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GIS Tracking Sheet

Case No.: DRI2002-00002

Intake Date: 4/8/02

Project Name: Pelican Landing DRI Amendment - NOPC

STRAP Number(s): see list of 1971 strap #s in casefile

Planner Name: Mike Pavese Ext. 8360

LEGAL DESCRIPTION VERIFICATION and **INITIAL GIS MAPPING**

Date: 5/16/02 **INTAKE:** DRI02002

LEGAL SUFFICIENT ☒YES ☐ NO Initials: JM

If not, give brief explanation:

MAP UPDATE following **FINAL ACTION**

☒ CITY OF BONITA SPRINGS

Date: 21 APRIL 05

☐ Hearing Examiner Decision ☐ Board of County Commissioner's Resolution

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes: DRI2002-00002, BS ORD# 02-18, 2BOCT02, APRV REQUEST FOR NOTICE OF PROPOSED CHANGE TO AMEND THE PELICAN LANDING DRI DEV ORDER # 1-9293-121 TO ADJUST BUILDOUT & TERMINATION DATES; CONDS

MAP UPDATED ☒YES ☐NO Initials: MMM

If not, give brief explanation: Note to All Pelican Landing

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COUNTY PG 1 OF 4

November 1, 2001

DESCRIPTION

PELICAN LANDING DRI –UNINCORPORATED LEE COUNTY
SECTIONS 5, 6, 7, 8 AND 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 5, 6, 7, 8 and 9, Township 47 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

PARCEL 2-A

Beginning at an intersection of the West line of Tamiami Trail (State Road No. 45) with the south line of Coconut Road as described in Official Record Book 1738 at Page 2538 of the Public Records of Lee County, Florida; thence run S 00° 10' 56" W along said West line for 621.81 feet to a point of curvature; thence run southerly and southeasterly along said West line, along the arc of a curve to the left of radius 5797.58 feet (chord bearing S 04° 57' 34" E) (chord 1039.14 feet) (delta 10° 17' 00") for 1040.54 feet to a point of tangency; thence run S 10° 06' 04" E along said westerly line for 938.08 feet to an intersection with the south line of the Southeast Quarter (SE-1/4) of said Section 9; thence run S 89° 23' 00" W along said south line for 708.94 feet to the southwest corner of said Southeast Quarter (SE-1/4) of Section 9; thence run S 89° 27' 22" W along the south line of the Southwest Quarter (SW-1/4) of Section 9 for 2677.24 feet to the southwest corner of the Southwest Quarter (SW-1/4) of Section 9; thence run N 89° 25' 51" W along the south line of the Southeast Quarter (SE-1/4) of said Section 8 for 1,838.15 feet to an intersection with the easterly line of Spring Creek Road as described in Deed Book 305 at Page 276, Lee County Records; thence continue N 00° 07' 17" E along said east line for 343.54 feet; thence run S 89° 38' 58" E for 10.00 feet; thence run N 00° 07' 17" E along said East line for 849.27 feet to the Southwest corner of lands described in Official Record Book 2039 at Page 3364 said Public Records; thence run S 89° 21' 02" E along the South line of said lands for 189.98 feet; thence run N 00° 07' 17" E along the East line of said lands for 125.01 feet; thence run N 89° 21' 02" W along the North line of said lands for 199.98 feet to an intersection with the easterly line of said Spring Creek Road; thence run N 00° 07' 17" E along said East line for 1292.76 feet to an intersection with the South line of Coconut Road (50 feet wide); thence run S 89° 16' 14" E along said South line for 1802.38 feet to an intersection with the West line of said Section 9; thence run N 00° 39' 58" W along said West line for 25.00 feet to a Concrete Monument marking the Northwest corner of the Southwest Quarter (SW-1/4) of said section; thence continue along said west line N 00° 39' 58" W for 5.00 feet to an intersection with the south line of said Coconut Road as described in Official Record Book 1738 at Page 2538, said Public Records; thence run S 89° 35' 50" E along said south line for 1549.14 feet; thence run southwesterly along a non-tangent curve to the left of radius 30.00 feet (chord bearing S 45° 24' 10" W) (chord 42.43 feet) (delta 90° 00' 00") for 47.12 feet to a point of tangency; thence run S 00° 24' 10" W for 336.31 feet to a point of curvature; thence run along the arc of a curve to the left of radius 270.00 feet (chord bearing S 44° 35' 50" E) (chord 381.84 feet) (delta 90° 00' 00") for 424.12 feet to a point of tangency; thence run S 89° 35' 50" E for 99.41 feet to a point of curvature; thence run along the arc of a curve to

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the right of radius 530.00 feet (chord bearing S 75° 44' 50" E) (chord 253.74 feet) (delta 27° 42' 00") for 256.23 feet; thence run N 20° 53' 52" W for 748.16 feet to an intersection with the aforementioned south line of Coconut Road; thence run along said south line S 89° 35' 50" E for 1,301.22 feet to the Point of Beginning.
Parcel contains 294.56 acres, more or less.

AND

PARCEL 2-B

From a railroad spike marking the northwest corner of the Southwest Quarter (SW-1/4) of said Section 8 run S 00° 23' 24" E along the west line of said fraction for 25.00 feet to an intersection with the south line of Coconut Road as recorded in County Commissioners Minutes Book 6 at Page 288 of the Public Records of Lee County of Lee County, Florida, and the Point of Beginning.
From said Point of Beginning run S 89° 16' 14" E along said south line for 3253.00 feet to an intersection with the west line of Spring Creek Road; thence run the following courses and distances along said west line of said Spring Creek Road; S 00° 17' 17" W for 817.15 feet; N 89° 52' 43" W for 14.27 feet to a point of curvature; thence run Southwesterly along said arc of a curve to the right of radius 1725.00 feet (chord bearing S 05° 52' 51" W) (chord 346.22 feet) (delta 11° 31' 09") for 346.81 feet to a point of tangency; thence run S 11° 38' 26" W for 178.50 feet to a point of curvature; thence run Southwesterly along said arc of a curve to the left of radius 2400.00 feet (chord bearing S 00° 28' 49" W) (chord 929.06 feet) (delta 22° 19' 14") for 934.96 feet to a point of tangency; thence run S 10° 40' 48" E for 231.66 feet to a point of curvature; thence run Southeasterly along said arc of curve to the right of radius 1725.00 feet (chord bearing S 08° 42' 25" E) (chord 118.78) (delta 03° 56' 45") for 118.80 feet to an intersection with the south line of said Section 8; thence run N 89° 25' 51" W along the south line of the Southeast Quarter (SE-1/4) of said Section 8 for 642.07 feet to the southeast corner of the Southwest Quarter (SW-1/4) of Section 8; thence run N 89° 25' 49" W along the south line of the Southwest Quarter (SW-1/4) of Section 8 for 2558.62 feet to the southwest corner of said Section 8; thence run N 89° 25' 49" W along the south line of the Southeast Quarter (SE-1/4) of said Section 7 for 2330 feet more or less to the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 6,485 feet more or less to an intersection with the north line of the South Half (S-1/2) of Government Lot 2 of said Section 7; thence run N 89° 32' 15" E along the north line of said South Half (S-1/2) of Government Lot 2 for 793 feet more or less to the northeast corner of lands described in Official Record Book 1895 at Page 3817 of said public records; thence run S 08° 50' 45" E along the east line of said lands for 199.50 feet to the southeast corner of said lands; thence run N 89° 35' 27" E for 666.22 feet; thence run N 89° 32' 15" E for 239.00 feet to an intersection with the west line of Coconut Road; thence run S 01° 07' 45" E along said west line for 488.63 feet; thence run N 89° 40' 05" E along the south line of said Coconut Road for 24.69 feet to the Point of Beginning. Less and except Official Record Book 1677 at Page 3516 of said Public Records.
Parcel contains 343 acres, more or less.

AND

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PARCEL 2-C

A parcel of land lying in and being a portion of the East Half of the Northwest Quarter of Section 8, Township 47 South, Range 25 East of Lee County, Florida, being more particularly described as follows:

Commencing at the southwest corner of the East Half (E-1/2) of the Northwest Quarter (NW-1/4) of said Section 8; thence run N 01° 00' 45" W along the west line of said East Half (E-1/2) of the Northwest Quarter (NW-1/4) for 40.02 feet to an intersection with the northerly right-of-way line of Coconut Road (as maintained); thence run S 89° 16' 14" E along said right-of-way for 171.25 feet to the Point of Beginning.

From said Point of Beginning continue S 89° 16' 14" E along said right-of-way a distance of 342.50 feet; thence run N 01° 00' 44" W a distance of 367.98 feet; thence run N 89° 16' 14" W a distance of 342.50 feet; thence run S 01° 00' 44" E a distance of 367.98 feet to the Point of Beginning.

Parcel contains 2.89 acres, more or less.

AND

PARCEL 2-D

All that part of Florida Gulf Land Company's Subdivision as recorded in Plat Book 1 at Page 59 of the Public Records of Lee County, Florida, lying in Section 5, Township 47 South, Range 25 East South and West of lands to Florida Power and Light Company as described by deed recorded in Deed Book 244, Page 138 of said Public Records, also Lot 8, Block 14 of Eldorado Acres (an Unrecorded Subdivision) as shown in Deed Book 310 at Page 183 of said public records; also part of Sections 5, 6, 7 and 8, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning at the southeast corner of said Section 5; thence run N 88° 46' 30" W along the south line of the Southeast Quarter (SE-1/4) of said Section 5 for 2580.80 feet to the southeast corner of the Southwest Quarter (SW-1/4) of said Section 5; thence run N 89° 25' 13" W along the south line of said Southwest Quarter (SW-1/4) for 587.32 feet to an intersection with the east line of said Lot 8, Block 14, Eldorado Acres, an unrecorded subdivision; thence run the following three courses and distances along the boundary of said Lot 8: S 00° 50' 16" E for 132.70 feet; N 89° 11' 54" W for 75.00; N 00° 50' 16" W for 132.41 feet to an intersection with said south line of the Southwest Quarter (SW-1/4) of Section 5; thence run N 89° 25' 13" W along said south line for 610.82 feet to the northeast corner of the West Half (W-1/2) of the Northwest Quarter (NW-1/4) of

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by gm 5/16/02

said Section 8; thence run S 01° 00' 45" E along the east line of said West Half (W-1/2) of the Northwest Quarter (NW-1/4) of Section 8 for 2612.19 feet to an intersection with the northerly right-of-way line (as maintained) of Coconut Road being 40.00 feet north of the centerline of Coconut Road as recorded in County Commissioners Minutes Book 6 at Page 288 of said Public Records, said right-of-way line being the south line of lands as described by deed recorded in Official Record Book 3052 at Page 1748 of said Public Records; thence run N 89° 16' 14" W along said maintained right-of-way for 1267.93 feet to an intersection with the west line of the Northwest Quarter (NW-1/4) of said Section 8; thence run N 01° 07' 45" W along said west line for 1284.51 feet to the southeast corner of Government Lot 1 of said Section 7; thence run S 89° 33' 42" W along the south line of said Government Lot 1 for 1813 feet more or less to the easterly waters of Estero Bay; thence run northerly along the waters of Estero Bay for 3000 feet more or less to an intersection with the north line of Government Lot 4 of said Section 6; thence run N 89° 41' 23" E along said north line or 1807 feet more or less to an intersection with the west line of lands as described by deed recorded in Official Record Book 1762 at Page 4173 of said Public Records; thence run the following courses and distances along the boundary of said lands: N 00° 48' 29" W for 775.70 feet; N 46° 11' 51" E for 523.67 feet; S 81° 20' 47" E for 600.53 feet; N 00° 49' 50" W for 162.49 feet; N 89° 10' 55" E for 349.43 feet; N 01° 31' 46" W for 92.78 feet to an intersection with the north line of the Southwest Quarter (SW-1/4) of said Section 5; thence run N 89° 34' 40" E along said north line for 2592.29 feet to the northeast corner of said Southwest Quarter (SW-1/4); thence run N 89° 31' 44" E along the north line of the Southeast Quarter (SE-1/4) of said Section 5 for 2401.02 feet to an intersection with the southwesterly line of said lands to Florida Power and Light Company; thence run S 20° 51' 33" E along said southwesterly line for 553.91 feet to an intersection with the east line of said Southeast Quarter (SE-1/4) of Section 5; thence run S 00° 08" 26" E along said east line for 2202.99 feet to the Point of Beginning.

Parcel contains 576 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

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ZONING COUNTER

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor Mapper
Florida Certificate No. 5652

20002476\Pelican Landing-County – 110101

DOI 2002-00002

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November 1, 2001

DESCRIPTION

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 16, 17, 20 and 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, which tract or parcel is described as follows:

Parcel 1-A

Beginning at the Northwest corner of the Northeast Quarter (NE-1/4) of Section 16; thence run S 00° 02' 54" W along said West line of the Northeast Quarter (NE-1/4) for 2643.98 feet to the Southwest corner of the Northeast Quarter (NE-1/4) of said section; thence run N 89° 10' 38" E along the South line of said fraction for 538.06 feet; thence run S 00° 06' 43" E for 1085.91 feet; thence run N 89° 06' 43" E for 744.41 feet to an intersection with the West line of Tamiami Trail (US 41 S.R. No. 45); thence run southerly along said West line, along the arc of a non-tangent curve to the right of radius 5619.58 feet (chord bearing S 00° 22' 05" E) (chord 50.21 feet) (delta 00° 30' 43") for 50.21 feet to a point of tangency; thence run S 00° 06' 43" E along said West line for 49.81 feet; thence run S 89° 06' 43" W for 300.00 feet; thence run S 00° 06' 43" E for 1445.84 feet to an intersection with the South line of the Southeast Quarter (SE-1/4) of said Section 16; thence run S 89° 16' 54" W along the South line of said fraction for 989.41 feet to the Southeast corner of the Southwest Quarter (SW-1/4) of said Section 16; thence run S 88° 38' 34" W along said South line of said Southwest Quarter (SW-1/4) for 2627.98 feet to the Northeast corner of said Section 20; thence run S 00° 35' 25" E along the East line of said section for 2659.47 feet to the Southeast corner of the Northeast Quarter (NE-1/4) of said section; thence run N 88° 52' 49" E along the North line of the Southwest Quarter (SW-1/4) of said Section 21 for 2,040.41 feet to an intersection with the West line of the East 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run S 00° 51' 35" E along said West line for 801 feet, more or less to the water of Spring Creek; thence run westerly along Spring Creek for 3630 feet more or less to an intersection of the East line of said Section 20; thence run S 00° 38' 52" E along said East line of Section 20 for 91 feet, more or less to an intersection with the approximate centerline of Spring Creek as shown on the Plat of Pelican Landing Unit 5 recorded in Plat Book 59 at Page 11 of said Public Records of Lee County, Florida; thence run along said centerline the following courses: S 78° 50' 00" W for 181.31 feet, N 34° 24' 12" W for 230.22 feet, N 30° 59' 12" W for 174.93 feet, N 24° 25' 16" E for 120.83 feet, S 65° 47' 43" E for 219.32 feet, N 18° 24' 43" E for 158.11 feet, N 75° 11' 47" W for 351.71 feet, N 65° 09' 33" W for 451.88 feet, N 84° 18' 44" W for 351.75 feet, N 66° 54' 31" W for 445.79 feet, S 63° 24' 43" W for 134.16 feet, S 03° 23' 22" E for 170.29 feet, S 50° 30' 17" W for 220.23 feet, N 84° 49' 43" W for 331.36 feet, S 62° 13' 07" W for 214.71 feet, S 22° 08' 36" W for 291.55 feet, S 72° 15' 11" W for 131.22 feet to an intersection with the East line of the Southwest Quarter (SW-1/4) of said Section 20; thence run N 00° 50' 19" W along said East line for 520.00 feet to the Northeast corner of said fraction; thence run S 89° 58' 37" W along the North line of said fraction for 290.00 feet to an intersection with the approximate centerline of the most easterly branch of said Spring

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Creek as shown on said Plat of Pelican Landing Unit 5; thence run along said centerline the following courses: N 09° 13' 28" W for 137.34 feet, N 29° 08' 22" W for 590.59 feet, N 38° 31' 58" W for 278.03 feet, N 65° 16' 43" W for 254.95 feet, N 37° 18' 28" W for 286.01 feet, N 32° 51' 05" E for 252.39 feet, N 20° 11' 00" E for 236.69 feet, N 27° 23' 47" W for 369.25 feet, N 89° 15' 43" E for 50 feet more or less to the easterly shore of said Spring Creek; thence run northerly along said easterly shore for 1220 feet more or less to an intersection with the North line of said Section 20; thence run N 89° 15' 13" E along said North line of said section for 970 feet, more or less to a Concrete Monument marking the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 20; thence run N 00° 31' 30" E along the West line of the Southeast Quarter (SE-1/4) of said Section 17 for 2674.38 feet to the Northwest corner of said Southeast Quarter (SE-1/4); thence run N 00° 31' 29" E along the West Line of the Northeast Quarter (NE-1/4) of said Section 17 for 3.40 feet to an intersection with the curved southerly line of Spring Creek Road; thence run northeasterly and northerly along the arc of a curve to the left of radius 1130.00 feet (chord bearing N 35° 09' 06" E) (chord 1296.89 feet) (delta 70° 02' 16") for 1381.30 feet; thence run N 89° 52' 02" W for 5.00 feet; thence run N 00° 07' 58" E along the easterly line of Spring Creek Road (50 feet wide) for 1611.64 feet to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 17; thence run S 89° 25' 51" E along said north line of the Northeast Quarter (NE-1/4) of said Section 17 for 1838.15 feet to the Northeast corner of said Section 17; thence run N 89° 27' 22" E along the north line of the Northwest Quarter (NW-1/4) of said Section 16 for 2677.24 feet to the Point of Beginning.
Parcel contains 909 acres; more or less.

AND

PARCEL 1-B

Beginning at an intersection of the west line of Spring Creek Road with the north line of said Section 17; thence run the following courses and distances along the Southerly right-of-way of said Spring Creek Road: Southeasterly along an arc of a non-tangent curve to the right of radius 1725.00 feet (chord bearing S 03° 18' 23" E) (chord 206.27) (delta 06° 51' 19") for 206.40 feet to a point on a non-tangent line; thence run S 89° 52' 02" E for 16.47 feet; thence run S 00° 07' 58" W for 1406.64 feet; thence run N 89° 52' 02" W for 5.00 feet to a point of tangency; thence Southwesterly along an arc of said curve to the right of radius 1070.00 feet (chord bearing S 37° 51' 54" W) (chord 1309.62 feet) (delta 75° 27' 53") for 1409.31 feet to an intersection with the north right-of-way of a 30 foot wide road as recorded in Deed Book 305 at Page 276 of the Public Records of Lee County, Florida; thence run N 89° 59' 08" W along said right-of-way for 718.27 feet to an intersection with the easterly line of lands known locally as Spring Creek Estates, an unrecorded plat; thence along said lands the following courses and distances: N 00° 00' 52" E for 510.00 feet; N 89° 59' 08" W for 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 of S 73° 02' 41" W, to a point on the curve; S 00° 00' 52" W for 167.10 feet; and S 31° 38' 00" W for 130.70 feet to the northeast corner of lands described in Official Record Book 1194, Page 1085; thence westerly along said lands and waters of a canal 106 feet, more or less to the northeast corner of said 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 the North Half (N-1/2) of said Section 17; thence N 89° 59' 08" W for 136 feet more or less to the east quarter corner of said Section 18, thence run S 89° 58' 17" W along the south line of said Lot 2, said line being the basis of bearings for 1213.22 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: N 56° 00' 38" W for 265.00 feet to 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 chord bearing of N 37° 20' 13" W, to a point of tangency; N 18° 39' 48" W for 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 a chord bearing of N 48° 34' 58" W, to a point of tangency; N 78° 30' 08" W for 144.73 to a point of curvature; 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 a chord bearing of N 62° 19' 15" W, to a point of tangency and an intersection with the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 2270 feet more or less to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 18; thence run S 89° 25' 49" E along said north line of the Northeast Quarter (NE-1/4) of said Section 18 for 2330 feet, more or less to the northeast corner of Section 18; thence run S 89° 25' 49" E along the north line of the Northwest Quarter (NW-1/4) of said Section 17 for 2558.62 feet to the northeast corner of said Northwest Quarter (NW-1/4); thence run S 89° 25' 51" E along the north line of the Northeast Quarter (NE-1/4) of said Section 17 for 642.07 feet to the Point of Beginning.

Parcel contains 304 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

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Exhibit II-A-1.
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CITY PAGE 4 OF 5

November 1, 2001

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SPRING CREEK WEST
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being described as follows:

Beginning at the northwest corner of said Section 21; thence run N 88° 38' 34" E along the north line of the Northwest Quarter (NW-1/4) of said Section 21 for 2627.98 feet to the northeast corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 89° 16' 54" E along the north line of the Northeast Quarter (NE-1/4) of said Section 21 for 1289.43 feet to an intersection with the westerly right-of-way line of Tamiami Trail (US 41 – SR No. 45); thence run the following three (3) courses and distances along the westerly right-of-way line of Tamiami Trail: South 00° 06' 50" E for 261.81 feet; S 02° 58' 35" E for 100.12 feet; S 00° 06' 50" E for 3690 feet more or less to the northeasterly waters of Spring Creek; thence run westerly along said northerly waters for 2765 feet more or less to an intersection with the west line of the east 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run N 00° 51' 35" W along said west line for 801 more or less to an intersection with the south line of the Northwest Quarter (NW-1/4) of said Section 21; thence run S 88° 52' 49" W along said south line for 2040.41 feet to the southwest corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 00° 35' 25" W along the west line of said Northwest Quarter (NW-1/4) for 2659.47 feet to the Point of Beginning.

Parcel contains 282 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

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(941) 334-0046 ▪ Fax (941) 334-3661

JOHNSON ENGINEERING

SINCE 1946

August 15, 2001

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Applicant's Legal Checked by Gpm 5/16/02

PARCEL IN
GOVERNMENT LOT 3, SECTION 13
AND
GOVERNMENT LOT 2, SECTION 24
TOWNSHIP 47 SOUTH, RANGE 24 EAST
BIG HICKORY ISLAND, LEE COUNTY, FLORIDA

BEACH PARCEL

A tract or parcel of land lying in Government Lot 3, Section 13 and Government Lot 2, Section 24, Township 47 South, Range 24 East, Big Hickory Island, Lee County, Florida which tract or parcel is described as follows:

From the center of a turnaround on State Road No. 865 (Bonita Beach Road) being S.R.D. Station 19184.75 and N 24° 28' 41" W along the northern prolongation of said centerline of State Road No. 865 for 266.00 feet; thence run S 62° 26' 49" W for 98.40 feet; thence run N 27° 33' 11" W for 1863.42 feet; thence run N 20° 00' 41" W for 1403.30 feet; thence run N 65° 00' 00" E for 313.91 feet to the Point of Beginning.

From said Point of Beginning run N 18° 55' 11" W for 97.51 feet, N 22° 26' 23" W for 100.53 feet, N 23° 09' 50" W for 100.14 feet, N 14° 51' 19" W for 73.01 feet, N 27° 40' 10" W for 88.01 feet, N 29° 33' 57" W for 46.01 feet, N 22° 14' 53" W for 47.27 feet, N 20° 39' 23" W for 46.98 feet, N 11° 15' 38" W for 29.80 feet, N 26° 10' 46" W for 46.87 feet, N 09° 09' 45" W for 48.26 feet, N 17° 35' 56" W for 46.04 feet, N 12° 49' 07" W for 50.04 feet, N 29° 20' 48" W for 69.12 feet, N 20° 48' 58" W for 63.82 feet; thence run N 79° 23' 51" W for 247 feet more or less to an intersection with the Approximate Mean High Water Line of the Gulf of Mexico; thence run northerly and northeasterly along said waters for 1140 feet more or less to an intersection with the South line of lands described in Official Record Book 198 at Page 188 of the Public Records of Lee County, Florida; thence run along said South line, along the arc of a curve to the right of radius 12000.00 feet for 783 feet to an intersection with the Waters of New Pass; thence run southerly, easterly, southwesterly and southerly along said waters for 4080 feet more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet more or less to the Point of Beginning.

AND

From said Point of Beginning run S 13° 03' 59" E for 94.16 feet; thence run S 19° 13' 48" E for 50.64 feet; thence run S 04° 34' 15" E for 54.63 feet; thence run S 24° 53' 12" E for 50.09 feet; thence run S 27° 10' 29" E for 50.01 feet; thence run S 31° 01' 44" E for 42.51 feet to an intersection with the South line of lands described in Official Record Book 2246 at Page 4413 of the Lee County Records; thence run N 65° 00' 00" E along said south line for 134 feet, more or less to the waters of Estero Bay; thence northerly along said waters for 358 feet, more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet, more or less to the Point of Beginning.

Containing 36.8 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

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COMMUNITY DEVELOPMENT

Frances L. Yerdon (for the Firm LB 642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

STATE OF FLORIDA
FRANCES L. YERDON
No. 5652
PROFESSIONAL SURVEYOR AND MAPPER

ZONING C22005\BeachParcel-081501

DCI 2002-00002

2158 Johnson Street ▪ Post Office Box 1550 ▪ Fort Myers, Florida 33902-1550
(941) 334-0046 ▪ Fax (941) 334-3661

OFFICIAL ACTS ZONING

1972	REZONE TO RU1/RU3	Z-72-144
1981	REZONE TO RM-2	Z-81-474
1982	LEE COUNTY ORDINANCE	82-43 Pelican's Nest PUD
1986	SPRING CREEK WEST DRI-REZONE	Z-86-172
1986	RIDGEWOOD RPD	Z-86-168
1987	SPRING CREEK WEST DRI0REZONE	Z-86-172-A
1987	RIDGEWOOD RPD	Z-86-168-A
1988	REZONE TO RPD	Z-88-193
1988	RESOLUTION	Z-88-032 Pelican's Nest RPD
1990	ADMIN. APPROVAL AMEND	PUD-90-015
1991	REZONE TO IM	Z-91-009
1991	LETTER VARIANCE APPROVAL	May 9, 1991
1991	ADMIN. APPROVAL AMEND	PD 91-012
1992	REZONING TO RPD	Z-92-108
1992	ADMIN. APPROVAL AMEND	PD-92-007
1992	ADMIN. APPROVAL AMEND	PD-92-016
1992	ADMIN. APPROVAL AMEND	PD-92-016A
1992	ADMIN. APPROVAL AMEND	PD-92-022
1992	LETTER-SETBACK CONFIRMATION	August 17, 1992
1992	SITE PLAN APPROVAL	December 14, 1992
1992	BURNT PINE CPD	Z-92-057
1993	ADMIN. APPROVAL AMEND	PD-93-006
1993	FINAL PLAN APPROVAL	October 29, 1993
1993	REZONING TO RPD	Z-93-066
1993	ADMIN. APPROVAL AMEND	PD-93-023
1993	SETBACK VARIANCE	#93-04-15-DSR-02
1993	REZONING TO RS-1	Z-93-018
1993	REZONING TO RPD	Z-93-068
1993	REZONING TO RPD	Z-93-069
1993	ADMIN. APPROVAL AMEND	PD-93-012
1993	ADMIN. APPROVAL AMEND	PD-93-011
1993	ADMIN. APPROVAL AMEND	PUD-93-001
1993	ADMIN. APPROVAL AMEND	PUD-93-003
1993	ADMIN. APPROVAL AMEND	PUD-93-020
1993	ADMIN. APPROVAL AMEND	PUD-93-022
1994	AMEND RPD	Z-94-061
1994	ADMIN APPROVAL AMEND	PD-94-012
1994	INTERPRETATION LETTER	August 10, 1994
1994	LEE COUNTY ORDINANCE NO 94-36	RESOLUTION Z-94-062
1994	ADMIN. APPROVAL AMEND	PD-94-011
1994	ADMIN. APPROVAL AMEND	PD-94-025
1994	REZONING TO RPD	Z-94-020
1994	ADMIN. APPROVAL AMEND	PD 94-019
1994	ADMIN. APPROVAL AMEND	PD 94-020
1995	REZONE TO RPD	Z-95-060

OFFICIAL ACTS ZONING

1995	RPD/CPD AMENDMENT	Z-94-061
1995	DRI AND RPD	Z-94-014
1995	AMEND RPD	Z-095-055
1995	ADMIN APPROVAL	ASV-95-006
1995	REZONING TO RPD & CPD	Z-95-008
1995	ADMIN AMENDMENT	PD-96-056
1995	ADMIN AMENDMENT	PD-95-030
1995	ADMINISTRATIVE APPROVAL	ASV-95-019
1995	ADMINISTRATIVE AUTHORIZATION	95-01-050. 12A 01.01
1995	FINAL PLAN APPROVAL	FPA-95-028
1996	ADMIN AMENDMENT	96-04-284.12A
1996	ADMIN AMENDMENT	PD-96-013
1996	ADMIN AMENDMENT	PD-96-022
1996	ADMIN AMENDMENT	PD-96-037
1996	ADMIN AMENDMENT	PD-96-008A
1996	ADMIN AMENDMENT	PD-96-003
1996	ADMIN AMENDMENT	PD-96-040
1996	ADMIN AMENDMENT	PD-96-021
1996	ADMIN AMENDMENT	PD-96-026
1996	ADMIN AMENDMENT	PD-96-039
1996	AMEND RPD	Z-96-055
1996	ADMIN AMENDMENT	PD-96-057
1997	ADMIN AMENDMENT	PD-97-032
1997	ADMIN AUTH	95-01-050 12A.02.01
1997	ADMIN DEVIATION	97-02 189.02A
1997	ADMIN AMENDMENT	PD 97-020
1997	ADMIN AMENDMENT	PD-97-051
1997	ADMIN AMENDMENT	PD-97-056
1997	ADMIN DEVIATION	98-06-173. 02A
1997	ADMIN AMENDMENT	PD-97-027
1997	ADMIN AMENDMENT	PD-97-008
1997	ADMIN AMENDMENT	PD-97-013
1997	ADMIN AMENDMENT	PD-97-008A
1997	AMEND RPD/CPD	Z-97-073
1997	ADMIN AMENDMENT	PD-97-055
1998	ADMIN AMENDMENT	PD-98-035
1998	ADMIN AMENDMENT	PD-98-070
1998	REZONE TO RPD	Z-98-066
1998	ADMIN ADMENDMENT	FPA-98-095
1998	ADMIN DEVIATION	98-06-173.02A
1998	ADMIN AUTHORIZATION	95-01-050.12A 03.01
1998	AMEND PUD	Z-98-014
1998	ADMIN AMENDMENT	PD-98-042
1998	FINAL PLAN APPROVAL	FPA-98-094
1998	FPA	FPA-99-005

OFFICIAL ACTS ZONING

1999	ADMIN AMENDMENT	FPA-99-009
1999	ADMEN AMENDMENT	FPA 99-009A
1999	AMEND RPD	Z-99-011
1999	ADMIN AMENDMENT	PD-99-040
1999	AMEND RPD	Z-99-024
1999	REZONE TO RPD	Z-99-048
1999	AMEND RPD	Z-99-080
2000	ADMIN AMENDMENT	ADD 2000-00003
2000	ADMIN AMENDMENT	ADD 2000-00032
2000	REZONE TO RPD	Z-00-044
2001	ADMIN AMENDMENT	ADD 2001-00064
2001	ADMIN AMENDMENT	ADD 2001-00062
2001	AMEND RPD	Z-00-031
2001	ADMIN AMENDMENT	ADD 2001-00167
2002	ADMIN AMENDMENT	ADD 2002-00035
2002	ADMIN AMENDMENT	ADD 2002-00034
2002	ADMIN AMENDMENT	ADD 2002-00087

SKETCH TO ACCOMPANY DESCRIPTIONS
PREPARED FOR

WCI COMMUNITIES LIMITED PARTNERSHIP

LOCATED IN

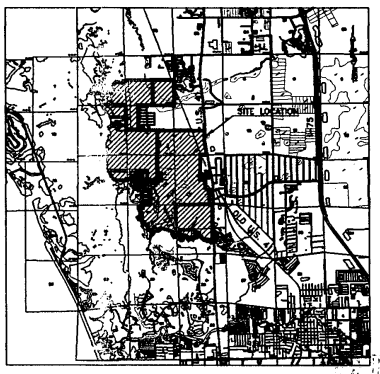
SECTIONS 5, 6, 7, 8, 9, 16, 17, 18, 20 & 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST

AND

SECTIONS 13 AND 24, TOWNSHIP 47 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PARCELS 1-A & 1-B
3	PARCEL 1-B
4	PARCELS 2-A THROUGH 2-D
5	BEACH PARCEL



LOCATION MAP
NOT TO SCALE

THIS IS NOT A SURVEY

FRANCIS L. YERDON (FOR THE FIRM)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5652

DATE/SIGNED: 10-31-01

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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APR 08 2002
COMMUNITY DEVELOPMENT
ZONING COUNTER

REVISED SEPTEMBER 27, 2001 – DESCRIPTIONS
REVISED JULY 3, 2001 – ADDED BEACH PARCEL

DRI 2002-00002

Exhibit II-A-2

DESCRIPTION
PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

PARCEL 1-A

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 16; THENCE RUN S 00° 02' 54" W ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE-1/4) FOR 2643.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION; THENCE RUN N 89° 10' 35" E ALONG THE SOUTH LINE OF SAID FRACTION FOR 805.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 16; THENCE RUN S 89° 39' 39" E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW-1/4) FOR 2657.98 FEET TO THE NORTHEAST CORNER OF SAID SECTION 20; THENCE RUN S 00° 35' 32" E ALONG THE EAST LINE OF SAID SECTION 20 FOR 2658.47 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 20; THENCE RUN N 89° 52' 48" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 21 FOR 2,640.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE EAST 820.00 FEET OF THE EAST HALF (E-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 21; THENCE RUN S 00° 31' 35" E ALONG SAID WEST LINE 801 FEET, MORE OR LESS TO THE WATER OF SPRING CREEK; THENCE MEANDERLY ALONG SPRING CREEK FOR 3630 FEET MORE OR LESS TO AN INTERSECTION OF THE EAST LINE OF SAID SECTION 20; THENCE RUN S 00° 35' 32" E ALONG THE EAST LINE OF SAID SECTION 20 FOR 91 FEET, MORE OR LESS TO AN INTERSECTION WITH THE APPROXIMATE CENTERLINE OF SPRING CREEK AS SHOWN ON THE PLAT OF PELICAN LANDING UNIT 5 RECORDED IN PLAT BOOK 59 AT PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG SAID CENTERLINE THE FOLLOWING COURSES: S 76° 50' 00" W FOR 181.21 FEET, N 34° 24' 17" W FOR 233.12 FEET, N 30° 59' 12" W FOR 174.43 FEET, N 24° 25' 38" E FOR 100.63 FEET, S 85° 44' 43" E FOR 219.58 FEET, N 18° 24' 43" E FOR 158.11 FEET, N 75° 11' 47" W FOR 355.71 FEET, N 85° 44' 33" W FOR 481.68 FEET, N 84° 16' 44" W FOR 351.75 FEET, N 86° 54' 31" W FOR 445.79 FEET, S 24° 34' 53" W FOR 134.81 FEET, S 63° 33' 22" E FOR 170.89 FEET, S 50° 30' 17" E FOR 220.63 FEET, S 82° 13' 07" E FOR 314.71 FEET, S 72° 09' 38" E FOR 291.56 FEET, S 72° 19' 11" E FOR 131.22 FEET TO AN INTERSECTION WITH THE NORTH AND AN WESTERLY QUARTER (SW-1/4) OF SAID SECTION 20; THENCE RUN N 00° 59' 18" W ALONG SAID EAST LINE 2620.20 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE RUN S 89° 56' 37" W ALONG THE NORTH LINE OF SAID FRACTION FOR 2610.00 FEET TO AN INTERSECTION WITH THE APPROXIMATE CENTERLINE OF THE AFORESAID SPRING CREEK; THENCE RUN ALONG SAID CENTERLINE AS SHOWN ON SAID PLAT OF PELICAN LANDING UNIT 5, THENCE RUN ALONG CONTINUATION OF THE FOLLOWING COURSES: N 09° 13' 28" W FOR 137.25 FEET, N 29° 08' 22" W FOR 590.59 FEET, N 38° 31' 58" W FOR 276.03 FEET, N 45° 16' 42" W FOR 295.00 FEET, N 32° 51' 05" E FOR 286.01 FEET, N 32° 51' 05" E FOR 252.39 FEET, N 20° 11' 00" E FOR 239.69 FEET, N 00° 35' 32" E FOR 360.25 FEET, N 89° 15' 43" E FOR 50 FEET MORE OR LESS TO THE EASTERLY SHORE OF SAID SPRING CREEK; THENCE RUN NORTHERLY ALONG SAID EASTERLY SHORE FOR 1220 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 20; THENCE RUN N 89° 15' 13" E ALONG SAID NORTH LINE OF SECTION 20 FOR 910 FEET MORE OR LESS TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 20; THENCE RUN N 89° 31' 32" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 17 FOR 2674.35 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE-1/4); THENCE RUN N 00° 31' 29" E ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 17 FOR 1.40 FEET TO AN INTERSECTION WITH THE SOUTHERLY TURNED STONES OF SPRING CREEK ROAD; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 1430.00 FEET (CHORD BEARING N 35° 00' 05" E) (CHORD 1284.86 FEET) (DELTA 29° 02' 16") FOR 1301.30 FEET; THENCE RUN N 63° 34' 24" E FOR 5.00 FEET; THENCE RUN N 00° 07' 36" E ALONG THE EASTERLY LINE OF SPRING CREEK ROAD (50 FEET WIDE) FOR 1611.64 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 17; THENCE RUN S 89° 25' 51" E ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 17 FOR 1638.15 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17; THENCE RUN N 89° 47' 28" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 16 FOR 2677.24 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 809 ACRES, MORE OR LESS.

AND

PARCEL 1-B

BEGINNING AT AN INTERSECTION OF THE WEST LINE OF SPRING CREEK ROAD WITH THE NORTH LINE OF SAID SECTION 17; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID SPRING CREEK SOUTHEASTERLY ALONG AN ARC OF A NON-TANGENT CURVE TO THE RIGHT OF RADIUS 1370.00 FEET (CHORD BEARING S 63° 18' 23" E) (CHORD 266.37) (DELTA 11° 08' 51" W) FOR 266.80 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN S 69° 52' 37" E FOR 1.40 FEET; THENCE RUN S 00° 07' 36" W FOR 1406.84 FEET; THENCE RUN N 89° 52' 24" W FOR 5.00 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT OF RADIUS 1370.00 FEET (CHORD BEARING S 37° 51' 54" W) (CHORD 1309.62 FEET) (DELTA 75° 27' 57") FOR 1409.26 FEET TO A POINT OF TANGENCY; THENCE RUN S 75° 37' 53" W FOR 1406.30 FEET TO THE NORTH RIGHT-OF-WAY OF A 30 FOOT WIDE ROAD AS RECORDED IN DEED BOOK 378 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 89° 50' 06" E ALONG SAID RIGHT-OF-WAY FOR 718.27 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF LANDS KNOWN LOCALLY AS SPRING CREEK ESTATES, AN UNRECORDED PLAT, THENCE RUN ALONG THE FOLLOWING COURSES AND DISTANCES: N 00° 00' 53" E FOR 510.00 FEET; N 89° 59' 07" W FOR 5.00 FEET; THENCE RUN A POINT OF CURVATURE; ALONG AN ARC OF A CURVE FOR 231.02 FEET, HAVING A RADIUS OF 145.00 FEET TO A POINT OF TANGENCY; S 33° 56' 23" CHORD OF 207.66 FEET AND CHORD BEARING OF S 75° 15' 01" W TO A POINT ON THE EAST LINE; S 00° 00' 53" E FOR 167.10 FEET; AND S 31° 35' 00" W FOR 130.70 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1059, PAGE 1085; THENCE WESTERLY ALONG SAID LANDS AND WATERS OF A CANAL ON THE NORTH LINE OF LANDS DESCRIBED IN SAID CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1059, PAGE 39; THENCE 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 48 FEET MORE OR LESS TO THE SOUTH LINE OF THE NORTH HALF (N-1/2) OF SAID SECTION 17; THENCE N 89° 59' 09" W FOR 129 FEET MORE OR LESS TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE RUN S 89° 56' 11" W ALONG THE SOUTH LINE OF SAID LOT 2, SAID LINE BEING THE BASIS OF BEARINGS FOR 1213.22 FEET, SAID LINE BEING THE SOUTHERLY PROPERTY LINE, TO A BULKHEAD LINE ESTABLISHED BY PAUL T. O'HAGAN, FLORIDA PROFESSIONAL LAND SURVEYOR #1938 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: N 28° 02' 39" W FOR 355.00 FEET TO A POINT OF CURVATURE; ALONG AN ARC OF A CURVE FOR 336.95 FEET, HAVING A RADIUS OF 830.00 FEET, CENTRAL ANGLE OF 23° 15' 00" CHORD OF 334.66 FEET AND CHORD BEARING OF N 13° 20' 13" W, TO A POINT OF TANGENCY; N 01° 42' 43" W FOR 485.00 FEET TO A POINT OF CURVATURE; ALONG AN ARC OF A CURVE FOR 104.44 FEET, HAVING A RADIUS OF 160.00 FEET, CENTRAL ANGLE OF 37° 24' 09" CHORD OF 102.60 FEET AND A CHORD BEARING OF N 20° 54' 48" W TO A POINT OF TANGENCY; N 39° 47' 04" W FOR 144.73 TO A POINT OF CURVATURE; ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 32° 21' 45", CHORD OF 55.74 FEET AND A CHORD BEARING OF N 23° 36' 11" W, TO A POINT OF TANGENCY AND AN INTERSECTION WITH THE WATERS OF ESTERO BAY; THENCE RUN NORTHERLY ALONG THE WATERS OF ESTERO BAY FOR 2270 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 18; THENCE RUN S 89° 25' 48" E ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 18 FOR 2330 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF SECTION 18; THENCE RUN S 89° 25' 49" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 17 FOR 2558.62 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 25' 51" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 17 FOR 643.07 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 304 ACRES, MORE OR LESS.

AND

BEACH PARCEL
SECTIONS 13 & 24, TOWNSHIP 47 SOUTH, RANGE 24 EAST
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 3, SECTION 13 AND GOVERNMENT LOT 2, SECTION 24, TOWNSHIP 47 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE CENTER OF A TURNAROUND ON STATE ROAD NO. 865 (BONITA BEACH ROAD) BEING S.R.D.
S1+00+00.76 AND N 89° 41' 36" W ALONG THE NORTHERN PROLONGATION OF SAID CENTERLINE OF STATE ROAD NO. 865 FOR 266.00 FEET; THENCE RUN S 00° 38' 48" W FOR 66.40 FEET; THENCE RUN N 89° 21' 12" W FOR 1863.42 FEET; THENCE RUN N 20° 09' 41" W FOR 1403.30 FEET; THENCE RUN N 89° 41' 36" W FOR 313.81 FEET TO THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING RUN
N 16° 55' 11" W FOR 97.51 FEET,
N 22° 29' 32" W FOR 100.53 FEET,
N 23° 04' 58" W FOR 100.51 FEET,
N 14° 31' 19" W FOR 73.01 FEET,
N 27° 02' 10" W FOR 88.01 FEET,
N 29° 33' 57" W FOR 48.01 FEET,
N 22° 14' 14" W FOR 47.22 FEET,
N 20° 39' 33" W FOR 46.98 FEET,
N 11° 13' 38" W FOR 28.60 FEET,
N 26° 16' 46" W FOR 46.87 FEET,
N 26° 35' 45" W FOR 48.04 FEET,
N 17° 35' 55" W FOR 48.01 FEET,
N 12° 46' 07" W FOR 50.04 FEET,
N 29° 35' 07" W FOR 69.12 FEET,
N 20° 45' 56" W FOR 63.62 FEET, THENCE RUN N 79° 23' 31" W FOR 1.40 FEET TO A POINT ON A CURVE TO AN INTERSECTION WITH THE APPROXIMATE MEAN HIGH WATER LINE OF THE GULF OF MEXICO; THENCE RUN NORTHERLY AND NORTHEASTERLY ALONG SAID WATERS 1140 FEET MORE OR LESS TO AN INTERSECTION WITH THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2218 AT PAGE 169 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTH LINE AND ALONG THE SAID WATERS OF A CURVE WITH RADIUS 12000.00 FEET FOR 783 FEET TO AN INTERSECTION WITH THE WATERS OF NEW PASS; THENCE RUN SOUTHERLY, EASTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG SAID WATERS FOR 4080 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE BEARING N 63° 00' 00" E AND PASSING THROUGH THE POINT OF BEGINNING; THENCE RUN S 63° 00' 00" W FOR 181 FEET MORE OR LESS TO THE POINT OF BEGINNING.
AND
FROM SAID POINT OF BEGINNING RUN
S 13° 03' 59" E FOR 84.16 FEET; THENCE RUN
S 19° 13' 45" E FOR 50.64 FEET; THENCE RUN
S 04° 34' 15" E FOR 54.83 FEET; THENCE RUN
S 24° 12' 27" E FOR 50.64 FEET; THENCE RUN
S 37° 10' 29" E FOR 50.01 FEET; THENCE RUN
S 37° 31' 55" E FOR 50.01 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2218 AT PAGE 169 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 85° 00' 00" E ALONG SAID SOUTH LINE FOR 134 FEET, MORE OR LESS TO THE WATERS OF ESTERO BAY; THENCE NORTHERLY ALONG SAID WATERS FOR 358 FEET, MORE OR LESS TO AN INTERSECTION WITH A LINE BEARING N 63° 00' 00" E AND PASSING THROUGH THE POINT OF BEGINNING; THENCE RUN S 63° 00' 00" W FOR 181 FEET, MORE OR LESS TO THE POINT OF BEGINNING.
CONTAINING 3.18 ACRES, MORE OR LESS.
BEARINGS HEREINABOVE MENTIONED ARE PLANE COORDINATE FOR THE FLORIDA WEST ZONE.

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SPRING CREEK WEST
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 E.ST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE RUN N 89° 36' 34" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 21 FOR 2627.86 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 21; THENCE RUN N 89° 36' 34" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 21 FOR 1789.43 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF TAMIAMI TRAIL (US 41 – SR 90); THENCE RUN S 24° 12' 27" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 3690 FEET; THENCE RUN S 00° 00' 53" E FOR 2618.01 FEET; S 00° 35' 35" E FOR 1103.12 FEET; S 00° 00' 53" E FOR 3690 FEET MORE OR LESS TO THE NORTHEASTERLY WATERS OF SPRING CREEK; THENCE RUN WESTERLY ALONG SAID NORTHERLY WATERS FOR 2765 FEET MORE OR LESS TO AN INTERSECTION WITH THE EAST LINE OF THE EAST HALF OF THE EAST HALF (E-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 21; THENCE RUN N 00° 31' 35" W ALONG SAID WEST LINE FOR 801 MORE OR LESS TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 21; THENCE RUN S 89° 52' 48" W ALONG SAID SOUTH LINE FOR 2640.41 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 21; THENCE RUN N 00° 35' 32" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW-1/4) FOR 2656.47 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 282 ACRES, MORE OR LESS.

DESCRIPTION CONTINUED
PELICAN LANDING DRI – CITY OF BONITA SPRINGS

DESCRIPTION
PELICAN LANDING DRI –UNINCORPORATED LEE COUNTY
SECTIONS 5, 6, 7, 8 AND 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 5, 6, 7, 8, AND 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

PARCEL 2-A

BEGINNING AT AN INTERSECTION OF THE WEST LINE OF TAMIAMI TRAIL (STATE ROAD NO. 45) WITH THE SOUTH LINE OF COCOANUT ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1735 AT PAGE 2538 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 00° 10' 58" W ALONG SAID WEST LINE FOR 621.61 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY AND SOUTHEASTERLY ALONG SAID LINE, ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 5787.58 FEET (DELTA 10° 17' 00") FOR 1040.04 FEET TO A POINT OF TANGENCY; THENCE RUN S 10° 06' 00" E ALONG SAID WESTERLY LINE FOR 1.37 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 8; THENCE RUN S 89° 23' 00" W ALONG SAID SOUTH LINE FOR 708.84 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE-1/4) OF SECTION 8; THENCE RUN S 89° 17' 22" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 9 FOR 2677.24 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 9; THENCE RUN S 89° 16' 14" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 8 FOR 1,838.15 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SPRING CREEK ROAD AS DESCRIBED IN DEED BOOK 305 AT PAGE 276, LEE COUNTY RECORDS; THENCE CONTINUE N 00° 07' 17" E ALONG SAID EAST LINE FOR 343.54 FEET; THENCE RUN S 89° 38' 58" E FOR 98.00 FEET; THENCE RUN N 00° 07' 17" E ALONG SAID EAST LINE FOR 849.27 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2244 PAGE 3364 SAID PUBLIC RECORDS; THENCE RUN S 89° 31' 02" E ALONG THE SOUTH LINE OF SAID LANDS FOR 189.98 FEET; THENCE RUN N 00° 07' 17" E ALONG THE EAST LINE OF SAID LANDS FOR 125.01 FEET; THENCE RUN N 89° 31' 02" W ALONG THE NORTH LINE OF SAID LANDS FOR 189.98 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID SPRING CREEK ROAD; THENCE RUN N 00° 07' 17" E ALONG SAID EAST LINE FOR 1292.76 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF COCONUT ROAD (50 FEET WIDE); THENCE RUN S 89° 16' 14" E ALONG SAID SOUTH LINE FOR 1802.36 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 5; THENCE RUN N 01° 04' 54" E ALONG SAID WEST LINE FOR 50.00 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION; THENCE CONTINUE N 01° 04' 54" E ALONG SAID WEST LINE FOR 5.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF COCONUT ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 1735 AT PAGE 2535, SAID PUBLIC RECORDS; THENCE RUN S 89° 35' 50" E ALONG SAID SOUTH LINE FOR 1346.14 FEET; THENCE RUN SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT OF RADIUS 30.00 FEET (CHORD BEARING S 45° 34' 10" W) (CHORD 42.43 FEET) (DELTA 90° 00' 00") FOR 47.13 FEET TO A POINT OF TANGENCY; THENCE RUN S 00° 24' 10" E FOR 336.31 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT OF RADIUS 270.00 FEET (CHORD BEARING S 44° 35' 50" E) (CHORD 381.84 FEET) (DELTA 90° 00' 00") FOR 424.12 FEET TO A POINT OF TANGENCY; THENCE RUN S 89° 35' 50" E FOR 69.41 FEET TO A POINT OF CURVATURE; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT OF RADIUS 530.00 FEET (CHORD BEARING S 77° 42' 09" E) (CHORD 253.74 FEET) (DELTA 27° 47' 02") FOR 256.23 FEET; THENCE RUN N 25° 37' 32" E FOR 748.15 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTH LINE OF COCONUT ROAD; THENCE RUN ALONG SAID SOUTH LINE S 89° 35' 50" E FOR 301.22 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 294.56 ACRES, MORE OR LESS.

AND

PARCEL 2-B

FROM –A RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 8 RUN S 00° 22' 24" E ALONG THE WEST LINE OF SAID FRACTION FOR 25.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF COCONUT ROAD AS RECORDED IN PLAT BOOK 3 PAGE 123 COMMISSIONERS MINUTES BOOK 6 AT PAGE 288 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING RUN S 89° 16' 14" E ALONG SAID SOUTH LINE FOR 3253.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 9; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID WEST LINE: S 01° 04' 54" W ALONG SAID WEST LINE FOR 1725.00 FEET (CHORD BEARING S 00° 55' 51" W) (CHORD 346.22 FEET) (DELTA 11° 31' 09") FOR 346.89 FEET TO A POINT OF TANGENCY; THENCE RUN S 11° 26' 26" W FOR 178.50 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AND ARC OF A CURVE TO THE RIGHT OF RADIUS 1725.00 FEET (CHORD BEARING S 00° 55' 51" W) (CHORD 346.22 FEET) (DELTA 11° 31' 09") FOR 346.89 FEET TO A POINT OF TANGENCY; THENCE RUN S 11° 26' 26" W FOR 178.50 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AND ARC OF A CURVE TO THE RIGHT OF RADIUS 1740.00 FEET (CHORD BEARING S 00° 28' 48" W) (CHORD 926.06 FEET) (DELTA 21° 55' 15") FOR 941.84 FEET TO A POINT OF TANGENCY; THENCE RUN S 15° 26' 26" W FOR 231.66 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG SAID ARC OF A CURVE TO THE RIGHT OF RADIUS 1740.00 FEET (CHORD BEARING S 08° 42' 25" E) (CHORD 718.78) (DELTA 23° 44' 45") FOR 720.98 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 9; THENCE RUN N 89° 25' 49" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 8 FOR 842.07 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 8; THENCE RUN N 89° 25' 49" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 8 FOR 2658.62 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE RUN N 89° 25' 49" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION 7 FOR 2330 FEET MORE OR LESS TO THE WATERS OF ESTERO BAY; THENCE RUN NORTHERLY ALONG THE WATERS OF ESTERO BAY FOR 6,485 FEET MORE OR LESS TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF (S-1/2) OF GOVERNMENT

DESCRIPTION CONTINUED
PELICAN LANDING DRI –UNINCORPORATED LEE COUNTY

LOT 2 OF SAID SECTION 7; THENCE RUN N 89° 39' 15" E ALONG THE NORTH LINE OF SAID SOUTH HALF (S-1/2) OF GOVERNMENT LOT 3 FOR 793 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1885 AT PAGE 3817 OF SAID PUBLIC RECORDS; THENCE RUN S 09° 59' 45" E ALONG THE EAST LINE OF SAID LANDS FOR 199.50 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE RUN S 89° 39' 15" W FOR 684.23 FEET; THENCE RUN N 68° 53' 15" E FOR 338.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF COCONUT ROAD; THENCE RUN S 01° 07' 45" E ALONG SAID WEST LINE FOR 488.53 FEET; THENCE RUN N 89° 47' 05" E ALONG THE SOUTH LINE OF SAID COCONUT ROAD FOR 24.69 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT OFFICIAL RECORD BOOK 1677 AT PAGE 3846 OF SAID PUBLIC RECORDS.
PARCEL CONTAINS 3.43 ACRES, MORE OR LESS.

AND

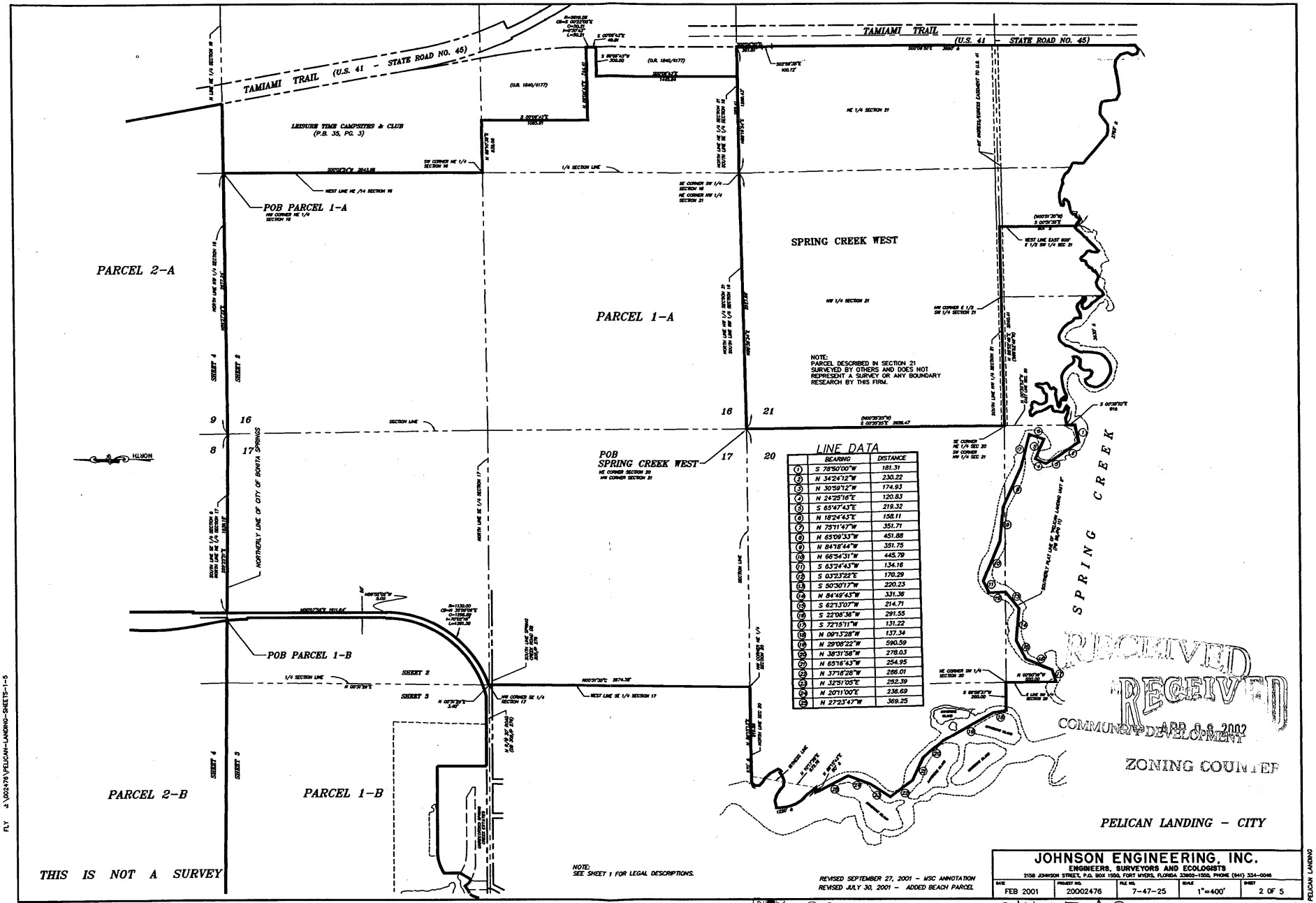
PARCEL 2-C

A PARCEL OF LAND LYING IN AND BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST OF LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF (E-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 8; THENCE RUN N 01° 00' 45" W ALONG THE WEST LINE OF SAID EAST HALF (E-1/2) OF THE NORTHWEST QUARTER (NW-1/4) FOR 40.12 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COCONUT ROAD (AS MAINTAINED); THENCE RUN S 89° 39' 15" E ALONG SAID RIGHT-OF-WAY FOR 171.25 FEET TO THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE S 89° 39' 15" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 342.50 FEET; THENCE RUN N 01° 04' 54" E A DISTANCE OF 367.88 FEET; THENCE RUN N 89° 16' 14" W A DISTANCE OF 342.50 FEET; THENCE RUN S 01° 04' 44" E A DISTANCE OF 367.98 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 2.89 ACRES, MORE OR LESS.

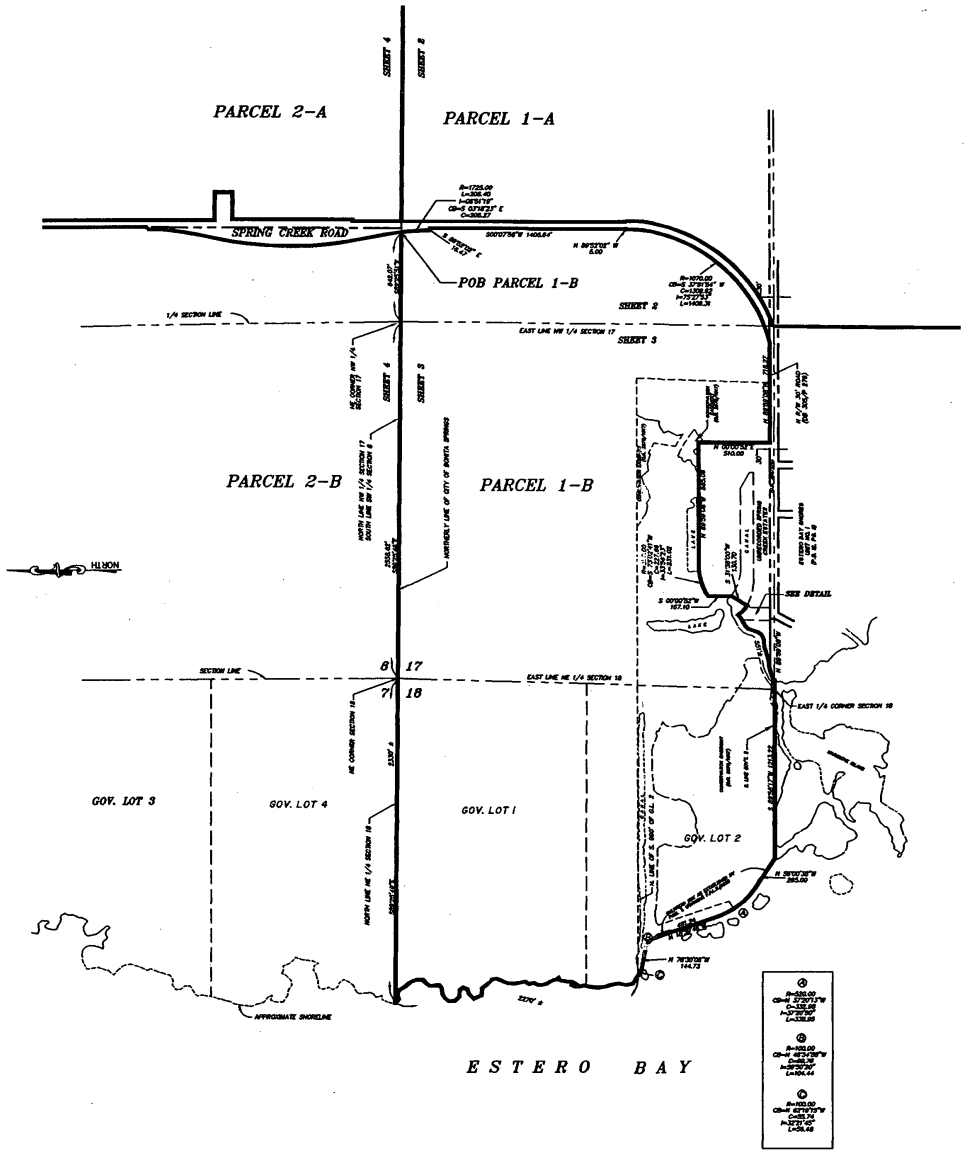
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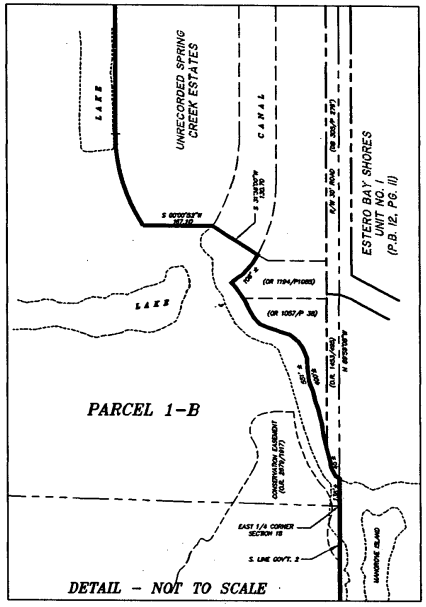
PARCEL 2-D

ALL THAT PART OF FLORIDA GULF LAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, AT PAGE 26 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST AND THE WEST 1/2 OF LANDS TO FLORIDA POWER AND LIGHT COMPANY AS DESCRIBED IN DEED BOOK 305 AT PAGE 244, PAGE 133 OF SAID PUBLIC RECORDS, ALSO LOT 6, BLOCK 16 OF ELDORADO ACRES (AN UNRECORDED SUBDIVISION) AS SHOWN IN PLAT BOOK 1, AT PAGE 163 OF SAID PUBLIC RECORDS; ALSO PART OF SECTIONS 5, 6, 7 AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE RUN N 89° 45' 35" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 6 FOR 2588.66 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 6; THENCE RUN N 89° 25' 13" W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW-1/4) FOR 587.32 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 6, BLOCK 16, ELDORADO ACRES, AN UNRECORDED SUBDIVISION; THENCE ALONG THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID LOT 6:
S 00° 50' 16" E FOR 132.70 FEET;
N 89°



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FLY J:\00247\6\PELICAN-LANDING-SHEETS-1-5





NOTE:
SEE SHEET 1 FOR LEGAL DESCRIPTIONS.

RECEIVED
APR 08 2002
COMMUNITY DEVELOPMENT
ZONING COUNTER

PELICAN LANDING - CITY

THIS IS NOT A SURVEY

REVISED SEPTEMBER 27, 2001 - MSC ANNOTATION
REVISED JULY 30, 2001 - ADDED BEACH PARCEL

JOHNSON ENGINEERING, INC. ENGINEERS, SURVEYORS AND ECOLOGISTS 2158 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (941) 334-0046				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
FEB 2001	20002476	7-47-25	1"=400'	3 OF 5

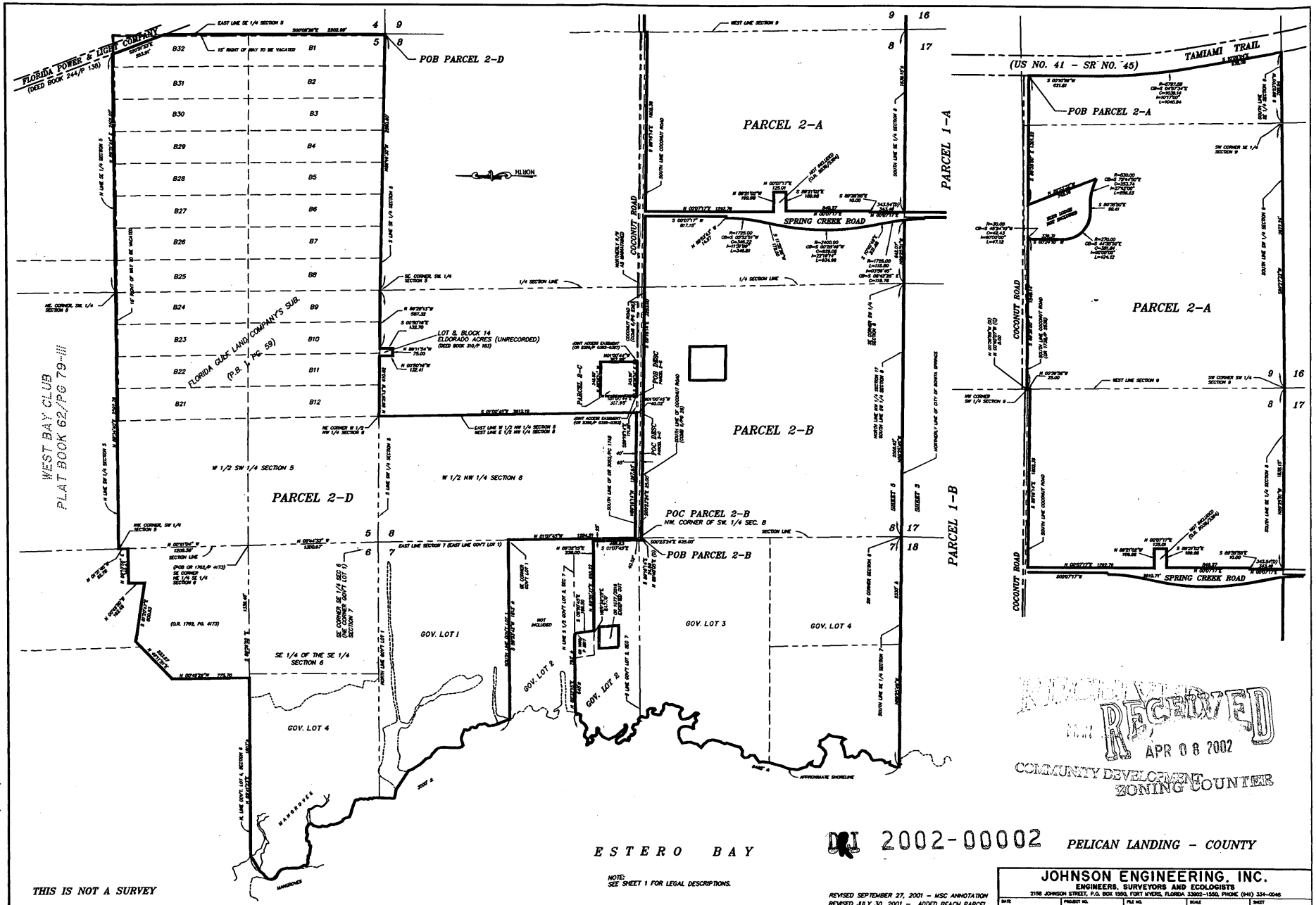
DRI 2002-00002

Exhibit II-A-2

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J:\002476\PEL-LANDING-REV-FEB-2001.dwg, Tue Oct 30 14:23:46 2001 FLY

PELICAN LANDING



RECEIVED
APR 08 2002
COMMUNITY DEVELOPMENT
ZONING COUNTER

DRI 2002-00002 PELICAN LANDING - COUNTY

THIS IS NOT A SURVEY

NOTE:
SEE SHEET 1 FOR LEGAL DESCRIPTIONS.

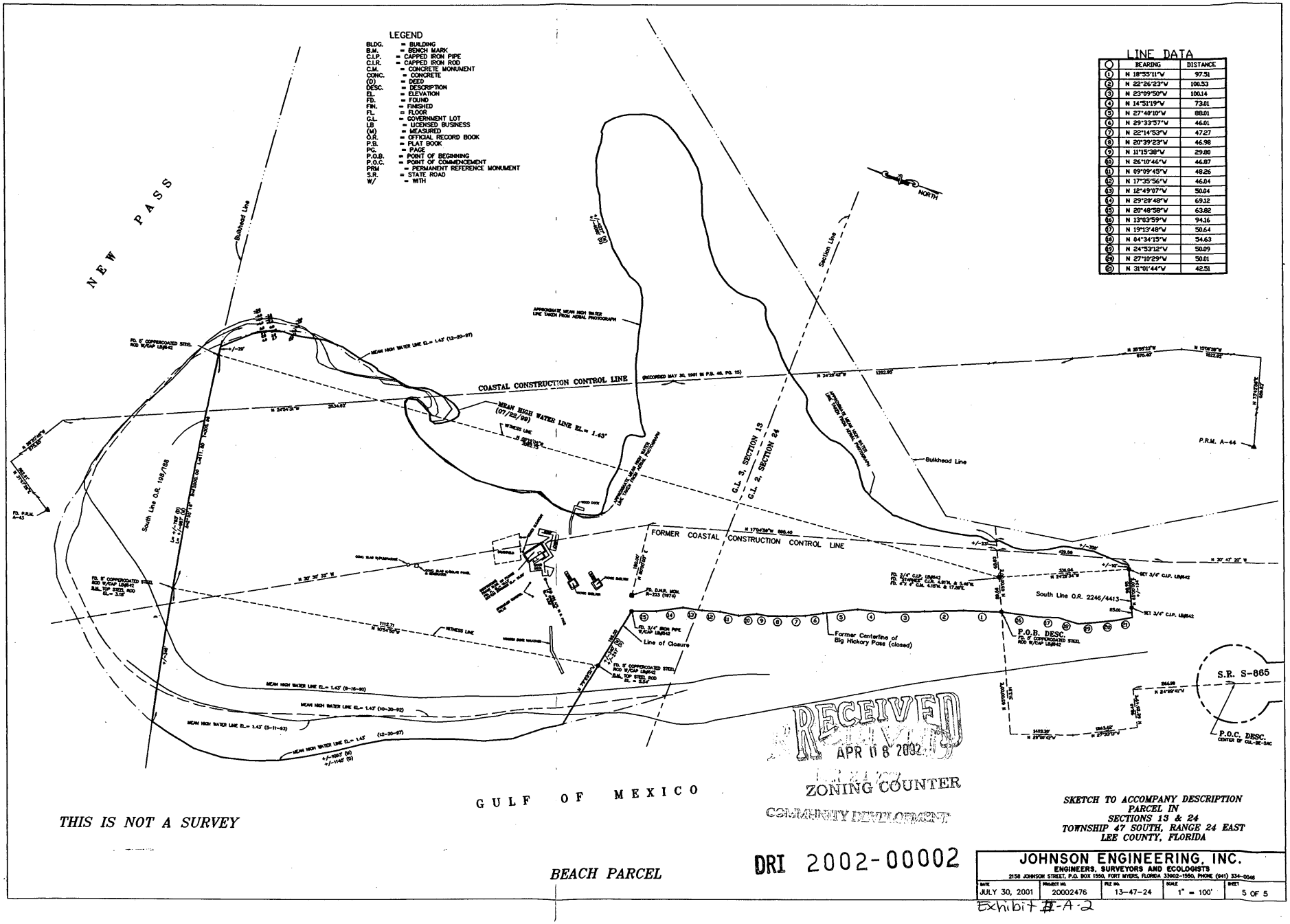
REVISED SEPTEMBER 27, 2001 - MSC ANNOTATION
REVISED JULY 30, 2001 - ADDED BEACH PARCEL

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
2158 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (941) 334-0046

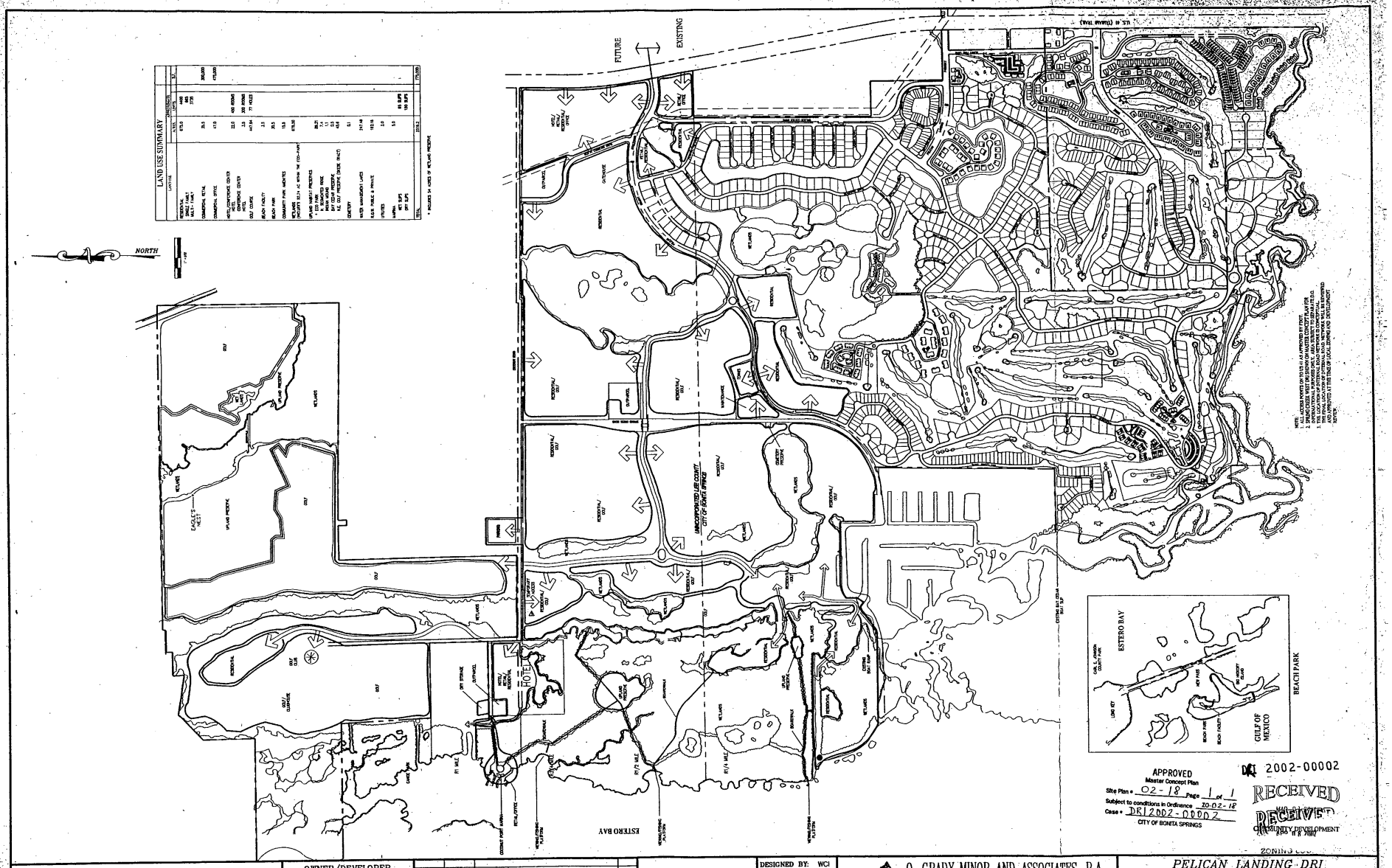
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
FEB 2001	20002476	7-47-25	1"=400'	4 OF 5

Exhibit II-A-2

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FLY J:\002476\PELICAN-LANDING-SHEETS-1-5



J:\002476\BEACH-PARCEL-SHEET5.dwg Tue Oct 30 14:30:43 2001 FLY



LEGEND

OWNER/DEVELOPER
WATERMARK COMMUNITIES INCORPORATED
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(941) 947-2600
(941) 498-8272 (FAX)

Revision	Date	Description	By
1	4/01	ADDED TEMPORARY ACCESS TO COCONUT RD.	WA

PRINTED
NOV 19 2001
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS-LAND SURVEYORS

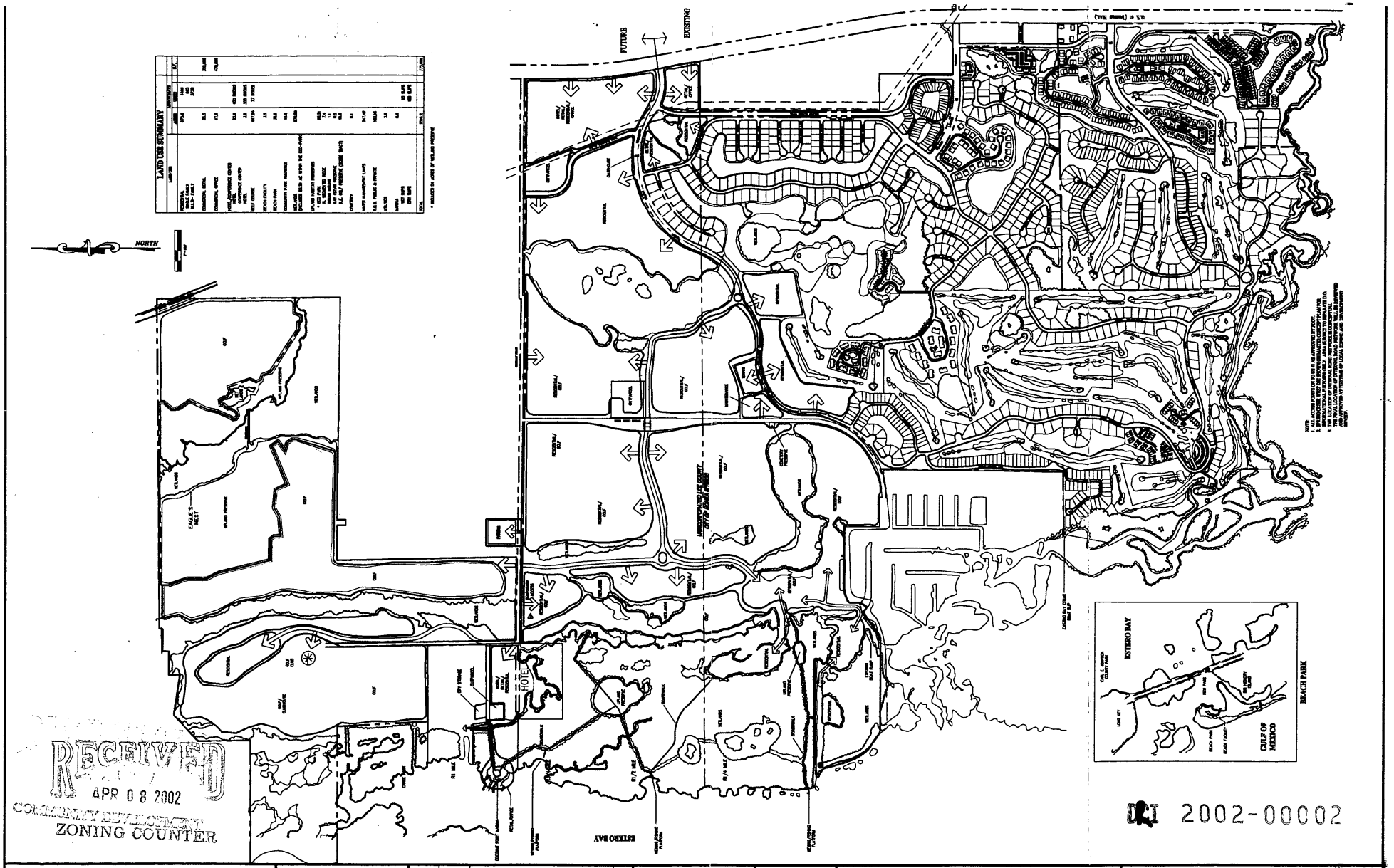
DESIGNED BY: WCI
DRAWN BY: WCI
APPROVED: W.A.
JOB CODE: PLNOPC
SCALE: 1" = 600'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0376
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0000161
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0000161

PELICAN LANDING DRI

MAP 'H'
MASTER DEVELOPMENT PLAN

DATE	FILE NAME	DRAWING NUMBER
NOVEMBER, 2000	PLMAPH	1 of 1



RECEIVED
APR 08 2002
COMMUNITY DEVELOPMENT
ZONING COUNTER

DRI 2002-00002

LEGEND

OWNER/DEVELOPER
WCI COMMUNITIES, INC.
24301 Walden Center Drive
Suite 300
Bonita Springs, Florida 34134
(941) 947-2600
(941) 498-8268 (FAX)

Revision	Date	Description	By
1	4/01	ADDED TEMPORARY ACCESS TO COCONUT RD.	WA

DESIGNED BY: WCI
DRAWN BY: WCI
APPROVED: W.A.
JOB CODE: PLNOPC
SCALE: 1" = 600'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0000681
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0000681

PELICAN LANDING DRI
MAP 'H'
MASTER DEVELOPMENT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
NOVEMBER, 2000	PLMAPH	1 OF 1

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CITY OF BONITA SPRINGS
ZONING ORDINANCE NO. 02-18

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST FOR A NOTICE OF PROPOSED CHANGE (NOPC) FOR AN AMENDMENT TO THE PELICAN LANDING DRI DEVELOPMENT ORDER #1-9293-121, AS AMENDED, TO ADJUST THE BUILDOUT AND TERMINATION DATES TO MAY 20, 2009 AND MAY 20, 2012 RESPECTIVELY, AND A DETERMINATION AS TO WHETHER THE PROPOSED CHANGE CONSTITUTES A SUBSTANTIAL DEVIATION FROM THE ORIGINAL DEVELOPMENT APPROVALS THEREBY WARRANTING FURTHER DEVELOPMENT OF REGIONAL IMPACT REVIEW; ON LAND LOCATED WEST OF U. S. 41, EAST OF ESTERO BAY, NORTH OF BONITA BAY DRI AND SOUTH OF WILLIAMS ROAD, BONITA SPRINGS, FLORIDA; ON 2,792.2 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pelican Landing DRI Amendment – NOPC has filed an application for an amendment to the Pelican Landing DRI Development Order #1-9293-121, as amended, to adjust the buildout and termination dates based upon the tolling of time applicable to previous judicial action and extend the adjusted buildout and termination dates to May 20, 2009, and May 20, 2012 respectively; and a determination as to whether the proposed change constitutes a substantial deviation from the original development approvals thereby warranting further Development of Regional Impact review.

WHEREAS, the subject property is located at West of U.S. 41, East of Estero Bay, North of Bonita Bay DRI and South of Williams Road, in Sections 05,06,07,08,09,16,17,18,20 and 21-T47S-R25E, and Sections 13 and 14-T47S-R24E, Bonita Springs, Florida, and is described more particularly as:

"See Schedule A"

WHEREAS, a Public Hearing was advertised and heard on September 6, 2002 by the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board") on Case DRI 2002-00002 who gave full consideration to the evidence available and recommended approval; and gave full and complete consideration of the record, consisting of the Staff Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The August 22, 2002 Staff Report prepared by Lee County Development Services Division and evidence submitted at the Zoning Board hearing is on file with the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bonita Springs, Lee County, Florida:

SECTION ONE: APPROVAL OF REQUEST

City Council of Bonita Springs hereby approves the amendment to the Pelican Landing DRI Development Order #1-9293-121 as amended, of 2,792.2 ± acres with the following conditions:

A. Conditions

1. The development of this project must be in compliance with the Pelican Landing DRI Development Order #1-9293-121, as amended, and DRI Map H dated November, 2000, last revised April, 2001, and stamped received at the zoning counter on April 8, 2002.

2. This development must comply with all of the requirements of the City of Bonita Springs Land Development Code (LDC) at the time of local development order approval except as may be modified by previously approved deviations.

SECTION TWO: EFFECTIVE DATE

This ordinance shall take effect thirty (30) days from the date of adoption.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 28th day of October, 2002.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Arend	AYE	Piper	AYE
Edsall	AYE	Wagner	ABSENT
Nelson	AYE	Warfield	AYE
Pass	AYE		

Date filed with City Clerk: 10/31/02

ELEVENTH DEVELOPMENT ORDER
AMENDMENT
FOR

PELICAN LANDING

A DEVELOPMENT OF REGIONAL IMPACT

STATE DRI #1-9293-121
COUNTY CASE DRI 2002-00002
CITY OF BONITA SPRINGS CASE DRI 2002-00002

WHEREAS, on November 28, 2000, WCI Communities, Inc., the owner of the Pelican Landing Development of Regional Impact (DRI) most recently requested an amendment to the original Development Order (DO) adopted August 29, 1994, as amended; and

WHEREAS, this document incorporates the Development Order Amendments for Pelican Landing DRI adopted: 1) March 22, 1995 (incorporating the terms of a settlement agreement); 2) August 16, 1995, which incorporated the conditions of the Spring Creek West DRI as set forth in the Eighth Amendment to Spring Creek DRI #10-7677-9; 3) November 4, 1996; 4) November 17, 1997; 5) September 21, 1998; 6) June 21, 1999; 7) December 6, 1999; 8) August 7, 2000; 9) September 18, 2002; and 10) April 3, 2002 and the conditions proposed for the eleventh amendment to the Pelican Landing DRI Development Order; and

WHEREAS, Condition II.L., adopted as part of the ninth development order amendment, required the developer to file a Notice of Proposed Change to delineate the jurisdictional boundaries as to the DRI property between the City of Bonita Springs and Lee County; and

WHEREAS, the Developer has submitted an application for the Eleventh Amendment to the Pelican Landing DRI Development Order to extend the buildout date; and

WHEREAS, Lee County has adopted a substantially similar development order to be applicable within its jurisdiction; and

WHEREAS, the proposed changes to the Pelican Landing DRI Development Order described in this document are consistent with the adopted Comprehensive Land Use Plan of Lee County, the transitional Bonita Springs Comprehensive Land Use Plan, the proposed Bonita Springs Comprehensive Land Use Plan and applicable local Land Development regulations; and

WHEREAS, City Council of Bonita Springs, Florida, has considered the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board"), the documents and comments upon the record made before the City Council in public hearing, and after full consideration of those reports, recommendations,

comments, and documents, the City Council of Bonita Springs, Florida, finds and determines that the proposed change does not constitute a substantial deviation warranting further DRI review.

I. FINDINGS OF FACT/CONCLUSIONS OF LAW

A. The "Pelican Landing DRI" is a partially built master planned community on a total of 2748.25 acres located approximately three miles north of the Lee/Collier County Line. Approximately 1249.8 acres of the Pelican Landing DRI are located within the City of Bonita Springs; approximately 1216.45 acres of the Pelican Landing DRI are located within the unincorporated area of Lee County; and approximately 282 acres of the 2748.25 acre total constitutes the Spring Creek West DRI, which is located in the City of Bonita Springs. The property is bounded on the west by Estero Bay, on the east by US 41, and on the south by Spring Creek. Coconut Road provides the general northern boundary of Pelican Landing; however, a part of the project is located north of Coconut Road.

The proposal is to construct 4,400 residential units, of which 665 are single-family and 3,735 multi-family, 300,000 square feet of gross floor area of retail commercial, and 475,000 square feet of gross floor area of office commercial. The retail uses will provide up to 2,048 parking spaces and the office uses will provide up to 1,587 parking spaces. The project will also include 750 hotel/motel rooms, a 50,000-square-foot conference center, 65 wet boat slips and 150 dry boat slips, various recreational amenities including, but not limited to: golf, tennis, canoe parks, an existing boat ramp on the Baywinds Parcel and a beach park for the benefit of the owners in Pelican Landing. There are 143.81 acres of upland habitat preserve, 678.5 acres of salt and freshwater wetlands, 247.49 acres of water management lakes, 162.16 acres of public and private rights-of-way, 3.2 acres of "off-site" parking, 6 acres of utilities and an .11-acre cemetery site.

Water supply and wastewater treatment, and reclaimed water, when available, will be provided by Bonita Springs Utilities, Inc. The project build out is the year ~~2002~~ 2009.

B. LEGAL DESCRIPTION: The Pelican Landing DRI is located in Sections 05, 06, 07, 08, 09, 16, 17, 18, 20, and 21, Township 47 South, Range 25 East, and Sections 13 and 24, Township 47 South, Range 24 East, Lee County, Florida, as more particularly described in attached Exhibits A, B, C and D.

Exhibit A identifies the boundaries of the Pelican Landing DRI as located within unincorporated Lee County.

Exhibit B identifies the boundaries of the DRI located within the City of Bonita Springs, except the Spring Creek West DRI portion.

Exhibit C identifies the boundaries of the Spring Creek West DRI, which is located in City of Bonita Springs.

Exhibit D is a sketch of the legal descriptions, set forth in Exhibits A, B and C.

C. The DRI property is currently zoned AG-2, RS-1, RM-6, PUD, RPD, CPD, TFC-2 and RM-2; the property is partially developed.

D. The Application for Development Approval as modified by the settlement agreement was determined to be consistent with the requirements of Section 380.06, Florida Statutes.

E. The development is not located in an area designated as an Area of Critical State Concern under the provisions of Sections 380.05 and 380.06 (14), Florida Statutes.

F. The proposed Development Order Amendment does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development plan applicable to the area. The development is consistent with the State Comprehensive Plan if developed pursuant to the conditions set forth herein.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Bonita Springs pursuant to the provisions of Section 380.06, Florida Statutes. The development, as proposed in the Application for Development Approval (ADA) amended by subsequent Notices of Proposed Change, and as modified by this Development Order Amendment, is generally consistent with the report and the recommendations of the SWFRPC pursuant to Section 380.06(11).

H. The development is located in the Urban Community, Outlying Suburban and Resource Protection Areas classifications of the Lee Plan with the Privately Funded Infrastructure Overlay and is consistent with the Lee County Comprehensive Plan and Lee County's Land Development Regulations if subject to the conditions contained in this Development Order.

I. The proposed conditions below meet the criteria found in Section 380.06 (15) (d), Florida Statutes.

J. In accordance with the Development Order condition Section III. Condition 16. herein, the lands within the Spring Creek West DRI were incorporated into this Development Order. Those lands described as the Spring Creek West DRI will only be subject to those terms and conditions set forth in the Eighth Development Order Amendment for the Spring Creek West DRI. They will remain applicable to the property known as the Spring Creek West DRI in the same manner as they are presently applicable, except that one annual monitoring report that includes both Pelican Landing and Spring Creek West DRIs must be submitted. Additionally the Spring Creek West DRI legal description has been included within the Pelican Landing DRI. Since the Spring Creek West land is part of an almost completely developed vested DRI, there is no reason to alter the conditions within the Spring Creek West

DRI Development Order. The Spring Creek West property is vested under the terms and conditions of the Spring Creek West DRI Development Order, and this property will not be considered in any cumulative analysis of Pelican Landing in accordance with Section III Condition 16.

K. A portion of the DRI property has been included in the incorporated limits of the City of Bonita Springs pursuant to legislation adopted during the 1999 Legislative session. The property now located in the City of Bonita Springs lies within the area described in section 6 of the Committee Substitute for Senate Bill 2626, 1st Engrossed. Pursuant to Florida Statutes section 380.06(15)(h), a separate DRI development order must be adopted by the City of Bonita Springs that incorporates the rights and obligations specified in this development order as they affect property located within the city limits. Also pursuant to that section of the Florida Statutes, the Pelican Landing DRI development order adopted by the county must be amended to remove property now located in the City of Bonita Springs. Conditions pertaining to the adoption of an amended DRI development order for property remaining within unincorporated Lee County are set forth in Section II. L. of this development order.

II. ACTION ON REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, LET IT BE ORDAINED BY THE CITY COUNCIL OF BONITA SPRINGS, LEE COUNTY, FLORIDA, that conditions of the Development Order for the Pelican Landing DRI adopted on August 29, 1994, and amended on March 22, 1995, August 16, 1995, November 4, 1996, November 17, 1997, and September 21, 1998, June 21, 1999, December 6, 1999, August 7, 2000, September 18, 2002 and April 3, 2002 are further amended as follows, with new language underlined and deletions struck through. All other portions of the original Development Order will remain in full force and effect.

For the purposes of this Development Order, the term "developer" or "Applicant" includes successors or assigns, and all references to County Ordinances and codes include future amendments.

A. Historical/Archaeological Sites

1. The Zenith Mound Archaeological Site (State Master File #8LL1436) and the Johnson Cemetery (State Master File #8111440) will be preserved in perpetuity and will be recorded as "preserve" on all appropriate plats, site plans, and the Master Development Plan for Pelican Landing DRI.

2. If any additional archaeological/historical sites are uncovered during development activities, all work in the immediate vicinity of such sites will cease. The developer will immediately contact the Florida Department of State, Division of Historical Resources, the SWFRPC, and Lee County and advise them of the discovery. The developer will have a State-certified archaeologist determine the significance of the findings and recommend appropriate preservation and mitigation actions, if necessary.

B. Housing

1. There are no regionally significant housing impacts for the first planning horizon of the DRI Development Order, which ends on December 31, 1997. Utilizing supply data not adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II (January, 1998, through December 2002) would have an unmet need of 99 affordable units for very low income and no unmet need for low income households. Utilizing supply data adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II would have an unmet need of only 38 affordable housing units for very low income households and still no unmet need for low income households. The aforementioned data is based on the existing studies.

The supply adjustment figures mentioned above are based on actual sales prices relative to listed prices. Affordability thresholds for owner-occupied affordable housing are determined using PITI (Principal, Interest, Taxes, and Insurance) calculations methodology as outlined in the DCA 1991 Draft methodology.

2. The Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, and Lee County accept the Developer's contribution of $20,000.00 to assist existing and prospective employees within the Pelican Landing DRI to locate affordable housing. The $20,000.00 will be contributed to the Lee County Affordable Housing Trust Fund by January 2, 1997. Lee County may use all, or a portion, of the funds to conduct a needs assessment study, and the County will commit to use SHIP funds to assist a minimum of 8 qualified employees within the Pelican Landing DRI obtain a home. Qualified employees must be first time homebuyers, employed by a business located within the Pelican Landing DRI, including employees of WCI. The applicants for funding must meet the program guidelines including, but not limited to, income limitations and repayment obligations. The funds will only be used to provide interest free deferred payment assistance to qualifying homebuyers for either closing costs or down payments associated with the purchase loan.

C. Hurricane Preparedness

1. The developer provided Lee County with the funds for the provision and connection of a portable diesel powered generator for the Gateway Elementary School. The generator must be equipped with a fuel tank, capable of generating enough power to handle the demands of ventilation fans, lighting, life safety equipment (alarms and intercom), and refrigeration and cooking equipment. The developer will be responsible for the initial electrical hook-up costs. The selection of the generator will be in coordination with Lee County Emergency Management Staff.

2. The Lee County Emergency Management staff will act as a liaison between the developer and the Lee County School District staff, and will make all of the necessary arrangements for the location of the generator on Lee County School Board property.

3. The provision of the generator serves to mitigate the shelter and evacuation impacts of the project at build out. Should Lee County ever adopt an impact fee, or other type of levy or assessment to provide funding for shelter space and improvements thereto, the developer will be entitled to a credit against the fee or levy in the amount of the cost of the generator, if eligible under the terms of that impact fee or levy.

4. The developer must notify all purchasers of real property within the residential portions of development, through the restrictive covenants, of the potential for storm surge flooding in feet above the Base Flood Elevation, according to the National Weather Services' storm surge model "SLOSH", and the National Flood Insurance Program.

5. The developer must prepare, in conjunction with Lee County Emergency Management and Division of Natural Resources staff, a brochure advising all marina owners of the measures that can be taken to minimize damage in the event of a hurricane. This brochure must address how boat owners can minimize damage to their vessels, the marina site, neighboring properties and the environment. The brochure must be provided to all boat owners and users at the marina.

6. Prior to the issuance of a Certificate of Occupancy for any Hotel, the developer or the hotel owner/manager must prepare a written hurricane preparation and evacuation/sheltering plan. This plan will be prepared in conjunction with Lee County Emergency Management Staff and must be coordinated with the hurricane evacuation plan for the overall DRI.

7. The Property Owner's Association must host an educational seminar, and will be responsible for obtaining the place for the seminar and for providing the invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff, who will provide the education and information at the seminar and will advise the owners of the risks of natural hazards and the action they should take to mitigate the inherent dangers.

8. The developer must develop a hurricane evacuation plan for the DRI. The hurricane evacuation plan must address and include: a) operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; b) the educational program set forth in condition 7 above; c) hurricane evacuation; d) the method of advising residents and visitors of hurricane shelter alternatives including hotels and public hurricane shelter locations; e) identification of the person(s) responsible for implementing the plan; and f) how the private security force will be integrated with the local Sheriff's personnel and the Division of Public Safety. The plan must be developed in coordination with the Lee County Emergency Management officials and found sufficient by those officials months after the effective date of the DRI Development Order. *Editorial note: The developer submitted an emergency plan to Lee County Emergency Management for review and approval. The plan must be re-submitted annually to address changes in the development parameters and changes in local hurricane evacuation and*

sheltering policies. The plan must comply with Lee County Administrative Code 7-7.

9. The developer, and any successor landowner, will pay any All Hazards Tax properly levied by Lee County to provide for shelter space, upgrades to shelters, and to address other natural disasters.

10. Conditions C.1. through C.3. address the hurricane mitigation requirements for the initial 4050 units. The developer will mitigate the hurricane shelter impacts for units 4051 through 4400 by paying $18.50 per unit to the Lee County Impact Fee Coordinator at the time of building permit approval. If the developer constructs an assisted living facility, the developer must comply with all aspects of Section 440.441(1)(b), F.S., as may be amended, including the preparation and submittal of a comprehensive emergency management plan that addresses emergency evacuation transportation and adequate sheltering arrangements for the ALF residents. The developer must update this plan annually. The County must use the funds paid pursuant to this condition to construct or upgrade hurricane shelter space in a location that will benefit the residents of the Pelican Landing Community. The eighteen dollar and fifty cents fee (1996 dollars) will be multiplied by the Dodge Data Service Building Cost Index for U.S. and Canadian cities for June 1 of each year subsequent to 1996, up to the time building permits are issued. This multiplier ensures payment of current dollars at the time the permits are issued. If the Building Cost Index is not available, the Consumer Price Index will be used instead, and applied by the method described above. If Lee County adopts an impact fee for hurricane shelters prior to, or during, the acquisition of building permits 4051 through 4400 then the Developer will pay the duly adopted impact fee, provided that the fee is no less per unit than the per unit amount set out above, and this condition will have no further force and effect.

D. Marina Facilities

1. The developer must create a conservation easement precluding the construction of additional docking facilities beyond those specifically authorized in this Development Order. This conservation easement will be in addition to the 4,000-foot conservation easement already required in Spring Creek. The location and extent of the conservation easement will be contingent upon navigability of the waterway, and will be established in association with the Florida Department of Environmental Protection (FDEP) permits.

2. All docking and dry storage facilities must be constructed in accordance with the terms and conditions of any FDEP permit or lease, and in accordance with any Lee County dock permit.

3. The developer has constructed dock and channel markers within Estero Bay. The Lee County Division of Natural Resources Management will be permitted to mount regulatory signs on the docks and channel markers owned by the developer. Lee County will be responsible for insuring that the addition of the regulatory signs does not cause the developer to be in violation of any permit condition or FDEP, Coast Guard, or other agency

regulation. The regulatory signs will remain the property and maintenance responsibility of the Lee County Division of Natural Resources Management.

4. The marina operator must dispense manatee awareness brochures to all users of the marina facilities. The brochures must also include information regarding channel locations, proper boating routes, and shallow water habitats to be avoided.

5. The developer and marina operator must insure that the marina lighting is directed away from adjacent mangroves and estuarine systems to reduce any negative impacts to the wildlife using these areas.

6. The marina operator will remove or cause to be removed from the marina any boat operator observed violating the guidelines set forth in the manatee awareness brochures, Bonita Springs or Lee County regulations regarding the protection of manatees.

7. The developer must designate and reserve one wet slip for the Florida Marine Patrol or the Lee County Sheriff's Special Response Unit, if needed by these agencies.

8. The shuttle boat captain and marina operator must keep a log of all manatee sightings. The log must reflect the locations, time and date of the sighting, the number of manatees, and the nature of their activity if it can be determined. The log should also note the name of the person recording the sighting. This information must be forwarded to Lee County and FDEP on a periodic basis.

9. The developer must construct an educational board on a Kiosk at the Beach Park. The educational board will be created in conjunction with Bonita Springs, the Lee County Division of Natural Resources Management, Marine Sciences Program and Turtle Time.

10. The developer will comply with all water quality monitoring requirements imposed by the FDEP and the SFWMD.

11. Any boat wash areas must have a closed loop system that captures and recirculates the water through a filtration or other acceptable system. Any boat repair and maintenance facilities must be in an enclosed, roofed, impervious surfaced area to limit the run-off of contaminated water during a storm event.

12. Once a year the marina operator must host an Educational and Hurricane Preparedness Workshop for all tenants in the wet slip area. The marina operator will provide the facility for the seminar and must insure that all tenants are invited. The marina operator will establish the date and time for the workshop in conjunction with Lee County Emergency Management and the Lee County Division of Natural Resources Management, Division of Marine Sciences. Lee County will provide a trained representative who will educate the tenants on natural resources awareness, manatees, safe boating practices and on proper procedures, prior to and during a hurricane.

13. The dry storage facilities must be located in a building or structure which is designed and constructed to meet all requirements of the Standard Building Code.

E. Vegetation and Wildlife/Wetlands

The developer has conducted Protected Species surveys in accordance with the Florida Game and Fresh Water Fish Commission (FGFWFC) [now known as the Florida Fish & Wildlife Conservation Commission (FWC)] guidelines and the Lee County Land Development Code. These surveys identified the presence of the following protected species: bald eagle, wood stork, little blue heron, tricolored heron, reddish egret, snowy egret, white ibis, piping plover, Southeastern snowy plover, least tern, American oystercatcher, black skimmer, brown pelican, Atlantic loggerhead sea turtle, and gopher tortoise. The Baywinds parcel has existing environmental permits that remain valid as of the date of the Seventh Development Order Amendment. These permits are based on the plan of development shown on the local Development Order Approval No. 95-12-068.00D. Some improvements were made pursuant to those permits. Future improvements to the Baywinds parcel must be consistent with the conditions set forth in those permits as may be amended.

1. There were three bald eagles' nests of concern prior to the original development order adoption. One nest was on the Pelican Landing property in the Eco Park. The other two nests were originally within 1500 to 1600 feet of Pelican Landing. One of these other nests was located on the Kersey parcel and declared abandoned by the USFWS in July 1998. The buffers that affect Pelican Landing property were established in an on-site eagle habitat management plan addressing the Pelican Landing property only.

Prior to any new development within 1500 feet of any active eagle nest other than the nest located within the Eco Park, the Developer must prepare an on-site eagle management plan, addressing the Pelican Landing DRI property only, that will be reviewed by DCA, SWFRPC, FWC Lee County, and USFWS. The agencies must provide specific written objections or concerns if any, regarding any new proposed management plan and indicate how those concerns can be addressed by the developer.

The Developer will revise the management plans to respond to any lawful objections. The agencies will review and respond to the management plan resubmitted. The agencies will provide a written response to Lee County and the Developer, which reflects that there is no objection to the management plan or outlines specific objections and concerns. The agency response will indicate how any concerns or objections can be addressed by the developer. Lee County and DCA will have the final approval authority. If a proposed management plan includes development within 750 feet of an active eagle's nest, the plan must also be submitted to the Lee County Eagle Technical Advisory Committee (ETAC). ETAC will review the plan and forward recommendations to the FWC and USFWS.

2. A local development order for the Hickory Island Beach Park has been issued to permit construction of beach park infrastructure. This local development order includes a

protected species survey and phased Preliminary Management Plan (PMP). The PMP incorporated Lee County Division of Natural Resources Management (DNRM) and Florida Game and Fresh Water Fish Commission (FGFWFC) recommendations.

The PMP required the developer to provide the County with a conservation easement over the entire parcel, except for the active building areas approved through the local development order. The PMP permitted a refinement of the conservation easement boundaries after completion of a one year utilization study. The final conservation easement is consistent with the provisions of Section 704.06, Florida Statutes. For the purpose of this DRI Development Order, Section 704.06, F.S. will not preclude educational signage, and signage and land management activities required by the management plan, including but not limited to the removal of exotic vegetation.

The objectives of this one year study were: 1) determine shorebird utilization of land under Developer's ownership based on detailed surveys and prepare a shorebird management plan, 2) analyze beach vegetation and prepare a maintenance plan, and 3) monitor beach use by Pelican Landing visitors. Additionally, the PMP requires surveys for identification and protection of sea turtle nests, the construction of three osprey platforms, and a review of the elements of the overall plan to be conditioned on the DRI Development Order.

The Developer submitted a Final Management Plan to Lee County, FGFWFC, and DCA within 18 months of the effective date of the DRI Development Order, on November 14, 1994. Lee County, FGFWFC, and DCA reviewed the management plan. Lee County approved this plan and its implementation was certified in October 1996.

3. The projected gopher tortoise burrow count for the original Pelican Landing DRI area was 439, based on an estimate of FGFWFC habitat guidelines, a minimum of 75 acres of gopher tortoise habitat must be protected.

The Developer has set aside a 78-acre area of xeric scrub and pine flatwoods to mitigate the impacts to the upland gopher tortoise habitat for the original Pelican Landing DRI land area. This area is known as the Pelican Landing Eco-Park. The Eco-Park area contains significant portions of the xeric oak habitat existing on the original Pelican Landing DRI site.

A Gopher Tortoise Population Study and Management Plan was submitted to the Florida Game and Fresh Water Fish Commission on or about December 22, 1993 for the original Pelican Landing DRI. A new protected species survey was conducted in March and April of 1998 on the addition to the Pelican Landing DRI known as the Kersey-Smoot parcel. The new survey revealed the presence of 114 active and inactive gopher tortoise burrows on 70 acres. A protected species survey was conducted in 1990 and February 1996 on the Baywinds parcel. The survey revealed the presence of 28 active and inactive gopher tortoise burrows on 15.41 acres. The Developer has an Incidental Take Permit for the new gopher tortoise burrows located outside of the Eco-Park in the undeveloped Kersey-Smoot and Baywinds parcels. The Developer obtained an Incidental Take Permit prior to proceeding with development within the gopher tortoise habitat areas. Prior to the start of construction, all gopher tortoise burrows within the development areas must be excavated and any resident

gopher tortoises, or commensal species, relocated to open spaces within the Pelican Landing DRI.

Impacts to gopher tortoise habitat within the Kersey-Smoot and Baywinds parcels have been mitigated through incidental take funds paid to the FWC for the purpose of regionally significant gopher tortoise habitat.

The applicant and the Florida Fish and Wildlife Conservation Commission (FWC) have had considerable discussion regarding the modifications and refinements to the existing 78-acre Eco-Park boundaries. The addition of the eastern 140-acre "Skebe Tract", of which 63.24 acres will be added to the Eco-Park, will provide for an 81% increase in the overall size of the Pelican Landing Eco-Park.

The new Eco-Park configuration will delete the southern-most 22 acres, while adding new lands to the park area within the confines of the "Skebe Tract". An overall increase (net gain) of 11 acres of upland habitat, plus 52.24 additional acres of forested wetland acreage will increase the overall size of the revised Eco–Park boundaries to approximately 141.45 acres.

Any active or inactive gopher tortoise burrows found within the Eco-Park deletion zone or the new golf lands of the eastern portion of the "Skebe Tract" will be excavated to search for activity. Any tortoises found will be relocated to the modified Eco-Park boundaries, pursuant to the Eco-Park Reconfiguration Plan, authored by Wilson, Miller, Inc., and accepted by the FWC. The initial Gopher Tortoise Incidental Take Permit LEE-9 must be modified by the FWC in order to adopt the Eco-Park Reconfiguration for both the existing Eco-Park south deletion area, the "Skebe Tract" addition to the Eco-Park, and the inclusion of a portion of the "Skebe Tract" in the development area.

A revised perpetual Conservation Easement will be recorded in the Lee County records, pursuant to the revised boundaries of the Eco-Park. The delete 22 acres will be formally released from the Conservation Easement by the FWC.

4. All areas designated as Preserve on the adopted Map H must remain undeveloped and be owned, maintained, and managed by an Improvement District or a similar legal entity. No lot lines will be allowed within any preserve areas. The following uses are permitted within Preserves: habitat management activities, hiking and nature study, outdoor education, recreational fishing, gates and fencing, and boardwalks limited to pedestrian use. Trimming of mangroves for residential visual access to Estero Bay or Spring Creek is prohibited in wetland areas #14 and #21 (as identified in DRI ADA), and Bay Cedar Phase II (along Spring Creek), and any saltwater wetlands abutting the Kersey-Smoot and Baywinds parcels. However, minor mangrove trimming is permitted within the vicinity of the clubhouse on the Baywinds parcel to provide a limited view of the Estero Bay. The scope of the developer's DEP application request for minor trimming is subject to the review and approval of Lee County Division of Planning, Environmental Sciences staff. All trimming activity will be subject to the wetland regulatory permit approvals.

The Developer has granted a conservation easement consistent with Section

704.06., Florida Statutes for the Eco-Park to the FGFWFC: The conservation easement was drafted to allow use of the Eco-Park for resource-based recreational activities, enjoyment of nature and education enrichment, including, but not limited to: Picnic areas, trails, benches, boardwalks, biking/jogging trails, vita courses, bird viewing blinds/towers and interpretative facilities, signs, on-going maintenance and removal of exotic vegetation and compliance with the management plan required per the FGFWFC. Educational and directional signage are permitted within the Eco-Park. For the purposes of this DRI D.O. the prohibition of signage included within Section 704.06, Florida Statutes applies to off-site signs and billboards. The removal of exotics, controlled burns and the maintenance of the vegetation in accordance with the Eco-Park management plan will be permissible in the conservation easement notwithstanding the provisions of Section 704.06, Florida Statutes prohibiting the destruction of trees. A paved golf cart path, a wooden golf cart bridge across Halfway Creek, a buried irrigation line to be under the path and bridge, and a buried outfall pipe for a surface water management system will be located within the Eco-Park.

5. Should any orchids, wild pine air plants, Florida Counties, Catesby's lilies, leather ferns, royal ferns, or cabbage palms with gold polypody and shoestring ferns be located within development areas, best efforts must be used to relocate these plants to open space and landscaped areas.

6. As part of local development order approval for any phase of the development, an invasive exotic vegetation removal and maintenance plan must be submitted to the Division of Natural Resources Management for approval. At a minimum, this plan must be structured to provide for the phased removal of invasive exotic vegetation and maintenance to control exotic re-invasion within the wetland and upland preserve areas. Removal within preserve areas may be done on a pro rata basis as phased local development orders are obtained.

7. The existing Pelican's Nest golf course includes native vegetation along the rough and between golf holes. The applicant must continue to incorporate the native vegetation into the design of future golf holes, where feasible. Native vegetation has been retained on individual lots and between tracts in the existing developed area of Pelican Landing. Where feasible, the applicant will continue to incorporate native vegetation into the open space and landscaped areas.

8. The applicant must design the golf course and conduct maintenance, which includes fertilization and irrigation, in a manner that is sensitive to the water and nutrient needs of the native xeric vegetation in and around the golf course. However, this condition will not be interpreted in a manner that forces the applicant to jeopardize the health and viability of the golf course.

9. Upon approval of the management plans referenced above, the approved management practices will be considered a part of this development order for reinforcement purposes, and be enforceable in the same manner as a condition of this development order.

10. This project may result in the filling of not more than 13.25 acres of wetlands.

The mitigation for the impact to wetlands will be determined at the time of final permitting, but the mitigation should include the removal of exotic invasive plants, the restoration of historic hydro periods, and a total of not more than ten acres of littoral zone plantings. The mitigation for wetland impacts to the Baywinds parcel was determined prior to the inclusion of the property into the Pelican Landing DRI as part of the environmental and local government permitting. The mitigation was based on the plan of development reflected in Lee County Development Order 95-12-068.00D. Changes to the plan of development that include additional wetland impacts may necessitate modification to the environmental and local government permitting.

F. Solid/Hazardous/Medical Waste

1. All storage, siting, and disposal of hazardous wastes and hazardous materials must be accomplished in accordance with federal, state, and local regulations. The business owner/operator is responsible for compliance with all permitting, reporting, emergency notification provisions and other regulations relating to hazardous materials and hazardous wastes.

2. All business owners and operators must insure that regulated substances are loaded, off-loaded and stored in an area that is curbed and provided with an impervious base. The impervious base must be maintained free of cracks and gaps so as to contain any spills or leaks.

3. Outdoor storage of hazardous waste is prohibited.

4. Restaurants must be outfitted with grease traps or approved equivalent systems. The owner/operators of any restaurant must follow all applicable codes and regulations for cleaning and maintaining grease traps.

5. If any hotel pool utilizes gaseous chlorine, the pool must be equipped with chemical sensors, alarm devices, or other comparable equipment. The hotel owner/operator is responsible for compliance with this requirement and notice of this responsibility/obligation must be included on all deed transfers or lease agreements.

6. Any business that generates hazardous waste defined by the Code of Federal Regulations 40 CFR Part 261, must notify the Division of Natural Resources Management for an assessment as required by Section 403.7225, Florida Statutes. This assessment will address any deficiencies in the management practices of hazardous waste generated at the facility.

7. The developer, or any subsequent owner of the golf course, must insure that the golf course maintenance equipment is handled in accordance with all federal, state and local regulations. Specifically, the developer will insure that all wash down facilities comply with FDEP rules regarding chemical residue, and insure the continued recycling of motor oil from maintenance equipment, and insure recycling of used motor oil, used oil filters, anti-freeze, lead acid batteries, cleaning solvents, shop rags, and aerosol cans.

8. The developer must investigate the feasibility of mulching trees and brush for on-site needs.

9. The developer/property owner of each commercial parcel which will be used to store, manufacture or use hazardous materials, must contact the Lee County Office of Emergency Management, Hazardous Material Representative, prior to obtaining a development order, to discuss the proposed development in relation to potential type, and storage of hazardous materials located on the premises.

10. If required by federal, state or local regulations:

a. The developer/property owner must prepare or have available material safety data sheets (MSDS) and submit either copies of MSDS or a list of MSDS chemicals to the appropriate fire department or district and to the Lee County Division of Public Safety.

b. The developer/property owner must establish an emergency notification system to be used in the event of a hazardous material release.

G. Storm Water Management

1. The surface water management system must be designed, constructed and operated in accordance with the pertinent provisions of Chapters 373 and 403, Florida Statutes; Chapter 40E, Florida Administrative Code; and the South Florida Water Management District "Basis of Review", and any pertinent local regulations regarding the design, construction and maintenance of the surface water management system. This condition applies to anyone obtaining a local Development Order within Pelican Landing. The Bayside Improvement District (a district formed pursuant to Chapter 190, Florida Statutes), must insure that the portion of the system under the ownership and control of the district is operated in accordance with the pertinent portion of the regulatory provisions cited above, and any permit (construction or operation) issued by the SFWMD. Individual lot owners with on-site wetlands or Storm water retention or detention areas under their control must comply with the pertinent portion of the regulatory provisions cited above and any permit issued by the SFWMD.

2. Water Control Structures must be installed as early in the construction process as practicable to prevent over-drainage or flooding of preserved wetland areas. If the SFWMD establishes a construction schedule or scenario that is contrary to this condition, the permit requirement of SFWMD will control.

3. Any shoreline banks created along on-site Storm water wet detention lakes must include littoral zones constructed consistent with SFWMD requirements. The shoreline banks must be planted in native emergent and submergent vegetation. The developer must establish and maintain, by supplemental planting if necessary, 80 percent cover by native aquatic vegetation within the littoral zone for the duration of the project. The littoral zone will include, at a minimum, the area between high water and ordinary low water.

4. The Bayside Improvement District, and/or all property owners, must undertake a regularly scheduled vacuum sweeping of common streets, sidewalks and parking facilities within the development.

5. The developer must implement the best management practices for monitoring and maintenance of the surface water management systems in accordance with Bonita Springs, Lee County and South Florida Water Management District guidelines.

6. The SFWMD must establish all internal surface water management and wetland systems. The developer must set aside all internal surface water management and wetland systems as private drainage easements, common areas, or preserves. These areas must also be identified as specific tracts on the recorded final plat or some other legally binding document acceptable to the City Attorney.

7. The Baywinds parcel must be developed in accordance with the following permits: Water Management permit numbers 36-02043-S-02 and 36-02043-S, ACOE permit number 89IPD-20127 and the letter of permission to continue work authorized in the original permit, LOP #1989001127, and FDEP permit number 36293225. These permits were granted based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These permits may be modified, updated or replaced as required by law. Changes to the local development order may also require modification of the referenced permits.

H. Transportation

1. Significant Impact

a. The traffic impact assessment for this project assumes the development parameters and land uses shown in Exhibit F, "Pelican Landing DRI Development Parameters." The assessment indicates that the significantly impacted roadways and intersections described below will be operating below acceptable levels of service at the end of Planning Horizon I (1997) and build out (2002). Each annual monitoring report, described in Paragraph 4, must reflect whether the roadways and intersections described below are significantly impacted or are projected to be significantly impacted by this project in the following year.

b. The Pelican Landing DRI is projected to significantly and adversely impact (as

defined by Lee County Administrative Code) the following roadways and intersections:

Planning Horizon I (1997)		Needed Improvement
US 41/Corkscrew Road	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turns
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left & right turn lanes
	-	Separate EB thru & right turn lanes
	-	Separate WB thru and left turn lanes

Build Out (2002)		
Corkscrew Road		
- Three Oaks Parkway to 1-75	-	Widen to 4 lanes
Old 41		
- Bonita Beach Road to Terry St.	-	Constrained (no widening possible; maximum v/c ratio of 1.85 per 1993 Lee Plan Policy 22.1.9)
US 41		
- Immokalee Road to Old 41 (Collier County)	-	Widen to 6 lanes
- Bonita Beach Road to West Terry Street	-	Widen to 6 lanes
- West Terry Street to Pelican's Nest Drive	-	Widen to 6 lanes
- Coconut Road to Williams Rd.	-	Widen to 6 lanes
- Constitution Boulevard to Alico Road	-	Widen to 6 lanes
US 41/Corkscrew Road	-	Separate EB left and thru/right lanes

	-	Westbound dual left turn lanes
	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Separate EB left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lanes
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turn lanes
	-	Northbound dual left turn lanes
	-	Eastbound thru/right turn lane
	-	Westbound two thru lanes
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Northbound dual left turn lanes
	-	Separate WB thru & right turn lanes
	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left and right turn lanes
	-	Separate EB thru & right turn lanes
	-	Separate WB thru & left turn lanes

2. Mitigation

a. The developer will pay impact fees as defined in the Bonita Springs Land Development Code to mitigate Pelican Landing's transportation impacts on the non-site related roads and intersections set forth in Section H.1.b. above. Road Impact Fees are estimated to be $8,900,000 for the land uses identified in Exhibit F. Road Impact Fee payments represent the DRI's proportionate share payment for all road and intersection

improvements identified in Condition H.1.b. as significantly impacted by this project and operating below the adopted level of service standard by 2002. Estimated Road Impact Fees from this project exceed the community's estimated proportionate share dollar amount of all significantly impacted roadway improvements.

If the Land Development Code Chapter governing Impact Fees is repealed, reduced, or made unenforceable by court petition, the Pelican Landing DRI will continue to pay, per individual permit, an amount equivalent to Road Impact Fees prior to such repeal, reduction or court petition. If payment is not made consistent with that schedule, then a substantial deviation will be deemed to occur, and the traffic impacts of Pelican Landing DRI must be reanalyzed to determine appropriate alternative mitigation prior to the issuance of further building permits for the Pelican Landing DRI.

All road impact fee monies paid by the Pelican Landing DRI after adoption of this DRI Development Order will be applied by Lee County and Bonita Springs, consistent with the Interlocal Agreement Pertaining to the Collection of Impact Fees dated August 29, 2000, toward the non-site related improvements included in Transportation Condition H.1.b., provided those improvements are deemed necessary to maintain the adopted level of service standards and are included in the County's and City's Capital Improvement Program. Should the identified improvements be funded through other sources, in whole or in part, or deemed unnecessary to maintain the adopted level of service standards, Bonita Springs may apply any Pelican Landing impact fees not required for those specific improvements to other improvements consistent with the requirements of the Bonita Springs Land Development Code.

b. If through the local development approval process, the developer constructs, with the approval of the Lee County DOT or Bonita Springs, an intersection or roadway improvement identified in Paragraph H.1.b., those improvements may be eligible for Road Impact Fee credits. The determination of whether such credits will be granted will be made consistent with the procedures outlined in the Land Development Code.

c. The developer must dedicate 60 feet of right-of-way for Burnt Pine Drive North, from Pelican Landing Parkway to Coconut Road, a distance of 6,926 feet; and for Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive, a distance of 2,326 feet. The developer must construct, as a two-lane access road, Burnt Pine Drive North from Pelican Landing Parkway to Coconut Road, and Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive. Credits, if any, for the right-of-way dedication and construction identified above will be issued consistent with the procedures outlined in the Land Development Code. Dedication of the roadway right-of-way and construction of Burnt Pine Drive will occur as follows:

1) Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive: coincident with the Certificate of Compliance for the commercial parcel located in the northeast quadrant of the intersection of Burnt Pine Drive South and Pelican's Nest Drive.

2) Burnt Pine Drive North from Pelican Landing Parkway to Pelican Landing North

Entrance: under construction no later than December 31, 1998.

3) Burnt Pine Drive North from Pelican Landing North Entrance to Coconut Road: should be under construction no later than December 31, 1999.

d. The developer agrees to reserve 25 feet of additional right-of-way along the south side of Coconut Road from US 41 west to Spring Creek Road to ensure that improvements to Coconut Road are not precluded. Such right-of-way will be dedicated to Lee County if and when requested. Credits, if any, for the right-of-way dedication will be granted at the time of dedication, and must be consistent with the Land Development Code in effect at that time.

e. As a mitigation option, the developer may, with the concurrence of Bonita Springs and Lee County, make an advance payment of a portion of Pelican Landing's total Impact Fees up to 2 million dollars. Bonita Springs and Lee County would then utilize the advance payment to accelerate the Project Design & Environmental (PD&E) Study for US 41 from the Collier County line to San Carlos Boulevard. The PD&E Study is currently scheduled in FDOT's Tentative Five Year Work Program for fiscal year 1998/99 (WPI #1114700).

3. Access and Site-Related Improvements

a. The developer will be fully responsible for site-related roadway and intersection improvements required within the Pelican Landing DRI. The developer must pay the full cost for any site-related intersection improvements (including but not limited to signalization, turn lanes and additional driveway through lanes) found necessary by Bonita Springs, Lee County or the Florida Department of Transportation (FDOT) permitting requirements for the Community's access intersections on US 41, Coconut Road and Spring Creek Road.

b. The Pelican Landing DRI site access points will be located and developed consistent with the Florida DOT's access management classification for US 41, unless otherwise approved by the Florida DOT. Improvements to those access points will be consistent with the Department's permitting requirements.

c. Site-related improvements will be as defined in the Land Development Code.

d. Except for Spring Creek Road and Coconut Road, all roads located within Pelican Landing will be maintained by the Bayside Improvement District (BID), unless subsequently dedicated to and accepted by Lee County or Bonita Springs.

4. Annual Monitoring Report

a. The developer will submit an annual traffic monitoring report to the following entities for review and approval: Bonita Springs, Lee County, the Florida Department of Transportation (FDOT), the Florida Department of Community Affairs (FDCA), and the Southwest Florida Regional Planning Council (SWFRPC).

The first monitoring report will be submitted one year after the date of the issuance of this DRI Development Order. Reports must be submitted annually thereafter until build out of the project.

b. The monitoring report will be designed in cooperation with Bonita Springs, the Lee County Department of Transportation, FDOT, the SWFRPC and the FDCA prior to the submittal of the first report. The methodology of the annual traffic monitoring report may be revised if agreed upon by all parties.

c. The annual traffic monitoring report must contain the following information:

(1) P.M. peak hour existing volumes and tuning movement counts at all site access onto US 41 and Coconut Road, and a comparison to the project trip generation assumed in the DRI analysis.

(2) For existing conditions and a one-year projection, P.M. peak hour peak season tuning movement counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the intersections identified in Paragraph H.1.b. as impacted by this project.

(3) For existing conditions and a one-year projection, P.M. peak hour peak season traffic counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the roadway links identified in Paragraph H.1.b. as impacted by this project through build out.

(4) An estimate of when the monitored roadways and intersections will exceed adopted levels of service.

(5) A summary of the status of road improvements assumed to be committed in the ADA, including the following:

Roadway	Segment	Improvement	Schedule
Pelican's Nest Dr.	Pelican's Nest to US 41	0 to 2	Planning Horizon I (1997/98)
Corkscrew Road	1-75 to Treeline Ave.	2 to 4	Planning Horizon I (1997/98)
US 41	Alico Rd. to Island Park Rd.	4 to 6	Planning Horizon I (1997/98)
US 41	Island Park Rd. to south of Daniels Parkway	4 to 6	Planning Horizon I (1997/98)

Bonita Beach Road	Hickory Blvd. to Vanderbilt	2 to 4	Planning Horizon I (1997/98)

(6) A summary of the roadway and intersection improvements listed in Paragraph H.1.b. that have been constructed, and the program status of the remainder.

d. If the annual monitoring report confirms that the peak season P.M. peak hour traffic on the significantly impacted roadways exceeds the level of service standards adopted by Lee County or Bonita Springs, or is projected to exceed the adopted level of service standards adopted by Lee County or Bonita Springs within the forthcoming 12 months, and if the project is utilizing more than 5% of LOS "D" service volume during peak hour peak season traffic conditions, then further local development orders, building permits and certificates of occupancy may not be granted until the standards of the County's concurrency management system have been met. This means that adequate district-wide level of service capacity must be available through 1999. After 1999, significantly impacted individual links must be operating at the adopted level of service, or an improvement to achieve the adopted level of service is scheduled for construction in the first three years of an adopted local government capital improvement program or state work program.

e. If the annual traffic monitoring report confirms that the peak season P.M. peak hour traffic on the segment of US 41 in Collier County from Immokalee Road to Old US 41 exceeds the level of service standard adopted by Collier County and if the project is utilizing more than 5% of level of service D service volume during peak hour, peak season traffic conditions, then further building permits may not be granted until the subject roadway segment is committed for construction by the Florida Department of Transportation and/or Collier County.

f. In the event the developer confirms that no additional development occurred on any portion of the site for the year, even after the approval of a local development order, they may submit a Letter of "No Further Transportation Impact" in lieu of fulfilling the transportation monitoring portion of the Annual Monitoring Report.

I. Wastewater Management/Water Supply

1. The developer or the Bayside Improvement District must obtain a South Florida Water Management District Water Use Permit, or a Modification to an existing Consumptive Use Permit for any water withdrawals, and for dewatering activities proposed in connection with on-site construction that does not qualify for a No Notice General Permit, under Rule 40E-20.302(4), F.A.C.

2. Builders within Pelican Landing must utilize ultra low volume plumbing fixtures, self-closing or metered water faucets, and other water conserving devices/methods consistent with the criteria outlined in the water conservation element of the Bonita Springs Utilities, Incorporated, SFWMD Water Use Permit or the water conservation element of any other approved utility provider utilized by the Development.

3. Developers must utilize xeriscape principles in the landscape design of the project to further the conservation of nonpotable water.

4. If reclaimed water is available for use within the project to address a portion of the project's irrigation demands, the developer or Bayside Improvement District, as appropriate, must ensure that on-site lakes, wetlands, and the surface water management system are protected in accordance with the requirements of the SFWMD and FDEP.

5. The developer must provide written assurance that any hazardous commercial effluent, generated by the project, will be treated separately from domestic wastewater, and handled in accordance with FDEP regulations.

6. Except for temporary septic tanks for construction trailers or for sales offices/models, septic tanks are prohibited.

7. All potable water facilities, including any on-site potable water treatment system, must be properly sized to supply average and peak day domestic demand, as well as fire flow demand. The facilities must be constructed and sized in accordance with all pertinent regulations of the FDEP, Lee County, Bonita Springs, and any Fire Control District with jurisdiction.

8. All irrigation systems constructed for the golf course, landscaped areas and commercial/office portions of the project must be designed to accommodate effluent for irrigation use. Reclaimed water, to the extent it is available, must be used to address irrigation needs. The remaining demand will be satisfied through approved groundwater or surface water withdrawals. Reclaimed water must be used in accordance with all applicable regulations.

J. Police and Fire Protection

1. Construction must comply with the fire protection requirements of all building, development, and life safety codes adopted by Lee County and Bonita Springs.

2. Facilities qualifying under the Superfund Amendments Reauthorization Act (SARA) Title III and the Florida Hazardous Materials Emergency Response and Community Right to Know Act of 1988, must file hazardous materials reporting applications in accordance with Sections 302 and 312. Each reporting facility must update these applications annually.

3. The developer must provide for the emergency medical service impacts and fire protection impacts generated by the proposed development as defined by Lee County regulations.

4. If access to development is through a security gate or similar device that

is not manned 24 hours per day, the developer must install an override switch in a glass-covered box for use by emergency vehicles, or a comparable system that permits emergency vehicles to access the project. The parking lot for the beach parking lot is required to be gated or closed by the zoning resolution. The gate, chain or other device to prohibit access to the parking lot after hours will be unmanned, and the override system required by this condition does not apply to the parking lot gate, chain, or other device.

5. The project's impact on fire protection and rescue service delivery will be met by the ad valorem taxes, EMS impact fees and fire impact fees.

K. Interface Zone

1. The Developer will design, develop, and maintain any golf course constructed adjacent to the mangrove fringe area of Estero Bay in accordance with condition 14 a. through l. of Lee County Resolution Number Z-94-014. Adjacent to the mangrove fringe means any golf course constructed within 500 feet of the mangrove fringe.

2. The Developer will employ management strategies to address the potential for pesticide/chemical pollution of groundwater and surface water receiving areas, including but not limited to, Estero Bay, the mangrove fringe and any transition zone wetlands of Estero Bay, that may result from the development of a golf course and water management areas within 500 feet of the mangrove fringe of Estero Bay.

3. The management practices that the Developer will follow are as follows:

a. The use of slow release fertilizers and/or carefully managed fertilizer applications that are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater.

b. The practice of integrated pest management (IPM) when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The IPM program will minimize, to the extent possible, the use of pesticides, and will include the use of the USDA-SCS Soil Pesticide Interaction Guide to select pesticides for uses that have a minimum potential for leaching or loss due to runoff depending on the site specific soil conditions. Application of pesticides within 100 feet of the jurisdictional mangrove system is prohibited.

c. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

4. The Developer will prepare a management plan for the application of herbicides, pesticides, and fertilizers on the original Pelican Landing DRI golf course adjacent to the mangrove fringe of Estero Bay. This plan must be amended to include the Kersey-Smoot parcels prior to the application of any herbicides, pesticides and fertilizers to the proposed golf course. The amended management plan must: include a groundwater and surface water monitoring plan; provide for testing to assess whether there are any herbicide, pesticide, or fertilizer pollution of the water within the area of the golf course located within 500 feet of the mangrove fringe; identify the locations for the groundwater monitoring and testing on a map(s); and, set forth the testing and reporting requirements. The developer will submit the test reports with the annual monitoring report. The monitoring program will be established and operated at the expense of the Developer, the Bayside Improvement District, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., Water Quality Standards.

5. The Developer will submit a written amended surface and groundwater quality management plan to Bonita Springs, Lee County and DCA. The amended plan must be approved by DCA prior to the application of chemicals to the proposed golf course. The DCA will have 30 working days to review the management plan and approve or object to the plan in writing. The objections must be based on valid rules and regulations, and must identify how the concerns or issues can be addressed by the developer. The Developer must resubmit a revised water quality management plan to address the valid objections. DCA will have 30 days in which to review any revised management plan and must provide written comments or approval in the same manner as for the original management plan. Should DCA fail to provide a written response within the prescribed time frames, the plan will be deemed approved.

6. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course adjacent to the mangrove wetlands, the application of the pollutant must cease until there is a revised management plan for the application of the pollutant. A determination that the application of fertilizers, herbicides or pesticides to the golf course are the cause and source of the pollution must be based on competent and substantial evidence. If mitigation is necessary to address the pollution, a mitigation plan approved by DCA will be implemented by the developer. The mitigation plan will be based on rules and regulations in effect at the time the plan is reviewed and approved. The approved mitigation plan will be enforceable as a condition of the Development Order.

7. The mangrove wetland jurisdiction line of Estero Bay will be buffered from the proposed golf course by a 100-foot-wide undisturbed naturally vegetated corridor, except for water management facilities permitted by the SFWMD and except for the removal of exotic plants as required by Bonita Springs. The 100-foot-wide buffer area will run along the portion of the golf course that abuts the mangrove wetlands of Estero Bay south of Coconut Road.

The mangrove line for the Kersey-Smoot and Johnson (Government Lot 1, Parcel 3) parcels is offset 50 feet, to over 250 feet west of the wetland jurisdictional line delineated along the western (Estero Bay) side of the Kersey-Smoot parcels. No portion of the proposed golf course may be located closer than 100 feet to this mangrove line. To maintain the existing natural mangrove setbacks, no impacts are permitted to the wetlands on the western (Estero Bay) side of the Kersey-Smoot parcels. This includes both saltwater and freshwater wetlands contained within the boundary of the wetlands jurisdictional line. The proposed golf course fairways, tees and greens must be set back a minimum of 25 feet from all wetland jurisdictional lines on the Kersey-Smoot and Johnson parcels, except where wetland impacts have been permitted by the SFWMD and the Army Corps of Engineers. Water management facilities permitted by the SFWMD and the removal of exotic vegetation, subject to Bonita Springs regulations, are allowed within all wetlands on the Kersey-Smoot and Johnson parcels.

8. All of the Interface Zone conditions will be interpreted and applied with the understanding that water quality is regulated by the DEP and the SFWMD. None of the Interface Zone conditions will be interpreted in a manner which is contrary to Section 403.021, Florida Statutes, the Florida Air and Water Pollution Control Act, and the rules adopted thereunder.

9. The Interface Zone conditions will not be interpreted in a manner contrary to public policy directives to utilize domestic reclaimed water. Pelican Landing will not be responsible for any harmful pollutants applied to the golf course via the reclaimed water, unless Pelican Landing has actual knowledge that the reclaimed water provided by the utility contains harmful pollutants.

10. The conditions set forth in this DRI Development Order do not preempt the authority of the SFWMD and the DEP. Section 373.016, Florida Statutes provides that the legislature has vested the authority in the DEP/SFWMD to accomplish the conservation, protection, management, and control of the waters of the state. To the extent that any requirements of DCA, SWFRPC, Lee County, or Bonita Springs pursuant to this DRI Development Order are contrary to those of the SFWMD/DEP, in areas where the SFWMD and DEP have been given preemptive authority, the requirements of the SFWMD and the DEP will control.

L. Dual Jurisdiction

The Pelican Landing DRI is located within two jurisdictions, namely Lee County and the

City of Bonita Springs. For State review purposes, the DRI will be considered an integrated and whole development, such that all approvals for development under the DRI Development Order will be applicable to the entire Pelican Landing DRI without regard to the jurisdictional split.

To this end, the developer is required to provide contemporaneous copies of any and all NOPC applications filed with respect to the Pelican Landing DRI to both the City and the County, even though the property actually affected by the amendment may be located wholly with one or the other jurisdiction. The jurisdiction most affected by the NOPC (i.e., as determined by the location of property affected by the proposed change) will take the lead in processing the NOPC. However, both jurisdictions may have input into the NOPC process, as a principle, if desired.

III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER, AND ADMINISTRATIVE REQUIREMENTS

1. This amended Development Order constitutes a resolution of Bonita Springs, adopted by its City Council, in response to the application filed by WCI Communities, L.P. to amend the Pelican Landing Development of Regional Impact Development Order.

2. All commitments and impact mitigating actions volunteered by the developer in the Application for Development Approval and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order. These documents include, but are not limited to the following:

(a) Pelican Landing Application for Development Approval, stamped Received October 26, 1992;

(b) Pelican Landing DRI sufficiency response, stamped Received February 5, 1993;

(c) Pelican Landing DRI sufficiency response, stamped Received July 6, 1993;

(d) Pelican Landing DRI sufficiency response, dated September 16, 1993; and

(e) Pelican Landing DRI sufficiency response, stamped Received November 22, 1993.

3. Map H, last revised April 3, 2002, and stamped received at the permit counter on _____, is attached hereto as Exhibit E and is incorporated by reference. It is understood that because it is a concept plan it is very general. The boundaries of

development areas and location of internal roadways may be modified to accommodate topography, vegetation, market conditions, traffic circulation or other site related conditions as long as they meet local development regulations. This provision may not be used to reduce the acreage of the Eco-Park or other open space or preserve acreages. It is understood that the precise wetland boundaries are determined by the U.S. Army Corps of Engineers, SFWMD, FDEP and Lee County. A synopsis of the development parameters permitted under this approval and depicted on Map H are set forth in attached Exhibit F.

4. The Development Order is binding upon the developer(s) and its assignees or successors in interest. Where the Development Order refers to the Bayside Improvement District, lot owners, business owners, or other specific reference, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project developer are binding upon any builder/developer who acquires any tract of land within Pelican Landing DRI.

5. The terms and conditions set out in this document constitute a basis upon which the developer and the City may rely in future actions necessary to implement fully the final development contemplated by this Resolution and Development Order.

6. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. All costs of such proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

7. Any reference to a governmental agency will be construed to mean any future instrumentality that may be created and designated as successors in interest to, or which otherwise possesses any of the powers and duties of, any referenced governmental agency in existence on the effective date of this Development Order.

8. If any portion or section of this Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision will in no manner affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

9. This Development Order grants limited approval and does not negate the developer's responsibility to comply with all applicable federal, state, regional and local regulations.

10. Subsequent requests for local development permits will not require further review pursuant to Section 380.06, Florida Statutes, unless the City Council of Bonita Springs, after due notice and hearing, finds that one or more of the following is present:

(a) A substantial deviation from the terms or conditions of this Development Order, or other changes to the approved development plans that creates a reasonable likelihood of adverse regional impacts or other regional impacts not evaluated in the review by the Southwest Florida Regional Planning Council;

or

(b) An expiration of the period of effectiveness of this Development Order.

Upon a finding that any of the above is present, City Council must order a termination of all development activity in the development affected by a substantial deviation or expiration of time until such time as a new DRI Application for Development Approval has been submitted, reviewed and approved in accordance with Section 380.06, Florida Statutes, and all local approvals have been obtained.

11. The project has a buildout date of May 20 ~~2002~~ 2009, and a termination date of May 20, ~~2005~~ 2012. This term is based on a ~~ten~~ fourteen year three hundred and sixty four day buildout and the recognition that local Development Order, which is valid for three years may be obtained in the ~~tenth~~ last year, and a recognition of the 141 day time period during which the time frame was tolled.

12. The developer and the Bayside Improvement District may not exercise any rights of condemnation to acquire land within the development commonly known as Spring Creek Village, El Dorado Acres, Estero Bay Shores, Mound Key Estates and Spring Creek Estates.

13. Pursuant to an Interlocal Agreement for Community Development services, the Administrative Director of the Lee County Department of Community Development, or his/her designee, will be the local official responsible for assuring compliance with this Development Order.

14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ May 20, 2012. If the City of Bonita Springs clearly demonstrate that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

The City of Bonita Springs will reserve to this DRI until ~~2005~~ 2012, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) ~~and 60 acres of commercial use allocation in the Bonita Springs Planning Community,~~ as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

15. The developer, or its successor(s) in title to the undeveloped portion of the

subject property, will submit a report annually to Bonita Springs, Lee County, SWFRPC, FDCA and all affected permit agencies. This report must describe the state of development and compliance as of the date of submission. In addition, the report must be consistent with the rules of the FDCA. The first monitoring report must be submitted to the Administrative Director of the DCA not later than one year after the effective date of this Development Order. Further reporting must be submitted not later than one year of subsequent calendar years thereafter, until build out. Failure to comply with this reporting procedure is governed by Section 380.06 (18), Florida Statutes. The developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of this reporting requirement. This requirement may not be construed to require reporting from tenants or owners of individual lots or units.

16. In compliance with a condition of the first development order amendment, the developer did amend this Development Order to incorporate the portion of the Spring Creek DRI located west of US Highway 41 into the Pelican Landing DRI. A legal description of that portion of the Spring Creek DRI, along with the conditions of the Spring Creek Development Order that are applicable to the Spring Creek West property are now incorporated into this development order). The impacts of the Spring Creek development will not be considered separately or cumulatively in any future change to the Pelican Landing Development Order. A change in the development plan for the Spring Creek property could be a substantial deviation that would require further analysis of Spring Creek West. The amendment was adopted solely for the purpose of consolidating Spring Creek West and Pelican Landing under the same Development Order and none of Spring Creek West's vested rights will be lost because of the amendment.

17. The City will forward certified copies of this Development Order to the SWFRPC, the developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, the developer must record notice of its adoption in the office of the Clerk of the Circuit Court, as provided in Section 380.06(15), Florida Statutes. The inclusion of the Baywinds parcel as part of the Seventh Development Order amendment does not divest the rights provided in the permits, development orders, and government approvals obtained on that parcel based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These approvals were granted prior to its inclusion in the Pelican Landing DRI and will allow for the development of the Baywinds Parcel consistent with the plan of development reflected in Lee County Development Order No. 95-12-068.00D.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 28th day of October, 2002.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Arend	AYE	Piper	AYE
Edsall	AYE	Wagner	ABSENT
Nelson	AYE	Warfield	AYE
Pass	AYE		

Date filed with City Clerk: 10-31-02

Attachments:

Exhibit A. Legal Description of the Pelican Landing DRI area within unincorporated Lee County.

Exhibit B. Legal Description of the Pelican Landing DRI area within the City of Bonita Springs, but excluding the Spring Creek West DRI area.

Exhibit C. Legal Description of the Pelican Landing DRI area encompassed by the Spring Creek West DRI, located in the City of Bonita Springs.

Exhibit D. Sketch of the legal descriptions of Pelican Landing DRI.

Exhibit E. Map H, Master Development Plan - last revised Nov 19, 2001, stamped received April 8, 2002.

Exhibit F. Pelican Landing DRI Development Parameters

EXHIBIT "A"

Legal Description of the Pelican Landing DRI area
within unincorporated Lee County

EXHIBIT "B"

Legal Description of the Pelican Landing DRI area within
the City of Bonita Springs

EXHIBIT "C"

Legal Description of the Pelican Landing DRI area
encompassed by the Spring Creek West DRI

EXHIBIT "D"

Sketch of the legal descriptions of Pelican Landing DRI

EXHIBIT E
MAP H

EXHIBIT "F"
PELICAN LANDING DRI DEVELOPMENT PARAMETERS
(updated through _____)

Land Use	Units[1]	Existing (1998)	Build out Total (~~2002~~ 2009)
Residential	DU	1083	4,400
Single Family	DU	402	665
Multi Family	DU	596	3,735
Retail[2]	GFA	11,000	300,000
Office[3]	GFA	134,738	475,000
Hotel/Motel	Rooms	0	750
Recreation Uses			
Pelican Nest Golf Course/Clubhouse/ Practice Range	Holes	21	30
Colony Range Club/ Golf Course/ Clubhouse/Practice Range	Holes	19	19
Resort Golf Course/ Clubhouse Practice Range	Holes	0	28
Tennis Center	Courts	12	24
Coconut Marina	Boat Slips		
	Wet	24	48
	Dry	0	150
Redfish Point	GFA	5,000	5,000
	Boat Slips		
	Wet	15	15
Other[4]	Boat Slips		
	Wet	2	2
	Accessory Parking	0	3.2

Footnotes:
1 Units
DU - Dwelling Units
GFA - Square Feet of Gross Floor Area
2 Includes conference center, community center and clubhouse/marina
3 Includes "Foundations"
4 Ancillary Use

JOHNSON ENGINEERING

SINCE 1946

Exhibit II-A-1
Page 1 of 9
CITY PG 1 OF 5

November 1, 2001

DESCRIPTION

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 16, 17, 20 and 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, which tract or parcel is described as follows:

Parcel 1-A

Beginning at the Northwest corner of the Northeast Quarter (NE-1/4) of Section 16; thence run S 00° 02' 54" W along said West line of the Northeast Quarter (NE-1/4) for 2643.98 feet to the Southwest corner of the Northeast Quarter (NE-1/4) of said section; thence run N 89° 10' 38" E along the South line of said fraction for 538.06 feet; thence run S 00° 06' 43" E for 1085.91 feet; thence run N 89° 06' 43" E for 744.41 feet to an intersection with the West line of Tamiami Trail (US 41 S.R. No. 45); thence run southerly along said West line, along the arc of a non-tangent curve to the right of radius 5619.58 feet (chord bearing S 00° 22' 05" E) (chord 50.21 feet) (delta 00° 30' 43") for 50.21 feet to a point of tangency; thence run S 00° 06' 43" E along said West line for 49.81 feet; thence run S 89° 06' 43" W for 300.00 feet; thence run S 00° 06' 43" E for 1445.84 feet to an intersection with the South line of the Southeast Quarter (SE-1/4) of said Section 16; thence run S 89° 16' 54" W along the South line of said fraction for 989.41 feet to the Southeast corner of the Southwest Quarter (SW-1/4) of said Section 16; thence run S 88° 38' 34" W along said South line of said Southwest Quarter (SW-1/4) for 2627.98 feet to the Northeast corner of said Section 20; thence run S 00° 35' 25" E along the East line of said section for 2659.47 feet to the Southeast corner of the Northeast Quarter (NE-1/4) of said section; thence run N 88° 52' 49" E along the North line of the Southwest Quarter (SW-1/4) of said Section 21 for 2,040.41 feet to an intersection with the West line of the East 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run S 00° 51' 35" E along said West line for 801 feet, more or less to the water of Spring Creek; thence run westerly along Spring Creek for 3630 feet more or less to an intersection of the East line of said Section 20; thence run S 00° 38' 52" E along said East line of Section 20 for 91 feet, more or less to an intersection with the approximate centerline of Spring Creek as shown on the Plat of Pelican Landing Unit 5 recorded in Plat Book 59 at Page 11 of said Public Records of Lee County, Florida; thence run along said centerline the following courses: S 78° 50' 00" W for 181.31 feet, N 34° 24' 12" W for 230.22 feet, N 30° 59' 12" W for 174.93 feet, N 24° 25' 16" E for 120.83 feet, S 65° 47' 43" E for 219.32 feet, N 18° 24' 43" E for 158.11 feet, N 75° 11' 47" W for 351.71 feet, N 65° 09' 33" W for 451.88 feet, N 84° 18' 44" W for 351.75 feet, N 66° 54' 31" W for 445.79 feet, S 63° 24' 43" W for 134.16 feet, S 03° 23' 22" E for 170.29 feet, S 50° 30' 17" W for 220.23 feet, N 84° 49' 43" W for 331.36 feet, S 62° 13' 07" W for 214.71 feet, S 22° 08' 36" W for 291.55 feet, S 72° 15' 11" W for 131.22 feet to an intersection with the East line of the Southwest Quarter (SW-1/4) of said Section 20; thence run N 00° 50' 19" W along said East line for 520.00 feet to the Northeast corner of said fraction; thence run S 89° 58' 37" W along the North line of said fraction for 290.00 feet to an intersection with the approximate centerline of the most easterly branch of said Spring

DRI 2002-00002

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Creek as shown on said Plat of Pelican Landing Unit 5; thence run along said centerline the following courses: N 09° 13' 28" W for 137.34 feet, N 29° 08' 22" W for 590.59 feet, N 38° 31' 58" W for 278.03 feet, N 65° 16' 43" W for 254.95 feet, N 37° 18' 28" W for 286.01 feet, N 32° 51' 05" E for 252.39 feet, N 20° 11' 00" E for 236.69 feet, N 27° 23' 47" W for 369.25 feet, N 89° 15' 43" E for 50 feet more or less to the easterly shore of said Spring Creek; thence run northerly along said easterly shore for 1220 feet more or less to an intersection with the North line of said Section 20; thence run N 89° 15' 13" E along said North line of said section for 970 feet, more or less to a Concrete Monument marking the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 20; thence run N 00° 31' 30" E along the West line of the Southeast Quarter (SE-1/4) of said Section 17 for 2674.38 feet to the Northwest corner of said Southeast Quarter (SE-1/4); thence run N 00° 31' 29" E along the West Line of the Northeast Quarter (NE-1/4) of said Section 17 for 3.40 feet to an intersection with the curved southerly line of Spring Creek Road; thence run northeasterly and northerly along the arc of a curve to the left of radius 1130.00 feet (chord bearing N 35° 09' 06" E) (chord 1296.89 feet) (delta 70° 02' 16") for 1381.30 feet; thence run N 89° 52' 02" W for 5.00 feet; thence run N 00° 07' 58" E along the easterly line of Spring Creek Road (50 feet wide) for 1611.64 feet to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 17; thence run S 89° 25' 51" E along said north line of the Northeast Quarter (NE-1/4) of said Section 17 for 1838.15 feet to the Northeast corner of said Section 17; thence run N 89° 27' 22" E along the north line of the Northwest Quarter (NW-1/4) of said Section 16 for 2677.24 feet to the Point of Beginning.
Parcel contains 909 acres; more or less.

AND

PARCEL 1-B

Beginning at an intersection of the west line of Spring Creek Road with the north line of said Section 17; thence run the following courses and distances along the Southerly right-of-way of said Spring Creek Road: Southeasterly along an arc of a non-tangent curve to the right of radius 1725.00 feet (chord bearing S 03° 18' 23" E) (chord 206.27) (delta 06° 51' 19") for 206.40 feet to a point on a non-tangent line; thence run S 89° 52' 02" E for 16.47 feet; thence run S 00° 07' 58" W for 1406.64 feet; thence run N 89° 52' 02" W for 5.00 feet to a point of tangency; thence Southwesterly along an arc of said curve to the right of radius 1070.00 feet (chord bearing S 37° 51' 54" W) (chord 1309.62 feet) (delta 75° 27' 53") for 1409.31 feet to an intersection with the north right-of-way of a 30 foot wide road as recorded in Deed Book 305 at Page 276 of the Public Records of Lee County, Florida; thence run N 89° 59' 08" W along said right-of-way for 718.27 feet to an intersection with the easterly line of lands known locally as Spring Creek Estates, an unrecorded plat; thence along said lands the following courses and distances: N 00° 00' 52" E for 510.00 feet; N 89° 59' 08" W for 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 of S 73° 02' 41" W, to a point on the curve; S 00° 00' 52" W for 167.10 feet; and S 31° 38' 00" W for 130.70 feet to the northeast corner of lands described in Official Record Book 1194, Page 1085; thence westerly along said lands and waters of a canal 106 feet, more or less to the northeast corner of said 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 the North Half (N-1/2) of said Section 17; thence N 89° 59' 08" W for 136 feet more or less to the east quarter corner of said Section 18, thence run S 89° 58' 17" W along the south line of said Lot 2, said line being the basis of bearings for 1213.22 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: N 56° 00' 38" W for 265.00 feet to 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 chord bearing of N 37° 20' 13" W, to a point of tangency; N 18° 39' 48" W for 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 a chord bearing of N 48° 34' 58" W, to a point of tangency; N 78° 30' 08" W for 144.73 to a point of curvature; 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 a chord bearing of N 62° 19' 15" W, to a point of tangency and an intersection with the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 2270 feet more or less to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 18; thence run S 89° 25' 49" E along said north line of the Northeast Quarter (NE-1/4) of said Section 18 for 2330 feet, more or less to the northeast corner of Section 18; thence run S 89° 25' 49" E along the north line of the Northwest Quarter (NW-1/4) of said Section 17 for 2558.62 feet to the northeast corner of said Northwest Quarter (NW-1/4); thence run S 89° 25' 51" E along the north line of the Northeast Quarter (NE-1/4) of said Section 17 for 642.07 feet to the Point of Beginning.
Parcel contains 304 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

DRI 2002-00002

20002476\Pelican Landing-City – 110101

RECEIVED
MAR 21 2002
COMMUNITY DEVELOPMENT

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Exhibit II-A-1
Page 4 of 9
CITY PAGE 4 OF 5

November 1, 2001

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SPRING CREEK WEST
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being described as follows:

Beginning at the northwest corner of said Section 21; thence run N 88° 38' 34" E along the north line of the Northwest Quarter (NW-1/4) of said Section 21 for 2627.98 feet to the northeast corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 89° 16' 54" E along the north line of the Northeast Quarter (NE-1/4) of said Section 21 for 1289.43 feet to an intersection with the westerly right-of-way line of Tamiami Trail (US 41 – SR No. 45); thence run the following three (3) courses and distances along the westerly right-of-way line of Tamiami Trail: South 00° 06' 50" E for 261.81 feet; S 02° 58' 35" E for 100.12 feet; S 00° 06' 50" E for 3690 feet more or less to the northeasterly waters of Spring Creek; thence run westerly along said northerly waters for 2765 feet more or less to an intersection with the west line of the east 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run N 00° 51' 35" W along said west line for 801 more or less to an intersection with the south line of the Northwest Quarter (NW-1/4) of said Section 21; thence run S 88° 52' 49" W along said south line for 2040.41 feet to the southwest corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 00° 35' 25" W along the west line of said Northwest Quarter (NW-1/4) for 2659.47 feet to the Point of Beginning.

