

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Neale Montgomery, Esquire, filed an application on behalf of the property owner, WCI Communities, to rezone a 38±-acre parcel from Residential Single Family (RS-1) and Residential Multiple Family (RM-2) to Residential Planned Development (RPD), in reference to Pelican Landing - Baywinds; and

WHEREAS, a public hearing was advertised and held October 21, 1999, and continued to October 26, 1999, and November 4, 1999, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case # 95-01-050.03Z 05.01; and

WHEREAS, a second public hearing was advertised and held on December 20, 1999, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicants filed a request to rezone a 38±-acre parcel from RS-1 and RM-2 to RPD, to permit golf course uses and amenities including a private clubhouse, all not to exceed 45 feet in height; and to amend the Pelican Landing RPD/CPD (Resolution Z-94-14) to: 1) incorporate 38± additional acres (part of the Baywinds Parcel); 2) incorporate property development regulations for Parcels H and I (part of the Baywinds Parcel); 3) incorporate additional deviations; and 4) modify Condition 10 of Resolution Z-94-14 to allow golf course uses in Area E, adjacent to the Baywinds parcel. The property is located in the Outlying Suburban and Wetlands Land Use Categories and legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development must be consistent with Exhibit C, the Master Concept Plan (MCP) entitled "Pelican Landing RPD/CPD", prepared by Watermark Communities Inc., dated February 1, 1999, last revised January 20, 1999, and stamped received at the Zoning counter on October 18, 1999, and the Site Development Plan entitled "Baywinds", prepared by Watermark Communities Inc., dated January 25, 1999, last revised May 11, 1999, and stamped received at the Zoning counter on October 18, 1999, except as modified by the

12/20/99

conditions below. Development must comply with the Lee County Land Development Code (LDC) at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

a. Schedule of Uses

Land Development Area I

Accessory Uses: Building and Structures
Administrative Offices
Club: private, including consumption on premises
Entrance Gates and Gatehouses
Essential Services
Essential Services Facilities, Group I
Food and Beverage Service, limited
Parking Lot, accessory
Signs, in compliance with LDC Chapter 30
Temporary Construction Office (use must be terminated prior to issuance of a certificate of compliance)

Land Development Area H

Accessory Uses: Building and Structures
Boardwalk
Boat Ramp, private (existing only) with two temporary tie-up facilities ancillary to ramp
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation-Water Retention
Golf Courses, Golf Course Accessory and Associated Uses including but not limited to:
Accessory Buildings and Structures
Food and beverage service limited with alcoholic beverage consumption
Restrooms and other uses which are normal and accessory to the golf course
Ball Washers
Parking Lot, accessory, private - DELETE IF DEVIATION (19) IS NOT APPROVED
Private Parks
Recreational Facilities, including but not limited to:
Passive community recreational amenities
Signs, in compliance with LDC Chapter 30

Temporary Construction Office (use must be terminated prior to issuance of a certificate of compliance)

Land Development Area E

Uses permitted in addition to those allowed in accordance with Resolution Z-94-014:

Golf Courses

Golf Course accessory uses limited to:

Ball Washers

Restrooms and other uses which are normal and accessory to the golf course

b. **Site Development Regulations**

1) Minimum Lot Area and Dimensions:

Land Development Area I

Area: 10,000 square feet

Width: 60 feet

Depth: 100 feet

Land Development Area H

N/A

2) Minimum Setbacks

Land Development Area I

Street: 10 feet

Side: 5 feet

Rear: 20 feet

Waterbody: 50 feet from the mean high water line for a natural waterbody and 15 feet from an artificial man-made body of water

Maximum building height: 45 feet *

Land Development Area H

Development perimeter: 20 feet

Waterbody: 15 feet

Maximum building height: 35 feet *

*measured from base flood elevation

3. The deed of restrictions for residential units within the proposed high-rise buildings on the Baywinds parcels must disclose the location and use of the proposed Bay Club if the Bay Club is not already in existence when those units are marketed/sold.
4. Membership in the Bay Club is limited to residents of The Colony and residents of the two high-rise buildings on the Baywinds parcel only. This condition is not intended to prohibit members from bringing non-member guests to the facility.
5. Deviation (16) is approved subject to the local Fire and Emergency Services District providing a letter approving the ingress and egress of each development parcel prior to local development order approval.
6. Deviations (17) and (18) are approved in conjunction with the development of the Bay Club (Parcel "I") ONLY, and subject to the local Fire and Emergency Services District providing a letter approving the reduced cul-de-sac radius and transition prior to local development order approval. Trucks having turning radii which exceed the 59-foot pavement diameter are prohibited from this area.
7. The buffers required by LDC § 10-416(d)(6) and Condition 8 along the southern perimeter of Baywinds RPD Development Area "H" must comply with the location depicted on attached Exhibit D, regardless of whether the roadway is set back more or less than 125 feet from the south property line. A berm and wall combination may be used in lieu of just a wall, as long as the ultimate height meets the LDC requirements.
8. The buffers required in LDC § 10-416(d)(6) along the internal road system in the Baywinds RPD Land Development Area "H" must consist of a minimum of five trees per 100 linear feet and a continuous double staggered hedge, measuring a minimum of 60 inches high (48 inches high at installation and maintained at 60 inches high) within one year after the date of planting, in compliance with Condition 7 and Exhibit D, attached hereto. All existing (non-exotic) vegetation located south of the roadway must be preserved as well.
9. Residential uses are not approved within RPD Area H as part of this rezoning. Any development of this area, other than as approved herein, will require an additional amendment to the RPD Master Concept Plan, especially the Schedule of Uses and Land Development regulations.
10. Vehicular access directly from Spring Creek Road to the Baywinds parcel (Development Areas "H" and "I") is limited to emergency access only as may be required by the local Fire and Emergency Services District at the time of local development order approval.
11. Approval of this rezoning is contingent upon approval of Case 95-01-050.04Z 09.01 to incorporate the Baywinds parcel into the Pelican Landing DRI.

