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COMMUNITY DEVELOPMENT

APPLICATION FOR ADMINISTRATIVE ACTION  
FOR UNINCORPORATED AREAS ONLY

APPLICATION FOR ADMINISTRATIVE ACTION  
FOR UNINCORPORATED AREAS ONLY

Applicant's Name: ROBERT CAMERLAIN AND NATHALIE AGUSTI  
Project Name: CYPRESS WOODS RV RESORT LOT D-110  
STRAP Number(s): 11-44-25-06-0000 D. 1100

TYPE OF ADMINISTRATIVE APPLICATION:

- Administrative Variance (attach Supplement A)
- Commercial Lot Split (attach Supplement B)
- Consumption On Premises (attach Supplement C)
- Minimum Use Determination (attach Supplement D)
- LCLDC, Zoning District Boundaries, or Ordinance Interpretation (attach Supplement E)
- Relief for Designated Historic Resources (attach Supplement F)
- Relief for Easement Encroachment (attach Supplement G)
- Administrative Amendment to PUD or PD (attach Supplement H)
- Final Plan Approval for PD per Resolution: # \_\_\_\_\_ (attach Supplement H)
- Administrative Deviation from LCLDC Chapter 10, Section 10-104 (attach Supplement I)
- Placement of Model Home/Unit or Model Display Center (attach Supplement J)
- Dock & Shoreline Structures (attach Supplement K)
- Wireless Communication Facility Shared Use Plan Agreement (attach Supplement M)

ADD 2010-00013

Is this project located in the Estero Planning Community?  YES  NO

\*If YES, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens.

\*\*\*\*\*

STAFF USE ONLY

Case Number: ADD 2010-00013 Commission District: 5  
Current Zoning: MHPD Fee Amount: \_\_\_\_\_  
Land Use Classification: urban comm. Intake by: DL  
Planning Community: Ft. Myers Shores

\*\*\*\*\*

LEE COUNTY  
COMMUNITY DEVELOPMENT  
P.O. BOX 398 (1500 MONROE STREET)  
FORT MYERS, FLORIDA 33902

PHONE (239) 533-8585

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PART 1  
APPLICANT/AGENT INFORMATION

A. Name of applicant: ROBERT CAMERLAIN & NATHALIE AGUSTI  
Address: Street: 13671 COTE DES CORBEIL  
City: MIRABEL State: QUEBEC, CANADA Zip: J7N2G2  
Phone: Area Code: 450 Number: 258-3184 Ext: \_\_\_\_\_  
CELL: Area Code: 514 Number: 949-9000  
Fax: \_\_\_\_\_  
E-mail address: robertnathalie@hotmail.com

B. Relationship of Applicant to owner (check one):

Applicant (including an individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]

Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2. (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]

\_\_\_\_\_ Applicant has been authorized by the owner(s) to represent them for this action.

\_\_\_\_\_ Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2. (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) [34-202(b)(1)c.]

\_\_\_\_\_ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

\_\_\_\_\_ Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2. [34-202(b)(1)c.] (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

C.1. Company Name: HARP DEVELOPMENT, LLC  
Contact Person: KENNETH NOTTURNO, VP  
Address: Street: 5551 LUCKETT ROAD  
City: FORT MYERS State: FL Zip: 33905  
Phone: Area Code: 239 Number: 333-3238 Ext: \_\_\_\_\_  
Fax: Area Code: 239 Number: 333-2197  
E-mail address: knotturmo@harpdevelopment.com

C.2. \_\_\_\_\_ Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit AA-1.C.2. [34-202(b)(1)c.]

PART 2  
PROPERTY OWNERSHIP

Is this request specific to a particular tract of land? \_\_\_\_\_ NO  YES. If the answer is YES, please complete the following items.

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- A. **Property Ownership:** Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]
- A.1. **Name:** ROBERT CAMERLAIN AND NATHALIE AGUSTI
- Mailing Address: Street: 13671 COTE DES CORBEIL
- City: MIRABEL State: QUEBEC, CANADA Zip: J7N2G2
- Phone: Area Code: 450 Number: 258-3184 Ext: \_\_\_\_\_
- ~~Fax:~~ Area Code: 514 Number: 949-9000
- E-mail: robertnathalie
- B. **Property Ownership:** Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].
- B.1. \_\_\_\_\_ Disclosure of (Ownership) Interests Form is attached as Exhibit AA-2.B.1. [34-201(b)2]
- C. **Multiple parcels**
- C.1. \_\_\_\_\_ Property owners list is attached as Exhibit AA-2.C.1. [34-202(a)(5)]
- C.2. \_\_\_\_\_ Property owners map is attached as Exhibit AA-2.C.2. [34-202(a)(5)]
- D. **Date property was acquired by present owner(s):** 12/9/2009

**PART 3  
PROPERTY INFORMATION**

Is this request specific to a particular tract of land? \_\_\_\_\_ NO  YES. If the answer is YES, please complete the following items.

- A. **STRAP Number(s):** 11-44-25-06-0000D.1100
- B. **Street Address of Property:** 5500 CYPRESS WOODS RESORT DRIVE, FORT MYERS, FL 33905
- C. **Legal Description**
- Legal description (on 8 1/2" by 11" paper) is attached as Exhibit AA-3.C.1. [34-202(a)(1)]
- \_\_\_\_\_ Sealed sketch of the legal description is attached as Exhibit AA-3.C.2. [34-202(a)(1)]
- \_\_\_\_\_ Electronic version of the legal description is attached as Exhibit AA-3.C.3.
- D. **Boundary Survey**
- \_\_\_\_\_ A Boundary survey, tied to the state plane coordinate system, is attached as Exhibit AA-3.D.1. [34-202(a)(2)]
- The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as Exhibit AA-3.D.2. [34-202(a)(2)]
- E. **Planning Community:** CYPRESS WOODS RV RESORT

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**EXHIBIT AA-3.C.1.  
LEGAL DESCRIPTION**

**Lot No. D-110, CYPRESS WOODS RV RESORT UNIT FOUR, as recorded in Plat Book 79, Pages 68-71, Public Records of Lee County, Florida.**

**Parcel Identification Number: 11-44-25-06-0000D.1100**

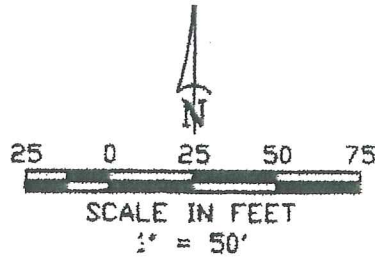
**Subject to: Covenants, conditions, restrictions, easements, limitations and zoning ordinances of record, if any; and Taxes for the year 2010 and subsequent.**

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EXHIBIT AA-3.C.3.



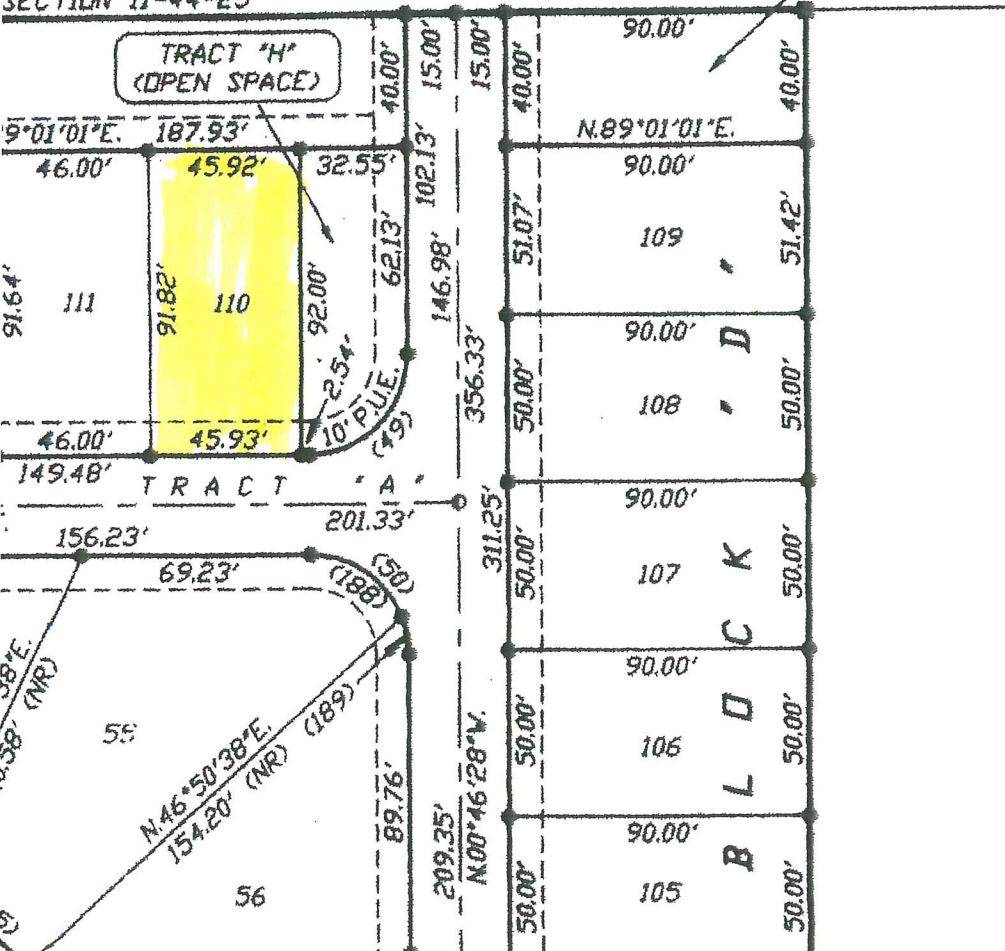
CURVE TABLE

DELTA	ARC	CHORD	CHORD BEARING
44°04'20"	23.08'	22.51'	S.68°53'51"E.
46°06'01"	24.14'	23.49'	S.23°48'41"E.
02°13'36"	7.58'	7.58'	S.00°21'08"W.
13°31'27"	46.03'	45.92'	S.08°13'39"W.
03°40'20"	12.50'	12.50'	S.16°49'33"W.
02°02'18"	10.14'	10.14'	S.00°15'29"W.
09°45'49"	48.57'	48.51'	S.06°09'32"W.
07°37'16"	37.91'	37.88'	S.14°51'05"W.
01°16'03"	8.18'	8.18'	N.18°01'42"E.
04°22'10"	35.08'	35.07'	N.16°28'38"E.
05°44'21"	46.08'	46.06'	N.11°25'23"E.
07°13'51"	46.69'	46.66'	N.13°46'45"E.
07°07'54"	46.05'	46.03'	N.06°35'52"E.
05°44'40"	46.12'	46.10'	N.05°40'52"E.
05°51'30"	47.03'	47.01'	N.00°07'13"W.
07°07'53"	46.05'	46.02'	N.00°32'01"W.
07°03'11"	45.55'	45.52'	N.07°37'33"W.
05°55'17"	47.54'	47.52'	N.06°00'36"W.
06°24'29"	51.45'	51.42'	N.12°10'29"W.
08°01'29"	51.82'	51.78'	N.15°09'53"W.
01°01'44"	6.64'	6.64'	N.19°41'29"W.
03°56'22"	31.63'	31.62'	N.17°20'54"W.

