ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Keith Miller et al, Co-trustees, have filed an application for administrative approval of an amendment to a Residential Planned Development on a project known as Woodside Lakes to revise the Master Concept Plan separating a parcel from the approved planned development resulting in a reduction in the total number of dwelling units to a maximum allowed of 242 units, eliminating the Eagle Nest buffer, and revising the 75 foot right-of-way note to note that the area is "green space" for property located at 3250 Coconut Road, described more particularly as:

LEGAL DESCRIPTION: In Section 09, Township 47 South, Range 25 East, Lee County, Florida:

COMMENCE at the West Quarter corner of Section 09, Township 47 South, Range 25 East, Lee County, Florida;
THENCE run N01°00'32"W along the West line of the Northwest Quarter (NW¼) of the said Section 09 for a distance of 55.00 feet to a point on the Northerly right-of-way line of Coconut Road (50.00 feet right-of-way) as the same is described in Official Records Book 1738 at Page 2538 of the Public Records of Lee County, Florida;
THENCE run S89°56'40"E along the Northerly right-of-way line of Coconut Road for a distance of 60.01 feet to the POINT OF BEGINNING of the parcel of land herein described;
THENCE run N01°00'32"W for a distance of 603.22 feet to a point 660.00 feet South of, as measured at right angles to, the North line of the South Half (S½) of the Northwest Quarter (NW¼) of the said Section 09;
THENCE run N88°20'48"E parallel with the North line of the South Half (S½) of the Northwest Quarter (NW¼) of the said Section 09 for a distance of 600.04 feet to a point 660.00 feet East of, as measured at right angles to, the West line of the South Half (S½) of the Northwest Quarter (NW¼) of the said Section 09;
THENCE run N01°00'32"W, parallel with the West line of the South Half (S½) of the Northwest Quarter (NW¼) of the said Section 09 for a distance of 660.04 feet to a point on the North line of the south Half (S½) of the Northwest Quarter (NW¼) of the said Section 09;
THENCE run N88°20'48"E along the North line of the South Half (S½) of the Northwest Quarter (NW¼) of the said Section 09 for a distance of 1,849.70 feet;
THENCE run S01°39'12"E for a distance of 660.00 feet;

Continued ...

THENCE run S88°20'48"W for a distance of 858.32 feet to a point on a line 50.00 feet Easterly of, as measured at right angles to, the centerline of an existing Florida Power and Light Transmission line;
THENCE run S21°14'38"E parallel with the centerline of said Florida Power and Light Transmission line, for a distance of 698.52 feet to a point on the Northerly right-of-way line of Coconut Road;
THENCE run N89°56'40"W along the Northerly right-of-way line of Coconut road for a distance of 1,840.66 feet to the POINT OF BEGINNING;
CONTAINING 52.902 acres, more or less.

LESS:

A parcel of land being the East 330 feet of the West 390 feet of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 09, Township 47 South, Range 25 East, Lee County, Florida, lying North of the North right-of-way line of Coconut Road and South of the South line of the North 660 feet of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 09, Township 47 South, Range 25 East, being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter (NW¼) of said Section;
THENCE N00°00'00"E, along the West line of said Section, a distance of 55.00 feet to the North right-of-way line of Coconut Road (50' wide right-of-way);
THENCE S88°54'21"E along said North right-of-way line, a distance of 60.00 feet to the POINT OF BEGINNING;
THENCE N00°00'00"E, 60 feet East of and parallel with the West line of the aforementioned Northwest Quarter (NW¼) of said Section, a distance of 603.01 feet;
THENCE N89°22'23"E, a distance of 330.01 feet;
THENCE S00°00'00"W, a distance of 612.93 feet to the North line of the aforesaid Coconut Road;
THENCE N88°54'21"W, a distance of 330.05 feet to the POINT OF BEGINNING.

Containing 4.6 acres, more or less, or 200,622.1 square feet, more or less.

