

ADMINISTRATIVE APPROVAL (86-36) ADD2025-00050

ADMINISTRATIVE APPROVAL
LEE COUNTY, FLORIDA

WHEREAS, Bokeelia Pointe, LLC, filed an application to amend the site plan for a mobile home park approved by Ordinance No. 86-36 known as Buttonwood; and

WHEREAS, the subject property is located at 8421 Main Street, and is described more particularly as:

LEGAL DESCRIPTION: In Section 25, Township 43 South, Range 21 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"; and

WHEREAS, the applicant has indicated the property's current STRAP Number is 25-43-21-L2-00006.0000; and

WHEREAS, the subject property is zoned Commercial (C-2) and is located in the Suburban Future Land Use Category as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, Lee County Ordinance No. 86-36 created a process for mobile home or recreational vehicle parks to obtain site plan approval by the Board of County Commissioners to identify individual lots within the park as lots of record, subject to requirements set forth by Land Development Code (LDC) Chapter 34, Article VIII, Division 4; and

WHEREAS, Buttonwood received site plan approval by the Board of County Commissioners on May 26, 1987, vesting the total site area with 61 lots (see Exhibit "B"); and

WHEREAS, the property included within the subject request was vested for 54 lots of the 61 total lots included in the approved Buttonwood site plan; and

WHEREAS, the applicant has provided a proposed site plan of the property showing a reconfiguration of the portion of the park located west of Buttonwood Drive as depicted on the original 86-36 site plan, reducing the number of lots in this portion of the park from 54 to 16 (see Exhibit "C"); and

WHEREAS, Lots 1 through 7, located east of Buttonwood Drive as shown on the original 86-36 site plan, are not owned by the applicant and will be retained consistent with the approved Buttonwood site plan (see Exhibit "B"); and

WHEREAS, LDC Section 34-174(g) allows for the administrative approval of amendments to site plans approved by Lee County Ordinance No. 86-36; and

WHEREAS, an application for approval of an administrative amendment to the approved 86-36 site plan has been filed pursuant to LDC Section 34-174(g); 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; and

WHEREAS the following findings of fact are offered:

- (1) The amended site plan does not increase the number of lots in the park; and
- (2) There will be no adverse impact on the surrounding properties.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative amendment to the Buttonwood site plan, as previously approved under Lee County Ordinance No. 86-36, is **APPROVED subject to the following conditions:**

1. **The portion of the mobile home park located west of Buttonwood Drive as depicted on Exhibit “B” must be in compliance with the amended 86-36 site plan attached hereto as Exhibit “C”. There are 16 approved lots located West of Buttonwood Drive. Lots 1 through 7, located east of Buttonwood Drive as depicted on Exhibit “B” remain unchanged. There are 23 total approved lots within the park.**
2. **The amended site plan attached hereto as Exhibit “C” supersedes the existing 86-36 site plan for the portion of the property included within the subject application, and will remain on file in the records of the Lee County Department of Community Development as the official site plan for the Buttonwood Mobile Home Park. The original 86-36 site plan attached hereto as Exhibit “B” will remain on file in the records of the Lee County Department of Community Development as the official site plan for Lots 1 through 7, located east of Buttonwood Drive.**
3. **All future modifications to the approved site plan must be reviewed and approved in compliance with the applicable provisions of the Lee County Land Development Code.**
4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 10/31/2025

