Exhibit C

ADMINISTRATIVE AMENDMENT (PD) ADD2008-00028

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Verandah Development, Inc., filed an application for administrative approval to a Mixed Use Planned Development on a project known as Parcel 1-B of the Verandah for an administrative amendment to change a portion of the approved master concept plan, specifically to add a lake adjacent to the Orange River and make other modifications to the residential and preserve areas within Parcel 1-B, on property located at 11571 Verandah Blvd., described more particularly as:

LEGAL DESCRIPTION: In Section 36, Township 43 South, Range 25 East, Lee County, Florida:

SEE ATTACHED EXHIBIT "A";

WHEREAS, the property was originally rezoned in case number DCI2000-00069 (with subsequent amendments in case numbers ADD2004-00215, ADD2004-00250, ADD2005-00006, ADD2005-00054, ADD2005-00095, ADD2005-00204, DCI2005-00012 and ADD2006-00059); and

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

WHEREAS, the Master Concept Plan for the Verandah Mixed Use Planned Development (MPD) was adopted in Resolution #Z-05-081; and

WHEREAS, the Master Concept Plan includes Parcel 1-B located on the southeast corner adjacent to the Orange River; and

WHEREAS, Parcel 1-B was approved with a maximum of 28 single-family dwelling units; and

WHEREAS, an issue of significant concern regarding the development of the Verandah is the potential impact of the development on the Orange River and the surrounding natural environment; and

WHEREAS, any significant negative impacts on the Orange River would adversely impact surrounding land uses and the health, safety and welfare of the public; and

WHEREAS, the applicant proposes modifications to Parcel 1-B with 21 single-family homes and two lakes (Lake "A" and "B"), with Lake "B" in proximity to the Orange River; and

WHEREAS, the new plan shows enhanced conservation areas to the south adjacent to the Orange River; and

ADD2018-00062 Lee County ePlan

WHEREAS, the applicant provided staff with data showing the impact of this new plan on the Orange River; and

WHEREAS, the applicant provided staff with details regarding the site, including FLUCCS map, wetland map, soils map, and information on flow ways; and

WHEREAS, the new plan and other submitted material was reviewed by the Division of Environmental Sciences, Development Services, and the Department of Natural Resources; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mixed Use Planned Development is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated APRIL 21, 2008 and stamped Received APRIL 22, 2008. Master Concept Plan for ADD2008-00028 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **Prior to local development order approval, the engineering plans must be in substantial compliance with Winding River Typical Lake Sections Exhibit "B" stamped received April 22, 2008 depicting a minimum 2 foot setback within the area labeled Lake B to the upland conservation limits and a maximum 12 foot lake depth to minimize excavation impacts.**

3. **Observation decks associated with single family residences are limited to those lots on the south side of Winding River Drive abutting the Orange River.**

4. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

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DULY SIGNED this 1st day of May, A.D., 2008.

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

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JOHNSON ENGINEERING

EXHIBIT A

RECEIVED SINCE
MAR 07 2008
PERMIT COUNTER

April 13, 2007

VERANDAH UNIT TWENTY THREE

PARCEL LYING IN
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST AND
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

A tract or parcel of land lying in Section 36, Township 43 South, Range 25 East and Section 31, Township 43 South, Range 26 East, Lee County, Florida, being described as follows:

