

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities L.P. filed an application for administrative approval to a Residential/Commercial Planned Development on a project known as Pelican Landing RPD/CPD Area D for a property located on Coconut Road just west of US 41, Bonita Springs, to amend the approved Master Concept plan requesting:

- 1) a modification from the RPD/CPD Area D access point along Coconut Road from 720 feet to 892 feet;

described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

A parcel of land located in Section 9, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commence at the Southerly most corner of Tract "A", (North Commons Drive, a 60 foot wide right-of-way), as shown on the Plat of PELICAN LANDING UNIT TWENTY-TWO, recorded in Plat Book 58 at Pages 17 through 21 of the Public Records of Lee County, Florida, and being a point on the Northerly right-of-way line of Pelican Colony Boulevard, (Tract "A", a 120 foot wide right-of-way), as shown on the Plat of PELICAN LANDING UNIT NINETEEN, Plat Book 56 at Pages 36 through 38 of the Public Records of Lee County, Florida, also being a point on a circular curve to the right, having: a radius of 30.00 feet, a central angle of 82°19'18", a tangent length of 26.23 feet, a chord bearing of N29°44'57"W and a chord length of 39.49 feet;

THENCE along the Easterly right-of-way line of said North Commons Drive and along the arc of said curve, an arc length of 43.11 feet to the Point of Reverse Curvature of a curve to the left, having: a radius of 180.00 feet, a central angle of 32°18'45", a tangent length of 52.15 feet, a chord bearing of N04°44'30"W and a chord length of 100.17 feet;

THENCE along the Easterly right-of-way line of said North Commons Drive and along the arc of said curve, an arc length of 101.51 feet;

THENCE N20°53'52"W along the Easterly right-of-way line of said North Commons Drive, a distance of 721.03 feet to the Point of Curvature of a curve to the left, having: a radius of 330.00 feet, a central angle of 20°20'11", a tangent length of 59.19 feet, a chord bearing of N31°03'58"W and a chord length of 116.52 feet;

THENCE along the arc of said curve, an arc length of 117.13 feet to the end of said curve;
 THENCE N48°45'57"E a distance of 75.26 feet to the centerline of a 100 foot wide Florida Power & Light Company transmission line easement as recorded in Deed Book 229 at Page 48 of the Public Records of Lee County, Florida;
 THENCE N20°53'52"W along the centerline of said Florida Power & Light transmission line easement a distance of 242.31 feet;
 THENCE N67°33'44"E a distance of 354.55 feet to the POINT OF BEGINNING of the parcel of land herein described;
 THENCE S81°06'15"E a distance of 128.48 feet;
 THENCE S41°56'51"E a distance of 684.68 feet;
 THENCE S15°44'24"E a distance of 164.14 feet to the Point of Curvature of a curve to the right, having: a radius of 670.00 feet, a central angle of 08°42'41", a tangent length of 51.03 feet, a chord bearing of S11°23'04"E and a chord length of 101.77 feet;
 THENCE along the arc of said curve, an arc length of 101.87 feet to the end of said curve;
 THENCE N82°58'16"E a distance of 60.00 feet to a point on a curve to the left, having: a radius of 30.00 feet, a central angle of 88°10'41", a tangent length of 29.06 feet, a chord bearing of S51°07'04"E and a chord length of 41.75 feet;
 THENCE along the arc of said curve, an arc length of 46.17 feet to the Point of Tangency of said curve;
 THENCE N84°47'36"E a distance of 21.11 feet to the Point of Curvature of a curve to the left, having: a radius of 50.00 feet, a central angle of 89°07'37", a tangent length of 49.24 feet, a chord bearing of N40°13'47"E and a chord length of 70.17 feet;
 THENCE along the arc of said curve, an arc length of 77.78 feet to the Westerly right-of-way of Tamiami Trail (US 41) (200 feet wide) and to the Point of Reverse Curvature of a curve to the right, having: a radius of 5,797.58 feet, a central angle of 04°30'57", a tangent length of 228.59 feet, a chord bearing of N02°04'33"W and a chord length of 456.83 feet;
 THENCE along the arc of said Westerly line, an arc length of 456.94 feet to the Point of Tangency of said curve;
 THENCE N00°10'56"E along said West line, a distance of 621.81 feet to a point on the South right-of-way line of Coconut Road (50 feet wide) as recorded in the Official Records Book 1738, Pages 2538 - 2540 of the Public Records of Lee County, Florida;
 THENCE N89°35'50"W a distance of 792.00 feet;
 THENCE S00°10'56"W a distance of 333.67 feet to the POINT OF BEGINNING.
 Bearings shown herein refer to the Easterly right-of-way line of North Commons Drive as shown on the Plat of PELICAN LANDING UNIT TWENTY-TWO, recorded in Plat Book 58 Pages 17 through 21 of the Public Records of Lee County, Florida, as being S20°53'52"E.

