

ADMINISTRATIVE AMENDMENT (PD) ADD2002-00111

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Barbot, Steuart, & Associates, Inc. filed an application for administrative approval to a Mobile Home Planned Development on a project known as Cypress Woods R.V. Resort - Phase V on property located at 5551 Lockett Road for:

1. A lot reconfiguration for Phase 5 to decrease the number of lots from 184 to 183 lots.
2. A decrease in the size of the proposed clubhouse from 15,600 square feet to 9,053 square feet and increase the existing clubhouse, at the entrance to the development, from 4,445 square feet to 6,799 square feet.
3. An increase in the square footage provided for hurricane shelters from 15,600 square feet to 15,852 square feet shared between the proposed clubhouse (9,053 square feet) and existing clubhouse (6,799 square feet).
4. Relocation of lots with "dot notation" that differentiate between recreational vehicle lots and mobile home lots to that shown on the revised master concept plan.
5. A reduction in the total number of recreational vehicle and mobile home sites from 671 units to 647 units.

WHEREAS, the property has been recently surveyed and the legal description revised to more accurately describe the perimeter boundary more particularly as follows:

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

See attached **Exhibit "A"**.

WHEREAS, the property was originally rezoned in case number 94-06-14-DCI-02 with subsequent amendments in case numbers 95-03-166.13A 02.01, and 95-01-116.00D; 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 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 for an amendment to Mobile Home Planned Development is **APPROVED** to:

1. **Reconfigure Phase 5 to decrease the number of lots from 184 to 183 lots.**
2. **Decrease the proposed clubhouse from 15,600 square feet to 9,053 square feet and increase the existing clubhouse, at the entrance to the development, from 4,445 square feet to 6,799 square feet.**
3. **Increase the square footage provided for hurricane shelters from 15,600 square feet to 15,852 square feet shared between the proposed clubhouse (9,053 square feet) and the existing clubhouse (6,799 square feet).**
4. **Relocate lots with "dot notation" that differentiate between recreational vehicle lots and mobile home lots to that shown on the revised master concept plan.**
5. **Reduce the total number of recreational vehicle and mobile home sites from 671 units to 647 units.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated March 13, 1995, last revised 9/26/02, and stamped received by community development on September 25, 2002. Master Concept Plan for ADD2002-00111 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

DULY SIGNED this 25th day of October, A.D., 2002.

BY: 

Pam Houck, Director
Division of Zoning
Department of Community Development

ADD 2002-00111

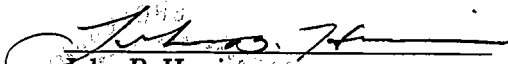
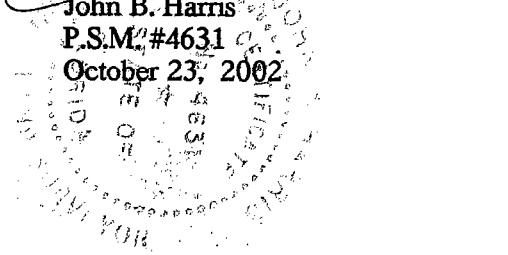
DESCRIPTION:

A parcel or tract of land lying in the Southwest Quarter (S.W.1/4) of Section 11, Township 44 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Southwest corner of the Southwest Quarter (S.W.1/4) of the aforesaid Section 11; thence run N.00°53'18"W. along the West line of the Southwest Quarter (S.W.1/4) of said Section 11 for 25.00 feet to the North line of Lockett Road (50 feet wide) and the point of beginning; thence continue N.00°53'18"W. along the West line of the Southwest Quarter (S.W.1/4) of said Section 11 for 2621.45 feet to Northwest corner of said Southwest Quarter (S.W.1/4); thence run N.89°01'53"E. for 20.00 feet to the Northwest corner of lands described in Official Record Book 1848, Page 3142 of the Public Records of Lee County, Florida; thence run S.00°53'18"E. along the West line of said lands for 640.00 feet; thence run N.89°01'53"E. along the South line of said lands for 445.50 feet; thence run N.00°53'18"W. along the East line of said lands for 640.00 feet to the Northeast corner of said lands and the North line of the Southwest Quarter (S.W.1/4) of the aforesaid Section 11; thence run N.89°01'53"E. along the North line of the Southwest Quarter (S.W.1/4) of said Section 11 for 2161.66 feet to the Northeast corner of the Southwest Quarter (S.W.1/4) of said Section 11; thence run S.00°46'12"E. along the East line of the Southwest Quarter (S.W.1/4) of said Section 11 for 2626.95 feet to the North line of the aforesaid Lockett Road; thence run S.89°09'05"W along the North line of said Lockett Road for 2621.74 feet to the point of beginning.