12. The gopher tortoise relocation plan entitled "Baywinds Property Environmental Management Plan," counter stamped January 5, 1999, is hereby adopted. All gopher tortoises and commensal species must be located out of harm's way to upland preserve areas within the Pelican Landing DRI prior to issuance of a Vegetation Removal Permit.
13. A minimum of 16.99 acres of open space must be provided with a minimum of 8.61 acres of existing indigenous vegetation preservation. The existing indigenous pine flatwoods and xeric oak plant communities must be preserved to the maximum extent possible within the golf course roughs. The preserve areas must be conceptually shown on the local development order plans. The additional upland preservation requirement will not be interpreted to prevent good golf course design.
14. The "Pelican Colony Bay Club Environmental Management Plan" counter stamped June 9, 1999 is hereby adopted. The 6-foot-tall silt screen along the 25-foot-wide natural waterway buffer is no longer mandatory, given the 50-foot setback from Estero Bay, however, it may be provided if the developer desires to do so. The retaining wall along the northern portion of the mangrove forest must be installed prior to construction of the clubhouse and associated parking area.
15. Prior to issuance of a Certificate of Compliance for the private club, the natural waterway buffer must be planted a minimum of three feet on center with a minimum one-gallon size plants. The buffer must be planted with 100 percent native species appropriate for a natural waterway buffer abutting the Estero Bay. Proposed plantings must be shown on the local development order plans and are subject to Division of Planning, Environmental Sciences' review and approval.
16. Prior to issuance of a Certificate of Compliance for the private club, the berm located along the western edge of the mangrove forest on the Baywinds property must be removed and planted with mangroves a minimum of three feet on center with a minimum one-gallon size plants. The restoration/enhancement area must be shown on the local development order plans.
17. Transportation mitigation must be provided as outlined in the DRI development order. However, site related improvements and additional conditions may be required at the time of local development order in accordance with the provisions of the Land Development Code.
18. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b); however, nothing in this condition alters the County's obligation to reserve acreage pursuant to Condition III.14, Pelican Landing DRI Development Order.
19. a. The hours of operation for the Bay Club are limited to the hours of 8:00 a.m. and 11:00 p.m., Sunday through Thursday, and 8:00 a.m. to 12:00 midnight, Fridays and Saturdays.

- b. No electronically amplified entertainment, i.e., bands, vocal groups, ensembles, etc., is allowed on the deck or the grounds of Development Area "I" (the Bay Club parcel).
 - c. Given the location of the bird sanctuary/rookery island about 1,000 feet west of the Bay Club, no fireworks, whether a commercial or private display, are allowed from the Bay Club site or Parcel "H," or on/over the waters of Estero Bay in this general area.
 - d. The developer must provide a sidewalk from the Bay Club to the north property line of Parcel "H" to protect the health, safety and welfare of the residents choosing to walk or bike to the facility.
20. Development of this parcel is subject to Final Plan Approval in accordance with Condition 1 of Resolution Z-94-014.
21. The street lights along the internal road in close proximity to the residences south of the Baywinds parcel, as identified on Exhibit D, Page 2 (Special Treatment Area - Street Lighting Reduction), will be shielded and directed downward to prevent light or glare impacts onto those residents.
22. Construction hours shall be restricted to 7:00 a.m. to 6:00 p.m., Monday through Saturday. No work on Sunday or major holidays. The restriction must be strictly enforced by the Pelican Landing Community Association or The Colony Foundation.

SECTION C. DEVIATIONS:

In addition to the 14 deviations approved and conditioned as part of the original RPD/CPD (Resolution Z-94-014), the Applicant has requested the following deviations:

Deviation (15) - WITHDRAWN.

Deviation (16) seeks relief from the LDC § 10-291(3)(b) provision requiring residential development of at least five± acres to provide two or more means of ingress and egress where practical. This deviation is APPROVED SUBJECT TO Condition 5.

Deviation (17) seeks relief from the LDC § 10-296(k)(1) requirement that cul-de-sacs be constructed with a minimum 90-foot outside pavement diameter, to allow a minimum 59-foot outside pavement diameter. This deviation is APPROVED SUBJECT TO Condition 6, which limits the deviation to Parcel I (Bay Club) only.

Deviation (18) seeks relief from the LDC § 10-296(k)(3) requirement that cul-de-sacs be constructed with a minimum right-of-way transition radius of 90 feet, to allow a minimum right-of-way transition radius of 50 feet. This deviation is APPROVED SUBJECT TO Condition 6, which limits the deviation to Parcel I (Bay Club) only and requires a letter of approval from the local Fire and EMS District.

Deviation (19) seeks relief from the LDC § 34-2015(1) requirement that all required parking spaces be located on the same premises as the use they serve, to allow some of the required parking spaces for the Bay Club to be located on a nearby parcel under the same ownership. This deviation is APPROVED SUBJECT TO the following conditions:

- a. The distribution of parking spaces between the Bay Club site and the remote parking lot on Parcel "H" must comply with Applicant's Exhibit 35.b, dated 10/29/99, submitted at public hearing on November 3, 1999.
- b. Pole lighting in the parking lot(s) may not exceed five feet in height, unless it can be shown that taller lighting will not be visible from residential properties located outside The Colony at Pelican Landing. The lighting must be of low intensity and be directed away from adjacent residential areas located outside The Colony at Pelican Landing. Lighting in the parking lot(s) must be turned off within one-half hour after the closing times set out in Condition 19 above. The lighting must otherwise be in accordance with the LDC and the glare or reflection may not extend beyond the perimeter of this site.

