ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Charles Whetstone and Janeen Whetstone filed an application for administrative approval to a Residential Planned Development (RPD) known as Coconut Shores (fka Woodside Lakes) to legitimize encroachments into the minimum required street and rear yard setbacks on Lot 2 to allow a 15.1 foot rear yard setback and a 19.8 foot street setback on property located at 23251 Coconut Shores Drive, described more particularly as:

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

> LOT 2, COCONUT SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 29 THROUGH 31, INCLUSIVE, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

WHEREAS, the property was originally zoned RPD by Resolution Z-86-215 with subsequent amendments by Resolution Z-90-048 and administrative case numbers PD-95-039, PD-98-032, PD-98-061, ADD2000-00132, ADD2002-00006, and ADD2002-00078; and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

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

WHEREAS, Resolution Z-86-215, as amended by PD-98-061, requires minimum rear yard and street setbacks of 20 feet for two-family attached dwelling units; and

WHEREAS, Lots 3-14 received administrative approval, via ADD2002-00006, to allow a reduction in the required minimum rear yard setback of 20 feet to between 14.86 and 19.4 feet; and

WHEREAS, the two lots immediately north of Lot 2, Lots 3 and 4, have a 14.96 foot rear yard setback; 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 Residential Planned Development (RPD) known as Coconut Shores (fka Woodside Lakes) to legitimize encroachments into the minimum required street and rear setbacks on Lot 2 to allow a 15.1 foot rear yard setback and a 19.8 foot street setback is **APPROVED subject to the following conditions:**

1. **Approval is limited to a minimum 15.1 foot rear yard setback and 19.8 foot street setback on Lot 2, as shown on the attached Boundary Survey (Attachment A).**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

3. **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 Director 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 SIGNED this 5th day of April, A.D., 2013.

BY: Pam Houck

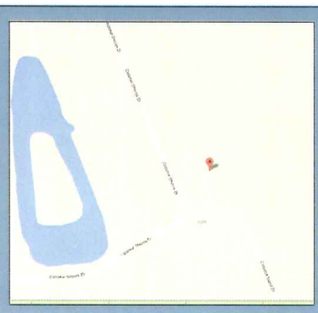
Pam Houck, Director
Division of Zoning
Department of Community Development

Attachments:

A – Boundary Survey

ORDERED BY:

Henderson | Franklin
ATTORNEYS AT LAW





PROPERTY ADDRESS: 23251 COCONUT SHORES DRIVE BONITA SPRINGS, FLORIDA 34134

SURVEY NUMBER: 1303.0984

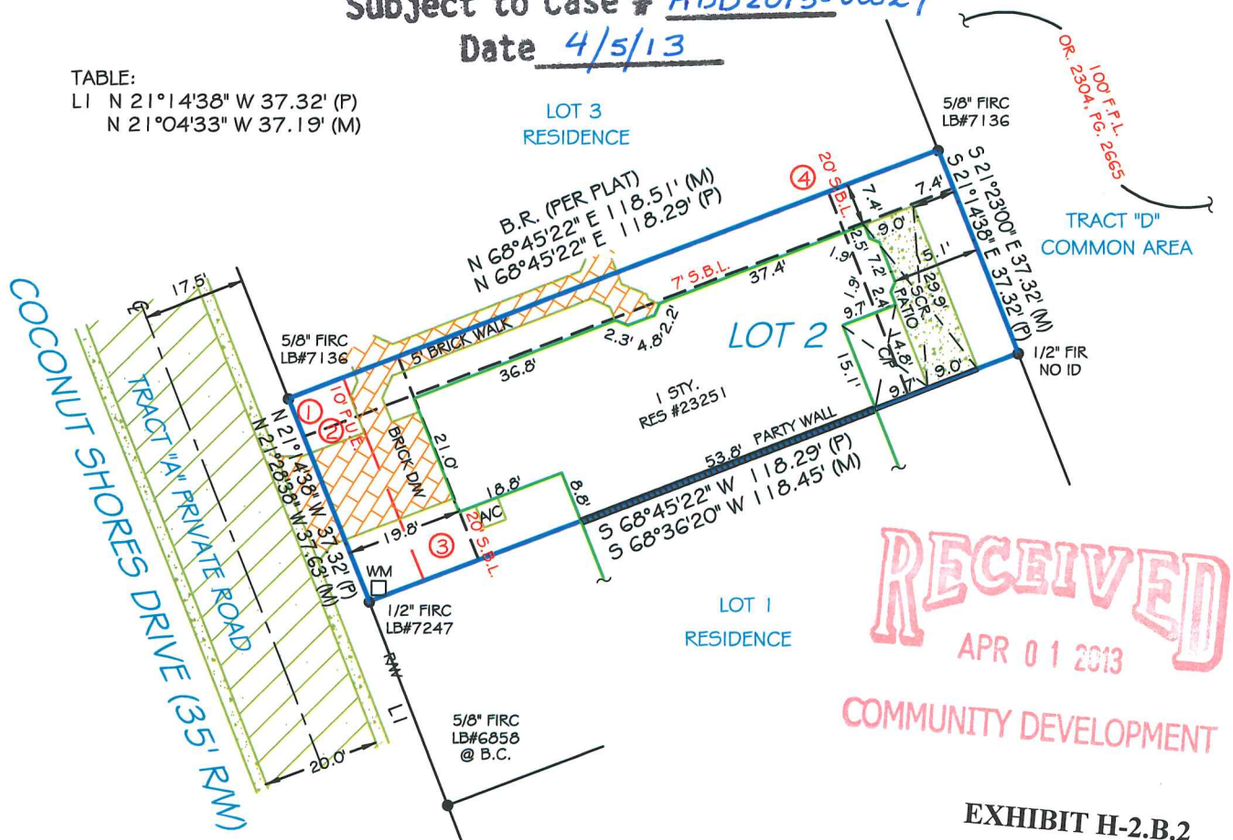
FIELD WORK DATE: 3/12/2013 REVISION DATE(S): (REV.0 3/14/2013)

1303.0984
BOUNDARY SURVEY
LEE COUNTY

APPROVED
Plan

Subject to Case # ADD2013-00029
Date 4/5/13

TABLE:
L1 N 21°14'38" W 37.32' (P)
N 21°04'33" W 37.19' (M)



RECEIVED
APR 01 2013
COMMUNITY DEVELOPMENT

EXHIBIT H-2.B.2

ADD 2013-00029

NOTES:
SETBACK INFORMATION SHOWN AS PER CODE REVIEW NOTES (09472529)
LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
F.P.L. = FLORIDA POWER AND LIGHT EASEMENT

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

I hereby certify that this Sketch of Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the minimum technical standards set forth by the Florida Board Of Professional Land Surveyors as described in Chapter 5J-17 of the Florida Administrative Code.

KEITH A. STEPHENSON
STATE OF FLORIDA
NUMBER 6521
PROFESSIONAL SURVEYOR & MAPPER

KEITH A. STEPHENSON
State of Florida Professional Surveyor and Mapper
License No. 6521

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE B. THIS PROPERTY WAS FOUND IN LEE COUNTY, COMMUNITY NUMBER 125124, DATED 08/28/08.

POINTS OF INTEREST
1. BRICK DRIVEWAY OVER 10' PUBLIC UTILITY EASEMENT 2. 5' BRICK WALK OVER 10' PUBLIC UTILITY EASEMENT 3. RESIDENCE OVER 20' SETBACK LINE 4. RESIDENCE OVER 20' SETBACK LINE

CLIENT NUMBER: 27748/1 - SMZ

DATE: 3/14/2013

BUYER: Mark E. Erickson and Carole A. Erickson

SELLER: CHARLES AND JANEEN WHETSTONE

CERTIFIED TO: MARK E. ERICKSON AND CAROLE A. ERICKSON; HENDERSON, FRANKLIN, STARNES & HOLT, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FIRST INTEGRITY TITLE

Florida Land Title Association
FLTA
AFFILIATE MEMBERS

EXACTA
Land Surveyors, Inc.
LB# 7337
www.exactaland.com
P (239)597-0082 • F (239)597-1029
12220 Towne Lake Drive, Suite 55 • Ft. Myers, FL 33913

REPORT OF SURVEY 1303.0984

LEGAL DESCRIPTION:

LOT 2, COCONUT SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 29 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 68 DEGREES 45 MINUTES 22 SECONDS EAST IS BASED ON THE NORTHERLY PROPERTY LINE OF LOT 2, LOCATED WITHIN COCONUT SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 29 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate, and was determined by visual above ground inspection only, and cannot be relied on for accuracy.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a ½"diameter, 18" iron rebar with a cap stamped LB#7337.
10. If you are reading this survey in an electronic format, the information contained on this document in only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.