Beginning at the northwest corner of Tract LS-9, Verandah Unit One, Plat Book 74, pages 31 through 50, in the Public Records of Lee County, Florida, thence run along the boundary line of said Verandah Unit One the following courses: S 20° 34' 16" E for 70.11 feet to a point of curvature; southeasterly along an arc of said curve to the left, having a radius of 198.00 feet (delta 11° 43' 24") (chord bearing S 26° 25' 58" E) (chord 40.44 feet) for 40.51 feet to a point of reverse curvature; southeasterly along an arc of said curve to the right, having a radius of 600.00 feet (delta 15° 45' 37") (chord bearing S 24° 24' 52" E) (chord 164.52 feet) for 165.04 feet to a point of tangency; S 16° 32' 03" E for 171.00 feet; S 90° 00' 00" W for 53.91 feet; S 00° 00' 00" W for 121.32 feet; thence run S 45° 00' 00" W for 14.89 feet to an intersection with a non-tangent curve; southerly along an arc of said curve to the right, having a radius of 64.66 feet (delta 76° 16' 15") (chord bearing S 14° 42' 47" E) (chord 79.86 feet) for 86.07 feet to an intersection with a non-tangent line; S 66° 31' 16" E for 7.82 feet; S 00° 00' 00" W for 194.46 feet to an intersection with a non-tangent curve; westerly along an arc of said curve to the right, having a radius of 490.00 feet (delta 32° 35' 04") (chord bearing N 80° 58' 35" W) (chord 274.93 feet) for 278.67 feet to a point of reverse curvature; westerly along an arc of said curve to the left, having a radius of 280.00 feet (delta 33° 51' 51") (chord bearing N 81° 36' 58" W) (chord 163.09 feet) for 165.49 feet to a point of reverse curvature; westerly along an arc of said curve to the right, having a radius of 540.00 feet (delta 34° 24' 31") (chord bearing N 81° 20' 38" W) (chord 319.44 feet) for 324.29 feet to a point of reverse curvature; westerly along an arc of said curve to the left, having a radius of 375.00 feet (delta 30° 34' 31") (chord bearing N 79° 25' 39" W) (chord 197.75 feet) for 200.12 feet to a point of reverse curvature; westerly along an arc of said curve to the right, having a radius of 540.00 feet (delta 30° 02' 37") (chord bearing N 79° 41' 36" W) (chord 279.92 feet) for 283.16 feet to a point of tangency; N 64° 40' 17" W for 283.01 feet; N 00° 46' 17" W for 1.53 feet; thence run S 89° 13' 43" W for 50.00 feet to an intersection with the west line of the Southeast Quarter (SE-1/4) of the Northeast Quarter (NE-1/4) of said Section 36; thence departing said plat boundary line, run N 00° 46' 17" W along said west line for 893.27 feet to the southwest corner of the Northeast Quarter (NE-1/4) of the Northeast Quarter (NE-1/4) of said section; thence run N 49° 24' 46" E for 29.36 feet to an intersection with the south right-of-way line of Verandah Boulevard as shown on the plat of said Verandah Unit One; thence run the following courses along said right-of-way line: N 15° 45' 34" E for 20.00 feet to an intersection with a non-tangent curve; easterly along an arc of said curve to the right, having a radius of 1,160.00 feet (delta 11° 34' 53") (chord bearing S 68° 27' 00" E) (chord 234.07 feet) for 234.47 feet to a point of tangency; S 62° 39' 34" E for 662.11 feet to a point of curvature; easterly along an arc of said curve to the left, having a radius of 740.00 feet (delta 46° 18' 39") (chord bearing S 85° 48' 53" E) (chord 581.97 feet) for 598.12 feet to the Point of Beginning.

Containing 28.58 acres, more or less.

Bearings hereinabove mentioned are based on the west line of Tract LS-9, Verandah Unit One, Plat Book 74, pages 31 through 50, in the Public Records of Lee County, Florida, as bearing S 20° 34' 16" E.

