

RESOLUTION NUMBER Z-00-031

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

WHEREAS, an application was filed by the property owner, Watermark Communities, Inc., to amend the Pelican Landing RPD/CPD; and

WHEREAS, a public hearing was advertised and held on May 25, 2000, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2000-00014; and

WHEREAS, a second public hearing was advertised and held on July 17, 2000, 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 amend the Pelican Landing RPD/CPD approved in accordance with Resolution Z-94-014 to modify Condition 10 of Resolution Z-94-014 to allow golf course and related uses in RPD Area E adjacent to the Kersey Smoot RPD. The property is located in the Outlying Suburban and Wetlands Land Use Categories and 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 consistent with the one-page Master Concept Plan (MCP) entitled "Pelican Landing RPD/CPD Master Concept Plan," as prepared by Watermark Communities, Inc., dated February 1, 1999, last revised January 20, 1999, and stamped received at the Zoning Counter on February 25, 2000, except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:

a. Schedule of Uses

Essential Services

Essential Service Facilities, Group I

Golf Course

Accessory uses including but not limited to:

Snack Bar

Restrooms, halfway house, shelters and other similar uses which are accessory to the golf course.

Tennis courts, swimming pools, parks, playgrounds, canoe park and similar recreational amenities

Signs, in compliance with Chapter 30

b. Site Development Regulations

Minimum Setbacks - Accessory Structures

Street: 20 feet

Development Perimeter: 25 feet

Waterbody: 25 feet

3. All terms and conditions of Resolution Z-94-014, and any amending resolutions, remain in full force and effect except as modified by the conditions herein.
4. 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 January 7, 1999, last revised July 7, 1999, and stamped received at the zoning counter on October 7, 1999.
5. The Developer must employ management practices to prevent 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, use and operation of a golf course and water management areas.
6. The management practices that the Developer must 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 run-off 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 (United States Department of Agriculture-Soil Conservation Service) Soil Pesticide Interaction Guide to select pesticides for uses that have a minimum potential for leaching or loss due to run-off 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 run-off 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 run-off 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.
7. The Developer must amend the existing Pelican Landing DRI management plan for the application of herbicides, pesticides, and fertilizers to the golf course to include Parcel E. The plan must include Parcel E prior to the application of any herbicides, pesticides and fertilizers to the proposed golf course. The amended plan must:
- a. include a groundwater and surface water monitoring plan;
 - b. provide for testing to assess whether there is degradation of surface or groundwater quality;
 - c. identify the locations for the groundwater monitoring and testing on a map(s); and
 - d. set forth the testing and reporting requirements.

The Developer must continue to submit the test reports to the County with the annual monitoring report. The surface and groundwater monitoring program must be established and operated at the expense of the Developer, the Bayside Improvement Community Development District, or other comparable legal entity charged with the legal responsibility of managing the golf course as stated in an approved surface and groundwater monitoring plan. This plan must be evaluated in accordance with the directives of Chapter 17-302, F.A.C., Water Quality Standards.

8. The Developer must submit an amendment to the existing surface and groundwater quality management plan as approved by Lee County and Florida Department of Community Affairs (FDCA). The amended plan must be approved by FDCA prior to the application of

chemicals to the proposed golf course.

- a. 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 FDCA will be implemented by the developer. The mitigation plan must be based on rules and regulations in effect at the time the plan is reviewed and approved.
 - b. The golf course within Parcel E must be set back a minimum of 100 feet (on average) from any saltwater wetlands. There will be no point where this setback is less than 75 feet in width. Water management facilities permitted by the South Florida Water Management District (SFWMD) and the removal of exotic vegetation, subject to Lee County regulations, are allowed within all wetlands on the parcel.
 - c. The water management system for the golf course must be designed so untreated run-off is directed away from the saltwater wetland system. Any treated run-off to be discharged into the saltwater wetland system must utilize spreader swales with multiple outfalls, or other technology such as a filter marsh system, to evenly distribute the treated discharge. Lee County Environmental Sciences' Staff agrees that Applicant's proposed system with outfall into the freshwater canal and then into the mangrove forest system, if approved by SFWMD, meets the intent of this condition.
9. Transportation mitigation must be provided as outlined in the DRI Development Order. However, site-related improvements and additional conditions may be required at the time of local development order in accordance with the provisions of the LDC.
 10. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b); however, nothing in this condition alters the County's obligation to reserve acreage pursuant to Condition III.14, Pelican Landing DRI Development Order.
 11. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

SECTION C. EXHIBITS:

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

- Exhibit A: The legal description and STRAP number of the property.
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan

SECTION D. FINDINGS AND CONCLUSIONS:

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

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

John E. Manning	Absent
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Absent
John E. Albion	Aye

DULY PASSED AND ADOPTED this 17th day of July, 2000.

