

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 Luckett Road for:

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

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

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

See attached **Exhibit "A"**.

WHEREAS, the property was originally rezoned in case number 94-06-14-DCI-02 with subsequent amendments in case numbers 95-03-166.13A 02.01, and 95-01-116.00D; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Mobile Home Planned Development is **APPROVED** to:

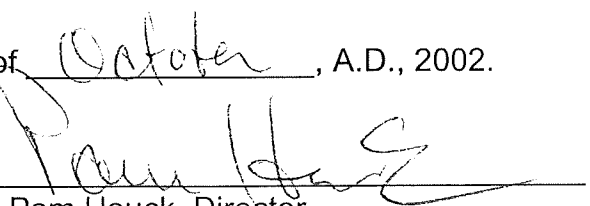
1. **Reconfigure Phase 5 to decrease the number of lots from 184 to 183 lots.**
2. **Decrease the proposed clubhouse from 15,600 square feet to 9,053 square feet and increase the existing clubhouse, at the entrance to the development, from 4,445 square feet to 6,799 square feet.**
3. **Increase the square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

Approval is subject to the following conditions:

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

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

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

ADD 2002-00111

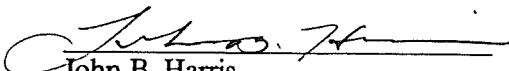
DESCRIPTION:

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

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

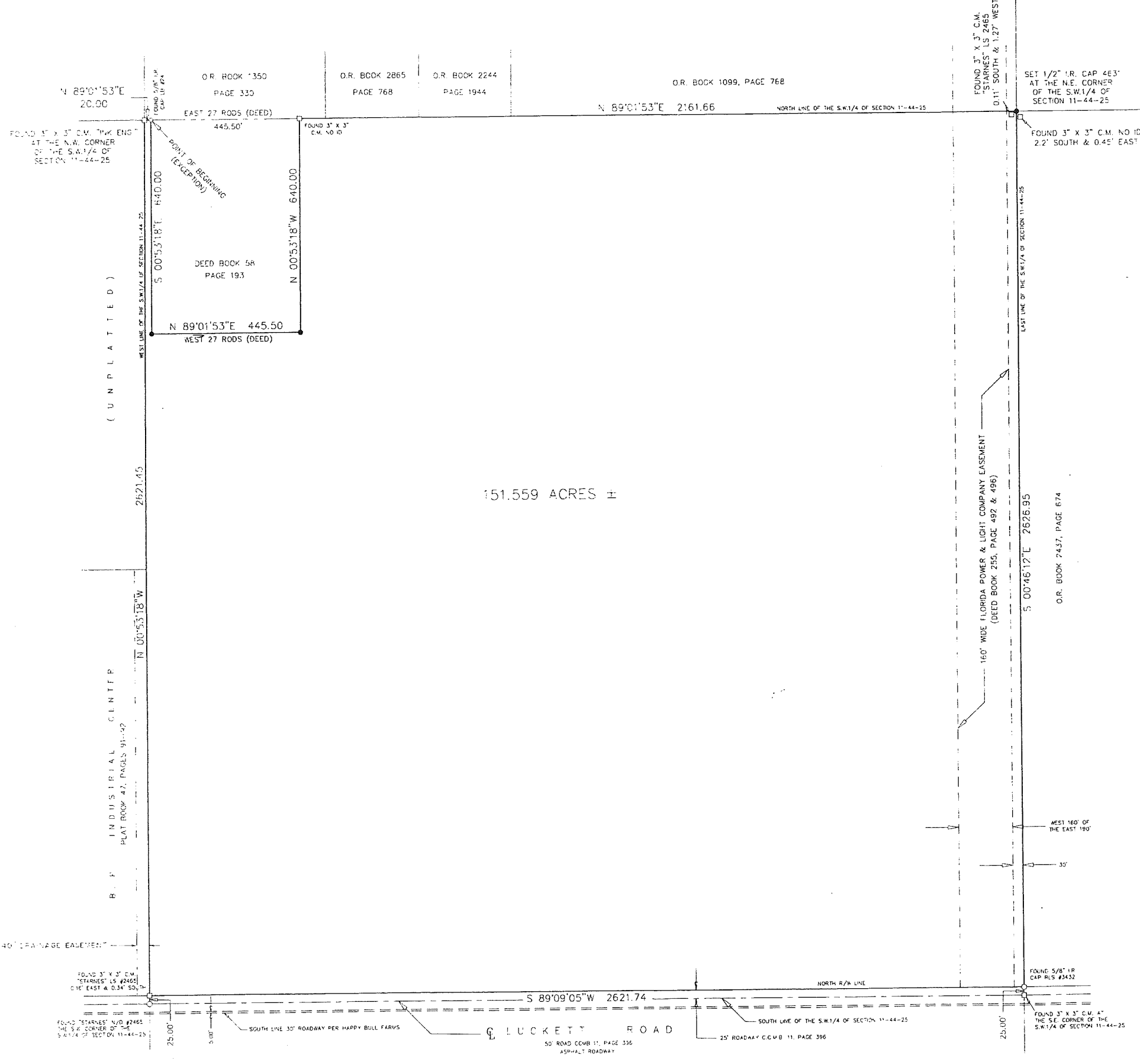
Said tract contains 151.559 acres, more or less and is subject to easements, restrictions and reservations of record.

