

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 at the Colony on property located at The Colony at Pelican Landing, described more particularly as:

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

See Exhibit "A"

WHEREAS, the property was originally rezoned in case number 94-04-05-DRI-01; 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, the property was given final development approval under DOS2002-00099; and

WHEREAS, five single-family dwelling units was approved under DOS2002-00099; and

WHEREAS, the minor changes to this development approval would include screened pool cages having contact with adjacent dwelling units; and

WHEREAS, this change has been reviewed by Estero Fire Rescue and have no objection provided access be provided via the drainage access space and that a non-locking gate be installed; and

WHEREAS, the City of Bonita Springs Development Services reviewed the proposed plans and found no objection; 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 for the City of Bonita Springs in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

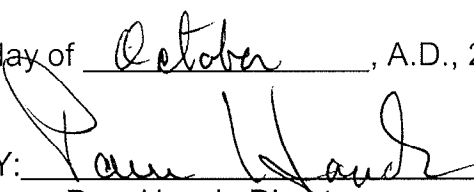
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation 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 for Treviso at The Colony is **APPROVED** with the following conditions:

1. The Development must be in substantial compliance with the site plan Entitled "Treviso", by Q. Grady minor and Associates, dated April 2002, stamped received by the Permit Counter on September 8, 2004. A reduced copy is attached hereto and labeled Attachment "A"
2. Access be provided via the drainage access space and that a non-locking gate be installed.
3. The placement of the pool cages will not encroach in the two drainage easements that lay between the buildings and run into the lake as shown on Exhibit "A".
4. Final Zoning Plan ADD2004-00188 is hereby APPROVED and adopted. A reduced copy is attached hereto.
5. The terms and conditions of Resolution Z94-014 remain in full force and effect, except as amended herein.

DULY SIGNED this 12<sup>th</sup> day of October, A.D., 2004.

BY:

  
Pam Houck, Director  
Division of Zoning  
Department of Community Development

# VILLA TREVI AT THE COLONY, A CONDOMINIUM

CONDOMINIUM PLAT BOOK

PAGE

## LEGAL DESCRIPTION

A 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 CENTER OF AN 89.00 FOOT RADIUS, ALSO BEING THE END OF THE CENTERLINE OF THE WESTERLY END OF TRACT 'A', AND THE END OF THE CENTERLINE OF PELICAN COLONY BOULEVARD, 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; ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 20°17'38" EAST, A DISTANCE OF 522.75 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 522.75 FEET, THROUGH A CENTRAL ANGLE OF 30°10'36", SUBTENDED BY A CHORD OF 272.15 FEET AT A BEARING OF SOUTH 54°37'04" WEST, FOR AN ARC LENGTH OF 275.32 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 50°28'14" WEST FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF AN EASEMENT MORE PARTICULARLY DESCRIBED IN OFFICIAL RECORD BOOK 3444, PAGE 4288, ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, FROM SAID POINT OF BEGINNING ALSO BEING A POINT ON A CIRCULAR CURVE CONCAVE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH 01°24'15" EAST A DISTANCE OF 21.54 FEET THEREFROM; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 21.54 FEET, THROUGH A CENTRAL ANGLE OF 42°32'44", SUBTENDED BY A CHORD OF 15.63 FEET AT A BEARING OF NORTH 67°19'23" WEST, FOR AN ARC LENGTH OF 15.99 FEET TO THE END OF SAID CURVE; ; THENCE RUN NORTH 51°07'06" WEST FOR A DISTANCE OF 27.15 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, THROUGH A CENTRAL ANGLE OF 06°57'52", SUBTENDED BY A CHORD OF 4.62 FEET AT A BEARING OF NORTH 47°38'10" WEST, FOR AN ARC LENGTH OF 4.62 FEET TO THE END OF SAID CURVE TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 102.00 FEET, THROUGH A CENTRAL ANGLE OF 39°31'41", SUBTENDED BY A CHORD OF 68.98 FEET AT A BEARING OF NORTH 63°55'05" WEST, FOR AN ARC LENGTH OF 70.37 FEET TO THE END OF SAID CURVE TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 06°19'05" EAST, A DISTANCE OF 18.00 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 18.00 FEET, THROUGH A CENTRAL ANGLE OF 60°49'28", SUBTENDED BY A CHORD OF 18.22 FEET AT A BEARING OF NORTH 65°54'21" EAST, FOR AN ARC LENGTH OF 19.11 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 35°29'36" EAST FOR A DISTANCE OF 25.89 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE WEST, WHOSE RADIUS POINT BEARS NORTH 57°53'57" WEST, A DISTANCE OF 58.00 FEET THEREFROM; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 58.00 FEET, THROUGH A CENTRAL ANGLE OF 79°55'40", SUBTENDED BY A CHORD OF 74.51 FEET AT A BEARING OF NORTH 07°51'47" WEST, FOR AN ARC LENGTH OF 80.91 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 47°49'37" WEST FOR A DISTANCE OF 78.28 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 114.00 FEET, THROUGH A CENTRAL ANGLE OF 42°14'54", SUBTENDED BY A CHORD OF 82.17 FEET AT A BEARING OF NORTH 26°42'10" WEST, FOR AN ARC LENGTH OF 84.06 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 05°34'43" WEST FOR A DISTANCE OF 53.57 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 88.00 FEET, THROUGH A CENTRAL ANGLE OF 10°31'17", SUBTENDED BY A CHORD OF 16.14 FEET AT A BEARING OF NORTH 10°50'22" WEST, FOR AN ARC LENGTH OF 16.16 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 83°49'05" WEST FOR A DISTANCE OF 43.08 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 06°50'02" WEST, A DISTANCE OF 94.46 FEET THEREFROM; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 94.46 FEET, THROUGH A CENTRAL ANGLE OF 63°48'14",

SUBTENDED BY A CHORD OF 99.84 FEET AT A BEARING OF NORTH 51°15'51" EAST, FOR AN ARC LENGTH OF 105.19 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 85°55'23" EAST FOR A DISTANCE OF 31.31 FEET; THENCE RUN SOUTH 25°45'22" EAST FOR A DISTANCE OF 160.33 FEET; THENCE RUN SOUTH 11°20'29" WEST FOR A DISTANCE OF 203.92 FEET; THENCE RUN SOUTH 26°34'29" WEST FOR A DISTANCE OF 35.88 FEET; THENCE RUN SOUTH 03°34'34" EAST FOR A DISTANCE OF 143.45 FEET; THENCE RUN SOUTH 45°54'14" EAST FOR A DISTANCE OF 54.10 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 45°54'14" EAST, A DISTANCE OF 562.75 FEET THEREFROM; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 562.75 FEET, THROUGH A CENTRAL ANGLE OF 04°34'00", SUBTENDED BY A CHORD OF 44.84 FEET AT A BEARING OF SOUTH 41°48'46" WEST, FOR AN ARC LENGTH OF 44.85 FEET TO THE END OF SAID CURVE TO THE POINT OF BEGINNING; THE HEREIN DESCRIBED PARCEL CONTAINING 1.833 ACRES, MORE OR LESS.

## NOTES

1. BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF TRACT 'H' ACCORDING TO THE PELICAN LANDING UNIT TWENTY SEVEN PART ONE, PLAT BOOK 61 AT PAGES 8 AND 9 AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS BEING SOUTH 89°42'22" WEST.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS AND OR RESTRICTIONS OF RECORD.
3. IMPROVEMENTS OTHER THAN THOSE SHOWN WERE NOT LOCATED.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE AND JURISDICTIONAL WETLANDS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE A16, HAVING A BASE FLOOD ELEVATION OF 12.0', PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 125124 0465 C, DATED NOVEMBER 4, 1992.
8. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. (N.G.V.D. '29)
9. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
10. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
11. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
12. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 08/23/04.