Said tract contains 151.559 acres, more or less and is subject to easements, restrictions and reservations of record.

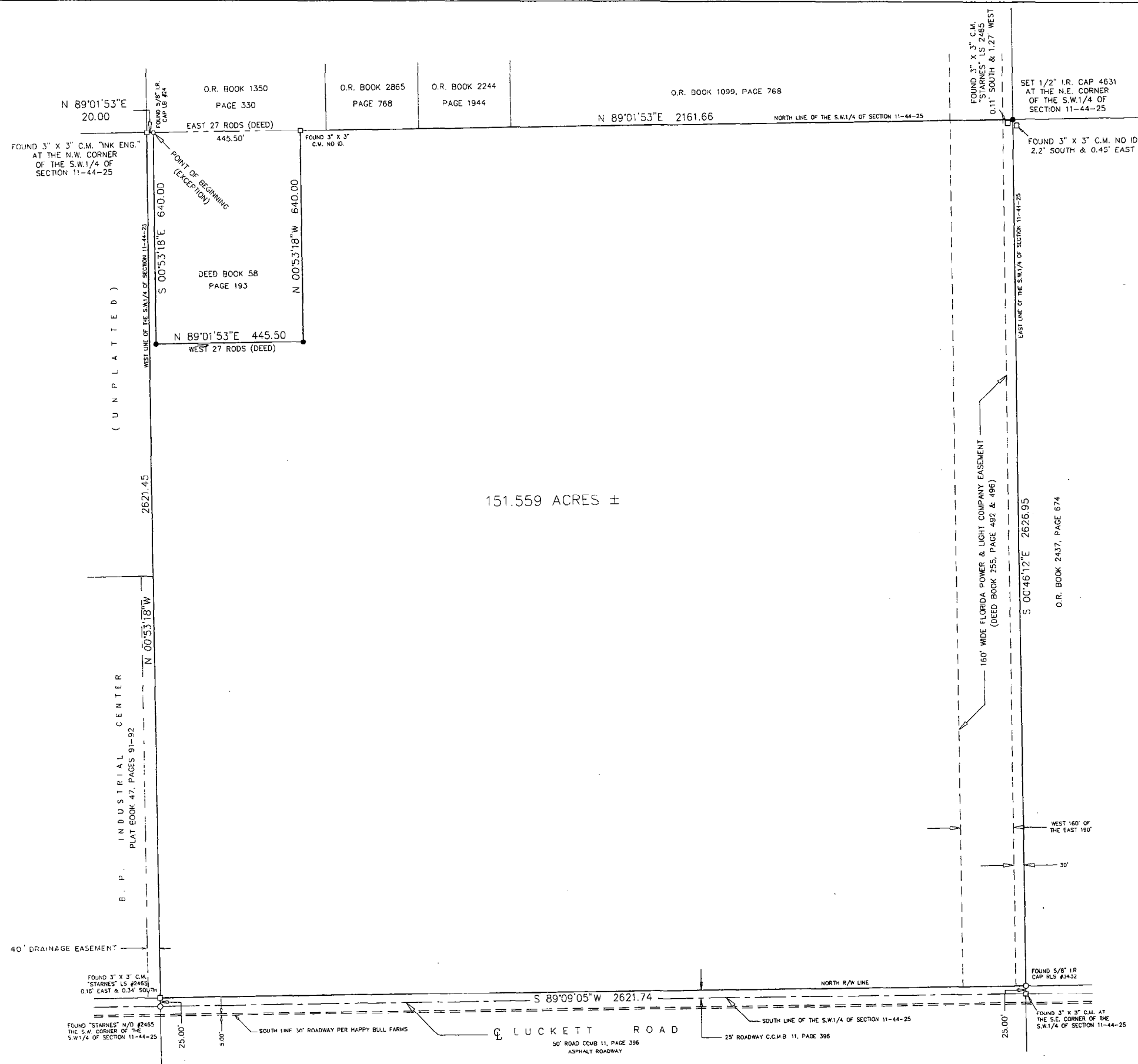
Bearings are based on the West line of the Southwest Quarter (S.W.1/4) of the aforesaid Section 11 as being N.00°53'18"W.


