

ADMINISTRATIVE AMENDMENT (FPA) - ADD2004-00098

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, Inc. filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as Treviso to allow a seventeen-foot street setback for five (5) single-family condominiums where zoning case number 94-04-05-DRI-01 requires a 20-foot street setback on property located at The Colony, 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 case number 94-04-05-DRI-01 (with subsequent amendments in case number ADD2002-00034); and

WHEREAS, Condition #1 of Resolution Z-94-014 requires approval of a Final Zoning Plan prior to the issuance of a local Development Order for any property within the Pelican Landing RPD/CPD; and

WHEREAS, an amendment has been filed to allow a seventeen-foot street setback for five single-family condominiums as shown on Page 1 of Attachment 'A' of this resolution; and

WHEREAS, the reduced setback will not have a detrimental effect on the surrounding area; 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 Final Zoning Plan Approval to the Planned Development to allow a 17-foot setback for five (5) single-family condominium units where 20-foot is required by zoning case number 94-04-05-DRI-01 is **APPROVED with the following conditions:**

- 1. The Development must be in substantial compliance with the three (3) page Final Zoning Plan, by WCI Communities Inc., dated April 30, 2004, stamped received by Permit Counter on April 30, 2004.**

2. All conditions of zoning case number 94-04-05-DRI-01, and subsequent amendments remain in full force and effect, except as amended herein.
3. Final Zoning Plan ADD2004-00098 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 20th day of May, A.D., 2004.

BY: Mary Gibbs, for
Pam Houck, Director
Division of Zoning
Department of Community Development

