ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, John C. Malpeli Jr., represented by Hole Montes & Associates, filed an application for administrative approval of an amendment to a Residential Planned Development (RPD) known as Pelican Creek, formerly known as San Marino Pines, to reflect a change in the phasing plan, allow a modification to housing type, lot layout, and minimum lot size, and to grant Final Plan Approval on property 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 portion of the Northeast Quarter (NE¼) of Section 08, Township 47 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Begin at the Northeast corner of Section 08, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N88°07'37"W along the North line of the Northeast Quarter (NE¼) of said Section 08 for a distance of 1,935.73 feet to the Northwest corner of the East Three-Quarters (E¾) of the Northeast Quarter (NE¼) of said Section 08;
THENCE run S00°11'21"E along the West line of the East Three-Quarters (E¾) of the Northeast Quarter (NE¼) of said Section 08 for a distance of 2,449.98 feet to a point 200.00 feet Northerly of, as measured along the West line of the East Three-Quarters (E¾) of the Northeast Quarter (NE¼) of said Section 08, the South line of the Northeast Quarter (NE¼) of said Section 08;
THENCE run S88°37'29"E parallel with the South line of the Northeast Quarter (NE¼) of said Section 08 for a distance of 200.00 feet;
THENCE run S00°11'21"E parallel with the West line of the East Three-Quarters (E¾) of the Northeast Quarter (NE¼) of said Section 08 for a distance of 200.00 feet to a point on the South line of the Northeast Quarter (NE¼) of said Section 08;
THENCE run S88°37'29"E along the South line of the Northeast Quarter (NE¼) of said Section 08 for a distance of 1,120.00 feet;
THENCE run N00°11'21"W for a distance of 200.00 feet;
THENCE run S88°37'29"E for a distance of 50.00 feet;
THENCE run S00°11'21"E for a distance of 200.00 feet to a point on the South line of the Northeast Quarter (NE¼) of said Section 08;

THENCE run S88°37'29"E along the South line of the Northeast Quarter (NE¼) of said Section 08 for a distance of 557.29 feet to the Southeast corner of the Northeast Quarter (NE¼) of said Section 08;
THENCE run N00°01'03"W along the East line of the Northeast Quarter (NE¼) of said Section 08 for a distance of 2,632.95 feet to the POINT OF BEGINNING.

WHEREAS, the property was originally rezoned in case number 88-08-10-DCI [with subsequent amendments in case numbers 88-08-10-DCI(a), 88-08-10-DCI(b) and 95-08-221.13A 01.01]; 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, previous zoning approvals established minimum lot sizes, set backs, indigenous vegetation and open space calculations, based upon those required for both two-family and single family housing types; and

WHEREAS, Administrative Amendment PD-95-033 established a phasing plan wherein the project was to have been constructed in one (1) phase, five (5) years in duration; and

WHEREAS, the applicant now desires to establish minimum property development regulations, indigenous vegetation and open space calculations based upon those required solely for single family residential dwelling units and desires a phasing plan allowing construction in four (4) phases, each two (2) years in duration; 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; and

WHEREAS, the Lee County Land Development Code provides for certain procedures for planned developments approved prior to December 2, 1991 requiring administrative approval of a Final Plan; and

WHEREAS, it is found that the proposed Final Plan Approval is consistent with the Master Concept Plan approved for the planned development and the Master Concept Plan has not been vacated.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of an amendment to a Residential Planned Development (RPD) known as Pelican Creek, formerly known as San Marino Pines, to reflect a change in the phasing plan, allow a modification to housing type, lot layout, and minimum lot size, and to grant Final Plan Approval is **APPROVED subject to the conditions contained in Resolution Z-88-034 (as amended by Z-90-021, Z-92-032, and AA PD-95-033).**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated received by the Zoning Counter on September 30, 1996.**

