

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by Cypress Woods R.V. Resort Associates to amend the existing MHPD and RVPD district in reference to Cypress Woods RV Resort; and

WHEREAS, a public hearing was advertised and held on October 23, 2003, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2002-00062; and

WHEREAS, a second public hearing was advertised and held on December 15, 2003, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the existing Mobile Home Planned Development (MHPD) and Recreational Vehicle Planned Development (RVPD) district to reduce the overall number of units allowed within the development from 684 to 647 units; change the allowed mixture of units to a maximum of 599 recreational vehicle sites and a minimum of 48 mobile home sites; and revise or clarify certain conditions within the planned development.

The property is located in the Urban Community AND Wetlands Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. All Conditions and Deviations of Resolution Z-94-025 and Administrative Amendments PD-95-019 and ADD 2002-00111 remain in full force and effect, except as amended by this zoning action. Regarding ADD2003-00122:
 - (a) The approval of Deviations 1 and 2 of that action remain in effect.
 - (b) Condition 1 related to approval of Deviation 1 remains in effect.

COPY

- (c) Condition 2 (with the exception of the approved number and type of units) remains in effect.
 - (d) Conditions 3 through 6 remain in effect.
2. Condition 1 of Resolution Z-94-025 and Condition 2 of Administrative Action PD-95-019 are hereby replaced with the following language:

The development of this project must be consistent with the three-page Master Concept Plan entitled "Cypress Woods R.V. Resort, Master Concept Plan," stamped received June 04, 2003, last revised May 05, 2003, (attached as Exhibit "C") except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

This project is limited to a maximum total of 647 mobile home and recreational vehicle units, consisting of a maximum of 599 recreational vehicle units and a minimum of 48 mobile home units at project build-out. No changes to these maximum totals may be permitted without an amendment of this planned development through the public hearing process.

- 3. Condition 7 (Resolution Z-94-025) is amended to eliminate the requirement for a fence in any future phase/section of the development. Where the fence is existing and required as part of the existing development approval, the fence must be continued and maintained in good condition.
- 4. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

SECTION C. DEVIATIONS:

The Applicant has withdrawn the two requested deviations originally filed with this case; they are no longer necessary as they were approved by Administrative Amendment ADD2003-00122. The Deviations approved in Resolution Z-94-025 remain in full force and effect.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: The legal description of the property
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: Master Concept Plan (Stamped Received June 24, 2003)
- Exhibit D: Resolution Z-94-025
- Exhibit E: Administrative Amendment PD 95-019
- Exhibit F: Administrative Amendment ADD 2002-0011
- Exhibit G: Administrative Amendment ADD 2003-00122

The applicant has indicated that the STRAP number for the subject property is:
11-44-25-00-00014.0000

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Coy and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 15th day of December 2003.

ATTEST:
CHARLIE GREEN, CLERK

BY: Cindy Morrison
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature] Vice-CHAIRMAN
FOR: John E. Albion, Chairman

Approved as to form by:

[Signature]
Joan C. Henry, Assistant County Attorney
County Attorney's Office



2003 DEC 22 AM 11:45

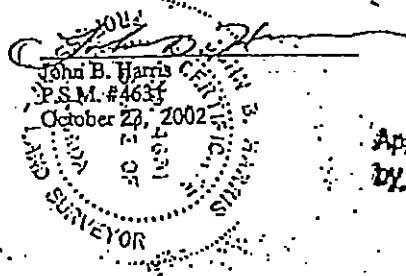
DESCRIPTION:

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.