RECEIVED

ADD 2004-00098

MAY 20 2004

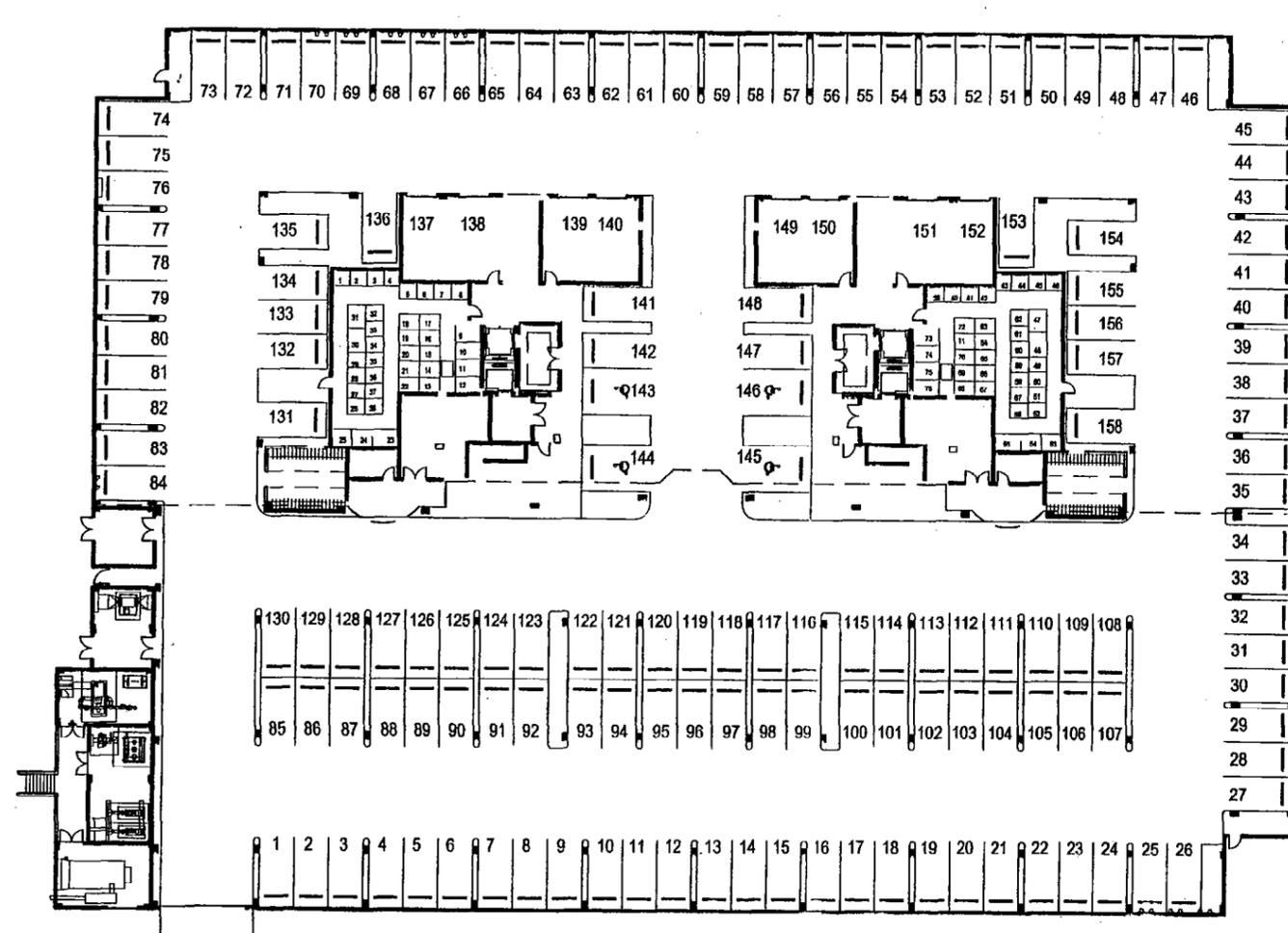
TREVISO AT THE COLONY**ZONING**

Parcel of land located in the Southwest 1/4 of Section 8, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the circle center of the centerline of the westerly end of Tract 'A', said point being the center of an 89.00 foot radius, according to Pelican Landing Unit Twenty Seven Part One, as recorded in Plat Book 61 pages 8 and 9 of the public records of Lee County, Florida; Thence run North 20°17'38" West for a distance of 97.70 feet to the beginning of a tangential circular curve concave east; Thence run Northerly along the arc of said curve to the right, having a radius of 300.00 feet; through a central angle of 17°05'58", subtended by a chord of 89.20 feet at a bearing of North 11°44'39" West, for an arc length of 89.53 feet to the end of said curve; Thence run North 03°11'39" West for a distance of 173.79 feet to a point on a circular curve concave west, whose radius point bears South 86°48'20" West, a distance of 600.00 feet therefrom; Thence run northerly along the arc of said curve to the left, having a radius of 600.00 feet, through a central angle of 17°52'22", subtended by a chord of 186.41 feet at a bearing of North 12°07'51" West, for an arc length of 187.16 feet to the end of said curve; Thence run South 68°55'58" West for a distance of 40.00 feet to the Point of Beginning of the parcel of land herein described, also a point on a circular curve concave to the west; whose radius point bears south 68°55'58" west a distance of 560.00 feet therefrom; Thence run southerly along the arc of said curve to the right, having a radius of 560.00 feet, through a central angle of 17°52'22", subtended by a chord of 173.98 feet at a bearing of south 12°07'51" east, for an arc length of 174.69 feet to the end of said curve; Thence run South 03°11'40" East for a distance of 177.58 feet to the beginning of a tangential circular curve concave east; Thence run southerly along the arc of said curve to the left, having a radius of 350.00 feet; through a central angle of 12°21'25", subtended by a chord of 75.34 feet at a bearing of South 09°22'22" East, for an arc length of 75.48 feet to a point of reverse curvature; Thence run southerly along the arc of said curve to the right, having a radius of 104.57 feet, through a central angle of 72°44'45", subtended by a chord