Applicant's Legal Checked
by [signature] 3-11-08

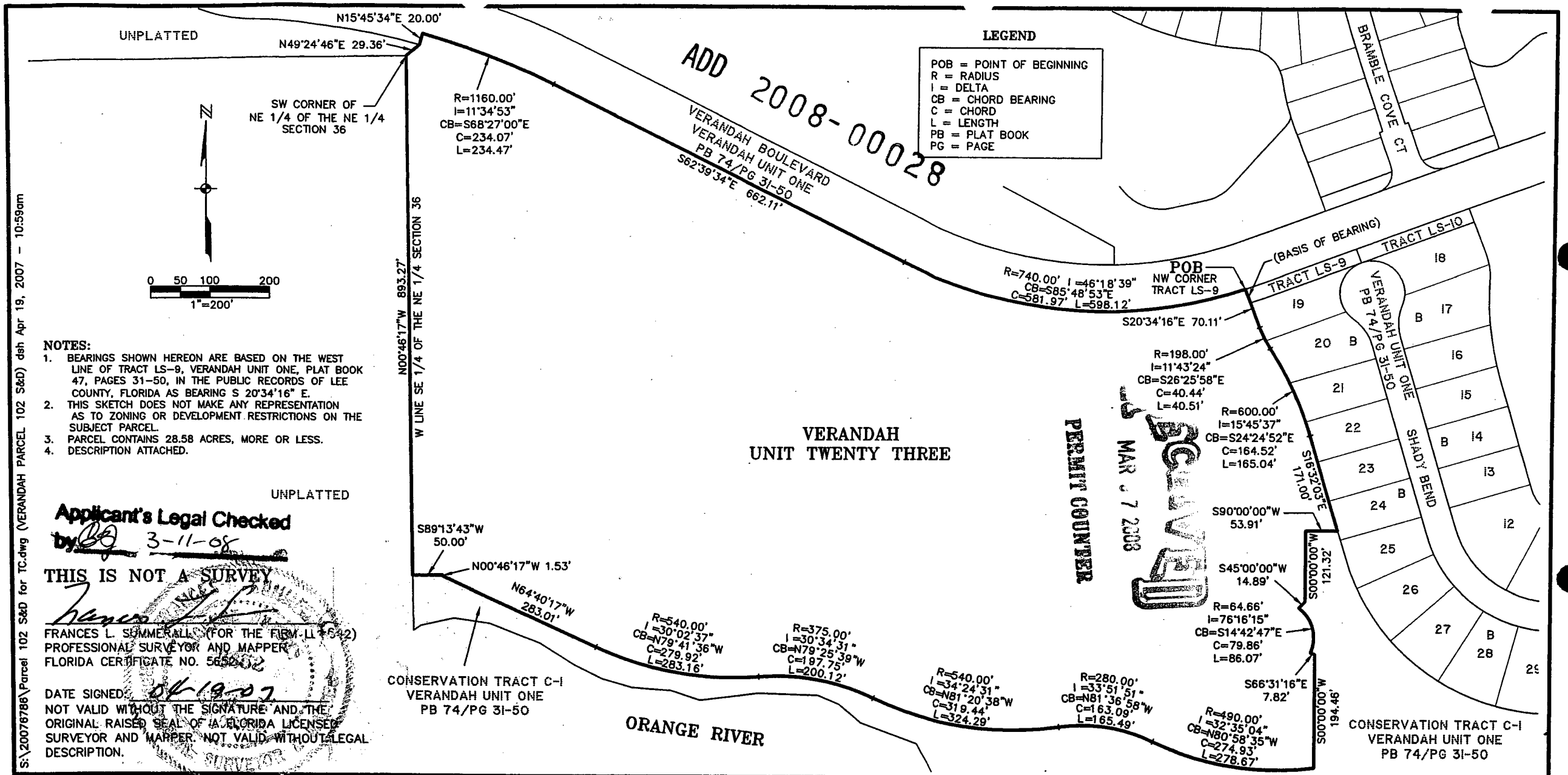
20076786 VERANDAH UNIT TWENTY THREE
DD 2008-00028

FRANCO L. SUMMARA CERTIFICATE No. 0662 STATE OF FLORIDA REGISTERED

Franco L Summara
04-19-07

2158 Johnson Street ▪ Post Office Box 1550 ▪ Fort Myers, Florida 33902-1550
(239) 334-0046 ▪ Fax (239) 334-3661

ADD2018-00062 Lee County ePlan



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT LS-9, VERANDAH UNIT ONE, PLAT BOOK 47, PAGES 31-50, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEARING S 20°34'16" E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. PARCEL CONTAINS 28.58 ACRES, MORE OR LESS.
4. DESCRIPTION ATTACHED.

Applicant's Legal Checked by BG 3-11-08

THIS IS NOT A SURVEY

FRANCES L. SUMMERALL (FOR THE FIRM LL #642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5652

DATE SIGNED: 04-19-07

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NOT VALID WITHOUT LEGAL DESCRIPTION.