ATTEST:
CHARLIE GREEN, CLERK

BY: Michelle B. Leisner
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: John E. Albion
Chairman

Approved as to form by:

Randy E. Appert
County Attorney's Office

FILED JUL 21 2000

MINUTES OFFICE

mgl

EXHIBIT "A"

LEGAL DESCRIPTION

JOHNSON ENGINEERING, INC.

FORT MYERS
NAPLES
FORT CHARLOTTE

ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

February 24, 2000

2158 JOHNSON STREET
TELEPHONE (941) 334-0046
FAX (941) 334-3661
POST OFFICE BOX 1550
FORT MYERS, FLORIDA
33902-1550

PROPOSED PELICAN LANDING RPD PARCEL 1

Tracts or parcels lying in Section 5 and Section 8, 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:

CARL E. JOHNSON
1911-1968

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 5, Lee County, Florida (recorded in Plat Book 1 at page 59 of the public records of Lee County, Florida), consisting of 100 acres, more or less.

Also:

The East Three-Quarters (E-3/4) of the Northwest Quarter (NW-1/4) of the Southwest Quarter (SW-1/4) of said Section 5, consisting of 30 acres, more or less.

Also:

The East Two-Thirds (E-2/3) of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW-1/4) of said Section 5, consisting of 26.67 acres, more or less.

Parcels in Section 8:

The East Two-Thirds (E-2/3) of the West Half (W-1/2) of the Northwest Quarter (NW-1/4) of said Section 8, consisting of approximately 53.55 acres, more or less, less the southerly 40.00 feet for the right-of-way of Coconut Road.

Also:

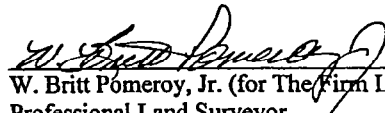
Lot 8, block 14 of El Dorado acres, an unrecorded subdivision shown in Deed Book 310 at page 183, said public records.

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BARRY E. SYREN


W. Britt Pomeroy, Jr. (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 4448

Applicant's Legal Checked
by gm 5/1/2000

19981008\parcel 1(rpd)-022400

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February 24, 2000

PROPOSED PELICAN LANDING RPD PARCEL 2

CARLE E. JOHNSON
1911-1968

All of Government Lot 1, Section 7, 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 7 run S 01° 07' 45" E along the east line of said Section 7 for 1324.52 feet to the southeast corner of said Government Lot 1; thence run S 89° 33' 42" W along the south line of said Government Lot 1 for 1747.82 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 7; thence run N 89° 48' 31" E along said north line for 2575 feet, more or less, to the Point of Beginning.

Containing 60 acres, more or less.



W. Britt Pomeroy, Jr. (for the Firm)

LB-642)

Professional Land Surveyor
Florida Certificate No. 4448

Applicant's Legal Checked

by gm 5/1/2000

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FEBRUARY 25, 2000

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PROPOSED PELICAN LANDING RPD PARCEL 3

CARLE E. JOHNSON
1911-1968

A tract or parcel of land lying in Sections 7, 8, 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 (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 (50 feet wide) to 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 the southerly right-of-way 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 a curve to the right of radius 1725.00 feet (chord bearing S 05° 16' 46" E) (chord 324.72) (delta 10° 48' 05") for 325.20 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 run 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 287.38 feet to the southeast corner of lands described in Official Record Book 411 at page 759 of said public records; thence run N 01° 31' 36" E along the east line of said lands for 960.34 feet; thence run N 89° 59' 08" W along the north line of said lands for 2200.77 feet to an intersection with the east line of the Northeast Quarter (NE-1/4) of said Section 18; thence run S 89° 58' 17" W along the north line of the south 990 feet of Government Lot 2 for 2081 feet, more or less, to the waters of Estero Bay; thence run northerly along the waters of Estero Bay for 6490 feet, more or less, to an intersection with the south line of Government Lot 2 of said Section 7; thence run N 89° 40' 05" E along said south line for 745 feet, more or less; thence run S 00° 19' 55" E for 650.00 feet; thence run N 89° 40' 05" E for 1107.21 feet to an intersection with the west line of said Section 8; thence run N 00° 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 54.7 acres, more or less.