John B. Harris
P.S.M.#4631
October 23, 2002


RECEIVED
OCT 23 2002
COMMUNITY DEVELOPMENT

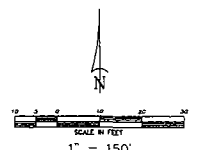
Applicant's Legal Checked
by gms 10/23/02

ADD 2002-00111
~~ADD 2002-00115~~



O.R. BOOK 2353
PAGE 376

BOUNDARY SURVEY OF
A PARCEL OF LAND LYING IN THE
S.W. 1/4 OF SECTION 11
TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



- LEGEND:**
- SET IRON PIN (CAP #4631)
 - FOUND IRON PIN (I.R.)
 - CONCRETE MONUMENT (C.M.)
 - CONCRETE (CONC.)
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - (P) AS PER PLAT
 - (S) AS PER DEED
 - (C) AS PER SURVEY
 - (M) AS MEASURED
 - P.U.F. PUBLIC UTILITY EASEMENT
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - R/W/B RECLAIMED WATER BOX
 - EL. ELEVATION
 - FND. FOUND
 - N/D NAIL & DISK
 - N/T.NAIL & TINTAB
 - D/H DRILL HOLE
 - P.O.B. POINT OF BEGINNING
 - P.L. POINT OF SURVATURE
 - O.R. OFFICIAL RECORDS BODY
 - Δ DELTA OF CURVE
 - R RADIUS OF CURVE
 - A ARC OF CURVE
 - C CURVE NUMBER
 - A/C AIR CONDITIONER
 - D/H OVERHEAD POWERLINES
 - P.S. POWER POLE
 - W.M. WATER METER
 - U.T.S. TELEPHONE BOX
 - CATV TV-CABLE BOX
 - E.O.P. EDGE OF PAVEMENT
 - C/G CURB/GUTTER
 - E CENTERLINE
 - R/W RIGHT-OF-WAY
 - B.M. BENCHMARK
 - ± TYPICAL ELEVATION

DESCRIPTION: (As provided by client)

A portion of the Southwest 1/4 of Section 11, Township 44 South, Range 25 East, Lee County, Florida, more particularly described as follows:

The Southwest 1/4 of Section 11, Township 44 South, Range 25 East, Lee County, Florida, LESS AND EXCEPTING therefrom the following described parcel of land:

A parcel of land in the Southwest 1/4 of Section 11, Township 44 South, Range 25 East, Lee County, Florida, more particularly described in Deed Book 58, Page 193, of the Public Records of Lee County, Florida as:

Beginning at a point of 20 feet East of the Northwest corner of the Southwest 1/4 of Section 11, Township 44 South, Range 25 East; thence running East 27 rods; thence South 640 feet; thence West 27 rods; thence North 640 feet to the point of beginning.

ADD 2002-00111
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OCT 17 2002
COMMUNITY DEVELOPMENT

SURVEY NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 11-44-25, ASSUMED TO BEAR S 69°09'05\"/>

THIS SURVEY IS CERTIFIED TO:
CYPRESS WOODS R.V. RESORT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP
PENINSULA BANK
FARR, FARR, EMERICH, SPIRIT, HACKETT AND CARR, P.A.
CHICAGO TITLE INSURANCE COMPANY

CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA UNDER FLORIDA STATUTES CHAPTER 472 AND CHAPTER 61 G-17, FLORIDA ADMINISTRATIVE CODE.

