

ADMINISTRATIVE AMENDMENT PD-96-040

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, WCI Communities, L.P. filed an application for administrative approval to Pelican Landing Residential/Commercial Planned Development on a project known as Pelican Landing, Coconut Point to allow a temporary parking lot surface of sod or mulch.

WHEREAS, the property is located west of US 41 and south of Coconut Road in Bonita Springs and is described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 47 South, Range 25 East, Lee County, Florida:

A tract or parcel of land lying in Section 07, 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.

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, 95-01-050.13A 02.01 and 95-01-050.13A 03.01]; 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 use of the parking lot is temporary and it will be removed when a hotel or dry storage marina building is constructed in the next three to four years; the lot is used only by the residents or guests of the community; and it will have a stabilized subsurface and a sod or mulch surface; 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 to allow the parking lot surface to be sod or mulch is **APPROVED**.

Approval is subject to the following conditions:

1. **The Development must be in compliance with the typical section for a temporary parking lot attached as A.**
2. **The parking lot must be in compliance with the site plan for the proposed temporary parking lot attached as B. The handicapped spaces must be paved and all parking spaces must be delineated with parking bumpers.**
3. **The temporary approval is effective for a period of one year from the date of this approval subject to one year extensions per condition 4 below.**
4. **At the request of the developer, the Director will review the parking lot surface annually to determine that the lot is adequately maintained and does not cause nuisance or hazard. On the basis of a favorable finding, one year extensions may be granted for the temporary use. The Director's decision is final and may not be appealed.**

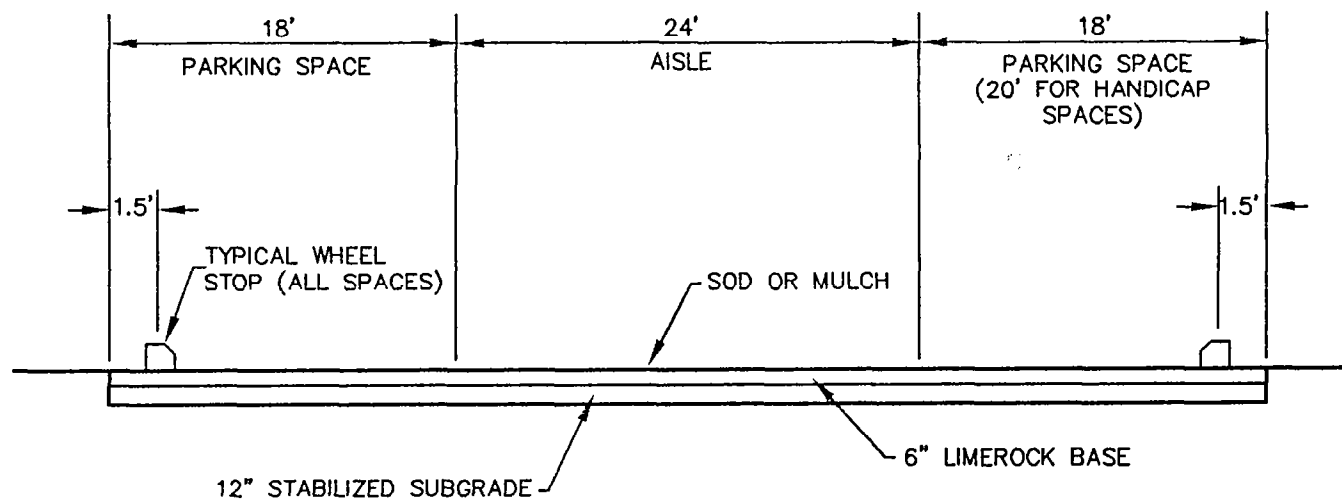
5. The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.

DULY SIGNED this 29th day of August, A.D., 1996.