Bonita Bay Group®

Verandah™

JOHNSON ENGINEERING

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FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
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E.B. #642 & L.B. #642

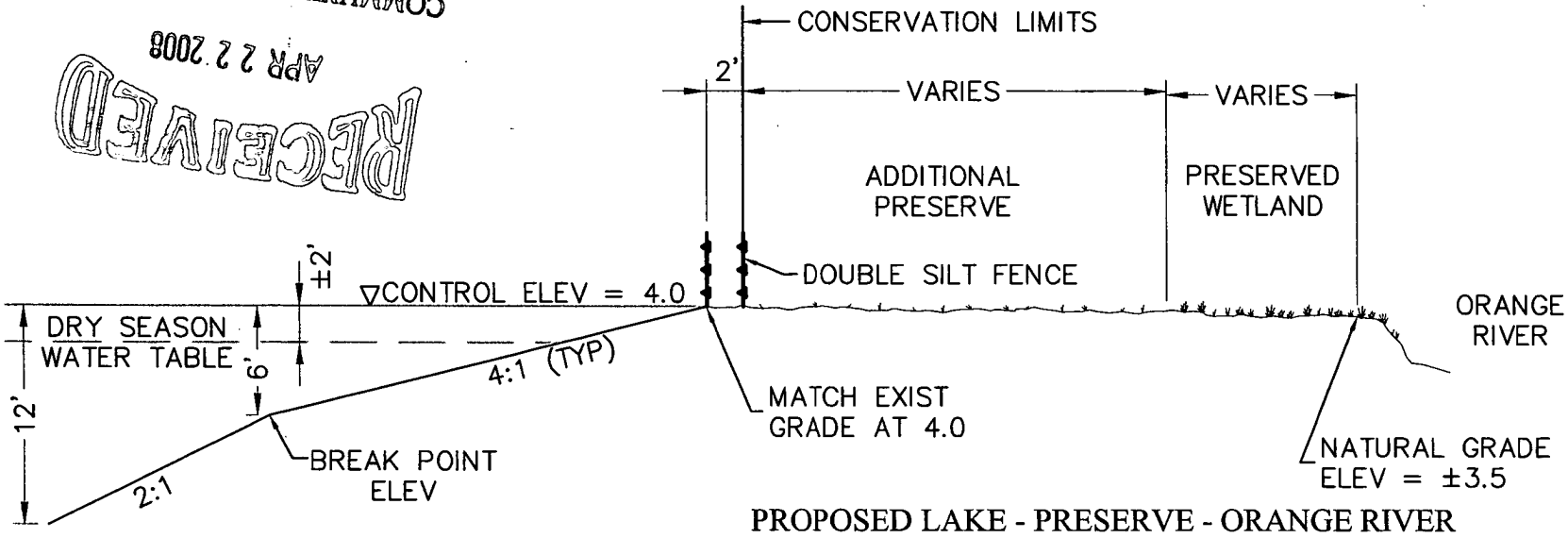
SKETCH TO ACCOMPANY DESCRIPTION
VERANDAH UNIT TWENTY THREE

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
APRIL 2007	20076786	36-43-25	1"=200'	1 OF 2

