a central angle of 173°54'31", a  
 chord bearing of N26°18'30"E and a chord length of 177.75 feet to the  
 POINT OF COMPOUND CURVATURE of a curve to the left;  
 THENCE along the arc of said curve an arc length of 43.33 feet,  
 having a radius of 50.00 feet, through a central angle of 49°38'53", a  
 chord bearing of S85°28'11"E and a chord length of 41.98 feet to the  
 POINT OF TANGENCY of said curve;

THENCE N69°42'22"E a distance of 500.29 feet to the POINT OF

CURVATURE of a curve to the right;  
THENCE along the arc of said curve, an arc length of 643.44 feet,  
having a radius of 840.00 feet, through a central angle of 43°53'18", a  
chord bearing of S88°20'58"E and a chord length of 627.82 feet to the  
POINT OF REVERSE CURVATURE of a curve to the left;  
THENCE along the arc of said curve, an arc length of 353.43 feet,  
having a radius of 960.00 feet, through a central angle of 21°05'37", a  
chord bearing of S76°57'08"E and chord length of 351.44 feet to the  
POINT OF BEGINNING of the parcel herein described.

Parcel contains 74.92 acres, more or less.

WHEREAS, the property was originally rezoned in case number 95-01-050.04Z 02.01 [with subsequent amendments in case numbers 95-01-050.04Z 03.01, 95-01-050.12A, 95-01-050.13A 01.02, 95-01-050.13A 02.01, 95-01-050.13A 03.01, 95-01-050.13A 04.01, 95-01-050.13A 05.01, 95-01-050.13A 06.01]; 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, the Pelican Landing RPD/CPD Resolution Z-94-014, Section 18.b., requires Final Plan Approval prior to local Development Order approval; and

WHEREAS, the applicant has submitted a zoning site plan for the parcel known as Tuscany Isles At Pelican Landing that is substantially in compliance with the Pelican Landing Resolution Z-94-014; 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 Plan Approval** on a project known as Tuscany Isles at Pelican Landing is **APPROVED**.

**Approval is subject to the following conditions:**

1. **The Development must be in substantial compliance with the Final Zoning Plan on a project entitled Tuscany Isle, Final Plan Approval, prepared by Wilson,**

Miller, Barton & Peek, Inc., revised 5/5/97 and stamped received by the permit counter on May 7, 1997.

2. The terms and conditions of the original zoning resolutions, as may be amended, remain in full force and effect.
3. Site Plan PD-97-020 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 9<sup>th</sup> day of May, A.D., 1997.

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