of 124.02 feet at a bearing of South 20°49'18" West, for an arc length of 132.76 feet to a point of reverse curvature; Thence run southwestwesterly along the arc of said curve to the left, having a radius of 562.75 feet, through a central angle of 29°56'49", subtended by a chord of 290.80 feet at a bearing of South 42°13'16" West, for an arc length of 294.13 feet to the end of said curve; Thence run North 62°41'45" West for a distance of 40.83 feet to the beginning of a tangential circular curve concave south; Thence run westerly along the arc of said curve to the left, having a radius of 150.00 feet; through a central angle of 25°51'57", subtended by a chord of 67.14 feet at a bearing of North 75°37'44" West, for an arc length of 67.72 feet to the end of said curve; Thence run North 88°33'42" West for a distance of 332.55 feet; Thence run North 03°29'29" West for a distance of 59.85 feet; Thence run North 10°11'29" West for a distance of 93.29 feet; Thence run North 30°04'57" West for a distance of 100.61 feet; Thence run North 04°15'12" West for a distance of 176.83 feet; Thence run North 02°51'30" East for a distance of 39.07 feet; Thence run South 83°49'05" East for a distance of 358.40 feet; Thence run North 26°18'07" East for a distance of 191.66 feet to a point on a circular curve concave northwest, whose radius point bears North 07°17'01" West, a distance of 95.67 feet therefrom; Thence run northeasterly along the arc of said curve to the left, having a radius of 95.67 feet, through a central angle of 76°33'48", subtended by a chord of 118.54 feet at a bearing of North 44°26'05" East, for an arc length of 127.84 feet to the end of said curve; Thence run North 06°09'12" East for a distance of 23.34 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 60.00 feet; through a central angle of 141°26'46", subtended by a chord of 113.27 feet at a bearing of North 76°52'34" East, for an arc length of 148.12 feet to a point of reverse curvature; Thence run easterly along the arc of said curve to the left, having a radius of 40.00 feet, through a central angle of 79°10'42", subtended by a chord of 50.98 feet at a bearing of South 71°59'24" East, for an arc length of 55.28 feet to the end of said curve; Thence run North 68°25'16" East for a distance of 11.57 feet to the Point of Beginning of the parcel of land herein described; Containing 8.466 acres, more or less.

