ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities Inc. filed an application for Final Zoning Plan Approval to a Residential Planned Development (RPD) on a project known as Parcels F & G at The Colony Golf and Bay Club of Pelican Landing to change the designation of a temporary access drive to permanent in a Planned Development known as Parcels F & G at the Colony Golf and Bay Club of Pelican Landing on property located at Via Del Corso Lane

WHEREAS, the property is described as:

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

See attached "Exhibit A".

WHEREAS, the property was originally rezoned in Resolution number Z-94-014 with subsequent amendments in case numbers ADD2007-00089 and ADD2012-00064; and

WHEREAS, the subject property is located in the Outlying Suburban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, Condition 1 of Resolution Z-94-014 requires, as a prerequisite to approval of any local Development Order for property located within the RPD, an approved Final Zoning Plan that specifies the type, intensity and configuration of development for the particular site; and

WHEREAS, the objective of a Final Zoning Plan is to ensure compliance with the DRI Development Order, Zoning Resolution, and LDC and to allow detailed review of deviations while allowing development flexibility to respond to changing conditions; and

WHEREAS, Parcels F & G at The Colony Golf and Bay Club of Pelican Landing previously received Final Plan Approval by Administrative Amendment ADD2007-00089 for a 21-story, 280-unit multi-family residential building over one level of parking; and

WHEREAS, Parcel F & G at The Colony Golf and Bay Club of Pelican Landing received a revised Final Plan Administrative Approval ADD2012-00064 for a 96-unit (12 buildings, 8-units each) condominium development with clubhouse, pool, parking and related infrastructure; and

WHEREAS, as required by Condition 18(b) of Resolution Z-94-014 the applicant has provided a total unit count demonstrating that the proposed 96 units will not exceed the allotted 2,266 dwelling units approved per Resolution Z-94-014 for the Pelican Landing RPD; and

WHEREAS, the approved Final Plan ADD2012-00064 Depicted a temporary entrance from Coconut Road; and

WHEREAS, the applicant is requesting to make the temporary entrance from Coconut Road a permanent access point to the site; and

WHEREAS, ADD2012-00064 granted a deviation from Section 34-935(e)(4) that requires where there are two or more principal buildings on a development tract, the minimum separation of buildings be one-half the sum of their heights (63 feet) to allow a minimum 50 foot building separation.

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, Divisions of Environmental Sciences and Development Services, as well as, Lee County Department of Transportation reviewed the request and had no objection; and

WHEREAS, a meeting with the Estero Planning Community was held on May 22, 2012; and

WHEREAS, Pelican Landings DRI Map "H" was amended by the Board of County Commissioners on August 6, 2013 to change the designation of the subject access point on Coconut road from "Temporary" to "Permanent"; 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 a Residential Planned Development (RPD) on a project known as Parcels F & G at The Colony Golf and Bay Club of Pelican Landing to change the

designation of a temporary access drive to permanent in a Planned Development known as Parcels F & G at the Colony Golf and Bay Club of Pelican Landing is **APPROVED with the following conditions:**

1. The Development must be in substantial compliance with the one page Final Zoning Plan, by Grady Minor, dated May 2012, stamped received by the Permit Counter on February 12, 2013.

2. Final Zoning Plan ADD2013-00011 is hereby APPROVED and adopted. A reduced copy is attached hereto (Exhibit "B").

3. Deviation granted via ADD2012-00064, allowing a minimum of 50 foot building separation, will remain in effect.

DULY SIGNED this 14th day of August, A.D., 2013.

