ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, John C. Malpeli, Jr., represented by Courtelis Company has filed an application for administrative approval of an amendment to a Residential Planned Development on a project known as San Marino Pines to:

1. Eliminate previous conditions contained in Resolutions Z-88-034 and Z-92-032 that require compliance with the Eagle Preserve/ Management Plan (Conditions 6.d and 8 of Zoning Resolution Z-88-034 and Conditions 6.a, b, c and d of Zoning Resolution Z-92-032;

2. Modify the lot layout and stipulate minimum lot sizes and setbacks for single- and two-family attached and multi-family uses; and

3. Adopt a new phasing plan to supersede Condition 3 in Zoning Resolution Z-92-032;

WHEREAS, the subject property is located at 4156 Coconut Road, Bonita Springs, described more particularly as:

LEGAL DESCRIPTION: In Section 08, Township 47 South, Range 25 East, Lee County, Florida:

> A tract or parcel of land situated in the State of Florida, County of Lee, being a part of the North Half (N½) of Section 08, Township 47 South, Range 25 East, and further bounded and described as follows:
>
> Beginning at the Northeast corner of said Section 08;
> THENCE N88°07'27"W along the North line of the Northeast Quarter (NE¼) of said Section 08 for 1,935.53 feet to the Northwest corner of the East Three-Quarters (E3/4) of the Northeast Quarter (NE¼) of said Section 08;
> THENCE S00°11'14"E along the West line of said East Three-Quarters (E3/4) for 2,449.81 feet;
> THENCE S88°37'16"E along the North line of a parcel as described in Official Records Book 883 at Page 345 of the Public Records of said Lee County, and the North line of a parcel as described in Official Records Book 543 at Page 597 of the Official Records of said Lee County for 200.00 feet;
> THENCE S00°11'14"E along the East line of said parcel as described in said Official Records Book 543 at Page 597 for 200.00 feet;
>
> continued...

THENCE S88°37'16"E along the South line of said Northeast Quarter (NE¼) for 1,120.00 feet;
THENCE N00°11'14"W for 200.00 feet;
THENCE S88°37'16"E for 50.00 feet;
THENCE S00°11'14"E for 200.00 feet;
THENCE S88°37'16"E along the South line of said Northeast Quarter (NE¼) for 557.20 feet to the Southeast corner of said Northeast Quarter (NE¼);
THENCE N00°01'03"W along the East line of said Northeast Quarter (NE¼) for 2,632.82 feet to the principal PLACE OF BEGINNING.
Said parcel subject to the right-of-way of Coconut Road.
Containing 115.924 acres more or less.

WHEREAS, the property was originally rezoned in case number 88-02-10-DCI [with subsequent amendments in case numbers 88-02-10-DCI(a) and 88-02-10-DCI(b)]; and

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

WHEREAS, the on-site eagle's nest has been abandoned and the abandonment has been verified by Lee County Eagle Technical Advisory Committee; and

WHEREAS, the previous zoning approvals did not establish any minimum lot size and setback standards for the single-family and two-family attached units or multi-family units; and

WHEREAS, Zoning Resolution Z-92-032 established a phasing plan wherein the first phase ended in a year now past (1994); 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 under-utilize public resources or infrastructure; 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 Residential Planned Development to:

1. Eliminate previous conditions contained in Resolutions Z-88-034 and Z-92-032 that require compliance with the Eagle Preserve/

Management Plan (Conditions 6.d and 8 of Zoning Resolution Z-88-034 and Conditions 6.a, b, c and d of Zoning Resolution Z-92-032;

2. Modify the lot layout and stipulate minimum lot sizes and setbacks for single- and two-family attached and multi-family uses; and

3. Adopt a new phasing plan to supersede Condition 3 in Zoning Resolution Z-92-032

is APPROVED subject to the following conditions:

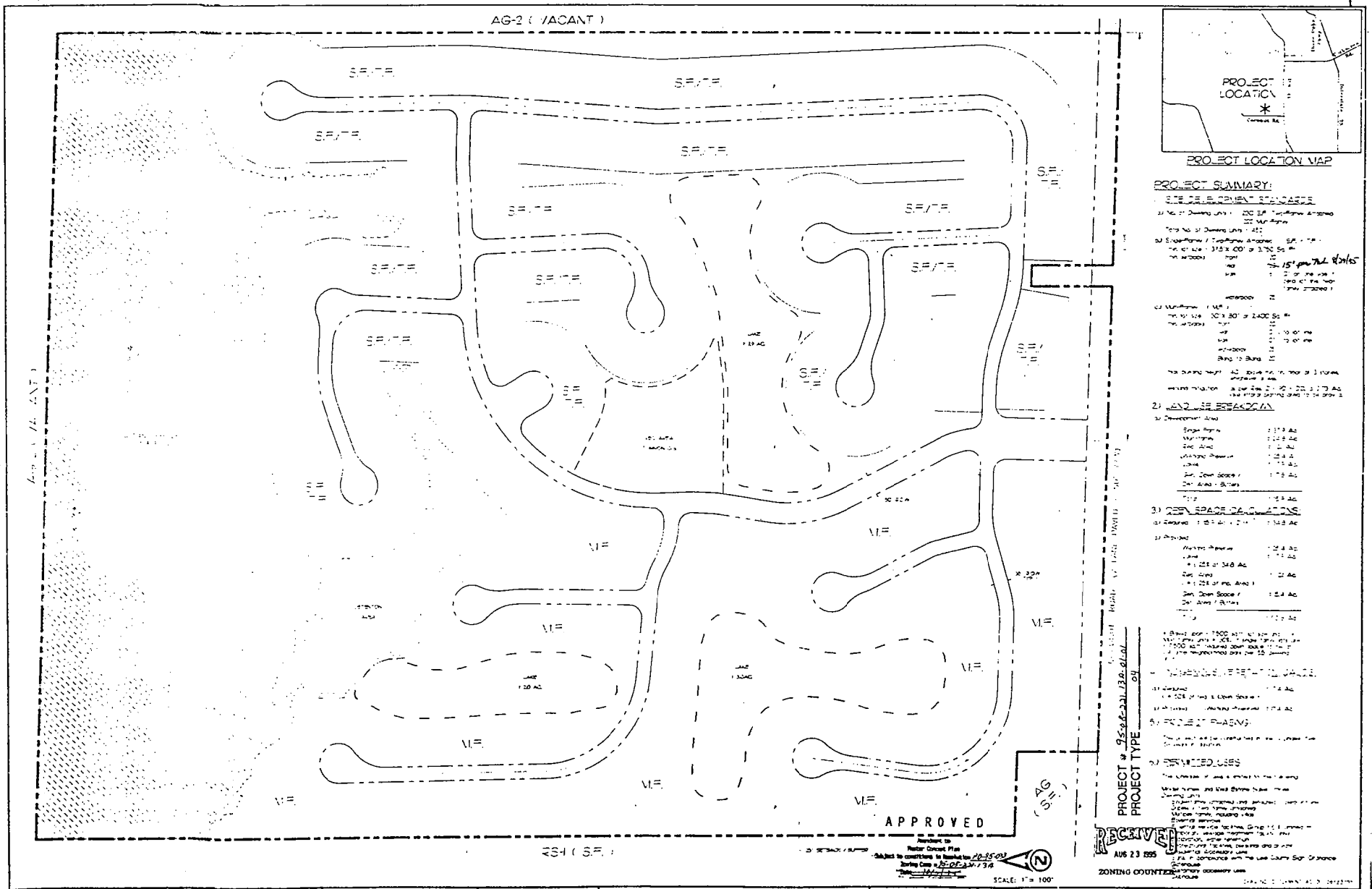
1. **The Development of the project must be in accordance with the one-page plan identified as "San Marino Pines Master Concept Plan," prepared by Hole, Montes & Associates, dated and noted as "current as of 8/22/95," stamped "received August 23, 1995 Zoning Counter," except as modified by the conditions below. This approval does not alleviate the need to comply with all state and county development regulations except as specifically modified by this approval. Should changes to the Master Concept Plan be required as a result, appropriate approvals will be necessary.**

2. **All other terms and conditions of the original zoning resolutions remain in full force and effect.**

3. **Site Plan 95-033 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 11th day of October, A.D., 1995.

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



SAN MARINO PINES	CRB 06/03/95	HOLE, MONTES & ASSOCIATES ENGINEERS–PLANNERS–SURVEYORS NAPLES–FORT MYERS–BONITA SPRINGS	MASTER CONCEPT PLAN	MSTERPLAN	525-01
					SHEET NO. 1 OF 1