

ADMINISTRATIVE AMENDMENT (FPA) ADD2006-00170

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, Inc., filed an application for Final Plan Approval to a Residential Planned Development on a project known as Parcel P at the Colony for assignment of twenty-one (21) 3-plexes on property located off Pelican Colony Blvd, in The Colony portion of Pelican Landing, described more particularly as:

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

SEE ATTACHED 3-PAGE "EXHIBIT A"

WHEREAS, the property was originally rezoned in Resolution number Z-94-014, with subsequent amendments in Z-97-073 and Z-99-080; and

WHEREAS, the subject property is located in the Moderate Density Mixed-Use/Planned Development Future Land Use Category as designated by the Future Land Use Map of the City of Bonita Springs; and

WHEREAS, Final Plan Approval is required in Condition 1 of Resolution Z-94-014; and

WHEREAS, the Final Zoning Plan complies with the original zoning approval as indicated in Resolution Z-94-014, specifically condition 9; and

WHEREAS, the applicant has submitted a total unit count, attached hereto as Attachment B, to satisfy condition 18(b) of Resolution Z-94-014; and

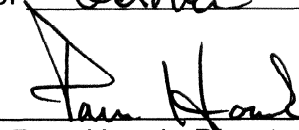
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Zoning Plan Approval to the Planned Development for a 63 multi-family units to be developed in twenty-one(21) tri-plex buildings, is **APPROVED with the following conditions:**

1. **The terms and conditions of the original zoning resolutions #Z-94-014, Z-97-073, and Z-99-080 remain in full force and effect, except as amended by these conditions.**
2. **The Development must be in substantial compliance with the "Final Site Plan" attached hereto as "Attachment A", by Q. Grady Minor and Associates, PA, stamped received by Community Development on October 11, 2006.**
3. **Final Zoning Plan ADD2006-00170 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

4. Development of the site will be in accordance with the City of Bonita Springs Land Development Code and other applicable regulations and as provided for in the original zoning resolution, as amended.

DULY SIGNED this 17th day of October, A.D., 2006.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

Pelican Landing

Total Unit Count

Attachment B

	<u>Approved</u>	<u>DO Issued</u>
Residential units	2266	930*
Retail SF	190,000	0
Office SF	390,000	180,977**
Hotel	750	450
Wet Slips	48	24
Dry Slips	150	0