BY: _____
Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

PROPERTY DESCRIPTION

BEING A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE COCONUT ROAD RIGHT-OF-WAY AS SHOWN ON THE SPECIFIC PURPOSE SURVEY PREPARED BY JOHNSON ENGINEERING, INC. DATED DECEMBER 15, 1999 WITH A PROJECT NUMBER OF 19991898; THENCE RUN ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY SOUTH 89°43'06" EAST, FOR A DISTANCE OF 45.84 FEET, TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID SOUTH LINE SOUTH 89°43'06" EAST, FOR A DISTANCE OF 904.21 FEET TO THE INTERSECTION OF THE EXTENSION OF THE WEST LINE OF VIA VENETO RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 4408, PAGE 470 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND SAID SOUTH LINE OF COCONUT ROAD; THENCE RUN ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY AND EXTENSION THEREOF FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 00°17'49" WEST, FOR A DISTANCE OF 47.01 FEET;
2. THENCE RUN SOUTH 74°36'33" EAST, FOR A DISTANCE OF 58.19 FEET;
3. THENCE RUN SOUTH 50°54'15" EAST, FOR A DISTANCE OF 143.04 FEET;
4. THENCE RUN SOUTH 00°11'43" WEST, FOR A DISTANCE OF 82.19 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 5 OF THOSE LANDS RECORDED IN INSTRUMENT NUMBER 2009000192836 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID WESTERLY LINE FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:
1. NORTH 89°47'57" WEST, FOR A DISTANCE OF 34.12 FEET;
2. THENCE RUN SOUTH 63°30'43" WEST, FOR A DISTANCE OF 230.57 FEET;
3. THENCE RUN SOUTH 47°26'14" WEST, FOR A DISTANCE OF 466.86 FEET;
4. THENCE RUN SOUTH 41°35'17" WEST, FOR A DISTANCE OF 46.90 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 48°24'38" WEST, A DISTANCE OF 100.00 FEET THEREFROM;
5. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 28°01'16", SUBTENDED BY A CHORD OF 48.42 FEET AT A BEARING OF SOUTH 55°36'00" WEST, FOR AN ARC LENGTH OF 48.91 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 20°23'12" EAST, A DISTANCE OF 105.00 FEET THEREFROM;
6. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 54°28'46", SUBTENDED BY A CHORD OF 96.12 FEET AT A BEARING OF SOUTH 42°22'25" WEST, FOR AN ARC LENGTH OF 99.84 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 74°51'54" WEST, A DISTANCE OF 100.00 FEET THEREFROM;
7. THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 14°44'34", SUBTENDED BY A CHORD OF 25.66 FEET AT A BEARING OF SOUTH 22°30'23" WEST, FOR AN ARC LENGTH OF 25.73 FEET TO THE END OF SAID CURVE;
8. THENCE RUN SOUTH 29°52'39" WEST, FOR A DISTANCE OF 22.93 FEET; THENCE RUN NORTH 34°45'41" WEST, FOR A DISTANCE OF 134.67 FEET; THENCE RUN NORTH 53°03'31" WEST, FOR A DISTANCE OF 119.51 FEET; THENCE RUN NORTH 19°08'07" WEST, FOR A DISTANCE OF 117.09 FEET; THENCE RUN NORTH 41°42'16" WEST, FOR A DISTANCE OF 86.54 FEET; THENCE RUN NORTH 00°49'46" WEST, FOR A DISTANCE OF 150.18 FEET; THENCE RUN NORTH 50°28'56" WEST, FOR A DISTANCE OF 47.03 FEET; THENCE RUN NORTH 20°07'09" WEST, FOR A DISTANCE OF 19.34 FEET; THENCE RUN NORTH 34°54'03" WEST, FOR A DISTANCE OF 30.82 FEET; THENCE RUN NORTH 23°07'05" EAST, FOR A DISTANCE OF 44.14 FEET; THENCE RUN NORTH 28°21'44" WEST, FOR A DISTANCE OF 88.04 FEET; THENCE RUN NORTH 39°16'43" EAST, FOR A DISTANCE OF 25.46 FEET; THENCE RUN NORTH 07°41'43" EAST, FOR A DISTANCE OF 98.70 FEET; THENCE RUN NORTH 10°04'01" WEST, FOR A DISTANCE OF 18.32 FEET TO THE POINT OF BEGINNING, CONTAINING 12.26 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF COCONUT ROAD, BEING SOUTH 89°43'06" EAST, PER THE LEE COUNTY RIGHT-OF-WAY MAP (JOHNSON ENGINEERING SPECIFIC PURPOSE SURVEY) HAVING A PROJECT NUMBER OF 19991898. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATEPLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, NATIONAL GEODETIC SURVEY ADJUSTMENT OF 1990, AND ARE IN UNITED STATES SURVEY FEET.
2. THIS SKETCH & DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESERVATIONS AND/OR RESTRICTIONS OF RECORD. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
4. THIS SKETCH & DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