LEGEND:

SURVEYOR'S LEGEND

BOUNDARY LINE

STRUCTURE

CONCRETE BLOCK WALL

CHAIN-LINK or WIRE FENCE

WOOD FENCE

IRON FENCE

EASEMENT

EDGE OF WATER

WOOD

CONCRETE

ASPHALT

BRICK or TILE

WATER

COVERED AREA

BENCH MARK

CALC. ● PNT. CALCULATED POINT

CENTRAL ANGLE or DELTA

CONTROL POINT

CONCRETE MONUMENT

CATCH BASIN

ELEV. ELEVATION

FIRE HYDRANT

MANHOLE

TREE

UTILITY OR LIGHT POLE

WELL

COMMON OWNERSHIP

A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
BLK.	BLOCK
B.C.	BLOCK CORNER
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
B/W	BAY/BOX WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV. RISER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/S	CONCRETE SLAB
C/P	COVERED PORCH
CS/W	CONCRETE SIDEWALK
COR.	CORNER
(D)	DEED
D/W	DRIVEWAY
D.F.	DRAIN FIELD
EUB	ELECTRIC UTILITY BOX
ENCL.	ENCLOSURE
ENT.	ENTRANCE
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
F/L	FENCE LINE
F/P	FENCE POST
(F)	FIELD
F.F.	FINISHED FLOOR
FPL	FLORIDA POWER & LIGHT
F/DH	FOUND DRILL HOLE
FIPC	FOUND IRON PIPE & CAP
FIRC	FOUND IRON ROD & CAP
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FCM	FND. CONCRETE MONUMENT
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FND.	FOUND
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
INT.	INTERSECTION
IR	IRON ROD
IP	IRON PIPE
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
(M)	MEASURED
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
O.H.L.	OVERHEAD LINE
O.R.B.	OFFICIAL RECORD BOOK
OH.	OVERHANG
O/A	OVERALL
O/S	OFFSET
PKN	PARKER-KALON NAIL
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PLS	PROFESSIONAL LAND SURVEYOR
(P)	PLAT
P/E	POOL EQUIPMENT
PLT	PLANTER
PP	PINCHED PIPE
P.B.	PLAT BOOK
P.I.	POINT OF INTERSECTION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
R	RADIUS or RADIAL
(R)	RECORD
RES.	RESIDENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SETBACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN
S/DH	SET DRILL HOLE
SEP.	SEPTIC TANK
SEW.	SEWER
S.F.	SQUARE FEET
S/DH	SET DRILL HOLE
SIRC	SET IRON ROD & CAP
SN	SET NAIL
SN&D	SET NAIL & DISC
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
S/W	SIDEWALK
S.W.	SEAWALL
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TX	TRANSFORMER
TYP.	TYPICAL
W/C	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENENCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT ESMT.
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at http://www.fileformat.info/tool/md5sum.htm

To Electronically Sign any survey PDF:

1. Save the PDF onto your computer.
2. Use the online tool at http://www.fileformat.info/tool/md5sum.htm to browse for the saved PDF on your computer.
3. Select the Hash Method as SHA.
4. Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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Mark E. Erickson and Carole A. Erickson

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RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

2326381

WHEREAS, an application has been properly filed on a project known as Woodside Lakes for:

A rezoning from AG-2 to Residential Planned Development, to permit a mixed residential development of 317 units, with buildings not to exceed 35 feet above average grade for single-family units, and 45 feet above average grade for other residential units, on 52.9 total acres of land. Zero-lot-line units will adhere to RSA standards, and other residential units will adhere to RM-6 standards, except as requested below. The proposed development will also include an on-site sewer treatment plant, a recreational area with tennis courts, and models.