Applicant's Legal Checked

Q. GRADY MINOR AND ASSOCIATES, P.A.

SIGNED 8-3-04

STEPHEN V. BURGESS

P.S.M. #6408

STATE OF FLORIDA

CONDOMINIUM BOUNDARY SURVEY

LEGAL DESCRIPTION

VILLA TREVI AT THE COLONY, A CONDOMINIUM  
SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

DATE: MAY, 2004

DRAWING: B-2508A

VILLA TREVI AT THE COLONY, A CONDOMINIUM

WCI COMMUNITIES, INC.

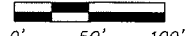
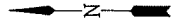
Q. GRADY MINOR AND ASSOCIATES, P.A.  
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS  
3800 VIA DEL REY  
BONITA SPRINGS, FLORIDA 34134  
PHONE : (239) 947-1144 FAX : (239) 947-0375  
CERTIFICATE OF AUTHORIZATION NUMBER LB 5151

# VILLA TREVI AT THE COLONY, A CONDOMINIUM

CONDOMINIUM PLAT BOOK

PAGE

SHEET: 3



SCALE: 1" = 100'

SORRENTO AT THE COLONY,  
A CONDOMINIUM  
(O.R. 3416, PAGE 2672)

## LEGEND

- P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
P.C.P. PERMANENT CONTROL POINT  
P.R.M. PERMANENT REFERENCE MONUMENT  
F.I.R. ○ FOUND IRON ROD  
S.I.R. ● SET 5/8" IRON ROD WITH CAP, L.B. #5151  
F.C.M. □ FOUND CONCRETE MONUMENT  
BSU BONITA SPRINGS UTILITY  
B.O.C. BACK OF CURB

BSU EASEMENT  
(SANITARY LINE)

INGRESS EGRESS  
EASEMENT  
OR. BOOK 4039, PG 3452

PROPOSED LAKE  
MAINTENANCE EASEMENT

VILLA TREVI  
AT THE COLONY, A  
CONDOMINIUM  
(VACANT)  
1.833 ± ACRES

TREVI  
AT THE COLONY,  
A CONDOMINIUM

BSU EASEMENT  
(WATER LINE)

ACCESS EASEMENT

Applicant's Legal Checked

by 12 OCT 04

RECEIVED

OCT 12 2004

COMMUNITY DEVELOPMENT  
ADD 2004-00188

VILLA TREVI AT THE COLONY, A CONDOMINIUM

WCI COMMUNITIES, INC.



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CONDOMINIUM BOUNDARY SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
VILLA TREVI AT THE COLONY, A CONDOMINIUM  
SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST,  
LEE COUNTY, FLORIDA

DATE: MAY, 2004

DRAWING: B-2508C

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD	BEARING
C1	522.75'	30°10'36"	272.15'	S54°37'04"W
C2	21.54'	42°32'44"	15.63'	N67°19'23"W
C3	38.00'	6°52'52"	4.62'	N47°38'10"W
C4	102.00'	39°31'41"	68.98'	N63°55'05"W
C5	18.00'	60°49'28"	18.22'	N65°54'21"E
C6	58.00'	79°55'40"	74.51'	N07°51'47"W
C7	114.00'	42°14'54"	82.17'	N26°42'10"W
C8	88.00'	10°31'17"	16.14'	N10°50'22"W
C9	94.46'	63°48'14"	99.84'	N51°15'51"E
C10	562.75'	4°34'00"	44.84'	S41°48'46"W

P.O.C.