Parcel contains 282 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

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APR 08 2002
COMMUNITY DEVELOPMENT
ZONING COUNTER

20002476/Description 110101

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SINCE 1946

August 15, 2001

Exhibit II-A-1
Page 5 of 9

CITY PAGE 5 OF 5

Applicant's Legal Checke
by Gpm 5/14/02

**PARCEL IN
GOVERNMENT LOT 3, SECTION 13
AND
GOVERNMENT LOT 2, SECTION 24
TOWNSHIP 47 SOUTH, RANGE 24 EAST
BIG HICKORY ISLAND, LEE COUNTY, FLORIDA**

BEACH PARCEL

A tract or parcel of land lying in Government Lot 3, Section 13 and Government Lot 2, Section 24, Township 47 South, Range 24 East, Big Hickory Island, Lee County, Florida which tract or parcel is described as follows:

From the center of a turnaround on State Road No. 865 (Bonita Beach Road) being S.R.D. Station 19184.75 and N 24° 28' 41" W along the northern prolongation of said centerline of State Road No. 865 for 266.00 feet; thence run S 62° 26' 49" W for 98.40 feet; thence run N 27° 33' 11" W for 1863.42 feet; thence run N 20° 00' 41" W for 1403.30 feet; thence run N 65° 00' 00" E for 313.91 feet to the Point of Beginning.

From said Point of Beginning run N 18° 55' 11" W for 97.51 feet, N 22° 26' 23" W for 100.53 feet, N 23° 09' 50" W for 100.14 feet, N 14° 51' 19" W for 73.01 feet, N 27° 40' 10" W for 88.01 feet, N 29° 33' 57" W for 46.01 feet, N 22° 14' 53" W for 47.27 feet, N 20° 39' 23" W for 46.98 feet, N 11° 15' 38" W for 29.80 feet, N 26° 10' 46" W for 46.87 feet, N 09° 09' 45" W for 48.26 feet, N 17° 35' 56" W for 46.04 feet, N 12° 49' 07" W for 50.04 feet, N 29° 20' 48" W for 69.12 feet, N 20° 48' 58" W for 63.82 feet; thence run N 79° 23' 51" W for 247 feet more or less to an intersection with the Approximate Mean High Water Line of the Gulf of Mexico; thence run northerly and northeasterly along said waters for 1140 feet more or less to an intersection with the South line of lands described in Official Record Book 198 at Page 188 of the Public Records of Lee County, Florida; thence run along said South line, along the arc of a curve to the right of radius 12000.00 feet for 783 feet to an intersection with the Waters of New Pass; thence run southerly, easterly, southwesterly and southerly along said waters for 4080 feet more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet more or less to the Point of Beginning.

AND

From said Point of Beginning run S 13° 03' 59" E for 94.16 feet; thence run S 19° 13' 48" E for 50.64 feet; thence run S 04° 34' 15" E for 54.63 feet; thence run S 24° 53' 12" E for 50.09 feet; thence run S 27° 10' 29" E for 50.01 feet; thence run S 31° 01' 44" E for 42.51 feet to an intersection with the South line of lands described in Official Record Book 2246 at Page 4413 of the Lee County Records; thence run N 65° 00' 00" E along said south line for 134 feet, more or less to the waters of Estero Bay; thence northerly along said waters for 358 feet, more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet, more or less to the Point of Beginning.

Containing 36.8 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

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ZONING

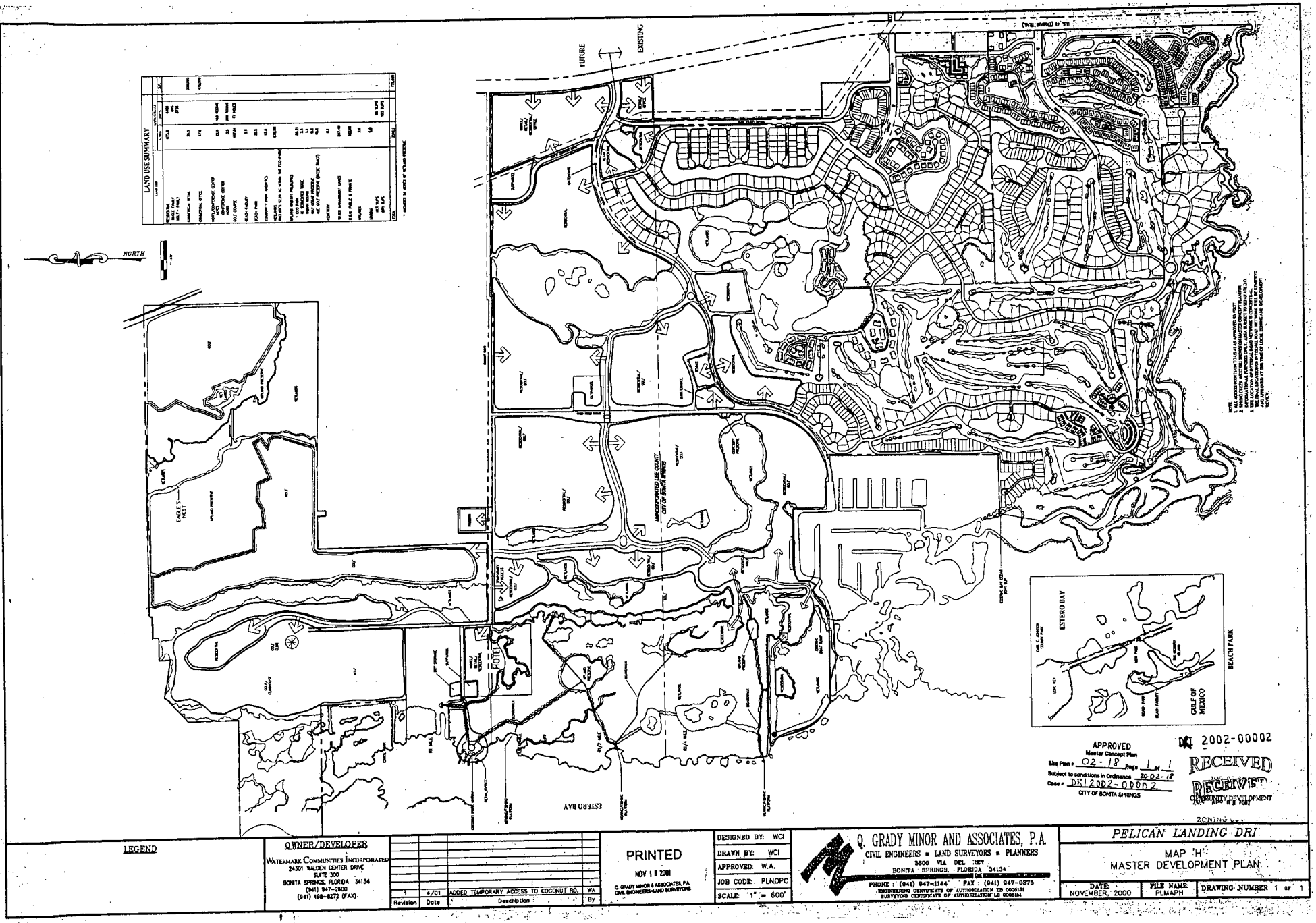
Frances L. Yerdon (for the Firm LB 642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

STATE OF FLORIDA 5652

Z2001-Bch-Parcel-081501

DRI 2002-00002

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LEGEND

OWNER/DEVELOPER
WATERMARK COMMUNITIES INCORPORATED
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(941) 947-2600
(941) 498-8272 (FAX)

Revision	Date	Description	By
1	4/01	ADDED TEMPORARY ACCESS TO COCONUT RD.	WA

PRINTED
NOV 19 2001
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS-LAND SURVEYORS

DESIGNED BY:	WCI
DRAWN BY:	WCI
APPROVED:	W.A.
JOB CODE:	PLNOPC
SCALE:	1" = 600'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ▪ LAND SURVEYORS ▪ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0006181
SURVEYORS CERTIFICATE OF AUTHORIZATION LB 0006161

PELICAN LANDING DRI

MAP 'H'
MASTER DEVELOPMENT PLAN

DATE	FILE NAME	DRAWING NUMBER
NOVEMBER, 2000	PLMAPH	1 OF 1

DRI2002-00002

City of Bonita Springs
City Council Zoning Hearing
Monday, October 28, 2002
9:00 a.m.
Bonita Springs Community Hall
10520 Reynolds Street
Bonita Springs, Florida 34135
MINUTES

I. CALL TO ORDER.

The Mayor called the meeting to order at 9:00 A.M. There were approximately 60 members of the public in attendance.

II. PLEDGE OF ALLEGIANCE.

The Mayor led in the pledge of allegiance.

III. ROLL CALL.

The Mayor and all Council Members were in attendance, with Council Member Wagner entering the meeting at 9:35 a.m.

IV. SECOND READING:

A. Pelican Landing DRI NOPC DRI2002-00002

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY PELICAN LANDING DRI AMENDMENT – NOPC FOR AN AMENDMENT TO THE PELICAN LANDING DRI DEVELOPMENT ORDER #1-9293-121, AS AMENDED, TO ADJUST THE BUILDOUT AND TERMINATION DATES TO MAY 20, 2009 AND MAY 20, 2012 RESPECTIVELY, AND A DETERMINATION AS TO WHETHER THE PROPOSED CHANGE CONSTITUTES A SUBSTANTIAL DEVIATION FROM THE ORIGINAL DEVELOPMENT APPROVALS THEREBY WARRANTING FURTHER DEVELOPMENT OF REGIONAL IMPACT REVIEW; ON LAND LOCATED WEST OF U. S. 41, EAST OF ESTERO BAY, NORTH OF BONITA BAY DRI AND SOUTH OF WILLIAMS ROAD, BONITA SPRINGS, FLORIDA; ON 2,792.2 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney began the meeting by reading the title block of the Ordinance into the record.

Mike Pavese, Development Services Division, addressed City Council with the request, which involved an amendment to the Pelican Landing DRI (Development of Regional Impact) Development Order (#1-9293-121) to adjust the buildout and termination dates based on judicial proceedings that occurred after adoption of original DRI, which lasted for 1 year and 141 days. The second portion of the request is to extend the adjusted buildout and termination dates for four years and 364 days. Staff has recommended approval of the request, finding that it does not constitute a substantial deviation from the original DRI Development Order.

Council Member Nelson motioned approval of the Ordinance, finding it in compliance with the Development Order, Map "H," and the City of Bonita Springs Land Development Code. A finding was also made to indicate that the request does not constitute a substantial deviation (from the original Development Order); Council Member Warfield seconded; and the motion carried unanimously. (Council Member Wagner not in attendance). Adopted **Zoning Ordinance No. 02-18.**

B. Weliever Variance VAR2002-00021

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY JOYCE AND JOHN WELIEVER FOR A VARIANCE TO ALLOW A 7.5 FOOT SOUTH SIDE YARD SETBACK FOR A PROPOSED GARAGE ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE, ON LAND LOCATED AT 27289 JOHNSON STREET, BONITA SPRINGS, FLORIDA (STRAP NO. 34-47-25-B2-00258-0080) ON 11,000 ± SQUARE FEET; PROVIDING FOR AN EFFECTIVE DATE.

City Attorney began by reading the title block of the Ordinance.

Kirk Crane, Development Services Division, explained the request, which involves AG-2 (Agricultural) zoned property. The intent is to construct a garage addition on the south side of the site, and convert the existing garage into living space. The requested 7.5-foot setback is the same setback one would have to comply with on property zoned RS-1 (Single-Family Residential). The Applicants' intent is to construct a tandem-type garage for purposes of storing a classic vehicle inside. Staff has recommended approval of the request with the five following conditions:

1) The Variance is limited to an attached two garage addition to an existing single-family residence within the area shown as "Proposed Garage Addition" on a one-page "Site Plan of Property at 27289 Johnson Street, Bonita Springs, FL", prepared from information from survey prepared by Mark O. Allen, Inc., stamped "Received, May 2, 2002, Community Development" and VAR2002-00021."

2) The height of the garage addition may not exceed the height of the remainder of the principal use (residence) on the subject property.

3) The garage addition must be finished to match the material, color, and design of the residence on the subject property with the intent of appearing as an attached part of the residence.

4) No other building additions or increases to the size of the building may be located within the required setback areas.

5) If the garage addition is voluntarily removed from the property, except for immediate replacement, then the Variance approved in Variance Case Number VAR2002-00021 is void and any subsequent structure(s) must comply with Land Development Code requirements.

John Weliever, the Applicant, concurred with Staff's recommended conditions.

Council Member Edsall questioned the required setback for the parcel to the south. Mr. Crane explained that property was zoned RS-1, and as such, the side yard setback would be the same as that being requested by the Applicant – 7.5 feet.

Council Member Piper noted that the majority of the lots in the area of the subject property were zoned RS-1. Mr. Crane concurred.

Council Member Nelson motioned approval of the Ordinance; Council Member Piper seconded; and the motion carried unanimously. (Council Member Wagner not in attendance). **Adopted Zoning Ordinance No. 02-19.**

C. Patricia Church, Trustee in ref. to 26420 Hickory Blvd. VAR2002-00027

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY PATRICIA CHURCH, TRUSTEE IN REF. TO 26420 HICKORY BLVD. FOR A VARIANCE FROM THE BONITA SPRINGS LAND DEVELOPMENT CODE (LDC) SECTION 34-1575, TO ALLOW AN ABOVE GROUND POOL AND SPA 10.4' SEAWARD OF THE 1988 COASTAL CONSTRUCTION CONTROL LINE OF PROHIBITION (CCCL), ON LAND LOCATED AT 26420 HICKORY BLVD., BONITA SPRINGS, FLORIDA (STRAP NO. 25-47-24-B2-0010I.0220) ON 13,500 ± SQUARE FEET; PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney read the title block of the Ordinance, informing the Mayor and City Council Members that she recused herself from the case, explaining that Attorney Terry Lenick would handle the case on behalf of the City.

Nichole Dishman explained the history of the request, including the events leading up to the instant request. She also entered photographs (entered during meeting of September 6, 2002) into the record and explained.

Attorney Lenick entered the meeting at 9:20 a.m.

Ms. Dishman continued that the Applicant's intent is to allow the construction of a swimming pool/spa (partially constructed) on the site, noting that construction of the pool on the site ceased in January 2002. She then furnished a second handout, which reflected information that was not addressed at the Zoning Board level, which was disregarded at the request of the Mayor. Ms. Dishman noted that the situation on the site involved a self-inflicted hardship on the part of the property owner, and thus, approval would result in visual and environmental impacts. Approval would also set a precedent for the construction of other such structures along the beach. She concluded by addressing the Findings and Conclusions portion of the Staff Report, noting that Staff has recommended denial of the Applicant's request. They have also recommended the Applicant complete a dune restoration project for the property.

Tape 1 Side 2

Councilman Wagner entered the meeting at 9:35 a.m.

Attorney Robert Pritt, representing the Applicant, next addressed Council. He explained that the Applicant voluntarily ceased construction of the pool on the site. He next addressed concerns he had with several areas of the Staff Report, specifically Section 34-1575, which was the section Staff cited in the request, which he feels pertains to Lee County's Land Development Code (LDC); not the City of Bonita Springs' LDC. He also touched on "minor" and "major" structures and the differences between the two. The Applicant was informed that they could obtain relief via the proposed variance. He concluded by addressing the history of the CCCL (Coastal Construction Control Line) and the setback line, issues relating to constructive notice, conversion codes, the Arnal variance case, meetings with Lee County, environmental concerns, DEP (Department of Environmental Protection) permitting, encroachments associated with other structures along the beach (roof overhangs, etc.), and case law.

Winston Church, the Applicant, thanked Council for their consideration of the request. He explained the history of the events leading up to their request, the meeting that was held with Lee County officials, and the subsequent permitting for the site. He also furnished the Mayor and City Council Members with a handout, which depicted an aerial view of the site (previously submitted at the Zoning Board meeting). He asked that Council approve their request.

Tape 2 Side 1

Brent Moore, the Applicant's representative who handled the State permitting for the project, addressed discussions he had with the State regarding permitting of the site. He also addressed impacts to the beach dune system. He was informed by the State that they were comfortable with the project, and that all that was required for the State permit to be valid was for the Applicants to obtain approval from the City.

Public Comments:

Charlotte Evans, a resident of Hickory Boulevard, spoke in opposition to the request.

Lillian Hossler, a resident in the area for 34 years, also spoke in opposition to the request.

John Klosterman, a resident of Hickory Boulevard since 1981, was in attendance on behalf of Bonita Beach Improvement Association (B.B.I.A.), which he stated was opposed to the granting of the variance.

Dawn Koncikowski, a resident of Hickory Island since 1980, spoke in opposition to the request, which she feels involves a "major" structure.

Attorney Neale Montgomery, representative for Gary Koncikowski, referred to page 5 of the Staff Report and addressed the guidelines for approval of a Variance, which she did not feel were met in this instance. She stated that an error in the survey did not constitute "exceptional or extraordinary" circumstances. She also addressed Comprehensive Plan Policy 5.1.5, noting that the request did not afford a situation that would be compatible with the area. It should be denied.

Linda Rogers, with Naples Realty Services, Inc., spoke in support of the Applicant's request. She further noted that the neighbor nearest to the Church residence was also in support of the request.

Brenda Schiff, a licensed engineer, stated that she also felt the situation involved a "major" structure. Approval of the Variance would adversely effect adjacent property owners. She was present to request Council deny the application.

Rick Steinmeyer, a 22-year resident of the area, felt that approval of the request would be a blatant violation of the law. Here was also here to ask that it be denied.

Tape 2 Side 2

Marjorie Ward, present on behalf of the Citizens Association of Bonita Beach (CABB), stated that their organization strongly objects to the approval of any variance to the CCCL, which was established to address beach erosion.

Ms. Dishman concluded Staff's presentation by addressing comments made by the Applicant's representative regarding Section 34-1575 of the City of Bonita Springs LDC. She also responded to a

comment that was made which indicated that the neighbor to the south was in support of the request; however, Staff received an affidavit indicated that he was opposed.

Mr. Pritt concluded his presentation by addressing the quasi-judicial nature of the process, the criteria required to be met for approval of a Variance. The extraordinary circumstance associated with the case is not attributed to the Applicants or their surveyor, and should, therefore, be approved. The Applicant further believes that they should not be required to complete a dune restoration project on the property.

The Mayor then reported ex parte communications he had with respect to the case, which were on file with the City Clerk. Council Members Piper, Nelson, Arend and Wager also reported ex parte communications as well.

Council Member Piper addressed the meeting that was held between Staff and the Applicants. Bob Stewart, Lee County Building Official, expounded on the meeting that took place.

Tape 3 Side 1

He explained that the County would not accept a survey that depicted two lines. They base their decision on the recommendation of a professional surveyor – a sealed survey.

Council Member Wagner addressed communications he had with Mr. Church and several neighbors in the area. He also received phones calls from people in favor of the request. He further addressed a statement that was made by the builder of the subject home at the Zoning Board hearing regarding the home having been built two feet from the CCCL.

Council Member Arend asked Mr. Cooner whether he had difficulty locating the "B" monuments. Mr. Cooner responded.

Council Member Edsall motioned denial of the Ordinance, and approval of the Applicants being required to complete a dune restoration plan on the site.

Mr. Lenick next expanded on the case law (Town of Lauderdale by the Sea vs. Merits), which involved the construction of a hotel. He stressed the instant case was not one of equitable estoppel or vesting of rights, but rather a variance only, which must meet the five criteria for approval.

Council Member Piper seconded the motion.

The Mayor asked Mr. Cooner, which of the two lines he would have chosen. Mr. Cooner replied, "the line through the "B" monument."

The motion carried 6-1 (Mayor Pass dissenting). **Adopted Zoning Resolution No. 02-03.**

D. Hemphill Rezone CPD DCI2001-00054

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY EAST BAY GROUP, LLC IN REF TO HEMPHILL; TO REZONE FROM SPECIAL COMMERCIAL OFFICE (CS-1) TO COMMERCIAL PLANNED DEVELOPMENT (CPD) TO PERMIT A MAXIMUM OF 7,500 SQUARE FEET OF COMMERCIAL RETAIL AND OFFICE USES, NOT TO EXCEED 35 FEET OR TWO STORIES IN HEIGHT ON LAND LOCATED AT 3575 BONITA BEACH ROAD SW, BONITA SPRINGS, FLORIDA (STRAP NO. 04-48-25-B1-00017.0000) on 0.71 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney read the title block.

Bryan Kelner, Development Services Division, addressed the request, which involved .71± acres of land on the south side of Bonita Beach Road. The intent is to rezone the property from the current Special Commercial Office (CS-1) to Commercial Planned Development (CPD) to permit approximately 7,500 square feet of commercial retail and office uses. He next addressed the three points of disagreement regarding the Restaurant Groups I, II, and III, which Staff excluded from the Schedule of Uses. The conclusion reached was to include Group III Restaurants, limited to 2,500 square feet, without a drive-thru facility; and to revise the maximum square footage to 7,500 square feet (from the previous 6,930 square feet). The last revision was to include an environmental condition to retain the Live Oak trees on the site (Condition 4). Staff has recommended approval of the request, which they found to be consistent with the Comprehensive Plan. Kathy Morgan, representing the Applicant, stated that they concur with Staff's recommended/revised conditions.

Council Member Warfield addressed water and sewer for the site. He feels the applicant should be required to hook up to sewer service when it becomes available. Ms. Morgan explained that the site was currently developed with a well and septic tank. She explained that a restaurant would only be allowed to be developed on the site if it was connected to sanitary sewer.

Council Member Piper motioned approval of the Ordinance, with the inclusion of an addition condition to require the Applicant hook up to sewer service (a gravity system) when it becomes available; Council Member Wagner seconded; and the motion carried unanimously. **Adopted Zoning Ordinance No. 02-20.**

E. Spanish Wells DCI2002-00003

A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY SPANISH WELLS TO REZONE FROM RESIDENTIAL SINGLE-FAMILY (RS-1) AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD); REPEALING ZONING ORDINANCE NO. 01-10; TO PERMIT A MAXIMUM OF 853 DWELLING UNITS, GOLF COURSE, AND RELATED USES NOT TO EXCEED 45' IN HEIGHT ON LAND LOCATED AT 28369 TASCA DRIVE, 28465 TASCA DRIVE AND 28101 SPANISH WELLS BLVD., BONITA SPRINGS, FLORIDA (STRAP NOS. 03-48-25-B3-00001.0130; 03-48-25-B3-00001.0140; 03-48-25-B2-00001.0000; 03-48-25-B2-0010A.0230; 02-48-25-B1.00012.0010; 02-48-25-B1-00012.0000) ON 219.4 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney read the title block of the Ordinance. Council Member Edsall next reported a voting conflict he had with the case, for which he filed a Form 8-B with the City Clerk. He would abstain from voting on the issue due to prior and current business associations with the Applicant. Council Member Edsall then exited the meeting.

Council Members Wagner, Piper, Nelson, Warfield and Arend next reported ex parte communications they had regarding the request (forms on file in the City Clerk's Office).

Chip Block, Development Services Division, stated that both the Zoning Board and Staff have recommended approval of the request, with conditions. He noted that Staff was, however, privy to the adjustments that the Applicant has made to their site plan since the Zoning Board hearing.

Ron Dillon, representing the Applicant, furnished the history of the project and expanded on the previous case whereby the major concern involved traffic along Treasure Cay Lane and Tasca Drive. The residents at that time asked them to eliminate access through a lot (Lot 23) on Treasure Cay Lane leading into the property. He next furnished a PowerPoint presentation depicting the entire site and further explained their plans for the site as a result of numerous meetings that were held with the residents over the past year. The plan eliminates access off of Treasure Cay Lane and adds a road directly off of Spanish Wells Boulevard paralleling Treasure Cay Lane. To accomplish this, however, they were required to obtain permission from the golf course. Overall, it cost about $2 million, which included a modification to the golf course to allow a continuous road to be built, as well as the road that leads up to the new proposed entrance on Bonita Beach Road and Michigan Avenue.

Development plans for Las Brisas proposes single-family homes on 52-foot-wide lots, coach homes (4 units per building), staff condominiums, 2-story units, 3-story units along the railroad track. Development plans for Lakehurst are to include single-family uses in the area abutting the golf course, 2-story buildings, and 3-story buildings.

Since the zoning hearing there has been numerous discussions regarding the cul-de-sac. The Applicant initially proposed to cul-de-sac Tasca Drive inclusive of single-family homes. That proposal resulted in numerous comments from the residents, which resulted with the involvement of Council Member Wagner. The Applicant feels this proposal would result in better traffic flow. The decision is up to City Council whether that road gets connected or developed with a cul-de-sac. He next referred to an additional photograph depicting the road connected and/or with a cul-de-sac. Discussion ensued.

Public Comments:

Roy Altman, a resident of Treasure Cay Lane, expressed concerns with traffic on Bonita Beach Road.

Carl Bals, President of the Board of Governors for the Spanish Wells Country Club, addressed concerns their Board had regarding traffic flow, drainage, and playability of golf course. He spoke in favor of the request.

James Burnes, a resident of Palmas Grande Lane, commented on density and the proposed entrance on Tasca Drive. He could support the request if density and height were to be reduced. If Tasca Drive is closed, traffic will be forced to go through the Lake Club. He is in support of Tasca Drive remaining open for purposes of traffic flow.

Donald Hodges, a resident of Tasca Drive, addressed concerns he had with the construction access. His concern regards maintenance costs that would result if Tasca Drive and Treasure Cay Lane were to remain open. He would also like to see the original plan remain in place.

George Jovan, Vice President of the Lake Club Association, addressed an agreement that was made between the developer and the residents to which three things were agreed upon - 1) that Tasca drive not be blocked, but become part of roadway; 2) that single-family homes would be built on 52-foot-wide lots; and 3) that 3-story buildings be situated in certain areas of the site only.

Art Letts, president of the Spanish Wells Unit 1 Homeowner's Association, stressed the importance of a permanent manned gate on U.S. 41. He also feels that Tasca Drive and Alhambra Lane should be joined to form an internal circulation route.

Dan Machlan spoke in support of Tasca Drive remaining open.

Concettta Makrides, a resident of Tasca Drive, stated that the residents of Tasca Drive want Tasca Drive to be developed with a cul-de-sac. She also addressed emergency access.

Tape 4 Side 1

Emmanuel Makrides spoke in support of a permanent gate opposite Michigan Avenue. He is also in support of Tasca Drive being developed with a cul-de-sac.

William Murphy, President of the Spanish Wells Golf Association, spoke in opposition to Tasca Drive being developed with a cul-de-sac. He also feels that a gate/access road off of Bonita Beach Road would be a big disaster. He further suggested extending Spanish Moss Boulevard to connect with the service road.

Allen Warner, a resident of Treasure Cay Lane, spoke in support of the proposal, either way.

Vincent Cappelletti, owner of property in the Lake Club, expressed concerns he had with density.

Mr. Block concluded by addressing several comments made by the public on issues relating to density and traffic improvements (turn lanes, signalization, etc.) The Master Concept Plan (MCP) should reflect the October 22, 2002 date and include pages 1, 2, and 3.

Ms. Montgomery concluded by asking Council to approve the MCP dated October 22, 2002. She also feels the consensus is to connect Tasca Drive.

Mayor Pass explained that the City didn't have the authority to approve access on Bonita Beach Road.

Council Member Wagner expanded on the meeting held subsequent to the Zoning Board meeting of September 6, 2002. He informed the public who attended that meeting and the results. He feels it makes the most sense to allow Tasca Drive to remain open and go all the way around.

Tape 4 Side 2

He also addressed density and the permanent construction gate, which he asked Staff to address when developed to see whether a permanent gate would be needed.

Council Member Arend motioned approval of the Ordinance, as modified; Council Member Piper seconded; and the motion carried unanimously. (Council Member Edsall not in attendance). **Adopted Zoning Ordinance No. 02-21.**

Other Business:

The Mayor informed Council that the October 30, 2002 City Council Comprehensive Plan Meeting had been cancelled. Discussion was held on a subsequent date for the meeting, which the Mayor scheduled for Monday, November 25, 2002 at 5:30 P.M.

V. ADJOURNMENT.

There being no further items to discuss, the meeting adjourned at 1:35 p.m.

Respectfully submitted,

Debra Muchler

Debra Muchler, Recording Secretary

APPROVED:

BONITA SPRINGS CITY COUNCIL:

Date: 11-20-02

AUTHENTICATED:

Paul D. Pass, Mayor

Dianne J. Lynn

Dianne J. Lynn, City Clerk

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL AND OTHER LOCAL PUBLIC OFFICERS	
LAST NAME- FIRST NAME- MIDDLE NAME Wayne Edsall	**NAME OF BOARD, COUNCIL, COMMISSION,** BONITA SPRINGS CITY COUNCIL
MAILING ADDRESS CITY OF BONITA SPRINGS P.O. BOX 367029 BONITA SPRINGS, FLORIDA 34136	THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF X CITY COUNTY OTHER LOCAL AGENCY
CITY COUNTY BONITA SPRINGS LEE	NAME OF POLITICAL SUBDIVISION CITY OF BONITA SPRINGS
DATE ON WHICH VOTE OCCURRED October 28, 2002	MY POSITION IS: x ELECTIVE APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing Page 2 and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained.); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, co-owner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTE[redacted] TO INFLUENCE THE DECISION PRIO[redacted]O THE MEETING AT WHICH THE VOTING WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Wayne Edsall, hereby disclose that on October 28, 2002,

(a) A measure came or will come before my agency which (check one)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

X inured to the special gain or loss of Ron Dillon, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Abstained from voting on approving the rezoning of Spanish Wells RPD which would inure to the gain of Ron Dillon, who has retained my services as a real estate broker to sell several properties within Spanish Wells and to find affordable housing within the City of Bonita Springs as mitigation for a development outside the City of Bonita Springs boundaries.

10/28/02
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES 112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR OR MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING; IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

DR12002-00002

City of Bonita Springs
Board for Land Use Hearings & Adjustments
And Zoning Board of Appeals
Friday, September 6, 2002
Bonita Springs Utilities' Board Room
11860 East Terry Street
Bonita Springs, Florida 34135
MINUTES

I. CALL TO ORDER.

Chairman Wesley Norris called the meeting to order at 9:00 A.M.

II. INVOCATION

Board Member McKenzie furnished the invocation.

III. PLEDGE OF ALLEGIANCE

The Chairman led in the pledge of allegiance.

IV. ROLL CALL.

Board Members in attendance included Chairman Wesley Norris, and Board Members Pete Pastore, Kevin McKenzie, and Robert Incerpi. Board Members not in attendance included Board Members Fred Popp, William Pescosolido, and Frank Howe.

V. PUBLIC HEARINGS:

A. 9:00 a.m. CASE NO. DRI2002-00002

CASE NAME: Pelican Landing DRI NOPC

TIME SCHEDULED: 9:00 a.m.

REQUEST:

1) Amend the Pelican Landing DRI Development Order to adjust the buildout and termination dates based upon the tolling of time applicable to previous judicial action and extend the adjusted buildout and termination dates to May 20, 2009 and May 20, 2012 respectively; and

2) Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review.

LOCATION: The subject property is generally located west of U.S. 41, east

	of Estero Bay, north of Spring Creek, and south of Williams Road, in Sections 5, 6, 7, 8, 9,16,17,18, 20 & 21-Township 47 South-Range 25 East AND Sections 13 & 24-Township 47 South-Range 24 East, Lee County, FL.
STRAP NUMBER:	The applicant indicates there are numerous and varied STRAP numbers that are on file and available for inspection at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL.
SIZE OF PROPERTY:	2,792.2+/- acres
STAFF REPORT:	Direct inquiries to Michael Pavese, Principal Planner, 239-479-8360, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

City Attorney Audrey Vance began by introducing the case and placing all witnesses under oath.

Attorney Neale Montgomery, representing the Applicant, explained the request, which involves the Pelican Landing DRI (Development of Regional Impact) in relation to a State Statute that allows a DRI to be extended by less than five years without it being deemed a substantial deviation. The Applicant, per this request, has asked for a 4-year/364 day extension as permitted by the Statute. They also wrote to the Regional Planning Council (RPC) regarding the Statute that addresses the tolling of time, which, in this case involved a lawsuit that occurred during the original zoning case, which tolled the time. The RPC concurred with this, agreeing that the time tolled during the appeal process was one year and 141 days. The RPC, however, still felt that the Applicant needed to go through the NOPC (Notice of Proposed Change) process. Nonetheless, the 4-year/364 day extension was determined not to be a substantial deviation, and the RPC and Staff both concurred. The Applicant was also required to submit the same application before the Lee County Hearing Examiner since a portion of the site is located outside of the City of Bonita Springs, within Lee County.

Pam Houck, Director of Zoning for the Lee County Development Services Division, concurred with Ms. Montgomery's presentation, noting that Staff has recommended approval of the request, finding that it does not constitute a substantial deviation, with the following two conditions:

1) The development of this project must be in compliance with the Pelican Landing DRI Development Order #1-9293-121, as amended, and DRI Map H, dated November, 2002, last revised April 2001, and stamped received at the zoning counter on April 8, 2002; and

2) This development must comply with all of the requirements of the City of Bonita Springs Land Development Code (LDC) at the time of local development order approval except as may be modified by previously approved deviations.

Board Member Pastore motioned to uphold Staff's recommendation, as conditioned; Board Member Incerpi seconded; and the motion carried unanimously.

PARTICIPANTS:

1. Neale Montgomery, Pavese, Haverfield, Dalton, Harrison & Jensen, L.L.P., 1833 Hendry Street, Ft. Myers, FL 33901

2. Barry Ernst, WCI Communities, Inc., 24301 Walden Center Drive, Bonita Springs, FL 34134

B. 9:30 a.m. CASE NO. VAR2002-00021

CASE NAME:	Weliever Variance
REQUEST:	Variance in the Agricultural (AG-2) district to allow a 7.5 foot south side yard setback for a proposed garage addition to an existing single-family residence, where 10 feet is the minimum side yard setback required, per Land Development Code (LDC) Section 34-654 and 34-3273 (d) (2).
LOCATION:	The subject property is located at 27289 Johnson Street (from 41 Southbound, turn left on Bonita Beach Road go to Arroyal Road (first stop light) turn left, Arroyal Road turns into Pennsylvania Avenue, go approx. six blocks to Johnson Street), in S34-T47S-R25E, Bonita Springs, Florida.
STRAP NUMBER:	The applicant indicates the STRAP number is 34-47-25-B2-00258.0080.
SIZE OF PROPERTY:	11,000± sq. ft.
STAFF REPORT:	Direct inquiries to Kirk Crane, AICP, Planner, at 239-479-8322, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

The City Attorney introduced the case and placed all witnesses under oath.

Kirk Crane, Development Services Division, addressed the Board with the request, which involves an 11,000 square foot parcel, 100 wide by 110 feet deep, which is currently developed with an older single-family residence. The site is located in the Urban Community land use category and is zoned AG-2 (Agricultural). The Applicants' intent is to construct a garage addition on south side of residence, which includes a reduction in the side yard setback from the required 10 feet, to 7.5 feet (as required in the RS-1 zoning district). The proposed garage is to be 15 feet by 43 feet, which is much longer than the normal size garage. The intent is to store a vintage car inside, in addition to more frequently used car(s). The Applicant also plans to convert the existing 1-car garage on the south side of residence into a laundry/storage room that will connect to main residence. He concluded his presentation by referring to the last page of the Staff Report, which depicts the proposed layout of the site, noting that most lots in this neighborhood are zoned RS-1,including three sides of the subject property, which per the regulations, the side yard setback is 7.5 feet. A building on the adjoining vacant RS-1 zoned property to the south could be built to 7.5 feet from the common property line.

Properties in the area have been transitioning from AG-2 to the RS-1 zoning, with most properties developed with single-family residences. Older homes in this area are being redeveloped with much larger homes. If the Applicants applied for a rezoning to the RS-1 zoning district, they would be consistent with Future Land Use designation and consistent with other properties in the area per their requested side yard setback request to 7.5 feet. The Applicants chose the variance route instead because of the costs involved, which are substantially less for a variance as opposed to rezoning of the entire site. Overall, Staff has found the request to be consistent with the other lots in the area and have recommended approval with the following five conditions:

1. The Variance is limited to an attached two garage addition to an existing single-family residence within the area shown as "Proposed Garage Addition" on a one-page "Site Plan of Property at 27289 Johnson Street, Bonita Springs, FL," prepared from information from survey prepared by Mark O. Allen, Inc., stamped "Received, May 2, 2002, Community Development" and "VAR2002-00021."

2. The height of the garage addition may not exceed the height of the remainder of the principal use (residence) on the subject property.

3. The garage addition must be finished to match the material, color, and design of the residence on the subject property with the intent of appearing as an attached part of the residence.

4. No other building additions or increases to the size of the building may be located within the required setback areas.

5. If the garage addition is voluntarily removed from the property, except for immediate replacement, then the Variance approved in Variance Case Number VAR2002-00021 is void and any subsequent structure(s) must comply with Land Development Code requirements.

The Applicants, Joyce Weliever and John Weliever, concurred with Staff's presentation.

Board Member Incerpi motioned to uphold Staff's recommendation of approval, as conditioned; Board Member Pastore seconded; and the motion carried unanimously.

PARTICIPANTS:

1. Joyce Weliever and John Weliever, 27289 Johnson Street, Bonita Springs, Florida 34135 (Applicants)

C. 10:00 a.m. CASE NO. VAR2002-0007

CASE NAME:	Patricia Church, Trustee in ref. to 26420 Hickory Boulevard.
REQUEST:	A variance from the Bonita Springs Land Development Code (LDC) Section 34-1575, to allow a major structure to encroach a maximum of 10.4' seaward of the 1988 Coastal Construction Control Line of Prohibition (CCCL), for an above ground pool and spa (partially constructed) in a Residential Single Family (RS-1) zoned district.
LOCATION:	The subject property is located at 26420 Hickory Blvd. (travel east on Bonita Beach Road bearing right with curve in road, approx. 4,000 feet from curve, house is on east side of Hickory Blvd.), in S25-T47S-R24E, Bonita Springs, Florida.
STRAP NUMBER:	The applicant indicates the STRAP number is 25-47-24-B2-0010I.0220.
SIZE OF PROPERTY:	13,500± sq. ft.
STAFF REPORT:	Direct inquiries to Nichole Dishman, Planner, at 239-479-8578, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

The Chairman introduced the case and explained the hearing procedures. There were approximately 25 members of the public in attendance. Terry Lenick, acting as the City Attorney for the case, placed all witnesses under oath.

Attorney Robert Pritt, representing the Applicant, introduced the Applicant's expert witnesses, which included David Dagostino, with Dagostino & Wood, Inc., an expert in surveying; and Brett Moore, with Humiston & Moore Engineers, P.A., an expert in coastal engineering. With no objections, both gentlemen were accepted as expert witnesses. At Mr. Pritt's request, Nichole Dishman, Development Services Division, next expounded on her experience and qualifications, after which he did not object to her being accepted as an expert. Jeff Cooner, with Jeffrey C. Cooner and Associates, Inc., was in attendance on behalf of the City. Bill Tracy, the original contractor who constructed the Applicant's residence, was also in attendance as a member of the public. Mr. Lenick stressed the importance of the Board adhering to the zoning section at issue and the five criteria that must be met for approval of a variance.

Mr. Pritt, representing the Applicants, next referred to a board exhibit depicting the five criteria that must be met for approval of a variance (see "Analysis" on page 5 of 7 of the Staff Report; also Board Exhibit labeled Exhibit "B"), after which he provided an brief overview of the Applicant's presentation, outlining the issues at hand, which, he stated, differed from the Arnal Variance case. The request is for a variance from the Bonita Springs Land Development Code (LDC) Section 34-1575, to allow a major structure to encroach a maximum of 10.4 feet seaward of the 1988 Coastal Construction Control Line (CCCL) of Prohibition for an above ground pool and spa (partially constructed). The LDC allows structures similar to this to be constructed seaward of the CCCL, i.e., viewing platforms. It does not allow swimming pools. He next provided the history of the case with respect to the CCCL and the various adjustments that were made to the line. The Applicant voluntarily ceased construction and pursued to rectify the situation via the instant case. Overall, they feel that the evidence will show that they meet the criteria needed for approval of their request.

Tape 1 Side 2

Mr. Dagostino next provided the history of the case. In June of 2000 he was contracted by the Applicants to prepare a survey of the site for a construction project they wanted to pursue. The survey was issued the first week of July (2000). Subsequent to that, the design work was prepared for construction of the pool on the site in accordance with the line as reflected in his survey. On August 24, 2001 his field crew was on the property to stake the location of the pool in preparation of a pre-construction meeting with the Department of Environmental Protection (DEP), at which time a "B" Monument was discovered, which they were unaware of during their original survey. He immediately further surveyed the site to try and figure out why he did not find the monument earlier. September 6th he issued their survey with the report showing all three lines – the line he located originally based on the coordinates, the line based on the monumentation, and the current 1991 CCCL, which he sent to Tom Waters of DEP, requesting his review and input on the issue.

He next entered into the record the "Specific Purpose Survey," he prepared to address the CCCL for Little Hickory Island, which was labeled as Exhibit "A." The coordinate systems, the datum shifts, adjustments and software that is used to manipulate this data is derived and distributed by the National Geodetic Survey (NGS), the Federal Agency charged with creating the system and maintaining the information. In 1927 a datum/reference system was created, which is what the 1976 CCCL was based on. In 1979 the NGS did an adjustment to the 1927 datum, and effectively discarded the original datum. In essence, by discarding that datum they essentially created a break in the chain of coordinates, resulting in a situation of before 1979 and after 1979. He further explained, noting that all of the existing monumentation on the island that has published coordinates is after 1979. He could not find any coordinates based on coordinates prior to 1979. He further explained, noting that up until this situation he never heard of the 1979 adjustment, nor has any of his college professors or other surveyors he has questioned. It doesn't exist. It is essentially a local issue in which only those who have worked

in this area in 1979 know about. It involves a problem with the software used by the NGS, which informs you that it is providing you with an answer before 1979, therefore, providing the incorrect answer. He further expanded on additional contact with the NGS and with Mr. Waters of DEP who knew that there existed a problem in this area for over 20 years. He further addressed the five criteria for approval of a variance and further discussion was held.

Tape 2 Side 1

In conclusion he explained that the problem existed as a result of the line having been based on discarded datum and faulty software. Mr. Waters indicated that the 1991 line rid the problem of the 1979 adjustment, which does not feel is true. To date there is still no published information regarding the line, nor has there been any recording of a correct line. There are three surveyors that have come up with the same line he has (Dagostino). Mr. Pritt entered into the record the letter from Tom Watters to Mr. Dagostino, dated October 22, 2001, which states as follows:

> The Coastal Construction Control Line (CCCL) recorded April 17, 1978 was superceded by the CCCL Recorded May 30, 1991. Department of Environmental Protection Permits File No. LE-930, Le-921, and Le-957 surveys correctly located the superceded CCCL using existing recorded CCCL coordinates. The Office of Beaches and Coastal systems is not bound by Lee County Ordinance 76-10.
>
> We regret that no source code was presented on the April 17, 1978 record map however a check in the Station Wiggins should have identified the problem. As we have discussed the coordinates provided upon the superceded CCCL Map of Record for R-226 1974 appear to be North American Datum of 1927 prior to the 1979 adjustment. The existing CCCL coordinates are based upon the North American Datum of 1927 adjustment of 1979.
>
> If we can be of further assistance please call Thomas Watters at 850-487-4471 Ext. 126.

Tape 2 Side 1

Brett Moore, also representing the Applicants, explained that his firm was responsible for the coordination and processing of the State CCCL Permit for DEP. He next referred to a statement in the "Conclusion" section of Staff Report regarding erosion recovery and sea turtle nesting, which states, "The proposed pool (including the pilings already in place) creates an unnecessary obstacle to natural erosion recovery and sea turtle nesting. The proposed structure is an above ground pool and spa which, when completed, would extend to a height that is level with the floor of the 2nd story of the residence, creating a visual obstruction to ocean views on adjacent properties." Entering into the record the "Notice to Proceed" (Exhibit E) from DEP, he explained that he disagreed with Staff, concurring with the State's Final Order. He further explained.

Mr. Pritt asked Mr. Moore whether, from a coastal engineering point of view, he felt the granting of the variance would be injurious to the neighborhood or otherwise detrimental to the public welfare. Mr. Moore responded that it would not. Discussion ensued.

Winston Church, the owner of the residence in question, entered into the record an 11" by 17" document depicting three photographs of the subject back portion of the site (Exhibit F). In June 2000 he and his wife met with a contractor and architect and informed them of their desire to add a small pool to the back portion of their home. In August 2000 the architect advised him that there was approximately 8 to 9 feet in the back area in which a pool could be placed. In July 2001 their contractor advised them that the permit for the pool had been approved by DEP. In August he received a call from the surveyor, which indicated that he had found a possible problem in that he had uncovered a monument that was about 1.5 to 2 feet behind their house (the "B" monument). In

November he attended the meeting with Lee County, in which he left with the "perception" that he had the blessing from the County to proceed with his project, and eight days later Lee County issued their permit. On December 1st the extensive remodeling of their house commenced, and then in January he was advised by Brett Moore and Dave Dagostino of the problem and wrote the letter to DEP informing them that they would "Cease and Desist" until the issue was resolved. He further expanded on the photographs in relation to the beach and dune system, noting that his adjacent neighbor, Dr. Mead, does not object to his plans to construct a pool on his property.

At the request of Mr. Pritt, Mr. Cooner's entire "Report of Specific Purpose Survey" dated March 28, 2002, was entered into the record. Mr. Dagostino also entered into the record two 11" by 17" photographs depicting property in the vicinity of Bonita Beach Park (Exhibit G).

After a short break Nichole Dishman, Development Services Division, referred to the State CCCL and questioned whether the City and the County had the right to impose regulations that were more stringent than State regulations with respect to beach preservation. Mr. Lenick responded yes. He explained that if the City has a regulation that is more stringent then the State's regulation, then both the State and City's would apply, resulting in a more stringent regulation. Mrs. Dishman next furnished affidavits from persons who could not attend who wanted to address City Council. Also attached to this exhibit were four photographs, one depicting the pool structure at the Newell residence for purposes of furnishing the Board with an idea of the Applicants' intent.

Referring next to Exhibit G, the photographs submitted by Mr. Dagostino, she stated that the structures depicted in those pictures may not have been built in accordance with their original approved permits, and if not would be illegal structures. The Variance request in the instance case, if approved, would result in a legal structure as well. If the structures in these pictures were to be destroyed, they would not be allowed to be rebuilt. She also noted that Staff had no way of knowing whether these involved "major" or "minor" structures, nor do they know whether these structures were built prior to the adoption of the line (CCCL). Permits are granted based on professional survey opinions, noting that Staff does not have the original professional opinion on which those structures in Exhibit G were permitted. She further explained.

She referred to the comment indicating that there is no published record of the CCCL (the 1988) as it existed. Maps have been recorded in the public records and at the Clerk's Office. It is also her belief that the 1976 maps are recorded on DEP's website.

The Staff Report is part of the record. Staff believes that the purpose and the history of the City and County's use of the CCCL is well described in the Staff Report. The 1979 datum shift is not a revised line adopted by the State, but can best be utilized as a tool to more accurately describe the location of the 1976 CCCL. The line itself was not affected by the datum shift, but was and is exactly where the "B" monument shows it along the coast. Mr. Dagostino found the "B" monument on the subject lot in August 2001, and thus found the correctly located CCCL prior to the Church permit application. The permit for the Church pool was not submitted until November 16, and issued on November 28, 2001. The surveyor was aware that there existed inherent risk in asserting that a calculation of a line is correct where there's a monument, which directly contradicts that finding. She further explained, noting that correctly locating the CCCL can be a difficult task and is the reason the City and County require a development site plan that is based on a certified survey done by a professional surveyor. The survey submitted with the Applicant (Attachment C to the Staff Report) did not indicate that a "B" monument had been found or that any discrepancy existed. A standard form affidavit was signed with the application indicating that the information submitted, including the survey, was accurate, and that the County has been advised of all easements and work that would be done in accordance with all applicable laws relating to construction and zoning. The Applicant was also understood to have had constructive knowledge that incorrect information submitted within an application could result in future repercussions relating to the status of the permit.

She next addressed the meeting with Lee County which occurred on November 21, 2001, in which the Applicant was advised that Staff would not contradict findings of a professional surveyor without direct evidence that said surveyor's findings were incorrect. If Mr. Dagostino's assertion of the location of the CCCL turned out to be incorrect at some future date, it would have an affect on the status of the permit. The Applicants proceeded with the permit application and constructed at their own risk. She further addressed complaints regarding several other beachfront projects that were stated as having been constructed too close to the beach, in which the City hired Jeffery C. Cooner to map the CCCL to clarify exactly which projects, if any, went beyond the line. That survey is dated March of 2002 and established that the Church pool and spa did encroach beyond the line. According to the original permit application site plan, when compared to the Mr. Cooner's documentation of the "B" monument of the CCCL, when completed the proposed pool and spa would encroach between 9.4 and 10.5 feet.

Staff feels that the subject property is of adequate size and is situated in such a manner that the proposed pool and accessory structure could be placed landward of the home, which would eliminate any encroachment beyond the CCCL. The CCCL was adopted by Lee County and the City of Bonita Springs for purposes of maintaining a standard development setback to ensure equitable development rights along Bonita Beach. Staff recommends that the requested variance be denied and that the Applicant be required to correct the encroachment. Staff has also recommended that the Applicant be required to complete a dune restoration project to replace the ground cover that has been destroyed. She further explained.

Jeffery Cooner next submitted into the record an original of his March 28, 2002 survey, which he prepared at the request of the City.

Tape 2 Side 2

He was contacted by the City in March (2002) to resurvey the CCCL, noting that the line involved in this instance regards the line that was in effect in 1988, which is the line referenced in Lee County Ordinance 76-10. The line begins at a point with the use of coordinates and runs through "B" monuments and ties into a control point at the end – at Wiggins. His task was to reestablish that line, which is what he did, which runs through the monuments as called for in Exhibit "A" (Specific Purpose Survey). The 1991 CCCL was then established by the State. He further explained, referencing the letter by Tom Waters of DEP and his assertion as to what Mr. Waters meant.

Chairman Norris referred to the 11" by 17" aerial photograph which depicted the two lines, which Mr. Cooner explained that the "B" monument line as originally established, was relative to the 1927 datum; not the 1927/79 datum. He further explained, noting that he would have utilized the easternmost line.

Bob Stewart, Deputy Director of Lee County's Development Services Division, after being placed under oath, expanded on the meeting that occurred between the County and the Applicant on November 21, 2001. The bottom line was that there was no one in attendance on behalf of the County that was qualified to make a decision regarding the proper method of surveying the line. The County requires a sealed survey depicting the line and the pool landward of the line, which is what the County received and issued the permit. Discussion ensued.

Tape 3 Side 1

Public Comments:

John Klosterman, a resident at 25825 Hickory Boulevard and Member of the B.B.I.A. (Bonita Beach Improvement Association), spoke in opposition to the request, which he feels involves a self-created hardship.

R.A. (Richard) Holst, a resident of Bay Road, after being placed under oath, believes the case involves a problem that needs to be corrected now to prevent future problems.

Lillian Hossler, after being placed under oath, also spoke in opposition to the request, concurring with Mr. Klosterman in that it involved a self-created problem.

Bill Tracy, a resident of Hickory Boulevard and the State Certified State Contractor who originally built the subject house, explained that prior to construction he obtain the maps from Lee County which depicted the "B" monuments (late 80's early 90's), so he knows they are there. The monument on the site was found prior to construction of the pool. The original permit for the house was issued on August 12, 1992. The bottom line is that the "B" monument found on the property was discovered prior to construction of the home. He stressed the need to adhere to this line.

Marjorie Ward, a member of B.B.I.A. and C.A.B.B. (Citizens Association of Bonita Beach), stated that the B.B.I.A. and C.A.B.B. both object to the approval of any variance to the CCCL for concerns regarding beach renourishment, setting of a precedent, and erosion. She is here to request the Zoning Board deny the Applicant's request.

Rick Steinmeyer, also a resident of Hickory Boulevard, feels this case involves the construction of a "major" structure, and should be denied.

Penney Sapp, a resident of the Bay Road area, expressed concerns regarding the effects approval of the request would have on the beach dune system.

Bernd Manderschied submitted into the record the 1976 amendment maps, which includes a set of coordinates that places the line 8 feet further to the west (Exhibit I).

After a short break for lunch, the meeting reconvened at 1:30 P.M.

At the request of the Chairman, the City Attorney read into the record the letter from Brenda Schiff, who was unable to attend.

Mrs. Dishman next asked Mr. Dagostino the date on which he found the original "B" monument. He responded August 21, 2001, explaining that it represents the line established in 1976, as indicated in Lee County Ordinance 76-10. Discussion ensued.

Tape 3 Side 2

Final statements were then provided by both the Applicant and Staff. Mr. Pritt reiterated the law as it related to the five criteria required to be met for approval of a variance, which relate to the history of Ordinance 76-10, the amendments, and the federal datum. He disagreed with Staff in that the correct information is available on the County's website, as the correct coordinates are not published anywhere.

Mrs. Dishman explained that Staff's concern regarding the potential for future similar requests. Staff is recommending denial of the request.

Board Member Incerpi questioned the year in which The Brooks Beach Club was built, which Mr. Pritt responded was "1999."

Board Member Pastore questioned whether "minor" structures were allowed to extend beyond the CCCL, which Mrs. Dishman responded "yes." It was "major" structures that were not allowed to extend beyond the line.

Mr. Lenick next explained the difference between equitable estoppel and the variance process.

Board Member Pastore spoke in favor of upholding Staff's recommendation of denial. Board Members Incerpi and McKenzie spoke in favor of approving the request.

Tape 4 Side I

Chairman Norris stated that he felt the "B" monument should have warranted a further review. He spoke in support of Staff's recommendation of denial based on the issue of the "B" monument.

Board Member Pastore motioned to uphold Staff's recommendation of denial; Board Member Norris seconded. The final vote was 2-2, with no final decision being reached by the Board.

PARTICIPANTS:

1. Donnel Blohere, 27100 Hickory Boulevard, Bonita Springs, FL
2. Glen Brandt, 27040 Hickory Boulevard, Bonita Springs, FL 34134-8401
3. J.H. Chal, 27360 Hickory Boulevard, Bonita Springs, FL
4. Dagfinn Saefther, 26707/09 Hickory Boulevard, Bonita Springs, FL
5. David Dagostino, 610 18th Avenue NE, Naples, FL 34120
6. Nancy M. Donovan, 26644 Hickory Boulevard, Bonita Springs, FL
7. Richard D. Fors Jr., 27320 Hickory Boulevard, Bonita Springs, FL
8. Stan Gengler, 27815 Hickory Boulevard, Bonita Springs, FL
9. Michael Gillespie, 26750 McLaughlin Boulevard, Bonita Springs, FL
10. Pepi Herbst, 26692 Hickory Boulevard, Bonita Springs, FL 34133
11. William Hebst, 26692 Hickory Boulevard, Bonita Springs, FL 34133
12. Carey C. Hitt, 26671 Hickory Boulevard, Bonita Springs, FL 34134
13. Carey C. Hitt, 26621 Bay Road, Bonita Springs, FL 34134
14. Robert Hitt 26671 Hickory Boulevard, Bonita Springs, FL 343134
15. Robert Hitt, 26621 Bay Road, Bonita Springs, FL 34134
16. Richard Holst, 26435 Bay Road, Bonita Springs, FL
17. Lillian Hossler, 26415 Bay Road, Bonita Springs, FL 34134
18. Margaret J. Jengler, 27815 Hickory Boulevard, Bonita Springs, FL
19. Hubert R. Joiner, 26428 Hickory Boulevard, Bonita Springs, FL 343134
20. David Jones, 27090 Hickory Boulevard, Bonita Springs, FL
21. Jayne R. Kersey, 26892 Hickory Boulevard, Bonita Springs, FL
22. John Klosterman, 25825 Hickory Boulevard, Bonita Springs, FL 34134
23. Dawn Koncikowski, 26436 Hickory Boulevard, Bonita Springs, FL
24. Gary Koncikowski, 26436 Hickory Boulevard, Bonita Springs, FL
25. Bernd Manderschied, Bayfront Construction, Inc., 25241 Elementary Way, Ste. 102, Bonita Springs, FL 34135
26. Brett Moore, 5679 Strand Court, Naples, FL 34110
27. Candice L. Moretti, 26703 Hickory Boulevard, Bonita Springs, FL
28. Verna M. Peterson, 26684 Hickory Boulevard, Bonita Springs, FL
29. Robert D. Pritt, Attorney, Roetzel & Andress, 2320 First Street, Ste. 100, Ft. Myers, FL 33901
30. Resident, 27480 Hickory Boulevard, Bonita Springs, FL
31. Resident, 26998 McLaughlin Boulevard, Bonita Springs, FL
32. Linda A. Rogers, Naples Realty Services, Inc., 428 Palm Court, Naples, FL 34108
33. Penny Sapp, 26651 Bay Road, Bonita Springs, FL 34134
34. Brenda J. Schiff, 26484 Hickory Boulevard, Bonita Springs, FL 34134

35. Wilma B. Staehle, 26604 Hickory Boulevard, Bonita Springs, FL
36. Rudolph W. Staehle, 26604 Hickory Boulevard, Bonita Springs, FL
37. Rick Steinmeyer, 26236 Hickory Boulevard, Bonita Springs, FL 34134
38. Bill Tracy, 5405 Taylor Road, Ste. 15, Naples, FL 34109
39. Marjorie Ward, 4321 Mariner Road, Bonita Springs, FL 34134
40. Charlotte Evans, 27050 Hickory Boulevard, Bonita Springs, FL 34134
41. Boni Kelly, 26972 Hickory Boulevard, Bonita Springs, FL 34134
42. Phil Wallace, 263 70 Hickory Boulevard, Bonita Springs, FL 34134
43. Patrick McCourt, 26427 Hickory Boulevard, Bonita Springs, FL 34134
44. Gary Webb and Glennell Webb, 26936 McLaughlin Boulevard, Bonita Springs, Florida 34134
45. George Dalb, 26810 McLaughlin Boulevard, Bonita Springs, FL 34134
46. Janice or Jamie Hunt, 26792 McLaughlin Boulevard, Bonita Springs, FL 34134
47. Frances Ragan, 26821 Hickory Boulevard, Bonita Springs, FL 34134
48. Dawn Koncikowski, no address provided

Received from Lee County labeled "Received Late"

49. Thomas J. Budzynski, 26985 McLaughlin Boulevard, Bonita Springs, FL 34134
50. Name illegible, 26767 McLaughlin Boulevard, Bonita Springs, FL 34134
51. John Fielding, 27852 Forester Drive, Bonita Springs, FL

D.	11:00 a.m.	CASE NO. DCI2001-00054
	CASE NAME:	Hemphill Rezone CPD
	REQUEST:	Rezone a total of 0.71+/- acres of land from Special Commercial Office (CS-1) to Commercial Planned Development (CPD) to permit a maximum of 7,500 square feet of commercial retail and office uses, not to exceed 35 feet/2 stories in height.
	LOCATION:	The subject property is located at 3575 Bonita Beach Road SW (on Bonita Beach Rd. approx. 2,000 feet West of US 41 on South side), in S04-T48S-R25E, Bonita Springs, Florida.
	STRAP NUMBER:	The applicant indicates the STRAP number is 04-48-25-B1-00017.0000.
	SIZE OF PROPERTY:	.71± acres
	STAFF REPORT:	Direct inquiries to Bryan Kelner, Principal Planner, at 239-479-8363, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

The City Attorney introduced the case and placed all witnesses under oath. Kim Trebatoski, Lee County Environmental Sciences Division, was also in attendance to answer any questions that may arise. There were no members of the public in attendance.

Kathy Morgan, representing the Applicant, the East Bay Group, LLC, began by addressing the Applicant's revised Condition 4 to the Staff Report, which Bryan Kelner, Development Services Division, explained would act to replace the existing Condition 4 in the Staff Report. The intent is to allow the three live

oak trees in the parking lot to remain. He further discussed Staff's concurrence with the revised condition, noting their concern, which involved a loss of parking spaces. Ms. Morgan read their revised Condition 4 as follows:

4. If the three existing live oaks within the tree island on the north side of the existing commercial building are retained and incorporated into the site design at time of local development order, then the trees will be credited to meet the entire internal landscaping and parking canopy tree requirement for this site.

   At the time of local development order approval, if the developer is unable to meet the required parking as a result of the preservation of the three oak trees, the developer may apply for an administrative amendment to address the parking deficit.

She next referred to the request, which was to rezone .71 acres of land from special commercial office (CS-1) to commercial planned development (CPD) to permit a maximum of 7,500 square feet of commercial retail and office uses, not to exceed 35 feet/2 stories in height. She next addressed the location of the site and the current conditions of the property, which involves an existing 1,944 square foot commercial office with a 176 square foot accessory shed structure located at the rear of the principal structure. The property is currently used as a medical/real estate sales office. She also addressed the surrounding uses as reflected on page 1 of the Staff Report.

Staff has recommended approval of the request with several conditions. She next expanded on their revised Condition 4, explaining that they would be issued tree credits, noting that depending on the uses to be developed on the site, they may deviate from the parking requirements as well. The Applicant would, however, like the ability to be able to develop a restaurant on the site limited to 2,500 square feet in size. They would agree not to develop any restaurant on the site until such time central sewer service is available to service the site.

She next addressed the Conditions, referring first to Condition 3, which prohibits development on the site in excess of 6,930 square feet. The original request was for 7,500 square feet, which would be required to accommodate 2-story development. She further explained. Condition 5. regards the implementation of a cross access agreement prior to local development order, and temporary access to Bonita Beach Road. Referring to Attachment "F" to the Staff Report (Resolution Number Z-94-057, Applicant James A. Keyser), she furnished to the Board copies of a subsequent amendment (Administrative Amendment PD-99-044, Applicant James Keyser), on the issue of access. Overall, the Applicant does not have a problem with providing a cross access, however, they would request that their driveway not be required to be removed until such time Windsor Place would allow a cross access back to the front of their piece of property versus them having to access their property from the rear. They concur with the remainder of the Staff Report.

Bryan Kelner, Development Services Division, began by addressing the Applicant's revised Condition 4. He also addressed their requested restaurant use, which would exclude a drive-thru facility, with the restrictions as discussed. Staff concurs with both requests. He further expanded on the issue of access.

Staff has reviewed the request and has found it to be consistent with the City of Bonita Springs Comprehensive Plan, specifically Goal 6 and Policies 6.1.2, 6.1.7, 6.1.4, 1.7.6, and Objective 2.1. He concluded by stating that approval of the request would not change the Level of Service on Bonita Beach Road.

Board Member Incerpi referred to Condition 3 and questioned the original request for 7,500 square feet of development, which Mr. Kelner stated Staff would agree to revise Condition 3 to reflect.

Board Member Incerpi motioned to uphold Staff's recommendation of approval, as revised (the addition of the Restaurant Use, limiting it to 2,500 square feet, excluding a drive –thru use, and to be developed only when central sewer is available; the revised Condition 4 as submitted by the Applicant; and the revision to Condition 3

to reflect 7,500 square feet of development for the site); Board Member Pastore seconded; and the motion carried unanimously.

PARTICIPANTS:

1. Kathy Morgan, 11000-27 Metro Parkway, Fort Myers, Florida 33912 (Agent).

E. 1:00 p.m. CASE NO. DCI2001-00056

CASE NAME: Bonita Villas

REQUEST: Rezone 1.5 acres from Two-Family Conservation (TFC-2) to Residential Planned Development (RPD) to allow 8 dwelling units to be constructed in 4 two-family attached buildings. The buildings will not exceed 35 feet in height (3 stories over parking).

LOCATION: The subject property is located at 26691 Hickory Blvd. (on Hickory Blvd. approx. 1.4 miles North of the intersection of Bonita Beach Road and Old Hickory Blvd.), in S30-T47S-R25E, Bonita Springs, Florida.

STRAP NUMBER: The applicant indicates the STRAP number is 30-47-25-B4-00023.0000.

SIZE OF PROPERTY: 1.52± acres (plus .12 acres of right-of-way Hickory Blvd.)

STAFF REPORT: Direct inquiries to Alvin "Chip" Block, AICP, Senior Planner, at 239-479-8371, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

Case continued to September 27, 2002, 1:00 P.M.

F. 2:00 p.m. CASE NO. DCI2002-00003

CASE NAME: Spanish Wells

REQUEST: Rezone from Residential Single-family (RS-1) and Residential Planned Development (RPD) to Residential Planned Development (RPD) to permit a maximum of 853 dwelling units, golf course, and related uses not to exceed 45' in height on 219.4+ acres.

LOCATION: The subject property is located at 28369 Tasca Drive, 28465 Tasca Drive and 28101 Spanish Wells Blvd. (approx. ½ mile east of US 41 on the South side of Bonita Beach Road), in S02 & 03-T48S-R25E, Bonita Springs, Florida.

STRAP NUMBER: The applicant indicates the strap numbers are: 03-48-25-B2-00001.0120, 02-48-25-B1-000120000, 02-48-25-B1-000120010, 03-48-25-B2-000010000, 03-48-25-B2-

0010A0230, 03-48-25-B3-000010130 & 03-48-25-B3-000010140

SIZE OF PROPERTY: 219.413± acres

STAFF REPORT: Direct inquiries to Alvin "Chip" Block, AICP, Senior Planner, at 239-479-8371, at the Lee County Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

No Tape 5 (blank)
Tape 6 Side 1

The City Attorney introduced the case and placed all witnesses under oath. There were approximately 50 members of the public in attendance.

Neale Montgomery, representative for the Applicant, introduced additional Applicant representatives, including Q. Grady Minor, to address drainage issues; Wayne Arnold, to address planning and zoning issues; Dean Smith, for transportation; Kim Schlachta, for environmental issues; and Ron Dillon, to address development plans for the site.

Mr. Arnold referred to the Master Concept Plan (MCP) for the site regarding Las Brisas and Lakehurst portions of the development. The northern portion was formerly part of the Las Brisas East RPD (Residential Planned Development) and includes the areas east and west of Spanish Wells Boulevard. This application also includes the area known as Lakehurst. After meeting with several residents of Spanish Wells it was determined that creating a master plan for the entire Spanish Wells made the most sense.

Referring next to the Las Brisas East case heard by the City in 2001 (Zoning Ordinance 01-10 marked as Attachment B to the Staff Report) he expanded on the controversial aspect of that case which involved access to Lot 23. That case was ultimately approved by City Council with numerous conditions and provisions. The aspect of Lot 23 was problematic from a developer's perspective because they could not obtain approval from FPL for access from Spanish Wells Boulevard to service the entire Las Brisas development, nor did they have the authority to reconfigure the golf course holes to make that feasible. Mr. Dillon then attended several meetings, which resulted in a plan whereby the golf course could be reworked and several of the holes reshaped to accommodate an access road that would run directly across the FPL easement, thus eliminating access to Lot 23. Therefore, they will still maintain the access point at Spanish Wells Boulevard and Bonita Beach Road, but they are also proposing a second access point to Bonita Beach Road that aligns with Michigan Avenue, near the Comfort Inn. Therefore, this portion of Las Brisas would be accessed through Spanish Wells Boulevard as well as Michigan Avenue, eliminating the need to use Lot 23 for access, and instead, allowing Lot 23 to be developed with a single-family home.

The Lakehurst portion was then added to the RPD zoned area and the construction access on Old 41 Road was thereby eliminated and replaced with a full entrance. The area where the road currently terminates shows four single-family lots that would abut the other single family homes in Spanish Wells Unit 1. The Lakehurst portion is to consist of single-family and multi-family housing. The Applicant has received letters of support from a few of the associations that Mr. Dillon has met with, which he entered into the record (Applicant Exhibit), which include correspondence and meeting minutes.

The request at hand involves the Las Brisas and Lakehurst areas, increasing the number of units from 318 to 853, at a density of 3.5 units per acre, consistent with the Spanish Wells PUD (Planned Unit Development). The major components involve new access at Michigan Avenue, bringing Las Brisas traffic in through and across the

community without using Treasure Cay Lane or Tasca Drive. Staff has recommended approval of their request with conditions, which he addressed next.

Condition 8 of the Staff Report reflects a 30-foot-wide Type F buffer. The LDC requires only a 15-foot-wide buffer. The Applicant has agreed to include the amount of vegetation in a Type F buffer, but within a 15-foot-wide buffer. Staff has agreed to this change. The Applicant would also like to include a Condition 12 indicating that there would be no vehicular access from Treasure Cay Lane to Las Brisas, repealing Condition 10 of Zoning Resolution 01-10.

Discussion ensued on issues relating to access, development plans, the FPL easement, and density with respect to the type of products proposed, i.e., single-family, multi-family, and their proposed amendment to seek approval of three story structures for the pod south of the loop road. Discussion ensued.

Kimberly Schlachta, the ecologist for the project, previously tendered as an expert witness, addressed the environmental issues associated with the project. Additional plantings have been utilized for the Las Brisas portion of the project in several areas to meet the indigenous vegetation requirements. She further addressed gopher tortoise plans and current conditions of the site. Discussion ensued.

Dean Smith, also representing the Applicant, explained that his firm prepared the TIS (Traffic Impact Statement) for the project. The increase in density adds 278 peak hour trips to the project, which would be distributed between the various accesses for the site, thereby allowing a better circulation of trips throughout the community. At build out traffic on Bonita Beach Road would operate at a LOS (Level of Service) "D," and Old 41 Road at LOS "C," both acceptable levels. He further addressed signalization for the site.

Grady Minor, also representing the Applicant, addressed infrastructure. Water and sewer service is to be provided by Bonita Springs Utilities, and stormwater through the Spanish Wells Master Association. The entire site is permitted through the South Florida Water Management District (SFWMD) and all water is to discharge through the FPL easement into the river. He further explained.

Ron Dillon, also representing the Applicant, addressed meetings he had with the neighbors to address their concerns. The major item involved traffic on Treasure Cay and Tasca Drive, which was revised as depicted to address the concerns of the residents. Discussion ensued.

Tape 7 Side 1 (no tape 6 side 2 – tape broke)

Chip Block, Development Services Division, addressed the Staff Report and Staff's recommendation of approval of the request with conditions. Staff has found the request to be consistent with the City of Bonita Springs Comprehensive Plan. He next expanded on Staff's recommended conditions.

Condition 1 addresses the Master Concept Plan and the Applicant's revised plan. Any changes would require the Applicant to come back through the process. Condition 2 addresses the Schedule of Uses and reflects those uses that have been previously approved. The only difference in building height involves the Lakehurst area and the area along the railroad tracks, which are to include a building height of 45 feet. Staff concurs with the Applicant's request to revise Condition 8 to reflect a 15-foot-wide buffer (with Type "F" plantings). The second paragraph under the section titled "Neighborhood Compatibility" on page 9 should be revised to complete the sentence to read "3.5 dwelling units per acre." He further explained.

Ms. Montgomery next addressed DRI (Development of Regional Impact) thresholds as set out by the State, which allows up to 2000 units per development. She further explained.

Mr. Block reiterated Staff's recommendation of approval, noting that the site has met all environmental requirements. If approved, the Applicant's plan will replace the previous plan, thereby eliminating access on Lot 23 of Treasure Cay Lane. Also the overall density for the project is 3.5 dwelling units per acre, which is located in both the Central Urban and Urban Community land use categories.

Board Member Incerpi expressed concerns regarding traffic and impacts to the development, which Staff assured him involved issues that would be revised at development order stage.

Tape 7 Side 2

Public Comments:

Vincent Cappelletti, owner of Lot 29 in Spanish Wells, stated that he moved into his house with the understanding that Lakehurst would be developed as an upscale community. He feels Lakehurst would not get approved if it went through the process on its own because of the number of homes proposed.

George Jovan, a resident of Megan Drive, addressed concerns he had with increased density and the change from a single-family community to allow a multi-story condominium development. He also believes there exists the need to further examine the cul-de-sac at Tasca Drive in addition to the internal roadway network. He also expressed concerns with the proposed 2-story unit area.

Emmanuel Makrides, addressed concerns regarding buffering, specifically between the apartment and single-family areas.

Donald Sedota, a resident of Treasure Cay Lane, former president of the Unit One Homeowner's Association, feels the proposed plan is very reasonable and doesn't impact/infringe on the rights of existing residents.

Carl Bals, President of the Board of Governors for the Spanish Wells Country Club, stated that their association neither opposes nor supports the request. Development of the property will increase membership of their club. They do, however, believe that insufficient information has been provided to allow one to fully understand the impacts associated with surface water issues, i.e., drainage, traffic, etc. They would also request specific survey of the golf course boundaries in relation to the residential lot lines, as well as a survey locating the proposed entrance road off of Spanish Wells Boulevard into Phase II, which they feel could potentially impact the number 9 fairway.

William Murphy, President of Spanish Wells Golf Condominium Association, and resident of the multi-family area requested a clarification on the proposed density for the project. He also requested additional information regarding the proposed second entrance on Bonita Beach Road, which he doesn't see a need for. He further suggested the Applicant look for a way to place an entrance where the construction gate currently existed, as well as providing a limited access (golf path) near Lot 23. Lastly, he spoke in opposition to the proposed 5-foot setback because of concerns regarding potential damage to property, i.e., broken windows, etc.

Tape 8 Side 1

Roy Altman, also a resident of Treasure Cay Lane, addressed concerns regarding construction traffic.

Tom O'Rourke, a resident of the Lake Club, President of the Lake Club Homeowner's Association, and Vice President of the master association that manages and controls the common areas of Spanish Wells, including the roads, security, etc. He addressed concerns regarding the width of the 25 home lots in the Lakehurst portion

of the site, near the fairway, which he feels need to have a minimum width of at least 55 feet, with a separation of the homes of at least seven feet, and a maximum elevation of 26 to 28 feet. Another concern regards the proposed 3-story, 45-foot high multi family structures, suggesting a limit to 2-story development. His last concerns regards the location of the construction gate, which the developer has proposed to move south, away from the railroad tracks, which he feels makes sense. The proposal suggests that all through traffic turn left once one enters the new gate on Old 41 Road, removing the 600-foot section of road that completes the loop within the existing community, isolating those people who reside in that northeast corner of the community, especially those on Tasca Drive. His concern regards access by emergency vehicles. Wants the loop road within Spanish Wells to be completed by the developer.

Donald Hodges, a resident on the corner of Tasca Drive, spoke in opposition to the cul-de-sac and the closing of what he feels is not a legitimate entrance/exit to Spanish Wells, which has resulted in a tremendous amount of traffic on Tasca Drive and Treasure Cay Lane. He is in favor of the developer's plan to cul-de-sac Tasca Drive and cut off the road that Mr. O'Rourke has addressed. He is also in favor of closing the illegal construction entrance and utilizing instead the new construction entrance that is proposed to run through Lakehurst.

Anthony Lombardi, a resident of the Lake Club area of Spanish Wells, concurred with Mr. O'Rourke, Mr. Cappelletti, and Mr. Jovan's comments regarding the gate proposed for Old 41 Road. He is against plans for development of a cul-de-sac on the site. Feels an emergency vehicle access is needed from Old 41 Road.

Hal Brenner, a resident of Las Palmas Circle, questioned whether the existing shrubbery and tall pines were to remain in the area abutting the golf course. He concurred with previous comments regarding density, in that when they bought into Spanish Wells they were told that the development would consist entirely of single-family development. Lastly, he addressed traffic on Bonita Beach Road and the need for a new traffic study to address traffic volumes.

William Lyons, a resident of Lot 29 on Treasure Cay Lane, feels the proposed 55-foot lot width is too small.

Josephine DeMay, spoke in opposition to the proposed multi-family development for the Lakehurst portion of Spanish Wells. She also addressed buffering in relation to Tasca Drive.

Connie (Concetta) Makrides, a resident of Tasca Drive, is in favor of single-family development only. She also requested a clarification on buffering.

Art Letts, a resident of Las Palmas Circle, addressed traffic on Treasure Cay Lane.

James Burnes, a 7-year resident of the community, expressed concerns regarding increased density. He is also concerned about the gate and whether it would be available to only a portion of the community or the entire community.

Tape 8 Side 2

Robert Mulle, also a resident of Treasure Cay Lane, feels the cul-de-sac on Tasca Drive should be maintained.

The Applicant next responded to concerns raised by the public, addressing surface water management, the revised MCP, density, buffering, etc. The previously approved indigenous preservation enhancement area, including the shrubs and the pine trees, would remain, and in fact be supplemented. Assurance was also provided in that the new entrances proposed for the site would in no way impact the golf course. The Applicant would also agree to include a condition to address construction traffic. The Applicant further noted that the multi-family area

would be located 400+ feet away from the closest single-family residence on Tasca Drive. They also stated that a Type "E" buffer would be utilized to separate the single-family from the multi-family areas. Lee County Staff has concurred with the TIS (Traffic Impact Statement) for the project.

Chairman Norris addressed the current density allowed in the RS-1 zoning district, which Mr. Block responded would involve a minimum lot size of 7,500 square feet and 5 to 6 dwelling units per acre – the normal development scheme. He further addressed additional concerns mentioned by the public, as well as Staff's suggestions for approval of the request.

Chairman Norris questioned the number of units proposed for area to consist of 45-foot-high development. Mr. Dillon explained that would entail the Las Brisas East portion, which is to include six 3-story buildings. The Lakehurst portion is proposed to have seven to 10 buildings, with each unit to consist of about 24 units per building.

Tape 9 Side 1

Chairman Norris spoke in favor of approving the Applicant's request. Board Member Incerpi stated his only concern regarded the area that reflected a 45-foot height, noting he could support the request of if the Applicant would be willing to reduce the building height to 35 feet. Board Member McKenzie concurred. Board Member Pastore also expressed concerns regarding the height. The City Attorney addressed height restrictions within the City.

Board Member Incerpi motioned approval of the request, as revised.

The City Attorney addressed the proposed revisions regarding building height, the revised MCP, buffering in Condition 8 (to allow a 15-foot-wide buffer with Type "F" plantings); vehicle access in relation to Lot 23; and repealing Condition 10 of Ordinance 01-10; and the inclusion of the condition to address construction access. The Applicant's requested Deviations are approved, subject to the conditions in the Staff Report.

Board Member McKenzie seconded; and the motion carried 3-1 (Chairman Norris dissenting because of the limitation on building height).

PARTICIPANTS:

1. M/M Carl Alboth, 28721 Megan Drive, Bonita Springs, FL 34135
2. Roy & Marjie Altman, 9904 Treasure Cay Lane, Unit 1 HOA, Bonita Springs, FL 34135
3. D. Wayne Arnold, 3800 Via Del Rey, Bonita Springs, FL 34134
4. Carl H. Bals, 28427 Sombrero Drive, Bonita Springs, FL 34135
5. John C. Bill, 9856 Treasure Cay Lane, Bonita Springs, FL 34135
6. James Boeglin, 28427 Sombrero Drive, Bonita Springs, FL 34135
7. Hal Brenner, 28427 Las Palmas Circle, Bonita Springs, FL 34135
8. Larry Brown, 28440 Verde Lane, Bonita Springs, FL 34135
9. James Burnes, 9060 Palmas Grande Lane, #206, Bonita Springs, FL 34135
10. Vincent E. Cappelletti, 28521 Highgate Drive, Bonita Springs, FL 34135
11. Michael Clukey, 28363 Sombrero Drive, Bonita Springs, FL 34135
12. Manuel L. DaCosta, Jr., 9060 Palmas Grandes Boulevard, #202, Bonita Springs, FL 34135
13. Josephine DeMay, 28415 Tasca Drive, Bonita Springs, FL 34135
14. Larry A. & Mary A. Echols, 9859 Treasure Cay Lane, Bonita Springs, FL 34135
15. Vance Fisher, 9941 Ortega Lane, Bonita Springs, FL 34135
16. Hernando & Elsa C. Hernandez, 28722 Megan Drive, Bonita Springs, FL 34135
17. Donald R. Hodges, 28344 Tasca Drive, Bonita Springs, FL 34135

18. George Jovan, 28699 Megan Drive, Bonita Springs, FL 34135
19. Jack E. Kester, 9151 Las Maderas Drive, Bonita Springs, FL 34135
20. Ronald & John Klima, 28496 Highgate Drive, Bonita Springs, FL 34135
21. Valerie Klosterman, 25825 Hickory Boulevard, Bonita Springs, FL 34134
22. Art Letts, 28379 Las Palmas Circle, Bonita Springs, FL 34135
23. Anthony Lombardi, 28725 Megan Drive, Bonita Springs, FL 34135
24. William Lyons, 9952 Treasure Cay Lane, Bonita Springs, FL 34135
25. Dan & Donna Machlan, 28750 Megan Drive, Bonita Springs, FL 34135
26. Concetta & Emmanuel Makrides, 28425 Tasca Drive, Bonita Springs, FL 34135
27. Angelique (Tina) Muccio, 28421 Tasca Drive, Bonita Springs, FL 34135
28. Robert Mulle, 9957 Treasure Cay Lane, Bonita Springs, FL 34135
29. William T. Murphy, 9850 Costa Mesa Lane, #708, Bonita Springs, FL 34135
30. James Nesbitt, 28427 Sombrero Drive, Bonita Springs, FL 34135
31. Thomas M. O'Rourke, 28617 Highgate Drive, Bonita Springs, FL 34135
32. Q. Grady Minor & Associates, P.A., 3800 Via Del Rey, Bonita Springs, FL 341342
33. Victor A. Rossetti, 9011 Las Maderas Drive, #202, Bonita Springs, FL 34135
34. Thomas M. Schratwieser, 9860 Costa Mesa Lane, #504, Bonita Springs, FL 34155
35. Donald J. Sedota, 9920 Treasure Cay Lane, Unit 1,Bonita Springs, FL 34135
36. John J. Sutter, 28437 Sombrero Drive, Bonita Springs, FL
37. Peggy & Gordon Wagner, 9173 Las Maderas Drive, Bonita Springs, FL 34135
38. Allen G. Warner, 9924 Treasure Cay Lane, Bonita Springs, FL 34135
39. Russell Weisenberg, 9908 Treasure Cay Lane, Bonita Springs, FL 34135

VI. APPROVAL OF MINUTES: 08/02/02

Board Member Incerpi motioned approval of the minutes; Board Member McKenzie seconded; and the motion carried unanimously.

VII. ADJOURNMENT.

There being no further cases to address, the meeting adjourned at 6:15 P.M.

Respectfully submitted,

Debra Muchler, Recording Secretary

APPROVED:
ZONING BOARD

Date: 10-4-02
AUTHENTICATED:

Wesley Norris, Chairman

Dianne J. Lynn, City Clerk

LEE COUNTY
RECEIVED
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RESOLUTION NUMBER Z-02-046

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

WHEREAS, an application was filed by the property owner, WCI Communities, Inc. for an amendment to the Pelican Landing DRI Development Order #1-9293-121; and

WHEREAS, a public hearing was advertised and held on July 30, 2002, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case # DRI2002-00002; and

WHEREAS, a second public hearing was advertised and held on October 7, 2002, 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 applicant filed a request to:

(1) amend the Pelican Landing DRI Development Order to adjust the buildout and termination dates based upon the tolling of time applicable to previous judicial action and extend the adjusted buildout and termination dates to May 20, 2009 and May 20, 2012 respectively; and

(2) determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review.

The property is located in the Outlying Suburban, Wetlands, Urban Community and Suburban Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions specified in Section B below.

SECTION B. CONDITIONS:

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

1. The development of this project must be in compliance with the Pelican Landing DRI Development Order #1-9293-121, as amended, and DRI Map H dated November, 2000, last revised April, 2001, and stamped received at the zoning counter on April 8, 2002.

2. This development must comply with all of the requirements of the LDC at the time of local development order approval except as may be modified by previously approved deviations.

SECTION C. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Zoning Map (subject parcel identified with shading)
Exhibit B. Codified Eleventh Amended Development Order - Pelican Landing

The applicant indicates there are numerous and varied STRAP numbers which are on file and available for inspection at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

SECTION D. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the amendment by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The amendment, as approved:

   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 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 amendment 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 change does not constitute a substantial deviation under F.S. §380.06(19)(c).

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Ray Judah, seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 7th day of October 2002.

ATTEST:
CHARLIE GREEN, CLERK

BY: Michele B. Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ray Judah
Vice-Chairman

Approved as to form by:

County Attorney's Office

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ZONING MAP

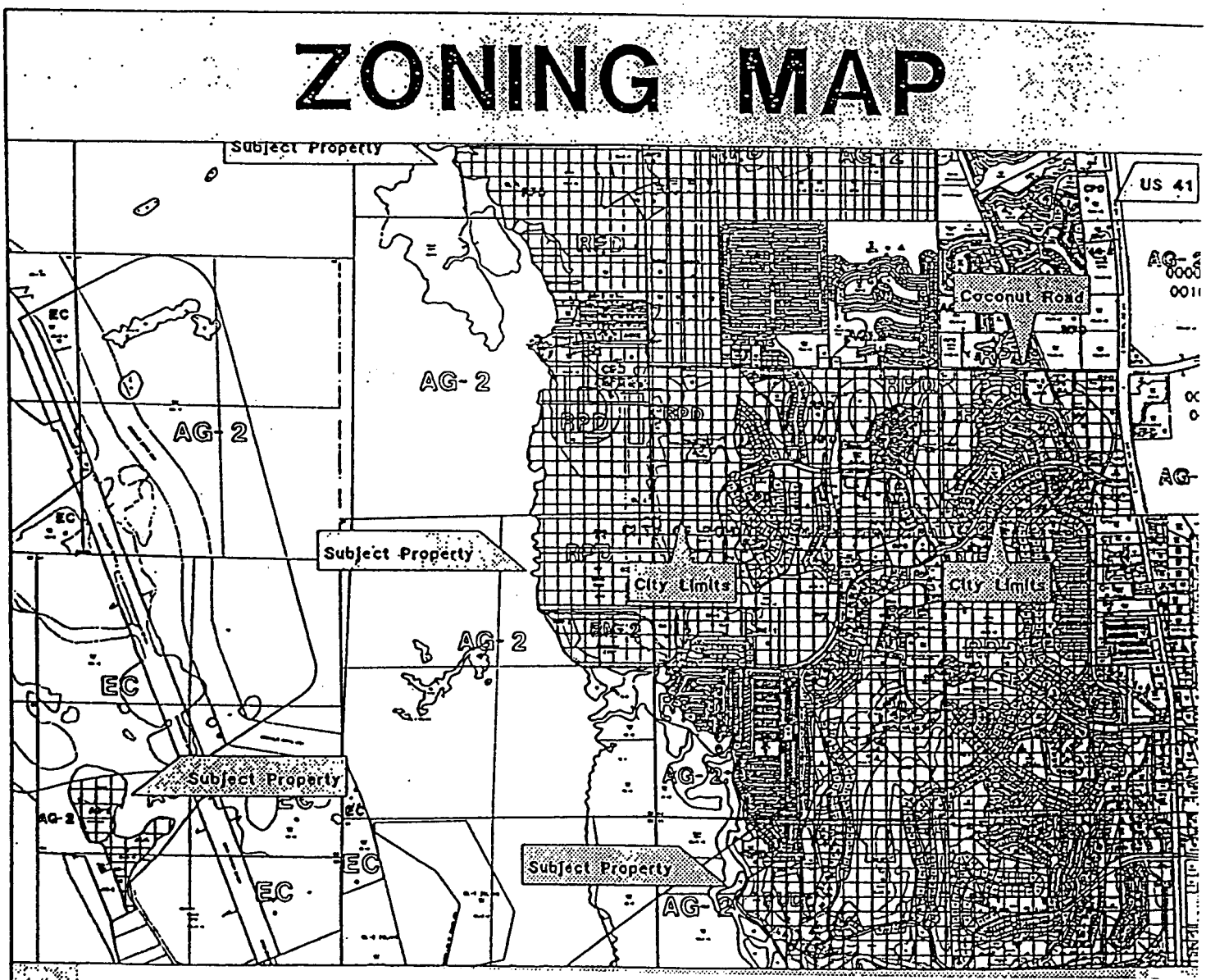


EXHIBIT A

EXHIBIT B

CODIFIED ELEVENTH AMENDED DEVELOPMENT ORDER[1]
FOR
PELICAN LANDING
A DEVELOPMENT OF REGIONAL IMPACT

STATE DRI #1-9293-121
COUNTY CASE DRI2000-00002

WHEREAS, on November 28, 2000, WCI Communities, Inc., the owner of the Pelican Landing Development of Regional Impact (DRI) most recently requested an amendment to the original Development Order (DO)adopted August 29, 1994, as amended; and

WHEREAS, this document incorporates the Development Order Amendments for Pelican Landing DRI adopted: 1) March 22, 1995 (incorporating the terms of a settlement agreement); 2) August 16, 1995, which incorporated the conditions of the Spring Creek West DRI as set forth in the Eighth Amendment to Spring Creek DRI #10-7677-9; 3) November 4, 1996; 4) November 17, 1997; 5) September 21, 1998; 6) June 21, 1999; 7) December 6, 1999; 8) August 7, 2000; and the conditions proposed for the tenth amendment to the Pelican Landing DRI Development Order; and

WHEREAS, Condition II.L., adopted as part of the ninth development order amendment, requires the developer to file a Notice of Proposed Change to delineate the jurisdictional boundaries as to the DRI property between the City of Bonita Springs and Lee County; and

WHEREAS, the Development Order was amended a tenth time on February 26, 2002 to revise the legal description and clearly define the jurisdictional line between the City and County; and

WHEREAS, the City of Bonita Springs has adopted a substantially similar development order that is applicable within its jurisdiction; and

WHEREAS, a Notice of Proposed Change was submitted by WCI Communities, Inc. on April 8, 2002 to accomplish the following: (1)adjust the original buildout date (from December 31, 2002 to May 21, 2004) and termination date (from December 31, 2005 to May 21, 2007) to reflect the one year and 141 days the effectiveness of the Development Order was tolled as a result of the 1996 appeal and challenge; and (2)extend the buildout and termination dates by 4 years and 364 days to May 20, 2009 and May 20, 2012, respectively.

---

[1] This is a codification and a restatement of all DRI Development Orders rendered with respect to Pelican Landing within Lee County, including actions taken on March 25, 1995, August 16, 1995, November 17, 1997, September 21, 1998, June 21, 1999, December 6, 1999, August 7, 2000, February 26, 2002 and October 7, 2002.

WHEREAS, under F.S. §380.06(19), the proposed change must be reviewed cumulatively with previous changes to the DRI Development Order to determine whether they constitute a substantial deviation from the terms of the original DRI Development Order approvals; and

WHEREAS, the Board of County Commissioners has reviewed the proposed amendment and found that the changes do not constitute a substantial deviation; and

WHEREAS, the Board of County Commissioners of Lee County, Florida, has considered the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the Lee County Hearing Examiner, the documents and comments upon the record made before the Board in public hearing, and after full consideration of those reports, recommendations, comments, and documents, the Board of County Commissioners of Lee County, Florida, finds and determines that:

I. FINDINGS OF FACT/CONCLUSIONS OF LAW

A. The "Pelican Landing DRI" is a partially built master planned community on a total of 2748.25± acres located approximately three miles north of the Lee/Collier County Line. Approximately 1249.8 acres of the Pelican Landing DRI are located within the City of Bonita Springs; approximately 1216.45 acres of the Pelican Landing DRI are located within the unincorporated area of Lee County; and approximately 282± acres of the 2748.25±-acre total constitutes the Spring Creek West DRI, which is located in the City of Bonita Springs. The property is bounded on the west by Estero Bay, on the east by US 41, and on the south by Spring Creek. Coconut Road provides the general northern boundary of Pelican Landing; however, a part of the project is located north of Coconut Road.

The proposal is to construct 4,400 residential units, of which 665 are single-family and 3,735 multi-family, 300,000 square feet of gross floor area of retail commercial, and 475,000 square feet of gross floor area of office commercial. The retail uses will provide up to 2,048 parking spaces and the office uses will provide up to 1,587 parking spaces. The project will also include 750 hotel/motel rooms, a 50,000-square-foot conference center, 65 wet boat slips and 150 dry boat slips, various recreational amenities including, but not limited to: golf, tennis, canoe parks, an existing boat ramp on the Baywinds Parcel and a beach park for the benefit of the owners in Pelican Landing. There are 143.81 acres of upland habitat preserve, 678.5 acres of salt and freshwater wetlands, 247.49 acres of water management lakes, 162.16 acres of public and private rights-of-way, 3.2± acres of "off-site" parking, 6 acres of utilities and an .11-acre cemetery site.

Water supply and wastewater treatment, and reclaimed water, when available, will be provided by Bonita Springs Utilities, Inc. The project buildout date is ~~the year 2002~~ May 20, 2009.

B. LEGAL DESCRIPTION: The Pelican Landing DRI is located in Sections 05, 06, 07, 08, 09, 16, 17, 18, 20, and 21, Township 47 South, Range 25 East, and Sections 13 and

24, Township 47 South, Range 24 East, Lee County, Florida, as more particularly described in attached Exhibits A, B, C and D.

Exhibit A identifies the boundaries of the Pelican Landing DRI as located within unincorporated Lee County.

Exhibit B identifies the boundaries of the DRI located within the City of Bonita Springs, except the Spring Creek West DRI portion.

Exhibit C identifies the boundaries of the Spring Creek West DRI, which is located in City of Bonita Springs.

Exhibit D is a sketch of the legal descriptions, set forth in Exhibits A, B and C.

C. The DRI property is currently zoned AG-2, RS-1, RM-6, PUD, RPD, CPD, TFC-2 and RM-2; the property is partially developed.

D. The Application for Development Approval as modified by the settlement agreement was determined to be consistent with the requirements of Section 380.06, Florida Statutes.

E. The development is not located in an area designated as an Area of Critical State Concern under the provisions of Sections 380.05 and 380.06 (14), Florida Statutes.

F. The proposed Development Order Amendment does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development plan applicable to the area. The development is consistent with the State Comprehensive Plan if developed pursuant to the conditions set forth herein.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County pursuant to the provisions of Section 380.06, Florida Statutes. The development, as proposed in the Application for Development Approval (ADA) amended by subsequent Notices of Proposed Change, and as modified by this Development Order Amendment, is generally consistent with the report and the recommendations of the SWFRPC pursuant to Section 380.06(11).

H. The development is located in the Urban Community, Outlying Suburban and Resource Protection Areas classifications of the Lee Plan with the Privately Funded Infrastructure Overlay and is consistent with the Lee County Comprehensive Plan and Lee County's Land Development Regulations if subject to the conditions contained in this Development Order.

I. The proposed conditions below meet the criteria found in Section 380.06 (15) (d), Florida Statutes.

J. In accordance with the Development Order condition Section III. Condition 16. herein, the lands within the Spring Creek West DRI were incorporated into this Development Order. Those lands described as the Spring Creek West DRI will only be subject to those terms and conditions set forth in the Eighth Development Order Amendment for the Spring Creek West DRI. They will remain applicable to the property known as the Spring Creek West DRI in the same manner as they are presently applicable, except that one annual monitoring report that includes both Pelican Landing and Spring Creek West DRIs must be submitted. Additionally the Spring Creek West DRI legal description has been included within the Pelican Landing DRI. Since the Spring Creek West land is part of an almost completely developed vested DRI, there is no reason to alter the conditions within the Spring Creek West DRI Development Order. The Spring Creek West property is vested under the terms and conditions of the Spring Creek West DRI Development Order, and this property will not be considered in any cumulative analysis of Pelican Landing in accordance with Section III Condition 16.

K. A portion of the DRI property has been included in the incorporated limits of the City of Bonita Springs pursuant to legislation adopted during the 1999 Legislative session. The property now located in the City of Bonita Springs lies within the area described in section 6 of the Committee Substitute for Senate Bill 2626, 1st Engrossed. Pursuant to Florida Statutes section 380.06(15)(h), a separate DRI development order must be adopted by the City of Bonita Springs that incorporates the rights and obligations specified in this development order as they affect property located within the city limits. Also pursuant to that section of the Florida Statues, the Pelican Landing DRI development order adopted by the county must be amended to remove property now located in the City of Bonita Springs. Conditions pertaining to the adoption of an amended DRI development order for property remaining within unincorporated Lee County are set forth in Section II. L. of this development order.

II. ACTION ON REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, LET IT BE ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, ~~that conditions of the Development Order for the Pelican Landing DRI adopted on August 29, 1994, and amended on March 22, 1995, August 16, 1995, November 4, 1996, November 17, 1997, and September 21, 1998, June 21, 1999, December 6, 1999, and August 7, 2000, are further amended as follows, with new language underlined and deletions struck through. All other portions of the original Development Order will remain in full force and effect.~~ in public meeting duly constituted and assembled on October 7, 2002 that the proposed amendments to the Pelican Landing DRI Development Order are hereby APPROVED, SUBJECT TO the following conditions, restrictions and limitations.

For the purposes of this Development Order, the term "developer" or "Applicant" includes successors or assigns, and all references to County Ordinances and codes include future amendments.

A. Historical/Archaeological Sites

1. The Zenith Mound Archaeological Site (State Master File #8LL1436) and the Johnson Cemetery (State Master File #8111440) will be preserved in perpetuity and will be recorded as "preserve" on all appropriate plats, site plans, and the Master Development Plan for Pelican Landing DRI.

2. If any additional archaeological/historical sites are uncovered during development activities, all work in the immediate vicinity of such sites will cease. The developer will immediately contact the Florida Department of State, Division of Historical Resources, the SWFRPC, and Lee County and advise them of the discovery. The developer will have a State-certified archaeologist determine the significance of the findings and recommend appropriate preservation and mitigation actions, if necessary.

B. Housing

1. There are no regionally significant housing impacts for the first planning horizon of the DRI Development Order, which ends on December 31, 1997. Utilizing supply data not adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II (January, 1998, through December 2002) would have an unmet need of 99 affordable units for very low income and no unmet need for low income households. Utilizing supply data adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II would have an unmet need of only 38 affordable housing units for very low income households and still no unmet need for low income households. The aforementioned data is based on the existing studies.

The supply adjustment figures mentioned above are based on actual sales prices relative to listed prices. Affordability thresholds for owner-occupied affordable housing are determined using PITI (Principal, Interest, Taxes, and Insurance) calculations methodology as outlined in the DCA 1991 Draft methodology.

2. The Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, and Lee County accept the Developer's contribution of $20,000.00 to assist existing and prospective employees within the Pelican Landing DRI to locate affordable housing. The $20,000.00 will be contributed to the Lee County Affordable Housing Trust Fund by January 2, 1997. Lee County may use all, or a portion, of the funds to conduct a needs assessment study, and the County will commit to use SHIP funds to assist a minimum of 8 qualified employees within the Pelican Landing DRI obtain a home. Qualified employees must be first time home buyers, employed by a business located within the Pelican Landing DRI, including employees of WCI. The applicants for funding must meet the program guidelines including, but not limited to, income limitations and repayment obligations. The funds will only be used to provide interest free deferred payment assistance to qualifying home buyers for either closing costs or down payments associated with the purchase loan.

C. Hurricane Preparedness

1. The developer provided Lee County with the funds for the provision and connection of a portable diesel powered generator for the Gateway Elementary School. The generator must be equipped with a fuel tank, capable of generating enough power to handle the demands of ventilation fans, lighting, life safety equipment (alarms and intercom), and refrigeration and cooking equipment. The developer will be responsible for the initial electrical hook-up costs. The selection of the generator will be in coordination with Lee County Emergency Management Staff.

2. The Lee County Emergency Management staff will act as a liaison between the developer and the Lee County School District staff, and will make all of the necessary arrangements for the location of the generator on Lee County School Board property.

3. The provision of the generator serves to mitigate the shelter and evacuation impacts of the project at buildout. Should Lee County ever adopt an impact fee, or other type of levy or assessment to provide funding for shelter space and improvements thereto, the developer will be entitled to a credit against the fee or levy in the amount of the cost of the generator, if eligible under the terms of that impact fee or levy.

4. The developer must notify all purchasers of real property within the residential portions of development, through the restrictive covenants, of the potential for storm surge flooding in feet above the Base Flood Elevation, according to the National Weather Services' storm surge model "SLOSH", and the National Flood Insurance Program.

5. The developer must prepare, in conjunction with Lee County Emergency Management and Division of Natural Resources staff, a brochure advising all marina owners of the measures that can be taken to minimize damage in the event of a hurricane. This brochure must address how boat owners can minimize damage to their vessels, the marina site, neighboring properties and the environment. The brochure must be provided to all boat owners and users at the marina.

6. Prior to the issuance of a Certificate of Occupancy for any Hotel, the developer or the hotel owner/manager must prepare a written hurricane preparation and evacuation/sheltering plan. This plan will be prepared in conjunction with Lee County Emergency Management Staff and must be coordinated with the hurricane evacuation plan for the overall DRI.

7. The Property Owner's Association must host an educational seminar, and will be responsible for obtaining the place for the seminar and for providing the invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff, who will provide the education and information at the seminar and will advise the owners of the risks of natural hazards and the action they should take to mitigate the inherent dangers.

8. The developer must develop a hurricane evacuation plan for the DRI. The hurricane evacuation plan must address and include: a) operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; b) the educational program set forth in condition 7 above; c) hurricane evacuation; d) the method of advising residents and visitors of hurricane shelter alternatives including hotels and public hurricane shelter locations; e) identification of the person(s) responsible for implementing the plan; and f) how the private security force will be integrated with the local Sheriff's personnel and the Division of Public Safety. The plan must be developed in coordination with the Lee County Emergency Management officials and found sufficient by those officials months after the effective date of the DRI Development Order. *Editorial note: The developer submitted an emergency plan to Lee County Emergency Management for review and approval. The plan must be re-submitted annually to address changes in the development parameters and changes in local hurricane evacuation and sheltering policies. The plan must comply with Lee County Administrative Code 7-7.*

9. The developer, and any successor landowner, will pay any All Hazards Tax properly levied by Lee County to provide for shelter space, upgrades to shelters, and to address other natural disasters.

10. Conditions C.1. through C.3. address the hurricane mitigation requirements for the initial 4050 units. The developer will mitigate the hurricane shelter impacts for units 4051 through 4400 by paying $18.50 per unit to the Lee County Impact Fee Coordinator at the time of building permit approval. If the developer constructs an assisted living facility, the developer must comply with all aspects of Section 440.441(1)(b), F.S., as may be amended, including the preparation and submittal of a comprehensive emergency management plan that addresses emergency evacuation transportation and adequate sheltering arrangements for the ALF residents. The developer must update this plan annually. The County must use the funds paid pursuant to this condition to construct or upgrade hurricane shelter space in a location that will benefit the residents of the Pelican Landing Community. The eighteen dollar and fifty cents fee (1996 dollars) will be multiplied by the Dodge Data Service Building Cost Index for U.S. and Canadian cities for June 1 of each year subsequent to 1996, up to the time building permits are issued. This multiplier ensures payment of current dollars at the time the permits are issued. If the Building Cost Index is not available, the Consumer Price Index will be used instead, and applied by the method described above. If Lee County adopts an impact fee for hurricane shelters prior to, or during, the acquisition of building permits 4051 through 4400 then the Developer will pay the duly adopted impact fee, provided that fee is no less per unit than the per unit amount set out above, and this condition will have no further force and effect.

D. Marina Facilities

1. The developer must create a conservation easement precluding the construction of additional docking facilities beyond those specifically authorized in this Development Order. This conservation easement will be in addition to the 4,000-foot conservation easement already required in Spring Creek. The location and extent of the

conservation easement will be contingent upon navigability of the waterway, and will be established in association with the Florida Department of Environmental Protection (FDEP) permits.

2. All docking and dry storage facilities must be constructed in accordance with the terms and conditions of any FDEP permit or lease, and in accordance with any Lee County dock permit.

3. The developer has constructed dock and channel markers within Estero Bay. The Lee County Division of Natural Resources Management will be permitted to mount regulatory signs on the docks and channel markers owned by the developer. Lee County will be responsible for insuring that the addition of the regulatory signs does not cause the developer to be in violation of any permit condition or FDEP, Coast Guard, or other agency regulation. The regulatory signs will remain the property and maintenance responsibility of the Lee County Division of Natural Resources Management.

4. The marina operator must dispense manatee awareness brochures to all users of the marina facilities. The brochures must also include information regarding channel locations, proper boating routes, and shallow water habitats to be avoided.

5. The developer and marina operator must insure that the marina lighting is directed away from adjacent mangroves and estuarine systems to reduce any negative impacts to the wildlife using these areas.

6. The marina operator will remove or cause to be removed from the marina any boat operator observed violating the guidelines set forth in the manatee awareness brochures or Lee County regulations regarding the protection of manatees.

7. The developer must designate and reserve one wet slip for the Florida Marine Patrol or the Lee County Sheriff's Special Response Unit, if needed by these agencies.

8. The shuttle boat captain and marina operator must keep a log of all manatee sightings. The log must reflect the locations, time and date of the sighting, the number of manatees, and the nature of their activity if it can be determined. The log should also note the name of the person recording the sighting. This information must be forwarded to Lee County and FDEP on a periodic basis.

9. The developer must construct an educational board on a Kiosk at the Beach Park. The educational board will be created in conjunction with the Lee County Division of Natural Resources Management, Marine Sciences Program and Turtle Time.

10. The developer will comply with all water quality monitoring requirements imposed by the FDEP and the SFWMD.

11. Any boat wash areas must have a closed loop system that captures and recirculates the water through a filtration or other acceptable system. Any boat repair and maintenance facilities must be in an enclosed, roofed, impervious surfaced area to limit the run-off of contaminated water during a storm event.

12. Once a year the marina operator must host an Educational and Hurricane Preparedness Workshop for all tenants in the wet slip area. The marina operator will provide the facility for the seminar and must insure that all tenants are invited. The marina operator will establish the date and time for the workshop in conjunction with Lee County Emergency Management and the Lee County Division of Natural Resources Management, Division of Marine Sciences. Lee County will provide a trained representative who will educate the tenants on natural resources awareness, manatees, safe boating practices and on proper procedures, prior to and during a hurricane.

13. The dry storage facilities must be located in a building or structure ~~which~~ that is designed and constructed to meet all requirements of the Standard Building Code, as adopted by Lee County.

E. Vegetation and Wildlife/Wetlands

The developer has conducted Protected Species surveys in accordance with the Florida Game and Fresh Water Fish Commission (FGFWFC) [now known as the Florida Fish & Wildlife Conservation Commission (FWC)] guidelines and the Lee County Land Development Code. These surveys identified the presence of the following protected species: bald eagle, wood stork, little blue heron, tricolored heron, reddish egret, snowy egret, white ibis, piping plover, Southeastern snowy plover, least tern, American oystercatcher, black skimmer, brown pelican, Atlantic loggerhead sea turtle, and gopher tortoise. The Baywinds parcel has existing environmental permits that remain valid as of the date of the Seventh Development Order Amendment. These permits are based on the plan of development shown on the local Development Order Approval No. 95-12-068.00D. Some improvements were made pursuant to those permits. Future improvements to the Baywinds parcel must be consistent with the conditions set forth in those permits as may be amended.

1. There were three bald eagles' nests of concern prior to the original development order adoption. One nest was on the Pelican Landing property in the Eco Park. The other two nests were originally within 1500 to 1600 feet of Pelican Landing. One of these other nests was located on the Kersey parcel and declared abandoned by the USFWS in July 1998. The buffers that affect Pelican Landing property were established in an on-site eagle habitat management plan addressing the Pelican Landing property only.

Prior to any new development within 1500 feet of any active eagle nest other than the nest located within the Eco Park, the Developer must prepare an on-site eagle management plan, addressing the Pelican Landing DRI property only, that will be reviewed by DCA, SWFRPC, FWC Lee County, and USFWS. The agencies must provide specific

written objections or concerns if any, regarding any new proposed management plan and indicate how those concerns can be addressed by the developer.

The Developer will revise the management plans to respond to any lawful objections. The agencies will review and respond to the management plan resubmittal. The agencies will provide a written response to Lee County and the Developer, which reflects that there is no objection to the management plan or outlines specific objections and concerns. The agency response will indicate how any concerns or objections can be addressed by the developer. Lee County and DCA will have the final approval authority. If a proposed management plan includes development within 750 feet of an active eagle's nest, the plan must also be submitted to the Lee County Eagle Technical Advisory Committee (ETAC). ETAC will review the plan and forward recommendations to the FWC and USFWS.

2. A local development order for the Hickory Island Beach Park has been issued to permit construction of beach park infrastructure. This local development order includes a protected species survey and phased Preliminary Management Plan (PMP). The PMP incorporated Lee County Division of Natural Resources Management (DNRM) and Florida Game and Fresh Water Fish Commission (FGFWFC) recommendations.

The PMP required the developer to provide the County with a conservation easement over the entire parcel, except for the active building areas approved through the local development order. The PMP permitted a refinement of the conservation easement boundaries after completion of a one year utilization study. The final conservation easement is consistent with the provisions of Section 704.06, Florida Statutes. For the purpose of this DRI Development Order, Section 704.06, F.S. will not preclude educational signage, and signage and land management activities required by the management plan, including but not limited to the removal of exotic vegetation.

The objectives of this one year study were: 1) determine shorebird utilization of land under Developer's ownership based on detailed surveys and prepare a shorebird management plan, 2) analyze beach vegetation and prepare a maintenance plan, and 3) monitor beach use by Pelican Landing visitors. Additionally, the PMP requires surveys for identification and protection of sea turtle nests, the construction of three osprey platforms, and a review of the elements of the overall plan to be conditioned on the DRI Development Order.

The Developer submitted a Final Management Plan to Lee County, FGFWFC, and DCA within 18 months of the effective date of the DRI Development Order, on November 14, 1994. Lee County, FGFWFC, and DCA reviewed the management plan. Lee County approved this plan and its implementation was certified in October 1996.

3. The projected gopher tortoise burrow count for the original Pelican Landing DRI area was 439, based on an estimate of FGFWFC habitat guidelines, a minimum of 75 acres of gopher tortoise habitat must be protected.

The Developer has set aside a 78±-acre area of xeric scrub and pine flatwoods to mitigate the impacts to the upland gopher tortoise habitat for the original Pelican Landing DRI land area. This area is known as the Pelican Landing Eco-Park. The Eco-Park area contains significant portions of the xeric oak habitat existing on the original Pelican Landing DRI site.

A Gopher Tortoise Population Study and Management Plan was submitted to the Florida Game and Fresh Water Fish Commission on or about December 22, 1993 for the original Pelican Landing DRI. A new protected species survey was conducted in March and April of 1998 on the addition to the Pelican Landing DRI known as the Kersey-Smoot parcel. The new survey revealed the presence of 114 active and inactive gopher tortoise burrows on 70 acres. A protected species survey was conducted in 1990 and February 1996 on the Baywinds parcel. The survey revealed the presence of 28 active and inactive gopher tortoise burrows on 15.41 acres. The Developer has an Incidental Take Permit for the new gopher tortoise burrows located outside of the Eco-Park in the undeveloped Kersey-Smoot and Baywinds parcels. The Developer obtained an Incidental Take Permit prior to proceeding with development within the gopher tortoise habitat areas. Prior to the start of construction, all gopher tortoise burrows within the development areas must be excavated and any resident gopher tortoises, or commensal species, relocated to open spaces within the Pelican Landing DRI.

Impacts to gopher tortoise habitat within the Kersey-Smoot and Baywinds parcels have been mitigated through incidental take funds paid to the FWC for the purpose of regionally significant gopher tortoise habitat.

The applicant and the Florida Fish and Wildlife Conservation Commission (FWC) have had considerable discussion regarding the modifications and refinements to the existing 78-acre Eco-Park boundaries. The addition of the eastern 140-acre "Skebe Tract", of which 63.24 acres will be added to the Eco-Park, will provide for an 81% increase in the overall size of the Pelican Landing Eco-Park.

The new Eco-Park configuration will delete the southern-most ±22 acres, while adding new lands to the park area within the confines of the "Skebe Tract". An overall increase (net gain) of ±11 acres of upland habitat, plus 52.24 additional acres of forested wetland acreage will increase the overall size of the revised Eco–Park boundaries to approximately 141.45 acres.

Any active or inactive gopher tortoise burrows found within the Eco-Park deletion zone or the new golf lands of the eastern portion of the "Skebe Tract" will be excavated to search for activity. Any tortoises found will be relocated to the modified Eco-Park boundaries, pursuant to the Eco-Park Reconfiguration Plan, authored by Wilson, Miller, Inc., and accepted by the FWC. The initial Gopher Tortoise Incidental Take Permit LEE-9 must be modified by the FWC in order to adopt the Eco-Park Reconfiguration for both the existing Eco-Park south deletion area, the "Skebe Tract" addition to the Eco-Park, and the inclusion of a portion of the "Skebe Tract" in the development area.

A revised perpetual Conservation Easement will be recorded in the Lee County records, pursuant to the revised boundaries of the Eco-Park. The delete ±22 acres will be formally released from the Conservation Easement by the FWC.

4. All areas designated as Preserve on the adopted Map H must remain undeveloped and be owned, maintained, and managed by an Improvement District or a similar legal entity. No lot lines will be allowed within any preserve areas. The following uses are permitted within Preserves: habitat management activities, hiking and nature study, outdoor education, recreational fishing, gates and fencing, and boardwalks limited to pedestrian use. Trimming of mangroves for residential visual access to Estero Bay or Spring Creek is prohibited in wetland areas #14 and #21 (as identified in DRI ADA), and Bay Cedar Phase II (along Spring Creek), and any saltwater wetlands abutting the Kersey-Smoot and Baywinds parcels. However, minor mangrove trimming is permitted within the vicinity of the clubhouse on the Baywinds parcel to provide a limited view of the Estero Bay. The scope of the developer's DEP application request for minor trimming is subject to the review and approval of Lee County Division of Planning, Environmental Sciences staff. All trimming activity will be subject to the wetland regulatory permit approvals.

The Developer has granted a conservation easement consistent with Section 704.06., Florida Statutes for the Eco-Park to the FGFWFC. The conservation easement was drafted to allow use of the Eco-Park for resource-based recreational activities, enjoyment of nature and education enrichment, including, but not limited to: Picnic areas, trails, benches, boardwalks, biking/jogging trails, vita courses, bird viewing blinds/towers and interpretative facilities, signs, on-going maintenance and removal of exotic vegetation and compliance with the management plan required per the FGFWFC. Educational and directional signage are permitted within the Eco-Park. For the purposes of this DRI D.O. the prohibition of signage included within Section 704.06, Florida Statutes applies to off-site signs and billboards. The removal of exotics, controlled burns and the maintenance of the vegetation in accordance with the Eco-Park management plan will be permissible in the conservation easement notwithstanding the provisions of Section 704.06, Florida Statutes prohibiting the destruction of trees. A paved golf cart path, a wooden golf cart bridge across Halfway Creek, a buried irrigation line to be under the path and bridge, and a buried outfall pipe for a surface water management system will be located within the Eco-Park.

5. Should any orchids, wild pine air plants, Florida Counties, Catesby's lilies, leather ferns, royal ferns, or cabbage palms with gold polypody and shoestring ferns be located within development areas, best efforts must be used to relocate these plants to open space and landscaped areas.

6. As part of local development order approval for any phase of the development, an invasive exotic vegetation removal and maintenance plan must be submitted to the Division of Natural Resources Management for approval. At a minimum, this plan must be structured to provide for the phased removal of invasive exotic vegetation and maintenance to control exotic re-invasion within the wetland and upland preserve areas.

Removal within preserve areas may be done on a pro rata basis as phased local development orders are obtained.

7. The existing Pelican's Nest golf course includes native vegetation along the rough and between golf holes. The applicant must continue to incorporate the native vegetation into the design of future golf holes, where feasible. Native vegetation has been retained on individual lots and between tracts in the existing developed area of Pelican Landing. Where feasible, the applicant will continue to incorporate native vegetation into the open space and landscaped areas.

8. The applicant must design the golf course and conduct maintenance, which includes fertilization and irrigation, in a manner that is sensitive to the water and nutrient needs of the native xeric vegetation in and around the golf course. However, this condition will not be interpreted in a manner that forces the applicant to jeopardize the health and viability of the golf course.

9. Upon approval of the management plans referenced above, the approved management practices will be considered a part of this development order for reinforcement purposes, and be enforceable in the same manner as a condition of this development order.

10. This project may result in the filling of not more than 13.25 acres of wetlands. The mitigation for the impact to wetlands will be determined at the time of final permitting, but the mitigation should include the removal of exotic invasive plants, the restoration of historic hydro periods, and a total of not more than ten acres of littoral zone plantings. The mitigation for wetland impacts to the Baywinds parcel was determined prior to the inclusion of the property into the Pelican Landing DRI as part of the environmental and local government permitting. The mitigation was based on the plan of development reflected in Lee County Development Order 95-12-068.00D. Changes to the plan of development that include additional wetland impacts may necessitate modification to the environmental and local government permitting.

F. Solid/Hazardous/Medical Waste

1. All storage, siting, and disposal of hazardous wastes and hazardous materials must be accomplished in accordance with federal, state, and local regulations. The business owner/operator is responsible for compliance with all permitting, reporting, emergency notification provisions and other regulations relating to hazardous materials and hazardous wastes.

2. All business owners and operators must insure that regulated substances are loaded, off-loaded and stored in an area that is curbed and provided with an impervious base. The impervious base must be maintained free of cracks and gaps so as to contain any spills or leaks.

3. Outdoor storage of hazardous waste is prohibited.

4. Restaurants must be outfitted with grease traps or approved equivalent systems. The owner/operators of any restaurant must follow all applicable codes and regulations for cleaning and maintaining grease traps.

5. If any hotel pool utilizes gaseous chlorine, the pool must be equipped with chemical sensors, alarm devices, or other comparable equipment. The hotel owner/operator is responsible for compliance with this requirement and notice of this responsibility/obligation must be included on all deed transfers or lease agreements.

6. Any business that generates hazardous waste defined by the Code of Federal Regulations 40 CFR Part 261, must notify the Division of Natural Resources Management for an assessment as required by Section 403.7225, Florida Statutes. This assessment will address any deficiencies in the management practices of hazardous waste generated at the facility.

7. The developer, or any subsequent owner of the golf course, must insure that the golf course maintenance equipment is handled in accordance with all federal, state and local regulations. Specifically, the developer will insure that all wash down facilities comply with FDEP rules regarding chemical residue, and insure the continued recycling of motor oil from maintenance equipment, and insure recycling of used motor oil, used oil filters, anti-freeze, lead acid batteries, cleaning solvents, shop rags, and aerosol cans.

8. The developer must investigate the feasibility of mulching trees and brush for on-site needs.

9. The developer/property owner of each commercial parcel which will be used to store, manufacture or use hazardous materials, must contact the Lee County Office of Emergency Management, Hazardous Material Representative, prior to obtaining a development order, to discuss the proposed development in relation to potential type, and storage of hazardous materials located on the premises.

10. If required by federal, state or local regulations:

a. The developer/property owner must prepare or have available material safety data sheets (MSDS) and submit either copies of MSDS or a list of MSDS chemicals to the appropriate fire department or district and to the Lee County Division of Public Safety.

b. The developer/property owner must establish an emergency notification system to be used in the event of a hazardous material release.

G. Storm Water Management

1. The surface water management system must be designed, constructed and operated in accordance with the pertinent provisions of Chapters 373 and 403, Florida

Statutes; Chapter 40E, Florida Administrative Code; and the South Florida Water Management District "Basis of Review", and any pertinent local regulations regarding the design, construction and maintenance of the surface water management system. This condition applies to anyone obtaining a local Development Order within Pelican Landing. The Bayside Improvement District (a district formed pursuant to Chapter 190, Florida Statutes), must insure that the portion of the system under the ownership and control of the district is operated in accordance with the pertinent portion of the regulatory provisions cited above, and any permit (construction or operation) issued by the SFWMD. Individual lot owners with on-site wetlands or Storm water retention or detention areas under their control must comply with the pertinent portion of the regulatory provisions cited above and any permit issued by the SFWMD.

2. Water Control Structures must be installed as early in the construction process as practicable to prevent over-drainage or flooding of preserved wetland areas. If the SFWMD establishes a construction schedule or scenario that is contrary to this condition, the permit requirement of SFWMD will control.

3. Any shoreline banks created along on-site Storm water wet detention lakes must include littoral zones constructed consistent with SFWMD requirements. The shoreline banks must be planted in native emergent and submergent vegetation. The developer must establish and maintain, by supplemental planting if necessary, 80 percent cover by native aquatic vegetation within the littoral zone for the duration of the project. The littoral zone will include, at a minimum, the area between high water and ordinary low water.

4. The Bayside Improvement District, and/or all property owners, must undertake a regularly scheduled vacuum sweeping of common streets, sidewalks and parking facilities within the development.

5. The developer must implement the best management practices for monitoring and maintenance of the surface water management systems in accordance with Lee County and South Florida Water Management District guidelines.

6. The SFWMD must establish all internal surface water management and wetland systems. The developer must set aside all internal surface water management and wetland systems as private drainage easements, common areas, or preserves. These areas must also be identified as specific tracts on the recorded final plat or some other legally binding document acceptable to the County Attorney's office.

7. The Baywinds parcel must be developed in accordance with the following permits: Water Management permit numbers 36-02043-S-02 and 36-02043-S, ACOE permit number 89IPD-20127 and the letter of permission to continue work authorized in the original permit, LOP #1989001127, and FDEP permit number 36293225. These permits were granted based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These permits may be modified, updated or replaced as required by law.

Changes to the local development order may also require modification of the referenced permits.

H. Transportation

1. Significant Impact

a. The traffic impact assessment for this project assumes the development parameters and land uses shown in Exhibit F, "Pelican Landing DRI Development Parameters." The assessment indicates that the significantly impacted roadways and intersections described below will be operating below acceptable levels of service at the end of Planning Horizon I (1997) and buildout (~~2002~~ 2009). Each annual monitoring report, described in Paragraph 4, must reflect whether the roadways and intersections described below are significantly impacted or are projected to be significantly impacted by this project in the following year.

b. The Pelican Landing DRI is projected to significantly and adversely impact (as defined by Lee County Administrative Code) the following roadways and intersections:

Planning Horizon I (1997)		Needed Improvement
US 41/Corkscrew Road	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turns
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left & right turn lanes
	-	Separate EB thru and right turn lanes
	-	Separate WB thru and left turn lanes

Buildout (~~2002~~ 2009)

Corkscrew Road		
- Three Oaks Parkway to 1-75	-	Widen to 4 lanes
Old 41		
- Bonita Beach Road to Terry St.	-	Constrained (no widening possible; maximum v/c ratio of 1.85 per 1993 Lee Plan Policy 22.1.9)
US 41		
- Immokalee Road to Old 41 (Collier County)	-	Widen to 6 lanes
- Bonita Beach Road to West Terry Street	-	Widen to 6 lanes
- West Terry Street to Pelican's Nest Drive	-	Widen to 6 lanes
- Coconut Road to Williams Rd.	-	Widen to 6 lanes
- Constitution Boulevard to Alico Road	-	Widen to 6 lanes
US 41/Corkscrew Road	-	Separate EB left and thru/right lanes
	-	Westbound dual left turn lanes
	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Separate EB left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lanes
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turn lanes
	-	Northbound dual left turn lanes
	-	Eastbound thru/right turn lane
	-	Westbound two thru lanes
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Northbound dual left turn lanes

	-	Separate WB thru and right turn lanes
	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left and right turn lanes
	-	Separate EB thru and right turn lanes
	-	Separate WB thru and left turn lanes

2. Mitigation

a. The developer will pay impact fees as defined in the Lee County Land Development Code to mitigate Pelican Landing's transportation impacts on the non-site related roads and intersections set forth in Section H.1.b. above. Road Impact Fees are estimated to be $8,900,000 for the land uses identified in Exhibit F. Road Impact Fee payments represent the DRI's proportionate share payment for all road and intersection improvements identified in Condition H.1.b. as significantly impacted by this project and operating below the adopted level of service standard by ~~2002~~ 2009. Estimated Road Impact Fees from this project exceed the community's estimated proportionate share dollar amount of all significantly impacted roadway improvements.

If the Land Development Code Chapter governing Impact Fees is repealed, reduced, or made unenforceable by court petition, the Pelican Landing DRI will continue to pay, per individual permit, an amount equivalent to Road Impact Fees prior to such repeal, reduction or court petition. If payment is not made consistent with that schedule, then a substantial deviation will be deemed to occur, and the traffic impacts of Pelican Landing DRI must be reanalyzed to determine appropriate alternative mitigation prior to the issuance of further building permits for the Pelican Landing DRI.

All road impact fee monies paid by the Pelican Landing DRI after adoption of this DRI Development Order will be applied by Lee County toward the non-site related improvements included in Transportation Condition H.1.b., provided those improvements are deemed necessary to maintain the adopted level of service standards and are included in the County's Capital Improvement Program. Should the identified improvements be funded through other sources, in whole or in part, or deemed unnecessary to maintain the adopted level of service standards, Lee County may apply any Pelican Landing impact fees not required for those specific improvements to other improvements consistent with the requirements of the Lee County Land Development Code.

b. If through the local development approval process, the developer constructs, with the approval of the Lee County DOT, an intersection or roadway improvement identified in Paragraph H.1.b., those improvements may be eligible for Road Impact Fee credits. The determination of whether such credits will be granted will be made consistent with the procedures outlined in the Land Development Code.

c. The developer must dedicate 60 feet of right-of-way for Burnt Pine Drive North, from Pelican Landing Parkway to Coconut Road, a distance of 6,926 feet; and for Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive, a distance of 2,326 feet. The developer must construct, as a two-lane access road, Burnt Pine Drive North from Pelican Landing Parkway to Coconut Road, and Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive. Credits, if any, for the right-of-way dedication and construction identified above will be issued consistent with the procedures outlined in the Land Development Code. Dedication of the roadway right-of-way and construction of Burnt Pine Drive will occur as follows:

1) Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive: coincident with the Certificate of Compliance for the commercial parcel located in the northeast quadrant of the intersection of Burnt Pine Drive South and Pelican's Nest Drive.

2) Burnt Pine Drive North from Pelican Landing Parkway to Pelican Landing North Entrance: under construction no later than December 31, 1998.

3) Burnt Pine Drive North from Pelican Landing North Entrance to Coconut Road: should be under construction no later than December 31, 1999.

d. The developer agrees to reserve 25 feet of additional right-of-way along the south side of Coconut Road from US 41 west to Spring Creek Road to ensure that improvements to Coconut Road are not precluded. Such right-of-way will be dedicated to Lee County if and when requested. Credits, if any, for the right-of-way dedication will be granted at the time of dedication, and must be consistent with the Land Development Code in effect at that time.

e. As a mitigation option, the developer may, with the concurrence of Lee County, make an advance payment of a portion of Pelican Landing's total Impact Fees up to 2 million dollars. Lee County would then utilize the advance payment to accelerate the Project Design & Environmental (PD&E) Study for US 41 from the Collier County line to San Carlos Boulevard. The PD&E Study is currently scheduled in FDOT's Tentative Five Year Work Program for fiscal year 1998/99 (WPI #1114700).

3. Access and Site-Related Improvements

a. The developer will be fully responsible for site-related roadway and intersection improvements required within the Pelican Landing DRI. The developer must pay the full cost for any site-related intersection improvements (including but not limited to signalization, turn lanes and additional driveway through lanes) found necessary by Lee County or the Florida Department of Transportation (FDOT) permitting requirements for the Community's access intersections on US 41, Coconut Road and Spring Creek Road.

b. The Pelican Landing DRI site access points will be located and developed consistent with the Florida DOT's access management classification for US 41, unless otherwise approved by the Florida DOT. Improvements to those access points will be consistent with the Department's permitting requirements.

c. Site-related improvements will be as defined in the Land Development Code.

d. Except for Spring Creek Road and Coconut Road, all roads located within Pelican Landing will be maintained by the Bayside Improvement District (BID), unless subsequently dedicated to and accepted by Lee County.

4. Annual Monitoring Report

a. The developer will submit an annual traffic monitoring report to the following entities for review and approval: Lee County, the Florida Department of Transportation (FDOT), the Florida Department of Community Affairs (FDCA), and the Southwest Florida Regional Planning Council (SWFRPC).

The first monitoring report will be submitted one year after the date of the issuance of this DRI Development Order. Reports must be submitted annually thereafter until build out of the project.

b. The monitoring report will be designed in cooperation with the Lee County Department of Transportation, FDOT, the SWFRPC and the FDCA prior to the submittal of the first report. The methodology of the annual traffic monitoring report may be revised if agreed upon by all parties.

c. The annual traffic monitoring report must contain the following information:

(1) P.M. peak hour existing volumes and tuning movement counts at all site access onto US 41 and Coconut Road, and a comparison to the project trip generation assumed in the DRI analysis.

(2) For existing conditions and a one-year projection, P.M. peak hour peak season tuning movement counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the intersections identified in Paragraph H.1.b. as impacted by this project.

(3) For existing conditions and a one-year projection, P.M. peak hour peak season traffic counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the roadway links identified in Paragraph H.1.b. as impacted by this project through build out.

(4) An estimate of when the monitored roadways and intersections will exceed adopted levels of service.

(5) A summary of the status of road improvements assumed to be committed in the ADA, including the following:

Roadway	Segment	Improvement	Schedule
Pelican's Nest Dr.	Pelican's Nest to US 41	0 to 2	Planning Horizon I (1997/98)
Corkscrew Road	1-75 to Treeline Ave.	2 to 4	Planning Horizon I (1997/98)
US 41	Alico Rd. to Island Park Rd.	4 to 6	Planning Horizon I (1997/98)
US 41	Island Park Rd. to south of Daniels Parkway	4 to 6	Planning Horizon I (1997/98)
Bonita Beach Road	Hickory Blvd. to Vanderbilt	2 to 4	Planning Horizon I (1997/98)

(6) A summary of the roadway and intersection improvements listed in Paragraph H.1.b. that have been constructed, and the program status of the remainder.

d. If the annual monitoring report confirms that the peak season P.M. peak hour traffic on the significantly impacted roadways exceeds the level of service standards adopted by Lee County, or is projected to exceed the adopted level of service standards adopted by Lee County within the forthcoming 12 months, and if the project is utilizing more than 5% of LOS "D" service volume during peak hour peak season traffic conditions, then further local development orders, building permits and certificates of occupancy may not be granted until the standards of the County's concurrency management system have been met. This means that adequate district-wide level of service capacity must be available through 1999. After 1999, significantly impacted individual links must be operating at the adopted level of service, or an improvement to achieve the adopted level of service is scheduled for construction in the first three years of an adopted local government capital improvement program or state work program.

e. If the annual traffic monitoring report confirms that the peak season P.M. peak hour traffic on the segment of US 41 in Collier County from Immokalee Road to Old US 41 exceeds the level of service standard adopted by Collier County and if the

project is utilizing more than 5% of level of service D service volume during peak hour, peak season traffic conditions, then further building permits may not be granted until the subject roadway segment is committed for construction by the Florida Department of Transportation and/or Collier County.

f. In the event the developer confirms that no additional development occurred on any portion of the site for the year, even after the approval of a local development order, they may submit a Letter of "No Further Transportation Impact" in lieu of fulfilling the transportation monitoring portion of the Annual Monitoring Report.

I. Wastewater Management/Water Supply

1. The developer or the Bayside Improvement District must obtain a South Florida Water Management District Water Use Permit, or a Modification to an existing Consumptive Use Permit for any water withdrawals, and for dewatering activities proposed in connection with on-site construction that does not qualify for a No Notice General Permit, under Rule 40E-20.302(4), F.A.C.

2. Builders within Pelican Landing must utilize ultra low volume plumbing fixtures, self-closing or metered water faucets, and other water conserving devices/methods consistent with the criteria outlined in the water conservation element of the Bonita Springs Utilities, Incorporated, SFWMD Water Use Permit or the water conservation element of any other approved utility provider utilized by the Development.

3. Developers must utilize xeriscape principles in the landscape design of the project to further the conservation of nonpotable water.

4. If reclaimed water is available for use within the project to address a portion of the project's irrigation demands, the developer or Bayside Improvement District, as appropriate, must ensure that on-site lakes, wetlands, and the surface water management system are protected in accordance with the requirements of the SFWMD and FDEP.

5. The developer must provide written assurance that any hazardous commercial effluent, generated by the project, will be treated separately from domestic wastewater, and handled in accordance with FDEP regulations.

6. Except for temporary septic tanks for construction trailers or for sales offices/models, septic tanks are prohibited.

7. All potable water facilities, including any on-site potable water treatment system, must be properly sized to supply average and peak day domestic demand, as well as fire flow demand. The facilities must be constructed and sized in accordance with all pertinent regulations of the FDEP, Lee County, and any Fire Control District with jurisdiction.

8. All irrigation systems constructed for the golf course, landscaped areas and commercial/office portions of the project must be designed to accommodate effluent for irrigation use. Reclaimed water, to the extent it is available, must be used to address irrigation needs. The remaining demand will be satisfied through approved groundwater or surface water withdrawals. Reclaimed water must be used in accordance with all applicable regulations.

J. Police and Fire Protection

1. Construction must comply with the fire protection requirements of all building, development, and life safety codes adopted by Lee County.

2. Facilities qualifying under the Superfund Amendments Reauthorization Act (SARA) Title III and the Florida Hazardous Materials Emergency Response and Community Right to Know Act of 1988, must file hazardous materials reporting applications in accordance with Sections 302 and 312. Each reporting facility must update these applications annually.

3. The developer must provide for the emergency medical service impacts and fire protection impacts generated by the proposed development as defined by Lee County regulations.

4. If access to development is through a security gate or similar device that is not manned 24 hours per day, the developer must install an override switch in a glass-covered box for use by emergency vehicles, or a comparable system that permits emergency vehicles to access the project. The parking lot for the beach parking lot is required to be gated or closed by the zoning resolution. The gate, chain or other device to prohibit access to the parking lot after hours will be unmanned, and the override system required by this condition does not apply to the parking lot gate, chain, or other device.

5. The project's impact on fire protection and rescue service delivery will be met by the ad valorem taxes, EMS impact fees and fire impact fees.

K. Interface Zone

1. The Developer will design, develop, and maintain any golf course constructed adjacent to the mangrove fringe area of Estero Bay in accordance with condition 14 a. through l. of Resolution Number Z-94-014. Adjacent to the mangrove fringe means any golf course constructed within 500 feet of the mangrove fringe.

2. The Developer will employ management strategies to address the potential for pesticide/chemical pollution of groundwater and surface water receiving areas, including but not limited to, Estero Bay, the mangrove fringe and any transition zone wetlands of Estero Bay, that may result from the development of a golf course and water management areas within 500 feet of the mangrove fringe of Estero Bay.

3. The management practices that the Developer will follow are as follows:

a. The use of slow release fertilizers and/or carefully managed fertilizer applications that are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater.

b. The practice of integrated pest management (IPM) when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The IPM program will minimize, to the extent possible, the use of pesticides, and will include the use of the USDA-SCS Soil Pesticide Interaction Guide to select pesticides for uses that have a minimum potential for leaching or loss due to runoff depending on the site specific soil conditions. Application of pesticides within 100 feet of the jurisdictional mangrove system is prohibited.

c. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

4. The Developer will prepare a management plan for the application of herbicides, pesticides, and fertilizers on the original Pelican Landing DRI golf course adjacent to the mangrove fringe of Estero Bay. This plan must be amended to include the Kersey-Smoot parcels prior to the application of any herbicides, pesticides and fertilizers to the proposed golf course. The amended management plan must: include a groundwater and surface water monitoring plan; provide for testing to assess whether there are any herbicide, pesticide, or fertilizer pollution of the water within the area of the golf course located within 500 feet of the mangrove fringe; identify the locations for the groundwater monitoring and testing on a map(s); and, set forth the testing and reporting requirements. The developer will submit the test reports with the annual monitoring report. The monitoring program will be established and operated at the expense of the Developer, the Bayside Improvement District, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., Water Quality Standards.

5. The Developer will submit a written amended surface and groundwater quality management plan to Lee County and DCA. The amended plan must be approved by DCA prior to the application of chemicals to the proposed golf course. The DCA will have 30 working days to review the management plan and approve or object to the plan in writing. The objections must be based on valid rules and regulations, and must identify how the concerns or issues can be addressed by the developer. The Developer must resubmit a revised water quality management plan to address the valid objections. DCA will have 30 days in which to review any revised management plan and must provide written comments or approval in the same manner as for the original management plan. Should DCA fail to provide a written response within the prescribed time frames, the plan will be deemed approved.

6. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course adjacent to the mangrove wetlands, the application of the pollutant must cease until there is a revised management plan for the application of the pollutant. A determination that the application of fertilizers, herbicides or pesticides to the golf course are the cause and source of the pollution must be based on competent and substantial evidence. If mitigation is necessary to address the pollution, a mitigation plan approved by DCA will be implemented by the developer. The mitigation plan will be based on rules and regulations in effect at the time the plan is reviewed and approved. The approved mitigation plan will be enforceable as a condition of the Development Order.

7. The mangrove wetland jurisdiction line of Estero Bay will be buffered from the proposed golf course by a 100-foot-wide undisturbed naturally vegetated corridor, except for water management facilities permitted by the SFWMD and except for the removal of exotic plants as required by Lee County. The 100-foot-wide buffer area will run along the portion of the golf course that abuts the mangrove wetlands of Estero Bay south of Coconut Road.

The mangrove line for the Kersey-Smoot and Johnson (Government Lot 1, Parcel 3) parcels is offset 50 feet, to over 250 feet west of the wetland jurisdictional line delineated along the western (Estero Bay) side of the Kersey-Smoot parcels. No portion of the proposed golf course may be located closer than 100 feet to this mangrove line. To maintain the existing natural mangrove setbacks, no impacts are permitted to the wetlands on the western (Estero Bay) side of the Kersey-Smoot parcels. This includes both saltwater and freshwater wetlands contained within the boundary of the wetlands jurisdictional line. The proposed golf course fairways, tees and greens must be set back a minimum of 25 feet from all wetland jurisdictional lines on the Kersey-Smoot and Johnson parcels, except where wetland impacts have been permitted by the SFWMD and the Army Corps of Engineers. Water management facilities permitted by the SFWMD and the removal of exotic vegetation, subject to Lee County regulations, are allowed within all wetlands on the Kersey-Smoot and Johnson parcels.

8. All of the Interface Zone conditions will be interpreted and applied with the understanding that water quality is regulated by the DEP and the SFWMD. None of the Interface Zone conditions will be interpreted in a manner which is contrary to Section 403.021, Florida Statutes, the Florida Air and Water Pollution Control Act, and the rules adopted thereunder.

9. The Interface Zone conditions will not be interpreted in a manner contrary to public policy directives to utilize domestic reclaimed water. Pelican Landing will not be responsible for any harmful pollutants applied to the golf course via the reclaimed water, unless Pelican Landing has actual knowledge that the reclaimed water provided by the utility contains harmful pollutants.

10. The conditions set forth in this DRI Development Order do not preempt the authority of the SFWMD and the DEP. Section 373.016, Florida Statutes provides that the legislature has vested the authority in the DEP/SFWMD to accomplish the conservation, protection, management, and control of the waters of the state. To the extent that any requirements of DCA, SWFRPC, or Lee County pursuant to this DRI Development Order are contrary to those of the SFWMD/DEP, in areas where the SFWMD and DEP have been given preemptive authority, the requirements of the SFWMD and the DEP will control.

L. Dual Jurisdiction

The Pelican Landing DRI is located within two jurisdictions, namely Lee County and the City of Bonita Springs. For State review purposes, the DRI will be considered an integrated and whole development, such that all approvals for development under the DRI Development Order will be applicable to the entire Pelican Landing DRI without regard to the jurisdictional split.

To this end, the developer is required to provide contemporaneous copies of any and all NOPC applications filed with respect to the Pelican Landing DRI to both the City and the County, even though the property actually affected by the amendment may be located wholly with one or the other jurisdiction. The jurisdiction most affected by the NOPC (i.e., as determined by the location of property affected by the proposed change) will take the lead in processing the NOPC. However, both jurisdictions may have input into the NOPC process, as a principle, if desired.

III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER, AND ADMINISTRATIVE REQUIREMENTS

1. This amended Development Order constitutes a resolution of Lee County, adopted by the Board of County Commissioners in response to the application filed by WCI Communities, L.P. to amend the Pelican Landing Development of Regional Impact Development Order.

2. All commitments and impact mitigating actions volunteered by the developer in the Application for Development Approval and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order. These documents include, but are not limited to the following:

(a) Pelican Landing Application for Development Approval, stamped Received October 26, 1992;

(b) Pelican Landing DRI sufficiency response, stamped Received February 5, 1993;

(c) Pelican Landing DRI sufficiency response, stamped Received July 6, 1993;

(d) Pelican Landing DRI sufficiency response, dated September 16, 1993; and

(e) Pelican Landing DRI sufficiency response, stamped Received November 22, 1993.

3. Map H, last revised ~~March 1, 2001~~ April, 2001, and stamped received at the permit counter on ~~March 6, 2001~~ April 8, 2002, is attached hereto as Exhibit E and is incorporated by reference. It is understood that because it is a concept plan it is very general. The boundaries of development areas and location of internal roadways may be modified to accommodate topography, vegetation, market conditions, traffic circulation or other site related conditions as long as they meet local development regulations. This provision may not be used to reduce the acreage of the Eco-Park or other open space or preserve acreages. It is understood that the precise wetland boundaries are determined by the U.S. Army Corps of Engineers, SFWMD, FDEP and Lee County. A synopsis of the development parameters permitted under this approval and depicted on Map H are set forth in attached Exhibit F.

4. The Development Order is binding upon the developer(s) and its assignees or successors in interest. Where the Development Order refers to the Bayside Improvement District, lot owners, business owners, or other specific reference, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project developer are binding upon any builder/developer who acquires any tract of land within Pelican Landing DRI.

5. The terms and conditions set out in this document constitute a basis upon which the developer and the County may rely in future actions necessary to implement fully the final development contemplated by this Resolution and Development Order.

6. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. All costs of such proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

7. Any reference to a governmental agency will be construed to mean any future instrumentality that may be created and designated as successors in interest to, or which otherwise possesses any of the powers and duties of, any referenced governmental agency in existence on the effective date of this Development Order.

8. If any portion or section of this Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision will in no manner affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

9. This Development Order grants limited approval and does not negate the developer's responsibility to comply with all applicable federal, state, regional and local regulations.

10. Subsequent requests for local development permits will not require further review pursuant to Section 380.06, Florida Statutes, unless the Board of County Commissioners, after due notice and hearing, finds that one or more of the following is present:

(a) A substantial deviation from the terms or conditions of this Development Order, or other changes to the approved development plans that creates a reasonable likelihood of adverse regional impacts or other regional impacts not evaluated in the review by the Southwest Florida Regional Planning Council; or

(b) An expiration of the period of effectiveness of this Development Order.

Upon a finding that any of the above is present, the Board must order a termination of all development activity in the development affected by a substantial deviation or expiration of time until such time as a new DRI Application for Development Approval has been submitted, reviewed and approved in accordance with Section 380.06, Florida Statutes, and all local approvals have been obtained.

11. The project has a buildout date of ~~2002~~ May 20, 2009, and a termination date of ~~2005~~ May 20, 2012. ~~This term is based on a ten year build out and the recognition~~ The buildout and termination dates reflect adjustment of one year and 141 days applicable to the tolling of time for the appeal/challenge to the original DRI Development Order. The termination date recognizes that a local Development Order, which is valid for three years, may be obtained ~~in the tenth year~~ prior to the buildout expiration date.

12. The developer and the Bayside Improvement District may not exercise any rights of condemnation to acquire land within the development commonly known as Spring Creek Village, El Dorado Acres, Estero Bay Shores, Mound Key Estates and Spring Creek Estates.

13. The Administrative Director of the Lee County Department of Community Development, or his/her designee, will be the local official responsible for assuring compliance with this Development Order.

14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ 2012. If the County clearly demonstrates that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

Lee County will reserve to this DRI until ~~2005~~ 2012, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) ~~and 60 acres of commercial use allocation in the Bonita Springs Planing Community,~~ as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

15. The developer, or its successor(s) in title to the undeveloped portion of the subject property, will submit a report annually to Lee County, SWFRPC, FDCA and all affected permit agencies. This report must describe the state of development and compliance as of the date of submission. In addition, the report must be consistent with the rules of the FDCA. The first monitoring report must be submitted to the Administrative Director of the DCA not later than one year after the effective date of this Development Order. Further reporting must be submitted not later than one year of subsequent calendar years thereafter, until build out. Failure to comply with this reporting procedure is governed by Section 380.06 (18), Florida Statutes. The developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of this reporting requirement. This requirement may not be construed to require reporting from tenants or owners of individual lots or units.

16. In compliance with a condition of the first development order amendment, the developer did amend this Development Order to incorporate the portion of the Spring Creek DRI located west of US Highway 41 into the Pelican Landing DRI. A legal description of that portion of the Spring Creek DRI, along with the conditions of the Spring Creek Development Order that are applicable to the Spring Creek West property are now

incorporated into this development order. The impacts of the Spring Creek development will not be considered separately or cumulatively in any future change to the Pelican Landing Development Order. A change in the development plan for the Spring Creek property could be a substantial deviation that would require further analysis of Spring Creek West. The amendment was adopted solely for the purpose of consolidating Spring Creek West and Pelican Landing under the same Development Order and none of Spring Creek West's vested rights will be lost because of the amendment.

17. The County will forward certified copies of this Development Order to the SWFRPC, the developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, the developer must record notice of its adoption in the office of the Clerk of the Circuit Court, as provided in Section 380.06(15), Florida Statutes. The inclusion of the Baywinds parcel as part of the Seventh Development Order amendment does not divest the rights provided in the permits, development orders, and government approvals obtained on that parcel based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These approvals were granted prior to its inclusion in the Pelican Landing DRI and will allow for the development of the Baywinds Parcel consistent with the plan of development reflected in Lee County Development Order No. 95-12-068.00D.

THE MOTION TO ADOPT this Amendment was offered by Commissioner Ray Judah, and seconded by Commissioner Andrew W. Coy and, upon poll of the members present, the vote was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 7th day of October, 2002

ATTEST:
CHARLIE GREEN, CLERK

BY: Michelle L. Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

BY: Ray Judah
Vice - Chairman

APPROVED AS TO FORM BY:

County Attorney's Office

Attachments:

Exhibit A. Legal Description of the Pelican Landing DRI area within unincorporated Lee County.

Exhibit B. Legal Description of the Pelican Landing DRI area within the City of Bonita Springs, but excluding the Spring Creek West DRI area.

Exhibit C. Legal Description of the Pelican Landing DRI area encompassed by the Spring Creek West DRI, located in the City of Bonita Springs.

Exhibit D. Sketch of the legal descriptions of Pelican Landing DRI.

Exhibit E. Map H, Master Development Plan - last revised ~~March 1, 2001~~ April 2001, stamped received ~~March 6, 2001~~ April 8, 2002.

Exhibit F. Pelican Landing DRI Development Parameters

JOHNSON ENGINEERING

SINCE 1946

November 1, 2001

DESCRIPTION

PELICAN LANDING DRI –UNINCORPORATED LEE COUNTY SECTIONS 5, 6, 7, 8 AND 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 5, 6, 7, 8 and 9, Township 47 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

PARCEL 2-A

Beginning at an intersection of the West line of Tamiami Trail (State Road No. 45) with the south line of Coconut Road as described in Official Record Book 1738 at Page 2538 of the Public Records of Lee County, Florida; thence run S 00° 10' 56" W along said West line for 621.81 feet to a point of curvature; thence run southerly and southeasterly along said West line, along the arc of a curve to the left of radius 5797.58 feet (chord bearing S 04° 57' 34" E) (chord 1039.14 feet) (delta 10° 17' 00") for 1040.54 feet to a point of tangency; thence run S 10° 06' 04" E along said westerly line for 938.08 feet to an intersection with the south line of the Southeast Quarter (SE-1/4) of said Section 9; thence run S 89° 23' 00" W along said south line for 708.94 feet to the southwest corner of said Southeast Quarter (SE-1/4) of Section 9; thence run S 89° 27' 22" W along the south line of the Southwest Quarter (SW-1/4) of Section 9 for 2677.24 feet to the southwest corner of the Southwest Quarter (SW-1/4) of Section 9; thence run N 89° 25' 51" W along the south line of the Southeast Quarter (SE-1/4) of said Section 8 for 1,838.15 feet to an intersection with the easterly line of Spring Creek Road as described in Deed Book 305 at Page 276, Lee County Records; thence continue N 00° 07' 17" E along said east line for 343.54 feet; thence run S 89° 38' 58" E for 10.00 feet; thence run N 00° 07' 17" E along said East line for 849.27 feet to the Southwest corner of lands described in Official Record Book 2039 at Page 3364 said Public Records; thence run S 89° 21' 02" E along the South line of said lands for 189.98 feet; thence run N 00° 07' 17" E along the East line of said lands for 125.01 feet; thence run N 89° 21' 02" W along the North line of said lands for 199.98 feet to an intersection with the easterly line of said Spring Creek Road; thence run N 00° 07' 17" E along said East line for 1292.76 feet to an intersection with the South line of Coconut Road (50 feet wide); thence run S 89° 16' 14" E along said South line for 1802.38 feet to an intersection with the West line of said Section 9; thence run N 00° 39' 58" W along said West line for 25.00 feet to a Concrete Monument marking the Northwest corner of the Southwest Quarter (SW-1/4) of said section; thence continue along said west line N 00° 39' 58" W for 5.00 feet to an intersection with the south line of said Coconut Road as described in Official Record Book 1738 at Page 2538, said Public Records; thence run S 89° 35' 50" E along said south line for 1549.14 feet; thence run southwesterly along a non-tangent curve to the left of radius 30.00 feet (chord bearing S 45° 24' 10" W) (chord 42.43 feet) (delta 90° 00' 00") for 47.12 feet to a point of tangency; thence run S 00° 24' 10" W for 336.31 feet to a point of curvature; thence run along the arc of a curve to the left of radius 270.00 feet (chord bearing S 44° 35' 50" E) (chord 381.84 feet) (delta 90° 00' 00") for 424.12 feet to a point of tangency; thence run S 89° 35' 50" E for 99.41 feet to a point of curvature; thence run along the arc of a curve to

the right of radius 530.00 feet (chord bearing S 75° 44' 50" E) (chord 253.74 feet) (delta 27° 42' 00") for 256.23 feet; thence run N 20° 53' 52" W for 748.16 feet to an intersection with the aforementioned south line of Coconut Road; thence run along said south line S 89° 35' 50" E for 1,301.22 feet to the Point of Beginning.
Parcel contains 294.56 acres, more or less.