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


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

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

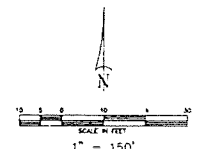
ADD 2002-00111
~~ADD 2002-00115~~



O.R. BOOK 2353
PAGE 376

BOUNDARY SURVEY OF
**A PARCEL OF LAND LYING IN THE
S.W. 1/4 OF SECTION 11**

TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



- LEGEND:**
- SET IRON PIN (CAP #4531)
 - FOUND IRON PIN (I.R.)
 - CONCRETE MONUMENT (C.M.)
 - CONCRETE (CONC.)
 - PR.U. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - (P) AS PER PLAT
 - (D) AS PER DEED
 - (S) AS PER SURVEY
 - (W) AS MEASURED
 - P.U.E. PUBLIC UTILITY EASEMENT
 - L.W.E. LAKE MAINTENANCE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - R/W/B. RECLAIMED WATER BOX
 - EL. ELEVATION
 - FND. FOUND
 - N/D. NAIL & DISK
 - W/T.I. NAIL & INTIAB
 - D/H. DRILL HOLE
 - P.O.B. POINT OF BEGINNING
 - P.C. POINT OF CURVATURE
 - O.R. OFFICIAL RECORDS BOOK
 - Δ DELTA OF CURVE
 - R. RADIUS OF CURVE
 - A. ARC OF CURVE
 - C.N. CURVE NUMBER
 - A/C. AIR CONDITIONER
 - D/H. OVERHEAD POWER LINES
 - P.P. POWER POLE
 - W.M. WATER METER
 - U.T.S. TELEPHONE BOX
 - CATV. TV-CABLE BOX
 - E.O.P. EDGE OF PAVEMENT
 - C/O. CURB/OUTLET
 - C/L. CENTERLINE
 - R/A. RIGHT-OF-WAY
 - B.M. BENCHMARK
 - TYPICAL ELEVATION

DESCRIPTION: (As provided by client)

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

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

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

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

SURVEY NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 11-44-25, ASSUMED TO BEAR S 89°09'05\"/>

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

DATE: October 17, 2002
J. B. Harris
J.B. HARRIS

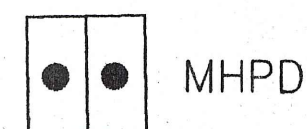
REVISED	DESCRIPTION	BY	DATE	CHECKED	SCALE	PROJ.	#
		FM	10/16/02	1\"/>	1\"/>	SR-15-A	
		SURVEY DATE	FILE NO.	SHT.	-		
		3/13/99	44-25-11	2\"/>	-		

ADD 2002-00111
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OCT 17 2002
COMMUNITY DEVELOPMENT