Deviation (20) seeks relief from the LDC § 34-2020(4)(d) requirement to provide one parking space per 100 square feet of total floor area, to allow one parking space per 141 square feet of total floor area. This deviation request is APPROVED WITH the following conditions:

- a. Valet Parking will be provided for all members and guests of the Bay Club.
- b. The valets may not park cars for the Bay Club along internal rights-of-way.
- c. The seating in the Bay Club is limited to 174 seats.
- d. The square footage for the dining facility is restricted to no more than six thousand (6,000) square feet.
- e. The developer will provide 89 parking spaces, and will monitor the parking situation until one year after buildout of the colony residential community to determine whether the additional 87 spaces are necessary.
- f. The monitoring program will consist of a parking occupancy survey, conducted one weekday and one Saturday during the peak season (January, February, March). The first survey must be conducted during the first peak season after the bay club is constructed and open to members. The occupancy survey must be performed on these days, at a minimum, every hour during the anticipated peak parking hours, especially evening hours, for the bay club. Special events that occur during the monitoring period must be included in the survey.
- g. The parking survey data, along with the developer's conclusions and recommendations regarding the adequacy of the bay club parking supply, must be provided to the county for review and recommendation. If the developer does not agree with the county's

recommendation, the developer will have the opportunity to provide additional survey information to document its conclusion. If the additional information does not resolve the dispute, the county's recommendation will prevail, and the developer must provide the additional parking spaces.

- h. The developer must conduct the parking survey until one full year after the buildout of the colony residential community. Under no condition will the developer have to provide more parking than 14 spaces per 1,000 square feet unless the bay club is enlarged beyond 12,500 square feet, or the approved use is changed or intensified.

Deviation (21) - WITHDRAWN.

Deviation (22) - WITHDRAWN AT HEARING

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: The legal description and STRAP number of the property.
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan
- Exhibit D: Buffer along southern perimeter of Baywinds RPD Development Area "H".

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.
2. The rezoning, as conditioned:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:

- a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
 5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Manning, seconded by Commissioner St. Cerny, and, upon being put to a vote, the result was as follows:


John E. Albion	Aye
Douglas R. St. Cerny	Aye
Andrew Coy	Aye
Ray Judah	Nay
John E. Manning	Aye

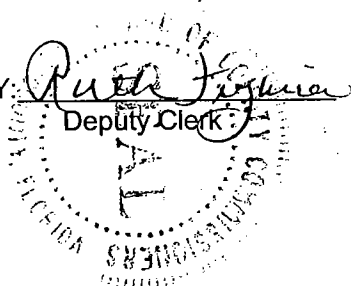
DULY PASSED AND ADOPTED this 20th day of December 1999.

ATTEST:
CHARLIE GREEN, CLERK

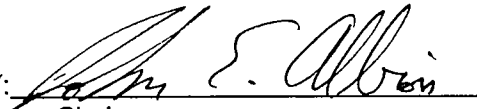
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:

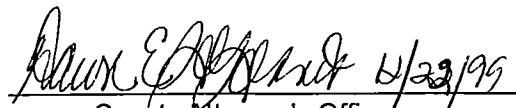

Deputy Clerk



BY:


Chairman

Approved as to form by:


County Attorney's Office

MINUTES OFFICE



CASE NO: 95-01-050.03Z 05.01

FILED DEC 23 1999

Z-99-080
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LEGAL DESCRIPTION
PELICAN LANDING RPD

PELICAN LANDING RPD PARCEL 1

Tracts or parcels lying in Section 05 and Section 08, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows and all consisting of 203.85 acres, more or less.

Parcels in Section 5

Lots 8B, 9B, 10B, 11B, 12B, and Lots 21B, 22B, 23B, 24B, and 25B of Florida Gulf Land Company's Subdivision, all in Section 05, Lee County, Florida (recorded in Plat Book 1 at Page 59).
Consisting of 100 acres more or less.

ALSO

The East Three-Quarters (E - $\frac{3}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), of said Section 05.
Consisting of 30 acres, more or less.

ALSO

The East Two-Thirds (E - $\frac{2}{3}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), of said Section 05.
Consisting of 26.67 acres, more or less.

Parcels in Section 8:

The East Two-Thirds (E - $\frac{2}{3}$) of the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 08.
Consisting of approximately 53.55 acres, more or less, less the Southerly 40.00 feet for the right-of-way of Coconut Road.

ALSO

Lot 8, Block 14 of El Dorado Acres, an unrecorded subdivision shown in Deed Book 310 at page 183 of the Public Records of Lee County, Florida.

PELICAN LANDING RPD PARCEL 2

All of Government Lot 1, Section 07, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning at a concrete monument marking the Northeast corner of Government Lot 1 of said Section 07 run S01°07'45"E along the East line of said Section 07 for 1,324.52 feet to the Southeast corner of said Government Lot 1;
THENCE run S89°33'42"W along the South line of said Government Lot 1 for 1,747.82 feet to a concrete post at the waters of Estero Bay;
THENCE run Northerly and Westerly along the waters of Estero Bay to an intersection with the North line of said Section 07;
THENCE run N89°48'31"E along said North line for 2,575 feet, more or less

to the POINT OF BEGINNING.
Containing 60 acres, more or less.

