

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, L.P. filed an application for administrative approval to a Residential/Commercial Planned Development on a project known as Pelican Landing RPD/CPD to allow the installation of paver bricks on private roads. Pelican Landing RPD/CPD is on the north side of Coconut Road two miles west of US 41, Bonito Springs, described more particularly as:

LEGAL DESCRIPTION: In Sections 05, 07, 08, 09, 16, 17 & 18, Township 47 South, Range 25 East, Lee County, Florida:

RPD PARCEL 1

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

Parcels in Section 5:

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

Consisting of 100 acres more or less.

ALSO:

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

Consisting of 30 acres, more or less.

ALSO:

The East Two-Thirds (E-2/3) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), of said Section 05.

Consisting of 26.67 acres, more or less.

Parcels in Section 8:

The East Two-Thirds (E-2/3) of the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 08.

Consisting of approximately 53.55 acres, more or less, less the Southerly 40.00 feet for the right-of-way of Coconut Road.

ALSO:

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

RPD PARCEL 2

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

Beginning at a concrete monument marking the Northeast corner of Government Lot 1 of said Section 07 run S01°07'45"E along the East line of said Section 07 for 1,324.52 feet to the Southeast corner of said Government Lot 1;
THENCE run S89°33'42"W along the South line of said Government Lot 1 for 1,747.82 feet to a concrete post at the waters of Estero Bay;
THENCE run Northerly and Westerly along the waters of Estero Bay to an intersection with the North line of said Section 07;
THENCE run N89°48'31"E along said North line for 2,575 feet, more or less to the POINT OF BEGINNING.
Containing 60 acres, more or less.

RPD PARCEL 3

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

From a railroad spike marking the Northwest corner of the Southwest Quarter (SW¼) of said Section 08 run S00°23'24"E along the West line of said fraction for 25.00 feet to an intersection with the South line of Coconut Road (50 feet wide) to the POINT OF BEGINNING;
THENCE run S89°16'14"E along said South line for 3,253.00 feet to an intersection with the West line of Spring Creek Road as described in County Commissioners Minute Book 6 at Page 210, Public Records, Lee County, Florida;
THENCE run S00°07'17"W along said West line for 2,610.71 feet to an intersection with the South line of said Section 08;
THENCE run S00°07'58"W along said West line for 1,612.27 feet;
THENCE run N89°52'02"W for 5.00 feet to a Point on a curve;
THENCE along the arc of a non-tangent curve to the right of radius 1,070.00 feet (delta 91°03'07") (chord bearing S45°39'32"W) (chord 1,527.04 feet) for 1,700.40 feet;
THENCE run N01°31'36"E for 33.48 feet to the Southeast corner of lands described in Official Record Book 411 at page 759 of said Public Records;
THENCE continue N01°31'36"E along the East line of said lands for 960.34 feet;
THENCE run N89°59'08"W along the North line of said lands for 2,200.77 feet to an intersection with the East line of the Northeast Quarter (NE¼) of said Section 18;
THENCE continue N89°59'08"W for 1,840 feet, more or less to the waters of Estero Bay;

THENCE run Northerly along the waters of Estero Bay for 6,490 feet, more or less to an intersection with the South line of Government Lot 2 of said Section 07;
THENCE run N89°40'05"E along said South line for 745 feet, more or less;
THENCE run S00°19'55"E for 650.00 feet;
THENCE run N89°40'05"E for 1,107.21 feet to an intersection with the West line of said Section 08;
THENCE run N00°23'24"W along the West line of said Section for 625.00 feet to an intersection with the South line of said Coconut road and said POINT OF BEGINNING.
Containing 547.4 acres, more or less.

RPD PARCEL 4

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

From a concrete monument marking the Northwest corner of the Southwest Quarter (SW¼) of Section 09, Township 47 South, Range 25 East, Lee County, Florida, run S00°41'48"E along the West line of said Section 09 for 5.00 feet to an intersection with the South line of Coconut Road (50 feet wide) as described in Official Record Book 1738 at Page 2538, Public Records, Lee County, Florida, and the POINT OF BEGINNING.

From said POINT OF BEGINNING run S00°39'58"E continuing along said West line for 2,606.06 feet to the Southwest corner of said Section 09;

THENCE run S00°41'04"E along the West line of Section 16, Township 47 South, Range 25 East, Lee County, Florida, for 504.83 feet to a point on a curve;

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

THENCE N20°00'00"W for 580.12 feet;

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

THENCE run N00°07'58"E along said East line for 240.32 feet to an intersection with the South line of the Southeast Quarter (SE¼) of said Section 08;

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

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

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

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

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

THENCE run N89°21'02"W along the North line of said lands for 546.00 feet to an intersection with the Easterly line of said Spring Creek Road;
THENCE run N00°07'17"E along said East line for 1,292.76 feet to an intersection with the South line of said Coconut Road;
THENCE run S89°16'14"E along the South line of said Coconut Road 1,802.38 feet to an intersection with the West line of said Section 09 and the POINT OF BEGINNING.
Containing 124.18 acres, more or less.

RPD/CPD PARCEL 1

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

From a railroad spike marking the Northeast corner of the Southeast Quarter (SE¼) of said Section 07 run S00°23'24"E along the East line of said fraction for 25.00 feet to an intersection with the South line of Coconut Road (50 feet wide) and the POINT OF BEGINNING.