Applicant's Legal Checked
by [Signature] 15 JULY 03

RECEIVED
JUL 15 2003
PERMIT COUNTER

DCI 2002-00062

EXHIBIT A
LEGAL DESCRIPTION
Property located in Lee County, Florida

ZONING MAP

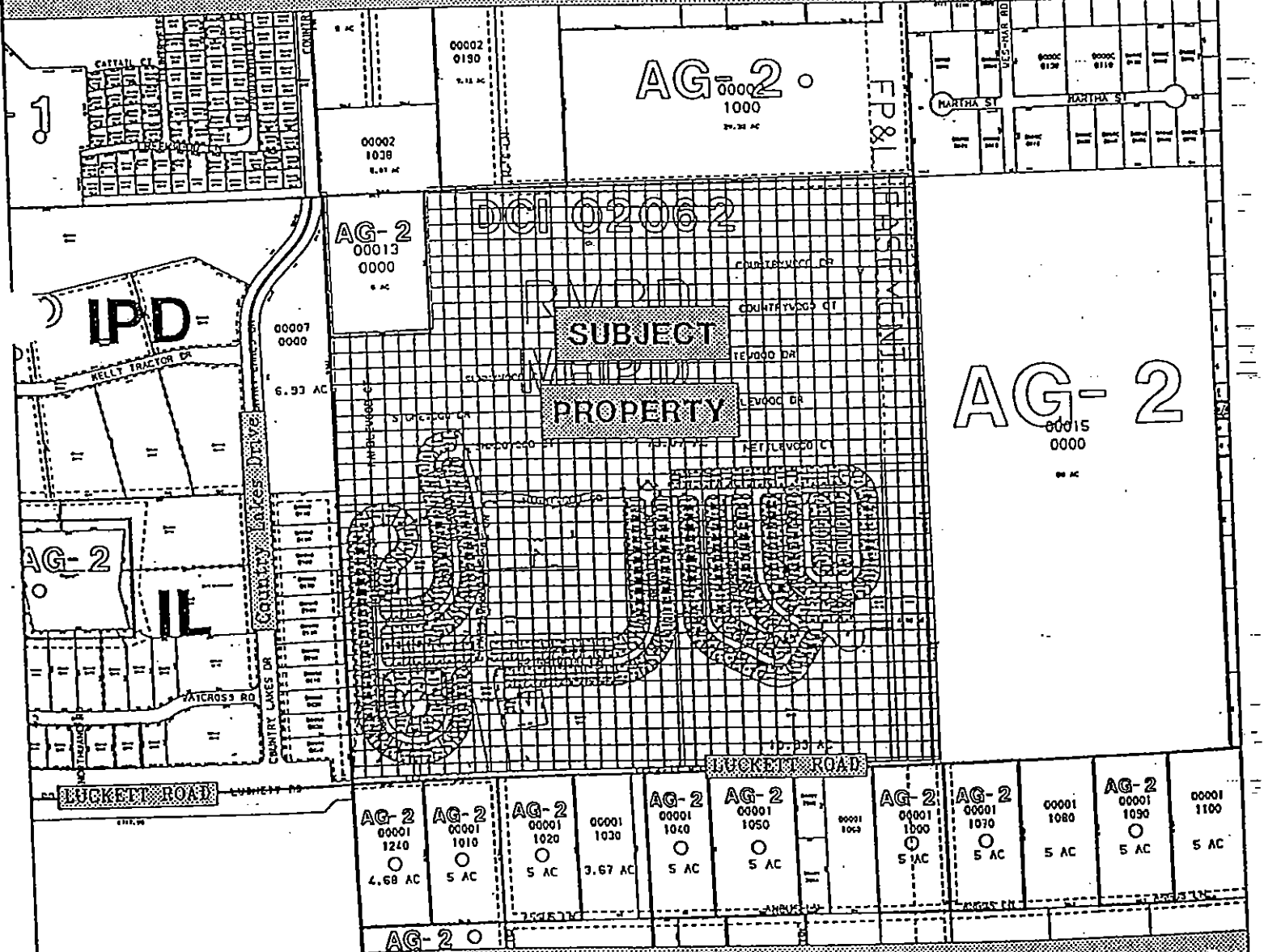


EXHIBIT B

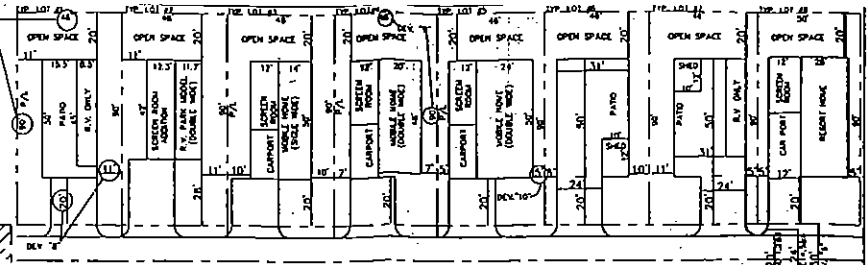
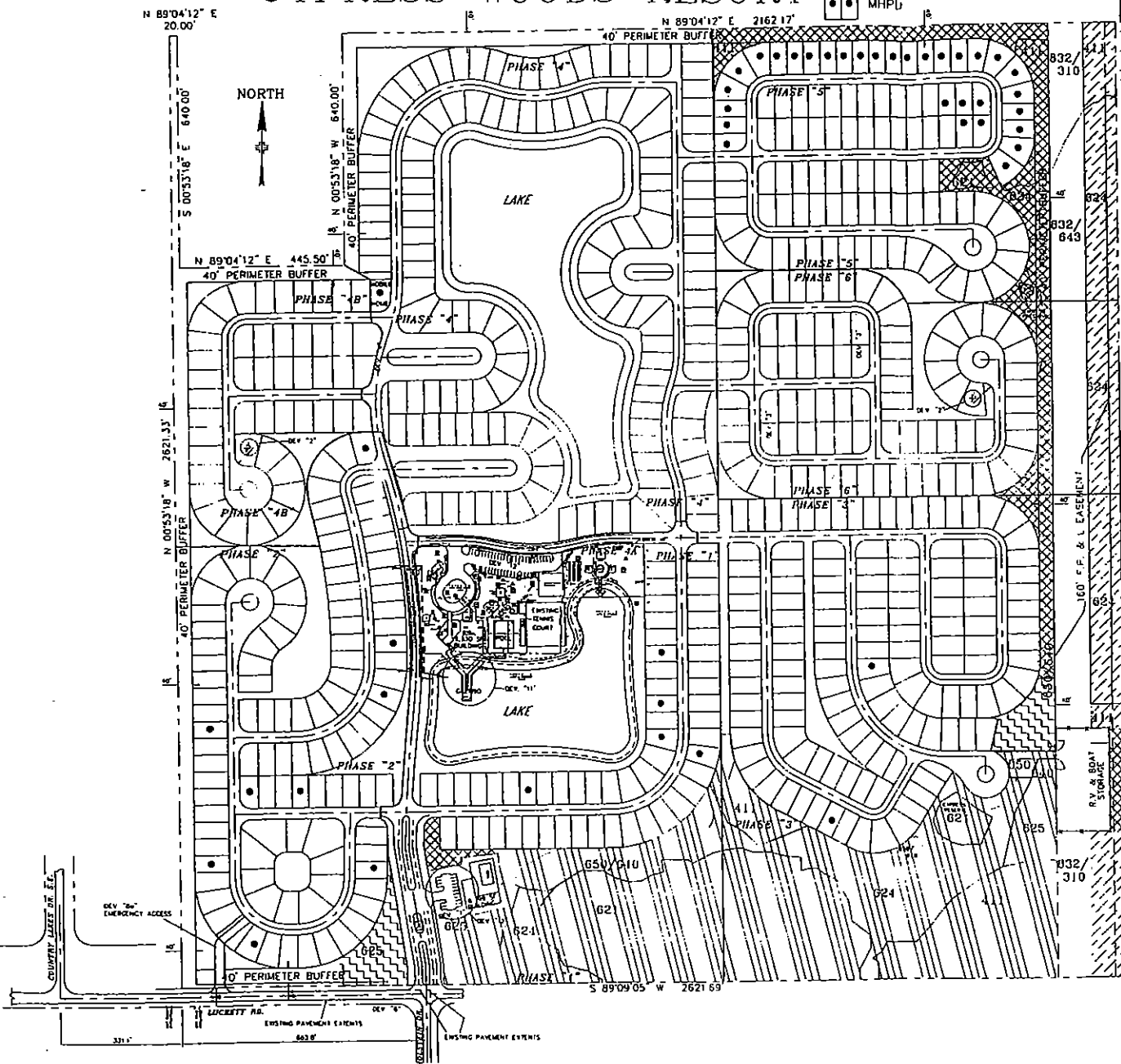
TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.)
 RIGHT-OF-WAY = 807,098.92 S.F. (18.528 AC.)
 LOT AREA = 2,985,036.10 S.F. (68.27 AC.)

LAKE = 525,521.97 S.F. (12.064 AC.)
 NO. OF LOTS = 647 UNITS (MAX. 599 R.V. SITES, MIN 48 M.H. SITES)
 GROSS DENSITY = 4.270 UNITS/AC.

BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

CYPRESS WOODS RESORT

MHPD



SCHEDULE OF USES (RVPD)

RECREATIONAL VEHICLES
 PARK TRAILER
 ADDRESS OFFICE
 PERSONAL FACILITIES, PERSONAL
 EXERCISE GYM OR GYMNASIUM
 (ESSENTIAL SERVICES FACILITY, GROUP "Y"
 EXERCISE CENTER, RECREATION CENTER
 MODEL HOME, UNIT, DISPLAY CENTER
 SIGNS
 VEHICLE AND EQUIPMENT DEALERS, GROUP "Y"
 (RESTRICTED TO RECREATIONAL VEHICLES ONLY)
 ACCESSORY USES
 CONSUMPTION ON PREMISES
 STORAGE
 (OPEN EXCEPT TO RECREATIONAL VEHICLES, TRAILERS, BOATS
 AND OTHER VEHICLES AND CROCKS BELONGING TO PARK RESIDENTS)

SCHEDULE OF USES (MHPD)

RECREATION, WATER RETENTION
 MODEL HOME, UNIT, DISPLAY CENTER
 RECREATIONAL FACILITIES, PERSONAL
 ESSENTIAL SERVICES FACILITY, GROUP "Y"
 ACCESSORY USES
 FOOD STORES - GROUP "Y"
 PERSONAL SERVICES - GROUP "Y"
 CONSUMPTION ON PREMISES
 STORAGE
 (OPEN EXCEPT TO RECREATIONAL VEHICLES, TRAILERS, BOATS
 AND OTHER VEHICLES AND CROCKS BELONGING TO PARK RESIDENTS)

EXISTING GENERAL DEVIATIONS:

- A DEVIATION FROM SECTION 8.3.1.1 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW LOC. 10-219) WHICH REQUIRES A 30' FOOT SETBACK FROM THE LOT LINE.
- A DEVIATION FROM SECTION 7.2.1 OF THE LEE COUNTY ZONING ORDINANCE (NOW LOC. 24-223 & 24-218) AND SECTION 7.3.1 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW LOC. 10-219) WHICH REQUIRES LOTS TO BE THE SAME SIZE AS THE OTHER LOTS IN THE DEVELOPMENT AND TO ALLOW A SETBACK ON THE STREET FRONT FROM 20 FEET TO 5 FEET ON THE "LOT" LINE FOR THESE CORNER LOTS WHICH REQUIRES 125 FEET OF STREET INTERSECTION SEPARATION TO 100 FEET.
- A DEVIATION FROM SECTION 8.3.2 OF THE LEE COUNTY ZONING ORDINANCE (NOW LOC. 10-219) TO ALLOW ONLY ONE VEHICLE TO BE KEPT ON A DEVELOPMENT OF MORE THAN ONE LOT.
- A DEVIATION FROM SECTION 8.3.3 AND TABLE 8-3 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW TABLE 3 OF LOC. 10-219) WHICH PERMITS A 10' FOOT FRONT-OF-WAY FOR A LOCAL STREET WITH OPEN DRAINAGE TO PERMIT A LOCAL STREET WITH 30 FEET OF FRONT-OF-WAY AND OPEN DRAINAGE.

EXISTING RVPD DEVIATIONS:

- A DEVIATION FROM SECTION 4.4.1.1 (NOW LOC. 24-223(2)(b)) OF LEE COUNTY ZONING ORDINANCE WHICH REQUIRES A 3,000 SQUARE FOOT MINIMUM LOT TO PROVIDE A 4,140 SQUARE FOOT MINIMUM (40 FEET x 90 FEET).
- A DEVIATION FROM SECTION 4.4.1.1 (NOW LOC. 24-223(2)(b)) WHICH REQUIRES A SIDE SETBACK OF 10 FEET AND A STREET FRONT-OF-WAY SETBACK OF 20 FEET TO PERMIT A SIDE SETBACK OF 5 FEET AND A STREET FRONT-OF-WAY SETBACK OF 20 FEET FOR A HIGH-DENSITY PARK.
- A DEVIATION FROM SECTION 4.4.1.2 OF THE ZONING ORDINANCE (NOW LOC. 24-223(2)(c)) TO PERMIT AN ACCESS ROAD THROUGH THE PERIMETER BUFFER.

EXISTING MHPD DEVIATIONS:

- A DEVIATION FROM SECTION 4.4.1.1 (NOW LOC. TABLE 3-1 OF LEE COUNTY ZONING ORDINANCE WHICH REQUIRES A 3,000 SQUARE FOOT MINIMUM LOT (30 FEET x 100 FEET) TO PROVIDE A 4,140 SQUARE FOOT MINIMUM LOT (40 FEET x 90 FEET).
- A DEVIATION FROM SECTION 4.4.1.2 (NOW LOC. 24-223(2)(c)) WHICH REQUIRES A SIDE SETBACK OF 7 FEET TO PERMIT A SIDE SETBACK OF 5 FEET.

NEW GENERAL DEVIATIONS:

- A DEVIATION FROM SECTION 24-223(2)(b) OF THE LEE COUNTY ZONING ORDINANCE TO PERMIT A WATER RELATED USE (I.E. CLUBHOUSE, DECK, POOL AND CASINO) TO ENJOIN ON THROUGH THE 25' SETBACK AND TO EXTEND BUT WITH AN ADJUTANT FEET OF WATER. THIS PROPERTY IS MAINTAINING TO THE EXTENSION PROVIDED BY 24-219(1)(b).
- DEVIATION FROM SECTION 24-223(2)(c) WHICH WOULD REMOVE 135 SPACES FOR THE TWO CLUBHOUSE FACILITIES TO PROVIDE 44 SPACES.

EXISTING ZONING
 AG-2
 M.H.P.D.

FLUCC'S CODE

411 - PINE FLATWOODS = 4.55 ACRES
 821 - CYPRESS FOREST = 8.84 ACRES
 824 - PINE - CYPRESS FOREST = 8.13 ACRES
 825 - PINE WET PHASE = 2.52 ACRES
 826/840 - RESTORATION AREA = 2.89 ACRES
 832/310 - POWERLINE EASEMENT/PERMANENT = 2.79 ACRES
 832/843 - POWERLINE EASEMENT/PERMANENT = 3.69 ACRES

INDIGENOUS OPEN SPACE

MAPS	ACTUAL	CREDITS
1004	4.44 ACRES	4.44 ACRES
1102	1.27 ACRES	1.34 ACRES
1254	4.86 ACRES	6.06 ACRES
1504	16.79 ACRES	25.05 ACRES
TOTAL PROVIDED:	27.37 ACRES	36.94 ACRES
TOTAL REQUIRED:		30.30 ACRES

OPEN SPACE COMMON AREA:

40 FOOT PERIMETER BUFFER = 397,054.38 S.F. (9.12 AC.)
 20 FOOT AROUND LAKE = 118,204.38 S.F. (2.70 AC.)
 LAKE = 525,521.97 S.F. (12.06 AC.)
 THE EASTERN 150 FEET M.H. AND CREATION = 462,812.36 S.F. (10.58 AC.)
 ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS) = 262,150.00 S.F. (6.01 AC.)
 = 331,149.75 S.F. (7.60 AC.)

COMMON AREA TOTAL = 1,686,872.00 S.F. (38.62 AC.)
 % OF SITE = 25.57%

HURRICANE SHELTER (OPEN LOC. SECTION 10-254)
 REQUIRED HURRICANE SHELTERS = (12,328/478)(1/450)=14.7675 SF.
 PROVIDED = 14,729 SF.

APPROVED MASTER CONCEPT PLAN
 SUBMITTED TO LEE COUNTY BOARD OF COUNTY COMMISSIONERS
 JUN 04 2003
 CHAIRMAN: J. B. BROWN
 CLERK: K. L. BROWN

CYPRESS WOODS R.V. RESORT
 MASTER CONCEPT PLAN
 BARBOT, STEUART & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3518 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 938-7333