AND

PARCEL 2-B

From a railroad spike marking the northwest corner of the Southwest Quarter (SW-1/4) of said Section 8 run S 00° 23' 24" E along the west line of said fraction for 25.00 feet to an intersection with the south line of Coconut Road as recorded in County Commissioners Minutes Book 6 at Page 288 of the Public Records of Lee County of Lee County, Florida, and the Point of Beginning.
From said Point of Beginning run S 89° 16' 14" E along said south line for 3253.00 feet to an intersection with the west line of Spring Creek Road; thence run the following courses and distances along said west line of said Spring Creek Road; S 00° 17' 17" W for 817.15 feet; N 89° 52' 43" W for 14.27 feet to a point of curvature; thence run Southwesterly along said arc of a curve to the right of radius 1725.00 feet (chord bearing S 05° 52' 51" W) (chord 346.22 feet) (delta 11° 31' 09") for 346.81 feet to a point of tangency; thence run S 11° 38' 26" W for 178.50 feet to a point of curvature; thence run Southwesterly along said arc of a curve to the left of radius 2400.00 feet (chord bearing S 00° 28' 49" W) (chord 929.06 feet) (delta 22° 19' 14") for 934.96 feet to a point of tangency; thence run S 10° 40' 48" E for 231.66 feet to a point of curvature; thence run Southeasterly along said arc of curve to the right of radius 1725.00 feet (chord bearing S 08° 42' 25" E) (chord 118.78) (delta 03° 56' 45") for 118.80 feet to an intersection with the south line of said Section 8; thence run N 89° 25' 51" W along the south line of the Southeast Quarter (SE-1/4) of said Section 8 for 642.07 feet to the southeast corner of the Southwest Quarter (SW-1/4) of Section 8; thence run N 89° 25' 49" W along the south line of the Southwest Quarter (SW-1/4) of Section 8 for 2558.62 feet to the southwest corner of said Section 8; thence run N 89° 25' 49" W along the south line of the Southeast Quarter (SE-1/4) of said Section 7 for 2330 feet more or less to the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 6,485 feet more or less to an intersection with the north line of the South Half (S-1/2) of Government Lot 2 of said Section 7; thence run N 89° 32' 15" E along the north line of said South Half (S-1/2) of Government Lot 2 for 793 feet more or less to the northeast corner of lands described in Official Record Book 1895 at Page 3817 of said public records; thence run S 08° 50' 45" E along the east line of said lands for 199.50 feet to the southeast corner of said lands; thence run N 89° 35' 27" E for 666.22 feet; thence run N 89° 32' 15" E for 239.00 feet to an intersection with the west line of Coconut Road; thence run S 01° 07' 45" E along said west line for 488.63 feet; thence run N 89° 40' 05" E along the south line of said Coconut Road for 24.69 feet to the Point of Beginning. Less and except Official Record Book 1677 at Page 3516 of said Public Records.
Parcel contains 343 acres, more or less.

AND

PARCEL 2-C

A parcel of land lying in and being a portion of the East Half of the Northwest Quarter of Section 8, Township 47 South, Range 25 East of Lee County, Florida, being more particularly described as follows:

Commencing at the southwest corner of the East Half (E-1/2) of the Northwest Quarter (NW-1/4) of said Section 8; thence run N 01° 00' 45" W along the west line of said East Half (E-1/2) of the Northwest Quarter (NW-1/4) for 40.02 feet to an intersection with the northerly right-of-way line of Coconut Road (as maintained); thence run S 89° 16' 14" E along said right-of-way for 171.25 feet to the Point of Beginning.

From said Point of Beginning continue S 89° 16' 14" E along said right-of-way a distance of 342.50 feet; thence run N 01° 00' 44" W a distance of 367.98 feet; thence run N 89° 16' 14" W a distance of 342.50 feet; thence run S 01° 00' 44" E a distance of 367.98 feet to the Point of Beginning.

Parcel contains 2.89 acres, more or less.

AND

PARCEL 2-D

All that part of Florida Gulf Land Company's Subdivision as recorded in Plat Book 1 at Page 59 of the Public Records of Lee County, Florida, lying in Section 5, Township 47 South, Range 25 East South and West of lands to Florida Power and Light Company as described by deed recorded in Deed Book 244, Page 138 of said Public Records, also Lot 8, Block 14 of Eldorado Acres (an Unrecorded Subdivision) as shown in Deed Book 310 at Page 183 of said public records; also part of Sections 5, 6, 7 and 8, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning at the southeast corner of said Section 5; thence run N 88° 46' 30" W along the south line of the Southeast Quarter (SE-1/4) of said Section 5 for 2580.80 feet to the southeast corner of the Southwest Quarter (SW-1/4) of said Section 5; thence run N 89° 25' 13" W along the south line of said Southwest Quarter (SW-1/4) for 587.32 feet to an intersection with the east line of said Lot 8, Block 14, Eldorado Acres, an unrecorded subdivision; thence run the following three courses and distances along the boundary of said Lot 8: S 00° 50' 16" E for 132.70 feet; N 89° 11' 54" W for 75.00; N 00° 50' 16" W for 132.41 feet to an intersection with said south line of the Southwest Quarter (SW-1/4) of Section 5; thence run N 89° 25' 13" W along said south line for 610.82 feet to the northeast corner of the West Half (W-1/2) of the Northwest Quarter (NW-1/4) of

said Section 8; thence run S 01° 00' 45" E along the east line of said West Half (W-1/2) of the Northwest Quarter (NW-1/4) of Section 8 for 2612.19 feet to an intersection with the northerly right-of-way line (as maintained) of Coconut Road being 40.00 feet north of the centerline of Coconut Road as recorded in County Commissioners Minutes Book 6 at Page 288 of said Public Records, said right-of-way line being the south line of lands as described by deed recorded in Official Record Book 3052 at Page 1748 of said Public Records; thence run N 89° 16' 14" W along said maintained right-of-way for 1267.93 feet to an intersection with the west line of the Northwest Quarter (NW-1/4) of said Section 8; thence run N 01° 07' 45" W along said west line for 1284.51 feet to the southeast corner of Government Lot 1 of said Section 7; thence run S 89° 33' 42" W along the south line of said Government Lot 1 for 1813 feet more or less to the easterly waters of Estero Bay; thence run northerly along the waters of Estero Bay for 3000 feet more or less to an intersection with the north line of Government Lot 4 of said Section 6; thence run N 89° 41' 23" E along said north line or 1807 feet more or less to an intersection with the west line of lands as described by deed recorded in Official Record Book 1762 at Page 4173 of said Public Records; thence run the following courses and distances along the boundary of said lands: N 00° 48' 29" W for 775.70 feet; N 46° 11' 51" E for 523.67 feet; S 81° 20' 47" E for 600.53 feet; N 00° 49' 50" W for 162.49 feet; N 89° 10' 55" E for 349.43 feet; N 01° 31' 46" W for 92.78 feet to an intersection with the north line of the Southwest Quarter (SW-1/4) of said Section 5; thence run N 89° 34' 40" E along said north line for 2592.29 feet to the northeast corner of said Southwest Quarter (SW-1/4); thence run N 89° 31' 44" E along the north line of the Southeast Quarter (SE-1/4) of said Section 5 for 2401.02 feet to an intersection with the southwesterly line of said lands to Florida Power and Light Company; thence run S 20° 51' 33" E along said southwesterly line for 553.91 feet to an intersection with the east line of said Southeast Quarter (SE-1/4) of Section 5; thence run S 00° 08" 26" E along said east line for 2202.99 feet to the Point of Beginning.

Parcel contains 576 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor Mapper
Florida Certificate No. 5652

20002476\Pelican Landing-County – 110101

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ▪ Land Surveyors ▪ Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
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D. WAYNE ARNOLD, A.I.C.P.
ERIC V. SANDOVAL, P.S.M.
THOMAS CHERNESKY, P.S.M.
ALAN V. ROSEMAN

SURVEYOR'S AFFIDAVIT

I am a Professional Surveyor and Mapper holding Certificate Number 5426 under the laws of the State of Florida.

I hereby certify that the dividing line described in the legal descriptions of "Pelican Landing DRI – City of Bonita Springs" and "Pelican Landing DRI – Unincorporated Lee County" (submitted with the DRI), as prepared by Johnson Engineering, dated November 1, 2001, is the same as the Jurisdictional line as decribed in the legal description established by the Charter for the City of Bonita Springs; and is also the same line shown and depicted on the Specific Purpose Survey, as prepared by Q. Grady Minor & Associates, P.A., dated October 2, 2001, as Drawing number C-1497.

I also certify that there are no overlaps or hiatus between the legal descriptions and the lines mentioned above.

DRI 2000-00022

Q. Grady Minor & Associates, P.A.

By: _____ *Date:* 11-2-01

Thomas Chernesky, P.S.M. #5426

(941) 947-1144 ▪ FAX (941) 947-0375 ▪ E-Mail: engineering@gradyminor.com
3800 Via Del Rey ▪ Bonita Springs, Florida 34134

JOHNSON ENGINEERING

SINCE 1946

DRI 2000-00022

November 1, 2001

DESCRIPTION

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 16, 17, 20 and 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, which tract or parcel is described as follows:

Parcel 1-A

Beginning at the Northwest corner of the Northeast Quarter (NE-1/4) of Section 16; thence run S 00° 02' 54" W along said West line of the Northeast Quarter (NE-1/4) for 2643.98 feet to the Southwest corner of the Northeast Quarter (NE-1/4) of said section; thence run N 89° 10' 38" E along the South line of said fraction for 538.06 feet; thence run S 00° 06' 43" E for 1085.91 feet; thence run N 89° 06' 43" E for 744.41 feet to an intersection with the West line of Tamiami Trail (US 41 S.R. No. 45); thence run southerly along said West line, along the arc of a non-tangent curve to the right of radius 5619.58 feet (chord bearing S 00° 22' 05" E) (chord 50.21 feet) (delta 00° 30' 43") for 50.21 feet to a point of tangency; thence run S 00° 06' 43" E along said West line for 49.81 feet; thence run S 89° 06' 43" W for 300.00 feet; thence run S 00° 06' 43" E for 1445.84 feet to an intersection with the South line of the Southeast Quarter (SE-1/4) of said Section 16; thence run S 89° 16' 54" W along the South line of said fraction for 989.41 feet to the Southeast corner of the Southwest Quarter (SW-1/4) of said Section 16; thence run S 88° 38' 34" W along said South line of said Southwest Quarter (SW-1/4) for 2627.98 feet to the Northeast corner of said Section 20; thence run S 00° 35' 25" E along the East line of said section for 2659.47 feet to the Southeast corner of the Northeast Quarter (NE-1/4) of said section; thence run N 88° 52' 49" E along the North line of the Southwest Quarter (SW-1/4) of said Section 21 for 2,040.41 feet to an intersection with the West line of the East 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run S 00° 51' 35" E along said West line for 801 feet, more or less to the water of Spring Creek; thence run westerly along Spring Creek for 3630 feet more or less to an intersection of the East line of said Section 20; thence run S 00° 38' 52" E along said East line of Section 20 for 91 feet, more or less to an intersection with the approximate centerline of Spring Creek as shown on the Plat of Pelican Landing Unit 5 recorded in Plat Book 59 at Page 11 of said Public Records of Lee County, Florida; thence run along said centerline the following courses: S 78° 50' 00" W for 181.31 feet, N 34° 24' 12" W for 230.22 feet, N 30° 59' 12" W for 174.93 feet, N 24° 25' 16" E for 120.83 feet, S 65° 47' 43" E for 219.32 feet, N 18° 24' 43" E for 158.11 feet, N 75° 11' 47" W for 351.71 feet, N 65° 09' 33" W for 451.88 feet, N 84° 18' 44" W for 351.75 feet, N 66° 54' 31" W for 445.79 feet, S 63° 24' 43" W for 134.16 feet, S 03° 23' 22" E for 170.29 feet, S 50° 30' 17" W for 220.23 feet, N 84° 49' 43" W for 331.36 feet, S 62° 13' 07" W for 214.71 feet, S 22° 08' 36" W for 291.55 feet, S 72° 15' 11" W for 131.22 feet to an intersection with the East line of the Southwest Quarter (SW-1/4) of said Section 20; thence run N 00° 50' 19" W along said East line for 520.00 feet to the Northeast corner of said fraction; thence run S 89° 58' 37" W along the North line of said fraction for 290.00 feet to an intersection with the approximate centerline of the most easterly branch of said Spring

Creek as shown on said Plat of Pelican Landing Unit 5; thence run along said centerline the following courses: N 09° 13' 28" W for 137.34 feet, N 29° 08' 22" W for 590.59 feet, N 38° 31' 58" W for 278.03 feet, N 65° 16' 43" W for 254.95 feet, N 37° 18' 28" W for 286.01 feet, N 32° 51' 05" E for 252.39 feet, N 20° 11' 00" E for 236.69 feet, N 27° 23' 47" W for 369.25 feet, N 89° 15' 43" E for 50 feet more or less to the easterly shore of said Spring Creek; thence run northerly along said easterly shore for 1220 feet more or less to an intersection with the North line of said Section 20; thence run N 89° 15' 13" E along said North line of said section for 970 feet, more or less to a Concrete Monument marking the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 20; thence run N 00° 31' 30" E along the West line of the Southeast Quarter (SE-1/4) of said Section 17 for 2674.38 feet to the Northwest corner of said Southeast Quarter (SE-1/4); thence run N 00° 31' 29" E along the West Line of the Northeast Quarter (NE-1/4) of said Section 17 for 3.40 feet to an intersection with the curved southerly line of Spring Creek Road; thence run northeasterly and northerly along the arc of a curve to the left of radius 1130.00 feet (chord bearing N 35° 09' 06" E) (chord 1296.89 feet) (delta 70° 02' 16") for 1381.30 feet; thence run N 89° 52' 02" W for 5.00 feet; thence run N 00° 07' 58" E along the easterly line of Spring Creek Road (50 feet wide) for 1611.64 feet to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 17; thence run S 89° 25' 51" E along said north line of the Northeast Quarter (NE-1/4) of said Section 17 for 1838.15 feet to the Northeast corner of said Section 17; thence run N 89° 27' 22" E along the north line of the Northwest Quarter (NW-1/4) of said Section 16 for 2677.24 feet to the Point of Beginning.
Parcel contains 909 acres; more or less.

AND

PARCEL 1-B

Beginning at an intersection of the west line of Spring Creek Road with the north line of said Section 17; thence run the following courses and distances along the Southerly right-of-way of said Spring Creek Road: Southeasterly along an arc of a non-tangent curve to the right of radius 1725.00 feet (chord bearing S 03° 18' 23" E) (chord 206.27) (delta 06° 51' 19") for 206.40 feet to a point on a non-tangent line; thence run S 89° 52' 02" E for 16.47 feet; thence run S 00° 07' 58" W for 1406.64 feet; thence run N 89° 52' 02" W for 5.00 feet to a point of tangency; thence Southwesterly along an arc of said curve to the right of radius 1070.00 feet (chord bearing S 37° 51' 54" W) (chord 1309.62 feet) (delta 75° 27' 53") for 1409.31 feet to an intersection with the north right-of-way of a 30 foot wide road as recorded in Deed Book 305 at Page 276 of the Public Records of Lee County, Florida; thence run N 89° 59' 08" W along said right-of-way for 718.27 feet to an intersection with the easterly line of lands known locally as Spring Creek Estates, an unrecorded plat; thence along said lands the following courses and distances: N 00° 00' 52" E for 510.00 feet; N 89° 59' 08" W for 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 of S 73° 02' 41" W, to a point on the curve; S 00° 00' 52" W for 167.10 feet; and S 31° 38' 00" W for 130.70 feet to the northeast corner of lands described in Official Record Book 1194, Page 1085; thence westerly along said lands and waters of a canal 106 feet, more or less to the northeast corner of said 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 the North Half (N-1/2) of said Section 17; thence N 89° 59' 08" W for 136 feet more or less to the east quarter corner of said Section 18, thence run S 89° 58' 17" W along the south line of said Lot 2, said line being the basis of bearings for 1213.22 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: N 56° 00' 38" W for 265.00 feet to 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 chord bearing of N 37° 20' 13" W, to a point of tangency; N 18° 39' 48" W for 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 a chord bearing of N 48° 34' 58" W, to a point of tangency; N 78° 30' 08" W for 144.73 to a point of curvature; 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 a chord bearing of N 62° 19' 15" W, to a point of tangency and an intersection with the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 2270 feet more or less to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 18; thence run S 89° 25' 49" E along said north line of the Northeast Quarter (NE-1/4) of said Section 18 for 2330 feet, more or less to the northeast corner of Section 18; thence run S 89° 25' 49" E along the north line of the Northwest Quarter (NW-1/4) of said Section 17 for 2558.62 feet to the northeast corner of said Northwest Quarter (NW-1/4); thence run S 89° 25' 51" E along the north line of the Northeast Quarter (NE-1/4) of said Section 17 for 642.07 feet to the Point of Beginning.

Parcel contains 304 acres, more or less.

Frances L. Yerdón (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

JOHNSON
ENGINEERING

SINCE 1946

August 15, 2001

PARCEL IN
GOVERNMENT LOT 3, SECTION 13
AND
GOVERNMENT LOT 2, SECTION 24
TOWNSHIP 47 SOUTH, RANGE 24 EAST
BIG HICKORY ISLAND, LEE COUNTY, FLORIDA

BEACH PARCEL

A tract or parcel of land lying in Government Lot 3, Section 13 and Government Lot 2, Section 24, Township 47 South, Range 24 East, Big Hickory Island, Lee County, Florida which tract or parcel is described as follows:

From the center of a turnaround on State Road No. 865 (Bonita Beach Road) being S.R.D. Station 19184.75 and N 24° 28' 41" W along the northern prolongation of said centerline of State Road No. 865 for 266.00 feet; thence run S 62° 26' 49" W for 98.40 feet; thence run N 27° 33' 11" W for 1863.42 feet; thence run N 20° 00' 41" W for 1403.30 feet; thence run N 65° 00' 00" E for 313.91 feet to the Point of Beginning.

From said Point of Beginning run N 18° 55' 11" W for 97.51 feet, N 22° 26' 23" W for 100.53 feet, N 23° 09' 50" W for 100.14 feet, N 14° 51' 19" W for 73.01 feet, N 27° 40' 10" W for 88.01 feet, N 29° 33' 57" W for 46.01 feet, N 22° 14' 53" W for 47.27 feet, N 20° 39' 23" W for 46.98 feet, N 11° 15' 38" W for 29.80 feet, N 26° 10' 46" W for 46.87 feet, N 09° 09' 45" W for 48.26 feet, N 17° 35' 56" W for 46.04 feet, N 12° 49' 07" W for 50.04 feet, N 29° 20' 48" W for 69.12 feet, N 20° 48' 58" W for 63.82 feet; thence run N 79° 23' 51" W for 247 feet more or less to an intersection with the Approximate Mean High Water Line of the Gulf of Mexico; thence run northerly and northeasterly along said waters for 1140 feet more or less to an intersection with the South line of lands described in Official Record Book 198 at Page 188 of the Public Records of Lee County, Florida; thence run along said South line, along the arc of a curve to the right of radius 12000.00 feet for 783 feet to an intersection with the Waters of New Pass; thence run southerly, easterly, southwesterly and southerly along said waters for 4080 feet more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet more or less to the Point of Beginning.

AND

From said Point of Beginning run S 13° 03' 59" E for 94.16 feet; thence run S 19° 13' 48" E for 50.64 feet; thence run S 04° 34' 15" E for 54.63 feet; thence run S 24° 53' 12" E for 50.09 feet; thence run S 27° 10' 29" E for 50.01 feet; thence run S 31° 01' 44" E for 42.51 feet to an intersection with the South line of lands described in Official Record Book 2246 at Page 4413 of the Lee County Records; thence run N 65° 00' 00" E along said south line for 134 feet, more or less to the waters of Estero Bay; thence northerly along said waters for 358 feet, more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet, more or less to the Point of Beginning.

Containing 36.8 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

22005\BeachParcel-081501

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ▪ Land Surveyors ▪ Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
BLAIR A. FOLEY, P.E.

D. WAYNE ARNOLD, A.I.C.P.
ERIC V. SANDOVAL, P.S.M.
THOMAS CHERNESKY, P.S.M.
ALAN V. ROSEMAN

SURVEYOR'S AFFIDAVIT

I am a Professional Surveyor and Mapper holding Certificate Number 5426 under the laws of the State of Florida.

I hereby certify that the dividing line described in the legal descriptions of "Pelican Landing DRI – City of Bonita Springs" and "Pelican Landing DRI – Unincorporated Lee County" (submitted with the DRI), as prepared by Johnson Engineering, dated November 1, 2001, is the same as the Jurisdictional line as decribed in the legal description established by the Charter for the City of Bonita Springs; and is also the same line shown and depicted on the Specific Purpose Survey, as prepared by Q. Grady Minor & Associates, P.A., dated October 2, 2001, as Drawing number C-1497.

I also certify that there are no overlaps or hiatus between the legal descriptions and the lines mentioned above.

DRI- 2000-00022

Q. Grady Minor & Associates, P.A.

By: _____ *Date:* 11-2-01

Thomas Chernesky, P.S.M. #5426

EXHIBIT B
Page 5 of 5

(941) 947-1144 ▪ FAX (941) 947-0375 ▪ E-Mail: engineering@gradyminor.com
3800 Via Del Rey ▪ Bonita Springs, Florida 34134

JOHNSON ENGINEERING

SINCE 1946

November 1, 2001

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SPRING CREEK WEST
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being described as follows:

Beginning at the northwest corner of said Section 21; thence run N 88° 38' 34" E along the north line of the Northwest Quarter (NW-1/4) of said Section 21 for 2627.98 feet to the northeast corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 89° 16' 54" E along the north line of the Northeast Quarter (NE-1/4) of said Section 21 for 1289.43 feet to an intersection with the westerly right-of-way line of Tamiami Trail (US 41 – SR No. 45); thence run the following three (3) courses and distances along the westerly right-of-way line of Tamiami Trail: South 00° 06' 50" E for 261.81 feet; S 02° 58' 35" E for 100.12 feet; S 00° 06' 50" E for 3690 feet more or less to the northeasterly waters of Spring Creek; thence run westerly along said northerly waters for 2765 feet more or less to an intersection with the west line of the east 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run N 00° 51' 35" W along said west line for 801 more or less to an intersection with the south line of the Northwest Quarter (NW-1/4) of said Section 21; thence run S 88° 52' 49" W along said south line for 2040.41 feet to the southwest corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 00° 35' 25" W along the west line of said Northwest Quarter (NW-1/4) for 2659.47 feet to the Point of Beginning.

Parcel contains 282 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

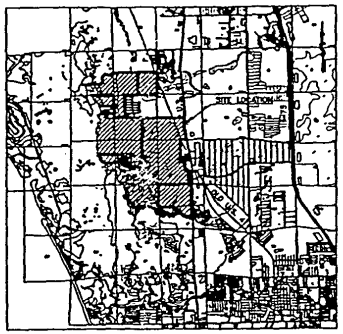
EXHIBIT C

20002476/Description 110101

ORI 2000-00022

SKETCH TO ACCOMPANY DESCRIPTIONS
PREPARED FOR
WCI COMMUNITIES LIMITED PARTNERSHIP
LOCATED IN
SECTIONS 5, 6, 7, 8, 9, 16, 17, 18, 20 & 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
AND
SECTIONS 13 AND 24, TOWNSHIP 47 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PARCELS 1-A & 1-B
3	PARCEL 1-B
4	PARCELS 2-A THROUGH 2-D
5	BEACH PARCEL



LOCATION MAP
NOT TO SCALE

THIS IS NOT A SURVEY

FRANCIS L. YERDON (FOR THE FIRM)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3453

DATE SIGNED: 10-31-01

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

REVISED SEPTEMBER 27, 2001 - DESCRIPTIONS
REVISED JULY 3, 2001 - ADDED BEACH PARCEL

DESCRIPTION
PELICAN LANDING DRI - CITY OF BONITA SPRINGS

PARCEL 1-A

AND

PARCEL 1-B

DESCRIPTION CONTINUED
PELICAN LANDING DRI - CITY OF BONITA SPRINGS

AND

BEACH PARCEL

PELICAN LANDING DRI - CITY OF BONITA SPRINGS
SPRING CREEK WEST

DESCRIPTION
PELICAN LANDING DRI - UNINCORPORATED LEE COUNTY

PARCEL 2-A

AND

PARCEL 2-B

DESCRIPTION CONTINUED
PELICAN LANDING DRI - UNINCORPORATED LEE COUNTY

PARCEL 2-C

AND

PARCEL 2-D

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
2158 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (941) 334-0046

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
FEB 2001	20002476	7-47-25	N/A	1 OF 5

EXHIBIT D
Page 1 of 5

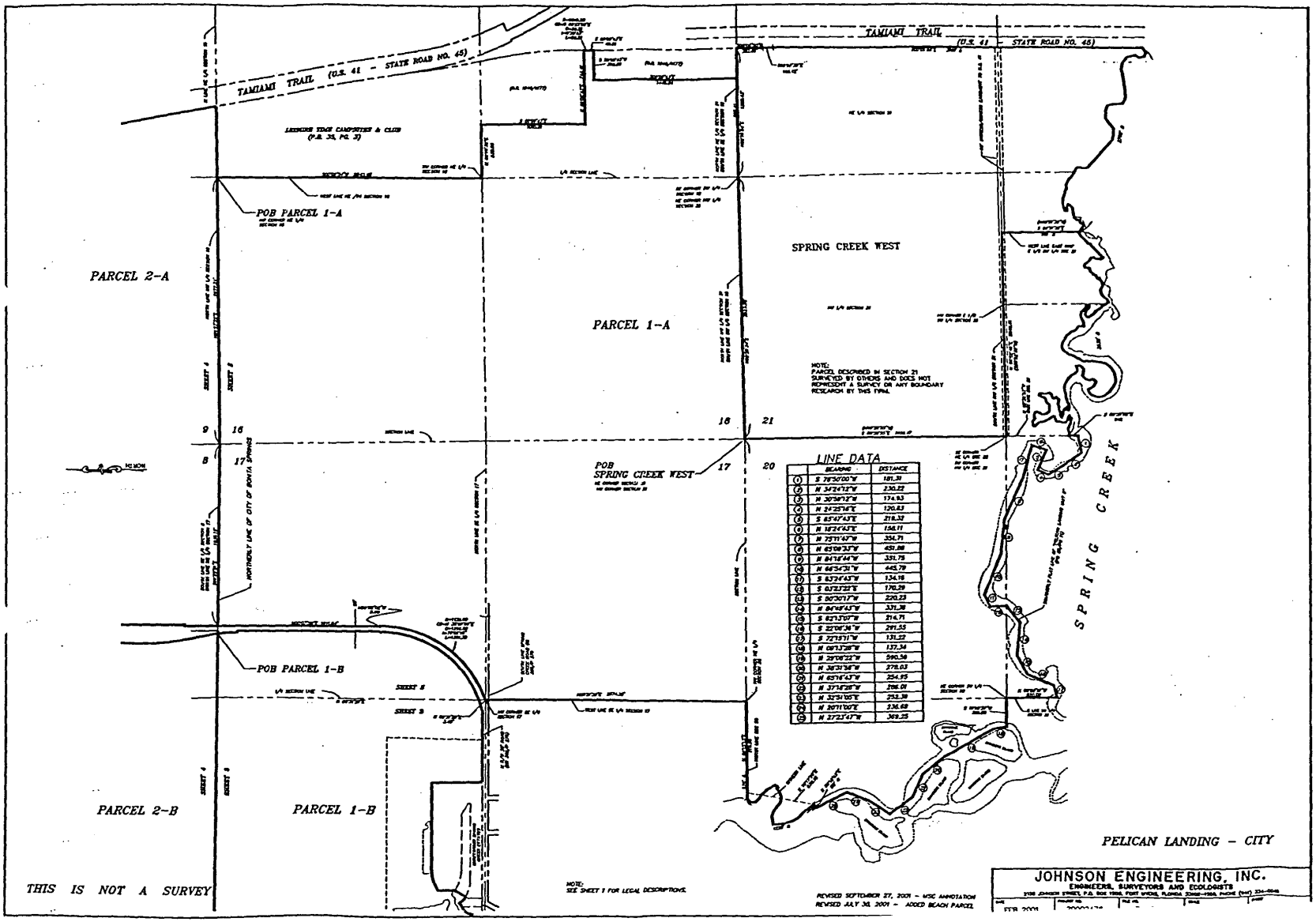
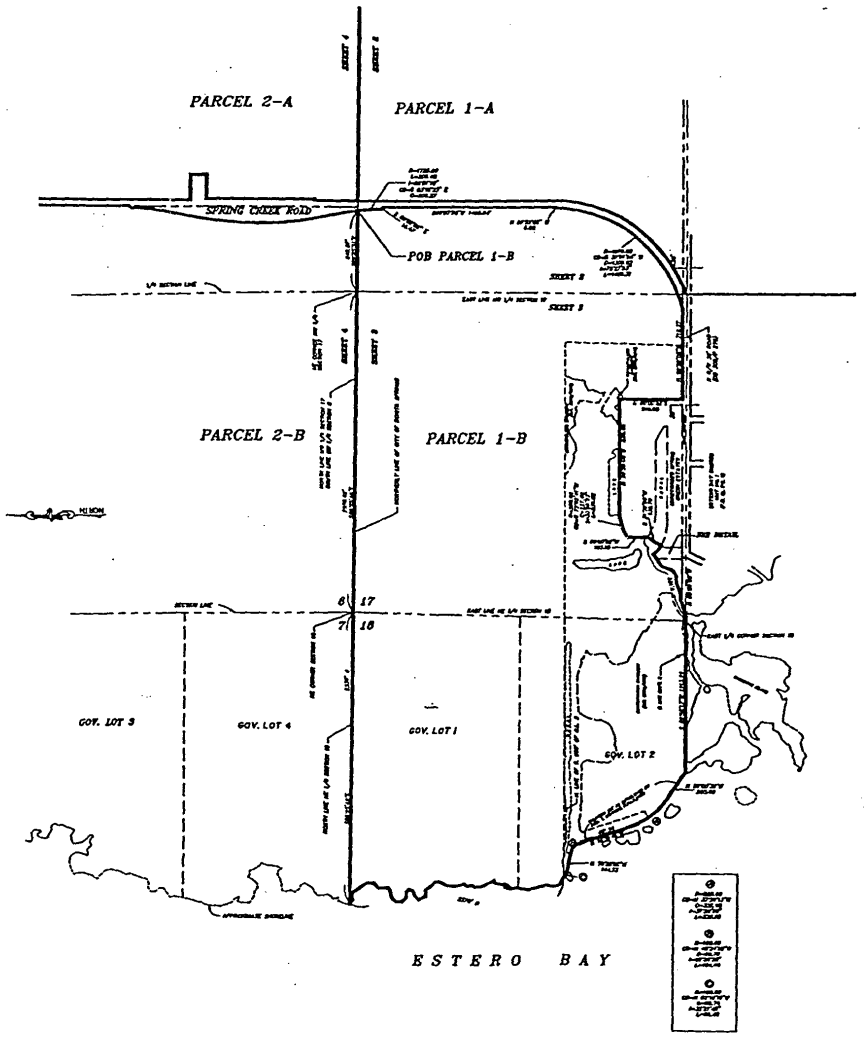
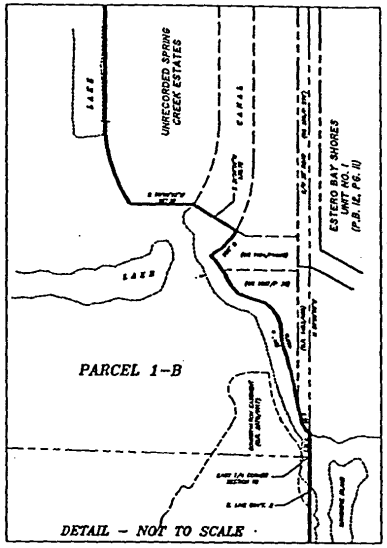


EXHIBIT D
Page 2 of 5





NOTE:
SEE SHEET 1 FOR LEGAL DESCRIPTIONS.

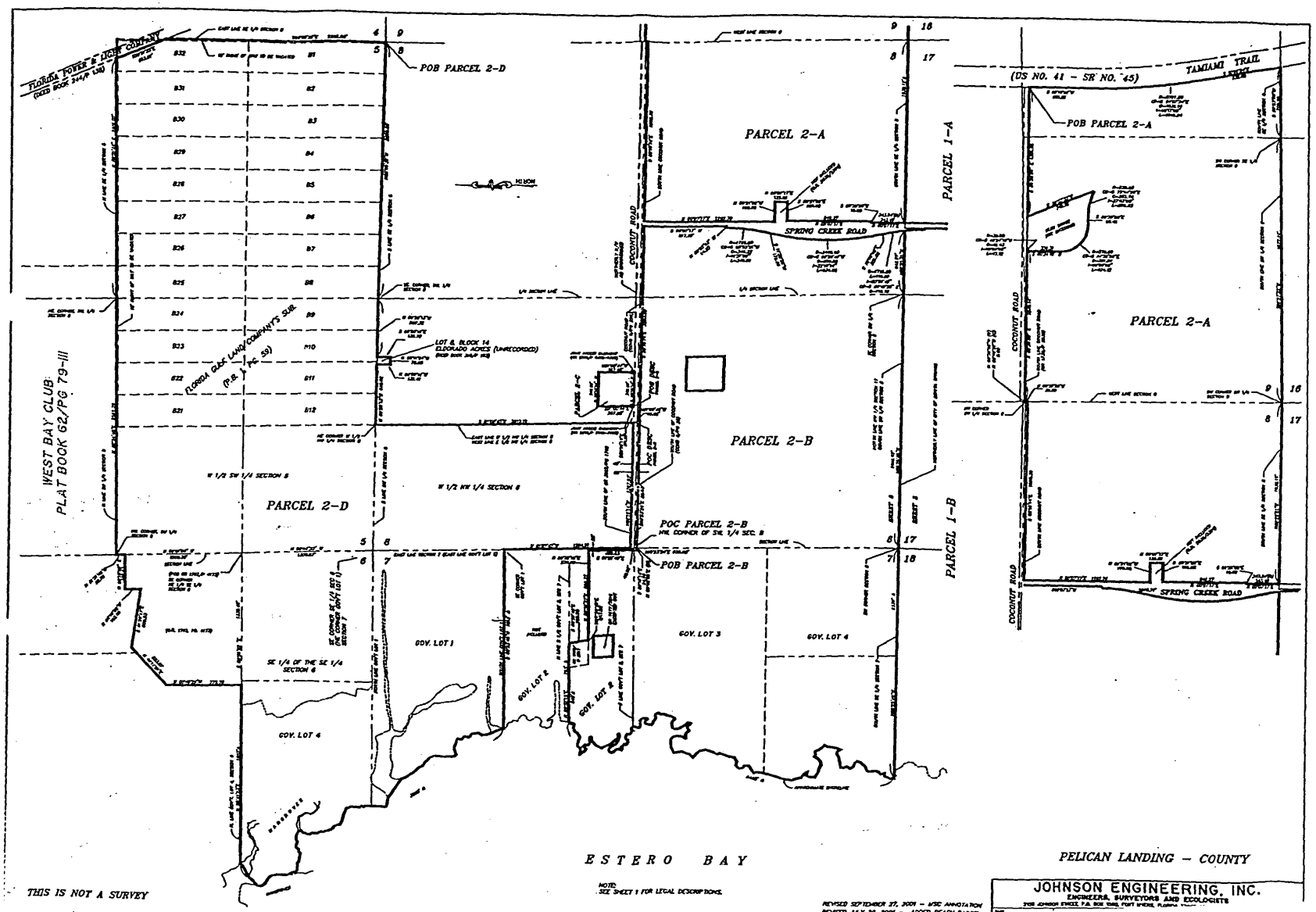
PELICAN LANDING - CITY

THIS IS NOT A SURVEY

REVISED SEPTEMBER 27, 2001 - MISC ANNOTATION
REVISED JULY 30, 2001 - ADDED BEACH PARCEL

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

EXHIBIT D
Page 3 of 5



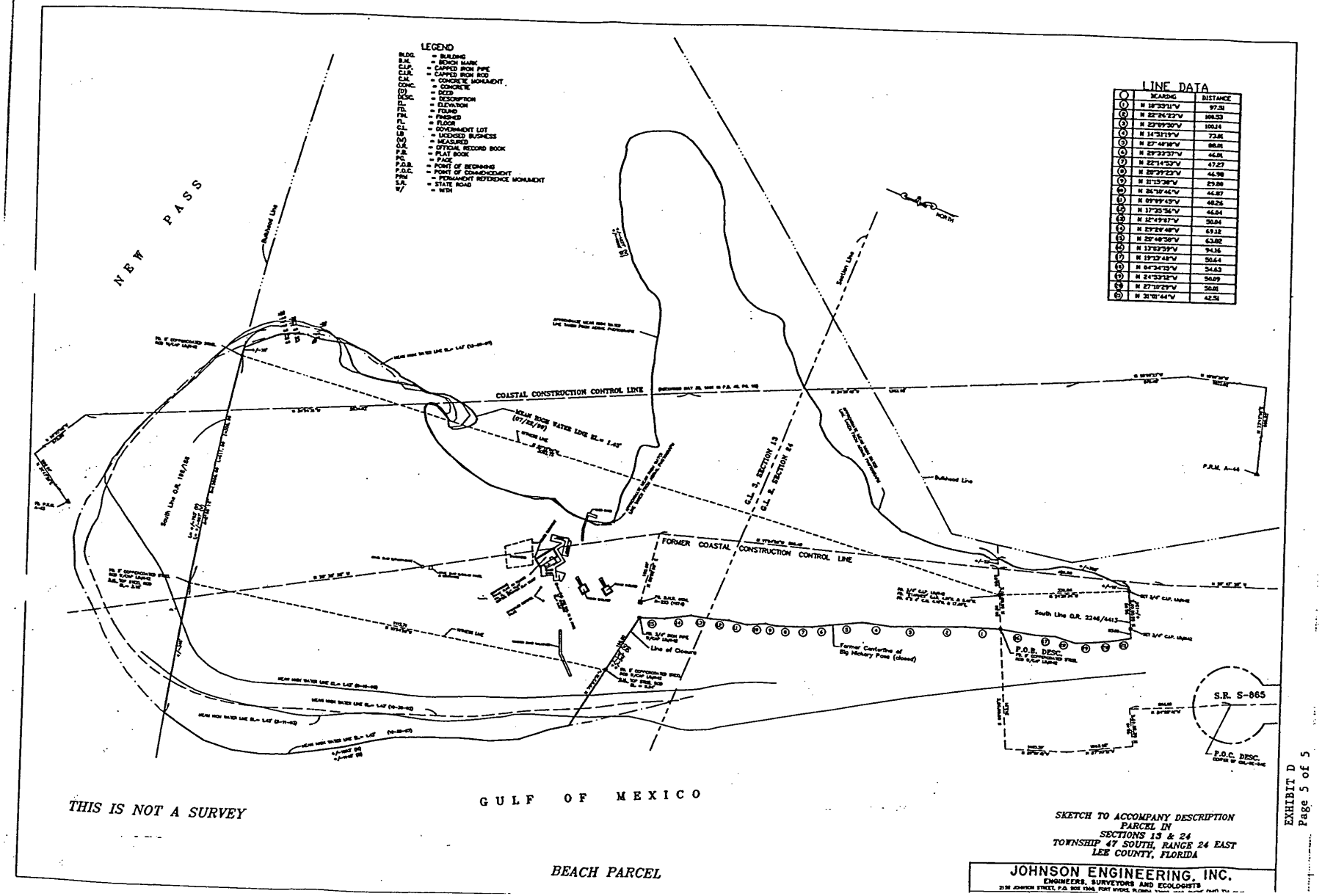
THIS IS NOT A SURVEY

NOTE:
SEE SHEET 1 FOR LEGAL DESCRIPTIONS.

REVISED SEPTEMBER 27, 2001 - MISC ANNOTATION
REVISED JULY 30, 2001 - ADDED BEACH PARCEL

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

EXHIBIT D
Page 4 of 5

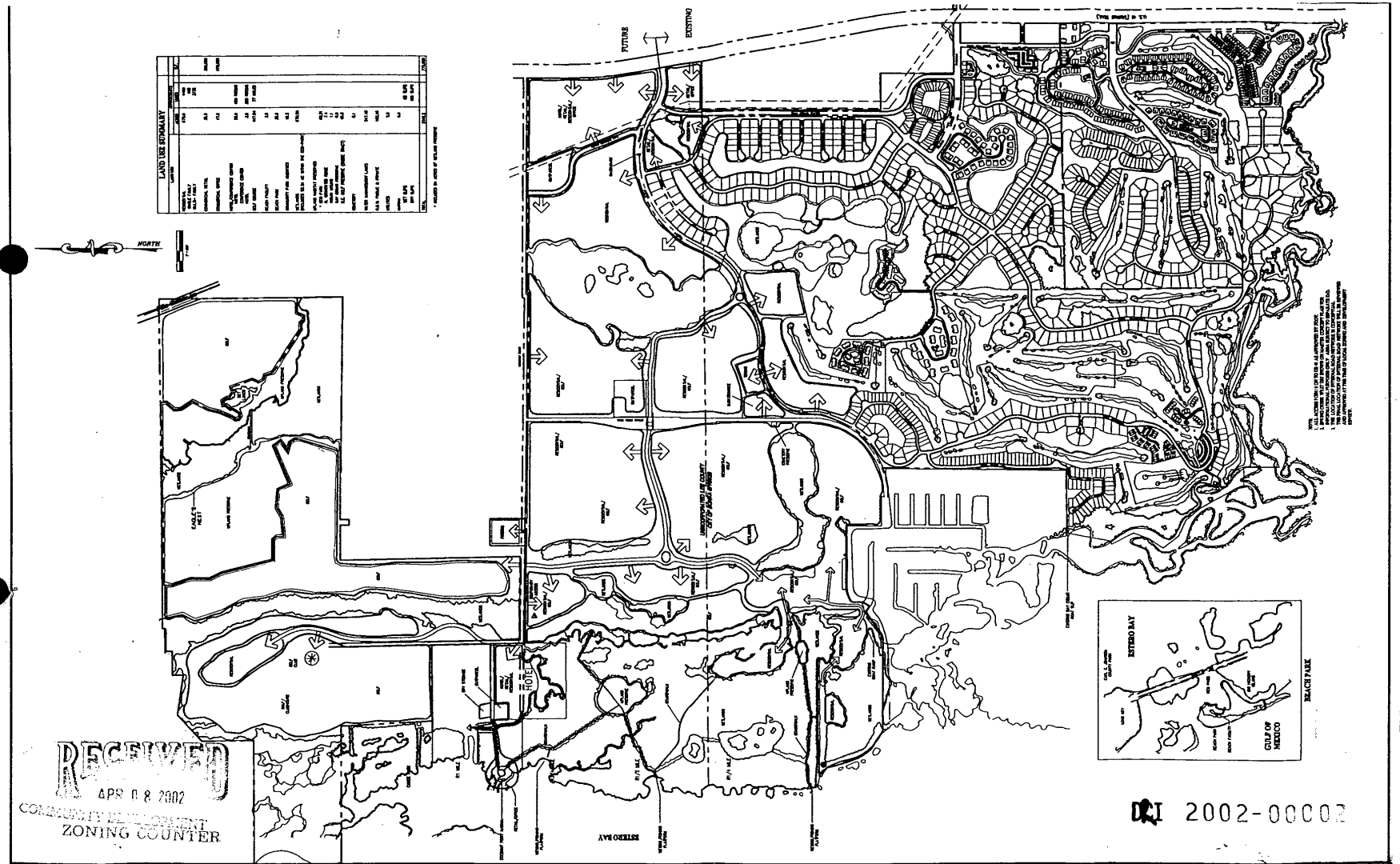


THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL IN
SECTIONS 13 & 24
TOWNSHIP 47 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

EXHIBIT D
Page 5 of 5



RECEIVED
APR 0 8 2002
COMMUNITY DEVELOPMENT
ZONING COUNTER

DRI 2002-00002

EXHIBIT E

LEGEND

OWNER/DEVELOPER
WCI COMMUNITIES, INC.
24301 Walden Center Drive
Suite 300
Bonita Springs, Florida 34134
(941) 947-2600
(941) 498-6268 (FAX)

Revision	Date	Description	By
1	4/01	ADDED TEMPORARY ACCESS TO COCONUT RD.	WA

DESIGNED BY: WCI
DRAWN BY: WCI
APPROVED: W.A.
JOB CODE: PLNOPC
SCALE: 1" = 600'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 000648
SURVEYING CERTIFICATE OF AUTHORIZATION LB 000648

PELICAN LANDING DRI

MAP 'H'
MASTER DEVELOPMENT PLAN

DATE: NOVEMBER 2000 | FILE NAME: P N A P H | DRAWING NUMBER 1 OF 1

EXHIBIT "F"
PELICAN LANDING DRI
DEVELOPMENT PARAMETERS
(updated through 3-1-01)

Land Use	Units[1]	Existing (1998)	Build out Total (~~2002~~ 2008
Residential	DU	1083	4,400
Single Family	DU	402	665
Multi Family	DU	596	3,735
Retail[2]	GFA	11,000	300,000
Office[3]	GFA	134,738	475,000
Hotel/Motel	Rooms	0	750
Recreation Uses			
Pelican Nest Golf Course/Clubhouse/ Practice Range	Holes	21	30
Colony Range Club/ Golf Course/ Clubhouse/Practice Range	Holes	19	19
Resort Golf Course/ Clubhouse Practice Range	Holes	0	28
Tennis Center	Courts	12	24
Coconut Marina	Boat Slips		
	Wet	24	48
	Dry	0	150
Redfish Point	GFA	5,000	5,000
	Boat Slips		
	Wet	15	15
Other[4]	Boat Slips		
	Wet	2	2
	Accessory Parking	0	3.2

Footnotes:

1 Units
DU - Dwelling Units
GFA - Square Feet of Gross Floor Area
2 Includes conference center, community center and clubhouse/marina
3 Includes "Foundations"
4 Ancillary Use

EXHIBIT B

LEE COUNTY
RECEIVED
02 OCT 15 AM 11:38
COMM. DEV/
PUB. WRKS. CNTR.
SECOND FLOOR

CODIFIED ELEVENTH AMENDED DEVELOPMENT ORDER[1]
FOR

PELICAN LANDING

A DEVELOPMENT OF REGIONAL IMPACT

STATE DRI #1-9293-121
COUNTY CASE DRI2000-00002

WHEREAS, on November 28, 2000, WCI Communities, Inc., the owner of the Pelican Landing Development of Regional Impact (DRI) most recently requested an amendment to the original Development Order (DO)adopted August 29, 1994, as amended; and

WHEREAS, this document incorporates the Development Order Amendments for Pelican Landing DRI adopted: 1) March 22, 1995 (incorporating the terms of a settlement agreement); 2) August 16, 1995, which incorporated the conditions of the Spring Creek West DRI as set forth in the Eighth Amendment to Spring Creek DRI #10-7677-9; 3) November 4, 1996; 4) November 17, 1997; 5) September 21, 1998; 6) June 21, 1999; 7) December 6, 1999; 8) August 7, 2000; and the conditions proposed for the tenth amendment to the Pelican Landing DRI Development Order; and

WHEREAS, Condition II.L., adopted as part of the ninth development order amendment, requires the developer to file a Notice of Proposed Change to delineate the jurisdictional boundaries as to the DRI property between the City of Bonita Springs and Lee County; and

WHEREAS, the Development Order was amended a tenth time on February 26, 2002 to revise the legal description and clearly define the jurisdictional line between the City and County; and

WHEREAS, the City of Bonita Springs has adopted a substantially similar development order that is applicable within its jurisdiction; and

WHEREAS, a Notice of Proposed Change was submitted by WCI Communities, Inc. on April 8, 2002 to accomplish the following: (1)adjust the original buildout date (from December 31, 2002 to May 21, 2004) and termination date (from December 31, 2005 to May 21, 2007) to reflect the one year and 141 days the effectiveness of the Development Order was tolled as a result of the 1996 appeal and challenge; and (2)extend the buildout and termination dates by 4 years and 364 days to May 20, 2009 and May 20, 2012, respectively.

---

[1] This is a codification and a restatement of all DRI Development Orders rendered with respect to Pelican Landing within Lee County, including actions taken on March 25, 1995, August 16, 1995, November 17, 1997, September 21, 1998, June 21, 1999, December 6, 1999, August 7, 2000, February 26, 2002 and October 7, 2002.

WHEREAS, under F.S. §380.06(19), the proposed change must be reviewed cumulatively with previous changes to the DRI Development Order to determine whether they constitute a substantial deviation from the terms of the original DRI Development Order approvals; and

WHEREAS, the Board of County Commissioners has reviewed the proposed amendment and found that the changes do not constitute a substantial deviation; and

WHEREAS, the Board of County Commissioners of Lee County, Florida, has considered the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the Lee County Hearing Examiner, the documents and comments upon the record made before the Board in public hearing, and after full consideration of those reports, recommendations, comments, and documents, the Board of County Commissioners of Lee County, Florida, finds and determines that:

I. FINDINGS OF FACT/CONCLUSIONS OF LAW

A. The "Pelican Landing DRI" is a partially built master planned community on a total of 2748.25± acres located approximately three miles north of the Lee/Collier County Line. Approximately 1249.8 acres of the Pelican Landing DRI are located within the City of Bonita Springs; approximately 1216.45 acres of the Pelican Landing DRI are located within the unincorporated area of Lee County; and approximately 282± acres of the 2748.25±-acre total constitutes the Spring Creek West DRI, which is located in the City of Bonita Springs. The property is bounded on the west by Estero Bay, on the east by US 41, and on the south by Spring Creek. Coconut Road provides the general northern boundary of Pelican Landing; however, a part of the project is located north of Coconut Road.

The proposal is to construct 4,400 residential units, of which 665 are single-family and 3,735 multi-family, 300,000 square feet of gross floor area of retail commercial, and 475,000 square feet of gross floor area of office commercial. The retail uses will provide up to 2,048 parking spaces and the office uses will provide up to 1,587 parking spaces. The project will also include 750 hotel/motel rooms, a 50,000-square-foot conference center, 65 wet boat slips and 150 dry boat slips, various recreational amenities including, but not limited to: golf, tennis, canoe parks, an existing boat ramp on the Baywinds Parcel and a beach park for the benefit of the owners in Pelican Landing. There are 143.81 acres of upland habitat preserve, 678.5 acres of salt and freshwater wetlands, 247.49 acres of water management lakes, 162.16 acres of public and private rights-of-way, 3.2± acres of "off-site" parking, 6 acres of utilities and an .11-acre cemetery site.

Water supply and wastewater treatment, and reclaimed water, when available, will be provided by Bonita Springs Utilities, Inc. The project buildout date is ~~the year 2002~~ May 20, 2009.

B. LEGAL DESCRIPTION: The Pelican Landing DRI is located in Sections 05, 06, 07, 08, 09, 16, 17, 18, 20, and 21, Township 47 South, Range 25 East, and Sections 13 and

24, Township 47 South, Range 24 East, Lee County, Florida, as more particularly described in attached Exhibits A, B, C and D.

Exhibit A identifies the boundaries of the Pelican Landing DRI as located within unincorporated Lee County.

Exhibit B identifies the boundaries of the DRI located within the City of Bonita Springs, except the Spring Creek West DRI portion.

Exhibit C identifies the boundaries of the Spring Creek West DRI, which is located in City of Bonita Springs.

Exhibit D is a sketch of the legal descriptions, set forth in Exhibits A, B and C.

C. The DRI property is currently zoned AG-2, RS-1, RM-6, PUD, RPD, CPD, TFC-2 and RM-2; the property is partially developed.

D. The Application for Development Approval as modified by the settlement agreement was determined to be consistent with the requirements of Section 380.06, Florida Statutes.

E. The development is not located in an area designated as an Area of Critical State Concern under the provisions of Sections 380.05 and 380.06 (14), Florida Statutes.

F. The proposed Development Order Amendment does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development plan applicable to the area. The development is consistent with the State Comprehensive Plan if developed pursuant to the conditions set forth herein.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County pursuant to the provisions of Section 380.06, Florida Statutes. The development, as proposed in the Application for Development Approval (ADA) amended by subsequent Notices of Proposed Change, and as modified by this Development Order Amendment, is generally consistent with the report and the recommendations of the SWFRPC pursuant to Section 380.06(11).

H. The development is located in the Urban Community, Outlying Suburban and Resource Protection Areas classifications of the Lee Plan with the Privately Funded Infrastructure Overlay and is consistent with the Lee County Comprehensive Plan and Lee County's Land Development Regulations if subject to the conditions contained in this Development Order.

I. The proposed conditions below meet the criteria found in Section 380.06 (15) (d), Florida Statutes.

J. In accordance with the Development Order condition Section III. Condition 16. herein, the lands within the Spring Creek West DRI were incorporated into this Development Order. Those lands described as the Spring Creek West DRI will only be subject to those terms and conditions set forth in the Eighth Development Order Amendment for the Spring Creek West DRI. They will remain applicable to the property known as the Spring Creek West DRI in the same manner as they are presently applicable, except that one annual monitoring report that includes both Pelican Landing and Spring Creek West DRIs must be submitted. Additionally the Spring Creek West DRI legal description has been included within the Pelican Landing DRI. Since the Spring Creek West land is part of an almost completely developed vested DRI, there is no reason to alter the conditions within the Spring Creek West DRI Development Order. The Spring Creek West property is vested under the terms and conditions of the Spring Creek West DRI Development Order, and this property will not be considered in any cumulative analysis of Pelican Landing in accordance with Section III Condition 16.

K. A portion of the DRI property has been included in the incorporated limits of the City of Bonita Springs pursuant to legislation adopted during the 1999 Legislative session. The property now located in the City of Bonita Springs lies within the area described in section 6 of the Committee Substitute for Senate Bill 2626, 1st Engrossed. Pursuant to Florida Statutes section 380.06(15)(h), a separate DRI development order must be adopted by the City of Bonita Springs that incorporates the rights and obligations specified in this development order as they affect property located within the city limits. Also pursuant to that section of the Florida Statues, the Pelican Landing DRI development order adopted by the county must be amended to remove property now located in the City of Bonita Springs. Conditions pertaining to the adoption of an amended DRI development order for property remaining within unincorporated Lee County are set forth in Section II. L. of this development order.

II. ACTION ON REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, LET IT BE ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, ~~that conditions of the Development Order for the Pelican Landing DRI adopted on August 29, 1994, and amended on March 22, 1995, August 16, 1995, November 4, 1996, November 17, 1997, and September 21, 1998, June 21, 1999, December 6, 1999, and August 7, 2000, are further amended as follows, with new language underlined and deletions struck through. All other portions of the original Development Order will remain in full force and effect.~~ in public meeting duly constituted and assembled on October 7, 2002 that the proposed amendments to the Pelican Landing DRI Development Order are hereby APPROVED, SUBJECT TO the following conditions, restrictions and limitations.

For the purposes of this Development Order, the term "developer" or "Applicant" includes successors or assigns, and all references to County Ordinances and codes include future amendments.

A. Historical/Archaeological Sites

1. The Zenith Mound Archaeological Site (State Master File #8LL1436) and the Johnson Cemetery (State Master File #8111440) will be preserved in perpetuity and will be recorded as "preserve" on all appropriate plats, site plans, and the Master Development Plan for Pelican Landing DRI.

2. If any additional archaeological/historical sites are uncovered during development activities, all work in the immediate vicinity of such sites will cease. The developer will immediately contact the Florida Department of State, Division of Historical Resources, the SWFRPC, and Lee County and advise them of the discovery. The developer will have a State-certified archaeologist determine the significance of the findings and recommend appropriate preservation and mitigation actions, if necessary.

B. Housing

1. There are no regionally significant housing impacts for the first planning horizon of the DRI Development Order, which ends on December 31, 1997. Utilizing supply data not adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II (January, 1998, through December 2002) would have an unmet need of 99 affordable units for very low income and no unmet need for low income households. Utilizing supply data adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II would have an unmet need of only 38 affordable housing units for very low income households and still no unmet need for low income households. The aforementioned data is based on the existing studies.

The supply adjustment figures mentioned above are based on actual sales prices relative to listed prices. Affordability thresholds for owner-occupied affordable housing are determined using PITI (Principal, Interest, Taxes, and Insurance) calculations methodology as outlined in the DCA 1991 Draft methodology.

2. The Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, and Lee County accept the Developer's contribution of $20,000.00 to assist existing and prospective employees within the Pelican Landing DRI to locate affordable housing. The $20,000.00 will be contributed to the Lee County Affordable Housing Trust Fund by January 2, 1997. Lee County may use all, or a portion, of the funds to conduct a needs assessment study, and the County will commit to use SHIP funds to assist a minimum of 8 qualified employees within the Pelican Landing DRI obtain a home. Qualified employees must be first time home buyers, employed by a business located within the Pelican Landing DRI, including employees of WCI. The applicants for funding must meet the program guidelines including, but not limited to, income limitations and repayment obligations. The funds will only be used to provide interest free deferred payment assistance to qualifying home buyers for either closing costs or down payments associated with the purchase loan.

C. Hurricane Preparedness

1. The developer provided Lee County with the funds for the provision and connection of a portable diesel powered generator for the Gateway Elementary School. The generator must be equipped with a fuel tank, capable of generating enough power to handle the demands of ventilation fans, lighting, life safety equipment (alarms and intercom), and refrigeration and cooking equipment. The developer will be responsible for the initial electrical hook-up costs. The selection of the generator will be in coordination with Lee County Emergency Management Staff.

2. The Lee County Emergency Management staff will act as a liaison between the developer and the Lee County School District staff, and will make all of the necessary arrangements for the location of the generator on Lee County School Board property.

3. The provision of the generator serves to mitigate the shelter and evacuation impacts of the project at buildout. Should Lee County ever adopt an impact fee, or other type of levy or assessment to provide funding for shelter space and improvements thereto, the developer will be entitled to a credit against the fee or levy in the amount of the cost of the generator, if eligible under the terms of that impact fee or levy.

4. The developer must notify all purchasers of real property within the residential portions of development, through the restrictive covenants, of the potential for storm surge flooding in feet above the Base Flood Elevation, according to the National Weather Services' storm surge model "SLOSH", and the National Flood Insurance Program.

5. The developer must prepare, in conjunction with Lee County Emergency Management and Division of Natural Resources staff, a brochure advising all marina owners of the measures that can be taken to minimize damage in the event of a hurricane. This brochure must address how boat owners can minimize damage to their vessels, the marina site, neighboring properties and the environment. The brochure must be provided to all boat owners and users at the marina.

6. Prior to the issuance of a Certificate of Occupancy for any Hotel, the developer or the hotel owner/manager must prepare a written hurricane preparation and evacuation/sheltering plan. This plan will be prepared in conjunction with Lee County Emergency Management Staff and must be coordinated with the hurricane evacuation plan for the overall DRI.

7. The Property Owner's Association must host an educational seminar, and will be responsible for obtaining the place for the seminar and for providing the invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff, who will provide the education and information at the seminar and will advise the owners of the risks of natural hazards and the action they should take to mitigate the inherent dangers.

8. The developer must develop a hurricane evacuation plan for the DRI. The hurricane evacuation plan must address and include: a) operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; b) the educational program set forth in condition 7 above; c) hurricane evacuation; d) the method of advising residents and visitors of hurricane shelter alternatives including hotels and public hurricane shelter locations; e) identification of the person(s) responsible for implementing the plan; and f) how the private security force will be integrated with the local Sheriff's personnel and the Division of Public Safety. The plan must be developed in coordination with the Lee County Emergency Management officials and found sufficient by those officials months after the effective date of the DRI Development Order. *Editorial note: The developer submitted an emergency plan to Lee County Emergency Management for review and approval. The plan must be re-submitted annually to address changes in the development parameters and changes in local hurricane evacuation and sheltering policies. The plan must comply with Lee County Administrative Code 7-7.*

9. The developer, and any successor landowner, will pay any All Hazards Tax properly levied by Lee County to provide for shelter space, upgrades to shelters, and to address other natural disasters.

10. Conditions C.1. through C.3. address the hurricane mitigation requirements for the initial 4050 units. The developer will mitigate the hurricane shelter impacts for units 4051 through 4400 by paying $18.50 per unit to the Lee County Impact Fee Coordinator at the time of building permit approval. If the developer constructs an assisted living facility, the developer must comply with all aspects of Section 440.441(1)(b), F.S., as may be amended, including the preparation and submittal of a comprehensive emergency management plan that addresses emergency evacuation transportation and adequate sheltering arrangements for the ALF residents. The developer must update this plan annually. The County must use the funds paid pursuant to this condition to construct or upgrade hurricane shelter space in a location that will benefit the residents of the Pelican Landing Community. The eighteen dollar and fifty cents fee (1996 dollars) will be multiplied by the Dodge Data Service Building Cost Index for U.S. and Canadian cities for June 1 of each year subsequent to 1996, up to the time building permits are issued. This multiplier ensures payment of current dollars at the time the permits are issued. If the Building Cost Index is not available, the Consumer Price Index will be used instead, and applied by the method described above. If Lee County adopts an impact fee for hurricane shelters prior to, or during, the acquisition of building permits 4051 through 4400 then the Developer will pay the duly adopted impact fee, provided that fee is no less per unit than the per unit amount set out above, and this condition will have no further force and effect.

D. Marina Facilities

1. The developer must create a conservation easement precluding the construction of additional docking facilities beyond those specifically authorized in this Development Order. This conservation easement will be in addition to the 4,000-foot conservation easement already required in Spring Creek. The location and extent of the

conservation easement will be contingent upon navigability of the waterway, and will be established in association with the Florida Department of Environmental Protection (FDEP) permits.

2. All docking and dry storage facilities must be constructed in accordance with the terms and conditions of any FDEP permit or lease, and in accordance with any Lee County dock permit.

3. The developer has constructed dock and channel markers within Estero Bay. The Lee County Division of Natural Resources Management will be permitted to mount regulatory signs on the docks and channel markers owned by the developer. Lee County will be responsible for insuring that the addition of the regulatory signs does not cause the developer to be in violation of any permit condition or FDEP, Coast Guard, or other agency regulation. The regulatory signs will remain the property and maintenance responsibility of the Lee County Division of Natural Resources Management.

4. The marina operator must dispense manatee awareness brochures to all users of the marina facilities. The brochures must also include information regarding channel locations, proper boating routes, and shallow water habitats to be avoided.

5. The developer and marina operator must insure that the marina lighting is directed away from adjacent mangroves and estuarine systems to reduce any negative impacts to the wildlife using these areas.

6. The marina operator will remove or cause to be removed from the marina any boat operator observed violating the guidelines set forth in the manatee awareness brochures or Lee County regulations regarding the protection of manatees.

7. The developer must designate and reserve one wet slip for the Florida Marine Patrol or the Lee County Sheriff's Special Response Unit, if needed by these agencies.

8. The shuttle boat captain and marina operator must keep a log of all manatee sightings. The log must reflect the locations, time and date of the sighting, the number of manatees, and the nature of their activity if it can be determined. The log should also note the name of the person recording the sighting. This information must be forwarded to Lee County and FDEP on a periodic basis.

9. The developer must construct an educational board on a Kiosk at the Beach Park. The educational board will be created in conjunction with the Lee County Division of Natural Resources Management, Marine Sciences Program and Turtle Time.

10. The developer will comply with all water quality monitoring requirements imposed by the FDEP and the SFWMD.

11. Any boat wash areas must have a closed loop system that captures and recirculates the water through a filtration or other acceptable system. Any boat repair and maintenance facilities must be in an enclosed, roofed, impervious surfaced area to limit the run-off of contaminated water during a storm event.

12. Once a year the marina operator must host an Educational and Hurricane Preparedness Workshop for all tenants in the wet slip area. The marina operator will provide the facility for the seminar and must insure that all tenants are invited. The marina operator will establish the date and time for the workshop in conjunction with Lee County Emergency Management and the Lee County Division of Natural Resources Management, Division of Marine Sciences. Lee County will provide a trained representative who will educate the tenants on natural resources awareness, manatees, safe boating practices and on proper procedures, prior to and during a hurricane.

13. The dry storage facilities must be located in a building or structure ~~which~~ that is designed and constructed to meet all requirements of the Standard Building Code, as adopted by Lee County.

E. Vegetation and Wildlife/Wetlands

The developer has conducted Protected Species surveys in accordance with the Florida Game and Fresh Water Fish Commission (FGFWFC) [now known as the Florida Fish & Wildlife Conservation Commission (FWC)] guidelines and the Lee County Land Development Code. These surveys identified the presence of the following protected species: bald eagle, wood stork, little blue heron, tricolored heron, reddish egret, snowy egret, white ibis, piping plover, Southeastern snowy plover, least tern, American oystercatcher, black skimmer, brown pelican, Atlantic loggerhead sea turtle, and gopher tortoise. The Baywinds parcel has existing environmental permits that remain valid as of the date of the Seventh Development Order Amendment. These permits are based on the plan of development shown on the local Development Order Approval No. 95-12-068.00D. Some improvements were made pursuant to those permits. Future improvements to the Baywinds parcel must be consistent with the conditions set forth in those permits as may be amended.

1. There were three bald eagles' nests of concern prior to the original development order adoption. One nest was on the Pelican Landing property in the Eco Park. The other two nests were originally within 1500 to 1600 feet of Pelican Landing. One of these other nests was located on the Kersey parcel and declared abandoned by the USFWS in July 1998. The buffers that affect Pelican Landing property were established in an on-site eagle habitat management plan addressing the Pelican Landing property only.

Prior to any new development within 1500 feet of any active eagle nest other than the nest located within the Eco Park, the Developer must prepare an on-site eagle management plan, addressing the Pelican Landing DRI property only, that will be reviewed by DCA, SWFRPC, FWC Lee County, and USFWS. The agencies must provide specific

written objections or concerns if any, regarding any new proposed management plan and indicate how those concerns can be addressed by the developer.

The Developer will revise the management plans to respond to any lawful objections. The agencies will review and respond to the management plan resubmittal. The agencies will provide a written response to Lee County and the Developer, which reflects that there is no objection to the management plan or outlines specific objections and concerns. The agency response will indicate how any concerns or objections can be addressed by the developer. Lee County and DCA will have the final approval authority. If a proposed management plan includes development within 750 feet of an active eagle's nest, the plan must also be submitted to the Lee County Eagle Technical Advisory Committee (ETAC). ETAC will review the plan and forward recommendations to the FWC and USFWS.

2. A local development order for the Hickory Island Beach Park has been issued to permit construction of beach park infrastructure. This local development order includes a protected species survey and phased Preliminary Management Plan (PMP). The PMP incorporated Lee County Division of Natural Resources Management (DNRM) and Florida Game and Fresh Water Fish Commission (FGFWFC) recommendations.

The PMP required the developer to provide the County with a conservation easement over the entire parcel, except for the active building areas approved through the local development order. The PMP permitted a refinement of the conservation easement boundaries after completion of a one year utilization study. The final conservation easement is consistent with the provisions of Section 704.06, Florida Statutes. For the purpose of this DRI Development Order, Section 704.06, F.S. will not preclude educational signage, and signage and land management activities required by the management plan, including but not limited to the removal of exotic vegetation.

The objectives of this one year study were: 1) determine shorebird utilization of land under Developer's ownership based on detailed surveys and prepare a shorebird management plan, 2) analyze beach vegetation and prepare a maintenance plan, and 3) monitor beach use by Pelican Landing visitors. Additionally, the PMP requires surveys for identification and protection of sea turtle nests, the construction of three osprey platforms, and a review of the elements of the overall plan to be conditioned on the DRI Development Order.

The Developer submitted a Final Management Plan to Lee County, FGFWFC, and DCA within 18 months of the effective date of the DRI Development Order, on November 14, 1994. Lee County, FGFWFC, and DCA reviewed the management plan. Lee County approved this plan and its implementation was certified in October 1996.

3. The projected gopher tortoise burrow count for the original Pelican Landing DRI area was 439, based on an estimate of FGFWFC habitat guidelines, a minimum of 75 acres of gopher tortoise habitat must be protected.

The Developer has set aside a 78±-acre area of xeric scrub and pine flatwoods to mitigate the impacts to the upland gopher tortoise habitat for the original Pelican Landing DRI land area. This area is known as the Pelican Landing Eco-Park. The Eco-Park area contains significant portions of the xeric oak habitat existing on the original Pelican Landing DRI site.

A Gopher Tortoise Population Study and Management Plan was submitted to the Florida Game and Fresh Water Fish Commission on or about December 22, 1993 for the original Pelican Landing DRI. A new protected species survey was conducted in March and April of 1998 on the addition to the Pelican Landing DRI known as the Kersey-Smoot parcel. The new survey revealed the presence of 114 active and inactive gopher tortoise burrows on 70 acres. A protected species survey was conducted in 1990 and February 1996 on the Baywinds parcel. The survey revealed the presence of 28 active and inactive gopher tortoise burrows on 15.41 acres. The Developer has an Incidental Take Permit for the new gopher tortoise burrows located outside of the Eco-Park in the undeveloped Kersey-Smoot and Baywinds parcels. The Developer obtained an Incidental Take Permit prior to proceeding with development within the gopher tortoise habitat areas. Prior to the start of construction, all gopher tortoise burrows within the development areas must be excavated and any resident gopher tortoises, or commensal species, relocated to open spaces within the Pelican Landing DRI.

Impacts to gopher tortoise habitat within the Kersey-Smoot and Baywinds parcels have been mitigated through incidental take funds paid to the FWC for the purpose of regionally significant gopher tortoise habitat.

The applicant and the Florida Fish and Wildlife Conservation Commission (FWC) have had considerable discussion regarding the modifications and refinements to the existing 78-acre Eco-Park boundaries. The addition of the eastern 140-acre "Skebe Tract", of which 63.24 acres will be added to the Eco-Park, will provide for an 81% increase in the overall size of the Pelican Landing Eco-Park.

The new Eco-Park configuration will delete the southern-most ±22 acres, while adding new lands to the park area within the confines of the "Skebe Tract". An overall increase (net gain) of ±11 acres of upland habitat, plus 52.24 additional acres of forested wetland acreage will increase the overall size of the revised Eco–Park boundaries to approximately 141.45 acres.

Any active or inactive gopher tortoise burrows found within the Eco-Park deletion zone or the new golf lands of the eastern portion of the "Skebe Tract" will be excavated to search for activity. Any tortoises found will be relocated to the modified Eco-Park boundaries, pursuant to the Eco-Park Reconfiguration Plan, authored by Wilson, Miller, Inc., and accepted by the FWC. The initial Gopher Tortoise Incidental Take Permit LEE-9 must be modified by the FWC in order to adopt the Eco-Park Reconfiguration for both the existing Eco-Park south deletion area, the "Skebe Tract" addition to the Eco-Park, and the inclusion of a portion of the "Skebe Tract" in the development area.

A revised perpetual Conservation Easement will be recorded in the Lee County records, pursuant to the revised boundaries of the Eco-Park. The delete ±22 acres will be formally released from the Conservation Easement by the FWC.

4. All areas designated as Preserve on the adopted Map H must remain undeveloped and be owned, maintained, and managed by an Improvement District or a similar legal entity. No lot lines will be allowed within any preserve areas. The following uses are permitted within Preserves: habitat management activities, hiking and nature study, outdoor education, recreational fishing, gates and fencing, and boardwalks limited to pedestrian use. Trimming of mangroves for residential visual access to Estero Bay or Spring Creek is prohibited in wetland areas #14 and #21 (as identified in DRI ADA), and Bay Cedar Phase II (along Spring Creek), and any saltwater wetlands abutting the Kersey-Smoot and Baywinds parcels. However, minor mangrove trimming is permitted within the vicinity of the clubhouse on the Baywinds parcel to provide a limited view of the Estero Bay. The scope of the developer's DEP application request for minor trimming is subject to the review and approval of Lee County Division of Planning, Environmental Sciences staff. All trimming activity will be subject to the wetland regulatory permit approvals.

The Developer has granted a conservation easement consistent with Section 704.06., Florida Statutes for the Eco-Park to the FGFWFC. The conservation easement was drafted to allow use of the Eco-Park for resource-based recreational activities, enjoyment of nature and education enrichment, including, but not limited to: Picnic areas, trails, benches, boardwalks, biking/jogging trails, vita courses, bird viewing blinds/towers and interpretative facilities, signs, on-going maintenance and removal of exotic vegetation and compliance with the management plan required per the FGFWFC. Educational and directional signage are permitted within the Eco-Park. For the purposes of this DRI D.O. the prohibition of signage included within Section 704.06, Florida Statutes applies to off-site signs and billboards. The removal of exotics, controlled burns and the maintenance of the vegetation in accordance with the Eco-Park management plan will be permissible in the conservation easement notwithstanding the provisions of Section 704.06, Florida Statutes prohibiting the destruction of trees. A paved golf cart path, a wooden golf cart bridge across Halfway Creek, a buried irrigation line to be under the path and bridge, and a buried outfall pipe for a surface water management system will be located within the Eco-Park.

5. Should any orchids, wild pine air plants, Florida Counties, Catesby's lilies, leather ferns, royal ferns, or cabbage palms with gold polypody and shoestring ferns be located within development areas, best efforts must be used to relocate these plants to open space and landscaped areas.

6. As part of local development order approval for any phase of the development, an invasive exotic vegetation removal and maintenance plan must be submitted to the Division of Natural Resources Management for approval. At a minimum, this plan must be structured to provide for the phased removal of invasive exotic vegetation and maintenance to control exotic re-invasion within the wetland and upland preserve areas.

Removal within preserve areas may be done on a pro rata basis as phased local development orders are obtained.

7. The existing Pelican's Nest golf course includes native vegetation along the rough and between golf holes. The applicant must continue to incorporate the native vegetation into the design of future golf holes, where feasible. Native vegetation has been retained on individual lots and between tracts in the existing developed area of Pelican Landing. Where feasible, the applicant will continue to incorporate native vegetation into the open space and landscaped areas.

8. The applicant must design the golf course and conduct maintenance, which includes fertilization and irrigation, in a manner that is sensitive to the water and nutrient needs of the native xeric vegetation in and around the golf course. However, this condition will not be interpreted in a manner that forces the applicant to jeopardize the health and viability of the golf course.

9. Upon approval of the management plans referenced above, the approved management practices will be considered a part of this development order for reinforcement purposes, and be enforceable in the same manner as a condition of this development order.

10. This project may result in the filling of not more than 13.25 acres of wetlands. The mitigation for the impact to wetlands will be determined at the time of final permitting, but the mitigation should include the removal of exotic invasive plants, the restoration of historic hydro periods, and a total of not more than ten acres of littoral zone plantings. The mitigation for wetland impacts to the Baywinds parcel was determined prior to the inclusion of the property into the Pelican Landing DRI as part of the environmental and local government permitting. The mitigation was based on the plan of development reflected in Lee County Development Order 95-12-068.00D. Changes to the plan of development that include additional wetland impacts may necessitate modification to the environmental and local government permitting.

F. Solid/Hazardous/Medical Waste

1. All storage, siting, and disposal of hazardous wastes and hazardous materials must be accomplished in accordance with federal, state, and local regulations. The business owner/operator is responsible for compliance with all permitting, reporting, emergency notification provisions and other regulations relating to hazardous materials and hazardous wastes.

2. All business owners and operators must insure that regulated substances are loaded, off-loaded and stored in an area that is curbed and provided with an impervious base. The impervious base must be maintained free of cracks and gaps so as to contain any spills or leaks.

3. Outdoor storage of hazardous waste is prohibited.

4. Restaurants must be outfitted with grease traps or approved equivalent systems. The owner/operators of any restaurant must follow all applicable codes and regulations for cleaning and maintaining grease traps.

5. If any hotel pool utilizes gaseous chlorine, the pool must be equipped with chemical sensors, alarm devices, or other comparable equipment. The hotel owner/operator is responsible for compliance with this requirement and notice of this responsibility/obligation must be included on all deed transfers or lease agreements.

6. Any business that generates hazardous waste defined by the Code of Federal Regulations 40 CFR Part 261, must notify the Division of Natural Resources Management for an assessment as required by Section 403.7225, Florida Statutes. This assessment will address any deficiencies in the management practices of hazardous waste generated at the facility.

7. The developer, or any subsequent owner of the golf course, must insure that the golf course maintenance equipment is handled in accordance with all federal, state and local regulations. Specifically, the developer will insure that all wash down facilities comply with FDEP rules regarding chemical residue, and insure the continued recycling of motor oil from maintenance equipment, and insure recycling of used motor oil, used oil filters, anti-freeze, lead acid batteries, cleaning solvents, shop rags, and aerosol cans.

8. The developer must investigate the feasibility of mulching trees and brush for on-site needs.

9. The developer/property owner of each commercial parcel which will be used to store, manufacture or use hazardous materials, must contact the Lee County Office of Emergency Management, Hazardous Material Representative, prior to obtaining a development order, to discuss the proposed development in relation to potential type, and storage of hazardous materials located on the premises.

10. If required by federal, state or local regulations:

a. The developer/property owner must prepare or have available material safety data sheets (MSDS) and submit either copies of MSDS or a list of MSDS chemicals to the appropriate fire department or district and to the Lee County Division of Public Safety.

b. The developer/property owner must establish an emergency notification system to be used in the event of a hazardous material release.

G. Storm Water Management

1. The surface water management system must be designed, constructed and operated in accordance with the pertinent provisions of Chapters 373 and 403, Florida

Statutes; Chapter 40E, Florida Administrative Code; and the South Florida Water Management District "Basis of Review", and any pertinent local regulations regarding the design, construction and maintenance of the surface water management system. This condition applies to anyone obtaining a local Development Order within Pelican Landing. The Bayside Improvement District (a district formed pursuant to Chapter 190, Florida Statutes), must insure that the portion of the system under the ownership and control of the district is operated in accordance with the pertinent portion of the regulatory provisions cited above, and any permit (construction or operation) issued by the SFWMD. Individual lot owners with on-site wetlands or Storm water retention or detention areas under their control must comply with the pertinent portion of the regulatory provisions cited above and any permit issued by the SFWMD.

2. Water Control Structures must be installed as early in the construction process as practicable to prevent over-drainage or flooding of preserved wetland areas. If the SFWMD establishes a construction schedule or scenario that is contrary to this condition, the permit requirement of SFWMD will control.

3. Any shoreline banks created along on-site Storm water wet detention lakes must include littoral zones constructed consistent with SFWMD requirements. The shoreline banks must be planted in native emergent and submergent vegetation. The developer must establish and maintain, by supplemental planting if necessary, 80 percent cover by native aquatic vegetation within the littoral zone for the duration of the project. The littoral zone will include, at a minimum, the area between high water and ordinary low water.

4. The Bayside Improvement District, and/or all property owners, must undertake a regularly scheduled vacuum sweeping of common streets, sidewalks and parking facilities within the development.

5. The developer must implement the best management practices for monitoring and maintenance of the surface water management systems in accordance with Lee County and South Florida Water Management District guidelines.

6. The SFWMD must establish all internal surface water management and wetland systems. The developer must set aside all internal surface water management and wetland systems as private drainage easements, common areas, or preserves. These areas must also be identified as specific tracts on the recorded final plat or some other legally binding document acceptable to the County Attorney's office.

7. The Baywinds parcel must be developed in accordance with the following permits: Water Management permit numbers 36-02043-S-02 and 36-02043-S, ACOE permit number 89IPD-20127 and the letter of permission to continue work authorized in the original permit, LOP #1989001127, and FDEP permit number 36293225. These permits were granted based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These permits may be modified, updated or replaced as required by law.

Changes to the local development order may also require modification of the referenced permits.

H. Transportation

1. Significant Impact

a. The traffic impact assessment for this project assumes the development parameters and land uses shown in Exhibit F, "Pelican Landing DRI Development Parameters." The assessment indicates that the significantly impacted roadways and intersections described below will be operating below acceptable levels of service at the end of Planning Horizon I (1997) and buildout (~~2002~~ 2009). Each annual monitoring report, described in Paragraph 4, must reflect whether the roadways and intersections described below are significantly impacted or are projected to be significantly impacted by this project in the following year.

b. The Pelican Landing DRI is projected to significantly and adversely impact (as defined by Lee County Administrative Code) the following roadways and intersections:

Planning Horizon I (1997)		Needed Improvement
US 41/Corkscrew Road	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turns
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left & right turn lanes
	-	Separate EB thru and right turn lanes
	-	Separate WB thru and left turn lanes

Buildout (~~2002~~ 2009)

Corkscrew Road		
- Three Oaks Parkway to 1-75	-	Widen to 4 lanes
Old 41		
- Bonita Beach Road to Terry St.	-	Constrained (no widening possible; maximum v/c ratio of 1.85 per 1993 Lee Plan Policy 22.1.9)
US 41		
- Immokalee Road to Old 41 (Collier County)	-	Widen to 6 lanes
- Bonita Beach Road to West Terry Street	-	Widen to 6 lanes
- West Terry Street to Pelican's Nest Drive	-	Widen to 6 lanes
- Coconut Road to Williams Rd.	-	Widen to 6 lanes
- Constitution Boulevard to Alico Road	-	Widen to 6 lanes
US 41/Corkscrew Road	-	Separate EB left and thru/right lanes
	-	Westbound dual left turn lanes
	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Separate EB left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lanes
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turn lanes
	-	Northbound dual left turn lanes
	-	Eastbound thru/right turn lane
	-	Westbound two thru lanes
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Northbound dual left turn lanes

	-	Separate WB thru and right turn lanes
	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left and right turn lanes
	-	Separate EB thru and right turn lanes
	-	Separate WB thru and left turn lanes

2. Mitigation

a. The developer will pay impact fees as defined in the Lee County Land Development Code to mitigate Pelican Landing's transportation impacts on the non-site related roads and intersections set forth in Section H.1.b. above. Road Impact Fees are estimated to be $8,900,000 for the land uses identified in Exhibit F. Road Impact Fee payments represent the DRI's proportionate share payment for all road and intersection improvements identified in Condition H.1.b. as significantly impacted by this project and operating below the adopted level of service standard by ~~2002~~ 2009. Estimated Road Impact Fees from this project exceed the community's estimated proportionate share dollar amount of all significantly impacted roadway improvements.

If the Land Development Code Chapter governing Impact Fees is repealed, reduced, or made unenforceable by court petition, the Pelican Landing DRI will continue to pay, per individual permit, an amount equivalent to Road Impact Fees prior to such repeal, reduction or court petition. If payment is not made consistent with that schedule, then a substantial deviation will be deemed to occur, and the traffic impacts of Pelican Landing DRI must be reanalyzed to determine appropriate alternative mitigation prior to the issuance of further building permits for the Pelican Landing DRI.

All road impact fee monies paid by the Pelican Landing DRI after adoption of this DRI Development Order will be applied by Lee County toward the non-site related improvements included in Transportation Condition H.1.b., provided those improvements are deemed necessary to maintain the adopted level of service standards and are included in the County's Capital Improvement Program. Should the identified improvements be funded through other sources, in whole or in part, or deemed unnecessary to maintain the adopted level of service standards, Lee County may apply any Pelican Landing impact fees not required for those specific improvements to other improvements consistent with the requirements of the Lee County Land Development Code.

b. If through the local development approval process, the developer constructs, with the approval of the Lee County DOT, an intersection or roadway improvement identified in Paragraph H.1.b., those improvements may be eligible for Road Impact Fee credits. The determination of whether such credits will be granted will be made consistent with the procedures outlined in the Land Development Code.

c. The developer must dedicate 60 feet of right-of-way for Burnt Pine Drive North, from Pelican Landing Parkway to Coconut Road, a distance of 6,926 feet; and for Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive, a distance of 2,326 feet. The developer must construct, as a two-lane access road, Burnt Pine Drive North from Pelican Landing Parkway to Coconut Road, and Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive. Credits, if any, for the right-of-way dedication and construction identified above will be issued consistent with the procedures outlined in the Land Development Code. Dedication of the roadway right-of-way and construction of Burnt Pine Drive will occur as follows:

1) Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive: coincident with the Certificate of Compliance for the commercial parcel located in the northeast quadrant of the intersection of Burnt Pine Drive South and Pelican's Nest Drive.

2) Burnt Pine Drive North from Pelican Landing Parkway to Pelican Landing North Entrance: under construction no later than December 31, 1998.

3) Burnt Pine Drive North from Pelican Landing North Entrance to Coconut Road: should be under construction no later than December 31, 1999.

d. The developer agrees to reserve 25 feet of additional right-of-way along the south side of Coconut Road from US 41 west to Spring Creek Road to ensure that improvements to Coconut Road are not precluded. Such right-of-way will be dedicated to Lee County if and when requested. Credits, if any, for the right-of-way dedication will be granted at the time of dedication, and must be consistent with the Land Development Code in effect at that time.

e. As a mitigation option, the developer may, with the concurrence of Lee County, make an advance payment of a portion of Pelican Landing's total Impact Fees up to 2 million dollars. Lee County would then utilize the advance payment to accelerate the Project Design & Environmental (PD&E) Study for US 41 from the Collier County line to San Carlos Boulevard. The PD&E Study is currently scheduled in FDOT's Tentative Five Year Work Program for fiscal year 1998/99 (WPI #1114700).

3. Access and Site-Related Improvements

a. The developer will be fully responsible for site-related roadway and intersection improvements required within the Pelican Landing DRI. The developer must pay the full cost for any site-related intersection improvements (including but not limited to signalization, turn lanes and additional driveway through lanes) found necessary by Lee County or the Florida Department of Transportation (FDOT) permitting requirements for the Community's access intersections on US 41, Coconut Road and Spring Creek Road.

b. The Pelican Landing DRI site access points will be located and developed consistent with the Florida DOT's access management classification for US 41, unless otherwise approved by the Florida DOT. Improvements to those access points will be consistent with the Department's permitting requirements.

c. Site-related improvements will be as defined in the Land Development Code.

d. Except for Spring Creek Road and Coconut Road, all roads located within Pelican Landing will be maintained by the Bayside Improvement District (BID), unless subsequently dedicated to and accepted by Lee County.

4. Annual Monitoring Report

a. The developer will submit an annual traffic monitoring report to the following entities for review and approval: Lee County, the Florida Department of Transportation (FDOT), the Florida Department of Community Affairs (FDCA), and the Southwest Florida Regional Planning Council (SWFRPC).

The first monitoring report will be submitted one year after the date of the issuance of this DRI Development Order. Reports must be submitted annually thereafter until build out of the project.

b. The monitoring report will be designed in cooperation with the Lee County Department of Transportation, FDOT, the SWFRPC and the FDCA prior to the submittal of the first report. The methodology of the annual traffic monitoring report may be revised if agreed upon by all parties.

c. The annual traffic monitoring report must contain the following information:

(1) P.M. peak hour existing volumes and tuning movement counts at all site access onto US 41 and Coconut Road, and a comparison to the project trip generation assumed in the DRI analysis.

(2) For existing conditions and a one-year projection, P.M. peak hour peak season tuning movement counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the intersections identified in Paragraph H.1.b. as impacted by this project.

(3) For existing conditions and a one-year projection, P.M. peak hour peak season traffic counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the roadway links identified in Paragraph H.1.b. as impacted by this project through build out.

(4) An estimate of when the monitored roadways and intersections will exceed adopted levels of service.

(5) A summary of the status of road improvements assumed to be committed in the ADA, including the following:

Roadway	Segment	Improvement	Schedule
Pelican's Nest Dr.	Pelican's Nest to US 41	0 to 2	Planning Horizon I (1997/98)
Corkscrew Road	1-75 to Treeline Ave.	2 to 4	Planning Horizon I (1997/98)
US 41	Alico Rd. to Island Park Rd.	4 to 6	Planning Horizon I (1997/98)
US 41	Island Park Rd. to south of Daniels Parkway	4 to 6	Planning Horizon I (1997/98)
Bonita Beach Road	Hickory Blvd. to Vanderbilt	2 to 4	Planning Horizon I (1997/98)

(6) A summary of the roadway and intersection improvements listed in Paragraph H.1.b. that have been constructed, and the program status of the remainder.

d. If the annual monitoring report confirms that the peak season P.M. peak hour traffic on the significantly impacted roadways exceeds the level of service standards adopted by Lee County, or is projected to exceed the adopted level of service standards adopted by Lee County within the forthcoming 12 months, and if the project is utilizing more than 5% of LOS "D" service volume during peak hour peak season traffic conditions, then further local development orders, building permits and certificates of occupancy may not be granted until the standards of the County's concurrency management system have been met. This means that adequate district-wide level of service capacity must be available through 1999. After 1999, significantly impacted individual links must be operating at the adopted level of service, or an improvement to achieve the adopted level of service is scheduled for construction in the first three years of an adopted local government capital improvement program or state work program.

e. If the annual traffic monitoring report confirms that the peak season P.M. peak hour traffic on the segment of US 41 in Collier County from Immokalee Road to Old US 41 exceeds the level of service standard adopted by Collier County and if the

project is utilizing more than 5% of level of service D service volume during peak hour, peak season traffic conditions, then further building permits may not be granted until the subject roadway segment is committed for construction by the Florida Department of Transportation and/or Collier County.

f. In the event the developer confirms that no additional development occurred on any portion of the site for the year, even after the approval of a local development order, they may submit a Letter of "No Further Transportation Impact" in lieu of fulfilling the transportation monitoring portion of the Annual Monitoring Report.

I. Wastewater Management/Water Supply

1. The developer or the Bayside Improvement District must obtain a South Florida Water Management District Water Use Permit, or a Modification to an existing Consumptive Use Permit for any water withdrawals, and for dewatering activities proposed in connection with on-site construction that does not qualify for a No Notice General Permit, under Rule 40E-20.302(4), F.A.C.

2. Builders within Pelican Landing must utilize ultra low volume plumbing fixtures, self-closing or metered water faucets, and other water conserving devices/methods consistent with the criteria outlined in the water conservation element of the Bonita Springs Utilities, Incorporated, SFWMD Water Use Permit or the water conservation element of any other approved utility provider utilized by the Development.

3. Developers must utilize xeriscape principles in the landscape design of the project to further the conservation of nonpotable water.

4. If reclaimed water is available for use within the project to address a portion of the project's irrigation demands, the developer or Bayside Improvement District, as appropriate, must ensure that on-site lakes, wetlands, and the surface water management system are protected in accordance with the requirements of the SFWMD and FDEP.

5. The developer must provide written assurance that any hazardous commercial effluent, generated by the project, will be treated separately from domestic wastewater, and handled in accordance with FDEP regulations.

6. Except for temporary septic tanks for construction trailers or for sales offices/models, septic tanks are prohibited.

7. All potable water facilities, including any on-site potable water treatment system, must be properly sized to supply average and peak day domestic demand, as well as fire flow demand. The facilities must be constructed and sized in accordance with all pertinent regulations of the FDEP, Lee County, and any Fire Control District with jurisdiction.

8. All irrigation systems constructed for the golf course, landscaped areas and commercial/office portions of the project must be designed to accommodate effluent for irrigation use. Reclaimed water, to the extent it is available, must be used to address irrigation needs. The remaining demand will be satisfied through approved groundwater or surface water withdrawals. Reclaimed water must be used in accordance with all applicable regulations.

J. Police and Fire Protection

1. Construction must comply with the fire protection requirements of all building, development, and life safety codes adopted by Lee County.

2. Facilities qualifying under the Superfund Amendments Reauthorization Act (SARA) Title III and the Florida Hazardous Materials Emergency Response and Community Right to Know Act of 1988, must file hazardous materials reporting applications in accordance with Sections 302 and 312. Each reporting facility must update these applications annually.

3. The developer must provide for the emergency medical service impacts and fire protection impacts generated by the proposed development as defined by Lee County regulations.

4. If access to development is through a security gate or similar device that is not manned 24 hours per day, the developer must install an override switch in a glass-covered box for use by emergency vehicles, or a comparable system that permits emergency vehicles to access the project. The parking lot for the beach parking lot is required to be gated or closed by the zoning resolution. The gate, chain or other device to prohibit access to the parking lot after hours will be unmanned, and the override system required by this condition does not apply to the parking lot gate, chain, or other device.

5. The project's impact on fire protection and rescue service delivery will be met by the ad valorem taxes, EMS impact fees and fire impact fees.

K. Interface Zone

1. The Developer will design, develop, and maintain any golf course constructed adjacent to the mangrove fringe area of Estero Bay in accordance with condition 14 a. through l. of Resolution Number Z-94-014. Adjacent to the mangrove fringe means any golf course constructed within 500 feet of the mangrove fringe.

2. The Developer will employ management strategies to address the potential for pesticide/chemical pollution of groundwater and surface water receiving areas, including but not limited to, Estero Bay, the mangrove fringe and any transition zone wetlands of Estero Bay, that may result from the development of a golf course and water management areas within 500 feet of the mangrove fringe of Estero Bay.

3. The management practices that the Developer will follow are as follows:

a. The use of slow release fertilizers and/or carefully managed fertilizer applications that are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater.

b. The practice of integrated pest management (IPM) when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The IPM program will minimize, to the extent possible, the use of pesticides, and will include the use of the USDA-SCS Soil Pesticide Interaction Guide to select pesticides for uses that have a minimum potential for leaching or loss due to runoff depending on the site specific soil conditions. Application of pesticides within 100 feet of the jurisdictional mangrove system is prohibited.

c. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

4. The Developer will prepare a management plan for the application of herbicides, pesticides, and fertilizers on the original Pelican Landing DRI golf course adjacent to the mangrove fringe of Estero Bay. This plan must be amended to include the Kersey-Smoot parcels prior to the application of any herbicides, pesticides and fertilizers to the proposed golf course. The amended management plan must: include a groundwater and surface water monitoring plan; provide for testing to assess whether there are any herbicide, pesticide, or fertilizer pollution of the water within the area of the golf course located within 500 feet of the mangrove fringe; identify the locations for the groundwater monitoring and testing on a map(s); and, set forth the testing and reporting requirements. The developer will submit the test reports with the annual monitoring report. The monitoring program will be established and operated at the expense of the Developer, the Bayside Improvement District, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., Water Quality Standards.

5. The Developer will submit a written amended surface and groundwater quality management plan to Lee County and DCA. The amended plan must be approved by DCA prior to the application of chemicals to the proposed golf course. The DCA will have 30 working days to review the management plan and approve or object to the plan in writing. The objections must be based on valid rules and regulations, and must identify how the concerns or issues can be addressed by the developer. The Developer must resubmit a revised water quality management plan to address the valid objections. DCA will have 30 days in which to review any revised management plan and must provide written comments or approval in the same manner as for the original management plan. Should DCA fail to provide a written response within the prescribed time frames, the plan will be deemed approved.

6. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course adjacent to the mangrove wetlands, the application of the pollutant must cease until there is a revised management plan for the application of the pollutant. A determination that the application of fertilizers, herbicides or pesticides to the golf course are the cause and source of the pollution must be based on competent and substantial evidence. If mitigation is necessary to address the pollution, a mitigation plan approved by DCA will be implemented by the developer. The mitigation plan will be based on rules and regulations in effect at the time the plan is reviewed and approved. The approved mitigation plan will be enforceable as a condition of the Development Order.

7. The mangrove wetland jurisdiction line of Estero Bay will be buffered from the proposed golf course by a 100-foot-wide undisturbed naturally vegetated corridor, except for water management facilities permitted by the SFWMD and except for the removal of exotic plants as required by Lee County. The 100-foot-wide buffer area will run along the portion of the golf course that abuts the mangrove wetlands of Estero Bay south of Coconut Road.

The mangrove line for the Kersey-Smoot and Johnson (Government Lot 1, Parcel 3) parcels is offset 50 feet, to over 250 feet west of the wetland jurisdictional line delineated along the western (Estero Bay) side of the Kersey-Smoot parcels. No portion of the proposed golf course may be located closer than 100 feet to this mangrove line. To maintain the existing natural mangrove setbacks, no impacts are permitted to the wetlands on the western (Estero Bay) side of the Kersey-Smoot parcels. This includes both saltwater and freshwater wetlands contained within the boundary of the wetlands jurisdictional line. The proposed golf course fairways, tees and greens must be set back a minimum of 25 feet from all wetland jurisdictional lines on the Kersey-Smoot and Johnson parcels, except where wetland impacts have been permitted by the SFWMD and the Army Corps of Engineers. Water management facilities permitted by the SFWMD and the removal of exotic vegetation, subject to Lee County regulations, are allowed within all wetlands on the Kersey-Smoot and Johnson parcels.

8. All of the Interface Zone conditions will be interpreted and applied with the understanding that water quality is regulated by the DEP and the SFWMD. None of the Interface Zone conditions will be interpreted in a manner which is contrary to Section 403.021, Florida Statutes, the Florida Air and Water Pollution Control Act, and the rules adopted thereunder.

9. The Interface Zone conditions will not be interpreted in a manner contrary to public policy directives to utilize domestic reclaimed water. Pelican Landing will not be responsible for any harmful pollutants applied to the golf course via the reclaimed water, unless Pelican Landing has actual knowledge that the reclaimed water provided by the utility contains harmful pollutants.

10. The conditions set forth in this DRI Development Order do not preempt the authority of the SFWMD and the DEP. Section 373.016, Florida Statutes provides that the legislature has vested the authority in the DEP/SFWMD to accomplish the conservation, protection, management, and control of the waters of the state. To the extent that any requirements of DCA, SWFRPC, or Lee County pursuant to this DRI Development Order are contrary to those of the SFWMD/DEP, in areas where the SFWMD and DEP have been given preemptive authority, the requirements of the SFWMD and the DEP will control.

L. Dual Jurisdiction

The Pelican Landing DRI is located within two jurisdictions, namely Lee County and the City of Bonita Springs. For State review purposes, the DRI will be considered an integrated and whole development, such that all approvals for development under the DRI Development Order will be applicable to the entire Pelican Landing DRI without regard to the jurisdictional split.

To this end, the developer is required to provide contemporaneous copies of any and all NOPC applications filed with respect to the Pelican Landing DRI to both the City and the County, even though the property actually affected by the amendment may be located wholly with one or the other jurisdiction. The jurisdiction most affected by the NOPC (i.e., as determined by the location of property affected by the proposed change) will take the lead in processing the NOPC. However, both jurisdictions may have input into the NOPC process, as a principle, if desired.

III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER, AND ADMINISTRATIVE REQUIREMENTS

1. This amended Development Order constitutes a resolution of Lee County, adopted by the Board of County Commissioners in response to the application filed by WCI Communities, L.P. to amend the Pelican Landing Development of Regional Impact Development Order.

2. All commitments and impact mitigating actions volunteered by the developer in the Application for Development Approval and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order. These documents include, but are not limited to the following:

(a) Pelican Landing Application for Development Approval, stamped Received October 26, 1992;

(b) Pelican Landing DRI sufficiency response, stamped Received February 5, 1993;

(c) Pelican Landing DRI sufficiency response, stamped Received July 6, 1993;

(d) Pelican Landing DRI sufficiency response, dated September 16, 1993; and

(e) Pelican Landing DRI sufficiency response, stamped Received November 22, 1993.

3. Map H, last revised ~~March 1, 2001~~ April, 2001, and stamped received at the permit counter on ~~March 6, 2001~~ April 8, 2002, is attached hereto as Exhibit E and is incorporated by reference. It is understood that because it is a concept plan it is very general. The boundaries of development areas and location of internal roadways may be modified to accommodate topography, vegetation, market conditions, traffic circulation or other site related conditions as long as they meet local development regulations. This provision may not be used to reduce the acreage of the Eco-Park or other open space or preserve acreages. It is understood that the precise wetland boundaries are determined by the U.S. Army Corps of Engineers, SFWMD, FDEP and Lee County. A synopsis of the development parameters permitted under this approval and depicted on Map H are set forth in attached Exhibit F.

4. The Development Order is binding upon the developer(s) and its assignees or successors in interest. Where the Development Order refers to the Bayside Improvement District, lot owners, business owners, or other specific reference, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project developer are binding upon any builder/developer who acquires any tract of land within Pelican Landing DRI.

5. The terms and conditions set out in this document constitute a basis upon which the developer and the County may rely in future actions necessary to implement fully the final development contemplated by this Resolution and Development Order.

6. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. All costs of such proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

7. Any reference to a governmental agency will be construed to mean any future instrumentality that may be created and designated as successors in interest to, or which otherwise possesses any of the powers and duties of, any referenced governmental agency in existence on the effective date of this Development Order.

8. If any portion or section of this Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision will in no manner affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

9. This Development Order grants limited approval and does not negate the developer's responsibility to comply with all applicable federal, state, regional and local regulations.

10. Subsequent requests for local development permits will not require further review pursuant to Section 380.06, Florida Statutes, unless the Board of County Commissioners, after due notice and hearing, finds that one or more of the following is present:

(a) A substantial deviation from the terms or conditions of this Development Order, or other changes to the approved development plans that creates a reasonable likelihood of adverse regional impacts or other regional impacts not evaluated in the review by the Southwest Florida Regional Planning Council; or

(b) An expiration of the period of effectiveness of this Development Order.

Upon a finding that any of the above is present, the Board must order a termination of all development activity in the development affected by a substantial deviation or expiration of time until such time as a new DRI Application for Development Approval has been submitted, reviewed and approved in accordance with Section 380.06, Florida Statutes, and all local approvals have been obtained.

11. The project has a buildout date of ~~2002~~ May 20, 2009, and a termination date of ~~2005~~ May 20, 2012. ~~This term is based on a ten year build out and the recognition~~ The buildout and termination dates reflect adjustment of one year and 141 days applicable to the tolling of time for the appeal/challenge to the original DRI Development Order. The termination date recognizes that a local Development Order, which is valid for three years, may be obtained ~~in the tenth year~~ prior to the buildout expiration date.

12. The developer and the Bayside Improvement District may not exercise any rights of condemnation to acquire land within the development commonly known as Spring Creek Village, El Dorado Acres, Estero Bay Shores, Mound Key Estates and Spring Creek Estates.

13. The Administrative Director of the Lee County Department of Community Development, or his/her designee, will be the local official responsible for assuring compliance with this Development Order.

14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ 2012. If the County clearly demonstrates that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

Lee County will reserve to this DRI until ~~2005~~ 2012, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) ~~and 60 acres of commercial use allocation in the Bonita Springs Planing Community,~~ as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

15. The developer, or its successor(s) in title to the undeveloped portion of the subject property, will submit a report annually to Lee County, SWFRPC, FDCA and all affected permit agencies. This report must describe the state of development and compliance as of the date of submission. In addition, the report must be consistent with the rules of the FDCA. The first monitoring report must be submitted to the Administrative Director of the DCA not later than one year after the effective date of this Development Order. Further reporting must be submitted not later than one year of subsequent calendar years thereafter, until build out. Failure to comply with this reporting procedure is governed by Section 380.06 (18), Florida Statutes. The developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of this reporting requirement. This requirement may not be construed to require reporting from tenants or owners of individual lots or units.

16. In compliance with a condition of the first development order amendment, the developer did amend this Development Order to incorporate the portion of the Spring Creek DRI located west of US Highway 41 into the Pelican Landing DRI. A legal description of that portion of the Spring Creek DRI, along with the conditions of the Spring Creek Development Order that are applicable to the Spring Creek West property are now

incorporated into this development order. The impacts of the Spring Creek development will not be considered separately or cumulatively in any future change to the Pelican Landing Development Order. A change in the development plan for the Spring Creek property could be a substantial deviation that would require further analysis of Spring Creek West. The amendment was adopted solely for the purpose of consolidating Spring Creek West and Pelican Landing under the same Development Order and none of Spring Creek West's vested rights will be lost because of the amendment.

17. The County will forward certified copies of this Development Order to the SWFRPC, the developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, the developer must record notice of its adoption in the office of the Clerk of the Circuit Court, as provided in Section 380.06(15), Florida Statutes. The inclusion of the Baywinds parcel as part of the Seventh Development Order amendment does not divest the rights provided in the permits, development orders, and government approvals obtained on that parcel based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These approvals were granted prior to its inclusion in the Pelican Landing DRI and will allow for the development of the Baywinds Parcel consistent with the plan of development reflected in Lee County Development Order No. 95-12-068.00D.

THE MOTION TO ADOPT this Amendment was offered by Commissioner Ray Judah, and seconded by Commissioner Andrew W. Coy and, upon poll of the members present, the vote was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 7th day of October, 2002

ATTEST:
CHARLIE GREEN, CLERK

BY: Michele L. Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

BY: Ray Judah
Vice-Chairman

APPROVED AS TO FORM BY:

County Attorney's Office

State of Florida
County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Myers, Florida, this 14th day of October, A.D. 2002

CHARLIE GREEN, CLERK

By Michele L. Cooper
Deputy Clerk

CIRCUIT COURT ★ FLORIDA ★ LEE COUNTY

Attachments:

Exhibit A. Legal Description of the Pelican Landing DRI area within unincorporated Lee County.

Exhibit B. Legal Description of the Pelican Landing DRI area within the City of Bonita Springs, but excluding the Spring Creek West DRI area.

Exhibit C. Legal Description of the Pelican Landing DRI area encompassed by the Spring Creek West DRI, located in the City of Bonita Springs.

Exhibit D. Sketch of the legal descriptions of Pelican Landing DRI.

Exhibit E. Map H, Master Development Plan - last revised ~~March 1, 2001~~ April 2001, stamped received ~~March 6, 2001~~ April 8, 2002.

Exhibit F. Pelican Landing DRI Development Parameters

JOHNSON ENGINEERING

SINCE 1946

November 1, 2001

DESCRIPTION

PELICAN LANDING DRI –UNINCORPORATED LEE COUNTY SECTIONS 5, 6, 7, 8 AND 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 5, 6, 7, 8 and 9, Township 47 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

PARCEL 2-A

Beginning at an intersection of the West line of Tamiami Trail (State Road No. 45) with the south line of Coconut Road as described in Official Record Book 1738 at Page 2538 of the Public Records of Lee County, Florida; thence run S 00° 10' 56" W along said West line for 621.81 feet to a point of curvature; thence run southerly and southeasterly along said West line, along the arc of a curve to the left of radius 5797.58 feet (chord bearing S 04° 57' 34" E) (chord 1039.14 feet) (delta 10° 17' 00") for 1040.54 feet to a point of tangency; thence run S 10° 06' 04" E along said westerly line for 938.08 feet to an intersection with the south line of the Southeast Quarter (SE-1/4) of said Section 9; thence run S 89° 23' 00" W along said south line for 708.94 feet to the southwest corner of said Southeast Quarter (SE-1/4) of Section 9; thence run S 89° 27' 22" W along the south line of the Southwest Quarter (SW-1/4) of Section 9 for 2677.24 feet to the southwest corner of the Southwest Quarter (SW-1/4) of Section 9; thence run N 89° 25' 51" W along the south line of the Southeast Quarter (SE-1/4) of said Section 8 for 1,838.15 feet to an intersection with the easterly line of Spring Creek Road as described in Deed Book 305 at Page 276, Lee County Records; thence continue N 00° 07' 17" E along said east line for 343.54 feet; thence run S 89° 38' 58" E for 10.00 feet; thence run N 00° 07' 17" E along said East line for 849.27 feet to the Southwest corner of lands described in Official Record Book 2039 at Page 3364 said Public Records; thence run S 89° 21' 02" E along the South line of said lands for 189.98 feet; thence run N 00° 07' 17" E along the East line of said lands for 125.01 feet; thence run N 89° 21' 02" W along the North line of said lands for 199.98 feet to an intersection with the easterly line of said Spring Creek Road; thence run N 00° 07' 17" E along said East line for 1292.76 feet to an intersection with the South line of Coconut Road (50 feet wide); thence run S 89° 16' 14" E along said South line for 1802.38 feet to an intersection with the West line of said Section 9; thence run N 00° 39' 58" W along said West line for 25.00 feet to a Concrete Monument marking the Northwest corner of the Southwest Quarter (SW-1/4) of said section; thence continue along said west line N 00° 39' 58" W for 5.00 feet to an intersection with the south line of said Coconut Road as described in Official Record Book 1738 at Page 2538, said Public Records; thence run S 89° 35' 50" E along said south line for 1549.14 feet; thence run southwesterly along a non-tangent curve to the left of radius 30.00 feet (chord bearing S 45° 24' 10" W) (chord 42.43 feet) (delta 90° 00' 00") for 47.12 feet to a point of tangency; thence run S 00° 24' 10" W for 336.31 feet to a point of curvature; thence run along the arc of a curve to the left of radius 270.00 feet (chord bearing S 44° 35' 50" E) (chord 381.84 feet) (delta 90° 00' 00") for 424.12 feet to a point of tangency; thence run S 89° 35' 50" E for 99.41 feet to a point of curvature; thence run along the arc of a curve to

the right of radius 530.00 feet (chord bearing S 75° 44' 50" E) (chord 253.74 feet) (delta 27° 42' 00") for 256.23 feet; thence run N 20° 53' 52" W for 748.16 feet to an intersection with the aforementioned south line of Coconut Road; thence run along said south line S 89° 35' 50" E for 1,301.22 feet to the Point of Beginning.
Parcel contains 294.56 acres, more or less.

AND

PARCEL 2-B

From a railroad spike marking the northwest corner of the Southwest Quarter (SW-1/4) of said Section 8 run S 00° 23' 24" E along the west line of said fraction for 25.00 feet to an intersection with the south line of Coconut Road as recorded in County Commissioners Minutes Book 6 at Page 288 of the Public Records of Lee County of Lee County, Florida, and the Point of Beginning.
From said Point of Beginning run S 89° 16' 14" E along said south line for 3253.00 feet to an intersection with the west line of Spring Creek Road; thence run the following courses and distances along said west line of said Spring Creek Road; S 00° 17' 17" W for 817.15 feet; N 89° 52' 43" W for 14.27 feet to a point of curvature; thence run Southwesterly along said arc of a curve to the right of radius 1725.00 feet (chord bearing S 05° 52' 51" W) (chord 346.22 feet) (delta 11° 31' 09") for 346.81 feet to a point of tangency; thence run S 11° 38' 26" W for 178.50 feet to a point of curvature; thence run Southwesterly along said arc of a curve to the left of radius 2400.00 feet (chord bearing S 00° 28' 49" W) (chord 929.06 feet) (delta 22° 19' 14") for 934.96 feet to a point of tangency; thence run S 10° 40' 48" E for 231.66 feet to a point of curvature; thence run Southeasterly along said arc of curve to the right of radius 1725.00 feet (chord bearing S 08° 42' 25" E) (chord 118.78) (delta 03° 56' 45") for 118.80 feet to an intersection with the south line of said Section 8; thence run N 89° 25' 51" W along the south line of the Southeast Quarter (SE-1/4) of said Section 8 for 642.07 feet to the southeast corner of the Southwest Quarter (SW-1/4) of Section 8; thence run N 89° 25' 49" W along the south line of the Southwest Quarter (SW-1/4) of Section 8 for 2558.62 feet to the southwest corner of said Section 8; thence run N 89° 25' 49" W along the south line of the Southeast Quarter (SE-1/4) of said Section 7 for 2330 feet more or less to the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 6,485 feet more or less to an intersection with the north line of the South Half (S-1/2) of Government Lot 2 of said Section 7; thence run N 89° 32' 15" E along the north line of said South Half (S-1/2) of Government Lot 2 for 793 feet more or less to the northeast corner of lands described in Official Record Book 1895 at Page 3817 of said public records; thence run S 08° 50' 45" E along the east line of said lands for 199.50 feet to the southeast corner of said lands; thence run N 89° 35' 27" E for 666.22 feet; thence run N 89° 32' 15" E for 239.00 feet to an intersection with the west line of Coconut Road; thence run S 01° 07' 45" E along said west line for 488.63 feet; thence run N 89° 40' 05" E along the south line of said Coconut Road for 24.69 feet to the Point of Beginning. Less and except Official Record Book 1677 at Page 3516 of said Public Records.
Parcel contains 343 acres, more or less.

AND

PARCEL 2-C

A parcel of land lying in and being a portion of the East Half of the Northwest Quarter of Section 8, Township 47 South, Range 25 East of Lee County, Florida, being more particularly described as follows:

Commencing at the southwest corner of the East Half (E-1/2) of the Northwest Quarter (NW-1/4) of said Section 8; thence run N 01° 00' 45" W along the west line of said East Half (E-1/2) of the Northwest Quarter (NW-1/4) for 40.02 feet to an intersection with the northerly right-of-way line of Coconut Road (as maintained); thence run S 89° 16' 14" E along said right-of-way for 171.25 feet to the Point of Beginning.

From said Point of Beginning continue S 89° 16' 14" E along said right-of-way a distance of 342.50 feet; thence run N 01° 00' 44" W a distance of 367.98 feet; thence run N 89° 16' 14" W a distance of 342.50 feet; thence run S 01° 00' 44" E a distance of 367.98 feet to the Point of Beginning.

Parcel contains 2.89 acres, more or less.

AND

PARCEL 2-D

All that part of Florida Gulf Land Company's Subdivision as recorded in Plat Book 1 at Page 59 of the Public Records of Lee County, Florida, lying in Section 5, Township 47 South, Range 25 East South and West of lands to Florida Power and Light Company as described by deed recorded in Deed Book 244, Page 138 of said Public Records, also Lot 8, Block 14 of Eldorado Acres (an Unrecorded Subdivision) as shown in Deed Book 310 at Page 183 of said public records; also part of Sections 5, 6, 7 and 8, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning at the southeast corner of said Section 5; thence run N 88° 46' 30" W along the south line of the Southeast Quarter (SE-1/4) of said Section 5 for 2580.80 feet to the southeast corner of the Southwest Quarter (SW-1/4) of said Section 5; thence run N 89° 25' 13" W along the south line of said Southwest Quarter (SW-1/4) for 587.32 feet to an intersection with the east line of said Lot 8, Block 14, Eldorado Acres, an unrecorded subdivision; thence run the following three courses and distances along the boundary of said Lot 8: S 00° 50' 16" E for 132.70 feet; N 89° 11' 54" W for 75.00; N 00° 50' 16" W for 132.41 feet to an intersection with said south line of the Southwest Quarter (SW-1/4) of Section 5; thence run N 89° 25' 13" W along said south line for 610.82 feet to the northeast corner of the West Half (W-1/2) of the Northwest Quarter (NW-1/4) of

said Section 8; thence run S 01° 00' 45" E along the east line of said West Half (W-1/2) of the Northwest Quarter (NW-1/4) of Section 8 for 2612.19 feet to an intersection with the northerly right-of-way line (as maintained) of Coconut Road being 40.00 feet north of the centerline of Coconut Road as recorded in County Commissioners Minutes Book 6 at Page 288 of said Public Records, said right-of-way line being the south line of lands as described by deed recorded in Official Record Book 3052 at Page 1748 of said Public Records; thence run N 89° 16' 14" W along said maintained right-of-way for 1267.93 feet to an intersection with the west line of the Northwest Quarter (NW-1/4) of said Section 8; thence run N 01° 07' 45" W along said west line for 1284.51 feet to the southeast corner of Government Lot 1 of said Section 7; thence run S 89° 33' 42" W along the south line of said Government Lot 1 for 1813 feet more or less to the easterly waters of Estero Bay; thence run northerly along the waters of Estero Bay for 3000 feet more or less to an intersection with the north line of Government Lot 4 of said Section 6; thence run N 89° 41' 23" E along said north line or 1807 feet more or less to an intersection with the west line of lands as described by deed recorded in Official Record Book 1762 at Page 4173 of said Public Records; thence run the following courses and distances along the boundary of said lands: N 00° 48' 29" W for 775.70 feet; N 46° 11' 51" E for 523.67 feet; S 81° 20' 47" E for 600.53 feet; N 00° 49' 50" W for 162.49 feet; N 89° 10' 55" E for 349.43 feet; N 01° 31' 46" W for 92.78 feet to an intersection with the north line of the Southwest Quarter (SW-1/4) of said Section 5; thence run N 89° 34' 40" E along said north line for 2592.29 feet to the northeast corner of said Southwest Quarter (SW-1/4); thence run N 89° 31' 44" E along the north line of the Southeast Quarter (SE-1/4) of said Section 5 for 2401.02 feet to an intersection with the southwesterly line of said lands to Florida Power and Light Company; thence run S 20° 51' 33" E along said southwesterly line for 553.91 feet to an intersection with the east line of said Southeast Quarter (SE-1/4) of Section 5; thence run S 00° 08" 26" E along said east line for 2202.99 feet to the Point of Beginning.

Parcel contains 576 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor Mapper
Florida Certificate No. 5652

20002476\Pelican Landing-County – 110101

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ▪ Land Surveyors ▪ Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
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ERIC V. SANDOVAL, P.S.M.
THOMAS CHERNESKY, P.S.M.
ALAN V. ROSEMAN

SURVEYOR'S AFFIDAVIT

I am a Professional Surveyor and Mapper holding Certificate Number 5426 under the laws of the State of Florida.

I hereby certify that the dividing line described in the legal descriptions of "Pelican Landing DRI – City of Bonita Springs" and "Pelican Landing DRI – Unincorporated Lee County" (submitted with the DRI), as prepared by Johnson Engineering, dated November 1, 2001, is the same as the Jurisdictional line as decribed in the legal description established by the Charter for the City of Bonita Springs; and is also the same line shown and depicted on the Specific Purpose Survey, as prepared by Q. Grady Minor & Associates, P.A., dated October 2, 2001, as Drawing number C-1497.

I also certify that there are no overlaps or hiatus between the legal descriptions and the lines mentioned above.

DRI 2000-00022

Q. Grady Minor & Associates, P.A.

By: _____ *Date:* 11-2-01

Thomas Chernesky, P.S.M. #5426

(941) 947-1144 ▪ FAX (941) 947-0375 ▪ E-Mail: engineering@gradyminor.com
3800 Via Del Rey ▪ Bonita Springs, Florida 34134

JOHNSON ENGINEERING

SINCE 1946

DRI 2000-00022

November 1, 2001

DESCRIPTION

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 16, 17, 20 and 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, which tract or parcel is described as follows:

Parcel 1-A

Beginning at the Northwest corner of the Northeast Quarter (NE-1/4) of Section 16; thence run S 00° 02' 54" W along said West line of the Northeast Quarter (NE-1/4) for 2643.98 feet to the Southwest corner of the Northeast Quarter (NE-1/4) of said section; thence run N 89° 10' 38" E along the South line of said fraction for 538.06 feet; thence run S 00° 06' 43" E for 1085.91 feet; thence run N 89° 06' 43" E for 744.41 feet to an intersection with the West line of Tamiami Trail (US 41 S.R. No. 45); thence run southerly along said West line, along the arc of a non-tangent curve to the right of radius 5619.58 feet (chord bearing S 00° 22' 05" E) (chord 50.21 feet) (delta 00° 30' 43") for 50.21 feet to a point of tangency; thence run S 00° 06' 43" E along said West line for 49.81 feet; thence run S 89° 06' 43" W for 300.00 feet; thence run S 00° 06' 43" E for 1445.84 feet to an intersection with the South line of the Southeast Quarter (SE-1/4) of said Section 16; thence run S 89° 16' 54" W along the South line of said fraction for 989.41 feet to the Southeast corner of the Southwest Quarter (SW-1/4) of said Section 16; thence run S 88° 38' 34" W along said South line of said Southwest Quarter (SW-1/4) for 2627.98 feet to the Northeast corner of said Section 20; thence run S 00° 35' 25" E along the East line of said section for 2659.47 feet to the Southeast corner of the Northeast Quarter (NE-1/4) of said section; thence run N 88° 52' 49" E along the North line of the Southwest Quarter (SW-1/4) of said Section 21 for 2,040.41 feet to an intersection with the West line of the East 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run S 00° 51' 35" E along said West line for 801 feet, more or less to the water of Spring Creek; thence run westerly along Spring Creek for 3630 feet more or less to an intersection of the East line of said Section 20; thence run S 00° 38' 52" E along said East line of Section 20 for 91 feet, more or less to an intersection with the approximate centerline of Spring Creek as shown on the Plat of Pelican Landing Unit 5 recorded in Plat Book 59 at Page 11 of said Public Records of Lee County, Florida; thence run along said centerline the following courses: S 78° 50' 00" W for 181.31 feet, N 34° 24' 12" W for 230.22 feet, N 30° 59' 12" W for 174.93 feet, N 24° 25' 16" E for 120.83 feet, S 65° 47' 43" E for 219.32 feet, N 18° 24' 43" E for 158.11 feet, N 75° 11' 47" W for 351.71 feet, N 65° 09' 33" W for 451.88 feet, N 84° 18' 44" W for 351.75 feet, N 66° 54' 31" W for 445.79 feet, S 63° 24' 43" W for 134.16 feet, S 03° 23' 22" E for 170.29 feet, S 50° 30' 17" W for 220.23 feet, N 84° 49' 43" W for 331.36 feet, S 62° 13' 07" W for 214.71 feet, S 22° 08' 36" W for 291.55 feet, S 72° 15' 11" W for 131.22 feet to an intersection with the East line of the Southwest Quarter (SW-1/4) of said Section 20; thence run N 00° 50' 19" W along said East line for 520.00 feet to the Northeast corner of said fraction; thence run S 89° 58' 37" W along the North line of said fraction for 290.00 feet to an intersection with the approximate centerline of the most easterly branch of said Spring

Creek as shown on said Plat of Pelican Landing Unit 5; thence run along said centerline the following courses: N 09° 13' 28" W for 137.34 feet, N 29° 08' 22" W for 590.59 feet, N 38° 31' 58" W for 278.03 feet, N 65° 16' 43" W for 254.95 feet, N 37° 18' 28" W for 286.01 feet, N 32° 51' 05" E for 252.39 feet, N 20° 11' 00" E for 236.69 feet, N 27° 23' 47" W for 369.25 feet, N 89° 15' 43" E for 50 feet more or less to the easterly shore of said Spring Creek; thence run northerly along said easterly shore for 1220 feet more or less to an intersection with the North line of said Section 20; thence run N 89° 15' 13" E along said North line of said section for 970 feet, more or less to a Concrete Monument marking the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 20; thence run N 00° 31' 30" E along the West line of the Southeast Quarter (SE-1/4) of said Section 17 for 2674.38 feet to the Northwest corner of said Southeast Quarter (SE-1/4); thence run N 00° 31' 29" E along the West Line of the Northeast Quarter (NE-1/4) of said Section 17 for 3.40 feet to an intersection with the curved southerly line of Spring Creek Road; thence run northeasterly and northerly along the arc of a curve to the left of radius 1130.00 feet (chord bearing N 35° 09' 06" E) (chord 1296.89 feet) (delta 70° 02' 16") for 1381.30 feet; thence run N 89° 52' 02" W for 5.00 feet; thence run N 00° 07' 58" E along the easterly line of Spring Creek Road (50 feet wide) for 1611.64 feet to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 17; thence run S 89° 25' 51" E along said north line of the Northeast Quarter (NE-1/4) of said Section 17 for 1838.15 feet to the Northeast corner of said Section 17; thence run N 89° 27' 22" E along the north line of the Northwest Quarter (NW-1/4) of said Section 16 for 2677.24 feet to the Point of Beginning.
Parcel contains 909 acres; more or less.

AND

PARCEL 1-B

Beginning at an intersection of the west line of Spring Creek Road with the north line of said Section 17; thence run the following courses and distances along the Southerly right-of-way of said Spring Creek Road: Southeasterly along an arc of a non-tangent curve to the right of radius 1725.00 feet (chord bearing S 03° 18' 23" E) (chord 206.27) (delta 06° 51' 19") for 206.40 feet to a point on a non-tangent line; thence run S 89° 52' 02" E for 16.47 feet; thence run S 00° 07' 58" W for 1406.64 feet; thence run N 89° 52' 02" W for 5.00 feet to a point of tangency; thence Southwesterly along an arc of said curve to the right of radius 1070.00 feet (chord bearing S 37° 51' 54" W) (chord 1309.62 feet) (delta 75° 27' 53") for 1409.31 feet to an intersection with the north right-of-way of a 30 foot wide road as recorded in Deed Book 305 at Page 276 of the Public Records of Lee County, Florida; thence run N 89° 59' 08" W along said right-of-way for 718.27 feet to an intersection with the easterly line of lands known locally as Spring Creek Estates, an unrecorded plat; thence along said lands the following courses and distances: N 00° 00' 52" E for 510.00 feet; N 89° 59' 08" W for 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 of S 73° 02' 41" W, to a point on the curve; S 00° 00' 52" W for 167.10 feet; and S 31° 38' 00" W for 130.70 feet to the northeast corner of lands described in Official Record Book 1194, Page 1085; thence westerly along said lands and waters of a canal 106 feet, more or less to the northeast corner of said 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 the North Half (N-1/2) of said Section 17; thence N 89° 59' 08" W for 136 feet more or less to the east quarter corner of said Section 18, thence run S 89° 58' 17" W along the south line of said Lot 2, said line being the basis of bearings for 1213.22 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: N 56° 00' 38" W for 265.00 feet to 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 chord bearing of N 37° 20' 13" W, to a point of tangency; N 18° 39' 48" W for 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 a chord bearing of N 48° 34' 58" W, to a point of tangency; N 78° 30' 08" W for 144.73 to a point of curvature; 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 a chord bearing of N 62° 19' 15" W, to a point of tangency and an intersection with the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 2270 feet more or less to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 18; thence run S 89° 25' 49" E along said north line of the Northeast Quarter (NE-1/4) of said Section 18 for 2330 feet, more or less to the northeast corner of Section 18; thence run S 89° 25' 49" E along the north line of the Northwest Quarter (NW-1/4) of said Section 17 for 2558.62 feet to the northeast corner of said Northwest Quarter (NW-1/4); thence run S 89° 25' 51" E along the north line of the Northeast Quarter (NE-1/4) of said Section 17 for 642.07 feet to the Point of Beginning.

Parcel contains 304 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

JOHNSON ENGINEERING

SINCE 1946

August 15, 2001

PARCEL IN
GOVERNMENT LOT 3, SECTION 13
AND
GOVERNMENT LOT 2, SECTION 24
TOWNSHIP 47 SOUTH, RANGE 24 EAST
BIG HICKORY ISLAND, LEE COUNTY, FLORIDA

BEACH PARCEL

A tract or parcel of land lying in Government Lot 3, Section 13 and Government Lot 2, Section 24, Township 47 South, Range 24 East, Big Hickory Island, Lee County, Florida which tract or parcel is described as follows:

From the center of a turnaround on State Road No. 865 (Bonita Beach Road) being S.R.D. Station 19184.75 and N 24° 28' 41" W along the northern prolongation of said centerline of State Road No. 865 for 266.00 feet; thence run S 62° 26' 49" W for 98.40 feet; thence run N 27° 33' 11" W for 1863.42 feet; thence run N 20° 00' 41" W for 1403.30 feet; thence run N 65° 00' 00" E for 313.91 feet to the Point of Beginning.

From said Point of Beginning run N 18° 55' 11" W for 97.51 feet, N 22° 26' 23" W for 100.53 feet, N 23° 09' 50" W for 100.14 feet, N 14° 51' 19" W for 73.01 feet, N 27° 40' 10" W for 88.01 feet, N 29° 33' 57" W for 46.01 feet, N 22° 14' 53" W for 47.27 feet, N 20° 39' 23" W for 46.98 feet, N 11° 15' 38" W for 29.80 feet, N 26° 10' 46" W for 46.87 feet, N 09° 09' 45" W for 48.26 feet, N 17° 35' 56" W for 46.04 feet, N 12° 49' 07" W for 50.04 feet, N 29° 20' 48" W for 69.12 feet, N 20° 48' 58" W for 63.82 feet; thence run N 79° 23' 51" W for 247 feet more or less to an intersection with the Approximate Mean High Water Line of the Gulf of Mexico; thence run northerly and northeasterly along said waters for 1140 feet more or less to an intersection with the South line of lands described in Official Record Book 198 at Page 188 of the Public Records of Lee County, Florida; thence run along said South line, along the arc of a curve to the right of radius 12000.00 feet for 783 feet to an intersection with the Waters of New Pass; thence run southerly, easterly, southwesterly and southerly along said waters for 4080 feet more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet more or less to the Point of Beginning.

AND

From said Point of Beginning run S 13° 03' 59" E for 94.16 feet; thence run S 19° 13' 48" E for 50.64 feet; thence run S 04° 34' 15" E for 54.63 feet; thence run S 24° 53' 12" E for 50.09 feet; thence run S 27° 10' 29" E for 50.01 feet; thence run S 31° 01' 44" E for 42.51 feet to an intersection with the South line of lands described in Official Record Book 2246 at Page 4413 of the Lee County Records; thence run N 65° 00' 00" E along said south line for 134 feet, more or less to the waters of Estero Bay; thence northerly along said waters for 358 feet, more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet, more or less to the Point of Beginning.

Containing 36.8 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

22005\BeachParcel-081501

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ▪ Land Surveyors ▪ Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
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D. WAYNE ARNOLD, A.I.C.P.
ERIC V. SANDOVAL, P.S.M.
THOMAS CHERNESKY, P.S.M.
ALAN V. ROSEMAN

SURVEYOR'S AFFIDAVIT

I am a Professional Surveyor and Mapper holding Certificate Number 5426 under the laws of the State of Florida.

I hereby certify that the dividing line described in the legal descriptions of "Pelican Landing DRI – City of Bonita Springs" and "Pelican Landing DRI – Unincorporated Lee County" (submitted with the DRI), as prepared by Johnson Engineering, dated November 1, 2001, is the same as the Jurisdictional line as decribed in the legal description established by the Charter for the City of Bonita Springs; and is also the same line shown and depicted on the Specific Purpose Survey, as prepared by Q. Grady Minor & Associates, P.A., dated October 2, 2001, as Drawing number C-1497.

I also certify that there are no overlaps or hiatus between the legal descriptions and the lines mentioned above.

DRI- 2000-00022

Q. Grady Minor & Associates, P.A.

By: _____ *Date:* 11-2-01

Thomas Chernesky, P.S.M. #5426

(941) 947-1144 ▪ FAX (941) 947-0375 ▪ E-Mail: engineering@gradyminor.com
3800 Via Del Rey ▪ Bonita Springs, Florida 34134

JOHNSON ENGINEERING

SINCE 1946

November 1, 2001

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SPRING CREEK WEST
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being described as follows:

Beginning at the northwest corner of said Section 21; thence run N 88° 38' 34" E along the north line of the Northwest Quarter (NW-1/4) of said Section 21 for 2627.98 feet to the northeast corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 89° 16' 54" E along the north line of the Northeast Quarter (NE-1/4) of said Section 21 for 1289.43 feet to an intersection with the westerly right-of-way line of Tamiami Trail (US 41 – SR No. 45); thence run the following three (3) courses and distances along the westerly right-of-way line of Tamiami Trail: South 00° 06' 50" E for 261.81 feet; S 02° 58' 35" E for 100.12 feet; S 00° 06' 50" E for 3690 feet more or less to the northeasterly waters of Spring Creek; thence run westerly along said northerly waters for 2765 feet more or less to an intersection with the west line of the east 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run N 00° 51' 35" W along said west line for 801 more or less to an intersection with the south line of the Northwest Quarter (NW-1/4) of said Section 21; thence run S 88° 52' 49" W along said south line for 2040.41 feet to the southwest corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 00° 35' 25" W along the west line of said Northwest Quarter (NW-1/4) for 2659.47 feet to the Point of Beginning.

Parcel contains 282 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

EXHIBIT C

20002476/Description 110101

DRI 2000-00022

SKETCH TO ACCOMPANY DESCRIPTIONS
PREPARED FOR

WCI COMMUNITIES LIMITED PARTNERSHIP

LOCATED IN

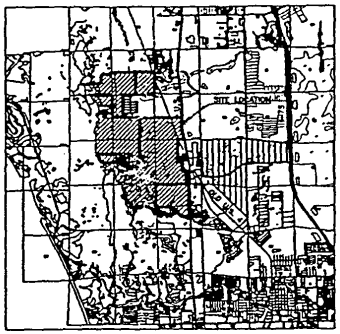
SECTIONS 5, 6, 7, 8, 9, 16, 17, 18, 20 & 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST

AND

SECTIONS 13 AND 24, TOWNSHIP 47 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PARCELS 1-A & 1-B
3	PARCEL 1-B
4	PARCELS 2-A THROUGH 2-D
5	BEACH PARCEL



LOCATION MAP
NOT TO SCALE

DESCRIPTION
PELICAN LANDING DRI - CITY OF BONITA SPRINGS
SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

PARCEL 1-A

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE RUN S 89° 56' 39" E ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 16 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW-1/4)(NE-1/4) OF SAID SECTION 16; THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE-1/4)(NE-1/4) OF SAID SECTION 16 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE-1/4)(NE-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 16 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE EAST HALF (E-1/2) OF THE EAST HALF (E-1/2) OF SAID SECTION 16 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE-1/4)(SE-1/4) OF SAID SECTION 16; THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 25 EAST FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 15 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15; THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 25 EAST FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 14 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 13, TOWNSHIP 47 SOUTH, RANGE 25 EAST FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 13 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13; THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 26 EAST FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 18 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 26 EAST FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 17 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17; THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 26 EAST FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 16 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 16; THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 15, TOWNSHIP 47 SOUTH, RANGE 26 EAST FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 15 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15; THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 14, TOWNSHIP 47 SOUTH, RANGE 26 EAST FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 14 FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 13, TOWNSHIP 47 SOUTH, RANGE 26 EAST FOR 1,320.84 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 56' 39" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (N

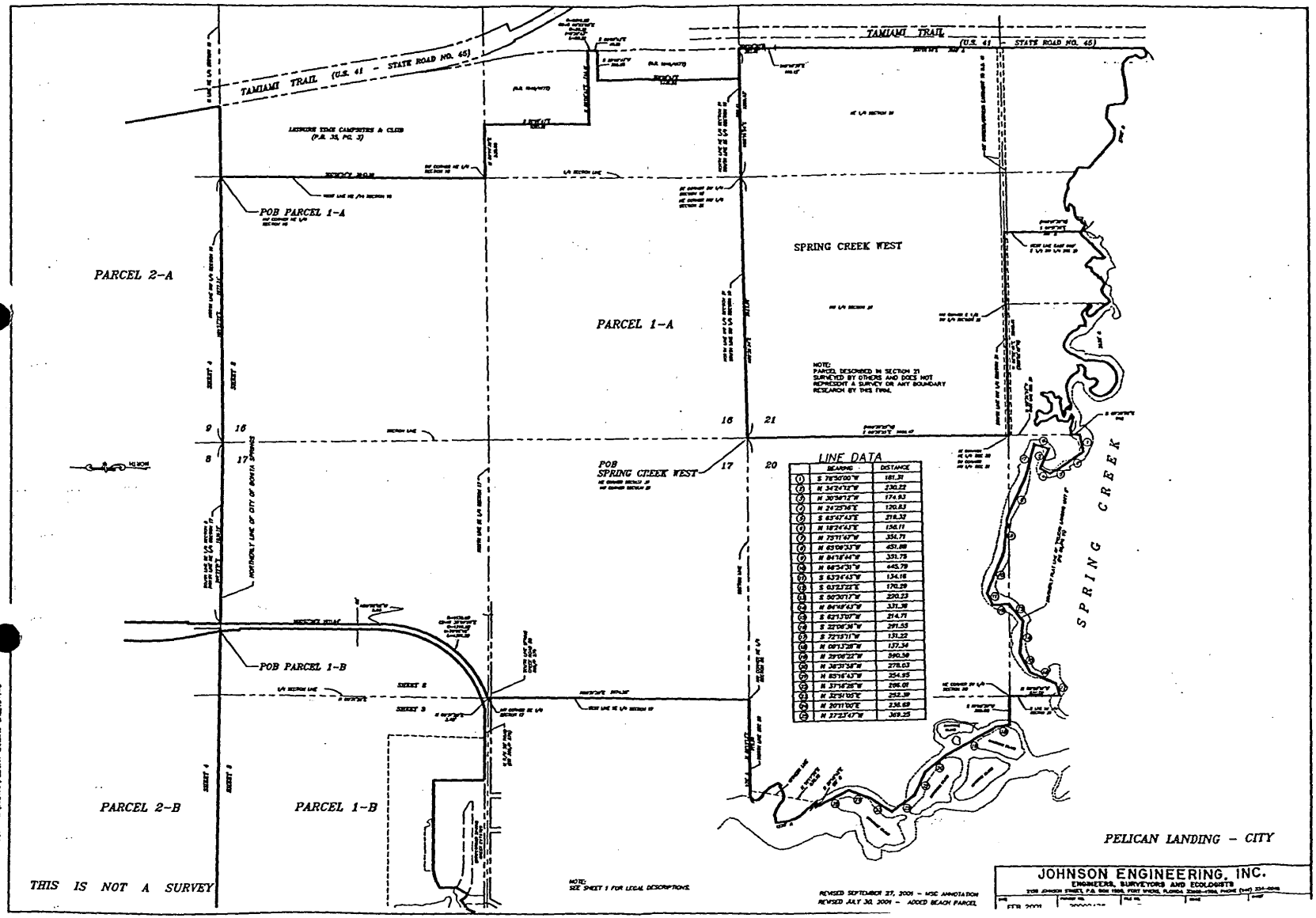
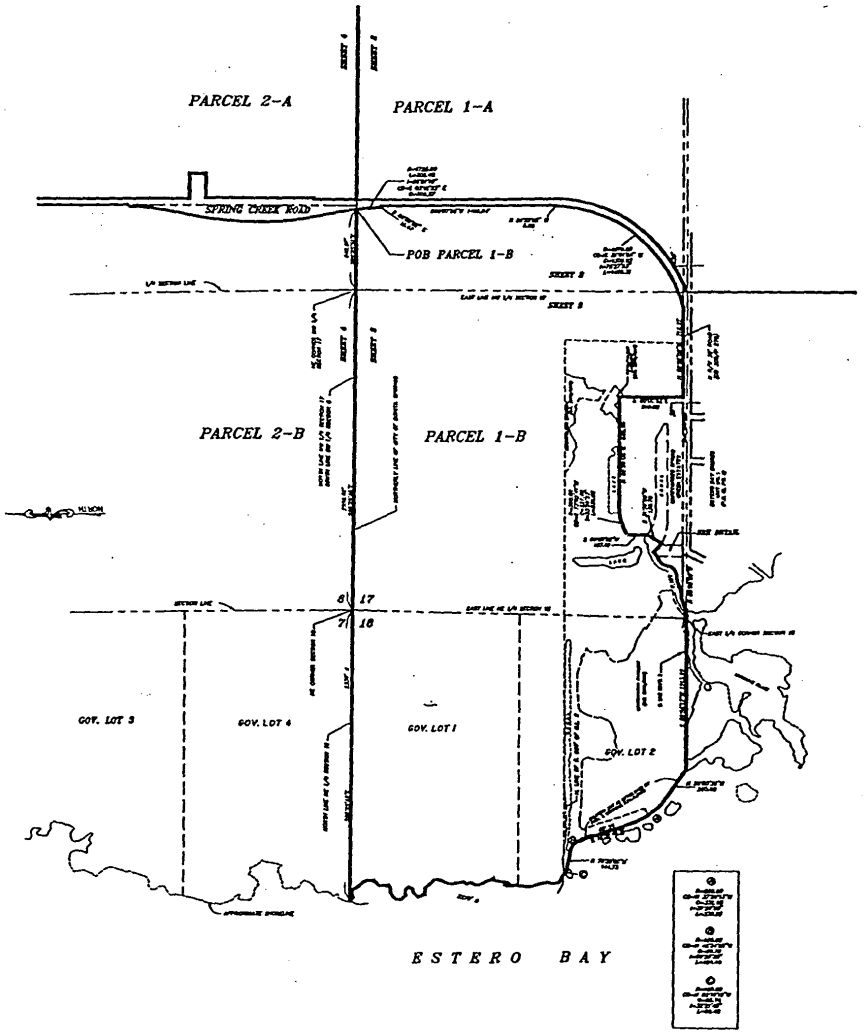
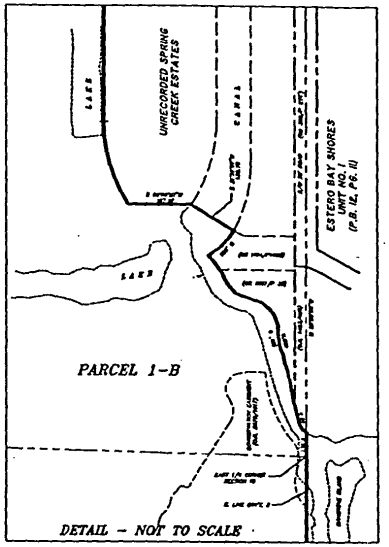


EXHIBIT D
Page 2 of 5





NOTE:
SEE SHEET 1 FOR LEGAL DESCRIPTIONS.

PELICAN LANDING - CITY

THIS IS NOT A SURVEY

REVISED SEPTEMBER 27, 2001 - MISC ANNOTATION
REVISED JULY 30, 2001 - ADDED BEACH PARCEL

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

EXHIBIT D
Page 3 of 5

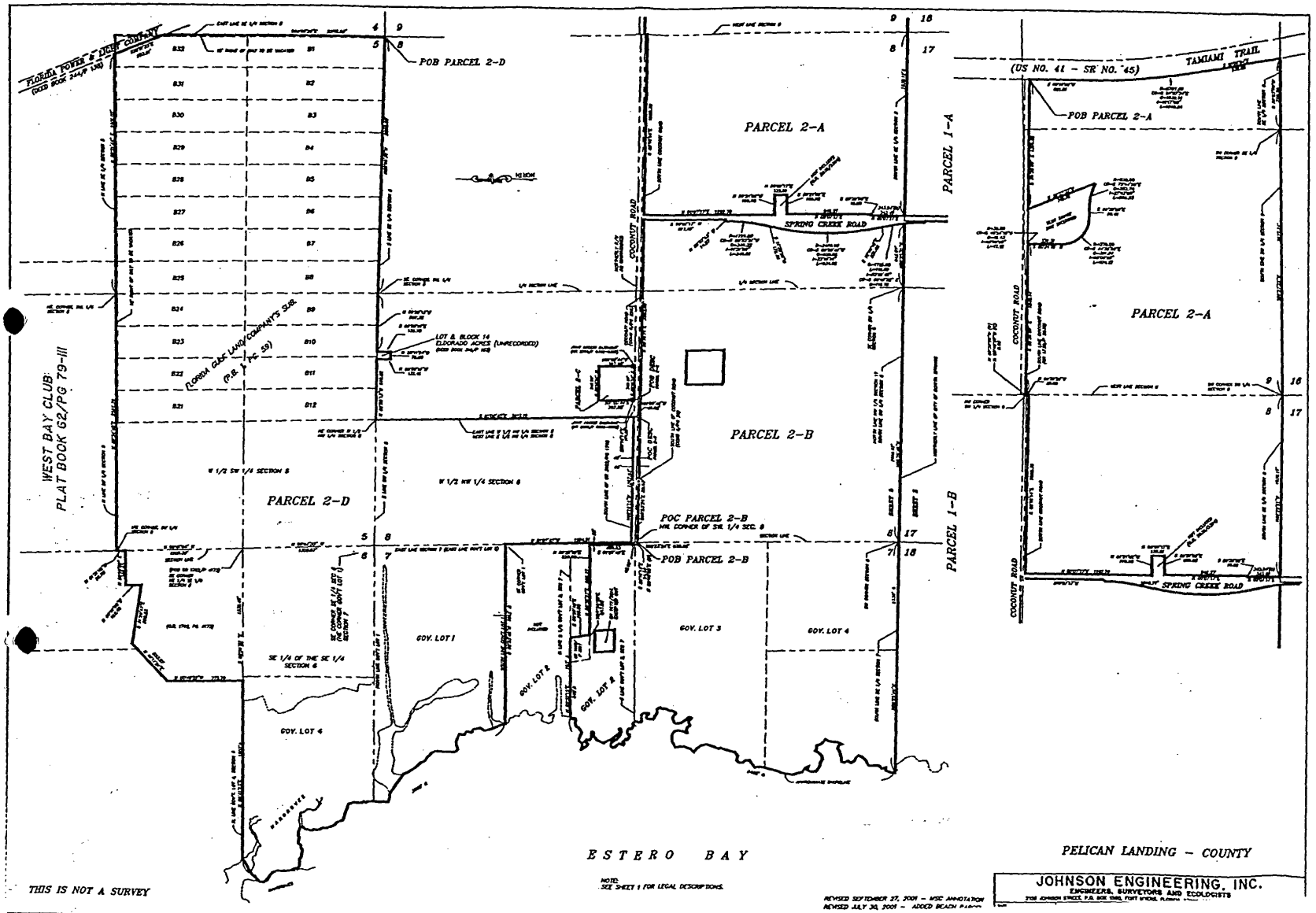
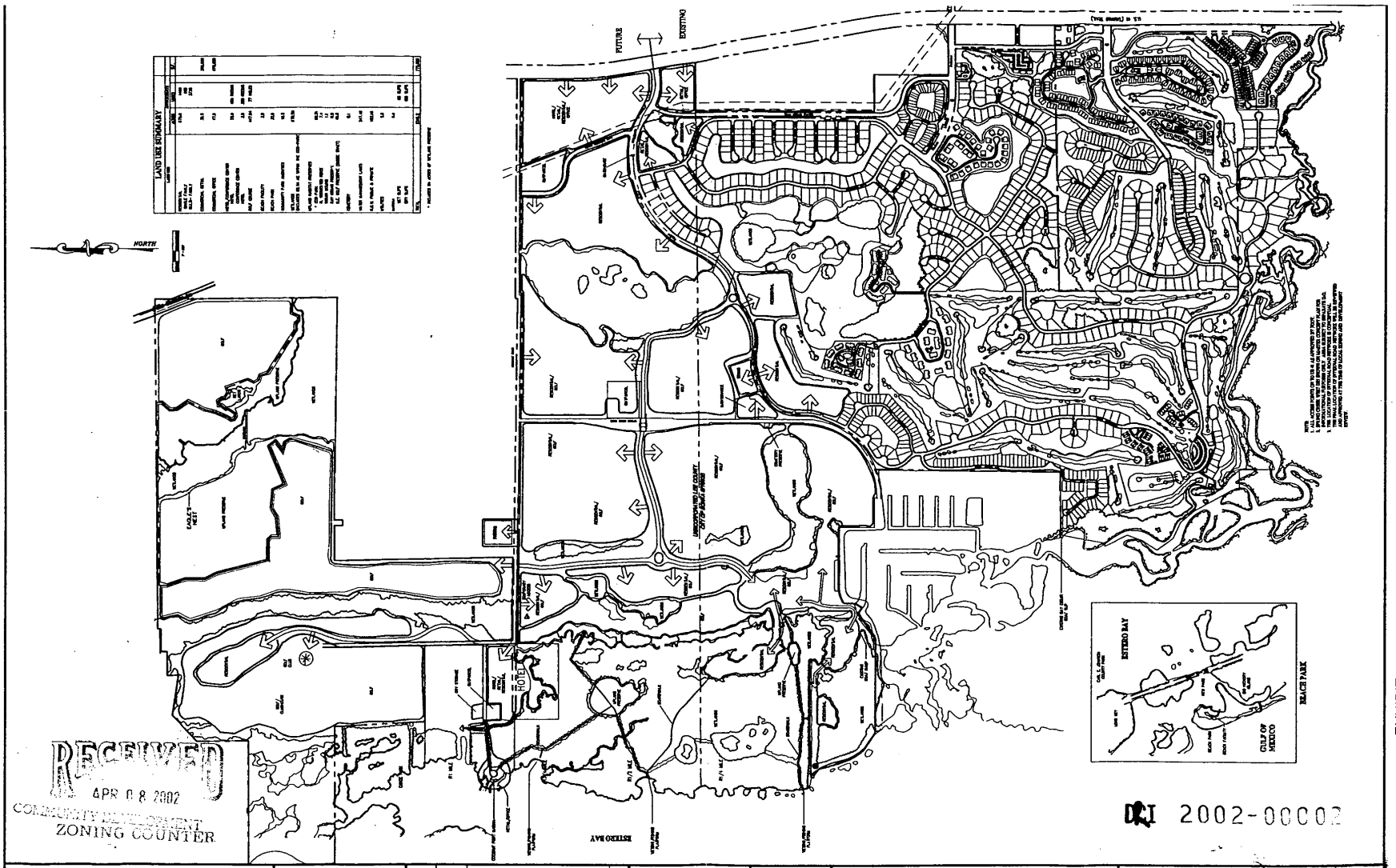


EXHIBIT D
Page 4 of 5



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COMMUNITY DEVELOPMENT
ZONING COUNTER

DRI 2002-00002

EXHIBIT E

LEGEND

OWNER/DEVELOPER
WCI COMMUNITIES, INC.
24301 Walden Center Drive
Suite 300
Bonita Springs, Florida 34134
(941) 947-2600
(941) 498-8266 (FAX)

Revision	Date	Description	By
1	4/01	ADDED TEMPORARY ACCESS TO COCONUT RD.	WA

DESIGNED BY:	WCI
DRAWN BY:	WCI
APPROVED:	W.A.
JOB CODE:	PLNOPC
SCALE:	1" = 600'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0373
ENGINEERING CERTIFICATE OF AUTHORIZATION NO. 000000
SURVEYING CERTIFICATE OF AUTHORIZATION LB 000000

PELICAN LANDING DRI

MAP 'H'
MASTER DEVELOPMENT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
NOVEMBER 2000	PI MAPH	1 OF 1

EXHIBIT "F"
PELICAN LANDING DRI
DEVELOPMENT PARAMETERS
(updated through 3-1-01)

Land Use	Units[1]	Existing (1998)	Build out Total (~~2002~~ 2008
Residential	DU	1083	4,400
Single Family	DU	402	665
Multi Family	DU	596	3,735
Retail[2]	GFA	11,000	300,000
Office[3]	GFA	134,738	475,000
Hotel/Motel	Rooms	0	750
Recreation Uses			
Pelican Nest Golf Course/Clubhouse/ Practice Range	Holes	21	30
Colony Range Club/ Golf Course/ Clubhouse/Practice Range	Holes	19	19
Resort Golf Course/ Clubhouse Practice Range	Holes	0	28
Tennis Center	Courts	12	24
Coconut Marina	Boat Slips		
	Wet	24	48
	Dry	0	150
Redfish Point	GFA	5,000	5,000
	Boat Slips		
	Wet	15	15
Other[4]	Boat Slips		
	Wet	2	2
	Accessory Parking	0	3.2

Footnotes:

1 Units
DU - Dwelling Units
GFA - Square Feet of Gross Floor Area
2 Includes conference center, community center and clubhouse/marina
3 Includes "Foundations"
4 Ancillary Use

LEE COUNTY
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OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DRI2002-00002
APPLICANT: PELICAN LANDING DRI AMENDMENT - NOPC
HEARING DATE: JULY 30, 2002

I. APPLICATION:

This matter came before the Lee County Hearing Examiner as an Application for an Amendment to a Development of Regional Impact (DRI) pursuant to the Lee County Land Development Code (LDC).

Filed by WCI COMMUNITIES, INC., 24301 Walden Center Drive, Bonita Springs, FL 34134 (Applicant/Owner); NEALE MONTGOMERY, PAVESE, HAVERFIELD, DALTON, HARRISON & JENSON, L.L.P., 1833 Hendry Street, Ft. Myers, FL 33901; and BARRY ERNST, WCI COMMUNITIES, INC., 24231 Walden Center Drive, Bonita Springs, FL 34134 (Agents).

Requests are for:

1) An Application to amend the Pelican Landing DRI Development Order to adjust the buildout and termination dates based upon the tolling of time applicable to previous judicial action and extend the adjusted buildout and termination dates to May 20, 2009 and May 20, 2012 respectively; and

2) Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review.

The subject property is generally located west of U.S. 41, east of Estero Bay, north of Spring Creek, and south of Williams Road, in Bonita Springs, FL, in Sections 5, 6, 7, 8, 9,16,17,18, 20 & 21-Township 47 South-Range 25 East AND Sections 13 & 24-Township 47 South-Range 24 East, Lee County, FL. (District #3)

II. STAFF REPORT AND RECOMMENDATION:

Request 1) - APPROVE WITH CONDITIONS; Request 2) - FINDING THAT THE PROPOSED CHANGES DO NOT CONSTITUTE A SUBSTANTIAL DEVIATION

The Department of Community Development Staff Report was prepared by Mike Pavese. The Staff Report is incorporated herein by this reference.

III. RECOMMENDATION OF HEARING EXAMINER:

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners APPROVE the Applicant's request to amend the Pelican Landing DRI Development Order and extend the buildout and termination dates; and MAKE A FINDING that the proposed changes DO NOT constitute a substantial deviation from the

original development approvals for the real estate described in Section IX. Legal Description WITH THE FOLLOWING CONDITIONS:

A. CONDITIONS:

1. The development of this project must be in compliance with the Pelican Landing DRI Development Order #1-9293-121, as amended, and DRI Map H dated November, 2000, last revised April, 2001, and stamped received at the zoning counter on April 8, 2002.

2. This development must comply with all of the requirements of the LDC at the time of local development order approval except as may be modified by previously approved deviations.

IV. HEARING EXAMINER DISCUSSION:

The Applicant Pelican Landing, is requesting an Amendment to the Pelican Landing Development of Regional Impact (DRI), to allow it to adjust its buildout date to May 20, 2009, and its termination date to May 20, 2012, and for the Board of County Commissioners to make a finding that the proposed changes do not constitute a Substantial Deviation under Section 380.06(19)(c) of the Florida Statutes.