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

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

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

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

THENCE run along the waters of Estero Bay for 1,810 feet, more or less to a Point which intersects the North line of the South Half (S½) of said Government Lot 2;

THENCE run N89°32'15"E along said North line of the South Half (S½) of said Government Lot 2 for 545 feet, more or less to the Northwest corner of lands described in Official Record Book 1895 at Page 3817, Public Records, Lee County, Florida;

THENCE S08°50'45"E along the West line of said lands for 199.50 feet;

THENCE N89°32'15"E along the South line of said lands for 247.50 feet;

THENCE run N89°35'27"E for 666.22 feet;

THENCE run N89°32'15"E for 239.00 feet to an intersection with the West line of Coconut Road;

THENCE run S01°07'45"E along said West line for 488.63 feet to an intersection with the South line of said Coconut Road;

THENCE run N89°40'05"E along the South line of said Coconut Road for 24.55 feet to the POINT OF BEGINNING.

LESS and EXCEPT lands described in Official Record Book 1677 at Page 3516, Public Records, Lee County, Florida.

Containing 39.1 acres, more or less.

RPD/CPD PARCEL 2

A tract or parcel of land lying in the South Half (S½) of Section 09, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

From the Northwest corner of the Southwest Quarter (SW¼) of said Section 09 run N00°41'48"W for 5.00 feet to the South right-of-way line of Coconut Road (50 foot right-of-way);

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

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

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

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

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

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

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

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

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

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

THENCE along the arc of a curve to the left of radius 330.00 feet (delta 68°41'58") (chord bearing N55°14'51"W) (chord 372.40 feet) for 395.68 feet to a Point of Cusp;

THENCE run S89°35'50"E for 56.51 feet to a Point of Curvature;

THENCE run along the arc of a curve to the right of radius 530.00 feet (delta 27°42'00") (chord bearing S75°44'50"E) (chord 253.74 feet) for 256.23 feet to an intersection with said centerline of said easement;

THENCE run N20°53'52"W along said centerline for 748.16 feet to an intersection with the South line of said Coconut Road and the POINT OF BEGINNING.

Containing 42.44 acres, more or less.

CPD PARCEL 3

A tract or parcel of land lying in the Southeast Quarter (SE¼) of Section 09, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter (SE¼) of said Section 09 run N10°0'24"W along the West line of said Southeast Quarter (SE¼) for 587.77 feet to a point on a non-tangent curve;
THENCE along the arc of a curve to the left of radius 850.00 feet (delta 39°04'25") (chord bearing S80°33'52"E) (chord 568.50 feet) for 579.67 feet to a Point of Tangency;
THENCE run N79°53'56"E for 70.57 feet to an intersection with the West line of Tamiami Trail (SR 45);
THENCE run S10°06'04"E along said West line for 507.09 feet to an intersection with the South line of said Section 09;
THENCE run S89°23'00"W along said South line for 708.94 feet to the POINT OF BEGINNING.
Containing 7.73 acres, more or less.

WHEREAS, the property was originally rezoned in case number 94-04-05--DRI-01[with subsequent amendments in case numbers 95-01-050.04Z, 95-01-050.04Z 02.01, 95-01-050.04Z 03.01, 95-01-050.13A 01.01 and 95-01-050.13A 02.01]; and

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

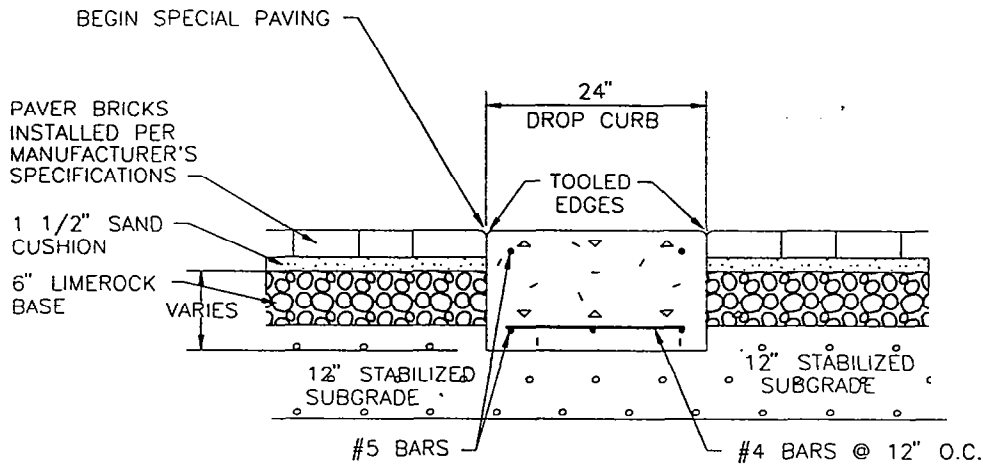
WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, 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 Pelican Landing CPD/RPD to allow the installation of paver bricks on private roads within the development is **APPROVED subject to the concrete drop curb and paver brick interface typical detail attached hereto as A.** The terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 28th day of August, A.D., 1996.

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



NOTE:
CONCRETE TO BE 4,000 P.S.I.
WITH MAXIMUM SLUMP OF 4"

CONCRETE DROP CURB & PAVER BRICK INTERFACE TYPICAL DETAIL

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7/1/96

95-01-050. 13A 03.01



WILSON, MILLER, BARTON, & PEEK, INC.

ENGINEERS SURVEYORS PLANNERS ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS CONSTRUCTION MANAGERS

4571 Colonial Blvd. Fort Myers, FL. 33912 (813) 939-1020

CLIENT:

WCI COMMUNITIES LP

24820 BURNT PINE DRIVE, BONITA SPRINGS, FLORIDA 33923 (941) 947-2600

DATE: JULY 1, 1996

PROJECT NO. 0250

SHEET NO.

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