WHEREAS, the property was originally rezoned in case number 86-12-14 DCI [with a subsequent amendment in case number 86-12-14-DCI(a)]; 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 Lee County Eagle Technical Advisory Committee (ETAC) on May 23, 1995 determined this eagle nest to be "abandoned" based upon the definition found in LDC Section 14-112 and only pertaining to LDC Section 14, Division 3. Southern Bald Eagle; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development and maintains the same numbers of units per acre even with the decreased size of the project; does not decrease buffers or open space required by the LDC even though the size of the project has been decreased by 4.6± acres; does not underutilize public resources or infrastructure; does not reduce the open space percentage requirements, 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 to amend the Residential Planned Development is **APPROVED** to allow:

1. A reduction in the total area of the project from 52.9± acres to 48.3± acres (4.6± acres) with resulting reduction of the total number of dwelling units from 265 to a maximum allowed of 242 units,; and

2. Elimination of the 550 foot radius Eagle Nest buffer in the northwestern portion of the planned development; and

3. A revision on the plan which notes a 75 foot future right-of-way to a notation that the area is a "75 foot Green Space"

Approval is subject to the following conditions:

1. **The Development must be in compliance with Amended Master Concept Plan, dated 2-90, (printed September 21, 1995, stamped received October 3, 1995, last revised 9/20/95), as prepared by Hole, Montes & Associates.**

2. **The terms and conditions of the original zoning resolutions (Z-86-215 and Z-90-048) remain in full force and effect.**

3. **Lakes within this development will need to be developed with sinuous shorelines.**

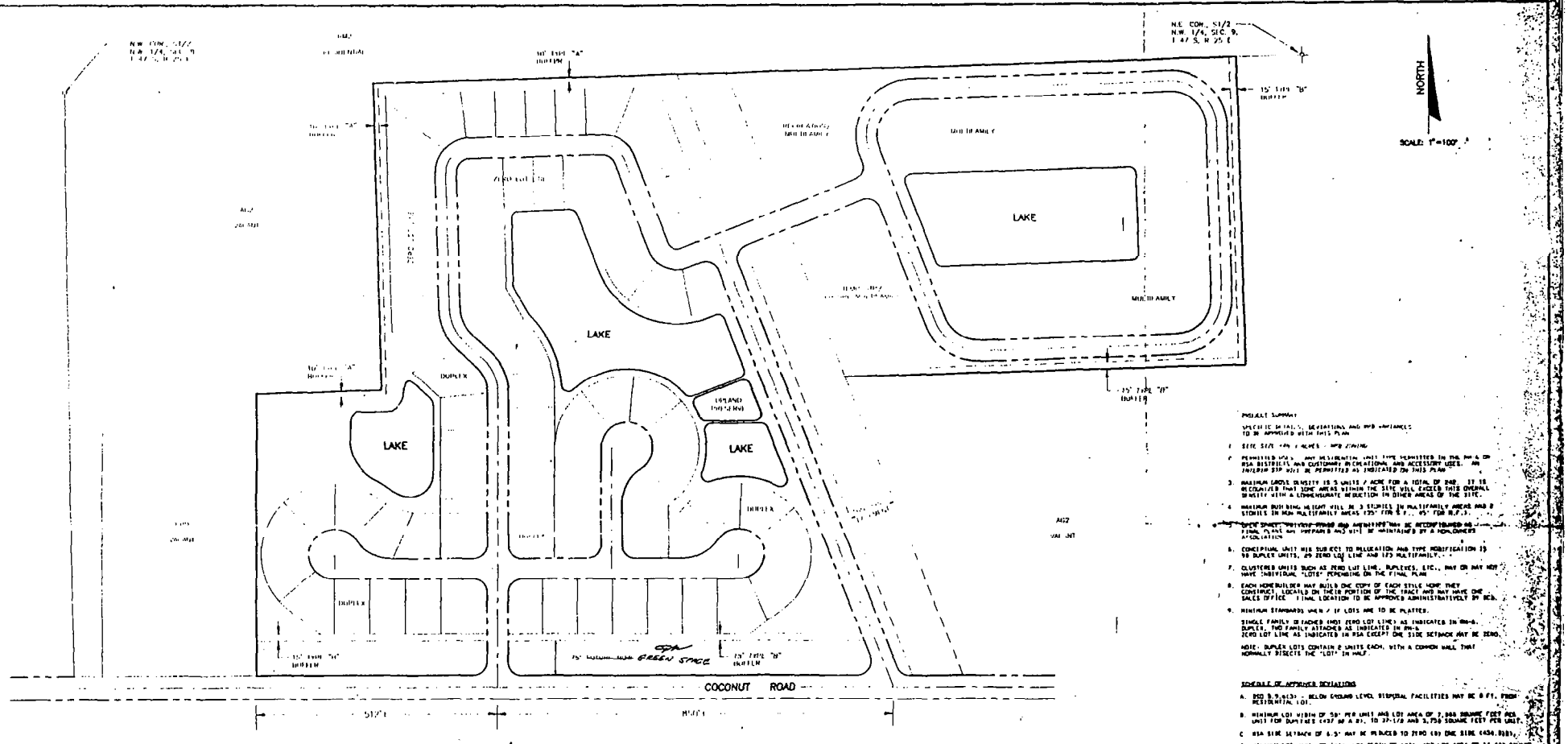
4. **All lots to be developed within this project will be required to comply with the approved minimum standards of Note #9 of the Project Summary of the approved Master Concept Plan.**