Anthony R. Rodriguez, AICP, CPM, Zoning Manager

Community Development

Exhibits

Exhibit A: Legal Description

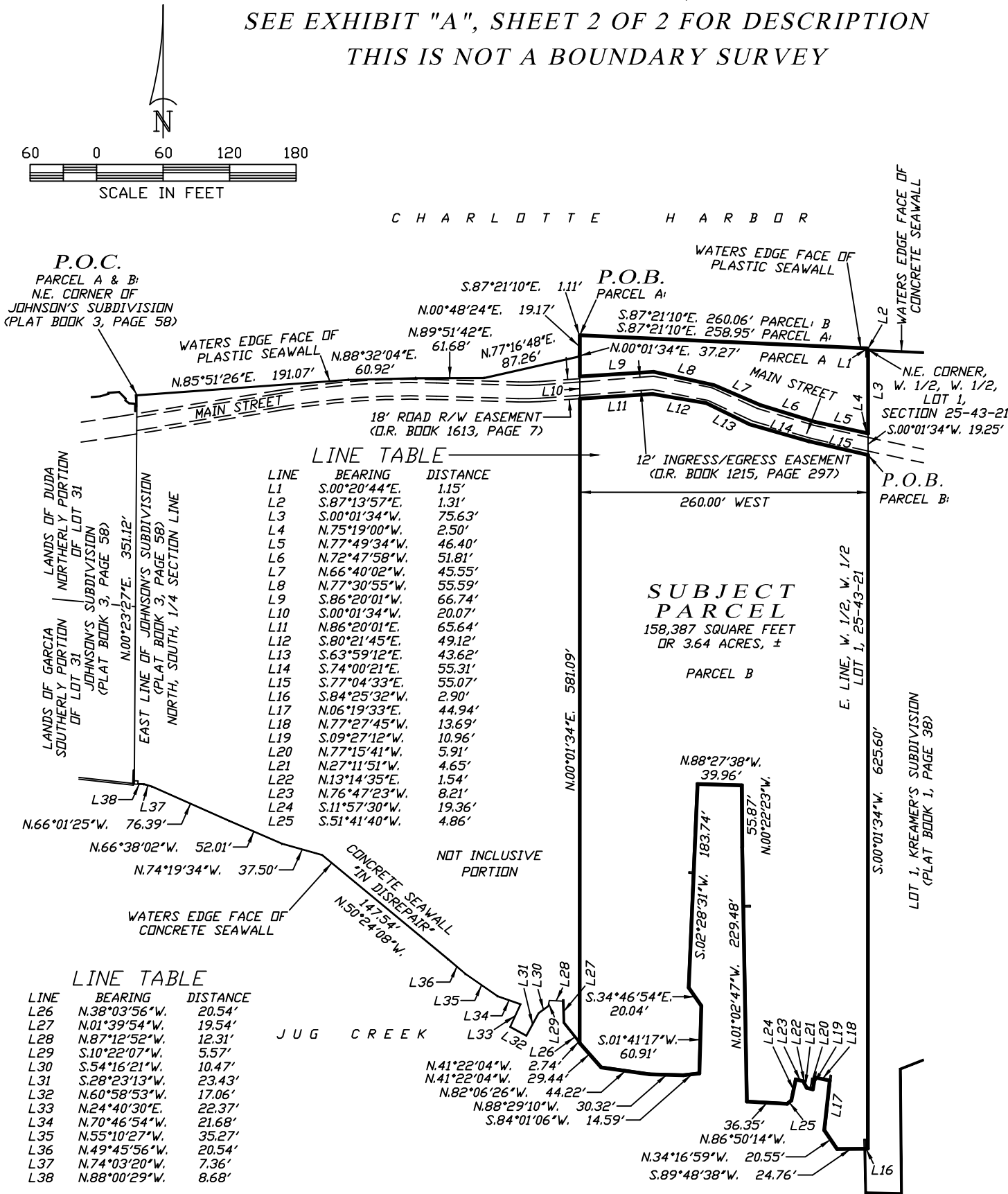
Exhibit B: Approved 86-36 Site Plan

Exhibit C: Amended Site Plan

SKETCH TO ACCOMPANY DESCRIPTION: (PROPOSED)

A PARCEL OF LAND LYING IN SECTION 25,
TOWNSHIP 43 SOUTH, RANGE 21 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA

SEE EXHIBIT "A", SHEET 2 OF 2 FOR DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY



SKETCH / DESCRIPTION NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE EAST BOUNDARY LINE OF JOHNSON'S SUBDIVISION, AS BEING N.00°23'27"E.
2. FIELD NOTES IN SECTION 25-43-21.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
6. THIS SKETCH IS INTENDED TO BE VIEWED AS AN 8 1/2" x 14", 120 SCALE DRAWING.

