

Document prepared under the supervision of:
Charlotte County Attorney
18500 Murdock Circle
Port Charlotte, FL 33948

This instrument prepared by and after recording return to:
Robert H. Berntsson, Esq.
The BIG W LAW FIRM
3195 S. Access Road
Englewood, FL 34224

FOURTH AMENDED DEVELOPMENT AGREEMENT

THIS FOURTH AMENDED DEVELOPMENT AGREEMENT is made this 25th day of November, 2025, by and between CHARLOTTE COUNTY, a political subdivision of the State of Florida, herein called "County" and LENNAR HOMES, LLC, a Florida limited liability company, herein called "Developer".

WITNESSETH

WHEREAS, Island Lake Estates, LLC subdivided certain property and caused a plat known as Coco Bay to be recorded in Plat Book 22, Pages 14A-14V, Public Records of Charlotte County; and

WHEREAS, Island Lake Estates, LLC, in connection with the approval of the referenced plat, entered into a DEVELOPMENT AGREEMENT recorded at Book 4277, Page 750 of the Public Records of Charlotte County, Florida, which was subsequently amended by the FIRST AMENDED DEVELOPMENT AGREEMENT, recorded at Book 4574, Page 1538 of the Public Records of Charlotte County, Florida and subsequently amended by the SECOND AMENDED DEVELOPMENT AGREEMENT, recorded at Book 4897, Page 648 of the Public Records of Charlotte County, Florida and the THIRD AMENDED DEVELOPMENT AGREEMENT, recorded at Page 5056, Page 474 of the Public Records of Charlotte County, Florida; and

WHEREAS, Island Lake Estates, LLC has conveyed a portion of the Coco Bay subdivision to Developer, and Developer intends to subsequently purchase the remainder of the Coco Bay subdivision; and

WHEREAS, the THIRD AMENDED DEVELOPMENT AGREEMENT will expire by its terms on July 31, 2026; and

WHEREAS, Developer wishes to provide the surety for the completion of the subdivision improvements, as set forth in the engineer's estimate, which has been approved by the County Engineer; and

WHEREAS, the Developer and County wish to amend the THIRD AMENDED DEVELOPMENT AGREEMENT to allow DEVELOPER to reduce the surety for completion of the subdivision improvements.

NOW, THEREFORE, in consideration of their respective undertakings hereunder,
County and Developer agree as follows:

1. Paragraph 1 of the THIRD AMENDED DEVELOPMENT AGREEMENT is amended to read as follows:
 1. Developer shall provide a bond or letter of credit (the "surety") in the amount of \$163,392.63 to ensure completion of the subdivision improvements depicted on the approved Plans.
2. The remainder of the THIRD AMENDED DEVELOPMENT AGREEMENT remains valid as written.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, County and Developer have executed this FOURTH AMENDED DEVELOPMENT AGREEMENT effective on the date first above written.

CHARLOTTE COUNTY, a political
Subdivision of the State of Florida

By: Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of the Circuit
Court and Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



Janette S. Knowlton, County Attorney
LR25-0668 *Kmw*

Ashley Kingston
1st Witness Signature
Ashley Kingston
1st Witness Printed Name
10461 Six Mile Cypress Pkwy
1st Witness Address
Fort Myers, FL 33966
1st Witness Address (cont.)
Alex Hinebaugh
2nd Witness Signature
Alex Hinebaugh
2nd Witness Printed Name
10461 Six Mile Cypress Pkwy
2nd Witness Address
Fort Myers FL 33966
2nd Witness Address (cont.)

DEVELOPER

LENNAR HOMES, LLC
10481 Six Mile Cypress Parkway
Fort Myers, FL 33966

By: Scott Edwards
Scott Edwards

Vice President
Title

Scott Edwards
Printed Name

ACKNOWLEDGEMENT

State of Florida

County of Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 29th day of October, 2025 by Scott Edwards, Vice President of Lennar Homes, LLC, who [☒] is personally known to me or [☐] has produced _____ as identification and did/did not take an oath.

My commission expires: Feb. 11, 2028

(Notary Seal)



Nicole M Rickard
Comm.: HH 491000
Expires: Feb. 11, 2028
Notary Public - State of Florida

Nicole M. Rickard
Notary Public
Nicole M Rickard
Printed name of Notary Public
HH 491000
Serial or commission number