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FEB 12 2013
COMMUNITY DEVELOPMENT
ADD 2013-00011

2-15-13
APPROVED
LEGAL

NOT COMPLETE WITHOUT SHEETS 1-2 OF 2

DRAWN BY:	DLS
CHECKED BY:	DLS
JOB CODE:	WCITCFG
SCALE:	N/A
DATE:	5/7/12
FILE:	12-34-002SL2
SHEET:	1 of 2

GradyMinor
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CERT. OF AUTH. EB 0005151 CERT. OF AUTH. LB 0005151 BUSINESS LC 26000266
www.GradyMinor.com Q. Grady Minor and Associates, P.A.

SKETCH & DESCRIPTION

PARCELS F & G

A PORTION OF
SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

6/20/12
DATE SIGNED

DONALD L. SAINTENOY III, P.S.M
FL LICENSE #6761
FOR THE FIRM

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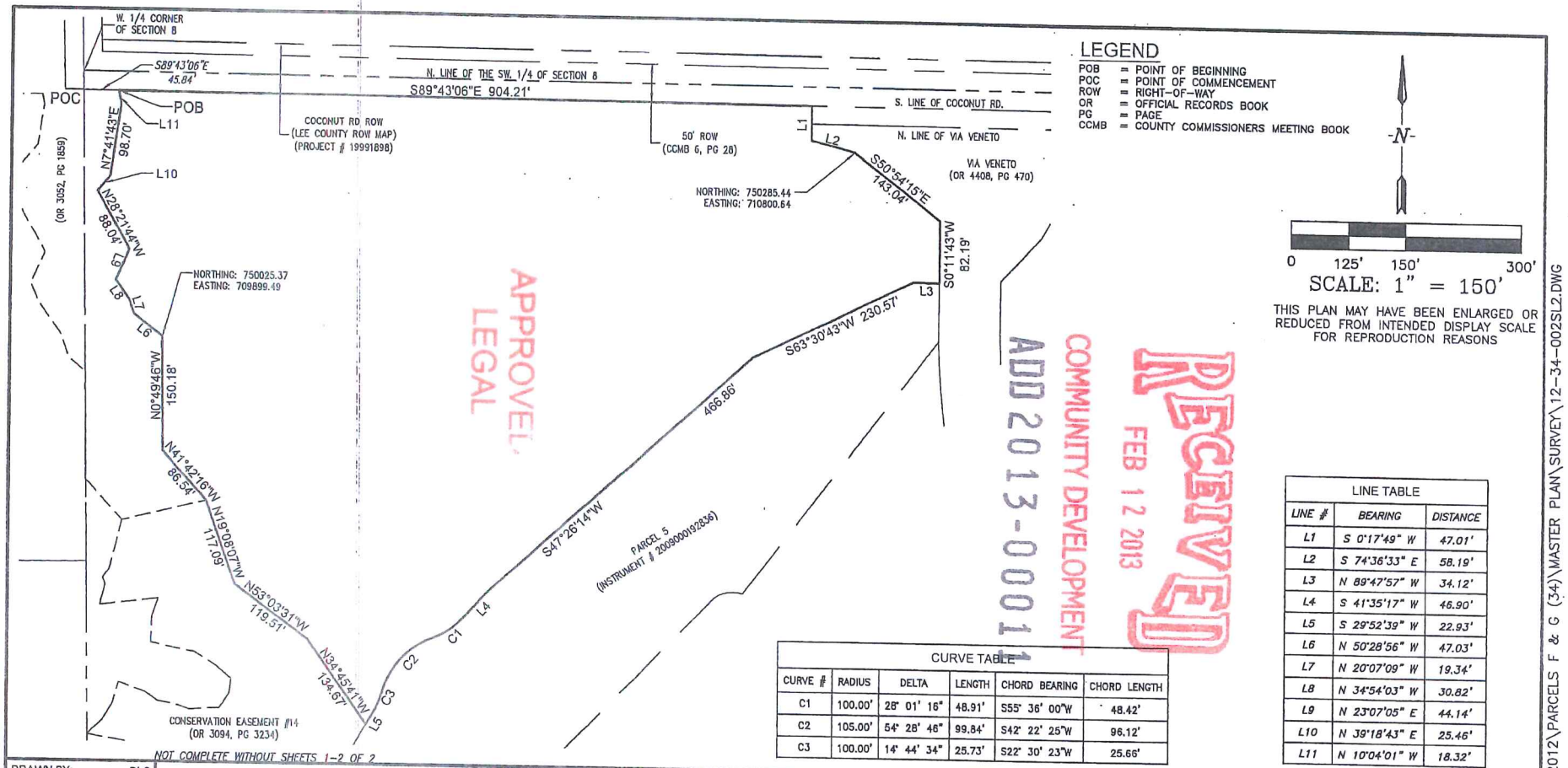