UNPLATTED

TRACT 'G'  
(FUTURE DEVELOPMENT)

SECTION 11-44-25



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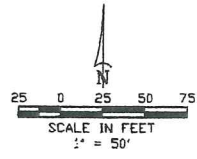
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# S RV RESORT FOUR

N LYING IN  
SOUTH, RANGE 25 EAST  
FLORIDA

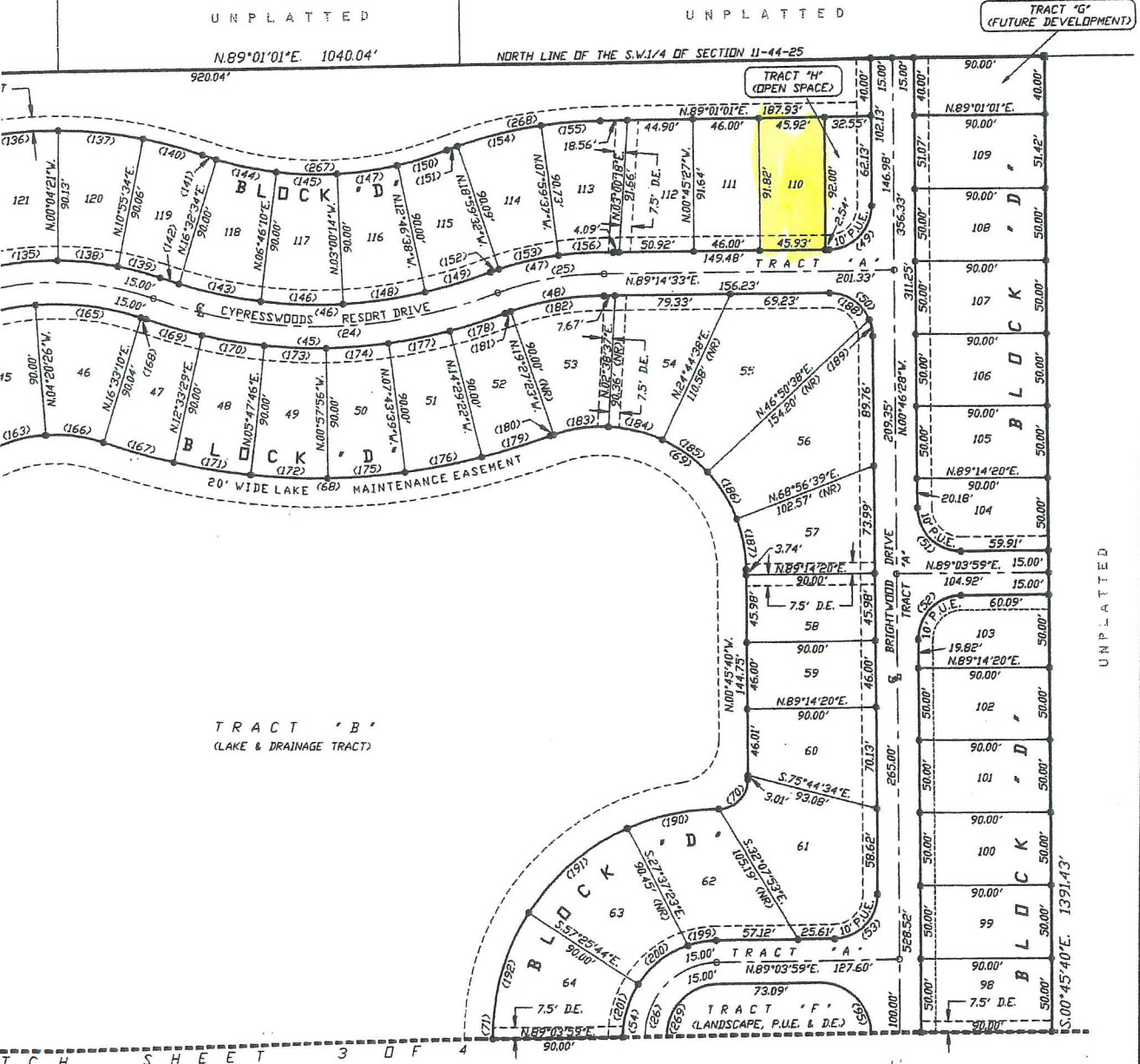
## EXHIBIT AA-3.C.3.



### CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
183	100.00'	22°05'37"	38.56'	38.32'	N.81°40'38"E
184	100.00'	22°05'34"	38.54'	38.31'	S.76°14'02"E
185	100.00'	22°04'30"	38.53'	38.29'	S.54°09'15"E
186	100.00'	22°04'09"	38.52'	38.28'	S.32°04'55"E
187	100.00'	20°17'10"	35.41'	35.22'	S.10°54'15"E
188	30.00'	67°48'07"	35.50'	33.47'	S.56°51'24"E
189	30.00'	22°11'40"	11.62'	11.55'	S.11°51'31"E
190	155.00'	23°57'52"	64.83'	64.36'	N.78°03'28"E
191	155.00'	33°30'17"	90.64'	89.35'	N.49°19'24"E
192	155.00'	33°30'17"	90.64'	89.35'	N.15°49'07"E
193	155.00'	28°34'34"	77.31'	76.51'	N.15°13'18"W
194	155.00'	29°26'54"	78.67'	78.79'	N.44°14'02"W
195	155.00'	21°00'31"	56.83'	56.52'	N.69°27'45"W
196	155.00'	11°42'54"	31.69'	31.64'	N.85°49'28"W
197	20.00'	29°09'03"	10.18'	10.07'	S.77°06'23"E
198	20.00'	61°51'04"	21.59'	20.55'	S.31°36'20"E
199	65.00'	17°50'25"	20.24'	20.18'	N.80°08'46"E
200	65.00'	38°39'19"	43.85'	43.03'	N.51°53'55"E
201	65.00'	33°30'17"	38.01'	37.47'	N.15°49'07"E
202	65.00'	33°30'17"	38.01'	37.47'	N.17°41'10"W
203	65.00'	33°30'17"	38.01'	37.47'	N.51°11'26"W
204	65.00'	22°59'26"	26.08'	25.91'	N.79°26'18"W
205	30.00'	44°04'20"	23.08'	22.51'	S.68°53'51"E
206	30.00'	48°06'01"	24.14'	23.49'	S.80°48'41"E
207	195.00'	02°13'36"	7.58'	7.58'	S.00°21'08"W
208	195.00'	13°31'27"	46.03'	45.92'	S.08°13'39"W
209	195.00'	03°40'20"	12.50'	12.50'	S.16°49'33"W
210	285.00'	02°02'18"	10.14'	10.14'	S.00°15'22"W
211	285.00'	09°45'49"	48.57'	48.51'	S.06°09'32"W
212	285.00'	07°37'16"	37.91'	37.89'	S.14°51'05"W
213	370.00'	01°16'03"	8.18'	8.18'	N.18°01'42"E
214	460.00'	04°22'10"	35.08'	35.07'	N.16°28'38"E
215	460.00'	05°44'21"	46.08'	46.06'	N.11°52'23"E
216	370.00'	07°13'51"	46.69'	46.66'	N.13°46'43"E
217	370.00'	07°07'54"	46.05'	46.03'	N.06°35'52"E
218	460.00'	05°44'40"	46.12'	46.10'	N.05°40'52"E
219	460.00'	05°51'30"	47.03'	47.01'	N.00°07'13"W
220	370.00'	07°07'53"	46.05'	46.02'	N.00°32'01"W
221	370.00'	07°03'11"	45.55'	45.52'	N.07°37'33"W
222	460.00'	05°55'17"	47.54'	47.52'	N.06°00'36"W
223	460.00'	06°24'29"	51.45'	51.42'	N.12°10'29"W
224	370.00'	08°01'29"	51.62'	51.78'	N.15°09'53"W
225	370.00'	01°01'44"	6.64'	6.64'	N.19°41'29"W
226	460.00'	03°56'22"	31.63'	31.62'	N.17°20'54"W

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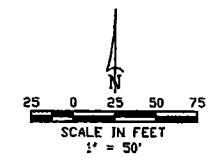
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THIS INSTRUMENT PREPARED BY HARRIS-JORGENSEN, INC. JOHN B. HARRIS, P.L.S. #4631 CERTIFICATE OF AUTHORIZATION No. 6921 2706 S.E. SANTA BARBARA PLACE CAPE CORRAL, FLORIDA 33904 (941) 772-9939

CYPRESS WOODS RV RESORT UNIT FOUR A SUBDIVISION LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

EXHIBIT AA-3.C.3.