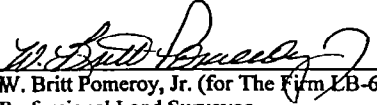
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APPLICANT'S Legal Check
gm 5/1/2000
19981008\parcel 3(rpd)-022400


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February 24, 2000

PROPOSED PELICAN LANDING RPD PARCEL 3A

CARL E. JOHNSON
1911-1968

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

From the east quarter corner of said Section 18 run N 01° 31' 36" E along the east line of said Section for 990.34 feet; thence run S 89° 58' 17" W along the north line of the south 990 feet of Government Lot 2, said Section 18, for 2081.27 feet to an intersection with a bulkhead line established by Paul T. O' Hargan, Florida Professional Land Surveyor No. 1936 and duly approved by the County of Lee on September 27, 1967 and the State of Florida on November 21, 1967 and the Point of Beginning.

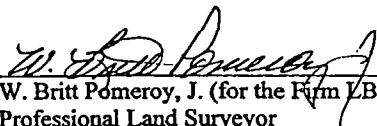
From said Point of Beginning run N 89° 58' 17" E along the aforementioned north line for 1100.00 feet; thence run S 00° 01' 43" E for 180.00 feet; thence run S 89° 58' 17" W, parallel with the said north line of the south 990 feet of Government Lot 2 for 814.13 feet to an intersection with said bulkhead line; thence run the following courses and distances along said bulkhead line: N 18° 39' 48" W for 62.41 feet to a point of curvature; along an arc of a curve for 104.44 feet, having a radius of 100.00 feet, a central angle of 59° 50' 20", a 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 feet to a point of curvature; along an arc of a curve for 56.48 feet, having a radius of 100.00 feet, a central angle of 32° 21' 45", a chord of 55.74 feet and a chord bearing of N 62° 19' 15" W to the Point of Beginning. Containing 3.71 acres, more or less.

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PROPOSED PELICAN LANDING RPD PARCEL 3B

CARLE E. JOHNSON
1911-1968

A portion of the west 2200 feet of the south 990 feet of the North Half (N-1/2) of Section 17, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning at the west quarter corner of said Section 17 run N 01° 31' 36" E along the west line of said Section 17 for 990.34 feet; thence run S 89° 59' 08" E along a line parallel to and 990.00 feet distant (measured at right angles) from the south line of said North Half (N-1/2) of said Section 17 for 2200.77 feet; thence run S 01° 31' 36" W along a line parallel with and 2200.00 feet distant (measured at right angles) from the west line of said Section 17 for 960.34 feet to the north right-of-way of a 30 foot wide road as recorded in deed book 305, page 276 of the public records of Lee County, Florida, said north right-of-way being 30 feet northerly of and parallel to the south line of said North Half (N-1/2) of Section 17; thence along said north right-of-way line N 89° 59' 08" W for 430.89 feet; thence along the lands known locally as Spring Creek Estates, an unrecorded plat, N 00° 00' 52" E for 510.00 feet; thence run N 89° 59' 08" W for 885.06 feet to a point of curvature; thence along an arc of a curve for 231.02 feet, having a radius of 390.00 feet, a central angle of 33° 56' 23", a chord of 227.66 feet and a chord bearing of S 73° 02' 41" W to a point on the curve; thence run S 00° 00' 52" W for 167.10 feet; thence run S 31° 38' 00" W for 130.70 feet to the northeast corner of lands described in Official Record Book 1194 at page 1085 of said public records; thence westerly along said lands and the waters of a canal 106 feet more or less to the northeast corner of lands described in Official Record Book 1057 at page 38 of said public records; 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 at page 495 of said public records; thence southwesterly along the mean high water line of a canal, 45 feet more or less to the south line of said North Half (N-1/2) of said Section 17; thence N 89° 59' 08" W for 136 feet more or less to the Point of Beginning.

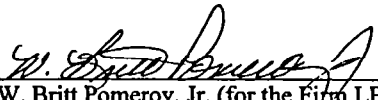
Containing 34.5 acres, more or less.

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Applicant's Legal Check
by gm 5/1/2000

19981008\parcel 3b(rpd)-022400

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PROPOSED PELICAN LANDING RPD PARCEL 4

A tract or parcel of land lying in Sections 8 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 (SW-1/4) of Section 9, Township 47 South, Range 25 East, Lee County, Florida, run S 00° 41' 48" E along the west line of said Section 9 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 of the Public Records of Lee County, Florida and the Point of Beginning.