DATE: October 17, 2002

REVISED	DESCRIPTION	BY	DRAWN	CHECKED	SCALE	PROJ.	DATE
		EH	JH	JH	1\"/>		

HAPPY BULL FARMS (UNRECORDED)

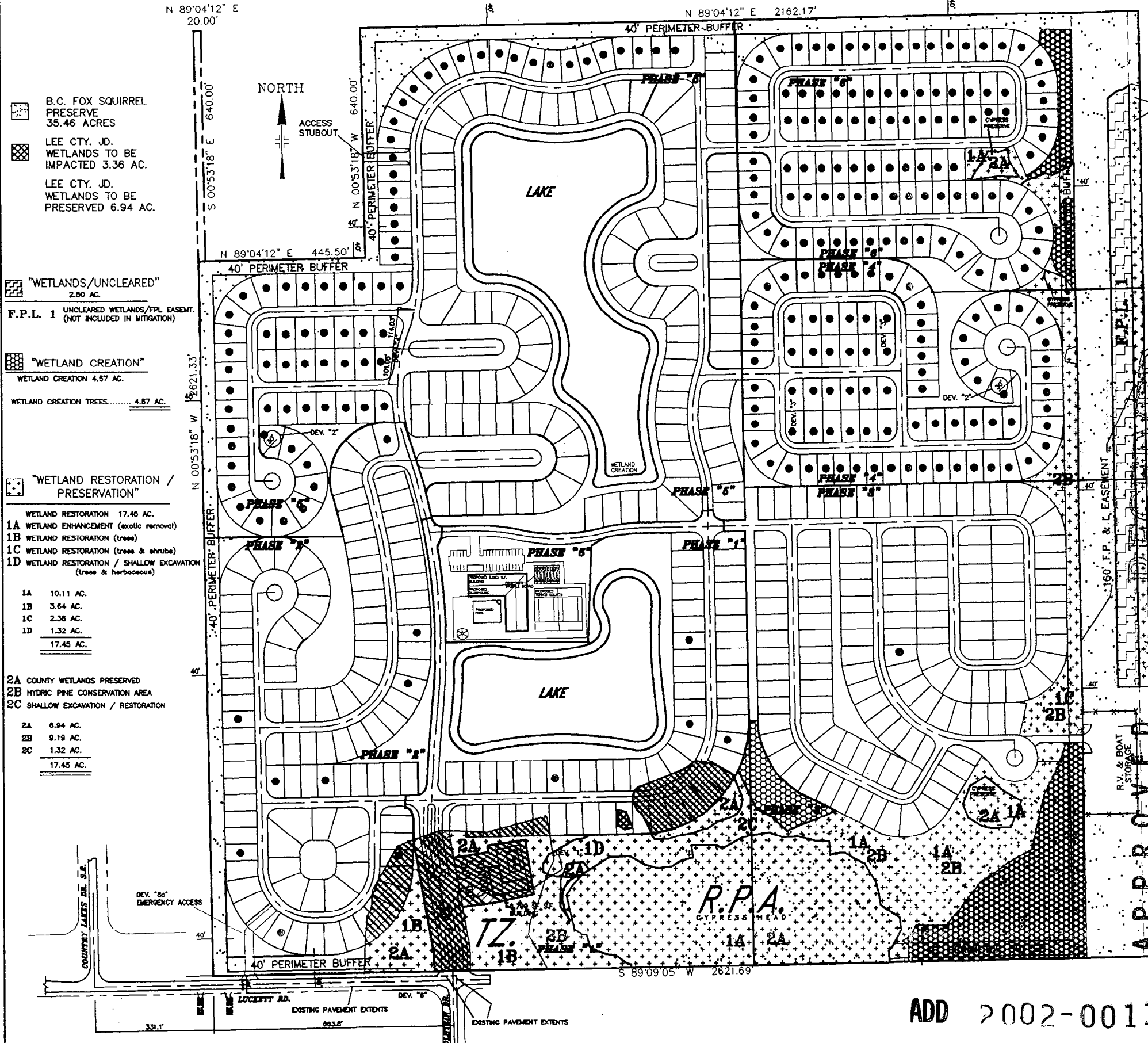
4/1 25 11

TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.) LAKE = 525,521.97 S.F. (12.064 AC.)
 RIGHT-OF-WAY = 807,098.92 S.F. (18.528 AC.) NO. OF LOTS = 647 UNITS (374 R.V. SITES, 273 M.H. SITES)
 LOT AREA = 2,985,036.10 S.F. (68.27 AC.) GROSS DENSITY = 4.270 UNITS/AC.
 R.P.A. = 266,157.74 S.F. (6.110 A.C.)

CYPRESS WOODS RESORT



BUILDING HEIGHT NOT TO EXCEED 25'



B.C. FOX SQUIRREL PRESERVE 35.46 ACRES
 LEE CTY. JD. WETLANDS TO BE IMPACTED 3.36 AC.
 LEE CTY. JD. WETLANDS TO BE PRESERVED 6.94 AC.

"WETLANDS/UNCLEARED" 2.50 AC.