PLAT BOOK 79 PAGE 71 SHEET 4 OF 4



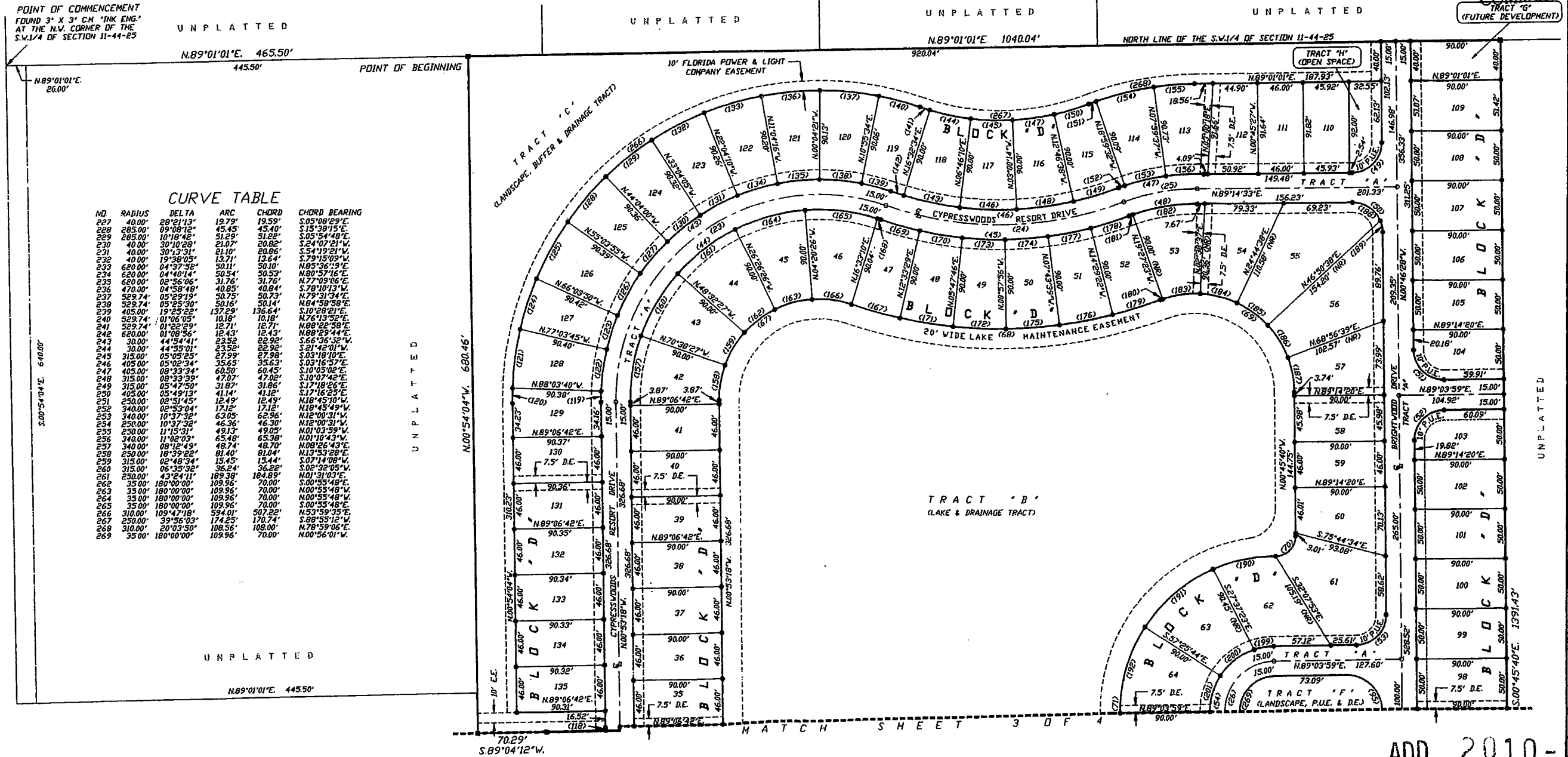
CURVE TABLE

Table with columns: NO, RADIUS, DELTA, ARC, CHORD, CHORD BEARING. Contains curve data for units 118-138.

CURVE TABLE

Table with columns: NO, RADIUS, DELTA, ARC, CHORD, CHORD BEARING. Contains curve data for units 183-226.

POINT OF COMMENCEMENT FOUND 3' X 3' CM 'INK ENG.' AT THE N.W. CORNER OF THE S.W.1/4 OF SECTION 11-44-25



CURVE TABLE

Table with columns: NO, RADIUS, DELTA, ARC, CHORD, CHORD BEARING. Contains curve data for units 227-269.

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D.L.S. #2003-00186

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F. General Location of Property:

F.1. \_\_\_\_\_ Area location map is attached as Exhibit AA-3.F. [34-202(a)(4)]

F.2. Directions to property: EAST ON LUCKETT ROAD to dead end, turn left into Cypress Woods RV Resort, Follow Cypresswoods Resort Drive, Lot is LAST LOT ON THE LEFT (NORTH)

G. Current Zoning of Property: MHPD/RYPD

H. Current use(s) of the property are: RV lot. (Proposed to change to An MHPD Lot)

I. Property Dimensions [34-202(a)(8)]

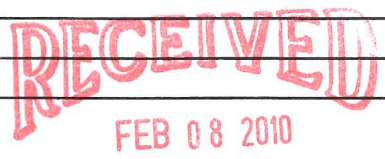
- 1. Width (average if irregular parcel): 45.93 Feet
- 2. Depth (average if irregular parcel): 92 Feet
- 3. Total area: Approx. 4,232 ~~Acres~~ or square feet
- 4. Frontage on road or street: 45.92 Feet on Cypress Woods Resort Drive Street
- 2<sup>nd</sup> Frontage on road or street: \_\_\_\_\_ Feet on \_\_\_\_\_ Street

PART 4 ACTION REQUESTED

A. TYPE OF REQUEST (please check one)

- Administrative Variance (requires supplement A)
- Commercial Lot Split (requires supplement B)
- Consumption On Premises (requires supplement C)
- Minimum Use Determination (requires supplement D)
- LCLDC, Zoning District Boundaries, or Ordinance Interpretation (requires supplement E)
- Relief for Designated Historic Resources (requires supplement F)
- Easement Encroachment (requires supplement G)
- Administrative Amendment to a PUD or Planned Development (requires supplement H)
- Final Plan Approval for a Planned Development (requires supplement H)
- Administrative Deviation from Chapter 10 of the LDC (requires supplement I)
- Placement of Model Home/Unit or Model Display Center (requires supplement J)
- Dock & Shoreline Structure (requires supplement K)
- Wireless Communication Facility Shared Use Plan Agreement (requires supplement M)

B. NATURE OF REQUEST (please print): See ATTACHED NARRATIVE - PAGE 5-A



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Re: Request for Administrative Amendment for Lot D-110, Cypress Woods RV Resort

This is a request of Cypress Woods RV Resort Associates and the owners of Lot D-110 for a minor administrative amendment to modify the development regulations, in particular the side set back requirements on the eastern side of Lot #D-110 which is a part of Phase 4 of Cypress Woods RV Resort. The lot is identified on the plat recorded in Plat Book 79, Page 71 and an excerpt of that plat is attached showing the lot in question. The lot is approximately 92' by 46'. To the east of the property is Open Space (Tract "H") which is approximately 92' by 32.5'. This area is currently landscaped and is proposed to remain in the current condition.

The problem arose when the current owners of Lot D-110 were looking for a Lot to place a house on. Lot D-110 was being offered for sale by a third party owner who purchased from the developer. Unfortunately the realtor involved had an older plot plan that he was working off of which showed the lot as being 90' deep and 66.6' along the rear property line (See unrecorded plan attached). Everyone agrees that this was an unintentional error and I have provided the sales staff with copies of all the recorded plats for Cypress Woods RV Resort and have taken corrective steps so that this situation will not reoccur. The new owners purchased Lot D-110 thinking that they had a 66' rear yard when in fact it is only 45.92' (see plat). Their deed merely reference the lot as shown on the plat, which they had not apparently seen.

In an effort to resolve the dispute and avoid litigation the developer has agreed to cooperate with the parties and the new owners have indicated that they would be satisfied if they could place their house up to the eastern property line. This would still give them sufficient room to complete their plans for erecting a house on the site. Since the adjacent property to the right is Open Space and will remain open space, the request is to eliminate the 5' setback requirement on the eastern property line of Lot D-110 to permit the erection of a home up to the eastern property line. The 5' setback on the western property line would remain in effect. The developer is willing to agree, or a condition of the approval could be that Tract "H" will continue to be used as Open Space and no vertical improvements other than landscaping shall be made to the Open Space.

There would be no negative impact on any surrounding properties since the Open Space will remain in its current state or improved with additional landscaping. There is open space and a 40' buffer to the rear (north) of the property which would remain intact. There are no lots currently or in the future proposed to be constructed to the north of Lot D-110. We do understand that there is a pending rezoning request by the owners of the property to the north, but they are not under common ownership so it is expected that the roadway to the east of Lot D-110 and Tract "H" would not be extended to the property to the north.

We would respectfully request that the setback regulation (Section 34-935 (e) (1) and Section 34-736) for the eastern line of Lot D-110 be eliminated provided Tract "H" remains open space.

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**PART 5  
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. PLEASE NOTE THAT THE THREE (3) SETS OF REQUIRED SUBMITTAL AND SUPPLEMENTAL FORMS MUST BE SUBMITTED IN SETS OF THREE. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

<b>Copies Required*</b>	<b>Exhibit Number</b>	<b>SUBMITTAL ITEMS</b>
3		Completed application for Administrative Action
1		Filing Fee - [34-202(a)(9)]
<b>Copies Required*</b>	<b>SUP Number</b>	<b>SUPPLEMENTAL FORMS (select applicable request/form)</b>
3	SUP A	Administrative Variance request
3	SUP B	Commercial Lot Split request
3	SUP C	Consumption On Premises request
3	SUP D	Minimum Use Determination request
3	SUP E	Ordinance Interpretation request
3	SUP F	Relief for Designated Historic Resources request
3	SUP G	Easement Encroachment request
3	SUP H	Administrative Amendment to a PUD or Planned Development request
3	SUP H	Final Plan Approval for a Planned Development request
3	SUP I	Administrative Deviation from Chapter 10 of the LDC request
3	SUP J	Placement of Model Home/Unit or Model Display Center request
3	SUP K	Dock & Shoreline Structure request
3	SUP M	Wireless Communication Facility Shared Use Plan Agreement
<b>Copies Required*</b>	<b>Exhibit Number</b>	<b>ADDITIONAL SUBMITTAL ITEMS</b>
3	AA-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	AA-1.C.2	Additional Agents [34-202(b)(1)c.]
3	AA-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
3	AA-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
3	AA-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
3	AA-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
3	AA-3.C.1	Legal Description <b>(2 originals required)</b> [34-202(a)(1)]
3	AA-3.C.2	Sealed Sketch of the Legal Description <b>(2 originals required)</b> [34-202(a)(1)]
1	AA-3.C.2	Electronic version of legal description (if available)
3	AA-3.D.1	Boundary Survey (tied to State Plane Coordinate System) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications and for all properties of 10 acres or more. <b>(2 originals required)</b> [34-373(a)(4)a.]}
3	AA-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
3	AA-3.F	Area Location Map on 8-1/2" by 11" paper pursuant to LCLDC Section 34-202(a)(4).

\* At least one copy must be an original.

EXHIBIT AA-2.B.1  
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 11-44-25-06-00000.1100 CASE NO. \_\_\_\_\_

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
<u>ROBERT CAMERLAIN + NATHALIE AGUSTI MS JTWROS</u>	<u>100%</u>
<u>13671 COTE DES CORREIL, QUEBEC, CANADA J7N2G2</u>	
_____	_____
_____	_____
_____	_____

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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PART 1 AFFIDAVIT A1  
(EXHIBIT AA-1.B.2)

AFFIDAVIT FOR ADMINISTRATIVE ACTION  
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

<sup>we</sup> ~~us~~ Robert Camerlain and NATHALIE AGUSTI, swear or affirm under oath, that <sup>we are</sup> ~~am~~ the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*R. Camerlain*  
Signature  
*Nathalie Agusti*

Robert CAMERLAIN  
(Type or printed name)  
NATHALIE AGUSTI

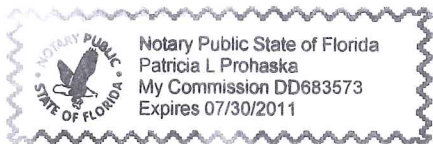
STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 2/4/2010 (date) by Robert Camerlain + NATHALIE Agusti (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

*[Signature]*  
Signature of person taking oath or affirmation  
Notary Public  
Title or rank

Patricia Prohaska  
Name typed, printed or stamped  
\_\_\_\_\_  
Serial number, if any



COMMUNITY DEVELOPMENT

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: \_\_\_\_\_

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: *R. Comerlain* *Nathalje Agust*  
 (Applicant)

\_\_\_\_\_  
 (Printed or typed name of applicant)



STATE OF FLORIDA  
 COUNTY OF LEE

The foregoing instrument was acknowledged before me this 4th day of February, 2010 **COMMUNITY DEVELOPMENT**  
 by Robert Comerlain and NATHALIE Agust who is personally known to me or who has produced  
 \_\_\_\_\_ as identification.