*Not including 63 multi family units as part of Parcel P in the Colony

**Not including 122,484 sf pending WCI Office Building

EXHIBIT A

LEGAL DESCRIPTION
THE COLONY VILLAS AT PELICAN LANDING

AUG 31 2006

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMUNITY DEVELOPMENT

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN SOUTH 01°31'36" WEST, ALONG THE WEST LINE OF SAID SECTION 17, FOR A DISTANCE OF 1,718.30 FEET; THENCE RUN SOUTH 89°59'08" EAST, FOR A DISTANCE OF 630.34 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, AND A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 57°47'23" EAST A DISTANCE OF 300.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 15°19'10", SUBTENDED BY A CHORD OF 79.97 FEET AT A BEARING OF NORTH 39°52'12" EAST, FOR AN ARC LENGTH OF 80.21 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 47°31'47" EAST FOR A DISTANCE OF 333.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 417.50 FEET, THROUGH A CENTRAL ANGLE OF 11°41'50", SUBTENDED BY A CHORD OF 85.09 FEET AT A BEARING OF NORTH 41°40'52" EAST, FOR AN ARC LENGTH OF 85.23 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 12°06'23" EAST FOR A DISTANCE OF 325.33 FEET; THENCE RUN SOUTH 02°32'50" WEST FOR A DISTANCE OF 211.37 FEET; THENCE RUN SOUTH 16°29'09" EAST FOR A DISTANCE OF 106.00 FEET; THENCE RUN SOUTH 90°00'00" EAST FOR A DISTANCE OF 64.64 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 14°52'45", SUBTENDED BY A CHORD OF 85.46 FEET AT A BEARING OF SOUTH 82°33'38" EAST, FOR AN ARC LENGTH OF 85.70 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 20°46'18" EAST FOR A DISTANCE OF 238.53 FEET; THENCE RUN SOUTH 54°52'31" EAST FOR A DISTANCE OF 45.96 FEET; THENCE RUN NORTH 79°59'36" EAST FOR A DISTANCE OF 50.01 FEET; THENCE RUN NORTH 55°21'00" EAST FOR A DISTANCE OF 62.68 FEET; THENCE RUN NORTH 71°51'59" EAST FOR A DISTANCE OF 55.98 FEET; THENCE RUN SOUTH 38°51'18" EAST FOR A DISTANCE OF 65.49 FEET; THENCE RUN NORTH 83°11'00" EAST FOR A DISTANCE OF 53.42 FEET; THENCE RUN SOUTH 73°24'33" EAST FOR A DISTANCE OF 69.26 FEET; THENCE RUN NORTH 22°31'16" EAST FOR A DISTANCE OF 15.08 FEET; THENCE RUN SOUTH 61°32'54" EAST FOR A DISTANCE OF 84.21 FEET; THENCE RUN SOUTH 08°00'12" WEST FOR A DISTANCE OF 159.28 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 27°41'27" WEST, A DISTANCE OF 750.00 FEET THEREFROM; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, THROUGH A CENTRAL ANGLE OF 20°40'45", SUBTENDED BY A CHORD OF 269.22 FEET AT A BEARING OF SOUTH 51°58'10" EAST, FOR AN ARC LENGTH OF 270.69 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 73°30'47" EAST FOR A DISTANCE OF 96.97 FEET; THENCE RUN SOUTH 71°00'22" EAST FOR A DISTANCE OF 187.33 FEET; THENCE RUN SOUTH 70°12'59" EAST FOR A DISTANCE OF 268.55 FEET; THENCE RUN SOUTH 80°17'45" EAST FOR A DISTANCE OF 154.39 FEET; THENCE RUN NORTH 56°04'12" EAST FOR A DISTANCE OF 416.33 FEET; THENCE RUN NORTH 60°06'36" EAST FOR A DISTANCE OF 322.82 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 74°46'17" WEST, A DISTANCE OF 1,070.00 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,070.00 FEET, THROUGH A CENTRAL ANGLE OF 75°57'22", SUBTENDED BY A CHORD OF 1,316.87 FEET AT A BEARING OF SOUTH 53°12'24" WEST, FOR AN ARC LENGTH OF 1,418.48 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 01°29'01" EAST FOR A DISTANCE OF 33.48 FEET; THENCE RUN NORTH 89°59'08" WEST FOR A DISTANCE OF 430.89 FEET; THENCE RUN NORTH 00°00'52" EAST FOR A DISTANCE OF 470.08 FEET; THENCE RUN NORTH 52°00'40" EAST FOR A DISTANCE OF 70.42 FEET; THENCE RUN NORTH 44°35'30" EAST FOR A DISTANCE OF 7.74 FEET; THENCE RUN NORTH 57°43'12" EAST FOR A DISTANCE OF 31.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10.94 FEET, THROUGH A CENTRAL ANGLE OF 31°09'25", SUBTENDED BY A CHORD OF 5.88 FEET AT A BEARING OF NORTH 42°08'29" EAST, FOR AN ARC LENGTH OF 5.95 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 50°42'13" WEST, A DISTANCE OF 77.50 FEET THEREFROM; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 77.50 FEET, THROUGH A CENTRAL ANGLE OF 10°09'01", SUBTENDED BY A CHORD OF 13.71 FEET AT A BEARING OF NORTH 44°22'18" WEST, FOR AN ARC LENGTH OF 13.73 FEET TO THE END OF SAID CURVE AND ALSO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 705.00 FEET, THROUGH A CENTRAL ANGLE OF 17°06'32", SUBTENDED BY A CHORD OF 209.74 FEET AT A BEARING OF NORTH 58°00'05" WEST, FOR AN ARC LENGTH OF 210.52 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 40°15'01" EAST, A DISTANCE OF 42.18 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 42.18 FEET, THROUGH A CENTRAL ANGLE OF 44°59'26", SUBTENDED BY A CHORD OF 32.28 FEET AT A BEARING OF SOUTH 27°15'15" WEST, FOR AN ARC LENGTH OF 33.12 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 03°39'37" EAST, A DISTANCE OF 44.74 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 44.74 FEET, THROUGH A CENTRAL ANGLE OF 26°14'48", SUBTENDED BY A CHORD OF 20.32 FEET AT A BEARING OF SOUTH 73°12'58" WEST, FOR AN ARC LENGTH OF 20.49 FEET TO THE END OF SAID CURVE AND ALSO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 13.99 FEET, THROUGH A CENTRAL ANGLE OF 107°06'53", SUBTENDED BY A CHORD OF 22.51 FEET AT A BEARING OF