From said Point of Beginning run S 00° 39' 58" E continuing along said west line for 2606.06 feet to the southwest corner of said Section 9; thence run S 00° 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 2760.00 feet (delta 21° 21' 52") (chord bearing S 5° 03' 10" W) (chord 1023.20 feet) for 1029.15 feet; thence N 20° 00' 00" W for 580.12 feet; thence N 89° 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, said Public Records; thence run N 00° 07' 58" E along said east line for 240.32 feet to an intersection with the south line of the Southeast Quarter (SE-1/4) of said Section 8; thence continue N 00° 07' 17" E along said east line for 343.49 feet; thence run S 89° 38' 58" E for 10.00 feet; thence run N 00° 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 S 89° 21' 02" E along the south line of said lands for 536.00 feet; thence run N 00° 07' 17" E along the east line of said lands for 474.33 feet; thence run N 89° 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 N 00° 07' 17" E along said east line for 1292.76 feet to an intersection with the south line of said Coconut Road; thence run S 89° 16' 14" E along the south line of said Coconut Road for 1802.38 feet to an intersection with the west line of said Section 9 and the Point of Beginning.

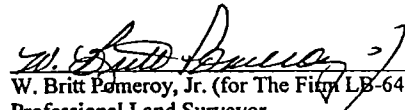
Containing 124.18 acres, more or less.

CHAIRMAN
FORREST H. BANKS

PRESIDENT
STEVEN K. MORRISON

PARTNERS
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DAN W. DICKEY
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CHRIS D. HAGAN
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CHURCH L. ROBERTS, IV
BARRY E. SYREN


W. Britt Pomeroy, Jr. (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 4448

Applicant's Legal Checked
by gm 5/1/2000

19981008\parcel 4(rpd)-022400

JOHNSON ENGINEERING, INC.

FORT MYERS
NAPLES
PORT CHARLOTTE

ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

2158 JOHNSON STREET
TELEPHONE (941) 334-0046
FAX (941) 334-3661
POST OFFICE BOX 1550
FORT MYERS, FLORIDA
33902-1550

February 25, 2000

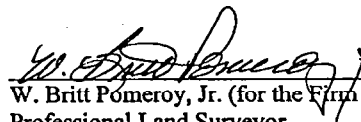
PROPOSED PELICAN LANDING CPD PARCEL 3

CARL E. JOHNSON
1911-1955

A tract or parcel of land lying in the Southeast Quarter (SE-1/4) of Section 9, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning at the southwest corner of the Southeast Quarter (SE-1/4) of said Section 9 run N 01° 00' 24" W along the west line of said Southeast Quarter (SE-1/4) 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 S 80° 33' 52" E) (chord 568.50 feet) for 579.67 feet to a point of tangency; thence run N 79° 53' 56" E for 70.57 feet to an intersection with the west line of Tamiami Trail (State Road No. 45); thence run S 10° 06' 04" E along said west line for 507.09 feet to an intersection with the south line of said Section 9; thence run S 89° 23' 00" W along said south line for 708.94 feet to the Point of Beginning.

Containing 7.73 acres, more or less.


W. Britt Pomeroy, Jr. (for the Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 4448

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ANDREW D. TILTON
MARK G. WENTZEL
KEVIN M. WINTER

ASSOCIATES
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MICHAEL L. LOHR
MICHAEL W. NORMAN
CHURCH L. ROBERTS, IV
BARRY E. SYREN

Applicant's Legal Checked

by gm 5/1/2000

19981008\parcel 3(cpd)-022400

JOHNSON ENGINEERING, INC.

FORT MYERS
NAPLES
PORT CHARLOTTE

ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

February 24, 2000

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FAX (941) 334-3661
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FORT MYERS, FLORIDA
33902-1550

PROPOSED PELICAN LANDING RPD/CPD PARCEL 1

A tract or parcel of land lying in Section 7, 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 (SE-1/4) of said Section 7 run S 00° 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 S 00° 23' 24" E along the east line of said Section 7 for 625.00 feet; thence run S 89° 40' 05" W for 1107.21 feet; thence run N 00° 19' 55" W for 650.00 feet to an intersection with the south line of Government Lot 2 of said Section 7; thence run S 89° 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 1810 feet, more or less, to a point which intersects the north line of the South Half (S-1/2) of said Government Lot 2; thence run N 89° 32' 15" E along said north line of the South Half (S-1/2) 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 of the public records of Lee County, Florida; thence S 08° 50' 45" E along the west line of said lands for 199.50 feet; thence N 89° 32' 15" E along the south line of said lands for 247.50 feet; 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 to an intersection with the south line of said Coconut Road; thence run N 89° 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, said public records.