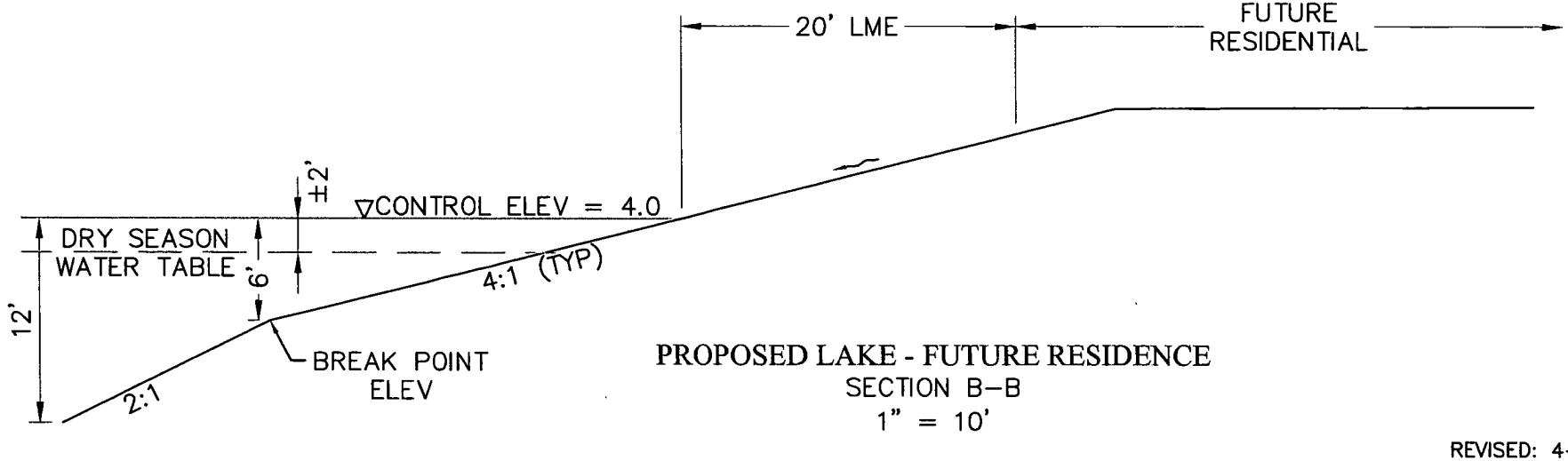
ADD 2008-00028

EXHIBIT B

COMMUNITY DEVELOPMENT
RECEIVED
APR 22 2008



PROPOSED LAKE - PRESERVE - ORANGE RIVER
SECTION A–A
1" = 10'



PROPOSED LAKE - FUTURE RESIDENCE
SECTION B–B
1" = 10'

REVISED: 4–21–08

N:\Baucom\EXHIBITS\PAR 102 EXHIBITS\PARCEL 102 OPTION-G-3-soils.DWG (Sheet1) idv Apr 21, 2008 - 2:39pm

Verandah™

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WINDING RIVER
TYPICAL LAKE SECTIONS

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
April, 2008	20076786		As Shown	1

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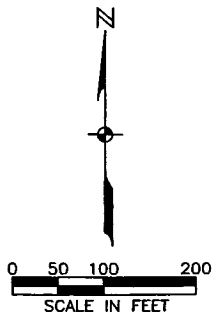