SOUTH 06°32'08" WEST, FOR AN ARC LENGTH OF 26.15 FEET TO THE END OF SAID CURVE AND ALSO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 27.27 FEET, THROUGH A CENTRAL ANGLE OF 80°46'41", SUBTENDED BY A CHORD OF 35.34 FEET AT A BEARING OF SOUTH 06°37'58" EAST, FOR AN ARC LENGTH OF 38.45 FEET TO THE END OF SAID CURVE AND ALSO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 53°07'34", SUBTENDED BY A CHORD OF 13.42 FEET AT A BEARING OF SOUTH 60°19'09" WEST, FOR AN ARC LENGTH OF 13.91 FEET TO THE END OF SAID CURVE AND ALSO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, THROUGH A CENTRAL ANGLE OF 69°12'27", SUBTENDED BY A CHORD OF 31.80 FEET AT A BEARING OF SOUTH 52°16'42" WEST, FOR AN ARC LENGTH OF 33.88 FEET TO THE END OF SAID CURVE AND ALSO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 73°55'09", SUBTENDED BY A CHORD OF 14.43 FEET AT A BEARING OF SOUTH 54°38'03" WEST, FOR AN ARC LENGTH OF 15.48 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 01°28'24" EAST, A DISTANCE OF 53.28 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 53.28 FEET, THROUGH A CENTRAL ANGLE OF 55°33'06", SUBTENDED BY A CHORD OF 49.66 FEET AT A BEARING OF SOUTH 60°45'02" WEST, FOR AN ARC LENGTH OF 51.66 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 89°58'31" WEST FOR A DISTANCE OF 663.90 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 00°00'52" WEST, A DISTANCE OF 390.00 FEET THEREFROM; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 390.00 FEET, THROUGH A CENTRAL ANGLE OF 33°56'23", SUBTENDED BY A CHORD OF 227.66 FEET AT A BEARING OF SOUTH 73°02'41" WEST, FOR AN ARC LENGTH OF 231.02 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 76°20'53" WEST FOR A DISTANCE OF 32.15 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WEST, WHOSE RADIUS POINT BEARS NORTH 76°15'34" WEST, A DISTANCE OF 257.50 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 257.50 FEET, THROUGH A CENTRAL ANGLE OF 21°21'03", SUBTENDED BY A CHORD OF 95.40 FEET AT A BEARING OF NORTH 03°03'55" EAST, FOR AN ARC LENGTH OF 95.96 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 07°34'48" WEST FOR A DISTANCE OF 216.10 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE EAST, WHOSE RADIUS POINT BEARS NORTH 82°21'48" EAST, A DISTANCE OF 300.00 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 39°50'48", SUBTENDED BY A CHORD OF 204.46 FEET AT A BEARING OF NORTH 12°17'13" EAST, FOR AN ARC LENGTH OF 208.64 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 24.374 ACRES, MORE OR LESS.

Applicant's Legal Checked

by AMJ. DOSETOU

NOTES

BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP, 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING S 01°31'36" W.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD.

DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

THIS LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT SHEET 2 AND 3 OF 3, THE SKETCH, DATED AUGUST, 2006.

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 8-31-06

Stephen V. Burgess
STEPHEN V. BURGESS

P.S.M. #6408
STATE OF FLORIDA

ADD 2006-00170

SHEET: 1 OF 3

DRAWN: RKP

JOB CODE: CV

SCALE: IN FEET

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
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH AND LEGAL DESCRIPTION

COLONY VILLAS
AT PELICAN LANDING
SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

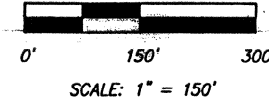
DATE: AUGUST, 2006

DRAWING: C-1707-1

* NOT A SURVEY *

THIS SKETCH IS NOT COMPLETE WITHOUT SHEET 1 AND 3 OF 3,
THE LEGAL DESCRIPTION, DATED AUGUST, 2006.

SEE SHEET 3 OF 3 FOR LINE AND CURVE DATA.