NOTE:

If approved, the Master Concept Plan will deviate from the following Lee County multi-family standards:

(1) Minimum setback from a structure to a water body of 25 feet (202.15.B), to 0 feet;

(2) Minimum side setback for structures of 6.5 feet (Section 434.01.B), to 0 feet on one side only for zero-lot-line dwelling units;

(3) Minimum lot width of 50 feet per unit and lot area of 7,000 square feet per unit for duplexes (437.02.A.2), to 37½ feet and 3,750 square feet per unit;

(4) Minimum lot width of 100 feet, lot depth of 120 feet, and lot area of 14,000 square feet (plus 6,500 square feet for each unit after the second) for multiple-family buildings (437.02.A.3), to 20 feet of width, 20 feet of depth, and 600 square feet of area for individual units which will be sold on fee-simple lots;

(5) Prohibition of most development within lands identified as meeting the criteria for Resource Protection Areas and Transition Zones (Ordinance #86-31, Section 6.03), to permit residential uses per Section 10.03;

(6) Required street access to adjoining property to the north (DSO C.3.f), to eliminate this access requirement;

(7) Requirement that above-ground facilities (a package sewer plant) shall be located no closer than 100 feet from a perimeter property line (DSO D.9.b.(2)), to 0 feet from subdivision lots within this development; and

(8) Requirement that below-ground disposal facilities (a drainfield) shall be located no closer than 50 feet from the nearest residential lot (DSO D.9.b.(3)), to 0 feet.

WHEREAS, the subject property is located on the north side of Coconut Road (beginning 1300 feet west of U.S. 41) north of Bonita Springs, described more particularly as:

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. FERNSTROM, D.C.

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

Commence at the West quarter corner of Section 9, Township 47 South, Range 25 East, Lee County, Florida; thence run N 01°00'32" W along the west line of the northwest quarter of the said Section 9 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 S 89°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 N 01°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 of the northwest quarter of the said Section 9; thence run N 88°20'48" E, parallel with the north line of the south half of the northwest quarter of the said Section 9 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 of the northwest quarter of the said Section 9; thence run N 01°00'32" W, parallel with the west line of the south half of the northwest quarter of the said Section 9 for a distance of 660.04 feet to a point on the north line of the south half of the northwest quarter of the said Section 9; thence run N 88°20'48" E along the north line of the south half of the northwest quarter of the said Section 9 for a distance of 1849.70 feet; thence run S 01°39'12" E for a distance of 660.00 feet; thence run S 88°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 S 21°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 N 89°56'40" W along the northerly right-of-way line of Coconut Road for a distance of 1840.66 feet to the Point-of-Beginning, containing 52.902 acres, more or less.

WHEREAS, the applicant has indicated that the subject property is a portion of a parcel with the current STRAP number of 09-47-25-00-00002.0000; and

WHEREAS, proper authorization has been given to Carleton Ryffel, AICP, by Keith Miller, the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter and recommended approval with conditions, based on the analysis contained in the Staff Report of January 28, 1987, and the testimony given at the February 2, 1987 Planning and Zoning Commission Hearing; and

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

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

The Planning and Zoning Commission on December 1, 1986, continued the request for 60 days to resolve the issues of use specificity, location of the fringe road, density, and the location of the sewage treatment plant. On February 2, 1987, the Planning and Zoning Commission found the request consistent with the Lee Plan and recommended approval with conditions.

The conditions were essentially the same as the conditions Staff recommended to be addressed by the applicant prior to the Board meeting (contained on page 8 of 9, Summary Report dated January 28, 1987) with the following changes:

a. Condition #3 was deleted; and

b. A ninth condition (#9) was added which limited density to four (4) units per acre.

Deviations #1, #5, and #6 were denied.