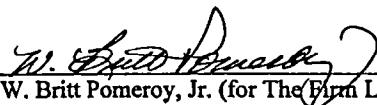
Containing 39.1 acres, more or less.

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STEVEN K. MORRISON

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W. Britt Pomeroy, Jr. (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 4448

Applicant's Legal Checked
by gm 5/1/2000

19981008\parcel 1(RPD-CPD)-022400

JOHNSON ENGINEERING, INC.

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NAPLES
PORT CHARLOTTE

ENGINEERS, SURVEYORS, PLANNERS AND ECOLOGISTS

February 24, 2000

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FORT MYERS, FLORIDA
33902-1550

PROPOSED PELICAN LANDING RPD/CPD PARCEL 2

CARL E. JOHNSON
1911-1968

A tract or parcel of land lying in the South Half (S-1/2) of Section 9, Township 47 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

From the northwest corner of the Southwest Quarter (SW-1/4) of said Section 9 run N 00° 41' 48" W for 5.00 feet to the south right-of-way line of Coconut Road (50 foot R.O.W.); thence run S 89° 35' 50" E for 1863.14 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 of the public records of Lee County, Florida, and the Point of Beginning.

From said Point of Beginning continue S 89° 35' 50" E along said south right-of-way line for 1301.22 feet to an intersection with the west line of Tamiami Trail (State Road No. 45); thence run S 00° 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 5797.58 feet (delta 10° 17' 00") (chord bearing S 04° 57' 34" E) (chord 1039.14 feet) for 1040.54 feet to a point of tangency; thence run S 10° 06' 04" E along said westerly line for 230.98 feet; thence run S 79° 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 N 75° 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 N 61° 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 N 06° 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 N 20° 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 N 55° 14' 51" W) (chord 372.40 feet) for 395.68 feet to a point of cusp; thence run S 89° 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 S 75° 44' 50" E) (chord 253.74 feet) for 256.23 feet to an intersection with said centerline of said easement; thence run N 20° 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.

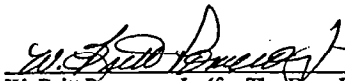
Containing 42.44 acres, more or less.

CHAIRMAN
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STEVEN K. MORRISON

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BARRY E. SYREN


W. Britt Pomeroy, Jr. (for The Firm LB-642)
Professional Land Surveyor
Florida Certificate No. 4448

Applicant's Legal Checked

by gjm 5/1/2000

19981008\parcel 2(rpd-cpd)022400

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February 24, 2000

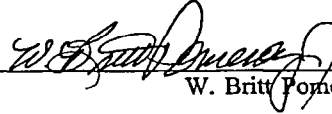
PROPOSED PELICAN LANDING RPD PARCEL 2

CARL E. JOHNSON
1911-1968

All of Government Lot 1, Section 7, 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 7 run S 01° 07' 45" E along the east line of said Section 7 for 1324.52 feet to the southeast corner of said Government Lot 1; thence run S 89° 33' 42" W along the south line of said Government Lot 1 for 1747.82 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 7; thence run N 89° 48' 31" E along said north line for 2575 feet, more or less, to the Point of Beginning.
Containing 60 acres, more or less.

LB-642)



W. Britt Pomeroy, Jr. (for the Firm)

Professional Land Surveyor
Florida Certificate No. 4448

Applicant's Legal Checked
by gm 5/1/2000

CHAIRMAN
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CHURCH L. ROBERTS, IV
BARRY E. SYREN

19981008\parcel 2(rpd)-022400

CASE NO:DCI2000-00014

The applicant has indicated that the STRAP numbers or the subject property are:
07-47-25-00-00001.0000 and 07-47-25-00-00001.0010

