

ADMINISTRATIVE AMENDMENT PD-95-019

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Cypress Woods RV Associates, has filed an application for administrative approval of an amendment to a Mobile Home Planned Development and Recreational Vehicle Planned Development on a project known as Cypress Woods Resort. The amendment provides for:

1. A reduction in dwelling units from 684 to 671;
2. Reconfiguration of the wetland preservation area to provide a flowway in accordance with South Florida Water Management District permit;
3. An increase in fox squirrel preserve of 0.13 acre;
4. Relocation of the RV and Boat Storage area internal to the site; and
5. Addition of a permanent access point to Lockett Road in accordance with the zoning approval.

The property is located at 10251 Lockett Road, described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 44 South, Range 25 East, Lee County, Florida:

A parcel or tract of land lying in the Southwest Quarter (SW $\frac{1}{4}$) of Section 11, Township 44 South, Range 25 East, Lee County, Florida, which parcel or tract is described as follows:

Commencing at the Southwest corner of said Southwest Quarter (SW $\frac{1}{4}$) of said Section 11;
THENCE run N00°53'18"W along the West line of said Quarter Section for 25.00 feet to the North line of a 50 foot road described in County Commission Minute Book 11, Page 306 of the Public Records of Lee County, Florida, and the POINT OF BEGINNING of the herein described lands.
From said POINT OF BEGINNING continue N00°53'18"W along said West line for 2,621.33 feet to the Northwest corner of said Southwest Quarter (SW $\frac{1}{4}$);
THENCE run N89°04'12"E along the North line of said Quarter Section for 20.00 feet to the Northwest corner of lands described in Official Record Book 1848, Page 3142 of the Public Records of said Lee County, Florida;

Continued ...

THENCE run S00°53'18"E along the West line of description in said Official Record Book and page for 640.00 feet to the Southwest corner of said lands;
THENCE run N89°04'12"E along the South line of said lands for 445.50 feet to the Southeast corner of said lands;
THENCE run N00°53'18"W along the East line of said land 640.00 feet to the Northeast corner of said lands and the North line of said Southwest Quarter (SW¼);
THENCE run N89°04'12"E along said North line for 2,162.17 feet to the Northeast corner of said Southwest Quarter (SW¼);
THENCE run S00°45'27"E along the East line of said Southwest Quarter (SW¼) for 2,625.08 feet to the North line of the aforementioned 50 foot road described in County commission Minute Book 11, Page 396;
THENCE run S89°09'05"W along the North line of said road for 2,621.69 feet to the POINT OF BEGINNING.

Said parcel or tract containing 151.51397 acres, more or less.

WHEREAS, the property was originally rezoned in case number 94-06-14-DCI-02; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept 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, the proposed amendment does not result in an increase in density nor an underutilization of public resources and public infrastructure and does not reduce total of open space, buffering, landscaping and preservation areas, or adversely impacts surrounding land uses; and

WHEREAS, the proposed amendment provides for changes to the interior of the development.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Mobile Home Planned Development Recreational Vehicle Planned Development zoning as described in the preamble is APPROVED.

Approval is subject to the following conditions:

1. Subject to the proposed mitigation plan, titled "Cypress Woods Monitoring and Maintenance Plan" submitted by Boylan Environmental Consultants, Inc., zoning counter stamped and dated

May 18, 1995. Mitigation must follow the phasing presented in these documents and all monitoring reports must be submitted to the Lee County Division of Environmental Sciences within thirty days of the scheduled monitoring events. This plan supersedes the TEC mitigation plan referenced in Condition 12 of Resolution Z-94-025.

2. Site Plan PD-95-019 is hereby APPROVED and adopted. A reduced copy is attached hereto.
3. All remaining terms and conditions of the original zoning resolution, Resolution Z-94-025, remain in full force and effect.

DULY SIGNED this 14th day of June, A.D., 1995.

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