DESIGNED BY:	CHECKED BY:
M.S.W.	M.S.W.
DRAWN BY:	CHECKED BY:
M.S.W.	M.S.W.
SCALE:	DATE:
1" = 10'	MARCH 13, 1999

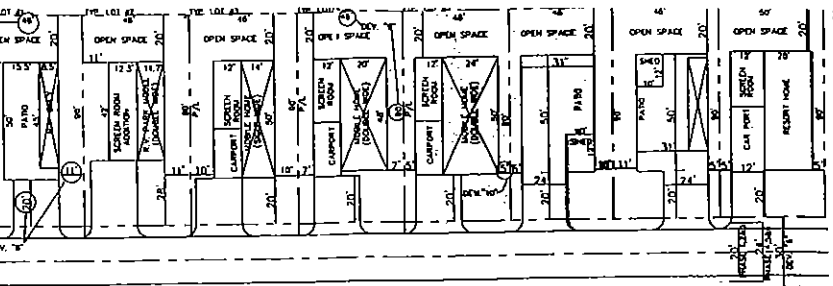
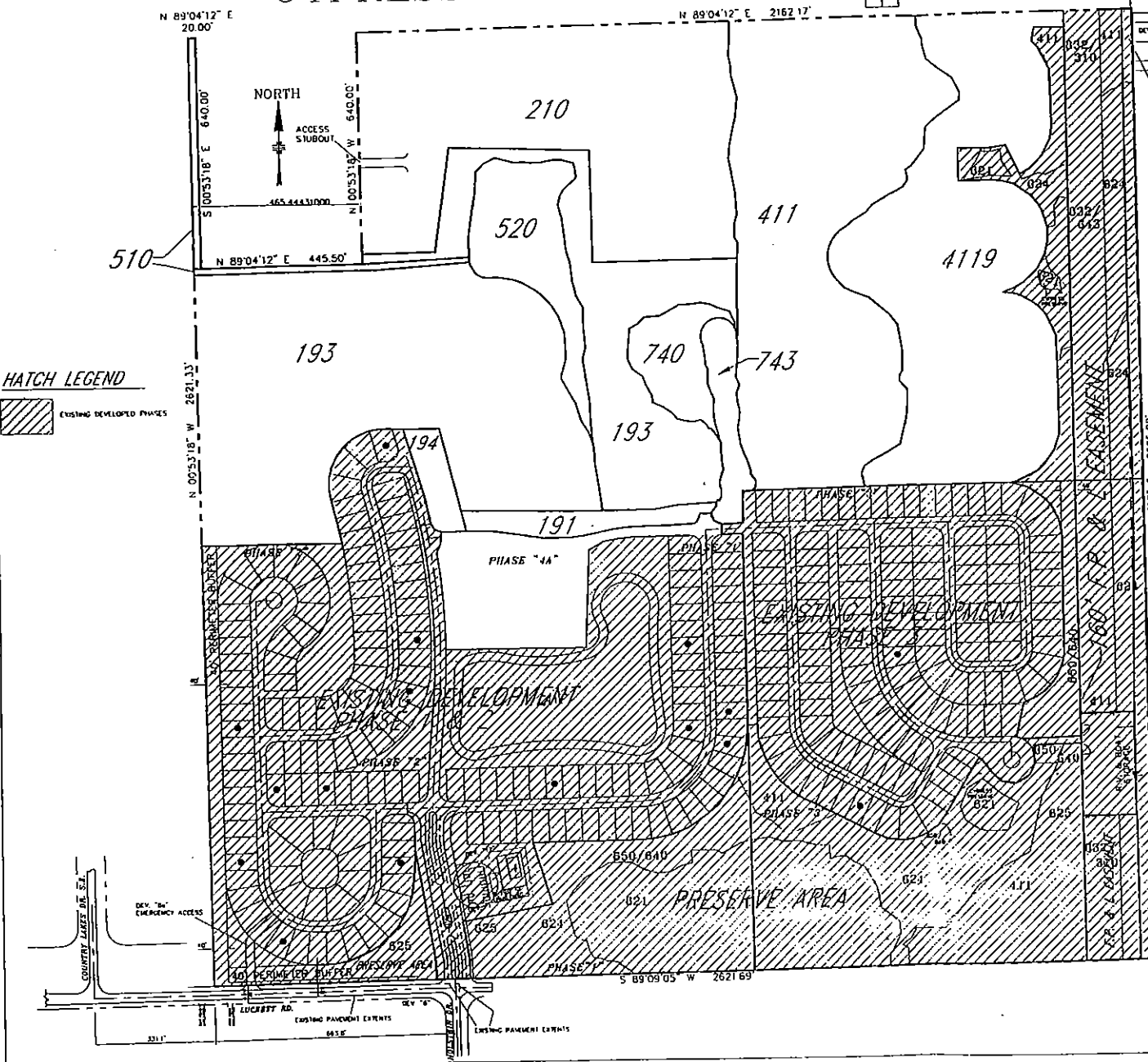
DATE: REVISION: APPROVED: FILE NO. 3434

"EXHIBIT 3A"

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 (MAX. 599 R.V. SITES, MIN. 48 M.H. SITES)
 LOT AREA = 2,985,036.10 S.F. (68.27 AC.) GROSS DENSITY = 4.270 UNITS/AC.

CYPRESS WOODS RESORT

BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.



SCHEDULE OF USES (RVPD)

RECREATIONAL VEHICLES
 PARK TRAILERS, OFFICE
 RECREATIONAL FACILITIES, PERSONAL
 LAUNDRY, GARAGE, OR GARAGE
 FEDERAL SERVICES FACILITY, GROUP "Y"
 RECREATIONAL, RESIDENTIAL
 MODEL HOME, BUILT, SUPPLY CENTER
 FOOD STORES - GROUP "Y"
 MEALS AND DRINKS, GROUP "Y"
 (RESPECTED TO RECREATIONAL VEHICLES ONLY)
 ACCESSORY USES
 FOOD STORES - GROUP "Y"
 PERSONAL SERVICES, GROUP "Y"
 CONSUMPTION OF BEVERAGES
 STORAGE
 WOODS
 OPEN EXPOSED TO RECREATIONAL VEHICLES, TRAILERS, BOATS,
 AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS

SCHEDULE OF USES (MHPD)

MOBILE HOME
 EXHIBITION, WHEEL REVENTION
 MODEL HOME, BUILT, DISPLAY CENTER,
 RECREATIONAL, FACILITIES, PERSONAL
 SERVICES
 FEDERAL SERVICES FACILITY, GROUP "Y"
 FOOD STORES - GROUP "Y"
 PERSONAL SERVICES, GROUP "Y"
 CONSUMPTION OF BEVERAGES
 STORAGE
 WOODS
 OPEN EXPOSED TO RECREATIONAL VEHICLES, TRAILERS, BOATS,
 AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS

EXISTING GENERAL DEVIATIONS:

1. A DEVIATION FROM SECTION 8.03 OF ORDINANCE 98-31 TO ALLOW FOR THE DEVELOPMENT OF THE 1/2 AC AREA AS INDICATED ON THE MASTER CONCEPT PLAN, AND LONGER APPROVAL; NO OTHER EQUIVALENT
2. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
3. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
4. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
5. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
6. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
7. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
8. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
9. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
10. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E

EXISTING RVPD DEVIATIONS:

1. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
2. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
3. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
4. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
5. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
6. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
7. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
8. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
9. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
10. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E

EXISTING MHPD DEVIATIONS:

1. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
2. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
3. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
4. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
5. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
6. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
7. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
8. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
9. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
10. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E

NEW GENERAL DEVIATIONS:

1. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
2. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
3. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
4. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
5. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
6. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
7. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
8. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
9. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E
10. A DEVIATION FROM SECTION 8.03 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW SEC. 10-794) WHICH REQUIRES A 90 FOOT TURN-OUT; PHASE 1A TO 1E

EXISTING PRESERVE AREA

CODE	DESCRIPTION	ACRES
191	BAMA GRASS FIELD	19.3
193	UNDEVELOPED RURAL AREA	19.3
194	UNDEVELOPED LAND/TEMPORARY RV STORAGE	0.81
210	PASTURELAND	12.76
411	PHASE - SAW PALMETTO FOREST	13.31
4119	MELALEUCA - PINE FOREST	11.99
510	DRAINAGE DITCH	4.0
520	LAKE	12.06
740	DISPULSED AREA	1.00
743	SPOILED AREA	1.00
TOTAL:		84.00

OPEN SPACE

COMMON AREA:	ACRES
45 FOOT PERIMETER BUFFER	387,024.38 S.F. (8.82 AC.)
25 FOOT AROUND LAKE	114,816.00 S.F. (2.62 AC.)
LAKE	12,064.00 S.F. (0.28 AC.)
THE EASTERN 100 FEET	84,720.00 S.F. (1.93 AC.)
W/LAND CREATION	164,720.00 S.F. (3.74 AC.)
ADDITIONAL COMMON AREA	324,144.00 S.F. (7.42 AC.)
LAKE BUFFER (BODIES)	
COMMON AREA TOTAL:	1,017,428.38 S.F. (23.24 AC.)
% OF SITE:	15.42%

HURRICANE SHELTER (PER LOC SECTION 10-794)

REQUIRED HURRICANE SHELTERS	= 12,235,647,702 (450) x 11,101 (75) S.F.
PROVIDED	= 10,178 S.F.