The Board of County Commissioners generally agreed with the Planning and Zoning Commission's recommendation. They decided condition #2 should be deleted since the issue of buffering is addressed in the DSO. Condition #4 addressed the potential for withdrawal of the Master Concept Plan if said plan cannot comply with the adopted fringe road alignment. Condition #8 was reworded to specify that no development orders would be issued until the alignment of fringe road was set by the Board. The density was changed from four (4) units per acre to five (5) units per acre. Conditions #11 and #12 were added which addressed access points and impact fee credits. Additionally, in each applicable condition, the word "should" was changed to "shall". Deviations #1 (#21 on Master Concept Plan), #5 (not shown on Master Concept Plan), and #6 (not shown on Master Concept Plan) were denied. Deviations #2 (#18 on Master Concept Plan), #3 (#17 on Master Concept Plan), #4 (#19 on Master Concept Plan), #7 (was #11 on Master Concept Plan, however, the plan says the deviation has been deleted), and #8 (#12 on Master Concept Plan) were all approved as per concurrence with the recommendation of the Planning and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE a rezoning from AG-2 to Residential Planned Development with the following conditions:

1. The multiple-family portion of this development shall not be developed until the alignment of the collector road is determined. Stub-outs shall be shown to the property to the north and south.

2. The Master Concept Plan (dated 6-1-86, last revised on 2-19-87 and received on 2-19-87) is hereby approved, subject to being changed to incorporate the conditions hereinbelow set forth.

3. The Master Concept Plan shall be redesigned, if necessary, to comply with the conditions hereinbelow set forth with respect to road alignment, which will be determined in the future.

4. If "Fringe Area Impact Fees" are not adopted, the applicant shall be required to pay the amount identified in the

"Technical Memorandum on the Methods Used to Calculate Fringe Area Impact Fees" (See Section B.3 of the Staff Report dated March 4, 1987, page 4 of 9).

5. Deviation #5 is not necessary and shall be denied.

6. Access shall be provided to the adjoining property to the north (deviation #6 shall be denied).

7. No development orders shall be approved on this project until the Board has set the proposed alignment of the fringe road.

8. Density shall be limited to 5 units per acre only.

9. The applicant shall dedicate an additional 75 feet for the right-of-way for Coconut Road.

10. If the alignment of the fringe road is approved as shown on the Master Concept Plan, the first access point to the project on Coconut Road shall be denied, as it is only 150 feet west of the Fringe road (a 660-foot intersection separation is required along arterials).

11. Conditions of the zoning approval are subject to the provision that any dedication will be given as a credit toward the Impact Fees.

and does hereby APPROVE the following requested waivers:

(2) Minimum side setback for structures of 6.5 feet (Section 434.01.B), to 0 feet on one side only for zero-lot-line dwelling units;

(3) Minimum lot width of 50 feet per unit and lot area of 7,000 square feet per unit for duplexes (437.02.A.2), to 37½ feet and 3,750 square feet per unit;

(4) Minimum lot width of 100 feet, lot depth of 120 feet, and lot area of 14,000 square feet (plus 6,500 square feet for each unit after the second) for multiple-family buildings (437.02.A.3), to 20 feet of width, 20 feet of depth, and 600 square feet of area for individual units which will be sold on fee-simple lots;

(7) Requirement that above-ground facilities (a package sewer plant) shall be located no closer than 100 feet from a perimeter property line (DSO D.9.b.(2)), to 0 feet from subdivision lots within this development; and

(8) Requirement that below-ground disposal facilities (a drainfield) shall be located no closer than 50 feet from the nearest residential lot (DSO D.9.b.(3)), to 0 feet.

and does hereby DENY the following requested waivers:

(1) Minimum setback from a structure to a water body of 25 feet (202.15.B), to 0 feet;

(5) Prohibition on most development within lands identified as meeting the criteria for Resource Protection Areas and Transition Zones (Ordinance 85-42, Section 5.02), to permit residential uses;

(6) Required street access to adjoining property to the north (DSO C.3.f), to eliminate this access requirement;

OFF REC 1 4 3 1 1 0 4 2 3 3

Site Plan 86-215 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this zoning approval:

1) The proposed residential use, as modified by the special conditions, is appropriate at the subject location at the proposed density;

2) Sufficient safeguards to the public interest are provided by the recommended conditions to the Master Concept Plan and by other applicable regulations; and

3) All recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

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

Porter J. Goss	Aye
Charles L. Bigelow, Jr.	Aye
Mary Ann Wallace	Nay
Bill Fussell	Aye
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 9th day of March, A.D., 1987.