The Staff has recommended approval of the requests with two conditions. That the development of the project be in compliance with the Pelican Landing DRI Development Order #1-9293-121, as amended, and with DRI Map H, as amended. Also, that the project must comply with all of the requirements of the Land Development Code at the time of local development order approval.

The Development Order (DO) was originally approved by the Board of County Commissioners on August 29, 1994, and this change would be the eleventh change to the Pelican Landing (DO). The extension has come about because the DRI was challenged in Circuit Court and appealed to the Appellate Court. During this judicial process, the time for completing the DRI was tolled for a total of one year and 141 days.

The extension that is being requested will add this time to the DRI buildout and termination dates, and it will conform these times to the true buildout and termination dates. Therefore, the extension that is being requested will fall below an extension of time that would trigger a presumption that the change is a substantial deviation. The Southwest Florida Regional Planning Council has reviewed the request and they agree that the request does not constitute a substantial deviation under Section 380.06(19(c), Fla. Stat.

Therefore, for the reasons stated, it is recommended that the Lee County Board of County Commissioners approve the request to extend the buildout and termination dates, as conditioned, and find that there has been no substantial deviation as a result of the requested change.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:A.

A. That the Applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, the Land Development Code, and any other applicable code or regulation.

B. That the request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.

C. That the request is consistent with the densities, intensities and general uses set forth in the Lee Plan.

D. That the request is compatible with existing or planned uses in the surrounding area.

E. That approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development.

F. That, where applicable, the request will not adversely affect environmentally critical areas and natural resources.

G. That the proposed use or mix of uses is appropriate at the subject location.

H. That the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest.

I. That the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

J. That, where the change proposed is within a future urban area category, urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

K. That the change does not constitute a substantial deviation under Section 380.06(19)(c), Fla. Stat.

VI. LIST OF EXHIBITS:

Pelican Landing DRI, Map "H" Master Development Plan, prepared by Q. Grady Minor and Associates, P. A., last revised April 2001, printed November 19, 2001, date stamped "Received March 21, 2002 Community Development" and "Received April 08, 2002 Zoning Counter"

STAFF'S EXHIBITS

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

The Hearing Examiner explained the hearing process and placed all the participants under oath. Neale Montgomery, the Applicant's attorney, stated she was not going to actually put on a testimony, as Mr. Pavese had done an excellent job going through the history in the Staff Report. In looking at Florida Statutes, Chapter 380.06(19)(c), it is an extension of less than five years and is not a substantial deviation or even a presumption situation. It also states, "For the purpose of calculating when a buildout phase, or termination date has been exceeded, the time shall be tolled during the pendency of administrative or judicial proceedings relating to development permits."

In this case, the Applicant has requested less than a five-year extension. They have also sent a letter to the Southwest Florida Regional Planning Council (SWFRPC) and indicated there was an appeal in this case relating to the development permits, which would need a confirmation of tolling. SWFRPC did this, and said that even though they agreed that the time was tolled during that time, the Applicant still had to process a formal Notice of Proposed Change (NOPC). Therefore, the Applicant has joined the modification of the buildout date to a court action and the less than five year extension.

The Hearing Examiner indicated that, if the Applicant was in agreement with the Staff Report, there wasn't anything else he needed to hear. The Hearing Examiner asked Mr. Pavese whether he had any questions. Mr. Pavese indicated that he prepared the Staff Report and would answer any questions the Hearing Examiner or Applicant may have.

The Hearing Examiner noted that he had read the Staff Report and saw no problems, however, he would conduct a site visit before rendering his recommendation. The hearing was closed.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES: NONE

ADDITIONAL COUNTY STAFF:

1. Dawn Perry-Lehnert, Assistant County Attorney, Lee County, P. O. Box 398, Ft. Myers, FL 33902-0398

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VII.):

For: NONE

Against: NONE

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER RECOMMENDATION:

For: NONE

Against: NONE

IX. LEGAL DESCRIPTION:

See Exhibit A & Exhibit A-1 (scanned legal descriptions).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the Hearing Examiner or any county commissioner [or their staff]. . . . [LDC Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication . . . [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the Hearing Examiner action which is the subject of the unauthorized communication. [LDC Section 34-52(b)(1)b.2.]; OR

A fine not exceeding $500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [LDC Section 1-5(c)]

XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This recommendation is made this 12th day of September, 2002. Notice or copies will be forwarded to the offices of the Lee County Board of County Commissioners.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

C. The Board of County Commissioners will hold a hearing at which they will consider the record made before the Hearing Examiner. The Department of Community Development will send written notice to all hearing participants of the date of this hearing before the Board of County Commissioners. Only participants, or their representatives, will be allowed to address the Board. The content of all statements by persons addressing the Board shall be strictly limited to the correctness of Findings of Fact or Conclusions of Law contained in the

recommendation, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the earlier hearing before the Hearing Examiner and not otherwise disclosed in the record.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.

SALVATORE TERRITO
LEE COUNTY HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: 239/479-8100
Facsimile: 239/479-8106

EXHIBIT "A"

JOHNSON ENGINEERING

SINCE 1946

Exhibit II-A-1.
Page 1 of 9
CITY PG 1 OF 5

November 1, 2001

DESCRIPTION

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 16, 17, 20 and 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, which tract or parcel is described as follows:

Parcel 1-A

Beginning at the Northwest corner of the Northeast Quarter (NE-1/4) of Section 16; thence run S 00° 02' 54" W along said West line of the Northeast Quarter (NE-1/4) for 2643.98 feet to the Southwest corner of the Northeast Quarter (NE-1/4) of said section; thence run N 89° 10' 38" E along the South line of said fraction for 538.06 feet; thence run S 00° 06' 43" E for 1085.91 feet; thence run N 89° 06' 43" E for 744.41 feet to an intersection with the West line of Tamiami Trail (US 41 S.R. No. 45); thence run southerly along said West line, along the arc of a non-tangent curve to the right of radius 5619.58 feet (chord bearing S 00° 22' 05" E) (chord 50.21 feet) (delta 00° 30' 43") for 50.21 feet to a point of tangency; thence run S 00° 06' 43" E along said West line for 49.81 feet; thence run S 89° 06' 43" W for 300.00 feet; thence run S 00° 06' 43" E for 1445.84 feet to an intersection with the South line of the Southeast Quarter (SE-1/4) of said Section 16; thence run S 89° 16' 54" W along the South line of said fraction for 989.41 feet to the Southeast corner of the Southwest Quarter (SW-1/4) of said Section 16; thence run S 88° 38' 34" W along said South line of said Southwest Quarter (SW-1/4) for 2627.98 feet to the Northeast corner of said Section 20; thence run S 00° 35' 25" E along the East line of said section for 2659.47 feet to the Southeast corner of the Northeast Quarter (NE-1/4) of said section; thence run N 88° 52' 49" E along the North line of the Southwest Quarter (SW-1/4) of said Section 21 for 2,040.41 feet to an intersection with the West line of the East 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run S 00° 51' 35" E along said West line for 801 feet, more or less to the water of Spring Creek; thence run westerly along Spring Creek for 3630 feet more or less to an intersection of the East line of said Section 20; thence run S 00° 38' 52" E along said East line of Section 20 for 91 feet, more or less to an intersection with the approximate centerline of Spring Creek as shown on the Plat of Pelican Landing Unit 5 recorded in Plat Book 59 at Page 11 of said Public Records of Lee County, Florida; thence run along said centerline the following courses: S 78° 50' 00" W for 181.31 feet, N 34° 24' 12" W for 230.22 feet, N 30° 59' 12" W for 174.93 feet, N 24° 25' 16" E for 120.83 feet, S 65° 47' 43" E for 219.32 feet, N 18° 24' 43" E for 158.11 feet, N 75° 11' 47" W for 351.71 feet, N 65° 09' 33" W for 451.88 feet, N 84° 18' 44" W for 351.75 feet, N 66° 54' 31" W for 445.79 feet, S 63° 24' 43" W for 134.16 feet, S 03° 23' 22" E for 170.29 feet, S 50° 30' 17" W for 220.23 feet, N 84° 49' 43" W for 331.36 feet, S 62° 13' 07" W for 214.71 feet, S 22° 08' 36" W for 291.55 feet, S 72° 15' 11" W for 131.22 feet to an intersection with the East line of the Southwest Quarter (SW-1/4) of said Section 20; thence run N 00° 50' 19" W along said East line for 520.00 feet to the Northeast corner of said fraction; thence run S 89° 58' 37" W along the North line of said fraction for 290.00 feet to an intersection with the approximate centerline of the most easterly branch of said Spring

DRI 2002-00002

2158 Johnson Street ▪ Post Office Box 1550 ▪ Fort Myers, Florida 33902-1550
(941) 334-0046 ▪ Fax (941) 334-3661

Creek as shown on said Plat of Pelican Landing Unit 5; thence run along said centerline the following courses: N 09° 13' 28" W for 137.34 feet, N 29° 08' 22" W for 590.59 feet, N 38° 31' 58" W for 278.03 feet, N 65° 16' 43" W for 254.95 feet, N 37° 18' 28" W for 286.01 feet, N 32° 51' 05" E for 252.39 feet, N 20° 11' 00" E for 236.69 feet, N 27° 23' 47" W for 369.25 feet, N 89° 15' 43" E for 50 feet more or less to the easterly shore of said Spring Creek; thence run northerly along said easterly shore for 1220 feet more or less to an intersection with the North line of said Section 20; thence run N 89° 15' 13" E along said North line of said section for 970 feet, more or less to a Concrete Monument marking the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 20; thence run N 00° 31' 30" E along the West line of the Southeast Quarter (SE-1/4) of said Section 17 for 2674.38 feet to the Northwest corner of said Southeast Quarter (SE-1/4); thence run N 00° 31' 29" E along the West Line of the Northeast Quarter (NE-1/4) of said Section 17 for 3.40 feet to an intersection with the curved southerly line of Spring Creek Road; thence run northeasterly and northerly along the arc of a curve to the left of radius 1130.00 feet (chord bearing N 35° 09' 06" E) (chord 1296.89 feet) (delta 70° 02' 16") for 1381.30 feet; thence run N 89° 52' 02" W for 5.00 feet; thence run N 00° 07' 58" E along the easterly line of Spring Creek Road (50 feet wide) for 1611.64 feet to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 17; thence run S 89° 25' 51" E along said north line of the Northeast Quarter (NE-1/4) of said Section 17 for 1838.15 feet to the Northeast corner of said Section 17; thence run N 89° 27' 22" E along the north line of the Northwest Quarter (NW-1/4) of said Section 16 for 2677.24 feet to the Point of Beginning.
Parcel contains 909 acres; more or less.

AND

PARCEL 1-B

Beginning at an intersection of the west line of Spring Creek Road with the north line of said Section 17; thence run the following courses and distances along the Southerly right-of-way of said Spring Creek Road: Southeasterly along an arc of a non-tangent curve to the right of radius 1725.00 feet (chord bearing S 03° 18' 23" E) (chord 206.27) (delta 06° 51' 19") for 206.40 feet to a point on a non-tangent line; thence run S 89° 52' 02" E for 16.47 feet; thence run S 00° 07' 58" W for 1406.64 feet; thence run N 89° 52' 02" W for 5.00 feet to a point of tangency; thence Southwesterly along an arc of said curve to the right of radius 1070.00 feet (chord bearing S 37° 51' 54" W) (chord 1309.62 feet) (delta 75° 27' 53") for 1409.31 feet to an intersection with the north right-of-way of a 30 foot wide road as recorded in Deed Book 305 at Page 276 of the Public Records of Lee County, Florida; thence run N 89° 59' 08" W along said right-of-way for 718.27 feet to an intersection with the easterly line of lands known locally as Spring Creek Estates, an unrecorded plat; thence along said lands the following courses and distances: N 00° 00' 52" E for 510.00 feet; N 89° 59' 08" W for 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 of S 73° 02' 41" W, to a point on the curve; S 00° 00' 52" W for 167.10 feet; and S 31° 38' 00" W for 130.70 feet to the northeast corner of lands described in Official Record Book 1194, Page 1085; thence westerly along said lands and waters of a canal 106 feet, more or less to the northeast corner of said 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

DRI 2002-00002

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 the North Half (N-1/2) of said Section 17; thence N 89° 59' 08" W for 136 feet more or less to the east quarter corner of said Section 18, thence run S 89° 58' 17" W along the south line of said Lot 2, said line being the basis of bearings for 1213.22 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: N 56° 00' 38" W for 265.00 feet to 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 chord bearing of N 37° 20' 13" W, to a point of tangency; N 18° 39' 48" W for 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 a chord bearing of N 48° 34' 58" W, to a point of tangency; N 78° 30' 08" W for 144.73 to a point of curvature; 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 a chord bearing of N 62° 19' 15" W, to a point of tangency and an intersection with the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 2270 feet more or less to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 18; thence run S 89° 25' 49" E along said north line of the Northeast Quarter (NE-1/4) of said Section 18 for 2330 feet, more or less to the northeast corner of Section 18; thence run S 89° 25' 49" E along the north line of the Northwest Quarter (NW-1/4) of said Section 17 for 2558.62 feet to the northeast corner of said Northwest Quarter (NW-1/4); thence run S 89° 25' 51" E along the north line of the Northeast Quarter (NE-1/4) of said Section 17 for 642.07 feet to the Point of Beginning.
Parcel contains 304 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

DRI 2002-00002

20002476\Pelican Landing-City – 110101

RECEIVED
MAR 21 2002
APR 08 2002
ZONING COUNTER
COMMUNITY DEVELOPMENT

JOHNSON ENGINEERING

SINCE 1946

Exhibit II-A-1
Page 4 of 9
CITY PAGE 4 OF 5

November 1, 2001

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SPRING CREEK WEST
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being described as follows:

Beginning at the northwest corner of said Section 21; thence run N 88° 38' 34" E along the north line of the Northwest Quarter (NW-1/4) of said Section 21 for 2627.98 feet to the northeast corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 89° 16' 54" E along the north line of the Northeast Quarter (NE-1/4) of said Section 21 for 1289.43 feet to an intersection with the westerly right-of-way line of Tamiami Trail (US 41 – SR No. 45); thence run the following three (3) courses and distances along the westerly right-of-way line of Tamiami Trail: South 00° 06' 50" E for 261.81 feet; S 02° 58' 35" E for 100.12 feet; S 00° 06' 50" E for 3690 feet more or less to the northeasterly waters of Spring Creek; thence run westerly along said northerly waters for 2765 feet more or less to an intersection with the west line of the east 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run N 00° 51' 35" W along said west line for 801 more or less to an intersection with the south line of the Northwest Quarter (NW-1/4) of said Section 21; thence run S 88° 52' 49" W along said south line for 2040.41 feet to the southwest corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 00° 35' 25" W along the west line of said Northwest Quarter (NW-1/4) for 2659.47 feet to the Point of Beginning.

Parcel contains 282 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

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MAR 21 2002
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APR 08 2002
COMMUNITY DEVELOPMENT
ZONING COUNTER

20002476/Description 110101

DRI 2002-00002

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JOHNSON ENGINEERING

SINCE 1946

August 15, 2001

Exhibit II-A-1
Page 5 of 9

CITY PAGE 5 OF 5

Applicant's Legal Checke
by GM 5/14/02

**PARCEL IN
GOVERNMENT LOT 3, SECTION 13
AND
GOVERNMENT LOT 2, SECTION 24
TOWNSHIP 47 SOUTH, RANGE 24 EAST
BIG HICKORY ISLAND, LEE COUNTY, FLORIDA**

BEACH PARCEL

A tract or parcel of land lying in Government Lot 3, Section 13 and Government Lot 2, Section 24, Township 47 South, Range 24 East, Big Hickory Island, Lee County, Florida which tract or parcel is described as follows:

From the center of a turnaround on State Road No. 865 (Bonita Beach Road) being S.R.D. Station 19184.75 and N 24° 28' 41" W along the northern prolongation of said centerline of State Road No. 865 for 266.00 feet; thence run S 62° 26' 49" W for 98.40 feet; thence run N 27° 33' 11" W for 1863.42 feet; thence run N 20° 00' 41" W for 1403.30 feet; thence run N 65° 00' 00" E for 313.91 feet to the Point of Beginning.

From said Point of Beginning run N 18° 55' 11" W for 97.51 feet, N 22° 26' 23" W for 100.53 feet, N 23° 09' 50" W for 100.14 feet, N 14° 51' 19" W for 73.01 feet, N 27° 40' 10" W for 88.01 feet, N 29° 33' 57" W for 46.01 feet, N 22° 14' 53" W for 47.27 feet, N 20° 39' 23" W for 46.98 feet, N 11° 15' 38" W for 29.80 feet, N 26° 10' 46" W for 46.87 feet, N 09° 09' 45" W for 48.26 feet, N 17° 35' 56" W for 46.04 feet, N 12° 49' 07" W for 50.04 feet, N 29° 20' 48" W for 69.12 feet, N 20° 48' 58" W for 63.82 feet; thence run N 79° 23' 51" W for 247 feet more or less to an intersection with the Approximate Mean High Water Line of the Gulf of Mexico; thence run northerly and northeasterly along said waters for 1140 feet more or less to an intersection with the South line of lands described in Official Record Book 198 at Page 188 of the Public Records of Lee County, Florida; thence run along said South line, along the arc of a curve to the right of radius 12000.00 feet for 783 feet to an intersection with the Waters of New Pass; thence run southerly, easterly, southwesterly and southerly along said waters for 4080 feet more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet more or less to the Point of Beginning.

AND

From said Point of Beginning run S 13° 03' 59" E for 94.16 feet; thence run S 19° 13' 48" E for 50.64 feet; thence run S 04° 34' 15" E for 54.63 feet; thence run S 24° 53' 12" E for 50.09 feet; thence run S 27° 10' 29" E for 50.01 feet; thence run S 31° 01' 44" E for 42.51 feet to an intersection with the South line of lands described in Official Record Book 2246 at Page 4413 of the Lee County Records; thence run N 65° 00' 00" E along said south line for 134 feet, more or less to the waters of Estero Bay; thence northerly along said waters for 358 feet, more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet, more or less to the Point of Beginning.

Containing 36.8 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

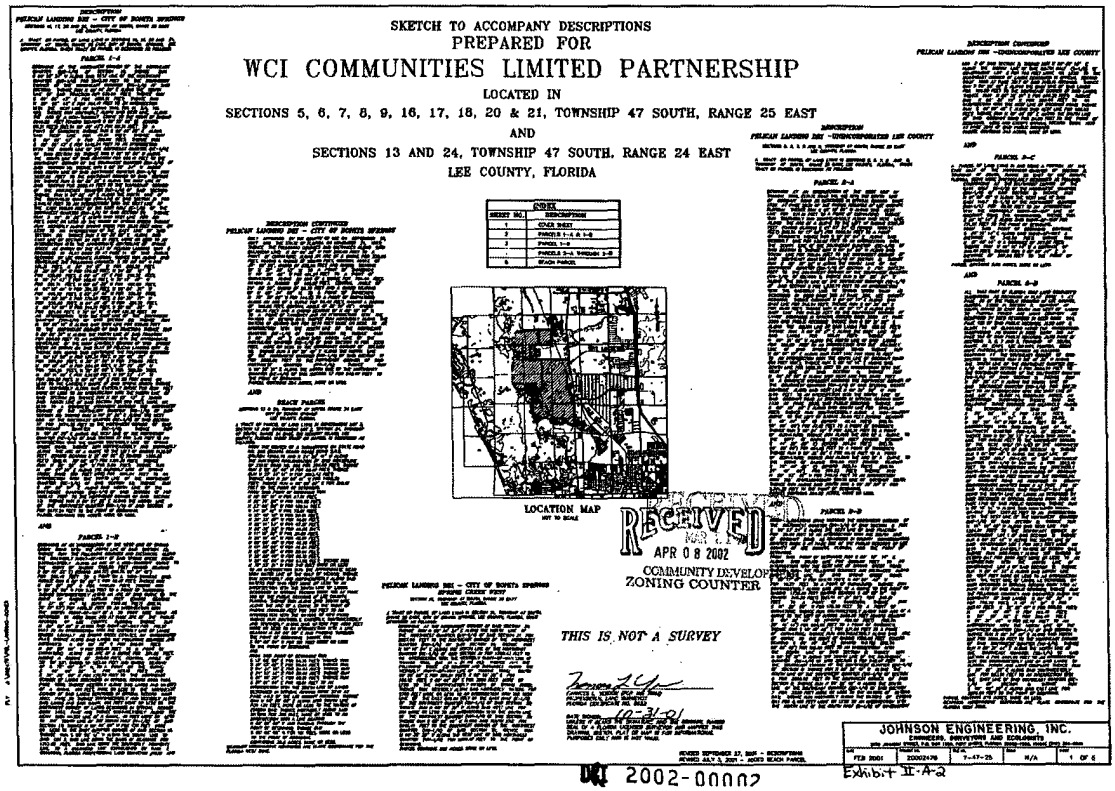
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APR 08 2002
COMMUNITY DEVELOPMENT

ZONING C2005\Beach Parcel-081501

Frances L. Yerdon (for the Firm LB 642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

DRI 2002-00002

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(941) 334-0046 ▪ Fax (941) 334-3661



DCI 2002-00002

EXHIBIT "A-1"
DRI2002-00009
PAGE 2 OF 5

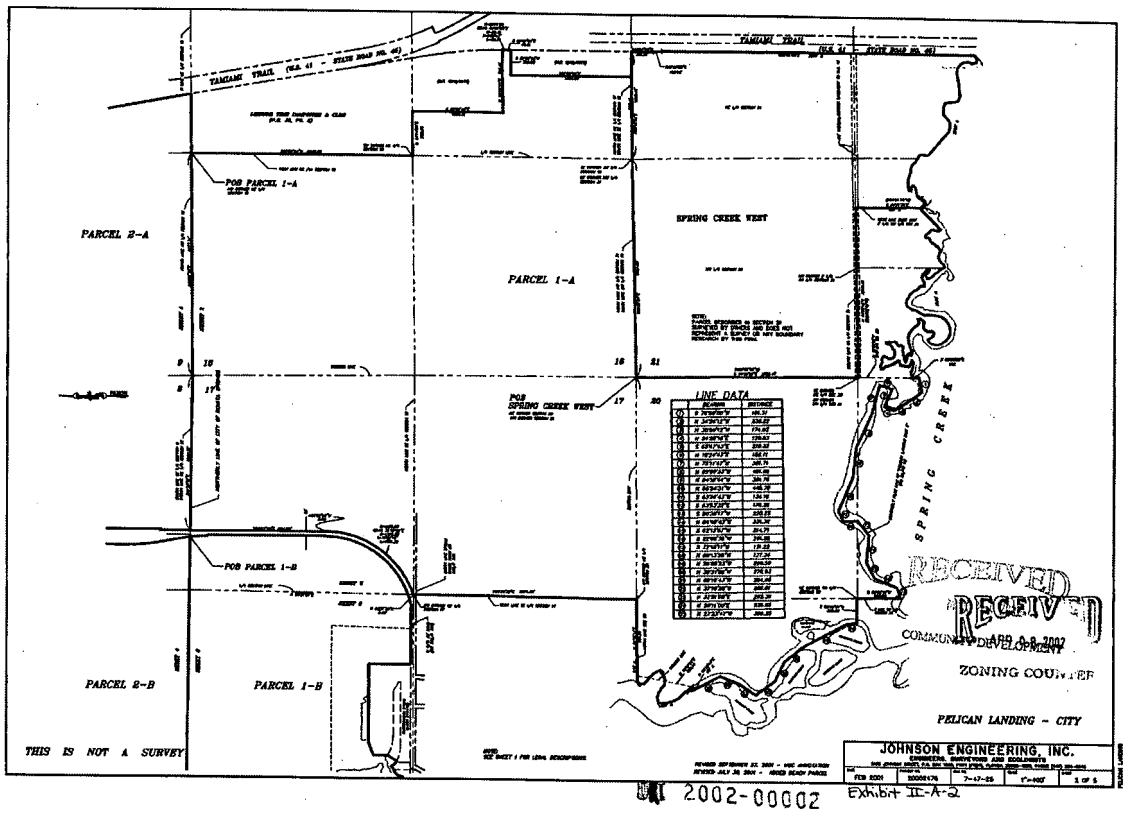
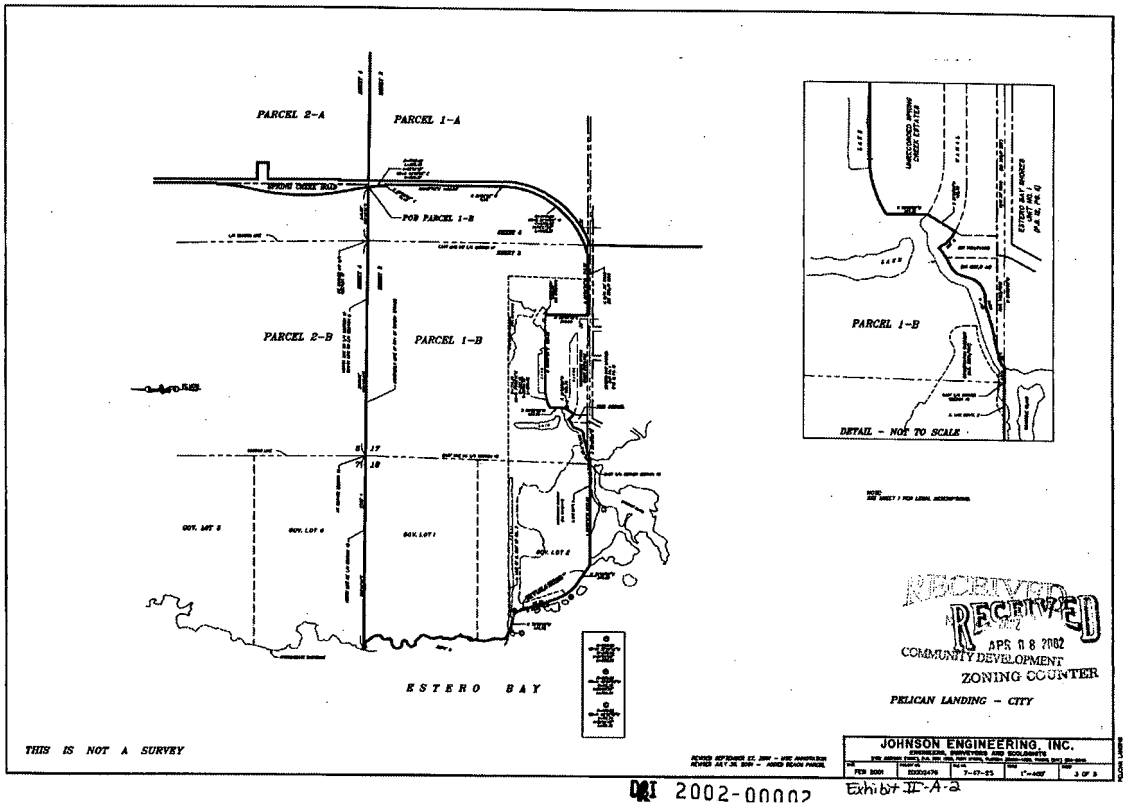


EXHIBIT "A-1"
DRI2002-00009
PAGE 3 OF 5



DRI 2002-00002 Exhibit II-A-2

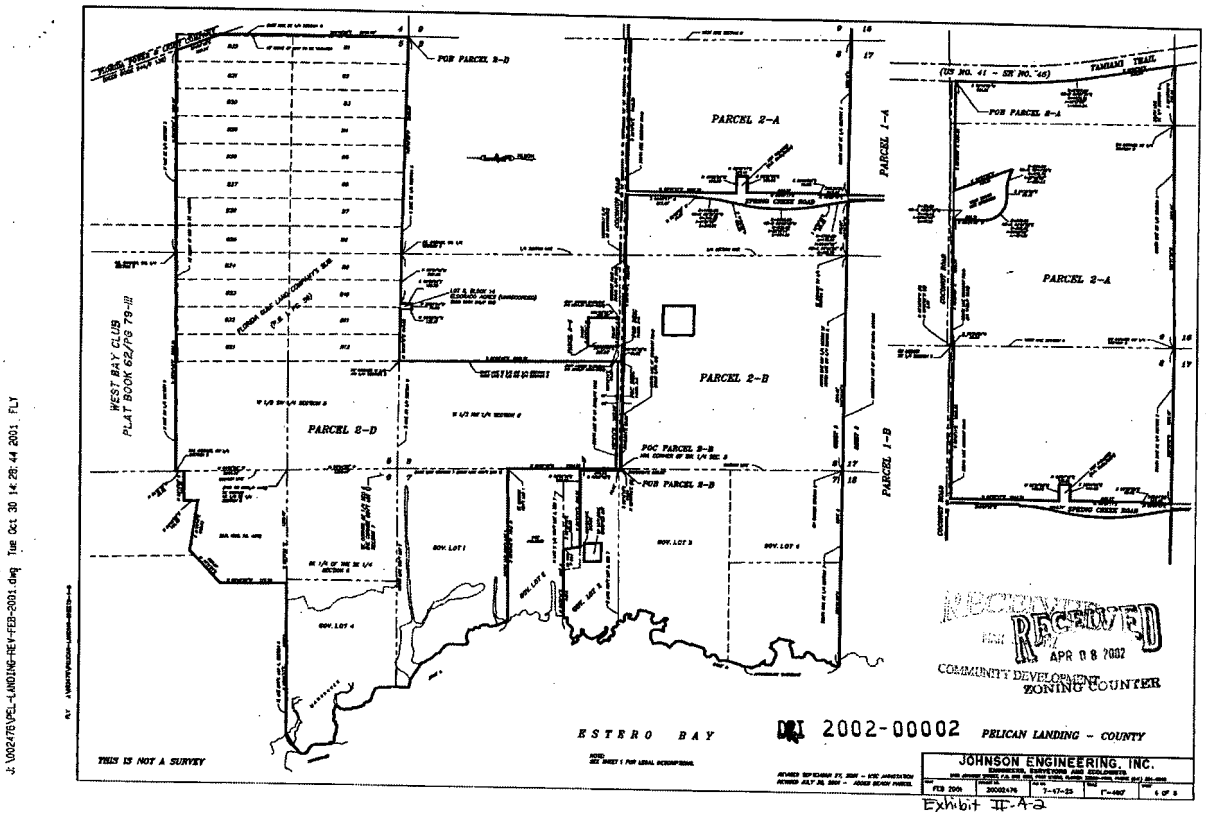
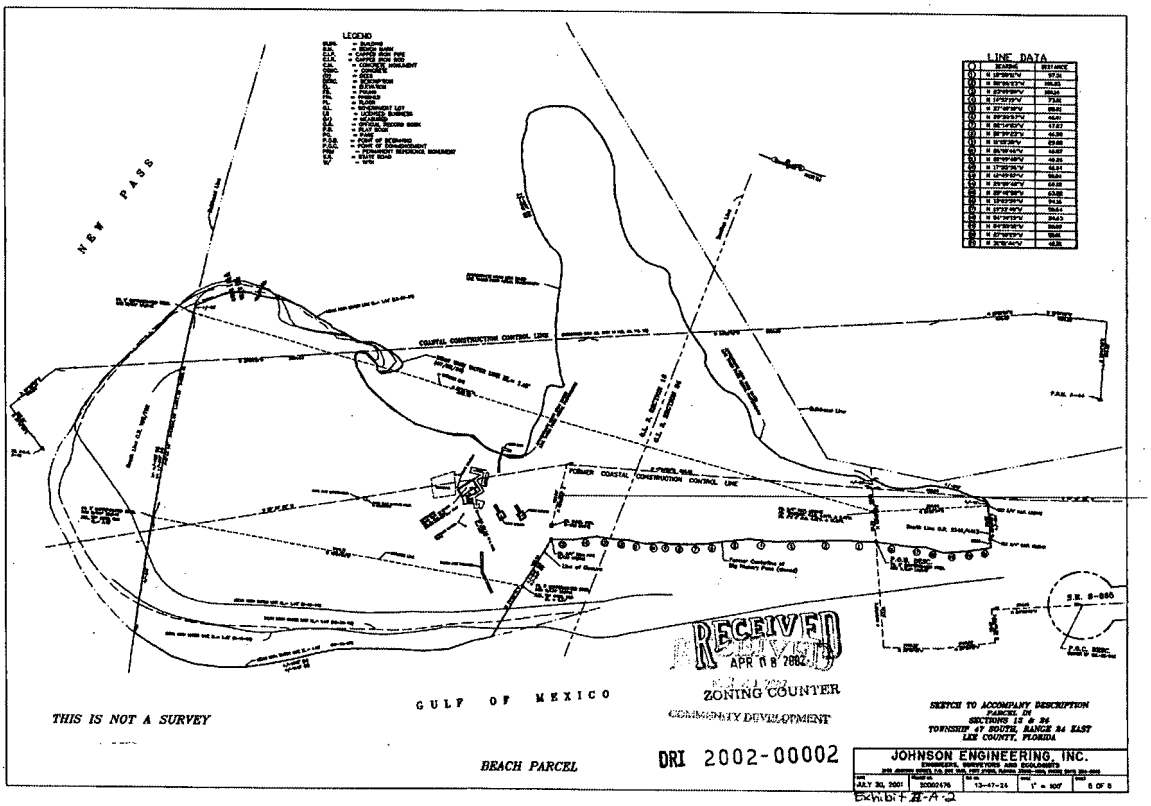


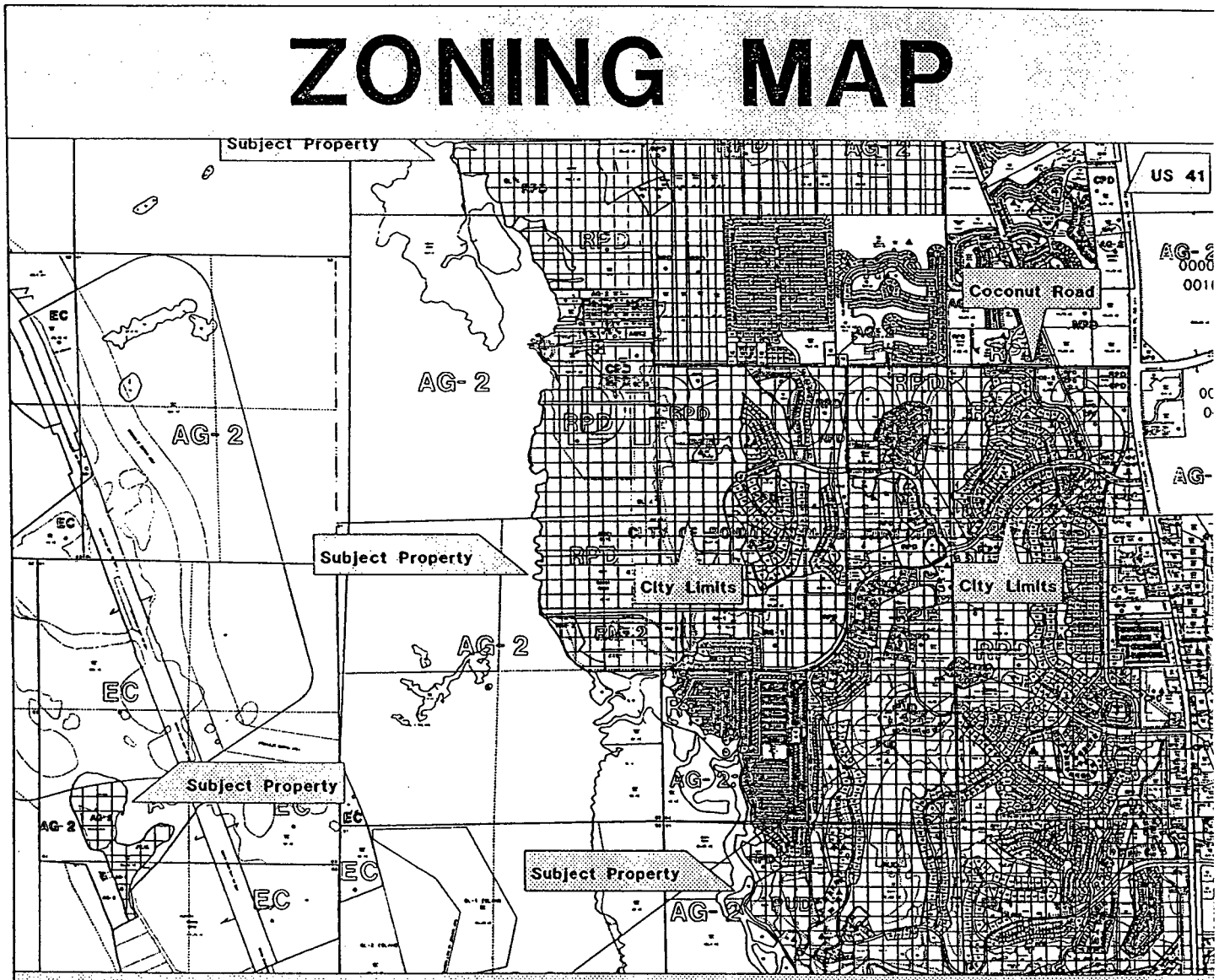
Exhibit II-A-2

EXHIBIT "A-1"
DRI2002-00002
PAGE 5 OF 5



J:\00247615\BEACH-PARCEL-SHEETS.dwg Tue Oct 30 14:36:43 2001 FLY

ZONING MAP


Subject Property
US 41
Coconut Road
AG-2
RPD
EC
City Limits
Subject Property
Subject Property
Subject Property

A

RECEIVED
2002-00002
PELICAN LANDING DRI
MAP 'H'
MASTER DEVELOPMENT PLAN
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS ■ LAND SURVEYORS ■ PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE (941) 947-1144 FAX (941) 947-0375
DESIGNED BY: WCI
DRAWN BY: WCI
APPROVED: W.A.
JOB CODE: PLNOPC
SCALE: 1" = 600'
DATE: NOVEMBER, 2000
FILE NAME: PLMAPH
DRAWING NUMBER: 1 OF 1
PRINTED
NOV 19 2001
OWNER/DEVELOPER
WATERMARK COMMUNITIES INCORPORATED
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(941) 498-8272
(941) 498-8272 (FAX)
LEGEND
LAND USE SUMMARY
NORTH
EXISTING
FUTURE
ESTERO BAY
BEACH PARK
GULF OF MEXICO
ESTERO BAY
LEE COUNTY
CITY OF BONITA SPRINGS
HOTEL
GOLF
RESIDENTIAL
RETAIL/OFFICE
MARINA
CLUBHOUSE
EAGLE'S NEST

LEE COUNTY
RECEIVED
02 SEP 12 AM 11:59
COMM. DEV./
PUB. WRKS. CNTR.
SECOND FLOOR

CODIFIED ELEVENTH AMENDED DEVELOPMENT ORDER[1]
FOR
PELICAN LANDING
A DEVELOPMENT OF REGIONAL IMPACT

STATE DRI #1-9293-121
COUNTY CASE DRI2002-00002

WHEREAS, on November 28, 2000, WCI Communities, Inc., the owner of the Pelican Landing Development of Regional Impact (DRI) most recently requested an amendment to the original Development Order (DO)adopted August 29, 1994, as amended; and

WHEREAS, this document incorporates the Development Order Amendments for Pelican Landing DRI adopted: 1) March 22, 1995 (incorporating the terms of a settlement agreement); 2) August 16, 1995, which incorporated the conditions of the Spring Creek West DRI as set forth in the Eighth Amendment to Spring Creek DRI #10-7677-9; 3) November 4, 1996; 4) November 17, 1997; 5) September 21, 1998; 6) June 21, 1999; 7) December 6, 1999; 8) August 7, 2000; and the conditions proposed for the tenth amendment to the Pelican Landing DRI Development Order; and

WHEREAS, Condition II.L., adopted as part of the ninth development order amendment, requires the developer to file a Notice of Proposed Change to delineate the jurisdictional boundaries as to the DRI property between the City of Bonita Springs and Lee County; and

WHEREAS, the Development Order was amended a tenth time on February 26, 2002 to revise the legal description and clearly define the jurisdictional line between the City and County; and

WHEREAS, the City of Bonita Springs has adopted a substantially similar development order that is applicable within its jurisdiction; and

WHEREAS, a Notice of Proposed Change was submitted by WCI Communities, Inc. on April 8, 2002 to accomplish the following: (1)adjust the original buildout date (from December 31, 2002 to May 21, 2004) and termination date (from December 31, 2005 to May 21, 2007) to reflect the one year and 141 days the effectiveness of the Development Order was tolled as a result of the 1996 appeal and challenge; and (2)extend the buildout and termination dates by 4 years and 364 days to May 20, 2009 and May 20, 2012, respectively.

---

[1] This is a codification and a restatement of all DRI Development Orders rendered with respect to Pelican Landing within Lee County , including actions taken on March 25, 1995, August 16, 1995, November 17, 1997, September 21, 1998, June 21, 1999, December 6, 1999, August 7, 2000, February 26, 2002 and _____.

WHEREAS, under F.S. §380.06(19), the proposed change must be reviewed cumulatively with previous changes to the DRI Development Order to determine whether they constitute a substantial deviation from the terms of the original DRI Development Order approvals; and

WHEREAS, the Board of County Commissioners has reviewed the proposed amendment and found that the changes do not constitute a substantial deviation; and

WHEREAS, the Board of County Commissioners of Lee County, Florida, has considered the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the Lee County Hearing Examiner, the documents and comments upon the record made before the Board in public hearing, and after full consideration of those reports, recommendations, comments, and documents, the Board of County Commissioners of Lee County, Florida, finds and determines that:

I. FINDINGS OF FACT/CONCLUSIONS OF LAW

A. The "Pelican Landing DRI" is a partially built master planned community on a total of 2748.25± acres located approximately three miles north of the Lee/Collier County Line. Approximately 1249.8 acres of the Pelican Landing DRI are located within the City of Bonita Springs; approximately 1216.45 acres of the Pelican Landing DRI are located within the unincorporated area of Lee County; and approximately 282± acres of the 2748.25±-acre total constitutes the Spring Creek West DRI, which is located in the City of Bonita Springs. The property is bounded on the west by Estero Bay, on the east by US 41, and on the south by Spring Creek. Coconut Road provides the general northern boundary of Pelican Landing; however, a part of the project is located north of Coconut Road.

The proposal is to construct 4,400 residential units, of which 665 are single-family and 3,735 multi-family, 300,000 square feet of gross floor area of retail commercial, and 475,000 square feet of gross floor area of office commercial. The retail uses will provide up to 2,048 parking spaces and the office uses will provide up to 1,587 parking spaces. The project will also include 750 hotel/motel rooms, a 50,000-square-foot conference center, 65 wet boat slips and 150 dry boat slips, various recreational amenities including, but not limited to: golf, tennis, canoe parks, an existing boat ramp on the Baywinds Parcel and a beach park for the benefit of the owners in Pelican Landing. There are 143.81 acres of upland habitat preserve, 678.5 acres of salt and freshwater wetlands, 247.49 acres of water management lakes, 162.16 acres of public and private rights-of-way, 3.2± acres of "off-site" parking, 6 acres of utilities and an .11-acre cemetery site.

Water supply and wastewater treatment, and reclaimed water, when available, will be provided by Bonita Springs Utilities, Inc. The project buildout date is May 20, 2009.

B. LEGAL DESCRIPTION: The Pelican Landing DRI is located in Sections 05, 06, 07, 08, 09, 16, 17, 18, 20, and 21, Township 47 South, Range 25 East, and Sections 13 and

24, Township 47 South, Range 24 East, Lee County, Florida, as more particularly described in attached Exhibits A, B, C and D.

Exhibit A identifies the boundaries of the Pelican Landing DRI as located within unincorporated Lee County.

Exhibit B identifies the boundaries of the DRI located within the City of Bonita Springs, except the Spring Creek West DRI portion.

Exhibit C identifies the boundaries of the Spring Creek West DRI, which is located in City of Bonita Springs.

Exhibit D is a sketch of the legal descriptions, set forth in Exhibits A, B and C.

C. The DRI property is currently zoned AG-2, RS-1, RM-6, PUD, RPD, CPD, TFC-2 and RM-2; the property is partially developed.

D. The Application for Development Approval as modified by the settlement agreement was determined to be consistent with the requirements of Section 380.06, Florida Statutes.

E. The development is not located in an area designated as an Area of Critical State Concern under the provisions of Sections 380.05 and 380.06 (14), Florida Statutes.

F. The proposed Development Order Amendment does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development plan applicable to the area. The development is consistent with the State Comprehensive Plan if developed pursuant to the conditions set forth herein.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County pursuant to the provisions of Section 380.06, Florida Statutes. The development, as proposed in the Application for Development Approval (ADA) amended by subsequent Notices of Proposed Change, and as modified by this Development Order Amendment, is generally consistent with the report and the recommendations of the SWFRPC pursuant to Section 380.06(11).

H. The development is located in the Urban Community, Outlying Suburban and Resource Protection Areas classifications of the Lee Plan with the Privately Funded Infrastructure Overlay and is consistent with the Lee County Comprehensive Plan and Lee County's Land Development Regulations if subject to the conditions contained in this Development Order.

I. The proposed conditions below meet the criteria found in Section 380.06 (15) (d), Florida Statutes.

J. In accordance with the Development Order condition Section III. Condition 16. herein, the lands within the Spring Creek West DRI were incorporated into this Development Order. Those lands described as the Spring Creek West DRI will only be subject to those terms and conditions set forth in the Eighth Development Order Amendment for the Spring Creek West DRI. They will remain applicable to the property known as the Spring Creek West DRI in the same manner as they are presently applicable, except that one annual monitoring report that includes both Pelican Landing and Spring Creek West DRIs must be submitted. Additionally the Spring Creek West DRI legal description has been included within the Pelican Landing DRI. Since the Spring Creek West land is part of an almost completely developed vested DRI, there is no reason to alter the conditions within the Spring Creek West DRI Development Order. The Spring Creek West property is vested under the terms and conditions of the Spring Creek West DRI Development Order, and this property will not be considered in any cumulative analysis of Pelican Landing in accordance with Section III Condition 16.

K. A portion of the DRI property has been included in the incorporated limits of the City of Bonita Springs pursuant to legislation adopted during the 1999 Legislative session. The property now located in the City of Bonita Springs lies within the area described in section 6 of the Committee Substitute for Senate Bill 2626, 1st Engrossed. Pursuant to Florida Statutes section 380.06(15)(h), a separate DRI development order must be adopted by the City of Bonita Springs that incorporates the rights and obligations specified in this development order as they affect property located within the city limits. Also pursuant to that section of the Florida Statues, the Pelican Landing DRI development order adopted by the county must be amended to remove property now located in the City of Bonita Springs. Conditions pertaining to the adoption of an amended DRI development order for property remaining within unincorporated Lee County are set forth in Section II. L. of this development order.

II. ACTION ON REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, LET IT BE ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, in public meeting duly constituted and assembled on _____ that the proposed amendments to the Pelican Landing DRI Development Order are hereby APPROVED, SUBJECT TO the following conditions, restrictions and limitations.

For the purposes of this Development Order, the term "developer" or "Applicant" includes successors or assigns, and all references to County Ordinances and codes include future amendments.

A. Historical/Archaeological Sites

1. The Zenith Mound Archaeological Site (State Master File #8LL1436) and the Johnson Cemetery (State Master File #8111440) will be preserved in perpetuity and will

be recorded as "preserve" on all appropriate plats, site plans, and the Master Development Plan for Pelican Landing DRI.

2. If any additional archaeological/historical sites are uncovered during development activities, all work in the immediate vicinity of such sites will cease. The developer will immediately contact the Florida Department of State, Division of Historical Resources, the SWFRPC, and Lee County and advise them of the discovery. The developer will have a State-certified archaeologist determine the significance of the findings and recommend appropriate preservation and mitigation actions, if necessary.

B. Housing

1. There are no regionally significant housing impacts for the first planning horizon of the DRI Development Order, which ends on December 31, 1997. Utilizing supply data not adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II (January, 1998, through December 2002) would have an unmet need of 99 affordable units for very low income and no unmet need for low income households. Utilizing supply data adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II would have an unmet need of only 38 affordable housing units for very low income households and still no unmet need for low income households. The aforementioned data is based on the existing studies.

The supply adjustment figures mentioned above are based on actual sales prices relative to listed prices. Affordability thresholds for owner-occupied affordable housing are determined using PITI (Principal, Interest, Taxes, and Insurance) calculations methodology as outlined in the DCA 1991 Draft methodology.

2. The Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, and Lee County accept the Developer's contribution of $20,000.00 to assist existing and prospective employees within the Pelican Landing DRI to locate affordable housing. The $20,000.00 will be contributed to the Lee County Affordable Housing Trust Fund by January 2, 1997. Lee County may use all, or a portion, of the funds to conduct a needs assessment study, and the County will commit to use SHIP funds to assist a minimum of 8 qualified employees within the Pelican Landing DRI obtain a home. Qualified employees must be first time home buyers, employed by a business located within the Pelican Landing DRI, including employees of WCI. The applicants for funding must meet the program guidelines including, but not limited to, income limitations and repayment obligations. The funds will only be used to provide interest free deferred payment assistance to qualifying home buyers for either closing costs or down payments associated with the purchase loan.

C. Hurricane Preparedness

1. The developer provided Lee County with the funds for the provision and connection of a portable diesel powered generator for the Gateway Elementary School. The generator must be equipped with a fuel tank, capable of generating enough power to handle

the demands of ventilation fans, lighting, life safety equipment (alarms and intercom), and refrigeration and cooking equipment. The developer will be responsible for the initial electrical hook-up costs. The selection of the generator will be in coordination with Lee County Emergency Management Staff.

2. The Lee County Emergency Management staff will act as a liaison between the developer and the Lee County School District staff, and will make all of the necessary arrangements for the location of the generator on Lee County School Board property.

3. The provision of the generator serves to mitigate the shelter and evacuation impacts of the project at buildout. Should Lee County ever adopt an impact fee, or other type of levy or assessment to provide funding for shelter space and improvements thereto, the developer will be entitled to a credit against the fee or levy in the amount of the cost of the generator, if eligible under the terms of that impact fee or levy.

4. The developer must notify all purchasers of real property within the residential portions of development, through the restrictive covenants, of the potential for storm surge flooding in feet above the Base Flood Elevation, according to the National Weather Services' storm surge model "SLOSH", and the National Flood Insurance Program.

5. The developer must prepare, in conjunction with Lee County Emergency Management and Division of Natural Resources staff, a brochure advising all marina owners of the measures that can be taken to minimize damage in the event of a hurricane. This brochure must address how boat owners can minimize damage to their vessels, the marina site, neighboring properties and the environment. The brochure must be provided to all boat owners and users at the marina.

6. Prior to the issuance of a Certificate of Occupancy for any Hotel, the developer or the hotel owner/manager must prepare a written hurricane preparation and evacuation/sheltering plan. This plan will be prepared in conjunction with Lee County Emergency Management Staff and must be coordinated with the hurricane evacuation plan for the overall DRI.

7. The Property Owner's Association must host an educational seminar, and will be responsible for obtaining the place for the seminar and for providing the invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff, who will provide the education and information at the seminar and will advise the owners of the risks of natural hazards and the action they should take to mitigate the inherent dangers.

8. The developer must develop a hurricane evacuation plan for the DRI. The hurricane evacuation plan must address and include: a) operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; b) the educational program set forth in condition 7 above; c) hurricane

evacuation; d) the method of advising residents and visitors of hurricane shelter alternatives including hotels and public hurricane shelter locations; e) identification of the person(s) responsible for implementing the plan; and f) how the private security force will be integrated with the local Sheriff's personnel and the Division of Public Safety. The plan must be developed in coordination with the Lee County Emergency Management officials and found sufficient by those officials months after the effective date of the DRI Development Order. *Editorial note: The developer submitted an emergency plan to Lee County Emergency Management for review and approval. The plan must be re-submitted annually to address changes in the development parameters and changes in local hurricane evacuation and sheltering policies. The plan must comply with Lee County Administrative Code 7-7.*

9. The developer, and any successor landowner, will pay any All Hazards Tax properly levied by Lee County to provide for shelter space, upgrades to shelters, and to address other natural disasters.

10. Conditions C.1. through C.3. address the hurricane mitigation requirements for the initial 4050 units. The developer will mitigate the hurricane shelter impacts for units 4051 through 4400 by paying $18.50 per unit to the Lee County Impact Fee Coordinator at the time of building permit approval. If the developer constructs an assisted living facility, the developer must comply with all aspects of Section 440.441(1)(b), F.S., as may be amended, including the preparation and submittal of a comprehensive emergency management plan that addresses emergency evacuation transportation and adequate sheltering arrangements for the ALF residents. The developer must update this plan annually. The County must use the funds paid pursuant to this condition to construct or upgrade hurricane shelter space in a location that will benefit the residents of the Pelican Landing Community. The eighteen dollar and fifty cents fee (1996 dollars) will be multiplied by the Dodge Data Service Building Cost Index for U.S. and Canadian cities for June 1 of each year subsequent to 1996, up to the time building permits are issued. This multiplier ensures payment of current dollars at the time the permits are issued. If the Building Cost Index is not available, the Consumer Price Index will be used instead, and applied by the method described above. If Lee County adopts an impact fee for hurricane shelters prior to, or during, the acquisition of building permits 4051 through 4400 then the Developer will pay the duly adopted impact fee, provided that fee is no less per unit than the per unit amount set out above, and this condition will have no further force and effect.

D. Marina Facilities

1. The developer must create a conservation easement precluding the construction of additional docking facilities beyond those specifically authorized in this Development Order. This conservation easement will be in addition to the 4,000-foot conservation easement already required in Spring Creek. The location and extent of the conservation easement will be contingent upon navigability of the waterway, and will be established in association with the Florida Department of Environmental Protection (FDEP) permits.

2. All docking and dry storage facilities must be constructed in accordance with the terms and conditions of any FDEP permit or lease, and in accordance with any Lee County dock permit.

3. The developer has constructed dock and channel markers within Estero Bay. The Lee County Division of Natural Resources Management will be permitted to mount regulatory signs on the docks and channel markers owned by the developer. Lee County will be responsible for insuring that the addition of the regulatory signs does not cause the developer to be in violation of any permit condition or FDEP, Coast Guard, or other agency regulation. The regulatory signs will remain the property and maintenance responsibility of the Lee County Division of Natural Resources Management.

4. The marina operator must dispense manatee awareness brochures to all users of the marina facilities. The brochures must also include information regarding channel locations, proper boating routes, and shallow water habitats to be avoided.

5. The developer and marina operator must insure that the marina lighting is directed away from adjacent mangroves and estuarine systems to reduce any negative impacts to the wildlife using these areas.

6. The marina operator will remove or cause to be removed from the marina any boat operator observed violating the guidelines set forth in the manatee awareness brochures or Lee County regulations regarding the protection of manatees.

7. The developer must designate and reserve one wet slip for the Florida Marine Patrol or the Lee County Sheriff's Special Response Unit, if needed by these agencies.

8. The shuttle boat captain and marina operator must keep a log of all manatee sightings. The log must reflect the locations, time and date of the sighting, the number of manatees, and the nature of their activity if it can be determined. The log should also note the name of the person recording the sighting. This information must be forwarded to Lee County and FDEP on a periodic basis.

9. The developer must construct an educational board on a Kiosk at the Beach Park. The educational board will be created in conjunction with the Lee County Division of Natural Resources Management, Marine Sciences Program and Turtle Time.

10. The developer will comply with all water quality monitoring requirements imposed by the FDEP and the SFWMD.

11. Any boat wash areas must have a closed loop system that captures and recirculates the water through a filtration or other acceptable system. Any boat repair and maintenance facilities must be in an enclosed, roofed, impervious surfaced area to limit the run-off of contaminated water during a storm event.

12. Once a year the marina operator must host an Educational and Hurricane Preparedness Workshop for all tenants in the wet slip area. The marina operator will provide the facility for the seminar and must insure that all tenants are invited. The marina operator will establish the date and time for the workshop in conjunction with Lee County Emergency Management and the Lee County Division of Natural Resources Management, Division of Marine Sciences. Lee County will provide a trained representative who will educate the tenants on natural resources awareness, manatees, safe boating practices and on proper procedures, prior to and during a hurricane.

13. The dry storage facilities must be located in a building or structure ~~which~~ that is designed and constructed to meet all requirements of the Standard Building Code, as adopted by Lee County.

E. Vegetation and Wildlife/Wetlands

The developer has conducted Protected Species surveys in accordance with the Florida Game and Fresh Water Fish Commission (FGFWFC) [now known as the Florida Fish & Wildlife Conservation Commission (FWC)] guidelines and the Lee County Land Development Code. These surveys identified the presence of the following protected species: bald eagle, wood stork, little blue heron, tricolored heron, reddish egret, snowy egret, white ibis, piping plover, Southeastern snowy plover, least tern, American oystercatcher, black skimmer, brown pelican, Atlantic loggerhead sea turtle, and gopher tortoise. The Baywinds parcel has existing environmental permits that remain valid as of the date of the Seventh Development Order Amendment. These permits are based on the plan of development shown on the local Development Order Approval No. 95-12-068.00D. Some improvements were made pursuant to those permits. Future improvements to the Baywinds parcel must be consistent with the conditions set forth in those permits as may be amended.

1. There were three bald eagles' nests of concern prior to the original development order adoption. One nest was on the Pelican Landing property in the Eco Park. The other two nests were originally within 1500 to 1600 feet of Pelican Landing. One of these other nests was located on the Kersey parcel and declared abandoned by the USFWS in July 1998. The buffers that affect Pelican Landing property were established in an on-site eagle habitat management plan addressing the Pelican Landing property only.

Prior to any new development within 1500 feet of any active eagle nest other than the nest located within the Eco Park, the Developer must prepare an on-site eagle management plan, addressing the Pelican Landing DRI property only, that will be reviewed by DCA, SWFRPC, FWC Lee County, and USFWS. The agencies must provide specific written objections or concerns if any, regarding any new proposed management plan and indicate how those concerns can be addressed by the developer.

The Developer will revise the management plans to respond to any lawful objections. The agencies will review and respond to the management plan resubmittal. The agencies will provide a written response to Lee County and the Developer, which reflects that

there is no objection to the management plan or outlines specific objections and concerns. The agency response will indicate how any concerns or objections can be addressed by the developer. Lee County and DCA will have the final approval authority. If a proposed management plan includes development within 750 feet of an active eagle's nest, the plan must also be submitted to the Lee County Eagle Technical Advisory Committee (ETAC). ETAC will review the plan and forward recommendations to the FWC and USFWS.

2. A local development order for the Hickory Island Beach Park has been issued to permit construction of beach park infrastructure. This local development order includes a protected species survey and phased Preliminary Management Plan (PMP). The PMP incorporated Lee County Division of Natural Resources Management (DNRM) and Florida Game and Fresh Water Fish Commission (FGFWFC) recommendations.

The PMP required the developer to provide the County with a conservation easement over the entire parcel, except for the active building areas approved through the local development order. The PMP permitted a refinement of the conservation easement boundaries after completion of a one year utilization study. The final conservation easement is consistent with the provisions of Section 704.06, Florida Statutes. For the purpose of this DRI Development Order, Section 704.06, F.S. will not preclude educational signage, and signage and land management activities required by the management plan, including but not limited to the removal of exotic vegetation.

The objectives of this one year study were: 1) determine shorebird utilization of land under Developer's ownership based on detailed surveys and prepare a shorebird management plan, 2) analyze beach vegetation and prepare a maintenance plan, and 3) monitor beach use by Pelican Landing visitors. Additionally, the PMP requires surveys for identification and protection of sea turtle nests, the construction of three osprey platforms, and a review of the elements of the overall plan to be conditioned on the DRI Development Order.

The Developer submitted a Final Management Plan to Lee County, FGFWFC, and DCA within 18 months of the effective date of the DRI Development Order, on November 14, 1994. Lee County, FGFWFC, and DCA reviewed the management plan. Lee County approved this plan and its implementation was certified in October 1996.

3. The projected gopher tortoise burrow count for the original Pelican Landing DRI area was 439, based on an estimate of FGFWFC habitat guidelines, a minimum of 75 acres of gopher tortoise habitat must be protected.

The Developer has set aside a 78±-acre area of xeric scrub and pine flatwoods to mitigate the impacts to the upland gopher tortoise habitat for the original Pelican Landing DRI land area. This area is known as the Pelican Landing Eco-Park. The Eco-Park area contains significant portions of the xeric oak habitat existing on the original Pelican Landing DRI site.

A Gopher Tortoise Population Study and Management Plan was submitted to the Florida Game and Fresh Water Fish Commission on or about December 22, 1993 for the original Pelican Landing DRI. A new protected species survey was conducted in March and April of 1998 on the addition to the Pelican Landing DRI known as the Kersey-Smoot parcel. The new survey revealed the presence of 114 active and inactive gopher tortoise burrows on 70 acres. A protected species survey was conducted in 1990 and February 1996 on the Baywinds parcel. The survey revealed the presence of 28 active and inactive gopher tortoise burrows on 15.41 acres. The Developer has an Incidental Take Permit for the new gopher tortoise burrows located outside of the Eco-Park in the undeveloped Kersey-Smoot and Baywinds parcels. The Developer obtained an Incidental Take Permit prior to proceeding with development within the gopher tortoise habitat areas. Prior to the start of construction, all gopher tortoise burrows within the development areas must be excavated and any resident gopher tortoises, or commensal species, relocated to open spaces within the Pelican Landing DRI.

Impacts to gopher tortoise habitat within the Kersey-Smoot and Baywinds parcels have been mitigated through incidental take funds paid to the FWC for the purpose of regionally significant gopher tortoise habitat.

The applicant and the Florida Fish and Wildlife Conservation Commission (FWC) have had considerable discussion regarding the modifications and refinements to the existing 78-acre Eco-Park boundaries. The addition of the eastern 140-acre "Skebe Tract", of which 63.24 acres will be added to the Eco-Park, will provide for an 81% increase in the overall size of the Pelican Landing Eco-Park.

The new Eco-Park configuration will delete the southern-most ±22 acres, while adding new lands to the park area within the confines of the "Skebe Tract". An overall increase (net gain) of ±11 acres of upland habitat, plus 52.24 additional acres of forested wetland acreage will increase the overall size of the revised Eco–Park boundaries to approximately 141.45 acres.

Any active or inactive gopher tortoise burrows found within the Eco-Park deletion zone or the new golf lands of the eastern portion of the "Skebe Tract" will be excavated to search for activity. Any tortoises found will be relocated to the modified Eco-Park boundaries, pursuant to the Eco-Park Reconfiguration Plan, authored by Wilson, Miller, Inc., and accepted by the FWC. The initial Gopher Tortoise Incidental Take Permit LEE-9 must be modified by the FWC in order to adopt the Eco-Park Reconfiguration for both the existing Eco-Park south deletion area, the "Skebe Tract" addition to the Eco-Park, and the inclusion of a portion of the "Skebe Tract" in the development area.

A revised perpetual Conservation Easement will be recorded in the Lee County records, pursuant to the revised boundaries of the Eco-Park. The delete ±22 acres will be formally released from the Conservation Easement by the FWC.

4. All areas designated as Preserve on the adopted Map H must remain undeveloped and be owned, maintained, and managed by an Improvement District or a similar legal entity. No lot lines will be allowed within any preserve areas. The following uses are permitted within Preserves: habitat management activities, hiking and nature study, outdoor education, recreational fishing, gates and fencing, and boardwalks limited to pedestrian use. Trimming of mangroves for residential visual access to Estero Bay or Spring Creek is prohibited in wetland areas #14 and #21 (as identified in DRI ADA), and Bay Cedar Phase II (along Spring Creek), and any saltwater wetlands abutting the Kersey-Smoot and Baywinds parcels. However, minor mangrove trimming is permitted within the vicinity of the clubhouse on the Baywinds parcel to provide a limited view of the Estero Bay. The scope of the developer's DEP application request for minor trimming is subject to the review and approval of Lee County Division of Planning, Environmental Sciences staff. All trimming activity will be subject to the wetland regulatory permit approvals.

The Developer has granted a conservation easement consistent with Section 704.06., Florida Statutes for the Eco-Park to the FGFWFC. The conservation easement was drafted to allow use of the Eco-Park for resource-based recreational activities, enjoyment of nature and education enrichment, including, but not limited to: Picnic areas, trails, benches, boardwalks, biking/jogging trails, vita courses, bird viewing blinds/towers and interpretative facilities, signs, on-going maintenance and removal of exotic vegetation and compliance with the management plan required per the FGFWFC. Educational and directional signage are permitted within the Eco-Park. For the purposes of this DRI D.O. the prohibition of signage included within Section 704.06, Florida Statutes applies to off-site signs and billboards. The removal of exotics, controlled burns and the maintenance of the vegetation in accordance with the Eco-Park management plan will be permissible in the conservation easement notwithstanding the provisions of Section 704.06, Florida Statutes prohibiting the destruction of trees. A paved golf cart path, a wooden golf cart bridge across Halfway Creek, a buried irrigation line to be under the path and bridge, and a buried outfall pipe for a surface water management system will be located within the Eco-Park.

5. Should any orchids, wild pine air plants, Florida Counties, Catesby's lilies, leather ferns, royal ferns, or cabbage palms with gold polypody and shoestring ferns be located within development areas, best efforts must be used to relocate these plants to open space and landscaped areas.

6. As part of local development order approval for any phase of the development, an invasive exotic vegetation removal and maintenance plan must be submitted to the Division of Natural Resources Management for approval. At a minimum, this plan must be structured to provide for the phased removal of invasive exotic vegetation and maintenance to control exotic re-invasion within the wetland and upland preserve areas. Removal within preserve areas may be done on a pro rata basis as phased local development orders are obtained.

7. The existing Pelican's Nest golf course includes native vegetation along the rough and between golf holes. The applicant must continue to incorporate the native

vegetation into the design of future golf holes, where feasible. Native vegetation has been retained on individual lots and between tracts in the existing developed area of Pelican Landing. Where feasible, the applicant will continue to incorporate native vegetation into the open space and landscaped areas.

8. The applicant must design the golf course and conduct maintenance, which includes fertilization and irrigation, in a manner that is sensitive to the water and nutrient needs of the native xeric vegetation in and around the golf course. However, this condition will not be interpreted in a manner that forces the applicant to jeopardize the health and viability of the golf course.

9. Upon approval of the management plans referenced above, the approved management practices will be considered a part of this development order for reinforcement purposes, and be enforceable in the same manner as a condition of this development order.

10. This project may result in the filling of not more than 13.25 acres of wetlands. The mitigation for the impact to wetlands will be determined at the time of final permitting, but the mitigation should include the removal of exotic invasive plants, the restoration of historic hydro periods, and a total of not more than ten acres of littoral zone plantings. The mitigation for wetland impacts to the Baywinds parcel was determined prior to the inclusion of the property into the Pelican Landing DRI as part of the environmental and local government permitting. The mitigation was based on the plan of development reflected in Lee County Development Order 95-12-068.00D. Changes to the plan of development that include additional wetland impacts may necessitate modification to the environmental and local government permitting.

F. Solid/Hazardous/Medical Waste

1. All storage, siting, and disposal of hazardous wastes and hazardous materials must be accomplished in accordance with federal, state, and local regulations. The business owner/operator is responsible for compliance with all permitting, reporting, emergency notification provisions and other regulations relating to hazardous materials and hazardous wastes.

2. All business owners and operators must insure that regulated substances are loaded, off-loaded and stored in an area that is curbed and provided with an impervious base. The impervious base must be maintained free of cracks and gaps so as to contain any spills or leaks.

3. Outdoor storage of hazardous waste is prohibited.

4. Restaurants must be outfitted with grease traps or approved equivalent systems. The owner/operators of any restaurant must follow all applicable codes and regulations for cleaning and maintaining grease traps.

5. If any hotel pool utilizes gaseous chlorine, the pool must be equipped with chemical sensors, alarm devices, or other comparable equipment. The hotel owner/operator is responsible for compliance with this requirement and notice of this responsibility/obligation must be included on all deed transfers or lease agreements.

6. Any business that generates hazardous waste defined by the Code of Federal Regulations 40 CFR Part 261, must notify the Division of Natural Resources Management for an assessment as required by Section 403.7225, Florida Statutes. This assessment will address any deficiencies in the management practices of hazardous waste generated at the facility.

7. The developer, or any subsequent owner of the golf course, must insure that the golf course maintenance equipment is handled in accordance with all federal, state and local regulations. Specifically, the developer will insure that all wash down facilities comply with FDEP rules regarding chemical residue, and insure the continued recycling of motor oil from maintenance equipment, and insure recycling of used motor oil, used oil filters, anti-freeze, lead acid batteries, cleaning solvents, shop rags, and aerosol cans.

8. The developer must investigate the feasibility of mulching trees and brush for on-site needs.

9. The developer/property owner of each commercial parcel which will be used to store, manufacture or use hazardous materials, must contact the Lee County Office of Emergency Management, Hazardous Material Representative, prior to obtaining a development order, to discuss the proposed development in relation to potential type, and storage of hazardous materials located on the premises.

10. If required by federal, state or local regulations:

a. The developer/property owner must prepare or have available material safety data sheets (MSDS) and submit either copies of MSDS or a list of MSDS chemicals to the appropriate fire department or district and to the Lee County Division of Public Safety.

b. The developer/property owner must establish an emergency notification system to be used in the event of a hazardous material release.

G. Storm Water Management

1. The surface water management system must be designed, constructed and operated in accordance with the pertinent provisions of Chapters 373 and 403, Florida Statutes; Chapter 40E, Florida Administrative Code; and the South Florida Water Management District "Basis of Review", and any pertinent local regulations regarding the design, construction and maintenance of the surface water management system. This condition applies to anyone obtaining a local Development Order within Pelican Landing. The

Bayside Improvement District (a district formed pursuant to Chapter 190, Florida Statutes), must insure that the portion of the system under the ownership and control of the district is operated in accordance with the pertinent portion of the regulatory provisions cited above, and any permit (construction or operation) issued by the SFWMD. Individual lot owners with on-site wetlands or Storm water retention or detention areas under their control must comply with the pertinent portion of the regulatory provisions cited above and any permit issued by the SFWMD.

2. Water Control Structures must be installed as early in the construction process as practicable to prevent over-drainage or flooding of preserved wetland areas. If the SFWMD establishes a construction schedule or scenario that is contrary to this condition, the permit requirement of SFWMD will control.

3. Any shoreline banks created along on-site Storm water wet detention lakes must include littoral zones constructed consistent with SFWMD requirements. The shoreline banks must be planted in native emergent and submergent vegetation. The developer must establish and maintain, by supplemental planting if necessary, 80 percent cover by native aquatic vegetation within the littoral zone for the duration of the project. The littoral zone will include, at a minimum, the area between high water and ordinary low water.

4. The Bayside Improvement District, and/or all property owners, must undertake a regularly scheduled vacuum sweeping of common streets, sidewalks and parking facilities within the development.

5. The developer must implement the best management practices for monitoring and maintenance of the surface water management systems in accordance with Lee County and South Florida Water Management District guidelines.

6. The SFWMD must establish all internal surface water management and wetland systems. The developer must set aside all internal surface water management and wetland systems as private drainage easements, common areas, or preserves. These areas must also be identified as specific tracts on the recorded final plat or some other legally binding document acceptable to the County Attorney's office.

7. The Baywinds parcel must be developed in accordance with the following permits: Water Management permit numbers 36-02043-S-02 and 36-02043-S, ACOE permit number 89IPD-20127 and the letter of permission to continue work authorized in the original permit, LOP #1989001127, and FDEP permit number 36293225. These permits were granted based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These permits may be modified, updated or replaced as required by law. Changes to the local development order may also require modification of the referenced permits.

H. Transportation

1. Significant Impact

a. The traffic impact assessment for this project assumes the development parameters and land uses shown in Exhibit F, "Pelican Landing DRI Development Parameters." The assessment indicates that the significantly impacted roadways and intersections described below will be operating below acceptable levels of service at the end of Planning Horizon I (1997) and buildout (~~2002~~ 2009). Each annual monitoring report, described in Paragraph 4, must reflect whether the roadways and intersections described below are significantly impacted or are projected to be significantly impacted by this project in the following year.

b. The Pelican Landing DRI is projected to significantly and adversely impact (as defined by Lee County Administrative Code) the following roadways and intersections:

Planning Horizon I (1997)		Needed Improvement
US 41/Corkscrew Road	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turns
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left & right turn lanes
	-	Separate EB thru and right turn lanes
	-	Separate WB thru and left turn lanes

Buildout (~~2002~~ 2009)		
Corkscrew Road - Three Oaks Parkway to 1-75 Old 41	-	Widen to 4 lanes

- Bonita Beach Road to Terry St.	-	Constrained (no widening possible; maximum v/c ratio of 1.85 per 1993 Lee Plan Policy 22.1.9)
US 41		
- Immokalee Road to Old 41 (Collier County)	-	Widen to 6 lanes
- Bonita Beach Road to West Terry Street	-	Widen to 6 lanes
- West Terry Street to Pelican's Nest Drive	-	Widen to 6 lanes
- Coconut Road to Williams Rd.	-	Widen to 6 lanes
- Constitution Boulevard to Alico Road	-	Widen to 6 lanes
US 41/Corkscrew Road	-	Separate EB left and thru/right lanes
	-	Westbound dual left turn lanes
	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Separate EB left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lanes
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turn lanes
	-	Northbound dual left turn lanes
	-	Eastbound thru/right turn lane
	-	Westbound two thru lanes
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Northbound dual left turn lanes
	-	Separate WB thru and right turn lanes
	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming

Coconut Road/Spring Creek Road	-	Separate NB left and right turn lanes
	-	Separate EB thru and right turn lanes
	-	Separate WB thru and left turn lanes

2. Mitigation

a. The developer will pay impact fees as defined in the Lee County Land Development Code to mitigate Pelican Landing's transportation impacts on the non-site related roads and intersections set forth in Section H.1.b. above. Road Impact Fees are estimated to be $8,900,000 for the land uses identified in Exhibit F. Road Impact Fee payments represent the DRI's proportionate share payment for all road and intersection improvements identified in Condition H.1.b. as significantly impacted by this project and operating below the adopted level of service standard by ~~2002~~ 2009. Estimated Road Impact Fees from this project exceed the community's estimated proportionate share dollar amount of all significantly impacted roadway improvements.

If the Land Development Code Chapter governing Impact Fees is repealed, reduced, or made unenforceable by court petition, the Pelican Landing DRI will continue to pay, per individual permit, an amount equivalent to Road Impact Fees prior to such repeal, reduction or court petition. If payment is not made consistent with that schedule, then a substantial deviation will be deemed to occur, and the traffic impacts of Pelican Landing DRI must be reanalyzed to determine appropriate alternative mitigation prior to the issuance of further building permits for the Pelican Landing DRI.

All road impact fee monies paid by the Pelican Landing DRI after adoption of this DRI Development Order will be applied by Lee County toward the non-site related improvements included in Transportation Condition H.1.b., provided those improvements are deemed necessary to maintain the adopted level of service standards and are included in the County's Capital Improvement Program. Should the identified improvements be funded through other sources, in whole or in part, or deemed unnecessary to maintain the adopted level of service standards, Lee County may apply any Pelican Landing impact fees not required for those specific improvements to other improvements consistent with the requirements of the Lee County Land Development Code.

b. If through the local development approval process, the developer constructs, with the approval of the Lee County DOT, an intersection or roadway improvement identified in Paragraph H.1.b., those improvements may be eligible for Road Impact Fee credits. The determination of whether such credits will be granted will be made consistent with the procedures outlined in the Land Development Code.

c. The developer must dedicate 60 feet of right-of-way for Burnt Pine Drive North, from Pelican Landing Parkway to Coconut Road, a distance of 6,926 feet; and for Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive, a distance of 2,326 feet. The developer must construct, as a two-lane access road, Burnt Pine Drive North from Pelican Landing Parkway to Coconut Road, and Burnt Pine Drive South from

Pelican Landing Parkway to Pelican's Nest Drive. Credits, if any, for the right-of-way dedication and construction identified above will be issued consistent with the procedures outlined in the Land Development Code. Dedication of the roadway right-of-way and construction of Burnt Pine Drive will occur as follows:

1) Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive: coincident with the Certificate of Compliance for the commercial parcel located in the northeast quadrant of the intersection of Burnt Pine Drive South and Pelican's Nest Drive.

2) Burnt Pine Drive North from Pelican Landing Parkway to Pelican Landing North Entrance: under construction no later than December 31, 1998.

3) Burnt Pine Drive North from Pelican Landing North Entrance to Coconut Road: should be under construction no later than December 31, 1999.

d. The developer agrees to reserve 25 feet of additional right-of-way along the south side of Coconut Road from US 41 west to Spring Creek Road to ensure that improvements to Coconut Road are not precluded. Such right-of-way will be dedicated to Lee County if and when requested. Credits, if any, for the right-of-way dedication will be granted at the time of dedication, and must be consistent with the Land Development Code in effect at that time.

e. As a mitigation option, the developer may, with the concurrence of Lee County, make an advance payment of a portion of Pelican Landing's total Impact Fees up to 2 million dollars. Lee County would then utilize the advance payment to accelerate the Project Design & Environmental (PD&E) Study for US 41 from the Collier County line to San Carlos Boulevard. The PD&E Study is currently scheduled in FDOT's Tentative Five Year Work Program for fiscal year 1998/99 (WPI #1114700).

3. Access and Site-Related Improvements

a. The developer will be fully responsible for site-related roadway and intersection improvements required within the Pelican Landing DRI. The developer must pay the full cost for any site-related intersection improvements (including but not limited to signalization, turn lanes and additional driveway through lanes) found necessary by Lee County or the Florida Department of Transportation (FDOT) permitting requirements for the Community's access intersections on US 41, Coconut Road and Spring Creek Road.

b. The Pelican Landing DRI site access points will be located and developed consistent with the Florida DOT's access management classification for US 41, unless otherwise approved by the Florida DOT. Improvements to those access points will be consistent with the Department's permitting requirements.

c. Site-related improvements will be as defined in the Land Development Code.

d. Except for Spring Creek Road and Coconut Road, all roads located within Pelican Landing will be maintained by the Bayside Improvement District (BID), unless subsequently dedicated to and accepted by Lee County.

4. Annual Monitoring Report

a. The developer will submit an annual traffic monitoring report to the following entities for review and approval: Lee County, the Florida Department of Transportation (FDOT), the Florida Department of Community Affairs (FDCA), and the Southwest Florida Regional Planning Council (SWFRPC).

The first monitoring report will be submitted one year after the date of the issuance of this DRI Development Order. Reports must be submitted annually thereafter until build out of the project.

b. The monitoring report will be designed in cooperation with the Lee County Department of Transportation, FDOT, the SWFRPC and the FDCA prior to the submittal of the first report. The methodology of the annual traffic monitoring report may be revised if agreed upon by all parties.

c. The annual traffic monitoring report must contain the following information:

(1) P.M. peak hour existing volumes and tuning movement counts at all site access onto US 41 and Coconut Road, and a comparison to the project trip generation assumed in the DRI analysis.

(2) For existing conditions and a one-year projection, P.M. peak hour peak season tuning movement counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the intersections identified in Paragraph H.1.b. as impacted by this project.

(3) For existing conditions and a one-year projection, P.M. peak hour peak season traffic counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the roadway links identified in Paragraph H.1.b. as impacted by this project through build out.

(4) An estimate of when the monitored roadways and intersections will exceed adopted levels of service.

(5) A summary of the status of road improvements assumed to be committed in the ADA, including the following:

Roadway	Segment	Improvement	Schedule
Pelican's Nest Dr.	Pelican's Nest to US 41	0 to 2	Planning Horizon I (1997/98)
Corkscrew Road	1-75 to Treeline Ave.	2 to 4	Planning Horizon I (1997/98)
US 41	Alico Rd. to Island Park Rd.	4 to 6	Planning Horizon I (1997/98)
US 41	Island Park Rd. to south of Daniels Parkway	4 to 6	Planning Horizon I (1997/98)
Bonita Beach Road	Hickory Blvd. to Vanderbilt	2 to 4	Planning Horizon I (1997/98)

(6) A summary of the roadway and intersection improvements listed in Paragraph H.1.b. that have been constructed, and the program status of the remainder.

d. If the annual monitoring report confirms that the peak season P.M. peak hour traffic on the significantly impacted roadways exceeds the level of service standards adopted by Lee County, or is projected to exceed the adopted level of service standards adopted by Lee County within the forthcoming 12 months, and if the project is utilizing more than 5% of LOS "D" service volume during peak hour peak season traffic conditions, then further local development orders, building permits and certificates of occupancy may not be granted until the standards of the County's concurrency management system have been met. This means that adequate district-wide level of service capacity must be available through 1999. After 1999, significantly impacted individual links must be operating at the adopted level of service, or an improvement to achieve the adopted level of service is scheduled for construction in the first three years of an adopted local government capital improvement program or state work program.

e. If the annual traffic monitoring report confirms that the peak season P.M. peak hour traffic on the segment of US 41 in Collier County from Immokalee Road to Old US 41 exceeds the level of service standard adopted by Collier County and if the project is utilizing more than 5% of level of service D service volume during peak hour, peak season traffic conditions, then further building permits may not be granted until the subject roadway segment is committed for construction by the Florida Department of Transportation and/or Collier County.

f. In the event the developer confirms that no additional development occurred on any portion of the site for the year, even after the approval of a local development order, they may submit a Letter of "No Further Transportation Impact" in lieu of fulfilling the transportation monitoring portion of the Annual Monitoring Report.

I. Wastewater Management/Water Supply

1. The developer or the Bayside Improvement District must obtain a South Florida Water Management District Water Use Permit, or a Modification to an existing Consumptive Use Permit for any water withdrawals, and for dewatering activities proposed in connection with on-site construction that does not qualify for a No Notice General Permit, under Rule 40E-20.302(4), F.A.C.

2. Builders within Pelican Landing must utilize ultra low volume plumbing fixtures, self-closing or metered water faucets, and other water conserving devices/methods consistent with the criteria outlined in the water conservation element of the Bonita Springs Utilities, Incorporated, SFWMD Water Use Permit or the water conservation element of any other approved utility provider utilized by the Development.

3. Developers must utilize xeriscape principles in the landscape design of the project to further the conservation of nonpotable water.

4. If reclaimed water is available for use within the project to address a portion of the project's irrigation demands, the developer or Bayside Improvement District, as appropriate, must ensure that on-site lakes, wetlands, and the surface water management system are protected in accordance with the requirements of the SFWMD and FDEP.

5. The developer must provide written assurance that any hazardous commercial effluent, generated by the project, will be treated separately from domestic wastewater, and handled in accordance with FDEP regulations.

6. Except for temporary septic tanks for construction trailers or for sales offices/models, septic tanks are prohibited.

7. All potable water facilities, including any on-site potable water treatment system, must be properly sized to supply average and peak day domestic demand, as well as fire flow demand. The facilities must be constructed and sized in accordance with all pertinent regulations of the FDEP, Lee County, and any Fire Control District with jurisdiction.

8. All irrigation systems constructed for the golf course, landscaped areas and commercial/office portions of the project must be designed to accommodate effluent for irrigation use. Reclaimed water, to the extent it is available, must be used to address irrigation needs. The remaining demand will be satisfied through approved groundwater or surface water withdrawals. Reclaimed water must be used in accordance with all applicable regulations.

J. Police and Fire Protection

1. Construction must comply with the fire protection requirements of all building, development, and life safety codes adopted by Lee County.

2. Facilities qualifying under the Superfund Amendments Reauthorization Act (SARA) Title III and the Florida Hazardous Materials Emergency Response and Community Right to Know Act of 1988, must file hazardous materials reporting applications in accordance with Sections 302 and 312. Each reporting facility must update these applications annually.

3. The developer must provide for the emergency medical service impacts and fire protection impacts generated by the proposed development as defined by Lee County regulations.

4. If access to development is through a security gate or similar device that is not manned 24 hours per day, the developer must install an override switch in a glass-covered box for use by emergency vehicles, or a comparable system that permits emergency vehicles to access the project. The parking lot for the beach parking lot is required to be gated or closed by the zoning resolution. The gate, chain or other device to prohibit access to the parking lot after hours will be unmanned, and the override system required by this condition does not apply to the parking lot gate, chain, or other device.

5. The project's impact on fire protection and rescue service delivery will be met by the ad valorem taxes, EMS impact fees and fire impact fees.

K. Interface Zone

1. The Developer will design, develop, and maintain any golf course constructed adjacent to the mangrove fringe area of Estero Bay in accordance with condition 14 a. through I. of Resolution Number Z-94-014. Adjacent to the mangrove fringe means any golf course constructed within 500 feet of the mangrove fringe.

2. The Developer will employ management strategies to address the potential for pesticide/chemical pollution of groundwater and surface water receiving areas, including but not limited to, Estero Bay, the mangrove fringe and any transition zone wetlands of Estero Bay, that may result from the development of a golf course and water management areas within 500 feet of the mangrove fringe of Estero Bay.

3. The management practices that the Developer will follow are as follows:

a. The use of slow release fertilizers and/or carefully managed fertilizer applications that are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater.

b. The practice of integrated pest management (IPM) when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The IPM program will minimize, to the extent possible, the use of pesticides, and will include the use of the USDA-SCS Soil Pesticide Interaction Guide to select pesticides for uses that have a minimum potential for leaching or loss due to runoff depending on the site specific soil conditions. Application of pesticides within 100 feet of the jurisdictional mangrove system is prohibited.

c. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

4. The Developer will prepare a management plan for the application of herbicides, pesticides, and fertilizers on the original Pelican Landing DRI golf course adjacent to the mangrove fringe of Estero Bay. This plan must be amended to include the Kersey-Smoot parcels prior to the application of any herbicides, pesticides and fertilizers to the proposed golf course. The amended management plan must: include a groundwater and surface water monitoring plan; provide for testing to assess whether there are any herbicide, pesticide, or fertilizer pollution of the water within the area of the golf course located within 500 feet of the mangrove fringe; identify the locations for the groundwater monitoring and testing on a map(s); and, set forth the testing and reporting requirements. The developer will submit the test reports with the annual monitoring report. The monitoring program will be established and operated at the expense of the Developer, the Bayside Improvement District, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., Water Quality Standards.

5. The Developer will submit a written amended surface and groundwater quality management plan to Lee County and DCA. The amended plan must be approved by DCA prior to the application of chemicals to the proposed golf course. The DCA will have 30 working days to review the management plan and approve or object to the plan in writing. The objections must be based on valid rules and regulations, and must identify how the concerns or issues can be addressed by the developer. The Developer must resubmit a revised water quality management plan to address the valid objections. DCA will have 30

days in which to review any revised management plan and must provide written comments or approval in the same manner as for the original management plan. Should DCA fail to provide a written response within the prescribed time frames, the plan will be deemed approved.

6. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course adjacent to the mangrove wetlands, the application of the pollutant must cease until there is a revised management plan for the application of the pollutant. A determination that the application of fertilizers, herbicides or pesticides to the golf course are the cause and source of the pollution must be based on competent and substantial evidence. If mitigation is necessary to address the pollution, a mitigation plan approved by DCA will be implemented by the developer. The mitigation plan will be based on rules and regulations in effect at the time the plan is reviewed and approved. The approved mitigation plan will be enforceable as a condition of the Development Order.

7. The mangrove wetland jurisdiction line of Estero Bay will be buffered from the proposed golf course by a 100-foot-wide undisturbed naturally vegetated corridor, except for water management facilities permitted by the SFWMD and except for the removal of exotic plants as required by Lee County. The 100-foot-wide buffer area will run along the portion of the golf course that abuts the mangrove wetlands of Estero Bay south of Coconut Road.

The mangrove line for the Kersey-Smoot and Johnson (Government Lot 1, Parcel 3) parcels is offset 50 feet, to over 250 feet west of the wetland jurisdictional line delineated along the western (Estero Bay) side of the Kersey-Smoot parcels. No portion of the proposed golf course may be located closer than 100 feet to this mangrove line. To maintain the existing natural mangrove setbacks, no impacts are permitted to the wetlands on the western (Estero Bay) side of the Kersey-Smoot parcels. This includes both saltwater and freshwater wetlands contained within the boundary of the wetlands jurisdictional line. The proposed golf course fairways, tees and greens must be set back a minimum of 25 feet from all wetland jurisdictional lines on the Kersey-Smoot and Johnson parcels, except where wetland impacts have been permitted by the SFWMD and the Army Corps of Engineers. Water management facilities permitted by the SFWMD and the removal of exotic vegetation, subject to Lee County regulations, are allowed within all wetlands on the Kersey-Smoot and Johnson parcels.

8. All of the Interface Zone conditions will be interpreted and applied with the understanding that water quality is regulated by the DEP and the SFWMD. None of the Interface Zone conditions will be interpreted in a manner which is contrary to Section 403.021, Florida Statutes, the Florida Air and Water Pollution Control Act, and the rules adopted thereunder.

9. The Interface Zone conditions will not be interpreted in a manner contrary to public policy directives to utilize domestic reclaimed water. Pelican Landing will not be

responsible for any harmful pollutants applied to the golf course via the reclaimed water, unless Pelican Landing has actual knowledge that the reclaimed water provided by the utility contains harmful pollutants.

10. The conditions set forth in this DRI Development Order do not preempt the authority of the SFWMD and the DEP. Section 373.016, Florida Statutes provides that the legislature has vested the authority in the DEP/SFWMD to accomplish the conservation, protection, management, and control of the waters of the state. To the extent that any requirements of DCA, SWFRPC, or Lee County pursuant to this DRI Development Order are contrary to those of the SFWMD/DEP, in areas where the SFWMD and DEP have been given preemptive authority, the requirements of the SFWMD and the DEP will control.

L. Dual Jurisdiction

The Pelican Landing DRI is located within two jurisdictions, namely Lee County and the City of Bonita Springs. For State review purposes, the DRI will be considered an integrated and whole development, such that all approvals for development under the DRI Development Order will be applicable to the entire Pelican Landing DRI without regard to the jurisdictional split.

To this end, the developer is required to provide contemporaneous copies of any and all NOPC applications filed with respect to the Pelican Landing DRI to both the City and the County, even though the property actually affected by the amendment may be located wholly with one or the other jurisdiction. The jurisdiction most affected by the NOPC (i.e., as determined by the location of property affected by the proposed change) will take the lead in processing the NOPC. However, both jurisdictions may have input into the NOPC process, as a principle, if desired.

III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER, AND ADMINISTRATIVE REQUIREMENTS

1. This amended Development Order constitutes a resolution of Lee County, adopted by the Board of County Commissioners in response to the application filed by WCI Communities, L.P. to amend the Pelican Landing Development of Regional Impact Development Order.

2. All commitments and impact mitigating actions volunteered by the developer in the Application for Development Approval and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order. These documents include, but are not limited to the following:

(a) Pelican Landing Application for Development Approval, stamped Received October 26, 1992;

(b) Pelican Landing DRI sufficiency response, stamped Received February 5, 1993;

(c) Pelican Landing DRI sufficiency response, stamped Received July 6, 1993;

(d) Pelican Landing DRI sufficiency response, dated September 16, 1993; and

(e) Pelican Landing DRI sufficiency response, stamped Received November 22, 1993.

3. Map H, last revised _____, and stamped received at the permit counter on _____, is attached hereto as Exhibit E and is incorporated by reference. It is understood that because it is a concept plan it is very general. The boundaries of development areas and location of internal roadways may be modified to accommodate topography, vegetation, market conditions, traffic circulation or other site related conditions as long as they meet local development regulations. This provision may not be used to reduce the acreage of the Eco-Park or other open space or preserve acreages. It is understood that the precise wetland boundaries are determined by the U.S. Army Corps of Engineers, SFWMD, FDEP and Lee County. A synopsis of the development parameters permitted under this approval and depicted on Map H are set forth in attached Exhibit F.

4. The Development Order is binding upon the developer(s) and its assignees or successors in interest. Where the Development Order refers to the Bayside Improvement District, lot owners, business owners, or other specific reference, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project developer are binding upon any builder/developer who acquires any tract of land within Pelican Landing DRI.

5. The terms and conditions set out in this document constitute a basis upon which the developer and the County may rely in future actions necessary to implement fully the final development contemplated by this Resolution and Development Order.

6. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. All costs of such proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

7. Any reference to a governmental agency will be construed to mean any future instrumentality that may be created and designated as successors in interest to, or which otherwise possesses any of the powers and duties of, any referenced governmental agency in existence on the effective date of this Development Order.

8. If any portion or section of this Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision will in no manner affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

9. This Development Order grants limited approval and does not negate the developer's responsibility to comply with all applicable federal, state, regional and local regulations.

10. Subsequent requests for local development permits will not require further review pursuant to Section 380.06, Florida Statutes, unless the Board of County Commissioners, after due notice and hearing, finds that one or more of the following is present:

(a) A substantial deviation from the terms or conditions of this Development Order, or other changes to the approved development plans that creates a reasonable likelihood of adverse regional impacts or other regional impacts not evaluated in the review by the Southwest Florida Regional Planning Council; or

(b) An expiration of the period of effectiveness of this Development Order.

Upon a finding that any of the above is present, the Board must order a termination of all development activity in the development affected by a substantial deviation or expiration of time until such time as a new DRI Application for Development Approval has been submitted, reviewed and approved in accordance with Section 380.06, Florida Statutes, and all local approvals have been obtained.

11. The project has a buildout date of May 20, 2009, and a termination date of May 20, 2012. The buildout and termination dates reflect adjustment of one year and 141 days applicable to the tolling of time for the appeal/challenge to the original DRI Development Order. The termination date recognizes that a local Development Order, which is valid for three years, may be obtained prior to the buildout expiration date.

12. The developer and the Bayside Improvement District may not exercise any rights of condemnation to acquire land within the development commonly known as Spring Creek Village, El Dorado Acres, Estero Bay Shores, Mound Key Estates and Spring Creek Estates.

13. The Administrative Director of the Lee County Department of Community Development, or his/her designee, will be the local official responsible for assuring compliance with this Development Order.

14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until 2012. If the County clearly demonstrates that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

Lee County will reserve to this DRI until 2012, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres), as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

15. The developer, or its successor(s) in title to the undeveloped portion of the subject property, will submit a report annually to Lee County, SWFRPC, FDCA and all affected permit agencies. This report must describe the state of development and compliance as of the date of submission. In addition, the report must be consistent with the rules of the FDCA. The first monitoring report must be submitted to the Administrative Director of the DCA not later than one year after the effective date of this Development Order. Further reporting must be submitted not later than one year of subsequent calendar years thereafter, until build out. Failure to comply with this reporting procedure is governed by Section 380.06 (18), Florida Statutes. The developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of this reporting requirement. This requirement may not be construed to require reporting from tenants or owners of individual lots or units.

16. In compliance with a condition of the first development order amendment, the developer did amend this Development Order to incorporate the portion of the Spring Creek DRI located west of US Highway 41 into the Pelican Landing DRI. A legal description of that portion of the Spring Creek DRI, along with the conditions of the Spring Creek Development Order that are applicable to the Spring Creek West property are now incorporated into this development order. The impacts of the Spring Creek development will not be considered separately or cumulatively in any future change to the Pelican Landing Development Order. A change in the development plan for the Spring Creek property could be a substantial deviation that would require further analysis of Spring Creek West. The amendment was adopted solely for the purpose of consolidating Spring Creek West and Pelican Landing under the same Development Order and none of Spring Creek West's vested rights will be lost because of the amendment.

17. The County will forward certified copies of this Development Order to the SWFRPC, the developer, and appropriate state agencies. This Development Order is

rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, the developer must record notice of its adoption in the office of the Clerk of the Circuit Court, as provided in Section 380.06(15), Florida Statutes. The inclusion of the Baywinds parcel as part of the Seventh Development Order amendment does not divest the rights provided in the permits, development orders, and government approvals obtained on that parcel based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These approvals were granted prior to its inclusion in the Pelican Landing DRI and will allow for the development of the Baywinds Parcel consistent with the plan of development reflected in Lee County Development Order No. 95-12-068.00D.

THE MOTION TO ADOPT this Amendment was offered by Commissioner _____, and seconded by Commissioner _____ and, upon poll of the members present, the vote was as follows:

Robert P. Janes
Douglas R. St. Cerny
Ray Judah
Andrew W. Coy
John E. Albion

DULY PASSED AND ADOPTED this _____ day of _____, 2002

ATTEST:
CHARLIE GREEN, CLERK

BY:_____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

BY:_____
Chairman

APPROVED AS TO FORM BY:

_____
County Attorney's Office

Attachments:

Exhibit A. Legal Description of the Pelican Landing DRI area within unincorporated Lee County.

Exhibit B. Legal Description of the Pelican Landing DRI area within the City of Bonita Springs, but excluding the Spring Creek West DRI area.

Exhibit C. Legal Description of the Pelican Landing DRI area encompassed by the Spring Creek West DRI, located in the City of Bonita Springs.

Exhibit D. Sketch of the legal descriptions of Pelican Landing DRI.

Exhibit E. Map H, Master Development Plan - last revised March 1, 2001, stamped received March 6, 2001.

Exhibit F. Pelican Landing DRI Development Parameters

EXHIBIT "A"

Legal Description of the Pelican Landing DRI area
within unincorporated Lee County

EXHIBIT "B"

Legal Description of the Pelican Landing DRI area within the City of Bonita Springs

EXHIBIT "C"

Legal Description of the Pelican Landing DRI area
encompassed by the Spring Creek West DRI

EXHIBIT "D"

Sketch of the legal descriptions of Pelican Landing DRI

EXHIBIT E

MAP H

EXHIBIT "F"
PELICAN LANDING DRI
DEVELOPMENT PARAMETERS
(updated through 3-1-01)

Land Use	Units[1]	Existing (1998)	Build out Total (2008)
Residential	DU	1083	4,400
Single Family	DU	402	665
Multi Family	DU	596	3,735
Retail[2]	GFA	11,000	300,000
Office[3]	GFA	134,738	475,000
Hotel/Motel	Rooms	0	750
Recreation Uses			
Pelican Nest Golf Course/Clubhouse/ Practice Range	Holes	21	30
Colony Range Club/ Golf Course/ Clubhouse/Practice Range	Holes	19	19
Resort Golf Course/ Clubhouse Practice Range	Holes	0	28
Tennis Center	Courts	12	24
Coconut Marina	Boat Slips Wet	24	48
	Dry	0	150
Redfish Point	GFA	5,000	5,000
	Boat Slips Wet	15	15
Other[4]	Boat Slips Wet	2	2
	Accessory Parking	0	3.2

Footnotes:

1 Units
DU - Dwelling Units
GFA - Square Feet of Gross Floor Area
2 Includes conference center, community center and clubhouse/marina
3 Includes "Foundations"
4 Ancillary Use

EXHIBIT B

LEE COUNTY
RECEIVED
02 OCT 15 AM 11:38
COMM. DEV/
PUB. WRKS. CNTR.
SECOND FLOOR

CODIFIED ELEVENTH AMENDED DEVELOPMENT ORDER[1]
FOR

PELICAN LANDING

A DEVELOPMENT OF REGIONAL IMPACT

STATE DRI #1-9293-121
COUNTY CASE DRI2000-00002

WHEREAS, on November 28, 2000, WCI Communities, Inc., the owner of the Pelican Landing Development of Regional Impact (DRI) most recently requested an amendment to the original Development Order (DO)adopted August 29, 1994, as amended; and

WHEREAS, this document incorporates the Development Order Amendments for Pelican Landing DRI adopted: 1) March 22, 1995 (incorporating the terms of a settlement agreement); 2) August 16, 1995, which incorporated the conditions of the Spring Creek West DRI as set forth in the Eighth Amendment to Spring Creek DRI #10-7677-9; 3) November 4, 1996; 4) November 17, 1997; 5) September 21, 1998; 6) June 21, 1999; 7) December 6, 1999; 8) August 7, 2000; and the conditions proposed for the tenth amendment to the Pelican Landing DRI Development Order; and

WHEREAS, Condition II.L., adopted as part of the ninth development order amendment, requires the developer to file a Notice of Proposed Change to delineate the jurisdictional boundaries as to the DRI property between the City of Bonita Springs and Lee County; and

WHEREAS, the Development Order was amended a tenth time on February 26, 2002 to revise the legal description and clearly define the jurisdictional line between the City and County; and

WHEREAS, the City of Bonita Springs has adopted a substantially similar development order that is applicable within its jurisdiction; and

WHEREAS, a Notice of Proposed Change was submitted by WCI Communities, Inc. on April 8, 2002 to accomplish the following: (1)adjust the original buildout date (from December 31, 2002 to May 21, 2004) and termination date (from December 31, 2005 to May 21, 2007) to reflect the one year and 141 days the effectiveness of the Development Order was tolled as a result of the 1996 appeal and challenge; and (2)extend the buildout and termination dates by 4 years and 364 days to May 20, 2009 and May 20, 2012, respectively.

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[1] This is a codification and a restatement of all DRI Development Orders rendered with respect to Pelican Landing within Lee County, including actions taken on March 25, 1995, August 16, 1995, November 17, 1997, September 21, 1998, June 21, 1999, December 6, 1999, August 7, 2000, February 26, 2002 and October 7, 2002.

WHEREAS, under F.S. §380.06(19), the proposed change must be reviewed cumulatively with previous changes to the DRI Development Order to determine whether they constitute a substantial deviation from the terms of the original DRI Development Order approvals; and

WHEREAS, the Board of County Commissioners has reviewed the proposed amendment and found that the changes do not constitute a substantial deviation; and

WHEREAS, the Board of County Commissioners of Lee County, Florida, has considered the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the Lee County Hearing Examiner, the documents and comments upon the record made before the Board in public hearing, and after full consideration of those reports, recommendations, comments, and documents, the Board of County Commissioners of Lee County, Florida, finds and determines that:

I. FINDINGS OF FACT/CONCLUSIONS OF LAW

A. The "Pelican Landing DRI" is a partially built master planned community on a total of 2748.25± acres located approximately three miles north of the Lee/Collier County Line. Approximately 1249.8 acres of the Pelican Landing DRI are located within the City of Bonita Springs; approximately 1216.45 acres of the Pelican Landing DRI are located within the unincorporated area of Lee County; and approximately 282± acres of the 2748.25±-acre total constitutes the Spring Creek West DRI, which is located in the City of Bonita Springs. The property is bounded on the west by Estero Bay, on the east by US 41, and on the south by Spring Creek. Coconut Road provides the general northern boundary of Pelican Landing; however, a part of the project is located north of Coconut Road.

The proposal is to construct 4,400 residential units, of which 665 are single-family and 3,735 multi-family, 300,000 square feet of gross floor area of retail commercial, and 475,000 square feet of gross floor area of office commercial. The retail uses will provide up to 2,048 parking spaces and the office uses will provide up to 1,587 parking spaces. The project will also include 750 hotel/motel rooms, a 50,000-square-foot conference center, 65 wet boat slips and 150 dry boat slips, various recreational amenities including, but not limited to: golf, tennis, canoe parks, an existing boat ramp on the Baywinds Parcel and a beach park for the benefit of the owners in Pelican Landing. There are 143.81 acres of upland habitat preserve, 678.5 acres of salt and freshwater wetlands, 247.49 acres of water management lakes, 162.16 acres of public and private rights-of-way, 3.2± acres of "off-site" parking, 6 acres of utilities and an .11-acre cemetery site.

Water supply and wastewater treatment, and reclaimed water, when available, will be provided by Bonita Springs Utilities, Inc. The project buildout date is ~~the year 2002~~ May 20, 2009.

B. LEGAL DESCRIPTION: The Pelican Landing DRI is located in Sections 05, 06, 07, 08, 09, 16, 17, 18, 20, and 21, Township 47 South, Range 25 East, and Sections 13 and

24, Township 47 South, Range 24 East, Lee County, Florida, as more particularly described in attached Exhibits A, B, C and D.

Exhibit A identifies the boundaries of the Pelican Landing DRI as located within unincorporated Lee County.

Exhibit B identifies the boundaries of the DRI located within the City of Bonita Springs, except the Spring Creek West DRI portion.

Exhibit C identifies the boundaries of the Spring Creek West DRI, which is located in City of Bonita Springs.

Exhibit D is a sketch of the legal descriptions, set forth in Exhibits A, B and C.

C. The DRI property is currently zoned AG-2, RS-1, RM-6, PUD, RPD, CPD, TFC-2 and RM-2; the property is partially developed.

D. The Application for Development Approval as modified by the settlement agreement was determined to be consistent with the requirements of Section 380.06, Florida Statutes.

E. The development is not located in an area designated as an Area of Critical State Concern under the provisions of Sections 380.05 and 380.06 (14), Florida Statutes.

F. The proposed Development Order Amendment does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development plan applicable to the area. The development is consistent with the State Comprehensive Plan if developed pursuant to the conditions set forth herein.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County pursuant to the provisions of Section 380.06, Florida Statutes. The development, as proposed in the Application for Development Approval (ADA) amended by subsequent Notices of Proposed Change, and as modified by this Development Order Amendment, is generally consistent with the report and the recommendations of the SWFRPC pursuant to Section 380.06(11).

H. The development is located in the Urban Community, Outlying Suburban and Resource Protection Areas classifications of the Lee Plan with the Privately Funded Infrastructure Overlay and is consistent with the Lee County Comprehensive Plan and Lee County's Land Development Regulations if subject to the conditions contained in this Development Order.

I. The proposed conditions below meet the criteria found in Section 380.06 (15) (d), Florida Statutes.

J. In accordance with the Development Order condition Section III. Condition 16. herein, the lands within the Spring Creek West DRI were incorporated into this Development Order. Those lands described as the Spring Creek West DRI will only be subject to those terms and conditions set forth in the Eighth Development Order Amendment for the Spring Creek West DRI. They will remain applicable to the property known as the Spring Creek West DRI in the same manner as they are presently applicable, except that one annual monitoring report that includes both Pelican Landing and Spring Creek West DRIs must be submitted. Additionally the Spring Creek West DRI legal description has been included within the Pelican Landing DRI. Since the Spring Creek West land is part of an almost completely developed vested DRI, there is no reason to alter the conditions within the Spring Creek West DRI Development Order. The Spring Creek West property is vested under the terms and conditions of the Spring Creek West DRI Development Order, and this property will not be considered in any cumulative analysis of Pelican Landing in accordance with Section III Condition 16.

K. A portion of the DRI property has been included in the incorporated limits of the City of Bonita Springs pursuant to legislation adopted during the 1999 Legislative session. The property now located in the City of Bonita Springs lies within the area described in section 6 of the Committee Substitute for Senate Bill 2626, 1st Engrossed. Pursuant to Florida Statutes section 380.06(15)(h), a separate DRI development order must be adopted by the City of Bonita Springs that incorporates the rights and obligations specified in this development order as they affect property located within the city limits. Also pursuant to that section of the Florida Statues, the Pelican Landing DRI development order adopted by the county must be amended to remove property now located in the City of Bonita Springs. Conditions pertaining to the adoption of an amended DRI development order for property remaining within unincorporated Lee County are set forth in Section II. L. of this development order.

II. ACTION ON REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, LET IT BE ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, ~~that conditions of the Development Order for the Pelican Landing DRI adopted on August 29, 1994, and amended on March 22, 1995, August 16, 1995, November 4, 1996, November 17, 1997, and September 21, 1998, June 21, 1999, December 6, 1999, and August 7, 2000, are further amended as follows, with new language underlined and deletions struck through. All other portions of the original Development Order will remain in full force and effect.~~ in public meeting duly constituted and assembled on October 7, 2002 that the proposed amendments to the Pelican Landing DRI Development Order are hereby APPROVED, SUBJECT TO the following conditions, restrictions and limitations.

For the purposes of this Development Order, the term "developer" or "Applicant" includes successors or assigns, and all references to County Ordinances and codes include future amendments.

A. Historical/Archaeological Sites

1. The Zenith Mound Archaeological Site (State Master File #8LL1436) and the Johnson Cemetery (State Master File #8111440) will be preserved in perpetuity and will be recorded as "preserve" on all appropriate plats, site plans, and the Master Development Plan for Pelican Landing DRI.

2. If any additional archaeological/historical sites are uncovered during development activities, all work in the immediate vicinity of such sites will cease. The developer will immediately contact the Florida Department of State, Division of Historical Resources, the SWFRPC, and Lee County and advise them of the discovery. The developer will have a State-certified archaeologist determine the significance of the findings and recommend appropriate preservation and mitigation actions, if necessary.

B. Housing

1. There are no regionally significant housing impacts for the first planning horizon of the DRI Development Order, which ends on December 31, 1997. Utilizing supply data not adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II (January, 1998, through December 2002) would have an unmet need of 99 affordable units for very low income and no unmet need for low income households. Utilizing supply data adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II would have an unmet need of only 38 affordable housing units for very low income households and still no unmet need for low income households. The aforementioned data is based on the existing studies.

The supply adjustment figures mentioned above are based on actual sales prices relative to listed prices. Affordability thresholds for owner-occupied affordable housing are determined using PITI (Principal, Interest, Taxes, and Insurance) calculations methodology as outlined in the DCA 1991 Draft methodology.

2. The Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, and Lee County accept the Developer's contribution of $20,000.00 to assist existing and prospective employees within the Pelican Landing DRI to locate affordable housing. The $20,000.00 will be contributed to the Lee County Affordable Housing Trust Fund by January 2, 1997. Lee County may use all, or a portion, of the funds to conduct a needs assessment study, and the County will commit to use SHIP funds to assist a minimum of 8 qualified employees within the Pelican Landing DRI obtain a home. Qualified employees must be first time home buyers, employed by a business located within the Pelican Landing DRI, including employees of WCI. The applicants for funding must meet the program guidelines including, but not limited to, income limitations and repayment obligations. The funds will only be used to provide interest free deferred payment assistance to qualifying home buyers for either closing costs or down payments associated with the purchase loan.

C. Hurricane Preparedness

1. The developer provided Lee County with the funds for the provision and connection of a portable diesel powered generator for the Gateway Elementary School. The generator must be equipped with a fuel tank, capable of generating enough power to handle the demands of ventilation fans, lighting, life safety equipment (alarms and intercom), and refrigeration and cooking equipment. The developer will be responsible for the initial electrical hook-up costs. The selection of the generator will be in coordination with Lee County Emergency Management Staff.

2. The Lee County Emergency Management staff will act as a liaison between the developer and the Lee County School District staff, and will make all of the necessary arrangements for the location of the generator on Lee County School Board property.

3. The provision of the generator serves to mitigate the shelter and evacuation impacts of the project at buildout. Should Lee County ever adopt an impact fee, or other type of levy or assessment to provide funding for shelter space and improvements thereto, the developer will be entitled to a credit against the fee or levy in the amount of the cost of the generator, if eligible under the terms of that impact fee or levy.

4. The developer must notify all purchasers of real property within the residential portions of development, through the restrictive covenants, of the potential for storm surge flooding in feet above the Base Flood Elevation, according to the National Weather Services' storm surge model "SLOSH", and the National Flood Insurance Program.

5. The developer must prepare, in conjunction with Lee County Emergency Management and Division of Natural Resources staff, a brochure advising all marina owners of the measures that can be taken to minimize damage in the event of a hurricane. This brochure must address how boat owners can minimize damage to their vessels, the marina site, neighboring properties and the environment. The brochure must be provided to all boat owners and users at the marina.

6. Prior to the issuance of a Certificate of Occupancy for any Hotel, the developer or the hotel owner/manager must prepare a written hurricane preparation and evacuation/sheltering plan. This plan will be prepared in conjunction with Lee County Emergency Management Staff and must be coordinated with the hurricane evacuation plan for the overall DRI.

7. The Property Owner's Association must host an educational seminar, and will be responsible for obtaining the place for the seminar and for providing the invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff, who will provide the education and information at the seminar and will advise the owners of the risks of natural hazards and the action they should take to mitigate the inherent dangers.

8. The developer must develop a hurricane evacuation plan for the DRI. The hurricane evacuation plan must address and include: a) operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; b) the educational program set forth in condition 7 above; c) hurricane evacuation; d) the method of advising residents and visitors of hurricane shelter alternatives including hotels and public hurricane shelter locations; e) identification of the person(s) responsible for implementing the plan; and f) how the private security force will be integrated with the local Sheriff's personnel and the Division of Public Safety. The plan must be developed in coordination with the Lee County Emergency Management officials and found sufficient by those officials months after the effective date of the DRI Development Order. *Editorial note: The developer submitted an emergency plan to Lee County Emergency Management for review and approval. The plan must be re-submitted annually to address changes in the development parameters and changes in local hurricane evacuation and sheltering policies. The plan must comply with Lee County Administrative Code 7-7.*

9. The developer, and any successor landowner, will pay any All Hazards Tax properly levied by Lee County to provide for shelter space, upgrades to shelters, and to address other natural disasters.

10. Conditions C.1. through C.3. address the hurricane mitigation requirements for the initial 4050 units. The developer will mitigate the hurricane shelter impacts for units 4051 through 4400 by paying $18.50 per unit to the Lee County Impact Fee Coordinator at the time of building permit approval. If the developer constructs an assisted living facility, the developer must comply with all aspects of Section 440.441(1)(b), F.S., as may be amended, including the preparation and submittal of a comprehensive emergency management plan that addresses emergency evacuation transportation and adequate sheltering arrangements for the ALF residents. The developer must update this plan annually. The County must use the funds paid pursuant to this condition to construct or upgrade hurricane shelter space in a location that will benefit the residents of the Pelican Landing Community. The eighteen dollar and fifty cents fee (1996 dollars) will be multiplied by the Dodge Data Service Building Cost Index for U.S. and Canadian cities for June 1 of each year subsequent to 1996, up to the time building permits are issued. This multiplier ensures payment of current dollars at the time the permits are issued. If the Building Cost Index is not available, the Consumer Price Index will be used instead, and applied by the method described above. If Lee County adopts an impact fee for hurricane shelters prior to, or during, the acquisition of building permits 4051 through 4400 then the Developer will pay the duly adopted impact fee, provided that fee is no less per unit than the per unit amount set out above, and this condition will have no further force and effect.

D. Marina Facilities

1. The developer must create a conservation easement precluding the construction of additional docking facilities beyond those specifically authorized in this Development Order. This conservation easement will be in addition to the 4,000-foot conservation easement already required in Spring Creek. The location and extent of the

conservation easement will be contingent upon navigability of the waterway, and will be established in association with the Florida Department of Environmental Protection (FDEP) permits.

2. All docking and dry storage facilities must be constructed in accordance with the terms and conditions of any FDEP permit or lease, and in accordance with any Lee County dock permit.

3. The developer has constructed dock and channel markers within Estero Bay. The Lee County Division of Natural Resources Management will be permitted to mount regulatory signs on the docks and channel markers owned by the developer. Lee County will be responsible for insuring that the addition of the regulatory signs does not cause the developer to be in violation of any permit condition or FDEP, Coast Guard, or other agency regulation. The regulatory signs will remain the property and maintenance responsibility of the Lee County Division of Natural Resources Management.

4. The marina operator must dispense manatee awareness brochures to all users of the marina facilities. The brochures must also include information regarding channel locations, proper boating routes, and shallow water habitats to be avoided.

5. The developer and marina operator must insure that the marina lighting is directed away from adjacent mangroves and estuarine systems to reduce any negative impacts to the wildlife using these areas.

6. The marina operator will remove or cause to be removed from the marina any boat operator observed violating the guidelines set forth in the manatee awareness brochures or Lee County regulations regarding the protection of manatees.

7. The developer must designate and reserve one wet slip for the Florida Marine Patrol or the Lee County Sheriff's Special Response Unit, if needed by these agencies.

8. The shuttle boat captain and marina operator must keep a log of all manatee sightings. The log must reflect the locations, time and date of the sighting, the number of manatees, and the nature of their activity if it can be determined. The log should also note the name of the person recording the sighting. This information must be forwarded to Lee County and FDEP on a periodic basis.

9. The developer must construct an educational board on a Kiosk at the Beach Park. The educational board will be created in conjunction with the Lee County Division of Natural Resources Management, Marine Sciences Program and Turtle Time.

10. The developer will comply with all water quality monitoring requirements imposed by the FDEP and the SFWMD.

11. Any boat wash areas must have a closed loop system that captures and recirculates the water through a filtration or other acceptable system. Any boat repair and maintenance facilities must be in an enclosed, roofed, impervious surfaced area to limit the run-off of contaminated water during a storm event.

12. Once a year the marina operator must host an Educational and Hurricane Preparedness Workshop for all tenants in the wet slip area. The marina operator will provide the facility for the seminar and must insure that all tenants are invited. The marina operator will establish the date and time for the workshop in conjunction with Lee County Emergency Management and the Lee County Division of Natural Resources Management, Division of Marine Sciences. Lee County will provide a trained representative who will educate the tenants on natural resources awareness, manatees, safe boating practices and on proper procedures, prior to and during a hurricane.

13. The dry storage facilities must be located in a building or structure ~~which~~ that is designed and constructed to meet all requirements of the Standard Building Code, as adopted by Lee County.

E. Vegetation and Wildlife/Wetlands

The developer has conducted Protected Species surveys in accordance with the Florida Game and Fresh Water Fish Commission (FGFWFC) [now known as the Florida Fish & Wildlife Conservation Commission (FWC)] guidelines and the Lee County Land Development Code. These surveys identified the presence of the following protected species: bald eagle, wood stork, little blue heron, tricolored heron, reddish egret, snowy egret, white ibis, piping plover, Southeastern snowy plover, least tern, American oystercatcher, black skimmer, brown pelican, Atlantic loggerhead sea turtle, and gopher tortoise. The Baywinds parcel has existing environmental permits that remain valid as of the date of the Seventh Development Order Amendment. These permits are based on the plan of development shown on the local Development Order Approval No. 95-12-068.00D. Some improvements were made pursuant to those permits. Future improvements to the Baywinds parcel must be consistent with the conditions set forth in those permits as may be amended.

1. There were three bald eagles' nests of concern prior to the original development order adoption. One nest was on the Pelican Landing property in the Eco Park. The other two nests were originally within 1500 to 1600 feet of Pelican Landing. One of these other nests was located on the Kersey parcel and declared abandoned by the USFWS in July 1998. The buffers that affect Pelican Landing property were established in an on-site eagle habitat management plan addressing the Pelican Landing property only.

Prior to any new development within 1500 feet of any active eagle nest other than the nest located within the Eco Park, the Developer must prepare an on-site eagle management plan, addressing the Pelican Landing DRI property only, that will be reviewed by DCA, SWFRPC, FWC Lee County, and USFWS. The agencies must provide specific

written objections or concerns if any, regarding any new proposed management plan and indicate how those concerns can be addressed by the developer.

The Developer will revise the management plans to respond to any lawful objections. The agencies will review and respond to the management plan resubmittal. The agencies will provide a written response to Lee County and the Developer, which reflects that there is no objection to the management plan or outlines specific objections and concerns. The agency response will indicate how any concerns or objections can be addressed by the developer. Lee County and DCA will have the final approval authority. If a proposed management plan includes development within 750 feet of an active eagle's nest, the plan must also be submitted to the Lee County Eagle Technical Advisory Committee (ETAC). ETAC will review the plan and forward recommendations to the FWC and USFWS.

2. A local development order for the Hickory Island Beach Park has been issued to permit construction of beach park infrastructure. This local development order includes a protected species survey and phased Preliminary Management Plan (PMP). The PMP incorporated Lee County Division of Natural Resources Management (DNRM) and Florida Game and Fresh Water Fish Commission (FGFWFC) recommendations.

The PMP required the developer to provide the County with a conservation easement over the entire parcel, except for the active building areas approved through the local development order. The PMP permitted a refinement of the conservation easement boundaries after completion of a one year utilization study. The final conservation easement is consistent with the provisions of Section 704.06, Florida Statutes. For the purpose of this DRI Development Order, Section 704.06, F.S. will not preclude educational signage, and signage and land management activities required by the management plan, including but not limited to the removal of exotic vegetation.

The objectives of this one year study were: 1) determine shorebird utilization of land under Developer's ownership based on detailed surveys and prepare a shorebird management plan, 2) analyze beach vegetation and prepare a maintenance plan, and 3) monitor beach use by Pelican Landing visitors. Additionally, the PMP requires surveys for identification and protection of sea turtle nests, the construction of three osprey platforms, and a review of the elements of the overall plan to be conditioned on the DRI Development Order.

The Developer submitted a Final Management Plan to Lee County, FGFWFC, and DCA within 18 months of the effective date of the DRI Development Order, on November 14, 1994. Lee County, FGFWFC, and DCA reviewed the management plan. Lee County approved this plan and its implementation was certified in October 1996.

3. The projected gopher tortoise burrow count for the original Pelican Landing DRI area was 439, based on an estimate of FGFWFC habitat guidelines, a minimum of 75 acres of gopher tortoise habitat must be protected.

The Developer has set aside a 78±-acre area of xeric scrub and pine flatwoods to mitigate the impacts to the upland gopher tortoise habitat for the original Pelican Landing DRI land area. This area is known as the Pelican Landing Eco-Park. The Eco-Park area contains significant portions of the xeric oak habitat existing on the original Pelican Landing DRI site.

A Gopher Tortoise Population Study and Management Plan was submitted to the Florida Game and Fresh Water Fish Commission on or about December 22, 1993 for the original Pelican Landing DRI. A new protected species survey was conducted in March and April of 1998 on the addition to the Pelican Landing DRI known as the Kersey-Smoot parcel. The new survey revealed the presence of 114 active and inactive gopher tortoise burrows on 70 acres. A protected species survey was conducted in 1990 and February 1996 on the Baywinds parcel. The survey revealed the presence of 28 active and inactive gopher tortoise burrows on 15.41 acres. The Developer has an Incidental Take Permit for the new gopher tortoise burrows located outside of the Eco-Park in the undeveloped Kersey-Smoot and Baywinds parcels. The Developer obtained an Incidental Take Permit prior to proceeding with development within the gopher tortoise habitat areas. Prior to the start of construction, all gopher tortoise burrows within the development areas must be excavated and any resident gopher tortoises, or commensal species, relocated to open spaces within the Pelican Landing DRI.

Impacts to gopher tortoise habitat within the Kersey-Smoot and Baywinds parcels have been mitigated through incidental take funds paid to the FWC for the purpose of regionally significant gopher tortoise habitat.

The applicant and the Florida Fish and Wildlife Conservation Commission (FWC) have had considerable discussion regarding the modifications and refinements to the existing 78-acre Eco-Park boundaries. The addition of the eastern 140-acre "Skebe Tract", of which 63.24 acres will be added to the Eco-Park, will provide for an 81% increase in the overall size of the Pelican Landing Eco-Park.

The new Eco-Park configuration will delete the southern-most ±22 acres, while adding new lands to the park area within the confines of the "Skebe Tract". An overall increase (net gain) of ±11 acres of upland habitat, plus 52.24 additional acres of forested wetland acreage will increase the overall size of the revised Eco–Park boundaries to approximately 141.45 acres.

Any active or inactive gopher tortoise burrows found within the Eco-Park deletion zone or the new golf lands of the eastern portion of the "Skebe Tract" will be excavated to search for activity. Any tortoises found will be relocated to the modified Eco-Park boundaries, pursuant to the Eco-Park Reconfiguration Plan, authored by Wilson, Miller, Inc., and accepted by the FWC. The initial Gopher Tortoise Incidental Take Permit LEE-9 must be modified by the FWC in order to adopt the Eco-Park Reconfiguration for both the existing Eco-Park south deletion area, the "Skebe Tract" addition to the Eco-Park, and the inclusion of a portion of the "Skebe Tract" in the development area.

A revised perpetual Conservation Easement will be recorded in the Lee County records, pursuant to the revised boundaries of the Eco-Park. The delete ±22 acres will be formally released from the Conservation Easement by the FWC.

4. All areas designated as Preserve on the adopted Map H must remain undeveloped and be owned, maintained, and managed by an Improvement District or a similar legal entity. No lot lines will be allowed within any preserve areas. The following uses are permitted within Preserves: habitat management activities, hiking and nature study, outdoor education, recreational fishing, gates and fencing, and boardwalks limited to pedestrian use. Trimming of mangroves for residential visual access to Estero Bay or Spring Creek is prohibited in wetland areas #14 and #21 (as identified in DRI ADA), and Bay Cedar Phase II (along Spring Creek), and any saltwater wetlands abutting the Kersey-Smoot and Baywinds parcels. However, minor mangrove trimming is permitted within the vicinity of the clubhouse on the Baywinds parcel to provide a limited view of the Estero Bay. The scope of the developer's DEP application request for minor trimming is subject to the review and approval of Lee County Division of Planning, Environmental Sciences staff. All trimming activity will be subject to the wetland regulatory permit approvals.

The Developer has granted a conservation easement consistent with Section 704.06., Florida Statutes for the Eco-Park to the FGFWFC. The conservation easement was drafted to allow use of the Eco-Park for resource-based recreational activities, enjoyment of nature and education enrichment, including, but not limited to: Picnic areas, trails, benches, boardwalks, biking/jogging trails, vita courses, bird viewing blinds/towers and interpretative facilities, signs, on-going maintenance and removal of exotic vegetation and compliance with the management plan required per the FGFWFC. Educational and directional signage are permitted within the Eco-Park. For the purposes of this DRI D.O. the prohibition of signage included within Section 704.06, Florida Statutes applies to off-site signs and billboards. The removal of exotics, controlled burns and the maintenance of the vegetation in accordance with the Eco-Park management plan will be permissible in the conservation easement notwithstanding the provisions of Section 704.06, Florida Statutes prohibiting the destruction of trees. A paved golf cart path, a wooden golf cart bridge across Halfway Creek, a buried irrigation line to be under the path and bridge, and a buried outfall pipe for a surface water management system will be located within the Eco-Park.

5. Should any orchids, wild pine air plants, Florida Counties, Catesby's lilies, leather ferns, royal ferns, or cabbage palms with gold polypody and shoestring ferns be located within development areas, best efforts must be used to relocate these plants to open space and landscaped areas.

6. As part of local development order approval for any phase of the development, an invasive exotic vegetation removal and maintenance plan must be submitted to the Division of Natural Resources Management for approval. At a minimum, this plan must be structured to provide for the phased removal of invasive exotic vegetation and maintenance to control exotic re-invasion within the wetland and upland preserve areas.

Removal within preserve areas may be done on a pro rata basis as phased local development orders are obtained.

7. The existing Pelican's Nest golf course includes native vegetation along the rough and between golf holes. The applicant must continue to incorporate the native vegetation into the design of future golf holes, where feasible. Native vegetation has been retained on individual lots and between tracts in the existing developed area of Pelican Landing. Where feasible, the applicant will continue to incorporate native vegetation into the open space and landscaped areas.

8. The applicant must design the golf course and conduct maintenance, which includes fertilization and irrigation, in a manner that is sensitive to the water and nutrient needs of the native xeric vegetation in and around the golf course. However, this condition will not be interpreted in a manner that forces the applicant to jeopardize the health and viability of the golf course.

9. Upon approval of the management plans referenced above, the approved management practices will be considered a part of this development order for reinforcement purposes, and be enforceable in the same manner as a condition of this development order.

10. This project may result in the filling of not more than 13.25 acres of wetlands. The mitigation for the impact to wetlands will be determined at the time of final permitting, but the mitigation should include the removal of exotic invasive plants, the restoration of historic hydro periods, and a total of not more than ten acres of littoral zone plantings. The mitigation for wetland impacts to the Baywinds parcel was determined prior to the inclusion of the property into the Pelican Landing DRI as part of the environmental and local government permitting. The mitigation was based on the plan of development reflected in Lee County Development Order 95-12-068.00D. Changes to the plan of development that include additional wetland impacts may necessitate modification to the environmental and local government permitting.

F. Solid/Hazardous/Medical Waste

1. All storage, siting, and disposal of hazardous wastes and hazardous materials must be accomplished in accordance with federal, state, and local regulations. The business owner/operator is responsible for compliance with all permitting, reporting, emergency notification provisions and other regulations relating to hazardous materials and hazardous wastes.

2. All business owners and operators must insure that regulated substances are loaded, off-loaded and stored in an area that is curbed and provided with an impervious base. The impervious base must be maintained free of cracks and gaps so as to contain any spills or leaks.

3. Outdoor storage of hazardous waste is prohibited.

4. Restaurants must be outfitted with grease traps or approved equivalent systems. The owner/operators of any restaurant must follow all applicable codes and regulations for cleaning and maintaining grease traps.

5. If any hotel pool utilizes gaseous chlorine, the pool must be equipped with chemical sensors, alarm devices, or other comparable equipment. The hotel owner/operator is responsible for compliance with this requirement and notice of this responsibility/obligation must be included on all deed transfers or lease agreements.

6. Any business that generates hazardous waste defined by the Code of Federal Regulations 40 CFR Part 261, must notify the Division of Natural Resources Management for an assessment as required by Section 403.7225, Florida Statutes. This assessment will address any deficiencies in the management practices of hazardous waste generated at the facility.

7. The developer, or any subsequent owner of the golf course, must insure that the golf course maintenance equipment is handled in accordance with all federal, state and local regulations. Specifically, the developer will insure that all wash down facilities comply with FDEP rules regarding chemical residue, and insure the continued recycling of motor oil from maintenance equipment, and insure recycling of used motor oil, used oil filters, anti-freeze, lead acid batteries, cleaning solvents, shop rags, and aerosol cans.

8. The developer must investigate the feasibility of mulching trees and brush for on-site needs.

9. The developer/property owner of each commercial parcel which will be used to store, manufacture or use hazardous materials, must contact the Lee County Office of Emergency Management, Hazardous Material Representative, prior to obtaining a development order, to discuss the proposed development in relation to potential type, and storage of hazardous materials located on the premises.

10. If required by federal, state or local regulations:

a. The developer/property owner must prepare or have available material safety data sheets (MSDS) and submit either copies of MSDS or a list of MSDS chemicals to the appropriate fire department or district and to the Lee County Division of Public Safety.

b. The developer/property owner must establish an emergency notification system to be used in the event of a hazardous material release.

G. Storm Water Management

1. The surface water management system must be designed, constructed and operated in accordance with the pertinent provisions of Chapters 373 and 403, Florida

Statutes; Chapter 40E, Florida Administrative Code; and the South Florida Water Management District "Basis of Review", and any pertinent local regulations regarding the design, construction and maintenance of the surface water management system. This condition applies to anyone obtaining a local Development Order within Pelican Landing. The Bayside Improvement District (a district formed pursuant to Chapter 190, Florida Statutes), must insure that the portion of the system under the ownership and control of the district is operated in accordance with the pertinent portion of the regulatory provisions cited above, and any permit (construction or operation) issued by the SFWMD. Individual lot owners with on-site wetlands or Storm water retention or detention areas under their control must comply with the pertinent portion of the regulatory provisions cited above and any permit issued by the SFWMD.

2. Water Control Structures must be installed as early in the construction process as practicable to prevent over-drainage or flooding of preserved wetland areas. If the SFWMD establishes a construction schedule or scenario that is contrary to this condition, the permit requirement of SFWMD will control.

3. Any shoreline banks created along on-site Storm water wet detention lakes must include littoral zones constructed consistent with SFWMD requirements. The shoreline banks must be planted in native emergent and submergent vegetation. The developer must establish and maintain, by supplemental planting if necessary, 80 percent cover by native aquatic vegetation within the littoral zone for the duration of the project. The littoral zone will include, at a minimum, the area between high water and ordinary low water.

4. The Bayside Improvement District, and/or all property owners, must undertake a regularly scheduled vacuum sweeping of common streets, sidewalks and parking facilities within the development.

5. The developer must implement the best management practices for monitoring and maintenance of the surface water management systems in accordance with Lee County and South Florida Water Management District guidelines.

6. The SFWMD must establish all internal surface water management and wetland systems. The developer must set aside all internal surface water management and wetland systems as private drainage easements, common areas, or preserves. These areas must also be identified as specific tracts on the recorded final plat or some other legally binding document acceptable to the County Attorney's office.

7. The Baywinds parcel must be developed in accordance with the following permits: Water Management permit numbers 36-02043-S-02 and 36-02043-S, ACOE permit number 89IPD-20127 and the letter of permission to continue work authorized in the original permit, LOP #1989001127, and FDEP permit number 36293225. These permits were granted based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These permits may be modified, updated or replaced as required by law.

Changes to the local development order may also require modification of the referenced permits.

H. Transportation

1. Significant Impact

a. The traffic impact assessment for this project assumes the development parameters and land uses shown in Exhibit F, "Pelican Landing DRI Development Parameters." The assessment indicates that the significantly impacted roadways and intersections described below will be operating below acceptable levels of service at the end of Planning Horizon I (1997) and buildout (~~2002~~ 2009). Each annual monitoring report, described in Paragraph 4, must reflect whether the roadways and intersections described below are significantly impacted or are projected to be significantly impacted by this project in the following year.

b. The Pelican Landing DRI is projected to significantly and adversely impact (as defined by Lee County Administrative Code) the following roadways and intersections:

Planning Horizon I (1997)		Needed Improvement
US 41/Corkscrew Road	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turns
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left & right turn lanes
	-	Separate EB thru and right turn lanes
	-	Separate WB thru and left turn lanes

Buildout (~~2002~~ 2009)

Corkscrew Road		
- Three Oaks Parkway to 1-75	-	Widen to 4 lanes
Old 41		
- Bonita Beach Road to Terry St.	-	Constrained (no widening possible; maximum v/c ratio of 1.85 per 1993 Lee Plan Policy 22.1.9)
US 41		
- Immokalee Road to Old 41 (Collier County)	-	Widen to 6 lanes
- Bonita Beach Road to West Terry Street	-	Widen to 6 lanes
- West Terry Street to Pelican's Nest Drive	-	Widen to 6 lanes
- Coconut Road to Williams Rd.	-	Widen to 6 lanes
- Constitution Boulevard to Alico Road	-	Widen to 6 lanes
US 41/Corkscrew Road	-	Separate EB left and thru/right lanes
	-	Westbound dual left turn lanes
	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Separate EB left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lanes
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turn lanes
	-	Northbound dual left turn lanes
	-	Eastbound thru/right turn lane
	-	Westbound two thru lanes
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Northbound dual left turn lanes

	-	Separate WB thru and right turn lanes
	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left and right turn lanes
	-	Separate EB thru and right turn lanes
	-	Separate WB thru and left turn lanes

2. Mitigation

a. The developer will pay impact fees as defined in the Lee County Land Development Code to mitigate Pelican Landing's transportation impacts on the non-site related roads and intersections set forth in Section H.1.b. above. Road Impact Fees are estimated to be $8,900,000 for the land uses identified in Exhibit F. Road Impact Fee payments represent the DRI's proportionate share payment for all road and intersection improvements identified in Condition H.1.b. as significantly impacted by this project and operating below the adopted level of service standard by ~~2002~~ 2009. Estimated Road Impact Fees from this project exceed the community's estimated proportionate share dollar amount of all significantly impacted roadway improvements.

If the Land Development Code Chapter governing Impact Fees is repealed, reduced, or made unenforceable by court petition, the Pelican Landing DRI will continue to pay, per individual permit, an amount equivalent to Road Impact Fees prior to such repeal, reduction or court petition. If payment is not made consistent with that schedule, then a substantial deviation will be deemed to occur, and the traffic impacts of Pelican Landing DRI must be reanalyzed to determine appropriate alternative mitigation prior to the issuance of further building permits for the Pelican Landing DRI.

All road impact fee monies paid by the Pelican Landing DRI after adoption of this DRI Development Order will be applied by Lee County toward the non-site related improvements included in Transportation Condition H.1.b., provided those improvements are deemed necessary to maintain the adopted level of service standards and are included in the County's Capital Improvement Program. Should the identified improvements be funded through other sources, in whole or in part, or deemed unnecessary to maintain the adopted level of service standards, Lee County may apply any Pelican Landing impact fees not required for those specific improvements to other improvements consistent with the requirements of the Lee County Land Development Code.

b. If through the local development approval process, the developer constructs, with the approval of the Lee County DOT, an intersection or roadway improvement identified in Paragraph H.1.b., those improvements may be eligible for Road Impact Fee credits. The determination of whether such credits will be granted will be made consistent with the procedures outlined in the Land Development Code.

c. The developer must dedicate 60 feet of right-of-way for Burnt Pine Drive North, from Pelican Landing Parkway to Coconut Road, a distance of 6,926 feet; and for Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive, a distance of 2,326 feet. The developer must construct, as a two-lane access road, Burnt Pine Drive North from Pelican Landing Parkway to Coconut Road, and Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive. Credits, if any, for the right-of-way dedication and construction identified above will be issued consistent with the procedures outlined in the Land Development Code. Dedication of the roadway right-of-way and construction of Burnt Pine Drive will occur as follows:

1) Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive: coincident with the Certificate of Compliance for the commercial parcel located in the northeast quadrant of the intersection of Burnt Pine Drive South and Pelican's Nest Drive.

2) Burnt Pine Drive North from Pelican Landing Parkway to Pelican Landing North Entrance: under construction no later than December 31, 1998.

3) Burnt Pine Drive North from Pelican Landing North Entrance to Coconut Road: should be under construction no later than December 31, 1999.

d. The developer agrees to reserve 25 feet of additional right-of-way along the south side of Coconut Road from US 41 west to Spring Creek Road to ensure that improvements to Coconut Road are not precluded. Such right-of-way will be dedicated to Lee County if and when requested. Credits, if any, for the right-of-way dedication will be granted at the time of dedication, and must be consistent with the Land Development Code in effect at that time.

e. As a mitigation option, the developer may, with the concurrence of Lee County, make an advance payment of a portion of Pelican Landing's total Impact Fees up to 2 million dollars. Lee County would then utilize the advance payment to accelerate the Project Design & Environmental (PD&E) Study for US 41 from the Collier County line to San Carlos Boulevard. The PD&E Study is currently scheduled in FDOT's Tentative Five Year Work Program for fiscal year 1998/99 (WPI #1114700).

3. Access and Site-Related Improvements

a. The developer will be fully responsible for site-related roadway and intersection improvements required within the Pelican Landing DRI. The developer must pay the full cost for any site-related intersection improvements (including but not limited to signalization, turn lanes and additional driveway through lanes) found necessary by Lee County or the Florida Department of Transportation (FDOT) permitting requirements for the Community's access intersections on US 41, Coconut Road and Spring Creek Road.

b. The Pelican Landing DRI site access points will be located and developed consistent with the Florida DOT's access management classification for US 41, unless otherwise approved by the Florida DOT. Improvements to those access points will be consistent with the Department's permitting requirements.

c. Site-related improvements will be as defined in the Land Development Code.

d. Except for Spring Creek Road and Coconut Road, all roads located within Pelican Landing will be maintained by the Bayside Improvement District (BID), unless subsequently dedicated to and accepted by Lee County.

4. Annual Monitoring Report

a. The developer will submit an annual traffic monitoring report to the following entities for review and approval: Lee County, the Florida Department of Transportation (FDOT), the Florida Department of Community Affairs (FDCA), and the Southwest Florida Regional Planning Council (SWFRPC).

The first monitoring report will be submitted one year after the date of the issuance of this DRI Development Order. Reports must be submitted annually thereafter until build out of the project.

b. The monitoring report will be designed in cooperation with the Lee County Department of Transportation, FDOT, the SWFRPC and the FDCA prior to the submittal of the first report. The methodology of the annual traffic monitoring report may be revised if agreed upon by all parties.

c. The annual traffic monitoring report must contain the following information:

(1) P.M. peak hour existing volumes and tuning movement counts at all site access onto US 41 and Coconut Road, and a comparison to the project trip generation assumed in the DRI analysis.

(2) For existing conditions and a one-year projection, P.M. peak hour peak season tuning movement counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the intersections identified in Paragraph H.1.b. as impacted by this project.

(3) For existing conditions and a one-year projection, P.M. peak hour peak season traffic counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the roadway links identified in Paragraph H.1.b. as impacted by this project through build out.

(4) An estimate of when the monitored roadways and intersections will exceed adopted levels of service.

(5) A summary of the status of road improvements assumed to be committed in the ADA, including the following:

Roadway	Segment	Improvement	Schedule
Pelican's Nest Dr.	Pelican's Nest to US 41	0 to 2	Planning Horizon I (1997/98)
Corkscrew Road	1-75 to Treeline Ave.	2 to 4	Planning Horizon I (1997/98)
US 41	Alico Rd. to Island Park Rd.	4 to 6	Planning Horizon I (1997/98)
US 41	Island Park Rd. to south of Daniels Parkway	4 to 6	Planning Horizon I (1997/98)
Bonita Beach Road	Hickory Blvd. to Vanderbilt	2 to 4	Planning Horizon I (1997/98)

(6) A summary of the roadway and intersection improvements listed in Paragraph H.1.b. that have been constructed, and the program status of the remainder.

d. If the annual monitoring report confirms that the peak season P.M. peak hour traffic on the significantly impacted roadways exceeds the level of service standards adopted by Lee County, or is projected to exceed the adopted level of service standards adopted by Lee County within the forthcoming 12 months, and if the project is utilizing more than 5% of LOS "D" service volume during peak hour peak season traffic conditions, then further local development orders, building permits and certificates of occupancy may not be granted until the standards of the County's concurrency management system have been met. This means that adequate district-wide level of service capacity must be available through 1999. After 1999, significantly impacted individual links must be operating at the adopted level of service, or an improvement to achieve the adopted level of service is scheduled for construction in the first three years of an adopted local government capital improvement program or state work program.

e. If the annual traffic monitoring report confirms that the peak season P.M. peak hour traffic on the segment of US 41 in Collier County from Immokalee Road to Old US 41 exceeds the level of service standard adopted by Collier County and if the

project is utilizing more than 5% of level of service D service volume during peak hour, peak season traffic conditions, then further building permits may not be granted until the subject roadway segment is committed for construction by the Florida Department of Transportation and/or Collier County.

f. In the event the developer confirms that no additional development occurred on any portion of the site for the year, even after the approval of a local development order, they may submit a Letter of "No Further Transportation Impact" in lieu of fulfilling the transportation monitoring portion of the Annual Monitoring Report.

I. Wastewater Management/Water Supply

1. The developer or the Bayside Improvement District must obtain a South Florida Water Management District Water Use Permit, or a Modification to an existing Consumptive Use Permit for any water withdrawals, and for dewatering activities proposed in connection with on-site construction that does not qualify for a No Notice General Permit, under Rule 40E-20.302(4), F.A.C.

2. Builders within Pelican Landing must utilize ultra low volume plumbing fixtures, self-closing or metered water faucets, and other water conserving devices/methods consistent with the criteria outlined in the water conservation element of the Bonita Springs Utilities, Incorporated, SFWMD Water Use Permit or the water conservation element of any other approved utility provider utilized by the Development.

3. Developers must utilize xeriscape principles in the landscape design of the project to further the conservation of nonpotable water.

4. If reclaimed water is available for use within the project to address a portion of the project's irrigation demands, the developer or Bayside Improvement District, as appropriate, must ensure that on-site lakes, wetlands, and the surface water management system are protected in accordance with the requirements of the SFWMD and FDEP.

5. The developer must provide written assurance that any hazardous commercial effluent, generated by the project, will be treated separately from domestic wastewater, and handled in accordance with FDEP regulations.

6. Except for temporary septic tanks for construction trailers or for sales offices/models, septic tanks are prohibited.

7. All potable water facilities, including any on-site potable water treatment system, must be properly sized to supply average and peak day domestic demand, as well as fire flow demand. The facilities must be constructed and sized in accordance with all pertinent regulations of the FDEP, Lee County, and any Fire Control District with jurisdiction.

8. All irrigation systems constructed for the golf course, landscaped areas and commercial/office portions of the project must be designed to accommodate effluent for irrigation use. Reclaimed water, to the extent it is available, must be used to address irrigation needs. The remaining demand will be satisfied through approved groundwater or surface water withdrawals. Reclaimed water must be used in accordance with all applicable regulations.

J. Police and Fire Protection

1. Construction must comply with the fire protection requirements of all building, development, and life safety codes adopted by Lee County.

2. Facilities qualifying under the Superfund Amendments Reauthorization Act (SARA) Title III and the Florida Hazardous Materials Emergency Response and Community Right to Know Act of 1988, must file hazardous materials reporting applications in accordance with Sections 302 and 312. Each reporting facility must update these applications annually.

3. The developer must provide for the emergency medical service impacts and fire protection impacts generated by the proposed development as defined by Lee County regulations.

4. If access to development is through a security gate or similar device that is not manned 24 hours per day, the developer must install an override switch in a glass-covered box for use by emergency vehicles, or a comparable system that permits emergency vehicles to access the project. The parking lot for the beach parking lot is required to be gated or closed by the zoning resolution. The gate, chain or other device to prohibit access to the parking lot after hours will be unmanned, and the override system required by this condition does not apply to the parking lot gate, chain, or other device.

5. The project's impact on fire protection and rescue service delivery will be met by the ad valorem taxes, EMS impact fees and fire impact fees.

K. Interface Zone

1. The Developer will design, develop, and maintain any golf course constructed adjacent to the mangrove fringe area of Estero Bay in accordance with condition 14 a. through l. of Resolution Number Z-94-014. Adjacent to the mangrove fringe means any golf course constructed within 500 feet of the mangrove fringe.

2. The Developer will employ management strategies to address the potential for pesticide/chemical pollution of groundwater and surface water receiving areas, including but not limited to, Estero Bay, the mangrove fringe and any transition zone wetlands of Estero Bay, that may result from the development of a golf course and water management areas within 500 feet of the mangrove fringe of Estero Bay.

3. The management practices that the Developer will follow are as follows:

a. The use of slow release fertilizers and/or carefully managed fertilizer applications that are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater.

b. The practice of integrated pest management (IPM) when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The IPM program will minimize, to the extent possible, the use of pesticides, and will include the use of the USDA-SCS Soil Pesticide Interaction Guide to select pesticides for uses that have a minimum potential for leaching or loss due to runoff depending on the site specific soil conditions. Application of pesticides within 100 feet of the jurisdictional mangrove system is prohibited.

c. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

4. The Developer will prepare a management plan for the application of herbicides, pesticides, and fertilizers on the original Pelican Landing DRI golf course adjacent to the mangrove fringe of Estero Bay. This plan must be amended to include the Kersey-Smoot parcels prior to the application of any herbicides, pesticides and fertilizers to the proposed golf course. The amended management plan must: include a groundwater and surface water monitoring plan; provide for testing to assess whether there are any herbicide, pesticide, or fertilizer pollution of the water within the area of the golf course located within 500 feet of the mangrove fringe; identify the locations for the groundwater monitoring and testing on a map(s); and, set forth the testing and reporting requirements. The developer will submit the test reports with the annual monitoring report. The monitoring program will be established and operated at the expense of the Developer, the Bayside Improvement District, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., Water Quality Standards.

5. The Developer will submit a written amended surface and groundwater quality management plan to Lee County and DCA. The amended plan must be approved by DCA prior to the application of chemicals to the proposed golf course. The DCA will have 30 working days to review the management plan and approve or object to the plan in writing. The objections must be based on valid rules and regulations, and must identify how the concerns or issues can be addressed by the developer. The Developer must resubmit a revised water quality management plan to address the valid objections. DCA will have 30 days in which to review any revised management plan and must provide written comments or approval in the same manner as for the original management plan. Should DCA fail to provide a written response within the prescribed time frames, the plan will be deemed approved.

6. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course adjacent to the mangrove wetlands, the application of the pollutant must cease until there is a revised management plan for the application of the pollutant. A determination that the application of fertilizers, herbicides or pesticides to the golf course are the cause and source of the pollution must be based on competent and substantial evidence. If mitigation is necessary to address the pollution, a mitigation plan approved by DCA will be implemented by the developer. The mitigation plan will be based on rules and regulations in effect at the time the plan is reviewed and approved. The approved mitigation plan will be enforceable as a condition of the Development Order.

7. The mangrove wetland jurisdiction line of Estero Bay will be buffered from the proposed golf course by a 100-foot-wide undisturbed naturally vegetated corridor, except for water management facilities permitted by the SFWMD and except for the removal of exotic plants as required by Lee County. The 100-foot-wide buffer area will run along the portion of the golf course that abuts the mangrove wetlands of Estero Bay south of Coconut Road.

The mangrove line for the Kersey-Smoot and Johnson (Government Lot 1, Parcel 3) parcels is offset 50 feet, to over 250 feet west of the wetland jurisdictional line delineated along the western (Estero Bay) side of the Kersey-Smoot parcels. No portion of the proposed golf course may be located closer than 100 feet to this mangrove line. To maintain the existing natural mangrove setbacks, no impacts are permitted to the wetlands on the western (Estero Bay) side of the Kersey-Smoot parcels. This includes both saltwater and freshwater wetlands contained within the boundary of the wetlands jurisdictional line. The proposed golf course fairways, tees and greens must be set back a minimum of 25 feet from all wetland jurisdictional lines on the Kersey-Smoot and Johnson parcels, except where wetland impacts have been permitted by the SFWMD and the Army Corps of Engineers. Water management facilities permitted by the SFWMD and the removal of exotic vegetation, subject to Lee County regulations, are allowed within all wetlands on the Kersey-Smoot and Johnson parcels.

8. All of the Interface Zone conditions will be interpreted and applied with the understanding that water quality is regulated by the DEP and the SFWMD. None of the Interface Zone conditions will be interpreted in a manner which is contrary to Section 403.021, Florida Statutes, the Florida Air and Water Pollution Control Act, and the rules adopted thereunder.

9. The Interface Zone conditions will not be interpreted in a manner contrary to public policy directives to utilize domestic reclaimed water. Pelican Landing will not be responsible for any harmful pollutants applied to the golf course via the reclaimed water, unless Pelican Landing has actual knowledge that the reclaimed water provided by the utility contains harmful pollutants.

10. The conditions set forth in this DRI Development Order do not preempt the authority of the SFWMD and the DEP. Section 373.016, Florida Statutes provides that the legislature has vested the authority in the DEP/SFWMD to accomplish the conservation, protection, management, and control of the waters of the state. To the extent that any requirements of DCA, SWFRPC, or Lee County pursuant to this DRI Development Order are contrary to those of the SFWMD/DEP, in areas where the SFWMD and DEP have been given preemptive authority, the requirements of the SFWMD and the DEP will control.

L. Dual Jurisdiction

The Pelican Landing DRI is located within two jurisdictions, namely Lee County and the City of Bonita Springs. For State review purposes, the DRI will be considered an integrated and whole development, such that all approvals for development under the DRI Development Order will be applicable to the entire Pelican Landing DRI without regard to the jurisdictional split.

To this end, the developer is required to provide contemporaneous copies of any and all NOPC applications filed with respect to the Pelican Landing DRI to both the City and the County, even though the property actually affected by the amendment may be located wholly with one or the other jurisdiction. The jurisdiction most affected by the NOPC (i.e., as determined by the location of property affected by the proposed change) will take the lead in processing the NOPC. However, both jurisdictions may have input into the NOPC process, as a principle, if desired.

III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER, AND ADMINISTRATIVE REQUIREMENTS

1. This amended Development Order constitutes a resolution of Lee County, adopted by the Board of County Commissioners in response to the application filed by WCI Communities, L.P. to amend the Pelican Landing Development of Regional Impact Development Order.

2. All commitments and impact mitigating actions volunteered by the developer in the Application for Development Approval and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order. These documents include, but are not limited to the following:

(a) Pelican Landing Application for Development Approval, stamped Received October 26, 1992;

(b) Pelican Landing DRI sufficiency response, stamped Received February 5, 1993;

(c) Pelican Landing DRI sufficiency response, stamped Received July 6, 1993;

(d) Pelican Landing DRI sufficiency response, dated September 16, 1993; and

(e) Pelican Landing DRI sufficiency response, stamped Received November 22, 1993.

3. Map H, last revised ~~March 1, 2001~~ April, 2001, and stamped received at the permit counter on ~~March 6, 2001~~ April 8, 2002, is attached hereto as Exhibit E and is incorporated by reference. It is understood that because it is a concept plan it is very general. The boundaries of development areas and location of internal roadways may be modified to accommodate topography, vegetation, market conditions, traffic circulation or other site related conditions as long as they meet local development regulations. This provision may not be used to reduce the acreage of the Eco-Park or other open space or preserve acreages. It is understood that the precise wetland boundaries are determined by the U.S. Army Corps of Engineers, SFWMD, FDEP and Lee County. A synopsis of the development parameters permitted under this approval and depicted on Map H are set forth in attached Exhibit F.

4. The Development Order is binding upon the developer(s) and its assignees or successors in interest. Where the Development Order refers to the Bayside Improvement District, lot owners, business owners, or other specific reference, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project developer are binding upon any builder/developer who acquires any tract of land within Pelican Landing DRI.

5. The terms and conditions set out in this document constitute a basis upon which the developer and the County may rely in future actions necessary to implement fully the final development contemplated by this Resolution and Development Order.

6. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. All costs of such proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

7. Any reference to a governmental agency will be construed to mean any future instrumentality that may be created and designated as successors in interest to, or which otherwise possesses any of the powers and duties of, any referenced governmental agency in existence on the effective date of this Development Order.