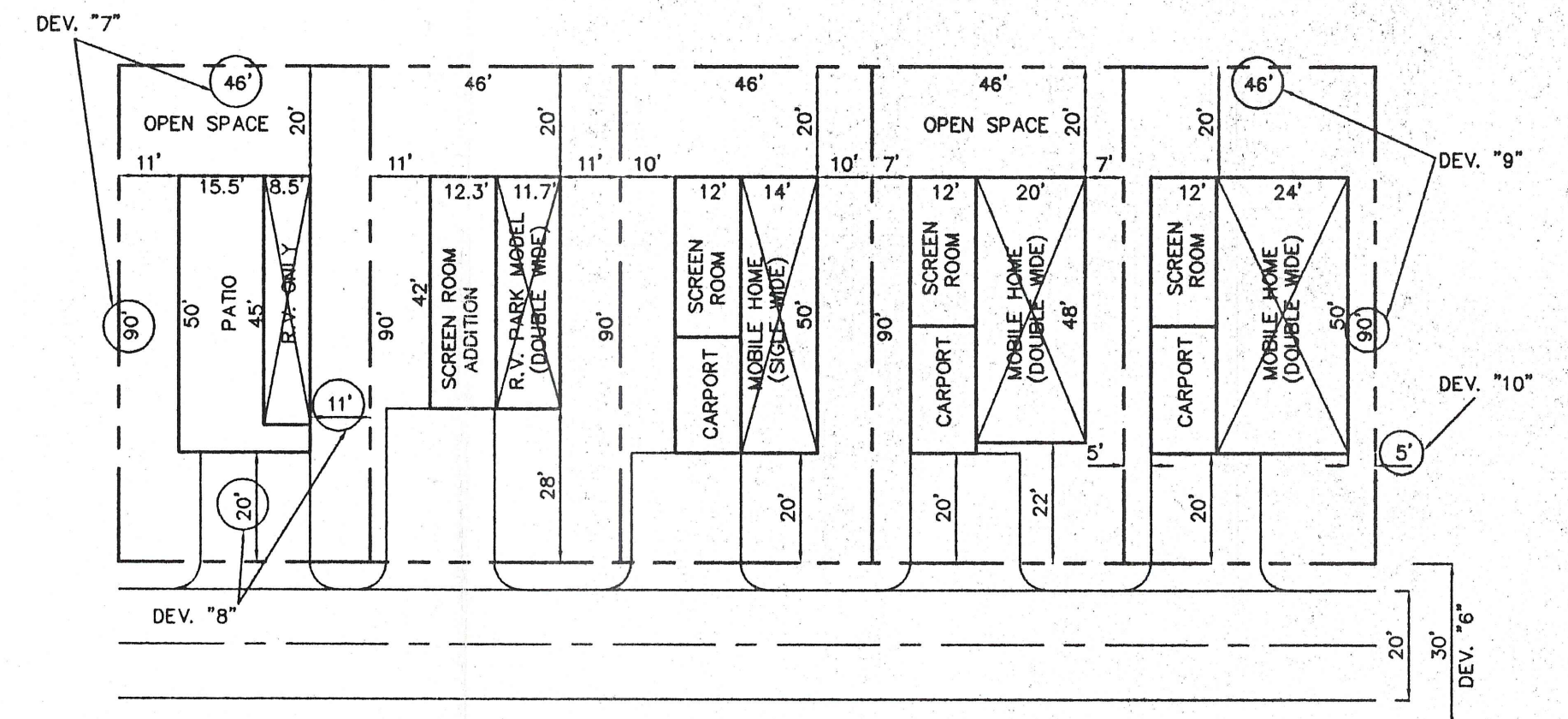
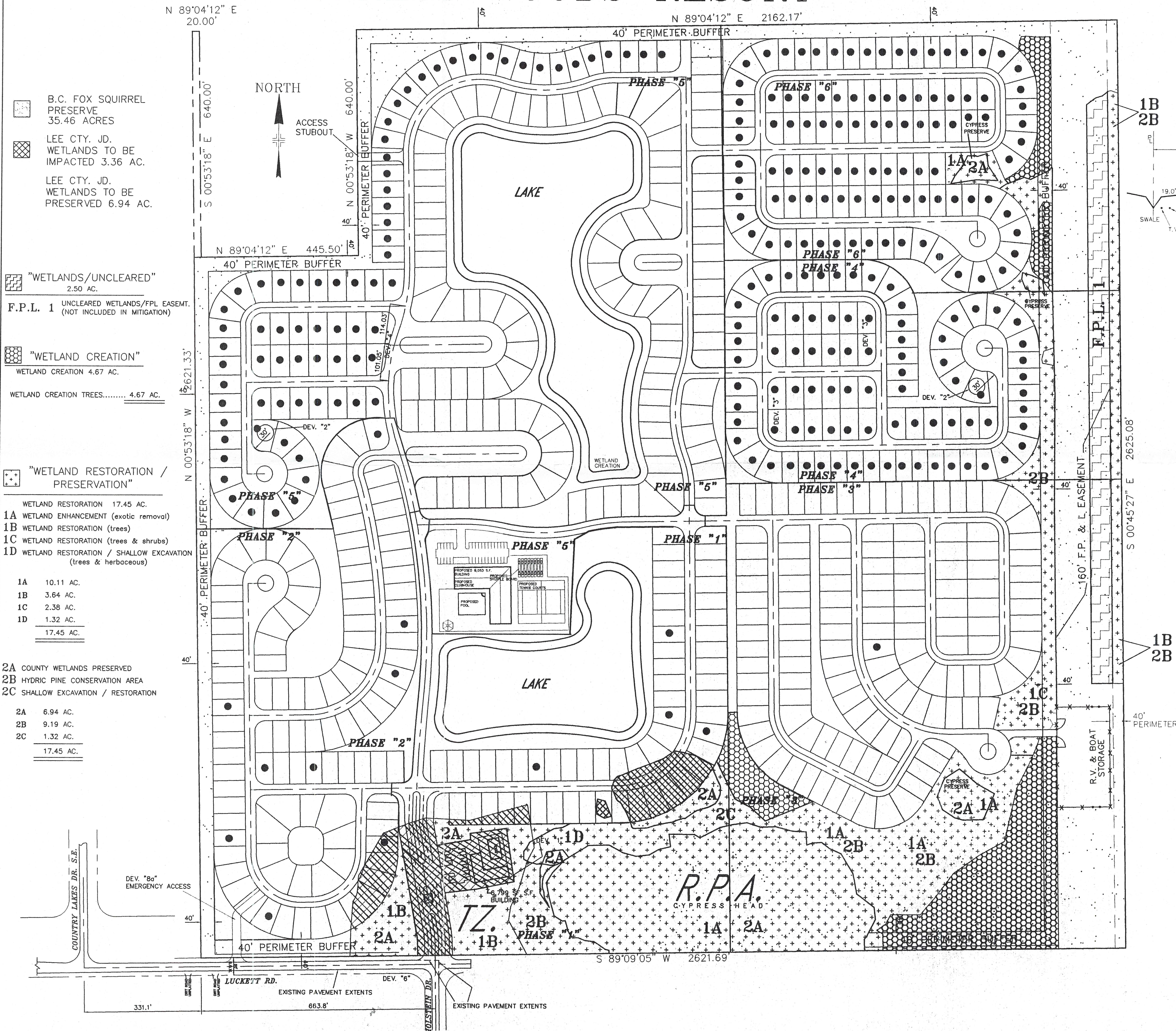
"EXHIBIT 3A"

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

CYPRESS WOODS RESORT



BUILDING HEIGHT NOT TO EXCEED 25'



TYPICAL LOT DETAIL

SCALE 1" = 30'

SCHEDULE OF USES (RVPD)

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

STORAGE:
INDOOR
OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS,
AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)

SCHEDULE OF USES (MHPD)

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

STORAGE:
INDOOR
OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS,
AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)

GENERAL DEVIATIONS:

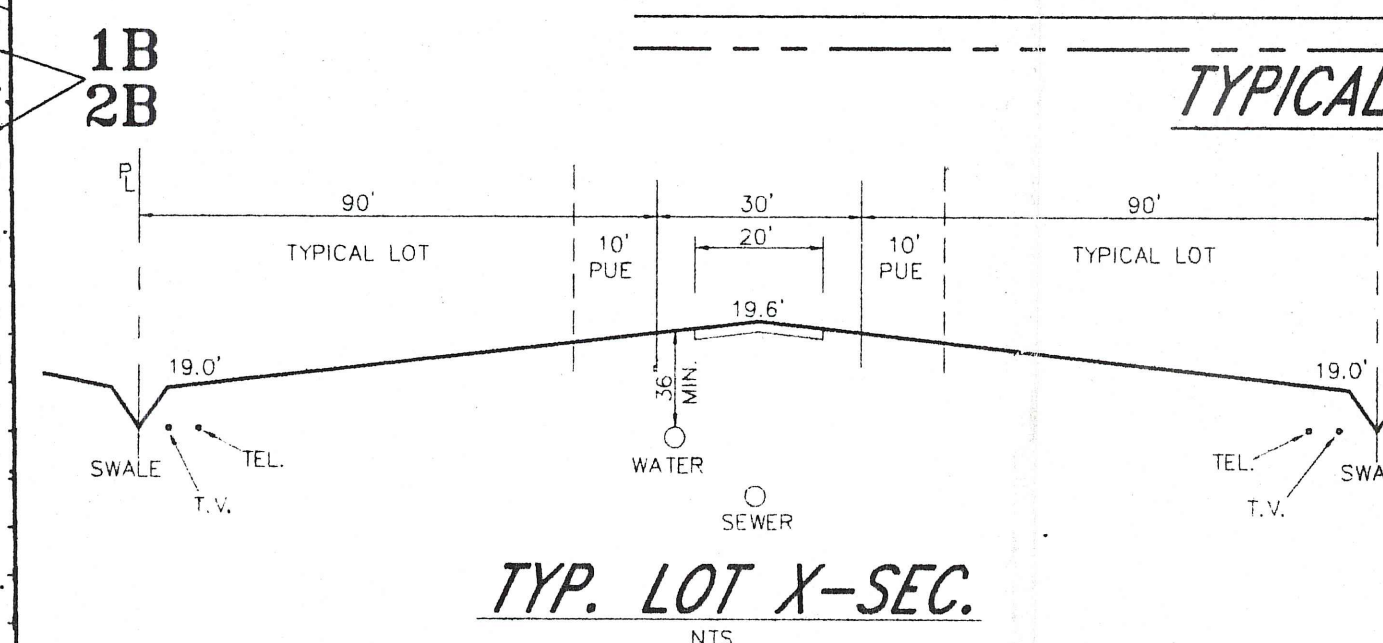
1. A DEVIATION FROM SECTION 6.03 OF ORDINANCE 86-31 TO ALLOW FOR THE DEVELOPMENT OF THE "TZ" AREA AS INDICATED ON THE MASTER CONCEPT PLAN.
2. A DEVIATION FROM SECTION 9.11.2 OF THE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES A 90 FOOT TURN-OUT RADIUS TO 30 FEET.
3. A DEVIATION FROM SECTION 202.18.2.2 OF THE LEE COUNTY ZONING ORDINANCE AND SECTION 7.0.2 OF THE DEVELOPMENT STANDARDS ORDINANCE TO ALLOW THE CORNER LOTS TO BE THE SAME SIZE AS THE OTHER LOTS IN THE DEVELOPMENT AND TO ALLOW A REDUCTION IN THE STREET SETBACK FROM 20 FT. TO 5 FT. ON THE "SIDE" LOT LINE FOR THESE CORNER LOTS.
4. A DEVIATION FROM SECTION 9.E.1, 9.P.10, & TABLE 9-1 OF THE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES 125 FEET OF STREET INTERSECTION SEPARATION TO 100 FEET.
5. A DEVIATION FROM SECTION 9.K.3 OF THE LEE DEVELOPMENT ORDINANCE TO ALLOW ONLY ONE MEANS OF INGRESS AND EGRESS FOR A DEVELOPMENT OF MORE THAN FIVE ACRES.
6. A DEVIATION OF SECTION 9.P.2 AND TABLE 9-3 OF THE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES A 45 FOOT RIGHT-OF-WAY FOR A LOCAL STREET WITH OPEN DRAINAGE TO PERMIT A LOCAL STREET WITH 30 FEET OF RIGHT-OF-WAY AND OPEN DRAINAGE.

RVPD DEVIATIONS:

7. A DEVIATION FROM SECTION 441.C.4.(1) AND (2) OF LEE COUNTY ZONING REGULATIONS WHICH REQUIRES A 5,000 SQUARE FOOT MINIMUM LOT TO PROVIDE A 4,140 SQUARE FOOT MINIMUM (46 FEET x 90 FEET).
8. A DEVIATION FROM SECTION 441.C.4.g.(3) WHICH REQUIRES A SIDE SETBACK OF 10 FEET AND A STREET (RIGHT-OF-WAY) SETBACK OF 25 FEET TO PERMIT A SIDE SETBACK OF 5 FEET AND A STREET (RIGHT-OF-WAY) SETBACK OF 20 FEET FOR A NON-TRANSIENT PARK.
- 8.a A DEVIATION FROM SECTION 480.05.D.2.c OF THE ZONING ORDINANCE TO PERMIT AN ACCESS ROAD THROUGH THE PERIMETER BUFFER.