ATTEST:
CHARLIE GREEN, CLERK

BY: Lisa L. Pierce
Deputy Clerk

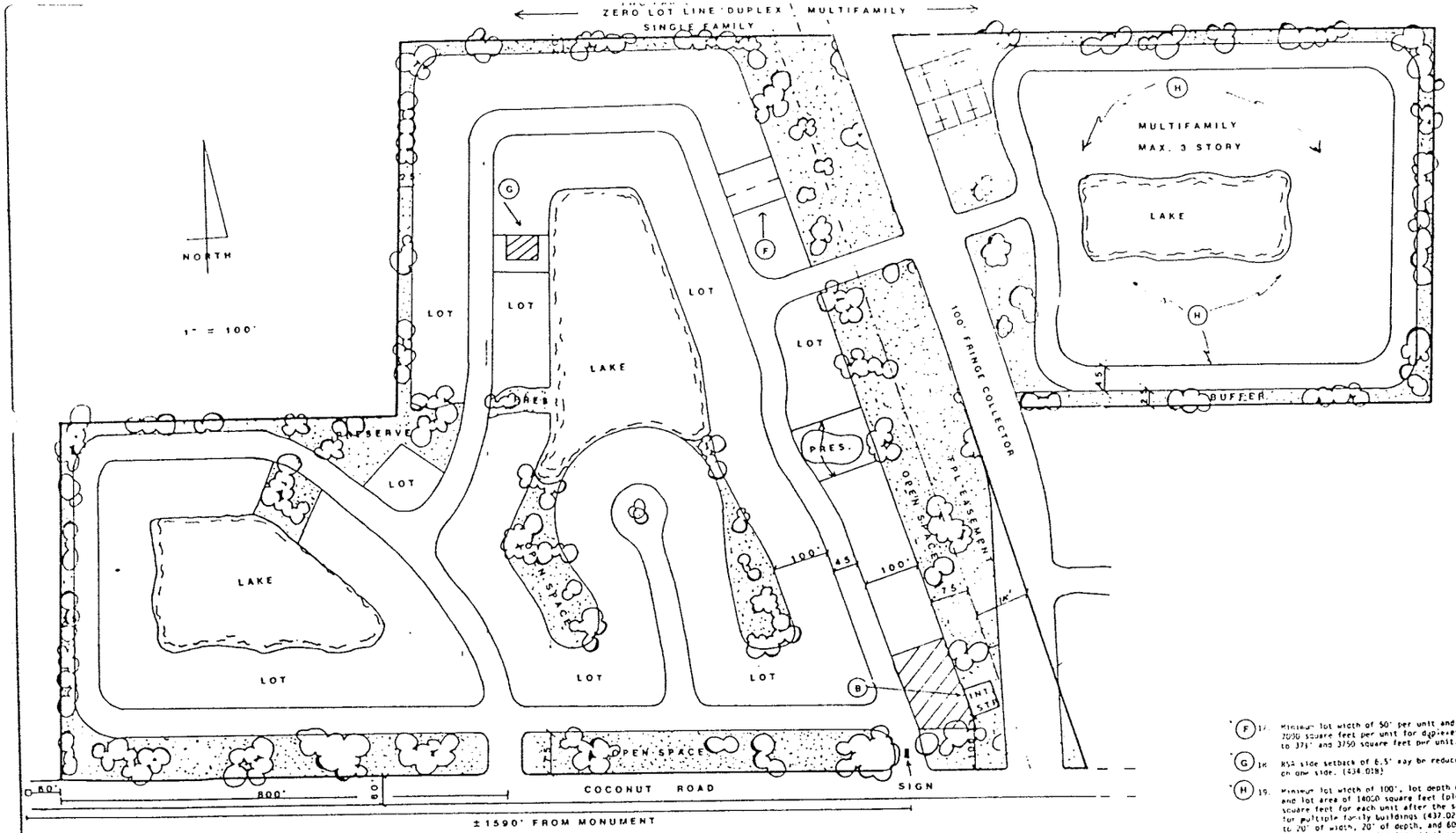
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Bill Fussell
Chairman

Approved as to form by:

County Attorney's Office

RECEIVED
AUG 20 1987
CHARLIE GREEN
CLERK CIRCUIT COURT
BY Lisa L. Pierce D.C.