5. The diameter of the cul-de-sacs must be developed in accordance with the requirements of the Lee County Land Development Code.

6. Site Plan PD-95-039 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 15th day of November, A.D., 1995.

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



PROJECT SUMMARY

SPECIFIC DETAILS, DEVIATIONS AND VARIANCES TO BE APPROVED WITH THIS PLAN

1. SITE SIZE: ±94.7 ACRES - RPD ZONING
2. PERMITTED USES: ANY RESIDENTIAL UNIT TYPE PERMITTED IN THE RM-6, RM-8 DISTRICTS AND CUSTOMARY RECREATIONAL AND ACCESSORY USES. AN INSTRUCTIONAL STAFF HOUSE MAY BE PERMITTED AS INDICATED ON THIS PLAN
3. MAXIMUM GROSS DENSITY IS 5 UNITS / ACRE FOR A TOTAL OF 240. IT IS RECOGNIZED THAT SOME AREAS WITHIN THE SITE WILL EXCEED THIS OVERALL DENSITY WITH A CORRESPONDING REDUCTION IN OTHER AREAS OF THE SITE.
4. MAXIMUM BUILDING HEIGHT WILL BE 3 STORIES IN MULTIFAMILY AREAS AND 2 STORIES IN NON MULTIFAMILY AREAS (35' FOR R.P.D. 45' FOR R.M.F.)
5. OPEN SPACE, PRIVATE PARKS AND AMENITIES TO BE RECONFIGURED ON FINAL PLANS AND SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION
6. CONCEPTUAL UNIT MIX SUBJECT TO RELOCATION AND TYPE MODIFICATION IS 98 DUPLEX UNITS, 69 ZERO LOT LINE AND 173 MULTIFAMILY.
7. CLUSTERED UNITS SUCH AS ZERO LOT LINE, DUPLEXES, ETC., MAY OR MAY NOT HAVE INDIVIDUAL "LOTS" DEPENDING ON THE FINAL PLAN
8. EACH HOMEBUILDER MAY BUILD ONE COPY OF EACH STYLE HOME THEY CONSTRUCT, LOCATED ON THEIR PORTION OF THE TRACT AND MAY HAVE ONE SALES OFFICE. FINAL LOCATION TO BE APPROVED ADMINISTRATIVELY BY BCD.
9. MINIMUM STANDARDS WHEN / IF LOTS ARE TO BE PLATTED:

SINGLE FAMILY DETACHED (NOT ZERO LOT LINE) AS INDICATED IN RM-6. DUPLEX, TWO FAMILY ATTACHED AS INDICATED IN RM-8. ZERO LOT LINE AS INDICATED IN RSA EXCEPT ONE SIDE SETBACK MAY BE ZERO.

NOTE: DUPLEX LOTS CONTAIN 2 UNITS EACH, WITH A COMMON WALL THAT NORMALLY BISECTS THE "LOT" IN HALF.