ZONING MAP

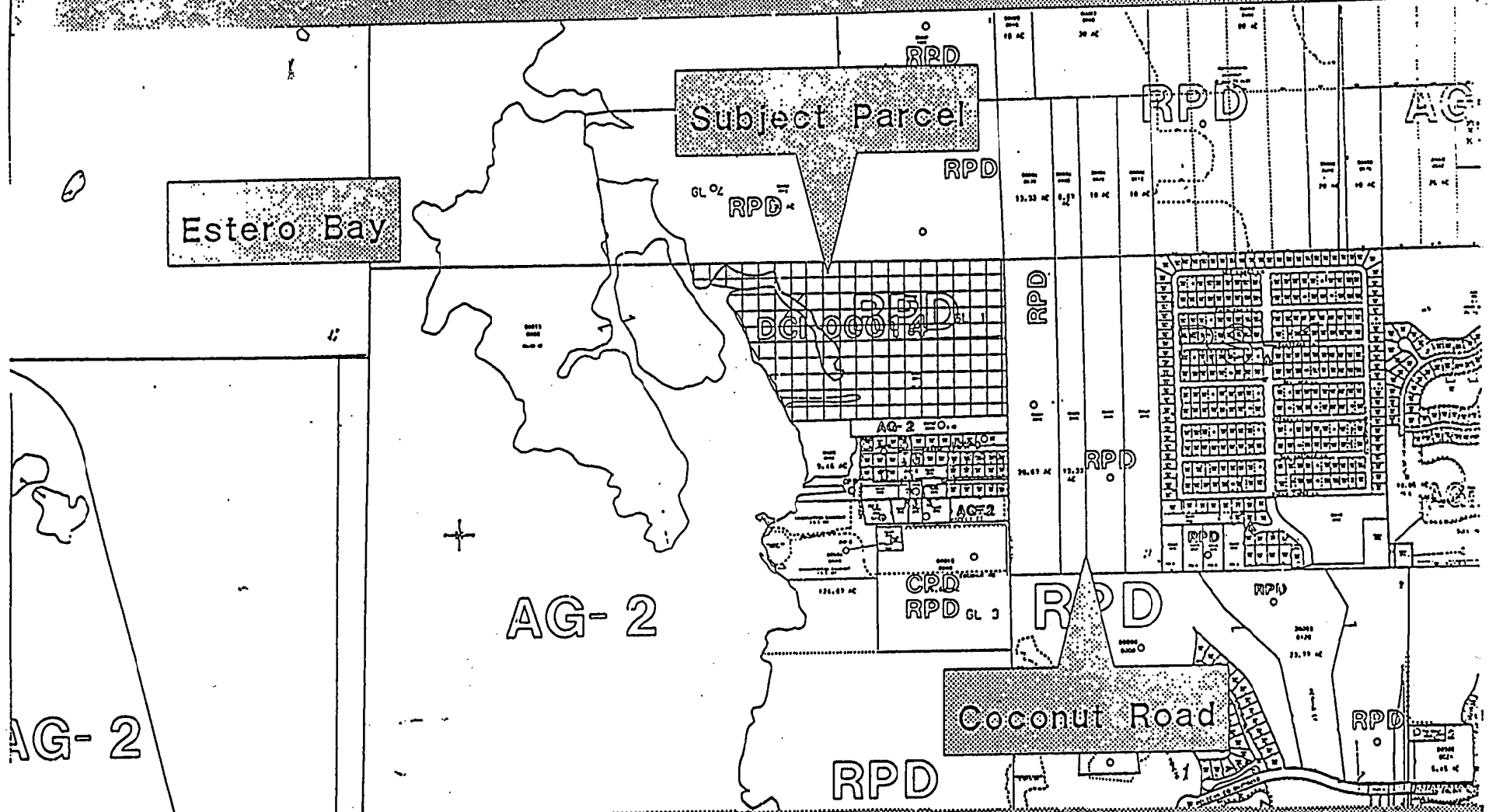
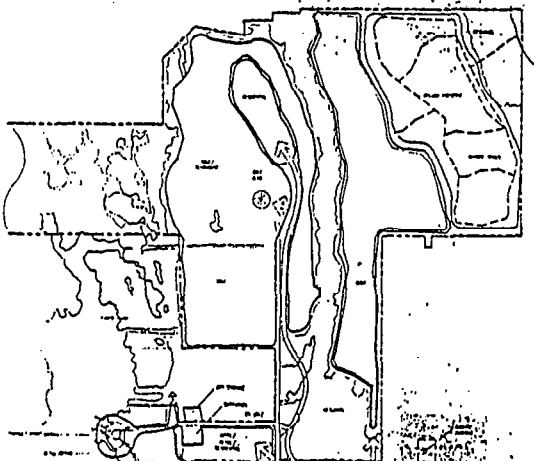