APPROVED LEGAL

COMMUNITY DEVELOPMENT ADD 2013-00011

RECEIVED FEB 12 2013

LEGEND

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
ROW = RIGHT-OF-WAY
OR = OFFICIAL RECORDS BOOK
PG = PAGE
CCMB = COUNTY COMMISSIONERS MEETING BOOK

-N-

0 125' 150' 300'

SCALE: 1" = 150'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	28° 01' 16"	48.91'	S55° 36' 00"W	48.42'
C2	105.00'	54° 28' 46"	99.84'	S42° 22' 25"W	96.12'
C3	100.00'	14° 44' 34"	25.73'	S22° 30' 23"W	25.66'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 0°17'49" W	47.01'
L2	S 74°36'33" E	58.19'
L3	N 89°47'57" W	34.12'
L4	S 41°35'17" W	46.90'
L5	S 29°52'39" W	22.93'
L6	N 50°28'56" W	47.03'
L7	N 20°07'09" W	19.34'
L8	N 34°54'03" W	30.82'
L9	N 23°07'05" E	44.14'
L10	N 39°18'43" E	25.46'
L11	N 10°04'01" W	18.32'

DRAWN BY:	DLS
CHECKED BY:	DLS
JOB CODE:	WCITCFG
SCALE:	1" = 150'
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SHEET:	1 of 2