*Patricia Prohaska*  
 Signature of Notary Public  
Patricia Prohaska  
 Printed Name of Notary Public

ADD 2010-00013

EXHIBIT AA-1.C.2  
ADDITIONAL AGENTS

**Company Name:** \_\_\_\_\_  
**Contact Person:** \_\_\_\_\_  
**Address:** Street : \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
**Phone:** Area Code: \_\_\_\_\_ Number: \_\_\_\_\_ Ext: \_\_\_\_\_  
**Fax:** Area Code: \_\_\_\_\_ Number: \_\_\_\_\_  
**E-mail address:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_  
**Contact Person:** \_\_\_\_\_  
**Address:** Street : \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
**Phone:** Area Code: \_\_\_\_\_ Number: \_\_\_\_\_ Ext: \_\_\_\_\_  
**Fax:** Area Code: \_\_\_\_\_ Number: \_\_\_\_\_  
**E-mail address:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_  
**Contact Person:** \_\_\_\_\_  
**Address:** Street : \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
**Phone:** Area Code: \_\_\_\_\_ Number: \_\_\_\_\_ Ext: \_\_\_\_\_  
**Fax:** Area Code: \_\_\_\_\_ Number: \_\_\_\_\_  
**E-mail address:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_  
**Contact Person:** \_\_\_\_\_  
**Address:** Street : \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
**Phone:** Area Code: \_\_\_\_\_ Number: \_\_\_\_\_ Ext: \_\_\_\_\_  
**Fax:** Area Code: \_\_\_\_\_ Number: \_\_\_\_\_  
**E-mail address:** \_\_\_\_\_

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ADD 2010-00013



LEE COUNTY  
SOUTHWEST FLORIDA

ADMINISTRATIVE ACTION REQUEST  
SUPPLEMENT H  
FOR UNINCORPORATED AREAS ONLY

ADMINISTRATIVE AMENDMENT TO A  
PUD OR PLANNED DEVELOPMENT PER LCLDC  
SECTION 34-380(b) or FINAL PLAN APPROVAL FOR  
A PLANNED DEVELOPMENT

Case Number: ADD 2010-00013 **ADD 2010-00013**  
Project Name: CYPRESS WOODS RV LOT D-110  
Applicant's Name: CAMERLAIN, ROBERT + AGUSTI, NATHAN  
STRAP Number(s): 11-44-25-06-0001 D. 1100

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Indicate whether REQUEST is for:

- ADMINISTRATIVE AMENDMENT (please complete PART 1, PART 2, & PART 3.) **COMMUNITY DEVELOPMENT**
- FINAL PLAN APPROVAL (please complete PART 1, PART 2, & PART 4.)

\*Planning District: FORT MYERS SHORES PLANNING Community

*\*If located within the Estero Planning Community and the request includes administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution, please provide meeting summary document (see PART 2.C.). See LCLDC Section 33-54(a)(2).*

If the request is for an administrative amendment to a PUD or to a Planned Development or Final Plan Approval please submit the "Application for Administrative Action" form for unincorporated areas and Supplement H including the following:

\*\*\*\*\*

PART 1.  
APPLICATION INFORMATION

- A. ORIGINAL PROJECT NAME (if different than Project Name currently used):  
CYPRESS WOODS RV RESORT
- B. ORIGINAL REZONING RESOLUTION NUMBER: 94-06-14 DC1-02
- C. SUBSEQUENT ZONING ACTION RESOLUTION/CASE NUMBERS (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to the original rezoning including Resolution Numbers and Case Numbers (provide added sheets, if necessary; label as Exhibit H-1.C.).
 

<u>Z-03-057</u>	<u>Z 87-075</u>
<u>ZAB-84-1-31</u>	<u>AA-PD-95-19</u>
<u>Z-94-025</u>	<u>Z-91-088</u>
<u>95-03-166.13A</u>	<u>ADD 2002-00111</u>

SEE ATTACHED 1A OF 4



PART 1

C. Continued

ZAB-8431

ADD 2003-00122

ADD 2004-00102

- D. **DEVELOPMENT ORDER NUMBERS FOR PROJECT** (if any): Please list all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary; label as **Exhibit H-1.D.**).

DOS 2003-00073 - FINALED      DOS 2006-00276 - FINALED  
DOS 2003-00186 - FINALED      \_\_\_\_\_  
DOS 2004-00289 - FINALED      \_\_\_\_\_

**PART 2.  
REQUESTED ACTION**

- A. **WRITTEN NARRATIVE:** Please provide a written narrative statement explaining exactly what is proposed. Label as **Exhibit H-2.A.**
- B. **RELIEF/DEVIATIONS:** Is any relief requested from the provisions of the Lee County Land Development Code?  NO.  YES.

If the answer is **YES**, provide a written narrative statement explaining the specific relief requested (a schedule of deviations). Include specific references to any section (number(s) and name(s)) of the Lee County Land Development Code (LCLDC) from which relief is sought including why the requested relief is necessary and how it will affect the project. Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Label narrative statement as **Exhibit H-2.B.1.**

Also provide three (3) sets of drawings detailing any proposed deviations or changes to the MASTER CONCEPT PLAN (MCP) in 11" X 17" size (two originals required) and one (1) 24" x 36" size. All deviation requests must be specifically keyed to the location on the MCP. Label deviation drawing(s) as **Exhibit H-2.B.2.**

- C. Is the property located within the Estero Planning Community and does the request include administrative deviations amending the Master Concept Plan or other provisions of the applicable zoning resolution?  NO.  YES. If **YES**, submit a copy of the Estero Planning Community Summary Document. Label **Exhibit H-2.C.**

**PART 3.  
ADDITIONAL SUBMITTAL REQUIREMENTS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS**

Please submit the following for all Administrative Amendment Applications:

- A. **AREA LOCATION MAP:** An Area Location Map (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-3.A.** [34-373(a)(4)b.]
- B. **APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24" X 36". Label as **Exhibit H-3.B.** [34-373(a)(6)]
- C. **REDUCED SIZE MASTER CONCEPT PLAN:** Provide three (3) copies of the MASTER CONCEPT PLAN REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-3.C.**
- D. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-3.D.**

**PART 4.**  
**ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS**

**Please submit the following for all Final Plan Approval Applications:**

- A. **AREA LOCATION MAP: An Area Location Map** (on 8.5" by 11" paper) must be provided. The map must be marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. Label as **Exhibit H-4.A. [34-373(a)(4)b.]**
- B. **APPROVED MASTER CONCEPT PLAN:** Provide one (1) APPROVED MASTER CONCEPT PLAN (MCP) and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED. Label as **Exhibit H-4.B. [34-373(a)(6)]**
- C. **PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution. This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. Label as **Exhibit H-4.C.**
- D. **REDUCED SIZE COPY OF THE PROPOSED FINAL PLAN:** Please submit three (3) copies of the proposed Final Plan REDUCED to a maximum size of 11" x 17" (two originals required). Label as **Exhibit H-4.D.**
- E. **ZONING RESOLUTIONS/ZONING DOCUMENTS:** Please attach three (3) copies of any zoning resolutions or documents that are still valid. Include the original rezoning resolution, final plan approval letters, Administrative Approval letters, and any other documentation granting relevant approvals. Label as **Exhibit H-4.E.**

**PART 5.  
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH SUBMITTAL ITEM/EXHIBIT IS INDICATED BELOW. PLEASE NOTE THAT THIS SUPPLEMENT NEEDS TO BE ACCOMPANIED BY THE APPLICATION FOR ADMINISTRATIVE ACTION. COPIES OF BOTH OF THESE APPLICATIONS SHOULD BE SUBMITTED TOGETHER IN SETS OF THREE ALONG WITH ALL OTHER REQUIRED DOCUMENTATION. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

Copies Required*	Exhibit Number	SUBMITTAL ITEMS
		<b>FOR ADMINISTRATIVE AMENDMENT APPLICATIONS and FOR FINAL PLAN APPROVAL APPLICATIONS</b>
3		Completed Application for Administrative Action Form [34-201(b)]
1		Filing Fee - [34-202(a)(9)]
3	SUP H	Administrative Amendment to a PUD or Planned Development request Supplement Form
3	H-1.C	Subsequent Zoning Action Resolution/Case Numbers (if any and if added sheet is necessary)
3	H-1.D	Development Order Numbers for the Project (if any and if added sheets are necessary)
3	H-2.A	Written Narrative explaining what, exactly, is proposed
3	H-2.B.1	Schedule of Deviations and Justification Statement for each requested deviation (if YES was answered to Item # 2.B.)
3	H-2.B.2	Site plan (24" X 36" size) detailing each requested deviation (if YES was answered to Item # 2.B.)
3	H-2.B.2	Reduced site plans (11" X 17" size) detailing each requested deviation (if YES was answered to Item # 2.B.) - <b>two originals required</b>
		<b>ADDITIONAL SUBMITTAL ITEMS FOR ADMINISTRATIVE AMENDMENT APPLICATIONS</b>
3	H-3.A	Area Location Map (8 1/2" X 11" size)
1	H-3.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size)
3	H-3.C	Master Concept Plan (11" X 17" maximum size) including detailed drawings of any proposed deviations - <b>two originals required</b>
3	H-3.D	Zoning Resolutions/Zoning Documents
		<b>ADDITIONAL SUBMITTAL REQUIREMENTS FOR FINAL PLAN APPROVAL APPLICATIONS</b>
3	H-4.A	Area Location Map (8 1/2" X 11" size)
3	H-4.B	Approved Master Concept Plan and detailed drawings of any proposed deviations (24" X 36" size)
1	H-4.C	Proposed Final Plan including Deviations keyed to the plan (24" X 36" size)
3	H-4.D	Proposed Final Plan (11" X 17" maximum size) - <b>two originals required</b>
3	H-4.E	Zoning Resolutions/Zoning Documents

- At least one copy must be an original

**EXHIBIT H-2.A.**

Re: Request for Administrative Amendment for Lot D-110, Cypress Woods RV Resort

This is a request of Cypress Woods RV Resort Associates and the owners of Lot D-110 for a minor administrative amendment to modify the development regulations, in particular the side set back requirements on the eastern side of Lot #D-110 which is a part of Phase 4 of Cypress Woods RV Resort. The lot is identified on the plat recorded in Plat Book 79, Page 71 and an excerpt of that plat is attached showing the lot in question. The lot is approximately 92' by 46'. To the east of the property is Open Space (Tract "H") which is approximately 92' by 32.5'. This area is currently landscaped and is proposed to remain in the current condition.

The problem arose when the current owners of Lot D-110 were looking for a Lot to place a house on. Lot D-110 was being offered for sale by a third party owner who purchased from the developer. Unfortunately the realtor involved had an older plot plan that he was working off of which showed the lot as being 90' deep and 66.6' along the rear property line (See unrecorded plan attached). Everyone agrees that this was an unintentional error and I have provided the sales staff with copies of all the recorded plats for Cypress Woods RV Resort and have taken corrective steps so that this situation will not reoccur. The new owners purchased Lot D-110 thinking that they had a 66' rear yard when in fact it is only 45.92' (see plat). Their deed merely referenced the lot as shown on the plat, which they had not apparently seen.