 F.P.L. 1 UNCLEARED WETLANDS/FPL EASEMENT (NOT INCLUDED IN MITIGATION)

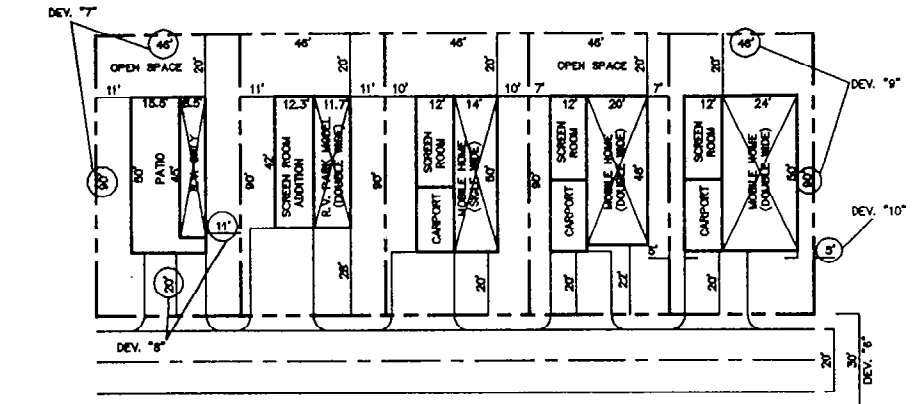
"WETLAND CREATION" WETLAND CREATION 4.87 AC.
 WETLAND CREATION TREES..... 4.87 AC.

"WETLAND RESTORATION / PRESERVATION"
 WETLAND RESTORATION 17.45 AC.
 1A WETLAND ENHANCEMENT (exotic removal)
 1B WETLAND RESTORATION (trees)
 1C WETLAND RESTORATION (trees & shrubs)
 1D WETLAND RESTORATION / SHALLOW EXCAVATION (trees & herbaceous)

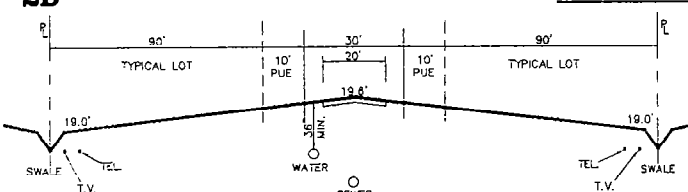
1A 10.11 AC.
 1B 3.64 AC.
 1C 2.38 AC.
 1D 1.32 AC.
 17.45 AC.

2A COUNTY WETLANDS PRESERVED
 2B HYDRIC PINE CONSERVATION AREA
 2C SHALLOW EXCAVATION / RESTORATION

2A 6.94 AC.
 2B 9.19 AC.
 2C 1.32 AC.
 17.45 AC.



TYPICAL LOT DETAIL



TYP. LOT X-SEC.