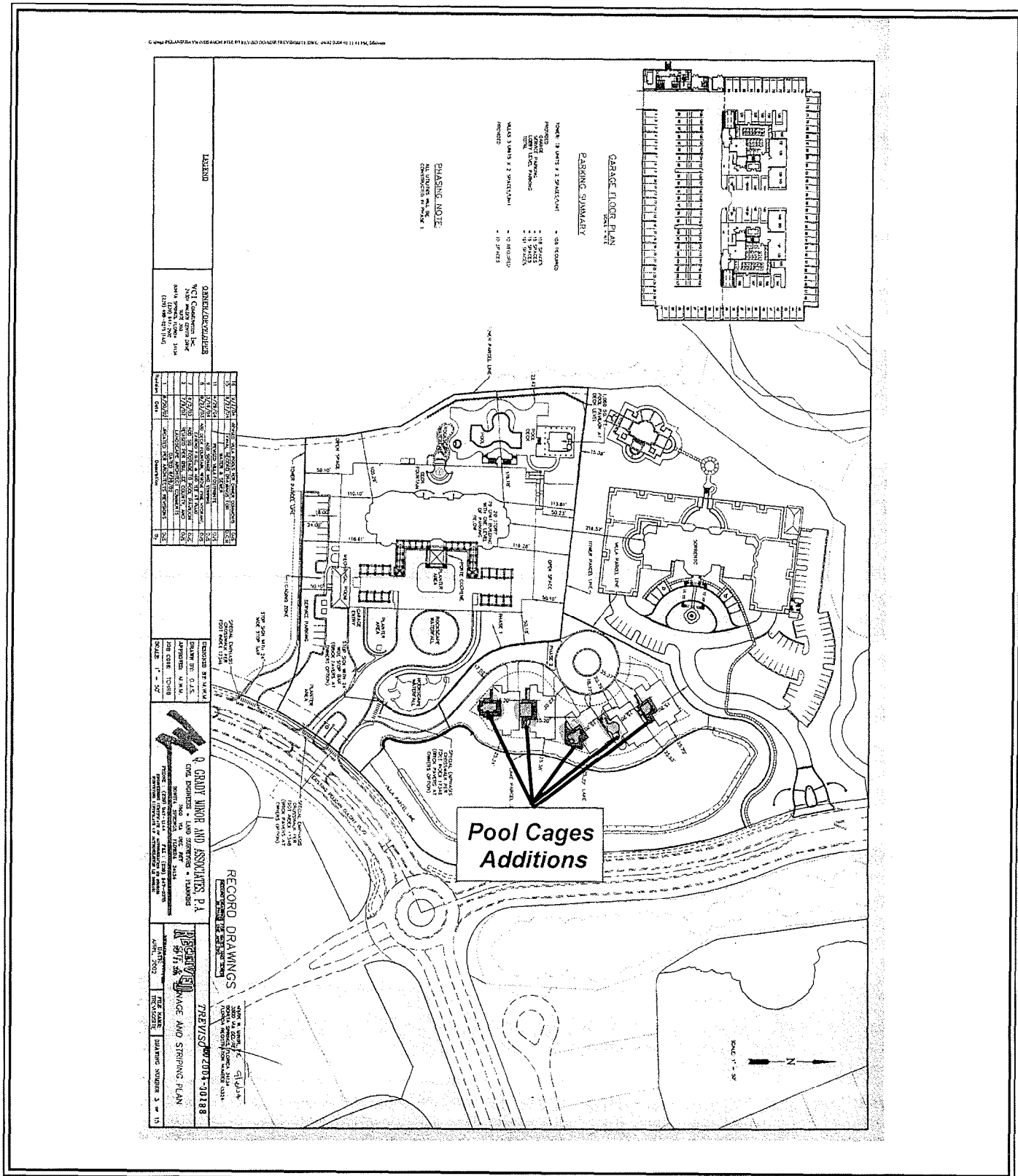
PELICAN LANDING UNIT TWENTY-SEVEN, PART ONE  
PLAT BOOK 61, PAGES 8 AND 9.  
CENTERLINE RADIUS POINT OF TRACT "A"