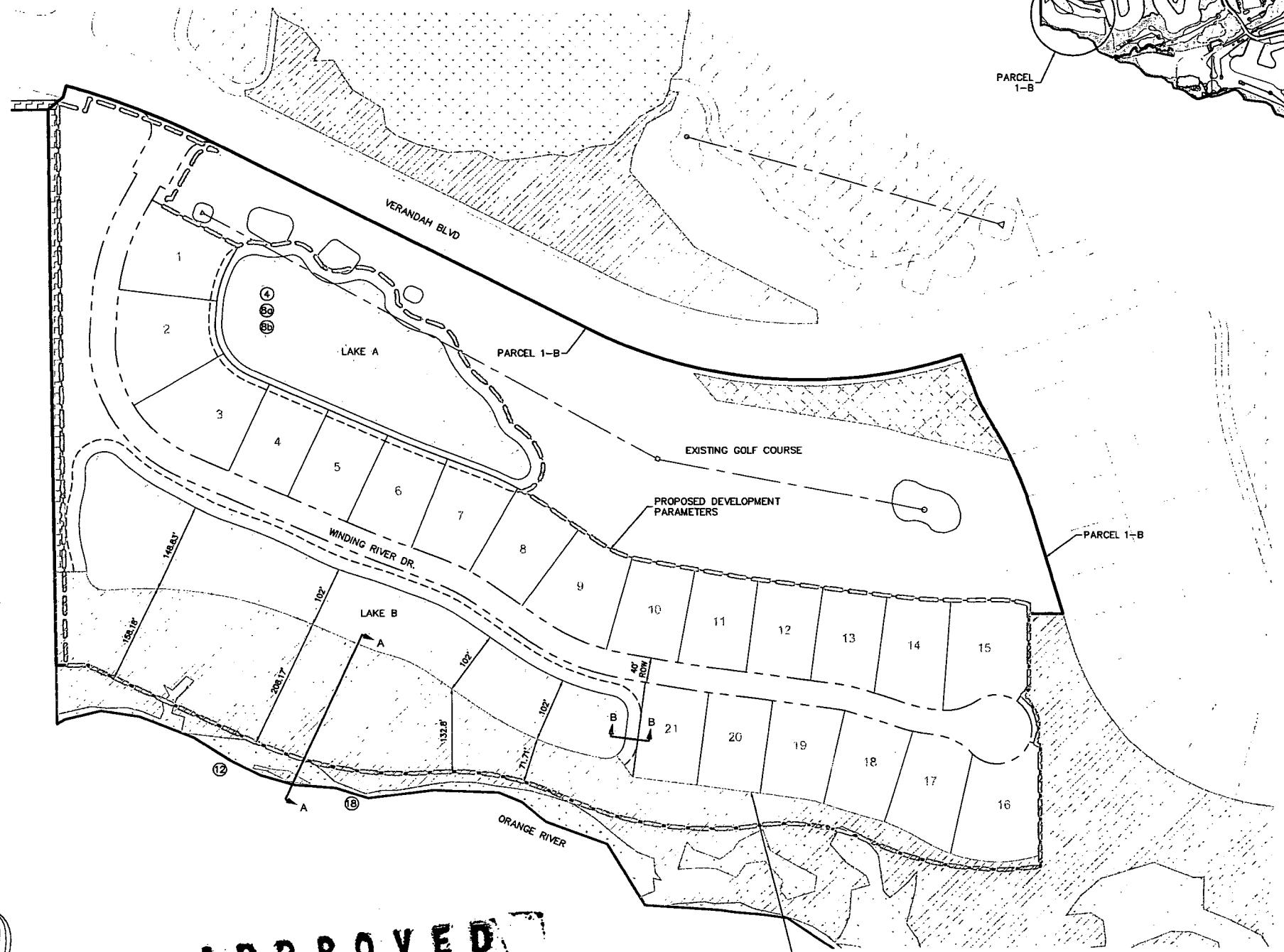

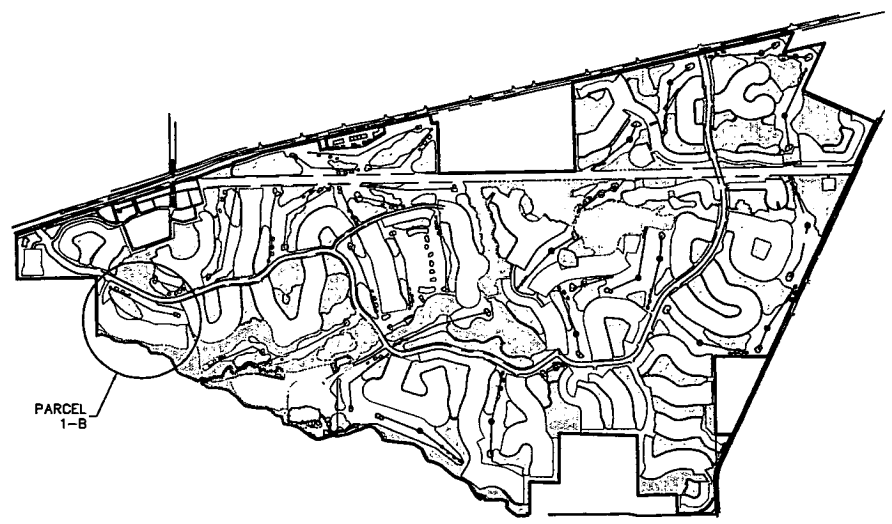

LOCATION MAP

NOTE:
LOTS ON THE SOUTH SIDE OF WINDING RIVER DRIVE AND ABUTTING THE ORANGE RIVER ARE THE ONLY LOTS THAT WILL BE ALLOWED OBSERVATION DECKS.

LEGEND

- WETLAND CONSERVATION
- UPLAND CONSERVATION
- NATURAL AREA
- LAKE
- BUFFER
- (8b) DEVIATION

RECEIVED
APR 22 2008
COMMUNITY DEVELOPMENT
ADD 2008-00028

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2008-00028
Date 5/1/2008

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PARCEL 1-B

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REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED SECTIONS	04-21-08

DATE:	02/2008
PROJECT NO.	20078788
FILE NO.	
SCALE:	AS SHOWN

WINDING RIVER MASTER CONCEPT PLAN PARCEL 1-B OPTION 3

SHEET NUMBER
1

N:\Bourgom\EXHIBITS\PAR 102 EXHIBITS\WINDING RIVER MCP PARCEL 1-B-OPTION3-G.dwg (Right Hand Border).idy Apr 21, 2008 - 3:02pm

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ADD 2008-00028