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SKETCH & DESCRIPTION

PARCELS F & G

A PORTION OF
SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

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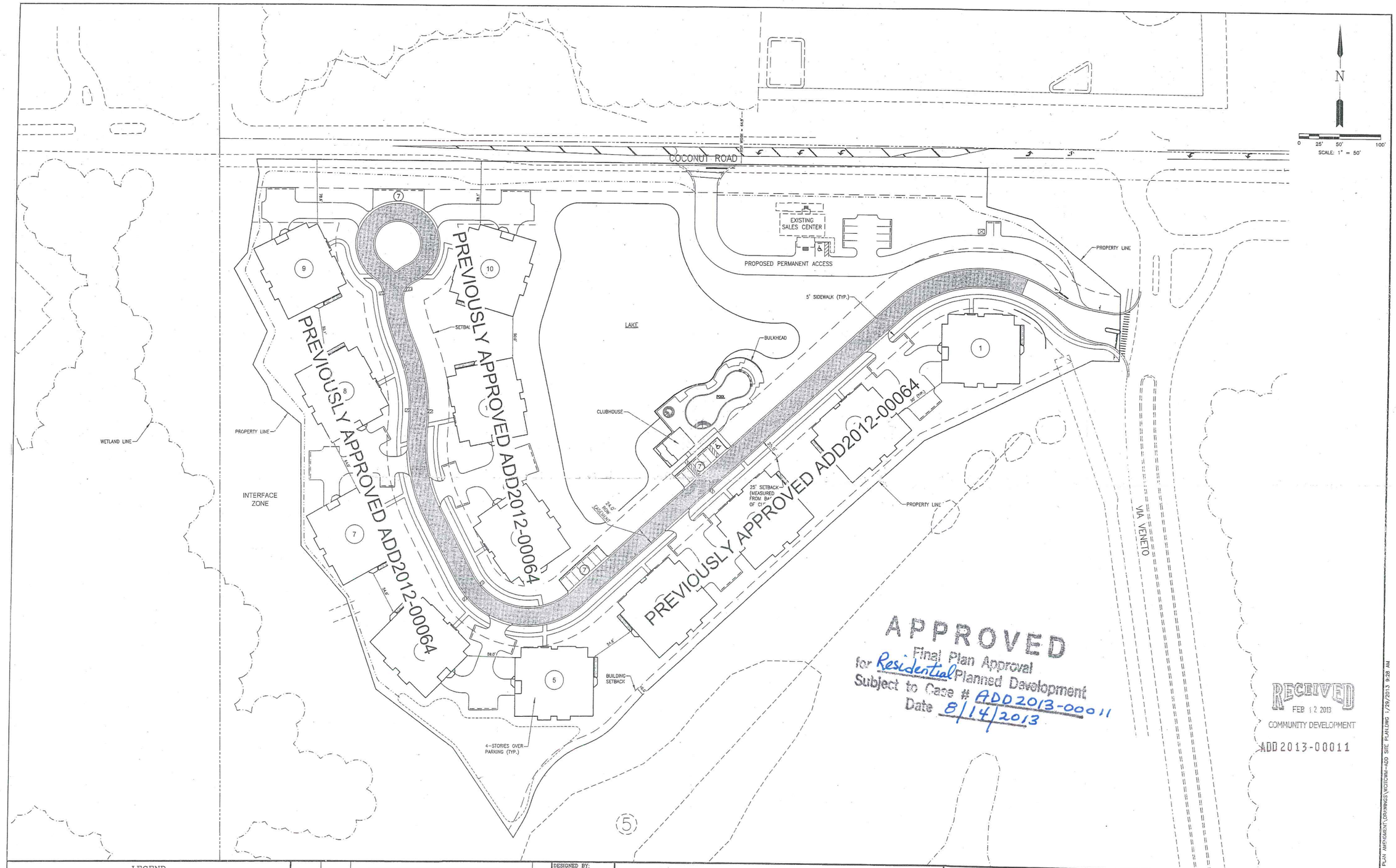

APPROVED
Final Plan Approval
for Residential Planned Development
Subject to Case # ADD2013-00011
Date 8/14/2013

RECEIVED
FEB 12 2013
COMMUNITY DEVELOPMENT
ADD2013-00011

LEGEND

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Revision	Date	Description	By

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

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BUSINESS LC 26000266

PARCELS F & G

EXHIBIT H-2.B.2
SITE PLAN

MICHAEL J. DELATE, P.E.
Q. GRADY MINOR & ASSOC., P.A.
3800 VIA DEL REY
BONITA SPRINGS, FL 34134
FLORIDA P.E. LICENSE NO. 49442
EB/LB 0005151

MUNICIPALITY: LEE COUNTY
SEC/TWNSHP/RNG: 08/47S/25E
DATE: MAY 2012
FILE NAME: WCITCWM-ADD SITE PLAN
SHEET 1 OF 1

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EXHIBIT B