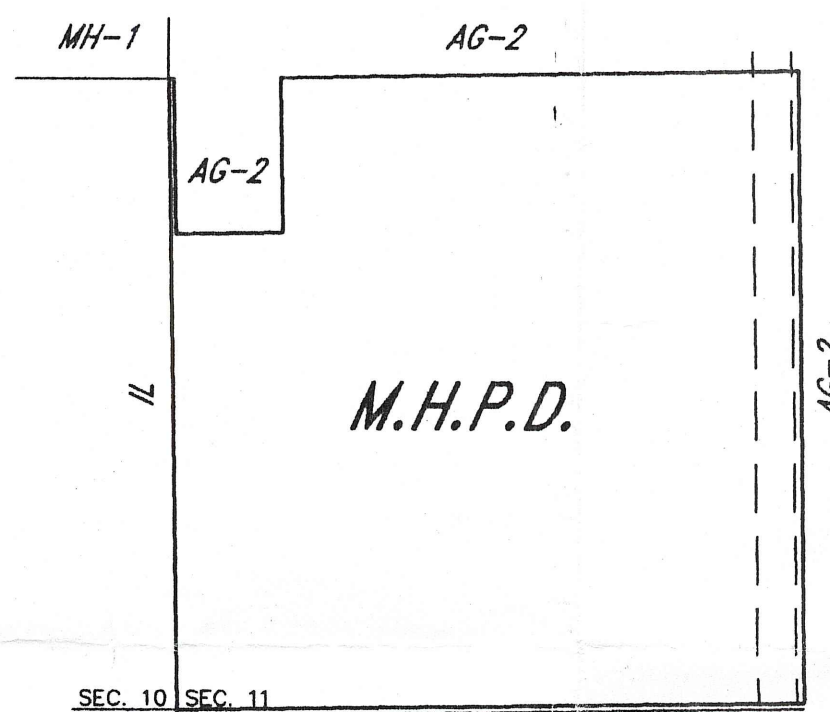
MHPD DEVIATIONS:

9. A DEVIATION FROM SECTION 439.02 OF LEE COUNTY ZONING REGULATION WHICH REQUIRES A 5,000 SQUARE FOOT MINIMUM LOT (50 FEET x 100 FEET) TO PROVIDE A 4,140 SQUARE FOOT MINIMUM LOT (46 FEET x 90 FEET).
10. A DEVIATION FROM SECTION 439.02.B WHICH REQUIRES A SIDE SETBACK OF 7 FEET TO PERMIT A SIDE SETBACK OF 5 FEET.



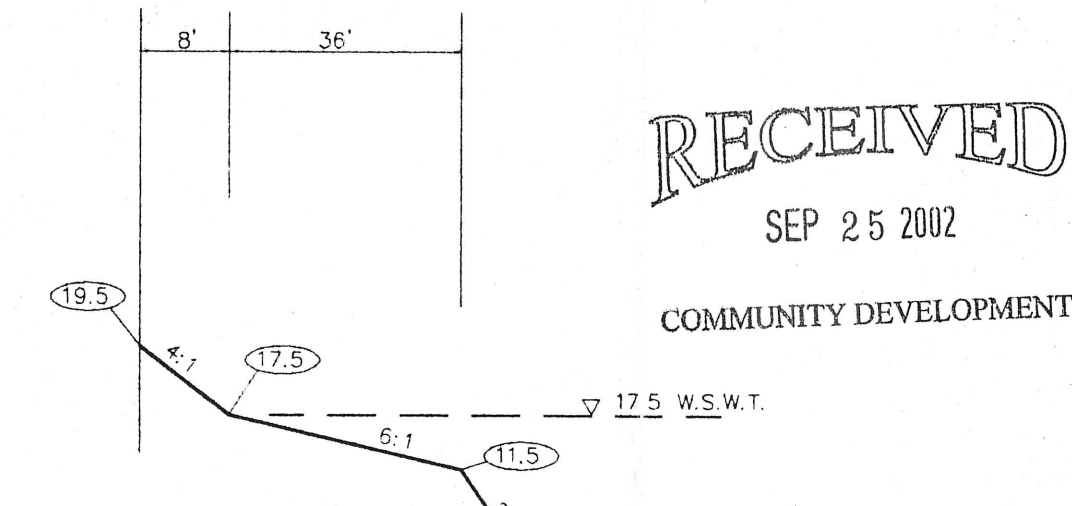
TYP. LOT X-SEC.

NTS



EXISTING ZONING

SCALE 1" = 800'



LAKE SECTION

NTS

OPEN SPACE

COMMON AREA:

40 FOOT PERIMETER BUFFER = 397,054.38 S.F. (9.12 AC.)
22 FOOT AROUND LAKE = 119,859.58 S.F. (2.752 AC.)
LAKE = 525,521.97 S.F. (12.064 AC.)
THE EASTERLY 190 FEET R.P.A. & WETLAND CREATION = 461,210.59 S.F. (10.588 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS) = 431,995.70 S.F. (9.917 AC.)
= 378,789.83 S.F. (8.698 AC.)

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

INTERNAL AREA:

THE REAR 20 FOOT OF EACH LOT = 607,200.00 S.F. (13.94 AC.)
FRONT OF EACH LOT = 283,340.00 S.F. (6.04 AC.)
INTERNAL AREA TOTAL = 870,540.00 S.F. (19.98 AC.)
% OF SITE = 13.19 %
TOTAL OPEN SPACE AREA = 3,155,399.30 S.F. (72.438 AC.)
% OF SITE = 47.81 %

HURRICANE SHELTER

REQUIRED HURRICANE SHELTERS = (2.4)(669)(20)(45%)=14,256.00 S.F.
PROVIDED = 15,852.00 S.F.