PELICAN LANDING RPD PARCEL 3

A tract or parcel of land lying in Sections 07, 08, 17 and 18, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

From a railroad spike marking the Northwest corner of the Southwest Quarter (SW ¼) of said Section 08 run S00°23'24"E along the West line of said fraction for 25.00 feet to an intersection with the South line of Coconut Road (50 feet wide) to the POINT OF BEGINNING;
THENCE run S89°16'14"E along said South line for 3,253.00 feet to an intersection with the West line of Spring Creek Road as described in County Commissioners Minute Book 6 at Page 210, Public Records, Lee County, Florida;

THENCE run S00°07'17"W along said West line for 2,610.71 feet to an intersection with the South line of said Section 08;
THENCE run S00°07'58"W along said West line for 1,612.27 feet,
THENCE run N89°52'02"W for 5.00 feet to a Point on a curve;
THENCE along the arc of a non-tangent curve to the right of radius 1,070.00 feet (delta 91°03'07") (chord bearing S45°39'32"W) (chord 1,527.04 feet) for 1,700.40 feet;
THENCE run N01°31'36"E for 33.48 feet to the Southeast corner of lands described in Official Record Book 411 at page 759 of said Public Records;
THENCE continue N01°31'36"E along the East line of said lands for 960.34 feet,
THENCE run N89°59'08"W along the North line of said lands for 2,200.77 feet to an intersection with the East line of the Northeast Quarter (NE ¼) of said Section 18;
THENCE continue N89°59'08"W for 1,840 feet, more or less to the waters of Estero Bay,
THENCE run Northerly along the waters of Estero Bay for 6,490 feet, more or less to an intersection with the South line of Government Lot 2 of said Section 07;
THENCE run N89°40'05"E along said South line for 745 feet, more or less;
THENCE run S00°19'55"E for 650.00 feet;
THENCE run N89°40'05"E for 1,107.21 feet to an intersection with the West line of said Section 08;
THENCE run N00°23'24"W along the West line of said Section for 625.00 feet to an intersection with the South line of said Coconut Road and said POINT OF BEGINNING.
Containing 547.4 acres, more or less.

PELICAN LANDING RPD PARCEL 4

A tract or parcel of land lying in Sections 08 and 17, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

From a concrete monument marking the Northwest corner of the Southwest Quarter (SW ¼) of Section 09, Township 47 South, Range 25 East, Lee County, Florida, run S00°41'48"E along the West line of said Section 09 for 5.00 feet to an intersection with the South line of Coconut Road (50 feet wide) as described in Official Record Book 1738 at Page 2538, Public Records, Lee County,

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Florida, and the POINT OF BEGINNING. From said POINT OF BEGINNING run S00°39'58"E continuing along said West line for 2,606.06 feet to the Southwest corner of said Section 09, THENCE run S00°41'04"E along the West line of Section 16, Township 47 South, Range 25 East, Lee County, Florida, for 504.83 feet to a point on a curve;

THENCE run along the arc of a curve to the right of radius 2,760.00 feet (delta 21°21'52") (chord bearing S75°03'10"W) (chord 1,023.20 feet) for 1,029.15 feet;

THENCE N20°00'00"W for 580.12 feet;

THENCE N89°52'02"W for 657.66 feet to an intersection with the East line of Spring Creek Road as described in County Commissioners Minute Book 6 at Page 210, Public Records, Lee County, Florida;

THENCE run N00°07'58"E along said East line for 240.32 feet to an intersection with the South line of the Southeast Quarter (SE ¼) of said Section 08;

THENCE continue N00°07'17"E along said East line for 343.49 feet;

THENCE run S89°38'58"E for 10.00 feet;

THENCE run N00°07'17"E along said East line for 499.94 feet to the Southwest corner of lands described in Official Record Book 428 at Page 349, said Public Records;

THENCE run S89°21'02"E along the South line of said lands for 536.00 feet;

THENCE run N00°07'17"E along the East line of said lands for 474.33 feet,

THENCE run N89°21'02"W along the North line of said lands for 546.00 feet to an intersection with the Easterly line of said Spring Creek Road;

THENCE run N00°07'17"E along said East line for 1,292.76 feet to an intersection with the South line of said Coconut Road;

THENCE run S89°16'14"E along the South line of said Coconut Road 1,802.38 feet to an intersection with the West line of said Section 09 and the POINT OF BEGINNING.

Containing 124.18 acres, more or less.

PELICAN LANDING RPD/CPD PARCEL 1

A tract or parcel of land lying in Section 08, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

From a railroad spike marking the Northeast corner of the Southeast Quarter (SE ¼) of said Section 07 run S00°23'24"E along the East line of said fraction for 25.00 feet to an intersection with the South line of Coconut Road (50 feet wide) and the POINT OF BEGINNING.

From said POINT OF BEGINNING run S00°23'24"E along the East line of Section 07 for 625.00 feet;

THENCE run S89°40'05"W for 1,107.21 feet,

THENCE run N00°19'55"W for 650.00 feet to an intersection with the South line of Government Lot 2 of said Section 07;

THENCE run S89°40'05"W along said South line for 745 feet, more or less to an intersection with the waters of Estero Bay;

THENCE run along the waters of Estero Bay for 1,810 feet, more or less to a Point which intersects the North line of the South Half (S ½) of said Government Lot 2;

THENCE run N89°32'15"E along said North line of the South Half (S ½) of

said Government Lot 2 for 545 feet, more or less to the Northwest corner of lands described in Official Record Book 1895 at Page 3817, Public Records, Lee County, Florida;
THENCE S08°50'45"E along the West line of said lands for 199.50 feet;
THENCE N89°32'15"E along the South line of said lands for 247.50 feet;
THENCE run N89°35'27"E for 666.22 feet;
THENCE run N89°32'15"E for 239.00 feet to an intersection with the West line of Coconut Road;
THENCE run S01°07'45"E along said West line for 488.63 feet to an intersection with the South line of said Coconut Road;
THENCE run N89°40'05"E along the South line of said Coconut Road for 24.55 feet to the POINT OF BEGINNING.
LESS and EXCEPT lands described in Official Record Book 1677 at Page 3516, Public Records, Lee County, Florida.
Containing 39.1 acres, more or less.

PELICAN LANDING RPD/CPD PARCEL 2

A tract or parcel of land lying in the South Half (S ½) of Section 09, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

From the Northwest corner of the Southwest Quarter (SW ¼) of said Section 09 run N00°41'48"W for 5.00 feet to the South right-of-way line of Coconut Road (50 foot right-of-way);

THENCE run S89°35'50"E for 1,863.14 feet to the centerline of a certain Florida Power and Light transmission line easement (100 feet wide) as described in Deed Book 229 at Page 48, Public Records, Lee County, Florida, and the POINT OF BEGINNING.