P.O.B.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 50°28'14" W	40.00'
L2	N 51°07'06" W	27.15'
L3	N 35°29'36" E	25.89'
L4	N 47°49'37" W	78.28'
L5	N 05°34'43" W	53.57'
L6	N 83°49'05" W	43.08'
L7	N 26°18'07" E	191.66'
L8	S 85°55'23" E	31.31'
L9	S 25°45'22" E	160.33'
L10	S 11°20'29" W	203.92'
L11	S 26°34'29" W	35.88'
L12	S 03°34'34" E	143.45'
L13	S 45°54'14" E	54.10'

EXHIBIT A

# SITE PLAN



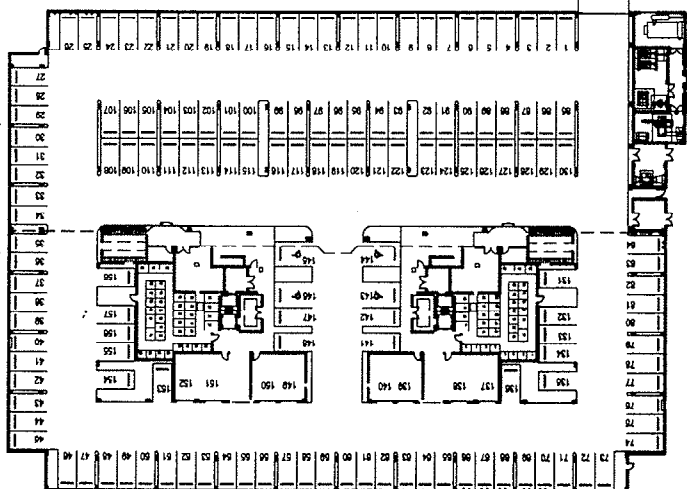
APPROVED  
Final Plan Approval  
for Residential Planned Development  
Subject to Case # HDB2004-00188  
Date 10/13/04

PARKING SUMMARY  
SCALE = N.T.S.

TOWER: 79 UNITS X 2 SPACES/UNIT	= 158 REQUIRED
PROVIDED	
GARAGE	= 158 SPACES
SERVICE PARKING	= 15 SPACES
LOBBY LEVEL PARKING	= 16 SPACES
TOTAL	= 191 SPACES
VILLAS 5 UNITS X 2 SPACES/UNIT	= 10 REQUIRED
PROVIDED	
= 10 SPACES	

PHASING NOTE:  
ALL UTILITIES WILL BE  
CONSTRUCTED IN PHASE 1.

GARAGE FLOOR PLAN



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

Revision	Date	Description	By
16	9/2/04	REVISED VILLA POOLS PER OWNER COMMENTS	DJS
15	8/27/04	FINAL RECORD DRAWINGS FOR	D.C.R.
11	4/29/04	REMOVED VILLA FOOTPRINTS	DJS
9	3/16/04	ADD SIGNAGE AND STRIPING	DJS
8	9/23/03	ADD DECK FOUNTAIN, REMOVE FIRE HYDRANT,	DJS
7	6/5/03	ADD SQ. FOOTAGE TO POOL PAVILION	DJS
2	7/9/02	REVISED PER BSU, LEE COUNTY, AND	DJS
1	6/20/02	LANDSCAPE ARCHITECT COMMENTS	DJS
		DATED 6/28/02	
		UPDATED PER ARCHITECTS REVISIONS	DJS

DESIGNED BY: M.W.M.  
DRAWN BY: D.J.S.  
APPROVED: M.W.M.  
JOB CODE: TCHR8  
SCALE: 1" = 50'

Q. GRADY MINOR AND ASSOCIATES, P.A.  
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PHONE: (239) 847-1144 FAX: (239) 847-0375  
SURRENDERING CERTIFICATE OF AUTHORIZATION ES 0005161

RECORD DRAWINGS

RECEIVED  
SEP 02 2004  
PERMIT DIVISION

SITE & SIGNAGE AND STRIPING PLAN

MARK W. MINOR, P.E.  
3600 VIA DEL REY  
BONITA SPRINGS, FLORIDA 34134  
FLORIDA REGISTRATION NUMBER 45324  
ADD2004-00188

SCALE: 1" = 50'