SCHEDULE OF USES (RVPD)

- RECREATIONAL VEHICLES
- PARK TRAILERS
- ADMINISTRATIVE OFFICE
- RECREATIONAL FACILITIES, PERSONAL ENTRANCE GATE OR GATEHOUSE
- ESSENTIAL SERVICES FACILITY, GROUP "1"
- EXCAVATION, WATER RETENTION
- MODEL HOME, UNIT, DISPLAY CENTER
- SIGNS
- TENTS
- VEHICLE AND EQUIPMENT DEALERS, GROUP "1" (RESTRICTED TO RECREATIONAL VEHICLES ONLY)
- ACCESSORY USES
- FOOD STORES - GROUP "1"
- PERSONAL SERVICES - GROUP "1"
- CONSUMPTION ON PREMISES

SCHEDULE OF USES (MHPD)

- MOBILE HOME
- EXCAVATION, WATER RETENTION
- MODEL HOME, UNIT, DISPLAY CENTER
- RECREATIONAL FACILITIES, PERSONAL
- ESSENTIAL SERVICES FACILITIES, GROUP "1"
- ACCESSORY USES
- FOOD STORES - GROUP "1"
- PERSONAL SERVICES - GROUP "1"
- CONSUMPTION ON PREMISES

GENERAL DEVIATIONS:

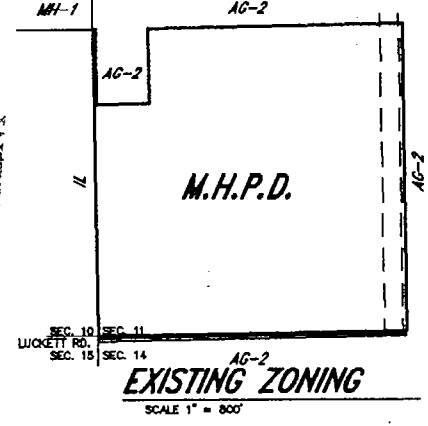
- A DEVIATION FROM SECTION 8.0.3 OF ORDINANCE 85-31 TO ALLOW FOR THE DEVELOPMENT OF THE "TZ" AREA AS INDICATED ON THE MASTER CONCEPT PLAN.
- A DEVIATION FROM SECTION 9.2.11.0 OF THE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES A 90 FOOT TURN-OUT RADIUS TO 30 FEET.
- A DEVIATION FROM SECTION 202.18.B.2.0 OF THE LEE COUNTY ZONING ORDINANCE AND SECTION 7.0.2 OF THE DEVELOPMENT STANDARDS ORDINANCE TO ALLOW THE CORNER LOTS TO BE THE SAME SIZE AS THE OTHER LOTS IN THE DEVELOPMENT AND TO ALLOW A REDUCTION IN THE STREET SETBACK FROM 20 FT. TO 5 FT. ON THE "SIDE" LOT LINE FOR THESE CORNER LOTS.
- A DEVIATION FROM SECTION 9.1, 9.1.0 & TABLE 9-1 OF THE LEE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES 125 FEET OF STREET INTERSECTION SEPARATION TO 100 FEET.
- A DEVIATION FROM SECTION 8.0.3 OF THE LEE DEVELOPMENT ORDINANCE TO ALLOW ONLY ONE MEANS OF INGRESS AND EGRESS FOR A DEVELOPMENT OF MORE THAN FIVE ACRES.
- A DEVIATION OF SECTION 8.0.2 AND TABLE 8-3 OF THE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES A 45 FOOT RIGHT-OF-WAY FOR A LOCAL STREET WITH OPEN DRAINAGE TO PERMIT A LOCAL STREET WITH 30 FEET OF RIGHT-OF-WAY AND OPEN DRAINAGE.