SCHEDULE OF APPROVED DEVIATIONS

A. DSO 5.5.6(3): BELOW GROUND LEVEL DISPOSAL FACILITIES MAY BE 8 FT. FROM RESIDENTIAL LOT.

B. MINIMUM LOT WIDTH OF 50' PER UNIT AND LOT AREA OF 2,000 SQUARE FEET PER UNIT FOR DUPLEXES (437 IN R.P.D. TO 37-1/2 AND 3,750 SQUARE FEET PER UNIT.

C. RSA SIDE SETBACK OF 6.5' MAY BE REDUCED TO ZERO FOR ONE SIDE (454.08(b),

D. MINIMUM LOT WIDTH OF 100'; LOT DEPTH OF 100' AND LOT AREA OF 14,000 SQUARE FEET (PLUS 6,500 SQUARE FEET FOR EACH UNIT AFTER THE SECOND FOR MULTIPLE FAMILY BUILDINGS (437 RPA 3). TO 20' OF DEPTH, AND 660 SQUARE FEET OF AREA FOR INDIVIDUAL UNITS WHICH CAN BE SOLD IN FEE SIMPLE LOTS.

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED	30% = 28.4 ACRES
OPEN SPACE PROVIDED	
LAKES OR LOOP	9.4 ACRES
OPEN SPACE/BUFFERS	7.2
RECREATION	2.0
OPEN SPACE IN LOTS OR TRACTS	2.2
PRIVATE YARDS	5.1
TOTAL	25.9 ACRES

NATIVE AREA SPACE REQUIRED

30% = 28.4 ACRES

NATIVE PROVIDED

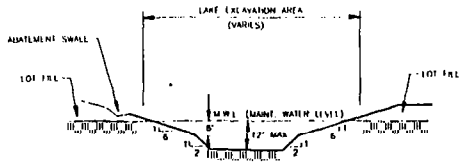
OPEN SPACE/BUFFERS	7.2 ACRES
LOTS (MULTIFAMILY AREA @ 20%)	1.6
LOTS (DUPLEX AREA @ 10%)	1.0
TOTAL	9.8 ACRES

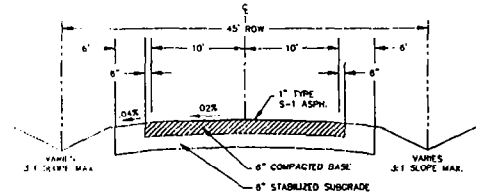
LAND USE SUMMARY

LAKES	9.4 ACRES
RECREATION	2.0
OPEN SPACE/BUFFERS	7.2
ROW	7.5
FUTURE ROW	2.2
DUPLEX LOTS	9.6
ZERO LOT LINE	5.1
MULTIFAMILY (MAX. 35')	8.6
TOTAL	94.7 ACRES

DWELLING UNIT SUMMARY

DUPLEX	98 UNITS
ZERO LOT LINE	69 UNITS
MULTIFAMILY	173 UNITS
TOTAL	240 UNITS





TYPICAL ROADWAY SECTION
N.T.S.

APPROVED
Amendment to
Master Concept Plan
Subject to conditions in Resolution CR-95-037
Zoning Case # 95-10-035.13A.01.01
Date 11/7/95

PROJECT # 95-10-035.13A.01.01
PROJECT TYPE 04

PRINTED SEP 21 1995

RECEIVED OCT 03 1995 ZONING COUNTER

3			
2			
1	FINAL PLAN APPROVAL MODIFICATIONS	9/20/95	
NUMBER	REVISIONS	DATE	

WOODSIDE LAKES

DESIGNED BY: AJH	DATE: 2-90		
DRAWN BY: CAM	DATE: 2-90		
CHECKED BY: NED	DATE: 2-90		
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1"=100'		

HOLE, MONTES & ASSOCIATES
ENGINEERS - PLANNERS - SURVEYORS
NAPLES - FORT MYERS - BONITA SPRINGS

MASTER SITE PLAN

DRAWING NO. 316-1
PROJECT NO. 90.12