9/26/02	RECONFIGURED LOTS IN PHASE V	A.D.S.	I.K.S.
8/14/02	REVISE LOTS, & CALCS., REDUCED BY ONE LOT	A.D.S.	I.K.S.
7/10/95	REVISE LOTS, & CALCS.	D.J.R.	I.K.S.
5/16/95	REVISED M.C. / CREATION - RESTORATION	D.J.R.	I.K.S.
5/1/95	REVISED MASTER CONCEPT PLAN	D.J.R.	I.K.S.
3/13/95	REVISED MITIGATION	D.J.R.	I.K.S.
DATE	REVISION	APPROVED	

DESIGNED BY:	CHECKED BY:	FILE No.
DDS,BEC,JKS	IKS,BEC	
DRAWN BY:	CHECKED BY:	SHEET OF
IKS,BEC,DDS	IKS,BEC,DDS	
DATE:	MARCH 13, 1995	3434

2 FILE

HUMPHREY & KNOTT

PROFESSIONAL ASSOCIATION
ATTORNEYS-AT-LAW

1625 HENDRY STREET
P. O. BOX 2449
FORT MYERS, FLORIDA 33902-2449

DIRECTOR OF PLANNING
MICHAEL E. ROEDER, AICP

TELEPHONE (813) 334-2722

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JAMES T. HUMPHREY
GEORGE H. KNOTT
GEORGE L. CONSOER, JR.
MARK A. EBELINI
GAREY F. BUTLER
THOMAS B. HART
MARK A. HOROWITZ
THOMAS H. FAULK, JR.
DANA M. GALLUP
ELLEN SUE BRYAN

December 21, 1994

Mr. Richard Thompson, P.E.
Surface Water Management Division
South Florida Water Management District
South Fort Myers Service Center
1342 Colonial Boulevard, Suite 81
Fort Myers, FL 33907

RE: SFWMD NO. 941205-1-D (CYPRESS WOODS RV RESORT)

94-06-14-DCI-02

Dear Mr. Thompson:

I recently reviewed a copy of the letter from Glenn Heath to Karen Johnson in your office regarding the Cypress Woods RV Resort. Apparently the Regional Council was never given a final notification by the County that the rezoning of this project stipulated that no more than 399 RV units could be built, or less than 80% of the DRI threshold. Jamie Ensor in your office had recommended that I write to you directly with this information, since she said that you would be preparing the review for the Water Management District. The total number of sites will still be 684 lots, but a condition of the zoning and master concept plan is that there shall be no more than 399 RV lots, although there may be less. You may verify this with Margaret Emblidge or Chip Block in the Lee County Zoning Division.

Please do not hesitate to contact me should you have any further questions.

Very truly yours,

HUMPHREY & KNOTT, P.A.