8. If any portion or section of this Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision will in no manner affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

9. This Development Order grants limited approval and does not negate the developer's responsibility to comply with all applicable federal, state, regional and local regulations.

10. Subsequent requests for local development permits will not require further review pursuant to Section 380.06, Florida Statutes, unless the Board of County Commissioners, after due notice and hearing, finds that one or more of the following is present:

(a) A substantial deviation from the terms or conditions of this Development Order, or other changes to the approved development plans that creates a reasonable likelihood of adverse regional impacts or other regional impacts not evaluated in the review by the Southwest Florida Regional Planning Council; or

(b) An expiration of the period of effectiveness of this Development Order.

Upon a finding that any of the above is present, the Board must order a termination of all development activity in the development affected by a substantial deviation or expiration of time until such time as a new DRI Application for Development Approval has been submitted, reviewed and approved in accordance with Section 380.06, Florida Statutes, and all local approvals have been obtained.

11. The project has a buildout date of ~~2002~~ May 20, 2009, and a termination date of ~~2005~~ May 20, 2012. ~~This term is based on a ten year build out and the recognition~~ The buildout and termination dates reflect adjustment of one year and 141 days applicable to the tolling of time for the appeal/challenge to the original DRI Development Order. The termination date recognizes that a local Development Order, which is valid for three years, may be obtained ~~in the tenth year~~ prior to the buildout expiration date.

12. The developer and the Bayside Improvement District may not exercise any rights of condemnation to acquire land within the development commonly known as Spring Creek Village, El Dorado Acres, Estero Bay Shores, Mound Key Estates and Spring Creek Estates.

13. The Administrative Director of the Lee County Department of Community Development, or his/her designee, will be the local official responsible for assuring compliance with this Development Order.

14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ 2012. If the County clearly demonstrates that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

Lee County will reserve to this DRI until ~~2005~~ 2012, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) ~~and 60 acres of commercial use allocation in the Bonita Springs Planing Community,~~ as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

15. The developer, or its successor(s) in title to the undeveloped portion of the subject property, will submit a report annually to Lee County, SWFRPC, FDCA and all affected permit agencies. This report must describe the state of development and compliance as of the date of submission. In addition, the report must be consistent with the rules of the FDCA. The first monitoring report must be submitted to the Administrative Director of the DCA not later than one year after the effective date of this Development Order. Further reporting must be submitted not later than one year of subsequent calendar years thereafter, until build out. Failure to comply with this reporting procedure is governed by Section 380.06 (18), Florida Statutes. The developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of this reporting requirement. This requirement may not be construed to require reporting from tenants or owners of individual lots or units.

16. In compliance with a condition of the first development order amendment, the developer did amend this Development Order to incorporate the portion of the Spring Creek DRI located west of US Highway 41 into the Pelican Landing DRI. A legal description of that portion of the Spring Creek DRI, along with the conditions of the Spring Creek Development Order that are applicable to the Spring Creek West property are now

incorporated into this development order. The impacts of the Spring Creek development will not be considered separately or cumulatively in any future change to the Pelican Landing Development Order. A change in the development plan for the Spring Creek property could be a substantial deviation that would require further analysis of Spring Creek West. The amendment was adopted solely for the purpose of consolidating Spring Creek West and Pelican Landing under the same Development Order and none of Spring Creek West's vested rights will be lost because of the amendment.

17. The County will forward certified copies of this Development Order to the SWFRPC, the developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, the developer must record notice of its adoption in the office of the Clerk of the Circuit Court, as provided in Section 380.06(15), Florida Statutes. The inclusion of the Baywinds parcel as part of the Seventh Development Order amendment does not divest the rights provided in the permits, development orders, and government approvals obtained on that parcel based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These approvals were granted prior to its inclusion in the Pelican Landing DRI and will allow for the development of the Baywinds Parcel consistent with the plan of development reflected in Lee County Development Order No. 95-12-068.00D.

THE MOTION TO ADOPT this Amendment was offered by Commissioner Ray Judah, and seconded by Commissioner Andrew W. Coy and, upon poll of the members present, the vote was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 7th day of October, 2002

ATTEST:
CHARLIE GREEN, CLERK
BY: Michele B. Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA
BY: Ray Judah
Vice - Chairman

APPROVED AS TO FORM BY:
County Attorney's Office

State of Florida
County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Myers, Florida, this 14th day of October, A.D. 2002

CHARLIE GREEN, CLERK
By Michele B. Cooper
Deputy Clerk

CIRCUIT COURT ★ FLORIDA ★ LEE COUNTY

Attachments:

Exhibit A. Legal Description of the Pelican Landing DRI area within unincorporated Lee County.

Exhibit B. Legal Description of the Pelican Landing DRI area within the City of Bonita Springs, but excluding the Spring Creek West DRI area.

Exhibit C. Legal Description of the Pelican Landing DRI area encompassed by the Spring Creek West DRI, located in the City of Bonita Springs.

Exhibit D. Sketch of the legal descriptions of Pelican Landing DRI.

Exhibit E. Map H, Master Development Plan - last revised ~~March 1, 2001~~ April 2001, stamped received ~~March 6, 2001~~ April 8, 2002.

Exhibit F. Pelican Landing DRI Development Parameters

JOHNSON ENGINEERING

SINCE 1946

November 1, 2001

DESCRIPTION

PELICAN LANDING DRI – UNINCORPORATED LEE COUNTY
SECTIONS 5, 6, 7, 8 AND 9, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 5, 6, 7, 8 and 9, Township 47 South, Range 25 East, Lee County, Florida, which tract or parcel is described as follows:

PARCEL 2-A

Beginning at an intersection of the West line of Tamiami Trail (State Road No. 45) with the south line of Coconut Road as described in Official Record Book 1738 at Page 2538 of the Public Records of Lee County, Florida; thence run S 00° 10' 56" W along said West line for 621.81 feet to a point of curvature; thence run southerly and southeasterly along said West line, along the arc of a curve to the left of radius 5797.58 feet (chord bearing S 04° 57' 34" E) (chord 1039.14 feet) (delta 10° 17' 00") for 1040.54 feet to a point of tangency; thence run S 10° 06' 04" E along said westerly line for 938.08 feet to an intersection with the south line of the Southeast Quarter (SE-1/4) of said Section 9; thence run S 89° 23' 00" W along said south line for 708.94 feet to the southwest corner of said Southeast Quarter (SE-1/4) of Section 9; thence run S 89° 27' 22" W along the south line of the Southwest Quarter (SW-1/4) of Section 9 for 2677.24 feet to the southwest corner of the Southwest Quarter (SW-1/4) of Section 9; thence run N 89° 25' 51" W along the south line of the Southeast Quarter (SE-1/4) of said Section 8 for 1,838.15 feet to an intersection with the easterly line of Spring Creek Road as described in Deed Book 305 at Page 276, Lee County Records; thence continue N 00° 07' 17" E along said east line for 343.54 feet; thence run S 89° 38' 58" E for 10.00 feet; thence run N 00° 07' 17" E along said East line for 849.27 feet to the Southwest corner of lands described in Official Record Book 2039 at Page 3364 said Public Records; thence run S 89° 21' 02" E along the South line of said lands for 189.98 feet; thence run N 00° 07' 17" E along the East line of said lands for 125.01 feet; thence run N 89° 21' 02" W along the North line of said lands for 199.98 feet to an intersection with the easterly line of said Spring Creek Road; thence run N 00° 07' 17" E along said East line for 1292.76 feet to an intersection with the South line of Coconut Road (50 feet wide); thence run S 89° 16' 14" E along said South line for 1802.38 feet to an intersection with the West line of said Section 9; thence run N 00° 39' 58" W along said West line for 25.00 feet to a Concrete Monument marking the Northwest corner of the Southwest Quarter (SW-1/4) of said section; thence continue along said west line N 00° 39' 58" W for 5.00 feet to an intersection with the south line of said Coconut Road as described in Official Record Book 1738 at Page 2538, said Public Records; thence run S 89° 35' 50" E along said south line for 1549.14 feet; thence run southwesterly along a non-tangent curve to the left of radius 30.00 feet (chord bearing S 45° 24' 10" W) (chord 42.43 feet) (delta 90° 00' 00") for 47.12 feet to a point of tangency; thence run S 00° 24' 10" W for 336.31 feet to a point of curvature; thence run along the arc of a curve to the left of radius 270.00 feet (chord bearing S 44° 35' 50" E) (chord 381.84 feet) (delta 90° 00' 00") for 424.12 feet to a point of tangency; thence run S 89° 35' 50" E for 99.41 feet to a point of curvature; thence run along the arc of a curve to

the right of radius 530.00 feet (chord bearing S 75° 44' 50" E) (chord 253.74 feet) (delta 27° 42' 00") for 256.23 feet; thence run N 20° 53' 52" W for 748.16 feet to an intersection with the aforementioned south line of Coconut Road; thence run along said south line S 89° 35' 50" E for 1,301.22 feet to the Point of Beginning.
Parcel contains 294.56 acres, more or less.

AND

PARCEL 2-B

From a railroad spike marking the northwest corner of the Southwest Quarter (SW-1/4) of said Section 8 run S 00° 23' 24" E along the west line of said fraction for 25.00 feet to an intersection with the south line of Coconut Road as recorded in County Commissioners Minutes Book 6 at Page 288 of the Public Records of Lee County of Lee County, Florida, and the Point of Beginning.
From said Point of Beginning run S 89° 16' 14" E along said south line for 3253.00 feet to an intersection with the west line of Spring Creek Road; thence run the following courses and distances along said west line of said Spring Creek Road; S 00° 17' 17" W for 817.15 feet; N 89° 52' 43" W for 14.27 feet to a point of curvature; thence run Southwesterly along said arc of a curve to the right of radius 1725.00 feet (chord bearing S 05° 52' 51" W) (chord 346.22 feet) (delta 11° 31' 09") for 346.81 feet to a point of tangency; thence run S 11° 38' 26" W for 178.50 feet to a point of curvature; thence run Southwesterly along said arc of a curve to the left of radius 2400.00 feet (chord bearing S 00° 28' 49" W) (chord 929.06 feet) (delta 22° 19' 14") for 934.96 feet to a point of tangency; thence run S 10° 40' 48" E for 231.66 feet to a point of curvature; thence run Southeasterly along said arc of curve to the right of radius 1725.00 feet (chord bearing S 08° 42' 25" E) (chord 118.78) (delta 03° 56' 45") for 118.80 feet to an intersection with the south line of said Section 8; thence run N 89° 25' 51" W along the south line of the Southeast Quarter (SE-1/4) of said Section 8 for 642.07 feet to the southeast corner of the Southwest Quarter (SW-1/4) of Section 8; thence run N 89° 25' 49" W along the south line of the Southwest Quarter (SW-1/4) of Section 8 for 2558.62 feet to the southwest corner of said Section 8; thence run N 89° 25' 49" W along the south line of the Southeast Quarter (SE-1/4) of said Section 7 for 2330 feet more or less to the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 6,485 feet more or less to an intersection with the north line of the South Half (S-1/2) of Government Lot 2 of said Section 7; thence run N 89° 32' 15" E along the north line of said South Half (S-1/2) of Government Lot 2 for 793 feet more or less to the northeast corner of lands described in Official Record Book 1895 at Page 3817 of said public records; thence run S 08° 50' 45" E along the east line of said lands for 199.50 feet to the southeast corner of said lands; thence run N 89° 35' 27" E for 666.22 feet; thence run N 89° 32' 15" E for 239.00 feet to an intersection with the west line of Coconut Road; thence run S 01° 07' 45" E along said west line for 488.63 feet; thence run N 89° 40' 05" E along the south line of said Coconut Road for 24.69 feet to the Point of Beginning. Less and except Official Record Book 1677 at Page 3516 of said Public Records.
Parcel contains 343 acres, more or less.

AND

PARCEL 2-C

A parcel of land lying in and being a portion of the East Half of the Northwest Quarter of Section 8, Township 47 South, Range 25 East of Lee County, Florida, being more particularly described as follows:

Commencing at the southwest corner of the East Half (E-1/2) of the Northwest Quarter (NW-1/4) of said Section 8; thence run N 01° 00' 45" W along the west line of said East Half (E-1/2) of the Northwest Quarter (NW-1/4) for 40.02 feet to an intersection with the northerly right-of-way line of Coconut Road (as maintained); thence run S 89° 16' 14" E along said right-of-way for 171.25 feet to the Point of Beginning.

From said Point of Beginning continue S 89° 16' 14" E along said right-of-way a distance of 342.50 feet; thence run N 01° 00' 44" W a distance of 367.98 feet; thence run N 89° 16' 14" W a distance of 342.50 feet; thence run S 01° 00' 44" E a distance of 367.98 feet to the Point of Beginning.

Parcel contains 2.89 acres, more or less.

AND

PARCEL 2-D

All that part of Florida Gulf Land Company's Subdivision as recorded in Plat Book 1 at Page 59 of the Public Records of Lee County, Florida, lying in Section 5, Township 47 South, Range 25 East South and West of lands to Florida Power and Light Company as described by deed recorded in Deed Book 244, Page 138 of said Public Records, also Lot 8, Block 14 of Eldorado Acres (an Unrecorded Subdivision) as shown in Deed Book 310 at Page 183 of said public records; also part of Sections 5, 6, 7 and 8, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning at the southeast corner of said Section 5; thence run N 88° 46' 30" W along the south line of the Southeast Quarter (SE-1/4) of said Section 5 for 2580.80 feet to the southeast corner of the Southwest Quarter (SW-1/4) of said Section 5; thence run N 89° 25' 13" W along the south line of said Southwest Quarter (SW-1/4) for 587.32 feet to an intersection with the east line of said Lot 8, Block 14, Eldorado Acres, an unrecorded subdivision; thence run the following three courses and distances along the boundary of said Lot 8: S 00° 50' 16" E for 132.70 feet; N 89° 11' 54" W for 75.00; N 00° 50' 16" W for 132.41 feet to an intersection with said south line of the Southwest Quarter (SW-1/4) of Section 5; thence run N 89° 25' 13" W along said south line for 610.82 feet to the northeast corner of the West Half (W-1/2) of the Northwest Quarter (NW-1/4) of

said Section 8; thence run S 01° 00' 45" E along the east line of said West Half (W-1/2) of the Northwest Quarter (NW-1/4) of Section 8 for 2612.19 feet to an intersection with the northerly right-of-way line (as maintained) of Coconut Road being 40.00 feet north of the centerline of Coconut Road as recorded in County Commissioners Minutes Book 6 at Page 288 of said Public Records, said right-of-way line being the south line of lands as described by deed recorded in Official Record Book 3052 at Page 1748 of said Public Records; thence run N 89° 16' 14" W along said maintained right-of-way for 1267.93 feet to an intersection with the west line of the Northwest Quarter (NW-1/4) of said Section 8; thence run N 01° 07' 45" W along said west line for 1284.51 feet to the southeast corner of Government Lot 1 of said Section 7; thence run S 89° 33' 42" W along the south line of said Government Lot 1 for 1813 feet more or less to the easterly waters of Estero Bay; thence run northerly along the waters of Estero Bay for 3000 feet more or less to an intersection with the north line of Government Lot 4 of said Section 6; thence run N 89° 41' 23" E along said north line or 1807 feet more or less to an intersection with the west line of lands as described by deed recorded in Official Record Book 1762 at Page 4173 of said Public Records; thence run the following courses and distances along the boundary of said lands: N 00° 48' 29" W for 775.70 feet; N 46° 11' 51" E for 523.67 feet; S 81° 20' 47" E for 600.53 feet; N 00° 49' 50" W for 162.49 feet; N 89° 10' 55" E for 349.43 feet; N 01° 31' 46" W for 92.78 feet to an intersection with the north line of the Southwest Quarter (SW-1/4) of said Section 5; thence run N 89° 34' 40" E along said north line for 2592.29 feet to the northeast corner of said Southwest Quarter (SW-1/4); thence run N 89° 31' 44" E along the north line of the Southeast Quarter (SE-1/4) of said Section 5 for 2401.02 feet to an intersection with the southwesterly line of said lands to Florida Power and Light Company; thence run S 20° 51' 33" E along said southwesterly line for 553.91 feet to an intersection with the east line of said Southeast Quarter (SE-1/4) of Section 5; thence run S 00° 08" 26" E along said east line for 2202.99 feet to the Point of Beginning.

Parcel contains 576 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor Mapper
Florida Certificate No. 5652

20002476\Pelican Landing-County – 110101

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ▪ Land Surveyors ▪ Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
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D. WAYNE ARNOLD, A.I.C.P.
ERIC V. SANDOVAL, P.S.M.
THOMAS CHERNESKY, P.S.M.
ALAN V. ROSEMAN

SURVEYOR'S AFFIDAVIT

I am a Professional Surveyor and Mapper holding Certificate Number 5426 under the laws of the State of Florida.

I hereby certify that the dividing line described in the legal descriptions of "Pelican Landing DRI – City of Bonita Springs" and "Pelican Landing DRI – Unincorporated Lee County" (submitted with the DRI), as prepared by Johnson Engineering, dated November 1, 2001, is the same as the Jurisdictional line as decribed in the legal description established by the Charter for the City of Bonita Springs; and is also the same line shown and depicted on the Specific Purpose Survey, as prepared by Q. Grady Minor & Associates, P.A., dated October 2, 2001, as Drawing number C-1497.

I also certify that there are no overlaps or hiatus between the legal descriptions and the lines mentioned above.

DRI 2000-00022

Q. Grady Minor & Associates, P.A.

By: _____ *Date:* 11-2-01

Thomas Chernesky, P.S.M. #5426

(941) 947-1144 ▪ FAX (941) 947-0375 ▪ E-Mail: engineering@gradyminor.com
3800 Via Del Rey ▪ Bonita Springs, Florida 34134

JOHNSON ENGINEERING

SINCE 1946

DRI 2000-00022

November 1, 2001

DESCRIPTION

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 16, 17, 20 and 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, which tract or parcel is described as follows:

Parcel 1-A

Beginning at the Northwest corner of the Northeast Quarter (NE-1/4) of Section 16; thence run S 00° 02' 54" W along said West line of the Northeast Quarter (NE-1/4) for 2643.98 feet to the Southwest corner of the Northeast Quarter (NE-1/4) of said section; thence run N 89° 10' 38" E along the South line of said fraction for 538.06 feet; thence run S 00° 06' 43" E for 1085.91 feet; thence run N 89° 06' 43" E for 744.41 feet to an intersection with the West line of Tamiami Trail (US 41 S.R. No. 45); thence run southerly along said West line, along the arc of a non-tangent curve to the right of radius 5619.58 feet (chord bearing S 00° 22' 05" E) (chord 50.21 feet) (delta 00° 30' 43") for 50.21 feet to a point of tangency; thence run S 00° 06' 43" E along said West line for 49.81 feet; thence run S 89° 06' 43" W for 300.00 feet; thence run S 00° 06' 43" E for 1445.84 feet to an intersection with the South line of the Southeast Quarter (SE-1/4) of said Section 16; thence run S 89° 16' 54" W along the South line of said fraction for 989.41 feet to the Southeast corner of the Southwest Quarter (SW-1/4) of said Section 16; thence run S 88° 38' 34" W along said South line of said Southwest Quarter (SW-1/4) for 2627.98 feet to the Northeast corner of said Section 20; thence run S 00° 35' 25" E along the East line of said section for 2659.47 feet to the Southeast corner of the Northeast Quarter (NE-1/4) of said section; thence run N 88° 52' 49" E along the North line of the Southwest Quarter (SW-1/4) of said Section 21 for 2,040.41 feet to an intersection with the West line of the East 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run S 00° 51' 35" E along said West line for 801 feet, more or less to the water of Spring Creek; thence run westerly along Spring Creek for 3630 feet more or less to an intersection of the East line of said Section 20; thence run S 00° 38' 52" E along said East line of Section 20 for 91 feet, more or less to an intersection with the approximate centerline of Spring Creek as shown on the Plat of Pelican Landing Unit 5 recorded in Plat Book 59 at Page 11 of said Public Records of Lee County, Florida; thence run along said centerline the following courses: S 78° 50' 00" W for 181.31 feet, N 34° 24' 12" W for 230.22 feet, N 30° 59' 12" W for 174.93 feet, N 24° 25' 16" E for 120.83 feet, S 65° 47' 43" E for 219.32 feet, N 18° 24' 43" E for 158.11 feet, N 75° 11' 47" W for 351.71 feet, N 65° 09' 33" W for 451.88 feet, N 84° 18' 44" W for 351.75 feet, N 66° 54' 31" W for 445.79 feet, S 63° 24' 43" W for 134.16 feet, S 03° 23' 22" E for 170.29 feet, S 50° 30' 17" W for 220.23 feet, N 84° 49' 43" W for 331.36 feet, S 62° 13' 07" W for 214.71 feet, S 22° 08' 36" W for 291.55 feet, S 72° 15' 11" W for 131.22 feet to an intersection with the East line of the Southwest Quarter (SW-1/4) of said Section 20; thence run N 00° 50' 19" W along said East line for 520.00 feet to the Northeast corner of said fraction; thence run S 89° 58' 37" W along the North line of said fraction for 290.00 feet to an intersection with the approximate centerline of the most easterly branch of said Spring

Creek as shown on said Plat of Pelican Landing Unit 5; thence run along said centerline the following courses: N 09° 13' 28" W for 137.34 feet, N 29° 08' 22" W for 590.59 feet, N 38° 31' 58" W for 278.03 feet, N 65° 16' 43" W for 254.95 feet, N 37° 18' 28" W for 286.01 feet, N 32° 51' 05" E for 252.39 feet, N 20° 11' 00" E for 236.69 feet, N 27° 23' 47" W for 369.25 feet, N 89° 15' 43" E for 50 feet more or less to the easterly shore of said Spring Creek; thence run northerly along said easterly shore for 1220 feet more or less to an intersection with the North line of said Section 20; thence run N 89° 15' 13" E along said North line of said section for 970 feet, more or less to a Concrete Monument marking the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 20; thence run N 00° 31' 30" E along the West line of the Southeast Quarter (SE-1/4) of said Section 17 for 2674.38 feet to the Northwest corner of said Southeast Quarter (SE-1/4); thence run N 00° 31' 29" E along the West Line of the Northeast Quarter (NE-1/4) of said Section 17 for 3.40 feet to an intersection with the curved southerly line of Spring Creek Road; thence run northeasterly and northerly along the arc of a curve to the left of radius 1130.00 feet (chord bearing N 35° 09' 06" E) (chord 1296.89 feet) (delta 70° 02' 16") for 1381.30 feet; thence run N 89° 52' 02" W for 5.00 feet; thence run N 00° 07' 58" E along the easterly line of Spring Creek Road (50 feet wide) for 1611.64 feet to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 17; thence run S 89° 25' 51" E along said north line of the Northeast Quarter (NE-1/4) of said Section 17 for 1838.15 feet to the Northeast corner of said Section 17; thence run N 89° 27' 22" E along the north line of the Northwest Quarter (NW-1/4) of said Section 16 for 2677.24 feet to the Point of Beginning.
Parcel contains 909 acres; more or less.

AND

PARCEL 1-B

Beginning at an intersection of the west line of Spring Creek Road with the north line of said Section 17; thence run the following courses and distances along the Southerly right-of-way of said Spring Creek Road: Southeasterly along an arc of a non-tangent curve to the right of radius 1725.00 feet (chord bearing S 03° 18' 23" E) (chord 206.27) (delta 06° 51' 19") for 206.40 feet to a point on a non-tangent line; thence run S 89° 52' 02" E for 16.47 feet; thence run S 00° 07' 58" W for 1406.64 feet; thence run N 89° 52' 02" W for 5.00 feet to a point of tangency; thence Southwesterly along an arc of said curve to the right of radius 1070.00 feet (chord bearing S 37° 51' 54" W) (chord 1309.62 feet) (delta 75° 27' 53") for 1409.31 feet to an intersection with the north right-of-way of a 30 foot wide road as recorded in Deed Book 305 at Page 276 of the Public Records of Lee County, Florida; thence run N 89° 59' 08" W along said right-of-way for 718.27 feet to an intersection with the easterly line of lands known locally as Spring Creek Estates, an unrecorded plat; thence along said lands the following courses and distances: N 00° 00' 52" E for 510.00 feet; N 89° 59' 08" W for 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 of S 73° 02' 41" W, to a point on the curve; S 00° 00' 52" W for 167.10 feet; and S 31° 38' 00" W for 130.70 feet to the northeast corner of lands described in Official Record Book 1194, Page 1085; thence westerly along said lands and waters of a canal 106 feet, more or less to the northeast corner of said 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 the North Half (N-1/2) of said Section 17; thence N 89° 59' 08" W for 136 feet more or less to the east quarter corner of said Section 18, thence run S 89° 58' 17" W along the south line of said Lot 2, said line being the basis of bearings for 1213.22 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: N 56° 00' 38" W for 265.00 feet to 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 chord bearing of N 37° 20' 13" W, to a point of tangency; N 18° 39' 48" W for 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 a chord bearing of N 48° 34' 58" W, to a point of tangency; N 78° 30' 08" W for 144.73 to a point of curvature; 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 a chord bearing of N 62° 19' 15" W, to a point of tangency and an intersection with the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 2270 feet more or less to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 18; thence run S 89° 25' 49" E along said north line of the Northeast Quarter (NE-1/4) of said Section 18 for 2330 feet, more or less to the northeast corner of Section 18; thence run S 89° 25' 49" E along the north line of the Northwest Quarter (NW-1/4) of said Section 17 for 2558.62 feet to the northeast corner of said Northwest Quarter (NW-1/4); thence run S 89° 25' 51" E along the north line of the Northeast Quarter (NE-1/4) of said Section 17 for 642.07 feet to the Point of Beginning.

Parcel contains 304 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

JOHNSON
ENGINEERING

SINCE 1946

August 15, 2001

PARCEL IN
GOVERNMENT LOT 3, SECTION 13
AND
GOVERNMENT LOT 2, SECTION 24
TOWNSHIP 47 SOUTH, RANGE 24 EAST
BIG HICKORY ISLAND, LEE COUNTY, FLORIDA

BEACH PARCEL

A tract or parcel of land lying in Government Lot 3, Section 13 and Government Lot 2, Section 24, Township 47 South, Range 24 East, Big Hickory Island, Lee County, Florida which tract or parcel is described as follows:

From the center of a turnaround on State Road No. 865 (Bonita Beach Road) being S.R.D. Station 19184.75 and N 24° 28' 41" W along the northern prolongation of said centerline of State Road No. 865 for 266.00 feet; thence run S 62° 26' 49" W for 98.40 feet; thence run N 27° 33' 11" W for 1863.42 feet; thence run N 20° 00' 41" W for 1403.30 feet; thence run N 65° 00' 00" E for 313.91 feet to the Point of Beginning.

From said Point of Beginning run N 18° 55' 11" W for 97.51 feet, N 22° 26' 23" W for 100.53 feet, N 23° 09' 50" W for 100.14 feet, N 14° 51' 19" W for 73.01 feet, N 27° 40' 10" W for 88.01 feet, N 29° 33' 57" W for 46.01 feet, N 22° 14' 53" W for 47.27 feet, N 20° 39' 23" W for 46.98 feet, N 11° 15' 38" W for 29.80 feet, N 26° 10' 46" W for 46.87 feet, N 09° 09' 45" W for 48.26 feet, N 17° 35' 56" W for 46.04 feet, N 12° 49' 07" W for 50.04 feet, N 29° 20' 48" W for 69.12 feet, N 20° 48' 58" W for 63.82 feet; thence run N 79° 23' 51" W for 247 feet more or less to an intersection with the Approximate Mean High Water Line of the Gulf of Mexico; thence run northerly and northeasterly along said waters for 1140 feet more or less to an intersection with the South line of lands described in Official Record Book 198 at Page 188 of the Public Records of Lee County, Florida; thence run along said South line, along the arc of a curve to the right of radius 12000.00 feet for 783 feet to an intersection with the Waters of New Pass; thence run southerly, easterly, southwesterly and southerly along said waters for 4080 feet more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet more or less to the Point of Beginning.

AND

From said Point of Beginning run S 13° 03' 59" E for 94.16 feet; thence run S 19° 13' 48" E for 50.64 feet; thence run S 04° 34' 15" E for 54.63 feet; thence run S 24° 53' 12" E for 50.09 feet; thence run S 27° 10' 29" E for 50.01 feet; thence run S 31° 01' 44" E for 42.51 feet to an intersection with the South line of lands described in Official Record Book 2246 at Page 4413 of the Lee County Records; thence run N 65° 00' 00" E along said south line for 134 feet, more or less to the waters of Estero Bay; thence northerly along said waters for 358 feet, more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet, more or less to the Point of Beginning.

Containing 36.8 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

EXHIBIT B
Page 4 of 5

22005\BeachParcel-081501

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ▪ Land Surveyors ▪ Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
BLAIR A. FOLEY, P.E.

D. WAYNE ARNOLD, A.I.C.P.
ERIC V. SANDOVAL, P.S.M.
THOMAS CHERNESKY, P.S.M.
ALAN V. ROSEMAN

SURVEYOR'S AFFIDAVIT

I am a Professional Surveyor and Mapper holding Certificate Number 5426 under the laws of the State of Florida.

I hereby certify that the dividing line described in the legal descriptions of "Pelican Landing DRI – City of Bonita Springs" and "Pelican Landing DRI – Unincorporated Lee County" (submitted with the DRI), as prepared by Johnson Engineering, dated November 1, 2001, is the same as the Jurisdictional line as decribed in the legal description established by the Charter for the City of Bonita Springs; and is also the same line shown and depicted on the Specific Purpose Survey, as prepared by Q. Grady Minor & Associates, P.A., dated October 2, 2001, as Drawing number C-1497.

I also certify that there are no overlaps or hiatus between the legal descriptions and the lines mentioned above.

DRI- 2000-00022

Q. Grady Minor & Associates, P.A.

By: _____ *Date:* 11-2-01

Thomas Chernesky, P.S.M. #5426

(941) 947-1144 ▪ FAX (941) 947-0375 ▪ E-Mail: engineering@gradyminor.com
3800 Via Del Rey ▪ Bonita Springs, Florida 34134

JOHNSON ENGINEERING

SINCE 1946

November 1, 2001

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SPRING CREEK WEST
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being described as follows:

Beginning at the northwest corner of said Section 21; thence run N 88° 38' 34" E along the north line of the Northwest Quarter (NW-1/4) of said Section 21 for 2627.98 feet to the northeast corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 89° 16' 54" E along the north line of the Northeast Quarter (NE-1/4) of said Section 21 for 1289.43 feet to an intersection with the westerly right-of-way line of Tamiami Trail (US 41 – SR No. 45); thence run the following three (3) courses and distances along the westerly right-of-way line of Tamiami Trail: South 00° 06' 50" E for 261.81 feet; S 02° 58' 35" E for 100.12 feet; S 00° 06' 50" E for 3690 feet more or less to the northeasterly waters of Spring Creek; thence run westerly along said northerly waters for 2765 feet more or less to an intersection with the west line of the east 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run N 00° 51' 35" W along said west line for 801 more or less to an intersection with the south line of the Northwest Quarter (NW-1/4) of said Section 21; thence run S 88° 52' 49" W along said south line for 2040.41 feet to the southwest corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 00° 35' 25" W along the west line of said Northwest Quarter (NW-1/4) for 2659.47 feet to the Point of Beginning.

Parcel contains 282 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

EXHIBIT C

20002476/Description 110101

DRI 2000-00022

SKETCH TO ACCOMPANY DESCRIPTIONS
PREPARED FOR
WCI COMMUNITIES LIMITED PARTNERSHIP

LOCATED IN

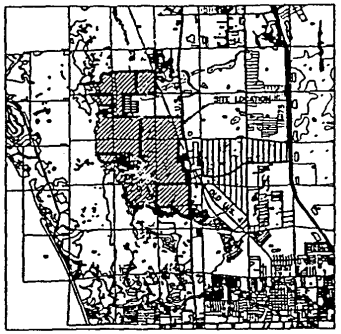
SECTIONS 5, 6, 7, 8, 9, 16, 17, 18, 20 & 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST

AND

SECTIONS 13 AND 24, TOWNSHIP 47 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PARCELS 1-A & 1-B
3	PARCEL 1-B
4	PARCELS 2-A THROUGH 2-D
5	BEACH PARCEL



LOCATION MAP
NOT TO SCALE

THIS IS NOT A SURVEY

FRANCIS L. YONKER (FOR THE FIRM)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3412

DATE: 10/31/01

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

REVISED SEPTEMBER 27, 2001 - DESCRIPTIONS
REVISED JULY 3, 2001 - ADDED BEACH PARCEL

DESCRIPTION
PELICAN LANDING DRI - CITY OF BONITA SPRINGS
SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

PARCEL 1-A

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE-1/4) OF SECTION 16; THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 16 FOR 2,644.84 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE-1/4); THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 16 FOR 2,644.84 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF (E-1/2) OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 16; THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 16 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION 16; THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION 17 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W-1/2) OF SAID SECTION 17; THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SAID SECTION 17 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 17 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17; THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 16 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 16 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID SECTION 16; THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 15 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 15 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15; THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 14 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 14 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 13 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 13 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13; THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 18 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW-1/4); THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE-1/4) OF SAID SECTION 18 FOR 1,322.42 FEET TO THE NORTHEAST CORNER OF SAID SECTION 18; THENCE RUN S 89° 58' 48" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW-1/4) OF

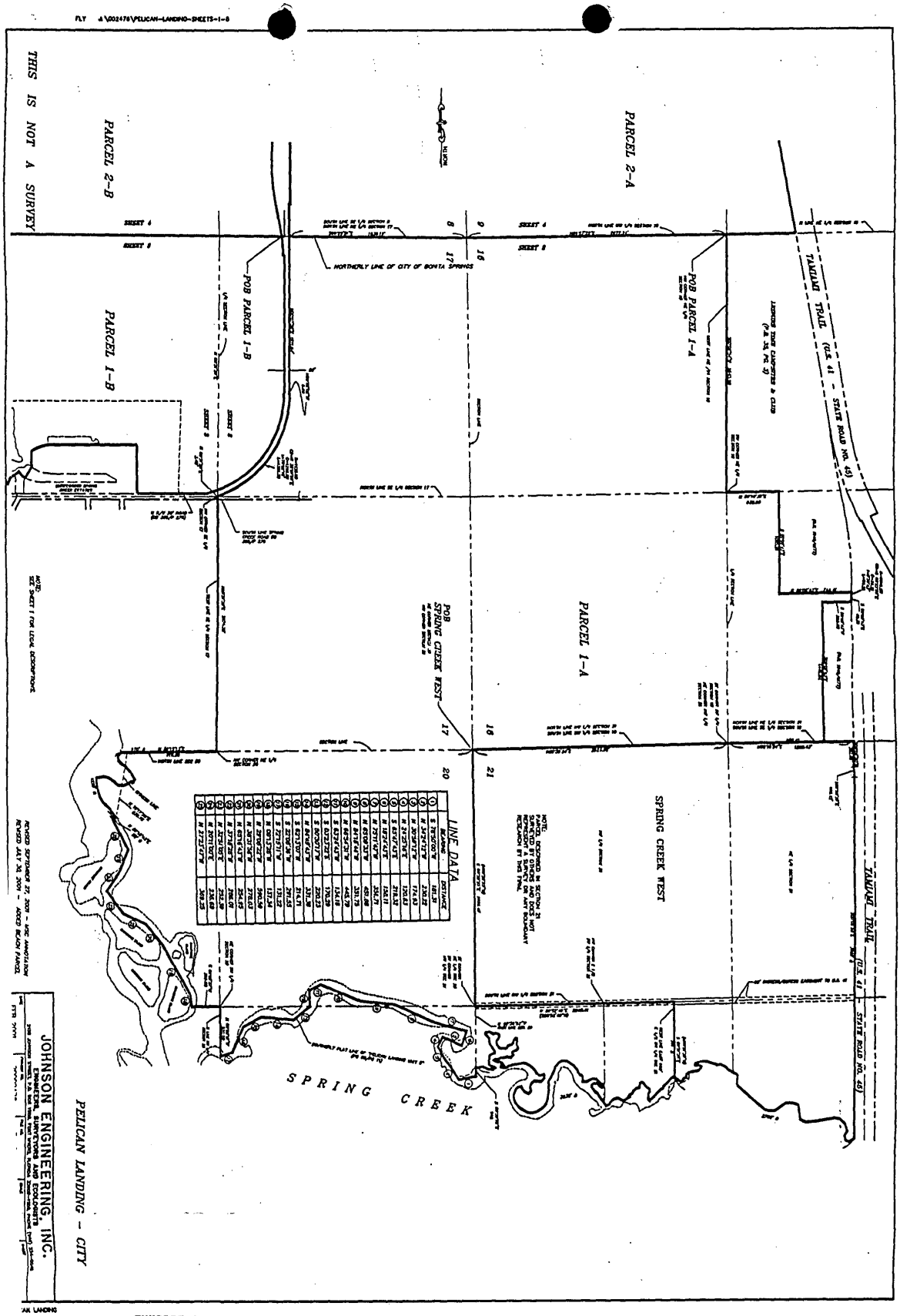
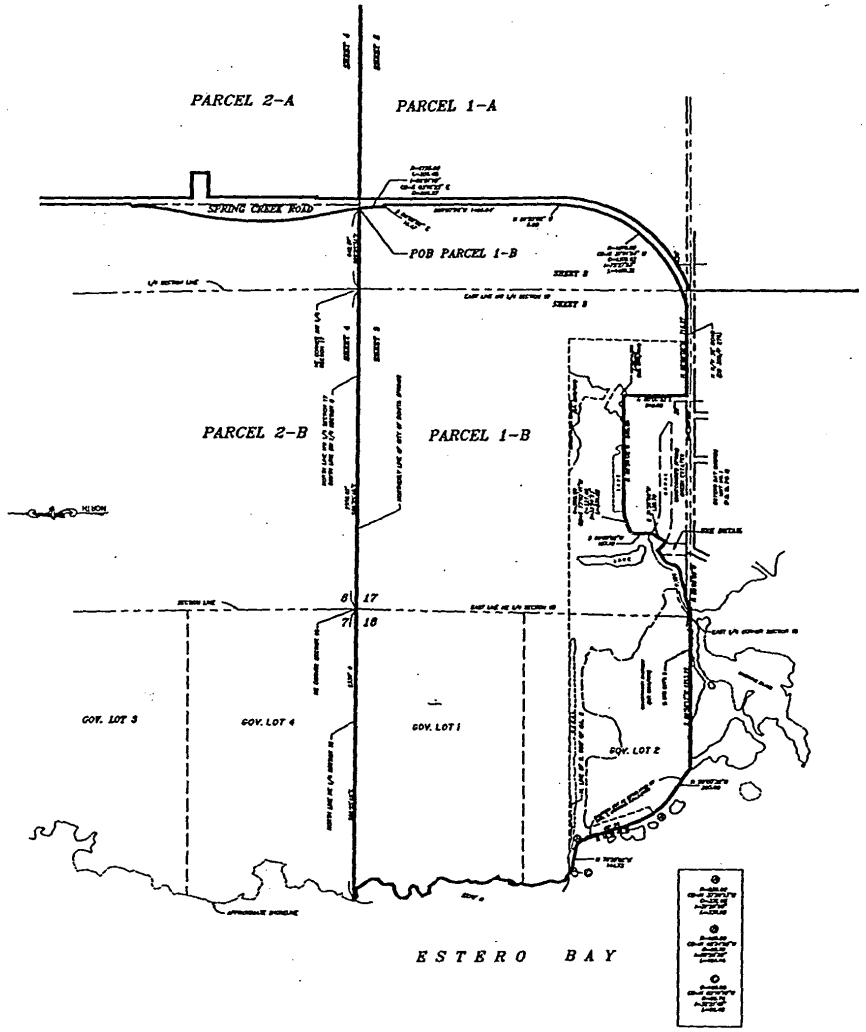
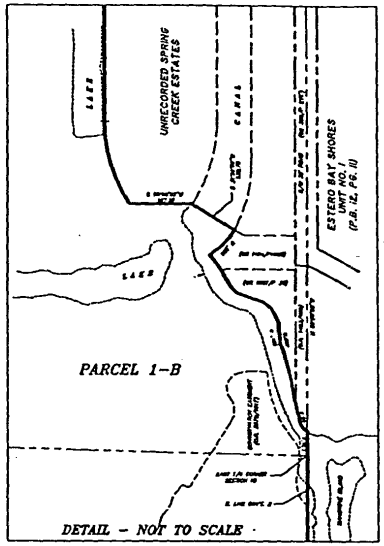


EXHIBIT D
Page 2 of 5





NOTE:
SEE SHEET 1 FOR LEGAL DESCRIPTIONS

PELICAN LANDING - CITY

THIS IS NOT A SURVEY

REVISED SEPTEMBER 27, 2001 - MISC ANNOTATION
REVISED JULY 30, 2001 - ADDED BEACH PARCEL

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

EXHIBIT D
Page 3 of 5

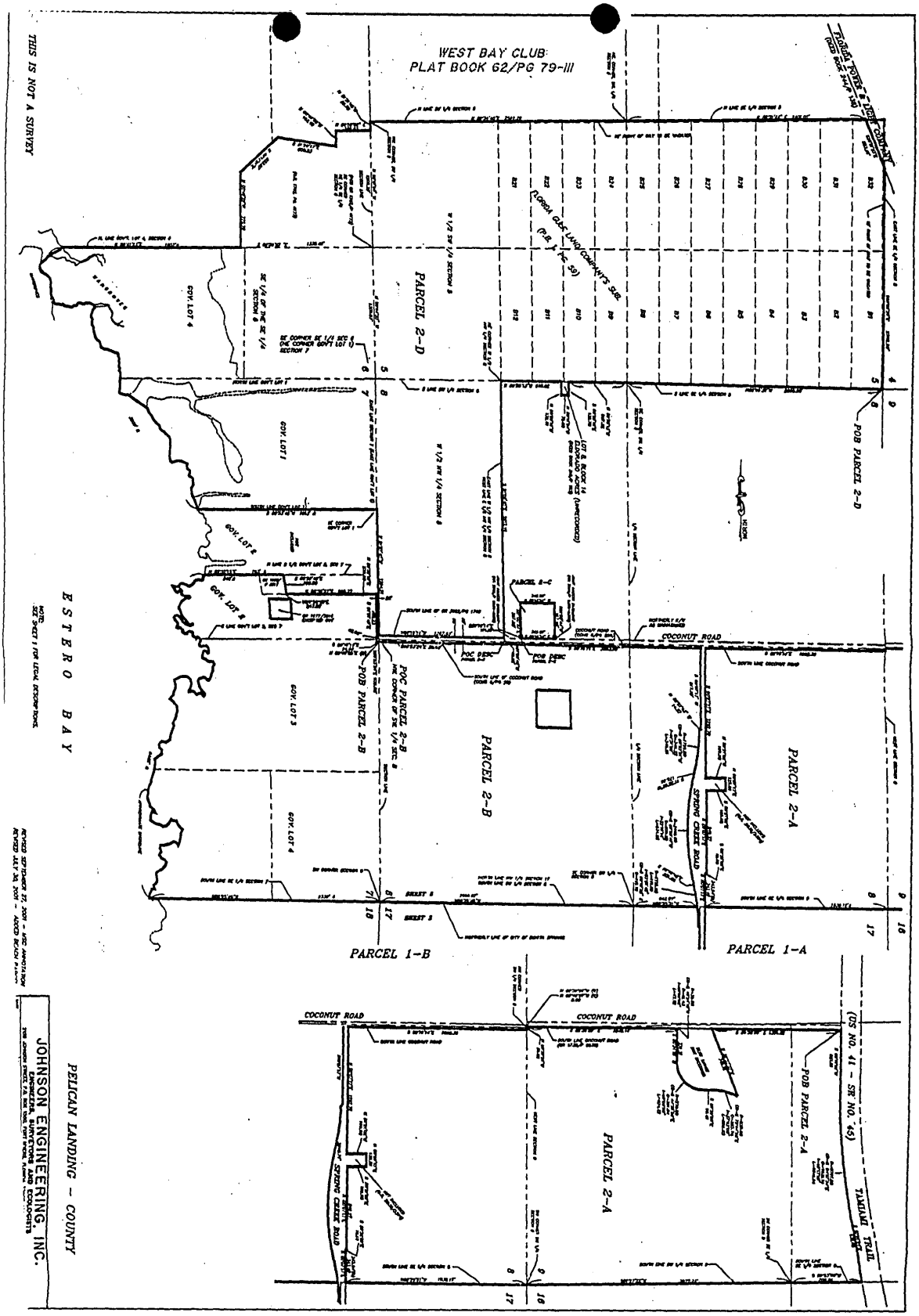
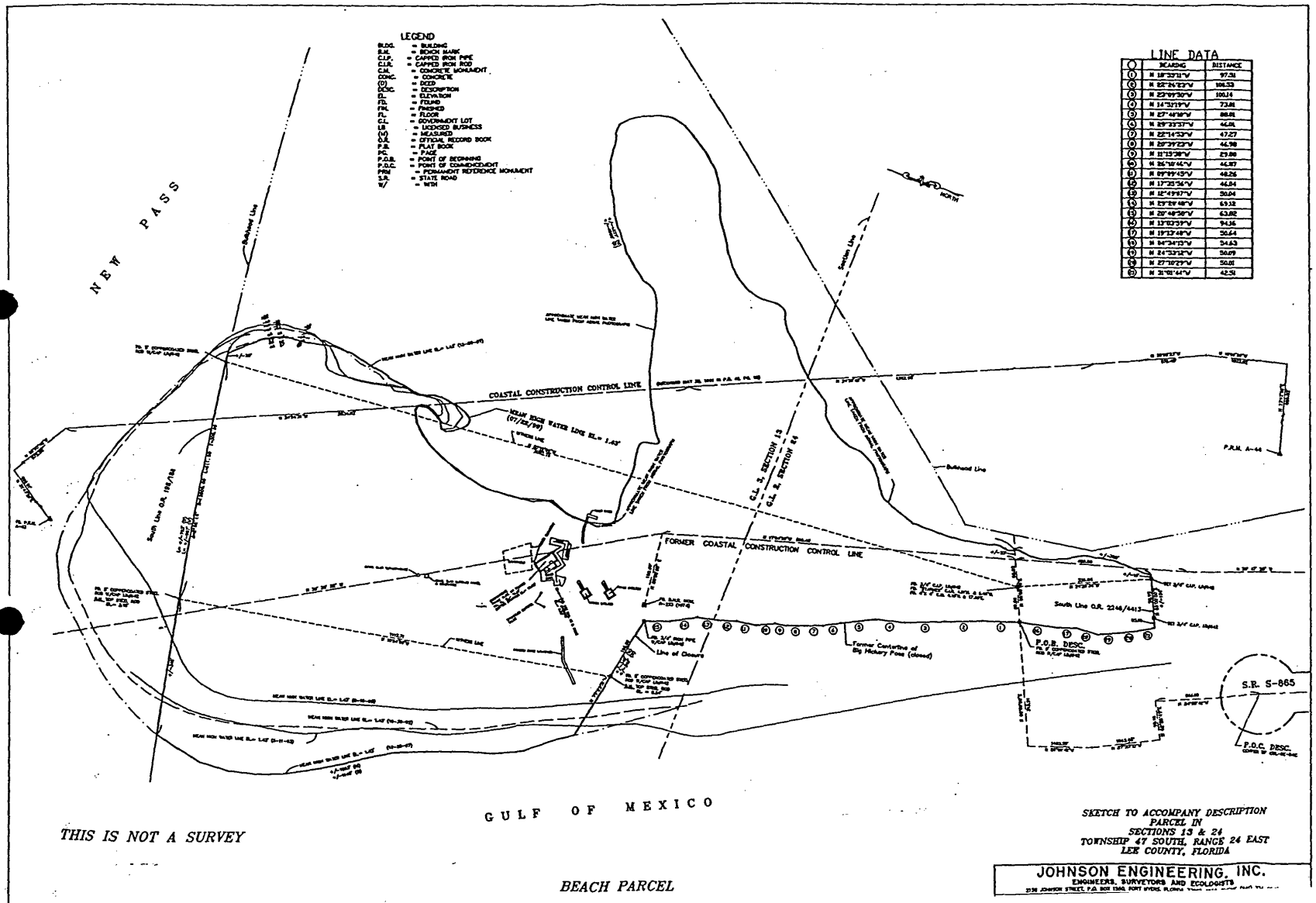


EXHIBIT D
Page 4 of 5



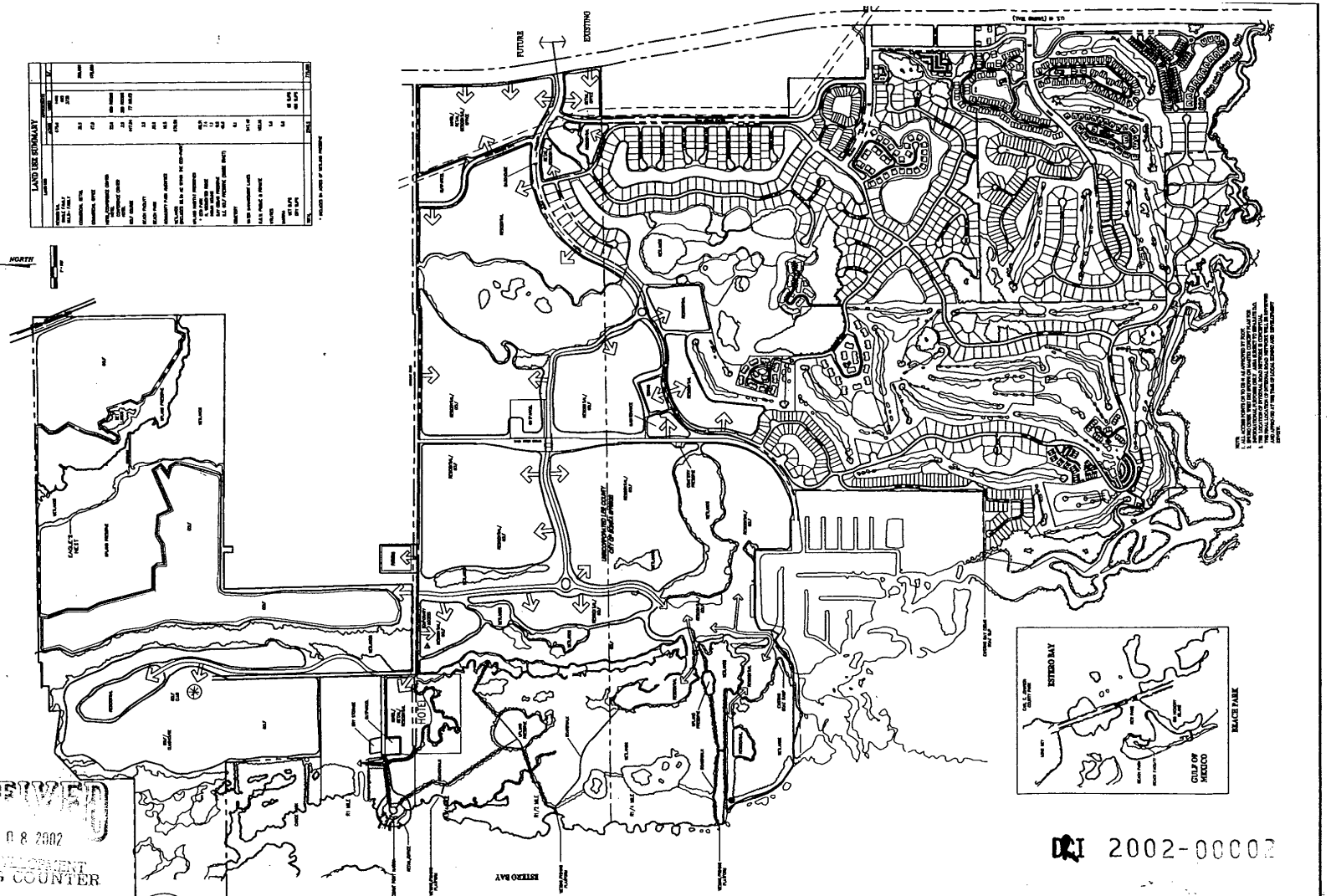
THIS IS NOT A SURVEY

BEACH PARCEL

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL IN
SECTIONS 13 & 24
TOWNSHIP 47 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS

EXHIBIT D
Page 5 of 5



RECEIVED
APR 08 2002
COMMUNITY DEVELOPMENT
ZONING COUNTER

DCI 2002-00002

EXHIBIT E

LEGEND

OWNER/DEVELOPER
WCI COMMUNITIES, INC.
24301 Walden Center Drive
Suite 300
Bonita Springs, Florida 34134
(941) 947-2600
(941) 498-8258 (FAX)

Revision	Date	Description	By
1	4/01	ADDED TEMPORARY ACCESS TO COCONUT RD.	WA

DESIGNED BY: WCI
DRAWN BY: WCI
APPROVED: W.A.
JOB CODE: PLNOPC
SCALE: 1" = 600'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0373
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 000096
SURVEYING CERTIFICATE OF AUTHORIZATION LB 000261

PELICAN LANDING DRI

MAP 'H'
MASTER DEVELOPMENT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
NOVEMBER, 2000	PLMAPH	1 OF 1

EXHIBIT "F"
PELICAN LANDING DRI
DEVELOPMENT PARAMETERS
(updated through 3-1-01)

Land Use	Units[1]	Existing (1998)	Build out Total (~~2002~~ 2008
Residential	DU	1083	4,400
Single Family	DU	402	665
Multi Family	DU	596	3,735
Retail[2]	GFA	11,000	300,000
Office[3]	GFA	134,738	475,000
Hotel/Motel	Rooms	0	750
Recreation Uses			
Pelican Nest Golf Course/Clubhouse/ Practice Range	Holes	21	30
Colony Range Club/ Golf Course/ Clubhouse/Practice Range	Holes	19	19
Resort Golf Course/ Clubhouse Practice Range	Holes	0	28
Tennis Center	Courts	12	24
Coconut Marina	Boat Slips Wet	24	48
	Dry	0	150
Redfish Point	GFA	5,000	5,000
	Boat Slips Wet	15	15
Other[4]	Boat Slips Wet	2	2
	Accessory Parking	0	3.2

Footnotes:

1 Units
DU - Dwelling Units
GFA - Square Feet of Gross Floor Area
2 Includes conference center, community center and clubhouse/marina
3 Includes "Foundations"
4 Ancillary Use

STAFF REPORT
For the City of Bonita Springs

TYPE OF CASE: PLANNED DEVELOPMENT/DRI - NOTICE OF PROPOSED CHANGE

CASE NUMBER: DRI2002-00002

HEARING DATE: September 6, 2002 Zoning Board

I. APPLICATION SUMMARY:

Applicant: Pelican Landing DRI Amendment - NOPC

Request: 1) An amendment to the Pelican Landing DRI Development Order #1-9293-121, as amended, to adjust the buildout and termination dates based upon the tolling of time applicable to previous judicial action and extend the adjusted buildout and termination dates to May 20, 2009, and May 20, 2012 respectively; and

2) A determination as to whether the proposed change constitutes a substantial deviation from the original development approvals thereby warranting further Development of Regional Impact review.

Location: The subject property is generally located west of U.S. 41, east of Estero Bay, north of Bonita Bay DRI and south of Williams Road, in Sections 05,06,07,08, 09,16,17,18,20, and 21-T47S-R25E, and Sections 13 and 14-T47S-R24E Lee County, FL.

Land Use Plan Designation: Outlying Suburban, Wetlands, Urban Community, Suburban

Surrounding Land Use:

	Existing Zoning & Land Use	Future Land Use Map
North:	Undeveloped residential subdivision, Estero Springs, Unit 2, zoned AG-2	Suburban
East:	U.S. 41, beyond Brooks MPD and existing industrial / commercial development.	Rural, Industrial Development
South:	Residential, Spring Creek Estates and Estero Bay Shores zoned RS-1 and Spring Creek Village and Mound Key Mobile Haven zoned MH-1	Outlying Suburban
West:	Estero Bay, zoned AG-2	Wetlands

Size of Property: 2,792.2+/- acres

II. RECOMMENDATION:

Staff recommends 1) **approval** of the Applicant's request for an amendment to adjust the tolling date for the project and extend the adjusted buildout and termination dates for the project; and 2) a **finding** that the proposed change does not constitute a **substantial deviation** from the original development approvals thereby warranting further Development of Regional Impact review, subject to the following conditions:

Conditions

1. The development of this project must be in compliance with the Pelican Landing DRI Development Order #1-9293-121, as amended, and DRI Map H dated November, 2000, last revised April, 2001, and stamped received at the zoning counter on April 8, 2002.

2. This development must comply with all of the requirements of the City of Bonita Springs Land Development Code (LDC) at the time of local development order approval except as may be modified by previously approved deviations.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of DRI amendments, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to the amendment by demonstrating compliance with the City of Bonita Springs Comprehensive Land Use Plan, the LDC, and other applicable codes and regulations.

2. The requested amendment to adjust the tolling date for the project and extend the adjusted buildout and termination dates for the project as conditioned:

   a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b) is consistent with the densities, intensities and general uses set forth in the City of Bonita Springs Comprehensive Land Use Plan;

   c) is compatible with existing or planned uses in the surrounding area; and

   d) will not adversely affect environmentally critical areas or natural resources.

3. Approval of the request 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.

4. Urban services, as defined in the City of Bonita Springs Comprehensive Land Use Plan, are, or will be, available and adequate to serve the proposed land use.

5. The proposed use or mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

The applicant is requesting an adjustment in the tolling date for the project and a four year and 364 day extension to the adjusted buildout and termination dates for the project. With respect to the tolling date, this request is a corrective measure that accurately identifies the true buildout and termination dates for the project considering the legal activities that took place after the project was approved (See DRI Amendment discussion below).

The original Pelican Landing DRI Development Order included approval for 4,050 dwelling units, 600,000 square feet of retail commercial and 210,000 square feet of office commercial. This DRI Development Order has been amended nine times previously. The first amendment, approved on March 22, 1995, incorporated the terms of the Appeal Settlement Agreement into the Development Order. The amendment incorporated language regarding mitigation of affordable housing impacts and also added revised language requiring an Eagle Management Plan. The second amendment, approved on August 16, 1995, incorporated the Spring Creek West Development into the Pelican Landing DRI as required by Condition #16 of the original Development Order. The third amendment, approved on November 4, 1996, resulted in the conversion of retail commercial floor area to residential units and commercial office uses. The residential unit count increased from 4,050 units to 4,400 units and an increase in the amount of office from 210,000 square feet to 245,000 square feet, with a corresponding decrease in the retail square footage from 600,000 square feet to 540,000 square feet. The fourth amendment, approved on November 17, 1997, increased the total number of hotel units allowed in the DRI. The DRI Development Order was amended a fifth time on September 21, 1998, to incorporate an additional 204 acres located north of Coconut Road into the DRI. The sixth amendment was approved on June 21, 1999, and resulted in the conversion of retail commercial floor area to commercial office floor area. The seventh amendment added 72± acres to the DRI and was approved on December 6, 1999, in accordance with resolution number Z-99-065.The Eighth Pelican Landing DRI Development Order amendment approved the addition of 3.2± acres to the DRI on August 7, 2000.(Lee County Case Number DRI964547, fka 95-01-050.04Z 10.01). The ninth Pelican Landing DRI Development Order amendment, approved on September 18, 2000, approved the addition of 140± acres to the DRI. The tenth Pelican Landing DRI Development Order amendment, approved on February 26, 2002, (Lee County) and April 3, 2002, (Bonita Springs) incorporated new legal descriptions reflecting those portions of the DRI which are located in unincorporated Lee County and the City of Bonita Springs.

Additionally, the second amendment to the Pelican Landing DRI includes part of the Spring Creek DRI, Spring Creek West, which was previously approved for 800 residential units. However, the 800 residential units are not included in the 4,400 residential units approved for the Pelican Landing DRI.

Pelican Landing DRI Amendment and Notice of Proposed Change

The proposed changes to the Pelican Landing DRI include the following amendments to the DRI Development Order:

a) adjust the buildout and termination dates for the project to reflect the time tolled during legal activities that took place after the project was approved; and

b) extend the adjusted buildout and termination dates for the project by four years and 364 days

The proposed Eleventh DRI Development Order Amendment for Pelican Landing would reflect these changes by amending DRI Development Order Sections III.11 and III.14

The change proposed by this Notice of Proposed Change (NOPC) has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC). The SWFRPC analysis and recommendations are included in Exhibit B. The applicant is requesting an adjustment in the tolling date for the project and a four year, 364 day extension to the adjusted buildout and termination dates for the project. These changes are addressed in Chapter 380.06(19)(c), F.S. which provides for purposes of calculating the time for buildout and termination dates for DRI projects. As referenced in Section (19)(c), time is tolled during any judicial proceedings.

The Pelican Landing DRI Development Order was approved by the Lee County Board of County Commissioners on August 29, 1994. A challenge to the Pelican Landing DRI (and zoning) was filed in Circuit Court on September 27, 1994. After an adverse ruling by the Circuit Court, the matter was appealed to the District Court of Appeals. The District Court of Appeals issued an order dismissing the challenge on February 14,1996. The time tolled during these proceedings was I year and 141 days. The SWFRPC has verified these dates.

Paragraph III.11 in the Pelican Landing Development Order establishes that the project has a buildout date of 2002, and a termination date of 2005. Historically, in Development Orders that do not identify a specific month or day for buildout and termination, December 3 1 of the year identified in the Development Order is used as the final date. Consequently, the specific buildout date for Pelican Landing in the current DRI Development Order should be December 31, 2002, and the termination date is December 31, 2005.

As part of this NOPC, the applicant has requested that the established Pelican Landing buildout and termination dates referenced above be extended based on the tolling, date(I year and 141 days) due to the legal actions previously mentioned. The extension is allowed under Chapter 380.06 (19)(c). Further, this request is a corrective measure that accurately identifies the true buildout and termination dates for the project considering the legal activities that took place after the project was approved. The amended dates based on the tolling would be May 21, 2004, and May 1, 2007, for buildout and termination respectively. In addition, the applicant is also requesting that the buildout and termination dates be extended by 4 years and 364 days. With the extension, the build out date would be extended from May 2 1, 2004, to May 20, 2009, and the termination date would be extended from May 21, 2007, to May 20, 2012. Extensions of less than five years are buildout and termination dates identified in approved DRI Development Orders are allowed under the current rules to be extended for less than 5 years without being determined to be a substantial deviation. The applicant has requested a 4 year and 364 day extension. Because the request is below the 5 year threshold, it is SWFRPC staff's opinion that the request is not a substantial deviation.

Master Concept Plan

The existing Master Concept Plans which have previously been approved for planned developments within the Pelican Landing DRI, will not be affected by the proposed amendment.

Lee Plan Considerations

The Pelican Landing DRI was previously determined to be consistent with the Comprehensive Land Use Plan. The current amendment to adjust the tolling date for the project and extend the adjusted buildout and termination dates for the project will not alter the previous finding of consistency.

Environmental Considerations

The Lee County Division of Environmental Sciences (ES) staff has reviewed the request to amend the DRI to adjust the tolling date for the project and extend the adjusted buildout and termination dates for the project and does not have any concerns with the request or any recommended conditions

IV. ATTACHMENTS:

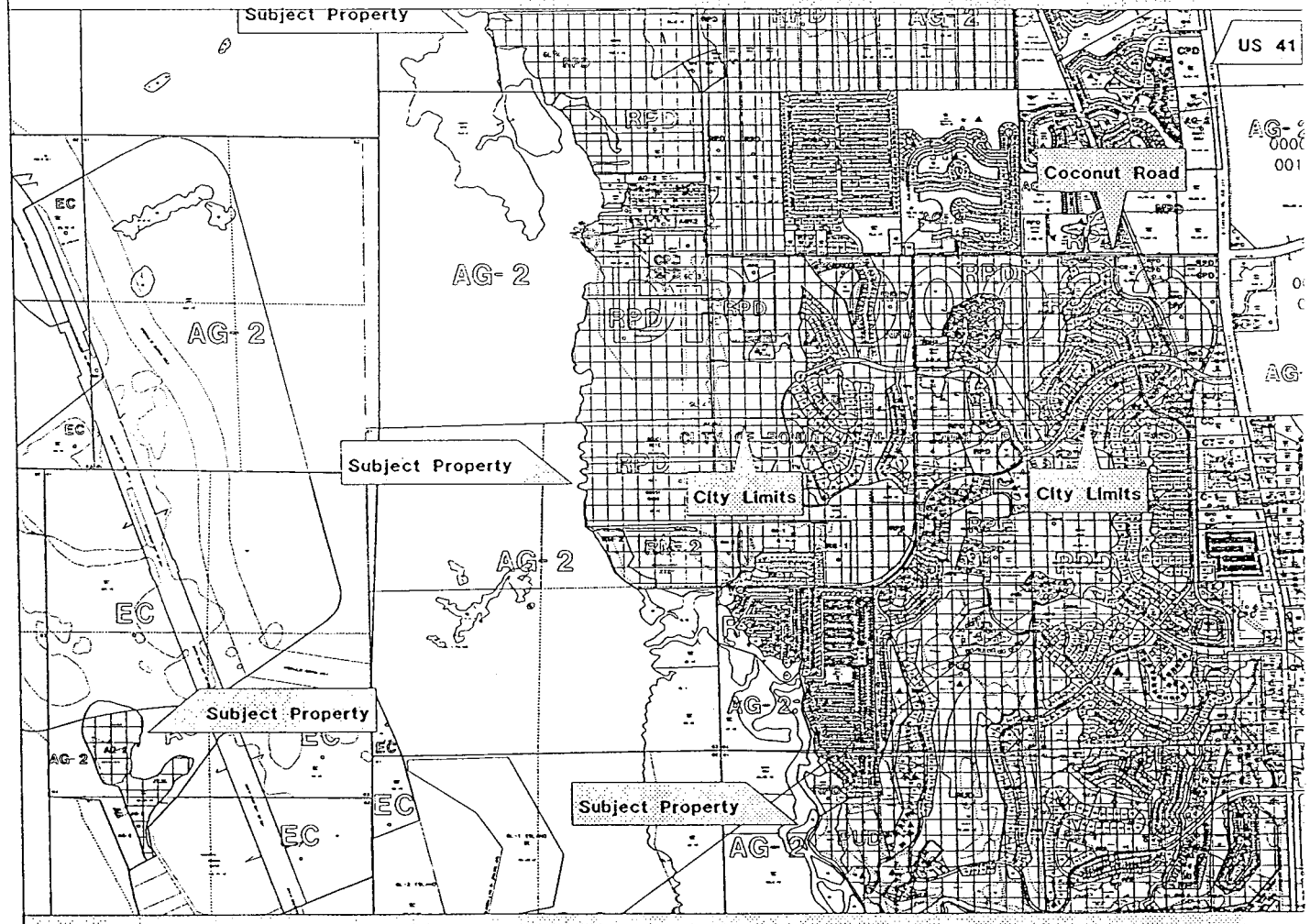
A. Map of surrounding zoning

B. Staff assessment and recommendation from the Southwest Florida Regional Planning Council (SWFRPC)

C. Draft DRI Development Order (to follow under separate cover)

cc: Applicant
City Attorney
Zoning/DRI File

ZONING MAP


Subject Property
US 41
Coconut Road
AG-2
RPD
EC
City Limits
Subject Property
Subject Property
Subject Property

A

DRI 2002-000
DF

Agenda Item (3)(a)2.

PELICAN LANDING
DRI #10-9293-121
NOTICE OF PROPOSED CHANGE

Background:

The Lee County Board of County Commissioners approved the Pelican Landing Development of Regional Impact (DRI) on August 29, 1994. However, the Development Order was administratively appealed by the Florida Department of Community Affairs (DCA) and did not become effective until November 14, 1994. The Pelican Landing DRI began as an expansion of an existing residential/golf course development in the Bonita Springs area of Lee County (see attached Location Map), and now includes a portion of the previously existing Spring Creek DRI as well. As currently approved, the Pelican Landing DRI proper (without Spring Creek West) includes: 4,400 residential units, 300,000 gross square feet of retail space, 475,000 gross square feet of office space, 750 hotel/motel rooms, a 50,000 square foot conference center, 65 wet boat slips and 150 dry boat storage spaces, and recreational amenities, all on approximately 2,792.2 acres. The most recent annual monitoring report reviewed by Regional staff indicated that the Pelican Landing DRI proper contained 1,950 residential units, 177,338 square feet of office space and 11,000 square feet of retail space. The 450 room Hyatt Coconut Point Resort and Raptor Bay Golf Course has recently been completed.

Previous Changes:

There have been eleven previous changes to the Pelican Landing DRI. These changes are as follows:

1) On March 22, 1995, the Lee County Board of County Commissioners approved the First Development Order Amendment to the Pelican Landing DRI. This amendment was for the purpose of addressing the issues of the DCA Appeal and resulting Settlement Agreement. The amendment added new development order provisions regarding Affordable Housing (requiring a housing re-analysis prior to initiation of the second planning horizon/phase of the DRI), Vegetation and Wildlife, Wastewater Management/Water Supply and Stormwater Management.

2) On August 16, 1995, the Lee County Board of County Commissioners approved the Second Development Order Amendment to the Pelican Landing DRI. This amendment, in combination with a simultaneous Eighth Amendment to the Spring Creek DRI (#10-7671-9), incorporated the Spring Creek DRI conditions into the Pelican Landing DRI.

3) On September 13, 1995, the Lee County Board of County Commissioners approved an amendment to the Pelican Landing Zoning criteria and Master Concept Plan. This amendment recognized the attachment of the Spring Creek West property to the Pelican Landing DRI and adjusted zoning provisions accordingly.

4) On November 4, 1996, the Lee County Board of County Commissioners approved the Third

Development Order Amendment to the Pelican Landing DRI. This amendment altered the mix of land uses for the project, while maintaining previously approved traffic impacts. Retail gross square footage was reduced from 600,000 to 540,000. Office space was increased from 210,000 square feet to 245,000 square feet. The number of residential units was increased from 4,050 to 4,400.

5) On November 17, 1997, the Lee County Board of County Commissioners approved the Fourth Development Order Amendment to the Pelican Landing DRI. This amendment increased the approved number of hotel/motel rooms from 450 to 750, and decreased retail space from 540,000 square feet to 461,000 square feet.

6) On September 21, 1998, the Lee County Board of County Commissioners approved the Fifth Development Order Amendment to the Pelican Landing DRI. This amendment added approximately 204 acres to the northern portion of the DRI and reallocated approved land uses to encompass the new acreage. As part of this change, approved retail space increased from 461,000 gross square feet to 461,050 gross square feet.

7) On June 21, 1999, the Lee County Board of County Commissioners approved the Sixth Development Order Amendment to the Pelican Landing DRI. This amendment reduced approved retail space from 461,050 gross square feet to 300,000 gross square feet. Simultaneously, office space was increased from 245,000 gross square feet to 475,000 gross square feet. Other changes included the amendment of Section 11 of the D.O., to incorporate the date of the previous amendment, and the addition of language, under "Hurricane Preparedness", recognizing the Developer's funding of initial electrical hook-ups for an emergency generator system at the Gateway Elementary School (thus enabling the school to serve as a hurricane shelter for Pelican Landing residents). Finally, a clarification was made regarding the residential and commercial acreage contained within the Pelican Landing DRI.

8) On December 6, 1999, the Lee County Board of County Commissioners approved the Seventh Development Order Amendment to the Pelican Landing DRI. This amendment added 72 acres, adjacent to the southwest boundary of the DRI. This property is known as the Baywinds Parcel. The land addition increased the size of Pelican Landing from 2,304 acres to 2,376 acres (not including Spring Creek West). The change also reallocated 141 approved multi-family units onto the Baywinds Parcel. Additionally, 12 new tennis courts (for a total of 24) were added to the DRI.

9) On August 7, 2000, the Lee County Board of County Commissioners approved the Eighth Development Order Amendment to the Pelican Landing DRI. The purpose of this change was to add a 3.2-acre parcel, north of Coconut Road, to the DRI for relocation of an existing parking area. The parking area will be utilized by residents and guests of Pelican Landing who are traveling (by shuttle craft) to the development's private beach on Big Hickory Island. Relocation of the parking area was made necessary by construction of the Hyatt Hotel within Pelican Landing.

10) On September 18, 2000, the Lee County Board of County Commissioners approved the

Ninth Development Order Amendment to the Pelican Landing DRI. This amendment added approximately 140 acres to the eastern side of the DRI. The property, known as the "Skebe Tract", accommodated an additional nine holes of golf and allowed for reconfiguration of the development's previously approved Eco-Park. As part of the reconfiguration of the Eco-Park, approximately 22 acres of Park area within the original DRI were deleted and replaced by lands within the Skebe Tract. The reconfiguration resulted in a net gain for the Eco-Park of 12 acres of upland habitat and 54 acres of forested wetlands. Overall, the park will expand to approximately 144 acres. The overall size of Pelican Landing was increased from 2,376 acres to 2,516 acres. No additional development was approved.

11) On February 26, 2002, the Lee County Board of County Commission approved the Tenth Development Order Amendment to the Pelican Landing DRI. On April 3, 2002, the City of Bonita City Council approved the Tenth Development Order Amendment to the Pelican Landing DRI. The purpose of the change was to amend the Development Order and Master Development Plan Map (Map H) for the DRI to reflect the incorporation of the City of Bonita Springs, in southern Lee County. In addition, a jurisdictional boundary change as required by the approval of the Ninth Amendment, referenced above was completed.

Proposed Changes:

On March 20, 2002, the Southwest Florida Regional Planning Council received an Application for a Notice of Proposed Change (NOPC) for the Pelican Landing Development of Regional Impact (DRI). The applicant for the proposed changes, WCI Communities, is the owner and primary developer of the Pelican Landing DRI.

The applicant is requesting an adjustment in the tolling date for the project and a four year and 364 day extension to the adjusted buildout and termination dates for the project. Chapter 380.06(19)(c), F.S. provides for purposes of calculating the time for buildout and termination dates for DRI projects. Based on Section (19)(c) time is tolled during any judicial proceedings.

The Pelican Landing DRI Development Order was approved by the Lee County Board of County Commissioners on August 29, 1994. A challenge to the Pelican Landing DRI (and zoning) was filed in Circuit Court on September 27, 1994. After an adverse ruling by the Circuit Court, the matter was appealed to the District Court of Appeals. The District Court of Appeals issued an order dismissing the challenge on February 14,1996. The time tolled during that time frame was 1 year and 141 days. Council staff has verified those dates.

Paragraph III.11 in the Pelican Landing Development Order establishes that the project has a buildout date of 2002, and a termination date of 2005. In Development Orders that do not identify a specific month or day for buildout and termination, December 31 of the year identified in the Development Order is use as the final date. Based on that fact, the specific buildout date for Pelican Landing in the existing Development Order should be December 31, 2002 and the termination date is December 31, 2005.

The applicant has requested that the established Pelican Landing buildout and termination dates

mentioned above be extended based on the tolling date (1 year and 141 days) due to the legal actions previously mentioned. The amended dates based on the tolling would be May 21, 2004 for buildout and May 21, 2007 for termination.

The applicant has also requested that the amended buildout and termination dates be extended by 4 years and 364 days. With the extension, the build out date would be changed from May 21, 2004 to May 20, 2009 for buildout and from May 21, 2007 to May 20, 2012 for termination.

Regional Staff Analysis:

With respect to the extension of the buildout and termination dates due to the tolling from the legal actions, the extension is allowed under Chapter 380.06 (19)(c), therefore, it is Council staff's opinion that the buildout and termination dates for Pelican Landing should be changed to May 21, 2004 for buildout and May 21, 2007 for termination. This request is a corrective measure that accurately identifies the true buildout and termination dates for the project given the legal activities that took place after the project was approved.

Buildout and termination dates identified in approved DRI Development Orders are allowed under the current rules to be extended for less than 5 years without being determined to be a substantial deviation. The applicant has requested a 4 year and 364 day extension. Because the request is below the 5 year threshold, it is Council staff's opinion that the request is not a substantial deviation.

Character, Magnitude, Location:

The proposed changes would not affect the character, magnitude or location of the DRI.

Regional Goals, Resources Or Facilities:

In undertaking to amend the Pelican Landing DRI Development Order consistent with local government jurisdictional boundaries, the applicant is acting in a manner that is consistent with State DRI rules and regulations and the Southwest Florida Strategic Regional Policy Plan.

Multi-jurisdictional Issues:

The proposed changes can be regarded as multi-jurisdictional in nature, because they involve the boundary between two local jurisdictions. There are no additional potential multi-jurisdictional impacts related to the NOPC.

Need For Reassessment Of The DRI:

The proposed buildout and termination changes, if approved, will result in both the City of Bonita Springs City Council and the Lee County Board of County Commissioners amending their Pelican Landing Development Orders to reflect the new dates. Since no additional changes are being proposed by the applicant, Council staff does not believe that the Pelican Landing DRI requires reassessment as a result of the proposed changes.

Acceptance of Proposed Development Order Language:
The amended language proposed for the existing Lee County Development Order, as amended, for the Pelican Landing DRI is as follows:

"The project has a buildout date of May 20, 2009, ~~2002~~, and a termination date of May 20, 2012. ~~2005~~. This term is based on a ten year build, a recognition of the 1 year and 141day tolling, and a four year and 364 day time extension, and the recognition that local Development Order, which is valid for three year may be obtained in the ~~tenth~~ last year."

Condition III.14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ 2012. If the county clearly demonstrates that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the rezoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding theat the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

Lee County will reserve to this DRI until ~~2005~~ 2012, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) and 60 acres of commercial use allocation in the Bonita Springs Planning Community, as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

Paragraph I.A. (The third unnumbered paragraph)
Water supply and wastewater treatment, and reclaimed water, when available will be provided by Bonita Springs Utilities, Inc. The project buildout date is 2002~~9~~.

Regional staff is recommending to both the Bonita Springs City Council and the Lee County Board of County Commissioners that the language changes submitted by the applicant be accepted by the two jurisdictions.

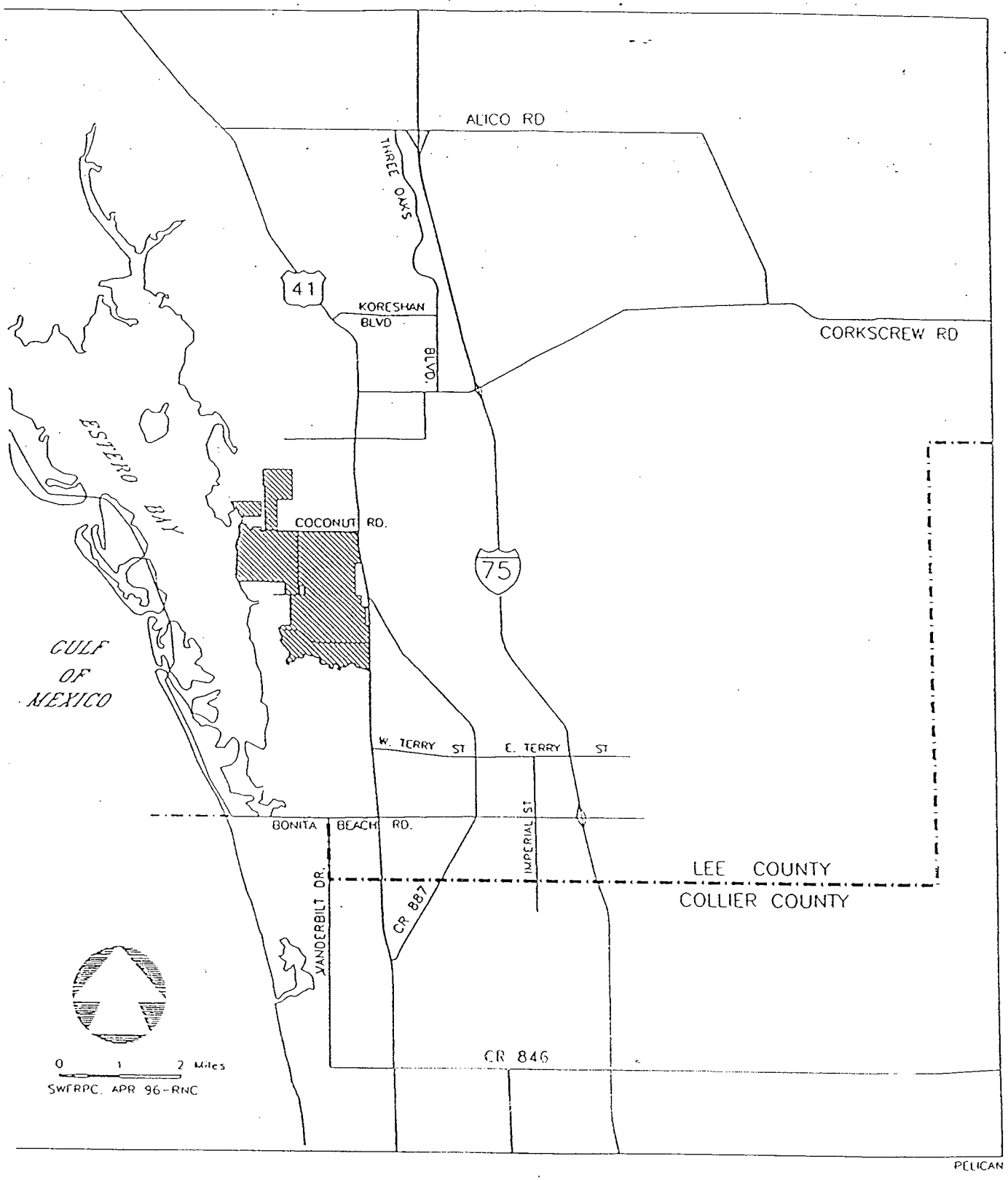
RECOMMENDATIONS:

1. Notify the City of Bonita Springs, Lee County, the Florida Department of Community Affairs and the applicant that the proposed changes do not appear to create additional regional impacts.

2. Notify the City of Bonita Springs, Lee County, the Florida Department of Community Affairs and the applicant that Council participation at any local public hearings related to

the NOPC will not be necessary, unless requested by either the City of Bonita Springs or Lee County for technical assistance purposes.

3. Request that City of Bonita Springs and Lee County staffs provide SWFRPC staff with copies of any development orders, or development order amendments, related to the proposed changes.



ATTACHMENT I
PELICAN LANDING
GENERAL LOCATION MAP

ELEVENTH DEVELOPMENT ORDER
AMENDMENT
FOR

PELICAN LANDING

A DEVELOPMENT OF REGIONAL IMPACT

STATE DRI #1-9293-121
COUNTY CASE DRI 2002-00002
CITY OF BONITA SPRINGS CASE DRI 2002-00002

WHEREAS, on November 28, 2000, WCI Communities, Inc., the owner of the Pelican Landing Development of Regional Impact (DRI) most recently requested an amendment to the original Development Order (DO) adopted August 29, 1994, as amended; and

WHEREAS, this document incorporates the Development Order Amendments for Pelican Landing DRI adopted: 1) March 22, 1995 (incorporating the terms of a settlement agreement); 2) August 16, 1995, which incorporated the conditions of the Spring Creek West DRI as set forth in the Eighth Amendment to Spring Creek DRI #10-7677-9; 3) November 4, 1996; 4) November 17, 1997; 5) September 21, 1998; 6) June 21, 1999; 7) December 6, 1999; 8) August 7, 2000; 9) April 3, 2002 and the conditions proposed for the eleventh amendment to the Pelican Landing DRI Development Order; and

WHEREAS, Condition II.L., adopted as part of the ninth development order amendment, required the developer to file a Notice of Proposed Change to delineate the jurisdictional boundaries as to the DRI property between the City of Bonita Springs and Lee County; and

WHEREAS, the Developer has submitted an application for the Eleventh Amendment to the Pelican Landing DRI Development Order to extend the buildout date; and

WHEREAS, Lee County has adopted a substantially similar development order to be applicable within its jurisdiction; and

WHEREAS, the proposed changes to the Pelican Landing DRI Development Order described in this document are consistent with the adopted Comprehensive Land Use Plan of Lee County, the transitional Bonita Springs Comprehensive Land Use Plan, the proposed Bonita Springs Comprehensive Land Use Plan and applicable local Land Development regulations; and

WHEREAS, City Council of Bonita Springs, Florida, has considered the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the City of Bonita Springs Board for Land Use Hearings and Adjustments and Zoning Board of Appeals ("Zoning Board"), the documents and comments upon the record made before the City Council in public hearing, and after full consideration of those reports, recommendations,

comments, and documents, the City Council of Bonita Springs, Florida, finds and determines that the proposed change does not constitute a substantial deviation warranting further DRI review.

I. FINDINGS OF FACT/CONCLUSIONS OF LAW

A. The "Pelican Landing DRI" is a partially built master planned community on a total of 2748.25 acres located approximately three miles north of the Lee/Collier County Line. Approximately 1249.8 acres of the Pelican Landing DRI are located within the City of Bonita Springs; approximately 1216.45 acres of the Pelican Landing DRI are located within the unincorporated area of Lee County; and approximately 282 acres of the 2748.25 acre total constitutes the Spring Creek West DRI, which is located in the City of Bonita Springs. The property is bounded on the west by Estero Bay, on the east by US 41, and on the south by Spring Creek. Coconut Road provides the general northern boundary of Pelican Landing; however, a part of the project is located north of Coconut Road.

The proposal is to construct 4,400 residential units, of which 665 are single-family and 3,735 multi-family, 300,000 square feet of gross floor area of retail commercial, and 475,000 square feet of gross floor area of office commercial. The retail uses will provide up to 2,048 parking spaces and the office uses will provide up to 1,587 parking spaces. The project will also include 750 hotel/motel rooms, a 50,000-square-foot conference center, 65 wet boat slips and 150 dry boat slips, various recreational amenities including, but not limited to: golf, tennis, canoe parks, an existing boat ramp on the Baywinds Parcel and a beach park for the benefit of the owners in Pelican Landing. There are 143.81 acres of upland habitat preserve, 678.5 acres of salt and freshwater wetlands, 247.49 acres of water management lakes, 162.16 acres of public and private rights-of-way, 3.2 acres of "off-site" parking, 6 acres of utilities and an .11-acre cemetery site.

Water supply and wastewater treatment, and reclaimed water, when available, will be provided by Bonita Springs Utilities, Inc. The project build out is the year ~~2002~~ 2008.

B. LEGAL DESCRIPTION: The Pelican Landing DRI is located in Sections 05, 06, 07, 08, 09, 16, 17, 18, 20, and 21, Township 47 South, Range 25 East, and Sections 13 and 24, Township 47 South, Range 24 East, Lee County, Florida, as more particularly described in attached Exhibits A, B, C and D.

Exhibit A identifies the boundaries of the Pelican Landing DRI as located within unincorporated Lee County.

Exhibit B identifies the boundaries of the DRI located within the City of Bonita Springs, except the Spring Creek West DRI portion.

Exhibit C identifies the boundaries of the Spring Creek West DRI, which is located in City of Bonita Springs.

Exhibit D is a sketch of the legal descriptions, set forth in Exhibits A, B and C.

C. The DRI property is currently zoned AG-2, RS-1, RM-6, PUD, RPD, CPD, TFC-2 and RM-2; the property is partially developed.

D. The Application for Development Approval as modified by the settlement agreement was determined to be consistent with the requirements of Section 380.06, Florida Statutes.

E. The development is not located in an area designated as an Area of Critical State Concern under the provisions of Sections 380.05 and 380.06 (14), Florida Statutes.

F. The proposed Development Order Amendment does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development plan applicable to the area. The development is consistent with the State Comprehensive Plan if developed pursuant to the conditions set forth herein.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Bonita Springs pursuant to the provisions of Section 380.06, Florida Statutes. The development, as proposed in the Application for Development Approval (ADA) amended by subsequent Notices of Proposed Change, and as modified by this Development Order Amendment, is generally consistent with the report and the recommendations of the SWFRPC pursuant to Section 380.06(11).

H. The development is located in the Urban Community, Outlying Suburban and Resource Protection Areas classifications of the Lee Plan with the Privately Funded Infrastructure Overlay and is consistent with the Lee County Comprehensive Plan and Lee County's Land Development Regulations if subject to the conditions contained in this Development Order.

I. The proposed conditions below meet the criteria found in Section 380.06 (15) (d), Florida Statutes.

J. In accordance with the Development Order condition Section III. Condition 16. herein, the lands within the Spring Creek West DRI were incorporated into this Development Order. Those lands described as the Spring Creek West DRI will only be subject to those terms and conditions set forth in the Eighth Development Order Amendment for the Spring Creek West DRI. They will remain applicable to the property known as the Spring Creek West DRI in the same manner as they are presently applicable, except that one annual monitoring report that includes both Pelican Landing and Spring Creek West DRIs must be submitted. Additionally the Spring Creek West DRI legal description has been included within the Pelican Landing DRI. Since the Spring Creek West land is part of an almost completely developed vested DRI, there is no reason to alter the conditions within the Spring Creek West

DRI Development Order. The Spring Creek West property is vested under the terms and conditions of the Spring Creek West DRI Development Order, and this property will not be considered in any cumulative analysis of Pelican Landing in accordance with Section III Condition 16.

K. A portion of the DRI property has been included in the incorporated limits of the City of Bonita Springs pursuant to legislation adopted during the 1999 Legislative session. The property now located in the City of Bonita Springs lies within the area described in section 6 of the Committee Substitute for Senate Bill 2626, 1st Engrossed. Pursuant to Florida Statutes section 380.06(15)(h), a separate DRI development order must be adopted by the City of Bonita Springs that incorporates the rights and obligations specified in this development order as they affect property located within the city limits. Also pursuant to that section of the Florida Statutes, the Pelican Landing DRI development order adopted by the county must be amended to remove property now located in the City of Bonita Springs. Conditions pertaining to the adoption of an amended DRI development order for property remaining within unincorporated Lee County are set forth in Section II. L. of this development order.

II. ACTION ON REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, LET IT BE ORDAINED BY THE CITY COUNCIL OF BONITA SPRINGS, LEE COUNTY, FLORIDA, that conditions of the Development Order for the Pelican Landing DRI adopted on August 29, 1994, and amended on March 22, 1995, August 16, 1995, November 4, 1996, November 17, 1997, and September 21, 1998, June 21, 1999, December 6, 1999, August 7, 2000 and April 3, 2002 are further amended as follows, with new language underlined and deletions struck through. All other portions of the original Development Order will remain in full force and effect.

For the purposes of this Development Order, the term "developer" or "Applicant" includes successors or assigns, and all references to County Ordinances and codes include future amendments.

A. Historical/Archaeological Sites

1. The Zenith Mound Archaeological Site (State Master File #8LL1436) and the Johnson Cemetery (State Master File #8111440) will be preserved in perpetuity and will be recorded as "preserve" on all appropriate plats, site plans, and the Master Development Plan for Pelican Landing DRI.

2. If any additional archaeological/historical sites are uncovered during development activities, all work in the immediate vicinity of such sites will cease. The developer will immediately contact the Florida Department of State, Division of Historical Resources, the SWFRPC, and Lee County and advise them of the discovery. The developer will have a State-certified archaeologist determine the significance of the findings and recommend appropriate preservation and mitigation actions, if necessary.

B. Housing

1. There are no regionally significant housing impacts for the first planning horizon of the DRI Development Order, which ends on December 31, 1997. Utilizing supply data not adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II (January, 1998, through December 2002) would have an unmet need of 99 affordable units for very low income and no unmet need for low income households. Utilizing supply data adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II would have an unmet need of only 38 affordable housing units for very low income households and still no unmet need for low income households. The aforementioned data is based on the existing studies.

The supply adjustment figures mentioned above are based on actual sales prices relative to listed prices. Affordability thresholds for owner-occupied affordable housing are determined using PITI (Principal, Interest, Taxes, and Insurance) calculations methodology as outlined in the DCA 1991 Draft methodology.

2. The Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, and Lee County accept the Developer's contribution of $20,000.00 to assist existing and prospective employees within the Pelican Landing DRI to locate affordable housing. The $20,000.00 will be contributed to the Lee County Affordable Housing Trust Fund by January 2, 1997. Lee County may use all, or a portion, of the funds to conduct a needs assessment study, and the County will commit to use SHIP funds to assist a minimum of 8 qualified employees within the Pelican Landing DRI obtain a home. Qualified employees must be first time homebuyers, employed by a business located within the Pelican Landing DRI, including employees of WCI. The applicants for funding must meet the program guidelines including, but not limited to, income limitations and repayment obligations. The funds will only be used to provide interest free deferred payment assistance to qualifying homebuyers for either closing costs or down payments associated with the purchase loan.

C. Hurricane Preparedness

1. The developer provided Lee County with the funds for the provision and connection of a portable diesel powered generator for the Gateway Elementary School. The generator must be equipped with a fuel tank, capable of generating enough power to handle the demands of ventilation fans, lighting, life safety equipment (alarms and intercom), and refrigeration and cooking equipment. The developer will be responsible for the initial electrical hook-up costs. The selection of the generator will be in coordination with Lee County Emergency Management Staff.

2. The Lee County Emergency Management staff will act as a liaison between the developer and the Lee County School District staff, and will make all of the necessary arrangements for the location of the generator on Lee County School Board property.

3. The provision of the generator serves to mitigate the shelter and evacuation impacts of the project at build out. Should Lee County ever adopt an impact fee, or other type of levy or assessment to provide funding for shelter space and improvements thereto, the developer will be entitled to a credit against the fee or levy in the amount of the cost of the generator, if eligible under the terms of that impact fee or levy.

4. The developer must notify all purchasers of real property within the residential portions of development, through the restrictive covenants, of the potential for storm surge flooding in feet above the Base Flood Elevation, according to the National Weather Services' storm surge model "SLOSH", and the National Flood Insurance Program.

5. The developer must prepare, in conjunction with Lee County Emergency Management and Division of Natural Resources staff, a brochure advising all marina owners of the measures that can be taken to minimize damage in the event of a hurricane. This brochure must address how boat owners can minimize damage to their vessels, the marina site, neighboring properties and the environment. The brochure must be provided to all boat owners and users at the marina.

6. Prior to the issuance of a Certificate of Occupancy for any Hotel, the developer or the hotel owner/manager must prepare a written hurricane preparation and evacuation/sheltering plan. This plan will be prepared in conjunction with Lee County Emergency Management Staff and must be coordinated with the hurricane evacuation plan for the overall DRI.

7. The Property Owner's Association must host an educational seminar, and will be responsible for obtaining the place for the seminar and for providing the invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff, who will provide the education and information at the seminar and will advise the owners of the risks of natural hazards and the action they should take to mitigate the inherent dangers.

8. The developer must develop a hurricane evacuation plan for the DRI. The hurricane evacuation plan must address and include: a) operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; b) the educational program set forth in condition 7 above; c) hurricane evacuation; d) the method of advising residents and visitors of hurricane shelter alternatives including hotels and public hurricane shelter locations; e) identification of the person(s) responsible for implementing the plan; and f) how the private security force will be integrated with the local Sheriff's personnel and the Division of Public Safety. The plan must be developed in coordination with the Lee County Emergency Management officials and found sufficient by those officials months after the effective date of the DRI Development Order. *Editorial note: The developer submitted an emergency plan to Lee County Emergency Management for review and approval. The plan must be re-submitted annually to address changes in the development parameters and changes in local hurricane evacuation and*

sheltering policies. The plan must comply with Lee County Administrative Code 7-7.

9. The developer, and any successor landowner, will pay any All Hazards Tax properly levied by Lee County to provide for shelter space, upgrades to shelters, and to address other natural disasters.

10. Conditions C.1. through C.3. address the hurricane mitigation requirements for the initial 4050 units. The developer will mitigate the hurricane shelter impacts for units 4051 through 4400 by paying $18.50 per unit to the Lee County Impact Fee Coordinator at the time of building permit approval. If the developer constructs an assisted living facility, the developer must comply with all aspects of Section 440.441(1)(b), F.S., as may be amended, including the preparation and submittal of a comprehensive emergency management plan that addresses emergency evacuation transportation and adequate sheltering arrangements for the ALF residents. The developer must update this plan annually. The County must use the funds paid pursuant to this condition to construct or upgrade hurricane shelter space in a location that will benefit the residents of the Pelican Landing Community. The eighteen dollar and fifty cents fee (1996 dollars) will be multiplied by the Dodge Data Service Building Cost Index for U.S. and Canadian cities for June 1 of each year subsequent to 1996, up to the time building permits are issued. This multiplier ensures payment of current dollars at the time the permits are issued. If the Building Cost Index is not available, the Consumer Price Index will be used instead, and applied by the method described above. If Lee County adopts an impact fee for hurricane shelters prior to, or during, the acquisition of building permits 4051 through 4400 then the Developer will pay the duly adopted impact fee, provided that the fee is no less per unit than the per unit amount set out above, and this condition will have no further force and effect.

D. Marina Facilities

1. The developer must create a conservation easement precluding the construction of additional docking facilities beyond those specifically authorized in this Development Order. This conservation easement will be in addition to the 4,000-foot conservation easement already required in Spring Creek. The location and extent of the conservation easement will be contingent upon navigability of the waterway, and will be established in association with the Florida Department of Environmental Protection (FDEP) permits.

2. All docking and dry storage facilities must be constructed in accordance with the terms and conditions of any FDEP permit or lease, and in accordance with any Lee County dock permit.

3. The developer has constructed dock and channel markers within Estero Bay. The Lee County Division of Natural Resources Management will be permitted to mount regulatory signs on the docks and channel markers owned by the developer. Lee County will be responsible for insuring that the addition of the regulatory signs does not cause the developer to be in violation of any permit condition or FDEP, Coast Guard, or other agency

regulation. The regulatory signs will remain the property and maintenance responsibility of the Lee County Division of Natural Resources Management.

4. The marina operator must dispense manatee awareness brochures to all users of the marina facilities. The brochures must also include information regarding channel locations, proper boating routes, and shallow water habitats to be avoided.

5. The developer and marina operator must insure that the marina lighting is directed away from adjacent mangroves and estuarine systems to reduce any negative impacts to the wildlife using these areas.

6. The marina operator will remove or cause to be removed from the marina any boat operator observed violating the guidelines set forth in the manatee awareness brochures, Bonita Springs or Lee County regulations regarding the protection of manatees.

7. The developer must designate and reserve one wet slip for the Florida Marine Patrol or the Lee County Sheriff's Special Response Unit, if needed by these agencies.

8. The shuttle boat captain and marina operator must keep a log of all manatee sightings. The log must reflect the locations, time and date of the sighting, the number of manatees, and the nature of their activity if it can be determined. The log should also note the name of the person recording the sighting. This information must be forwarded to Lee County and FDEP on a periodic basis.

9. The developer must construct an educational board on a Kiosk at the Beach Park. The educational board will be created in conjunction with Bonita Springs, the Lee County Division of Natural Resources Management, Marine Sciences Program and Turtle Time.

10. The developer will comply with all water quality monitoring requirements imposed by the FDEP and the SFWMD.

11. Any boat wash areas must have a closed loop system that captures and recirculates the water through a filtration or other acceptable system. Any boat repair and maintenance facilities must be in an enclosed, roofed, impervious surfaced area to limit the run-off of contaminated water during a storm event.

12. Once a year the marina operator must host an Educational and Hurricane Preparedness Workshop for all tenants in the wet slip area. The marina operator will provide the facility for the seminar and must insure that all tenants are invited. The marina operator will establish the date and time for the workshop in conjunction with Lee County Emergency Management and the Lee County Division of Natural Resources Management, Division of Marine Sciences. Lee County will provide a trained representative who will educate the tenants on natural resources awareness, manatees, safe boating practices and on proper procedures, prior to and during a hurricane.

13. The dry storage facilities must be located in a building or structure which is designed and constructed to meet all requirements of the Standard Building Code.

E. Vegetation and Wildlife/Wetlands

The developer has conducted Protected Species surveys in accordance with the Florida Game and Fresh Water Fish Commission (FGFWFC) [now known as the Florida Fish & Wildlife Conservation Commission (FWC)] guidelines and the Lee County Land Development Code. These surveys identified the presence of the following protected species: bald eagle, wood stork, little blue heron, tricolored heron, reddish egret, snowy egret, white ibis, piping plover, Southeastern snowy plover, least tern, American oystercatcher, black skimmer, brown pelican, Atlantic loggerhead sea turtle, and gopher tortoise. The Baywinds parcel has existing environmental permits that remain valid as of the date of the Seventh Development Order Amendment. These permits are based on the plan of development shown on the local Development Order Approval No. 95-12-068.00D. Some improvements were made pursuant to those permits. Future improvements to the Baywinds parcel must be consistent with the conditions set forth in those permits as may be amended.

1. There were three bald eagles' nests of concern prior to the original development order adoption. One nest was on the Pelican Landing property in the Eco Park. The other two nests were originally within 1500 to 1600 feet of Pelican Landing. One of these other nests was located on the Kersey parcel and declared abandoned by the USFWS in July 1998. The buffers that affect Pelican Landing property were established in an on-site eagle habitat management plan addressing the Pelican Landing property only.

Prior to any new development within 1500 feet of any active eagle nest other than the nest located within the Eco Park, the Developer must prepare an on-site eagle management plan, addressing the Pelican Landing DRI property only, that will be reviewed by DCA, SWFRPC, FWC Lee County, and USFWS. The agencies must provide specific written objections or concerns if any, regarding any new proposed management plan and indicate how those concerns can be addressed by the developer.

The Developer will revise the management plans to respond to any lawful objections. The agencies will review and respond to the management plan resubmitted. The agencies will provide a written response to Lee County and the Developer, which reflects that there is no objection to the management plan or outlines specific objections and concerns. The agency response will indicate how any concerns or objections can be addressed by the developer. Lee County and DCA will have the final approval authority. If a proposed management plan includes development within 750 feet of an active eagle's nest, the plan must also be submitted to the Lee County Eagle Technical Advisory Committee (ETAC). ETAC will review the plan and forward recommendations to the FWC and USFWS.

2. A local development order for the Hickory Island Beach Park has been issued to permit construction of beach park infrastructure. This local development order includes a

protected species survey and phased Preliminary Management Plan (PMP). The PMP incorporated Lee County Division of Natural Resources Management (DNRM) and Florida Game and Fresh Water Fish Commission (FGFWFC) recommendations.

The PMP required the developer to provide the County with a conservation easement over the entire parcel, except for the active building areas approved through the local development order. The PMP permitted a refinement of the conservation easement boundaries after completion of a one year utilization study. The final conservation easement is consistent with the provisions of Section 704.06, Florida Statutes. For the purpose of this DRI Development Order, Section 704.06, F.S. will not preclude educational signage, and signage and land management activities required by the management plan, including but not limited to the removal of exotic vegetation.

The objectives of this one year study were: 1) determine shorebird utilization of land under Developer's ownership based on detailed surveys and prepare a shorebird management plan, 2) analyze beach vegetation and prepare a maintenance plan, and 3) monitor beach use by Pelican Landing visitors. Additionally, the PMP requires surveys for identification and protection of sea turtle nests, the construction of three osprey platforms, and a review of the elements of the overall plan to be conditioned on the DRI Development Order.

The Developer submitted a Final Management Plan to Lee County, FGFWFC, and DCA within 18 months of the effective date of the DRI Development Order, on November 14, 1994. Lee County, FGFWFC, and DCA reviewed the management plan. Lee County approved this plan and its implementation was certified in October 1996.

3. The projected gopher tortoise burrow count for the original Pelican Landing DRI area was 439, based on an estimate of FGFWFC habitat guidelines, a minimum of 75 acres of gopher tortoise habitat must be protected.

The Developer has set aside a 78-acre area of xeric scrub and pine flatwoods to mitigate the impacts to the upland gopher tortoise habitat for the original Pelican Landing DRI land area. This area is known as the Pelican Landing Eco-Park. The Eco-Park area contains significant portions of the xeric oak habitat existing on the original Pelican Landing DRI site.

A Gopher Tortoise Population Study and Management Plan was submitted to the Florida Game and Fresh Water Fish Commission on or about December 22, 1993 for the original Pelican Landing DRI. A new protected species survey was conducted in March and April of 1998 on the addition to the Pelican Landing DRI known as the Kersey-Smoot parcel. The new survey revealed the presence of 114 active and inactive gopher tortoise burrows on 70 acres. A protected species survey was conducted in 1990 and February 1996 on the Baywinds parcel. The survey revealed the presence of 28 active and inactive gopher tortoise burrows on 15.41 acres. The Developer has an Incidental Take Permit for the new gopher tortoise burrows located outside of the Eco-Park in the undeveloped Kersey-Smoot and Baywinds parcels. The Developer obtained an Incidental Take Permit prior to proceeding with development within the gopher tortoise habitat areas. Prior to the start of construction, all gopher tortoise burrows within the development areas must be excavated and any resident

gopher tortoises, or commensal species, relocated to open spaces within the Pelican Landing DRI.

Impacts to gopher tortoise habitat within the Kersey-Smoot and Baywinds parcels have been mitigated through incidental take funds paid to the FWC for the purpose of regionally significant gopher tortoise habitat.

The applicant and the Florida Fish and Wildlife Conservation Commission (FWC) have had considerable discussion regarding the modifications and refinements to the existing 78-acre Eco-Park boundaries. The addition of the eastern 140-acre "Skebe Tract", of which 63.24 acres will be added to the Eco-Park, will provide for an 81% increase in the overall size of the Pelican Landing Eco-Park.

The new Eco-Park configuration will delete the southern-most 22 acres, while adding new lands to the park area within the confines of the "Skebe Tract". An overall increase (net gain) of 11 acres of upland habitat, plus 52.24 additional acres of forested wetland acreage will increase the overall size of the revised Eco–Park boundaries to approximately 141.45 acres.

Any active or inactive gopher tortoise burrows found within the Eco-Park deletion zone or the new golf lands of the eastern portion of the "Skebe Tract" will be excavated to search for activity. Any tortoises found will be relocated to the modified Eco-Park boundaries, pursuant to the Eco-Park Reconfiguration Plan, authored by Wilson, Miller, Inc., and accepted by the FWC. The initial Gopher Tortoise Incidental Take Permit LEE-9 must be modified by the FWC in order to adopt the Eco-Park Reconfiguration for both the existing Eco-Park south deletion area, the "Skebe Tract" addition to the Eco-Park, and the inclusion of a portion of the "Skebe Tract" in the development area.

A revised perpetual Conservation Easement will be recorded in the Lee County records, pursuant to the revised boundaries of the Eco-Park. The delete 22 acres will be formally released from the Conservation Easement by the FWC.

4. All areas designated as Preserve on the adopted Map H must remain undeveloped and be owned, maintained, and managed by an Improvement District or a similar legal entity. No lot lines will be allowed within any preserve areas. The following uses are permitted within Preserves: habitat management activities, hiking and nature study, outdoor education, recreational fishing, gates and fencing, and boardwalks limited to pedestrian use. Trimming of mangroves for residential visual access to Estero Bay or Spring Creek is prohibited in wetland areas #14 and #21 (as identified in DRI ADA), and Bay Cedar Phase II (along Spring Creek), and any saltwater wetlands abutting the Kersey-Smoot and Baywinds parcels. However, minor mangrove trimming is permitted within the vicinity of the clubhouse on the Baywinds parcel to provide a limited view of the Estero Bay. The scope of the developer's DEP application request for minor trimming is subject to the review and approval of Lee County Division of Planning, Environmental Sciences staff. All trimming activity will be subject to the wetland regulatory permit approvals.

The Developer has granted a conservation easement consistent with Section

704.06., Florida Statutes for the Eco-Park to the FGFWFC. The conservation easement was drafted to allow use of the Eco-Park for resource-based recreational activities, enjoyment of nature and education enrichment, including, but not limited to: Picnic areas, trails, benches, boardwalks, biking/jogging trails, vita courses, bird viewing blinds/towers and interpretative facilities, signs, on-going maintenance and removal of exotic vegetation and compliance with the management plan required per the FGFWFC. Educational and directional signage are permitted within the Eco-Park. For the purposes of this DRI D.O. the prohibition of signage included within Section 704.06, Florida Statutes applies to off-site signs and billboards. The removal of exotics, controlled burns and the maintenance of the vegetation in accordance with the Eco-Park management plan will be permissible in the conservation easement notwithstanding the provisions of Section 704.06, Florida Statutes prohibiting the destruction of trees. A paved golf cart path, a wooden golf cart bridge across Halfway Creek, a buried irrigation line to be under the path and bridge, and a buried outfall pipe for a surface water management system will be located within the Eco-Park.

5. Should any orchids, wild pine air plants, Florida Counties, Catesby's lilies, leather ferns, royal ferns, or cabbage palms with gold polypody and shoestring ferns be located within development areas, best efforts must be used to relocate these plants to open space and landscaped areas.

6. As part of local development order approval for any phase of the development, an invasive exotic vegetation removal and maintenance plan must be submitted to the Division of Natural Resources Management for approval. At a minimum, this plan must be structured to provide for the phased removal of invasive exotic vegetation and maintenance to control exotic re-invasion within the wetland and upland preserve areas. Removal within preserve areas may be done on a pro rata basis as phased local development orders are obtained.

7. The existing Pelican's Nest golf course includes native vegetation along the rough and between golf holes. The applicant must continue to incorporate the native vegetation into the design of future golf holes, where feasible. Native vegetation has been retained on individual lots and between tracts in the existing developed area of Pelican Landing. Where feasible, the applicant will continue to incorporate native vegetation into the open space and landscaped areas.

8. The applicant must design the golf course and conduct maintenance, which includes fertilization and irrigation, in a manner that is sensitive to the water and nutrient needs of the native xeric vegetation in and around the golf course. However, this condition will not be interpreted in a manner that forces the applicant to jeopardize the health and viability of the golf course.

9. Upon approval of the management plans referenced above, the approved management practices will be considered a part of this development order for reinforcement purposes, and be enforceable in the same manner as a condition of this development order.

10. This project may result in the filling of not more than 13.25 acres of wetlands.

The mitigation for the impact to wetlands will be determined at the time of final permitting, but the mitigation should include the removal of exotic invasive plants, the restoration of historic hydro periods, and a total of not more than ten acres of littoral zone plantings. The mitigation for wetland impacts to the Baywinds parcel was determined prior to the inclusion of the property into the Pelican Landing DRI as part of the environmental and local government permitting. The mitigation was based on the plan of development reflected in Lee County Development Order 95-12-068.00D. Changes to the plan of development that include additional wetland impacts may necessitate modification to the environmental and local government permitting.

F. Solid/Hazardous/Medical Waste

1. All storage, siting, and disposal of hazardous wastes and hazardous materials must be accomplished in accordance with federal, state, and local regulations. The business owner/operator is responsible for compliance with all permitting, reporting, emergency notification provisions and other regulations relating to hazardous materials and hazardous wastes.

2. All business owners and operators must insure that regulated substances are loaded, off-loaded and stored in an area that is curbed and provided with an impervious base. The impervious base must be maintained free of cracks and gaps so as to contain any spills or leaks.

3. Outdoor storage of hazardous waste is prohibited.

4. Restaurants must be outfitted with grease traps or approved equivalent systems. The owner/operators of any restaurant must follow all applicable codes and regulations for cleaning and maintaining grease traps.

5. If any hotel pool utilizes gaseous chlorine, the pool must be equipped with chemical sensors, alarm devices, or other comparable equipment. The hotel owner/operator is responsible for compliance with this requirement and notice of this responsibility/obligation must be included on all deed transfers or lease agreements.

6. Any business that generates hazardous waste defined by the Code of Federal Regulations 40 CFR Part 261, must notify the Division of Natural Resources Management for an assessment as required by Section 403.7225, Florida Statutes. This assessment will address any deficiencies in the management practices of hazardous waste generated at the facility.

7. The developer, or any subsequent owner of the golf course, must insure that the golf course maintenance equipment is handled in accordance with all federal, state and local regulations. Specifically, the developer will insure that all wash down facilities comply with FDEP rules regarding chemical residue, and insure the continued recycling of motor oil from maintenance equipment, and insure recycling of used motor oil, used oil filters, anti-freeze, lead acid batteries, cleaning solvents, shop rags, and aerosol cans.

8. The developer must investigate the feasibility of mulching trees and brush for on-site needs.

9. The developer/property owner of each commercial parcel which will be used to store, manufacture or use hazardous materials, must contact the Lee County Office of Emergency Management, Hazardous Material Representative, prior to obtaining a development order, to discuss the proposed development in relation to potential type, and storage of hazardous materials located on the premises.

10. If required by federal, state or local regulations:

a. The developer/property owner must prepare or have available material safety data sheets (MSDS) and submit either copies of MSDS or a list of MSDS chemicals to the appropriate fire department or district and to the Lee County Division of Public Safety.

b. The developer/property owner must establish an emergency notification system to be used in the event of a hazardous material release.

G. Storm Water Management

1. The surface water management system must be designed, constructed and operated in accordance with the pertinent provisions of Chapters 373 and 403, Florida Statutes; Chapter 40E, Florida Administrative Code; and the South Florida Water Management District "Basis of Review", and any pertinent local regulations regarding the design, construction and maintenance of the surface water management system. This condition applies to anyone obtaining a local Development Order within Pelican Landing. The Bayside Improvement District (a district formed pursuant to Chapter 190, Florida Statutes), must insure that the portion of the system under the ownership and control of the district is operated in accordance with the pertinent portion of the regulatory provisions cited above, and any permit (construction or operation) issued by the SFWMD. Individual lot owners with on-site wetlands or Storm water retention or detention areas under their control must comply with the pertinent portion of the regulatory provisions cited above and any permit issued by the SFWMD.

2. Water Control Structures must be installed as early in the construction process as practicable to prevent over-drainage or flooding of preserved wetland areas. If the SFWMD establishes a construction schedule or scenario that is contrary to this condition, the permit requirement of SFWMD will control.

3. Any shoreline banks created along on-site Storm water wet detention lakes must include littoral zones constructed consistent with SFWMD requirements. The shoreline banks must be planted in native emergent and submergent vegetation. The developer must establish and maintain, by supplemental planting if necessary, 80 percent cover by native aquatic vegetation within the littoral zone for the duration of the project. The littoral zone will include, at a minimum, the area between high water and ordinary low water.

4. The Bayside Improvement District, and/or all property owners, must undertake a regularly scheduled vacuum sweeping of common streets, sidewalks and parking facilities within the development.

5. The developer must implement the best management practices for monitoring and maintenance of the surface water management systems in accordance with Bonita Springs, Lee County and South Florida Water Management District guidelines.

6. The SFWMD must establish all internal surface water management and wetland systems. The developer must set aside all internal surface water management and wetland systems as private drainage easements, common areas, or preserves. These areas must also be identified as specific tracts on the recorded final plat or some other legally binding document acceptable to the City Attorney.

7. The Baywinds parcel must be developed in accordance with the following permits: Water Management permit numbers 36-02043-S-02 and 36-02043-S, ACOE permit number 89IPD-20127 and the letter of permission to continue work authorized in the original permit, LOP #1989001127, and FDEP permit number 36293225. These permits were granted based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These permits may be modified, updated or replaced as required by law. Changes to the local development order may also require modification of the referenced permits.

H. Transportation

1. Significant Impact

a. The traffic impact assessment for this project assumes the development parameters and land uses shown in Exhibit F, "Pelican Landing DRI Development Parameters." The assessment indicates that the significantly impacted roadways and intersections described below will be operating below acceptable levels of service at the end of Planning Horizon I (1997) and build out (2002). Each annual monitoring report, described in Paragraph 4, must reflect whether the roadways and intersections described below are significantly impacted or are projected to be significantly impacted by this project in the following year.

b. The Pelican Landing DRI is projected to significantly and adversely impact (as

defined by Lee County Administrative Code) the following roadways and intersections:

Planning Horizon I (1997)		Needed Improvement
US 41/Corkscrew Road	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turns
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left & right turn lanes
	-	Separate EB thru & right turn lanes
	-	Separate WB thru and left turn lanes
Build Out (2002)		
Corkscrew Road		
- Three Oaks Parkway to 1-75	-	Widen to 4 lanes
Old 41		
- Bonita Beach Road to Terry St.	-	Constrained (no widening possible; maximum v/c ratio of 1.85 per 1993 Lee Plan Policy 22.1.9)
US 41		
- Immokalee Road to Old 41 (Collier County)	-	Widen to 6 lanes
- Bonita Beach Road to West Terry Street	-	Widen to 6 lanes
- West Terry Street to Pelican's Nest Drive	-	Widen to 6 lanes
- Coconut Road to Williams Rd.	-	Widen to 6 lanes
- Constitution Boulevard to Alico Road	-	Widen to 6 lanes
US 41/Corkscrew Road	-	Separate EB left and thru/right lanes

	-	Westbound dual left turn lanes
	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Separate EB left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lanes
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turn lanes
	-	Northbound dual left turn lanes
	-	Eastbound thru/right turn lane
	-	Westbound two thru lanes
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Northbound dual left turn lanes
	-	Separate WB thru & right turn lanes
	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left and right turn lanes
	-	Separate EB thru & right turn lanes
	-	Separate WB thru & left turn lanes

2. Mitigation

a. The developer will pay impact fees as defined in the Bonita Springs Land Development Code to mitigate Pelican Landing's transportation impacts on the non-site related roads and intersections set forth in Section H.1.b. above. Road Impact Fees are estimated to be $8,900,000 for the land uses identified in Exhibit F. Road Impact Fee payments represent the DRI's proportionate share payment for all road and intersection

improvements identified in Condition H.1.b. as significantly impacted by this project and operating below the adopted level of service standard by 2002. Estimated Road Impact Fees from this project exceed the community's estimated proportionate share dollar amount of all significantly impacted roadway improvements.

If the Land Development Code Chapter governing Impact Fees is repealed, reduced, or made unenforceable by court petition, the Pelican Landing DRI will continue to pay, per individual permit, an amount equivalent to Road Impact Fees prior to such repeal, reduction or court petition. If payment is not made consistent with that schedule, then a substantial deviation will be deemed to occur, and the traffic impacts of Pelican Landing DRI must be reanalyzed to determine appropriate alternative mitigation prior to the issuance of further building permits for the Pelican Landing DRI.

All road impact fee monies paid by the Pelican Landing DRI after adoption of this DRI Development Order will be applied by Lee County and Bonita Springs, consistent with the Interlocal Agreement Pertaining to the Collection of Impact Fees dated August 29, 2000, toward the non-site related improvements included in Transportation Condition H.1.b., provided those improvements are deemed necessary to maintain the adopted level of service standards and are included in the County's and City's Capital Improvement Program. Should the identified improvements be funded through other sources, in whole or in part, or deemed unnecessary to maintain the adopted level of service standards, Bonita Springs may apply any Pelican Landing impact fees not required for those specific improvements to other improvements consistent with the requirements of the Bonita Springs Land Development Code.

b. If through the local development approval process, the developer constructs, with the approval of the Lee County DOT or Bonita Springs, an intersection or roadway improvement identified in Paragraph H.1.b., those improvements may be eligible for Road Impact Fee credits. The determination of whether such credits will be granted will be made consistent with the procedures outlined in the Land Development Code.

c. The developer must dedicate 60 feet of right-of-way for Burnt Pine Drive North, from Pelican Landing Parkway to Coconut Road, a distance of 6,926 feet; and for Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive, a distance of 2,326 feet. The developer must construct, as a two-lane access road, Burnt Pine Drive North from Pelican Landing Parkway to Coconut Road, and Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive. Credits, if any, for the right-of-way dedication and construction identified above will be issued consistent with the procedures outlined in the Land Development Code. Dedication of the roadway right-of-way and construction of Burnt Pine Drive will occur as follows:

1) Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive: coincident with the Certificate of Compliance for the commercial parcel located in the northeast quadrant of the intersection of Burnt Pine Drive South and Pelican's Nest Drive.

2) Burnt Pine Drive North from Pelican Landing Parkway to Pelican Landing North

Entrance: under construction no later than December 31, 1998.

3) Burnt Pine Drive North from Pelican Landing North Entrance to Coconut Road: should be under construction no later than December 31, 1999.

d. The developer agrees to reserve 25 feet of additional right-of-way along the south side of Coconut Road from US 41 west to Spring Creek Road to ensure that improvements to Coconut Road are not precluded. Such right-of-way will be dedicated to Lee County if and when requested. Credits, if any, for the right-of-way dedication will be granted at the time of dedication, and must be consistent with the Land Development Code in effect at that time.

e. As a mitigation option, the developer may, with the concurrence of Bonita Springs and Lee County, make an advance payment of a portion of Pelican Landing's total Impact Fees up to 2 million dollars. Bonita Springs and Lee County would then utilize the advance payment to accelerate the Project Design & Environmental (PD&E) Study for US 41 from the Collier County line to San Carlos Boulevard. The PD&E Study is currently scheduled in FDOT's Tentative Five Year Work Program for fiscal year 1998/99 (WPI #1114700).

3. Access and Site-Related Improvements

a. The developer will be fully responsible for site-related roadway and intersection improvements required within the Pelican Landing DRI. The developer must pay the full cost for any site-related intersection improvements (including but not limited to signalization, turn lanes and additional driveway through lanes) found necessary by Bonita Springs, Lee County or the Florida Department of Transportation (FDOT) permitting requirements for the Community's access intersections on US 41, Coconut Road and Spring Creek Road.

b. The Pelican Landing DRI site access points will be located and developed consistent with the Florida DOT's access management classification for US 41, unless otherwise approved by the Florida DOT. Improvements to those access points will be consistent with the Department's permitting requirements.

c. Site-related improvements will be as defined in the Land Development Code.

d. Except for Spring Creek Road and Coconut Road, all roads located within Pelican Landing will be maintained by the Bayside Improvement District (BID), unless subsequently dedicated to and accepted by Lee County or Bonita Springs.

4. Annual Monitoring Report

a. The developer will submit an annual traffic monitoring report to the following entities for review and approval: Bonita Springs, Lee County, the Florida Department of Transportation (FDOT), the Florida Department of Community Affairs (FDCA), and the Southwest Florida Regional Planning Council (SWFRPC).

The first monitoring report will be submitted one year after the date of the issuance of this DRI Development Order. Reports must be submitted annually thereafter until build out of the project.

b. The monitoring report will be designed in cooperation with Bonita Springs, the Lee County Department of Transportation, FDOT, the SWFRPC and the FDCA prior to the submittal of the first report. The methodology of the annual traffic monitoring report may be revised if agreed upon by all parties.

c. The annual traffic monitoring report must contain the following information:

(1) P.M. peak hour existing volumes and tuning movement counts at all site access onto US 41 and Coconut Road, and a comparison to the project trip generation assumed in the DRI analysis.

(2) For existing conditions and a one-year projection, P.M. peak hour peak season tuning movement counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the intersections identified in Paragraph H.1.b. as impacted by this project.

(3) For existing conditions and a one-year projection, P.M. peak hour peak season traffic counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the roadway links identified in Paragraph H.1.b. as impacted by this project through build out.

(4) An estimate of when the monitored roadways and intersections will exceed adopted levels of service.

(5) A summary of the status of road improvements assumed to be committed in the ADA, including the following:

Roadway	Segment	Improvement	Schedule
Pelican's Nest Dr.	Pelican's Nest to US 41	0 to 2	Planning Horizon I (1997/98)
Corkscrew Road	1-75 to Treeline Ave.	2 to 4	Planning Horizon I (1997/98)
US 41	Alico Rd. to Island Park Rd.	4 to 6	Planning Horizon I (1997/98)
US 41	Island Park Rd. to south of Daniels Parkway	4 to 6	Planning Horizon I (1997/98)

Bonita Beach Road	Hickory Blvd. to Vanderbilt	2 to 4	Planning Horizon I (1997/98)

(6) A summary of the roadway and intersection improvements listed in Paragraph H.1.b. that have been constructed, and the program status of the remainder.

d. If the annual monitoring report confirms that the peak season P.M. peak hour traffic on the significantly impacted roadways exceeds the level of service standards adopted by Lee County or Bonita Springs, or is projected to exceed the adopted level of service standards adopted by Lee County or Bonita Springs within the forthcoming 12 months, and if the project is utilizing more than 5% of LOS "D" service volume during peak hour peak season traffic conditions, then further local development orders, building permits and certificates of occupancy may not be granted until the standards of the County's concurrency management system have been met. This means that adequate district-wide level of service capacity must be available through 1999. After 1999, significantly impacted individual links must be operating at the adopted level of service, or an improvement to achieve the adopted level of service is scheduled for construction in the first three years of an adopted local government capital improvement program or state work program.

e. If the annual traffic monitoring report confirms that the peak season P.M. peak hour traffic on the segment of US 41 in Collier County from Immokalee Road to Old US 41 exceeds the level of service standard adopted by Collier County and if the project is utilizing more than 5% of level of service D service volume during peak hour, peak season traffic conditions, then further building permits may not be granted until the subject roadway segment is committed for construction by the Florida Department of Transportation and/or Collier County.

f. In the event the developer confirms that no additional development occurred on any portion of the site for the year, even after the approval of a local development order, they may submit a Letter of "No Further Transportation Impact" in lieu of fulfilling the transportation monitoring portion of the Annual Monitoring Report.

I. Wastewater Management/Water Supply

1. The developer or the Bayside Improvement District must obtain a South Florida Water Management District Water Use Permit, or a Modification to an existing Consumptive Use Permit for any water withdrawals, and for dewatering activities proposed in connection with on-site construction that does not qualify for a No Notice General Permit, under Rule 40E-20.302(4), F.A.C.

2. Builders within Pelican Landing must utilize ultra low volume plumbing fixtures, self-closing or metered water faucets, and other water conserving devices/methods consistent with the criteria outlined in the water conservation element of the Bonita Springs Utilities, Incorporated, SFWMD Water Use Permit or the water conservation element of any other approved utility provider utilized by the Development.

3. Developers must utilize xeriscape principles in the landscape design of the project to further the conservation of nonpotable water.

4. If reclaimed water is available for use within the project to address a portion of the project's irrigation demands, the developer or Bayside Improvement District, as appropriate, must ensure that on-site lakes, wetlands, and the surface water management system are protected in accordance with the requirements of the SFWMD and FDEP.

5. The developer must provide written assurance that any hazardous commercial effluent, generated by the project, will be treated separately from domestic wastewater, and handled in accordance with FDEP regulations.

6. Except for temporary septic tanks for construction trailers or for sales offices/models, septic tanks are prohibited.

7. All potable water facilities, including any on-site potable water treatment system, must be properly sized to supply average and peak day domestic demand, as well as fire flow demand. The facilities must be constructed and sized in accordance with all pertinent regulations of the FDEP, Lee County, Bonita Springs, and any Fire Control District with jurisdiction.

8. All irrigation systems constructed for the golf course, landscaped areas and commercial/office portions of the project must be designed to accommodate effluent for irrigation use. Reclaimed water, to the extent it is available, must be used to address irrigation needs. The remaining demand will be satisfied through approved groundwater or surface water withdrawals. Reclaimed water must be used in accordance with all applicable regulations.

J. Police and Fire Protection

1. Construction must comply with the fire protection requirements of all building, development, and life safety codes adopted by Lee County and Bonita Springs.

2. Facilities qualifying under the Superfund Amendments Reauthorization Act (SARA) Title III and the Florida Hazardous Materials Emergency Response and Community Right to Know Act of 1988, must file hazardous materials reporting applications in accordance with Sections 302 and 312. Each reporting facility must update these applications annually.

3. The developer must provide for the emergency medical service impacts and fire protection impacts generated by the proposed development as defined by Lee County regulations.

4. If access to development is through a security gate or similar device that

is not manned 24 hours per day, the developer must install an override switch in a glass-covered box for use by emergency vehicles, or a comparable system that permits emergency vehicles to access the project. The parking lot for the beach parking lot is required to be gated or closed by the zoning resolution. The gate, chain or other device to prohibit access to the parking lot after hours will be unmanned, and the override system required by this condition does not apply to the parking lot gate, chain, or other device.

5. The project's impact on fire protection and rescue service delivery will be met by the ad valorem taxes, EMS impact fees and fire impact fees.

K. Interface Zone

1. The Developer will design, develop, and maintain any golf course constructed adjacent to the mangrove fringe area of Estero Bay in accordance with condition 14 a. through l. of Lee County Resolution Number Z-94-014. Adjacent to the mangrove fringe means any golf course constructed within 500 feet of the mangrove fringe.

2. The Developer will employ management strategies to address the potential for pesticide/chemical pollution of groundwater and surface water receiving areas, including but not limited to, Estero Bay, the mangrove fringe and any transition zone wetlands of Estero Bay, that may result from the development of a golf course and water management areas within 500 feet of the mangrove fringe of Estero Bay.

3. The management practices that the Developer will follow are as follows:

a. The use of slow release fertilizers and/or carefully managed fertilizer applications that are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater.

b. The practice of integrated pest management (IPM) when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The IPM program will minimize, to the extent possible, the use of pesticides, and will include the use of the USDA-SCS Soil Pesticide Interaction Guide to select pesticides for uses that have a minimum potential for leaching or loss due to runoff depending on the site specific soil conditions. Application of pesticides within 100 feet of the jurisdictional mangrove system is prohibited.

c. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

4. The Developer will prepare a management plan for the application of herbicides, pesticides, and fertilizers on the original Pelican Landing DRI golf course adjacent to the mangrove fringe of Estero Bay. This plan must be amended to include the Kersey-Smoot parcels prior to the application of any herbicides, pesticides and fertilizers to the proposed golf course. The amended management plan must: include a groundwater and surface water monitoring plan; provide for testing to assess whether there are any herbicide, pesticide, or fertilizer pollution of the water within the area of the golf course located within 500 feet of the mangrove fringe; identify the locations for the groundwater monitoring and testing on a map(s); and, set forth the testing and reporting requirements. The developer will submit the test reports with the annual monitoring report. The monitoring program will be established and operated at the expense of the Developer, the Bayside Improvement District, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., Water Quality Standards.

5. The Developer will submit a written amended surface and groundwater quality management plan to Bonita Springs, Lee County and DCA. The amended plan must be approved by DCA prior to the application of chemicals to the proposed golf course. The DCA will have 30 working days to review the management plan and approve or object to the plan in writing. The objections must be based on valid rules and regulations, and must identify how the concerns or issues can be addressed by the developer. The Developer must resubmit a revised water quality management plan to address the valid objections. DCA will have 30 days in which to review any revised management plan and must provide written comments or approval in the same manner as for the original management plan. Should DCA fail to provide a written response within the prescribed time frames, the plan will be deemed approved.

6. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course adjacent to the mangrove wetlands, the application of the pollutant must cease until there is a revised management plan for the application of the pollutant. A determination that the application of fertilizers, herbicides or pesticides to the golf course are the cause and source of the pollution must be based on competent and substantial evidence. If mitigation is necessary to address the pollution, a mitigation plan approved by DCA will be implemented by the developer. The mitigation plan will be based on rules and regulations in effect at the time the plan is reviewed and approved. The approved mitigation plan will be enforceable as a condition of the Development Order.

7. The mangrove wetland jurisdiction line of Estero Bay will be buffered from the proposed golf course by a 100-foot-wide undisturbed naturally vegetated corridor, except for water management facilities permitted by the SFWMD and except for the removal of exotic plants as required by Bonita Springs. The 100-foot-wide buffer area will run along the portion of the golf course that abuts the mangrove wetlands of Estero Bay south of Coconut Road.

The mangrove line for the Kersey-Smoot and Johnson (Government Lot 1, Parcel 3) parcels is offset 50 feet, to over 250 feet west of the wetland jurisdictional line delineated along the western (Estero Bay) side of the Kersey-Smoot parcels. No portion of the proposed golf course may be located closer than 100 feet to this mangrove line. To maintain the existing natural mangrove setbacks, no impacts are permitted to the wetlands on the western (Estero Bay) side of the Kersey-Smoot parcels. This includes both saltwater and freshwater wetlands contained within the boundary of the wetlands jurisdictional line. The proposed golf course fairways, tees and greens must be set back a minimum of 25 feet from all wetland jurisdictional lines on the Kersey-Smoot and Johnson parcels, except where wetland impacts have been permitted by the SFWMD and the Army Corps of Engineers. Water management facilities permitted by the SFWMD and the removal of exotic vegetation, subject to Bonita Springs regulations, are allowed within all wetlands on the Kersey-Smoot and Johnson parcels.

8. All of the Interface Zone conditions will be interpreted and applied with the understanding that water quality is regulated by the DEP and the SFWMD. None of the Interface Zone conditions will be interpreted in a manner which is contrary to Section 403.021, Florida Statutes, the Florida Air and Water Pollution Control Act, and the rules adopted thereunder.

9. The Interface Zone conditions will not be interpreted in a manner contrary to public policy directives to utilize domestic reclaimed water. Pelican Landing will not be responsible for any harmful pollutants applied to the golf course via the reclaimed water, unless Pelican Landing has actual knowledge that the reclaimed water provided by the utility contains harmful pollutants.

10. The conditions set forth in this DRI Development Order do not preempt the authority of the SFWMD and the DEP. Section 373.016, Florida Statutes provides that the legislature has vested the authority in the DEP/SFWMD to accomplish the conservation, protection, management, and control of the waters of the state. To the extent that any requirements of DCA, SWFRPC, Lee County, or Bonita Springs pursuant to this DRI Development Order are contrary to those of the SFWMD/DEP, in areas where the SFWMD and DEP have been given preemptive authority, the requirements of the SFWMD and the DEP will control.

L. Dual Jurisdiction

The Pelican Landing DRI is located within two jurisdictions, namely Lee County and the

City of Bonita Springs. For State review purposes, the DRI will be considered an integrated and whole development, such that all approvals for development under the DRI Development Order will be applicable to the entire Pelican Landing DRI without regard to the jurisdictional split.

To this end, the developer is required to provide contemporaneous copies of any and all NOPC applications filed with respect to the Pelican Landing DRI to both the City and the County, even though the property actually affected by the amendment may be located wholly with one or the other jurisdiction. The jurisdiction most affected by the NOPC (i.e., as determined by the location of property affected by the proposed change) will take the lead in processing the NOPC. However, both jurisdictions may have input into the NOPC process, as a principle, if desired.

III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER, AND ADMINISTRATIVE REQUIREMENTS

1. This amended Development Order constitutes a resolution of Bonita Springs, adopted by its City Council, in response to the application filed by WCI Communities, L.P. to amend the Pelican Landing Development of Regional Impact Development Order.

2. All commitments and impact mitigating actions volunteered by the developer in the Application for Development Approval and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order. These documents include, but are not limited to the following:

(a) Pelican Landing Application for Development Approval, stamped Received October 26, 1992;

(b) Pelican Landing DRI sufficiency response, stamped Received February 5, 1993;

(c) Pelican Landing DRI sufficiency response, stamped Received July 6, 1993;

(d) Pelican Landing DRI sufficiency response, dated September 16, 1993; and

(e) Pelican Landing DRI sufficiency response, stamped Received November 22, 1993.

3. Map H, last revised April 3, 2002, and stamped received at the permit counter on _____, is attached hereto as Exhibit E and is incorporated by reference. It is understood that because it is a concept plan it is very general. The boundaries of

development areas and location of internal roadways may be modified to accommodate topography, vegetation, market conditions, traffic circulation or other site related conditions as long as they meet local development regulations. This provision may not be used to reduce the acreage of the Eco-Park or other open space or preserve acreages. It is understood that the precise wetland boundaries are determined by the U.S. Army Corps of Engineers, SFWMD, FDEP and Lee County. A synopsis of the development parameters permitted under this approval and depicted on Map H are set forth in attached Exhibit F.

4. The Development Order is binding upon the developer(s) and its assignees or successors in interest. Where the Development Order refers to the Bayside Improvement District, lot owners, business owners, or other specific reference, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project developer are binding upon any builder/developer who acquires any tract of land within Pelican Landing DRI.

5. The terms and conditions set out in this document constitute a basis upon which the developer and the City may rely in future actions necessary to implement fully the final development contemplated by this Resolution and Development Order.

6. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. All costs of such proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

7. Any reference to a governmental agency will be construed to mean any future instrumentality that may be created and designated as successors in interest to, or which otherwise possesses any of the powers and duties of, any referenced governmental agency in existence on the effective date of this Development Order.

8. If any portion or section of this Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision will in no manner affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

9. This Development Order grants limited approval and does not negate the developer's responsibility to comply with all applicable federal, state, regional and local regulations.

10. Subsequent requests for local development permits will not require further review pursuant to Section 380.06, Florida Statutes, unless the City Council of Bonita Springs, after due notice and hearing, finds that one or more of the following is present:

(a) A substantial deviation from the terms or conditions of this Development Order, or other changes to the approved development plans that creates a reasonable likelihood of adverse regional impacts or other regional impacts not evaluated in the review by the Southwest Florida Regional Planning Council;

or

(b) An expiration of the period of effectiveness of this Development Order.

Upon a finding that any of the above is present, City Council must order a termination of all development activity in the development affected by a substantial deviation or expiration of time until such time as a new DRI Application for Development Approval has been submitted, reviewed and approved in accordance with Section 380.06, Florida Statutes, and all local approvals have been obtained.

11. The project has a buildout date of May 20 ~~2002~~ 2008, and a termination date of May 20, ~~2005~~ 2011. This term is based on a ~~ten~~ fourteen year three hundred and sixty four day buildout and the recognition that local Development Order, which is valid for three years may be obtained in the ~~tenth~~ last year, and a recognition of the 141 day time period during which the time frame was tolled.

12. The developer and the Bayside Improvement District may not exercise any rights of condemnation to acquire land within the development commonly known as Spring Creek Village, El Dorado Acres, Estero Bay Shores, Mound Key Estates and Spring Creek Estates.

13. Pursuant to an Interlocal Agreement for Community Development services, the Administrative Director of the Lee County Department of Community Development, or his/her designee, will be the local official responsible for assuring compliance with this Development Order.

14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ May 20, 2011. If the City of Bonita Springs clearly demonstrate that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

The City of Bonita Springs will reserve to this DRI until ~~2005~~ 2011, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) ~~and 60 acres of commercial use allocation in the Bonita Springs Planning Community,~~ as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

15. The developer, or its successor(s) in title to the undeveloped portion of the

subject property, will submit a report annually to Bonita Springs, Lee County, SWFRPC, FDCA and all affected permit agencies. This report must describe the state of development and compliance as of the date of submission. In addition, the report must be consistent with the rules of the FDCA. The first monitoring report must be submitted to the Administrative Director of the DCA not later than one year after the effective date of this Development Order. Further reporting must be submitted not later than one year of subsequent calendar years thereafter, until build out. Failure to comply with this reporting procedure is governed by Section 380.06 (18), Florida Statutes. The developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of this reporting requirement. This requirement may not be construed to require reporting from tenants or owners of individual lots or units.

16. In compliance with a condition of the first development order amendment, the developer did amend this Development Order to incorporate the portion of the Spring Creek DRI located west of US Highway 41 into the Pelican Landing DRI. A legal description of that portion of the Spring Creek DRI, along with the conditions of the Spring Creek Development Order that are applicable to the Spring Creek West property are now incorporated into this development order). The impacts of the Spring Creek development will not be considered separately or cumulatively in any future change to the Pelican Landing Development Order. A change in the development plan for the Spring Creek property could be a substantial deviation that would require further analysis of Spring Creek West. The amendment was adopted solely for the purpose of consolidating Spring Creek West and Pelican Landing under the same Development Order and none of Spring Creek West's vested rights will be lost because of the amendment.

17. The City will forward certified copies of this Development Order to the SWFRPC, the developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, the developer must record notice of its adoption in the office of the Clerk of the Circuit Court, as provided in Section 380.06(15), Florida Statutes. The inclusion of the Baywinds parcel as part of the Seventh Development Order amendment does not divest the rights provided in the permits, development orders, and government approvals obtained on that parcel based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These approvals were granted prior to its inclusion in the Pelican Landing DRI and will allow for the development of the Baywinds Parcel consistent with the plan of development reflected in Lee County Development Order No. 95-12-068.00D.

DULY PASSED AND ENACTED by the Council of the City of Bonita Springs, Lee County, Florida, this 28th day of October, 2002.

AUTHENTICATION:

Mayor

City Clerk

APPROVED AS TO FORM: _____
City Attorney

Vote:

Arend	Piper
Edsall	Wagner
Nelson	Warfield
Pass	

Date filed with City Clerk: _____

Attachments:

Exhibit A. Legal Description of the Pelican Landing DRI area within unincorporated Lee County.

Exhibit B. Legal Description of the Pelican Landing DRI area within the City of Bonita Springs, but excluding the Spring Creek West DRI area.

Exhibit C. Legal Description of the Pelican Landing DRI area encompassed by the Spring Creek West DRI, located in the City of Bonita Springs.

Exhibit D. Sketch of the legal descriptions of Pelican Landing DRI.

Exhibit E. Map H, Master Development Plan - last revised _____, stamped received _____.

Exhibit F. Pelican Landing DRI Development Parameters

EXHIBIT "A"

Legal Description of the Pelican Landing DRI area
within unincorporated Lee County

EXHIBIT "B"

Legal Description of the Pelican Landing DRI area within
the City of Bonita Springs

EXHIBIT "C"

Legal Description of the Pelican Landing DRI area
encompassed by the Spring Creek West DRI

EXHIBIT "D"

Sketch of the legal descriptions of Pelican Landing DRI

EXHIBIT E
MAP H

EXHIBIT "F"
PELICAN LANDING DRI DEVELOPMENT PARAMETERS
(updated through _____)

Land Use	Units[1]	Existing (1998)	Build out Total (~~2002~~ 2008)
Residential	DU	1083	4,400
Single Family	DU	402	665
Multi Family	DU	596	3,735
Retail[2]	GFA	11,000	300,000
Office[3]	GFA	134,738	475,000
Hotel/Motel	Rooms	0	750
Recreation Uses			
Pelican Nest Golf Course/Clubhouse/ Practice Range	Holes	21	30
Colony Range Club/ Golf Course/ Clubhouse/Practice Range	Holes	19	19
Resort Golf Course/ Clubhouse Practice Range	Holes	0	28
Tennis Center	Courts	12	24
Coconut Marina	Boat Slips		
	Wet	24	48
	Dry	0	150
Redfish Point	GFA	5,000	5,000
	Boat Slips		
	Wet	15	15
Other[4]	Boat Slips		
	Wet	2	2
	Accessory Parking	0	3.2

Footnotes:
1 Units
DU - Dwelling Units
GFA - Square Feet of Gross Floor Area
2 Includes conference center, community center and clubhouse/marina
3 Includes "Foundations"
4 Ancillary Use

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SINCE 1946

Exhibit "II-A-1."
Page 1 of 9
CITY PG 1 OF 5

November 1, 2001

DESCRIPTION

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SECTIONS 16, 17, 20 AND 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 16, 17, 20 and 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, which tract or parcel is described as follows:

Parcel 1-A

Beginning at the Northwest corner of the Northeast Quarter (NE-1/4) of Section 16; thence run S 00° 02' 54" W along said West line of the Northeast Quarter (NE-1/4) for 2643.98 feet to the Southwest corner of the Northeast Quarter (NE-1/4) of said section; thence run N 89° 10' 38" E along the South line of said fraction for 538.06 feet; thence run S 00° 06' 43" E for 1085.91 feet; thence run N 89° 06' 43" E for 744.41 feet to an intersection with the West line of Tamiami Trail (US 41 S.R. No. 45); thence run southerly along said West line, along the arc of a non-tangent curve to the right of radius 5619.58 feet (chord bearing S 00° 22' 05" E) (chord 50.21 feet) (delta 00° 30' 43") for 50.21 feet to a point of tangency; thence run S 00° 06' 43" E along said West line for 49.81 feet; thence run S 89° 06' 43" W for 300.00 feet; thence run S 00° 06' 43" E for 1445.84 feet to an intersection with the South line of the Southeast Quarter (SE-1/4) of said Section 16; thence run S 89° 16' 54" W along the South line of said fraction for 989.41 feet to the Southeast corner of the Southwest Quarter (SW-1/4) of said Section 16; thence run S 88° 38' 34" W along said South line of said Southwest Quarter (SW-1/4) for 2627.98 feet to the Northeast corner of said Section 20; thence run S 00° 35' 25" E along the East line of said section for 2659.47 feet to the Southeast corner of the Northeast Quarter (NE-1/4) of said section; thence run N 88° 52' 49" E along the North line of the Southwest Quarter (SW-1/4) of said Section 21 for 2,040.41 feet to an intersection with the West line of the East 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run S 00° 51' 35" E along said West line for 801 feet, more or less to the water of Spring Creek; thence run westerly along Spring Creek for 3630 feet more or less to an intersection of the East line of said Section 20; thence run S 00° 38' 52" E along said East line of Section 20 for 91 feet, more or less to an intersection with the approximate centerline of Spring Creek as shown on the Plat of Pelican Landing Unit 5 recorded in Plat Book 59 at Page 11 of said Public Records of Lee County, Florida; thence run along said centerline the following courses: S 78° 50' 00" W for 181.31 feet, N 34° 24' 12" W for 230.22 feet, N 30° 59' 12" W for 174.93 feet, N 24° 25' 16" E for 120.83 feet, S 65° 47' 43" E for 219.32 feet, N 18° 24' 43" E for 158.11 feet, N 75° 11' 47" W for 351.71 feet, N 65° 09' 33" W for 451.88 feet, N 84° 18' 44" W for 351.75 feet, N 66° 54' 31" W for 445.79 feet, S 63° 24' 43" W for 134.16 feet, S 03° 23' 22" E for 170.29 feet, S 50° 30' 17" W for 220.23 feet, N 84° 49' 43" W for 331.36 feet, S 62° 13' 07" W for 214.71 feet, S 22° 08' 36" W for 291.55 feet, S 72° 15' 11" W for 131.22 feet to an intersection with the East line of the Southwest Quarter (SW-1/4) of said Section 20; thence run N 00° 50' 19" W along said East line for 520.00 feet to the Northeast corner of said fraction; thence run S 89° 58' 37" W along the North line of said fraction for 290.00 feet to an intersection with the approximate centerline of the most easterly branch of said Spring

DRI 2002-00002

2158 Johnson Street ▪ Post Office Box 1550 ▪ Fort Myers, Florida 33902-1550
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Creek as shown on said Plat of Pelican Landing Unit 5; thence run along said centerline the following courses: N 09° 13' 28" W for 137.34 feet, N 29° 08' 22" W for 590.59 feet, N 38° 31' 58" W for 278.03 feet, N 65° 16' 43" W for 254.95 feet, N 37° 18' 28" W for 286.01 feet, N 32° 51' 05" E for 252.39 feet, N 20° 11' 00" E for 236.69 feet, N 27° 23' 47" W for 369.25 feet, N 89° 15' 43" E for 50 feet more or less to the easterly shore of said Spring Creek; thence run northerly along said easterly shore for 1220 feet more or less to an intersection with the North line of said Section 20; thence run N 89° 15' 13" E along said North line of said section for 970 feet, more or less to a Concrete Monument marking the Northwest corner of the Northeast Quarter (NE-1/4) of said Section 20; thence run N 00° 31' 30" E along the West line of the Southeast Quarter (SE-1/4) of said Section 17 for 2674.38 feet to the Northwest corner of said Southeast Quarter (SE-1/4); thence run N 00° 31' 29" E along the West Line of the Northeast Quarter (NE-1/4) of said Section 17 for 3.40 feet to an intersection with the curved southerly line of Spring Creek Road; thence run northeasterly and northerly along the arc of a curve to the left of radius 1130.00 feet (chord bearing N 35° 09' 06" E) (chord 1296.89 feet) (delta 70° 02' 16") for 1381.30 feet; thence run N 89° 52' 02" W for 5.00 feet; thence run N 00° 07' 58" E along the easterly line of Spring Creek Road (50 feet wide) for 1611.64 feet to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 17; thence run S 89° 25' 51" E along said north line of the Northeast Quarter (NE-1/4) of said Section 17 for 1838.15 feet to the Northeast corner of said Section 17; thence run N 89° 27' 22" E along the north line of the Northwest Quarter (NW-1/4) of said Section 16 for 2677.24 feet to the Point of Beginning.
Parcel contains 909 acres; more or less.

AND

PARCEL 1-B

Beginning at an intersection of the west line of Spring Creek Road with the north line of said Section 17; thence run the following courses and distances along the Southerly right-of-way of said Spring Creek Road: Southeasterly along an arc of a non-tangent curve to the right of radius 1725.00 feet (chord bearing S 03° 18' 23" E) (chord 206.27) (delta 06° 51' 19") for 206.40 feet to a point on a non-tangent line; thence run S 89° 52' 02" E for 16.47 feet; thence run S 00° 07' 58" W for 1406.64 feet; thence run N 89° 52' 02" W for 5.00 feet to a point of tangency; thence Southwesterly along an arc of said curve to the right of radius 1070.00 feet (chord bearing S 37° 51' 54" W) (chord 1309.62 feet) (delta 75° 27' 53") for 1409.31 feet to an intersection with the north right-of-way of a 30 foot wide road as recorded in Deed Book 305 at Page 276 of the Public Records of Lee County, Florida; thence run N 89° 59' 08" W along said right-of-way for 718.27 feet to an intersection with the easterly line of lands known locally as Spring Creek Estates, an unrecorded plat; thence along said lands the following courses and distances: N 00° 00' 52" E for 510.00 feet; N 89° 59' 08" W for 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 of S 73° 02' 41" W, to a point on the curve; S 00° 00' 52" W for 167.10 feet; and S 31° 38' 00" W for 130.70 feet to the northeast corner of lands described in Official Record Book 1194, Page 1085; thence westerly along said lands and waters of a canal 106 feet, more or less to the northeast corner of said 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 the North Half (N-1/2) of said Section 17; thence N 89° 59' 08" W for 136 feet more or less to the east quarter corner of said Section 18, thence run S 89° 58' 17" W along the south line of said Lot 2, said line being the basis of bearings for 1213.22 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: N 56° 00' 38" W for 265.00 feet to 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 chord bearing of N 37° 20' 13" W, to a point of tangency; N 18° 39' 48" W for 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 a chord bearing of N 48° 34' 58" W, to a point of tangency; N 78° 30' 08" W for 144.73 to a point of curvature; 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 a chord bearing of N 62° 19' 15" W, to a point of tangency and an intersection with the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 2270 feet more or less to an intersection with the north line of the Northeast Quarter (NE-1/4) of said Section 18; thence run S 89° 25' 49" E along said north line of the Northeast Quarter (NE-1/4) of said Section 18 for 2330 feet, more or less to the northeast corner of Section 18; thence run S 89° 25' 49" E along the north line of the Northwest Quarter (NW-1/4) of said Section 17 for 2558.62 feet to the northeast corner of said Northwest Quarter (NW-1/4); thence run S 89° 25' 51" E along the north line of the Northeast Quarter (NE-1/4) of said Section 17 for 642.07 feet to the Point of Beginning.
Parcel contains 304 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

DRI 2002-00002

20002476\Pelican Landing-City – 110101

RECEIVED
MAR 21 2002
APR 08 2002
COMMUNITY DEVELOPMENT ZONING COUNTER

JOHNSON ENGINEERING

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Exhibit II-A-1
Page 4 of 9
CITY PAGE 4 OF 5

November 1, 2001

PELICAN LANDING DRI – CITY OF BONITA SPRINGS
SPRING CREEK WEST
SECTION 21, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 21, Township 47 South, Range 25 East, City of Bonita Springs, Lee County, Florida, being described as follows:

Beginning at the northwest corner of said Section 21; thence run N 88° 38' 34" E along the north line of the Northwest Quarter (NW-1/4) of said Section 21 for 2627.98 feet to the northeast corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 89° 16' 54" E along the north line of the Northeast Quarter (NE-1/4) of said Section 21 for 1289.43 feet to an intersection with the westerly right-of-way line of Tamiami Trail (US 41 – SR No. 45); thence run the following three (3) courses and distances along the westerly right-of-way line of Tamiami Trail: South 00° 06' 50" E for 261.81 feet; S 02° 58' 35" E for 100.12 feet; S 00° 06' 50" E for 3690 feet more or less to the northeasterly waters of Spring Creek; thence run westerly along said northerly waters for 2765 feet more or less to an intersection with the west line of the east 600.00 feet of the East Half (E-1/2) of the Southwest Quarter (SW-1/4) of said Section 21; thence run N 00° 51' 35" W along said west line for 801 more or less to an intersection with the south line of the Northwest Quarter (NW-1/4) of said Section 21; thence run S 88° 52' 49" W along said south line for 2040.41 feet to the southwest corner of the Northwest Quarter (NW-1/4) of said Section 21; thence run N 00° 35' 25" W along the west line of said Northwest Quarter (NW-1/4) for 2659.47 feet to the Point of Beginning.

Parcel contains 282 acres, more or less.