POINT OF
COMMENCEMENT
WEST 1/4 CORNER
SECTION 17-47-25

POINT OF
BEGINNING

S 89°59'08" E
630.34'

THE COLONY VILLAS
AT PELICAN LANDING

24.374 ± ACRES
RECEIVED
AUG 31 2006

COMMUNITY DEVELOPMENT

ADD 2006-00170

MATCH LINE A-A

COLONY VILLAS
1,081,751 sq. ft.
24.374 acres

SHEET: 2 OF 3

DRAWN: RKP

JOB CODE: CV

SCALE: IN FEET

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
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH AND LEGAL DESCRIPTION

**COLONY VILLAS
AT PELICAN LANDING**
SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

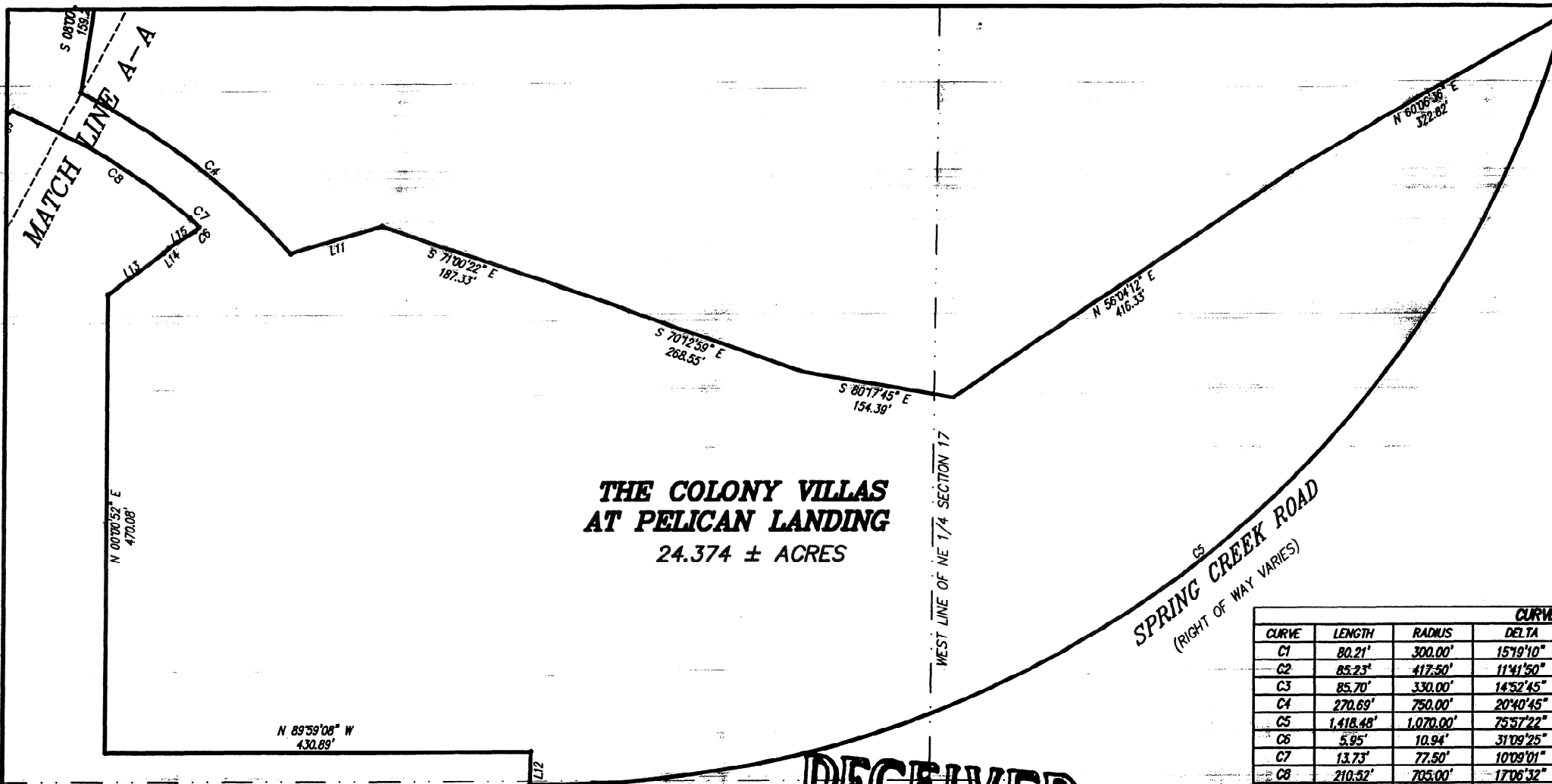
DATE: AUGUST, 2006

DRAWING: C-1707-1

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

* NOT A SURVEY *



LINE TABLE		
LINE	LENGTH	BEARING
L1	64.64	S 90°00'00" E
L2	45.96	S 54°52'31" E
L3	50.01	N 79°59'36" E
L4	62.68	N 65°21'00" E
L5	55.98	N 71°51'59" E
L6	65.49	S 38°51'18" E
L7	53.42	N 83°11'00" E
L8	69.26	S 73°24'33" E
L9	15.08	N 22°31'16" E
L10	84.21	S 61°52'54" E
L11	96.97	N 73°30'47" E
L12	33.48	N 01°28'01" E
L13	70.42	N 52°00'40" E
L14	7.74	N 44°35'30" E
L15	31.03	N 57°43'12" E
L16	32.15	N 76°20'53" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	80.21'	300.00'	15°19'10"	40.35'	79.97'
C2	85.23'	417.50'	11°41'50"	42.77'	85.09'
C3	85.70'	330.00'	14°52'45"	43.09'	85.46'
C4	270.69'	750.00'	20°40'45"	136.83'	269.22'
C5	1,418.48'	1,070.00'	75°57'22"	835.32'	1,316.87'
C6	5.95'	10.94'	31°09'25"	3.05'	5.88'