From said POINT OF BEGINNING continue S89°35'50"E along said South right-of-way line for 1,301.22 feet to an intersection with the West line of Tamiami Trail (SR 45);

THENCE run S00°10'56"W along said West line for 621.81 feet to a Point of Curvature;

THENCE run along the arc of a curve to the left of radius 5,797.58 feet (delta 10°17'00") (chord bearing S04°57'34"E) (chord 1,039.14 feet) for 1,040.54 feet to a Point of Tangency;

THENCE run S10°06'04"E along said Westerly line for 230.98 feet;

THENCE run S79°53'56"W for 70.57 feet to a Point of Curvature

THENCE run along the arc of a curve to the right of radius 650.00 feet (delta 49°49'26") (chord bearing N75°11'21"W) (chord 547.59 feet) for 565.23 feet to a Point of Reverse Curvature;

THENCE along the arc of a curve to the left of radius 840.00 feet (delta 22°49'21") (chord bearing N61°41'18"W) (chord 332.39 feet) for 334.60 feet to a point on a non-tangent curve;

THENCE along the arc of a curve to the left of radius 180.00 feet (delta 27°59'03") (chord bearing N06°54'21"W) (chord 87.04 feet) for 87.91 feet to a Point of Tangency on the Western line of said Florida Power and Light easement;

THENCE run N20°53'52"W along said Western easement line for 721.03 feet to a Point of Curvature;

THENCE along the arc of a curve to the left of radius 330.00 feet (delta

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68°41'58") (chord bearing N55°14'51"W) (chord 372.40 feet) for 395.68 feet to a Point of Cusp;
THENCE run S89°35'50"E for 56.51 feet to a Point of Curvature;
THENCE run along the arc of a curve to the right of radius 530.00 feet (delta 27°42'00") (chord bearing S75°44'50"E) (chord 253.74 feet) for 256.23 feet to an intersection with said centerline of said easement;
THENCE run N20°53'52"W along said centerline for 748.16 feet to an intersection with the South line of said Coconut Road and the POINT OF BEGINNING.
Containing 42.44 acres, more or less.

PELICAN LANDING CPD PARCEL 3

A tract or parcel of land lying in the Southeast Quarter (SE ¼) of Section 09, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter (SE ¼) of said Section 09 run N01°00'24"W along the West line of said Southeast Quarter (SE ¼) for 587.77 feet to a point on a non-tangent curve;
THENCE along the arc of a curve to the left of radius 850.00 feet (delta 39°04'25") (chord bearing S80°33'52"E) (chord 568.50 feet) for 579.67 feet to a Point of Tangency;
THENCE run N79°53'56"E for 70.57 feet to an intersection with the West line of Tamiami Trail (SR 45);
THENCE run S10°06'04"E along said West line for 507.09 feet to an intersection with the South line of said Section 09;
THENCE run S89°23'00"W along said South line for 708.94 feet to the POINT OF BEGINNING.
Containing 7.73 acres, more or less.

BAYWINDS PARCEL

(38-ACRE CUTOUT OF FORMER BAYWINDS DEVELOPMENT ORDER)
IN SECTIONS 17 AND 18, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA:

PARCEL "A"

All that part of the west 1100 feet of the north 180 feet of Parcel "C" described below.

TOGETHER WITH THE FOLLOWING:

PARCEL "B"

All that part of Section 17 lying within the below described Parcel "C".

PARCEL "C"

A portion of the south 990 feet of Government Lot 2, Section 18, and a portion of the west 2,200 feet of the south 990 feet of the North half (N½) of Section 17, Township 47 South, Range 25 East, Lee County, Florida, described as follows:
Beginning at the East quarter corner of said Section 18, run S89°58'17" W along the south line of said Lot 2, said line being the basis of bearings, for 1,213.22 feet, said line being the southerly property line, to a bulkhead line established by Paul T. O'Hargan, Florida Professional Land Surveyor #1936 and duly approved by the County of Lee on September 27, 1967 and the State of Florida on November 21, 1967: thence the following courses and distances along said bulkhead line: N56° 00'38" W, 265.00 feet, to

Exhibit A
Page 6 of 6

a point of curvature: along an arc of a curve for 338.95 feet, having a radius of 520.00 feet, central angle of 37°20'50", chord of 332.98 feet and a chord bearing N37°20' 13" W, to a point of tangency, N18°39' 48" W, 481.24 feet to a point of curvature: along an arc of a curve for 104.44 feet, having a radius of 100.00 feet; central angle of 59°50' 20", chord of 99.76 feet, and chord bearing N48° 34'58"W, to a point of tangency: N78°30'08"W, 144.73 feet to a point of curvature and along an arc of a curve for 56.48 feet, having a radius of 100.00 feet, central angle of 32° 21'45"chord of 55.74 feet, and chord bearing N62°19'15"W, to a point; thence run N69°58'17"E leaving said bulkhead line on a line parallel to, and 990.00 feet distant, measured at right angles from, the south line of the aforementioned Government Lot 2 and its westerly extension thereof, for 2,081.27 feet, said line being the northerly property line, to the east line of said Section 18, said point being N01°31'36"E and 990.34 feet from the East quarter corner of said Section 18: thence run S89°59'08"E along a line parallel to, and 990.00 feet distant, measured straight angles from, the south line of said North half (N½) of said Section 17 for 2,200.77 feet: thence run S01°31'36"W, along a line parallel to, and 2,200.00 feet distant, measured at right angles from the west line of said Section 17 for 960.34 feet to the North right-of-way of a 30 foot wide road as recorded in Deed Book 305, Page 276, Public Records of Lee County, Florida, said north right-of-way being 30 feet northerly of and parallel to the south line of said North half (N½) of Section 17; thence along said north right-of-way line N89°59'08"W, 430.89 feet: thence along the lands known locally as Spring Creek Estates, an unrecorded plat N00°00'52"E, 510.00 feet; N89° 59'08"W, 885.06 feet to a point of curvature: along an arc of a curve for 231.02 feet, having a radius of 390.00 feet, central angle of 33°56'23", chord of 227.66 feet and chord bearing S73°02'41"W, to a point on the curve: S00°00'52"W, 167.10 feet: and S31°38'00"W, 130.70 feet to the northeast corner of lands described in Official Record Book 1194, Page 1085: thence westerly along said lands and the waters of a canal 106 feet more or less to the northeast corner of lands described in Official Record Book 1057, Page 38: thence southwesterly and westerly along said lands and said canal 400 feet more or less to the northwest corner of lands described in Official Record Book 1453, Page 495, thence southwesterly along the mean high water line of a canal, 45 feet more or less to the south line of said North half(N½) of said Section 17, thence N89°59'08"W, 136 feet more or less, to the Point of Beginning.