Frances L. Yerdon (for the Firm LB-642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

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APR 08 2002
COMMUNITY DEVELOPMENT
ZONING COUNTER

20002476/Description 110101

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SINCE 1946

August 15, 2001

Exhibit II-A-1.
Page 5 of 9
CITY PAGE 5 OF 5

Applicant's Legal Checke
by Gm 5/14/02

**PARCEL IN
GOVERNMENT LOT 3, SECTION 13
AND
GOVERNMENT LOT 2, SECTION 24
TOWNSHIP 47 SOUTH, RANGE 24 EAST
BIG HICKORY ISLAND, LEE COUNTY, FLORIDA**

BEACH PARCEL

A tract or parcel of land lying in Government Lot 3, Section 13 and Government Lot 2, Section 24, Township 47 South, Range 24 East, Big Hickory Island, Lee County, Florida which tract or parcel is described as follows:

From the center of a turnaround on State Road No. 865 (Bonita Beach Road) being S.R.D. Station 19184.75 and N 24° 28' 41" W along the northern prolongation of said centerline of State Road No. 865 for 266.00 feet; thence run S 62° 26' 49" W for 98.40 feet; thence run N 27° 33' 11" W for 1863.42 feet; thence run N 20° 00' 41" W for 1403.30 feet; thence run N 65° 00' 00" E for 313.91 feet to the Point of Beginning.

From said Point of Beginning run N 18° 55' 11" W for 97.51 feet, N 22° 26' 23" W for 100.53 feet, N 23° 09' 50" W for 100.14 feet, N 14° 51' 19" W for 73.01 feet, N 27° 40' 10" W for 88.01 feet, N 29° 33' 57" W for 46.01 feet, N 22° 14' 53" W for 47.27 feet, N 20° 39' 23" W for 46.98 feet, N 11° 15' 38" W for 29.80 feet, N 26° 10' 46" W for 46.87 feet, N 09° 09' 45" W for 48.26 feet, N 17° 35' 56" W for 46.04 feet, N 12° 49' 07" W for 50.04 feet, N 29° 20' 48" W for 69.12 feet, N 20° 48' 58" W for 63.82 feet; thence run N 79° 23' 51" W for 247 feet more or less to an intersection with the Approximate Mean High Water Line of the Gulf of Mexico; thence run northerly and northeasterly along said waters for 1140 feet more or less to an intersection with the South line of lands described in Official Record Book 198 at Page 188 of the Public Records of Lee County, Florida; thence run along said South line, along the arc of a curve to the right of radius 12000.00 feet for 783 feet to an intersection with the Waters of New Pass; thence run southerly, easterly, southwesterly and southerly along said waters for 4080 feet more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet more or less to the Point of Beginning.

AND

From said Point of Beginning run S 13° 03' 59" E for 94.16 feet; thence run S 19° 13' 48" E for 50.64 feet; thence run S 04° 34' 15" E for 54.63 feet; thence run S 24° 53' 12" E for 50.09 feet; thence run S 27° 10' 29" E for 50.01 feet; thence run S 31° 01' 44" E for 42.51 feet to an intersection with the South line of lands described in Official Record Book 2246 at Page 4413 of the Lee County Records; thence run N 65° 00' 00" E along said south line for 134 feet, more or less to the waters of Estero Bay; thence northerly along said waters for 358 feet, more or less to an intersection with a line bearing N 65° 00' 00" E and passing through the Point of Beginning; thence run S 65° 00' 00" W for 181 feet, more or less to the Point of Beginning.

Containing 36.8 acres, more or less.

Bearings hereinabove mentioned are Plane Coordinate for the Florida West Zone.

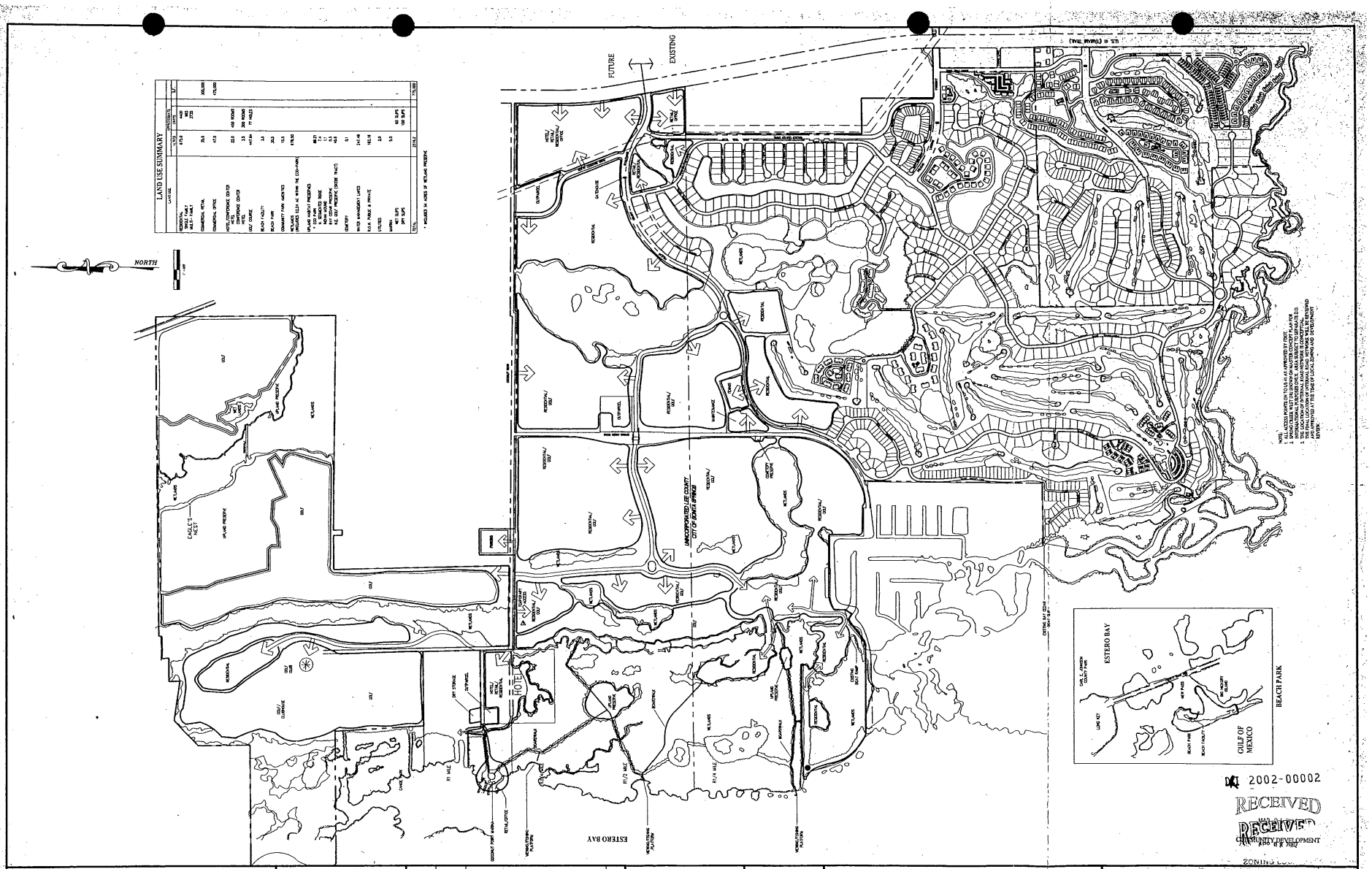
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APR 18 2002
COMMUNITY DEVELOPMENT

ZONING C:\2001\Beach Parcel-081501

Frances L. Yerdon (for the Firm LB 642)
Professional Surveyor and Mapper
Florida Certificate No. 5652

DRI 2002-00002

2158 Johnson Street ▪ Post Office Box 1550 ▪ Fort Myers, Florida 33902-1550
(941) 334-0046 ▪ Fax (941) 334-3661



LEGEND

OWNER/DEVELOPER

WATERMARK COMMUNITIES INCORPORATED
24301 WALDEN CENTER DRIVE
SUITE 300
BONITA SPRINGS, FLORIDA 34134
(941) 947-2600
(941) 498-8272 (FAX)

Revision	Date	Description	By
1	4/01	ADDED TEMPORARY ACCESS TO COCONUT RD.	WA

PRINTED
NOV 1 9 2001
Q. GRADY MINOR & ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS

DESIGNED BY:	WCI
DRAWN BY:	WCI
APPROVED:	W.A.
JOB CODE:	PLNOPC
SCALE:	1" = 600'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0375
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 00005151
SURVEYING CERTIFICATE OF AUTHORIZATION LB 00005151

PELICAN LANDING DRI

MAP 'H'
MASTER DEVELOPMENT PLAN

DATE:	FILE NAME:	DRAWING NUMBER
NOVEMBER, 2000	PLMAPH	1 OF 1

DCI 2002-00002

RECEIVED
NOV 1 9 2001
COMMUNITY DEVELOPMENT

LEE COU

APPLICATION FOR PUBLIC HEARING FOR A DEVELOPMENT OF REGIONAL IMPACT (DRI)

IF REQUEST WILL INVOLVE REZONING, PLEASE USE THE "APPLICATION FOR PUBLIC HEARING FOR PLANNED DEVELOPMENT" FORM.

Applicant's Name: **WCI Communities, Inc.** Phone #: **(941) 947-2600**

Project Name: **Pelican Landing DRI**

STRAP Number: **Various, see list at Exhibit III-A**

Application Form: X Computer Generated* _____ County Printed

* By signing this application, the applicant affirms that the form has not been altered.

****

STAFF USE ONLY

Commission District: 03

Current Zoning: ~~03~~

Hearing Number: DRI-2002-00002

Date of Application: _____

Date HEX Public Hearing: _____

Land Use Classification: _____

Lee Plan Density Range: _____

Fee: $3000.00

Date Fee Paid: 3/21/02

Receipt Number: _____

Intake By: _____

Staff Recommendation: _____

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (941) 479-8585

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COMMUNITY DEVELOPMENT
APR 08 2002
ZONING COUNTER

DRI 2002-00002

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. *Name of applicant:* **WCI Communities, Inc.**

Mailing Address: *Street:* **24301 Walden Center Drive**

City: **Bonita Springs** *State:* **FL** *Zip:* **34134**

Phone Number: *Area Code:* **(941)** *Number:* **947-2600** *Ext.* _____

Fax Number: *Area Code:* **(941)** *Number:* **498-8273**

B. *Relationship of applicant to property:*

X *Owner* _____ *Trustee** _____ *Option holder**
_____ *Lessee** _____ *Contract Purchaser**
_____ *Other (indicate)** _____

If applicant is NOT the owner he must submit a **notarized Authorization Form from the owner to the applicant labeled Exhibit I-B.*

C. *Name of owner of property:* **WCI Communities, Inc.**

Mailing Address: *Street:* **24301 Walden Center Drive**

City: ***Bonita Springs*** *State:* **FL** *Zip:* **34134**

Phone Number: *Area Code:* **(941)** *Number:* **947-2600** *Ext.* _____

Fax Number: *Area Code:* **(941)** *Number:* **498-8273**

D. *Date property was acquired by present owner(s):* **Various Dates**

E. *Is the property subject to a sales contract or sales option?* **X** *NO* _____ *YES*

F. *Are owner(s) or contract purchasers required to file a disclosure form?* _____ *NO* **X** *YES*

If yes, please complete and submit Exhibit I-F (attached).

G. *Authorized Agent(s): List names of authorized agents. Attach extra sheet if more space is required*

Name: **Neale Montgomery, Pavese, Haverfield, Dalton, Harrison & Jensen, L.L.P.**

Address: **1833 Hendry Street, Fort Myers, FL 33901**

Contact Person: **Neale Montgomery**

Phone: **(941) 334-2195** *Fax:* **(941) 332-2243**

E-mail: **nealemontgomery@paveselaw.com**

DCT 2002-00002

Additional sheet for Authorized Agents

G. Authorized Agent(s): List names of authorized agents (continued from page 2)

Name: **Barry Ernst, WCI Communities, Inc.**

Address: **24231 Walden Center Drive, Bonita Springs, FL 34134**

Contact Person: **Barry Ernst**

Phone: **(941) 947-2600** *Fax:* **(941) 498-8273**

E-mail: barryernst@wcicommunities.com

DRI 2002-00002

PART II
GENERAL INFORMATION

A. Legal Description: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

_____ NO. Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, unless the subject property consists of one or more undivided platted lots (labeled Exhibit II-A-2.). If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included.

__X__ YES. Property is identified as: Please see attached sketch and description

Subdivision Name: _____

Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

STRAP NUMBER: **Various STRAP numbers**

B. Project Street Address: **Various property addresses**

C. General Location Of Property (referenced to major streets): **Pelican Landing DRI, located west of U.S. 41, east of Estero Bay, north of Bonita Bay DRI and south of Williams road, Sections 5, 6, 7, 8, 9, 16, 17, 18, 20 and 21, Township 47 South, Range 25 East, and Sections 13 and 24, Township 47 South, Range 24 East, Lee County, Florida.**

D. Request is for: _____ DRI _____ FQD _____ AMDA. (Check applicable answers)

_____ Application for development approval. _____ Substantial Deviation.

_____ Changes per LDC 34-145(d)(1)(c). _____ Abandonment.

__X__ Notice of Proposed Change (Non-substantial deviation).

_____ Other: _____

E. Property Dimensions

1. Width (average if irregular): **10,000** Feet 2. Depth (average if irregular): **10,000** Feet

3. Frontage on road or street: **5,000** Feet : Name of street: **U.S. 41**

4. Width along waterbody (If applicable): 3 miles (approximate) along Estero Bay Feet

5. Total land area: **2,792.2 +** Acres or Square Feet

F. Present Use of Property: Is the property vacant? _____ Yes __X__ No

Briefly describe current use of the property: **Partially developed planned development**

G. Property Restrictions: Are there any covenants, deed restrictions, or other restrictions which affect this request? __X__ NO _____ YES. If yes, submit a copy of the restriction(s) and a statement as to how they affect this request.

DRI 2002-00002

PART III
SUBMITTAL REQUIREMENTS

	APPLICATIONS	COPIES	EXHIBIT	ITEM
✓	All	12		Completed application
✓	All	12		Application Fee
✓	All	12	I-B	**Notarized** Authorization Form (if applicable)
✓	All	12	I-F	**Notarized** Disclosure Form (if applicable)
✓	All	12	II-A-1	Legal Description
✓	All	12	II-A-2	Certified sketch of description (if applicable)
N/A	All	1 2	II-A-3	Plat Book Page (if applicable)
N/A	All	12	II -G	Deed Restrictions & Narrative (if applicable)
✓	All	12	III -A	Property Owners List
✓	All	12	III -B	Property Owners Map
✓	All	12	III -C	Narrative Regarding Request
✓	Notice of proposed change Substantial Deviations	12		Form RPM-BSP-Proposed Change - 1 pursuant to Section 380.06(19) F.S.
N/A	DRI, AMDA, FQD	12		Form RPM-BSP-ADA - 1. Application for Development Approval pursuant to Section 380.06 F.S.
N/A	Abandonment	12		Form RPM-BSP-Abandonment-DRI-1. Application for abandonment of a DRI.

AFFIDAVIT

I, **Edward R. Griffith**, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of owner or owner-authorized agent — Date: 3-6-02

Edward R. Griffith, Vice-President, WCI Communities, Inc.
Typed or printed name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 7th day of HARCH 2002, by EDWARD GRIFFITH, who is personally known to me or who has produced _____ as identification.

(SEAL)

Sylvia DiFolco
Commission # CC 853834
Expires July 12, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Sylvia DiFolco
Signature of notary public

SYLVIA DiFOLCO
Printed name of notary public

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APR 08 2002
COMMUNITY DEVELOPMENT
ZONING COUNTER

RECEIVED

DRI 2002-00002

LEE COUNTY, FLORIDA

DEVELOPMENT SERVICES DIVISION

STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT/DRI - NOTICE OF PROPOSED CHANGE

CASE NUMBER: DRI2002-00002

HEARING EXAMINER DATE: July 30, 2002

I. APPLICATION SUMMARY:

A. Applicant: Pelican Landing DRI Amendment - NOPC

B. Request: 1) Amend the Pelican Landing DRI Development Order to adjust the buildout and termination dates based upon the tolling of time applicable to previous judicial action and extend the adjusted buildout and termination dates to May 20, 2009 and May 20, 2012 respectively; and

2) Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review.

C. Location: The subject property is generally located west of U.S. 41, east of Estero Bay, north of Spring Creek, and south of Williams Road, in Bonita Springs, FL, in Sections 5, 6, 7, 8, 9,16,17,18, 20 & 21-Township 47 South-Range 25 East AND Sections 13 & 24-Township 47 South-Range 24 East, Lee County, FL. (District #3)

D. Land Use Plan Designation: Outlying Suburban, Wetlands, Urban Community, Suburban

E. Surrounding Land Use:

	Existing Zoning & Land Use	Future Land Use Map
North:	Undeveloped residential subdivision, Estero Springs, Unit 2, zoned AG-2	Suburban
East:	U.S. 41, beyond Brooks MPD and existing industrial / commercial development.	Rural, Industrial Development
South:	Residential, Spring Creek Estates and Estero Bay Shores zoned RS-1 and Spring Creek Village and Mound Key Mobile Haven zoned MH-1	Outlying Suburban
West:	Estero Bay, zoned AG-2	Wetlands

F. Size of Property: 2,792.2± acres

II. RECOMMENDATION:

Staff recommends 1) **approval** of the Applicant's request for an amendment to adjust the tolling date for the project and extend the adjusted buildout and termination dates for the project; and 2) a **finding** that the proposed change does not constitute a **substantial deviation** from the original development approvals thereby warranting further Development of Regional Impact review, subject to the following conditions:

A. Conditions

1. The development of this project must be in compliance with the Pelican Landing DRI Development Order #1-9293-121, as amended, and DRI Map H dated November, 2000, last revised April, 2001, and stamped received at the zoning counter on April 8, 2002.

2. This development must comply with all of the requirements of the LDC at the time of local development order approval except as may be modified by previously approved deviations.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of DRI amendments, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to the amendment by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.

2. The requested amendment to adjust the tolling date for the project and extend the adjusted buildout and termination dates for the project as conditioned:

   a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b) is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c) is compatible with existing or planned uses in the surrounding area; and

   d) will not adversely affect environmentally critical areas or natural resources.

3. Approval of the request 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.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The proposed use or mix of uses is appropriate at the subject location.

6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

The applicant is requesting an adjustment in the tolling date for the project and a four year and 364 day extension to the adjusted buildout and termination dates for the project. With respect to the tolling date, this request is a corrective measure that accurately identifies the true buildout and termination dates for the project considering the legal activities that took place after the project was approved (See DRI Amendment discussion below).

The original Pelican Landing DRI Development Order included approval for 4,050 dwelling units, 600,000 square feet of retail commercial and 210,000 square feet of office commercial. This DRI Development Order has been amended nine times previously. The first amendment, approved on March 22, 1995, incorporated the terms of the Appeal Settlement Agreement into the Development Order. The amendment incorporated language regarding mitigation of affordable housing impacts and also added revised language requiring an Eagle Management Plan. The second amendment, approved on August 16, 1995, incorporated the Spring Creek West Development into the Pelican Landing DRI as required by Condition #16 of the original Development Order. The third amendment, approved on November 4, 1996, resulted in the conversion of retail commercial floor area to residential units and commercial office uses. The residential unit count increased from 4,050 units to 4,400 units and an increase in the amount of office from 210,000 square feet to 245,000 square feet, with a corresponding decrease in the retail square footage from 600,000 square feet to 540,000 square feet. The fourth amendment, approved on November 17, 1997, increased the total number of hotel units allowed in the DRI. The DRI Development Order was amended a fifth time on September 21, 1998, to incorporate an additional 204 acres located north of Coconut Road into the DRI. The sixth amendment was approved on June 21, 1999, and resulted in the conversion of retail commercial floor area to commercial office floor area. The seventh amendment added 72± acres to the DRI and was approved on December 6, 1999, in accordance with resolution number Z-99-065.The Eighth Pelican Landing DRI Development Order amendment approved the addition of 3.2± acres to the DRI on August 7, 2000.(Lee County Case Number DRI964547, fka 95-01-050.04Z 10.01). The ninth Pelican Landing DRI Development Order amendment, approved on September 18, 2000, approved the addition of 140± acres to the DRI. The tenth Pelican Landing DRI Development Order amendment, approved on February 26, 2002, incorporated a new legal description for that portion of the DRI which is located in unincorporated Lee County.

Additionally, the second amendment to the Pelican Landing DRI includes part of the Spring Creek DRI, Spring Creek West, which was previously approved for 800 residential units. However, the 800 residential units are not included in the 4,400 residential units approved for the Pelican Landing DRI.

Pelican Landing DRI Amendment and Notice of Proposed Change

The proposed changes to the Pelican Landing DRI include the following amendments to the DRI Development Order:

a) adjust the buildout and termination dates for the project to reflect the time tolled during legal activities that took place after the project was approved; and

b) extend the adjusted buildout and termination dates for the project by four years and 364 days

The proposed Eleventh DRI Development Order Amendment for Pelican Landing would reflect these changes by amending DRI Development Order Sections III.11 and III.14

The change proposed by this Notice of Proposed Change (NOPC) has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC). The SWFRPC analysis and recommendations are included in Exhibit B. The applicant is requesting an adjustment in the tolling date for the project and a four year, 364 day extension to the adjusted buildout and termination dates for the project. These changes are addressed in Chapter 380.06(19)(c), F.S. which provides for purposes of calculating the time for buildout and termination dates for DRI projects. As referenced in Section (19)(c), time is tolled during any judicial proceedings.

The Pelican Landing DRI Development Order was approved by the Lee County Board of County Commissioners on August 29, 1994. A challenge to the Pelican Landing DRI (and zoning) was filed in Circuit Court on September 27, 1994. After an adverse ruling by the Circuit Court, the matter was appealed to the District Court of Appeals. The District Court of Appeals issued an order dismissing the challenge on February 14,1996. The time tolled during these proceedings was I year and 141 days. The SWFRPC has verified these dates.

Paragraph III.11 in the Pelican Landing Development Order establishes that the project has a buildout date of 2002, and a termination date of 2005. Historically, in Development Orders that do not identify a specific month or day for buildout and termination, December 31 of the year identified in the Development Order is used as the final date. Consequently, the specific buildout date for Pelican Landing in the current DRI Development Order should be December 31, 2002, and the termination date is December 31, 2005.

As part of this NOPC, the applicant has requested that the established Pelican Landing buildout and termination dates referenced above be extended based on the tolling, date(I year and 141 days) due to the legal actions previously mentioned. The extension is allowed under Chapter 380.06 (19)(c). Further, this request is a corrective measure that accurately identifies the true buildout and termination dates for the project considering the legal activities that took place after the project was approved. The amended dates based on the tolling would be May 21, 2004, and May 1, 2007, for buildout and termination respectively. In addition, the applicant is also requesting that the buildout and termination dates be extended by 4 years and 364 days. With the extension, the build out date would be extended from May 21, 2004, to May 20, 2009, and the termination date would be extended from May 21, 2007, to May 20, 2012. Extensions of less than five years are buildout and termination dates identified in approved DRI Development Orders are allowed under the current rules to be extended for less than 5 years without being determined to be a substantial deviation. The applicant has requested a 4 year and 364 day

extension. Because the request is below the 5 year threshold, it is SWFRPC staff's opinion that the request is not a substantial deviation.

Master Concept Plan

The existing Master Concept Plans which have previously been approved for planned developments within the Pelican Landing DRI, will not be affected by the proposed amendment.

Lee Plan Considerations

The Pelican Landing DRI was previously determined to be consistent with the Comprehensive Land Use Plan. The current amendment to adjust the tolling date for the project and extend the adjusted buildout and termination dates for the project will not alter the previous finding of consistency.

Environmental Considerations

The Lee County Division of Environmental Sciences (ES) staff has reviewed the request to amend the DRI to adjust the tolling date for the project and extend the adjusted buildout and termination dates for the project and does not have any concerns with the request or any recommended conditions

IV. ATTACHMENTS:

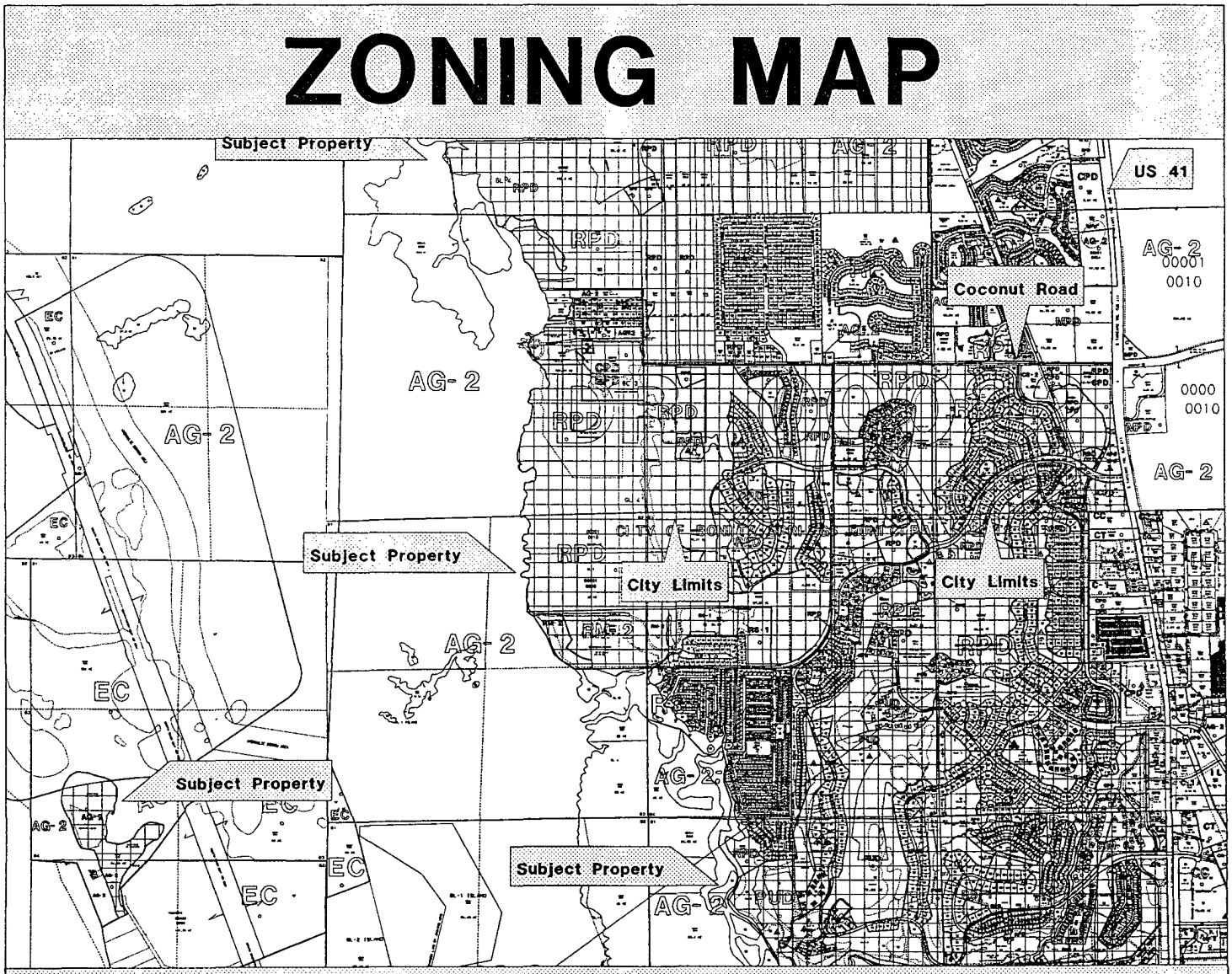
A. Map of surrounding zoning

B. Staff assessment and recommendation from the Southwest Florida Regional Planning Council (SWFRPC)

C. Draft DRI Development Order

cc: Applicant
County Attorney
Zoning/DRI File

ZONING MAP


Subject Property
US 41
Coconut Road
AG-2
RPD
EC
CPD
City Limits
Subject Property
Subject Property
Subject Property

A

DRI 2002-0000
DP

Agenda Item (3)(a)2.

PELICAN LANDING
DRI #10-9293-121
NOTICE OF PROPOSED CHANGE

Background:

The Lee County Board of County Commissioners approved the Pelican Landing Development of Regional Impact (DRI) on August 29, 1994. However, the Development Order was administratively appealed by the Florida Department of Community Affairs (DCA) and did not become effective until November 14, 1994. The Pelican Landing DRI began as an expansion of an existing residential/golf course development in the Bonita Springs area of Lee County (see attached Location Map), and now includes a portion of the previously existing Spring Creek DRI as well. As currently approved, the Pelican Landing DRI proper (without Spring Creek West) includes: 4,400 residential units, 300,000 gross square feet of retail space, 475,000 gross square feet of office space, 750 hotel/motel rooms, a 50,000 square foot conference center, 65 wet boat slips and 150 dry boat storage spaces, and recreational amenities, all on approximately 2,792.2 acres. The most recent annual monitoring report reviewed by Regional staff indicated that the Pelican Landing DRI proper contained 1,950 residential units, 177,338 square feet of office space and 11,000 square feet of retail space. The 450 room Hyatt Coconut Point Resort and Raptor Bay Golf Course has recently been completed.

Previous Changes:

There have been eleven previous changes to the Pelican Landing DRI. These changes are as follows:

1) On March 22, 1995, the Lee County Board of County Commissioners approved the First Development Order Amendment to the Pelican Landing DRI. This amendment was for the purpose of addressing the issues of the DCA Appeal and resulting Settlement Agreement. The amendment added new development order provisions regarding Affordable Housing (requiring a housing re-analysis prior to initiation of the second planning horizon/phase of the DRI), Vegetation and Wildlife, Wastewater Management/Water Supply and Stormwater Management.

2) On August 16, 1995, the Lee County Board of County Commissioners approved the Second Development Order Amendment to the Pelican Landing DRI. This amendment, in combination with a simultaneous Eighth Amendment to the Spring Creek DRI (#10-7677-9), incorporated the Spring Creek DRI conditions into the Pelican Landing DRI.

3) On September 13, 1995, the Lee County Board of County Commissioners approved an amendment to the Pelican Landing Zoning criteria and Master Concept Plan. This amendment recognized the attachment of the Spring Creek West property to the Pelican Landing DRI and adjusted zoning provisions accordingly.

4) On November 4, 1996, the Lee County Board of County Commissioners approved the Third

Development Order Amendment to the Pelican Landing DRI. This amendment altered the mix of land uses for the project, while maintaining previously approved traffic impacts. Retail gross square footage was reduced from 600,000 to 540,000. Office space was increased from 210,000 square feet to 245,000 square feet. The number of residential units was increased from 4,050 to 4,400.

5) On November 17, 1997, the Lee County Board of County Commissioners approved the Fourth Development Order Amendment to the Pelican Landing DRI. This amendment increased the approved number of hotel/motel rooms from 450 to 750, and decreased retail space from 540,000 square feet to 461,000 square feet.

6) On September 21, 1998, the Lee County Board of County Commissioners approved the Fifth Development Order Amendment to the Pelican Landing DRI. This amendment added approximately 204 acres to the northern portion of the DRI and reallocated approved land uses to encompass the new acreage. As part of this change, approved retail space increased from 461,000 gross square feet to 461,050 gross square feet.

7) On June 21, 1999, the Lee County Board of County Commissioners approved the Sixth Development Order Amendment to the Pelican Landing DRI. This amendment reduced approved retail space from 461,050 gross square feet to 300,000 gross square feet. Simultaneously, office space was increased from 245,000 gross square feet to 475,000 gross square feet. Other changes included the amendment of Section 11 of the D.O., to incorporate the date of the previous amendment, and the addition of language, under "Hurricane Preparedness", recognizing the Developer's funding of initial electrical hook-ups for an emergency generator system at the Gateway Elementary School (thus enabling the school to serve as a hurricane shelter for Pelican Landing residents). Finally, a clarification was made regarding the residential and commercial acreage contained within the Pelican Landing DRI.

8) On December 6, 1999, the Lee County Board of County Commissioners approved the Seventh Development Order Amendment to the Pelican Landing DRI. This amendment added 72 acres, adjacent to the southwest boundary of the DRI. This property is known as the Baywinds Parcel. The land addition increased the size of Pelican Landing from 2,304 acres to 2,376 acres (not including Spring Creek West). The change also reallocated 141 approved multi-family units onto the Baywinds Parcel. Additionally, 12 new tennis courts (for a total of 24) were added to the DRI.

9) On August 7, 2000, the Lee County Board of County Commissioners approved the Eighth Development Order Amendment to the Pelican Landing DRI. The purpose of this change was to add a 3.2-acre parcel, north of Coconut Road, to the DRI for relocation of an existing parking area. The parking area will be utilized by residents and guests of Pelican Landing who are traveling (by shuttle craft) to the development's private beach on Big Hickory Island. Relocation of the parking area was made necessary by construction of the Hyatt Hotel within Pelican Landing.

10) On September 18, 2000, the Lee County Board of County Commissioners approved the

Ninth Development Order Amendment to the Pelican Landing DRI. This amendment added approximately 140 acres to the eastern side of the DRI. The property, known as the "Skebe Tract", accommodated an additional nine holes of golf and allowed for reconfiguration of the development's previously approved Eco-Park. As part of the reconfiguration of the Eco-Park, approximately 22 acres of Park area within the original DRI were deleted and replaced by lands within the Skebe Tract. The reconfiguration resulted in a net gain for the Eco-Park of 12 acres of upland habitat and 54 acres of forested wetlands. Overall, the park will expand to approximately 144 acres. The overall size of Pelican Landing was increased from 2,376 acres to 2,516 acres. No additional development was approved.

11) On February 26, 2002, the Lee County Board of County Commission approved the Tenth Development Order Amendment to the Pelican Landing DRI. On April 3, 2002, the City of Bonita City Council approved the Tenth Development Order Amendment to the Pelican Landing DRI. The purpose of the change was to amend the Development Order and Master Development Plan Map (Map H) for the DRI to reflect the incorporation of the City of Bonita Springs, in southern Lee County. In addition, a jurisdictional boundary change as required by the approval of the Ninth Amendment, referenced above was completed.

Proposed Changes:

On March 20, 2002, the Southwest Florida Regional Planning Council received an Application for a Notice of Proposed Change (NOPC) for the Pelican Landing Development of Regional Impact (DRI). The applicant for the proposed changes, WCI Communities, is the owner and primary developer of the Pelican Landing DRI.

The applicant is requesting an adjustment in the tolling date for the project and a four year and 364 day extension to the adjusted buildout and termination dates for the project. Chapter 380.06(19)(c), F.S. provides for purposes of calculating the time for buildout and termination dates for DRI projects. Based on Section (19)(c) time is tolled during any judicial proceedings.

The Pelican Landing DRI Development Order was approved by the Lee County Board of County Commissioners on August 29, 1994. A challenge to the Pelican Landing DRI (and zoning) was filed in Circuit Court on September 27, 1994. After an adverse ruling by the Circuit Court, the matter was appealed to the District Court of Appeals. The District Court of Appeals issued an order dismissing the challenge on February 14,1996. The time tolled during that time frame was 1 year and 141 days. Council staff has verified those dates.

Paragraph III.11 in the Pelican Landing Development Order establishes that the project has a buildout date of 2002, and a termination date of 2005. In Development Orders that do not identify a specific month or day for buildout and termination, December 31 of the year identified in the Development Order is use as the final date. Based on that fact, the specific buildout date for Pelican Landing in the existing Development Order should be December 31, 2002 and the termination date is December 31, 2005.

The applicant has requested that the established Pelican Landing buildout and termination dates

mentioned above be extended based on the tolling date (1 year and 141 days) due to the legal actions previously mentioned. The amended dates based on the tolling would be May 21, 2004 for buildout and May 21, 2007 for termination.

The applicant has also requested that the amended buildout and termination dates be extended by 4 years and 364 days. With the extension, the build out date would be changed from May 21, 2004 to May 20, 2009 for buildout and from May 21, 2007 to May 20, 2012 for termination.

Regional Staff Analysis:

With respect to the extension of the buildout and termination dates due to the tolling from the legal actions, the extension is allowed under Chapter 380.06 (19)(c), therefore, it is Council staff's opinion that the buildout and termination dates for Pelican Landing should be changed to May 21, 2004 for buildout and May 21, 2007 for termination. This request is a corrective measure that accurately identifies the true buildout and termination dates for the project given the legal activities that took place after the project was approved.

Buildout and termination dates identified in approved DRI Development Orders are allowed under the current rules to be extended for less than 5 years without being determined to be a substantial deviation. The applicant has requested a 4 year and 364 day extension. Because the request is below the 5 year threshold, it is Council staff's opinion that the request is not a substantial deviation.

Character, Magnitude, Location:

The proposed changes would not affect the character, magnitude or location of the DRI.

Regional Goals, Resources Or Facilities:

In undertaking to amend the Pelican Landing DRI Development Order consistent with local government jurisdictional boundaries, the applicant is acting in a manner that is consistent with State DRI rules and regulations and the Southwest Florida Strategic Regional Policy Plan.

Multi-jurisdictional Issues:

The proposed changes can be regarded as multi-jurisdictional in nature, because they involve the boundary between two local jurisdictions. There are no additional potential multi-jurisdictional impacts related to the NOPC.

Need For Reassessment Of The DRI:

The proposed buildout and termination changes, if approved, will result in both the City of Bonita Springs City Council and the Lee County Board of County Commissioners amending their Pelican Landing Development Orders to reflect the new dates. Since no additional changes are being proposed by the applicant, Council staff does not believe that the Pelican Landing DRI requires reassessment as a result of the proposed changes.

Acceptance of Proposed Development Order Language:
The amended language proposed for the existing Lee County Development Order, as amended, for the Pelican Landing DRI is as follows:

> **"The project has a buildout date of May 20, 2009, ~~2002~~, and a termination date of May 20, 2012. ~~2005~~. This term is based on a ten year build, a recognition of the 1 year and 141day tolling, and a four year and 364 day time extension, and the recognition that local Development Order, which is valid for three year may be obtained in the ~~tenth~~ last year."**
>
> **Condition III.14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ 2012. If the county clearly demonstrates that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the rezoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding theat the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.**
>
> **Lee County will reserve to this DRI until ~~2005~~ 2012, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) and 60 acres of commercial use allocation in the Bonita Springs Planning Community, as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.**
>
> **Paragraph I.A. (The third unnumbered paragraph)**
> **Water supply and wastewater treatment, and reclaimed water, when available will be provided by Bonita Springs Utilities, Inc. The project buildout date is 2002~~8~~9.**

Regional staff is recommending to both the Bonita Springs City Council and the Lee County Board of County Commissioners that the language changes submitted by the applicant be accepted by the two jurisdictions.

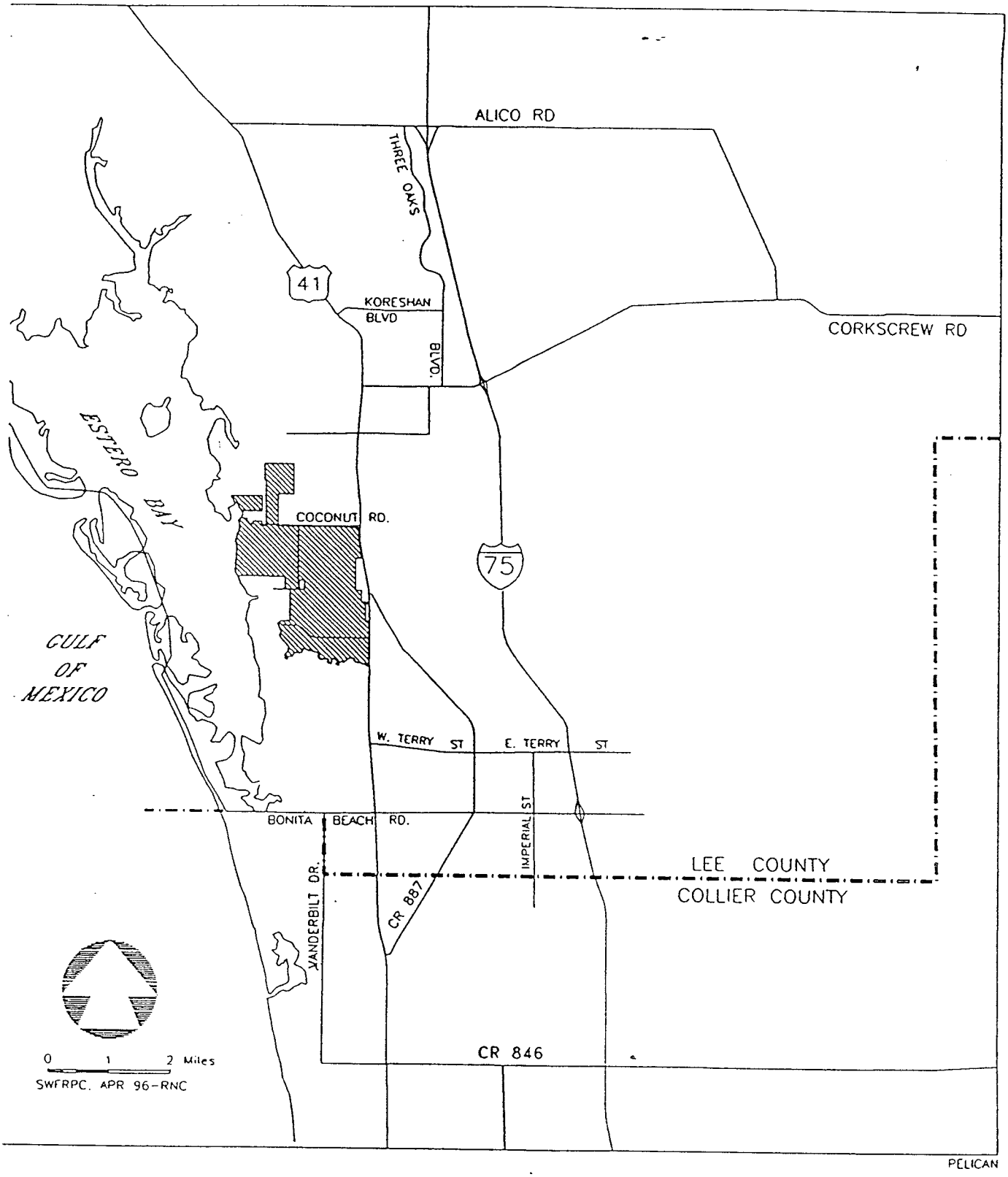
RECOMMENDATIONS:

1. Notify the City of Bonita Springs, Lee County, the Florida Department of Community Affairs and the applicant that the proposed changes do not appear to create additional regional impacts.

2. Notify the City of Bonita Springs, Lee County, the Florida Department of Community Affairs and the applicant that Council participation at any local public hearings related to

the NOPC will not be necessary, unless requested by either the City of Bonita Springs or Lee County for technical assistance purposes.

3. Request that City of Bonita Springs and Lee County staffs provide SWFRPC staff with copies of any development orders, or development order amendments, related to the proposed changes.



ATTACHMENT I
PELICAN LANDING
GENERAL LOCATION MAP

DRAFT

CODIFIED ELEVENTH AMENDED DEVELOPMENT ORDER[1]
FOR
PELICAN LANDING
A DEVELOPMENT OF REGIONAL IMPACT

STATE DRI #1-9293-121
COUNTY CASE DRI2000-00022

WHEREAS, on November 28, 2000, WCI Communities, Inc., the owner of the Pelican Landing Development of Regional Impact (DRI) most recently requested an amendment to the original Development Order (DO)adopted August 29, 1994, as amended; and

WHEREAS, this document incorporates the Development Order Amendments for Pelican Landing DRI adopted: 1) March 22, 1995 (incorporating the terms of a settlement agreement); 2) August 16, 1995, which incorporated the conditions of the Spring Creek West DRI as set forth in the Eighth Amendment to Spring Creek DRI #10-7677-9; 3) November 4, 1996; 4) November 17, 1997; 5) September 21, 1998; 6) June 21, 1999; 7) December 6, 1999; 8) August 7, 2000; and the conditions proposed for the tenth amendment to the Pelican Landing DRI Development Order; and

WHEREAS, Condition II.L., adopted as part of the ninth development order amendment, requires the developer to file a Notice of Proposed Change to delineate the jurisdictional boundaries as to the DRI property between the City of Bonita Springs and Lee County; and

WHEREAS, the Development Order was amended a tenth time on February 26, 2002 to revise the legal description and clearly define the jurisdictional line between the City and County; and

WHEREAS, the City of Bonita Springs has adopted a substantially similar development order that is applicable within its jurisdiction; and

WHEREAS, a Notice of Proposed Change was submitted by WCI Communities, Inc. on April 8, 2002 to accomplish the following: (1)adjust the original buildout date (from December 31, 2002 to May 21, 2004) and termination date (from December 31, 2005 to May 21, 2007) to reflect the one year and 141 days the effectiveness of the Development Order was tolled as a result of the 1996 appeal and challenge; and (2)extend the buildout and termination dates by 4 years and 364 days to May 20, 2009 and May 20, 2012, respectively.

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[1] This is a codification and a restatement of all DRI Development Orders rendered with respect to Pelican Landing within Lee County, including actions taken on March 25, 1995, August 16, 1995, November 17, 1997, September 21, 1998, June 21, 1999, December 6, 1999, August 7, 2000, February 26, 2002 and _____.

C

DRAFT

WHEREAS, under F.S. §380.06(19), the proposed change must be reviewed cumulatively with previous changes to the DRI Development Order to determine whether they constitute a substantial deviation from the terms of the original DRI Development Order approvals; and

WHEREAS, the Board of County Commissioners has reviewed the proposed amendment and found that the changes do/do not constitute a substantial deviation; and

WHEREAS, the Board of County Commissioners of Lee County, Florida, has considered the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the Lee County Hearing Examiner, the documents and comments upon the record made before the Board in public hearing, and after full consideration of those reports, recommendations, comments, and documents, the Board of County Commissioners of Lee County, Florida, finds and determines that:

I. FINDINGS OF FACT/CONCLUSIONS OF LAW

A. The "Pelican Landing DRI" is a partially built master planned community on a total of 2748.25± acres located approximately three miles north of the Lee/Collier County Line. Approximately 1249.8 acres of the Pelican Landing DRI are located within the City of Bonita Springs; approximately 1216.45 acres of the Pelican Landing DRI are located within the unincorporated area of Lee County; and approximately 282± acres of the 2748.25±-acre total constitutes the Spring Creek West DRI, which is located in the City of Bonita Springs. The property is bounded on the west by Estero Bay, on the east by US 41, and on the south by Spring Creek. Coconut Road provides the general northern boundary of Pelican Landing; however, a part of the project is located north of Coconut Road.

The proposal is to construct 4,400 residential units, of which 665 are single-family and 3,735 multi-family, 300,000 square feet of gross floor area of retail commercial, and 475,000 square feet of gross floor area of office commercial. The retail uses will provide up to 2,048 parking spaces and the office uses will provide up to 1,587 parking spaces. The project will also include 750 hotel/motel rooms, a 50,000-square-foot conference center, 65 wet boat slips and 150 dry boat slips, various recreational amenities including, but not limited to: golf, tennis, canoe parks, an existing boat ramp on the Baywinds Parcel and a beach park for the benefit of the owners in Pelican Landing. There are 143.81 acres of upland habitat preserve, 678.5 acres of salt and freshwater wetlands, 247.49 acres of water management lakes, 162.16 acres of public and private rights-of-way, 3.2± acres of "off-site" parking, 6 acres of utilities and an .11-acre cemetery site.

Water supply and wastewater treatment, and reclaimed water, when available, will be provided by Bonita Springs Utilities, Inc. The project buildout date is ~~the year 2002~~ May 20, 2009.

B. LEGAL DESCRIPTION: The Pelican Landing DRI is located in Sections 05, 06, 07, 08, 09, 16, 17, 18, 20, and 21, Township 47 South, Range 25 East, and Sections 13 and

24, Township 47 South, Range 24 East, Lee County, Florida, as more particularly described in attached Exhibits A, B, C and D.

Exhibit A identifies the boundaries of the Pelican Landing DRI as located within unincorporated Lee County.

Exhibit B identifies the boundaries of the DRI located within the City of Bonita Springs, except the Spring Creek West DRI portion.

Exhibit C identifies the boundaries of the Spring Creek West DRI, which is located in City of Bonita Springs.

Exhibit D is a sketch of the legal descriptions, set forth in Exhibits A, B and C.

C. The DRI property is currently zoned AG-2, RS-1, RM-6, PUD, RPD, CPD, TFC-2 and RM-2; the property is partially developed.

D. The Application for Development Approval as modified by the settlement agreement was determined to be consistent with the requirements of Section 380.06, Florida Statutes.

E. The development is not located in an area designated as an Area of Critical State Concern under the provisions of Sections 380.05 and 380.06 (14), Florida Statutes.

F. The proposed Development Order Amendment does not unreasonably interfere with the achievement of the objectives of the adopted State Land Development plan applicable to the area. The development is consistent with the State Comprehensive Plan if developed pursuant to the conditions set forth herein.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County pursuant to the provisions of Section 380.06, Florida Statutes. The development, as proposed in the Application for Development Approval (ADA) amended by subsequent Notices of Proposed Change, and as modified by this Development Order Amendment, is generally consistent with the report and the recommendations of the SWFRPC pursuant to Section 380.06(11).

H. The development is located in the Urban Community, Outlying Suburban and Resource Protection Areas classifications of the Lee Plan with the Privately Funded Infrastructure Overlay and is consistent with the Lee County Comprehensive Plan and Lee County's Land Development Regulations if subject to the conditions contained in this Development Order.

I. The proposed conditions below meet the criteria found in Section 380.06 (15) (d), Florida Statutes.

J. In accordance with the Development Order condition Section III. Condition 16. herein, the lands within the Spring Creek West DRI were incorporated into this Development Order. Those lands described as the Spring Creek West DRI will only be subject to those terms and conditions set forth in the Eighth Development Order Amendment for the Spring Creek West DRI. They will remain applicable to the property known as the Spring Creek West DRI in the same manner as they are presently applicable, except that one annual monitoring report that includes both Pelican Landing and Spring Creek West DRIs must be submitted. Additionally the Spring Creek West DRI legal description has been included within the Pelican Landing DRI. Since the Spring Creek West land is part of an almost completely developed vested DRI, there is no reason to alter the conditions within the Spring Creek West DRI Development Order. The Spring Creek West property is vested under the terms and conditions of the Spring Creek West DRI Development Order, and this property will not be considered in any cumulative analysis of Pelican Landing in accordance with Section III Condition 16.

K. A portion of the DRI property has been included in the incorporated limits of the City of Bonita Springs pursuant to legislation adopted during the 1999 Legislative session. The property now located in the City of Bonita Springs lies within the area described in section 6 of the Committee Substitute for Senate Bill 2626, 1st Engrossed. Pursuant to Florida Statutes section 380.06(15)(h), a separate DRI development order must be adopted by the City of Bonita Springs that incorporates the rights and obligations specified in this development order as they affect property located within the city limits. Also pursuant to that section of the Florida Statues, the Pelican Landing DRI development order adopted by the county must be amended to remove property now located in the City of Bonita Springs. Conditions pertaining to the adoption of an amended DRI development order for property remaining within unincorporated Lee County are set forth in Section II. L. of this development order.

II. ACTION ON REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, LET IT BE ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, ~~that conditions of the Development Order for the Pelican Landing DRI adopted on August 29, 1994, and amended on March 22, 1995, August 16, 1995, November 4, 1996, November 17, 1997, and September 21, 1998, June 21, 1999, December 6, 1999, and August 7, 2000, are further amended as follows, with new language underlined and deletions struck through. All other portions of the original Development Order will remain in full force and effect.~~ in public meeting duly constituted and assembled on _____ that the proposed amendments to the Pelican Landing DRI Development Order are hereby APPROVED, SUBJECT TO the following conditions, restrictions and limitations.

For the purposes of this Development Order, the term "developer" or "Applicant" includes successors or assigns, and all references to County Ordinances and codes include future amendments.

A. Historical/Archaeological Sites

1. The Zenith Mound Archaeological Site (State Master File #8LL1436) and the Johnson Cemetery (State Master File #8111440) will be preserved in perpetuity and will be recorded as "preserve" on all appropriate plats, site plans, and the Master Development Plan for Pelican Landing DRI.

2. If any additional archaeological/historical sites are uncovered during development activities, all work in the immediate vicinity of such sites will cease. The developer will immediately contact the Florida Department of State, Division of Historical Resources, the SWFRPC, and Lee County and advise them of the discovery. The developer will have a State-certified archaeologist determine the significance of the findings and recommend appropriate preservation and mitigation actions, if necessary.

B. Housing

1. There are no regionally significant housing impacts for the first planning horizon of the DRI Development Order, which ends on December 31, 1997. Utilizing supply data not adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II (January, 1998, through December 2002) would have an unmet need of 99 affordable units for very low income and no unmet need for low income households. Utilizing supply data adjusted to account for the fact that housing sells for less than the listed price, Planning Horizon II would have an unmet need of only 38 affordable housing units for very low income households and still no unmet need for low income households. The aforementioned data is based on the existing studies.

The supply adjustment figures mentioned above are based on actual sales prices relative to listed prices. Affordability thresholds for owner-occupied affordable housing are determined using PITI (Principal, Interest, Taxes, and Insurance) calculations methodology as outlined in the DCA 1991 Draft methodology.

2. The Southwest Florida Regional Planning Council, the Florida Department of Community Affairs, and Lee County accept the Developer's contribution of $20,000.00 to assist existing and prospective employees within the Pelican Landing DRI to locate affordable housing. The $20,000.00 will be contributed to the Lee County Affordable Housing Trust Fund by January 2, 1997. Lee County may use all, or a portion, of the funds to conduct a needs assessment study, and the County will commit to use SHIP funds to assist a minimum of 8 qualified employees within the Pelican Landing DRI obtain a home. Qualified employees must be first time home buyers, employed by a business located within the Pelican Landing DRI, including employees of WCI. The applicants for funding must meet the program guidelines including, but not limited to, income limitations and repayment obligations. The funds will only be used to provide interest free deferred payment assistance to qualifying home buyers for either closing costs or down payments associated with the purchase loan.

C. Hurricane Preparedness

1. The developer provided Lee County with the funds for the provision and connection of a portable diesel powered generator for the Gateway Elementary School. The generator must be equipped with a fuel tank, capable of generating enough power to handle the demands of ventilation fans, lighting, life safety equipment (alarms and intercom), and refrigeration and cooking equipment. The developer will be responsible for the initial electrical hook-up costs. The selection of the generator will be in coordination with Lee County Emergency Management Staff.

2. The Lee County Emergency Management staff will act as a liaison between the developer and the Lee County School District staff, and will make all of the necessary arrangements for the location of the generator on Lee County School Board property.

3. The provision of the generator serves to mitigate the shelter and evacuation impacts of the project at buildout. Should Lee County ever adopt an impact fee, or other type of levy or assessment to provide funding for shelter space and improvements thereto, the developer will be entitled to a credit against the fee or levy in the amount of the cost of the generator, if eligible under the terms of that impact fee or levy.

4. The developer must notify all purchasers of real property within the residential portions of development, through the restrictive covenants, of the potential for storm surge flooding in feet above the Base Flood Elevation, according to the National Weather Services' storm surge model "SLOSH", and the National Flood Insurance Program.

5. The developer must prepare, in conjunction with Lee County Emergency Management and Division of Natural Resources staff, a brochure advising all marina owners of the measures that can be taken to minimize damage in the event of a hurricane. This brochure must address how boat owners can minimize damage to their vessels, the marina site, neighboring properties and the environment. The brochure must be provided to all boat owners and users at the marina.

6. Prior to the issuance of a Certificate of Occupancy for any Hotel, the developer or the hotel owner/manager must prepare a written hurricane preparation and evacuation/sheltering plan. This plan will be prepared in conjunction with Lee County Emergency Management Staff and must be coordinated with the hurricane evacuation plan for the overall DRI.

7. The Property Owner's Association must host an educational seminar, and will be responsible for obtaining the place for the seminar and for providing the invitations to the homeowners. The time will be coordinated with the Lee County Emergency Management staff, who will provide the education and information at the seminar and will advise the owners of the risks of natural hazards and the action they should take to mitigate the inherent dangers.

8. The developer must develop a hurricane evacuation plan for the DRI. The hurricane evacuation plan must address and include: a) operational procedures for the warning and notification of all residents and visitors prior to and during a hurricane watch and warning period; b) the educational program set forth in condition 7 above; c) hurricane evacuation; d) the method of advising residents and visitors of hurricane shelter alternatives including hotels and public hurricane shelter locations; e) identification of the person(s) responsible for implementing the plan; and f) how the private security force will be integrated with the local Sheriff's personnel and the Division of Public Safety. The plan must be developed in coordination with the Lee County Emergency Management officials and found sufficient by those officials months after the effective date of the DRI Development Order. *Editorial note: The developer submitted an emergency plan to Lee County Emergency Management for review and approval. The plan must be re-submitted annually to address changes in the development parameters and changes in local hurricane evacuation and sheltering policies. The plan must comply with Lee County Administrative Code 7-7.*

9. The developer, and any successor landowner, will pay any All Hazards Tax properly levied by Lee County to provide for shelter space, upgrades to shelters, and to address other natural disasters.

10. Conditions C.1. through C.3. address the hurricane mitigation requirements for the initial 4050 units. The developer will mitigate the hurricane shelter impacts for units 4051 through 4400 by paying $18.50 per unit to the Lee County Impact Fee Coordinator at the time of building permit approval. If the developer constructs an assisted living facility, the developer must comply with all aspects of Section 440.441(1)(b), F.S., as may be amended, including the preparation and submittal of a comprehensive emergency management plan that addresses emergency evacuation transportation and adequate sheltering arrangements for the ALF residents. The developer must update this plan annually. The County must use the funds paid pursuant to this condition to construct or upgrade hurricane shelter space in a location that will benefit the residents of the Pelican Landing Community. The eighteen dollar and fifty cents fee (1996 dollars) will be multiplied by the Dodge Data Service Building Cost Index for U.S. and Canadian cities for June 1 of each year subsequent to 1996, up to the time building permits are issued. This multiplier ensures payment of current dollars at the time the permits are issued. If the Building Cost Index is not available, the Consumer Price Index will be used instead, and applied by the method described above. If Lee County adopts an impact fee for hurricane shelters prior to, or during, the acquisition of building permits 4051 through 4400 then the Developer will pay the duly adopted impact fee, provided that fee is no less per unit than the per unit amount set out above, and this condition will have no further force and effect.

D. Marina Facilities

1. The developer must create a conservation easement precluding the construction of additional docking facilities beyond those specifically authorized in this Development Order. This conservation easement will be in addition to the 4,000-foot conservation easement already required in Spring Creek. The location and extent of the

conservation easement will be contingent upon navigability of the waterway, and will be established in association with the Florida Department of Environmental Protection (FDEP) permits.

2. All docking and dry storage facilities must be constructed in accordance with the terms and conditions of any FDEP permit or lease, and in accordance with any Lee County dock permit.

3. The developer has constructed dock and channel markers within Estero Bay. The Lee County Division of Natural Resources Management will be permitted to mount regulatory signs on the docks and channel markers owned by the developer. Lee County will be responsible for insuring that the addition of the regulatory signs does not cause the developer to be in violation of any permit condition or FDEP, Coast Guard, or other agency regulation. The regulatory signs will remain the property and maintenance responsibility of the Lee County Division of Natural Resources Management.

4. The marina operator must dispense manatee awareness brochures to all users of the marina facilities. The brochures must also include information regarding channel locations, proper boating routes, and shallow water habitats to be avoided.

5. The developer and marina operator must insure that the marina lighting is directed away from adjacent mangroves and estuarine systems to reduce any negative impacts to the wildlife using these areas.

6. The marina operator will remove or cause to be removed from the marina any boat operator observed violating the guidelines set forth in the manatee awareness brochures or Lee County regulations regarding the protection of manatees.

7. The developer must designate and reserve one wet slip for the Florida Marine Patrol or the Lee County Sheriff's Special Response Unit, if needed by these agencies.

8. The shuttle boat captain and marina operator must keep a log of all manatee sightings. The log must reflect the locations, time and date of the sighting, the number of manatees, and the nature of their activity if it can be determined. The log should also note the name of the person recording the sighting. This information must be forwarded to Lee County and FDEP on a periodic basis.

9. The developer must construct an educational board on a Kiosk at the Beach Park. The educational board will be created in conjunction with the Lee County Division of Natural Resources Management, Marine Sciences Program and Turtle Time.

10. The developer will comply with all water quality monitoring requirements imposed by the FDEP and the SFWMD.

11. Any boat wash areas must have a closed loop system that captures and recirculates the water through a filtration or other acceptable system. Any boat repair and maintenance facilities must be in an enclosed, roofed, impervious surfaced area to limit the run-off of contaminated water during a storm event.

12. Once a year the marina operator must host an Educational and Hurricane Preparedness Workshop for all tenants in the wet slip area. The marina operator will provide the facility for the seminar and must insure that all tenants are invited. The marina operator will establish the date and time for the workshop in conjunction with Lee County Emergency Management and the Lee County Division of Natural Resources Management, Division of Marine Sciences. Lee County will provide a trained representative who will educate the tenants on natural resources awareness, manatees, safe boating practices and on proper procedures, prior to and during a hurricane.

13. The dry storage facilities must be located in a building or structure ~~which~~ that is designed and constructed to meet all requirements of the Standard Building Code, as adopted by Lee County.

E. Vegetation and Wildlife/Wetlands

The developer has conducted Protected Species surveys in accordance with the Florida Game and Fresh Water Fish Commission (FGFWFC) [now known as the Florida Fish & Wildlife Conservation Commission (FWC)] guidelines and the Lee County Land Development Code. These surveys identified the presence of the following protected species: bald eagle, wood stork, little blue heron, tricolored heron, reddish egret, snowy egret, white ibis, piping plover, Southeastern snowy plover, least tern, American oystercatcher, black skimmer, brown pelican, Atlantic loggerhead sea turtle, and gopher tortoise. The Baywinds parcel has existing environmental permits that remain valid as of the date of the Seventh Development Order Amendment. These permits are based on the plan of development shown on the local Development Order Approval No. 95-12-068.00D. Some improvements were made pursuant to those permits. Future improvements to the Baywinds parcel must be consistent with the conditions set forth in those permits as may be amended.

1. There were three bald eagles' nests of concern prior to the original development order adoption. One nest was on the Pelican Landing property in the Eco Park. The other two nests were originally within 1500 to 1600 feet of Pelican Landing. One of these other nests was located on the Kersey parcel and declared abandoned by the USFWS in July 1998. The buffers that affect Pelican Landing property were established in an on-site eagle habitat management plan addressing the Pelican Landing property only.

Prior to any new development within 1500 feet of any active eagle nest other than the nest located within the Eco Park, the Developer must prepare an on-site eagle management plan, addressing the Pelican Landing DRI property only, that will be reviewed by DCA, SWFRPC, FWC Lee County, and USFWS. The agencies must provide specific

written objections or concerns if any, regarding any new proposed management plan and indicate how those concerns can be addressed by the developer.

The Developer will revise the management plans to respond to any lawful objections. The agencies will review and respond to the management plan resubmittal. The agencies will provide a written response to Lee County and the Developer, which reflects that there is no objection to the management plan or outlines specific objections and concerns. The agency response will indicate how any concerns or objections can be addressed by the developer. Lee County and DCA will have the final approval authority. If a proposed management plan includes development within 750 feet of an active eagle's nest, the plan must also be submitted to the Lee County Eagle Technical Advisory Committee (ETAC). ETAC will review the plan and forward recommendations to the FWC and USFWS.

2. A local development order for the Hickory Island Beach Park has been issued to permit construction of beach park infrastructure. This local development order includes a protected species survey and phased Preliminary Management Plan (PMP). The PMP incorporated Lee County Division of Natural Resources Management (DNRM) and Florida Game and Fresh Water Fish Commission (FGFWFC) recommendations.

The PMP required the developer to provide the County with a conservation easement over the entire parcel, except for the active building areas approved through the local development order. The PMP permitted a refinement of the conservation easement boundaries after completion of a one year utilization study. The final conservation easement is consistent with the provisions of Section 704.06, Florida Statutes. For the purpose of this DRI Development Order, Section 704.06, F.S. will not preclude educational signage, and signage and land management activities required by the management plan, including but not limited to the removal of exotic vegetation.

The objectives of this one year study were: 1) determine shorebird utilization of land under Developer's ownership based on detailed surveys and prepare a shorebird management plan, 2) analyze beach vegetation and prepare a maintenance plan, and 3) monitor beach use by Pelican Landing visitors. Additionally, the PMP requires surveys for identification and protection of sea turtle nests, the construction of three osprey platforms, and a review of the elements of the overall plan to be conditioned on the DRI Development Order.

The Developer submitted a Final Management Plan to Lee County, FGFWFC, and DCA within 18 months of the effective date of the DRI Development Order, on November 14, 1994. Lee County, FGFWFC, and DCA reviewed the management plan. Lee County approved this plan and its implementation was certified in October 1996.

3. The projected gopher tortoise burrow count for the original Pelican Landing DRI area was 439, based on an estimate of FGFWFC habitat guidelines, a minimum of 75 acres of gopher tortoise habitat must be protected.

The Developer has set aside a 78±-acre area of xeric scrub and pine flatwoods to mitigate the impacts to the upland gopher tortoise habitat for the original Pelican Landing DRI land area. This area is known as the Pelican Landing Eco-Park. The Eco-Park area contains significant portions of the xeric oak habitat existing on the original Pelican Landing DRI site.

A Gopher Tortoise Population Study and Management Plan was submitted to the Florida Game and Fresh Water Fish Commission on or about December 22, 1993 for the original Pelican Landing DRI. A new protected species survey was conducted in March and April of 1998 on the addition to the Pelican Landing DRI known as the Kersey-Smoot parcel. The new survey revealed the presence of 114 active and inactive gopher tortoise burrows on 70 acres. A protected species survey was conducted in 1990 and February 1996 on the Baywinds parcel. The survey revealed the presence of 28 active and inactive gopher tortoise burrows on 15.41 acres. The Developer has an Incidental Take Permit for the new gopher tortoise burrows located outside of the Eco-Park in the undeveloped Kersey-Smoot and Baywinds parcels. The Developer obtained an Incidental Take Permit prior to proceeding with development within the gopher tortoise habitat areas. Prior to the start of construction, all gopher tortoise burrows within the development areas must be excavated and any resident gopher tortoises, or commensal species, relocated to open spaces within the Pelican Landing DRI.

Impacts to gopher tortoise habitat within the Kersey-Smoot and Baywinds parcels have been mitigated through incidental take funds paid to the FWC for the purpose of regionally significant gopher tortoise habitat.

The applicant and the Florida Fish and Wildlife Conservation Commission (FWC) have had considerable discussion regarding the modifications and refinements to the existing 78-acre Eco-Park boundaries. The addition of the eastern 140-acre "Skebe Tract", of which 63.24 acres will be added to the Eco-Park, will provide for an 81% increase in the overall size of the Pelican Landing Eco-Park.

The new Eco-Park configuration will delete the southern-most ±22 acres, while adding new lands to the park area within the confines of the "Skebe Tract". An overall increase (net gain) of ±11 acres of upland habitat, plus 52.24 additional acres of forested wetland acreage will increase the overall size of the revised Eco–Park boundaries to approximately 141.45 acres.

Any active or inactive gopher tortoise burrows found within the Eco-Park deletion zone or the new golf lands of the eastern portion of the "Skebe Tract" will be excavated to search for activity. Any tortoises found will be relocated to the modified Eco-Park boundaries, pursuant to the Eco-Park Reconfiguration Plan, authored by Wilson, Miller, Inc., and accepted by the FWC. The initial Gopher Tortoise Incidental Take Permit LEE-9 must be modified by the FWC in order to adopt the Eco-Park Reconfiguration for both the existing Eco-Park south deletion area, the "Skebe Tract" addition to the Eco-Park, and the inclusion of a portion of the "Skebe Tract" in the development area.

A revised perpetual Conservation Easement will be recorded in the Lee County records, pursuant to the revised boundaries of the Eco-Park. The delete ±22 acres will be formally released from the Conservation Easement by the FWC.

4. All areas designated as Preserve on the adopted Map H must remain undeveloped and be owned, maintained, and managed by an Improvement District or a similar legal entity. No lot lines will be allowed within any preserve areas. The following uses are permitted within Preserves: habitat management activities, hiking and nature study, outdoor education, recreational fishing, gates and fencing, and boardwalks limited to pedestrian use. Trimming of mangroves for residential visual access to Estero Bay or Spring Creek is prohibited in wetland areas #14 and #21 (as identified in DRI ADA), and Bay Cedar Phase II (along Spring Creek), and any saltwater wetlands abutting the Kersey-Smoot and Baywinds parcels. However, minor mangrove trimming is permitted within the vicinity of the clubhouse on the Baywinds parcel to provide a limited view of the Estero Bay. The scope of the developer's DEP application request for minor trimming is subject to the review and approval of Lee County Division of Planning, Environmental Sciences staff. All trimming activity will be subject to the wetland regulatory permit approvals.

The Developer has granted a conservation easement consistent with Section 704.06., Florida Statutes for the Eco-Park to the FGFWFC. The conservation easement was drafted to allow use of the Eco-Park for resource-based recreational activities, enjoyment of nature and education enrichment, including, but not limited to: Picnic areas, trails, benches, boardwalks, biking/jogging trails, vita courses, bird viewing blinds/towers and interpretative facilities, signs, on-going maintenance and removal of exotic vegetation and compliance with the management plan required per the FGFWFC. Educational and directional signage are permitted within the Eco-Park. For the purposes of this DRI D.O. the prohibition of signage included within Section 704.06, Florida Statutes applies to off-site signs and billboards. The removal of exotics, controlled burns and the maintenance of the vegetation in accordance with the Eco-Park management plan will be permissible in the conservation easement notwithstanding the provisions of Section 704.06, Florida Statutes prohibiting the destruction of trees. A paved golf cart path, a wooden golf cart bridge across Halfway Creek, a buried irrigation line to be under the path and bridge, and a buried outfall pipe for a surface water management system will be located within the Eco-Park.

5. Should any orchids, wild pine air plants, Florida Counties, Catesby's lilies, leather ferns, royal ferns, or cabbage palms with gold polypody and shoestring ferns be located within development areas, best efforts must be used to relocate these plants to open space and landscaped areas.

6. As part of local development order approval for any phase of the development, an invasive exotic vegetation removal and maintenance plan must be submitted to the Division of Natural Resources Management for approval. At a minimum, this plan must be structured to provide for the phased removal of invasive exotic vegetation and maintenance to control exotic re-invasion within the wetland and upland preserve areas.

Removal within preserve areas may be done on a pro rata basis as phased local development orders are obtained.

7. The existing Pelican's Nest golf course includes native vegetation along the rough and between golf holes. The applicant must continue to incorporate the native vegetation into the design of future golf holes, where feasible. Native vegetation has been retained on individual lots and between tracts in the existing developed area of Pelican Landing. Where feasible, the applicant will continue to incorporate native vegetation into the open space and landscaped areas.

8. The applicant must design the golf course and conduct maintenance, which includes fertilization and irrigation, in a manner that is sensitive to the water and nutrient needs of the native xeric vegetation in and around the golf course. However, this condition will not be interpreted in a manner that forces the applicant to jeopardize the health and viability of the golf course.

9. Upon approval of the management plans referenced above, the approved management practices will be considered a part of this development order for reinforcement purposes, and be enforceable in the same manner as a condition of this development order.

10. This project may result in the filling of not more than 13.25 acres of wetlands. The mitigation for the impact to wetlands will be determined at the time of final permitting, but the mitigation should include the removal of exotic invasive plants, the restoration of historic hydro periods, and a total of not more than ten acres of littoral zone plantings. The mitigation for wetland impacts to the Baywinds parcel was determined prior to the inclusion of the property into the Pelican Landing DRI as part of the environmental and local government permitting. The mitigation was based on the plan of development reflected in Lee County Development Order 95-12-068.00D. Changes to the plan of development that include additional wetland impacts may necessitate modification to the environmental and local government permitting.

F. Solid/Hazardous/Medical Waste

1. All storage, siting, and disposal of hazardous wastes and hazardous materials must be accomplished in accordance with federal, state, and local regulations. The business owner/operator is responsible for compliance with all permitting, reporting, emergency notification provisions and other regulations relating to hazardous materials and hazardous wastes.

2. All business owners and operators must insure that regulated substances are loaded, off-loaded and stored in an area that is curbed and provided with an impervious base. The impervious base must be maintained free of cracks and gaps so as to contain any spills or leaks.

3. Outdoor storage of hazardous waste is prohibited.

4. Restaurants must be outfitted with grease traps or approved equivalent systems. The owner/operators of any restaurant must follow all applicable codes and regulations for cleaning and maintaining grease traps.

5. If any hotel pool utilizes gaseous chlorine, the pool must be equipped with chemical sensors, alarm devices, or other comparable equipment. The hotel owner/operator is responsible for compliance with this requirement and notice of this responsibility/obligation must be included on all deed transfers or lease agreements.

6. Any business that generates hazardous waste defined by the Code of Federal Regulations 40 CFR Part 261, must notify the Division of Natural Resources Management for an assessment as required by Section 403.7225, Florida Statutes. This assessment will address any deficiencies in the management practices of hazardous waste generated at the facility.

7. The developer, or any subsequent owner of the golf course, must insure that the golf course maintenance equipment is handled in accordance with all federal, state and local regulations. Specifically, the developer will insure that all wash down facilities comply with FDEP rules regarding chemical residue, and insure the continued recycling of motor oil from maintenance equipment, and insure recycling of used motor oil, used oil filters, anti-freeze, lead acid batteries, cleaning solvents, shop rags, and aerosol cans.

8. The developer must investigate the feasibility of mulching trees and brush for on-site needs.

9. The developer/property owner of each commercial parcel which will be used to store, manufacture or use hazardous materials, must contact the Lee County Office of Emergency Management, Hazardous Material Representative, prior to obtaining a development order, to discuss the proposed development in relation to potential type, and storage of hazardous materials located on the premises.

10. If required by federal, state or local regulations:

a. The developer/property owner must prepare or have available material safety data sheets (MSDS) and submit either copies of MSDS or a list of MSDS chemicals to the appropriate fire department or district and to the Lee County Division of Public Safety.

b. The developer/property owner must establish an emergency notification system to be used in the event of a hazardous material release.

G. Storm Water Management

1. The surface water management system must be designed, constructed and operated in accordance with the pertinent provisions of Chapters 373 and 403, Florida

Statutes; Chapter 40E, Florida Administrative Code; and the South Florida Water Management District "Basis of Review", and any pertinent local regulations regarding the design, construction and maintenance of the surface water management system. This condition applies to anyone obtaining a local Development Order within Pelican Landing. The Bayside Improvement District (a district formed pursuant to Chapter 190, Florida Statutes), must insure that the portion of the system under the ownership and control of the district is operated in accordance with the pertinent portion of the regulatory provisions cited above, and any permit (construction or operation) issued by the SFWMD. Individual lot owners with on-site wetlands or Storm water retention or detention areas under their control must comply with the pertinent portion of the regulatory provisions cited above and any permit issued by the SFWMD.

2. Water Control Structures must be installed as early in the construction process as practicable to prevent over-drainage or flooding of preserved wetland areas. If the SFWMD establishes a construction schedule or scenario that is contrary to this condition, the permit requirement of SFWMD will control.

3. Any shoreline banks created along on-site Storm water wet detention lakes must include littoral zones constructed consistent with SFWMD requirements. The shoreline banks must be planted in native emergent and submergent vegetation. The developer must establish and maintain, by supplemental planting if necessary, 80 percent cover by native aquatic vegetation within the littoral zone for the duration of the project. The littoral zone will include, at a minimum, the area between high water and ordinary low water.

4. The Bayside Improvement District, and/or all property owners, must undertake a regularly scheduled vacuum sweeping of common streets, sidewalks and parking facilities within the development.

5. The developer must implement the best management practices for monitoring and maintenance of the surface water management systems in accordance with Lee County and South Florida Water Management District guidelines.

6. The SFWMD must establish all internal surface water management and wetland systems. The developer must set aside all internal surface water management and wetland systems as private drainage easements, common areas, or preserves. These areas must also be identified as specific tracts on the recorded final plat or some other legally binding document acceptable to the County Attorney's office.

7. The Baywinds parcel must be developed in accordance with the following permits: Water Management permit numbers 36-02043-S-02 and 36-02043-S, ACOE permit number 89IPD-20127 and the letter of permission to continue work authorized in the original permit, LOP #1989001127, and FDEP permit number 36293225. These permits were granted based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These permits may be modified, updated or replaced as required by law.

Changes to the local development order may also require modification of the referenced permits.

H. Transportation

1. Significant Impact

a. The traffic impact assessment for this project assumes the development parameters and land uses shown in Exhibit F, "Pelican Landing DRI Development Parameters." The assessment indicates that the significantly impacted roadways and intersections described below will be operating below acceptable levels of service at the end of Planning Horizon I (1997) and buildout (~~2002~~ 2009). Each annual monitoring report, described in Paragraph 4, must reflect whether the roadways and intersections described below are significantly impacted or are projected to be significantly impacted by this project in the following year.

b. The Pelican Landing DRI is projected to significantly and adversely impact (as defined by Lee County Administrative Code) the following roadways and intersections:

Planning Horizon I (1997)		Needed Improvement
US 41/Corkscrew Road	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turns
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left & right turn lanes
	-	Separate EB thru and right turn lanes
	-	Separate WB thru and left turn lanes

Buildout (~~2002~~ 2009)

Corkscrew Road		
- Three Oaks Parkway to 1-75	-	Widen to 4 lanes
Old 41		
- Bonita Beach Road to Terry St.	-	Constrained (no widening possible; maximum v/c ratio of 1.85 per 1993 Lee Plan Policy 22.1.9)
US 41		
- Immokalee Road to Old 41 (Collier County)	-	Widen to 6 lanes
- Bonita Beach Road to West Terry Street	-	Widen to 6 lanes
- West Terry Street to Pelican's Nest Drive	-	Widen to 6 lanes
- Coconut Road to Williams Rd.	-	Widen to 6 lanes
- Constitution Boulevard to Alico Road	-	Widen to 6 lanes
US 41/Corkscrew Road	-	Separate EB left and thru/right lanes
	-	Westbound dual left turn lanes
	-	Signal retiming
US 41/Williams Road	-	Signalization, if warranted
US 41/Coconut Road	-	Separate EB left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Commercial Entrance	-	Northbound left turn lanes
	-	Southbound right turn lane
	-	Eastbound right turn lane
US 41/North Pelican Entrance	-	Northbound left turn lane
	-	Southbound right turn lane
	-	Eastbound left and right turn lanes
	-	Signalization, if warranted
US 41/Pelican Landing Parkway/Old 41	-	Southbound dual left turn lanes
	-	Northbound dual left turn lanes
	-	Eastbound thru/right turn lane
	-	Westbound two thru lanes
	-	Signal retiming
US 41/Pelican's Nest Drive	-	Northbound left and right turn lanes
	-	Southbound left and right turn lanes
	-	Eastbound left and thru/right lanes
	-	Westbound left and thru/right lanes
	-	Signalization, if warranted
US 41/Terry Street	-	Northbound dual left turn lanes

	-	Separate WB thru and right turn lanes
	-	Signal retiming
US 41/Bonita Beach Road	-	Signal retiming
Coconut Road/Spring Creek Road	-	Separate NB left and right turn lanes
	-	Separate EB thru and right turn lanes
	-	Separate WB thru and left turn lanes

2. Mitigation

a. The developer will pay impact fees as defined in the Lee County Land Development Code to mitigate Pelican Landing's transportation impacts on the non-site related roads and intersections set forth in Section H.1.b. above. Road Impact Fees are estimated to be $8,900,000 for the land uses identified in Exhibit F. Road Impact Fee payments represent the DRI's proportionate share payment for all road and intersection improvements identified in Condition H.1.b. as significantly impacted by this project and operating below the adopted level of service standard by ~~2002~~ 2009. Estimated Road Impact Fees from this project exceed the community's estimated proportionate share dollar amount of all significantly impacted roadway improvements.

If the Land Development Code Chapter governing Impact Fees is repealed, reduced, or made unenforceable by court petition, the Pelican Landing DRI will continue to pay, per individual permit, an amount equivalent to Road Impact Fees prior to such repeal, reduction or court petition. If payment is not made consistent with that schedule, then a substantial deviation will be deemed to occur, and the traffic impacts of Pelican Landing DRI must be reanalyzed to determine appropriate alternative mitigation prior to the issuance of further building permits for the Pelican Landing DRI.

All road impact fee monies paid by the Pelican Landing DRI after adoption of this DRI Development Order will be applied by Lee County toward the non-site related improvements included in Transportation Condition H.1.b., provided those improvements are deemed necessary to maintain the adopted level of service standards and are included in the County's Capital Improvement Program. Should the identified improvements be funded through other sources, in whole or in part, or deemed unnecessary to maintain the adopted level of service standards, Lee County may apply any Pelican Landing impact fees not required for those specific improvements to other improvements consistent with the requirements of the Lee County Land Development Code.

b. If through the local development approval process, the developer constructs, with the approval of the Lee County DOT, an intersection or roadway improvement identified in Paragraph H.1.b., those improvements may be eligible for Road Impact Fee credits. The determination of whether such credits will be granted will be made consistent with the procedures outlined in the Land Development Code.

c. The developer must dedicate 60 feet of right-of-way for Burnt Pine Drive North, from Pelican Landing Parkway to Coconut Road, a distance of 6,926 feet; and for Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive, a distance of 2,326 feet. The developer must construct, as a two-lane access road, Burnt Pine Drive North from Pelican Landing Parkway to Coconut Road, and Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive. Credits, if any, for the right-of-way dedication and construction identified above will be issued consistent with the procedures outlined in the Land Development Code. Dedication of the roadway right-of-way and construction of Burnt Pine Drive will occur as follows:

1) Burnt Pine Drive South from Pelican Landing Parkway to Pelican's Nest Drive: coincident with the Certificate of Compliance for the commercial parcel located in the northeast quadrant of the intersection of Burnt Pine Drive South and Pelican's Nest Drive.

2) Burnt Pine Drive North from Pelican Landing Parkway to Pelican Landing North Entrance: under construction no later than December 31, 1998.

3) Burnt Pine Drive North from Pelican Landing North Entrance to Coconut Road: should be under construction no later than December 31, 1999.

d. The developer agrees to reserve 25 feet of additional right-of-way along the south side of Coconut Road from US 41 west to Spring Creek Road to ensure that improvements to Coconut Road are not precluded. Such right-of-way will be dedicated to Lee County if and when requested. Credits, if any, for the right-of-way dedication will be granted at the time of dedication, and must be consistent with the Land Development Code in effect at that time.

e. As a mitigation option, the developer may, with the concurrence of Lee County, make an advance payment of a portion of Pelican Landing's total Impact Fees up to 2 million dollars. Lee County would then utilize the advance payment to accelerate the Project Design & Environmental (PD&E) Study for US 41 from the Collier County line to San Carlos Boulevard. The PD&E Study is currently scheduled in FDOT's Tentative Five Year Work Program for fiscal year 1998/99 (WPI #1114700).

3. Access and Site-Related Improvements

a. The developer will be fully responsible for site-related roadway and intersection improvements required within the Pelican Landing DRI. The developer must pay the full cost for any site-related intersection improvements (including but not limited to signalization, turn lanes and additional driveway through lanes) found necessary by Lee County or the Florida Department of Transportation (FDOT) permitting requirements for the Community's access intersections on US 41, Coconut Road and Spring Creek Road.

b. The Pelican Landing DRI site access points will be located and developed consistent with the Florida DOT's access management classification for US 41, unless otherwise approved by the Florida DOT. Improvements to those access points will be consistent with the Department's permitting requirements.

c. Site-related improvements will be as defined in the Land Development Code.

d. Except for Spring Creek Road and Coconut Road, all roads located within Pelican Landing will be maintained by the Bayside Improvement District (BID), unless subsequently dedicated to and accepted by Lee County.

4. Annual Monitoring Report

a. The developer will submit an annual traffic monitoring report to the following entities for review and approval: Lee County, the Florida Department of Transportation (FDOT), the Florida Department of Community Affairs (FDCA), and the Southwest Florida Regional Planning Council (SWFRPC).

The first monitoring report will be submitted one year after the date of the issuance of this DRI Development Order. Reports must be submitted annually thereafter until build out of the project.

b. The monitoring report will be designed in cooperation with the Lee County Department of Transportation, FDOT, the SWFRPC and the FDCA prior to the submittal of the first report. The methodology of the annual traffic monitoring report may be revised if agreed upon by all parties.

c. The annual traffic monitoring report must contain the following information:

(1) P.M. peak hour existing volumes and tuning movement counts at all site access onto US 41 and Coconut Road, and a comparison to the project trip generation assumed in the DRI analysis.

(2) For existing conditions and a one-year projection, P.M. peak hour peak season tuning movement counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the intersections identified in Paragraph H.1.b. as impacted by this project.

(3) For existing conditions and a one-year projection, P.M. peak hour peak season traffic counts, Pelican Landing's estimated share of traffic, and an estimated level of service for the roadway links identified in Paragraph H.1.b. as impacted by this project through build out.

(4) An estimate of when the monitored roadways and intersections will exceed adopted levels of service.

(5) A summary of the status of road improvements assumed to be committed in the ADA, including the following:

Roadway	Segment	Improvement	Schedule
Pelican's Nest Dr.	Pelican's Nest to US 41	0 to 2	Planning Horizon I (1997/98)
Corkscrew Road	1-75 to Treeline Ave.	2 to 4	Planning Horizon I (1997/98)
US 41	Alico Rd. to Island Park Rd.	4 to 6	Planning Horizon I (1997/98)
US 41	Island Park Rd. to south of Daniels Parkway	4 to 6	Planning Horizon I (1997/98)
Bonita Beach Road	Hickory Blvd. to Vanderbilt	2 to 4	Planning Horizon I (1997/98)

(6) A summary of the roadway and intersection improvements listed in Paragraph H.1.b. that have been constructed, and the program status of the remainder.

d. If the annual monitoring report confirms that the peak season P.M. peak hour traffic on the significantly impacted roadways exceeds the level of service standards adopted by Lee County, or is projected to exceed the adopted level of service standards adopted by Lee County within the forthcoming 12 months, and if the project is utilizing more than 5% of LOS "D" service volume during peak hour peak season traffic conditions, then further local development orders, building permits and certificates of occupancy may not be granted until the standards of the County's concurrency management system have been met. This means that adequate district-wide level of service capacity must be available through 1999. After 1999, significantly impacted individual links must be operating at the adopted level of service, or an improvement to achieve the adopted level of service is scheduled for construction in the first three years of an adopted local government capital improvement program or state work program.

e. If the annual traffic monitoring report confirms that the peak season P.M. peak hour traffic on the segment of US 41 in Collier County from Immokalee Road to Old US 41 exceeds the level of service standard adopted by Collier County and if the

project is utilizing more than 5% of level of service D service volume during peak hour, peak season traffic conditions, then further building permits may not be granted until the subject roadway segment is committed for construction by the Florida Department of Transportation and/or Collier County.

f. In the event the developer confirms that no additional development occurred on any portion of the site for the year, even after the approval of a local development order, they may submit a Letter of "No Further Transportation Impact" in lieu of fulfilling the transportation monitoring portion of the Annual Monitoring Report.

I. Wastewater Management/Water Supply

1. The developer or the Bayside Improvement District must obtain a South Florida Water Management District Water Use Permit, or a Modification to an existing Consumptive Use Permit for any water withdrawals, and for dewatering activities proposed in connection with on-site construction that does not qualify for a No Notice General Permit, under Rule 40E-20.302(4), F.A.C.

2. Builders within Pelican Landing must utilize ultra low volume plumbing fixtures, self-closing or metered water faucets, and other water conserving devices/methods consistent with the criteria outlined in the water conservation element of the Bonita Springs Utilities, Incorporated, SFWMD Water Use Permit or the water conservation element of any other approved utility provider utilized by the Development.

3. Developers must utilize xeriscape principles in the landscape design of the project to further the conservation of nonpotable water.

4. If reclaimed water is available for use within the project to address a portion of the project's irrigation demands, the developer or Bayside Improvement District, as appropriate, must ensure that on-site lakes, wetlands, and the surface water management system are protected in accordance with the requirements of the SFWMD and FDEP.

5. The developer must provide written assurance that any hazardous commercial effluent, generated by the project, will be treated separately from domestic wastewater, and handled in accordance with FDEP regulations.

6. Except for temporary septic tanks for construction trailers or for sales offices/models, septic tanks are prohibited.

7. All potable water facilities, including any on-site potable water treatment system, must be properly sized to supply average and peak day domestic demand, as well as fire flow demand. The facilities must be constructed and sized in accordance with all pertinent regulations of the FDEP, Lee County, and any Fire Control District with jurisdiction.

8. All irrigation systems constructed for the golf course, landscaped areas and commercial/office portions of the project must be designed to accommodate effluent for irrigation use. Reclaimed water, to the extent it is available, must be used to address irrigation needs. The remaining demand will be satisfied through approved groundwater or surface water withdrawals. Reclaimed water must be used in accordance with all applicable regulations.

J. Police and Fire Protection

1. Construction must comply with the fire protection requirements of all building, development, and life safety codes adopted by Lee County.

2. Facilities qualifying under the Superfund Amendments Reauthorization Act (SARA) Title III and the Florida Hazardous Materials Emergency Response and Community Right to Know Act of 1988, must file hazardous materials reporting applications in accordance with Sections 302 and 312. Each reporting facility must update these applications annually.

3. The developer must provide for the emergency medical service impacts and fire protection impacts generated by the proposed development as defined by Lee County regulations.

4. If access to development is through a security gate or similar device that is not manned 24 hours per day, the developer must install an override switch in a glass-covered box for use by emergency vehicles, or a comparable system that permits emergency vehicles to access the project. The parking lot for the beach parking lot is required to be gated or closed by the zoning resolution. The gate, chain or other device to prohibit access to the parking lot after hours will be unmanned, and the override system required by this condition does not apply to the parking lot gate, chain, or other device.

5. The project's impact on fire protection and rescue service delivery will be met by the ad valorem taxes, EMS impact fees and fire impact fees.

K. Interface Zone

1. The Developer will design, develop, and maintain any golf course constructed adjacent to the mangrove fringe area of Estero Bay in accordance with condition 14 a. through l. of Resolution Number Z-94-014. Adjacent to the mangrove fringe means any golf course constructed within 500 feet of the mangrove fringe.

2. The Developer will employ management strategies to address the potential for pesticide/chemical pollution of groundwater and surface water receiving areas, including but not limited to, Estero Bay, the mangrove fringe and any transition zone wetlands of Estero Bay, that may result from the development of a golf course and water management areas within 500 feet of the mangrove fringe of Estero Bay.

3. The management practices that the Developer will follow are as follows:

a. The use of slow release fertilizers and/or carefully managed fertilizer applications that are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater.

b. The practice of integrated pest management (IPM) when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The IPM program will minimize, to the extent possible, the use of pesticides, and will include the use of the USDA-SCS Soil Pesticide Interaction Guide to select pesticides for uses that have a minimum potential for leaching or loss due to runoff depending on the site specific soil conditions. Application of pesticides within 100 feet of the jurisdictional mangrove system is prohibited.

c. The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.

4. The Developer will prepare a management plan for the application of herbicides, pesticides, and fertilizers on the original Pelican Landing DRI golf course adjacent to the mangrove fringe of Estero Bay. This plan must be amended to include the Kersey-Smoot parcels prior to the application of any herbicides, pesticides and fertilizers to the proposed golf course. The amended management plan must: include a groundwater and surface water monitoring plan; provide for testing to assess whether there are any herbicide, pesticide, or fertilizer pollution of the water within the area of the golf course located within 500 feet of the mangrove fringe; identify the locations for the groundwater monitoring and testing on a map(s); and, set forth the testing and reporting requirements. The developer will submit the test reports with the annual monitoring report. The monitoring program will be established and operated at the expense of the Developer, the Bayside Improvement District, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., Water Quality Standards.

5. The Developer will submit a written amended surface and groundwater quality management plan to Lee County and DCA. The amended plan must be approved by DCA prior to the application of chemicals to the proposed golf course. The DCA will have 30 working days to review the management plan and approve or object to the plan in writing. The objections must be based on valid rules and regulations, and must identify how the concerns or issues can be addressed by the developer. The Developer must resubmit a revised water quality management plan to address the valid objections. DCA will have 30 days in which to review any revised management plan and must provide written comments or approval in the same manner as for the original management plan. Should DCA fail to provide a written response within the prescribed time frames, the plan will be deemed approved.

6. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the application of fertilizers, herbicides or pesticides to the golf course adjacent to the mangrove wetlands, the application of the pollutant must cease until there is a revised management plan for the application of the pollutant. A determination that the application of fertilizers, herbicides or pesticides to the golf course are the cause and source of the pollution must be based on competent and substantial evidence. If mitigation is necessary to address the pollution, a mitigation plan approved by DCA will be implemented by the developer. The mitigation plan will be based on rules and regulations in effect at the time the plan is reviewed and approved. The approved mitigation plan will be enforceable as a condition of the Development Order.

7. The mangrove wetland jurisdiction line of Estero Bay will be buffered from the proposed golf course by a 100-foot-wide undisturbed naturally vegetated corridor, except for water management facilities permitted by the SFWMD and except for the removal of exotic plants as required by Lee County. The 100-foot-wide buffer area will run along the portion of the golf course that abuts the mangrove wetlands of Estero Bay south of Coconut Road.

The mangrove line for the Kersey-Smoot and Johnson (Government Lot 1, Parcel 3) parcels is offset 50 feet, to over 250 feet west of the wetland jurisdictional line delineated along the western (Estero Bay) side of the Kersey-Smoot parcels. No portion of the proposed golf course may be located closer than 100 feet to this mangrove line. To maintain the existing natural mangrove setbacks, no impacts are permitted to the wetlands on the western (Estero Bay) side of the Kersey-Smoot parcels. This includes both saltwater and freshwater wetlands contained within the boundary of the wetlands jurisdictional line. The proposed golf course fairways, tees and greens must be set back a minimum of 25 feet from all wetland jurisdictional lines on the Kersey-Smoot and Johnson parcels, except where wetland impacts have been permitted by the SFWMD and the Army Corps of Engineers. Water management facilities permitted by the SFWMD and the removal of exotic vegetation, subject to Lee County regulations, are allowed within all wetlands on the Kersey-Smoot and Johnson parcels.

8. All of the Interface Zone conditions will be interpreted and applied with the understanding that water quality is regulated by the DEP and the SFWMD. None of the Interface Zone conditions will be interpreted in a manner which is contrary to Section 403.021, Florida Statutes, the Florida Air and Water Pollution Control Act, and the rules adopted thereunder.

9. The Interface Zone conditions will not be interpreted in a manner contrary to public policy directives to utilize domestic reclaimed water. Pelican Landing will not be responsible for any harmful pollutants applied to the golf course via the reclaimed water, unless Pelican Landing has actual knowledge that the reclaimed water provided by the utility contains harmful pollutants.

10. The conditions set forth in this DRI Development Order do not preempt the authority of the SFWMD and the DEP. Section 373.016, Florida Statutes provides that the legislature has vested the authority in the DEP/SFWMD to accomplish the conservation, protection, management, and control of the waters of the state. To the extent that any requirements of DCA, SWFRPC, or Lee County pursuant to this DRI Development Order are contrary to those of the SFWMD/DEP, in areas where the SFWMD and DEP have been given preemptive authority, the requirements of the SFWMD and the DEP will control.

L. Dual Jurisdiction

The Pelican Landing DRI is located within two jurisdictions, namely Lee County and the City of Bonita Springs. For State review purposes, the DRI will be considered an integrated and whole development, such that all approvals for development under the DRI Development Order will be applicable to the entire Pelican Landing DRI without regard to the jurisdictional split.

To this end, the developer is required to provide contemporaneous copies of any and all NOPC applications filed with respect to the Pelican Landing DRI to both the City and the County, even though the property actually affected by the amendment may be located wholly with one or the other jurisdiction. The jurisdiction most affected by the NOPC (i.e., as determined by the location of property affected by the proposed change) will take the lead in processing the NOPC. However, both jurisdictions may have input into the NOPC process, as a principle, if desired.

III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER, AND ADMINISTRATIVE REQUIREMENTS

1. This amended Development Order constitutes a resolution of Lee County, adopted by the Board of County Commissioners in response to the application filed by WCI Communities, L.P. to amend the Pelican Landing Development of Regional Impact Development Order.

2. All commitments and impact mitigating actions volunteered by the developer in the Application for Development Approval and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order. These documents include, but are not limited to the following:

(a) Pelican Landing Application for Development Approval, stamped Received October 26, 1992;

(b) Pelican Landing DRI sufficiency response, stamped Received February 5, 1993;

(c) Pelican Landing DRI sufficiency response, stamped Received July 6, 1993;

(d) Pelican Landing DRI sufficiency response, dated September 16, 1993; and

(e) Pelican Landing DRI sufficiency response, stamped Received November 22, 1993.

3. Map H, last revised _____, and stamped received at the permit counter on _____, is attached hereto as Exhibit E and is incorporated by reference. It is understood that because it is a concept plan it is very general. The boundaries of development areas and location of internal roadways may be modified to accommodate topography, vegetation, market conditions, traffic circulation or other site related conditions as long as they meet local development regulations. This provision may not be used to reduce the acreage of the Eco-Park or other open space or preserve acreages. It is understood that the precise wetland boundaries are determined by the U.S. Army Corps of Engineers, SFWMD, FDEP and Lee County. A synopsis of the development parameters permitted under this approval and depicted on Map H are set forth in attached Exhibit F.

4. The Development Order is binding upon the developer(s) and its assignees or successors in interest. Where the Development Order refers to the Bayside Improvement District, lot owners, business owners, or other specific reference, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project developer are binding upon any builder/developer who acquires any tract of land within Pelican Landing DRI.

5. The terms and conditions set out in this document constitute a basis upon which the developer and the County may rely in future actions necessary to implement fully the final development contemplated by this Resolution and Development Order.

6. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. All costs of such proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

7. Any reference to a governmental agency will be construed to mean any future instrumentality that may be created and designated as successors in interest to, or which otherwise possesses any of the powers and duties of, any referenced governmental agency in existence on the effective date of this Development Order.

8. If any portion or section of this Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision will in no manner affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

9. This Development Order grants limited approval and does not negate the developer's responsibility to comply with all applicable federal, state, regional and local regulations.

10. Subsequent requests for local development permits will not require further review pursuant to Section 380.06, Florida Statutes, unless the Board of County Commissioners, after due notice and hearing, finds that one or more of the following is present:

(a) A substantial deviation from the terms or conditions of this Development Order, or other changes to the approved development plans that creates a reasonable likelihood of adverse regional impacts or other regional impacts not evaluated in the review by the Southwest Florida Regional Planning Council; or

(b) An expiration of the period of effectiveness of this Development Order.

Upon a finding that any of the above is present, the Board must order a termination of all development activity in the development affected by a substantial deviation or expiration of time until such time as a new DRI Application for Development Approval has been submitted, reviewed and approved in accordance with Section 380.06, Florida Statutes, and all local approvals have been obtained.

11. The project has a buildout date of ~~2002~~ May 20, 2009, and a termination date of ~~2005~~ May 20, 2012. ~~This term is based on a ten year build out and the recognition~~ The buildout and termination dates reflect adjustment of one year and 141 days applicable to the tolling of time for the appeal/challenge to the original DRI Development Order. The termination date recognizes that a local Development Order, which is valid for three years, may be obtained ~~in the tenth year~~ prior to the buildout expiration date.

12. The developer and the Bayside Improvement District may not exercise any rights of condemnation to acquire land within the development commonly known as Spring Creek Village, El Dorado Acres, Estero Bay Shores, Mound Key Estates and Spring Creek Estates.

13. The Administrative Director of the Lee County Department of Community Development, or his/her designee, will be the local official responsible for assuring compliance with this Development Order.

14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ 2012. If the County clearly demonstrates that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

Lee County will reserve to this DRI until ~~2005~~ 2012, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) ~~and 60 acres of commercial use allocation in the Bonita Springs Planing Community,~~ as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

15. The developer, or its successor(s) in title to the undeveloped portion of the subject property, will submit a report annually to Lee County, SWFRPC, FDCA and all affected permit agencies. This report must describe the state of development and compliance as of the date of submission. In addition, the report must be consistent with the rules of the FDCA. The first monitoring report must be submitted to the Administrative Director of the DCA not later than one year after the effective date of this Development Order. Further reporting must be submitted not later than one year of subsequent calendar years thereafter, until build out. Failure to comply with this reporting procedure is governed by Section 380.06 (18), Florida Statutes. The developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of this reporting requirement. This requirement may not be construed to require reporting from tenants or owners of individual lots or units.

16. In compliance with a condition of the first development order amendment, the developer did amend this Development Order to incorporate the portion of the Spring Creek DRI located west of US Highway 41 into the Pelican Landing DRI. A legal description of that portion of the Spring Creek DRI, along with the conditions of the Spring Creek Development Order that are applicable to the Spring Creek West property are now

incorporated into this development order. The impacts of the Spring Creek development will not be considered separately or cumulatively in any future change to the Pelican Landing Development Order. A change in the development plan for the Spring Creek property could be a substantial deviation that would require further analysis of Spring Creek West. The amendment was adopted solely for the purpose of consolidating Spring Creek West and Pelican Landing under the same Development Order and none of Spring Creek West's vested rights will be lost because of the amendment.

17. The County will forward certified copies of this Development Order to the SWFRPC, the developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. Upon this Development Order becoming effective, the developer must record notice of its adoption in the office of the Clerk of the Circuit Court, as provided in Section 380.06(15), Florida Statutes. The inclusion of the Baywinds parcel as part of the Seventh Development Order amendment does not divest the rights provided in the permits, development orders, and government approvals obtained on that parcel based on the plan of development reflected in Lee County Development Order No. 95-12-068.00D. These approvals were granted prior to its inclusion in the Pelican Landing DRI and will allow for the development of the Baywinds Parcel consistent with the plan of development reflected in Lee County Development Order No. 95-12-068.00D.

THE MOTION TO ADOPT this Amendment was offered by Commissioner _____, and seconded by Commissioner _____ and, upon poll of the members present, the vote was as follows:

Robert P. Janes
Douglas R. St. Cerny
Ray Judah
Andrew W. Coy
John E. Albion

DULY PASSED AND ADOPTED this _____ day of _____, 2002

ATTEST:
CHARLIE GREEN, CLERK

BY:_____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

BY:_____
Chairman

APPROVED AS TO FORM BY:

_____
County Attorney's Office

Attachments:

Exhibit A. Legal Description of the Pelican Landing DRI area within unincorporated Lee County.

Exhibit B. Legal Description of the Pelican Landing DRI area within the City of Bonita Springs, but excluding the Spring Creek West DRI area.

Exhibit C. Legal Description of the Pelican Landing DRI area encompassed by the Spring Creek West DRI, located in the City of Bonita Springs.

Exhibit D. Sketch of the legal descriptions of Pelican Landing DRI.

Exhibit E. Map H, Master Development Plan - last revised March 1, 2001, stamped received March 6, 2001.

Exhibit F. Pelican Landing DRI Development Parameters

EXHIBIT "A"

Legal Description of the Pelican Landing DRI area
within unincorporated Lee County

EXHIBIT "B"

Legal Description of the Pelican Landing DRI area within the City of Bonita Springs

EXHIBIT "C"

Legal Description of the Pelican Landing DRI area
encompassed by the Spring Creek West DRI

EXHIBIT "D"

Sketch of the legal descriptions of Pelican Landing DRI

EXHIBIT E

MAP H

EXHIBIT "F"
PELICAN LANDING DRI
DEVELOPMENT PARAMETERS
(updated through 3-1-01)

Land Use	Units[1]	Existing (1998)	Build out Total (~~2002~~ 2008
Residential	DU	1083	4,400
Single Family	DU	402	665
Multi Family	DU	596	3,735
Retail[2]	GFA	11,000	300,000
Office[3]	GFA	134,738	475,000
Hotel/Motel	Rooms	0	750
Recreation Uses			
Pelican Nest Golf Course/Clubhouse/ Practice Range	Holes	21	30
Colony Range Club/ Golf Course/ Clubhouse/Practice Range	Holes	19	19
Resort Golf Course/ Clubhouse Practice Range	Holes	0	28
Tennis Center	Courts	12	24
Coconut Marina	Boat Slips Wet	24	48
	Dry	0	150
Redfish Point	GFA	5,000	5,000
	Boat Slips Wet	15	15
Other[4]	Boat Slips Wet	2	2
	Accessory Parking	0	3.2

Footnotes:

1 Units
DU - Dwelling Units
GFA - Square Feet of Gross Floor Area
2 Includes conference center, community center and clubhouse/marina
3 Includes "Foundations"
4 Ancillary Use

INSTRUCTIONS

(Sec[redacted] C.1.c., Lee County Administrative Code[redacted] 2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of ten (10) days in advance of the Zoning Board of the City of Bonita Springs. This sign will be provided by the Development Services Division in the following manner:

a. Signs for case **#DRI2002-00002** must be posted by **August 23, 2002.** FRI
b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Development Services Division, and obtain duplicate copies of the sign from the Development Services Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY DEVELOPMENT SERVICES DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

(Return the completed Affidavit below to the Development Services Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED BARRY ERNST

WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

RECEIVED
AUG 26 2002
COMMUNITY DEVELOPMENT

SIGNATURE OF APPLICANT OR AGENT

BARRY ERNST WCI COMMUNITIES INC
NAME (TYPED OR PRINTED)

24301 WALDEN CENTER DRIVE
ST. OR PO BOX

BONITA SPRINGS FL 34134
CITY, STATE & ZIP

#DRI2002-00002/Pelican Landing / 9/6/02 zb / bjj

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 22nd day of AUGUST, 2002, by BARRY ERNST, personally known to me or who produced —— as identification and who did/did not take an oath.

Sylvia DiFalco
Signature of Notary Public

SYLVIA DIFOLCO
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

Sylvia DiFolco
Commission # CC 853834
Expires July 12, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

INSTRUCTIONS

(Section C.1.c., Lee County Administrative Code AC 2-8)

A zoning sign must be posted on the parcel subject to any zoning application for a minimum of ten (10) days in advance of the Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Development Services Division in the following manner:

a. Signs for case **#DRI2002-00002** must be posted by **July 16, 2002.**
b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.
e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Development Services Division, and obtain duplicate copies of the sign from the Development Services Division.

The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart.

When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE, BELOW, SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY DEVELOPMENT SERVICES DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

(Return the completed Affidavit below to the Development Services Division as indicated in previous paragraph.)

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF LEE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED Barry Ernst

WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN THE ZONING APPLICATION REFERENCED BELOW:

Barry Ernst
SIGNATURE OF APPLICANT OR AGENT

BARRY ERNST
NAME (TYPED OR PRINTED)

24310 WALDEN CENTER DRIVE
ST. OR PO BOX

BONITA SPRINGS FL 34134
CITY, STATE & ZIP

#DRI2002-00002/Pelican Landing /July 30, 2002 / bjj

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 15th day of July, 2002 by BARRY ERNST, personally known to me or who produced _____ as identification and who did not take an oath.

Sylvia DiFolco
Commission # CC 853834
Expires July 12, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Sylvia DiFolco
Signature of Notary Public

SYLVIA DIFOLCO
Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

RECEIVED
JUL 22 2002
COMMUNITY DEVELOPMENT

LEE COU

APPLICATION FOR PUBLIC HEARING FOR A DEVELOPMENT OF REGIONAL IMPACT (DRI)

IF REQUEST WILL INVOLVE REZONING, PLEASE USE THE "APPLICATION FOR PUBLIC HEARING FOR PLANNED DEVELOPMENT" FORM.

Applicant's Name: **WCI Communities, Inc.** Phone #: **(941) 947-2600**

Project Name: **Pelican Landing DRI**

STRAP Number: **Various, see list at Exhibit III-A**

Application Form: **X** Computer Generated* _____ County Printed

* By signing this application, the applicant affirms that the form has not been altered.

****

STAFF USE ONLY

Commission District: 03

Current Zoning: CB

Hearing Number: DRI-2002-00002

Date of Application: _____

Date HEX Public Hearing: _____

Land Use Classification: _____

Lee Plan Density Range: _____

Fee: $ 3000.00

Date Fee Paid: 3/21/02

Receipt Number: _____

Intake By: _____

Staff Recommendation: _____

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (941) 479-8585

RECEIVED
RECEIVED
COMMUNITY DEVELOPMENT
APR 08 2002
ZONING COUNTER

DRI 2002-00002

PART I
APPLICANT\PROPERTY OWNERSHIP INFORMATION

A. Name of applicant: **WCI Communities, Inc.**

Mailing Address: Street: **24301 Walden Center Drive**

City: **Bonita Springs** State: **FL** Zip: **34134**

Phone Number: Area Code: **(941)** Number: **947-2600** Ext. _____

Fax Number: Area Code: **(941)** Number: **498-8273**

B. Relationship of applicant to property:

X Owner _____ Trustee* _____ Option holder*
_____ Lessee* _____ Contract Purchaser*
_____ Other (indicate)* _____

*If applicant is NOT the owner he must submit a **notarized** Authorization Form from the owner to the applicant labeled Exhibit I-B.

C. Name of owner of property: **WCI Communities, Inc.**

Mailing Address: Street: **24301 Walden Center Drive**

City: **Bonita Springs** State: **FL** Zip: **34134**

Phone Number: Area Code: **(941)** Number: **947-2600** Ext. _____

Fax Number: Area Code: **(941)** Number: **498-8273**

D. Date property was acquired by present owner(s): **Various Dates**

E. Is the property subject to a sales contract or sales option? **X** NO _____ YES

F. Are owner(s) or contract purchasers required to file a disclosure form? _____ NO **X** YES

If yes, please complete and submit Exhibit I-F (attached).

G. Authorized Agent(s): List names of authorized agents. Attach extra sheet if more space is required

Name: **Neale Montgomery, Pavese, Haverfield, Dalton, Harrison & Jensen, L.L.P.**

Address: **1833 Hendry Street, Fort Myers, FL 33901**

Contact Person: **Neale Montgomery**

Phone: **(941) 334-2195** Fax: **(941) 332-2243**

E-mail: **nealemontgomery@paveselaw.com**

DCI 2002-00002

Additional sheet for Authorized Agents

G. Authorized Agent(s): List names of authorized agents (continued from page 2)

Name: **Barry Ernst, WCI Communities, Inc.**

Address: **24231 Walden Center Drive, Bonita Springs, FL 34134**

Contact Person: **Barry Ernst**

Phone: **(941) 947-2600** *Fax:* **(941) 498-8273**

E-mail: barryernst@wcicommunities.com

DRI: 2002-00002

PART II
GENERAL INFORMATION

A. Legal Description: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

_____ NO. Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, unless the subject property consists of one or more undivided platted lots (labeled Exhibit II-A-2.). If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included.

__X__ YES. Property is identified as: Please see attached sketch and description

Subdivision Name: _____

Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

STRAP NUMBER: **Various STRAP numbers**

B. Project Street Address: **Various property addresses**

C. General Location Of Property (referenced to major streets): **Pelican Landing DRI, located west of U.S. 41, east of Estero Bay, north of Bonita Bay DRI and south of Williams road, Sections 5, 6, 7, 8, 9, 16, 17, 18, 20 and 21, Township 47 South, Range 25 East, and Sections 13 and 24, Township 47 South, Range 24 East, Lee County, Florida.**

D. Request is for: _____ DRI _____ FQD _____ AMDA. (Check applicable answers)

_____ Application for development approval. _____ Substantial Deviation.

_____ Changes per LDC 34-145(d)(1)(c). _____ Abandonment.

__X__ Notice of Proposed Change (Non-substantial deviation).

_____ Other: _____

E. Property Dimensions

1. Width (average if irregular): **10,000** Feet 2. Depth (average if irregular): **10,000** Feet

3. Frontage on road or street: **5,000** Feet : Name of street: **U.S. 41**

4. Width along waterbody (If applicable): 3 miles (approximate) along Estero Bay Feet

5. Total land area: **2,792.2 +** Acres or Square Feet

F. Present Use of Property: Is the property vacant? _____ Yes __X__ No

Briefly describe current use of the property: **Partially developed planned development**

G. Property Restrictions: Are there any covenants, deed restrictions, or other restrictions which affect this request? __X__ NO _____ YES. If yes, submit a copy of the restriction(s) and a statement as to how they affect this request.

DRI 2002-00002

PART III
SUBMITTAL REQUIREMENTS

	APPLICATIONS	COPIES	EXHIBIT	ITEM
✓	All	12		Completed application
✓	All	12		Application Fee
✓	All	12	I-B	**Notarized** Authorization Form (if applicable)
✓	All	12	I-F	**Notarized** Disclosure Form (if applicable)
✓	All	12	II-A-1	Legal Description
✓	All	12	II-A-2	Certified sketch of description (if applicable)
N/A	All	1 2	II-A-3	Plat Book Page (if applicable)
N/A	All	12	II -G	Deed Restrictions & Narrative (if applicable)
✓	All	12	III -A	Property Owners List
✓	All	12	III -B	Property Owners Map
✓	All	12	III -C	Narrative Regarding Request
✓	Notice of proposed change Substantial Deviations	12		Form RPM-BSP-Proposed Change - 1 pursuant to Section 380.06(19) F.S.
N/A	DRI, AMDA, FQD	12		Form RPM-BSP-ADA - 1. Application for Development Approval pursuant to Section 380.06 F.S.
N/A	Abandonment	12		Form RPM-BSP-Abandonment-DRI-1. Application for abandonment of a DRI.

AFFIDAVIT

I, **Edward R. Griffith**, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Signature of owner or owner-authorized agent — Date: 3-6-02

Edward R. Griffith, Vice-President, WCI Communities, Inc.
Typed or printed name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me this 7th day of MARCH 2002, by EDWARD GRIFFITH, who is personally known to me or who has produced ——— as identification.

(SEAL)

Sylvia DiFolco
Commission # CC 853834
Expires July 12, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Sylvia DiFolco
Signature of notary public

SYLVIA DiFOLCO
Printed name of notary public

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ZONING COUNTER

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EXPLANATORY NOTES
GENERAL

ALL APPLICANTS MUST PAY THE APPLICATION FEE SET FORTH IN THE COUNTY EXTERNAL FEES AND CHARGES MANUAL. (ADMINISTRATIVE CODE 3-10 APPENDIX C)

UPON WRITTEN REQUEST, THE DIRECTOR MAY MODIFY THE SUBMITTAL REQUIREMENTS CONTAINED IN THIS SECTION WHERE IT CAN BE CLEARLY DEMONSTRATED THAT THE SUBMISSION WILL HAVE NO BEARING ON THE REVIEW AND PROCESSING OF THE APPLICATION. THE REQUEST AND THE DIRECTOR'S WRITTEN RESPONSE MUST ACCOMPANY THE APPLICATION SUBMITTED AND WILL BECOME A PART OF THE PERMANENT FILE.

EXPLANATORY NOTES FOR PART I

A. Applicant's Name: Application may be made by the landowner or the authorized agent. **[Sec. 34-201(a)]** Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are where:

1) The property is owned by husband and wife. It is not necessary that both husband and wife initiate the application on private real property.
2) The property is subject to a land trust agreement. The trustee may initiate the application.
3) The fee owner is a corporation. Any duly authorized corporate official may initiate the application.
4) The fee owner is a partnership. The general partner may initiate the application.
5) The fee owner is an association. The association may appoint an agent to initiate the application on behalf of the association.
6) The property is a condominium or time-share condominium. Refer to Sec. 34-201(a)(1)b. for rules.
7) The property is a subdivision. Refer to Sec. 34-201(a)(1)c. for rules.

B. *Relationship of applicant to owner: If the applicant is not the owner of the property or the person authorized to represent the owner through the Covenant of Unified Control, the applicant must submit proof of authority to represent the owner. This may be accomplished with a* ***notarized*** *authorization form from the owner or his authorized representative. Label this submittal as Exhibit I-B.* ***[Sec. 34-202(b)(1)].***

If the owner does not desire to sign the attached Covenant of Unified Control he may submit an alternate document for consideration by the County Attorney's office prior to submitting the application for rezoning.

C. *Name of owner (s): see F. below*

D. *Date property was acquired by present owner(s).*

F. *Name of Owner(s): A Disclosure Form (Exhibit I-F, attached) must be submitted for any entity whose interest in the property is other than solely equity interest(s) which are regularly traded on an established commodities market in the United States or another Country.* ***[Sec. 34-201(b)(2)]***

G. *Authorized Agents: If the owner or applicant has authorized agents to act on his/her behalf, list the agent(s) name, mailing address and phone number.****[Sec. 34-202(b)(1)]***

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EXPLANATORY NOTES FOR PART II

A. *Legal Description: If the property is not within a platted subdivision recorded in the official plat books of Lee County, a complete legal description must be attached which is sufficiently detailed and legible so as to be able to locate the property on county maps or aerial photographs. Also include the Section, Township, Range, and parcel number(s).*

If the application includes multiple contiguous parcels, the legal description may describe the perimeter boundary of the total area, and need not describe each individual parcel,. Label the legal description as Exhibit II-A-1.

A survey or a certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code must be submitted. , unless the subject property consists of one or more undivided platted lots. If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. Label the Sketch as Exhibit II-A-2. ***[34-202(a)]***

If the request is owner-initiated and a boundary survey is required, the survey must include the location of any existing structures on the property. Label the Boundary Survey as Exhibit II-A-2. **[Sec. 34-202(a)(2)]**

The Director has the right to reject any legal description which is not sufficiently detailed or legible so as to locate said property, and may require a certified survey or boundary survey prepared by a surveyor meeting the minimum technical standards for land surveying in the state, as set out in chapter 61G 17-6, F. A.C. Boundaries must be clearly marked with a heavy line. The boundary line must include the entire area to be developed. If the request is owner-initiated the Federal Emergency Management Agency flood zone and required finished floor elevation must be shown as well as the location of existing structures on the property. ***[Sec. 34-202(b)(2)]***

A copy of the plat may be purchased from the County Clerks office.

B. *Project Street Address: If the street address is unknown, the address may be obtained from the Lee County E-911 Addressing Division at (941) - 338-3200.*

C. *General Location: The general location should reference known major streets so as to indicate to the general public the location of the property.*

E. *Property Dimensions: If the parcel is irregularly shaped, indicate the average width and depth of the property. Indicate the length of property abutting any existing street rights-of-way or easements. If property abuts more than one street, indicate frontage on each street.*

F. *If the property is not vacant, the owner or applicant's signature on this application indicates that the Owner agrees to either remove all existing buildings and structures, OR that the use of the building or structure(s) will be in compliance with all applicable requirements of the land development code.* ***[Sec.34-202(b)(3)].***

G. *Deed Restrictions: A copy of the deed restrictions on the subject property, if any, and a written statement as to how the deed restrictions may affect the requested action. Label as Exhibit II-G.* ***(Sec. 34-202(b)(2)]***

EXPLANATORY NOTES FOR PART III

a. *The applicant is responsible for the accuracy and completeness of this application. Any time delays or additional expenses necessitated by the submittal of inaccurate or incomplete information will be the responsibility of the applicant.*

b. *All information submitted with the application or submitted at the public hearing becomes a part of the public record and will be a permanent part of the file.*

c. *All applications must be submitted in person. Mailed-in applications will not be processed.*

d. *All attachments and exhibits submitted must be of a size that will fit or conveniently fold to fit into a letter size (8 2" x 11") folder.*

e. *The Department staff will review this application for compliance with requirements of the Lee County Land Development Code. If any deficiencies are noted, the applicant will be notified.*

Property Owners List: A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet of the perimeter of the subject property. Names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the County. Information may be obtained from the Lee County Property Appraiser's office. The applicant is responsible for the accuracy of the list. Label as Exhibit III-A. [Sec. 34-202(a)(6)]

Property Owners Map: A County Zoning map or other similar map displaying all of the parcels of property within three hundred seventy-five feet (375) of the perimeter of the subject parcel or the portion thereof that is the subject of the request, referenced by number or other symbol to the names on the property owners list. The applicant is responsible for the accuracy of the map. Label as Exhibit III-B. [Sec. 34-202(a)(7)].

Narrative Statement: Label as Exhibit III-C. State the basis or reason(s) for the requested action.

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EXHIBIT I - B
LETTER OF AUTHORIZATION

TO LEE COUNTY COMMUNITY DEVELOPMENT

The undersigned do hereby swear or affirm that they are the fee simple title holders and owners of record of property commonly known as **Pelican Landing DRI** *and legally described in exhibit attached hereto.*

The property described herein is the subject of an application for zoning or development. We hereby designate **Neale Montgomery and/or Barry Ernst** *as the legal representative of the property and as such, this individual is authorized to legally bind all owners of the property in the course of seeking the necessary approvals to develop. This authority includes but is not limited to the hiring and authorizing of agents to assist in the preparation of applications, plans, surveys, and studies necessary to obtain zoning and development approval on the site. This representative will remain the only entity to authorize development activity on the property until such time as a new or amended authorization is delivered to Lee County.*

Owner* (signature)
Edward R. Griffith, Vice-President
Printed Name

Owner* (signature)
Printed Name

Owner* (signature)
Printed Name

Owner* (signature)
Printed Name

STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me this 7th day of MARCH, 2002, by EDWARD GRIFFITH, who is personally known to me or who has produced — as identification.

(SEAL)

Sylvia DiFolco
Commission # CC 853834
Expires July 12, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Sylvia DiFolco
Notary Public
SYLVIA DIFOLCO
(Name typed, printed or stamped)

*If more than one owner then all owners must sign. See explanation on back.

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EXPLANATORY NOTES

Where there is more than one owner, either legal or equitable, then all such owners must jointly initiate the application. Exceptions to this are:

1) It is not required that both husband and wife initiate the application on private real property owned by them.

2) Where the property is subject to a land trust agreement, the trustee may initiate the application.

3) Where the fee owner is a corporation, any duly authorized corporate official may initiate the application.

4) Where the fee owner is a partnership, the general partner may initiate the application.

5) Where the fee owner is an association, the association may appoint an agent to initiate the application on behalf of the association.

6) Where the property is a condominium or time-share condominium, refer to Sec. 34-201(a)(1)b. for rules.

7) Where the property is a subdivision, refer to Sec. 34-201(a)(1)c. for rules.

8) Rezonings initiated by the Board of County Commissioners on property not owned by the county.

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EXHIBIT I-F

DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. _____ **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock
WCI Communities, Inc.	**100%**
24301 Walden Center Drive	
Bonita Springs, FL 34134	
(please see attached)	

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

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5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

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COMMUNITY DEVELOPMENT
ZONING COUNTER
STATE OF FLORIDA
COUNTY OF LEE

Signature: _____
(Applicant)

Edward R. Griffith, Vice-President
(Printed or typed name of applicant)

The foregoing instrument was acknowledged before me this 7th day of MARCH, 2002, by EDWARD GRIFFITH, who is personally known to me or who has produced — as identification. .

Sylvia DiFolco
Signature of Notary Public

SYLVIA DIFOLCO
Printed Name of Notary Public

(SEAL)

Sylvia DiFolco
Commission # CC 853834
Expires July 12, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

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WCI COMMUNITIES, INC.

Don E. Ackerman, Chairman of the Board/ Executive Vice President
Alfred Hoffman, Jr., Chief Executive Officer
Jerry L. Starkey, President

Armando J. Goenaga, Senior Vice President
Charles E. Brasington, Senior Vice President
David L. Fry, Senior Vice President
Frank Kurchinski, Senior Vice President
George R. Page, Senior Vice President
James P. Dietz, Senior Vice President/CFO
Milton G. Flinn, Senior Vice President
Richard Vandermeer, Senior Vice President
R. Michael Curtin, Senior Vice President
Michael R. Greenberg, Senior Vice President
S. Charles Mattoff, Senior Vice President
Steven C. Adelman, Senior Vice President/ Treasurer
Vivien N. Hastings, Senior Vice President/ Secretary

Albert B. Cowing, Vice President
Albert F. Moscato, Jr., Vice President
Alex Locay-Rodriguez, Vice President
Alfred P. Dougherty, Vice President
Andrew L. O'Connell, Vice President
Arthur Friedman, Vice President
Charles Maffett, Vice President
Christopher J. Hanlon, Vice President
Darren White, Vice President
David R. Dyess, Vice President / Assistant Secretary
Dwight D. Thomas, Vice President
Edward D'Alessandro, Vice President
Edward R. Griffith, Vice President
Eleanor W. Taft, Vice President / Assistant Secretary
Gary Nelson, Vice President
James Cullen, Vice President / Assistant Secretary
John F. Coolahan, Vice President
John J. Ferry III, Vice President
Marco A. Ruiz, Vice President
Mark Smietana, Vice President
Nancy Graham, Vice President
Patricia Z. Hitchcock, Vice President / Assistant Secretary
Paul J. Angelo, Vice President/ Assistant Secretary
Randy Park, Vice President
Richard G. Newman, Vice President
Robert C. Beyer, Jr., Vice President
Robert Hanna, Vice President
Robert Swails, Vice President
Stephen C. Pierce, Vice President / Assistant Secretary
Steve Danco, Vice President
Timothy Oak, Vice President
Wanda Z. Cross, Vice President

Laurel Y. Sitterly, Assistant Secretary
Maryann Nance, Assistant Secretary
Patricia A. Kelsey, Assistant Secretary
Patricia Tonger, Assistant Secretary
Sylvia Keith, Assistant Secretary

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EXHIBIT III-C

NARRATIVE

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The proposed Pelican Landing DRI amendment is submitted in accordance with DRI Development Order conditions imposed by the Lee County Board of Commissioners during the review and approval of the Eleventh Notice of Change to the DRI.

The proposed change is a four year 364 day extension to the buildout date and termination date. Section 380.06(19)(c), F.S. provides that for purposes of calculating the time for the buildout or termination date, the time is tolled during the pendency of any judicial proceedings. A challenge to the zoning and Development of Regional Impact was filed in Circuit Court on September 27, 1994. After an adverse ruling the matter was appealed to the District Court of Appeals. The District Court of Appeal issued its order dismissing the challenge on February 14, 1996. A copy of the order is attached hereto and made a part hereof. The time period was tolled during that time frame. The SWFRPC has confirmed the time frame of the tolling. Thus the buildout date needs to be adjusted to reflect the tolling plus the four year 364 day time extension.

Specifically paragraph III.11 provides: "The project has a buildout date of 2002, and a termination date of 2005. This term is based on a ten year buildout and the recognition that a local development order, which is valid for three years, may be obtained in the tenth year."

The proposed amendment would be as follows:

"The project has a buildout date of May 20, 2008, ~~2002~~, and a termination date of May 20, 2011. ~~2005~~. This term is based on a ten year buildout, a recognition of the 141 tolling, and a four year 364 day time extension, and the recognition that local Development Order, which is valid for three years may be obtained in the ~~tenth~~ last year."

Condition III.14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~2011. If the county clearly demonstrates that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

Lee County will reserve to this DRI until ~~2005~~ 2011, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use

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Categories (for a total of 600 acres) and 60 acres of commercial use allocation in the Bonita Springs Planning Community, as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

Paragraph I.A. (The third unnumbered paragraph)

Water supply and wastewater treatment, and reclaimed water, when available will be provided by Bonita Springs Utilities, Inc. The project buildout is the year 200~~2~~8.

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NOT FINAL UNTIL TIME EXPIRES TO FILE REHEARING MOTION AND, IF FILED, DETERMINED

IN THE DISTRICT COURT OF APPEAL

OF FLORIDA

SECOND DISTRICT

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RESPONSIBLE GROWTH MANAGEMENT COALITION, INC.,

Appellant,

v.

PELICAN LANDING COMMUNITIES, INC., a Florida corporation and LEE COUNTY, a political subdivision of the State of Florida,

Appellees.

Case No. 95-01507

Opinion filed Februrary 14, 1996.

Appeal from the Circuit Court for Lee County; James R. Thompson, Judge.

Thomas W. Reese, St. Petersburg, for Appellant.

Neale Montgomery and Steven C. Hartsell of Pavese, Garner, Haverfield, Dalton, Harrison & Jensen, Fort Myers and Robert L. Donald of Law Office of Robert L. Donald, Fort Myers, for Appellee Pelican Landing.

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James G. Yaeger, County Attorney and Thomas L. Wright, Assistant County Attorney, Fort Myers, for Appellee Lee County.

Robert M. Rhodes and Cathy M. Sellers of Steel Hector & Davis, Tallahassee, for Amici Curiae Florida Home Builders Association, Florida Association of Realtors and Association of Florida Community Developers, Inc.

PER CURIAM.

Affirmed.

RYDER, A.C.J., SCHOONOVER and QUINCE, JJ., Concur.

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Southwest Florida Regional Planning Council

4980 Bayline Drive, 4th Floor, N. Ft. Myers, FL 33917-3909 (941) 656-7720

P.O. Box 3455, N. Ft. Myers, FL 33918-3455 SUNCOM 749-7720

FAX 941-656-7724

December 13, 2001

Neale Montgomery, Attorney
Pavese, Haverfield, Dalton, Harrison & Jensen, L.L.P.
P.O. Drawer 1507
Fort Myers, Florida 33902-1507

RE: Pelican Landing Phase End, Buildout and Termination Date Change due to Tolling

Dear Neale:

We have reviewed your letter of November 29, 2001 regarding the issue of tolling and its affect on the phase end, buildout and termination dates for the Pelican Landing DRI. This letter states that the Pelican Landing buildout date should be "tolled during the pendency of administrative or judicial proceeding relating to development permits" (380.06(19)(c)) for the time frame from September 27, 1994 to February 15, 1996. A copy of the final order of the Second District Court of Appeal, and a copy of the index of the official record, which identifies various filing dates was attached to your letter to support the above tolling period. Based on this evidence we concur that the Pelican Landing phased end, buildout and termination dates can be tolled for a total of one year 141 days. To be eligible to for this extension, however, you must submit a notice of proposed change application to amend the Pelican Landing Development Order. If you have any questions, please let me know.

Sincerely,

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

Daniel L. Trescott
Principal Planner/DRI Coordinator

cc: Bernard Piawah, DCA/BLP
Mike Pavese, Lee County Community Development

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Printed on Recycled Paper

FORM RPM-BSP-PROPCHANGE-1

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF STATE PLANNING
2740 Centerview Drive
Tallahassee, Florida 32399
904-488-4925

NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, Edward R. Griffith, am the undersigned authorized representative of WCI Communities, Inc. WCI Communities, Inc., is the owner of the subject property and it is doing business as the Developer of Pelican Landing and do hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the notice of proposed change which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to Lee County and the City of Bonita Springs, to the Southwest Florida Regional Planning Council, and the Bureau of State Planning, Department of Community Affairs.

3-6-02
Date

Edward R. Griffith
Vice-President

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2. **Applicant (name, address, phone).**

WCI Communities, Inc.
24301 Walden Center Drive
Bonita Springs, Florida 34134
(941) 947-2600

3. **Authorized Agent (name, address, phone).**

Mr. Barry Ernst
WCI Communities, Inc.
24231 Walden Center Drive
Bonita Springs, Florida 34134
(941) 947-2600

Ms. Neale Montgomery
Pavese, Haverfield, Dalton,
Harrison & Jensen, L.L.P.
Attorneys at Law
1833 Hendry Street, P.O. Drawer 1507
Fort Myers, FL 33902-1507
(941) 334-2195

4. **Location (City, County, Township/Range/Section) of approved DRI and proposed change.**

Sections 05, 06, 07, 08, 09, 16, 17, 18, 20, and 21 Township 47 South, Range 25 East, and Sections 13 and 24, Township 47 South, Range 24 East, Lee County, Florida.

5. **Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

The proposed change is a four year 364 day extension to the buildout date and termination date. Section 380.06(19)(c), F.S. provides that for purposes of calculating the

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time for the buildout or termination date, the time is tolled during the pendency of any judicial proceedings. A challenge to the zoning and Development of Regional Impact was filed in Circuit Court. After an adverse ruling the matter was appealed to the District Court of Appeals. The District Court of Appeal issued its order dismissing the challenge on February 14, 1996. A copy of the order is attached hereto and made a part hereof. The time period was tolled during that time frame. Clarification of the tolling time frame was obtained from the SWFRPC. The time was tolled for 141 days. Thus the buildout date would be extended to May 21 based on the tolling of 141 days. The four year 364 day extension will run from May 21, 2003.

Specifically paragraph III.11 provides: "The project has a buildout date of 2002, and a termination date of 2005. This term is based on a ten year buildout and the recognition that a local development order, which is valid for three years, may be obtained in the tenth year."

The proposed Lee County amendment would be as follows:

"The project has a buildout date of May 20 ~~2002~~ 2008, and a termination date of May 20, ~~2005~~ 2011. This term is based on a ~~ten~~ fourteen year three hundred and sixty four day buildout and the recognition that local Development Order, which is valid for three years may be obtained in the ~~tenth~~ last year," and a recognition of the 141 day time period during which the time frame was tolled.

Condition III.14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2095~~ May 20, 2011. If the County clearly demonstrate that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

Lee County will reserve to this DRI until ~~2005~~ 2011, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) ~~and 60 acres of commercial use allocation in the Bonita Springs Planning Community,~~ as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

Paragraph I.A. (The third unnumbered paragraph)

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Water supply and wastewater treatment, and reclaimed water, when available will be provided by Bonita Springs Utilities, Inc. The project buildout is the year ~~2002~~ 2008.

The proposed amendment in the City of Bonita Springs would be as follows:

"The project has a buildout date of May 20 ~~2002~~ 2008, and a termination date of May 20, ~~2005~~ 2011. This term is based on a ~~ten~~ fourteen year three hundred and sixty four day buildout and the recognition that local Development Order, which is valid for three years may be obtained in the ~~tenth~~ last year," and a recognition of the 141 day time period during which the time frame was tolled.

Condition III.14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ May 20, 2011. If the City of Bonita Springs clearly demonstrate that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

The City of Bonita Springs will reserve to this DRI until ~~2005~~ 2011, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) ~~and 60 acres of commercial use allocation in the Bonita Springs Planning Community,~~ as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

Paragraph I.A. (The third unnumbered paragraph)

Water supply and wastewater treatment, and reclaimed water, when available will be provided by Bonita Springs Utilities, Inc. The project buildout is the year ~~2002~~ 2008.

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

Please see chart attached hereto.

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order

DRI 2002-00002

that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

1) March 22, 1995 (incorporating the terms of a settlement agreement); 2) August 16, 1995, which incorporated the conditions of the Spring Creek West DRI as set forth in the Eighth Amendment to Spring Creek DRI #10-7677-9; 3) November 4, 1996; 4) November 17, 1997; 5) September 21, 1998; 6) June 21, 1999; 7) December 6, 1999; 8) August 7, 2000, adding 3.2 +/- acres to the DRI; 9) September 18, 2000, which established the addition of the 140 ± acres; and 10) pending NOPC to split the DRI between the two jurisdictions of Lee County and the City of Bonita Springs.

8. **Describe any lands purchased or optioned within ¼ mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within ½ mile on a project master site plan or other map.**

No additional lands were acquired or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order that have not been incorporated into the DRI.

9. **Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.**

The change is not addressed by the criteria listed in Paragraph 380.06(19)(b), F.S. The change is addressed by the provisions of Paragraph 380.06(19)(c), F.S. This section provides, "An extension of less than 5 years is not a substantial deviation."

10. **Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.**

Yes, the change results in a new buildout date.

The new buildout date is May 20, 2008. This date is based on the ten year buildout to December 31, 2002, plus the 141 days the time was tolled for the appeal, plus the four year 364 day extension request.

DRI 2002-00002

11. Will the proposed change require an amendment to the local government comprehensive plan?

The proposed change will not require an amendment to the local government comprehensive plan.

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06(15), F.S., and 9J-2.025, Florida Administrative Code:

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

The master concept plan or other map of development will not change in any respect due to the time extension request.

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

a. All proposed specific changes to the nature, phasing, and built-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change:

The proposed change is a four year 364 day extension to the buildout date and termination date, plus the inclusion of the tolling of the time for the litigation. Section 380.06(19)(c), F.S. provides that for purposes of calculating the time for the buildout or termination date, the time is tolled during the pendency of any judicial proceedings. A challenge to the zoning and Development of Regional Impact was filed in Circuit Court on September 27, 1994. After an adverse ruling the matter was appealed to the District Court of Appeals. The District Court of Appeal issued its order dismissing the challenge on February 14, 1996. A copy of the order is attached hereto and made a part hereof. The time period was tolled during that time frame. The SWFRPC confirmed the tolling.

Specifically paragraph III.11 provides: "The project has a buildout date of 2002, and a termination date of 2005. This term is based on a ten year buildout and the recognition that a local development order, which is valid for three years, may be obtained in the tenth year."

DRI 2002-00002

The proposed Lee County amendment would be as follows:

"The project has a buildout date of May 20 ~~2002~~ 2008, and a termination date of May 20, ~~2005~~ 2011. This term is based on a ~~ten~~ fourteen year three hundred and sixty four day buildout and the recognition that local Development Order, which is valid for three years may be obtained in the ~~tenth~~ last year," and a recognition of the 141 day time period during which the time frame was tolled.

Condition III.14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ May 20, 2011. If the County clearly demonstrate that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

Lee County will reserve to this DRI until ~~2005~~ 2011, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) ~~and 60 acres of commercial use allocation in the Bonita Springs Planning Community,~~ as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

Paragraph I.A. (The third unnumbered paragraph)

Water supply and wastewater treatment, and reclaimed water, when available will be provided by Bonita Springs Utilities, Inc. The project buildout is the year ~~2002~~ 2008.

The proposed amendment in the City of Bonita Springs would be as follows:

"The project has a buildout date of May 20 ~~2002~~ 2008, and a termination date of May 20, ~~2005~~ 2011. This term is based on a ~~ten~~ fourteen year three hundred and sixty four day buildout and the recognition that local Development Order, which is valid for three years may be obtained in the ~~tenth~~ last year," and a recognition of the 141 day time period during which the time frame was tolled.

Condition III.14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ May 20, 2011. If the City of Bonita Springs clearly demonstrate that substantial changes have occurred in the

DRI 2002-00002

conditions underlying the approval of the Development Order through public hearings on an amendment to the zoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding that the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.

The City of Bonita Springs will reserve to this DRI until ~~2005~~ 2011, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) ~~and 60 acres of commercial use allocation in the Bonita Springs Planning Community,~~ as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.

Paragraph I.A. (The third unnumbered paragraph)

Water supply and wastewater treatment, and reclaimed water, when available will be provided by Bonita Springs Utilities, Inc. The project buildout is the year ~~2002~~ 2008.

DRI 2002-00002

NOT FINAL UNTIL TIME EXPIRES TO FILE REHEARING
MOTION AND, IF FILED, DETERMINED

IN THE DISTRICT COURT OF APPEAL

OF FLORIDA

SECOND DISTRICT

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FEB 15 1996

RESPONSIBLE GROWTH MANAGEMENT COALITION, INC.,

Appellant,

v.

PELICAN LANDING COMMUNITIES, INC., a Florida corporation and LEE COUNTY, a political subdivision of the State of Florida,

Appellees.

Case No. 95-01507

Opinion filed Februrary 14, 1996.

Appeal from the Circuit Court for Lee County; James R. Thompson, Judge.

Thomas W. Reese, St. Petersburg, for Appellant.

Neale Montgomery and Steven C. Hartsell of Pavese, Garner, Haverfield, Dalton, Harrison & Jensen, Fort Myers and Robert L. Donald of Law Office of Robert L. Donald, Fort Myers, for Appellee Pelican Landing.

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DR 2002-00002

James G. Yaeger, County Attorney and Thomas L. Wright, Assistant County Attorney, Fort Myers, for Appellee Lee County.

Robert M. Rhodes and Cathy M. Sellers of Steel Hector & Davis, Tallahassee, for Amici Curiae Florida Home Builders Association, Florida Association of Realtors and Association of Florida Community Developers, Inc.

PER CURIAM.

Affirmed.

RYDER, A.C.J., SCHOONOVER and QUINCE, JJ., Concur.

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DCI 2002-00002

Southwest Florida Regional Planning Council

4980 Bayline Drive, 4th Floor, N. Ft. Myers, FL 33917-3909 (941) 656-7720

P.O. Box 3455, N. Ft. Myers, FL 33918-3455 SUNCOM 749-7720

FAX 941-656-7724

December 13, 2001

Neale Montgomery, Attorney
Pavese, Haverfield, Dalton, Harrison & Jensen, L.L.P.
P.O. Drawer 1507
Fort Myers, Florida 33902-1507

RE: Pelican Landing Phase End, Buildout and Termination Date Change due to Tolling

Dear Neale:

We have reviewed your letter of November 29, 2001 regarding the issue of tolling and its affect on the phase end, buildout and termination dates for the Pelican Landing DRI. This letter states that the Pelican Landing buildout date should be "tolled during the pendency of administrative or judicial proceeding relating to development permits" (380.06(19)(c)) for the time frame from September 27, 1994 to February 15, 1996. A copy of the final order of the Second District Court of Appeal, and a copy of the index of the official record, which identifies various filing dates was attached to your letter to support the above tolling period. Based on this evidence we concur that the Pelican Landing phased end, buildout and termination dates can be tolled for a total of one year 141 days. To be eligible to for this extension, however, you must submit a notice of proposed change application to amend the Pelican Landing Development Order. If you have any questions, please let me know.

Sincerely,

SOUTHWEST FLORIDA REGIONAL PLANNING COUNCIL

Daniel L. Trescott
Principal Planner/DRI Coordinator

cc: Bernard Piawah, DCA/BLP
Mike Pavese, Lee County Community Development

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DRI 2002-00002

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SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATAGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS DO CHANGE & DATE
Petroleum / Chemical Storage	Storage Capacity (barrels and/or lbs.) Distance to Navigable Waters (feet) Site locational changes Facility Acreage, including drainage, ROW, easements, etc. No. External Vehicle Trips DO Conditions	NA		
Ports (Marina)	No. boats, wet storage No. boats, dry storage Dredge & Fill (cu yards) Petroleum Storage (gals.) Site locational changes Port Acreage, including drainage, ROW, easements, etc. No. External Vehicle Trips DO Conditions			
Residential	No. Dwellings Type of Dwelling Units No. Lots Acreage, including drainage, ROW, easements, etc. Site locational changes No. External Vehicle Trips DO Conditions	No Change No Change 675** No Change NA	4400 Units 3735 MF + 665 SF 625.0	3rd DO Change November 4, 1996 *

*The 5th Development Order Change from 625 to 654.6 acres in September 1998.
**The 7th Development Order Change added 21 acre of residential development in December 1999.

DRI 2002-00002

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATAGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS DO CHANGE & DATE
Open Space (All natural and vegetated non-impervious surfaces.) (Golf Course and Open lands.)	Acreage Site locational changes Type of Open Space DO Conditions ADA representations	492***	371	*
Preservation, Buffer, or Special Protection Areas (Wetlands)	Acreage Site locational changes Type of Open Space DO Conditions ADA representations	678.50***	507	**

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

*The 5th Development Order Change increased the golf course from 371 acres to 418 acres.
**Preservation Area was increased from 507 acres to 606 acres in the 5th Notice of Change. The 7th Notice of Change increased wetland preservation from 606 acres to 635 acres.
*** The Eco-park acreage is also proposed to be increased in size to 144 acres and includes both upland and wetland preservation areas. (See proposed Map H further depicting proposed changes.

DRI 2002-00002

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Attraction/Recreation	# Parking Spaces # Spectators # Seats Site Locational changes Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. Conditions ADA representations	N.A.		
Airports	Runway (length) Runway (strength) Terminal (gross square feet) Site locational changes Airport acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations	N.A.		
Hospitals	# Beds # Parking Spaces Bulding (gross square feet) Site locational changes Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations	N.A.		

DRI 2002-00002

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Industrial	Acreage, including drainage, ROW, easements, etc.	No Change		
	# Parking Spaces			
	Building (gross square feet)			
	# Employees			
	Chemical storage (barrels and lbs.)			
	Site Locational changes			
	# External Vehicle Trips			
	D.O. Conditions			
	ADA representations			
Mining Operations	Acreage mined (year)	No Change		
	Water Withdrawal (Gal/day)			
	Size of Mine (acres), including drainage, ROW, easements, etc.			
	Site locational changes			
	# External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Office	Acreage, including drainage, ROW, easements, etc.		20	20 – 26 Acres* 26 – 47.08 Acres**
	Building (gross square feet)		210,000	210,000 – 245,000*
	# Parking Spaces		700	700 – 816*
	# Employees			245,000 – 475,000**
	Site locational changes			700 – 1587**
	# External Vehicle Trips			
	D.O. conditions			
	ADA representations			

*3rd Development Order – 11/96
**6th Notice of Change – 8/99

DRI 2002-00002

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.		60	
	Floor Space (gross square feet)		600,000	600,000 to 540,000 3rd D.O. 11/96
	# Parking Spaces		2,699	540,000 to 461,050 4th D.O. 10/97
	# Employees		See Traffic Assessment	*And parking 2,699 to 2,310 461,050 to 300,000 6th D.O. 1/99 and parking 2,310 to 1,500
	Site locational changes			
	# External Vehicle Trips			
	D.O. conditions			
	ADA representations			
Hotel/Motel	# Rental Units	N.A.	450	450 to 750 4th D.O. Change 10/97
	Floor Space (gross square feet)			
	# Parking Spaces			
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements etc.			
	# External Vehicle Trips			
	D.O. conditions			
	ADA representations			
R.V. Park	Acreage, including drainage, ROW, easements etc.	N.A.		
	# Parking Spaces			
	Buildings (gross unit square feet)			
	# Employees			
	Site locational changes			
	# External Vehicle Trips			
	D.O. conditions			
	ADA representations			

DRI 2002-00002

Tina Boone

From: Audra Ennis [ENNISAM@leegov.com]
Sent: Thursday, March 21, 2002 12:37 PM
To: tinaboone@paveselaw.com
Subject: Application

Just submit the list and indicate on the top of the first page that it is a list of affected straps. We were unable to determine if the property list was a sorrounding list or affected list. You do NOT need to type them out if you already have them in a format that lists them by some means.

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LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

October 10, 2002

Neale Montgomery, Esq.
Pavese Law Firm
1833 Hendry St.
Fort Myers, FL 33901

Re: **Agenda Schedule for Pelican Landing DRI NOPC**
Case No. DRI2002-00002

Dear Ms. Montgomery:

Your request has been scheduled before the City Council of the City of Bonita Springs for a **SECOND READING** of an ordinance on the referenced matter and to review the Zoning Board for Land Use Hearings recommendation.

DATE & TIME: October 28, 2002, Meeting commences at 9:00 a.m.

LOCATION: **Bonita Springs Community Hall**
10520 Reynolds Street
Bonita Springs, FL 34135

~~Bonita Springs Utilities Board Room~~
~~11860 East Terry Street~~
~~Bonita Springs, FL 34135~~

The first reading is a reading of the request and the second reading is the hearing.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Billie Jacoby

Billie Jacoby
Administrative Assistant

cc: WCI Communities, Inc.
Michael Pavese, Principal Planner
Zoning File

U:\200210\DRI20020.000\2\applicantlettercouncil2nd.wpd

Q. GRADY MINOR & ASSOCIATES, P.A.
Civil Engineers ▪ Land Surveyors ▪ Planners

Q. GRADY MINOR, P.E.
MARK W. MINOR, P.E.
C. DEAN SMITH, P.E.
DAVID W. SCHMITT, P.E.
MICHAEL J. DELATE, P.E.
BLAIR A. FOLEY, P.E.

D. WAYNE ARNOLD, A.I.C.P.
ERIC V. SANDOVAL, P.S.M.
THOMAS CHERNESKY, P.S.M.
ALAN V. ROSEMAN

SURVEYOR'S AFFIDAVIT

I am a Professional Surveyor and Mapper holding Certificate Number 5426 under the laws of the State of Florida.

*I hereby certify that the dividing line described in the legal descriptions of "**Pelican Landing DRI – City of Bonita Springs**" and "**Pelican Landing DRI – Unincorporated Lee County**" (submitted with the DRI), as prepared by Johnson Engineering, dated November 1, 2001, is the same as the Jurisdictional line as decribed in the legal description established by the Charter for the City of Bonita Springs; and is also the same line shown and depicted on the Specific Purpose Survey, as prepared by Q. Grady Minor & Associates, P.A., dated October 2, 2001, as Drawing number C-1497.*

*I also certify that there are **no** overlaps or hiatus between the legal descriptions and the lines mentioned above.*

Q. Grady Minor & Associates, P.A.

By: _____ *Date:* 11-2-01

Thomas Chernesky, P.S.M. #5426

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DRI 2002-00002

(941) 947-1144 ▪ FAX (941) 947-0375 ▪ E-Mail: engineering@gradyminor.com
3800 Via Del Rey ▪ Bonita Springs, Florida 34134

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3916 • (941) 334-1102

JANE E. KUCKEL, PH.D.
CHAIRMAN • DISTRICT 3

TERRI K. WAMPLER
VICE CHAIRMAN • DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

KATHERINE BOREN
DISTRICT 4

LISA POCKRUS
DISTRICT 5

JOHN W. SANDERS, ED.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

FILE COPY

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June 10, 2002

Mr. Mike Pavese
Lee County Division of Zoning and Development Services
P. O. Box 398
Ft. Myers, FL 33902

Re: Pelican Landing DRI -- DRI2002-00002

Dear Mike:

Thank you for the opportunity to review the above referenced DRI for substantive comments with regards to educational impacts. Since the proposal is to adjust the tolling date and extend the adjusted buildout date and termination dates for the project, there will be no new additional educational impacts to the Lee County School District from these changes.

The applicant should be made aware that on November 27, 2001 the Lee County Board of County Commissioners adopted a school impact fee in Lee County, effective December 1, 2001. As such, The Pelican Landing DRI developers will be expected to pay the designated impact fees at the appropriate time, thereby meeting the requirements of the impact fee ordinance.

Thank you for your attention to this matter. If I may be of further assistance, please give me a call.

Sincerely,

Stephanie Keyes

Stephanie Keyes, AICP, Facilities Planner
Department of Construction and Planning

cc: Tyler F. Patak, NCARB, Director, Department of Construction and Planning

LEE COUNTY
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MEMORANDUM
FROM
THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER

DATE: **September 12, 2002**

TO: **Board of County Commissioners**

FROM: **Diana M. Parker/Salvatore Territo**
County Hearing Examiners

RE: **Hearing Examiner Recommendation(s)**

Enclosed you will find the following Hearing Examiner Recommendation(s):

Hearing Date: **JULY 30, 2002**

DRI2002-00002 **PELICAN LANDING DRI AMENDMENT - NOPC**

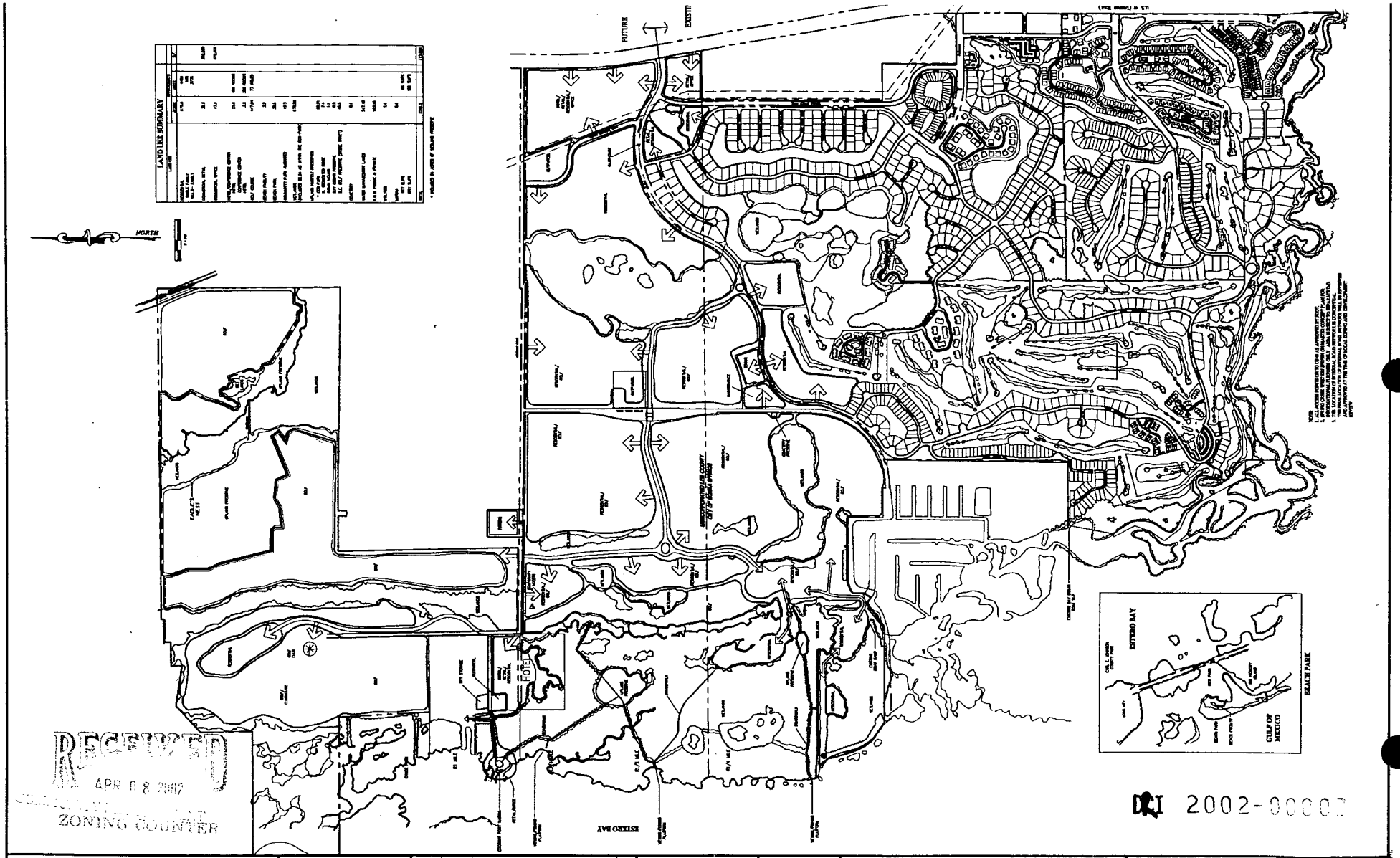
The above referenced Hearing Examiner Recommendation(s) has been rendered as of this date. The Development Services Division has advised that the BOCC Zoning Hearing is tentatively scheduled for **Monday, October 7, 2002.** Development Services will forward a copy of the Recommendation(s) to the Board prior to that time in the pink zoning notebooks.