In an effort to resolve the dispute and avoid litigation the developer has agreed to cooperate with the parties and the new owners have indicated that they would be satisfied if they could place their house up to the eastern property line. This would still give them sufficient room to complete their plans for erecting a house on the site. Since the adjacent property to the right is Open Space and will remain open space, the request is to eliminate the 5' setback requirement on the eastern property line of Lot D-110 to permit the erection of a home up to the eastern property line. The 5' setback on the western property line would remain in effect. The developer is willing to agree, or a condition of the approval could be that Tract "H" will continue to be used as Open Space and no vertical improvements other than landscaping shall be made to the Open Space.

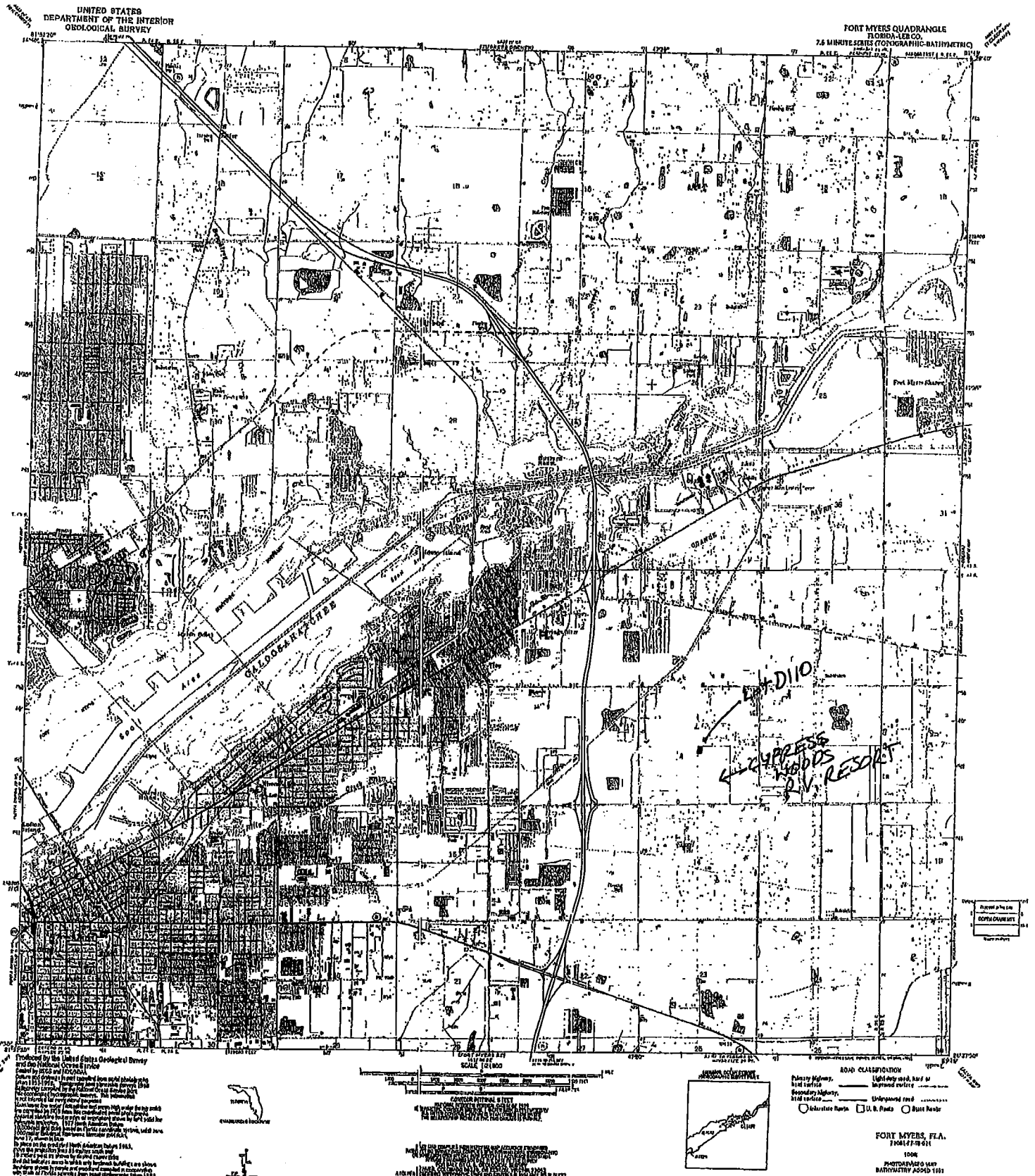
There would be no negative impact on any surrounding properties since the Open Space will remain in its current state or improved with additional landscaping. There is open space and a 40' buffer to the rear (north) of the property which would remain intact. There are no lots currently or in the future proposed to be constructed to the north of Lot D-110. We do understand that there is a pending rezoning request by the owners of the property to the north, but they are not under common ownership so it is expected that the roadway to the east of Lot D-110 and Tract "H" would not be extended to the property to the north.

We would respectfully request that the setback regulation (Section 34-935 (e) (1) and Section 34-736) for the eastern line of Lot D-110 be eliminated provided Tract "H" remains open space.

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# Exhibit H-3.A.



DIO

EXPRESS HOODS R.V. RESORT

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COMMUNITY DEVELOPMENT

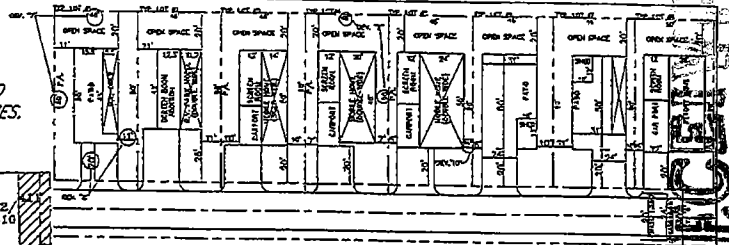
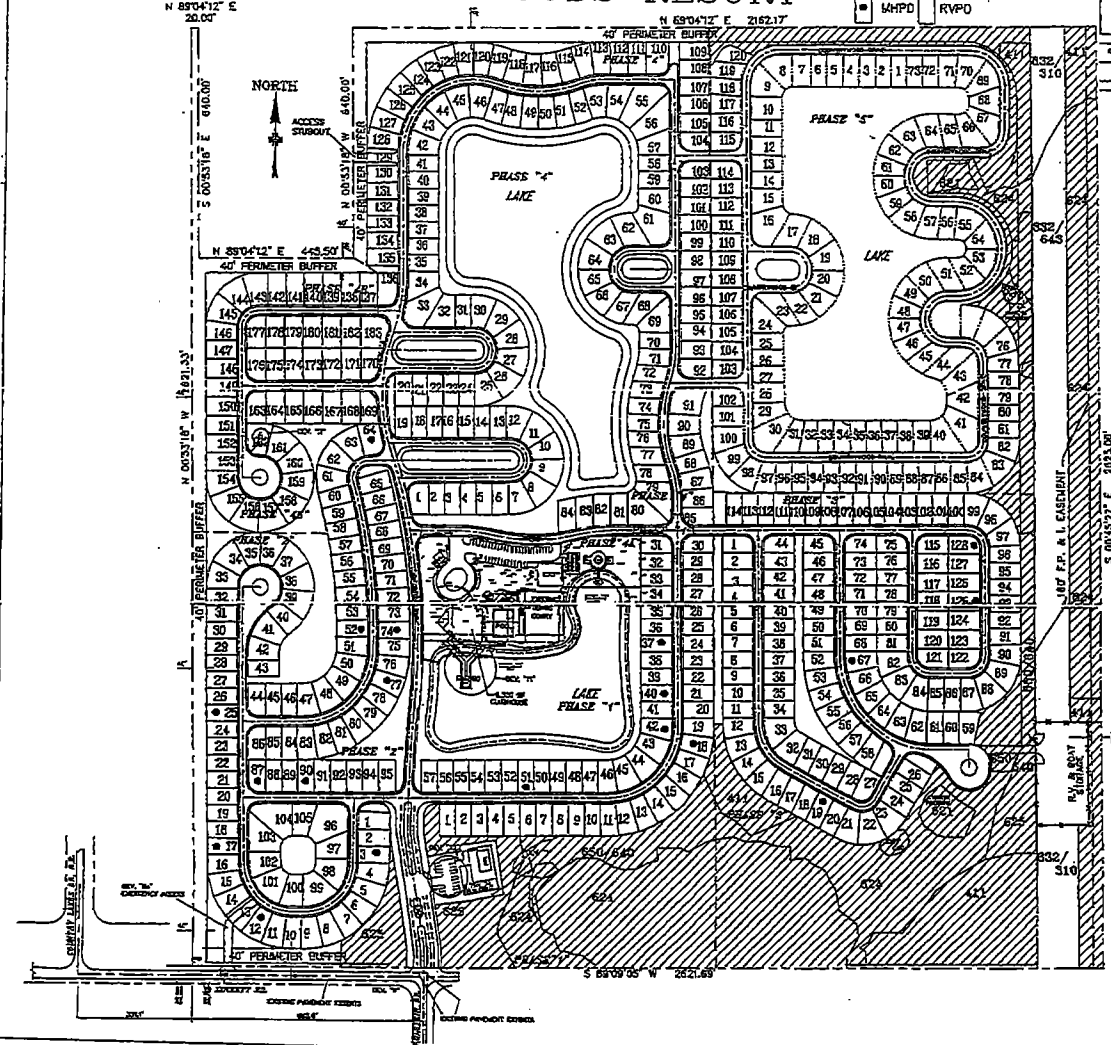
Exhibit H-3.B.

EXHIBIT 3A

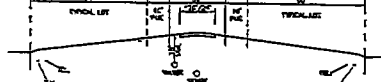
TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.) LAKE = 747,681.97 S.F. (17.164 AC.)  
 RIGHT-OF-WAY = 780,021.92 S.F. (17.906 AC.) NO. OF LOTS = 593 UNITS (574 R.V. SITES, 19 M.H. SITES)  
 LOT AREA = 2,616,201.10 S.F. (60.059 AC.) GROSS DENSITY = 3.913 UNITS/AC.

BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

CYPRESS WOODS RESORT

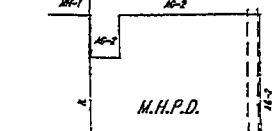


TYPICAL LOT X-SEC



SCHEDULE OF USES (RVPD)

- RESIDENTIAL VEHICLES
- PERSONAL VEHICLES
- RECREATION
- AMUSEMENT
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- RETAIL
- RESTAURANT
- BAR
- CORPORATE OFFICE
- RESEARCH AND DEVELOPMENT
- MANUFACTURING
- WAREHOUSE
- STORAGE
- UTILITY
- TRUCK AND EQUIPMENT STORAGE
- TRUCK AND EQUIPMENT REPAIR
- TRUCK AND EQUIPMENT MAINTENANCE
- TRUCK AND EQUIPMENT WASHING
- TRUCK AND EQUIPMENT STORAGE
- TRUCK AND EQUIPMENT REPAIR
- TRUCK AND EQUIPMENT MAINTENANCE
- TRUCK AND EQUIPMENT WASHING



SCHEDULE OF USES (MHPD)

- RESIDENTIAL VEHICLES
- PERSONAL VEHICLES
- RECREATION
- AMUSEMENT
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- RETAIL
- RESTAURANT
- BAR
- CORPORATE OFFICE
- RESEARCH AND DEVELOPMENT
- MANUFACTURING
- WAREHOUSE
- STORAGE
- UTILITY
- TRUCK AND EQUIPMENT STORAGE
- TRUCK AND EQUIPMENT REPAIR
- TRUCK AND EQUIPMENT MAINTENANCE
- TRUCK AND EQUIPMENT WASHING

EXISTING ZONING

- RESIDENTIAL VEHICLES
- PERSONAL VEHICLES
- RECREATION
- AMUSEMENT
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- RETAIL
- RESTAURANT
- BAR
- CORPORATE OFFICE
- RESEARCH AND DEVELOPMENT
- MANUFACTURING
- WAREHOUSE
- STORAGE
- UTILITY
- TRUCK AND EQUIPMENT STORAGE
- TRUCK AND EQUIPMENT REPAIR
- TRUCK AND EQUIPMENT MAINTENANCE
- TRUCK AND EQUIPMENT WASHING

EXISTING PRESERVE

- RESIDENTIAL VEHICLES
- PERSONAL VEHICLES
- RECREATION
- AMUSEMENT
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- RETAIL
- RESTAURANT
- BAR
- CORPORATE OFFICE
- RESEARCH AND DEVELOPMENT
- MANUFACTURING
- WAREHOUSE
- STORAGE
- UTILITY
- TRUCK AND EQUIPMENT STORAGE
- TRUCK AND EQUIPMENT REPAIR
- TRUCK AND EQUIPMENT MAINTENANCE
- TRUCK AND EQUIPMENT WASHING

EXISTING RVPD DEVIATIONS

- RESIDENTIAL VEHICLES
- PERSONAL VEHICLES
- RECREATION
- AMUSEMENT
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- RETAIL
- RESTAURANT
- BAR
- CORPORATE OFFICE
- RESEARCH AND DEVELOPMENT
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- STORAGE
- UTILITY
- TRUCK AND EQUIPMENT STORAGE
- TRUCK AND EQUIPMENT REPAIR
- TRUCK AND EQUIPMENT MAINTENANCE
- TRUCK AND EQUIPMENT WASHING

EXISTING MHPD DEVIATIONS

- RESIDENTIAL VEHICLES
- PERSONAL VEHICLES
- RECREATION
- AMUSEMENT
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- RETAIL
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- TRUCK AND EQUIPMENT STORAGE
- TRUCK AND EQUIPMENT REPAIR
- TRUCK AND EQUIPMENT MAINTENANCE
- TRUCK AND EQUIPMENT WASHING

NEW GENERAL DEVIATIONS

- RESIDENTIAL VEHICLES
- PERSONAL VEHICLES
- RECREATION
- AMUSEMENT
- COMMERCIAL
- INDUSTRIAL
- OFFICE
- RETAIL
- RESTAURANT
- BAR
- CORPORATE OFFICE
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- TRUCK AND EQUIPMENT WASHING

**CYPRESS WOODS R.V. RESORT**  
 ADMINISTRATIVE MANAGEMENT  
 HURRICANE SHELTER  
 MASTER CONCEPT PLAN  
 BIG CYPRESS FOX SQUIRREL PERSEVERE  
 BARBOT, STIGAUD & ASSOCIATES, INC.  
 3308 CHASE AVENUE, FORT WORTH, TEXAS 76107, PH. (817) 336-1111

DATE	ISSUED	APPROVED	SCALE	PROJECT	DATE
			1" = 10'	PROJ 2 OF 3	3/3/04

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PAGE 1 of 15  
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EXHIBIT H-3.0

LAST APPROVAL

COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT (PD) ADD2004-00102

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

ADD 2010-00013

WHEREAS, Barbot, Steuart & Associates, Inc., filed an application for administrative approval to a Mobile Home Planned Development on a project known as Cypress Woods RV Resort Phase 5 to reduce the number of Phases within this planned development from six to five, reduce the number of lots from 647 to 593, and add a 5.1 acre lake for property located at 5551 Lockett Road, described more particularly as:

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 Z-03-057; ZAB-84-1-31; Z-94-025; 95-03-166.13A; Z87-075; AA-PD-95-19; Z-91-088; ADD2002-00111; ZAB-8431; ADD2003-00122); 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, the request seeks to reduce the number of Phases in the project from six to five; and

WHEREAS, the request also seeks to reduce the number of lots within the development from 647 to 593; and

WHEREAS, the request seeks approval to add a 5.1 acre lake to the project; and

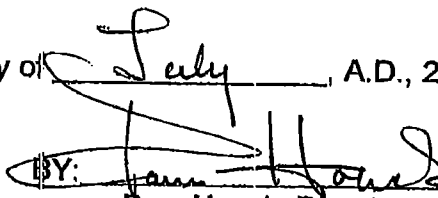
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation 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 subject to the following conditions:**



1. The Development must be in compliance with the amended three-page Master Concept Plan, dated 4-28-04, last revised 7-7-04, and stamped received JUL 08, 2004. Master Concept Plan for ADD2004-00102 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The terms and conditions of the original zoning resolutions, and as amended by the subsequent actions noted above, remain in full force and effect, except as amended by this action.
3. Prior to local development order approval, the development order plans must delineate the indigenous preserves in substantial compliance with those depicted on the Master Concept Plan stamped received July 8, 2004.

DULY SIGNED this 27<sup>th</sup> day of July, A.D., 2004.

BY:   
 Pam Houck, Director  
 Division of Zoning  
 Department of Community Development

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COMMUNITY DEVELOPMENT

**EXHIBIT A**

**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.

*[Signature]*  
John B. Harris  
P.S.M. #4631  
October 23, 2002  
PROFESSIONAL LAND SURVEYOR  
FLORIDA

Applicant's Legal Checked  
by *[Signature]* ZIMAYO4

ADD 2010-00013

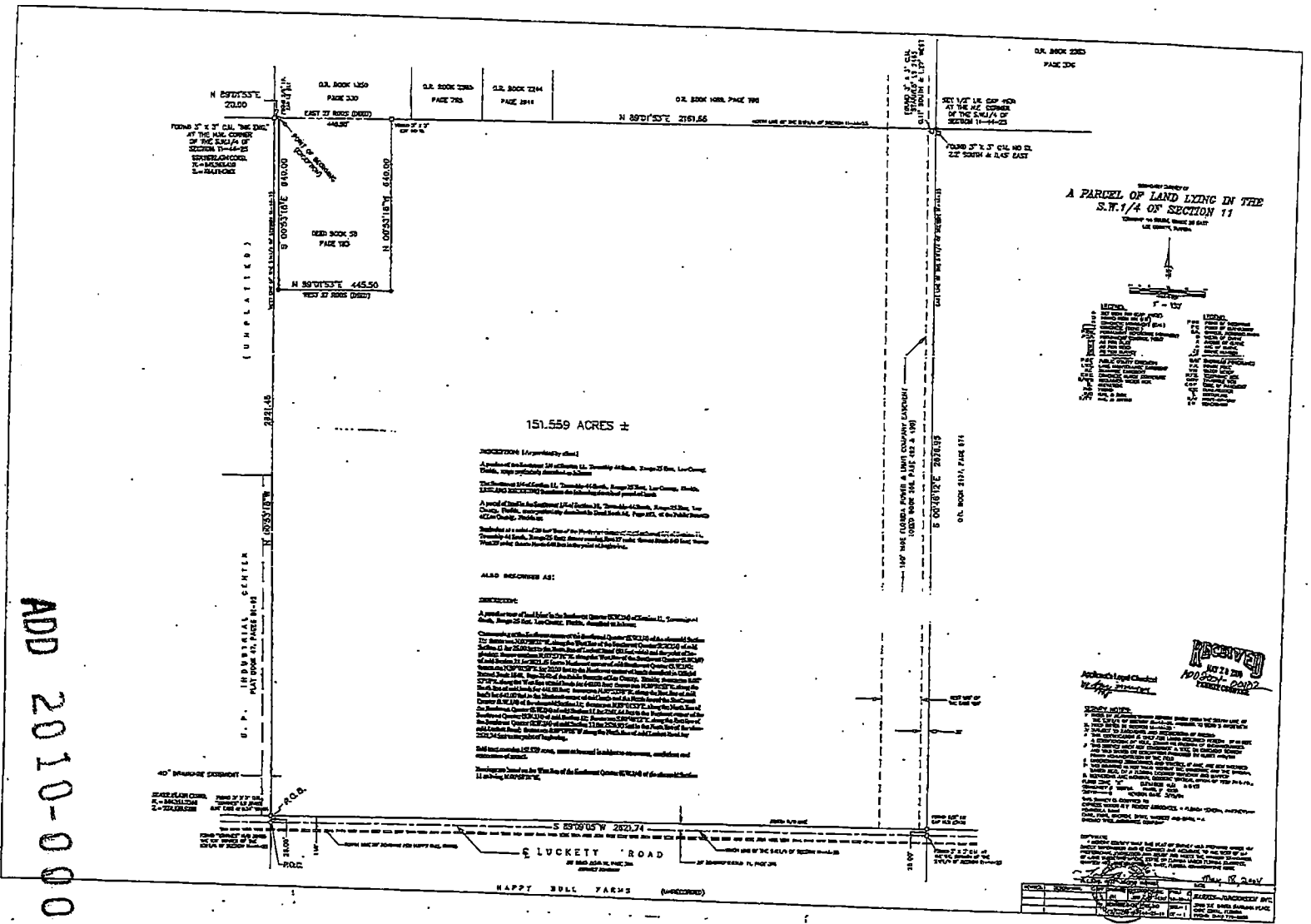
RECEIVED  
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PERMIT COUNTER

COMMUNITY DEVELOPMENT

ADD 2004-00102



ADD 2010-00013

RECEIVED

FEB 08 2010

COMMUNITY DEVELOPMENT

4/25 11

EXHIBIT 3A

TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.)  
RIGHT-OF-WAY = 780,021.92 S.F. (17.906 AC.)  
LOT AREA = 2,616,201.10 S.F. (60.059 AC.)  
LAKE = 747,681.97 S.F. (17.164 AC.)  
NO. OF LOTS = 593 UNITS (574 R.V. SITES, 19 M.H. SITES)  
GROSS DENSITY = 3.913 UNITS/AC.