C7	13.73'	77.50'	10°09'01"	6.88'	13.71'
C8	210.52'	705.00'	17°06'32"	106.05'	209.74'
C9	33.12'	42.18'	44°59'26"	17.47'	32.28'
C10	20.49'	44.74'	26°14'48"	10.43'	20.32'
C11	26.15'	13.89'	107°06'53"	18.95'	22.51'
C12	38.45'	27.27'	80°46'41"	23.20'	35.34'
C13	13.91'	15.00'	53°07'34"	7.50'	13.42'
C14	33.82'	28.00'	69°12'27"	18.32'	31.80'
C15	15.48'	12.00'	73°55'08"	9.03'	14.43'
C16	51.66'	53.28'	55°33'07"	28.06'	49.66'
C17	231.02'	390.00'	33°56'23"	118.01'	227.66'
C18	95.56'	257.50'	21°21'03"	95.40'	95.40'
C19	208.64'	300.00'	39°50'48"	108.74'	204.46'

RECEIVED
ENTER SECTION
17-47-25
AUG 31 2006

COMMUNITY DEVELOPMENT
ADD 2006-00170

THIS SKETCH IS NOT COMPLETE WITHOUT SHEETS 1 AND 2 OF 3,
THE LEGAL DESCRIPTION, DATED AUGUST, 2006.

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

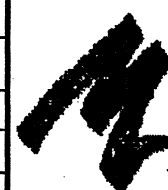
* NOT A SURVEY *

SHEET: 3 OF 3

DRAWN: RKP

JOB CODE: CV

SCALE: IN FEET



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

CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

SKETCH AND LEGAL DESCRIPTION

COLONY VILLAS
AT PELICAN LANDING
SECTION 17, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE: AUGUST, 2006

DRAWING: C-1707-1

REQUIRED SETBACKS PER PELICAN LANDING RPD

MULTI-FAMILY UNITS:	REQUIRED (MIN.)	PROVIDED (MIN.)
STREET	20'	23'
SIDE	20'	20'
REAR	20'	20'
WATERBODY	20'	25'
SPRING CREEK ESTATES	75'	90'

MAXIMUM BUILDING HEIGHT = 35'
PROPOSED BUILDING HEIGHT = 35'