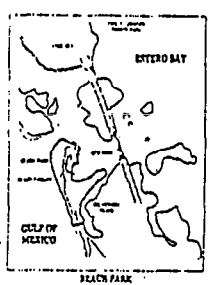
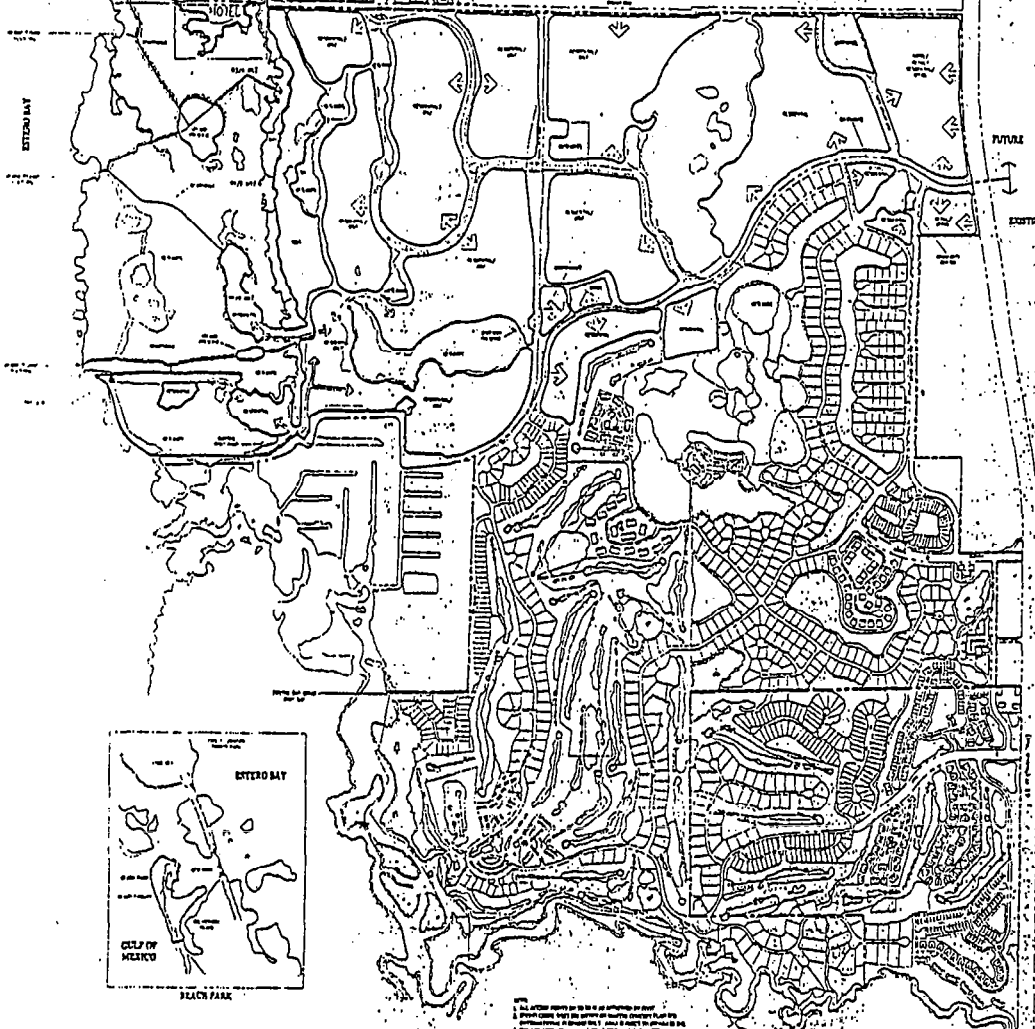