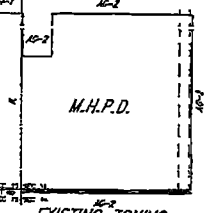
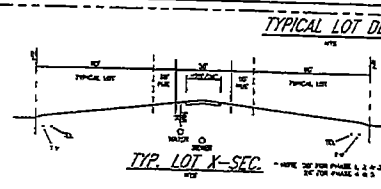
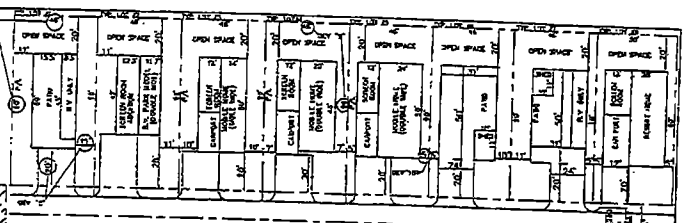
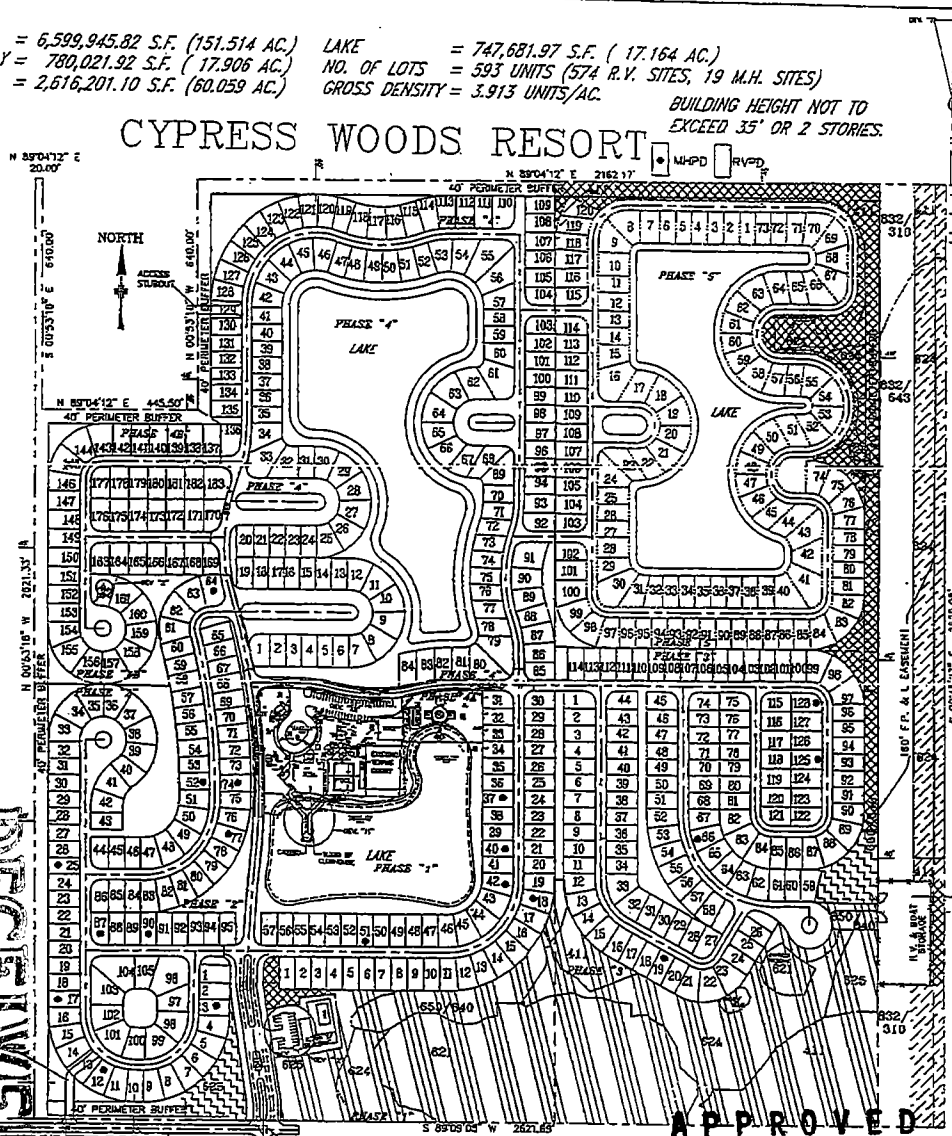
BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

# CYPRESS WOODS RESORT

ADD 2010-00013

COMMUNITY DEVELOPMENT

RECEIVED  
FEB 27 2010



### SCHEDULE OF USES (RVPD)

- RESIDENTIAL VEHICLES  
RECREATION  
ADMINISTRATIVE OFFICE  
RECREATION CENTER  
CAMPING AREA OR BOATING  
DISPENSARY  
RESTAURANT  
CLOTHING STORE  
CLOTHING STORE  
SALE OF FUR, FURS, FUR PRODUCTS  
SALE OF LEATHER PRODUCTS  
SALE OF SPORTS EQUIPMENT  
SALE OF BOATS  
SALE OF CAMPING EQUIPMENT  
SALE OF OUTDOOR EQUIPMENT  
SALE OF BICYCLES  
SALE OF SPORTS APPAREL  
SALE OF TOYS  
SALE OF HOME DECORATION  
SALE OF GARDEN SUPPLIES  
SALE OF ELECTRICAL SUPPLIES  
SALE OF PAINT  
SALE OF FISH  
SALE OF BIRDS  
SALE OF PLANTS  
SALE OF SEEDS  
SALE OF HONEY  
SALE OF WAX  
SALE OF SOAP  
SALE OF CANDLES  
SALE OF POTTERY  
SALE OF JEWELRY  
SALE OF CRAFTS  
SALE OF BOOKS  
SALE OF RECORDS  
SALE OF MUSIC  
SALE OF FILMS  
SALE OF VIDEO  
SALE OF MAGAZINES  
SALE OF NEWSPAPERS  
SALE OF CARDS  
SALE OF STAMPS  
SALE OF COINS  
SALE OF SHELLS  
SALE OF FOSSILS  
SALE OF MINERALS  
SALE OF ROCKS  
SALE OF CORALS  
SALE OF SHELLFISH  
SALE OF FISHING EQUIPMENT  
SALE OF HUNTING EQUIPMENT  
SALE OF FISHING BOATS  
SALE OF FISHING GEAR  
SALE OF FISHING LICENSES  
SALE OF FISHING PERMITS  
SALE OF FISHING TRIPS  
SALE OF FISHING PACKAGES  
SALE OF FISHING VOUCHERS  
SALE OF FISHING GIFTS  
SALE OF FISHING MEMORABILIA  
SALE OF FISHING ARTS AND CRAFTS  
SALE OF FISHING SUPPLIES  
SALE OF FISHING TOOLS  
SALE OF FISHING ACCESSORIES  
SALE OF FISHING EQUIPMENT

### SCHEDULE OF USES (MHPD)

- RESIDENTIAL MOBILE HOMES  
RECREATION  
ADMINISTRATIVE OFFICE  
RECREATION CENTER  
CAMPING AREA OR BOATING  
DISPENSARY  
RESTAURANT  
CLOTHING STORE  
CLOTHING STORE  
SALE OF FUR, FURS, FUR PRODUCTS  
SALE OF LEATHER PRODUCTS  
SALE OF SPORTS EQUIPMENT  
SALE OF BOATS  
SALE OF CAMPING EQUIPMENT  
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SALE OF FISHING EQUIPMENT

### EXISTING GENERAL DEVIATIONS:

1. A DEVIATION FROM SECTION 3-A(1) TO ALLOW FOR THE CONSTRUCTION OF A NEW 20-UNIT MOBILE HOME PARK WITHIN THE EXISTING ZONING DISTRICT.
2. A DEVIATION FROM SECTION 3-A(1) TO ALLOW FOR THE CONSTRUCTION OF A NEW 10-UNIT MOBILE HOME PARK WITHIN THE EXISTING ZONING DISTRICT.
3. A DEVIATION FROM SECTION 3-A(1) TO ALLOW FOR THE CONSTRUCTION OF A NEW 5-UNIT MOBILE HOME PARK WITHIN THE EXISTING ZONING DISTRICT.
4. A DEVIATION FROM SECTION 3-A(1) TO ALLOW FOR THE CONSTRUCTION OF A NEW 3-UNIT MOBILE HOME PARK WITHIN THE EXISTING ZONING DISTRICT.
5. A DEVIATION FROM SECTION 3-A(1) TO ALLOW FOR THE CONSTRUCTION OF A NEW 1-UNIT MOBILE HOME PARK WITHIN THE EXISTING ZONING DISTRICT.

### EXISTING ZONING

SCALE = 1" = 100'

### EXISTING PRESERVE AREAS

- 111 - PINE PLANTATION - 6.88 ACRES
- 121 - CYPRESS FOREST - 1.83 ACRES
- 131 - PINE WOODLAND - 1.10 ACRES
- 141 - PINE WOODLAND - 1.10 ACRES
- 151 - PINE WOODLAND - 1.10 ACRES
- 161 - PINE WOODLAND - 1.10 ACRES
- 171 - PINE WOODLAND - 1.10 ACRES
- 181 - PINE WOODLAND - 1.10 ACRES
- 191 - PINE WOODLAND - 1.10 ACRES
- 201 - PINE WOODLAND - 1.10 ACRES

### INDIGENOUS OPEN SPACE

- 1002 - 3.54 ACRES
- 1003 - 3.54 ACRES
- 1004 - 1.27 ACRES
- 1005 - 1.27 ACRES
- 1006 - 4.88 ACRES
- 1007 - 6.08 ACRES
- 1008 - 16.70 ACRES
- 1009 - 20.25 ACRES
- 1010 - 34.50 ACRES

### OPEN SPACE

#### CORPORAL AREAS:

- 1001 - 4.00 ACRES
- 1002 - 4.00 ACRES
- 1003 - 4.00 ACRES
- 1004 - 4.00 ACRES
- 1005 - 4.00 ACRES
- 1006 - 4.00 ACRES
- 1007 - 4.00 ACRES
- 1008 - 4.00 ACRES
- 1009 - 4.00 ACRES
- 1010 - 4.00 ACRES

### HURRICANE SHELTER

FOR USE IN SECTION 10-10-10  
MINIMUM APPROVED 900,000 S.F.  
MINIMUM APPROVED 400-1000 S.F.  
MINIMUM 30'

### EXISTING RVPD DEVIATIONS:

1. A DEVIATION FROM SECTION 3-A(1) TO ALLOW FOR THE CONSTRUCTION OF A NEW 20-UNIT MOBILE HOME PARK WITHIN THE EXISTING ZONING DISTRICT.
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### EXISTING MHPD DEVIATIONS:

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5. A DEVIATION FROM SECTION 3-A(1) TO ALLOW FOR THE CONSTRUCTION OF A NEW 1-UNIT MOBILE HOME PARK WITHIN THE EXISTING ZONING DISTRICT.

### NEW GENERAL DEVIATIONS:

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5. A DEVIATION FROM SECTION 3-A(1) TO ALLOW FOR THE CONSTRUCTION OF A NEW 1-UNIT MOBILE HOME PARK WITHIN THE EXISTING ZONING DISTRICT.