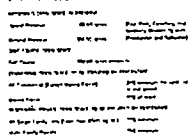
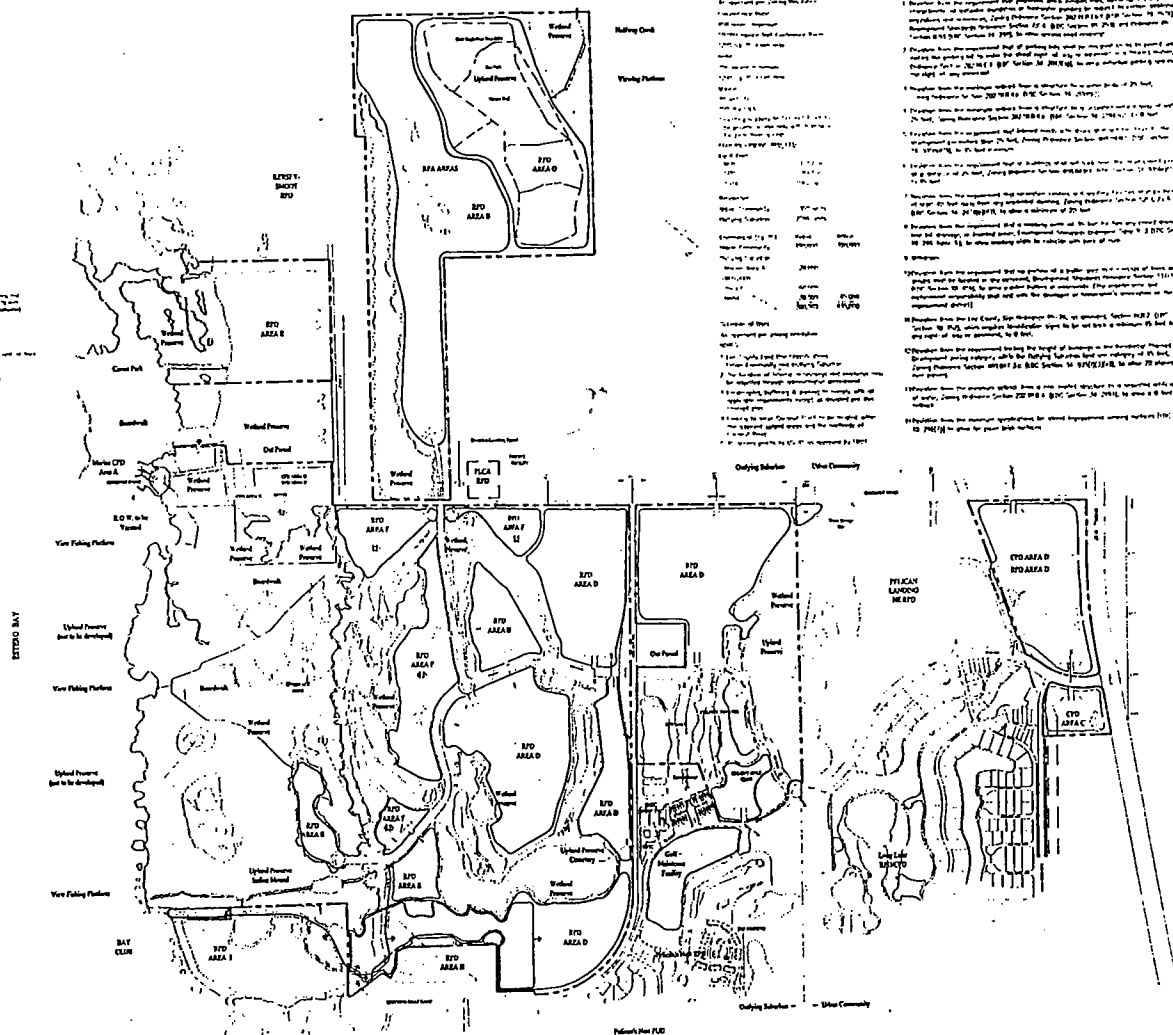
Containing 72 acres, more or less. SUBJECT TO field survey.
ALSO SUBJECT TO all sovereign lands and easements of record lying within said parcel.

ZONING MAP

This is a detailed zoning map of the Estero Bay area. The map shows various zoning districts, including CL 4, R-1, and R-2. A specific area is labeled "SUBJECT PROPERTY". The map also shows the coastline of Estero Bay, a north arrow, and several streets including Pelican Colony Blvd. and Spring Creek Rd. The map is divided into a grid system with various symbols and labels indicating different zoning regulations and property boundaries.