DATE	REVISION	APPROVED	DESIGNED BY	CHECKED BY	SCALE	FILE NO.

RECEIVED
 CYPRESS WOODS RESORT
 JUN 04 2003
 MASTER CONCEPT PLAN
 EXHIBIT III-A
 BARBOT, STEUART & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353

SOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Cypress Woods RV Associates, in reference to Cypress Woods, has properly filed an application for a rezoning from Mobile Home Planned Development district to Mobile Home Planned Development and Recreational Vehicle Planned Development; and

WHEREAS, the subject 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 (SW1/4) 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 (SW1/4) of said Section 11;

THENCE run $N00^{\circ}53'18''W$ 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 $N00^{\circ}53'18''W$ along said West line for 2,621.33 feet to the Northwest corner of said Southwest Quarter (SW1/4);

THENCE run $N89^{\circ}04'12''E$ 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;

THENCE run $S00^{\circ}53'18''E$ 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 $N89^{\circ}04'12''E$ along the South line of said lands for 445.50 feet to the Southeast corner of said lands;

THENCE run $N00^{\circ}53'18''W$ 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 (SW1/4);

THENCE run $N89^{\circ}04'12''E$ along said North line for 2,162.17 feet to the Northeast corner of said Southwest Quarter (SW1/4);

THENCE run $S00^{\circ}45'27''E$ along the East line of said Southwest Quarter (SW1/4) 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 $S89^{\circ}09'05''W$ 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 applicant has indicated the property's current STRAP number is 11-44-25-00-00014.0000; and

WHEREAS, proper authorization has been given to Humphrey & Knott, P.A., by Cypress Woods RV Resort Associates, the fee simple owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on June 14, 1994 and subsequently continued to July 8, 1994; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and the Lee County Board

of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE WITH CONDITIONS a rezoning from Mobile Home Planned Development to Mobile Home Planned Development and Recreational Planned Development.

The rezoning and Master Concept Plan, which deviate from certain Lee County Standards, are subject to the following conditions:

1. The development and use of the subject property shall be in substantial compliance with the approved Master Concept Plan entitled "Cypress Woods R.V. Resort" (File No. 3434, last revised 4/04/94, stamped received April 08, 1994) as prepared by Barbot, Stuart & Associates, Inc., except as may be modified by the conditions herein. Total units shall not exceed that indicated on the Master Concept Plan.
2. Lots within this development shall be developed in accordance with the following Property Development Regulations:

Minimum Lot Area and Dimensions:

Area: 4,140 square feet
Width: 46 feet
Depth: 90 feet

Minimum Setbacks:

Street: 20 feet
Side Street: 10 feet [Deviation (4)]
Side: 10 feet (for a recreational vehicle)
5 feet (for a mobile home)
Rear: 20 feet
Water Body: 25 feet

3. Prior to the approval of any plat subdividing the subject property or any condominium plat, the developer shall provide a list of lots contained within the plat. This list shall consist of the lot or parcel number and the designation of the lot as a RVPD or MHPD lot or parcel. This designation shall be substantially in compliance with the designation of the lots as shown on the approved Master Concept Plan.
4. The developer or individual lot owner may apply as part of an Administrative Amendment Approval to amend the designation of a lot from RVPD to MHPD within this planned development. No approval shall be granted for a change from MHPD to RVPD.
5. As committed to on the approved Master Concept Plan by the applicant, on-site shelter provision and open space shall be developed in accordance with these commitments.
6. Since the Land Development Code Section 34-939(b)(2) requires all new recreational vehicle parks to connect to public or private water and central sewer system, this entire project shall be required to comply with this requirement.
7. Along the western and southern perimeters of the proposed development the buffering requirements of Section 34-939(b)(3) of the Land Development Code (LDC) shall be complied with. As offered by the applicant, along the northern property line within the proposed 40-foot-wide buffer, a minimum double "D" buffer with fence will be provided. This means within the buffer, twice the number of trees and shrubs required by LDC Section 10-414(c) shall be required for compliance. Furthermore, the buffering shall be in accordance with Note 2, of Table 1 of LDC Section 10-414, which exists at the time of Development Review. This vegetative buffer shall be to the outside of the proposed fence and visible from the abutting property. And along the eastern portion of the site, on either side of the power line easement, the developer shall comply with Section 34-939(b)(3) buffering requirements along with a fence. The fence location shall be consistent with the locational requirements noted above.

8. Prior to the approval of a local Development Order, the developer shall supply a letter from Florida Power & Light indicating that they have reviewed and have no objection to the plans to develop a storage area for boats and recreational vehicle units within the existing power line easement.
9. This zoning approval does not signify that the project's traffic impacts have been mitigated. Additional conditions may be required at the time of issuance of a local Development Order per the Development Standards Ordinance or other Lee County Ordinance.
10. Approval of this rezoning does not give the developer the undeniable right to receive any local Development Order approval that exceeds the Year 2010 Overlay use allocation, if such allocation exists, for the applicable district.
11. A Gopher Tortoise Management Plan must be submitted and approved at the time of local Development Order application for the first phase of development. All areas shown on the Master Concept Plan as fox squirrel preserve must be shown and labeled as such on any plans submitted for local Development Order approval. Any golden polypody found on trees within development areas must be relocated to preserve areas wherever feasible.
12. Deviation (1) is a request to deviate from Section 6.03 of Ordinance 86-21 [Section 14-298(c) of the LDC] for the development of the "TZ" area as indicated on the Master Concept Plan. Deviation (1) is hereby APPROVED subject to the proposed mitigation plan submitted by Tropical Environmental Consultants (TEC), dated December 6, 1993, and further amended and clarified by TEC in correspondence addressed to George Parker of DNRM, dated March 7, 1994 and June 22, 1994. Mitigation must follow the phasing presented in these documents.
13. Deviation (2) is hereby DENIED.
14. Deviation (3) is a request to deviate from Appendix 9.9B of the DSO (Section 10-714.b. of the LDC) which requires a 90 foot turn-out radius to 30 feet. Deviation (3) is hereby APPROVED subject to the developer providing a paved/stabilized surface with a minimum radius of 42 feet and, in addition, shall provide an unobstructed clear zone of 48-foot radius (6 feet clear zone beyond driving range).
15. Deviation (4) is a request to deviate from Section 202.18.B.2.a. of the Zoning Ordinance [LDC Section 34-2192(a)] to allow a reduction in the street setback from 20 feet to 5 feet on the "side" lot line for corner lots. Deviation (4) is hereby APPROVED as provided for in Condition 2.
16. Deviation (5) is a request to deviate from Section 9.D, 9.O.10, and Table 9-1 of the DSO (Sections 10-285.a., 10-285.a Table 1, and 10-296.j.) which requires 125 feet of street intersection separation, to 100 feet. Deviation (5) is hereby APPROVED to 100 feet. Approval of this deviation shall also permit the location of a temporary emergency access, yet to be located, to the west of the approved access point in this deviation, in accordance with Deviation (6).
17. Deviation (6) is a request to deviate from Section 9.J.3 of the DSO (Section 10-291.3 of the LDC) to allow only one entrance for a development of more than 5 acres. Deviation (6) is hereby APPROVED with the condition that a temporary emergency access point shall be constructed from Luckett Road, into the project site, for the use of emergency vehicles only. This temporary access point shall remain in place until such time as a permanent emergency access point is constructed, or until this development provides a permanent functioning interconnection with an adjoining property. The temporary access point shall be constructed in accordance with the Land Development Code as administered by the Division of Development Services.
18. Deviation (7) is a request to deviate from Section 9.O.2 and Table 9-3 of the DSO (Sections 10-296.b and 10-296 Table 3 of the LDC) which require 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. Deviation