**CYPRESS WOODS R.V. RESORT**  
RECREATION DISTRICT  
ORIGINAL ZONING: R-2 (L-2)  
**MASTER CONCEPT PLAN**

BARGOT STEWART & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL ENGINEERS

APPROVED BY	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
SCALE	DATE

Sheet 1 of 3  
3434  
ADD 2004-00102

APPROVED  
Amendment to  
Master Concept Plan  
Subject to Case # ADD 2004-00102  
Date 7/27/04

"EXHIBIT 3-A-1"

TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.)
RIGHT-OF-WAY = 780,021.92 S.F. (17.906 AC.)
LOT AREA = 2,616,201.10 S.F. (60.059 AC.)

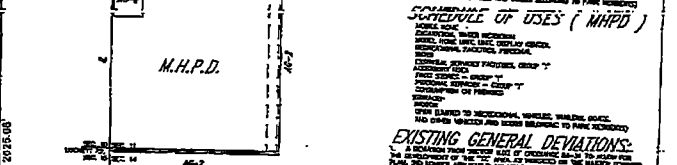
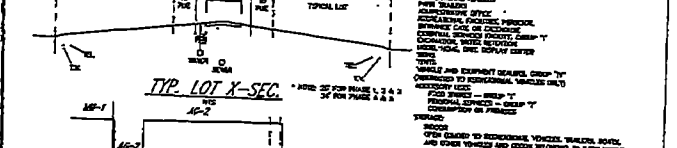
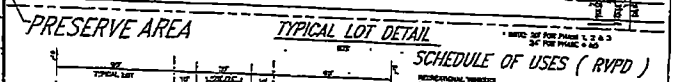
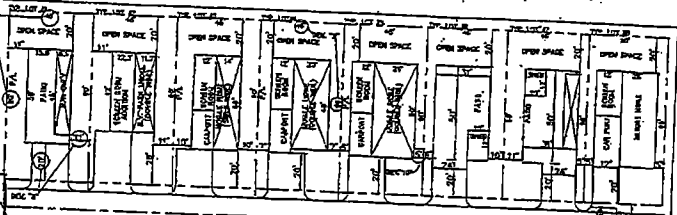
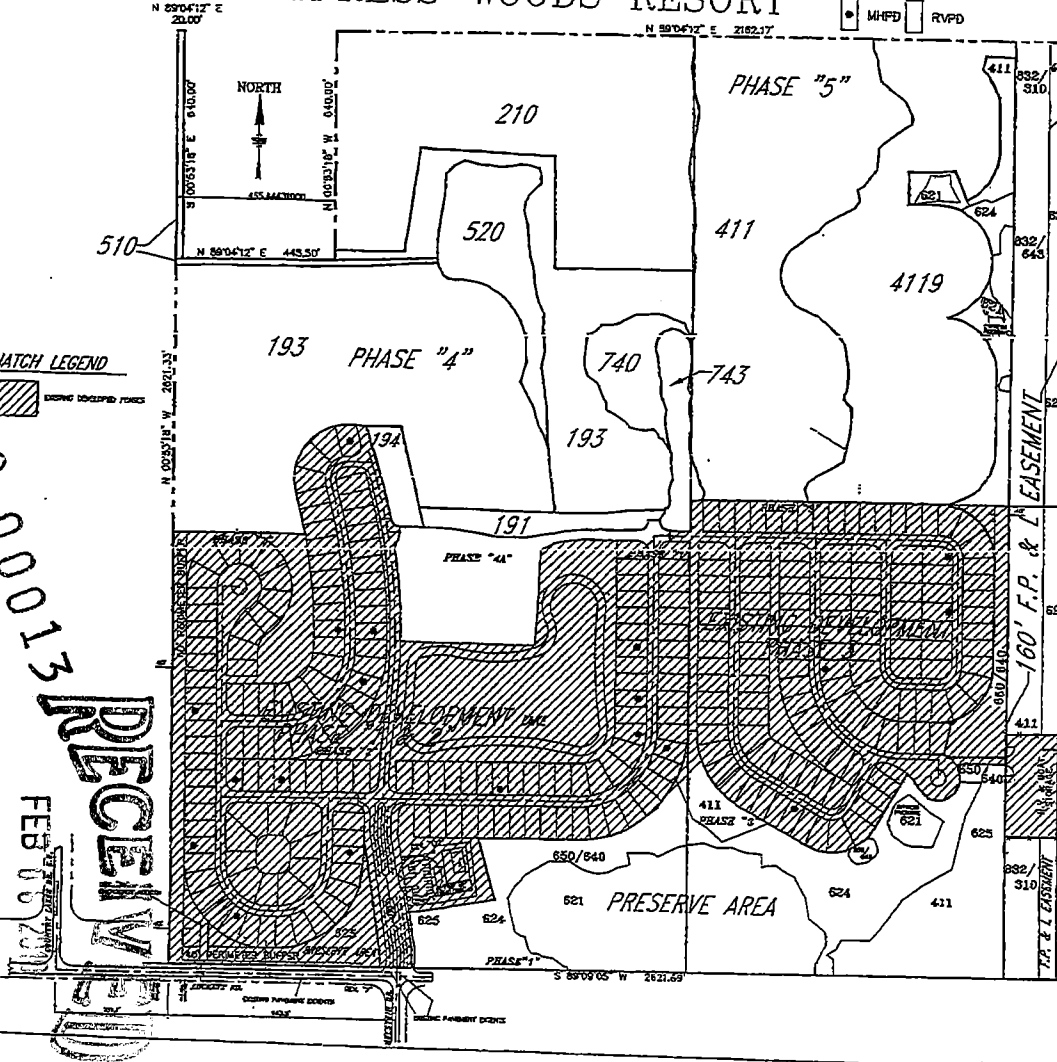
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NO. OF LOTS = 593 UNITS (574 R.V. SITES, 19 M.H. SITES)
GROSS DENSITY = 3.913 UNITS/AC.

BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

CYPRESS WOODS RESORT

MHPD RVPD

ADD 2010-00013 RECEIVED FEB 06 2010 COMMUNITY DEVELOPMENT



EXISTING ZONING table with columns for code and description. Includes codes like R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100.

EXISTING CONDITIONS FOR PHASE 4 & 5 table with columns for code and description. Includes codes like 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

FLUCC'S CODE table with columns for code and description. Includes codes like 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

OPEN SPACE CONSERVATION table with columns for code and description. Includes codes like 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

HURRICANE SHELTER table with columns for code and description. Includes codes like 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

CYPRESS WOODS R.V. RESORT
ADMINISTRATIVE MANAGEMENT
ORIGINAL ZONING & CONCEPT PLAN
EXHIBIT III-A-1
BARGOT, SEEWART & ASSOCIATES, INC.
CONSULTING ENGINEERS

ADD 2004-00102

ADD 2010-00013

# Spatial District Query Report

STRAP Number: 11-44-25-06-0000D.1100

**RECEIVED**  
FEB 08 2010

District Name	District Value	Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone		NOT FOUND	
Airspace Notification		NOT FOUND	
Census Tract	Tract ID	401.01	100.06%
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area		NOT FOUND	
Fire District	Fire District Taxing Authority	Tice 088	
Flood Insurance Zone	Flood Zone Assigned Number	X 100	1
Flood Insurance Zone - Old	Flood Zone	X	
FIRM Floodway	Floodway	OUTSIDE	
FIRM Floodway - Old		NOT FOUND	
Flood Insurance Panel	Community Panel Map Number Effective Date	125124 0291 12071C0291F 8/28/2008 12:00:00 AM	
Flood Insurance Panel - Old	Community Panel Version Date	125124 225 C 031594	
(DNR Flood Zones) Zone A BFE		NOT FOUND	
DNR Flood Zones - Old		NOT FOUND	
Flood Insurance Coastal Barrier		NOT FOUND	
Flood Insurance Coastal Barrier - Old		NOT FOUND	
Lighting District/MSTBU		NOT FOUND	
Preliminary MSTBU Districts		NOT FOUND	
Planning Community	ID Plan Community	4 Fort Myers Shores	
Planning Land Use 2010	Landuse	Urban Community	
Sanibel/County Agreement		NOT FOUND	
School Board District	District School Board Member	5 Elinor Scricca, Ph.D.	
School Choice Zone	Choice Zones	East Zone 2 East Zone	
Solid Waste District	District Area	Area 4	
Storm Surge	Category	4/5	
Subdivisions	Subdivision No. Subdivision Name Book Page 1 Book Page 2 Book Page 3	11442506 CYPRESS WOODS RV RESORT UNIT 4 PB 79 PGS 68-71	
Traffic Analysis Zone			

COMMUNITY DEVELOPMENT

Archaeological Sensitivity		NOT FOUND
Sea Turtle Lighting Zone		NOT FOUND
Watersheds	Shed ID	Orange River
FLUCCS1999		
Vegetation Permit Required		NOT FOUND
Soil	Map Symbol	42
	Soil Name	WABASSO SAND, LIMESTONE SUBSTRATUM
Panther Habitat		NOT FOUND
Eagle Nesting Site Buffer		NOT FOUND
Commissioner District	District	5
	Commissioner	Frank Mann
Unincorporated Lee County Zoning	Zoning Designation	MHPD
		<a href="#">Zoning Notes</a>
Development Orders	Development Order Status	DOS2003-00186
	Wet Season Water Table	
	Development Order Status	95-01-116-00D
	Wet Season Water Table	
Road Impact Fee Districts	District	3
	Tidemark ID	53
	Name	CENTRAL
Water Franchise	Franchise Name	Lee County Utilities
Water Treatment Plant Service Area	Treatment Plant	Olga WTP
Wastewater Franchise	Franchise Name	Lee County Utilities
Wastewater Treatment Plant Service Area	Treatment Plant	CFM - Central WWTP
Res. Garbage Collection Day	Hauling Day	Thursday
Res. Recycling Collection Day	Hauling Day	Friday
Res. Horticulture Collection Day	Hauling Day	Wednesday
Microwave Radio Relay Path		NOT FOUND

**[ Modify Report Settings ]**

Note	Details
1	The Flood Zone with the highest corresponding assigned number is the recognized flood zone designation for this property. To verify the flood zone status of properties in unincorporated Lee County contact Zoning Review at (239)533-8597 (option #4)

Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.  
All information subject to change without notice.

**Kenneth C. Notturmo**

---

**From:** Block, Alvin [BLOCKAH@leegov.com]  
**Sent:** Friday, January 29, 2010 10:20 AM  
**To:** Kenneth C. Notturmo  
**Subject:** Copies

As I mentioned in my voice mail, You may submit reduced copies 8.5 X 11 of the plat book for this application. Please make sure that the copy does provide the actual Plat Book and page Number(s) so that we can view those if needed.

Please make sure you have a copy of this e-mail with you at submittal in the event that the application intake questions whether the reduced copy is acceptable.

Chip Block

**Alvin Block, AICP**  
Principal Planner  
Lee County Department of Community Development  
Zoning Division  
(239) 533-8371  
[blockah@leegov.com](mailto:blockah@leegov.com)

Please note: Florida has a very broad public records law. Most written communications to or from County personnel regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

**RECEIVED**  
FEB 08 2010  
COMMUNITY DEVELOPMENT

ADD 2010-00013