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

RECEIVED
JUL 18 1996

ZONING COUNTER



**TYPICAL SECTION
TEMPORARY PARKING LOT**

SCALE: 1" = 10'

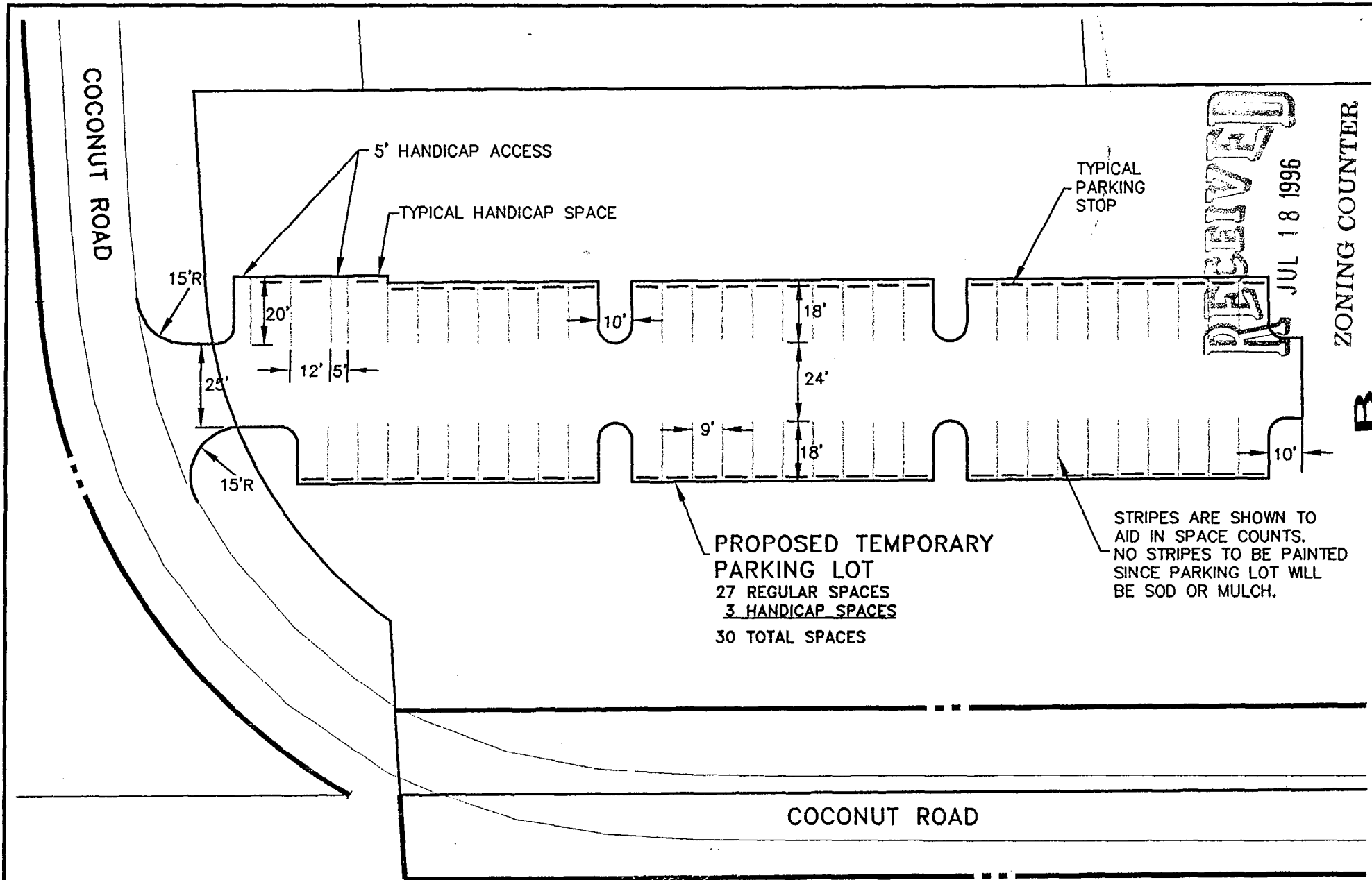
SKM 7/18/96

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

2150 JOHNSON STREET, POST OFFICE BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (813) 334-0048

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JULY 1996	20950	7-47-25	AS SHOWN	2 OF 2



Shirley M. Jones 7/18/96

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

2156 JOHNSON STREET, POST OFFICE BOX 1650, FORT MYERS, FLORIDA 33902-1550, PHONE (813) 334-0048

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JULY 1996	20950	7-47-25	1" = 40'	1 OF 2

AS-01-000 13A 04.01