SHEET 1 OF 2

LEGEND:
R/W RIGHT-OF-WAY
CL CENTERLINE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
O.R. OFFICIAL RECORDS

DRAWN: <i>RBH</i>	CHECK: <i>PMM</i>	SCALE <i>1"=120'</i>	PROJ. # <i>8421MAINST</i>	<i>HARRIS-JORGENSEN, L.L.C. 3048 DEL PRADO BLVD. S., SUITE 100 CAPE CORAL, FLORIDA 33904 PHONE: (239) 257-2624 FAX: (239) 257-2921</i>
SKETCH DATE <i>7/28/25</i>		FILE NO. <i>43-21-25</i>	SHT.- 1 OF - 3	
FLORIDA CERTIFICATE OF AUTHORIZATION LB6921				

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

(PROPOSED)

A PARCEL OF LAND LYING IN SECTION 25,
TOWNSHIP 43 SOUTH, RANGE 21 EAST, PUBLIC RECORDS OF LEE COUNTY, FLORIDA**DESCRIPTION:**

A PLOT OR PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 21 EAST, LEE COUNTY, FLORIDA, SAID PLOT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCING AT THE NORTHEAST CORNER OF JOHNSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 58, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING A POINT LYING ALONG THE NORTH, SOUTH, QUARTER (1/4) SECTION LINE AND A POINT LYING ALONG THE WATERS OF CHARLOTTE HARBOR, LYING ALONG THE WATERS EDGE FACE OF AN EXISTING PLASTIC SEAWALL; THENCE RUN ALONG SAID SEAWALL FOR THE FOLLOWING COURSE: N.85°51'26"E., FOR 191.07 FEET; N.88°32'04"E., FOR 60.92 FEET; N.89°51'42"E., FOR 61.68 FEET; N.77°16'48"E., FOR 87.26 FEET; N.00°48'24"E., FOR 19.17 FEET; S.87°21'10"E., TO A POINT ALONG A LINE LYING 260.00 FEET WEST, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO THE EAST LINE OF THE WEST HALF (W. 1/2) OF THE WEST HALF (W. 1/2) OF GOVERNMENT LOT 1, OF THE AFORESAID SECTION 25, FOR 1.11 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID COURSE S.87°21'10"E., FOR 258.95 FEET; S.00°20'44"E., FOR 1.15 FEET; THENCE DEPARTING FROM SAID PLASTIC SEAWALL, RUN S.87°13'57"E. ALONG THE WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL TO THE NORTHEAST CORNER OF THE WEST HALF (W. 1/2) OF THE WEST HALF (W. 1/2) OF GOVERNMENT LOT 1, OF THE AFORESAID SECTION 25, FOR 1.31 FEET; THENCE RUN S.00°01'34"W ALONG THE EAST LINE OF SAID FRACTION OF GOVERNMENT LOT 1 TO THE EDGE OF EXISTING PAVEMENT OF MAIN STREET, BEING THE NORTH RIGHT OF WAY LINE, FOR 75.63 FEET; THENCE RUN N.75°19'00"W. ALONG SAID NORTH RIGHT OF WAY LINE, FOR 2.50 FEET; THENCE RUN N.77°49'34"W., FOR 46.40 FEET; THENCE RUN N.72°47'58"W., FOR 51.81 FEET; THENCE RUN N.66°40'02"W., FOR 45.55 FEET; THENCE RUN N.77°30'55"W., FOR 55.59 FEET; THENCE RUN S.86°20'01"W. TO A POINT ALONG A LINE LYING 260.00 FEET WEST, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO THE EAST LINE OF THE WEST HALF (W. 1/2) OF THE WEST HALF (W. 1/2) OF GOVERNMENT LOT 1, OF THE AFORESAID SECTION 25, ALSO BEING A POINT THAT LIES S.00°01'34"W. FROM THE POINT OF BEGINNING, FOR 66.74 FEET; THENCE RUN N.00°01'34"E. ALONG SAID WEST LINE OF LOT 1 AND SAID EAST LINE, FOR 37.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL B:

COMMENCING AT THE NORTHEAST CORNER OF JOHNSON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 58, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, BEING A POINT LYING ALONG THE NORTH, SOUTH, QUARTER (1/4) SECTION LINE AND A POINT LYING ALONG THE WATERS OF CHARLOTTE HARBOR, LYING ALONG THE WATERS EDGE FACE OF AN EXISTING PLASTIC SEAWALL; THENCE RUN ALONG SAID SEAWALL FOR THE FOLLOWING COURSES: N.85°51'26"E., FOR 191.07 FEET; N.88°32'04"E., FOR 60.92 FEET; N.89°51'42"E., FOR 61.68 FEET; N.77°16'48"E., FOR 87.26 FEET; N.00°48'24"E., FOR 19.17 FEET; S.87°21'10"E., FOR 260.06 FEET; S.00°20'44"E., FOR 1.15 FEET; THENCE DEPARTING FROM SAID PLASTIC SEAWALL, RUN S.87°13'57"E. ALONG THE WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL TO THE NORTHEAST CORNER OF THE WEST HALF (W. 1/2) OF THE WEST HALF (W. 1/2) OF GOVERNMENT LOT 1, OF THE AFORESAID SECTION 25, FOR 1.31 FEET; THENCE RUN S.00°01'34"W ALONG THE EAST LINE OF SAID FRACTION OF GOVERNMENT LOT 1 TO THE EDGE OF EXISTING PAVEMENT OF MAIN STREET, BEING THE NORTH RIGHT OF WAY LINE, FOR 75.63 FEET; THENCE RUN THENCE RUN S.00°01'30"W. TO THE EDGE OF EXISTING PAVEMENT OF MAIN STREET, BEING THE SOUTH RIGHT OF WAY LINE, FOR 19.25 FEET, TO THE POINT OF BEGINNING;