(7) is hereby APPROVED subject to the condition that the typical lot cross section exhibits, subject to the approval by the Division of Development Services, that the drainage performs adequately showing the slab placement at the time of Development Order submittal.

19. Deviation (8) is a request to deviate from Section 480.05.D.2.f of the Zoning Regulations [LDC Section 34-939(b)(6)] which requires a 5,000 square foot minimum lot to provide a 4,140 square foot minimum (46 feet x 90 feet). Deviation (8) is hereby APPROVED subject to Condition 2.
20. Deviation (9) is a request to deviate from Zoning Regulations Section 480.05.D.2.g.3.) [LDC Section 34-939(b)(7)c.] 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 in the non-transient section of the park. Deviation (9) is hereby APPROVED provided that these setbacks are in conformance with the requirements of Condition 2 and all side setbacks apply to all portions of the structure or unit, including overhangs.
21. Deviation (9.a) is a request to deviate from Zoning Ordinance Section 480.05.D.2.c [LDC Section 34-939(b)(3)] to permit an access road through the perimeter buffer to the boat storage area. Deviation (9.a.) is hereby APPROVED subject to Condition 8.
22. Deviation (10) is a request to deviate from Table 423.B. of the Zoning Regulations [LDC Section 34-736] which requires a 5,000 square foot minimum lot (50 feet x 100 feet) to provide a 4,140 square foot minimum lot (46 feet x 90 feet). Deviation (10) is hereby APPROVED subject to the requirements of Condition 2.
23. Deviation (11) is a request to deviate from Table 423.B. [LDC Section 34-736] which requires a side setback of 7 feet, to permit a side setback of 5 feet. Deviation (11) is hereby APPROVED subject to the setback in Condition 2.
24. Deviation (12) is a request to deviate from Section 202.18.D.1. of the Zoning Ordinance [LDC Section 34-2222(1) and Section 10-254 (b)], to allow the corner lots to be the same size as the other lots within the development (and not have an additional 15 feet of width). Deviation (12) is hereby APPROVED subject to the requirements of Condition 2.
25. Deviation (13) is a request to deviate from Section 9.N. of the DSO [LDC Section 10-295] to eliminate the requirement for street stubs to adjacent properties. Deviation (13) is hereby DENIED and left to the discretion of the Director of the Division of Development Services, in accordance with the Land Development Code.
26. Deviation (14) is a request to deviate from LDC Section 34-939(b)(3) to eliminate the requirement for a buffer between a recreational vehicle park and adjacent property interior to the site. Deviation (14) is hereby APPROVED for the interior portion of the site, only. Buffering the perimeter of the entire development shall be in accordance with Condition 7.
27. Deviation (15) is a request to deviate from LDC Section 34-935(a)(1) to eliminate the requirement that a new recreational vehicle park be not less than 20 acres in size. Deviation (15) is hereby APPROVED.

Site Plan 94-025 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings and conclusions were made in conjunction with this approval of Mobile Home Planned Development and Recreational Vehicle Planned Development zoning:

- A. That the predominant uses of the surrounding property, makes approval of the RVPD/MHPD, as conditioned, appropriate.
- B. That the RVPD/MHPD, as conditioned, will not have an adverse impact on the intent of the Land Development Code.

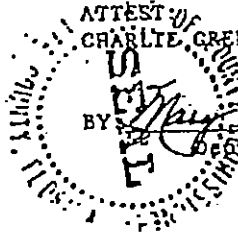
- C. That the RVPD/MHPD, as conditioned, is consistent with the goals, objectives, policies, and intent of the Lee Plan, as well as with the densities, intensities and general uses set forth for the proposed use.
- D. That the RVPD/MHPD, as conditioned, meets or exceeds all performance and locational standards set forth for the proposed use.
- E. That the RVPD/MHPD, as conditioned, will protect, conserve, preserve all protected and endangered species, natural habitat and vegetation, in accordance with the Lee Plan and other Lee County development regulations.
- F. That the RVPD/MHPD, as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance, or other detriment to persons or property.
- G. That the RVPD/MHPD, as conditioned, will not place an undue burden upon existing transportation or other services and facilities, and will be served by streets with the capacity to carry traffic generated by the development.
- H. That the residential uses, as conditioned, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth elsewhere in the Land Development Code.
- I. That the proposed use is appropriate on the subject property and in the vicinity of the subject property.
- J. That the recommended conditions are reasonably related to the impacts expected from or created by the proposed development.
- K. That the recommended conditions and other Lee County development regulations provide sufficient safeguards to the public health, safety and welfare.
- L. That the deviations, as conditioned, enhance the achievement of the objectives of the RVPD/MHPD and preserve and promote the protection of the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John Manning, and seconded by Commissioner Franklin B. Mann and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Nay
Ray Judah	Nay
Franklin B. Mann	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 15th day of August, A.D., 1994.

ATTEST OF
 CHARLIE GREEN, CLERK
 BY: *Charlie Green*
 County Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Ray Judah*
Chairman

Approved as to form by:

[Signature]
County Attorney's Office

FILED

AUG 25 1994

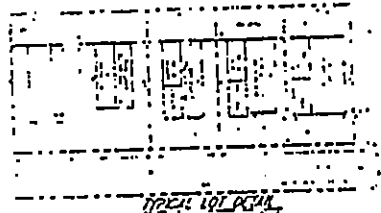
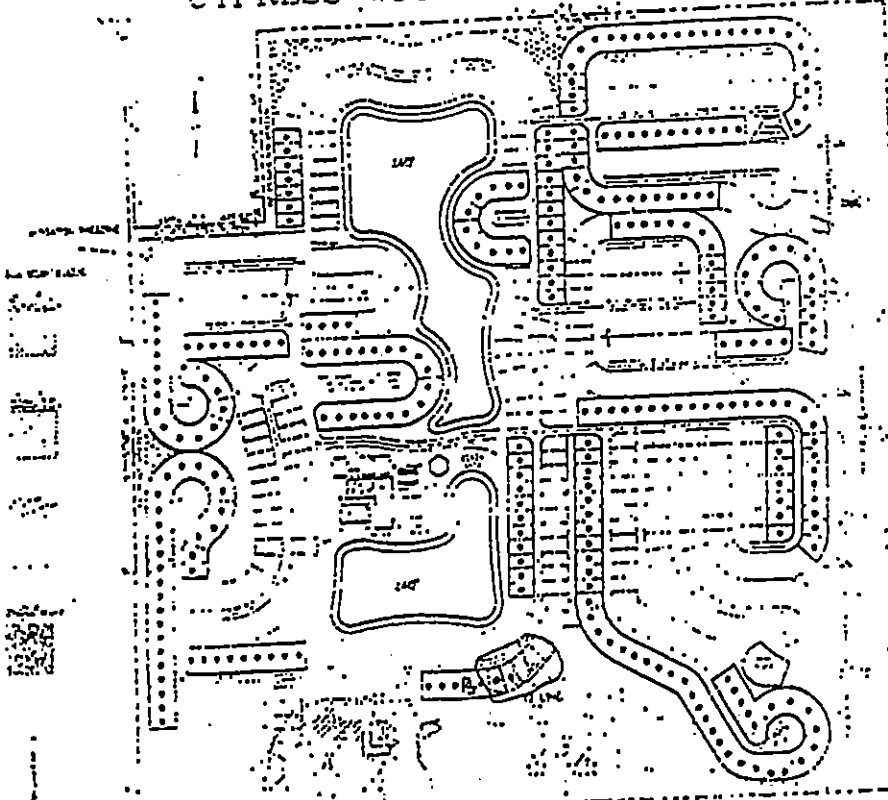
Charlie Green