EXHIBIT B

EXHIBIT B

[illegible]

RECEIVED
OCT 18 1939
ZONING COUNTY

PROJECT # 95-01-050.03 7 05.01
PROJECT TYPE 19

PROJECT

TASK

24501 WALDEN CIRCLE
DUNN SPRINGS, FLORIDA 34124

2401 WALDEN DRIVE
CHINA SPRING, FLORIDA 34

WICI

300

MASTER CONCEPTS, INC.

250

505-506

EXHIBIT C
PAGE 1 OF 2

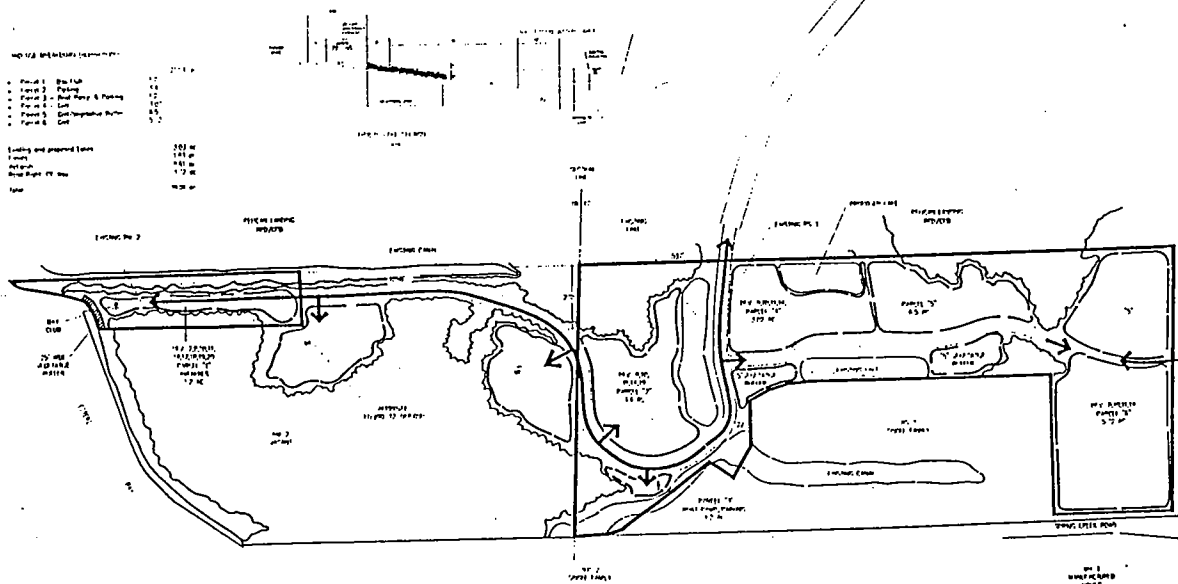
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• Page 1: Bio 101	22
• Page 2: Physics	18
• Page 3: Fund. Math & Physics	12
• Page 4: Calc	10
• Page 5: Cont. Mathematics Section	85
• Page 6: End	52

Loading and prepared tubes
Ready
Set up
Start Right CT box
Total



SCALE: 1" = 200'

[illegible]

02/07/2015	
Periode 12.7.2015 - 14.7.2015	75.00
Produktionsaufwand	85.00
Produktionskosten	85.00
Produkt	85.00

1987年1月1日
 1987年1月1日

[illegible]

Figure 4. Schematic diagram of the experimental setup.