If you have any procedural questions, please let our office know.

cc: Tim Jones / CAO
Billie Jacoby / Development Services
Andy Getch / LCDOT
Wade Taylor / Economic Development

DRI2002-00002
Dawn E. Perry-Lehnert / Asst. Co. Atty.
Mike Pavese / Development Services
Matt Noble DCI/DRI / Development Services

BILLIE JACOBY
DEVELOPMENT SERVICES



LEGEND

OWNER/DEVELOPER
WCI COMMUNITIES, INC.
24301 Walden Center Drive
Suite 300
Bonita Springs, Florida 34134
(941) 947-2600
(941) 498-8266 (FAX)

Revision	Date	Description	By
1	4/01	ADDED TEMPORARY ACCESS TO COCONUT RD.	WA

DESIGNED BY: WCI
DRAWN BY: WCI
APPROVED: W.A.
JOB CODE: PLNOPC
SCALE: 1" = 600'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE : (941) 947-1144 FAX : (941) 947-0373
ENGINEERING CERTIFICATE OF AUTHORIZATION EB 0008461
SURVEYING CERTIFICATE OF AUTHORIZATION LB 0003161

PELICAN LANDING DRI

MAP 'H'
MASTER DEVELOPMENT PLAN

DATE: NOVEMBER, 2000
FILE NAME: PLMAPH
DRAWING NUMBER 1 or 1

C:\wwgs\pelund\overall\PLMAPH.DWG, DGMA MAP, 11/19/2001 03:32:14 PM, 1:2.2

DRI 2002-00002
DP

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Agenda Item (3)(a)2.

PELICAN LANDING
DRI #10-9293-121
NOTICE OF PROPOSED CHANGE

Background:

The Lee County Board of County Commissioners approved the Pelican Landing Development of Regional Impact (DRI) on August 29, 1994. However, the Development Order was administratively appealed by the Florida Department of Community Affairs (DCA) and did not become effective until November 14, 1994. The Pelican Landing DRI began as an expansion of an existing residential/golf course development in the Bonita Springs area of Lee County (see attached Location Map), and now includes a portion of the previously existing Spring Creek DRI as well. As currently approved, the Pelican Landing DRI proper (without Spring Creek West) includes: 4,400 residential units, 300,000 gross square feet of retail space, 475,000 gross square feet of office space, 750 hotel/motel rooms, a 50,000 square foot conference center, 65 wet boat slips and 150 dry boat storage spaces, and recreational amenities, all on approximately 2,792.2 acres. The most recent annual monitoring report reviewed by Regional staff indicated that the Pelican Landing DRI proper contained 1,950 residential units, 177,338 square feet of office space and 11,000 square feet of retail space. The 450 room Hyatt Coconut Point Resort and Raptor Bay Golf Course has recently been completed.

Previous Changes:

There have been eleven previous changes to the Pelican Landing DRI. These changes are as follows:

1) On March 22, 1995, the Lee County Board of County Commissioners approved the First Development Order Amendment to the Pelican Landing DRI. This amendment was for the purpose of addressing the issues of the DCA Appeal and resulting Settlement Agreement. The amendment added new development order provisions regarding Affordable Housing (requiring a housing re-analysis prior to initiation of the second planning horizon/phase of the DRI), Vegetation and Wildlife, Wastewater Management/Water Supply and Stormwater Management.

2) On August 16, 1995, the Lee County Board of County Commissioners approved the Second Development Order Amendment to the Pelican Landing DRI. This amendment, in combination with a simultaneous Eighth Amendment to the Spring Creek DRI (#10-7677-9), incorporated the Spring Creek DRI conditions into the Pelican Landing DRI.

3) On September 13, 1995, the Lee County Board of County Commissioners approved an amendment to the Pelican Landing Zoning criteria and Master Concept Plan. This amendment recognized the attachment of the Spring Creek West property to the Pelican Landing DRI and adjusted zoning provisions accordingly.

4) On November 4, 1996, the Lee County Board of County Commissioners approved the Third

Development Order Amendment to the Pelican Landing DRI. This amendment altered the mix of land uses for the project, while maintaining previously approved traffic impacts. Retail gross square footage was reduced from 600,000 to 540,000. Office space was increased from 210,000 square feet to 245,000 square feet. The number of residential units was increased from 4,050 to 4,400.

5) On November 17, 1997, the Lee County Board of County Commissioners approved the Fourth Development Order Amendment to the Pelican Landing DRI. This amendment increased the approved number of hotel/motel rooms from 450 to 750, and decreased retail space from 540,000 square feet to 461,000 square feet.

6) On September 21, 1998, the Lee County Board of County Commissioners approved the Fifth Development Order Amendment to the Pelican Landing DRI. This amendment added approximately 204 acres to the northern portion of the DRI and reallocated approved land uses to encompass the new acreage. As part of this change, approved retail space increased from 461,000 gross square feet to 461,050 gross square feet.

7) On June 21, 1999, the Lee County Board of County Commissioners approved the Sixth Development Order Amendment to the Pelican Landing DRI. This amendment reduced approved retail space from 461,050 gross square feet to 300,000 gross square feet. Simultaneously, office space was increased from 245,000 gross square feet to 475,000 gross square feet. Other changes included the amendment of Section 11 of the D.O., to incorporate the date of the previous amendment, and the addition of language, under "Hurricane Preparedness", recognizing the Developer's funding of initial electrical hook-ups for an emergency generator system at the Gateway Elementary School (thus enabling the school to serve as a hurricane shelter for Pelican Landing residents). Finally, a clarification was made regarding the residential and commercial acreage contained within the Pelican Landing DRI.

8) On December 6, 1999, the Lee County Board of County Commissioners approved the Seventh Development Order Amendment to the Pelican Landing DRI. This amendment added 72 acres, adjacent to the southwest boundary of the DRI. This property is known as the Baywinds Parcel. The land addition increased the size of Pelican Landing from 2,304 acres to 2,376 acres (not including Spring Creek West). The change also reallocated 141 approved multi-family units onto the Baywinds Parcel. Additionally, 12 new tennis courts (for a total of 24) were added to the DRI.

9) On August 7, 2000, the Lee County Board of County Commissioners approved the Eighth Development Order Amendment to the Pelican Landing DRI. The purpose of this change was to add a 3.2-acre parcel, north of Coconut Road, to the DRI for relocation of an existing parking area. The parking area will be utilized by residents and guests of Pelican Landing who are traveling (by shuttle craft) to the development's private beach on Big Hickory Island. Relocation of the parking area was made necessary by construction of the Hyatt Hotel within Pelican Landing.

10) On September 18, 2000, the Lee County Board of County Commissioners approved the

Ninth Development Order Amendment to the Pelican Landing DRI. This amendment added approximately 140 acres to the eastern side of the DRI. The property, known as the "Skebe Tract", accommodated an additional nine holes of golf and allowed for reconfiguration of the development's previously approved Eco-Park. As part of the reconfiguration of the Eco-Park, approximately 22 acres of Park area within the original DRI were deleted and replaced by lands within the Skebe Tract. The reconfiguration resulted in a net gain for the Eco-Park of 12 acres of upland habitat and 54 acres of forested wetlands. Overall, the park will expand to approximately 144 acres. The overall size of Pelican Landing was increased from 2,376 acres to 2,516 acres. No additional development was approved.

11) On February 26, 2002, the Lee County Board of County Commission approved the Tenth Development Order Amendment to the Pelican Landing DRI. On April 3, 2002, the City of Bonita City Council approved the Tenth Development Order Amendment to the Pelican Landing DRI. The purpose of the change was to amend the Development Order and Master Development Plan Map (Map H) for the DRI to reflect the incorporation of the City of Bonita Springs, in southern Lee County. In addition, a jurisdictional boundary change as required by the approval of the Ninth Amendment, referenced above was completed.

Proposed Changes:

On March 20, 2002, the Southwest Florida Regional Planning Council received an Application for a Notice of Proposed Change (NOPC) for the Pelican Landing Development of Regional Impact (DRI). The applicant for the proposed changes, WCI Communities, is the owner and primary developer of the Pelican Landing DRI.

The applicant is requesting an adjustment in the tolling date for the project and a four year and 364 day extension to the adjusted buildout and termination dates for the project. Chapter 380.06(19)(c), F.S. provides for purposes of calculating the time for buildout and termination dates for DRI projects. Based on Section (19)(c) time is tolled during any judicial proceedings.

The Pelican Landing DRI Development Order was approved by the Lee County Board of County Commissioners on August 29, 1994. A challenge to the Pelican Landing DRI (and zoning) was filed in Circuit Court on September 27, 1994. After an adverse ruling by the Circuit Court, the matter was appealed to the District Court of Appeals. The District Court of Appeals issued an order dismissing the challenge on February 14,1996. The time tolled during that time frame was 1 year and 141 days. Council staff has verified those dates.

Paragraph III.11 in the Pelican Landing Development Order establishes that the project has a buildout date of 2002, and a termination date of 2005. In Development Orders that do not identify a specific month or day for buildout and termination, December 31 of the year identified in the Development Order is use as the final date. Based on that fact, the specific buildout date for Pelican Landing in the existing Development Order should be December 31, 2002 and the termination date is December 31, 2005.

The applicant has requested that the established Pelican Landing buildout and termination dates

mentioned above be extended based on the tolling date (1 year and 141 days) due to the legal actions previously mentioned. The amended dates based on the tolling would be May 21, 2004 for buildout and May 21, 2007 for termination.

The applicant has also requested that the amended buildout and termination dates be extended by 4 years and 364 days. With the extension, the build out date would be changed from May 21, 2004 to May 20, 2009 for buildout and from May 21, 2007 to May 20, 2012 for termination.

Regional Staff Analysis:

With respect to the extension of the buildout and termination dates due to the tolling from the legal actions, the extension is allowed under Chapter 380.06 (19)(c), therefore, it is Council staff's opinion that the buildout and termination dates for Pelican Landing should be changed to May 21, 2004 for buildout and May 21, 2007 for termination. This request is a corrective measure that accurately identifies the true buildout and termination dates for the project given the legal activities that took place after the project was approved.

Buildout and termination dates identified in approved DRI Development Orders are allowed under the current rules to be extended for less than 5 years without being determined to be a substantial deviation. The applicant has requested a 4 year and 364 day extension. Because the request is below the 5 year threshold, it is Council staff's opinion that the request is not a substantial deviation.

Character, Magnitude, Location:

The proposed changes would not affect the character, magnitude or location of the DRI.

Regional Goals, Resources Or Facilities:

In undertaking to amend the Pelican Landing DRI Development Order consistent with local government jurisdictional boundaries, the applicant is acting in a manner that is consistent with State DRI rules and regulations and the Southwest Florida Strategic Regional Policy Plan.

Multi-jurisdictional Issues:

The proposed changes can be regarded as multi-jurisdictional in nature, because they involve the boundary between two local jurisdictions. There are no additional potential multi-jurisdictional impacts related to the NOPC.

Need For Reassessment Of The DRI:

The proposed buildout and termination changes, if approved, will result in both the City of Bonita Springs City Council and the Lee County Board of County Commissioners amending their Pelican Landing Development Orders to reflect the new dates. Since no additional changes are being proposed by the applicant, Council staff does not believe that the Pelican Landing DRI requires reassessment as a result of the proposed changes.

Acceptance of Proposed Development Order Language:
The amended language proposed for the existing Lee County Development Order, as amended, for the Pelican Landing DRI is as follows:

> **"The project has a buildout date of May 20, 2009, ~~2002~~, and a termination date of May 20, 2012. ~~2005~~. This term is based on a ten year build, a recognition of the 1 year and 141day tolling, and a four year and 364 day time extension, and the recognition that local Development Order, which is valid for three year may be obtained in the ~~tenth~~ last year."**
>
> **Condition III.14. The project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until ~~2005~~ 2012. If the county clearly demonstrates that substantial changes have occurred in the conditions underlying the approval of the Development Order through public hearings on an amendment to the rezoning and/or this DRI Development Order then a down-zoning, unit density reduction, or prohibition of development may occur. These changes would include, but would not be limited to, such factors as a finding theat the Development Order was based on substantially inaccurate information provided by the developer, or that the change is clearly established by local government to be essential to the public health, safety and welfare.**
>
> **Lee County will reserve to this DRI until ~~2005~~ 2012, 300 acres of residential use allocation in each of the Urban Community and Outlying Suburban Future Land Use Categories (for a total of 600 acres) and 60 acres of commercial use allocation in the Bonita Springs Planning Community, as established by Lee Plan Map 16, The Planning Communities Map and Table 1(b), known as the Planning Community Year 2020 Allocation. This reservation has the effect of reserving all of the acreage transferred from Gateway to Pelican Landing for the duration of the Development Order.**
>
> **Paragraph I.A. (The third unnumbered paragraph)**
> **Water supply and wastewater treatment, and reclaimed water, when available will be provided by Bonita Springs Utilities, Inc. The project buildout date is 2002~~9~~.**

Regional staff is recommending to both the Bonita Springs City Council and the Lee County Board of County Commissioners that the language changes submitted by the applicant be accepted by the two jurisdictions.

RECOMMENDATIONS:

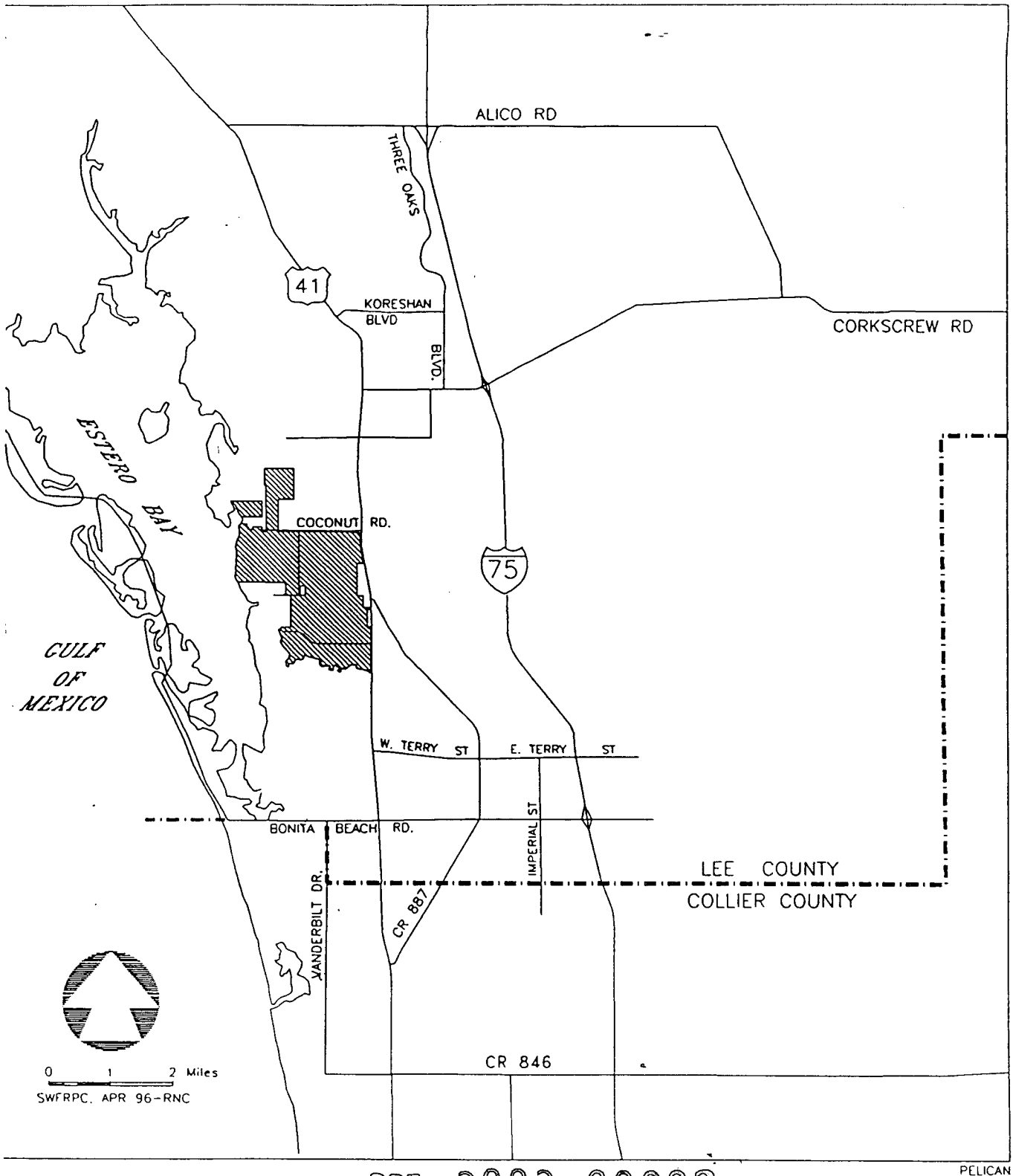
1. Notify the City of Bonita Springs, Lee County, the Florida Department of Community Affairs and the applicant that the proposed changes do not appear to create additional regional impacts.

2. Notify the City of Bonita Springs, Lee County, the Florida Department of Community Affairs and the applicant that Council participation at any local public hearings related to

the NOPC will not be necessary, unless requested by either the City of Bonita Springs or Lee County for technical assistance purposes.

3. Request that City of Bonita Springs and Lee County staffs provide SWFRPC staff with copies of any development orders, or development order amendments, related to the proposed changes.

4/2002



DRI 2002-00002

ATTACHMENT I
PELICAN LANDING
GENERAL LOCATION MAP

LEE COUNTY
RECEIVED
02 SEP 27 AM 11:49
COMM. DEV/
PUB. WRKS. CNTR.
SECOND FLOOR

MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

DATE: September 27, 2002

TO: Billie Jacoby
Development Services

FROM: Patricia Rosentreter
Legal Administrative Secretary

RE: **Pelican Landing DRI NOPC**
Zoning Case #DRI2002-00002
Resolution #Z-02-046

Attached please find the legal verification letter in regard to the above matter. Please place this verification in the appropriate file. Thank you.

/pr
attachment

cc: John J. Fredyma, Assistant County Attorney

WCI COMMUNITIES, INC.

24301 WALDEN CENTER DR.
BONITA SPRINGS,
FLORIDA 34134
TEL (239) 947-2600
wcicommunities.com

02 SEP 27 AM 8:12
RECEIVED BY
LEE CO. ATTORNEY

October 13, 2002

Ms. Dawn E. Perry-Lehnert
Assistant County Attorney
Lee County
P.O. Box 398
Fort Myers, Fl 33902-0398

Re: Pelican Landing DRI NOPC, DRI 2002-00002

Dear Ms. Perry-Lehnert:

The legal description submitted with the zoning application for the above referenced case accurately represents the subject property. This is the exact legal description reviewed and approved in the Tenth Development Order Amendment. Since that approval no new lands have been added or deleted.

Sincerely,

Barry Ernst *AICP*

Director of Permitting,

WCI COMMUNITIES INC.

Creating Lasting Lifestyles

MEMORANDUM

From The

Department Of
Community Development

Development Services Division

Date: September 24, 2002

To: FILE DR12002-00002 FROM: Jamie Princing

RE: Notice of Public Hearing - October 7, 2002
Lee County Board of County Commissioners Meeting

I, Jamie Princing, Internal Services Secretary, Development Services Division, do hereby certify that I have mailed **notices to the participants** in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.

NOTICE TO PARTICIPANT

CASE NUMBER: DRI2002-00002

NAME: Pelican Landing DRI Amendment - NOPC

REQUEST: Requests are for:

a) An Application to amend the Pelican Landing DRI Development Order to adjust the buildout and termination dates based upon the tolling of time applicable to previous judicial action and extend the adjusted buildout and termination dates to May 20, 2009 and May 20, 2012 respectively; and

b) Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review.

LOCATION: The subject property is located at generally located west of U.S. 41, east of Estero Bay, north of Bonita Bay DRI and south of Williams Road, in Bonita Springs, FL in S5,6,7,8,9,16,17,18,20,20 & 21 and 13 and 24-T47S-R25 and 24E, Lee County, FL.

PROPERTY OWNER'S REPRESENTATIVE:

Neale Montgomery, Esq.
Pavese Law Firm
239-334-2195

Barry Ernst
WCI Communities, Inc.
239-947-2600

Notice is hereby given that the Lee County Board of Commissioners will hold a public hearing at 9:30 A.M. on October 7, 2002, to review the written recommendation made by the Hearing Examiner and make a final decision in the above-referenced case. This hearing will be held in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers, FL.

The law states that, as a participant, you have the right to appear and address the Board on this case. However, the law strictly limits all testimony before the Board to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker at the time of the Hearing Examiner's hearing and not otherwise disclosed in the record. Statements will be limited to five (5) minutes or as the Board may otherwise allow.

Additional copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Development Services Division, 1500 Monroe St., Ft. Myers, FL. Call 479-8585 additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Jamie Princing at 479-8585.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

DRI2002-00002
Pelican Landing DRI -Amendment NOPC

Participants - NONE

WCI Communities
Attn: Edward Griffith
24301 Waldren Center Drive
Bonita Springs, FL 34134

Pavese Law Firm
Attn: Neale Montgomery, Esq.
1833 Hendry St.
Fort Myers, FL 33901

WCI Communities
Attn: Barry Ernst
24301 Waldren Center Drive
Bonita Springs, FL 34134

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

September 18, 2002

Neale Montgomery, Esq.
Pavese Law Firm
1833 Hendry St.
Fort Myers, FL 33901

Re: Agenda Schedule for Pelican Landing DRI NOPC
Case No. DRI2002-00002

Dear Ms. Montgomery:

Your zoning request has been scheduled before the Board of County Commissioners to take final action after reviewing the Hearing Examiner's recommendation.

DATE & TIME: October 7, 2002, Meeting commences at 9:30 a.m.

LOCATION: Commissioners' Meeting Room
2120 Main Street
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Jamie Princing
Administrative Assistant

cc: WCI Communities, Inc.
Michael Pavese, Principal Planner
Zoning File

U:\200209\DRI20020.000\2\Applicantletter BCC.wpd

MEMORANDUM

From The

Department Of

Community Development

Development Services Division

Date: September 18, 2002

To: DRI2002-00002 FROM: Billie Jacoby

RE: Notice of Public Hearing - Oct. 2, 2002
Bonita Springs Council Zoning Hearing (1st reading)

I, Billie Jacoby, Internal Services Secretary, Development Services Division, do hereby certify that I have mailed **notices to the participants** in regard to the above referenced meeting, in the attached style, pursuant to the list marked and attached hereto and made a part of the certification.

NOTICE TO PARTICIPANT

CASE NUMBER: DCI2002-00003

NAME: Spanish Wells

REQUEST: **A ZONING ORDINANCE OF THE CITY OF BONITA SPRINGS, FLORIDA; APPROVING A REQUEST BY SPANISH WELLS TO REZONE FROM RESIDENTIAL SINGLE-FAMILY (RS-1) AND RESIDENTIAL PLANNED DEVELOPMENT (RPD) TO RESIDENTIAL PLANNED DEVELOPMENT (RPD); REPEALING ZONING ORDINANCE NO. 01-10; TO PERMIT A MAXIMUM OF 853 DWELLING UNITS, GOLF COURSE, AND RELATED USES NOT TO EXCEED 45' IN HEIGHT ON LAND LOCATED AT 28369 TASCA DRIVE, 28465 TASCA DRIVE AND 28101 SPANISH WELLS BLVD., BONITA SPRINGS, FLORIDA (STRAP NOS. 03-48-25-B3-00001.0130; 03-48-25-B3-00001.0140; 03-48-25-B2-00001.0000; 03-48-25-B2-0010A.0230; 02-48-25-B1.00012.0010; 02-48-25-B1-00012.0000) ON 219.4 ± ACRES; PROVIDING FOR AN EFFECTIVE DATE.**

No public participation will be heard at the first reading.

The first reading of the zoning ordinance is a reading of the request and the second reading is the hearing.

Notice is hereby given that on October 2, 2002 the City Council of the City of Bonita Springs will hold a public hearing at 5:30 p.m. for a **FIRST READING** of an ordinance on the referenced matter and to review the Zoning Board for Land Use Hearings recommendation. This hearing will be held in the Bonita Springs Utilities Board Room 11860 East Terry Street Bonita Springs, FL 34135.

A **SECOND READING** on this matter is tentatively scheduled for October 28, 2002 at 9:00 a.m. at a ***DIFFERENT*** location - the second reading will be held in the Community Hall 10520 Reynolds Street, Bonita Springs, FL 34135.

NO FURTHER NOTICES WILL DISTRIBUTED UNLESS THE SECOND READING DATE IS CHANGED.

The law states that, as a participant, you have the right to appear and address the Council on this case. However, the law strictly limits all testimony before the Council to statements challenging the correctness of findings and conclusions contained in the record, or statements alleging the discovery of relevant new evidence which was not known by the speaker at the time of the Zoning Board for Land Use Hearings and not otherwise disclosed in the record.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Gary A. Price, City Manager at 239-390-1000, at least 48 hours prior to the meeting.

Additional copies of the Zoning Board for Land Use Hearing's recommendation may be obtained or the file reviewed at the Development Services Division, 1500 Monroe St., Ft. Myers, FL. Telephone 479-8585 for additional information.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

CASE: DRI2002-00002

NAME:Pelican Landing DRI NOPC

WCI Communities, Inc.
24301 Walden Center Drive
Bonita Springs, FL 34134

Pavese Law Firm
Neale Montgomery
1833 Hendry St.
Fort Myers, FL 33901

WCI Communities, Inc.
Attn: Barry Ernst
24231 Walden Center Drive
Bonita Springs, FL 34134

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 479-8585

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing Examiner

September 11, 2002

Neale Montgomery, Esq.
Pavese Law Firm
1833 Hendry St.
Fort Myers, FL 33901

Re: **Agenda Schedule for Pelican Landing DRI NOPC**
Case No. DRI2002-00002

Dear Ms. Montgomery:

Your request has been scheduled before the City Council of the City of Bonita Springs for a **FIRST READING** of an ordinance on the referenced matter and to review the Zoning Board for Land Use Hearings recommendation.

DATE & TIME: October 2, 2002, Meeting commences at 5:30 p.m.

LOCATION: Bonita Springs Utilities Board Room
11860 East Terry Street
Bonita Springs, FL 34135

The first reading is a reading of the request and the second reading is the hearing.

A second reading on this matter is tentatively scheduled for October 28, 2002 at 9:00 a.m. at the same location.

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Billie Jacoby
Administrative Assistant

cc: WCI Communities, Inc.
Michael Pavese, Principal Planner
Zoning File

U:\200209\DRI20020.000\2\applicantlettercouncil.wpd

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: August 22, 2002

TO: File - DRI2002-00002 **FROM:** Billie Jacoby

RE: Notice of Zoning Board for Land Use Hearings of the City of Bonita Springs
September 6, 2002

I, Billie Jacoby, Secretary, Internal Services, Development Services Division, do hereby certify that I have mailed notices to the **adjacent property owners** on the above referenced date, in the attached style, pursuant to the list marked and attached hereto and made a part of this certification.

NOTICE TO PROPERTY OWNERS WITHIN 375 FEET

CASE NUMBER:	DRI2002-00002
CASE NAME:	PELICAN LANDING DRI NOPC
REQUEST:	1) Amend the Pelican Landing DRI Development Order to adjust the buildout and termination dates based upon the tolling of time applicable to previous judicial action and extend the adjusted buildout and termination dates to May 20, 2009 and May 20, 2012 respectively; and 2) Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review.
LOCATION:	The subject property is generally located West of U.S. 41, East of Estero Bay, North of Spring Creek, and South of Williams Road, in S05 (Section)-T47 (Township)S-R25 (Range)E, Lee County, Florida.
SIZE OF PROPERTY:	2,792.20 Acres ±
STAFF REPORT:	Direct inquiries to Mike Pavese, Principal Planner, at 239-479-8360, at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL 33901.
PROPERTY OWNERS REPRESENTATIVE:	MS. NEALE MONTGOMERY PAVESE LAW FIRM 239-336-6235 MR. BARRY ERNST WCI COMMUNITIES INC 239-947-2600

Notice is hereby given that the City of Bonita Springs Zoning Board for Land Use will hold a public hearing at 9:00 a.m. on September 06, 2002, on the above case. The public hearing will be held in the Bonita Springs Utilities Board Room, 11860 East Terry Street, Bonita Springs, FL 34133.

You must appear in person, or through counsel, or an authorized agent and provide testimony, legal argument or other evidence at the hearing to become a participant with the right to address the City Council.

After the Zoning Board for Land Use has made a written recommendation, the case will be scheduled for a public hearing before the City Council of the City of Bonita Springs who will review the recommendation and make a final decision.

If you do not appear before the Zoning Board for Land Use you will not be allowed to appear before the City Council at the final hearing in this case.

Copies of the staff report will be available two weeks prior to the hearing. The file may be reviewed at the Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Gary A. Price, City Manager, at 239/390-1000 at least 48 hours prior to the hearing.

LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Pavese Law Firm
Neale Montgomery
1833 Hendry St.
Fort Myers, FL 33901

WCI Communities, Inc.
24301 Walden Center Drive
Bonita Springs, FL 34134

WCI Communities, Inc.
Attn: Barry Ernst
24231 Walden Center Drive
Bonita Springs, FL 34134

Neal Noethlich (Estero)
ECCO
20225 Wildcat Run Drive
Estero, FL 33928

Meg Judge, Chairman of the Board (Estero)
Estero Chamber of Commerce
P.O. Box 588
Estero, FL 33928

Vanasse & Daylor (Estero)
Corkscrew Road Service Area (CRSA)
12730 New Brittany Blvd., Suite 600
Ft. Myers, FL 33907

Don Sedota (Bonita Springs)
Spanish Wells Homeowners Assoc.
P.O. Box 219
Bonita Springs, FL 34133

DRI 2002-00002

04-47-25-00-00001-0040
FOUNTAIN LAKES SEWER CORP
523 SOUTH EIGHT ST
MINNEAPOLIS MN 55404

04-47-25-01-00000-0230
HALEY JAMES H
22717 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-01-00000-0240
APUZZO ANNETTE TR
22711 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-01-00000-0250
SCHROEDER DONALD L + LUCILLE J
22705 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-01-00000-0260
PARKER DONALD W + PASCALE
22699 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-01-00000-0270
LOEFFLER BERND 2/3 INT +
P O BOX 687
LEHIGH ACRES FL 33970

04-47-25-01-00000-0280
TIETZ ORIANA TR
22699 FOREST VIEW DR
ESTERO FL 33928

04-47-25-01-00000-0290
GEMIN CARL W + JOANN I
22693 FOREST VIEW DR
ESTERO FL 33928

04-47-25-01-00000-0300
MAWHORR ROBERT W + MARJORIE TR
22687 FOREST VIEW DR
ESTERO FL 33928

04-47-25-01-00000-0310
BRADLEY LAND PARTNERS
2 BRAMBLEWOOD PT
NAPLES FL 34105

04-47-25-01-00000-0320
JONES BARRY E
22675 FOREST VIEW DR
ESTERO FL 33928

04-47-25-01-00000-0410
LENNON DONALD J + VIRGINIA A
22702 ISLAND LAKES DR
ESTERO FL 33928

04-47-25-01-00000-0540
LEMEK WALTER JR
22662 FOREST VIEW DR
ESTERO FL 33928

04-47-25-01-00000-0550
METEYARD DAVID C + DIANE L
17176 PLANTATION DR
FT MYERS FL 33912

04-47-25-01-00000-0560
HOLMES RANDY L
22674 FOREST VIEW
ESTERO FL 33928

04-47-25-01-00000-0570
BLANK DALE R + BRENDA G
22680 FOREST VIEW DR
ESTERO FL 33928

04-47-25-01-00000-0580
FORSTER G P + ELAINE
22686 FOREST VIEW DR
ESTERO FL 33928

04-47-25-01-00000-0590
CLARK ERROL L III + BONNIE L
22685 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-01-00000-0600
YATES PAUL A +
22679 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-01-00000-0610
DUGUAY PAUL +
22673 FOUNTAIN LAKES BLVD
FORT MYERS FL 33928

04-47-25-01-00000-0620
FEHR JAMES A + LORI A
22667 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-01-00000-0630
DAVIDSON LISA
22661 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-01-00000-0640
GRODHAUS BRUCE
22655 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-02-00000-0120
LEIGHTON RICHARD E + BARBARA S
4121 LORENE DR #307
ESTERO FL 33928

04-47-25-02-00000-0130
FERGUSON ROBERT + CINDY J
22656 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-02-00000-0140
DOUGLAS DAVID B + DEBBRA +
22662 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-02-00000-0150
CAPLE ROY S + KRISTIN
22668 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-02-00000-0160
GROTH WILLIAM J III +
22674 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-02-00000-0170
GORMAN BRAIN G + DARA L H/W
22680 FOSTER LAKES BLVD
ESTERO FL 33928

04-47-25-02-00000-0180
JUDGE DAVID M + MAUREEN F
22686 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-02-00000-0190
LINDEMAN WILLY F 1/2 INT TR +
22692 FOUNTAIN LAKE BLVD
ESTERO FL 33928

04-47-25-02-00000-0200
DEVLIN ANDREW J + IRENE W
22698 FOUNTAIN LAKE BLVD
ESTERO FL 33928

04-47-25-02-00000-0210
LEVESQUE HERBERT + SHIRLEY
22704 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-02-00000-0220
BARTLETT PETER K + JANET S
22716 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-04-00000-0010
ABBATISTA CARL D + JANE
22723 FOUNTAIN LAKE BLVD
ESTERO FL 33928

04-47-25-04-00000-0020
WARD JUDY G
22733 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-04-00000-0030
NEWELL LAWRENCE H + SHARON
22739 CAROLINE DR
ESTERO FL 33928

04-47-25-04-00000-0040
MACKIN EDWARD H + NANCY LEE
22745 CAROLINE DR
ESTERO FL 33928

04-47-25-04-00000-0050
DOODY JAMES J + DOROTHY M
22751 CAROLINE DR
ESTERO FL 33928

04-47-25-04-00000-0210
FIEBE CHRISTOPHER H + ANDREA
9050 SPRING RUN BLVD
BONITA SPRINGS FL 34135

04-47-25-04-00000-0220
KRAUS-ANDERSON INC
4210 W OLD SHAKOPEE RD
BLOOMINGTON MN 55437

04-47-25-04-00000-0230
KRAUS-ANDERSON INC
4210 W OLD SHAKOPEE RD
BLOOMINGTON MN 55437

04-47-25-04-00000-0240
OSTROWSKI HENRY S + JOANN S
22765 FOUNTAIN LAKE BLVD
ESTERO FL 33928

04-47-25-04-00000-0250
JOHNSON CARTER B + SHERYL L
22771 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-10-00000-0010
CENTEX HOMES
5801 PELICAN BAY BLVD #600
NAPLES FL 34108

04-47-25-10-00000-0020
SAVAGE CHRISTOPHER + VERONICA
22766 FOUNTAIN LAKES BLVD
ESTERO FL 33928

04-47-25-10-00000-0030
HUBERT MARY A + JOHN R
22772 SNAPTAIL CT
ESTERO FL 33928

04-47-25-10-00000-0040
CENTEX HOMES
5801 PELICAN BAY BLVD #600
NAPLES FL 34108

04-47-25-10-00000-0050
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

04-47-25-10-00000-0060
CENTEX HOMES
5801 PELICAN BAY BLVD #600
NAPLES FL 34108

04-47-25-10-00000-0070
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

04-47-25-10-00000-0080
CENTEX HOMES
5801 PELICAN BAY BLVD #600
NAPLES FL 34108

04-47-25-10-00000-0090
KRAUS-ANDERSON INC
22201 FOUNTAIN LAKE BLVD STE 1
ESTERO FL 33928

05-47-25-00-00002-0000
FLORIDA POWER + LIGHT CO
PO BOX 14000
JUNO BEACH FL 33408

05-47-25-03-00001-0010
AMBROSE TONI BELAVEK
PO BOX 1226
POLK CITY FL 33868

05-47-25-03-00001-0030
BRIGGS JOHN W SR TR +
348 COUNTRY CLUB LANE
NAPLES FL 34110

05-47-25-03-00002-0010
BENNETT D G + VERA S
1243 11TH CT N
NAPLES FL 34102

05-47-25-03-00010-0100
TWENHAFEL FERN M TR +
14201 PATTY BERG DR #202
FT MYERS FL 33919

05-47-25-03-00013-0010
WYCLIFFE CO
600 NE 55TH TER
MIAMI FL 33137

05-47-25-03-00013-0020
RIMES KAREN M
P O BOX 110373
NAPLES FL 34108

05-47-25-03-00013-0030
MASOTTA P + AGLINO
473 VILLAGE ST
NORTHFORD CT 06472

05-47-25-03-00013-0040
TWENHAFEL FERN M TR +
14201 PATTY BERG DR #202
FT MYERS FL 33919

05-47-25-03-00014-0010
BENNETT D G + VERA S
1243 11TH CT N
NAPLES FL 34102

05-47-25-03-00018-0010
BORROMEO IDA +
1233 OLD FORD RD
FAIRVIEW NC 28730

05-47-25-03-00018-0020
DANTE V + MARIE
11505 N BAYSHORE DR
MIAMI FL 33181

05-47-25-03-00018-0060
GEORGE LLOYD
1941 NE 51ST ST
FORT LAUDERDALE FL 33308

05-47-25-03-00018-0070
MORRIS JAMES + MARILYN
4459 PARROT AVE
NAPLES FL 34104

05-47-25-03-00018-0090
POWERS FREDERICK H + STELLA T
1505 TYRINGHAM RD
EUSTIS FL 32726

05-47-25-03-00018-0100
BRANDI ARMADO + ROSLYN D
120 SEBEC ST
HAMDEN CT 06517

05-47-25-03-00018-0110
HARRISON C T JR + LILLIAN
6122 FULLER ST
HOUSTON TX 77084

05-47-25-03-00018-0120
POWERS FREDERICK H + STELLA T
1505 TYRINGHAM RD
EUSTIS FL 32726

05-47-25-03-00018-0140
HAYES B R + LUCILLE M
2804 HOMESTEAD DR
ERIE PA 16506

05-47-25-03-00018-0150
NOGGLE P T
4809 TAHITI DR
BONITA SPRINGS FL 34134

05-47-25-03-00018-0170
JOHNSON ROY JR
5276 COCONUT RD
BONITA SPRINGS FL 34134

05-47-25-03-00018-0190
JOHNSON ROY JR
5276 COCONUT RD
BONITA SPRINGS FL 34134

05-47-25-03-00019-0010
WHITLEY DARON
3046 GRANDVIEW AVE
CLEARWATER FL 33759

05-47-25-03-00019-0030
DANTE V + MARIE
11505 N BAYSHORE DR
MIAMI FL 33181

05-47-25-03-00019-0040
WYCLIFFE CO
600 NE 55TH TER
MIAMI FL 33137

05-47-25-03-00019-0080
DANTE V + MARIE
11505 N BAYSHORE DR
MIAMI FL 33181

05-47-25-03-00019-0090
DOBBERSTEIN ERIK
27647 FRANKLIN ST
BONITA SPRINGS FL 34134

05-47-25-03-00019-0110
BENNETT D G + VERA S
1243 11TH CT N
NAPLES FL 34102

05-47-25-03-00023-0010
FEENEY ELOISE TR
12 CREST ST
WETHERSFIELD CT 06109

05-47-25-03-00023-0020
SHAFFER ROBERT
27273 DORTCH AV
BONITA SPRINGS FL 34135

05-47-25-03-00023-0040
TWENHAFEL FERN TR +
14201 PATTY BERG DR #202
FT MYERS FL 33919

05-47-25-03-00023-0060
GUARNERI CARMELLA +
215 SHINGLE HILL RD
WEST HAVEN CT 06516

05-47-25-03-00023-0080
WYCLIFFE CO
600 NE 55TH TER
MIAMI FL 33137

05-47-25-03-00023-0100
SMITH HAROLD S II
PO BOX 1628
BONITA SPRINGS FL 34133

05-47-25-03-00023-0110
JOHNSON ROY JR
5276 COCONUT RD
BONITA SPRINGS FL 34134

05-47-25-03-00023-0120
SHKIKANY WALTER
1000 BONITA PKWY
BONITA SPRINGS FL 34134

05-47-25-03-00023-0130
DOBBERSTEIN ERIK
27647 FRANKLIN ST
BONITA SPRINGS FL 34134

05-47-25-03-00023-0150
WYCLIFFE CO
600 NE 55TH TER
MIAMI FL 33137

05-47-25-03-00023-0170
JOHNSON ROY JR
5276 COCONUT RD
BONITA SPRINGS FL 34134

05-47-25-03-00023-0190
AMIS WILLIAM DOUGLAS
PO BOX 211
BONITA SPRINGS FL 34133

05-47-25-03-00023-0200
HEISLER DON
808 SE 46TH LN STE 1
CAPE CORAL FL 33904

05-47-25-03-00023-0210
HEISLER DON
808 SE 46TH LN STE 1
CAPE CORAL FL 33904

05-47-25-03-00024-0010
YOUNG JAMES L
215 BLACK HAWK WAY
MURFREESBORO TN 37127

05-47-25-03-00024-0020
AHMAD FREDDIE + SUAD
28811 BROCKWAY DR
WESTLAKE OH 44145

05-47-25-03-00024-0070
DOBBERSTEIN ERIC
27647 FRANKLIN
BONITA SPRINGS FL 34134

05-47-25-03-00024-0100
KRAUSE JOAN B TR
1773 HIGH SCHOOL DR
SAINT LOUIS MO 63144

05-47-25-03-00024-0110
HEARTINGER D J + LINA W
520 LAKESHORE LN
CHAPEL HILL NC 27514

05-47-25-03-00025-0000
HALE NORMAN F + JANET L
10611 BAYSHORE RD
N FT MYERS FL 33917

05-47-25-07-000C3-0000
WEST BAY CLUB DEV CORP
2601 SOUTH BAYSHORE DR
MIAMI FL 33133

05-47-25-07-00GC1-0000
WEST BAY CLUB DEV CORP
2601 SOUTH BAYSHORE DR
MIAMI FL 33133

05-47-25-07-00LK6-0000
WEST BAY CLUB DEV CORP
2601 SOUTH BAYSHORE DR
MIAMI FL 33133

06-47-25-00-00002-0000
TIITF STATE OF FLORIDA
3900 COMMONWEALTH BLVD
MAIL STATION 115
TALLAHASSEE FL 32399

07-47-25-00-00002-0000
BOOK VIRGIL E L/E
PO BOX 2166
BONITA SPRINGS FL 34133

07-47-25-00-00003-0000
WEEKS MARY A TR
5236 MAMIE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0010
WILLOCK GWENITH JEAN 1/2 INT +
14242 W CALLA RD
SALEM OH 44460

07-47-25-00-00003-0020
VOJAK AMBER J TR
P O BOX 366487
BONITA SPRINGS FL 34136

07-47-25-00-00003-0030
BOOK VIRGIL E + ELIZABETH R +
PO BOX 2166
BONITA SPRINGS FL 34133

07-47-25-00-00003-003A
MILLER HOWARD O + VIVIAN J
5234 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0040
WILLIAMS RICHARD A +
7531 LIGHTFOOT RD
HARBOR SPRINGS MI 49740

07-47-25-00-00003-0050
FANCHER RICHARD + SUSAN
4120 BAYHEAD DR NO 104
BONITA SPRINGS FL 34134

07-47-25-00-00003-0060
WEEKS HARRY LARRY
PO BOX 570
ESTERO FL 33928

07-47-25-00-00003-0070
HALL MICHAEL A
5230 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0080
PETTY L E + RUTH C
5228 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0090
SMITH DONALD R +AUDREY DARLENE
PO BOX 3188
BONITA SPRINGS FL 34133

07-47-25-00-00003-0100
HUBBARD GERALD G +
5220 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0110
WEEKS RICHARD R
5212 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-011A
WEEKS DONALD C JR + MARSHA A
5204 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-011B
CUNNINGHAM RENEE CHRISTINE
5210 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0120
GARCIA ROBERT T/C +
7030 SUGAR MAGNOLIA CIR
NAPLES FL 34109

07-47-25-00-00003-0130
BANKS JAMES E + DAISY D
5219 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-014A
WEEKS JOHNNY M
5210 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-014B
WEEKS RENEE C
5210 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-014C
WEEKS ALLAN D
5210 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0150
SMITH DONALD R +AUDREY DARLENE
PO BOX 3188
BONITA SPRINGS FL 34133

07-47-25-00-00003-0160
WEEKS CHARLES N
5231 MAMIE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0170
WEEKS CHARLES N
5231 MAMIE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0180
BANKS JAMES E + DAISY D
5219 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0190
WEEKS DANNIE D
5236 MAMIE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0200
BANKS DAISY D
5236 MAMIE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0210
SMITH MARY E
P O BOX 4294
SEBRING FL 33871

07-47-25-00-00003-0220
BANKS DAISY
5219 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0230
WEEKS CLIFFORD A
5404 DRAINE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0240
LOPEZ PENNY
5248 MAMIE ST
BONITA SPRINGS FL 34134

07-47-25-00-00003-0250
WEEKS NEAL A
23153 WEEKS FISH CAMP RD
BONITA SPRINGS FL 34134

07-47-25-00-00003-0260
HANDA BEN A
1032 W BUDER
FLINT MI 48507

07-47-25-00-00003-0270
WEEKS STEVE M + ANNA M
2035 FORD DR
MADISON FL 32340

07-47-25-00-00003-0280
WEEKS STEVE M + ANNA M
2035 FORD DR
MADISON FL 32340

DRI 2002-00002

17-47-25-B3-0090D-0180
KOLK LORRAINE
440 VINTAGE DR
LAKE IN THE HILLS IL 60156

17-47-25-B3-0090D-0190
LAUFGAS JOE +
537 MONK ROAD
ILE BIZARD QC H9E 181
CANADA

17-47-25-B3-0090D-0200
RICHARDSON CAROLE N
24940 PENNYROYAL DR
BONITA SPRINGS FL 34134

17-47-25-B3-0090D-0210
BUCHER RICHARD L SR + NANCY
24930 PENNYROYAL DR
BONITA SPGS FL 34134

17-47-25-B3-0100A-0100
TAYLOR ARTHUR RICHARD +
151 CITY CTR DR STE 300
MISSISSAUGA ON L5B 1M7
CANADA

17-47-25-B3-0100A-0110
VANVULPEN GERRIT C + LAURA
24981 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0120
HERBIG PETER + ELSMARIE
ELTVILLE
HOLZSTR 30
GERMANY

17-47-25-B3-0100A-0130
PAPPIS JAMES +
24961 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0140
EHRLY-SCHULTE SIGRUN +
GOTTHELFSTRASSE 91
81677 MUNCHEN
GERMANY

17-47-25-B3-0100A-0150
TALLEY SHANNON D + CATHERINE
24941 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0160
ODONNELL JOHN J + PAULA W
24931 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0170
GODWIN RODNEY E +
24921 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0180
NESS JOSEPH M + SUSAN
24911 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0190
GLADSTONE DONALD T + PATRICIA
24901 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0200
DEVIN SUSAN
24891 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0210
GILLILAND KATHLEEN A
24881 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0220
AMBROZY JOSEPH T + DOLORES TR
24871 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0230
SHADLE CAROLYN D TR +
24861 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100A-0240
KIRKHAM KATE B
1422 EUCLID AV STE 1010
CLEVELAND OH 44115

17-47-25-B3-0100A-0250
BROTHERS ERNEST E + DEBORAH L
24841 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100B-0110
ANDERSON RANDY D
1255 S STATE ST
DOVER DE 19901

17-47-25-B3-0100B-0120
FIEHRER RONALD A + COLLEEN A
24980 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100B-0130
PELICO CORPORATION
24970 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100B-0140
SHEREN HARVEY D + SUSAN R
24960 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100B-0150
TYSZKIEWICZ EUGENE + MARGARET
24950 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0100B-0160
SKELTON LAURENCE + JANE M TR
914 LINDRICK CT
NAPERVILLE IL 60563

17-47-25-B3-0100B-0170
HAUCK ROGER P + ANN W
3512 BLACKHAWK DR
MADISON WI 53705

17-47-25-B3-01100-0010
KASPER JAYNE KASPER TR
1701 SIXTH AV NE
MENOMONIE WI 54751

17-47-25-B3-01100-0020
STANSKI RUTH M
24977 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0030
KNEER BARBARA C
24973 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0040
MASON GEORGE C + SHIRLEY F
801 N HIGH ST
WEST CHESTER PA 19380

17-47-25-B3-01100-0050
KENEDY BRIAN P + BARBARA S TR
24965 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0060
HENDRICKS LOWBER + MARGARET
491 VALLEY CLUB CIR
LITTLE ROCK AR 72212

17-47-25-B3-01100-0070
CROWLEY MARY S
24957 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0080
HEDBERG LYNNE C
24953 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0090
PRESSENTIN JAMES F +
24949 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0100
STUTZLE RUDOLF + FRAUKE
BREDENEYER STR 57A
45133 ESSEN
GERMANY

17-47-25-B3-01100-0110
MACHALA EDWARD W + KATHLEEN A
3 DARIO DR
LINCOLN RI 02865

17-47-25-B3-01100-0120
SIMON PHILIP + MARY ANN
28 NORWOOD RD
HAMPTON BAYS NY 11945

17-47-25-B3-01100-0130
PURE RONALD E + MARGARET
24933 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0140
HINNENDAEL FRANCIS H +
24929 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0150
NEHER JOHN L +
24925 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0160
LETENDRE NORMAN W + ANITA C
24921 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0170
LEVETT BRUCE + DEBORAH
P O BOX 338
VINEYARD HAVEN MA 02568

17-47-25-B3-01100-0180
DION DONALD JR TR
24913 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0190
FLETCHER SAMUEL J + CONSTANCE
24909 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0200
HOLLIDAY ROBERT L ETAL
29955 SEQUOIA TRL
WESTLAKE OH 44145

17-47-25-B3-01100-0210
SCHRAFF JOHN J + SYLVIA H
24901 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0220
BRAUN JENNIE E
24899 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0230
BUMSTEAD R GLENN + ROSEMARY
4681 DUNDAS ST W UNIT 7
TORONTO ON M9A 5E7
CANADA

17-47-25-B3-01100-0240
OBRIAN WADE B TR +
24891 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0250
HILL HOWARD DENNIS + LAURIE A
1349 SUNCREST
KINGSVILLE ON N9Y 2T7
CANADA

17-47-25-B3-01100-0260
WALLER MARGARET
24883 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0270
AVERY WILLIAM J TR +
1139 EVERSOLE RD
CINCINNATI OH 45320

17-47-25-B3-01100-0280
MORRIS DAVID H + ERIKA
24875 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0290
EDSALL LINDA
24851 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-01100-0300
SAUNDERS FRANKLIN J +
6 RIDLEY CT
GREENLAWN NY 11740

17-47-25-B3-0110A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B3-0120A-1010
MARSH ROBERT R + FRANCES A
6138 BAYBERRY DR
CINCINNATI OH 45242

17-47-25-B3-0120A-1020
RICHARDS JOHN W + GERALDINE P
4101 SAWGRASS POINT DR # 102
BONITA SPRINGS FL 34134

17-47-25-B3-0120A-1030
BOTT A HANS + CHRISTA E
340 S 24TH ST
QUINCY IL 62301

17-47-25-B3-0120A-1040
WARREN RAYMOND T + PATRICIA B
134 CAIRN RIDGE RD
E FALMOUTH MA 02536

17-47-25-B3-0120A-2010
MANDEVILLE ROLAND 1/2 TR EST +
4101 SAWGRASS POINT DR #201
BONITA SPRINGS FL 34134

17-47-25-B3-0120A-2020
SHEPPARD JEANNE G 50% T/C +
7737 PINE ISLE CT
CINCINNATI OH 45244

17-47-25-B3-0120A-2030
DURKOSKE JOSEPH N + SUSAN
2991 ROCKEFELLER RD
WICKLIFFE OH 44092

17-47-25-B3-0120A-2040
HALEY ANNE T
5507 ROLAND AVE
BALTIMORE MD 21210

17-47-25-B3-0120B-1010
ULRICH ARTHUR N +
4111 SAWGRASS PT
BONITA SPRING FL 34134

17-47-25-B3-0120B-1020
HEELAN EDWARD R + MARION F
292 TURK HILL RD
BREWSTER NY 10509

17-47-25-B3-0120B-1030
SMART WILLIAM J + PATRICIA D
25031 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B3-0120B-1040
MORGAN KENT A
4111 SAWGRASS POINT DR #104
BONITA SPRINGS FL 34134

17-47-25-B3-0120B-2010
STORER JOHN W + MARY A
507 FARWELL DR
MADISON WI 53704

17-47-25-B3-0120B-2020
KOVAL RICHARD D + JUDITH M
26440 WESTMEATH ST
FARMINGTON HILLS MI 48334

17-47-25-B3-0120B-2030
B F COMPANY
3430 E MAIN ST
COLUMBUS OH 43213

17-47-25-B3-0120B-2040
1095627 ONTARIO LTD
4 PINE POINT RR 1
BARRIE ON I4M 4Y8
CANADA

17-47-25-B3-0120C-1010
GILLIGAN JOHN R + BILLIE L
12006 MARBLEHEAD CT
INDIANAPOLIS IN 46236

17-47-25-B3-0120C-1020
WIELMS EUGENE G
4121 SAWGRASS POINT DR #102
BONITA SPRINGS FL 34134

17-47-25-B3-0120C-1030
KIDWELL JAMES A SR + SHEILA S
6597 TAYLOR PIKE
BLANCHESTER OH 45107

17-47-25-B3-0120C-1040
DURFEE SHIRLEY H TR
4121 SAWGRASS PT APT 104
BONITA SPRINGS FL 34134

17-47-25-B3-0120C-2010
GERALDS WILLIAM T
3006 GARDENS WAY
MEMPHIS TN 38111

17-47-25-B3-0120C-2020
MAZENAUER HANS + LILLY
2 PENINSULA DR
STRATHAM NH 03885

17-47-25-B3-0120C-2030
VIVIANI CARL J + RUBY
36235 RIDGE RD
WILLOUGHBY OH 44094

17-47-25-B3-0120C-2040
PHELAN JEREMIAH + PATRICIA
4121 SAWGRASS POINT DR #204
BONITA SPRINGS FL 34134

17-47-25-B3-0120D-1010
STANDIFORD GARY G + CONSTANCE
3709 S 250 E
LAFAYETTE IN 47905

17-47-25-B3-0120D-1020
BARTH MARY S
4131 SAWGRASS POINT DR #120
BONITA SPRINGS FL 34134

17-47-25-B3-0120D-1030
KEMBLE JUDITH A
4131 SAWGRASS POINT DR #103
BONITA SPRINGS FL 34134

17-47-25-B3-0120D-1040
ZAHN JOHANNES C
HERMINE BLAND ST 4
81545 MUNICH
GERMANY

17-47-25-B3-0120D-2010
TREMMEL MONIKA
WENDELSTEINSTR 17
82031 GRUENWALD
GERMANY

17-47-25-B3-0120D-2020
PEROMA CORPORATION
FACHENFELDER WINKEL 8
21220 SEEVETAL(HORST)
GERMANY

17-47-25-B3-0120D-2030
VITTUM ALLAN + ANDREA 1/2INT +
ONE BECKENHAM LN
FAIRPORT NY 14450

17-47-25-B3-0120D-2040
VANDEFLIERDTZWIEHOFF HILDEGARD
KRANICHSTRABE 18
63263 NEU ISENBURG
GERMANY

17-47-25-B3-0120E-1010
CLOYD KEITH C + DIANA E
CHELSEA COTTAGE NORTH RD
BA2 6HX BATH
ENGLAND

17-47-25-B3-0120E-1020
ENGDAHL CRAIG B + BRIDGET D
651 PLUM ST
NOVATO CA 94945

17-47-25-B3-0120E-1030
HEXAMER THOMAS F +
431 MARIA DR
GREENWOOD IN 46143

17-47-25-B3-0120E-1040
JANDA JOSEPH F + CAROL
64 REYNOLDS DR
EATONTOWN NJ 07724

17-47-25-B3-0120E-2010
CLARK LARRY G + ELIZABETH R
90 REDING RD
ANCASTER ON L9G 1M8
CANADA

17-47-25-B3-0120E-2020
RICHARDS KENNETH + ANITA M
7 HAMILTON DR
SUNNINGDALE ASCOT
BERKSHIRE SLS 9PP
ENGLAND

17-47-25-B3-0120E-2030
MCCOY DELBERT E + LINDA L
6392 WILLOW LN
MASON OH 45040

17-47-25-B3-0120E-2040
FIKE EUGENE E II + JESSIE L
134 CAMBRIDGE PL
SOMERSET PA 15501

17-47-25-B3-0120F-1010
GIFERNI AMEDEO + MARIA L
903 CARLISLE RD
STONE MOUNTAIN GA 30083

17-47-25-B3-0120F-1020
CIFERNI ANTHONY A
4151 SAWGRASS POINT DR #102
BONITA SPRINGS FL 34134

17-47-25-B3-0120F-1030
CALVEY LEE F AND FAYE L
10330 BOBCAT LAKE DRIVE
MINOCQUA WI 54548

17-47-25-B3-0120F-1040
CRAWFORD CLAUDE + MARION
4151 SAWGRASS POINT DR #104
BONITA SPRINGS FL 34134

17-47-25-B3-0120F-2010
COSTA ANTHONY J + BETH E
4151 SAWGRASS POINT DR #201
BONITA SPRINGS FL 34134

17-47-25-B3-0120F-2020
JAMES T OBRIEN INC
6345 MARTIN CT
HINSDALE IL 60521

17-47-25-B3-0120F-2030
ATKINSON YVONNE Y TR EST
3948 MT VERNON DR
BLOOMFIELD MI 48301

17-47-25-B3-0120F-2040
KEEL HARRY W + MELISSA
2707 NE 14TH ST #404
POMPANO BEACH FL 33062

17-47-25-B3-0120G-1010
YABLON WARREN +
6858 FAIRWAY LAKES DR
BOYNTON BEACH FL 33437

17-47-25-B3-0120G-1020
BRESSON FRANCIS H + JANE L TR
4161 SAWGRASS POINT DR #102
BONITA SPRINGS FL 34134

17-47-25-B3-0120G-1030
COLLA WENDY J
8479 IVY HILL DR
POLAND OH 44514

17-47-25-B3-0120G-1040
FIORELLINO SALVATORE TR 1/2
FIORELLINO JO ANN TR 1/2 INT
4161 SAWGRASS POINT DR #104
BONITA SPRINGS FL 34134

17-47-25-B3-0120G-2010
PELLETZ MELVIN J +
3 KNOLLWOOD DR
WORCHESTER MA 01603

17-47-25-B3-0120G-2020
LAMBERT ANDREAS + ANDREA
10 UNTERM WOLFSBERG
TRIER 54295
GERMANY

17-47-25-B3-0120G-2030
MAY RONALD F + ANN P TR
3634 HOVDE RD
MADISON WI 53704

17-47-25-B3-0120G-2040
WECKEN GERLACH + ANNETTE
BADESTRASSE 43
20148 HAMBURG
GERMANY

17-47-25-B3-0120H-1010
PRATT RALPH D + SUSAN M
3304 PLANK ROAD
NEW CASTLE PA 16105

17-47-25-B3-0120H-1020
BALLARD THOMAS R + DONNA L
8037 MERRYMAKER LN
CINCINNATI OH 45236

17-47-25-B3-0120H-1030
GOODE LOIS A + MAJZUN
MARCELLA ANN
14464 STATE RD 511
OBERLIN OH 44074

17-47-25-B3-0120H-1040
WEAVER ROBERT L + ELISE H
91 S FRONT ST
MEMPHIS TN 38103

17-47-25-B3-0120H-2010
MCCABE DIANA M
4171 SAWGRASS POINT DR #201
BONITA SPRINGS FL 34134

17-47-25-B3-0120H-2020
CAFFEY JOHN F + MARCELLA I
4171 SAWGRASS POINT DR
BONITA SPRINGS FL 34134

17-47-25-B3-0120H-2030
BARTON JAMES E + LISA J
200 SUMTER PL
MAPLE GLEN PA 19002

17-47-25-B3-0120H-2040
WHITEHEAD ROBERT J
92 WOODLAWN AV
WELLESLEY MA 02481

17-47-25-B3-0120I-1010
LIDDCOAT ROGER H + SUSAN K
4181 SAWGRASS POINT DR #101
BONITA SPRINGS FL 34134

17-47-25-B3-0120I-1020
STRICKLAND DONALD + PATRICIA
4181 SAWGRASS POINT DR #102
BONITA SPRINGS FL 34134

17-47-25-B3-0120I-1030
JOHNSON KAREN D
1786 ISLE OF PINES DR
CHAPIN SC 29036

17-47-25-B3-0120I-1040
PESSO EDWARD + LINDA J
2 S YORK GATE CT
THE WOODLANDS TX 77382

17-47-25-B3-0120I-2010
PALOPOLI FRANK T + COLETTE M
565 NAIRN
HIGHLAND MI 48357

17-47-25-B3-0120I-2020
BERZIN RUSSELL F + LINDA M
6087 WILLIAMSBURG DR
HIGHLAND HEIGHTS OH 44143

17-47-25-B3-0120I-2030
SCHULTZ CARL L
4181 SAWGRASS POINT DR #203
BONITA SPRINGS FL 34134

17-47-25-B3-0120I-2040
DYE RICHARD O + NORMA E
1960 HILLWOOD COURT
BLOOMFIELD HILLS MI 48304

17-47-25-B3-012J0-1010
COSTELLO JOSEPH J + CAROL +
8 CINDY CT
LEBANNON NJ 08833

17-47-25-B3-012J0-1020
VILARDO THOMAS J + MARIAN R
1609 BECKMAN CT
URBANA IL 61802

17-47-25-B3-012J0-1030
CARROLL MICHAEL J +
1312 MARQUETTE DR STE N
ROMEOVILLE IL 60441

17-47-25-B3-012J0-1040
ROBINSON THOMAS P + KATHLEEN T
14 COTTAGE RD
WAYLAND MA 01778

17-47-25-B3-012J0-2010
FABER ROSE ANN TR +
503 BROOK LANE
ST CLOUD MN 56301

17-47-25-B3-012J0-2020
ULLMAN KENNETH D +
2 SEVEN TRAILS LN
WAYNE NJ 07470

17-47-25-B3-012J0-2030
KERR STEPHEN R + GAYLE G
5033 BARNSTEEPLE CT
OKLAHOMA CITY OK 73142

17-47-25-B3-012J0-2040
SCHEIL JAMES L + DEBORAH S
10614 BAY BRIDGE RD
FORT WAYNE IN 46845

17-47-25-B3-012K0-1010
ASINGER JOHN E + LYNN W
501 CIMARRON CIR
LOUDON TN 37774

17-47-25-B3-012K0-1020
SITES JAMES N + INGER K +
P O BOX 528
REHOBOTH BEACH DE 19971

17-47-25-B3-012K0-1030
BLOOMQUIST RONALD E + MARGARET
209 PRESTWICK WAY N
STOCKBRIDGE GA 30281

17-47-25-B3-012K0-1040
KNOWLES CLYDE W + SUSAN M
1036 TOWNE LAKE HILLS EAST
WOODSTOCK GA 30189

17-47-25-B3-012K0-2010
ULLMAN FAMILY PTNRSHP
711 RIDGEDALE AV
E HANOVER NJ 07936

17-47-25-B3-012K0-2020
BRENNAN THOMAS + MARY ANN
4201 SAWGRASS POINT DR #202
BONITA SPRINGS FL 34134

17-47-25-B3-012K0-2030
LITTON WARD B TR
4201 SAWGRASS PT APT 203
BONITA SPGS FL 34134

17-47-25-B3-012K0-2040
WILLIAMS RENEE
4201 SAWGRASS POINT DR #204
BONITA SPRINGS FL 34134

17-47-25-B3-012L0-1010
JUAIRE MICHAEL
4110 SAWGRASS POINT DR #101
BONITA SPRINGS FL 34134

17-47-25-B3-012L0-1020
CORCORAN JOHN F TR
4110 SAWGRASS POINT DR # 102
BONITA SPRINGS FL 34134

17-47-25-B3-012L0-1030
ZAWMON GLENN + MERRYLIN
14108 GREENCROFT LN
COCKEYSVILLE MD 21030

17-47-25-B3-012L0-1040
JOH CHARLOTTE M
434 DICKERSON RD
FRANKLIN GA 30217

17-47-25-B3-012L0-2010
MCFADDEN JOHN J +
4110 SAWGRASS POINT DR #210
BONITA SPRINGS FL 34134

17-47-25-B3-012L0-2020
PRINGLE ROBERT H + EVELYN M
10 GARVEY RD
WAYNE NJ 07470

17-47-25-B3-012L0-2030
KEEGAN WILLIAM O + FINOLA S
724 S CRESCENT AVE
PARK RIDGE IL 60068

17-47-25-B3-012L0-2040
ALAMPI RICHARD + CONNIE
15 SEVEN TRAILS LN
WAYNE NJ 07470

17-47-25-B3-012M0-1010
GELLMAN SUSAN C
15 OAK LEAF RD
CLOVER SC 29710

17-47-25-B3-012M0-1020
FELDMAN ROBERT + PAMELA
4130 SAWGRASS POINT DR #102
BONITA SPRINGS FL 34134

17-47-25-B3-012M0-1030
MEISTER DONALD R + PHYLLIS H
4130 SAWGRASS POINT DR #103
BONITA SPRINGS FL 34134

17-47-25-B3-012M0-1040
GNT INC
N 75 W22303 CHERRY HILL RD
SUSSEX WI 53089

17-47-25-B3-012M0-1050
SALEM WILLIAM H + NANCY J
34160 BEACON DR
WILLOUGHBY OH 44904

17-47-25-B3-012M0-1060
ESTERLY CHARLES P + MARGARET J
7356 QUAILHOLLOW RD
CINCINNATI OH 45243

17-47-25-B3-012M0-2010
ERVIN THOMAS E + NANCY
1945 PINE RIDGE CT
BLOOMFIELD MI 48302

17-47-25-B3-012M0-2020
TERENCE MARGARET A
4130 SAWGRASS POINT DR #202
BONITA SPRINGS FL 34134

17-47-25-B3-012M0-2030
ERICKSEN PAUL N TR +
10613 BRADBURY DR
CINCINNATI OH 45240

17-47-25-B3-012M0-2040
MICHETTI FABRIZIO + CHRISTA
4334 MILLCROFT PARK DR
BURLINGTON ON L7M 4R1
CANADA

17-47-25-B3-012M0-2050
DECECCHIS BRUNI A + MARIA A
25 DOGWOOD LN
BRIARCLIFF MANOR NY 10510

17-47-25-B3-012M0-2060
SCHIEBLER WEILAND + EDELGARD
EGERBUTTELWEG 82
22880 WEDEL
GERMANY

17-47-25-B3-012N0-1010
MCCURDY MARY ANN
28841 SERENITY LN
WICKLIFFE OH 44092

17-47-25-B3-012N0-1020
YOUNGQUIST MARK G + JOANN S
6241 EAGLE LAKE DR
MAPLE GROVE MN 55369

17-47-25-B3-012N0-1030
OTTNEY THOMAS C + GERALDINE M
4160 SAWGRASS POINT DR 103
BONITA SPRINGS FL 34134

17-47-25-B3-012N0-1040
FALLS DONALD B + ANN T
415 ELMORE ST
PARK RIDGE IL 60068

17-47-25-B3-012N0-2010
PAVLIC FRANK E + PATRICA A
4160 SAWGRASS POINT DR # N-201
BONITA SPRINGS FL 34134

17-47-25-B3-012N0-2020
MAITLAND JAMES + JANICE
5907 NE 27TH AVE
FORT LAUDERDALE FL 33308

17-47-25-B3-012N0-2030
HOLLENDONER P PHILLIP + VICKI
7536 FERGUSON RD
KENT OH 44240

17-47-25-B3-012N0-2040
ROTOLO JOSEPH + DOROTHY
629 BLUE SPRUCE TRL
CHAGRIN FALLS OH 44023

17-47-25-B3-012O0-1010
MCCUTCHEON DONALD E TR
4376 STONEWOOD CT
ROCHESTER MI 48306

17-47-25-B3-012O0-1020
PETRUZZELLA NICOLE +
4200 SAWGRASS PT DR #102
BONITA SPRINGS FL 34134

17-47-25-B3-012O0-1030
ALIX DONALD L + KAREN E
2114 TAYLOR AV
PLYMOUTH MA 02360

17-47-25-B3-012O0-1040
BARR SAMUEL G + JANE
2552 HANNA RD
WILLOUGHBY OH 44094

17-47-25-B3-012O0-2010
SOMMER ROBERT G + MARGARET E
45 FORSIDE COMMON DR
FALMOUTH ME 04105

17-47-25-B3-012O0-2020
EMERY ROBERT B JR TR
736 DUVALL DR
WOODSTOCK IL 60098

17-47-25-B3-01200-2030
SCALETTA LENORE P
6510 WOODHAWK DR
MAYFIELD HTS OH 44124

17-47-25-B3-01200-2040
SHARPE NEIL A + LONA A
10265 EAGLE CREEK CV
COLLIERVILLE TN 38017

17-47-25-B3-0160A-0000
CAPRI AT PELICAN LANDING
13891 JETPORT LOOP SUITE 9
FORT MYERS FL 33913

17-47-25-B3-0160A-0010
ANDREWS PERRY C JR + MARILYN L
24825 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160A-0020
FAZIO VINCENT S + NANCY A
2384 HICKORY GLEN DR
BLOOMFIELD MI 48304

17-47-25-B3-0160A-0030
RILEY JOHN J + VIRGINIA M
24813 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160A-0040
PROSIA FRANK P + CATHERINE A
1472 ADAMSON ST
MISSISSAUGA ON L5C 1B5
CANADA

17-47-25-B3-0160A-0050
GEISEL GARY N + LESLEY J
910 SOUTH RIVER LANDING
EDGEWATER MD 21037

17-47-25-B3-0160A-0060
PRON SERGEI F
24801 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160A-0070
BRADLEY ELIZABETH T
24797 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160A-0080
KEISER KENNETH E + SUSAN K
2915 WILLOWOOD FARM RD
HAMEL MN 55340

17-47-25-B3-0160A-0090
CARUSI JOSEPH + NORMA
1501 STAUEBANK RD
MISSISSAUGA ON L5G 2V6
CANADA

17-47-25-B3-0160A-0100
THOMAS MARY ANN TR
1123 THUNDERBIRD LN
NAPERVILLE IL 60563

17-47-25-B3-0160A-0110
MERCER WALLACE H + MARY L
24781 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160A-0120
DONOVAN MARGARET F TR
628 WARREN GLEN RD
BLOOMSBURY NJ 08804

17-47-25-B3-0160A-0130
FAIR ANNE P
24773 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160A-0140
FULTON ROBERT + SANDRA
411 PARK LN
MOORESTOWN NJ 08057

17-47-25-B3-0160A-0150
GOOD WILLIAM K + VIRGINIA E
4503 MICHIGAN TRL
EASTPORT MI 49627

17-47-25-B3-0160A-0160
KEATING JOHN P + SUSAN C
8 STODDARD CT
SPARKS MA 21152

17-47-25-B3-0160A-0170
DALTON WILLIAM LEE + SUSAN L
2947 BELLFLOWER LN
NAPLES FL 34105

17-47-25-B3-0160A-0180
DAVALLE ROBERT R
1750 STANFORD CT
LAKE FOREST IL 60045

17-47-25-B3-0160B-0090
SCHACHNER DENNIS W 1/2 INT TR+
24756 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160B-0100
SPIDEL JOHN W + JANE L
24764 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160B-0110
MCCOMBS DONALD E + LESLEY A
29987 YORKTOWN DR
WEST LAKE OH 44145

17-47-25-B3-0160B-0120
PERRY DOMINIC R
3020 RIDGE RD
NORTH HAVEN CT 06473

17-47-25-B3-0160B-0130
VAIL JAMES C + JUDITH K
24780 HOLLYBRIER LANE
BONITA SPRINGS FL 34134

17-47-25-B3-0160B-0140
JACQUETTE RAYMOND E +
24784 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160B-0150
STELZER PATRICIA A TR
2157 BANBURY RD
INVERNESS IL 60067

17-47-25-B3-0160B-0160
DRUSTRUP THOMAS G +
15541 OLD WEDGEWOOD CT
FT MYERS FL 33908

17-47-25-B3-0160B-0170
GUENTHER THOMAS P 1/2 INT TR
24800 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160B-0180
BUNKER DEREK J + HELEN J
GLEN HOUSE
36 BADGERS WAY
THUNDERSLEY ESSEX SS7 1TR
ENGLAND

17-47-25-B3-0160B-0190
JOHNSON L RONALD + PATRICIA
24812 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160B-0200
ANEY CHRISTOPHER P
40 PRINCETON RD
HUBBARDSTON MA 01452

17-47-25-B3-0160B-0210
BARBER KAREN
7010 STILLWATER COVE
WESTERVILLE OH 43082

17-47-25-B3-0160B-0220
FEHRENBAKER JEANNE
24824 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B3-0160B-0230
KRAUSE ANDREW J TR
8290 IBIS CT #909
NAPLES FL 34104

17-47-25-B3-0160B-0240
SCHAUB ERNEST F + SANDRA
3322 LEAMINGTON LANE
CHARLOTTE NC 28226

17-47-25-B3-0160B-0250
HUNT C WESLEY + DIAHNN M
24785 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0160B-0260
STILLWAGGON WESLEY E +
24777 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0160B-0270
CAHILL JAMES M + DARLENE J
12149 W FOREST VIEW DR
ORLAND PARK IL 60467

17-47-25-B3-0160B-0290
MADALENA SALLY J TR
24753 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0160B-0300
KROHN NED D + DONNA E
1198 S LAKE ST UT 301
WHITHALL MI 49461

17-47-25-B3-0160D-0000
LENNAR HOMES INC
700 NW 107TH AVE STE 400
MIAMI FL 33172

17-47-25-B3-0280A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

18-47-25-B2-00001-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

18-47-25-B2-00001-0010
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

18-47-25-B2-00001-0020
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0010
SMART WILLIAM J + PATRICIA D
25031 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0020
LANOIS GERALD D TR 1/2 INT +
25041 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0030
BALZER ELIZABETH J TR
25051 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0040
STEPHENS ROBERT R + PATRICIA A
25061 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0050
TANIELIAN MICHAEL E + SHARON A
25071 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0060
TOM + ANN SULLIVAN FAMILY
25 W 254 MAYFLOWER
NAPERVILLE IL 60540

20-47-25-B1-00500-0070
VENTRE GREGORY J + MADELINE H
21 FAIRHOPE RD
WESTON MA 02493

20-47-25-B1-00500-0080
MEYERS LESLIE G + JUDY M
N621 BLACKHAWK BLUFF DR
MILTON WI 53563

20-47-25-B1-00500-0090
CORBI ROBERT N
25111 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0100
POMP OF NAPLES INC
25121 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0110
RIST JO B
25131 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0120
SAILER LARRY R + LESLIE A
48 TOWER HILL LN
KINNELON NJ 07405

20-47-25-B1-00500-0130
SIMON JOANNE M
25151 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0150
BYARD ANDREW H + ROSEMARY A
25171 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0160
BRAENDLE JURG + DEBORAH
25181 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0170
BARTLETT KATHRYN J
25191 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0180
DAVIDSON JAMES F + JANET L
14812 GREENVIEW RD
ORLANDO PARK IL 60462

20-47-25-B1-00500-0190
BRENNAN CRAIG R + CATHIE A
25211 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0200
CRAIG BRENNAN ENTERPRISES INC
25221 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0210
ADAMS RALPH F + BARBARA J
25231 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0220
CRATE WILLIAM R + MARIAN K
25241 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0230
GOLDBERG GERALD + ALYCE K
25251 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0240
TARQUINI JOSEPH T JR +CARMELLA
1 ORCHARD DR
BERLIN NJ 08009

20-47-25-B1-00500-0250
RALPH DAVID E + ANGELA
25260 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0260
BARTSCH RALF +
POB 1109
D3232-5 ESPELKAMP
GERMANY

20-47-25-B1-00500-0270
SWARTZ RUSSELL + JOYCE
7 DORY CIRCLE
EDGARTOWN MA 02539

20-47-25-B1-00500-0280
KRIZSAN THOMAS + CATHY
78 HILLDALE CRES
GUELPH ON N1G 4B6
CANADA

20-47-25-B1-00500-0290
SANTANA DOMINIC A + MARY J
78 VILLAGE CT A
SAULT STE MARIE ON P6B 6J9
CANADA

20-47-25-B1-00500-0300
HAINES H RONALD + RUTH A
25150 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0310
LITNER RICHARD C + JEAN Q
25130 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0320
LENTZ STEPHEN B + CELIA A
25070 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0330
JAMES TOM E + ELIZABETH P
25060 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0340
LANDIS DONALD H + JANET A
202 SOUTH DR
ENGLEWOOD FL 34223

20-47-25-B1-00500-0350
ROCKS FRANK L + ELIZABETH A TR
25040 BAY CEDAR DR
BONITA SPRINGS FL 34134

20-47-25-B1-00500-0360
OSORO J OSEPH M +
3400 TRALEE CT #202
BONITA SPRINGS FL 34134

20-47-25-B1-0050A-0000
KEYSTONE DEVELOPMENT GROUP INC
10130 BURTRAM LN
FT MYERS FL 33919

20-47-25-B1-0050E-0000
KEYSTONE DEVELOPMENT GROUP INC
10130 BURTRAM LN
FT MYERS FL 33919

20-47-25-B1-028N0-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

20-47-25-B1-028O0-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

20-47-25-B1-028P0-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

20-47-25-B2-00001-0140
PELICANS NEST GOLF CLUB INC
4450 PELICANS NEST DR # 500
BONITA SPRINGS FL 34134

20-47-25-B2-0010A-0010
DEBOER TON J + MARIJKE J TR
4101 PELICAN'S NEST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010B-0010
STENDIG JOSEPH + EILEEN M
4151 PELICANS NEST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010B-0020
BETLOW SUSAN
21 BACCARAT CT
MONTVILLE NJ 07045

20-47-25-B2-0010B-0030
ARTMEIER THOMAS + ELISABETH
PO BOX 613
BONITA SPRINGS FL 34133

20-47-25-B2-0010B-0040
PIPHER CHARLES E II +
4181 PELICANS NEST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0010
SHEPHERD ELEANOR H
25171 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0020
WEINKAUFF HEIKO + URSULA
25161 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0030
ROSINUS FRANZ + UTE
25151 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0040
POWERS JOHN + STEPHANIE
25141 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0050
JANSSEN HENNY
GROENLANDHORST 10
7531 LG ENSCHEDE
NETHERLANDS

20-47-25-B2-0010C-0060
STORY JOHN B + LINDA C
25121 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0070
GROSS AL TR
25111 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0080
SMITH IMOGENE C
25101 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0090
GARDNER DAVID L + KATHY M
25091 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0100
SIMS P DOUGLAS TR +
25081 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0110
BETTS THOMAS I + SANDRA C
25071 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0120
FLEGM EUGENE H TR 50% INT +
25041 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0130
DARR DANIEL F
25031 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010C-0140
VANAKKEREN LARRY + VICTORIA
2335 N 28TH ST
SHEBOYGEN WI 53083

20-47-25-B2-0010D-0010
LIERMANN ROBERT L + MARCIA I
6828 TROTWOOD ST
PORTAGE MI 49024

20-47-25-B2-0010D-0020
SCHMITT PHILIP G + MAUREEN R
25150 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010D-0030
BRIGGS B F
25130 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010D-0040
MORGAN ROGER T + MARY JO
6950 ROYAL ST GEORGE
CLARKSTON MI 48348

20-47-25-B2-0010D-0050
COTTON WILLIAM
25110 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010D-0060
DRABB GEORGE + ELIZABETH A
25100 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010D-0070
HOWARD C A III + KATHLEEN L
25080 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010D-0080
PFEIFER DANIEL H
53600 N IRONWOOD
SOUTH BEND IN 46635

20-47-25-B2-0010D-0090
AMSOUTH BANK
P O BOX 847
BIRMINGHAM AL 35201

20-47-25-B2-0010D-0100
FIONDELLA ROBERT + CAROLYN
29 SUMMERBERRY RD
BRISTOL CT 06010

20-47-25-B2-0010D-0110
MARTINUCCI DINO + ARMANDA +
25040 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010D-0120
SABATINO P RONALD TR
4849 STONEHAVEN DR
COLUMBUS OH 43220

20-47-25-B2-0010D-0130
HOSKINS ROBERT S
25020 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0010D-0140
THOMSON GEORGIA A
25010 PENNYROYAL DR
BONITA SPRINGS FL 34134

20-47-25-B2-0020A-0010
PARSONS ROGER B + RUTH R
727 TARBAT CT
BARRINGTON IL 60010

20-47-25-B2-0020A-0020
MACDONALD L A + JEAN F
25071 GOLDCREST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0020A-0030
THOMPSON DAVID P + MARIE A
25061 GOLDCREST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0020A-0040
KLIMKOWSKI CHARLES R +
25051 GOLDCREST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0020A-0050
TOMPKINS CHARLES S III +
63 KENWOOD RD
GROSSE POINTE FARMS MI 46236

20-47-25-B2-0020A-0060
RHAME JOHN +
25031 GOLDCREST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0020A-0070
RYDING-BERG PETER + HEIDI
25021 GOLDCREST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0020A-0080
TIBOL GEORGE + MARIA
25011 GOLDCREST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0020A-0090
OMALLEY PETER K
25001 GOLDCREST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0020B-0010
MCDOWELL RONALD W
8840 HIGHWAY W
JACKSON MO 63755

20-47-25-B2-0020B-0020
MILLEY CONSTANCE E TR
25070 GOLDCREST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0020B-0030
PADMORE TERENCE F + GWENDA M
24 TINWELL RD
P392S-D STAMFORD LINES
ENGLAND

20-47-25-B2-0020B-0040
MCCLURE ROBERT W + CHRISTY B
25040 GOLDCREST DR
BONITA SPRINGS FL 34134

20-47-25-B2-0020B-0050
ANDREASEN ROBERT L + RUTH C
4441 BLUE SAGE CT
BONITA SPRINGS FL 34134

20-47-25-B2-0020B-0060
LYTHE DOUGLAS C + MOIRA ANN
4451 BLUE SAGE CT
BONITA SPRINGS FL 34134

20-47-25-B2-0020B-0070
DUFF DANIEL V JR + ANGELA M
107 SOUTH FERRY RD
PO BOX 340
SHELTER ISLAND NY 11964

20-47-25-B2-0020B-0080
COSTELLA FRANCIS J + GERALDINE
20250 LONGRIDGE RD
NORTHVILLE MI 48167

20-47-25-B2-0020B-0090
HIZAL IBRAHIM
MEHMETCIK CAD NO 112/4
FULYA ISTANBUL
TURKEY

20-47-25-B2-0020B-0100
BROWN ALVIN S + JUDITH N
4440 BLUE SAGE CT
BONITA SPRINGS FL 34134

20-47-25-B2-00300-0111
GYORGYI DORIS A TR
25100 GOLDCREST DR #111
BONITA SPRINGS FL 34134

20-47-25-B2-00300-0112
LIEBEL CONSTANCE H
25100 GOLDCREST DR APT 112
BONITA SPRINGS FL 34134

20-47-25-B2-00300-0121
LENTZ DOLORES A
25100 GOLDCREST DR #121
BONITA SPRINGS FL 34134

20-47-25-B2-00300-0122
BRIDEWELL BRUCE M + NORMA
PO BOX 2671
BONITA SPRINGS FL 34133

20-47-25-B2-00300-0211
FURTADO FERNANDO + HAZEL
25110 GOLDCREST DR #211
BONITA SPRINGS FL 34134

20-47-25-B2-00300-0212
LESTINA GERALD F + BETTY A
N 76 W 36221 SADDLEBROOK LN
OCONOMOWOC WI 53066

20-47-25-B2-00300-0221
VEILLEUX MAURICE + EDITH P
25110 GOLDCREST DR 3221
BONITA SPRINGS FL 34134

20-47-25-B2-00300-0222
SHARP VICKI A
930 SUNSHINE DR
PRINCETON IL 61356

20-47-25-B2-00300-0311
HUGHES ROBERT E + VERLE E
5443 FOREST WAY
BLOOMFIELD HILLS MI 48302

20-47-25-B2-00300-0312
NALBERT RICHARD W + BARBARA L
2710 NO 118TH ST
WAUWATOSA WI 53222

20-47-25-B2-00300-0321
STYGER PHILIP
INDUSTRIESTRASSE 15
CH 6312 STEINHAUSEN
SWITZERLAND

20-47-25-B2-00300-0322
WEBER JULIE A TR
84 CHATEAUX DU LAC
FENTON MI 48430

20-47-25-B2-00300-0411
CURL DAVID R + KATHY A
171 COPPERFIELD DR
DAYTON OH 45415

20-47-25-B2-00300-0412
ZOBRIST MARILYN R
4955 WALNUT WALK
KETTERING OH 45429

20-47-25-B2-00300-0421
BOYNTON COURTNEY A TR
P O BOX 668
ZOAR OH 44697

20-47-25-B2-00300-0422
WILLIAMSON JUSTIN A III TR
9740 CONWAY RD
ST LOUIS MO 63124

20-47-25-B2-00300-0511
WICK RONALD A + SHIRLEY J
W139 N 6469 MANOR HILLS BLVD
MENOMONEE FALLS WI 53051

20-47-25-B2-00300-0512
MOONEY W FRED + KATHLEEN A
125 VILLAGE CT
UPPER ST CLAIR PA 15241

20-47-25-B2-00300-0513
BOOTH MARY JACQUELYN TR
4595 EAGLE DR
JACKSON MI 49201

20-47-25-B2-00300-0521
FAWTHROP ROLAND P JR +
PO BOX 224
EAST DENNIS MA 02641

17-47-25-B1-01702-2030
BORSETH BARBARA A TR EST
4465 TURFWAY TRAIL
HARBOR SPRINGS MI 49740

17-47-25-B1-01702-2040
LEONARD EDWARD S TR
24381 SANDPIPER ISLE WY #204
BONITA SPRINGS FL 34134

17-47-25-B1-01703-3010
MANUEL THOMAS A + SUSAN G
24371 SANDPIPER ISLE WAY #301
BONITA SPRINGS FL 34134

17-47-25-B1-01703-3020
HOCKMAN FAMILY LIMITED CO
8795 FREDERICK PIKE
DAYTON OH 45414

17-47-25-B1-01703-3030
NEYHART JEFFREY C + JUDITH S
24371 SANDPIPER ISLE WAY #303
BONITA SPRINGS FL 34134

17-47-25-B1-01703-3040
DONNITHORNE REGINALD C +ELAINE
24371 SANDPIPER ISLE WAY 304
BONITA SPRINGS FL 34134

17-47-25-B1-01704-4010
DARIN WILLIAM A + ELIZABETH J
24361 SANDPIPER ISLE WY 401
BONITA SPRINGS FL 34134

17-47-25-B1-01704-4020
TRACY WILLIAM S
110 PIN OAK LANE
PROSPECT HEIGHTS IL 60070

17-47-25-B1-01704-4030
BASIRICO ELIZABETH
77 THE WOODS
COMMACK NY 11725

17-47-25-B1-01704-4040
FLEXSENHAR JANET R
4878 FORREST TRL
DECATUR IL 62521

17-47-25-B1-01705-5010
MCCREADY CHARLES R JR TR ETAL
13639 DULUTH CIR
APPLE VALLEY MN 551248795

17-47-25-B1-01705-5020
MOORMANN BETTY L
24351-502 SANDPIPER ISLE WY
BONITA SPRINGS FL 34134

17-47-25-B1-01705-5030
WARREN HUGH K + JUDY S
8008 FISHBACK RD
INDIANAPOLIS IN 46278

17-47-25-B1-01705-5040
RAMIG PAULINE F
21425 SHELBURNE RD
SHAKER HEIGHTS OH 44122

17-47-25-B1-01707-7010
GIBBS PETER +
24350 SANDPIPER ISLE WAY #701
BONITA SPRINGS FL 34134

17-47-25-B1-01707-7020
STEVENS LILLIAN G TR
24350 SANDPIPER ISLE WAY #702
BONITA SPRINGS FL 34134

17-47-25-B1-01707-7030
HORTON RICHARD T TR
90 STATE HOUSE SQUARE
HARTFORD CT 06103

17-47-25-B1-01707-7040
KAZANJIAN JOYCE D
24350 SANDPIPER ISLE WY #704
BONITA SPRINGS FL 34134

17-47-25-B1-01708-8010
FEFFE JULES E + ELAINE
24340 SANDPIPER ISLE WY #801
BONITA SPRINGS FL 34134

17-47-25-B1-01708-8020
EISENBERG GEORGE T
24340 SANDPIPER ISLE WY #802
BONITA SPRINGS FL 34134

17-47-25-B1-01708-8030
BAKER ROBERT S + ROSELYN M
24340 SANDPIPER ISLE WAY #803
BONITA SPRINGS FL 34134

17-47-25-B1-01708-8040
PEDERSON JEROME B + JO ANN T
5801 NORTHWOOD DR
EDINA MN 55436

17-47-25-B1-0170A-0101
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B1-0170A-0102
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B1-0170A-0103
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B1-0170A-0104
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B1-0170A-0105
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B1-0170A-0201
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B1-0170A-0202
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B1-0170A-0203
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B1-0170A-0204
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B1-0170A-0205
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B1-0170B-0101
KYLE MICHAEL T + BEVERLY A
24370 SANDPIPER ISLE WAY #101
BONITA SPRINGS FL 34134

17-47-25-B1-0170B-0102
NIEHANS MARIAN TR
5472 MONICA DR
FAIRFIELD OH 45014

17-47-25-B1-0170B-0103
WURTH M DEAN + ROSE
37 ALLEN BEND DR
DECATUR IL 62521

17-47-25-B1-0170B-0104
LOCK RALPH H + JOAN P
5081 N QUAIL CREST DR SE
GRAND RAPIDS MI 49546

17-47-25-B1-0170B-0105
WATSKY MORRIS J + MARTHA V
24370 SANDPIPER ISLE WAY #105
BONITA SPRINGS FL 34134

17-47-25-B1-0170B-0201
HABAY WILLIAM R + ELLEN J
621 MAPLEWOOD DR
WHEATON IL 60187

17-47-25-B1-0170B-0202
KEY BANK NATIONAL ASSOC TR
5472 MONICA DR
FAIRFIELD OH 45014

17-47-25-B1-0170B-0203
CATON PAUL B TR +
146 VILLAGE CT
PITTSBURGH PA 15241

17-47-25-B1-0170B-0204
POWELL ROBERT E + LISBETH
24370 SANDPIPER ISLE WAY #204
BONITA SPRINGS FL 34134

17-47-25-B1-0170B-0205
LISTE CYNTHIA L + RICHARD +
24370 SANDPIPER ISLE WAY #205
BONITA SPRINGS FL 34134

17-47-25-B1-0170C-1010
GRUBART LEANNE
24360 SANDPIPER ISLE WAY 101
BONITA SPRINGS FL 34134

17-47-25-B1-0170C-1020
SCHWIND WILLIAM F JR + BARBARA
1394 FRIES RD
HOUSTON TX 77055

17-47-25-B1-0170C-1030
HARTMAN NEAL F + EVELYN J
24360 SANDPIPER ISLE WAY #103
BONITA SPRINGS FL 34134

17-47-25-B1-0170C-1040
VANDERSTARRE ADRIAN TR
1500 LORAL PINES CT SE
ADA MI 49301

17-47-25-B1-0170C-1050
CLARKE CATHERINE LAMBERT
278 BLOOR ST E
TORONTO ON M4W 3M4
CANADA

17-47-25-B1-0170C-2010
KUTALEK RICHARD + SUSAN CO TR
2105 LE CHATEAU DR
BROOKFIELD WI 53045

17-47-25-B1-0170C-2020
STRUMM KENNETH E + URSULA E
24360 SANDPIPER ISLE WAY #202
BONITA SPRINGS FL 34134

17-47-25-B1-0170C-2030
HICKS RONALD B + MARY JANE
16 FORRNIAN AV
JAMESBURG NJ 08831

17-47-25-B1-0170C-2040
ROARK DAVID M
10 PEBBLE BEACH CIR
MADISON WI 53717

17-47-25-B1-0170C-2050
ALMONTE MARGO
24360 SANDPIPER ISLE WAY #205
BONITA SPRINGS FL 34134

17-47-25-B1-02900-0070
IMPERIAL HOMES OF SW FL INC
809 WALKERBILT RD STE 6
NAPLES FL 34110

17-47-25-B1-02900-0350
BLAY NANCY J
40240 FAIRWAY III DR
STE 300
NORTHVILLE MI 48167

17-47-25-B1-02900-0360
FLORIDA BAY INVESTMENTS LLC
3200 BAILEY LN STE 117
NAPLES FL 34105

17-47-25-B1-02900-0370
RICHMOND GEORGE E + SUZANNE A
23851 TUSCANY WAY
BONITA SPRINGS FL 34134

17-47-25-B1-02900-0380
J MCGARVEY CONSTRUCTION CO INC
SUITE 201
27300 RIVERVIEW CENTER BLVD
BONITA SPRINGS FL 34134

17-47-25-B1-0290F-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B1-03200-0080
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0170
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0180
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0190
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0200
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0210
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0220
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0230
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0240
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0250
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0260
JOYCE THOMAS M + SUE ELLEN
83 CHESTNUT ST
BOSTON MA 02108

17-47-25-B1-03200-0270
FLORIDA BAY INVESTMENTS LLC
3200 BAILEY LN STE 117
NAPLES FL 34105

17-47-25-B1-03200-0280
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-03200-0290
COLONY VENTURES LLC
1881 TRADE CENTER WAY
NAPLES FL 34110

17-47-25-B1-03200-0300
FLORIDA BAY INVESTMENTS LLC
3200 BAILEY LN STE 117
NAPLES FL 34105

17-47-25-B1-03200-0310
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-0320B-0000
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

17-47-25-B1-0320D-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B1-0320E-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B1-0320F-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B2-00001-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B2-00001-0100
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B2-00001-011A
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B2-00001-0160
PELICANS NEST GOLF CLUB INC
4450 PELICANS NEST DR
BONITA SPRINGS FL 34134

17-47-25-B2-00001-0200
PELICAN LANDING COMMUNITY
24830 BURNT PINE DR SUITE 4
BONITA SPRINGS FL 34134

17-47-25-B2-00001-4070
PELICAN'S NEST GOLF CLUB INC
4450 PELICAN'S NEST DR
BONITA SPRINGS FL 34134

17-47-25-B2-00002-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B2-0130A-1010
ORBAKER CLIFFORD L TR +
24480 RESERVE CT APT 101
BONITA SPRINGS FL 34134

17-47-25-B2-0130A-1020
CIMINO ELIZABETH K
37 GRANITE RIDGE RD
CUMBERLAND FORESIDE ME 04110

17-47-25-B2-0130A-1030
RAMSAY GRETCHEN L
152 MT VERNON ST
APT 3
BOSTON MA 02108

17-47-25-B2-0130A-2010
JACOBSON MICHAEL G + CAROLE
3578 BISHOPS WAY
MIDDLETON WI 53562

17-47-25-B2-0130A-2020
STRAWSER JOHN W TRUST
24480 RESERVE CT # 202
BONITA SPRINGS FL 34134

17-47-25-B2-0130A-2030
CIULLA PATRICIA A
38 DORCHESTER RD
SCARSDALE NY 10583

17-47-25-B2-0130B-1010
KRUSE RICHARD W + BETTY K
31 CROWN MANOR DR
CHESTERFIELD MO 63005

17-47-25-B2-0130B-1020
SWIGART RICHARD + JACKIE
5601 COACH GATE WYNDE 16A
LOUISVILLE KY 40207

17-47-25-B2-0130B-1030
VANCE WILLIAM S + PATRICIA A
24470 RESERVE CT # B-103
BONITA SPRINGS FL 34134

17-47-25-B2-0130B-2010
LEISTER TERRY G +
24470 RESERVE CT #201
BONITA SPRINGS FL 34134

17-47-25-B2-0130B-2020
WEISSKOPF BERNARD + PENELOPE A
6409 DEEP CREEK DR
PROSPECT KY 40059

17-47-25-B2-0130B-2030
DRUMM JOHN K + JEANNETTE M
24470 RESERVE CT # 203B
BONITA SPRINGS FL 34134

17-47-25-B2-0130C-1010
WILES JOHN T + KAROL S
115 WOODRIDGE DR
BATTLE CREEK MI 49017

17-47-25-B2-0130C-1020
COLES JULIAN R + MARYELLEN
15 ROUNDABOUT LN
CAPE ELIZABETH ME 04107

17-47-25-B2-0130C-1030
MATHY CHARLES J JR + MARY S
2512 MADISON PL
LA CROSSE WI 54601

17-47-25-B2-0130C-2010
LYNAM THOMAS J + CAROLE A
24460 RESERVE CT #201
BONITA SPRINGS FL 34134

17-47-25-B2-0130C-2020
MACDOUGALL JOH K + ADELINE V
7-50 NORTHUMBERLAND RD
LONDON ON N6H 5J2
CANADA

17-47-25-B2-0130C-2030
MCNAMEE BERNARD M + NANCY K
24460 RESERVE CT # C203
BONITA SPRINGS FL 34134

17-47-25-B2-0130D-1010
HESTER JOHN W CO TR +
1271 HOBSON OAKS DR
NAPERVILLE IL 60540

17-47-25-B2-0130D-1020
FLETCHER JANE
PO BOX 224
WAUPUN WI 53963

17-47-25-B2-0130D-2010
OTTO H DOUGLAS + ELIZABETH A
24450 RESERVE CT #201
BONITA SPRINGS FL 34134

17-47-25-B2-0130D-2020
COMPAGNO PATRICIA M TR
ON 641 HERRICK DR
WHEATON IL 60187

17-47-25-B2-0130E-1010
ADAMS WALTER L TR
731 LEXINGTON CT
NORTHBROOK IL 60062

17-47-25-B2-0130E-1020
WOODS WARD R + JOAN S
24791 WAX MYRTLE DR
BONITA SPRINGS FL 34134

17-47-25-B2-0130E-1030
PERKINS JEROME V + ANNA LEA
3514 W 92ND STREET
LEAWOOD KS 66206

17-47-25-B2-0130E-2010
HEARD EDWARD F + CHRISTINE
1451 BLANFORD LN
WEST CHESTER PA 19380

17-47-25-B2-0130E-2020
WRIGHT NANCY L TR
24440 RESERVE CT #202
BONITA SPRINGS FL 34134

17-47-25-B2-0130E-2030
KRETH GORDON G + JOANNE M
24440 RESERVE CT #203
BONITA SPRINGS FL 34134

17-47-25-B2-0130F-1010
STOCKALL DAVID + MARILYN
1334 WAKEFIELD CRESENT
BURLINGTON ON L7P 1M3
CANADA

17-47-25-B2-0130F-1020
WHALEN JAMES F + LEILA O
820 NORTH ST
GREENWICH CT 06831

17-47-25-B2-0130F-1030
RYAN JAMES + TARA
125 BROOKE FARM RD
ST DAVIDS PA 19087

17-47-25-B2-0130F-2010
CARR RONALD M SR + MARILYN E
3102 MOORES RD
BALDWIN MD 21013

17-47-25-B2-0130F-2020
GINIS NORMAN A + BUNNY B
24430 RESERVE CT #202
BONITA SPRINGS FL 34134

17-47-25-B2-0130F-2030
SKEEN LARRY L
216 W MAIN ST
RIPLEY WV 25271

17-47-25-B2-0130G-1010
TONIDANDEL CAROLYN
24420 RESERVE CT #G-101
BONITA SPRINGS FL 34134

17-47-25-B2-0130G-1020
REA DAVID R + LILLIAN Z
119 ROCKLAND CIR
WILMINGTON DE 19803

17-47-25-B2-0130G-1030
CAMERON SANDRA J
13 L'ARBRE CROCHE
HARBOR SPRINGS MI 49740

17-47-25-B2-0130G-2010
DUFF DANIEL V JR + ANGELA M
107 SOUTH FERRY RD
PO BOX 340
SHELTER ISLAND NY 11964

17-47-25-B2-0130G-2020
LIPMAN SUMNER +
80 PARKWOOD DR
AUGUSTA ME 04330

17-47-25-B2-0130G-2030
GORDAN DAN +
14 SUSIES HOLLOW
NEWELL NJ 08080

17-47-25-B2-0130H-1010
NOVAK WILLIAM + GAYLE I
24451 RESERVE CT #101
BONITA SPRINGS FL 34134

17-47-25-B2-0130H-1020
WIOT CHERYL B
8443 BEESWING CT
DUBLIN OH 43017

17-47-25-B2-0130H-2010
ARISTA INVESTMENTS LTD
50 NORTH SANDUSKY ST
DELAWARE OH 43015

17-47-25-B2-0130H-2020
SCALETTA LENORE P
6510 WOODHAWK DR
MAYFIELD HEIGHTS OH 44124

17-47-25-B2-0130I-1010
RASMUS MARK K + ELIZABETH N
24431 RESERVE CT #I-101
BONITA SPRINGS FL 34134

17-47-25-B2-0130I-1020
CROSS GERALD W + MARY A
24600 S TAMIAMI TRL #212-321
BONITA SPRINGS FL 34134

17-47-25-B2-0130I-2010
SHAHEEN DEBORAH GUYOT +
75 NORTHWOOD
DELAWARE OH 43015

17-47-25-B2-0130I-2020
GORDON DAVID J + LINDA M ETAL
70 NORTHWOOD DR
DELAWARE OH 43015

17-47-25-B2-013J0-1010
SNYDER D H III + JANE H
3600 VICTORY DR
MARSHALL TX 75672

17-47-25-B2-013J0-1020
LEDDY BRUCE E + HELEN G
333 BLACKSTRAP RD
FALMOUTH ME 04105

17-47-25-B2-013J0-1030
WALKER GEORGE C TR1/2 +
719 AMY BELLE LAKE RD
HUBERTUS WI 53033

17-47-25-B2-013J0-2010
MAHR ANNE C TR
24410 RESERVE CT #201
BONITA SPRINGS FL 34134

17-47-25-B2-013J0-2020
BENSON BENNARD C + MARY B
1905 MURDSTONE RD
PITTSBURGH PA 15241

17-47-25-B2-013J0-2030
GREET DONALD P
24410 RESERVE CT APT 203
BONITA SPRINGS FL 34134

17-47-25-B2-013K0-1010
MURPHY JOHN W + ANNE J
PO BOX 529
HARWICH MA 02645

17-47-25-B2-013K0-1020
GOSS KATHLEEN G
24400 RESERVE CT #102
BONITA SPRINGS FL 34134

17-47-25-B2-013K0-1030
CONNOLLY JANET L
2440 RESERVE CT #103
BONITA SPRINGS FL 34134

17-47-25-B2-013K0-2010
RUF DAVID F + JACQUELINE K
14094 WILLOW SPRINGS LN
DARLINGTON WI 53530

17-47-25-B2-013K0-2020
DUNK GARY M + JANE E
110 SEMINOLE RD
JANESVILLE WI 53545

17-47-25-B2-013K0-2030
ARNESON ANTON S TR +
24400 RESERVE CT #203
BONITA SPRINGS FL 34134

17-47-25-B2-0140B-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B2-01505-1010
VALENTINE RONALD R + GAIL F
2438 RED MAPLE DR
TROY MI 48098

17-47-25-B2-01505-1020
GOGGIN GRACE M
24661 CANARY ISLAND CT #102
BONITA SPRINGS FL 34134

17-47-25-B2-01505-1030
CHASE BARBARA B
1512 MONUMENT STREET
CONCORD MA 01742

17-47-25-B2-01505-2010
JAYCOX ROBERT J + NANCY R
PO BOX 1767
JACKSON WY 83001

17-47-25-B2-01505-2020
MOORE KENNETH A + BARBARA M
1339 COUNTRYSIDE MANOR PL
CHESTERFIELD MO 63005

17-47-25-B2-01505-2030
BETTMAN GEORGE L TR +
16867 THORNGATE RD
EAST LANSING MI 48823

17-47-25-B2-01506-1010
HOTTLE DWIGHT E
2867 LAKELAND PKWY
SILVER LAKE OH 44224

17-47-25-B2-01506-1020
ANDERSON DARREL R + SANDY K
3113 IRONHILL DR
SPRINGFIELD IL 62707

17-47-25-B2-01506-1030
TRUCKS BEVERLY L TR
300 N RUSSELL #22
MT PLEASANT MI 48858

17-47-25-B2-01506-2010
ELLENBOGEN DR NORMAN + RUTH
104 HAMPTON ST
DELMAR NY 12054

17-47-25-B2-01506-2020
LEVIS VICKIE GRIVE
24665 CANARY ISLAND CT #202
BONITA SPRINGS FL 34134

17-47-25-B2-01506-2030
HEBEISEN ROBERT W + SALLY P
24665 CANARY ISLAND CT #203
BONITA SPRINGS FL 34134

17-47-25-B2-01507-1010
FROST DALE J + KATHLEEN R
14037 BAYWOOD VILLAGE DR
CHESTERFIELD MO 63017

17-47-25-B2-01507-1020
GUIMONT THOMAS R
418 KEEPATAW DR
LEMONT IL 60439

17-47-25-B2-01507-1030
BANK OF AMERICA TR
MAILSTOP DCI-701-04-03
1501 PENNSYLVANIA AVE NW
WASHINGTON DC 20005

17-47-25-B2-01507-2010
STONE ALAN R
57 LAWRENCE RD
WESTON MA 02193

17-47-25-B2-01507-2020
PERKINS PHYLLIS
15 OLD FARM LANE
SANDWICH MA 02537

17-47-25-B2-01507-2030
HARRIS JEAN J
429 LANTERN LN
BERWYN PA 19312

17-47-25-B2-01508-0101
JACOBS SAMUEL L + MARY JANE
7422 GLENMORA RIDGE
INDIANAPOLIS IN 46250

17-47-25-B2-01508-0102
SANDLER ALAN G + DONNA J
24651 CANARY ISLAND CT #102
BONITA SPRINGS FL 34134

17-47-25-B2-01508-0201
BURKHARDT ROBERT E + CATHERINE
106 SOUTH AVE A
GREENVILLE OH 45331

17-47-25-B2-01508-0202
GINTER BETTY R
2285 BOYSCOUT CAMP RD
GAINESVILLE GA 30501

17-47-25-B2-01509-1010
ELFES VEAN + DOROTHY
24660 CANARY ISLAND CT #101
BONITA SPRINGS FL 34134

17-47-25-B2-01509-1020
ARENSTEIN GERALD + ILEANE
24660 CANARY ISLAND CT #102
BONITA SPRINGS FL 34134

17-47-25-B2-01509-2010
KELLEY JOCELYN M
2438 W 45TH AV
VANCOUVER BC V6M 2J8
CANADA

17-47-25-B2-01509-2020
ALBERTS WILLIAM W + BARBARA
24660 CANARY ISLAND CT #202
BONITA SPRINGS FL 34134

17-47-25-B2-01510-1010
CANARY ISLAND 101 CORPORATION
24671 CANARY ISLAND UNIT 101
BONITA SPRINGS FL 34134

17-47-25-B2-01510-1020
HEBEL JOHN W
24671 CANARY ISLAND CT #102
BONITA SPRINGS FL 34134

17-47-25-B2-01510-1030
RAUCH FRANK W + URSULA
5420 ST ANDREWS NW
CANTON OH 44705

17-47-25-B2-01510-2010
FRICANO STEVEN R
21120 ENDSLEY AVE
ROCKY RIVER OH 44116

17-47-25-B2-01510-2020
BRAENDLE JURG + DEBORAH MARIE
25181 BAY CEDAR DR
BONITA SPRINGS FL 34134

17-47-25-B2-01510-2030
DENMAN STEPHEN W JR
10 VULTEE DR
FLORHAM PARK NJ 07932

17-47-25-B2-01511-1010
MILEY PAULINE E TR
24670 CANARY ISLAND CT #101
BONITA SPRINGS FL 34134

17-47-25-B2-01511-1020
MARSH C ALAN
2183 SNOOK DR
NAPLES FL 34102

17-47-25-B2-01511-2010
DICORPO MICHAEL J 1/2 INT +
1400 BANK ONE CENTER
CLEVELAND OH 44114

17-47-25-B2-01511-2020
PHOENIX FABRICATORS + ERECTORS
182 SOUTH COUNTY RD 900 E
AVON IN 46123

17-47-25-B2-01512-1010
CARO ORLANDO + ALICE
24654 CANARY ISLAND CT #101
BONITA SPRINGS FL 34134

17-47-25-B2-01512-1020
RITZERT KARL J + LINDA L
24654 CANARY ISLAND CT #102
BONITA SPRINGS FL 34134

17-47-25-B2-01512-2010
SMELTZ LLOYD + CAROLE A
24654 CANARY ISLAND CT #201
BONITA SPRINGS FL 34134

17-47-25-B2-01512-2020
NORTH JOHN W + KIMBERLY E
3207 LEAFY LN
BLOOMINGTON IL 61704

17-47-25-B2-01513-0101
HUNT STEPHEN D + JEANNE T
9600 SW 103RD AVE
MIAMI FL 33176

17-47-25-B2-01513-0102
WHITBECK JUDITH ACKLEY
24675 CANARY ISLAND CT #102
BONITA SPRINGS FL 34134

17-47-25-B2-01513-0103
PETRIME KENNETH TR
4777 SHERWIN RD
WILLOUGHBY OH 44094

17-47-25-B2-01513-0201
COLLIER JOSEPH J + BARBARA B
256 TWIN CREEKS DR
CHAGRIN FALLS OH 44023

17-47-25-B2-01513-0202
FUEHRER WALTER TR
1385 GOLDSMITH DR
WESTERVILLE OH 43081

17-47-25-B2-01513-0203
DULIN ELEANOR D TR
24675 CANARY ISLAND CT #203
BONITA SPRINGS FL 34134

17-47-25-B2-01514-1010
PARENTE CARMAN J + MARY E
23820 COPPERLEAF BLVD
BONITA SPRINGS FL 31135

17-47-25-B2-01514-1020
JAFFE LINDA
6 ANONA CT
UPPER SADDLE RIVER NJ 07458

17-47-25-B2-01514-2010
CONNOLLY GERALD W SR TR
24676 CANARY ISLAND CT #201
BONITA SPRINGS FL 34134

17-47-25-B2-01514-2020
MULHOLLAND DAVID B + SUSAN E
24676 CANARY ISLAND CT #202
BONITA SPRINGS FL 34134

17-47-25-B2-01515-1010
SCHLESSEL KENNETH C + SUZANNE
24680 CANARY ISLAND CT #101
BONITA SPRINGS FL 34134

17-47-25-B2-01515-1020
SMITH ELIZABETH ANN TR
24680 CANARY ISLAND CT #102
BONITA SPRINGS FL 34134

17-47-25-B2-01515-2010
FOOTER LAWRENCE + HOPE R
24680 CANARY ISLAND CT #201
BONITA SPRINGS FL 34134

17-47-25-B2-01515-2020
GADDIS BILL L + VICKI S
604 S INVERNESS LN
YORKTOWN IN 47396

17-47-25-B2-01516-1010
KRIEGEL JAMES F + SHARYN F
24641 IVORY CAN E DRIVE #101
BONITA SPRINGS FL 34134

17-47-25-B2-01516-1020
WITHROW HOWARD H TR
7924 CAUSEWAY LN
CINCINNATI OH 45255

17-47-25-B2-01516-2010
TEDESCO ANGELO J+ MARLENE R TR
24641 IVORY CANE DR #201
BONITA SPRINGS FL 34134

17-47-25-B2-01516-2020
WEBER ROBERT J + DEBORAH A
212 DANADA DR
WHEATON IL 60187

17-47-25-B2-01517-1010
ENOS LOUIS T T/C +
P O BOX 2838
SEA BROOK NH 03874

17-47-25-B2-01517-1020
BAIRD KENNETH I + LETICIA T
24637 IVORY CANE DR #102
BONITA SPRINGS FL 34134

17-47-25-B2-01517-1030
LAROCK MARY ANN J/T+
1109 BLISS LANE CIR
BLOOMINGTON MN 55431

17-47-25-B2-01517-2010
ALLEN CYNTHIA GIFFORD TR
24637 IVORY CAN DR UNIT 201
BONITA SPRINGS FL 34134

17-47-25-B2-01517-2020
FEVOLA ELEANOR +
27 LOUIS DR
MOUNTVILLE NJ 07045

17-47-25-B2-01517-2030
HAWORTH PAULA
24637 IVORY CANE DR #203
BONITA SPRINGS FL 34134

17-47-25-B2-01518-1010
PERSON SAMUEL + JOAN
24633 IVORY CANE DR #101
BONITA SPRINGS FL 34134

17-47-25-B2-01518-1020
PANGALLO DAVID +
1939 HEMLOCK DR
KENT OH 44240

17-47-25-B2-01518-1030
GREEN PATRICIA S
4 SHIRECREST
AVON CT 06001

17-47-25-B2-01518-2010
LOVE C ALLEN
519 FIFTH ST
MARIETTA OH 45750

17-47-25-B2-01518-2020
POTENBERG-CHRISTOFFERSEN P +
ELBCHAUSSEE 234
22605 HAMBURG
GERMANY

17-47-25-B2-01518-2030
PICKFORD JAMES F + MARCIA A
1005 MORTON RD
HORTON MI 49248

17-47-25-B2-01519-1010
CELLITTI MICHAEL P + PATRICIA
4 BADGER LANE
NORTH OAKS MN 55127

17-47-25-B2-01519-1020
COOKE JOSEPH P + DAWN LEE
3609 BROADLEAF CT
GLENWOOD MD 21738

17-47-25-B2-01519-1030
WEBER KITTY
24640 IVORY CANE DR #103
BONITA SPRINGS FL 34134

17-47-25-B2-01519-2010
FOX RICHARD P + JOAN S
P O BOX 558
MERCER ISLAND WA 98040

17-47-25-B2-01519-2020
MADDY ED E + NANCY E 60%INT +
24640 IVORY CANE DR #202
BONITA SPRINGS FL 34134

17-47-25-B2-01519-2030
MONTESANO NICHOLAS J +
606 S PATTON
ARLINGTON HEIGHTS IL 60005

17-47-25-B2-01520-1010
BEREZA RICHARD A + JUDITH K
700 CARDINAL DR E
GRAND RAPIDS MI 49506

17-47-25-B2-01520-1020
AUSTIN DOUGLAS R TR
6136 WILDROSE LANE
LAKEPORT MI 48059

17-47-25-B2-01520-1030
DODD FRED L TR
24627 IVORY CANE DR #103
BONITA SPRINGS FL 34134

17-47-25-B2-01520-2010
ASARO ROBERT F
24627 IVORY CANE DR #201
BONITA SPRINGS FL 34134

17-47-25-B2-01520-2020
CICERI CHRISTOPHER M + ANN M
2861 MASEFIELD DR
BLOOMFIELD HILLS MI 48304

17-47-25-B2-01520-2030
REPOSA ROBERT TR
126 MAIN ST
HINGHAM MA 02043

17-47-25-B2-01521-0101
KEVWITCH CLARENCE R + MARIAN J
16460 WRIGHTWOOD TERR
TRAVERSE CITY MI 49686

17-47-25-B2-01521-0102
MARSHALL JOHN L III + JOANANNE
760 ELMGROVE AVE
PROVIDENCE RI 02906

17-47-25-B2-01521-0201
NAGEL REINHOLD + LYDIA
AM BOTANISCHEN GARTEN 7
50735 KOELN
GERMANY

17-47-25-B2-01521-0202
NEDERVELD KATHY A
215 STICKNEY RIDGE RD
GRAND HAVEN MI 49417

17-47-25-B2-01522-0101
PALMER PETER J + DIANE L H.W
780 PALMS RD
BLOOMFIELD HILLS MI 48304

17-47-25-B2-01522-0102
CALLAHAN JOHN + BARBARA J H/W
4 ARROWHEAD PL
HUNTINGTON NY 11743

17-47-25-B2-01522-0103
BAXTER ROBERT F + BETHANY M
24632 IVORY CANE DR #103
BONITA SPRINGS FL 34134

17-47-25-B2-01522-0201
POOL STEWART N + ALEXANDRA P
24632 IVORY CANE DR #201
BONITA SPRINGS FL 34134

17-47-25-B2-01522-0202
PELTZ DIANE
2746 CLAYTHORNE RD
SHAKER HEIGHTS OH 44122

17-47-25-B2-01522-0203
GEROFF CHRIST V + BETTIE A
HCR 1
BOX 850
PONITAC MO 65729

17-47-25-B2-01523-0101
LAKIN CHARLES + JOYCE
745 ABBINGTON STATION
DANVILLE IN 46122

17-47-25-B2-01523-0102
PEET CAROLYN M TR
3312 BAY RD S DR
INDIANAPOLIS IN 46240

17-47-25-B2-01523-0103
BEYDA EZRA J + MARY L
462 SHORELINE DR
DECATUR IL 62521

17-47-25-B2-01523-0201
DORNHOEFER REINHOLD +
BETZELSTRASSE 15
MAINZ 55116
GERMANY

17-47-25-B2-01523-0202
HARTUNG DANIEL + JULIE TR
7850 NOLL VALLEY RD
VERONA BRANCH WI 53593

17-47-25-B2-01523-0203
GIBBONS HAROLD + CHARLENE F
24620 IVORY CANE DR #203
BONITA SPRINGS FL 34134

17-47-25-B2-01524-0101
NAJ RICHARD + SUSAN J
1263 COBRIDGE
ROCHESTER HILLS MI 48306

17-47-25-B2-01524-0102
MONTLACK REALTY LTD
2590 NORTH MORELAND STE E-1
SHAKER HEIGHTS OH 44120

17-47-25-B2-01524-0103
DUFFY JAMES A + SYLVIA
10000 RED MAPLE DR
PLYMOUTH MI 48170

17-47-25-B2-01524-0201
FITZGERALD PATRICK TR
9813 SOUTH KILBOURN AVE
OAKLAWN IL 60453

17-47-25-B2-01524-0202
KADRI DOLORES D
128 GLENMERE DR
CHATHAM NJ 07928

17-47-25-B2-01524-0203
YARED GEORGES J + CYNTHIA L
5272 ST ALBANS BAY ROAD
SHOREWOOD MN 55331

17-47-25-B2-01525-0101
OTOOLE HUBERT J +
27 BOXWOOD DR
COVENT STATION NJ 07960

17-47-25-B2-01525-0102
HATTON MARIE E TR
PO BOX 584
SALEM NH 03079

17-47-25-B2-01525-0103
ROBERTS ALEX + ANN M
24615 IVORY CANE DR #103
BONITA SPRINGS FL 34134

17-47-25-B2-01525-0201
BENEDETTO EUGENE A + DOREEN
7523 OLD QUARRY LN
BRECKSVILLE OH 44141

17-47-25-B2-01525-0202
DEBASIO JOHN +
9767 FALL RIDGE TRAIL
SUNSET HILLS MO 63127

17-47-25-B2-01525-0203
GREGORY LEO T + GABRIELE D
24615 IVORY CANE DR #203
BONITA SPRINGS FL 34134

17-47-25-B2-01526-0101
HUOTT LEO J + PATRICIA J
24611 IVORY CANE DR #101
BONITA SPRINGS FL 34134

17-47-25-B2-01526-0102
MCCARTNEY RONALD + MARIANNE
P O BOX 348
ESTERO FL 33928

17-47-25-B2-01526-0201
EBRAHIM ZEYD Y + LILLIAN
2773 KERSDALE RD
PEPPER PIKE OH 44124

17-47-25-B2-01526-0202
PETERMAN GEORGE R + MARY C TR
24611 IVORY CANE DR #202
BONITA SPRINGS FL 34134

17-47-25-B2-01527-0101
OLIVER WILFRED G + ROSE
3021 WATERFORD DR
TWINSBURG OH 44087

17-47-25-B2-01527-0102
DOUGLAS GARY J + CHRISTINE E
1128 LAWRENCE AV
E AURORA NY 14052

17-47-25-B2-01527-0103
RICKER THOMAS U + MARY J
8674 CALLAHAM TRAIL
INVER GROVE HEIGHTS MN 55076

17-47-25-B2-01527-0201
SHAW DOUGLAS A +
24610 IVORY CANE DR #201
BONITA SPRINGS FL 34134

17-47-25-B2-01527-0202
FAST WILLIAM + MARGARET
606 HENDERSON HWY
WINNEPEG MB R2K 2H8
CANADA

17-47-25-B2-01527-0203
GUCKY GERRIT + JANET
4785 MOHICAN LANE
OKEMAS MI 48864

17-47-25-B2-0160A-0190
MAIZE DONALD G
24749 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B2-0160A-0200
NUCCI CESIDIO + BARBARA
164 ANTIGUA ROAD
MISSISSAUGA ON L5B 2T6
CANADA

17-47-25-B2-0160A-0210
DELUCA ENRICO + EMILIANA
31 ELMCREST RD
TORONTO ON M9C 3R7
CANADA

17-47-25-B2-0160A-0220
KENNEDY MARYANNE +
24737 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B2-0160A-0230
ANGIOLILLO J V +JOSEPHINE
15 OLD MILL RD
WEST HARRISON NY 10604

17-47-25-B2-0160A-0240
WOOD LEONARD E III +
1761 STANFORD CT
LAKE FOREST IL 60045

17-47-25-B2-0160A-0250
BEREY SUSAN W TR
11101 S GLEN RD
POTOMAC MD 20854

17-47-25-B2-0160A-0260
LEE ROBERT D + ARLYNE J
24721 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B2-0160A-0270
WARE KENNETH R + PHYLLIS E
24717 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B2-0160A-0280
LIVENGOOD DAVID J + MARIANNE
24713 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B2-0160A-0290
WHITCOMB KATHLEEN M TR +
24709 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B2-0160A-0300
HOOVER EDWARD F + PATRICIA H
24705 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B2-0160B-0010
BRIERS THOMAS B + JOYCE
24704 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B2-0160B-0020
OPPENHEIMER PAUL TR +
24708 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B2-0160B-0030
CAMERON ROBERT W JR +
7 DUNCAN GROVE
SHERLEY CHURCH END
MILTON KEYNES MK5 6HL
UK

17-47-25-B2-0160B-0040
HARRIS ANN TR
24716 HOLLYBRIER LN
BONITA SPRINGS FL 34134

17-47-25-B2-0160B-0050
MONTGOMERY JEFFREY T + TINA L
2713 W 116TH ST
LEAWOOD KS 66211

17-47-25-B2-0160B-0060
MCARTHY BROOKS C + JANIS A
12110 SUTTON PL
ST LOUIS MO 63128

17-47-25-B2-0160B-0070
VANDERHOLLY INC
TWO COLUMBUS AV-APT 38A
NEW YORK NY 10023

17-47-25-B2-0160B-0080
WILMAR ASSOCIATES
2500 HOUGHTON LEAN
MACUNQIE PA 18062

17-47-25-B2-0160B-0280
BANK OF BLUE VALLEY TR
30743 VICTORY RD
PAOLA KS 66071

17-47-25-B2-0160B-0310
PARMER GEORGE A
911 GROVE RD
HARRISBURG PA 17111

17-47-25-B2-0160B-0320
BYRNS JAMES M + PATRICIA A
24729 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B2-0160B-0330
EXCELL ANTHONY S + CAROL
24721 GOLDCREST DR
BONITA SPRINGS FL 34134

17-47-25-B2-01706-6010
WILLIS FRANK G
24341 SANDPIPER ISLE WY 601
BONITA SPRINGS FL 34134

17-47-25-B2-01706-6020
IOVINO VITO JAMES + CAMILLE M
24341 SANDPIPER ISLE WY #602
BONITA SPRINGS FL 34134

17-47-25-B2-01706-6030
A C WILLIAMS CO INC
700 N WALNUT ST
RAVENNA OH 44266

17-47-25-B2-01706-6040
MACFARLANE LINDA L
1802 ELMSFORD LN
CHESTERFIELD MO 63005

17-47-25-B2-0170D-1010
BARNES LINDA L
24330 SANDPIPER ISLE WAY #101
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-1020
EVERT THOMAS C + JUDITH E
1025 POMELO AV
SARASOTA FL 34236

17-47-25-B2-0170D-1030
MAGNUSON ARNOLD N
24330 SANDPIPER ISLE WAY #103
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-1040
MILLER R NICHOLAS SR
10409 WEMBERLEY HILL BLVD
LOUISVILLE KY 40241

17-47-25-B2-0170D-2010
STEINKE ROBERT A TR
1215 W SUNSET RD
MT PROSPECT IL 60056

17-47-25-B2-0170D-2020
BUKOVSKY EDWARD W + IRENE M
24330 SANDPIPER ISLE WAY D-202
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-2030
RYAN TERRY D + FRANCES F
24330 SANDPIPER ISLE WAY #203D
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-2040
THOMPSON AZARIAH G + RACHEL Y
954 NORTHROPE DR
ATLANTA GA 30324

17-47-25-B2-0170D-3010
LEDERER GEORGE R TR
24330 SANDPIPER ISLE WAY #301
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-3020
ANDERSEN PETER F + BETSY L
24330 SANDPIPER ISLE WAY D302
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-3030
HANSEN ROBERT E + GAIL M
24330 SANDPIPER ISLE WAY #303
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-3040
CURTISS ROBERT B TR
24330 SANDPIPER ISLE WAY #304D
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-4010
KUEHNI-SCARAFINO INES
24330 WOODSAGE DR
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-4020
MOSNY MELANIA
24330 SANDPIPER ISLE WY #402
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-4030
HUTCHINSON JAMES M + IRIS B
24330 SANDPIPER ISLE WAY #403
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-4040
MCELHANCE LUTHER C + NANCY E
24330 SANDPIPER ISLE WAY #404D
BONITA SPRINGS FL 34134

17-47-25-B2-0170D-5010
WITT BLAIR M + SHARON L
P O BOX 287
BRECKENRIDGE CO 80424

17-47-25-B2-0170D-5020
RUSSELL JOHN A JR + MARTHA T
RR #1 BOX 3986
OAKRIDGE RD
RUTLAND VT 05701

17-47-25-B2-0170E-0101
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0102
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0103
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0104
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0201
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0202
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0203
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0204
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0301
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0302
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0303
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0304
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0401
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0402
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0403
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0404
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0501
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170E-0502
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0101
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0102
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0103
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0104
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0201
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0202
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0203
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0204
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0301
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0302
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0303
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0304
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0401
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0402
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0403
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0404
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0501
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-0170F-0502
ORIOLE OF NAPLES INC
1690 S CONGRESS AVE
DELRAY BEACH FL 33445

17-47-25-B2-01800-0010
POWELL HUGO C L + TRACY A
1470 MISSISSAUGA ROAD
MISSISSAUGA ON L58 2J7
CANADA

17-47-25-B2-0180E-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0090
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0100
KNECHT CHARLES L III + NATALIE
23981 ADDISON PLACE CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0110
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0120
STRAKA HAROLD J + MARTHA J
24021 ADDISON PLACE CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0130
LAVELLE GERALD F + SCHARLEEN M
24041 ADDISON PLACE CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0140
ARTHUR JOHN H + HELGA S
24061 ADDISON PLACE CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0150
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0160
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0170
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0180
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0190
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0200
PERLOWSKI ANDREW A + LILLIAN A
24181 ADDISON PLACE CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0210
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0220
BLACK ROSEMARY J
24221 ADDISON PLACE CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0230
FOUNTAIN JAMES A CO-TR +
5920 STAFFORD RD
INDIANAPOLIS IN 46228

17-47-25-B2-03000-0240
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0250
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0260
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0270
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-03000-0280
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

17-47-25-B2-0300C-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B2-0300E-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B3-00001-0020
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B3-00001-0080
PELICAN'S NEST GOLF CLUB INC
4450 PELICAN'S NEST DR
BONITA SPRINGS FL 34134

17-47-25-B3-0090C-0150
CIRELLI MARTHA C
537 RITCHIE HWY
SEVERNA PARK MD 21146

17-47-25-B3-0090C-0160
HANSEN HARVEY
24951 PENNYROYAL DR
BONITA SPRINGS FL 34134

17-47-25-B3-0090C-0170
LAUFGAS JOSEPH +
537 MONK RD ILE
BIZARD QC H9E 1B1
CANADA

17-47-25-B3-0090D-0150
CYRUS KENNETH TR
24990 PENNYROYAL DR
BONITA SPRINGS FL 34134

17-47-25-B3-0090D-0160
KUNKEL ROBERT A TR
PELICAN LANDING
24980 PENNYROYAL DR
BONITA SPRINGS FL 34134

17-47-25-B3-0090D-0170
FLEISHER DAVID M +
15 FRANKLIN LN
HARRISON NY 10528

16-47-25-B1-0160F-2040
CARTER WILLIAM P JR + JUDITH C
10 DYER POND RD
CAPE ELIZABETH ME 04107

16-47-25-B1-0160G-1010
JERVEY GEORGIA B
100 ROLAND RD
NEW PROVIDENCE NJ 07974

16-47-25-B1-0160G-1020
LESTER VERA M TR
25000-102 CYPRESS HOLLOW CT
BONITA SPRINGS FL 34134

16-47-25-B1-0160G-1030
ANDREWS PERRY C JR + MARILYN
24825 HOLLYBRIER LN
BONITA SPRINGS FL 34134

16-47-25-B1-0160G-1040
WHITAKER ARNOLD B + NANCY P
HCR-35 BOX 695
TENANTS HARBOR ME 04860

16-47-25-B1-0160G-2010
MCGARRY SYLVIA M
25000 CYPRESS HOLLOW CT #201
BONITA SPRINGS FL 34134

16-47-25-B1-0160G-2020
VAUGHAN JAMES F + SUSAN K
113 FAIRFAX CT
PHOENIXVILLE PA 19460

16-47-25-B1-0160G-2030
GRELL JAMES A + RUTH M TR
25000 CYPRESS HOLLOW CT #203
BONITA SPRINGS FL 34134

16-47-25-B1-0160G-2040
OVERLY DONNA G
25000 CYPRESS HOLLOW CT #204
BONITA SPRINGS FL 34134

16-47-25-B1-01900-0110
GRANITE DEVELOPMENT III LLC
801 LAUREL OAK DR STE 700
NAPLES FL 34108

16-47-25-B1-01900-0120
OMARA J R + KATHIE
3680 HERON POINT CT
BONITA SPRINGS FL 34134

16-47-25-B1-01900-0130
SNYDERMAN JAY M + DIANE H
3689 HERON POINT CT
BONITA SPRINGS FL 34134

16-47-25-B1-01900-0140
BURKE THOMAS E + SARAH J
3681 HERON POINT DE
BONITA SPRINGS FL 34134

16-47-25-B1-01900-0150
DRILLING FRED W +
3673 HERON POINT CT
BONITA SPRINGS FL 34134

16-47-25-B1-02500-0010
OSBUN C DAVID + IRMA P
23956 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

16-47-25-B1-02500-0020
BOOTH JERRY B + MARY J
4595 EAGLE DR
JACKSON MI 49201

16-47-25-B3-00002-1020
BERNET JAMES A
P O BOX 2579
FT MYERS BEACH FL 33932

16-47-25-B3-00004-1030
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B3-0080E-0070
CLARK FRANK M + CORA A H/W
7387 DEEP RUN #312
BLOOMFIELD HILLS MI 48301

16-47-25-B3-0080E-0080
BARR WILLIAM T + EMEROY M
3561 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0010
DRUMMOND BURTON L + ELAINE J
3530 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0020
CRUMBLISS RONALD F + HELENA B
3520 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0030
CRUMBLISS DONALD L TR
3510 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0050
HINDS MARION C TR
PO BOX 409
STRAFFORD NH 03884

16-47-25-B3-0090A-0060
CURRAN KENNETH J
20 BAYBERRY LN
GLOUCESTER MA 01930

16-47-25-B3-0090A-0070
FRIEDMAN PATRICIA B
3470 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0080
STANFORD LESLIE J JR + MARY A
6083 BROWNS LAKE RD
JACKSON MI 49203

16-47-25-B3-0090A-0090
MORGAN WESLEY W
3450 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0100
CONNORS JAMES T
3440 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0110
VESTAL J DANIEL + CONNIE L
25160 GOLFCREST DR #811
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0120
AUKER KIMBERLEE J
3441 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0130
WITZKE CARL H TR 1/2 INT +
3451 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0140
PRICE RICHARD W +
3471 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0150
DRUCKER MARVIN + SANDRA
27500 CEDAR RD #704
BEACHWOOD OH 44122

16-47-25-B3-0090A-0160
CHASNOV CRAIG S + KELLY L
3460 TWINBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0170
OLSEN ROBERT W + SHARON L
4 LAKE SHORE DR
PISGAH FOREST NC 28768

16-47-25-B3-0090A-0180
LOPEZ DAVID M + HOLLY A
3441 TWINBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0190
MCCULLOUGH DEBORAH TR
3451 TWINBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0200
RHEEL HAROLD A + MARY RAY
3461 TWINBERRY LN
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0210
ZOLIDES WILLIAM H
3541 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-0090A-0220
LUKIN LUCILLE L TR
3551 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0050
LESCANEC GEORGE P + J/T
RARAIGH SHARON A
3446 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0060
OSULLIVAN THOMAS C + CAROL J
3442 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0250
MORRISSEY ROBERT F + JOAN M
3443 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0260
CHAMBERS ROBERT E JR +
P O BOX 415
BUFFALO NY 14201

16-47-25-B3-01500-0270
GIUSEFFI DORIS L
3435 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0280
RODGERS GRETCHEN L
3431 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0290
HALLETT DAVID A + JUNE L
3427 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0300
CHOROSZY MARY S
2335 SWIFT BLVD
HOUSTON TX 77030

16-47-25-B3-01500-0310
SCHLOSSER VICTORIA M
3419 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0320
EAKIN DIANE M TR
3415 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0330
HILL KENNETH R + LINDA L L
8515 GRAPE VINE HWY #803
NORTH RICHLAND HILLS TX 76180

16-47-25-B3-01500-0340
RYAN BETTY H
3407 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0350
CARLSON STEPHEN A +
940 NILE MILE COVE S
HOPKINS MN 55343

16-47-25-B3-01500-0360
HESSEY MICHAEL STEELE +
3399 WILDWOOD LAKE CIR
BONITA SPRINGS FL 31434

16-47-25-B3-01500-0370
LAURENS HOWARD S + BONNIE
1910 LARCHWOOD
TROY MI 48083

16-47-25-B3-01500-0380
RAICH GREGOR + INGRID
HUNDERTPFUNDWEG 8
81373 MUNCHEN
GERMANY

16-47-25-B3-01500-0390
HARTMANN MARGOT EDITH ETAL +
AM PFARRWEIHER 6
D 64372 OBER-RAMSTADT
GERMANY

16-47-25-B3-01500-0400
KENNEDY MARCIA J
3383 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0410
LICHTENBERG DOROTHY B
3377 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0420
MEURER MICHAEL C + PATRICIA A
3373 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0430
SANFORD FRANCES M TR
3369 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0440
KOZLOWSKY WALTER RAYMOND JR
3365 WILDWOOD LAKE CIR # 106
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0450
BARANOWSKI ROBERT J 67% INT +
3361 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0460
CHRISTO KATHLEEN V + ETALS JT
3357 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0470
KELLEY PETER E
40 WELDON ST APT 418
MONCTON NB EIC 5V8
CANADA

16-47-25-B3-01500-0480
PHILLIPS LOUIS T + MITRA M
1348 INDIAN MOUND E
BLOOMFIELD HILLS MI 48301

16-47-25-B3-01500-0520
SAVIOLI VINCENT + CYNTHIA
14 HILL STREET EXTENSION
N READING MA 01864

16-47-25-B3-01500-0530
FRIEDGEN JAMES E
386 EMERALD BAY CIR #G-8
NAPLES FL 34110

16-47-25-B3-01500-0540
ZIPPILLI AMEDEO M + ANTOINETTE
3325 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0550
WILSON M LOUISE
3321 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-01500-0560
TONER FRANK A
3317 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B3-0150B-0000
ROTTLUND HOMES OF FL INC
12701 WORLD PLAZA DR
BLDG 80
FT MYERS FL 33907

16-47-25-B3-0150F-0000
BAYSIDE IMPROVEMENT COMMUNITY
210 N UNIVERSITY DR STE 301
CORAL SPRINGS FL 33071

16-47-25-B3-0160C-1010
IVERSON JOHN M +
10 LEROY AV
NEWPORT RI 02840

16-47-25-B3-0160C-1020
BOERS JAN H + MARIA J
1138 HAWTHORNE AV
OWATONNA MN 55060

16-47-25-B3-0160C-1030
MCNEILL DAVID W + GERALDINE M
25040 CYPRESS HOLLOW CT #103
BONITA SPRINGS FL 34134

16-47-25-B3-0160C-1040
MCCAULEY JOHN F +
1826 N BEAVER ST
FLAGSTAFF AZ 86001

16-47-25-B3-0160C-2010
JOHNSON HOWARD D + LINDA JANE
25040 CYPRESS HOLLOW CT # C201
BONITA SPRINGS FL 34134

16-47-25-B3-0160C-2020
DURSO ANTHONY P + LINDA
C-202
25040 CYPRESS HOLLOW CT
BONITA SPRINGS FL 34134

16-47-25-B3-0160C-2030
EDWARDS SHEILA
25040 CYPRESS HOLLOW #C203
BONITA SPRINGS FL 34134

16-47-25-B3-0160C-2040
FREY KENNETH G + CLAUDIA M
25040 CYPRESS HOLLOW CT #204
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0010
SMITH RONALD A + DONNA J H/W
24760 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0020
WRIGHT MALCOLM + KATHRYN J
24780 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0030
DACEY DANIEL SR + JOAN M
24790 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0040
LAVANTURE WENDY A
24781 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0050
HAND DONALD F + LUCY A
24771 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0060
MACFARLANE DENNIS +
24761 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0070
HARTSHORNE MARTHA L TR
24751 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0080
BRYAN GARY + JOANNA
24741 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0090
MAXWELL RALPH H + JACQUELYN TR
24731 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0100
KATZ MILTON S + CHARLOTTE S
24721 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0110
HAGY ROBERT R + DONNA L
24720 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0120
GREGORY ROBERT C + BERTHA Y TR
24730 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0130
RANNEY MARK + TACY +
1327 GARRICK WAY
MARIETTA GA 30068

16-47-25-B4-0060A-0140
BONBRISCO PATRICK + DENA
24750 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0150
KEATING JAMES M + BARBARA A
24760 LYONIA LN
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0160
ERICSON ALVIN C
PO BOX 367897
BONITA SPRINGS FL 34136

16-47-25-B4-0060A-0170
DERMER STEPHEN N + DENA M
65 LIVINGSTON AVE
ROSELAND NJ 07068

16-47-25-B4-0060A-0180
BIRGELEN ERIK + URSEL
13 AUWISSTRASSE
CH-8127 FORCH
SWITZERLAND

16-47-25-B4-0060A-0190
BUSA JOSEPH + CAROL ANN
24751 BAY BEAN CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0200
CARLINE RICHARD J + GAIL R
24741 BAY BEAN CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0210
ROY THOMAS S JR + MARIAN
24731 BAY BEAN CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0220
KELLY DANIEL + SHEILA A
24721 BAY BEAN CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0230
KLASSEN CHARLES L + SANDRA L
24720 BAY BEAN CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0240
FOLDS JOSEPH B JR + KEVIN H
24730 BAY BEAN CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0250
CARR JACK + KATHALEEN
3950 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0260
VREENEGOOR HERMAN W
3960 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0270
MERROW PHILIP W
3970 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060A-0280
JAGODZINSKI JAMES M + JOYCE M
3980 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060B-0010
HOWE LELAND D JR + ANN H
3951 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060B-0020
WISE SHERIDAN W + GENEVIEVE E
3941 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060B-0030
ARONS NORMAN J +
3931 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060B-0040
GRETHER ROBERT H + PAMELA K
468 LAC LA BELLE DR
OCONOMOWOC WI 53066

16-47-25-B4-0060B-0050
DZIALO CHESTER J TR
3911 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060B-0060
YOUNG JACK W + ROSEMARY
3901 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060B-0070
DICAMILLO JOSEPH G TR
134 S LASALLE ST STE 1905
CHICAGO IL 60603

16-47-25-B4-0060B-0080
HOLCOMBE H JEANNE TR
24810 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060B-0090
LYDECKER HOMER + LILLY
143 MAIN ST
NYACK NY 10960

16-47-25-B4-0060B-0100
KOVACIK EMIL T + MERLINE B
24830 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060B-0110
BESINGER GREG D
303 L W BESINGER DR
CARPENTERSVILLE IL 60110

16-47-25-B4-0060B-0120
PECHETTE MICHAEL A TR
24850 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0010
GALLAGHER TERRENCE + MARGARET
5806 BOARDWALK
VENTNOR NJ 08406

16-47-25-B4-0060C-0020
FIORILLO JOHN J + ROSE R
24861 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0030
HEADLEY RICHARD
2045 N GREEN BAY RD
RACINE WI 53405

16-47-25-B4-0060C-0040
YOUNG ROBERT W + JOAN M
24841 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0050
LONDON ELAINE TR
24831 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0060
MCCURDY REBECCA +
24821 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0070
KOCH GARY R + LINDA A
24811 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0080
DENHAM PHILIP S + DEBRA L
7010 BOTTLEBRUSH LN
NAPLES FL 34109

16-47-25-B4-0060C-0090
KINDER RICHARD A + CINDY J
3791 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0100
LESTER WILLIAM + JUDITH
3781 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0110
FISCHL EDWARD T
3771 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0120
DEVINE EUGENE F + MICHELE M
3761 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0130
SALANDA DOUGLAS K + KAREN
3751 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0140
TARNOWSKI KENNETH J
3741 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0150
SCHERER WILLIAM G + BEVERLY A
24790 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0160
BASSLER RONALD C + MARJORIE L
24800 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0170
COUND DANA M + BONNIE L
3730 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0180
RITTER DAVID C + TERESA D
3740 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0190
SHAW ROBERT + ANNE
23 SHERIDAN DR
HELENS BAY UK BT191LB
IRELAND

16-47-25-B4-0060C-0200
SCHONS DORIS A TR
3760 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0210
LANGE GEORGE W JR + JOAN
3770 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0220
SHANKS JOHN T + FRANCES G
3780 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0230
HOPKINS ROBERT N + LILLIS H
3790 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0240
BORJESON HOWARD P + PATRICIA P
3791 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0250
CARVER ROBIN BLANDY
3781 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0260
DUNN BEVERLY B
3771 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0270
MCGINNIS DON + AMY LOU
3761 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0280
PELLETZ MELVIN + JEANNE
3 KNOLLWOOD D
WORCHESTER MA 01609

16-47-25-B4-0060C-0290
PONZOLI VIRGIL A JR + ANN L
3741 CATBRIER CT
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0300
ALBRECHT O THOMAS + SHARON
542 N VINE ST
HINSDALE IL 60521

16-47-25-B4-0060C-0310
MOORE HAROLD D + ANN MARIE
24860 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0320
DOLAN LORRAINE J TR
24880 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0330
SHEPHERD HARRY E
12616 OLD BRIDGE RD
OCEAN CITY MD 21842

16-47-25-B4-0060C-0340
LANGEWISCH DOROTHYM TR
24891 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0350
ZAHORSKY JOHN R
24881 WAX MYRTLE DR
BONITA SPRING FL 34134

16-47-25-B4-0060C-0360
CINCOTTA MICHAEL J + JOANNE L
24871 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0370
THOMPSON LAWRENCE + MARY
24861 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0380
TOMALO JOSEPH T + ANN MARIE H
24851 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0390
LIFTIG STEPHEN R + DEBORAH C
24841 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0400
HAY KENT R + DONNA J
24831 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0410
FUCHS HAROLD E TR
24821 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0420
SIGNS DONALD + ROBERTA A
24811 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0430
PLANT MARCY H TR L/E
24801 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060C-0440
WOODS JOAN +
24791 WAX MYRTLE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060D-0010
SEVERS PHILIP N + EVELYN COTRS
3730 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060D-0020
FREDERICKS CATHY S
3740 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060D-0030
MARILLEY RICHARD F + JOAN COTR
3750 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060D-0040
GRISWOLD ROBERT + DEIRDRE
3760 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060D-0050
HAMILTON PATSY K
3770 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060D-0060
LOEMPEL INGEBORG M
3780 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060D-0070
STOJAK JAMES R + DARLENE A
19122 KIMBERLY DR
HAGERSTOWN MD 21742

16-47-25-B4-0060D-0080
ZEMAN CHARLES J + CHRISTINE TR
137 EDGEWATER DR
EDGEWATER MD 21037

16-47-25-B4-0060D-0090
MARWICK KEN M + ELIZABETH W
24781 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060D-0100
BEEBE MICHAEL + NANCY M
24771 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0060D-0110
THOMPKINS T M + CATHERINE M
24761 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0070A-0290
MILLIKEN EDWARD J + VALERIE J
119 CANAL RD
OAKDALE NY 11769

16-47-25-B4-0070A-0300
WATTS RONALD K + SUSAN H
3981 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0070A-0310
TODOR ALEX + HELEN D
3961 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0070B-0130
BROOKS ROGER P + MAUREEN E
24860 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0070B-0140
NEAR EARL W + CHERYL J
1549 LOWER BASE LINE RR 2
HORNBY ON L0P 1F0
CANADA

16-47-25-B4-0070B-0150
RICKELMAN THOMAS E + PATSY A
2 S 020 IRONWOOD LN
WHEATON IL 60187

16-47-25-B4-0070F-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0010
DARNER SUSAN E TR
29312 REGENCY CIR
WESTLAKE OH 44145

16-47-25-B4-0080A-0020
GROSS MERTON I + PHYLLIS E
24740 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0030
DUNN ROBERT J + MARGARET
24730 SWEET GUM CT
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0040
SUMMERS WILLIAM R + J/T
24720 SWEET GUM CT
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0050
MORRISON PATRICIA A TR +
24710 SWEET GUM CT
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0060
FLETCHER RAYMOND A + MARGARET
24700 SWEET GUM CT
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0070
WILLIAMS DANIEL E + MELISSA
24690 SWEET GUM CT
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0080
CONFORTI EVANS M + LOUISE A
24680 SWEET GUM CT
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0090
GORDON RUTH
24681 SWEET GUM CT
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0100
DORSETT ARTHUR + MARY
24691 SWEET GUM CT
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0110
DER-ANE LIMITED
24701 SWEET GUM CT
BONITA SPRINGS FL 34134

16-47-25-B4-0080A-0120
RIDGE JAMES A + PATRICIA A
28 W 465 PINEHURST DR
WINFIELD IL 60190

16-47-25-B4-0080A-0130
MCGAHA DAVID A + YVONNE R
24731 SWEET GUM CT
BONITA SPRINGS FL 34134

16-47-25-B4-0080B-0010
DAKE LELAND + HOLLY HAMILTON
1020 LOD LONG LAKE RD
WAYZATA MN 55391

16-47-25-B4-0080B-0020
CORREIA GEORGE M + MARJORIE P
24731 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080B-0030
MORGAN HENRY A JR + LAEL E
24721 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080B-0040
CALUORI PETER + RITA
24711 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080C-0010
BAY CREEK COMM DEV DISTRICT
10300 NW 11TH MANOR
CORAL SPRINGS FL 33071

16-47-25-B4-0080C-0020
THOMPSON DONALD E + JANE M
3580 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080C-0030
GUENTHER ARLINGTON J TR +
3600 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080C-0040
LEPOLA SUSAN DIANE
3620 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080C-0050
DUNLAP DONNA J TR
3640 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080C-0060
WOESTENDIEK JANE TR
3650 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080C-0070
LESTER GRACE F TR
3660 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080C-0080
ZANKO MICHAEL A + SHARON P TR
3680 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080C-0090
GERBER GERALD J + PATRICIA L
3690 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080C-0100
CASTELLANI DOLORES TR
4 WYNDHAM CT
OAK BROOK IL 60521

16-47-25-B4-0080C-0110
MIESEL KARL
3710 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080C-0120
DILLEY DAVID R TR
3720 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080D-0010
DAVENPORT JUDITH M
3691 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080D-0020
MINCKS W JAY + KATHRYN L
3681 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080D-0030
MIHM BILL JR +
3671 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080D-0040
NIEBYSKI LEONARD + JEANETTE S
32365 ROBINHOOD DR
BEVERLY HILLS MI 48025

16-47-25-B4-0080D-0050
SUBTELNY JOAN W
3651 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080E-0010
DANKOWILLIAM M +
3631 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080E-0020
STUART RUSSELL S + LINDA
5150 SALTER CT
INDIANAPOLIS IN 46250

16-47-25-B4-0080E-0030
SCOTT RAD V JR + MARGARET G
33 LOCUST HILL RD
CINCINNATI OH 45245

16-47-25-B4-0080E-0040
GARDNER ROBERT T + JACQUELYN B
3601 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080E-0050
EXNER GEORGE V + JOAN G
3591 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0080E-0060
ATKINS JAMES E + ROBIN L
3581 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0090A-0040
ARNE GERALD L + JEAN A
1840 GARLAND LN N
PLYMOUTH MN 55447

16-47-25-B4-0090C-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B4-0090C-0010
COURY OSWALD H + NANCY M
3570 LAKEMONT DR
BONITA SPRINGS FL 34134