Michael E. Roeder, Director of Planning
MER:gm

cc Glenn Heath
Chip Block
Lee Greenough

RECEIVED
DEC 21 1994

ZONING COUNTER

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: October 28, 2002

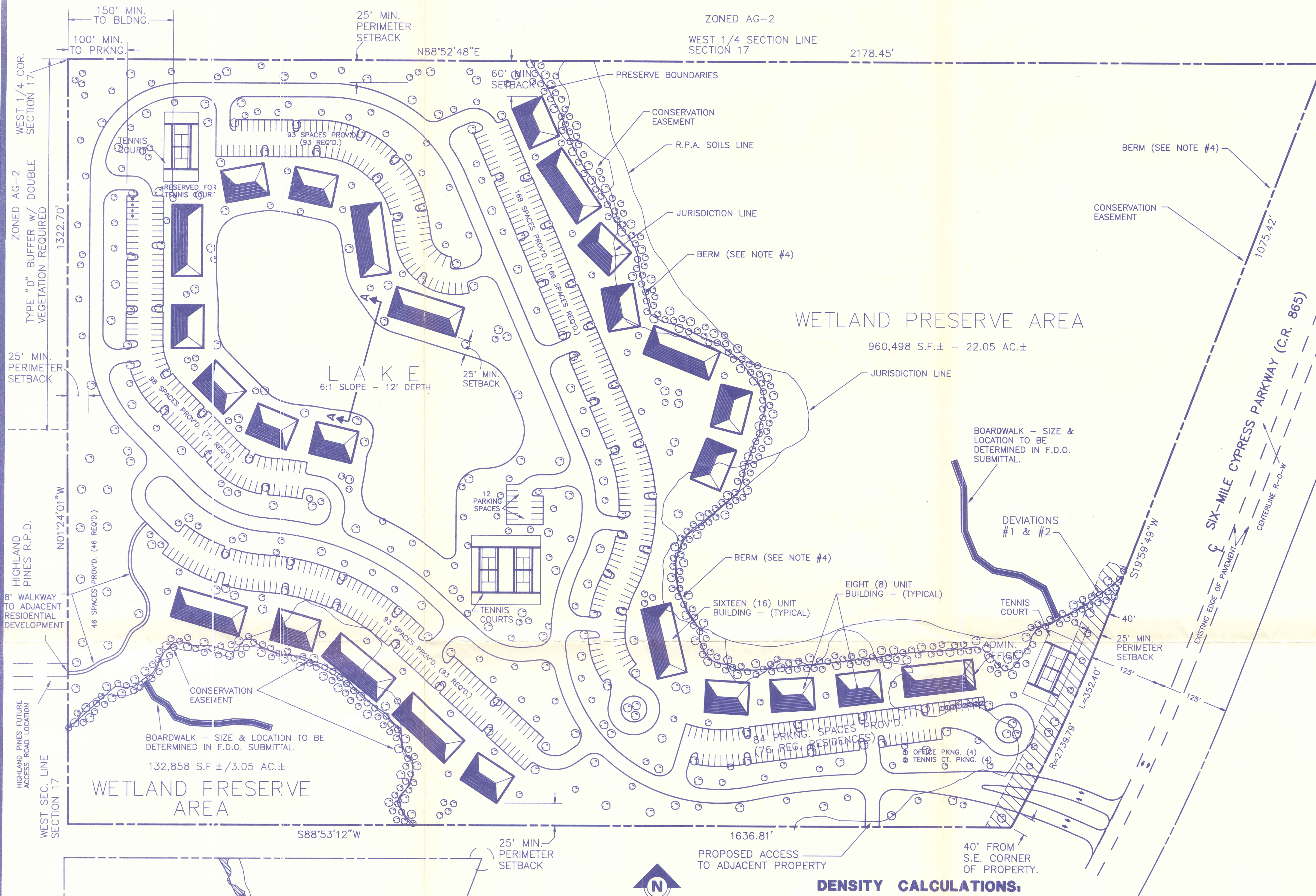
TO: WHOM IT MAY CONCERN

FROM: Debbie Carpenter
Administrative Assistant

RE: ADMINISTRATIVE AMENDMENT

<u>Case Number</u>	<u>Case Name</u>
ADD2002-00111	Cypress Woods R.V. Resort - Phase V

cc: Applicant (c/o agent)
June Donnelly
Joan Schultz, Property Appraiser's Office
Matt Noble, Planning
File



CYPRESS WOODS - R.P.D.

SITE PARAMETERS.

TOTAL SITE	58.24 ACRES±
WETLAND AREAS - PRESERVED	25.10 ACRES±
GREEN AREAS	17.94 ACRES±
LAKE	3.36 ACRES±
(16) EIGHT-UNIT BUILDINGS (128 UNITS)	1.76 ACRES±
(10) SIXTEEN-UNIT BUILDINGS (160 UNITS)	1.60 ACRES±
PAVEMENT AREAS	8.48 ACRES±

OPEN SPACE CALCULATIONS.

LAKE (3.82 AC. x 25%)	0.84 AC±
WETLAND AREAS - PRESERVED	25.10 AC±
GREEN AREAS	17.94 AC±

43.88 AC. (75%) PROVIDED
23.28 AC. (40%) REQUIRED

PARKING REQUIREMENTS.

PARKING REQUIRED - 558 SPACES
PARKING PROVIDED - 595 SPACES

REQ'D. PARKING BREAKDOWN:	NO. OF SPACES
ONE BEDROOM UNITS	96
TWO BEDROOM UNITS	280
THREE BEDROOM UNITS	128
10% REQ'D. PRKNG. FOR GUESTS	50
ADMINISTRATIVE OFFICE (1 PER 200 SQ. FT.)	4
TOTAL	558 SPACES

SCHEDULE OF USES.

COMMERCIAL USES (ADMINISTRATIVE OFFICE W/ PKG.);
DWELLING UNITS, CONVENTIONAL MULTI-FAMILY BLDGS. (APARTMENTS);
ESSENTIAL SERVICES (SEC. 1001.12);
ESSENTIAL SERVICE FACILITY (GROUP 1);
EXCAVATION, WATER RETENTION;
RECREATION FACILITIES, PERSONAL (TENNIS COURTS, BOARDWALKS);
RESIDENTIAL ACCESSORY USES (SEC. 1001.42);
SIGNS, IN ACCORDANCE WITH THE LEE COUNTY SIGN ORDINANCE.

SCHEDULE OF DEVIATIONS.

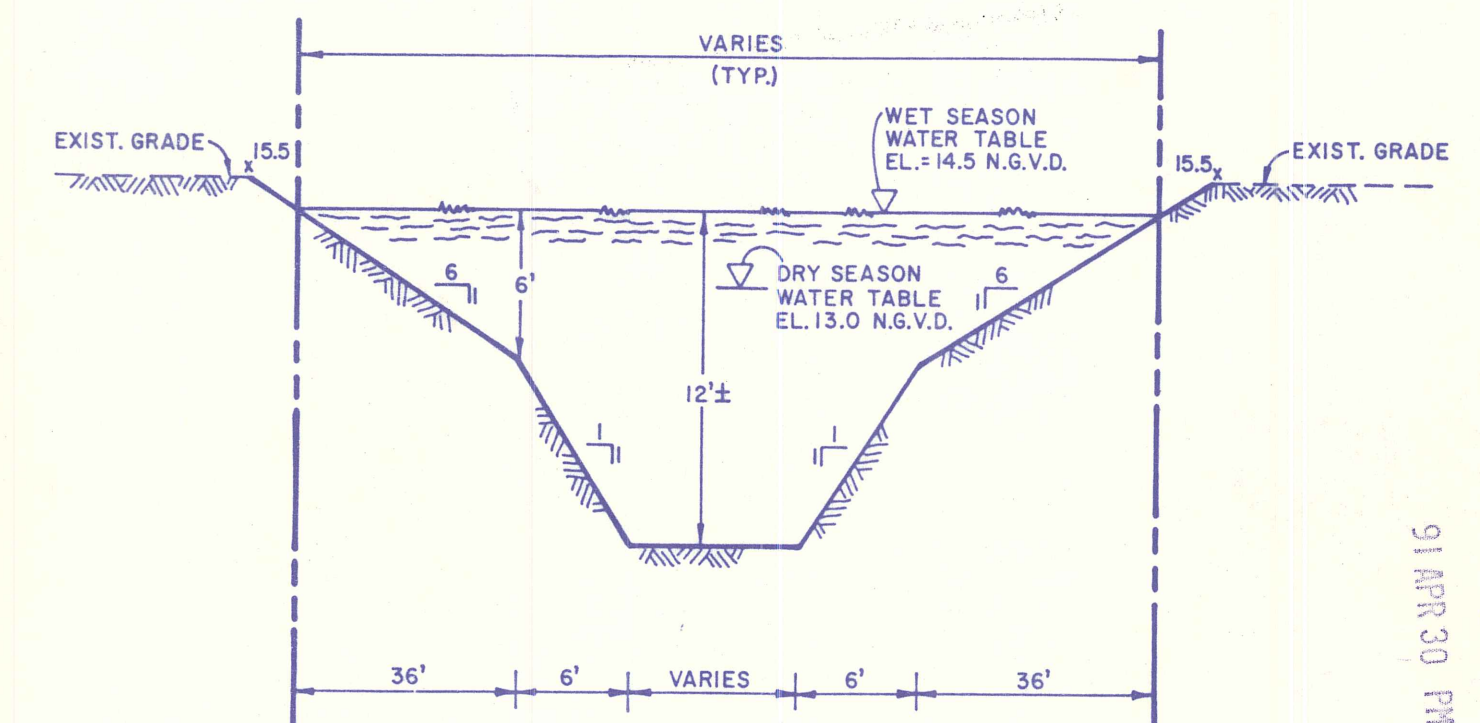
- ZONING REGULATIONS, SECTION 202.18.B.(2)(a) - FROM (ARTERIAL w/ FRONTAGE ROAD) 1/2 ROW + 40' + 25' TO 1/2 ROW + 25' (DELETE FRONTAGE ROAD REQUIREMENT).
- D.S.O. #86-27, SECTION C.3.a.(2) - 40' FRONTAGE ROAD TO BE DELETED.
- WETLANDS PROTECTION ORD.#86-31 (88-33) REQUIREMENT FOR PROPERTIES WHICH EXHIBIT SOILS, HYDROLOGY, AND VEGETATION CHARACTERISTICS OF SALTWATER INUNDATION OR FRESHWATER PONDING BE SUBJECT TO CERTAIN ADDITIONAL REGULATIONS AND ORDINANCES TO ALLOW A MULTI-FAMILY DEVELOPMENT ON 2.1 ACRES± OF WETLANDS (TZ AREAS).
- D.S.O. #86-27, SECTION C.3.e and f. STREET STUB REQUIREMENT ON WESTERN BOUNDARY TO BE DELETED.