SITE PLANNING DATA

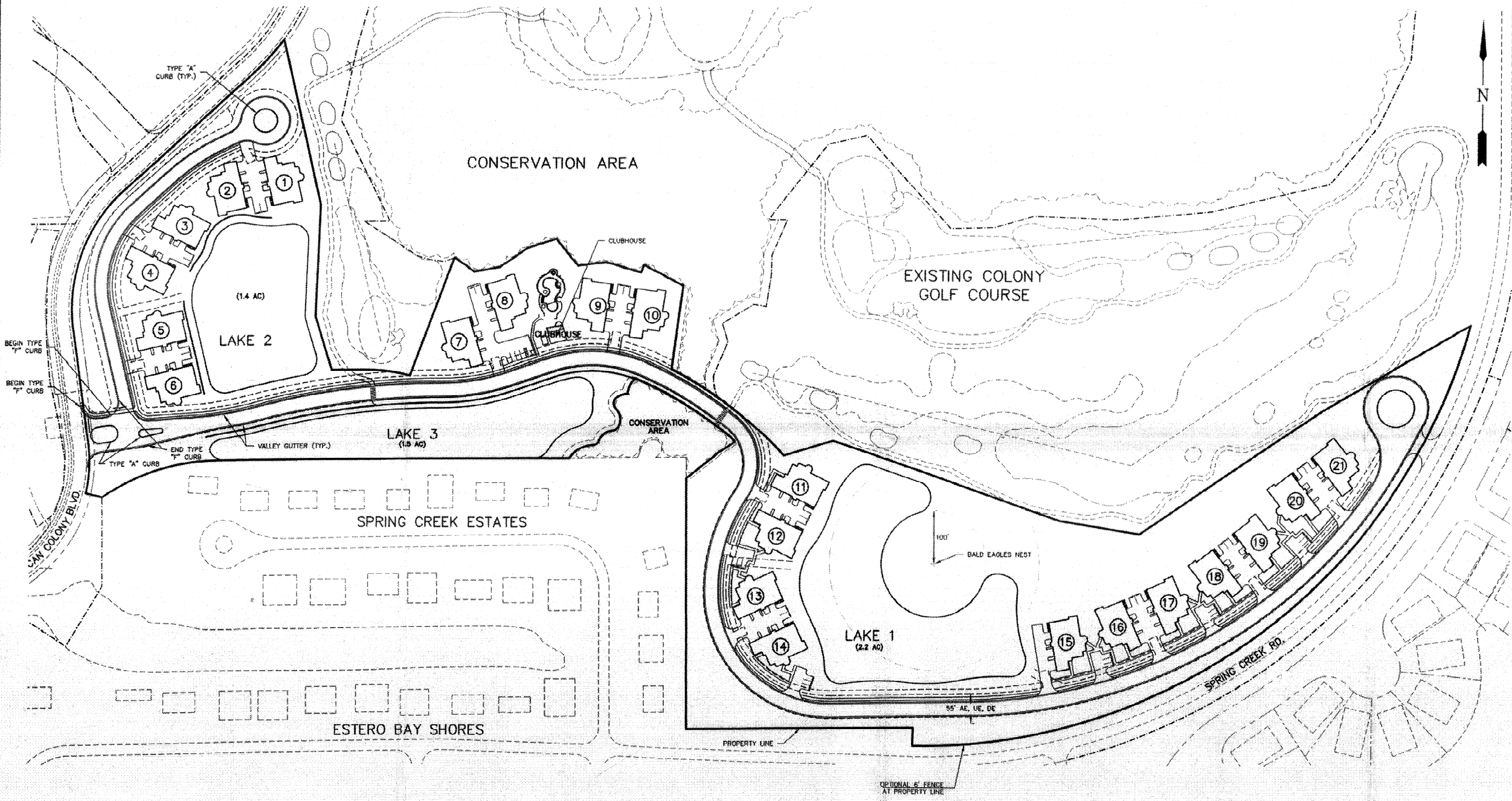
LEE PLAN DESIGNATION: SUBURBAN
LEE ZONING DESIGNATION: RPD, RESIDENTIAL PLANNED DEVELOPMENT
PROPOSED USES: 21, 3-PLEX (63) MULTI-FAMILY UNITS

OPEN SPACE CALCULATIONS

TOTAL SITE AREA:	1,061,718 SF	24.37 AC
IMPERVIOUS AREA:	311,370 SF	7.15 AC
OPEN SPACE (REQUIRED):	466,092 SF	10.70 AC
OPEN SPACE (PROVIDED):	530,208 SF	12.17 AC
LAKE AREA:	220,140 SF	5.05 AC

LANDSCAPE CALCULATIONS

BUFFER LANDSCAPING
NORTH - GOLF COURSE-NO BUFFER REQUIRED
SOUTH - ROAD RIGHT-OF-WAY NO BUFFER REQUIRED
EAST - GOLF COURSE-NO BUFFER REQUIRED
WEST - ROAD RIGHT-OF-WAY NO BUFFER REQUIRED
SOUTHWEST - SINGLE FAMILY (35')



APPROVED
Plan

Subject to Case # AD000000170
Date 10/11/06

RECEIVED
OCT 11 2006
COMMUNITY DEVELOPMENT

AU 2006-00170

MICHAEL J. DELATE, P.E.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 49442

LEGEND

OWNER/DEVELOPER
WCI COMMUNITIES, INC.
24301 Walden Center Drive
Suite 300
Bonita Springs, Florida 34134
(209) 947-2000
(209) 498-8288 (FAX)

Revision	Date	Description	By

DESIGNED BY: MJD
DRAWN BY: LCS
APPROVED: MJD
JOB CODE: TCPDO
SCALE: 1" = 100'

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) 947-0376
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0008161
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0008161

PARCEL P AT THE COLONY

FINAL SITE PLAN

DATE: APRIL, 2006
FILE NAME: TCPDOoSITE
DRAWING NUMBER 1 OF 1