Applicant's Legal Checked

by ASJ 26 MAY 04

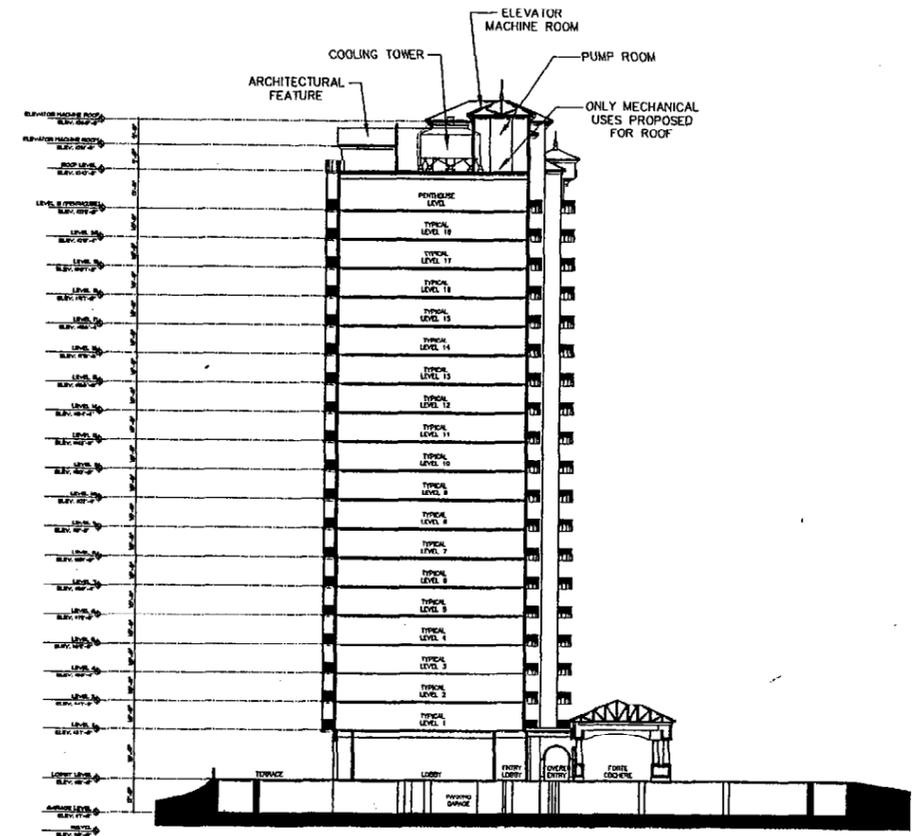


THE COLONY AT PELICAN LANDING
TREVISO - GARAGE FLOOR PLAN

SCALE = 1" = 20'

PARKING SUMMARY

TOWER: 79 UNITS X 2 SPACES/UNIT	= 158 REQUIRED
PROVIDED	
GARAGE	= 158 SPACES
SERVICE PARKING	= 17 SPACES
LOBBY LEVEL PARKING	= 16 SPACES
TOTAL	= 191 SPACES
VILLAS 5 UNITS X 2 SPACES/UNIT	= 10 REQUIRED
PROVIDED	= 10 SPACES



THE COLONY AT PELICAN LANDING
TREVISO - BUILDING ELEVATION
20 STORIES OVER 1 STORY PARKING GARAGE

N.I.S.

UNIT SUMMARY

1 TOWER	76 REGULAR UNITS 2 GUEST UNITS 1 MANAGER'S APARTMENT
5 VILLAS	5 UNITS
TOTAL	84 UNITS

APPROVED
Final Plan Approval
for Residential Planned Development
Subject to Case # ADD2004-00098
Date 5/20/04

Matthew J. Hermanson
MATTHEW J. HERMANSON, P.E.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
FLORIDA REGISTRATION NUMBER 57008

LEGEND

OWNER/DEVELOPER

WCI COMMUNITIES INC.
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(239) 947-2800
(239) 498-8275 (FAX)