This property is subject to easements, reservations or restrictions of record.
Total acres + 12.54 (M) more or less.

WHEREAS, the property was originally rezoned in case number 94-04-05-DRI [with subsequent amendments in case numbers: 95-01-050.4Z 02.01, 95-01-050.04Z 03.01, 95-01-050.12A, 95-01-050.13A 01.02, 95-01-050.13A 02.01, 95-01-050.13A 03.01, 95-01-050.13A 04.01, 95-01-050.13A 05.01, 95-01-050.13A 06.01, 95-01-050.13A 07.01, 95-01-050.13A 08.01, 95-01-050.13A 09.01, 95-01-050.13A 10.01 and 95-01-050.13A 11.01]; and

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, 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, the applicant had requested a modification to the RPD/CPD Area D approved access point along Coconut Road from 720 feet to 910 feet (measured from the centerline of US 41); and

WHEREAS, the applicant had reviewed their development plans as well as plans for the parcel north of and abutting Coconut Road; and

WHEREAS, the applicant has revised the connection separation distance for their RPD/CPD Area D access point along Coconut Road from 720 feet to 892 feet; and

WHEREAS, the relocated access point would provide a shared access for parcels internal to RPD/CPD Area D; and

WHEREAS, the relocated access would align with access to the proposed commercial development on the north side of Coconut Road; and

WHEREAS, the proposed access point location will exceed the minimum connection separation requirement on Coconut Road; 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.

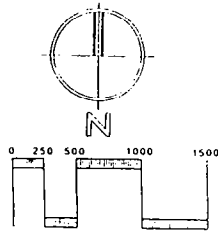
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to allow a change in the RPD/CPD Area D access point connection separation distance from 720 feet to 892 feet in the Residential/Commercial Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. The Development must be in substantial compliance with the amended Master Concept Plan, Pelican Landing RPDICPD, dated March 1994, last revised December 16, 1997 and stamped received by the permit counter on December 16, 1997.
2. The terms and conditions of the original zoning resolutions and subsequent amendments remain in full force and effect, except as may be amended herein.
3. Site Plan PD-97-055 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 24th day of December, A.D., 1997.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development



OPEN SPACE CALCULATIONS

INDIGENOUS OPEN SPACE IN PRESERVE:

Upland Preserve	86.43 acres	(Eco Park, Cemetery, and Northern Western Upland)
Wetland Preserve	342.89 acres	(Freshwater and Saltwater)

GOLF COURSE OPEN SPACE:

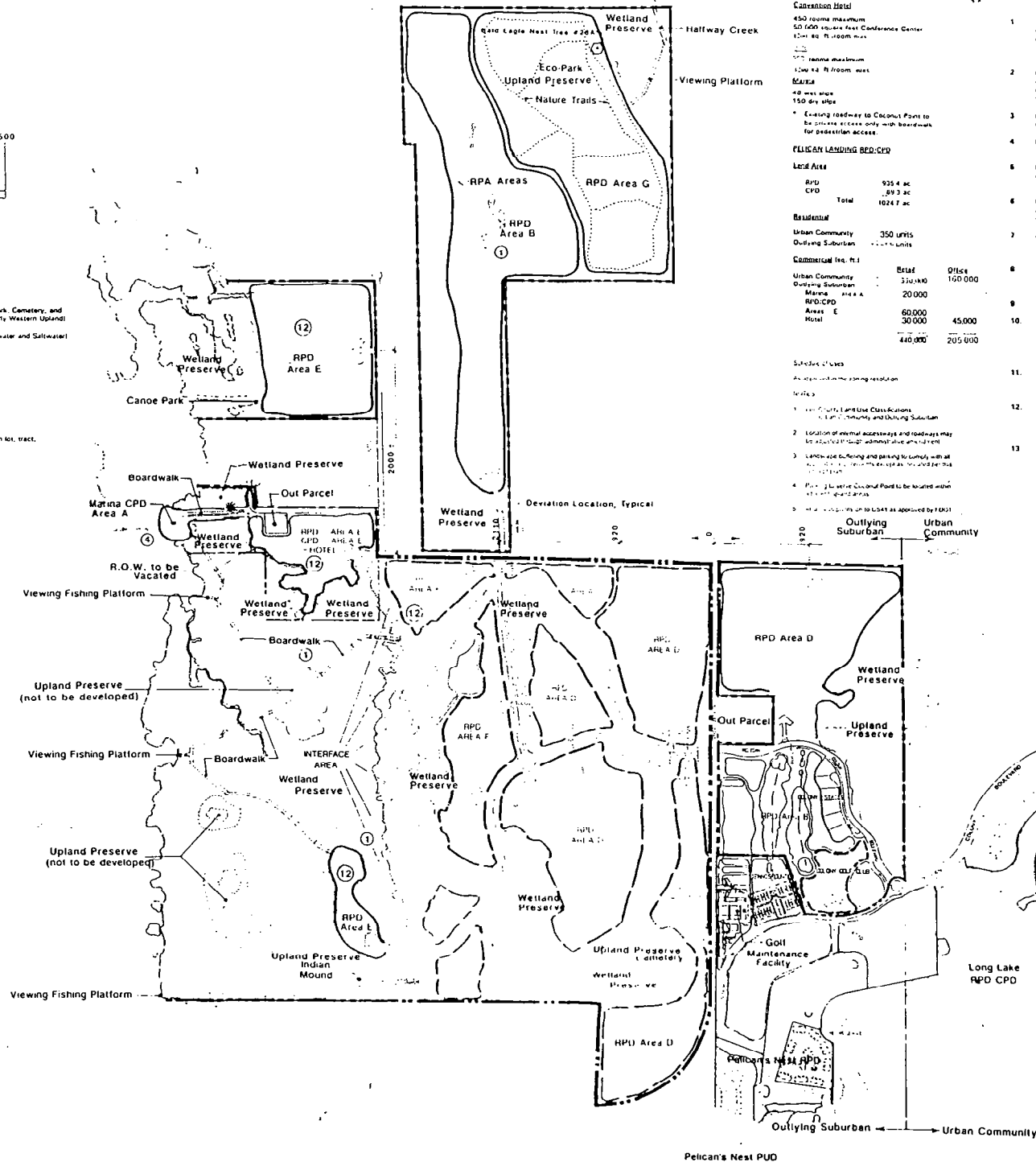
Golf Course	100.00 acres minimum
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COMMERCIAL OPEN SPACE TO BE PROVIDED BY PERCENTAGE:

All Commercial (Except Marina Parcel)	20% minimum on each lot, tract, or outparcel
Marina Parcel	10% of tract

RESIDENTIAL PRIVATE OPEN SPACE TO BE PROVIDED BY PERCENTAGE:

All Single Family Lots (Less than 6500 sq. ft.)	10% minimum
Multi-Family Parcels	15% minimum



As approved per the Zoning Resolution

Caribbean Hotel	450 rooms maximum
50,000 square foot Conference Center	1200 sq. ft. room max
1000 sq. ft. room max	1000 sq. ft. room max
1000 sq. ft. room max	1000 sq. ft. room max
1000 sq. ft. room max	1000 sq. ft. room max
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1000 sq. ft. room max	1000 sq. ft. room max

PELICAN LANDING BED/CPD

Land Area		
RPD	925.4 ac	
CPD	89.3 ac	
Total	1014.7 ac	
Residential		
Urban Community	350 units	
Outlying Suburban	1100 units	
Commercial (see R-1)		
Urban Community	30,000	Office 100,000
Outlying Suburban	20,000	
Marina	30,000	
RPD/CPD Area E	60,000	45,000
Hotel	440,000	205,000

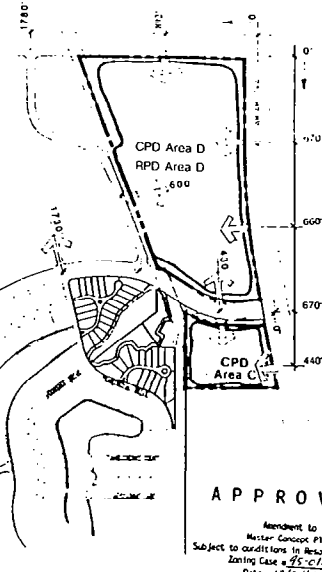
Subjects of Use

As approved per the Zoning Resolution

Notes:

1. Land Use Classification
2. Location of internal accessways and roadways may be located through administrative and natural
3. Landscape screening and parking to comply with all
4. The 2000 Coastal Point to be located within
5. The 2000 Coastal Point to be located within

1. Deviation from the requirement that properties which exhibit soils, hydrology and vegetation characteristic of saltwater ponding or freshwater ponding be subject to certain additional regulations and ordinances. Zoning Ordinance Section 202 11 B 1 (LDC Section 34 1674), Development Standards Ordinance Section 7 C 4 (LDC Section 10 262) and Ordinance 60 31 Section 6 03 (LDC Section 14 298), to allow access road crossings
2. Deviation from the requirement that all parking lots shall be designed so as to permit vehicles exiting the parking lot to enter the street right of way or easement in a forward motion. Zoning Ordinance Section 202 18 C 1 (LDC Section 34 2013), to allow individual parking spaces to back onto right of way easement
3. Deviation from the minimum setback from a structure to a water body of 25 feet. Zoning Ordinance Section 202 18 B 4 b (LDC Section 34 2194b), to 0 feet
4. Deviation from the minimum setback from a structure to a seawalled natural body of water of 25 feet. Zoning Ordinance Section 202 18 B 4 b (LDC Section 34 2194b), to 0 feet
5. Deviation from the requirement that internal roads with drives shall not be closer to the development perimeter than 25 feet. Zoning Ordinance Section 480 04 B 1 (LDC Section 34 835b)(1)), to 15 foot minimum
6. Deviation from the requirement that all buildings shall set back from the development perimeter at a distance of 25 feet. Zoning Ordinance Section 480 04 B 1 (LDC Section 34 835b)(1)), to 15 feet
7. Deviation from the requirement that recreation centers and ancillary facilities shall be located at least 40 feet away from any residential dwelling. Zoning Ordinance Section 528 C 2 c 8 (LDC Section 34 2474)(b)(1)), to allow a minimum of 20 feet
8. Deviation from the requirement that a roadway width of 35 feet for two-way closed drainage, rear lot drainage, or inverted crown. Development Standards Ordinance Table 8 3 (LDC Section 10 230 Table 8 3), to allow roadway width to coincide with back of curb
9. Withdrawn
10. Deviation from the requirement that no portion of a buffer area that consists of trees and shrubs shall be located in any easement. Development Standards Ordinance Section 13 D 1 (LDC Section 10 414), to allow planted buffers in easements. (The maintenance and replacement responsibility shall rest with the developer or homeowners association or the improvement district)
11. Deviation from the Lee County Sign Ordinance 85 26, as amended, Section IV B 2, LDC Section 30 152), which requires identification signs to be set back a minimum 15 feet from any right-of-way or easement, to 0 feet
12. Deviation from the requirement limiting the height of buildings in the Residential Planned Development zoning category within the Outlying Suburban land use category of 45 feet. Zoning Ordinance Section 480 04 F 1 a (LDC Section 34 835f)(3)(a)), to allow 20 stories over parking
13. Deviation from the minimum setback from a non-roofed structure to a seawalled artificial body of water. Zoning Ordinance Section 202 18 B 4 (LDC Section 34 2194), to allow a 0 foot setback



APPROVED

Amendment to Master Concept Plan
Subject to conditions in Resolution PD-17-055
Zoning Case # 25-01-012-13A 12.01
Date 12/24/17

PROJECT # 95-11-05-114
PROJECT TYPE 65

Revised December 16, 1997
Revised May 27, 1997
Revised Oct 15 1996
Revised May 2 1996
Revised April 2 1996
Revised NOV 17 1995
Revised Oct 10 1994
Revised Sept 12 1994
Revised May 13, 1994
Revised May 11, 1994
Revised April 18, 1994
Revised April 11, 1994

PERMIT COUNTER

IV-F

PELICAN LANDING RPD/CPD
Master Concept Plan
prepared for: Pelican Landing Communities, Inc.

ARC
ARC
DLG
MAR 1994
1" = 500'
17120
B-16
RZ-225