1. [illegible] Rezone from [illegible]

3. Maximum gross density is 6 units/acre for a total of [illegible] recognizes that some areas within the site will exceed the overall [illegible] with a [illegible] reduction in other areas of the site.

4. Maximum building height will be 3 stories in multifamily areas and [illegible] in non-multifamily areas, 35' for s.f., 45' for [illegible]

5. Open space, private roads and amenities may be reconfigured at final plan are prepared and will be maintained by a homeowner's association.

6. Conceptual unit mix subject to relocation and type modification [illegible] 114 Zero Lot Line and 263 Multifamily

7. Clustered units such as zero lot line, duplexes, etc., may or not have individual lots depending on the final plan

8. Minimum Standards when If Lots Are To be Platted

Single family detached (not zero lot line	As indicated in [illegible]
Duplex, two family attached	As indicated in [illegible]
Zero Lot Line	As indicated in RSA except one side setback may be zero

*Duplex lots contain 2 units each, with a common wall that normally bisects the "lot" in half

9. Conceptual Open Space Breakdown

Lakes	15.4 Acres	
Open Space/Buffers	11.2	
Minimum O.S. in ZLL Yards	6.0	
Minimum O.S. in M.F. area	1.0	
Subtotal	23.6 Acres	44
FPL Easement	3.0 Acres	
Total	26.6 Acres	44

10. DELETED

(A) 11. DELETED

(B) 12. [illegible] Below ground level disposal facilities may be [illegible] from residential lot

(C) 13. DELETED

14. DELETED

(D) 15. DELETED

(E) 16. DELETED

(F) 17. Minimum lot width of 50' per unit and lot area of 7000 square feet per unit for duplexes (437.02.A.2., to 37½' and 3750 square feet per unit.

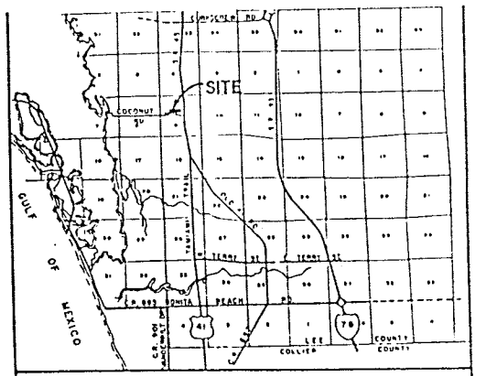
(G) 18. RSA side setback of 6.5' may be reduced to zero on one side. (434.018)

(H) 19. Minimum lot width of 100', lot depth of 120', and lot area of 14000 square feet (plus 6500 square feet for each unit after the second) for multiple family buildings (437.02.A.3), to 20' of width, 20' of depth, and 600 square feet of area for individual units which can be sold on fee simple lots.

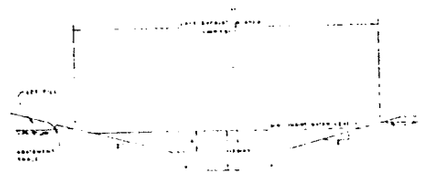
20. Each homebuilder may build one copy of each style home they construct, located on their portion of the tract and may have one sales office. Final location to be approved administratively by DCD

** The deviations/variances indicated above by letter are shown on the Master Concept Plan also by letter. Where the site contains the same lettered variance/deviation in more than one location, the largest variance/deviation is shown. If a variance/deviation is granted, it is assumed that it is granted from all such instances.

(I) 21. Deviation from 437.02.B to a minimum setback [illegible] from 25' [illegible]



LOCATION MAP



TYPICAL LAKE CROSS SECTION



TYPICAL INTERNAL ROADWAY SECTION

RECEIVED
FEB 19 1987
DEPT. OF COMM. DEV. WOODSIDE LAKES
* 5-12-14 DCI

AUG 25 9 54 AM '87

CARLETON RYFFEL, A.I.C.P.

LAND PLANNER & DEVELOPMENT COORDINATOR

WOODSIDE LAKES

CONCEPTUAL MASTER PLAN - RPD

6/1/86
REVISED 9/6/86
REVISED 10/24/86
REVISED 1/10/87
REVISED 2/19/87
FEB 19 1987