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APR 30 2004

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

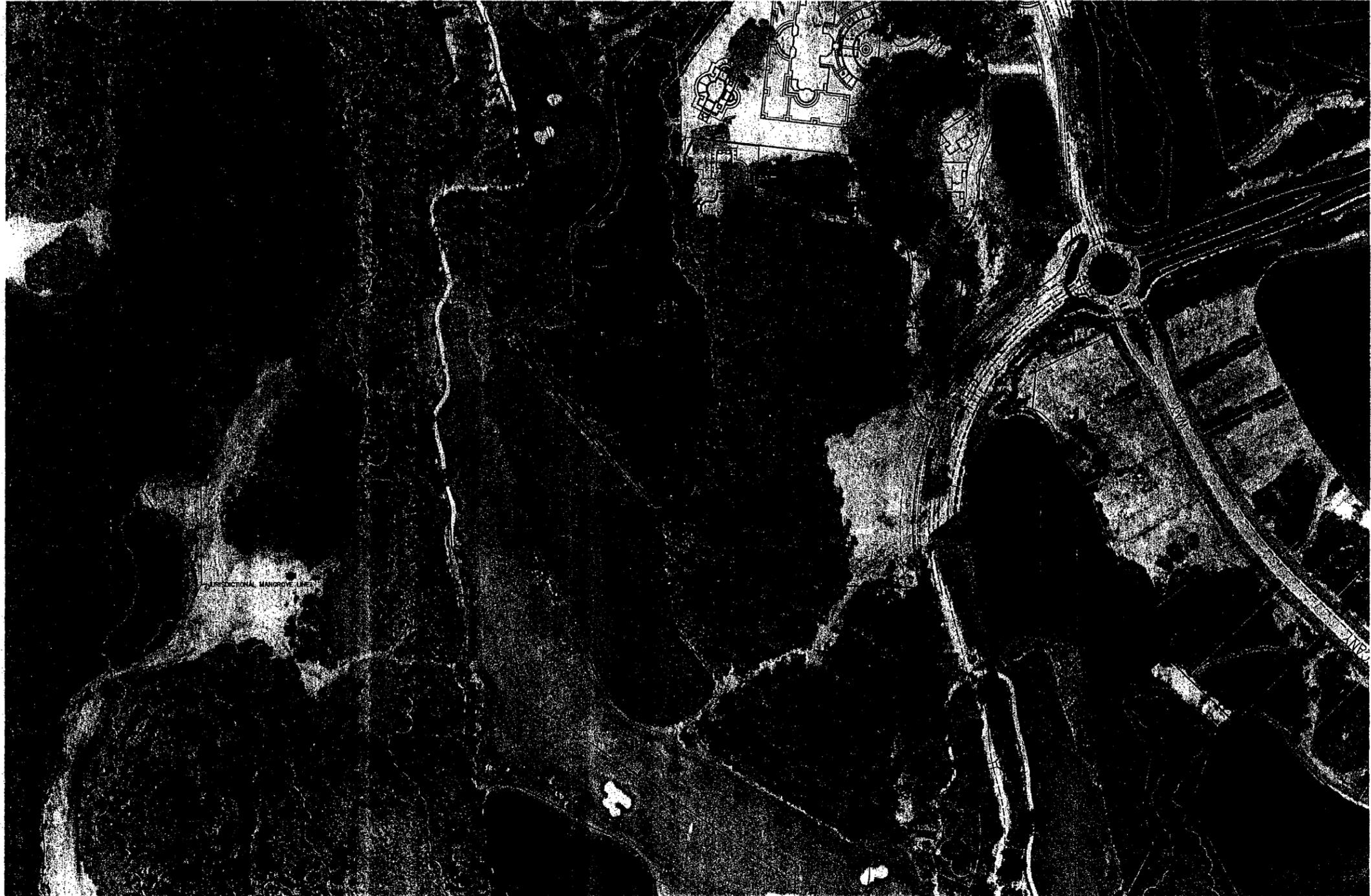
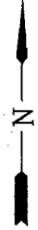
DESIGNED BY: M.W.M.
DRAWN BY: D.J.S.
APPROVED: M.W.M.
JOB CODE: TCHRS
SCALE: AS SHOWN

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (941) 847-1144 FAX: (941) 847-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EQ 0006191
SURVEYING CERTIFICATE OF AUTHORIZATION LS 0005161

TREVISO AT THE COLONY

FINAL PLAN APPROVAL

DATE: MARCH 2002 FILE NAME: TREVISO SITE DRAWING NUMBER 2 OF 3



APPROVED
 Final Plan Approval
 for Residential Planned Development
 Subject to Case # AD02004-0088
 Date 5/20/04

Matthew J. Hermanson
 MATTHEW J. HERMANSON, P.E. *4/30/04*
 3800 VIA DEL REY
 BONITA SPRINGS, FLORIDA 34134
 FLORIDA REGISTRATION NUMBER 57008

LEGEND

OWNER/DEVELOPER
 WCI COMMUNITIES INC.
 24301 WALDEN CENTER DRIVE
 SUITE 300
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 (239) 498-8275 (FAX)

Revision	Date	Description	By
2	4-13-04	REVISED VILLA FOOTPRINTS AND FRONT YARD SETBACK	DJS
1	4-25-02	PER LEE COUNTY REVIEW COMMENTS DATED 4-16-02	DJS

PRINTED
 APR 30 2004
 Q. GRADY MINOR & ASSOCIATES, P.A.
 CIVIL ENGINEERS - LAND SURVEYORS

DESIGNED BY: M.W.M.
 DRAWN BY: D.J.S.
 APPROVED: M.W.M.
 JOB CODE: TCHRB
 SCALE: 1" = 100'

Q. GRADY MINOR AND ASSOCIATES, P.A.
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 ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0006161
 SURVEYING CERTIFICATE OF AUTHORIZATION LB 0006161

TREVISO AT THE COLONY
 FINAL PLAN APPROVAL
 DATE: MARCH 2002
 FILE NAME: TREVISOSITE
 DRAWING NUMBER 3 of 3