DESCRIPTION OF PHASING.

NO PHASING IS PROPOSED.

DESCRIPTION OF PROPOSED DEDICATIONS.

CONSERVATION EASEMENT FOR RPA AREAS.



SECTION A-A
N.T.S.

DENSITY CALCULATIONS.

TOTAL GROSS ACREAGE = 58.24 AC.
NO DENSITY REDUCTION FOR T.Z. OR R.P.A. AREAS
IN CENTRAL URBAN AREA PER COMP. PLAN

ACREAGE BASE FOR CALCULATIONS = 58.24 AC.

	ALLOWABLE	PROPOSED
58.24 ACRES x 10 U.P.A. (CENTRAL URBAN)	582 UNITS	248 UNITS (4.26 U.P.A.)
#89-45 BONUS UNITS (LOW & MOD. INCOME)	291 UNITS	40 UNITS
TOTAL UNITS	873 UNITS	288 UNITS (4.95 U.P.A.)

- NOTE: 1. THE FORTY (40) BONUS UNITS SHALL ADHERE TO THE CONDITIONS AND RESTRICTIONS OUTLINED IN THE BONUS DENSITY ORDINANCE #89-45.
2. EACH OF THE EIGHT (8) UNIT BUILDINGS WILL PROVIDE FOUR (4) ONE-BEDROOM UNITS, AND FOUR (4) THREE-BEDROOM UNITS.
3. ALL OF THE SIXTEEN (16) UNIT BUILDINGS WILL PROVIDE TWO-BEDROOM UNITS.
4. HYDROLOGIC PARAMETERS OF PRESERVE AREA WILL BE MAINTAINED BY THE INSTALLATION OF A BERM ALONG THE WEST, SOUTH, & EAST SIDES.

DEVIATION #3

WETLANDS AREAS TO BE DEVELOPED:

RESOURCE PROTECTION AREAS	= 0.4 AC±
TRANSITIONAL ZONES	= 1.7 AC±
TOTAL	= 2.1 AC±

"I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS MAP IS CORRECT, AND SHOWS TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL THE INFORMATION REQUIRED BY THE REQUIREMENTS OF THE LEE COUNTY ZONING ORDINANCE."

LARRY HILDRETH, P.E.
FLA. REG. #29269

RECEIVED
MAR 4 1991
ZONING COUNTER

PARTNERS: T. GILES, J. SCHRAGER, L. HILDRETH, C. REPPERGER
AVALON ENGINEERING
4518-3 DEL PRADO BOULEVARD
CAPE CORAL, FLORIDA 33904
(813) 549-8559
CIVIL - ENVIRONMENTAL - PERMITTING - WATER - WASTEWATER - DRAINAGE
TRANSPORTATION - PLANNING - PLATTING - REZONING - LAND DEVELOPMENT

D: CONCEPT
drawn CAD
designed CRB
checked LH
date 9/18/90
project no. 89.76

DEVELOPER:
MR. DONALD TAYLOR, PRES.
FLORIDA RIVER DEVEL. CORP.
P.O. BOX 2333
MIDLAND, MICH. 48640

CYPRESS WOODS

A RESIDENTIAL PLANNED DEVELOPMENT

SEC. 17, TWP. 45 S., RNG. 25 E., LEE COUNTY, FLA.

no	date	by	description
1	9/18/90	L.H.	PER PUBLIC INPUT & STAFF COMMENTS

MASTER CONCEPT PLAN

SCALE AS SHOWN

SH. NO. 1 of 2