RVPD DEVIATIONS:

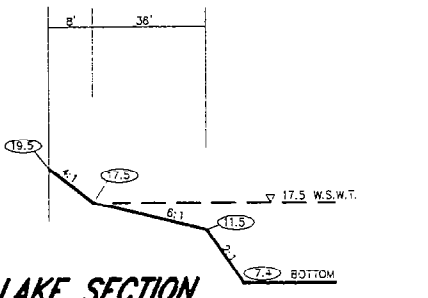
- A DEVIATION FROM SECTION 441.C.4.(1) AND (2) OF LEE COUNTY ZONING REGULATIONS WHICH REQUIRES A 5,000 SQUARE FOOT MINIMUM LOT TO PROVIDE A 4,140 SQUARE FOOT MINIMUM (48 FEET x 90 FEET).
- A DEVIATION FROM SECTION 441.C.4.(3) WHICH REQUIRES A SIDE SETBACK OF 10 FEET AND A STREET (RIGHT-OF-WAY) SETBACK OF 25 FEET TO PERMIT A SIDE SETBACK OF 5 FEET AND A STREET (RIGHT-OF-WAY) SETBACK OF 20 FEET FOR A MOBILE-HOME TRANSIENT PARK.
- A DEVIATION FROM SECTION 480.05.D.2.0 OF THE ZONING ORDINANCE TO PERMIT AN ACCESS ROAD THROUGH THE PERIMETER BUFFER.

MHPD DEVIATIONS:

- A DEVIATION FROM SECTION 430.02 OF LEE COUNTY ZONING REGULATION WHICH REQUIRES A 5,000 SQUARE FOOT MINIMUM LOT (50 FEET x 100 FEET) TO PROVIDE A 4,140 SQUARE FOOT MINIMUM LOT (48 FEET x 90 FEET)
- A DEVIATION FROM SECTION 430.02.B WHICH REQUIRES A SIDE SETBACK OF 7 FEET TO PERMIT A SIDE SETBACK OF 5 FEET.



EXISTING ZONING



LAKE SECTION

OPEN SPACE COMMON AREA:

40 FOOT PERIMETER BUFFER	= 367,054.38 S.F. (8.32 AC.)
25 FOOT AROUND LAKE	= 119,852.58 S.F. (2.782 AC.)
LAKE	= 525,521.97 S.F. (12.064 AC.)
THE EASTERLY 190 FEET R.P.A. & WETLAND CREATION	= 461,210.56 S.F. (10.588 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	= 431,925.70 S.F. (9.917 AC.)
	= 378,799.63 S.F. (8.698 AC.)

COMMON AREA TOTAL	= 2,285,071.42 S.F. (52.458 AC.)
% OF SITE	= 34.62 %

INTERNAL AREA:

THE NEAR 20 FOOT OF EACH LOT	= 607,200.00 S.F. (13.94 AC.)
FRONT OF EACH LOT	= 283,340.00 S.F. (6.04 AC.)
INTERNAL AREA TOTAL	= 890,540.00 S.F. (20.48 AC.)
% OF SITE	= 13.18%

HURRICANE SHELTER

REQUIRED HURRICANE SHELTERS	= (24)(600)(20)(100)=14,200.00 S.F. PROVIDED
	= 15,852.00 S.F.

9/28/02	RECONFIGURED LOTS IN PHASE V	A.D.S.	I.K.S.
8/14/02	REVISE LOTS, & CALCS., REDUCED BY ONE LOT	A.D.S.	I.K.S.
7/10/05	REVISE LOTS, & CALCS.	D.J.R.	I.K.S.
5/19/05	REVISED M.C. / CREATION - RESTORATION	D.J.R.	I.K.S.
6/1/06	REVISED MASTER CONCEPT PLAN	D.J.R.	I.K.S.
3/13/06	REVISED MITIGATION	D.J.R.	I.K.S.

APPROVED SEP 25 2002
 Amendment to Master Concept Plan
 Subject to Case #ADD2002-00111
 Date 10-25-02

CYPRESS WOODS R.V. RESORT

MASTER CONCEPT PLAN

BARBOT, STUART & ASSOCIATES, INC.

CONSULTING ENGINEERS

3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (813) 936-7353

DESIGNED BY: IKS, BEC	CHECKED BY: IKS, BEC
DRAWN BY: IKS, BEC	CHECKED BY: IKS, BEC
DATE: MARCH 13, 1995	SHEET OF 3434

ADD 2002-00111