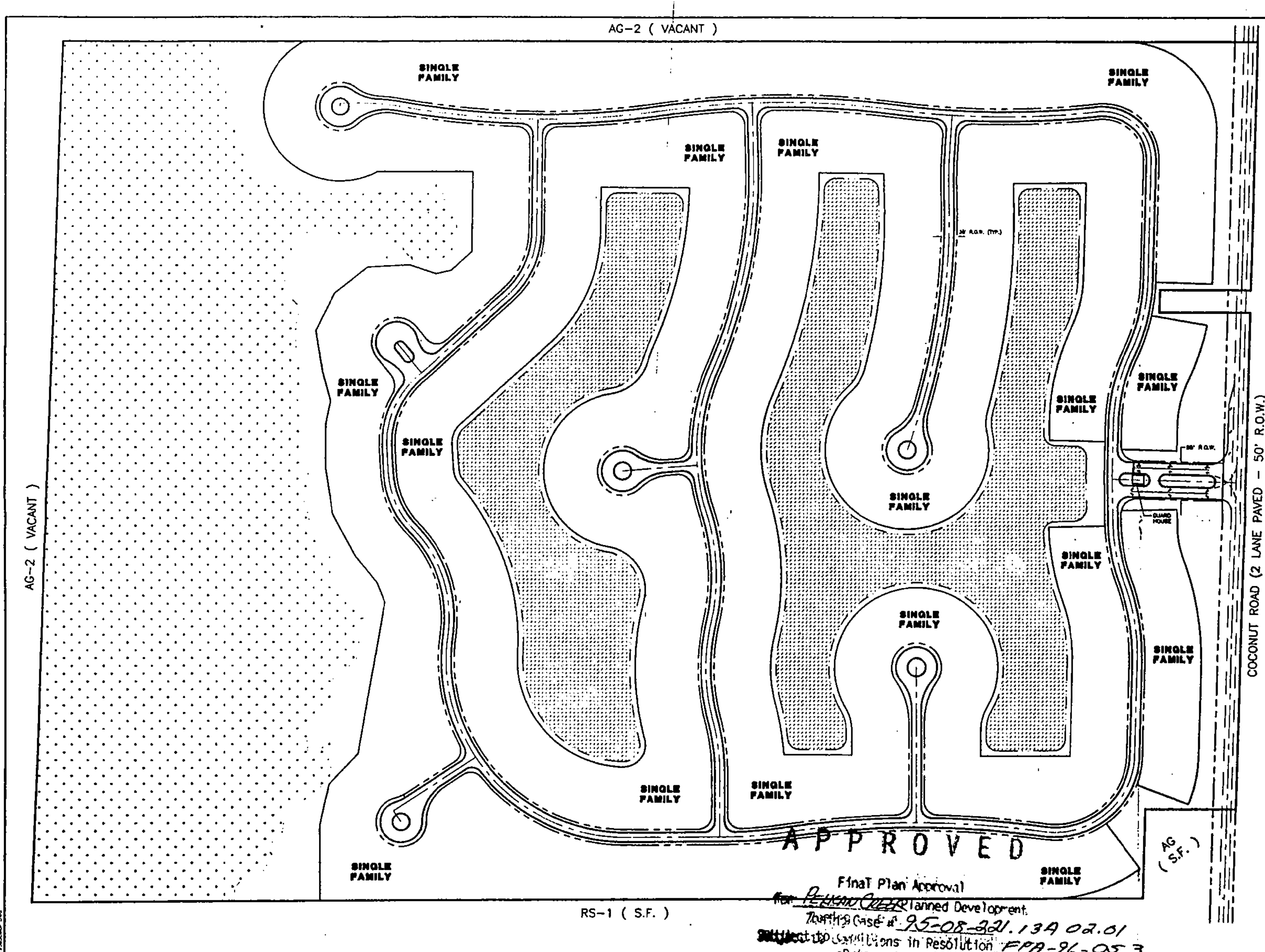
2. **The terms and conditions of the original zoning resolutions noted above remain in full force and effect.**

3. **Site Plan FPA-96-053 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

DULY SIGNED this 22nd day of October, A.D., 1996.

BY: Mary Gibbs

Mary Gibbs, Director
Department of Community Development



SCALE: 1" = 100'

PROJECT SUMMARY:

SITE DEVELOPMENT STANDARDS:

LAND USE BREAKDOWN:

OPEN SPACE CALCULATIONS:

INDIGENOUS VEGETATION CALCS:

PROJECT PHASING:

EXISTING LAND USEAGE:

LANDSCAPING / BUFFERING REQUIREMENTS:

GENERAL NOTES:

LEGEND:
- WETLAND PRESERVE
- LAKE AREA (M.W.L.)
- GENERAL OPEN SPACE

PROJECT # 95-08-221.13A 02.01
PROJECT TYPE 05

RECEIVED
SEP 30 1996
ZONING COUNTER

PF
SEP 25 '96

SUBJECT TO PERMITTING APPROVAL

DESIGNED BY: C.J.G.	DATE: 09/24/96	HOLE, MONTES & ASSOCIATES ENGINEERS-PLANNERS-SURVEYORS NAPLES-FORT MYERS-BONITA SPRINGS	MASTER DEVELOPMENT PLAN	REFERENCE NO. 9580CMDP	DRAWING NO. 575-01
DRAWN BY: C.J.G.	DATE: 09/24/96				
CHECKED BY: T.W.M./R.E.D.	DATE: 09/24-96			PROJECT NO. 95.80-C	SHEET NO. 1 OF 1
VERTICAL SCALE:	HORIZONTAL SCALE: 1" = 100'				

PELICAN CREEK

NUMBER	REVISIONS	DATE