507

REPORT NUMBER 81135

100

7. 10. 1940 10. 10. 1940 10. 10. 1940

PROJECT # 95-01
PROJECT TYPE = 19

RECEIVED
DEC 12 1959

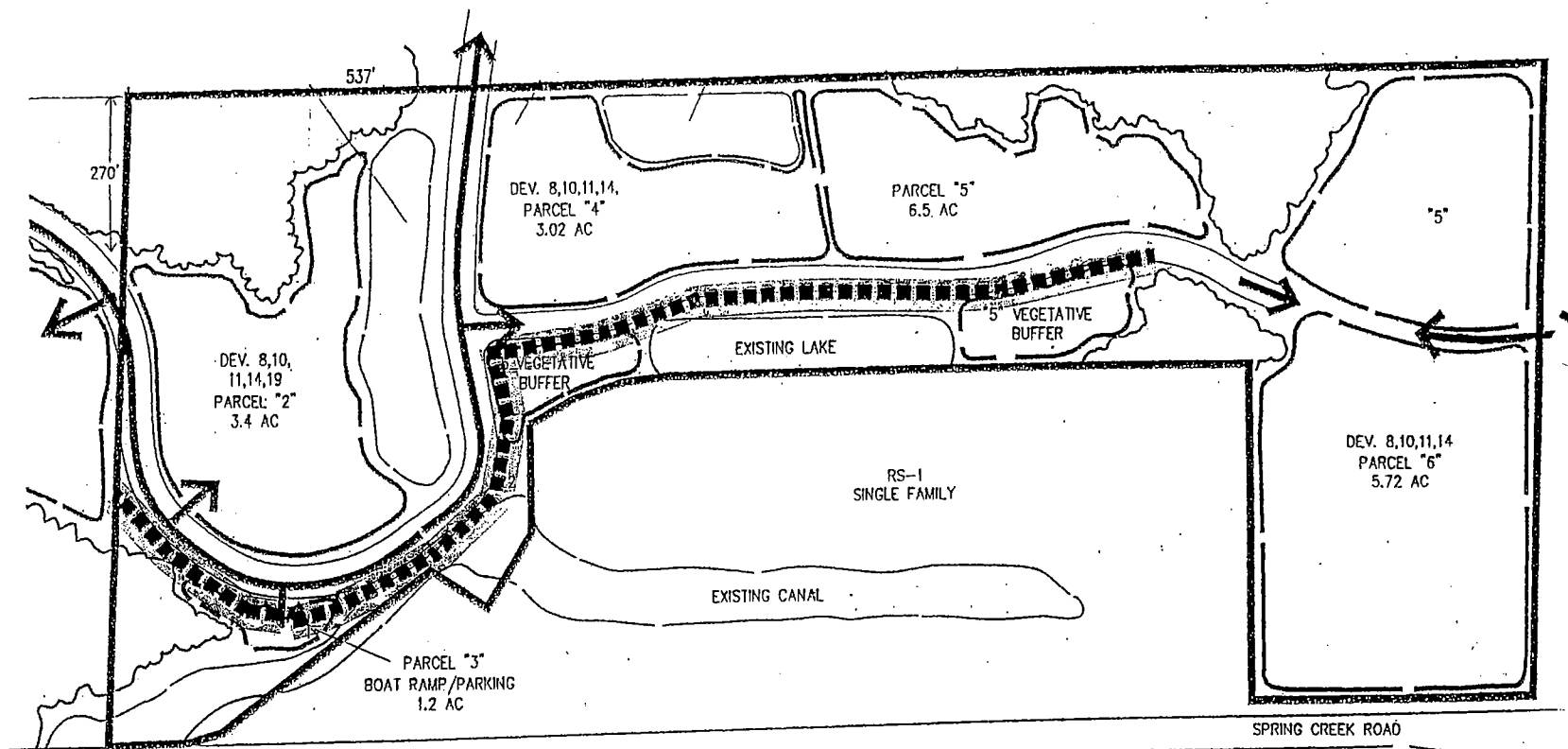
ZONING COUNTER

07 7

050.03 2

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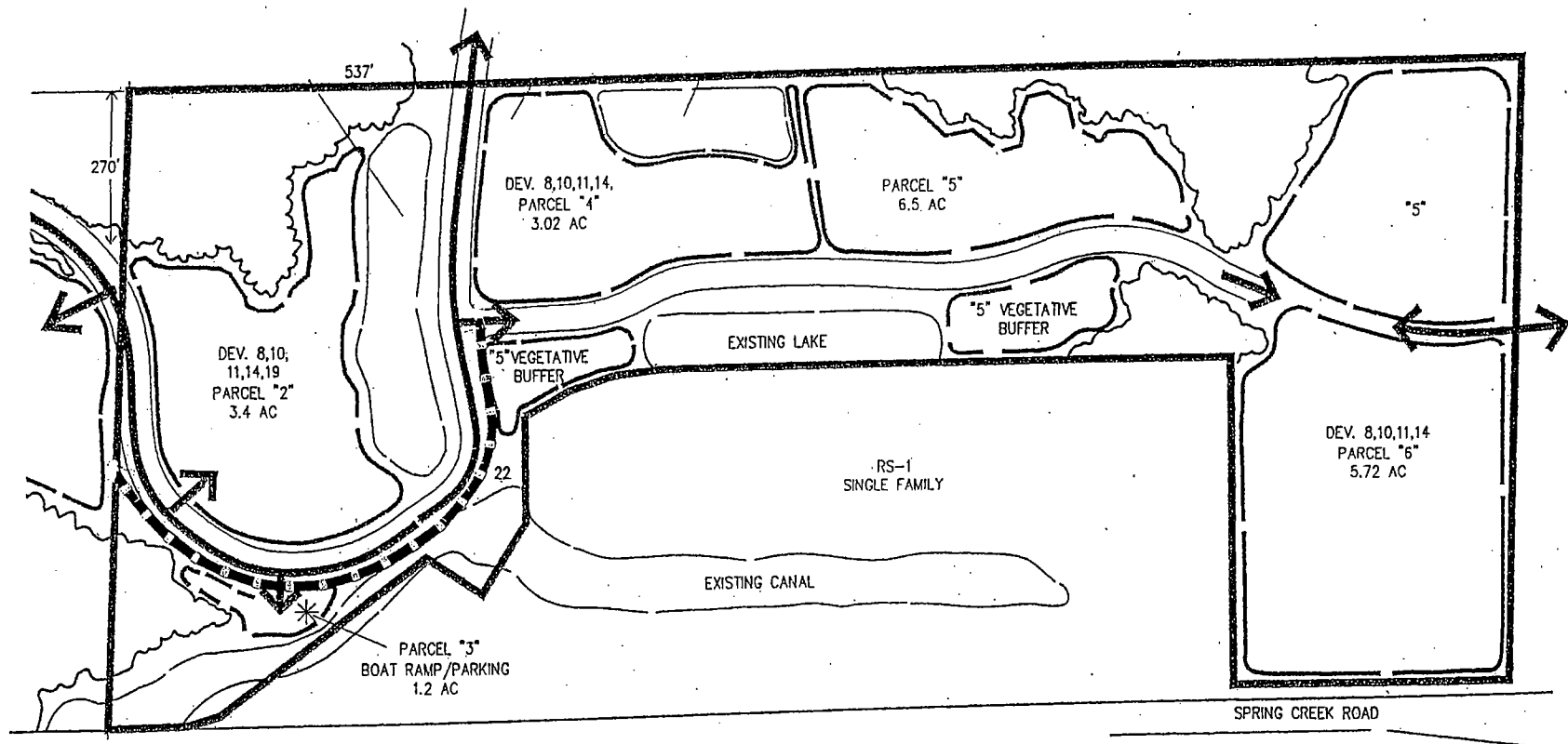
مجلس الوزراء




WALL AND BUFFER LOCATION WITHIN AREA "H"

BUFFERS TO MEET STANDARDS SET FORTH IN LDC SECTION 10-416 (d) (6)

■■■■■ LOCATION OF BUFFER AND WALL TO EXTEND FROM THE WESTERLY BOUNDARY OF AREA "H" TO THE WESTERLY EXTENT OF THE SOUTHERN WETLAND OF AREA "H"



STREET LIGHTING REDUCTION – SPECIAL TREATMENT AREA

 LOCATION OF LIGHTING REDUCTION