16-47-25-B4-0100A-1010
YERKES JAN
BOX 29 RT 263
BUCKINGHAM PA 18912

16-47-25-B4-0100A-1020
LAMBERT JOHN E + SUE D
1066 TUDOR LN
FLORENCE KY 41042

16-47-25-B4-0100A-1030
KASSON ROBIN A + MARTHA M
24700 LAKEMONT COVE LN APT 103
BONITA SPRINGS FL 34134

16-47-25-B4-0100A-2010
LA PERA CORPORATION
24700 LAKEMONT COVE LN #201
BONITA SPRINGS FL 34134

16-47-25-B4-0100A-2020
PORRETTI A ROGER +
27 MONTCLAIR RD
RICHMOND HILL ON L4B 2T4
CANADA

16-47-25-B4-0100A-2030
BERNARD ANNE E +
1120 MAIN ST
TEWKSBURY MA 01876

16-47-25-B4-0100B-1010
GILL WINIFRED S TR
5 BEDROS ST
WINDHAM NH 03087

16-47-25-B4-0100B-1020
NATALABANY HOLDINGS S A
110 BLOOR ST W STE 110 #1309
TORONTO ON M5S 2W7
CANADA

16-47-25-B4-0100B-2010
GOODSON GREGORY G + DIANNE
1115 EMERALD BAY DR
DESTIN FL 32541

16-47-25-B4-0100B-2020
SAGER PATRICIA C
24706 LAKEMONT COVE LN #202
BONITA SPRINGS FL 34134

16-47-25-B4-0100C-1010
HAAKE ARNOLD J JR
24712 LAKEMONT COVE LN #101
BONITA SPRINGS FL 34134

16-47-25-B4-0100C-1020
GOLDMAN NATALIE M
24712 LAKEMONT COVE LN #102
BONITA SPRINGS FL 34134

16-47-25-B4-0100C-2010
DEVANEY JOHN FRANCIS + JOAN M
ORCHARD THATCH-THORNHAUGH
PETERBOROUGH CAMBRIDGESHIRE
ENGLAND

16-47-25-B4-0100C-2020
WITZEL KENT E
24712 LAKEMONT COVE LN APT 202
BONITA SPRINGS FL 34134

16-47-25-B4-0100D-1010
DAVIDSON JEFFREY M + DIANE P
7893 PERRY LAKE RD
CLARKSTON MI 48348

16-47-25-B4-0100D-1020
TOLLE CLAUS + ELEANORE J/T ETA
303 74TH AVE N
BROOKLYN PARK MN 55444

16-47-25-B4-0100D-2010
HILL GALE K + DONNA J
24718 LAKEMONT COVE LN # D-201
BONITA SPRINGS FL 34134

16-47-25-B4-0100D-2020
HERM ROLAND R + ELISABETH
BRUEHLSTR 67
71292 FRIOLZHEIM
GERMANY

16-47-25-B4-0100E-1010
KRAUSZER JACOB + JOAN L
30 OAK GROVE LANE
EDISON NJ 08820

16-47-25-B4-0100E-1020
BIRD ROBERT N + SHARON L
2432 INGLE HILL POINTE
BLOOMFIELD HILLS MI 48304

16-47-25-B4-0100E-2010
SOLTESZ BARBARA
PO BOX 204
GLENSHAW PA 15116

16-47-25-B4-0100E-2020
GALINSKY JUDITH A TR
N42 W27251 HIGHWAY JJ
PEWAUKE WI 53072

16-47-25-B4-0100F-1010
FISCHER RENATE +
ANNINGERSTRASSE 19-21/6
A-2340 MOEDLING
AUSTRIA

16-47-25-B4-0100F-1020
DOSCH FRANCIS J TR
2978 EAGLE CREST DR
ZANESVILLE OH 43701

16-47-25-B4-0100F-2010
STOBART FREDERICK J + NANCY A
24730 LAKEMONT COVE LN # F-201
BONITA SPRINGS FL 34134

16-47-25-B4-0100F-2020
JOSHI PRAKASH N + ROHINI P
3610 N HUNTINGTON RD
MARION IN 46952

16-47-25-B4-0100G-1010
ENGDAHL PHILIP + GERALDINE
24736 LAKEMONT COVE LN #101
BONITA SPRINGS FL 34134

16-47-25-B4-0100G-1020
VALERIO JOSEPH G + PATRICIA A
24736 LAKEMONT COVE LN #102
BONITA SPRINGS FL 34134

16-47-25-B4-0100G-2010
RIZZO RICHARD J + ROSE
20 BARRY ST
RANDOLPH MA 02368

16-47-25-B4-0100G-2020
MIRSKI THADDEUS A + ROBERTA J
21701 N SYLVANDER DR
BARRINGTON IL 60010

16-47-25-B4-0100H-1010
VELLENGA DANIEL + CORNELIA TR
2075 EL CAPITAN DR
TURLOCK CA 95380

16-47-25-B4-0100H-1020
PORRICELLI GENARO A + ESTHER
27 SHADY BROOK LN
OLD GREENWICH CT 06870

16-47-25-B4-0100H-2010
BIGOSINSKI ANITA
24742 LAKEMONT COVE LN #H201
BONITA SPRINGS FL 34134

16-47-25-B4-0100H-2020
GELDHOF ALEXANDER R
24742 LAKEMONT COVE LN # H-202
BONITA SPRINGS FL 34134

16-47-25-B4-0100I-1010
EICHBAUER JIMMY A +
49628 OCTAVIA ST
NEW BALTIMORE MI 48047

16-47-25-B4-0100I-1020
CAPPS R RANDALL + CAROLYN B
5117 SUNNINGDALE CT
PLANO TX 75093

16-47-25-B4-0100I-2010
VENETIS CHRIST + CONSTANTIA
24748 LAKEMONT COVE LN # I-201
BONITA SPRINGS FL 34134

16-47-25-B4-0100I-2020
GLOSSNER DALE R + LORI S
286 ROCKY RIDGE RD
BETHEL PARK PA 15102

16-47-25-B4-0100S-1010
FREEMAN JAMES W + EUNA M
24808 LAKEMONT COVE LN #101
BONITA SPRINGS FL 34134

16-47-25-B4-0100S-1020
MURPHY JAMES P
24808 LAKEMONT COVE LN #102
BONITA SPRINGS FL 34134

16-47-25-B4-0100S-2010
BARBER KAREN F TR
7010 STILLWATER CV
WESTERVILLE OH 43082

16-47-25-B4-0100S-2020
WILHITE JOHN M + MAUREEN F TR
4901 RIDGEWOOD LN
ATTON IL 62002

16-47-25-B4-0100T-1010
GLENN FALLS NATL BK + TR CO +
250 GLEN FALLS
NEW YORK NY 12801

16-47-25-B4-0100T-1020
MENEELY CAROL M
173 GREEN SPRINGS DR
COLUMBUS OH 43235

16-47-25-B4-0100T-2010
TOZIER CHARLES R
24814 LAKEMONT COVE LN # T-201
BONITA SPRINGS FL 34134

16-47-25-B4-0100T-2020
PORTER JANICE L REED
540 LAGUNA POINTE
HOLLAND OH 43528

16-47-25-B4-0100U-1010
MERLO DOUGLAS A
24820 LAKEMONT COVE LN #101
BONITA SPRINGS FL 34134

16-47-25-B4-0100U-1020
DICESARE GERALD P + BARBARA B
24820 LAKEMONT COVE LN # U-102
BONITA SPRINGS FL 34134

16-47-25-B4-0100U-2010
OVIAN KAYEM + KEENE
24820 LAKEMONT COVE LN # U-201
BONITA SPRINGS FL 34134

16-47-25-B4-0100U-2020
THOMSON MARGARET A
24820 LAKEMONT COVE LN # U-202
BONITA SPRINGS FL 34134

16-47-25-B4-0100V-1010
HAYNES PATRICIA A
RIVERSIDE COTT 30 OLEY MEADOWS
SHOTLE BRIDGE CO
DURHAM DH8 PJF
ENGLAND

16-47-25-B4-0100V-1020
POKA MICHAEL A
24797 LAKEMONT COVE LN #102
BONITA SPRINGS FL 34134

16-47-25-B4-0100V-1030
CALDWELL KATHERINE E
#103
24797 LAKEMONT COVE LN
BONITA SPRINGS FL 34134

16-47-25-B4-0100V-1040
GERBER FRANCIS C + HELEN P
24797 LAKEMONT COVE CIR #104
BONITA SPRINGS FL 34134

16-47-25-B4-0100V-2010
FALBEY JOAN F
24797 LAKEMONT COVE LN #201
BONITA SPRINGS FL 34134

16-47-25-B4-0100V-2020
GROVE MARLENE R
24797 LAKEMONT COVE LN APT 202
BONITA SPRINGS FL 34134

16-47-25-B4-0100V-2030
CRAIK ROBERT F +
87 NEWARK ST
GREENCOCK
INVERCLYDE PA167PP
SCOTLAND

16-47-25-B4-0100V-2040
WARD WILLIAM G + ELLEN E
27 LIONEL HEIGHTS CRESCENT
NORTH YORK ON M3A 1L8
CANADA

16-47-25-B4-0100W-1010
LIEBERT ELEANOR N
5121 INAGUA WAY
NAPLES FL 34119

16-47-25-B4-0100W-1020
EHMANN WILLIAM + MAGALY
4724 MAIN ST
SNYDER NY 14226

16-47-25-B4-0100W-1030
APOSTLE PETER N +
241 N BAY CT
LAKE BARRINGTON IL 60010

16-47-25-B4-0100W-1040
BRUHN JAMES D + DEBRA L
910 S 15TH ST
CLINTON IA 52732

16-47-25-B4-0100W-2010
HEMSWORTH BRIAN A + JUNE K
24809 LAKEMONT COVE LN #201
BONITA SPRINGS FL 34134

16-47-25-B4-0100W-2020
NEWMAN ROBERT + MONIKA
2030 PRINCE DR
NAPLES FL 34110

16-47-25-B4-0100W-2030
SAIA ALFONSO C + NANCY W
40 SUMMER HILL LN
WILLIAMSVILLE NY 14221

16-47-25-B4-0100W-2040
SCHOOF ALVIN F + SIGRID
24809 LAKEMONT COVE LN # W204
BONITA SPRINGS FL 34134

16-47-25-B4-0100X-1010
YAGER RICHARD F + BARBARA J
24821 LAKEMONT COVE LN # X-101
BONITA SPRINGS FL 34134

16-47-25-B4-0100X-1020
MACERO MARIE E
455 LOWELL ST
PEABODY MA 01960

16-47-25-B4-0100X-1030
LINTON JACK L + MARY
24821 LAKEMONT COVE LN # X-103
BONITA SPRINGS FL 34134

16-47-25-B4-0100X-1040
TURNER GROVER M + ANNE C
PO BOX 148
ANGOLA IN 46703

16-47-25-B4-0100X-2010
KUHN GENE E + EDNA LEE
24821 LAKEMONT COVE LN #201
BONITA SPRINGS FL 34134

16-47-25-B4-0100X-2020
GLASSER MATTHEW M +
24821 LAKEMONT COVE LN APT 202
BONITA SPRINGS FL 34134

16-47-25-B4-0100X-2030
GULFCOAST LUXURY RESIDENCES
HEROGASSE 11/5 A-1100
VIENNA
AUSTRIA

16-47-25-B4-0100X-2040
LEAHY JOHN R
132 SPRING LAKE GARDENS CT
SPRING LAKE NJ 07762

16-47-25-B4-0100Y-1010
MCFADDEN DANIEL
24827 LAKEMONT COVE LN #101
BONITA SPRINGS FL 34134

16-47-25-B4-0100Y-1020
GABRIEL NANCY S
24827 LAKEMONT COVE LN #102
BONITA SPRINGS FL 34134

16-47-25-B4-0100Y-1030
SCHAVEY LARRY W
24827 LAKEMONT COVE LN APT 103
BONITA SPRINGS FL 34134

16-47-25-B4-0100Y-2010
CHABALA DONALD A + JENNIE
24827 LAKEMONT COVE LN # Y-201
BONITA SPRINGS FL 34134

16-47-25-B4-0100Y-2020
BROWN RICHARD L +
40 LN 146 CROOKED LK
ANGOLA IN 46703

16-47-25-B4-0100Y-2030
JAKSTAVICH EDWARD A TR 50% +
24827 LAKEMONT COVE LN APT 203
BONITA SPRINGS FL 34134

16-47-25-B4-0100Z-1010
GOFFMAN RONALD A + NANCY A
5230 OJIBWA RD
BRAINERD MN 56401

16-47-25-B4-0100Z-1020
LINTON CHAD + DEBBIE
510 W CENTER
SANDWICH IL 60548

16-47-25-B4-0100Z-1030
FAIRBANKS ROSALIE C
24833 LAKEMONT COVE LN # Z-103
BONITA SPRINGS FL 34134

16-47-25-B4-0100Z-1040
KELLY CARL N
47580 COMPTON CIR
STERLING VA 20165

16-47-25-B4-0100Z-2010
LEWIS KAREN S
10730 LAKE POINTE DR
FT WAYNE IN 46845

16-47-25-B4-0100Z-2020
WAGERSON RICHARD S + GRAY C
13831 TORCH RIVER RD
RAPID CITY MI 49676

16-47-25-B4-0100Z-2030
HINKLE GARY L+
333 HARBOUR DR APT 200
NAPLES FL 34103

16-47-25-B4-0100Z-2040
KLINKHAMER JERILYN
514 S ILIFF DR
RENSSELAER IN 47978

16-47-25-B4-010J0-1010
ALEMIAN RICHARD A + KIMBERLEE
131 BEACH ST
COHASSET MA 02025

16-47-25-B4-010J0-1020
JOVANOVICH ANTHONY L
N 6001 KILLCREST DR
PLYMOUTH WI 53073

16-47-25-B4-010J0-2010
MCKEEN ALEXANDER C + EVELYN F
5071 CHAMPLAIN CIR
W BLOOMFIELD MI 48323

16-47-25-B4-010J0-2020
STRATTA JOHN G + BEVERLY E
10619 GOLF RD
ORLAND PARK IL 60462

16-47-25-B4-010K0-1010
MAROSSI NORMA
68 HIGHLAND CRESCENT
CAMBRIDGE ON N1S 1L9
CANADA

16-47-25-B4-010K0-1020
MORAN ROBERT D + MARYLIN
24760 LAKEMONT COVE LN # K-102
BONITA SPRINGS FL 34134

16-47-25-B4-010K0-2010
CEDRONE SADIE C TR
24760 LAKEMONT COVE LN # K-201
BONITA SPRINGS FL 34134

16-47-25-B4-010K0-2020
GUNNELL JOHN B + NORMA W
24760-202 LAKEMONT COVE LN
BONITA SPRINGS FL 34134

16-47-25-B4-010L0-1010
MARATINSON GARY
3413 E MINNEHAHA PKWY
MINNEAPOLIS MN 55417

16-47-25-B4-010L0-1020
HOLMES THOMAS J + PENELOPE R
704 VANCE DR
GLENSIDE PA 19038

16-47-25-B4-010L0-2010
DESPART JOHN A
24766 LAKEMONT COVE LN #201
BONITA SPRINGS FL 34134

16-47-25-B4-010L0-2020
MOESER GERALD J + MARY E
6063 LANSDOWNE AV
ST LOUIS MO 63109

16-47-25-B4-010M0-1010
ECK ROBERT A + DOROTHY F
803 LARIAT LN
ROLLA MO 65401

16-47-25-B4-010M0-1020
JOHNSON JOHN R + SHIRLEY T
24772 LAKEMONT COVE LN APT 102
BONITA SPRINGS FL 34134

16-47-25-B4-010M0-2010
TINKHAM HOWARD A
24772 LAKEMONT COVE LN #201
BONITA SPRINGS FL 34134

16-47-25-B4-010M0-2020
CARTER DONALD F TR
24772 LAKEMONT COVE LN #202
BONITA SPRINGS FL 34134

16-47-25-B4-010N0-1010
ROTH ROLAND O JR + JANIS 50% +
W 291 S 2806 CAMBRIAN RIDGE
WAUKESHA WI 53188

16-47-25-B4-010N0-1020
TRONES RUDY J + JOYCE E
7426 CAHILL RD
EDINA MN 55439

16-47-25-B4-010N0-2010
SARGENT RAYMOND + JOANNE
24778 LAKEMONT COVE LN #201
BONITA SPRINGS FL 34134

16-47-25-B4-010N0-2020
KEITH PITCHER LTD
24778 LAKEMONT COVE LN APT 202
BONITA SPRINGS FL 34134

16-47-25-B4-010O0-1010
BURNS DAVID M + PEGGY A
521 OAKES AV
GRAND HAVEN MI 49417

16-47-25-B4-010O0-1020
BARRACK HOLDINGS LTD
BALMORAL HOUSE
74 CARDEN PLACE
ABERDEEN SCOTLAND AB10 1UL
UK

16-47-25-B4-010O0-2010
SALE ROBERT L + SUSAN J
5751 KARAMAR
ST LOUIS MO 63128

16-47-25-B4-010O0-2020
FOITL DOROTHY J TR
6001 PELICAN BAY BLVD #1104
NAPLES FL 34108

16-47-25-B4-010P0-1010
THAYER FREDERICK A
119 BORDER ST
COHASSET MA 02025

16-47-25-B4-010P0-1020
DESIDERIO THOMAS A
412 PARK LN
MOORESTOWN NJ 08057

16-47-25-B4-010P0-2010
GOLDSTEIN PAUL H
24790 LAKEMONT COVE LN # P201
BONITA SPRINGS FL 34134

16-47-25-B4-010P0-2020
JENSEN JOYCE A TR
24790 LAKEMONT COVE LN #202
BONITA SPRINGS FL 34134

16-47-25-B4-010Q0-1010
MAIN ALEXANDER S + ANNETTE E
OLD SCHOOLHOUSE
23 REIDHAVEN ST
CULLEN BANFSHIRE AB562S
SCOTLAND

16-47-25-B4-010Q0-1020
DUGGAN PAUL J + LORRAINE J
74 THISTLE PATCH WAY
HINGHAM MA 02043

16-47-25-B4-010Q0-2010
BAKER JOSEPH L
813 DIAMOND HEAD DR E
SHOREWOOD IL 60431

16-47-25-B4-010Q0-2020
THOMSON PAUL J + DONNA M
P O BOX 527
GRAYLING MI 49738

16-47-25-B4-010R0-1010
MADDOX BARRY A + DIANE
17600 HARDY RD
MOUNT AIRY MD 21771

16-47-25-B4-010R0-1020
WATT MALCOM + PATRICIA M
MAYFIELD HOUSE
AB564 BANFFSHIRE
SCOTLAND

16-47-25-B4-010R0-2010
AMES RENA JUNE
24802 LAKEMONT COVE LN APT 201
BONITA SPRINGS FL 34134

16-47-25-B4-010R0-2020
BRADLEY WILLIAM R + MIRIAM G
24802 LAKEMONT COVE LN # R-202
BONITA SPRINGS FL 34134

16-47-25-B4-0120A-0010
FABIANO MARIE ARENA +
24571 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0120A-0020
WOLIVER JOHN TR
204 NORTH STREET
BATAVIA OH 45103

16-47-25-B4-0120A-0030
LAUER RONALD D + DEBRA K
100 FERNDALE GREEN
WAYZATA MN 55391

16-47-25-B4-0120C-0010
CARPINO LOIS JEAN JOYCE TR
24570 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0120C-0020
CANNALEY JAMES R + LINDA A
24560 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0120C-0030
MOSEROWITZ DAVID + DIANE
24550 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0120C-0040
ZYBLUT CHESTER A + BETTY R
24540 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0120C-0050
DEBERGH JOHN + JUDITH E
24530 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0120C-0060
TEDESCO MARIE C
24520 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B4-0130A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B4-0130A-0010
DEOCAMPO E DELFIN+
24540 BLACK RUSH CT
BONITA SPRINGS FL 34134

16-47-25-B4-0130A-0020
LUEDKE DENNIS + ANN
24550 BLACK RUSH CT
BONITA SPRINGS FL 34134

16-47-25-B4-0130A-0030
SCOTT FREDERICK J +
7 EAST MAPLE TREE DR
MOUNT HOLLY NJ 08060

16-47-25-B4-0130A-0040
NABBS BERNARD + PATRICIA ANN
24570 BLACK RUSH CT
BONITA SPRINGS FL 34134

16-47-25-B4-0130B-0010
DITTO DIANE E
3560 QUILL LEAF CT
BONITA SPRINGS FL 34134

16-47-25-B4-0130B-0020
MOORE PATRICK M + GAYLA J
3550 QUILL LEAF CT
BONITA SPRINGS FL 34134

16-47-25-B4-0130B-0030
KEENA E THOMAS JR + SARITHA A
3540 QUILL LEAF CT
BONITA SPRINGS FL 34134

16-47-25-B4-0130B-0040
PIEDMONT SERVICES INC
3541 QUILL LEAF CT
BONITA SPRINGS FL 34134

16-47-25-B4-0130B-0050
PRIBLE LARRY R + CAROLE A
12443 PEBBLEPOINTE PASS
CARMEL IN 46033

16-47-25-B4-0130B-0060
BOND WILLIAM C + ELAINE R
3561 QUILL LEAF CT
BONITA SPRINGS FL 34134

16-47-25-B4-0130B-0070
CHELON MICHEL + MELITTA S
3571 QUILL LEAF CT
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0010
FARRALES GEORGE + ELLEN E
3480 LAKE CREST DR
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0020
STANG THOMAS E
3474 LAKE CREST DR
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0030
GERRISH SCOTT + AMALIA C
21 LINCOLN DR
LONDONBERRY NH 03053

16-47-25-B4-01500-0040
REDIX NORMA JEAN
3450 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0070
DECKER MICHAEL R + PATRICIA A
2762 SHETLAND LN
AURORA IL 60504

16-47-25-B4-01500-0080
SPIEZIO VINCENT B JR +
6 VESSEL RD
WARETOWN NJ 08758

16-47-25-B4-01500-0090
RALSTON WILLIAM R JR + BARBARA
3461 LAKE CREST DR
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0100
CURRO RUBY M
3465 LAKE CREST DR
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0110
STICKFORD CHARLES J + BARBARA
76521 RICE
GROSSE POINTE FARMS MI 48236

16-47-25-B4-01500-0120
BURTON ROBERT L JR + LYDIA S
4501 SHYS HILL RD
NASHVILLE TN 37215

16-47-25-B4-01500-0130
BOUILLON ISOLDE +
KREILLERSTR 134D
D81825 MUNCHEN
GERMANY

16-47-25-B4-01500-0140
MCELROY BARBARA M
5300 W 96TH ST
INDIANAPOLIS IN 46268

16-47-25-B4-01500-0150
DUNNING RAQUEL R
3480 CEDAR LAKE CT
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0160
KALOGRIS THEODORE P
3347 SE 22ND PL
CAPE CORAL FL 33904

16-47-25-B4-01500-0170
SMITH LAWRENCE OTIS JR TR
3472 CEDAR LAKE CT
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0180
FLOOD THOMAS H + PATRICIA T
3468 CEDAR LAKE CT
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0190
SIX JEFFREY L +
9823 N HIGHLAND TER
KANSAS CITY MO 64155

16-47-25-B4-01500-0200
PIERSON JOSEPH A + GERTRUDE J
3460 CEDAR LAKE CT
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0210
FALLON JOHN J TR +
1886 ELTON CT
ROCHESTER HILLS MI 48309

16-47-25-B4-01500-0220
SNELL BRIAN R
3452 CEDAR LAKE CT
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0230
SHEA DAVID P TR
3448 CEDAR LAKE CT
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0240
TAVIS JAMES E + FE I
3444 CEDAR LAKE CT
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0490
WESTERN CONTRACTING CORP
400 BENSON BLDG
SIOUX CITY IA 51101

16-47-25-B4-01500-0500
HOHMAN RICHARD S + PATRICIA P
3341 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B4-01500-0510
CARON BLANCHE A TRUST
3337 WILDWOOD LAKE CIR
BONITA SPRINGS FL 34134

16-47-25-B4-0150G-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B4-0160A-1010
CARAGLIANO JOHN J + GERRI B
5 DUPONT AV
WHITE PLAINS NY 10605

16-47-25-B4-0160A-1020
CHESNEY GARY P + DENISE M
68787 HILLSIDE LN
WASHINGTON MI 48095

16-47-25-B4-0160A-1030
BURTON ROBERT V TR
25061 CYPRESS HOLLOW CT #A-103
BONITA SPRINGS FL 34134

16-47-25-B4-0160A-1040
MALONEY BETTI BOERS
25061 CYPRESS HOLLOW CT #104
BONITA SPRINGS FL 34134

16-47-25-B4-0160A-2010
SMITH JOHN D + MARY F
521 CARLISLE CT
GLEN ELLYN IL 60137

16-47-25-B4-0160A-2020
PROVOST CAROL S
4308 CONIFER CT
GLEN ARM MD 21057

16-47-25-B4-0160A-2030
POMPA RICHARD J TR
3652 EDINBOROUGH DR
ROCHESTER HILLS MI 48306

16-47-25-B4-0160A-2040
HOLM TORBEN + MARILYN J
1138 TIFFANY PT
EAGAN MN 55123

16-47-25-B4-0160B-1010
KRONSCHNABL KENNETH A TR
25050 CYPRESS HOLLOW CT #101
BONITA SPRINGS FL 34134

16-47-25-B4-0160B-1020
ELMORE WILLIAM EMORY + JEAN C
25050 CYPRESS HOLLOW CT #102
BONITA SPRINGS FL 34134

16-47-25-B4-0160B-1030
SEAMAN DAVID N +
1250 WEST LILL ST
CHICAGO IL 60614

16-47-25-B4-0160B-2010
DINOLFO CHARLES L + VIVIAN S
10179 FRANKFORT MAIN
FRANKFORT IL 60423

16-47-25-B4-0160B-2020
NEWSON BETTY J TR
18438 MANORWOOD N
CLINTON TOWNSHIP MI 48038

16-47-25-B4-0160B-2030
MURTHA HUGH L + SUZANNE K
10830 WILDING LANE
BLOOMINGTON MN 55431

16-47-25-B4-0160H-1010
HELD JOHN G + JULIE A TR
25001 CYPRESS HOLLOW CT #101
BONITA SPRINGS FL 34134

16-47-25-B4-0160H-1020
GILLIG ROBERT W + MARY R
24600 S TAMIAMI TRL 212 #341
BONITA SPRINGS FL 34134

16-47-25-B4-0160H-1030
CONDON GEORGE W JR
286 WINDING COVE RD
MARSTONS MILLS MA 02648

16-47-25-B4-0160H-2010
SHIHADEH WILLIAM + ELEANOR
25001 CYPRESS HOLLOW CT # H201
BONITA SPRINGS FL 34134

16-47-25-B4-0160H-2020
MASCHKE MICHAEL +
P O BOX 1262
21263 JESTEBURG
GERMANY

16-47-25-B4-0160H-2030
BENNETT HAROLD L + NORMA H
130 CW AVE
CAMDEN DE 19934

16-47-25-B4-016J0-1010
MASEPOHL BURTON C
9011 ORCHARD DR
HIGHLAND IN 46322

16-47-25-B4-016J0-1020
RUBINIK EDWARD M
25011 CYPRESS HOLLOW CT #102
BONITA SPRINGS FL 34134

16-47-25-B4-016J0-1030
WAGNER NIKLAUS L + PATRICIA C
SELNAUSTRASSE 34
8001 ZURICH
SWITZERLAND

16-47-25-B4-016J0-1040
BRIGHT GLENN F + PEGGY D
25011 CYPRESS HOLLOW CT #104
BONITA SPRINGS FL 34134

16-47-25-B4-016J0-1050
TAGGART HUGH M + INGE E
1076 EMERALD DR
BRANDON FL 33511

16-47-25-B4-016J0-2010
FEDELE STEVEN R + SUSAN
141 WINDING COVE RD
MARSTONS MILLS MA 02648

16-47-25-B4-016J0-2020
ST ANDREWS PROPERTY MANAGEMENT
28000 SPANISH WELL BLVD
BONITA SPRINGS FL 34135

16-47-25-B4-016J0-2030
SCHOFIELD PETER +
25011 CYPRESS HOLLOW CT #203
BONITA SPRINGS FL 34134

16-47-25-B4-016J0-2040
MORLEY WAYNE + LORETTA R
1182 GREEN BAY RD
GLENCOE IL 60022

16-47-25-B4-016J0-2050
WALTERS THEODORE R +
24600 S TAMIAMI TR #212
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0060
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0090
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

17-47-25-B1-01701-1010
SASS NORMAN J + ROSE MARIE TR
5680 GARLAND LN
GREENDALE WI 53129

17-47-25-B1-01701-1020
GIBSON ELIZABETH M
2121 DEER HOLLOW SE
GRAND RAPIDS MI 49508

17-47-25-B1-01701-1030
FIELD DAVID E + PATRICIA J
11300 GEIST BAY CT
FORTVILLE IN 46040

17-47-25-B1-01701-1040
NEUMANN REINER B + LISA L H/W
12 LONGBEACH DR
LEAMINGTON ON N8H 4J1
CANADA

17-47-25-B1-01702-2010
WINTERBERGER JOSEPH A +CAROLE
24381 SANDPIPER ISLE WY #201
BONITA SPRINGS FL 34134

17-47-25-B1-01702-2020
THIAS WILLIAM H TR +
230 S BRENTWOOD APT 4A
CLAYTON MO 63105

09-47-25-01-0000B-0030
GRIFFIN WILLIAM E + MARGARET O
51 PONDFIELD RD
BRONXVILLE NY 10708

09-47-25-01-0000B-0040
FITZWATER HARRY E TR
24290 WOODSAGE DR
BONITA SPRINGS FL 34134

09-47-25-19-00000-0010
WILLIAMSON PAUL H + ELLEN M
3600 HERON POINT CT
BONITA SPRINGS FL 34134

09-47-25-19-00000-0020
GLATZ RONALD M + PATRICIA E
3608 HERON POINT CT
BONITA SPRINGS FL 34134

09-47-25-19-00000-0030
MOWERY PHYLLIS S
3616 HERON POINT CT
BONITA SPRINGS FL 34134

09-47-25-19-00000-0040
BENSON BENNARD C + MARY B
3624 HERON POINT CT
BONITA SPRINGS FL 34134

09-47-25-19-00000-0050
MURPHY JERRY
3630 HERON POINT CT
BONITA SPRINGS FL 34135

09-47-25-19-00000-0060
GRANITE DEVELOPMENT III LLC
801 LAUREL OAK DR STE 700
NAPLES FL 34108

09-47-25-19-00000-0070
STROM CARL H BETTY W
25462 GALASHIELDS CIR
BONITA SPRINGS FL 34134

09-47-25-19-00000-0080
GRANITE DEVELOPMENT III LLC
801 LAUREL OAK DR STE 700
NAPLES FL 34108

09-47-25-19-00000-0090
GRANITE DEVELOPMENT III LLC
801 LAUREL OAK DR STE 700
NAPLES FL 34108

09-47-25-19-00000-0100
GRANTIE DEVELOPMENT III LLC
801 LAUREL OAK DR STE 700
NAPLES FL 34108

09-47-25-19-00000-0160
MINER WARREN P + SANDRA S
3663 HERON POINT CT
BONITA SPRINGS FL 34134

09-47-25-19-00000-0170
EIFLER RAYMOND + HENRIETTA
3651 HERON POINT CT
BONITA SPRINGS FL 34134

09-47-25-19-00000-0180
HACKER RICHARD C + BARBARA J
3645 HERON POINT CT
BONITA SPRINGS FL 34134

09-47-25-19-00000-0190
DES JARDINS BARBARA J TR
3565 WARDS PT
ORCHARD LAKE MI 48324

09-47-25-19-00000-0200
OLSEN ROBERT W + SHARON L
4 LAKESHORE DR
PISGAH FOREST NC 28768

09-47-25-19-00000-0210
ANDREWS FRANK + EMILIA
3617 HERON POINT CT
BONITA SPRINGS FL 34134

09-47-25-19-00000-0220
BUJOLD HARVEY M + RITA M TR
3609 HERON POINT CT
BONITA SPGS FL 34134

09-47-25-19-00000-0230
HARRIS CAROL A
3899 SARDIS RD
MURRYSVILLE PA 15668

09-47-25-19-0000B-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

09-47-25-20-00000-0010
THOMAS JEFFREY A
3554 HERON COVE CT
BONITA SPRINGS FL 34134

09-47-25-20-00000-0020
STALLARD BARBARA A
8119 HAUSER
LENEXA KS 66215

09-47-25-20-00000-0030
ALBERS WALTER A JR + BETTY G
2068 S HAMMOND LAKE RD
W BLOOMFIELD MI 48324

09-47-25-20-00000-0040
GERMAIN MOTOR COMPANY
13315 N TAMIAMI TRL
NAPLES FL 34110

09-47-25-20-00000-0050
DOUGHER DIAN P
3530 HERON COVE CT
BONITA SPRINGS FL 34134

09-47-25-20-00000-0060
JEW SULYNN
3524 HERON COVE CT
BONITA SPRINGS FL 34134

09-47-25-20-00000-0070
RAGO MICHAEL J + PATRICIA A
891 FREDERICKA DR
BETHEL PARK PA 15102

09-47-25-20-00000-0080
COMBS KAY M
P O BOX 1172
STAMFORD CT 06904

09-47-25-20-00000-0090
WILKINSON THOMAS J
10274 CASTLE BRIDGE CT
KNOXVILLE TN 37922

09-47-25-20-00000-0100
HALL ROBERT M + PATRICIA A TR
3519 HERON COVE CT
BONITA SPRINGS FL 34134

09-47-25-20-00000-0110
LEFKOVITZ STEPHEN + MOLLY
43 EAST MARKET
AKRON OH 44308

09-47-25-20-00000-0120
ROSS NANCY J
3531 HERON COVE CT
BONITA SPRINGS FL 34134

09-47-25-20-00000-0130
RODRIGUEZ WALTER E + MELBA F
3537 HERON COVE CT
BONITA SPRINGS FL 34134

09-47-25-20-00000-0140
HENRY KRISTIN L
3543 HERON COVE
BONITA SPRINGS FL 34134

09-47-25-20-00000-0150
BURDI ALFONSO + ROSA
10916 RALEIGH ST
WESTCHESTER IL 60514

09-47-25-20-00000-0160
SAVAGE JOAN M +
3555 HERON COVE CT
BONITA SPRINGS FL 34134

09-47-25-20-00000-0170
MAHAFFAY BARBARA NELSON
3722 HALDEMAN CREEK DRIVE
NAPLES FL 34112

09-47-25-20-00000-0180
WESTON W WILLIAM + GEORGIA
OESCHLESTRASSE #53
78315 RADOLFZELL
GERMANY

09-47-25-20-00000-0190
WARNER LARRY + SARANN H
3578 HERON COVE COURT
BONITA SPRINGS FL 34134

09-47-25-20-00000-0200
BROWNE THERESA B
P O BOX 40
HOPKINTON RI 02833

09-47-25-20-00000-0210
HOOD ERNEST L JR +
3566 HERON COVE CT
BONITA SPRINGS FL 34134

09-47-25-20-00000-0220
HESS JAMES B
1460 WEST LANE AVE
COLUMBUS OH 43221

09-47-25-20-0000B-0000
PULTE HOME CORPORATION
4014 GUNN HWY STE 250
TAMPA FL 33624

09-47-25-21-00000-0010
BOWLING GENE H + LEONE C
23500 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0020
WESTON RICHARD V + JANICE L
23510 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0030
POLLEY KENNETH R + SONIA J
23520 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0040
SOPER MICHAEL + ANN
23530 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0050
WINKLER MARY L
23540 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0060
PETERKA KATHRYN Z
6396 S BROOKVILLE ST
COLLEGE CORNER OH 45003

09-47-25-21-00000-0070
MOMOT DAVID E + LILLIAN E
23560 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0080
ANDERSON RICHARD A +
3608 GLENWATER LN
BONITA SPRINGS FL 34134

09-47-25-21-00000-0090
WIREBA HOLDING A G
HALDENSTR 5
PO BOX 2235
6342 BARR
SWITZERLAND

09-47-25-21-00000-0100
MOEHRING THOMAS J + JOAN
3624 GLENWATER LN
BONITA SPRINGS FL 34134

09-47-25-21-00000-0110
WILTSHIRE ERIC A + MARCIA A
5321 BRISTOL PARKE CIRCLE
CLARKSON MI 48348

09-47-25-21-00000-0120
SWINGLE EDWARD R + KATHRYN A
3646 GLENWATER LN
BONITA SPRINGS FL 34134

09-47-25-21-00000-0130
MACHALA EDWARD W
3654 GLENWATER LN
BONITA SPRINGS FL 34134

09-47-25-21-00000-0140
PELICAN LANDING PROPERTY MGMT
3655 GLENWATER LN
BONITA SPRINGS FL 34134

09-47-25-21-00000-0150
TREPANIER LINDA M
3647 GLENWATER LN
BONITA SPRINGS FL 34134

09-47-25-21-00000-0160
FLEXSENHAR JANET
4828 FORREST TRAIL
DECATUR IL 62521



09-47-25-21-00000-0170
HAYDEN HARVEY L + COLETTE A
23620 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0180
LOMAS ROBERT E TR
23630 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0190
BAILEY FRANCIS L + BARBARA
23640 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0200
SCHIRRIPA RICHARD H + ALEYDA C
23650 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0210
SHIMP DAVID + PATRICIA
230 NORWICH CT
LAKE BLUFF IL 60044

09-47-25-21-00000-0220
MICELLE HENRY L + MARTHA P
23680 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0230
ANDERSEN DENNIS + PATRICIA
23690 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0240
CROSSER RICHARD H TR
417 CHRIS LN
NOBLESVILLE IN 46060

09-47-25-21-00000-0250
STUBAN JOSEPH T + HAROLDENE
23681 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0260
HILL JACK I + BEVERLEY B
23671 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0270
RICE PHILIP W + REGINA F
23661 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0280
BENTON CURTIS L + BARBARA
23651 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0290
ANTI ARTHUR W + CAROL A
23641 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0300
BAECHLE G ROBERT TR
24501 WOODSAGE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0310
NELLES JAMES A + MADELINE T
120 KRISTA LN
PALATINE IL 60067

09-47-25-21-00000-0320
SCOLA VINCENT A
23601 WATERSIDE DR
BONITA SPRINGS FL 34134

09-47-25-21-00000-0330
HARRIS GERALD G + JACQUELINE J
3625 GLENWATER LN
BONITA SPRINGS FL 34134

09-47-25-21-00000-0340
AKINS DONALD S + BARBARA S
3609 GLENWATER LN
BONITA SPRINGS FL 34134

09-47-25-21-00000-0350
MITCHLEY MAX H + ELIZABETH A
3601 GLENWATER LN
BONITA SPRINGS FL 34134

09-47-25-21-00000-0360
TIEBEN JEROME E + TORI K
23590 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0370
VIGODA RICHARD J + RENATA D
23600 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0380
GRAZIANO JACQUELINE R +
65 FOX RUN
SUDBURY MA 01776

09-47-25-21-00000-0390
ARONSON RICHARD R + MARY M
23620 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0400
STERN CHRISTIAN J + EVELINE
23630 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0410
REINERT KIRT A + KRISTIE T
23640 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0420
SPINGLER DONALD F + SUSAN R
23650 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0430
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

09-47-25-21-00000-0440
PATTERSON PAULINE M TR
23670 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-00000-0450
GELFENBIEN MARJORY C TR
37 STONEATE DR
WETHERFIELD CT 06109

09-47-25-21-00000-0460
HOELZER VICKIE A
23690 PEPPERMILL CT
BONITA SPRINGS FL 34134

09-47-25-21-0000A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

09-47-25-21-0000B-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

09-47-25-21-0000C-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

09-47-25-21-0000D-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

09-47-25-23-0000B-0000
WALDEN CENTER LLC
24311 WALDEN CENTER DR
BONITA SPRINGS FL 34134

09-47-25-23-0000C-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

09-47-25-23-0000D-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

09-47-25-23-0000E-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

09-47-25-24-00000-0010
THOMPSON MICHAEL R + GILLIAN A
3550 HERON GLEN CT
BONITA SPRINGS FL 34134

09-47-25-24-00000-0020
STROHEN ALBIN A + KAY D
3546 HERON GLEN CT
BONITA SPRINGS FL 34134

09-47-25-24-00000-0030
PATTERSON JULIEN G + TERRI J W
2802 PINE HOLLOW RD
OAKTON VA 22124

09-47-25-24-00000-0040
FAXEL RICHARD + JUDITH T
8135 BASSWOOD RD
ORLAND PARK IL 60462

09-47-25-24-00000-0050
DRISCOLL RICHARD C + PATRICIA
5022 FAIRLAWN CRESCENT CT
CHARLOTTE NC 28226

09-47-25-24-00000-0060
RUSSELL HAROLD + MAXINE M
3530 HERON GLEN CT
BONITA SPRINGS FL 34134

09-47-25-24-00000-0070
DAVIS ROBERT L + MARY F
3256 KENWOOD DR
ROCHESTER HILLS MI 48309

09-47-25-24-00000-0080
SCHNEIDER CHERYL K
3522 HERON GLEN CT
BONITA SPRINGS FL 34134

09-47-25-24-00000-0090
DALESSANDRO EDWARD R + LYDIA P
3518 HERON GLEN CT
BONITA SPRINGS FL 34135

09-47-25-24-00000-0120
PETRU WERNER J/T
MISTELBACHERSTR 6
2115 ERNSTBRUNN
AUSTRIA

09-47-25-24-00000-0130
RICKS DANIEL L TR
135 HUNTINGTON PARK
ST CHARLES MO 63301

09-47-25-24-00000-0140
FLACHMEYER FRIEDHELM +
DOELLESWEG 8
61350 BAD HOMBURG
GERMANY

09-47-25-24-00000-0150
WATSON CLIFFORD G TR
3537 HERON GLEN CT
BONITA SPRINGS FL 34134

09-47-25-24-0000B-0000
BAYSIDE IMPROVEMENT COMMUNITY
10300 NW 11TH MANOR
CORAL SPRINGS FL 33071

09-47-25-25-00000-0030
GRANITE DEVELOPMENT III LLC
801 LAUREL OAK DR #700
NAPLES FL 34108

09-47-25-25-00000-0040
MORROW ANDREW B + KATHLEEN B
2975 N LAKE LEELANAU DR
LAKE LEELANAU MI 49653

09-47-25-25-00000-0050
NICKLAS RICHARD + SYDNEY
23932 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0060
FLETCHER TERRANCE D + SHEILA
52 MILL CT
DORCHESTER ON N0L 1G2
CANADA

09-47-25-25-00000-0070
DIXSON THOMAS B + ROSE MARIE S
23920 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0080
GOZDER CHARLES + GERALDINE
23914 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0090
BETTINARDI DONALD JOSEPH +
12416 SO KEDVALE AV
ALSIP IL 60803

09-47-25-25-00000-0100
GRANITE DEVELOPMENT III LLC
801 LAUREL OAK DR #700
NAPLES FL 34108

09-47-25-25-00000-0110
VIFIAN HUGO + CORNELIS TR
23896 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0120
SOMERVILLE WILLIAM + MARYADELE
23890 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0130
BARONE RALPH V + PHYLLIS M
P O BOX 293
MILLINGTON NJ 07946

09-47-25-25-00000-0140
DIVCO CONSTRUCTION CORP
6628 WILLOW PARK DR
NAPLES FL 34109

09-47-25-25-00000-0150
DIVCO CONSTRUCTION CORP
6628 WILLOW PARK DR
NAPLES FL 34109

09-47-25-25-00000-0160
GRANITE DEVELOPMENT III LLC
801 LAUREL OAK DR #700
NAPLES FL 34108

09-47-25-25-00000-0170
WISE D LEONARD + JOAN K
P O BOX 367059
BONITA SPRINGS FL 34136

09-47-25-25-00000-0180
WELSH ARTHUR C JR + DIANE E
7421 BUSH LAKE DR
BLOOMINGTON MN 55438

09-47-25-25-00000-0190
DONEY JOHN P + BEVERLY G
23848 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0200
BOESKY ROBERT L+ JUDITH ANN TR
23842 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0210
GRANT G EDWARD + JANE G
23836 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0220
DIVCO CONSTRUCTION CORP
6628 WILLOW PARK DR
NAPLES FL 34109

09-47-25-25-00000-0230
SANCTUARY AT PELICAN LANDING L
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

09-47-25-25-00000-0240
GRANITE DEVELOPMENT III LLC
801 LAUREL OAK DR #700
NAPLES FL 34108

09-47-25-25-00000-0250
BAXTER GERARD LEE + MARY P
2308 RAVENVIEW RD
TIMONIUM MD 21093

09-47-25-25-00000-0260
TERRENE GROUP LLC
P O BOX 10688
NAPLES FL 34101

09-47-25-25-00000-0270
SCHIFFMAN HOWARD + PAMELA
67-64 150TH ST #427B
FLUSHING NY 11367

09-47-25-25-00000-0280
CONRAD WARREN E + BOBBIE L
23801 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0290
TAYLOR A BRUCE SR + CANDACE G
P O BOX 112
FRANKLIN PA 16323

09-47-25-25-00000-0300
PICHULO EUGENIA TR
23817 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0310
PEPPERCORN PATRICIA DAWN
11 LILAC LANE
SOMERSET NJ 08873

09-47-25-25-00000-0320
FERREIRA ANTONIO + BARBARA I
23831 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0330
CARTY ARTHUR + JANIS
23801 TUSCANY WAY
BONITA SPRINGS FL 34134

09-47-25-25-00000-0340
EDMEYER DAVID G + KATHRYN ANN
731 KNOLLWOOD CT
MENDOTA HEIGHTS MI 55118

09-47-25-25-00000-0350
MCDONNELL GERALD P + ROSE ANN
23865 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0360
LIGHTNER M WILLIAM + MARILYN R
23871 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0370
BROWN WILLIAM J JR
121 DUNEDIN CT
CARY NC 27511

09-47-25-25-00000-0380
T R RUSHING CONSTRUCTION INC
200 PALMETTO DUNES CIR
NAPLES FL 34113

09-47-25-25-00000-0390
MUTCH DAVID C + MARIANNE D
23889 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0400
LEWIS TODD T
3620 SANCTUARY LAKES DR
BONITA SPRINGS FL 34134

09-47-25-25-00000-0410
MAYNARD JACK D + BARBARA A
8754 S FLORENCE AV
TULSA OK 74137

09-47-25-25-00000-0420
BURNS BRIAN A + KATHLEEN M
30140 ORCHARD LAKE RD
FARMINGTON HILLS MI 48334

09-47-25-25-00000-0430
GRANITE DEVELOPMENT III LLC
801 LAUREL OAK DR #700
NAPLES FL 34108

09-47-25-25-00000-0440
GRANITE DEVELOPMENT III LLC
801 LAUREL OAK DR #700
NAPLES FL 34108

09-47-25-25-00000-0450
KAMEL MOHSEN + HELENE M
2041THOMAS BISHOP LANE
VIRGINIA BEACH VA 23454

09-47-25-25-00000-0460
SANCTUARY AT PELICAN LANDING L
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

09-47-25-25-00000-0470
SANCTUARY AT PELICAN LANDING L
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

09-47-25-25-00000-0480
MITTON ROBERT L +
23915 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0490
T R RUSHING CONSTRUCTION INC
200 PALMETTO DUNES CIR
NAPLES FL 34113

09-47-25-25-00000-0500
MILLIKEN MARK + SALLY
23933 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-00000-0510
DIVCO CONSTRUCTION CORP
6628 WILLOW PARK DR
NAPLES FL 34109

09-47-25-25-00000-0520
ROBINSON RICHARD K + PAULETTE
23951 SANCTUARY LAKES CT
BONITA SPRINGS FL 34134

09-47-25-25-0000A-0000
SANCTUARY AT PELICAN LANDING
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

09-47-25-25-0000B-0000
SANCTUARY AT PELICAN LANDING
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

09-47-25-25-0000C-0000
SANCTUARY AT PELICAN LANDING
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

09-47-25-25-0000D-0000
TBI/NAPLES LIMITED PARTNERSHIP
28341 S TAMIAMI TR STE 4
BONITA SPRINGS FL 34134

09-47-25-25-0000E-0000
SANCTUARY AT PELICAN LNDNG LC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

09-47-25-25-0000F-0000
TBI/NAPLES LIMITED PARTNERSHIP
28341 S TAMIAMI TR STE 4
BONITA SPRINGS FL 34134

16-47-25-24-00000-0100
HASTINGS ELLIOTT K +
371 BREWERY LANE
ORILLIA ON L3V 7H7
CANADA

16-47-25-24-00000-0110
ALBERTSON JEFFREY G + ELLEN D
3521 HERON GLEN CT
BONITA SPRINGS FL 34134

16-47-25-B1-00001-0010
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B1-00002-1010
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0010
BURNS PATRICIA A TR
24401 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0020
FJELDAL ARNOLD TR
24391 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0030
NOVAK FAMILY LMTD PTNSHP II
24381 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0040
JAMISON DAVID S + BERNICE I
24371 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0050
STAPLETON JOHN P
24361 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0060
PRATKO MICHAEL J + KATHLEEN D
24351 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0070
KOELLING CARROLL
24341 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0080
NICHOLS ROBERT H + JANE M
24331 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0090
LUCAITIS HARRY + ETHEL
247 MEADOWRIDGE RD
VALPARAISO IN 46385

16-47-25-B1-0010A-0100
WARNICK RICHARD E + CANDYCE B
22920 NOTTINGHAM DR
BEVERLY HILLS MI 48025

16-47-25-B1-0010A-0110
POINTET CLAUDE M + JEANNE M
BRUEGGERSCHWEG 6
CH-7250 KLOSTERS
SWITZERLAND

16-47-25-B1-0010A-0120
NEUSER DONALD J TR
24271 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0130
WALKER CHARLENE
24261 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0140
PBS INC
24380 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0150
TRULL HENRY BAILEY JR + AUDREY
24390 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0160
SCHEPIS JOSEPH N + NANCY LEE
24400 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0170
FANBROS
24410 PENNYROYAL DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010A-0180
RASMUS MARK K + ELIZABETH
17693 SUMMERLIN RD
FORT MYERS FL 33908

16-47-25-B1-0010B-0050
ATKINSON ROBERT E + JENNIFER
24300 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010B-0060
EWING JANE GRAY
24310 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010B-0070
TYCHSEN WILLIAM A + SHIRLEY K
24320 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010B-0080
KUEHNL FRITZ + HEIDI
24330 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010B-0090
HOFFMAN NORBERT + MONA
24340 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010B-0100
KUEHNL INES
24330 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010B-0110
TESS (USA) INC
24360 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010B-0120
REES LOIS A
24370 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010B-0130
VANCLEAVE KATHRYN N
24380 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0010B-0140
CRAFT JOHN D + MARLENE E
3640 EDINBOROUGH DR
ROCHESTER HILLS MI 48306

16-47-25-B1-0010B-0150
ROMY'S BIJOU INC
IM FUCHSHAG 8
CH-4104 OBERWILL
SWITZERLAND

16-47-25-B1-0010C-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0010
TOMS PHILIP H + MARY ANNE
2711 SUMMERVIEW WAY #301
ANNAPOLIS MD 21401

16-47-25-B1-0010C-0020
MORGAN PHILLIP W + LILLY N
3491 PINE FERN LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0030
WAHL STUART + MARGARET M
3501 PINE FERN LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0040
MORTENSON MARTHA C TR
3511 PINE FERN LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0050
WATSON JAMES R + ANN H/W
3530 PINE FERN LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0060
HASKIN MARK H + PATRICIA A
3520 PINE FERN LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0070
DOUGHERTY RITA B TR
3510 PINE FERN LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0080
FIEDLER JANICE P
3500 PINE FERN LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0090
CARLBORG JOHN R + JANET A
570 RIVERSHIRE PL
LINCOLNSHIRE IL 60069

16-47-25-B1-0010C-0100
MILLER SANDFORD + KIMBERLY ANN
3481 MUSCODINE LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0110
LONG WILLIAM A + DOROTHY W
P O BOX 366129
BONITA SPRINGS FL 34136

16-47-25-B1-0010C-0120
GUNDER LYNDON L + JOAN
3501 MUSCODINE LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0130
ORR MERCEDES M TR +
3511 MUSCODINE LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0140
NETH DAVID L + RITA M
3521 MUSCADINE LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0150
SCHOPF CRAIG W + MARY JANE
3531 MUSCADINE LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0160
ARCHBOLD THOMAS + DANYA
3520 MUSCODINE LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0170
WHITEMAN SUZANNE M TR +
4568 COTTONWOOD DR
ANN ARBOR MI 48108

16-47-25-B1-0010C-0180
RUDAN LOUISE M + STEPHEN J
3500 MUSCADINE LN
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0190
TALLMAN JACK L + MARILYN W
P O BOX 1158
DECATUR IL 62525

16-47-25-B1-0010C-0200
MIERS AARON CHASE
620 LIBERTY AV 26TH FL
ATTN CHERYL A POREMSKI
PITTSBURGH PA 15222

16-47-25-B1-0010C-0210
SANTOS BETTY A
3481 CANDLEBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0220
SCHEELE ROBBERT CZ + CONNIE KC
3491 CANDLEBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0230
SINGER DOROTHY G TR +
3501 CANDLEBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0240
NAGY ROSE MARIE TR
1840 LYSTER CT
TROY MI 48098

16-47-25-B1-0010C-0250
ROBERTS JAMES M + JANE E
3521 CANDLEBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0260
CROWLEY THOMAS F +
3530 CANDLEBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0270
GLOWNIA ROBERT W + JULIE E
3520 CANDLEBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0280
HULL CAROL T
3510 CANDLEBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0290
PARKWOOD KNOLLS CONSTRUCTION
5050 LINCOLN DR #1480
EDINA MN 55436

16-47-25-B1-0010C-0300
BEHM WOLFGANG + LIESELOTTE
3490 CANDLEBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B1-0010C-0310
KINGON KENNETH B + ANN B
3480 CANDLEBERRY CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0010
POLIZZO ANN
3481 CASSIA CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0020
SHELDON KEITH T + GWENYTH A
3491 CASSIA CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0030
GARLOVE BRENDA F
3501 CASSIA CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0040
SCHLADER RICHARD H TR +
3520 CASSIA CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0050
MUSTO JOHN H + MARY S
3510 CASSIA CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0060
GORMAN ROBERT G + JEAN A TR
3500 CASSIA CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0070
ALI JOSEPH F + JOAN
3490 CASSIA CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0080
ATTANASIO RALPH S +
3480 CASSIA CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0090
MONCHIL DANIEL G + TISHA L
3481 FIDDLEHEAD CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0100
STAHR JEAN TR
904 RUB-OF-GREEN
BARRINGTON HILLS IL 60010

16-47-25-B1-01100-0110
LAVICKY FRANCIS D + MARCIA M
3501 FIDDLEHEAD CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0120
KISSACK DONNA R TR
3511 FIDDLEHEAD CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0130
SANTANGELO CHARLES J + SUSAN M
3521 FIDDLEHEAD CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0140
JEONG YUN E + HYUN S H/W
3531 FIDDLEHEAD CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0150
EDWARDS KATHLEEN
25071 BALLYCASTLE CT #103
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0160
VARNEY DOROTHY A
3510 FIDDLEHEAD CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0170
PETERSON PATRICIA RAE
3500 FIDDLEHEAD CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0180
QUERNHEIM LEROY
3490 FIDDLEHEAD CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0190
HEARN STEPHEN G + ALICE G
158 PROGRESS DR
DOYLESTOWN PA 18901

16-47-25-B1-01100-0200
FENOGLIO ANDREW J TR +
3481 TASSELFLOWER CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0210
TOSON WILLIAM R + BARBARA A
1384 WATERVILLE RD
OCONOMOWOC WI 53066

16-47-25-B1-01100-0220
NEELEY BRIAN + MARY CAROL
3501 TASSELFLOWER CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0230
SMITH DAVID A + JOAN M
3511 TASSELFLOWER CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0240
JANSSON RAINER + MARGARET
3521 TASSELFLOWER CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0250
REES WILLIAM G + MARILYN
3530 TASSELFLOWER CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0260
STJOHN RANDY + SHERI BEACH
3520 TASSELFLOWER CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0270
KATZMAN ALLAN S + RENEE
3510 TASSELFLOWER CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0280
KNOTT SPENCER D + LINDA U
3500 TASSELFLOWER CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0290
CHOUINARD VICTOR A + MARILYN J
3490 TASSELFLOWER CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0300
MCCLINTOCK DONALD E + SHERI L
3480 TASSELFLOWER CT
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0310
HALL GERALD S + ELLEN S
3481 WILD INDIGO LN
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0320
DAHMS TIMOTHY F + MICHEL
3491 WILD INDIGO LN
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0330
VITALE FRANCIS + DOROTHEA
50 HARBOR HILL DR
HUNTINGTON NY 11743

16-47-25-B1-01100-0340
ROSS ROBERT N + SHIRLEY B
3511 WILD INDIGO LN
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0350
PHELAN JEREMIAH F + PATRICIA A
3521 WILD INDIGO LN
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0360
ASCHER JAMES F + LEONE F
3510 WILD INDIGO LN
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0370
MEYERS DEBORAH K
3500 WILD INDIGO LN
BONITA SPRINGS FL 34134

16-47-25-B1-01100-0380
UCCI PATRICK J
P O BOX 508
WILLIAMSVILLE NY 14221

16-47-25-B1-01100-0390
BILLUPS NORMAN F + SHIRLEY M
3480 WILD INDIGO LN
BONITA SPRINGS FL 341347975

16-47-25-B1-0110A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B1-011J0-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

16-47-25-B1-0120A-0040
RIZZO ANTHONY J + LAUREL A
11306 WESTBROOK MILL LN
UNIT 302
FAIRFAX VA 22030

16-47-25-B1-0120A-0050
MORDORSKI DAVID M + LORETTA J
24521 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120A-0060
HEALEY BEVERLY S
24511 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120A-0070
BAECHLE G ROBERT + JOHANNA E
24501 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120A-0080
RURAL CONSTRUCTION + DEV CO
RD #5 BOX 236
INDIANA PA 15701

16-47-25-B1-0120A-0090
BARRON FRANK + SHARON L
24481 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120A-0100
KOTZ RICHARD P + JOAN S CO TR
24471 WOOSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120A-0110
MCINTOSH STEPHEN S +
24461 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120A-0120
MUEHLEIS VICTOR E + ILSE H TR
4712 HORSELEAP LN
SHEBOYGAN WI 53083

16-47-25-B1-0120A-0130
HELLMICH RUEDIGER + URSEL
3200 BROOKSIDE DR
ROSWELL GA 30076

16-47-25-B1-0120A-0140
BLOUNT JOHN T + IDA D
24431 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120A-0150
BELL EDWARD JR + MARY LEE M TR
24421 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120A-0160
GUMMA FRANK
7 PACER TRAIL
SOUTH BARRINGTON IL 60010

16-47-25-B1-0120B-0010
YOUNGER R TED + BILLIE R
24410 WOODSAGE CT
BONITA SPRINGS FL 34134

16-47-25-B1-0120B-0020
BETHELL BENJAMIN + VALENTINA
24420 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120B-0030
BYRNE SYDNOR H + MARY A
24430 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120B-0040
MOORE S R + VALERIA A
24440 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120B-0050
RUDOLF HERBERT M + HELMA
N 6762 SMITH RD
OGDENSBURG WI 54962

16-47-25-B1-0120B-0060
STARLEY INC
24460 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120B-0070
INGRASSIA DAVID A + PAMELA K
24470 WOODSAGE DR
BONITA SPGS FL 34134

16-47-25-B1-0120B-0080
WHEATLEY BRUCE C + JANE H
24480 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120B-0090
BLACKMAN ELLIOT S + BARBARA R
24490 WOODSAGE DR
BONITA SPRINGS FL 34134

16-47-25-B1-0120B-0100
HAYDEN C BARRY TR
54 FAIR OAKS
ST LOUIS MO 63124

16-47-25-B1-0120B-0110
BEREZA RICHARD A + JUDITH K
700 CARDINAL DR
E GRAND RAPIDS MI 49506

16-47-25-B1-0160D-1010
SWEET NANCY C
P O BOX 5414
NEW CASTLE PA 16105

16-47-25-B1-0160D-1020
WEITENDORF JILL
19931 CENTER ST
MOKENA IL 60448

16-47-25-B1-0160D-1030
NICHOLS WILLIAM B + JANET C
25030 CYPRESS HOLLOW CT #103
BONITA SPRINGS FL 34134

16-47-25-B1-0160D-2010
STEVENS ROBERT L + M JOANE
313 BACON RD
KALAMAZOO MI 49002

16-47-25-B1-0160D-2020
MEKREZ HOCINE + PATRICIA C J/T
1 RUE DU PERE BLANC
LONGWY
FRANCE

16-47-25-B1-0160D-2030
HOGAN JOHN K + ARLENE M
36 WOLFWILLOW RIDGE RR 10
CALGARY AB T3Z 2Z4
CANADA

16-47-25-B1-0160E-1010
BARR ORRIN C + MARTHA ELLEN
25020 CYPRESS HOLLOW CT #101
BONITA SPRINGS FL 34134

16-47-25-B1-0160E-1020
BARR BONNIE B
3897 WOODSIDE DR
CORTLAND NY 13045

16-47-25-B1-0160E-1030
SCHAFFER SCOTT B + CAROL L
1215 WEMBLEY CT
WAYNE PA 19087

16-47-25-B1-0160E-1040
LITMAN JUDITH B TR
3773 N SHORE DR
AKRON OH 44333

16-47-25-B1-0160E-2010
HOLTGREIVE WILLIAM A JR TR
25020 CYPRESS HOLLOW CT #201
BONITA SPRINGS FL 34134

16-47-25-B1-0160E-2020
SCOLLARD E LORAINE TR
24461 FAIR MOUNT ST
DEARBORN MI 48124

16-47-25-B1-0160E-2030
LEVINE MAURICE G + MARCIA D
201 WILLOW BEND DR
LA PORTE IN 46350

16-47-25-B1-0160E-2040
PADOVANO ROBERT
10 HAMILTON PL
PINE BROOK NJ 07058

16-47-25-B1-0160F-1010
MOHLE JONATHAN W + JOANN
25010 CYPRESS HOLLOW #F-101
BONITA SPRINGS FL 34134

16-47-25-B1-0160F-1020
MACKEY JEFFREY C + ROZANNE K
1509 BEECHWOOD CIR
MIDDLETON WI 53562

16-47-25-B1-0160F-1030
PAYNE JAMES R + ANNE M
348 COXMILL RD
BARRIE ON L4N 7S8
CANADA

16-47-25-B1-0160F-1040
HARNAR DONALD F + HARRIET M
25010 CYPRESS HOLLOW #F-104
BONITA SPRINGS FL 34134

16-47-25-B1-0160F-2010
VOGELGESANG JUERGEN
KOHLSTRABE 73
66450 BEXBACH
GERMANY

16-47-25-B1-0160F-2020
VOGEN B RICHARD + JUDITH A
25010 CYPRESS HOLLOW F202
BONITA SPRINGS FL 34134

16-47-25-B1-0160F-2030
CIESLINSKI ALEXANDER +
25010 CYPRESS HOLLOW CT #203
BONITA SPRINGS FL 34134

08-47-25-31-00009-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00009-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00010-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00010-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00010-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00010-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00011-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00011-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00011-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00011-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00012-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00012-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00012-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00012-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00013-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00013-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00013-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00013-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00014-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00014-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00014-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00014-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00015-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00015-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00015-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00015-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00016-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00016-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00016-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00016-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00017-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00017-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00017-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00017-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00018-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00018-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00018-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00018-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00019-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00019-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00019-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00019-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00020-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00020-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00020-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00020-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00021-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00021-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00021-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00021-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00022-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00022-0102
HALVERSON JAMES S + BARBARA R
7800 METRO PKWY
BLOOMINGTON MN 55425

08-47-25-31-00022-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00022-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00023-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00023-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00023-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00023-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00024-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00024-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00024-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00024-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00025-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00025-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00025-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00025-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-32-00000-0090
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-32-00000-0100
J MCGARVEY CONSTRUCTION CO INC
#201
27300 RIVERVIEW CENTER BLVD
BONITA SPRINGS FL 34134

08-47-25-32-00000-0110
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-32-00000-0120
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-32-00000-0130
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-32-00000-0140
COLONY VENTURES LLC
1881 TRADE CENTER WAY
NAPLES FL 34109

08-47-25-32-00000-0150
COLONY VENTURES LLC
1881 TRADE CENTER WAY
NAPLES FL 34109

08-47-25-32-00000-0160
TUSCANY AT THE COLONY LLC
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-32-0000C-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

08-47-25-33-00000-0101
ARGUE E CLIFFORD + XENIA
23650 VIA VENETO BLVD #101
BONITA SPRINGS FL 34134

08-47-25-33-00000-0201
MCWILLIAMS THOMAS F
5 QQUIDNECK AV
WESTERLY RI 02891

08-47-25-33-00000-0202
MCWILLIAMS ANNE H TR
7963 GRAND BAY DR
NAPLES FL 34108

08-47-25-33-00000-0203
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-33-00000-0204
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-33-00000-0301
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-33-00000-0302
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-33-00000-0303
HILL JOHN R + LESLEY W
8391 SCARLET GLEN CT
MILLERSVILLE MD 21108

08-47-25-33-00000-0304
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-33-00000-0401
KASSAN ARTHUR B + ELIZABETH J
348 OCEAN BLVD
ATLANTIC HIGHLANDS NJ 07716

08-47-25-33-00000-0402
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-33-00000-0403
GROUT JOHN F
23650 VIA VENETO BLVD #403
BONITA SPRINGS FL 34134

08-47-25-33-00000-0404
WHITCOMB STANLEY P JR + JAYNIE
13647 DEERING BAY DR #142
CORAL GABLES FL 48098

08-47-25-33-00000-0501
PRENDEVILLE DANIEL V + AVRIL J
23650 VIA VENETO BLVD #501
BONITA SPRINGS FL 34134

08-47-25-33-00000-0502
SEECHE A LEONARD
23650 VIA VENETO BLVD #502
BONITA SPRINGS FL 34134

08-47-25-33-00000-0503
DUNN JOHN W + DONNA K TR
3458 BLOOMFIELD CLUB DR
BLOOMFIELD HILLS MI 48301

08-47-25-33-00000-0504
HORVICK PETER
23650 VIA VENETO #504
BONITA SPRINGS FL 34134

08-47-25-33-00000-0601
NEWHOUSE JOHN D + THERESA D
1196 NORTH GREEN BAY RD
LAKE FOREST IL 60045

08-47-25-33-00000-0602
SAVAGE THOMAS R
854 E LAKE FOREST AV
MILWAUKEE WI 53217

08-47-25-33-00000-0603
BRADLEY WILLIAM + NANCY
2 BRAMBLEWOOD POINT
NAPLES FL 34105

08-47-25-33-00000-0604
ESLICK DONALD F + SUZIE G
23650 VIA VENETO BLVD #604
BONITA SPRINGS FL 34134

08-47-25-33-00000-0701
BROSHEAR GERALD + STEPHANIE
4629 MACDONALD CT
MASON OH 45040

08-47-25-33-00000-0702
WEINBERGER MARION L + ERIC A
23650 VIA VENETO BLVD #702
BONITA SPRINGS FL 34134

08-47-25-33-00000-0703
MIRSHAK JERRY + SHARON
23005 SWALLOW CT
DEER PARK IL 60010

08-47-25-33-00000-0704
DECOUREY CATHERINE +
2330 ANGELL RD
SUNFISH LAKE MN 55118

08-47-25-33-00000-0801
DAVIS JAMES P TR
151 SUNNYSIDE DR
BATTLE CREEK MI 49015

08-47-25-33-00000-0802
PATEL MUKUND D
2436 SAGAMORE DR
ANDERSON IN 46011

08-47-25-33-00000-0803
KLUG SHARON C
9715 GULFSHORE DR #601
NAPLES FL 34108

08-47-25-33-00000-0804
MPG ASSOCIATES LLC
27300 RIVERVIEW CNTR BLVD #201
BONITA SPRINGS FL 34134

08-47-25-33-00000-0901
FRISE ROBERT T TR
1235 MOORING DR
LACROSSE WI 54603

08-47-25-33-00000-0902
JOHNBAR HOLDINGS INC
7 BEIVEDERE BLVD
TORONTO ON M8X 1J9
CANADA

08-47-25-33-00000-0903
ELNOR NANCY G
23650 VIA VENTO #903
BONITA SPRINGS FL 34134

08-47-25-33-00000-0904
VOGT FAMILY LIMITED PTNRSHP
23650 VIA VENETO BLVD #904
BONITA SPRINGS FL 34134

08-47-25-33-00000-1001
SPERO STEPHEN A + ELAINE H
99 W RIVER RD
RUMSON NJ 07760

08-47-25-33-00000-1002
THOMPSON ANDERSON C TR +
803 LAKE CREEK DR
MCKINNEY TX 75070

08-47-25-33-00000-1003
WASYLENKO ROBERT A + JOANN F
23650 VIA VENETO BLVD #1003
BONITA SPRINGS FL 34134

08-47-25-33-00000-1004
MPG ASSOCIATES LLC
27300 RIVERVIEW CNTR BLVD #201
BONITA SPRINGS FL 34134

08-47-25-33-00000-1101
PROCTOR RICHARD P + WILMA H
5320 LEMAY FERRY RD
ST LOUIS MO 63129

08-47-25-33-00000-1102
JACOBS LAWRENCE P + ANNE F
23650 VIA VENETO BLVD #1102
BONITA SPRINGS FL 34134

08-47-25-33-00000-1103
MPG ASSOCIATES LLC
27300 RIVERVIEW CNTR BLVD #201
BONITA SPRINGS FL 34134

08-47-25-33-00000-1104
MPG ASSOCIATES LLC
27300 RIVERVIEW CNTR BLVD #201
BONITA SPRINGS FL 34134

08-47-25-33-00000-1201
SPARKS RUSSELL F + PEGGY A
4654 RAYNOR CT
MASON OH 45040

08-47-25-33-00000-1202
MPG ASSOCIATES LLC
27300 RIVERVIEW CENTER BLVD
STE 201
BONITA SPRINGS FL 34134

08-47-25-33-00000-1203
415535 ALBERTA LTD
70 KING GEORGES RD
TORONTO ON M8X 1L9
CANADA

08-47-25-33-00000-1204
HORVICK NEIL +
203 SALINGER CLOSE
MOOSIE PA 18507

08-47-25-33-00000-1401
HEL-MAR CORPORATION +
2606 S HORSESHOE DR
NAPLES FL 34104

08-47-25-33-00000-1402
LESTINA GERALD F + BETTY A
N76W36221 SADLLEBROOK LN
OCONOMOWOC WI 53066

08-47-25-33-00000-1403
BUSH DEBORA A + MICHAEL A
15055 GRAY RD
NOBLESVILLE IN 46060

08-47-25-33-00000-1404
LENOIR SERGE A TR +
1207 TYBURN LN
RICHMOND VA 23233

08-47-25-33-00000-1501
MCLAUGHLIN BARBARA D
23650 VIA VENETO BLVD #1501
BONITA SPRINGS FL 34134

08-47-25-33-00000-1502
PARKER SHAWN E
4001 ROYAL FOX DR
ST CHARLES IL 60174

08-47-25-33-00000-1503
SIMS CURTIS H JR + LINDA T
6807 W 295TH ST
LOUISBURG KS 66053

08-47-25-33-00000-1504
AMSLER KEVIN S
6121 CREEK RIDGE CT
MINNETONKA MN 55345

08-47-25-33-00000-1601
ADAMS JONATHAN L JR + LOIS J
75 EAST END AV #17A
NEW YORK NY 10028

08-47-25-33-00000-1602
ULRICH HOLDINGS LLC
7113 SALISBURY RD
MAUMEE OH 43537

08-47-25-33-00000-1603
QUAGLIATA ALFRED + KATHY
12157 SPERRY RD
CHESTERLAND OH 44026

08-47-25-33-00000-1604
KELLY ROBERT J
58 WARWICK RD
ROCKVILLE CENTRE NY 11570

08-47-25-33-000PH-1701
MPG ASSOCIATES LLC
27300 RIVERVIEW CENTER BLVD
STE 201
BONITA SPRINGS FL 34134

08-47-25-33-000PH-1702
RYER EVERETT A + JOAN U
P O BOX 2818
BONITA SPRINGS FL 34133

08-47-25-33-000PH-1703
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-33-000PH-1801
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-33-000PH-1802
SCHILTZ WILLIAM C + BARBARA A
4041 DUNOON CIR NW
CANTON OH 44718

08-47-25-33-000PH-1803
ACHILLE LOUIS B + ROSANN
23650 VIA VENETO BLVD #1803
BONITA SPRINGS FL 34134

08-47-25-33-000PH-1901
GRANDVIEW LIMITED PARTNERSHIP
2168 PRIMROSE RD
SAUK RAPIDS MN 56379

08-47-25-33-000PH-1902
JOHNSON DONALD A
10234 QUEEN AV S
MINNEAPOLIS MN 55431

08-47-25-33-000PH-1903
JAMES PAUL E + BARBARA B
23650 VIA VENETO BLVD #1903
BONITA SPRINGS FL 34134

08-47-25-33-000PH-2001
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-33-000PH-2002
KHARKAR BHARATI + RAVI
1638 BELLEMEADE AV
BLOOMINGTON IN 47401

08-47-25-33-000PH-2003
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-33-000PH-2101
COLON MARTIN F
23650 VIA VENETO BLVD #2101
BONITA SPRINGS FL 34134

08-47-25-33-000PH-2102
STENGEL RONALD F + MARGARET D
P O BOX 765
VALLEY FORGE PA 19481

08-47-25-33-000PH-2103
MPG ASSOCIATES LLC
27300 RIVERVIEW CENTER BLVD
STE 201
BONITA SPRINGS FL 34134

08-47-25-B1-0290C-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

08-47-25-B1-0290G-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

08-47-25-B2-0180H-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

08-47-25-B2-0300A-0000
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

09-47-25-00-00001-0070
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

09-47-25-00-00001-0120
ESTERO BAY PROPERTY INVESTORS
4265 SAN FELIPE SUITE 1060
HOUSTON TX 70027

09-47-25-00-00001-0130
COCONUT PROPERTIES LTD
4901 TAMIAMI TRAIL N
NAPLES FL 34103

09-47-25-00-00001-0140
VATTER LTD
4901 TAMIAMI TRAIL N
NAPLES FL 34103

09-47-25-00-00001-0150
FORTUNE 2000 PROPERTIES INC
4901 TAMIAMI TRAIL N
NAPLES FL 34103

09-47-25-00-00001-0170
GVB PROPERTIES LLC
P O BOX 1101
NAPLES FL 34106

09-47-25-00-00001-0190
BONITA SPRINGS UTILITIES INC
11860 EAST TERRY STREET
BONITA SPRINGS FL 34134

09-47-25-01-0000B-0010
LUTGEN H MICHAEL + CAROL A
25413 ALICANTE DR
BONITA SPRINGS FL 34134

09-47-25-01-0000B-0020
STEVENS KAREN L
24270 WOODSAGE DR
BONITA SPRINGS FL 34134

21-47-25-B2-02011-2030
611 PELICAN LANDING L C
4087 WALDEN AVE
LANCASTER NY 14086

21-47-25-B2-02012-1010
SCHREINER MARY LOUISE
3490 BALLYBRIDGE CIR #101
BONITA SPRINGS FL 34134

21-47-25-B2-02012-1020
LYNCH LIANE E
104 BELLE CREEK DR
OAK RIDGE TN 37830

21-47-25-B2-02012-1030
JEFFERIS DONALD L + IDA M
3490 BALLYBRIDGE CIR 103
BONITA SPRINGS FL 34134

21-47-25-B2-02012-2010
LYNCH LIANE E
104 BELLE CREEK DR
OAK RIDGE TN 37830

21-47-25-B2-02012-2020
KECK ROBERT A + BARBARA M
3490 BALLYBRIDGE CIR #202
BONITA SPRINGS FL 34134

21-47-25-B2-02012-2030
HOBSON DAVID L + CAROLYN A
P O BOX 2691
SPRINGFIELD OH 45501

21-47-25-B2-02017-0101
BALL GERRY V + N NICOLLE
7258 UPPER 136TH ST
APPLE VALLEY MN 55124

21-47-25-B2-02017-0102
HAMMELL JOSEPH W + JOAN H/W
1318 PENNSYLVANIA AV N
GOLDEN VALLEY MN 55427

21-47-25-B2-02017-0201
BAILEY PHYLLIS G
3410 TRALEE CT UNIT 201
BONITA SPRINGS FL 34134

21-47-25-B2-02017-0202
STIGER JAMES V + PAMELA K
4402 228TH AV NE
REDMOND WA 98053

21-47-25-B2-02018-1010
DECARBO NICHOLAS J + JOYCE A
14605 SW 142ND CT
MIAMI FL 33186

21-47-25-B2-02018-1020
KURFIS ROBERT F + MARION L
27031 OAKWOOD DR #112H
OLMSTED FALLS OH 44138

21-47-25-B2-02018-2010
BURKE RICHARD M + NANCY L
3400 TRALEE CT UNIT 201
BONITA SPRINGS FL 34134

21-47-25-B2-02018-2020
SMITH JUDY H
3400 TRALEE CT #202
BONITA SPRINGS FL 34134

21-47-25-B2-02019-1010
ECKHARD CARL H + JUNE
3401 TRALEE CT #101
BONITA SPRINGS FL 34134

21-47-25-B2-02019-1020
TUNELL JOHN C + PATRICIA K
3401 TRALEE CT #102
BONITA SPRINGS FL 34134

21-47-25-B2-02019-2010
ROYER HAROLD L
3401 TRALEE CT #201
BONITA SPRINGS FL 34134

21-47-25-B2-02019-2020
COTROFELD JOHN E +
7 CLIFTON WAY
SLINGERLANDS NY 12159

21-47-25-B2-02020-0101
PETERSON TRACY
P O BOX 671
SULLIVAN MO 63080

21-47-25-B2-02020-0102
HAWKSLEY ROBERT T + KAREN M
10838 OMAHA TRACE
UNION KY 41091

21-47-25-B2-02020-0201
WILLIAMSEN RUTH ANN
3400 TRALEE CT #202
BONITA SPRINGS FL 34134

21-47-25-B2-02020-0202
SINGER CAROL A
UNIT #202
3420 BALLYBRIDGE CIR
BONITA SPRINGS FL 34134

21-47-25-B2-02021-1010
GASPER STEVEN A + JANET E
W 145 N 5245 THORNHILL DR
MENOMONEE FALLS WI 53051

21-47-25-B2-02021-1020
MARTINO MARY ANN TR
25031 BANBRIDGE CT UT 102
BONITA SPRINGS FL 34134

21-47-25-B2-02021-2010
PALMA JIM LOUIS + JENNIFER N
99 SUGAR MAPLE AVE
NEWFOUNDLAND NJ 07435

21-47-25-B2-02021-2020
HARPER JAMES G TR +
6619 VERNMOOR
TROY MI 48098

21-47-25-B2-02022-1010
RICE DARLENE B
25041 BANBRIDGE CT #101
BONITA SPRINGS FL 34134

21-47-25-B2-02022-1020
SKELLY SHARON V
25041 BANBRIDGE CT #102
BONITA SPRINGS FL 34134

21-47-25-B2-02022-2010
LARIVIERE ALINE Y
25041 BANBRIDGE CT APT 201
BONITA SPRINGS FL 34134

21-47-25-B2-02022-2020
CORAK CINDY
25041 BANBRIDGE CT #202
BONITA SPRINGS FL 34134

21-47-25-B2-02023-1010
MAROTTA ELIZABETH J
25051 BANBRIDGE CT APT 101
BONITA SPRINGS FL 34134

21-47-25-B2-02023-1020
PERRY EDWARD E + DEBORAH I
16450 N HAWTHORNE LN
MOUNT VERNON IL 62864

21-47-25-B2-02023-1030
SCHOONMAKER MARJORIE K
9 DAWLEY DR
STONINGTON CT 06378

21-47-25-B2-02023-2010
WEBER LORRAINE E
PO BOX 519
BONITA SPRINGS FL 34133

21-47-25-B2-02023-2020
WEISSMAN NORMAN M + MARY RITA
353 REGENCY RIDGE DR
DAYTON OH 45459

21-47-25-B2-02023-2030
PERRAULT ROBERT W + ELLEN B
25051 BANBRIDGE CT APT 203
BONITA SPRINGS FL 34134

21-47-25-B2-02025-1010
RYAN GARY C + FRANCINE M
950 N MICHIGAN AVE APT 4105
CHICAGO IL 60611

21-47-25-B2-02025-1020
BRASH ALLAN D + DONNA MARIE
2158 GRAND BLVD RR #3
CAMPBELLVILLE ON L0P 1B0
CANADA

21-47-25-B2-02025-2010
COYNE RICHARD T
25040 BANBRIDGE CT APT 201
BONITA SPRINGS FL 34134

21-47-25-B2-02025-2020
APPLEGATE MARION K CO TR +
3504 BLACKHAWK DR
MADISON WI 53705

21-47-25-B2-02026-1010
VAN ANDEN JANET L
3501 BALLYBRIDGE CIR #101
BONITA SPRINGS FL 34134

21-47-25-B2-02026-1020
SZAJNER DINO A + NORMA R
22325 ANTLER DR
NOVI MI 48375

21-47-25-B2-02026-1030
SANDVILLE INC
112 S HIBISCUS DR
MIAMI FL 33139

21-47-25-B2-02026-2010
SANDVILLE INC
112 S HIBISCUS DR
MIAMI FL 33139

21-47-25-B2-02026-2020
POST BARBARA S
9896 PALACE GREEN WAY
VIENNA VA 22181

21-47-25-B2-02026-2030
WALDERN JOHN L + LILIAN A
15 HAMILTON DR
SUNNINGDALE BERSHIRE SL59PP
ENGLAND

21-47-25-B2-02027-1010
FARRELL THOMAS E + NANCY J TR
1502 KINGS BRIDLE TRL
GRAND BLANC MI 48439

21-47-25-B2-02027-1020
LIERMANN ROBERT L + MARCIA I
6828 TROTWOOD ST
PORTAGE MI 49024

21-47-25-B2-02027-1030
CARBONE DOMINICK F + FRANCES F
3491 BALLYBRIDGE CIR #103
BONITA SPRINGS FL 34134

21-47-25-B2-02027-2010
BELL LARRY L + JOELLEN P
10325 WINDSOR VIEW DR
POTOMAC MD 20854

21-47-25-B2-02027-2020
GLUECK NELSON S + GERALDINE G
3491 BALLYBRIDGE CIR #202
BONITA SPRINGS FL 34134

21-47-25-B2-02027-2030
SIEBART JOHN P + JOAN M
328 OLD BABCOCK TRL
GIBSONIA PA 15044

21-47-25-B2-02028-1010
MILLER DORIS M
3481 BALLYBRIDGE CIR APT 101
BONITA SPRINGS FL 34134

21-47-25-B2-02028-1020
REGAN WILLIAM J + KATHLEEN M
242 RANDWOOD DR
WILLIAMSVILLE NY 14221

21-47-25-B2-02028-1030
PARTOLL HERBERT J TR
3481 BALLYBRIDGE CIR #103
BONITA SPRINGS FL 34134

21-47-25-B2-02028-2010
NARDOZZA JOHN + VIRGINIA
3481 BALLYBRIDGE CIR APT 201
BONITA SPRINGS FL 34134

21-47-25-B2-02028-2020
HUBBUCH MARK S
3481 BALLYBRIDGE CIR
BONITA SPRINGS FL 34134

21-47-25-B2-02028-2030
BURGMASTER JOHN J + ELEANOR D
3481 BALLYBRIDGE CIR #203
BONITA SPRINGS FL 34134

21-47-25-B2-02032-1010
MOSHEIM JESSE S TR
3431 BALLYBRIDGE CIR APT 101
BONITA SPRINGS FL 34134

21-47-25-B2-02032-1020
INGWERSEN LARRY D
3431 BALLYBRIDGE CIR APT 102
BONITA SPRINGS FL 34134

21-47-25-B2-02032-2010
JERNEGAN GERARD A + JACQUELINE
45 FOREST ST
BRAINTREE MA 02184

21-47-25-B2-02032-2020
FLICKINGER CAROL + GARY
549 LAKEWOOD RD
TRAVERSE CITY MI 49684

21-47-25-B2-02033-1010
WALLACE GEORGE N + CARLA A
1155 WESTHAVEN DR
BURLINGTON ON L7P 5B3
CANADA

21-47-25-B2-02033-1020
LAMKIN LOUISE T TR
124 EAST 58TH ST
INDIANAPOLIS IN 46220

21-47-25-B2-02033-1030
ROCHE ROBERT M JR + PHYLLIS L
10 E LEE ST #1609
BALTIMORE MD 21202

21-47-25-B2-02033-2010
ALZNER BERNARD + ELISABETH D
3877 BLACK OAK RD
CHADWICK IL 61014

21-47-25-B2-02033-2020
CERBONE LOUIS F JR + NANCY
6 DONNA CT
SELDEN NY 11784

21-47-25-B2-02033-2030
YOUNG W K + LOUISE C
3421 BALLYBRIDGE CIR #203
BONITA SPRINGS FL 34134

21-47-25-B2-0280A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

21-47-25-B2-0280C-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

21-47-25-B2-03100-0101
QUEST OF NAPLES INC
2950 N TAMIAMI TR
NAPLES FL 34103

21-47-25-B2-03100-0102
NAPLES COMMERCIAL PROPERTIES
4901 TAMIAMI TRAIL N
NAPLES FL 34103

21-47-25-B2-03100-0103
NAPLES COMMERCIAL PROPERTIES
4901 TAMIAMI TRAIL N
NAPLES FL 34103

21-47-25-B2-03100-0105
FEENEY OWEN F +
2501 BALLY CASTLE CT UNIT 202
BONITA SPRINGS FL 34134

21-47-25-B2-03100-0106
NAPLES COMMERCIAL PROPERTIES
4901 TAMIAMI TRAIL N
NAPLES FL 34103

21-47-25-B3-0060A-0610
SUMMUM MARKETING INC
26 ANSILE
OUTREM ON H2Y 243
CANADA

21-47-25-B3-0060A-0620
WELCH GERALD + MARGARET
26011 OSPREY NEST CT
BONITA SPRING FL 34134

21-47-25-B3-0060A-0630
WILLIAMS RICHARD C +
26001 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0010A-0380
KING WILLIAM C + CHRISTINE N
3400 OAK HAMMOCK CT
BONITA SPRINGS FL 34134

21-47-25-B4-0010A-0390
STAHL RICHARD I + MARGARET A
3461 RIVIERA LAKES CT
BONITA SPRINGS FL 34134

21-47-25-B4-0010A-0400
MARTIN NEIL + GAYLE TR
3420 OAK HAMMOCK CT
BONITA SPRINGS FL 34134

21-47-25-B4-0010A-0410
ROBERTS NORMAN M + PAULINE M
3430 OAK HAMMOCK CT
BONITA SPRINGS FL 34134

21-47-25-B4-0010A-0420
LOMMEN RICHARD T + L CHERRY TR
3064 MILLER RD
LA CROSS WI 54601

21-47-25-B4-0010A-0430
MCMAHON JEROME F TRUSTEE
3450 OAK HAMMOCK CT
BONITA SPRINGS FL 34134

21-47-25-B4-0010A-0440
GOLDSMITH MARVIN S TR
2035 N HALSTED ST
CHICAGO IL 60614

21-47-25-B4-0060A-0000
BONITA BAY PROPERTIES INC
BONITA BAY EXECUTIVE CENTER
3451 BONITA BAY BLVD STE 202
BONITA SPRINGS FL 34134

21-47-25-B4-0060A-0520
THOMPSON F GURNEY + JOANNE B
26111 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0060A-0530
POWERS JAMES F + JOANNE
26101 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0060A-0540
NEWMAN DANIEL + BARBARA R
26091 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0060A-0550
DURBIN TIMOTHY E + MARIANNE S
26081 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0060A-0560
ROSENZWEIG LYLE TR
26071 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0060A-0570
KAMINSTEIN JANET J
43 BROOKS ST
CONCORD MA 01742

21-47-25-B4-0060A-0580
ROBISON WILLIAM J + MARY JO
26051 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0060A-0590
HARRIS MAXWELL JOHN + MARIA D
26041 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0060A-0600
FRIESEN STEVEN J + KAREN W
27106 LOST LAKE LN
BONITA SPRINGS FL 34134

21-47-25-B4-0060B-0340
BAETZ ERNEST A JR + GAYLE L
26110 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0060B-0350
REESE MICHAEL R + KATHLEEN TR
1108 E OVERLAND RD
APPLETON WI 54911

21-47-25-B4-0060B-0360
WHITE W RICHARD + CYNTHIA J
460 MYSTIC CT
WYCKOFF NJ 07481

21-47-25-B4-0060B-0370
ERICKSON BARBARA W TR
26070 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0060B-0380
TACHUK RONALD A + GLORIA L
26060 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0060B-0390
PETTY J WILLIAM + CAROLYN V
425 AHWAHNEE RD
LAKE FOREST IL 60045

21-47-25-B4-0060B-0400
MCKENZIE NANCY D TR
26000 OSPREY NEST CT
BONITA SPRINGS FL 34134

21-47-25-B4-0210A-0450
BEECHEN PAUL TR
7512 COUNTY LINE ROAD
BURR RIDGE IL 60521

21-47-25-B4-0210A-0460
EDWARDS LARRY A TR
4933 FAIRWAY RIDGE CIR
WEST BLOOMFIELD MI 48323

21-47-25-B4-0210A-0470
RAZINGER RALPH + GERALDINE
3460 CREEKVIEW DR
BONITA SPRINGS FL 34134

21-47-25-B4-0210A-0480
SCHNEIDER GEORGE G + GAIL A
3470 CREEKVIEW DR
BONITA SPRINGS FL 34134

21-47-25-B4-0210A-0490
HATHAWAY DEREK C + MARGARET
7 NORTHWATCH LN
MACHANICSBURG PA 17055

21-47-25-B4-0210A-0500
MCKOANE MARY ANN
3490 CREEKVIEW DR
BONITA SPRINGS FL 34134

21-47-25-B4-0210A-0510
BERGAMA CALVIN J + GWEN ANNE
3423 LAKE SHORE DR
HOLLAND MI 49424

21-47-25-B4-0210B-0170
MARCELLA HENDRIK J W + BARBARA
3451 CREEKVIEW DR
BONITA SPRINGS FL 34134

21-47-25-B4-0210B-0180
STIMPSON JOHN G TR +
3461 CREEKVIEW DR
BONITA SPRINGS FL 34134

21-47-25-B4-0210B-0190
SPARNALL RICHARD D
3481 CREEKVIEW DR
BONITA SPRINGS FL 34134

21-47-25-B4-03300-0050
WELLS THOMAS L + NANALEE F
3680 HERON POINT
BONITA SPRINGS FL 34134

21-47-25-B4-03300-0060
WELLS THOMAS L + NANALEE F
3680 HERON POINT
BONITA SPRINGS FL 34134

21-47-25-B4-03300-0070
BALDNINI FREDERICK
115 N ORIANNA ST
PHILADELPHIA PA 19106

21-47-25-B4-03300-0080
WELLS THOMAS L + NANALEE F
3680 HERON POINT COURT
BONITA SPRINGS FL 34134

21-47-25-B4-03300-0090
WELLS THOMAS L + NANALEE F
3680 HERON POINT CT
BONITA SPRINGS FL 34134

21-47-25-B4-03300-0100
YOUNGER R TED + BILLIE R
24410 WOODSAGE DR
BONITA SPRINGS FL 34134

21-47-25-B4-03300-0110
PETERSON DONALD M TR
320 MEADOW LAKE LANE
LAKE FOREST IL 60045

21-47-25-B4-03300-0120
SCHWANDT RICHARD T + CANDICE J
3630 BAY CREEK DR
BONITA SPRINGS FL 34134

21-47-25-B4-03300-0130
SAADEH SAMI
923 FOUNTAIN RUN
NAPLES FL 34119

21-47-25-B4-03300-0140
SCHIRRIPA RICHARD H + ALEYDA C
23650 WATERSIDE DR
BONITA SPRINGS FL 34134

21-47-25-B4-0330A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

21-47-25-B4-0330B-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

21-47-25-B4-0330D-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

31-46-25-07-00C12-0000
WEST BAY CLUB DEV CORP
2601 SOUTH BAYSHORE DR
MIAMI FL 33133

Corkscrew Road Service Area (CRSA)
Vanasse & Daylor
12730 New Brittany Blvd Suite 600
Fort Myers FL 33907

Estero Chamber of Commerce
Meg Judge, Chairman of the Board
P O Box 588
Estero FL 33928

Estero Community Planning Panel
Neal Noethlich
20225 Wildcat Run Drive
Estero FL 33928

Don Sedota
Spanish Wells Homeowners Assoc.
P O Box 219
Bonita Springs FL 34133

05-47-25-00-00003-0000
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

05-47-25-00-00003-0010
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

05-47-25-00-00004-0000
PELICAN LANDING GOLF RESORT
200 WEST MADISION ST
CHICAGO IL 60606

05-47-25-00-00004-0010
PELICAN LANDING GOLF RESORT
200 WEST MADISION ST
CHICAGO IL 60606

05-47-25-00-00004-0020
PELICAN LANDING GOLF RESORT
200 WEST MADISION ST
CHICAGO IL 60606

05-47-25-00-00004-0030
PELICAN LANDING GOLF RESORT
200 WEST MADISION ST
CHICAGO IL 60606

05-47-25-01-00003-002A
FLORIDA POWER + LIGHT CO
ATTEN: W H BONHAM-JLM
P O BOX 14000
JUNO BEACH FL 33408

05-47-25-01-0000B-0010
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

05-47-25-01-0000B-0040
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

05-47-25-01-0000B-0070
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

05-47-25-01-0000B-0080
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

05-47-25-01-0000B-0090
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

05-47-25-01-0000B-0310
PELICAN LANDINGS GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

06-47-25-00-00002-0010
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

06-47-25-00-00002-0030
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

06-47-25-00-00002-1000
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

07-47-25-00-00001-0000
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

07-47-25-00-00001-0010
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

07-47-25-00-00004-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

07-47-25-00-00010-0000
HYATT EQUITIES LLC
200 WEST MADISON ST
CHICAGO IL 60606

07-47-25-00-00011-0000
TIITF STATE OF FLORIDA
3900 COMMONWEALTH BLVD
MAIL STATION 115
TALLAHASSEE FL 32399

08-47-25-00-00001-0000
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

08-47-25-00-00001-0010
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

08-47-25-00-00001-0020
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

08-47-25-00-00001-0030
PELICAN LANDING GOLF RESORT
24301 WALDEN CENTER DR
BONITA SPRINGS FL 34134

08-47-25-00-00008-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR STE 300
BONITA SPRINGS FL 34134

08-47-25-00-00008-0020
SPRINT-FLORIDA INC
PO BOX 12913
SHAWNEE MISSION KS 66282

08-47-25-00-00008-002A
AT+T WIRELESS SERVICES
7727 164TH AV NE
REDMOND WA 98025

08-47-25-00-00008-0120
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-04-00000-0010
SCOTT DANNY L + PATRICIA E
10 KENT DR
NORMAL IL 61761

08-47-25-04-00000-0020
DICKENS DEBORAH S
4671 VIA ROMA
BONITA SPRINGS FL 34134

08-47-25-04-00000-0030
MILLER SHELDON E + FLORENE A
4661 VIA ROMA
BONITA SPRINGS FL 34134

08-47-25-04-00000-0040
MILLER JOSEPH C JR + MARILYN
4651 VIA ROMA
BONITA SPRINGS FL 34134

08-47-25-04-00000-0050
MCKERNAN GAIL
4650 VIA ROMA
BONITA SPRINGS FL 34134

08-47-25-04-00000-0060
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-04-00000-0070
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-04-00000-0080
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-04-0000A-0000
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-04-0000B-0000
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-04-0000D-0000
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-06-00000-0430
SHORT JEFFREY A + SUSAN L
3955 VILLAGE DR
NEW PALESTINE IN 46163

08-47-25-06-00000-0440
TIBMA JOHN J + GRETCHEN S
4720 VIA NAPOLI
BONITA SPRINGS FL 34134

08-47-25-06-00000-0450
COHEN NANCY B TR +
3908 N CHARLES ST #303
BALTIMORE MD 21218

08-47-25-06-00000-0460
STEINMET EDWARD F 1/2 +
P O BOX 40907
INDIANAPOLIS IN 46240

08-47-25-06-00000-0470
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-06-00000-0480
WILLENBROCK WAYNE M + SUSAN TR
11933 HILLTOP GREENS DR
SUNSET HILLS MO 63128

08-47-25-06-00000-0490
VAUGHN DOROTHY B
23770 TUSCANY WAY
BONITA SPRINGS FL 34134

08-47-25-06-0000A-0000
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-06-0000B-0000
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-07-00000-0370
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-07-00000-0380
SWANK ELLEN S
3021 7TH ST
LOWER BURRELL PA 15068

08-47-25-07-00000-0390
CRAMER SAMUEL K +
11767 TENNYSON DR
CINCINNATI OH 45241

08-47-25-07-00000-0400
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-07-00000-0410
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-07-00000-0420
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-07-0000A-0000
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-07-0000B-0000
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-07-0000C-0000
LAS PALMAS COLONY VILLAS LTD
5100 N TAMIAMI TRL
NAPLES FL 34103

08-47-25-08-00000-0090
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0100
KEY CHARLES JAY + MELODY S
108 PARADISE DR
TIBURON CA 94920

08-47-25-08-00000-0110
1472392 ONTARIO LIMITED
1288 GREENOAKS DR
MISSISSAUGA ON L5J 3A5
CANADA

08-47-25-08-00000-0120
WALSH JOSEPH + SARAH
49 SOUTHRIDGE CT
RIDGEFIELD CT 06877

08-47-25-08-00000-0130
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0140
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0150
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0160
MOYER WILLIAM W.
32 GARRISON ST #4206
BOSTON MA 02116

08-47-25-08-00000-0170
ODONNELL KENNETH A + NADINE M
817 CRESTVIEW CIR
WESTON FL 33327

08-47-25-08-00000-0180
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0190
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0200
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0210
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0220
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0230
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0240
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0250
KARAS PETER J + CAROL B
920 QUAKER HILL LANE
LIBERTYVILLE IL 60048

08-47-25-08-00000-0260
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0270
SLEAN RUSSELL + TRUDY
2362 TERRA VERDE LN
NAPLES FL 34105

08-47-25-08-00000-0280
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0290
TOSTO LEO R + CAROLEE J
19 TURNBERRY LN
DEARBORN MI 48120

08-47-25-08-00000-0300
BALLINGER ALAN R TR
6004 LEDGEVIEW DR
PENINSULA OH 44264

08-47-25-08-00000-0310
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0320
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-00000-0330
BARTON LAWRENCE R TR
4096 EVERGREEN LN
RICHFIELD OH 44286

08-47-25-08-00000-0340
BUTTREY DONALD W + KAREN LAKE
P O BOX 80278
INDIANAPOLIS IN 46280

08-47-25-08-00000-0350
RICH LAWRENCE S + KATHLEEN
4711 VIA TERAMO
BONITA SPRINGS FL 34134

08-47-25-08-00000-0360
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-0000A-0000
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-08-0000B-0000
LAS PALMAS COLONY VILLAS LTD
2154 TRADE CENTER WY #3
NAPLES FL 34109

08-47-25-18-00000-0020
HOLLARS JAMES A
23880 MESSINA CT
BONITA SPRINGS FL 34134

08-47-25-18-00000-0030
LYON ERVIN F + THELMA
270 N HAVERHILL RD
KENSINGTON NH 03883

08-47-25-18-00000-0040
PRICE WILLIAM G JR + CAROL ANN
3463 MARBELLA CT
BONITA SPRINGS FL 34134

08-47-25-18-00000-0050
IMPERIAL HOMES OF SW FLORIDA
809 WALKERBILT RD STE 6
NAPLES FL 34110

08-47-25-18-00000-0060
WARREN HUGH K + JUDY S
8008 FISHBACK ROAD
INDIANAPOLIS IN 46278

08-47-25-18-0000A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

08-47-25-18-0000D-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

08-47-25-18-0000F-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

08-47-25-18-0000G-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

08-47-25-27-00000-0010
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0020
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0030
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0040
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0050
HERRINGTON HOMES CORP
809 WALKERBILT RD #8
NAPLES FL 34110

08-47-25-27-00000-0060
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0070
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0080
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0090
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0100
DIVCO CONSTRUCTION CORP
6628 WILLOW PARK DR
NAPLES FL 34109

08-47-25-27-00000-0110
DIVCO CONSTRUCTION CORP
6628 WILLOW PARK DR
NAPLES FL 34109

08-47-25-27-00000-0120
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0130
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0140
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0150
CRANE HAROLD
7900 SANDELFOOT DR
POTOMAC MD 20854

08-47-25-27-00000-0160
HERRINGTON HOMES CORP
809 WALKERBILT RD #8
NAPLES FL 34110

08-47-25-27-00000-0170
LENAHAN WILLIAM F + CATHERINE
23760 NAPOLI WAY
BONITA SPRINGS FL 34134

08-47-25-27-00000-0180
DIVCO CONSTRUCTION CORP
6628 WILLOW PARK DR
NAPLES FL 34109

08-47-25-27-00000-0190
CROSSER RICHARD H TR
417 CHRIS LN
NOBLESVILLE IN 46060

08-47-25-27-00000-0200
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0210
FLORIDA BAY GROUP INC
3200 BAILEY LN
NAPLES FL 34109

08-47-25-27-00000-0220
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0230
HERRINGTON HOMES CORP
809 WALKERBILT RD #8
NAPLES FL 34110

08-47-25-27-00000-0240
HERRINGTON HOMES CORP
809 WALKERBILT RD #8
NAPLES FL 34110

08-47-25-27-00000-0250
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-00000-0260
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-0000A-0000
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-0000R-0000
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-27-000LF-0000
BELLAGIO AT THE COLONY LTD
5801 PELICAN BAY BLVD STE 300
NAPLES FL 34108

08-47-25-29-00000-0010
MCDONNELL JOHN J +
23750 TUSCANY WAY
BONITA SPRINGS FL 34134

08-47-25-29-00000-0020
VAUGHN STEVEN W + LOUISA T
23770 TUSCANY WAY
BONITA SPRINGS FL 34134

08-47-25-29-00000-0030
HAJTUN STEPHEN D + DONNA M
3780 ASCOT BEND CT
BONITA SPRINGS FL 34134

08-47-25-29-00000-0040
IMPERIAL HOMES OF SW FL INC
809 WALKERBILT RD STE 6
NAPLES FL 34110

08-47-25-29-00000-0050
N + P ENTERPRISES
9 ORANGE ST
CHARLESTON SC 29401

08-47-25-29-00000-0060
IMPERIAL HOMES OF SW FL INC
809 WALKERBILT RD STE 6
NAPLES FL 34110

08-47-25-29-00000-0400
CARTY ARTHUR G + JANIS D
23801 TUSCANY WAY
BONITA SPRINGS FL 34134

08-47-25-29-00000-0410
CARTY ARTHUR G + JANIS D
23781 TUSCANY WAY
BONITA SPRINGS FL 34134

08-47-25-29-00000-0420
IMPERIAL HOMES OF SW FL INC
809 WALKERBILT RD STE 6
NAPLES FL 34110

08-47-25-29-00000-0430
COLONY VENTURES LLC
1881 TRADE CENTER WAY
NAPLES FL 34110

08-47-25-29-0000A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

08-47-25-29-0000H-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

08-47-25-30-00000-0010
ROSITER ROBERT E + PAMELA S
21557 TELEGRAPH RD
SOUTHFIELD MI 48034

08-47-25-30-00000-0020
MEIER BARBARA L TR
23821 ADDISON PLACE CT
BONITA SPRINGS FL 34134

08-47-25-30-00000-0030
BURKE PATRICK + BARBARA
862 BELFIELD CIR
ANN ARBOR MI 48104

08-47-25-30-00000-0040
BAZOS ESTELLE TR
207 WILLIAMSBURG DR
LONGMEADOW MA 01106

08-47-25-30-00000-0050
BARTHOLF STEPHEN P + CAROL S
3 SUNSET LN
SPRINGFIELD IL 62704

08-47-25-30-00000-0060
MUCCIANTI GEORGE + PHYLLIS
1788 GOLDEN GATE DR
ADDISON IL 60101

08-47-25-30-00000-0070
GULFSHORE HOMES I INC
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

08-47-25-30-00000-0080
LEVANOS CONSTANTINOS A +
P O BOX 835
W BROOKFIELD MA 01585

08-47-25-31-00001-0101
LUDWIG WILLIAM A + CLAIRE F
23820 MERANO CT #101
BONITA SPRINGS FL 34134

08-47-25-31-00001-0102
JOYCE THOMAS M
83 CHESTNUT ST
BOSTON MA 02108

08-47-25-31-00001-0201
GORMLEY LAURENCE B + ANN M
52 PARTRIDGE LN
MADISON CT 06443

08-47-25-31-00001-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00002-0101
SIEDLECKI ANDREW J + ROSE T
6945 LEXINGTON CT
EAST AMHERST NY 14051

08-47-25-31-00002-0102
DELLAPOSTA GARY M + NANCY R
6 FOX RUN
E SANDWICH MA 02537

08-47-25-31-00002-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00002-0202
IRONS DONALD + BRENDA
712 DICKERSON LN
BLACKSBURG VA 24060

08-47-25-31-00003-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00003-0102
FRANTZ WILLIAM G TR 1/2 +
751 DELAWARE AV
AKRON OH 44303

08-47-25-31-00003-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00003-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00004-0101
WOLF HELMUT
ALBERT SCHWEITZER STR 13A
82008 UNTERHACHING
GERMANY

08-47-25-31-00004-0102
WESTON ANNABEL J
GREAT BOCKINGFOLD
LADHAM RD GOUDHURST
KENT TN17 1LY
ENGLAND

08-47-25-31-00004-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00004-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00005-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00005-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00005-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00005-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00006-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00006-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00006-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00006-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00007-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00007-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00007-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00007-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00008-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00008-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00008-0201
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00008-0202
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00009-0101
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

08-47-25-31-00009-0102
CENTEX HOMES
5801 PELICAN BAY BLVD STE 600
NAPLES FL 34108

17-47-25-B4-00500-1880
WENDLER JOHN + ELIZABETH H
24865 SOUTH SEAS BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00500-1890
KUTZ CHARLES M + DORIS M
P O BOX 220
INDIANA PA 15701

17-47-25-B4-00500-1900
BUHL DONNA M
24881 S SEAS BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00500-1910
GERRIER EUGENE J +
24889 SOUTH SEAS BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00500-1920
WILSON B D + NORMA J
24897 S SEAS BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00500-1930
MAYNARD R M + KATHLEEN E
24905 S SEAS BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00500-1940
PATTERSON CARL + DOROTHY
3248 RYPENS DR NW
GRAND RAPIDS MI 49544

17-47-25-B4-00500-1950
OLSON RICHARD C + PATRICIA M
56 PIGEON HILL ST
ROCKPORT MA 01966

17-47-25-B4-00500-1960
WRIGHT EVELYN E TR
24929 S SEAS BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00500-1970
DELMAN EDWARD P JR + MARY T
50 FAIRWOOD RD
SOYARMOUTH MA 02664

17-47-25-B4-00500-1980
RAPP RUTH S +
24945 S SEAS BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00500-1990
SCHOMBER LESLIE
24953 SOUTH SEAS BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00500-2000
KLUMB HARVEY A + BETTY L
24961 S SEAS BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00500-2010
WEIDA MICHAEL
24969 SOUTH SEAS BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00500-2020
GRAHAM ARDITH D
20994 HEMLOCK ST
GROVELAND CA 95321

17-47-25-B4-00500-2030
SWIFT GRANT B + CLAUDETTE J
3343 W CARLETON RD
ADRIAN MI 49221

17-47-25-B4-00500-2040
WATTS GEORGE T + CAROL ANN
325 MCALMONT RD NE
NORTH CANTON OH 44720

17-47-25-B4-00500-2050
NEELY FRED + FAYE
4661 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-00500-2060
MAUER THURMAN W + JUNE M
623 CROWN HILL DR W
WABASH IN 46992

17-47-25-B4-00500-2070
CARROLL IVAN + DE ETTE
5412 SHELBY 333
CLARENCE MO 63437

17-47-25-B4-00500-2080
MACK FRANK T + MARY
4673 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-00500-2090
ASPESI ROBERT P + DOROTHY D
4677 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-00600-2500
MILLER REX D
4681 KON-TIKI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00600-2510
MACLEOD GLEN T + MARY HELEN
4685 KON TIKI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00600-2520
THOMPSON ROGER TR
4689 KON TIKI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00600-2630
QUILLEN STANFORD E SR TR
4688 KON-TIKI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00600-2640
SYMONDS C M JR TR
PO BOX 0966
FT MYERS FL 33911

17-47-25-B4-00600-2650
SYMONDS C M JR TR
PO BOX 0966
FT MYERS FL 33911

17-47-25-B4-0070A-2660
COLQUETTE JUNE L L/E
4836 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0070A-2670
MIKTUK ROSEMARY
4680 FIJI LN
BONITA SPRINGS FL 34134

17-47-25-B4-0070A-2680
MERCHANT ROBERT L + MARY L
4828 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0070A-2690
DIBBLE LOIS A
3422 RUGER AVE
JANESVILLE WI 53546

17-47-25-B4-0070A-2700
MCKAY JOHN G JR + MARILYN A
4824 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0070A-2710
LEIPZIG NORBERT H
4688 FIJI LN
BONITA SPRINGS FL 34134

17-47-25-B4-0070B-2860
BALZARINI ROBERT + NATALIE A
7 SANDY BAY TER
ROCKPORT MA 01966

17-47-25-B4-0070B-2870
ELLINGWOOD RICHARD E + JOAN
4680 BALI HAI LN
BONITA SPRINGS FL 34134

17-47-25-B4-0070B-2880
ROSEN DONALD E + MARY CO-TR
4685 FIJI LN
BONITA SPRINGS FL 34134

17-47-25-B4-0070B-2890
BRENNER CARL E + MARGE D
09-701 ST RT 107 LOT 2
MONTPELIER OH 43543

17-47-25-B4-0070B-2900
MC COPPIN JAMES E + MARY LOU
4689 FIJI LN
LOT 290
BONITA SPRINGS FL 34134

17-47-25-B4-0070B-2910
ATWELL ROBERT E
157 NORTH AVE
ROCHESTER NY 14626

17-47-25-B4-0070C-3040
LENIG JAMES D + ANITA M
4681 BALI HAI LN
BONITA SPRINGS FL 34134

17-47-25-B4-0070C-3050
NEITCH NANCY L
51301 GREEN HILL DR
SOUTH BEND IN 46628

17-47-25-B4-0070C-3060
PALMER MARY C
4685 BALI HAI LN
BONITA SPRINGS FL 34134

17-47-25-B4-0070C-3070
HAIMBAUGH CLIFFORD + SANDRA D
4684 PAGO PAGO LN
BONITA SPRINGS FL 34134

17-47-25-B4-0070C-3080
SHEILS RUTH C TR
4689 BALI HAI LN
BONITA SPRINGS FL 34134

17-47-25-B4-0070C-3090
BROWN GARY M +
4688 PAGO PAGO LN
BONITA SPRINGS FL 34134

17-47-25-B4-0070C-3100
ALVAREZ ARTHUR E + EDNA R TR
4693 BALI HAI LN
BONITA SPRINGS FL 34134

17-47-25-B4-0070D-3200
SCHOEN ROBERT C + ANNE TR
4681 PAGO PAGO LN
BONITA SPRINGS FL 341347140

17-47-25-B4-0070D-3210
DUZENBERY DONALD R + JANICE M
4680 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0070D-3220
RISING DOROTHY M
4685 PAGO PAGO
BONITA SPRINGS FL 34134

17-47-25-B4-0070D-3230
ELLIOTT LLOYD W + ELANINE L
4689 PAGO PAGO LN
BONITA SPRINGS FL 34134

17-47-25-B4-0080A-0000
SYMONDS C M JR TR
P O BOX 6966
FT MYERS FL 33911

17-47-25-B4-0080C-3110
EDWARDS W DAVID + ELIZABETH
4692 PAGO PAGO LN
BONITA SPRINGS FL 34134

17-47-25-B4-0080C-3120
SCHROEDER RALPH E SR TR +
7744 FAIRVIEW AVE
MENTOR OH 44060

17-47-25-B4-0080C-3130
MCFADDEN JOYCE C L/E
2441 E GRAND BLANC RD
GRAND BLANC MI 48439

17-47-25-B4-0080C-3140
GRAYKO JOHN J
4701 BALI HAI LN # 314
BONITA SPRINGS FL 34134

17-47-25-B4-0080C-3150
DOVE ELDON G TR
1333 HIDDEN OAKS CT
FLINT MI 48507

17-47-25-B4-0080C-3160
MESARVEY TWILLIA J
4705 BALI HAI LN
BONITA SPRINGS FL 34134

17-47-25-B4-0080C-3170
HATHCOCK WM P + ANNIE R
4704 PAGO PAGO LN
BONITA SPRINGS FL 34134

17-47-25-B4-0080C-3180
NOLAN RICHARD G + MARY A
4709 BALI HAI LN
BONITA SPRINGS FL 34134

17-47-25-B4-0080C-3190
RILEY PAUL J + MARY JANE P
4708 PAGO PAGO LN
BONITA SPRINGS FL 34134

17-47-25-B4-0080D-3240
YOHEY PAUL R + PHYLLIS C
4686 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080D-3250
DENNEN SHIRLEY E
4690 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080D-3260
LINDEN PAULINE L
4693 PAGO PAGO LN
BONITA SPRINGS FL 34134

17-47-25-B4-0080D-3270
WOLTER WILLIAM B +
2356 E 12TH AVE
NORTH ST PAUL MN 55109

17-47-25-B4-0080D-3280
PRINDLE CHARLES J + BARBARA J
4852 RIVERSIDE DR
ESTERO FL 33928

17-47-25-B4-0080D-3290
SMITH THEODORE A + ELIZABETH S
8 GRAYBRIDGE
WILMINGTON DE 19810

17-47-25-B4-0080D-3300
PRITCHETT MALCOLM S + ELEANOR
4701 PAGO PAGO LN
BONITA SPRINGS FL 34134

17-47-25-B4-0080D-3310
MILLER ROBERT H + KATHRYN R
4706 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080D-3320
WRIGHT JOHN B JR + DOMENICA TR
57 OLD NUGENT FARM RD
GLOUCESTER MA 01930

17-47-25-B4-0080D-3330
RILEY WILLIAM M + KAREN A
4712 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2100
MURPHY E H + VIRGINIA M
4681 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2110
SILL BRUCE E + PHYLLIS M
4685 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2120
MACEDA M A + VERONICA A TR
4689 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2130
GRIFFITHS DOUGLAS W TR +
4693 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2140
LUEHRMANN ALFRED P + INGE H
4697 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2150
WRIGHT RALPH
4701 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2160
PARKINSON GEORGE W + MARGARET
4705 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2170
WILLIAMS HERBERT + WINIFRED L
5 LAKESIDE RD
NEW LONDON NH 03257

17-47-25-B4-0080E-2180
DEAN BARON L
4713 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2190
GUNN JOHN A + HAZEL F
PO BOX 2258
OCEAN BLUFF MA 02065

17-47-25-B4-0080E-2200
CHESEBRO LARRY G + DEBRA J
4721 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2210
ROACH BERNARD + DOROTHY J
4725 TAHITI DR
BONITA SPRINGS FL 31134

17-47-25-B4-0080E-2220
RUST WILLIAM J + ADELE M
4729 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2230
FLEENOR MABEL G TR
4733 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2240
ADAMS SAMUEL + ROBERTA J
4737 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2250
MURRAY JOHN W + SYLVIA K
4741 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2260
VENTURA KAREN
4745 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2450
IMLAY THELMA R +
4825 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2460
BROUWER PETER H + JOAN S
4829 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-0080E-2470
BENKO STEVEN R + IMOGENE R
4833 TAHITI DR
BONITA SPRINGS FL 34134

18-47-25-B3-00002-0000
MINETT HARRY P +
5102 E YACHT DR
OAK ISLAND NC 28465

20-47-25-B1-00001-0000
STOCKDALE PARKER F + SUSAN 50%
6501 RED HOOK PLAZA #53
ST THOMAS VI 00802

20-47-25-B1-00001-1000
HAINES RICHARD M ET AL 1/3 INT
1181 EDWARDS RD
CINCINNATI OH 45208

20-47-25-B1-00001-2000
SUTTON DALLAS M TR
4001 TAMIAMI TRL E
NAPLES FL 34112

20-47-25-B3-00006-0000
BONITA BAY PROPERTIES INC
BONITA BAY EXECUTIVE CTR
3451 BONITA BAY BLVD STE 202
BONITA SPRINGS FL 34134

20-47-25-B3-028K0-0010
PELICAN LANDING COMM ASSOC
801 LAUREL OAK DR SUITE 500
NAPLES FL 33963

20-47-25-B4-00005-0000
BONITA BAY PROPERTIES INC
BONITA BAY EXECUTIVE CENTER
3451 BONITA BAY BLVD STE 202
BONITA SPRINGS FL 34134

21-47-25-B1-00001-0070
BONITA BAY PROPERTIES INC
BONITA BAY EXECUTIVE CENTER
3451 BONITA BAY BLVD STE 202
BONITA SPRINGS FL 34134

21-47-25-B1-0160A-0000
BAY CREEK COMM DEV DISTRICT
10300 NW 11TH MANOR
CORAL SPRINGS FL 33071

DRI 2002-00002

21-47-25-B1-016J0-0000
BAY CREEK COMM DEV DISTRICT
10300 NW 11TH MANOR
CORAL SPRINGS FL 33071

21-47-25-B1-01800-0030
CAMP PATRICIA A
2204 BAY AVE
OCEAN CITY NJ 08226

21-47-25-B1-01800-0040
ASH RICHARD L + MARIE E
25161 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0050
DEOCAMPO NESTOR D + MARIE T
25141 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0060
BYINGTON RICHARD P
25131 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0070
KALAGHER RICHARD F + PAULETTE
25111 RIDGE OAK DR
BONITA SPGS FL 34134

21-47-25-B1-01800-0080
BALL FRANK W + CHRISTINE A
25091 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0090
JACKSON RODERICK P +
25067 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0270
MCPHERSON LARRY P + CHARLEEN F
25070 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0280
STARUCK JAMES E + CHERYL M
1215 W LEXINGTON UNIT L
CHICAGO IL 60607

21-47-25-B1-01800-0290
AXELROD NORMAN M + JOANNE C
2349 BUTTER RD
LANCASTER PA 17601

21-47-25-B1-01800-0300
EGOZI ELI + KATHLEEN
25084 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0310
DEJOY CAROL F TR
25086 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0320
AHLBORG RICHARD W + CAROL H
124 WAMPANOAG RD
WARWICK RI 02818

21-47-25-B1-01800-0330
GORMAN CALVIN M + JOAN A
25090 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0340
LUZINSKI GREG + JEAN
25100 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0350
CLEARFIELD ALICE W
25110 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0360
LEWIS KENNETH A + MARY JANE
25120 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0370
CRASHCAR INVESTMENTS LTD
25130 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0380
URBAN JURGEN
HOCHWEG 20
21465 WENTORF
GERMANY

21-47-25-B1-01800-0390
ASSI UGO + EMANUELA
25150 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0400
SCHULMAN MARC G + HADASSAH K
25160 RIDGE OAK DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0410
HOPKINS CHARLES I JR + ELAYNE
3730 PELICANS NEST DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0420
ERWIN JAMES R + JUDY
3740 PELICANS NEST DR
BONITA SPRINGS FL 34134

21-47-25-B1-01800-0430
KAHL JAMES R + JUDITH A TR
3750 PELICAN'S NEST DR
BONITA SPRINGS FL 34134

21-47-25-B1-0180A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

21-47-25-B1-0180B-0000
BAY CREEK COMM DEV DISTRICT
10300 NW 11TH MANOR
CORAL SPRINGS FL 33071

21-47-25-B1-02009-0101
LOOMIS ROBERT H + NANCY L
564 CHOPTANK COVE
ANNAPOLIS MD 21401

21-47-25-B1-02009-0102
LAMBERT CHRISTOPHER D +
25050 BALLYCASTLE CT #102
BONITA SPRINGS FL 34134

21-47-25-B1-02009-0103
MAJEWSKI RAYMOND + ELAINE
535 CLUBFIELD DR
ROSWELL GA 30075

21-47-25-B1-02009-0201
OKEEFE EDWARD J + MARILYN J
12 PRISCILLA LANE
POUGHKEEPSIE NY 12603

21-47-25-B1-02009-0202
BENKOVIC JAMES A
123 ACACIA CIR
INDIAN HEAD PARK IL 60525

21-47-25-B1-02009-0203
QUAM RICHARD D + NANCY A
700 N 28TH ST
ROGERS AR 72756

21-47-25-B1-02010-1010
SVENSON STIG + HANNE
ONSALA STRANDVG 13
43937 ONSALA
SWEDEN

21-47-25-B1-02010-1020
KAISER MARK E + MARSHA
3561 WALSH LANE
HUNTINGDON VALLEY PA 19006

21-47-25-B1-02010-1030
SLAW STEVEN L TR +
41 W 565 HUNTERS HILL DR
ST CHARLES IL 60175

21-47-25-B1-02010-2010
CUMBERLAND DERYK JON + PAMELA
39 RICHARSON CRES
GOFFS OAK
HERTS EN7 6WZ
ENGLAND

21-47-25-B1-02010-2020
MOYER SIDNEY R + LOIS J
3510 BALLYBRIDGE CIR #202
BONITA SPRINGS FL 34134

21-47-25-B1-02010-2030
KRAWCHENKO JOHN + JOAN
RD 2 EAST GOTHAM RD
WATERTOWN NY 13601

21-47-25-B1-0220E-1010
SMITH DOUGLAS B TR
5951 CAROL CT
BONITA SPRINGS FL 34134

21-47-25-B1-0220E-1020
MCDONALD DANIEL C + PHYLL A
11239 E TIMBER RIDGE DR
LAKE NEBAGAMON WI 54849

21-47-25-B1-0220E-1030
HAGAN ELIZABETH R L/E
APT 103
25216 PELICAN CREEK CIR
BONITA SPRINGS FL 34134

21-47-25-B1-0220E-2010
BRANDRETH WILLIAM R + SANDRA L
1008 GREENTREE RD
BLUE BELL PA 19422

21-47-25-B1-0220E-2020
CLEMMER RONALD B + JOANNE
APT 202
25216 PELICAN CREEK CIR
BONITA SPRINGS FL 34134

21-47-25-B1-0220E-2030
KELLY JOHN F TR
25216 PELICAN CREEK CIR #203
BONITA SPRINGS FL 34134

21-47-25-B1-0220F-1010
TROSIN THOMAS A
4890 MILL RUN
JACKSON MI 49201

21-47-25-B1-0220F-1020
MEINERS ROBERT J
25220 PELICAN CREEK CIR #102
BONITA SPRINGS FL 34134

21-47-25-B1-0220F-1030
SANDERS DALE L + MARY KAY
946 N WATERWAY DR
FT MYERS FL 33919

21-47-25-B1-0220F-2010
PASSMANN PETER H + HILTRUD
25220 PELICAN CREEK CIR #201
BONITA SPRINGS FL 34134

21-47-25-B1-0220F-2020
MEARS STEPHEN D + LESLIE E
921 ROUND TABLE CT
INDIANAPOLIS IN 46260

21-47-25-B1-0220F-2030
MADDEN ROBERT E JR + YVONNE
25220 PELICAN CREEK CIR #203
BONITA SPRINGS FL 34134

21-47-25-B1-0220G-1010
BURTON PATRICIA
P O BOX 1445
COTUIT MA 02635

21-47-25-B1-0220G-1020
NICHOLSON JOHN P + CHERYL L
1307 GOLDSMITH DR
WESTERVILLE OH 43081

21-47-25-B1-0220G-1030
MERKEL BARBARA J TR
618 RIDGEWOOD CT
ANN ARBOR MI 48103

21-47-25-B1-0220G-2010
CLINE JAMES E + SUSAN S
25224 PELICAN CREEK CIR #201
BONITA SPRINGS FL 34134

21-47-25-B1-0220G-2020
METZ ANTHONY J III + CAROL C
5670 N MERIDIAN ST
INDIANAPOLIS IN 46208

21-47-25-B1-0220G-2030
ODEGARD ROBERT J TR 1/2 INT +
25224 PELICAN CREEK CIR #203
BONITA SPRINGS FL 34134

21-47-25-B1-0220H-1010
STORLIE WILLIAM N + MARY C
17847 LAYTON PATH
LAKEVILLE MN 55044

21-47-25-B1-0220H-1020
LEWIS DONALD M + MARY LOU
890 WILLOW RIDGE RD # 1
HUDSON WI 54016

21-47-25-B1-0220H-1030
SCHAFFER SUSAN J TR
3021 WARWICK RD
JACKSON MI 49203

21-47-25-B1-0220H-2010
PANKUS JOSEPH J + PATRICIA N
810 S ALDINE AVE
PARK RIDGE IL 60068

21-47-25-B1-0220H-2020
TURTURRO AUGUST B + DONNA E
816 MONTPARNASSE PL
NEWTOWN SQ PA 19073

21-47-25-B1-0220H-2030
SPINNER DIANE H
49 BEDFORD RD
SUMMIT NJ 07901

21-47-25-B1-0220I-1010
BRENNAN MICHAEL J + PATRICIA
3561 HERON COVE CT
BONITA SPRINGS FL 34134

21-47-25-B1-0220I-1020
SCANGARELLA NANCY
93 GETTYSBURG WAY
LINCOLN PARK NJ 07035

21-47-25-B1-0220I-1030
PEARCE ARTHUR P III + MARY D
HC 62 BOX 582
CENTER HARBOR NH 03226

21-47-25-B1-0220I-2010
SWANSON ROBERT A + SHIRLEY A
8466 DEER PATH
WEST CHESTER OH 45069

21-47-25-B1-0220I-2020
GORDON RICHARD + CATHERINE
620 MAIN STREET
SEWELL NJ 08080

21-47-25-B1-0220I-2030
HEARD JOSEPH + MARIE +
101 S DORSET AVE
VENTNOR NJ 08406

21-47-25-B1-0220W-1010
SILBERBERG RACHELLE G
723 BROCKMOOR LANE
BLOOMFIELD HILLS MI 48304

21-47-25-B1-0220W-1020
DEANE ADAM S + KAREN M
25235 PELICAN CREEK CIR #102
BONITA SPRINGS FL 34134

21-47-25-B1-0220W-1030
BYRON FRANK J + BARBARA J
25235 PELICAN CREEK CIR #103
BONITA SPRINGS FL 34134

21-47-25-B1-0220W-2010
CUMMINS WAYNE T + LINDA K
8950 TAMARACK CT
PLYMOUTH MI 48170

21-47-25-B1-0220W-2020
MIAZGA JAMES J + ANGELA M COTR
21498 SETTLERS POND DR
FRANKFORT IL 60423

21-47-25-B1-0220W-2030
FEDERAL NATIONAL MORTGAGE ASSO
3415 VISION DR
COLUMBUS OH 43219

21-47-25-B1-022J0-1010
BOEY ROBERT + DORIS
320 WINDSOR DR
DE KALB IL 60115

21-47-25-B1-022J0-1020
ACORN R LARRY + STEPHANIE J
7 WATSON DR
WEST SIMSBURY CT 06092

21-47-25-B1-022J0-2010
MAZZACCA HUBERT D +
70 WOODSIDE AVE
HAWTHORNE NJ 07506

21-47-25-B1-022J0-2020
SCHRADE ALAN R + CAROL J
4325 PEMBERTON CV
ALPHARETTA GA 30202

21-47-25-B1-022K0-1010
MACKIE SCOTT
933 BLOOR ST
OSHWAWA ON L1J 5Y7
CANADA

21-47-25-B1-022K0-1020
SYKES HARRY P
901 EAGLE LANE
DOYLETOWN PA 18901

21-47-25-B1-022K0-1030
SMITH DALE S + ROBERTA J
3127 MADISON ST
WAUKESHA WI 53188

21-47-25-B1-022K0-2010
GRANT JOAN M
6704 CRIMSON KING CT
INDIANAPOLIS IN 46256

21-47-25-B1-022K0-2020
T S ASSOCIATES
PO BOX 4246
GILLETTE WY 82717

21-47-25-B1-022K0-2030
POLSTER BARBARA
17 POWDERHORN RD
HO-HO-KUS NJ 07423

21-47-25-B1-022L0-1010
HUCK THOMAS B TR +
1395 LAIDLAW
TAWAS CITY MI 48763

21-47-25-B1-022L0-1020
WAITE JAMES H + BEVERLY
7 GOLFVIEW PL
DE KALB IL 60115

21-47-25-B1-022L0-2010
MITCHELL LAWRENCE C + NORMA J
7406 MOUNTAIN QUAIL PL
CONCORD OH 44077

21-47-25-B1-022L0-2020
KELLER BARRY A + JUDITH A
25244 PELICAN CREEK CIR #202
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0020
WICKER G DOUGLAS
3664 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0030
SWEITZER MICHAEL S + MARTA R
17533 DESHANE AV
NOBLESVILLE IN 46060

21-47-25-B1-02300-0040
ROLSTON LINDSEY R TR
2120 DEER RUN DR
NEW CASTLE IN 47362

21-47-25-B1-02300-0050
COREY GEORGE A
3678 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0060
HERRON JESSE L + SHIRLEY S
3682 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0070
SUNDBERG A BRUCE + JANICE H
11822 GEHRKES POINT RD NW
ALEXANDRIA MN 56308

21-47-25-B1-02300-0080
NEUMANN DOUGLAS E
3699 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0090
SCHMIDT BERND + INGRID
EICHENWEG 16
69190 WALLDORI
GERMANY

21-47-25-B1-02300-0100
WIELAND CLIFFORD C + CAROL J
8157 E CONSTITUTION DR
SYRACUSE IN 46567

21-47-25-B1-02300-0110
RATLIFF BUDDY D + RITA D
15 DEER POND LANE
CHADDS FORD PA 19317

21-47-25-B1-02300-0120
VEGA GEORGE PER REP
2660 AIRPORT RD S
NAPLES FL 34112

21-47-25-B1-02300-0130
MCNEIL THOMAS O + LOUISA W
3679 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0140
MILLER LINDA L A TR
425 HILLCREST EAST
LAKE QUIVIRA KS 66217

21-47-25-B1-02300-0150
KAHL JAMES R + JUDITH A CO-TR
3671 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0160
MORSE ALICE K
23 RILLBANK TER
W HARTFORD CT 06107

21-47-25-B1-02300-0170
BACON HORACE F + BELINDA A
5591 MUIRFIELD WAY
AVON IN 46123

21-47-25-B1-02300-0180
CATANZARITE MICHAEL + LORI
19221 RIDGELINE
STRONGSVILLE OH 44136

21-47-25-B1-02300-0190
HP MARKETING CORP
16 CHAPIN RD
PINE BROOK NJ 07058

21-47-25-B1-02300-0200
BITTERMANN DONALD E
3645 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0210
WILLIAMS ROGER LAWRENCE +
3641 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0220
DOHERTY PATRICIA F
3637 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0230
WOJDA JOAN T
3633 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0240
FLOYD WILLIAM E TR L/E
3629 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0250
CRAFT SAMUEL C + GINA M
3625 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0260
DELANEY THOMAS TR
3621 OLDE COTTAGE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02300-0270
ROMANO RICHARD C + MARGARET V
2044 MEADOWVIEW CT
NORTHBROOK IL 60062

21-47-25-B1-02300-0280
ALEXANDER STUART +
136 RIVER MIST DR
BUFFALO NY 14202

21-47-25-B1-02300-0290
CLIFFORD ROBERT C + PENNIE M
5324 WILLOW LN
VERMILION OH 44089

21-47-25-B1-0230A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

21-47-25-B1-0230F-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0290
PAYNE LARRY KENNETH
822 36TH AVENUE PL N W
HICKORY NC 28601

21-47-25-B1-02400-0300
KLINGER BETTY A
25019 PINEWATER COVE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0310
FLYNN RAYMOND + JUDITH E
25015 PINEWATER COVE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0320
GOLDSTEIN ALAN S + SUSAN L H/W
25011 PINEWATER COVE
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0330
LUDWIG JURGEN + MARIANNE
25007 PINEWATER COVE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0340
BENDEL LEE P + LINDA G
25003 PINEWATER COVE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0350
CROMWELL VICTOR
209 WEST NORWALK ROAD
NORWALK CT 06850

21-47-25-B1-02400-0360
BUSSE GABRIELE 82.5% INT +
25006 PINEWATER COVE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0370
CAMP MICHAEL + WENDY
25010 PINEWATER COVE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0380
WEISZ JIM
25016 PINEWATER COVE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0390
MYERS GEORGE H IV + ELAINE F
25020 PINEWATER COVE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0400
HUGHES BEVERELY M
25024 PINEWATER COVE LN
BONITA SPRINGS FL 34134

21-47-25-B1-02400-0410
SHEETS WILLIAM H + CAROL A
25028 PINEWATER COVE LN
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0000
BAY CREEK COMM DEV DISTRICT
10300 NW 11TH MANOR
CORAL SPRINGS FL 33071

21-47-25-B1-0250A-0080
CAMPANARO-JONES NANCY E TR
3729 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0090
WEIS WILLIAM R + KAREN ANN
2100 S WABASH AV
CHICAGO IL 60616

21-47-25-B1-0250A-0100
FADOOL THEODORE JR + WINIFRED
3737 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0110
GELLER EMORY C TR
3741 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0120
TRUMAN RICHARD D + ALMA JEAN
3749 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0130
WORTH RANDYE
3757 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0140
KELLY MICHAEL S + JEAN E
4654 NORTH 34TH ST
ARLINGTON VA 22207

21-47-25-B1-0250A-0150
IRRGANG E RICHARD + DOROTHY E
114 LORAMIE CIR
BERWYN PA 19312

21-47-25-B1-0250A-0160
VANDENBERG RONALD ALLEN +
3777 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0170
BENNETT JAMES C + MARLENE L
71 CLARKE RD
LONDON ON N5W 5L6
CANADA

21-47-25-B1-0250A-0180
GARMAN RICHARD + PATRICIA
578 MILL RD
E AURORA NY 14052

21-47-25-B1-0250A-0190
GRACEY R THOMAS + SANDRA K
3794 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0200
KAUFMAN WILLIAM + MARSHA
3790 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0210
COULTER LON S + SUZANNE A
23 SANDI CT
MANKATO MN 56003

21-47-25-B1-0250A-0220
HAJTUN STEPHEN D + DONNA M
3780 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0230
DOUGLAS PHILLIP B + CATHERINE
1555 NORTH HIGHLAND AVE
ARLINGTON HEIGHTS IL 60004

21-47-25-B1-0250A-0240
ASCOT ASSOCIATES JOINT VENTURE
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0250
NUSBAUM FREDERIC S +
3768 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0260
FRISONE JOSEPH + GERALDINE
27 SOURLAND HILLS RD
SKILLMAN NJ 08558

21-47-25-B1-0250A-0270
FRISONE JOSEPH + GERALDINE
27 SOURLAND HILLS RD
SKILLMAN NJ 08558

21-47-25-B1-0250A-0280
HARLOW FRED L + JOAN M
3756 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0290
ASCOT ASSOCIATES JOINT VENTURE
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0300
OBRYAN BENEDICT J + KAREN E
3748 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0310
MEEKER FRANK G JR + MERLE P
131 EAST DEBBIE DR
SHELBY NC 28150

21-47-25-B1-0250A-0320
ORGELL JUDITH A + CARL W TR
3740 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0330
CONSIGLIO ANGELO R + KRISTIE C
P O BOX 1111
WAYNE IL 60184

21-47-25-B1-0250A-0340
TRAINER THOMAS F + JENNY L
8813 WORTHINGTON CT
INDIANAPOLIS IN 46278

21-47-25-B1-0250A-0350
PRITT ROBERT D + PENNY B
25070 ASCOT LAKE CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0360
BEAUREGARD JOSEPH R +
25060 ASCOT LANE
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0370
ASPER DAVID W + LINDA K
660 THOMPSONS CIR
INVERNESS IL 60067

21-47-25-B1-0250A-0380
MITTHOF HANS
BEETHOVENSTRASSE 6
97980 BAD MERGENTHEIM
GERMANY

21-47-25-B1-0250A-0390
RENTKO PATRICIA C
25030 ASCOT LAKE CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0400
SOTO SOLVEIG I
43 SLEEPY HOLLOW DR
MONROE CT 06468

21-47-25-B1-0250A-0410
SAUERMAN SCOTT A + LAURA F
265 GALSWORTHY CT
ROSWELL GA 30075

21-47-25-B1-0250A-0420
PEACOCK TERRY GENE TR
25051 ASCOT LAKE CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0430
JANOSKY ROBERT + JOSEPHINE H/W
25061 ASCOT LAKE CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0440
GAUDIOSO MICHAEL J + DONNA M
47 EASTON DR
SICKLERVILLE NJ 08080

21-47-25-B1-0250A-0450
ANDERSON ALAN S + CAROL L
3718 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250A-0460
COLEMAN JIMMY C + ANNETTE M
10380 NIGH RD
ANCHORAGE AK 99515

21-47-25-B1-0250A-0470
PINNOW ARTHUR C + DOROTHY A
3708 ASCOT BEND CT
BONITA SPRINGS FL 34134

21-47-25-B1-0250B-0000
ASCOT ASSOCIATES JOINT
23815 ADDISON PL CT
BONITA SPRINGS FL 34134

21-47-25-B2-0160G-0040
PELICANS NEST GOLF CLUB INC
4450 PELICANS NEST DR
BONITA SPRINGS FL 34134

21-47-25-B2-02011-1010
WIELER HELMUT J + RENATE STUMM
TOEPFER STRASSE 8
HOEHR-GRENZHAUSEN 56203
GERMANY

21-47-25-B2-02011-1020
MURRAY WILLIAM H JR
3500 BALLYBRIDGE CIR #102
BONITA SPRINGS FL 34134

21-47-25-B2-02011-1030
KINDL FRANKLIN T TR
3500 BALLYBRIDGE CIR #103
BONITA SPRINGS FL 34134

21-47-25-B2-02011-2010
RADICE BENJAMIN N + ARLENE J
3500 BALLYBRIDGE CIR #201
BONITA SPRINGS FL 34134

21-47-25-B2-02011-2020
HENDLER HARVEY R
4508 SAWGRASS CT
ALEXANDRIA VA 22312

16-47-25-B2-0220A-0000
JOBROW DEV COMPANY LLC
13356 ROSEWOOD LANE
NAPLES FL 34119

16-47-25-B2-02601-0101
COLONY ASSOCIATES LLC
1473 PERIWINKLE WAY
SANIBEL FL 33957

16-47-25-B2-0260A-0000
COLONY PLAZA LLC
9150 GALLERIA CT STE 100
NAPLES FL 34109

16-47-25-B3-00001-0030
LIEBIG WOLFGANG
501 AIRPORT PULLING RD S
NAPLES FL 34104

16-47-25-B3-00001-0040
BONITA COAST ASSOCIATES INC
8800 STRIKE LN
BONITA SPRINGS FL 34135

16-47-25-B3-00001-0050
BERNWOOD ENTERPRISES INC
PO BOX 2579
FT MYERS BEACH FL 33932

16-47-25-B3-00001-005A
R A K ENTERPRISES
PO BOX 52085
PHOENIX AZ 85072

16-47-25-B3-00002-0010
BERNWOOD ENTERPRISES INC
6100 ESTERO BLVD
FT MYERS BCH FL 33931

16-47-25-B3-00011-0000
BERNET JAMES A
PO BOX 2579
FORT MYERS BEACH FL 33932

16-47-25-B3-00500-0060
MORRIS WILLIAM L TR
3930 14TH ST NORTH
NAPLES FL 34103

16-47-25-B3-00500-0070
MUBARAK EDUARDO TR
CALLE HOLBEIN 148
SAN BORJA LIMA 41
PERU

16-47-25-B3-00500-0080
ROCK OIL CO
59 S BEMISTON AVE
SAINT LOUIS MO 63105

16-47-25-B3-00500-0090
MCKEE DAVID E + JANET D
24831 OLD 41 RD
BONITA SPRINGS FL 34135

16-47-25-B3-01400-0010
FEARN AUDREY J TR +
800 WOODBURY RD
WOODBURY NY 11797

16-47-25-B3-01400-0020
PELICAN VILLAGE LP
CAPITAL CENTER
201 N ILLINOIS ST
INDIANAPOLIS IN 46204

16-47-25-B3-01400-0030
PELICAN VILLAGE LP
CAPITAL CENTER
201 N ILLINOIS ST
INDIANAPOLIS IN 46204

16-47-25-B3-01400-0040
AMSOUTH BANK
250 RIVERCHASE PKWY EAST
BIRMINGHAM AL 35244

16-47-25-B3-01400-0050
BERNWOOD ENTERPRISES INC
PO BOX 2579
FT MYERS BEACH FL 33932

16-47-25-B3-0210A-0000
WALCO INVESTMENTS LP
5370 OAKDALE ROAD
SMYRNA GA 30082

16-47-25-B3-0210B-0000
BANK OF AMERICA
200 E LAS OLAS BVLD STE 1400
FT LAUDERDALE FL 33301

16-47-25-B3-0210C-0000
MOBIL OIL CORP
P O BOX 4973
HOUSTON TX 77210

16-47-25-B3-0210D-0000
PELICAN LANDING OF GEORGIA LLC
5370 OAKDALE ROAD
SMYRNA GA 30082

17-47-25-B1-00001-0010
KARSTENS WALTER R +
2323 18TH AV
MOLINE IL 61265

17-47-25-B1-00001-0020
WALLGREN ALRIC E + CHARLOTTE L
4706 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0030
SMITH ARTHUR SR + LOIS
4712 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0040
MILLER MAX + ELFRIEDA
4718 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0050
SCHMIDT ROBERT C + CONNIE W
6065 POPLAR RD
SAINT LEONARD MD 20685

17-47-25-B1-00001-0070
FERLAZZO ROBERT + ANGELA
4736 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0080
MOULTON HELEN L +
4742 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0100
KAISER HENRY R + MARY
4754 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0110
SIMMONS CARLEEN J
315 BAYLAND RD
FT MYERS BEACH FL 33931

17-47-25-B1-00001-0120
NILSEN WILLIAM L + MARION M
4735 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0130
GIBNEY WILLIAM REID + MARILYN
4741 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0140
WILSON GUY C + DOROTHY M
4747 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0150
BROWN NICKY L + CAROL ANN
PO BOX 2337
W LAFAYETTE IN 47906

17-47-25-B1-00001-0160
MASON RICHARD C 50% +
APPLEGROVE HARDING ELMS RD
CRAYS HILL BILLERICAY
ESSEX CM112UH
ENGLAND

17-47-25-B1-00001-0170
PALL STEPHEN + JANE
1338 W LANE AV
NAPLES FL 33962

17-47-25-B1-00001-0180
VONOHLEN THOMAS F JR + MAUREEN
4723 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0190
SMITH LLOYD R + DONA CLARE
4729 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0200
BURTON MARK A
4692 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B1-00001-0210
MAYSE LARRY G + LINDA P
14745 GLEN CREEK WAY
ALPHARETTA GA 30004

17-47-25-B1-00001-0220
THORNELL DANIEL F + NANCY K
4713 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1000
GENTSCH DONNA JANE
4730 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1010
ECKERT LE ROY J + BARBARA G
4688 PEMBROKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1020
ROMANO MICHAEL C +
4694 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1030
TSIKIS FEDRA +
2370 SW 131ST TER
DAVIE FL 33325

17-47-25-B1-00001-1040
HAESTIER PETER J + MARY
3231 HORSE CARRIAGE WAY APT 6
NAPLES FL 34105

17-47-25-B1-00001-1050
HALEY JOSEPH H + PENNY J
4740 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1060
PEREZ BALDEMAR J + DELIA
4736 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1070
GIALLONARDO MERLE + ROSEMARIE
4718 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1080
DANEAU DANIEL + LINDA I
4724 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1090
MONTHEI TODD K
4752 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1100
WEISS JEFFREY + KATHLEEN
4770 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1110
CASTEEN MICHAEL O + KAREN R
4764 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1120
MC CORT GALE L +
P O BOX 895
BONITA SPRINGS FL 34133

17-47-25-B1-00001-1130
SHAW FREDERICK R + SANDRA J
4758 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-00001-1140
LAU PAUL D + L GAIL
4700 PEMBROOKE LN
BONITA SPRINGS FL 34134

17-47-25-B1-01000-0060
HIERS JAMES LAWRENCE III +
4730 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B1-01000-0090
FERLAZZO ROBERT V + ANGELA M
4736 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B3-0110A-0000
WCI COMMUNITIES INC
24301 WALDEN CENTER DR
SUITE 300
BONITA SPRINGS FL 34134

17-47-25-B4-00001-0070
CADILLAC AUTO CO OF BOSTON
C A C B INVESTMENTS
135 MASS AVE
BOSTON MA 02115

17-47-25-B4-00001-4010
HESSION ANN COONEY
5 ADAMS ST
NEWBURYPORT MA 01950

17-47-25-B4-00001-4020
HALEY PETER J + BETTY M
24833 WINDWARD BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-00001-4030
BONASSO PETER J TR
P O BOX 932
ESTERO FL 33928

17-47-25-B4-0010A-0180
LONG KEVIN A + MARGARET
6260 CYPRESS HOLLOW WAY
NAPLES FL 34109

17-47-25-B4-0010A-0190
HARDEN NEIL
24525 DOLPHIN ST
BONITA SPRINGS FL 34134

17-47-25-B4-0010A-0200
CAULEY JOHN + RUTH ANN
24519 DOLPHIN ST
BONITA SPRINGS FL 34134

17-47-25-B4-0010A-0220
MILLER DONALD F +
8213 W AGATITE
NORRIDGE IL 60706

17-47-25-B4-0010A-0230
ZUKERMAN LINDA S
24509 DOLPHIN ST STE 525-354
BONITA SPRINGS FL 34134

17-47-25-B4-0010A-0260
WALASON RAYMOND E
24502 REDFISH ST
BONITA SPRINGS FL 34134

17-47-25-B4-0010A-0270
WALASON RAYMOND E
24502 REDFISH ST
BONITA SPRINGS FL 34134

17-47-25-B4-0010A-0280
STINGL DANIEL M TR
227 BAREFOOT BEACH BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-0010A-0290
STINGL DANIEL M TR
227 BAREFOOT BEACH BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-0010A-0300
PRICE THOMAS S + ANETTA COTRS
24518 REDFISH ST
BONITA SPRINGS FL 34134

17-47-25-B4-0010A-0310
BOILLOT PAUL T
3925 14TH AV S
NAPLES FL 34117

17-47-25-B4-0010B-0010
RUBEIS NELLO J + MARY K
490 PENNY LN
MAITLAND FL 32751

17-47-25-B4-0010B-0020
CLAPP JACQULYNN
PMB 302
8805 TAMIAMI TRL N
NAPLES FL 34108

17-47-25-B4-0010B-0040
FILIAULT EDWARD R + JONI G
4741 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B4-0010B-0050
PALER LEON S TR
9035 LONGCROFT DR
WHITE LAKE MI 48386

17-47-25-B4-0010B-0060
BUCHANAN FRANKLIN JR + BARBARA
25548 FENNER CIR
BONITA SPRINGS FL 34135

17-47-25-B4-0010B-0070
DAHLKE DONNA M
26106 HICKORY BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-0010B-0080
DAHLKE DONNA
26106 HICKORY BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-0010B-0090
DAHLKE DONNA
26106 HICKORY BLVD
BONITA SPRINGS FL 34134

17-47-25-B4-0010B-0100
ROARK DELORIS ELAINE
4717 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B4-0010B-0240
REINHOLD VIRGINIA ARLENE TR
4738 SWORDFISH ST
BONITA SPRINGS FL 34134

17-47-25-B4-0010B-0250
FORBES MAGGIE L 1/4 INT ETAL
2350 PRESTON AVE
SEBRING FL 33872

17-47-25-B4-0010B-0260
JOHNSON ROBERT L JR +
18100 INTERLOCHEN LANE
ALVA FL 33920

17-47-25-B4-0010E-0180
SEARS LUCILLE F
PO BOX 3027
BONITA SPRINGS FL 34133

17-47-25-B4-0010F-0010
TRIO BAY HOLDING INTERNATIONAL
25151 PENNY ROYAL DR
BONITA SPRINGS FL 34134

17-47-25-B4-0010F-0020
MCLAUGHLIN WILLIAM S +
P O BOX 426
ESTERO FL 33928

17-47-25-B4-0010F-0030
LUCH MARIANNE
671 MYRTLE RD
NAPLES FL 34108

17-47-25-B4-0010F-0040
SAUTER CARL G TR
24514 SAILFISH ST
BONITA SPRINGS FL 34134

17-47-25-B4-0010F-0050
RUBEIS NELLO J + MARY K
490 PENNY LN
MAITLAND FL 32751

17-47-25-B4-0010F-0060
RUBEIS NELLO J + MARY K
490 PENNY LN
MAITLAND FL 32751

17-47-25-B4-0010F-0070
PATRAS-VENETIS JOANNE
24532 SAILFISH ST
BONITA SPRINGS FL 34134

17-47-25-B4-0010F-0080
HAHN JOONG H TR 1/2 INT +
8709 DEER CREEK DR
BROADVIEW HEIGHTS OH 44147

17-47-25-B4-0010F-0090
TRIO BAY HOLDING INTERNATIONAL
169 E FLAGLER ST SUITE 1527
MIAMI FL 33132

17-47-25-B4-0010F-0100
WOLF P + DONNA
28 GATE RD
TABERNACLE NJ 08088

17-47-25-B4-0010F-010A
TRIO BAY HOLDING INTERNATIONAL
25151 PENNY ROYAL DR
BONITA SPRINGS FL 34134

17-47-25-B4-00200-0150
LAUTNER JACK ALLEN J/T +
24530 DOLPHIN ST
BONITA SPRINGS FL 34134

17-47-25-B4-00200-0160
MORRIS JOAN L TR
24524 DOLPHIN ST
BONITA SPRINGS FL 341347103

17-47-25-B4-00200-0170
PONG CHARLES + CYNTHIA TR
1321 DOVE TREE ST
NAPLES FL 34117

17-47-25-B4-00200-0180
BLUM ELIZABETH R
24512 DOLPHIN ST
BONITA SPRINGS FL 34134

17-47-25-B4-00200-0190
SUMNERS RICK L
24506 DOLPHIN ST
BONITA SPRINGS FL 34134

17-47-25-B4-00200-0200
SERIO DON
24500 DOLPHIN ST
BONITA SPRINGS FL 34134

17-47-25-B4-00200-0210
GANNON DWIGHT M + VICKY L
4575 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B4-00200-0220
IHLEFELD DONALD F + BARBARA A
610 SOUTH RD E
GREENWICK RI 02818

17-47-25-B4-00200-0230
CHRISTOFORO FRANK M
4567 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B4-00200-0240
CARRICO RICHARD E + SHIRLEY J
9063 OAKWOOD
WHITE LAKE MI 48386

17-47-25-B4-00200-0250
BONASSO PETER TR
P O BOX 932
ESTERO FL 33928

17-47-25-B4-00200-0260
MEHAFFEYJOHN J
4555 SPRING CREEK DR
BONITA SPRINGS FL 34134

17-47-25-B4-00200-0270
SYMONDS C M JR TR
P O BOX 6966
FT MYERS FL 33911

17-47-25-B4-00300-0280
WARE JOAN M
4676 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0290
HAMBLY WELDON + MARY E
529 KENGARY DR
RR 2 BOX 380
ENNISMORE ON K0L 1T0
CANADA

17-47-25-B4-00300-0300
BOWSER JOHN JOSEPH + LINDA K
6294 BIDWELL LN
COLUMBUS OH 43213

17-47-25-B4-00300-0310
BODE WILLIAM + JUDITH
3249 CEDAR CREEK DR NW
ANOKA MN 55303

17-47-25-B4-00300-0320
WAGNER WARREN J L/E
4692 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0330
GALLAGHER RITA M
4696 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0340
PARKS CARL J III
4700 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0350
ENGLERT DONALD E
4704 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0360
MACK RAYMOND E + CAROLE E
336 GREENBRIAR DR
AVON LAKE OH 44012

17-47-25-B4-00300-0370
GIDLEY PHYLLIS M
32 CLIFF AV
HAMPTON NH 03842

17-47-25-B4-00300-0380
HURLEY CAMILLA L/E
4705 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0390
MONTAGNE GERARD E
17723 W OUTER DR
DEARBORN HEIGHTS MI 48127

17-47-25-B4-00300-0400
PEPPER JAMES F TR
4697 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0410
BRYANT ELINOR
4693 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0420
GEROULD MARLON W
4689 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0430
DUNN WAYNE W + MARILYN H/W
4685 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0440
JOHNSON BARBARA A +
4797 TAHITI DR
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0450
GREINER D E + MARGARET
4677 LEILANI LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0460
REED JOHN E
4676 KAHLUA LANE
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0470
HILTEBEITEL WILLIAM L +
4680 KAHLUA LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0480
STIER TERESA L/E
RR#3 4980 BATH RD
BATH ON K0H 1G0
CANADA

17-47-25-B4-00300-0490
KELLER GEORGE K + BERTHA M
4688 KAHULA LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0500
PAQUIN LEO P + SUZETTE K TR
4692 KAHLUA LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0510
OBITTS RICHARD L + PEGGY M
4696 KAHULA LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0520
SCOTT CHARLES L + SHARON C
4700 KAHLULA LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0530
GUNSALLUS MICHAEL + MARGARET
4704 KAHULA LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0540
ROBERTS MARILYN W TR
4708 KAHLUA LN
BONITA SPRINGS FL 34134

17-47-25-B4-00300-0600
OUTLAND DANIEL L + LILA J
7410 E US 10
WALHALLA MI 49458