EXHIBIT B



LAND USE SUMMARY			
Category	Area (Acres)	Percentage	Total
Water	100.00	100.00%	100.00
Wetlands	100.00	100.00%	100.00
Open Space	100.00	100.00%	100.00
Developed	100.00	100.00%	100.00
Other	100.00	100.00%	100.00
Total	100.00	100.00%	100.00



NOTES:
 1. All areas shown on this map are subject to change.
 2. The area shown on this map is not to be used for any other purpose.
 3. The area shown on this map is not to be used for any other purpose.
 4. The area shown on this map is not to be used for any other purpose.



PROJECT: 95-01-0503CA-7-10-01
 PROJECT TYPE: 10-10-01

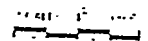


WCI COMMUNITIES
 10000 W. 10th Avenue
 Suite 100
 Fort Lauderdale, FL 33324

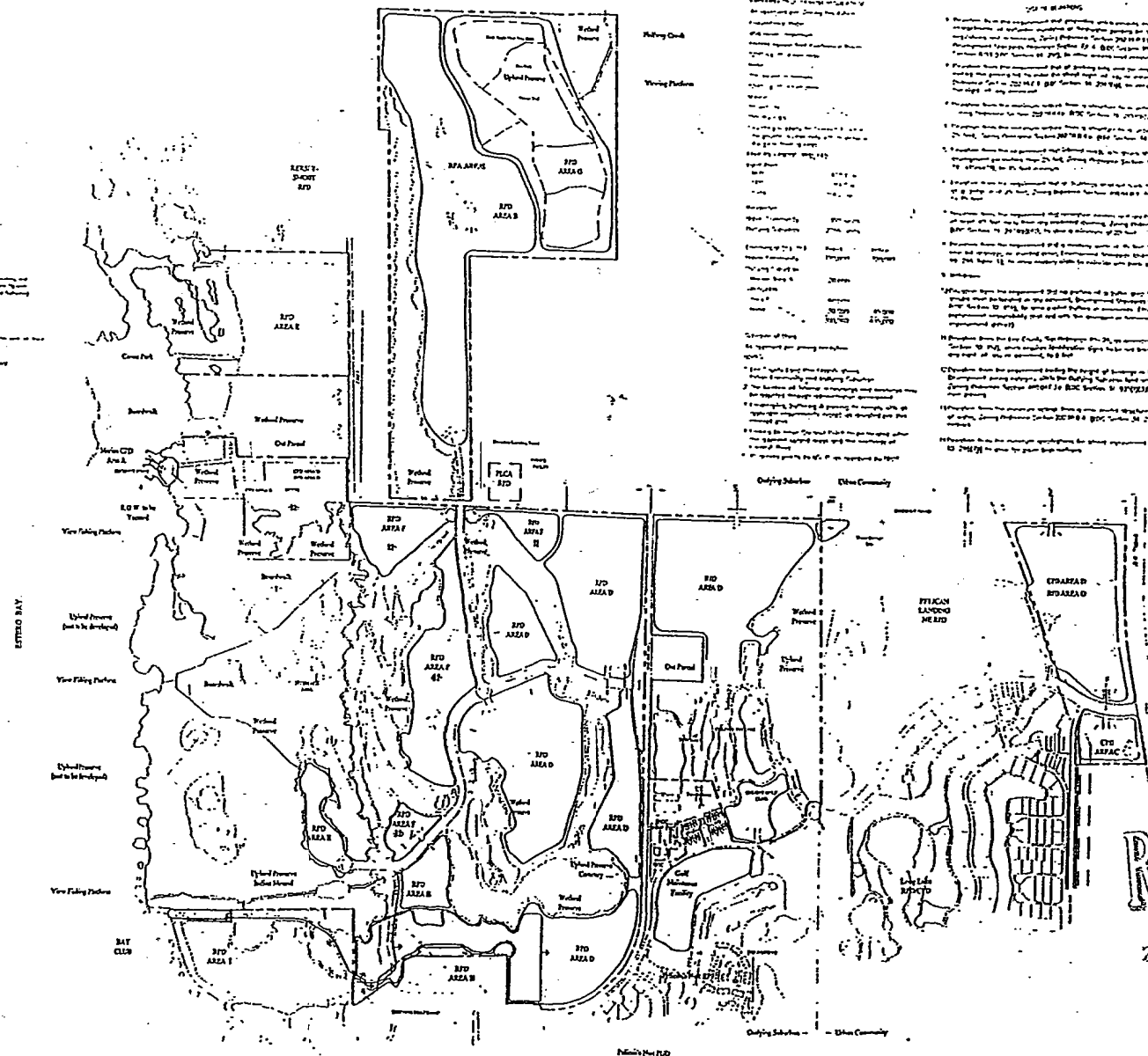
PROJECT: PELICAN LANDING

TASK: PROPOSED MAP: M. Mollen Concept Plan

JANUARY 7, 1999
 SHEET 1 OF 1



1. Definition of the word is provided.
 2. Word meaning is given.
 3. Word origin is given.
 4. Word family is given.
 5. Word structure is given.
 6. Word usage is given.
 7. Word frequency is given.
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 9. Word connotation is given.
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[illegible][illegible][illegible]

DCI 2000-00014

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ZONING COUNTER

TASK

PROJECT

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66-2468

WCI COMMUNITIES
2410 WALTON BLVD. DR.
GOMIA SPRINGS, FLORIDA 341
(941) 947-2603

WICI

EXHIBIT C