TOTAL AREA
 RIGHT-OF-WAY
 LOT AREA
 R.F.A.

* 1,577,943.21 S.F. (35,834 AC.)
 * 230,271.38 S.F. (5,240 AC.)
 * 3,110,472.47 S.F. (71,407 AC.)
 * 744,157.74 S.F. (17,110 AC.)
 * 204,523.97 S.F. (4,684 AC.)
 * 654 UNITS (399 P.M. SITES, 255 V.H. SITES)
 * 4,514 UNITS/AC.

FUTURE HEIGHT NOT TO
 EXCEED 25'.

CYPRESS WOODS RESORT



SCHEDULE OF USES (RVPD)

SCHEDULE OF USES (LHWD)

GENERAL REGULATIONS:

RVPD REGULATIONS:

LHWD REGULATIONS:

V.H.P.D.
 EXISTING ZONING
 LANE SECTION
 OPEN SPACE

APPROVED
 [Signature]
 [Title]

CYPRESS WOODS
 RV RESORT
 MASTER CONCEPT PLAN
 [Date]

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 TBC 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.

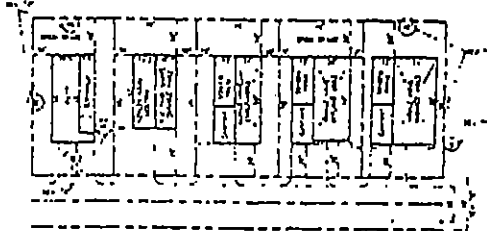
BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

EXHIBIT 3A

TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.) **LAKE** = 525,521.97 S.F. (12.064 AC.)
RIGHT-OF-WAY = 830,271.36 S.F. (19.080 AC.) **NO. OF LOTS** = 671 UNITS (392 R.V. SITES, 279 U.H. SITES)
LOT AREA = 3,043,320.84 S.F. (69.87 AC.) **GROSS DENSITY** = 4.428 UNITS/AC.
R.P.A. = 266,157.74 S.F. (6.110 A.C.)

BUILDING HEIGHT NOT TO EXCEED 25'.

CYPRESS WOODS RESORT

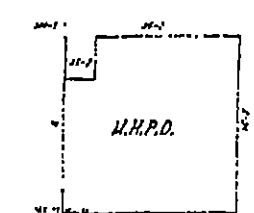


TYPICAL LOT DETAIL

SCHEDULE OF USES (RVPD)

1. RESIDENTIAL USES:
 2. COMMERCIAL USES:
 3. INDUSTRIAL USES:
 4. OFFICE USES:
 5. PUBLIC USES:
 6. RECREATION USES:
 7. CULTURAL USES:
 8. EDUCATIONAL USES:
 9. HEALTH CARE USES:
 10. OTHER USES:

TYP. LOT X-SEC.



SCHEDULE OF USES (MHPD)

1. RESIDENTIAL USES:
 2. COMMERCIAL USES:
 3. INDUSTRIAL USES:
 4. OFFICE USES:
 5. PUBLIC USES:
 6. RECREATION USES:
 7. CULTURAL USES:
 8. EDUCATIONAL USES:
 9. HEALTH CARE USES:
 10. OTHER USES:

GENERAL DEVIATIONS

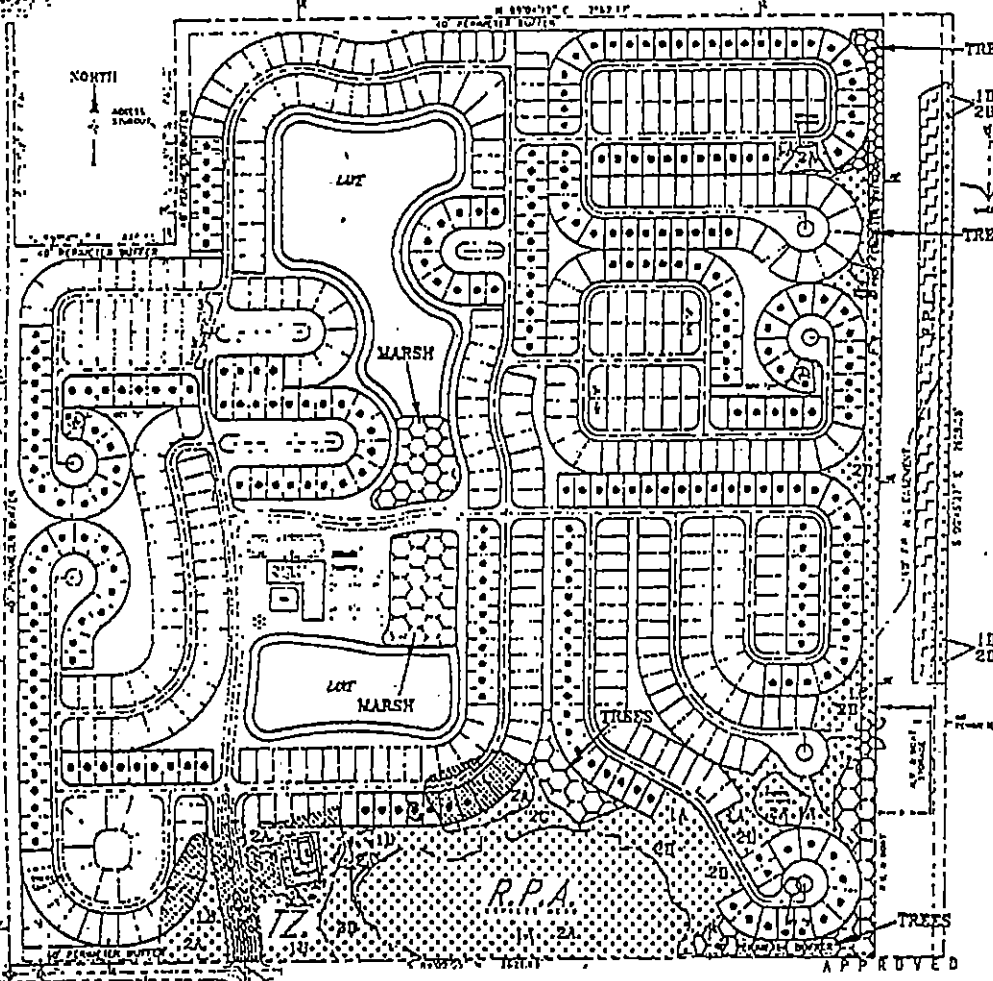
1. DEVIATION FROM ZONING CODE:
 2. DEVIATION FROM SUBDIVISION ACT:
 3. DEVIATION FROM OTHER APPLICABLE LAWS:

RVPD DEVIATIONS

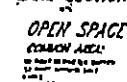
1. DEVIATION FROM RVPD CODE:
 2. DEVIATION FROM SUBDIVISION ACT:
 3. DEVIATION FROM OTHER APPLICABLE LAWS:

MHPD DEVIATIONS

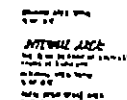
1. DEVIATION FROM MHPD CODE:
 2. DEVIATION FROM SUBDIVISION ACT:
 3. DEVIATION FROM OTHER APPLICABLE LAWS:



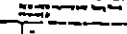
LAKE SECTION



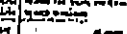
OPEN SPACE



INTERNAL AREA



HURRICANE SHELTER



CYPRESS WOODS R.V. RESORT
MASTER CONCEPT PLAN
 BLANCK, STEWART & ASSOCIATES, INC.
 1111 SOUTH MAIN STREET, SUITE 100, TAMPA, FL 33604
 PROJECT NO. 1111
 SHEET NO. 3444

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 Lucket 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
John B. Harris
E.S.M.#4631
October 23, 2002
OFFICIALS
FLORIDA
COUNTY CLERK
LEE COUNTY
TALLAHASSEE, FLORIDA

RECEIVED

OCT 23 2002

COMMUNITY DEVELOPMENT

Applicant's Legal Checked
by *gm 10/23/02*

ADD 2002-00111

ADD 2002-00115

ADMINISTRATIVE AMENDMENT (PD) ADD2003-00122

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Cypress Woods RV Resort Associates filed an application for administrative approval to a Mobile Home Planned Development and Recreational Vehicle Planned Development on a project known as Cypress Woods RV Resort to add the following two deviations from the Lee County Land Development Code (LDC) and adjust the Master Concept Plan per Condition 4 of Resolution Z-94-025:

1. A Deviation seeking relief from LDC Section 34-2194(b) and (c) which requires a 25 foot water body setback; to allow a zero foot setback in order to permit the construction of a clubhouse, deck, pier and gazebo 90 feet into the artificial body of water.
2. A Deviation seeking relief from LDC Section which requires a total of 135 parking spaces for the two clubhouse facilities; to allow only 44 off-street parking spaces.

The subject property is located at 5551 Lockett Road, described more particularly as:

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

See Exhibit A

WHEREAS, the property was originally rezoned in case number 94-06-14 DCI-02 (with subsequent amendments in case numbers Z-94-025, Z-87-075, Z-91-088, ZAB-8431, ZAB-84-1-31, 95-03-166.13A, AA-PD-95-19, ADD2002-00111, DOS2003-00073, DOS95-01-116.00D, LDO98-06-045.12L & LDO98-06-074.11L); 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 add the following two deviations from the Lee County Land Development Code (LDC) and adjust the Master Concept Plan per Condition 4 of Resolution Z-94-025:

1. A Deviation seeking relief from LDC Section 34-2194(b) and (c) which requires a 25 foot water body setback; to allow a zero foot setback in order to permit the construction of a clubhouse, deck, pier and gazebo 90 feet into the artificial body of water.
2. A Deviation seeking relief from LDC Section which requires a total of 135 parking spaces for the two clubhouse facilities; to allow only 44 off-street parking spaces.

These requests are APPROVED, subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, stamped received AUG 21, 2003. Master Concept Plan for ADD2003-00122 is hereby APPROVED and adopted. A reduced copy is attached hereto.

Additionally, the approval of Deviation 1 of this Administrative Amendment is subject to substantially complying with the proposed construction of the clubhouse and related facilities on the approved Plan entitled, Cypress Woods, R.V. Resort Clubhouse Area Dev. Order Plans; Drainage, Parking & Site Dim. Plan; dated 04-14-03, stamped received AUG 21, 2003. A reduced copy is attached hereto.

2. The terms and conditions of the original zoning resolutions and subsequent amendments remain in full force and effect.
3. The approved density and intensity of this project must remain consistent with ADD2002-00111 which allowed a maximum of 647 units, consisting of not more than 374 R.V. sites and not more than 273 M. H. sites.

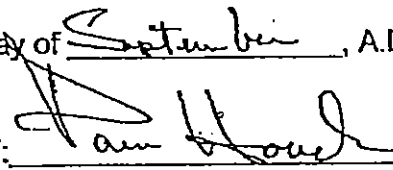
Condition 4 of Resolution Z-94-025 is also hereby amended to read:

The dots on the approved Master Concept Plan designating which lots/parcels can only be occupied by a mobile home may be administratively (not to be confused with the requirement for an administrative amendment) moved from any vacant lot/parcel (donor lot/parcel) to another lot/parcel provided that the donor lot or parcel has never been occupied by a mobile home since the inception of this planned development. Once a lot/parcel is occupied by a mobile home, it can only be replaced with another mobile home.

4. The approval of the deviation from the water body setback must not adversely impact any open space requirement; wetland vegetation plantings; or other buffering, landscaping, or preservation areas or requirements.
5. The approval of the parking deviation is subject to the reservation of Lots 85 and 86 (Phase "4") and Tract 1 (Phase "3", which lies immediately east of Lots 85 and 86, Phase "4") for the use of overflow parking only. These may not be used as a recreational vehicle or mobile home site. Upon the sale of the last lot (site) in the last Phase of this development, if the applicant can adequately demonstrate during the season of the highest occupancy of the development that the overflow parking areas were not needed, the two lots can then be used for recreational vehicle or mobile home sites as provided for in this planned development. A reduced copy of a Plan entitled Cypress Woods R.V. Resort Phase "IV", IVA, & IVB, stamped received SEP 08, 2003 depicting these parcels is attached hereto.
6. A development order must be submitted within 90 days of the approval that includes a littoral planting plan which details a created hardwood wetland and marsh area within the lake adjacent to Cypress Woods Resort Drive. The planting must include at a minimum 50 native wetland trees (minimum 6-foot height; 7-gallon container size) and 1000 native herbaceous wetland plants (minimum 4 species; 2-inch liner size) clustered within the area shown on Attachment 1.

DULY SIGNED this 17th day of September, A.D., 2003.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

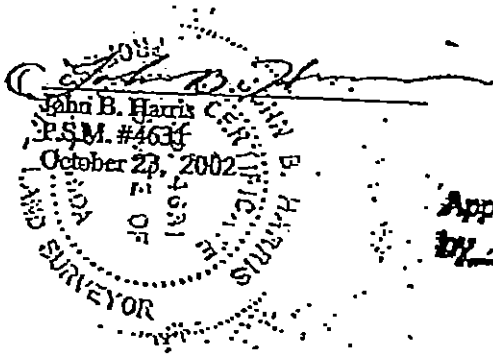
DESCRIPTION:

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.



Applicant's Legal Checked
by [Signature] 15 July 03

RECEIVED
JUL 15 2003
PERMIT COUNTER

DCI 9064-00062

EXHIBIT A