SHEET 2 OF 3

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THENCE CONTINUE S.00°01'30"W. ALONG THE EAST LINE OF THE AFORESAID LOT 1, TO A POINT LYING ALONG THE WATERS OF JUG CREEK AND A POINT ALONG THE WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL, FOR 625.60 FEET; THENCE RUN S.84°25'32"W. TO THE WATERS OF JUG CREEK LYING ALONG THE WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL, FOR 2.90 FEET, MORE OR LESS; THENCE RUN ALONG SAID SEAWALL FOR THE FOLLOWING COURSES: S.89°48'38"W., FOR 24.76 FEET; N.34°16'59"W., FOR 20.55 FEET; N.06°19'33"E. TO THE WATERS OF JUG CREEK, FOR 44.94 FEET, MORE OR LESS; THENCE DEPARTING FROM SAID SEAWALL, RUN N.77°27'45"W. ALONG THE AFORESAID MEAN HIGH WATERS OF JUG CREEK TO THE AFORESAID WATERS EDGE FACE OF AN EXISTING CONCRETE SEAWALL, FOR 13.69 FEET; THENCE RUN ALONG SAID SEAWALL FOR THE FOLLOWING COURSES: S.09°27'12"W., FOR 10.96 FEET; N.77°15'41"W., FOR 5.91 FEET; N.27°11'51"W., FOR 4.65 FEET; N.13°14'35"E., FOR 1.54 FEET; N.76°47'23"W., FOR 8.21 FEET; S.11°57'30"W., FOR 19.36 FEET; S.51°41'40"W., FOR 4.86 FEET; N.86°50'14"W., FOR 36.35 FEET; N.01°02'47"W., FOR 229.48 FEET; N.00°22'23"W., FOR 55.87 FEET; N.88°27'38"W., FOR 39.96 FEET; S.02°28'31"W., FOR 183.74 FEET; S.34°46'54"E., FOR 20.04 FEET; S.01°41'17"W., FOR 60.91 FEET; S.84°01'06"W., FOR 14.59 FEET; N.88°29'10"W., FOR 30.32 FEET; N.82°06'26"W., FOR 44.22 FEET; N.41°22'04"W. TO A POINT ALONG A LINE LYING 260.00 FEET WEST, AS MEASURED ON A PERPENDICULAR AND PARALLEL TO THE EAST LINE OF THE WEST HALF (W. 1/2) OF THE WEST HALF (W. 1/2) OF GOVERNMENT LOT 1, OF THE AFORESAID SECTION 25, FOR 29.44 FEET; THENCE DEPARTING FROM SAID SEAWALL, RUN N.00°01'34"E. ALONG SAID LINE TO THE EDGE OF EXISTING PAVEMENT OF MAIN STREET, BEING THE AFORESAID SOUTH RIGHT OF WAY LINE, FOR 581.09 FEET; THENCE RUN N.86°20'01"E. ALONG SAID SOUTH RIGHT OF WAY LINE, FOR 65.64 FEET; THENCE RUN S.80°21'45"E., FOR 49.12 FEET; THENCE RUN S.63°59'12"E., FOR 43.62 FEET; THENCE RUN S.74°00'21"E., FOR 55.31 FEET; THENCE RUN S.77°04'33"E., FOR 55.07 FEET, TO THE POINT OF BEGINNING.

PARCEL A: CONTAINING 12,646 SQUARE FEET OR 0.29 ACRES, MORE OR LESS.

PARCEL B: CONTAINING 145,741 SQUARE FEET OR 3.35 ACRES, MORE OR LESS.

MAIN STREET: CONTAINING 5,117 SQUARE FEET OR 0.12 ACRES, MORE OR LESS.

PARCELS A AND B: CONTAINING 158,387 SQUARE FEET OR 3.64 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE AFORESAID EAST BOUNDARY LINE OF JOHNSON'S SUBDIVISION, AS BEING N.00°23'27"E.

Phillip M

Mould, LS6515,

State of Florida

Digitally signed by

Phillip M Mould,

LS6515, State of Florida

Date: 2025.07.28

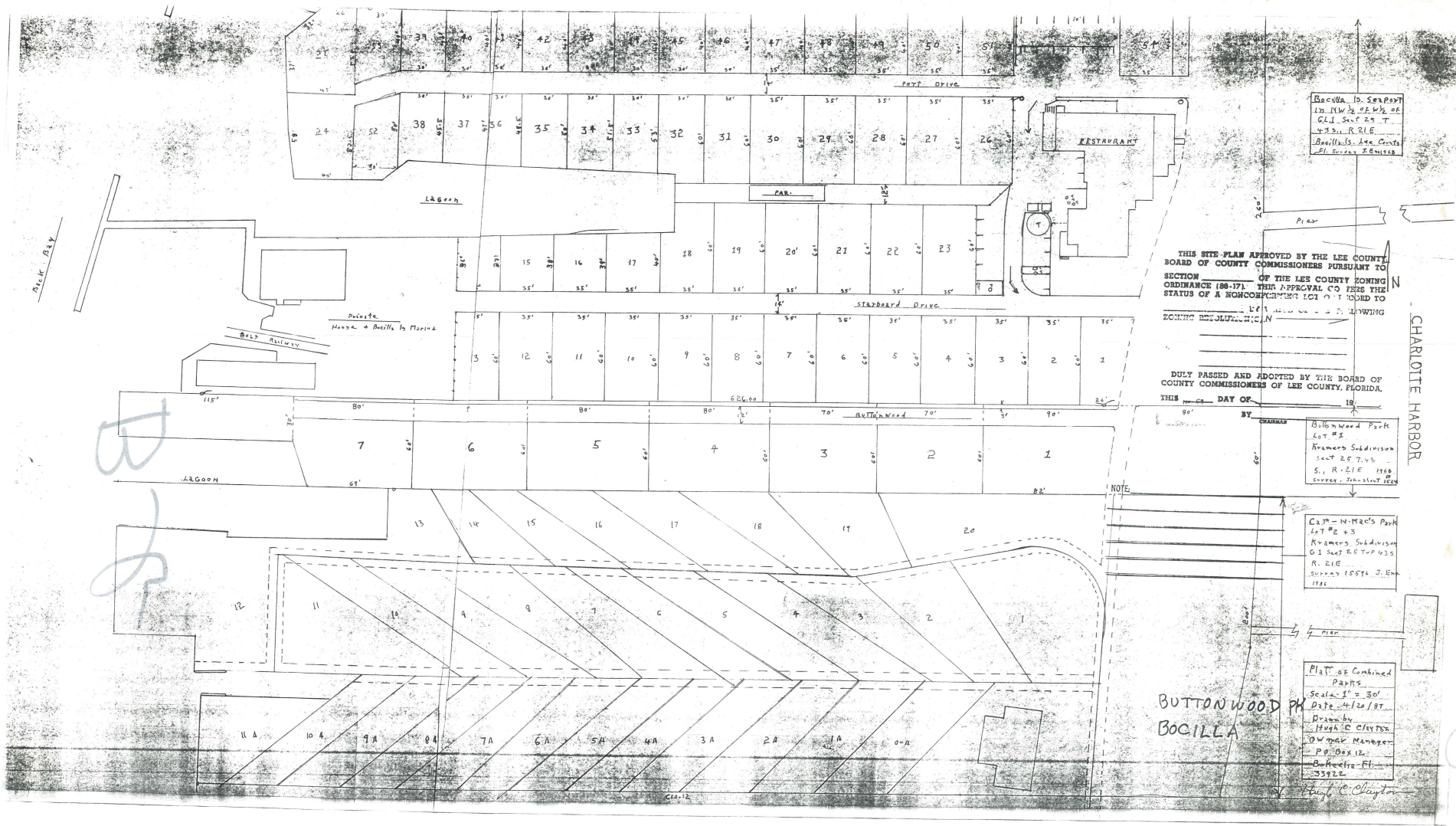
20:19:14 -04'00'

PHILLIP M. MOULD

PROFESSIONAL SURVEYOR AND MAPPER, LS6515

JULY 28, 2025

EXHIBIT B



THIS SITE PLAN APPROVED BY THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO SECTION 16-17 OF THE LEE COUNTY ZONING ORDINANCE (88-17). THIS APPROVAL CONFIRMS THE STATUS OF A NONCONFORMING LOT IN ITS ZONING REGULATION.

DULY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THIS 04 DAY OF 18

Bocilla 10.5 Acres
in NW 1/4 of Sec 28
T. 29 N. R. 21 E.
Bocilla 10.5 Acres
Sec 28 T. 29 N. R. 21 E.

Buttonwood Park
Lot #2
Kramers Subdivision
sect 28 T. 29 N.
S. 1, R. 21 E. 1968
Survey - John Smith 1968

Cap - M. M. R. Park
Lot #2 & 3
Kramers Subdivision
G. 1 Sect 28 T. 29 N.
R. 21 E.
Survey 1968 J. E. M.

Plat of Combined
Parks
Scale: 1" = 30'
Date: 4/10/87
Drawn by:
H. C. Clayton
DWG. Manager
P. O. Box 12
Bocilla, FL
33922

BUTTONWOOD PK
BOCILLA

CHARLOTTE HARBOR

Buttonwood Park Bocilla

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