

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Frederic Trust No. 3, represented by David F. Davis, Trustee, filed an application to rezone the northeast parcel of the Corkscrew Woodlands Development from RV-3 (Conventional Recreational Vehicle District) to RPD (Residential Planned Development), in reference to Corkscrew Woodlands, Phases A, B, C and D; and

WHEREAS, the subject property is located at 21460 Corkscrew Woodlands Boulevard, Estero, and is described more particularly as:

LEGAL DESCRIPTION: In Section 35, Township 46 South, Range 25 East, Lee County, Florida:

Starting at the Southwest corner of the East Half (E½) of the Southwest Quarter (SW¼) of said Section 35;
THENCE N00°44'07"W along the West line of said fraction for 1,366.54 feet to the Southwest corner of a parcel described in Official Record Book 1803 at Page 2677;
THENCE continue N00°44'07"W along the West line of said fraction and said parcel for 5.60 feet to the Northwest corner of said parcel;
THENCE East along the Northerly line of said parcel for 700.00 feet;
THENCE N19°00'00"E along the Northwesterly line of said parcel for 900.00 feet;
THENCE N68°30'00"E along the Northerly line of said parcel for 311.23 feet to the centerline of a roadway easement (30 feet wide) as recorded in Official Record Book 1803 at Page 2677 and as shown on the record plat of "CORKSCREW WOODLANDS - PHASE TWO - SECTION A" as recorded in Plat Book 35 at Pages 96-102, inclusive, said point being the POINT OF BEGINNING, and a point lying on a curve concave to the Northeast, having a radius of 100.00 feet and to which point a radial line bears S64°13'46"W;
THENCE Southeasterly along said curve and the centerline of said roadway easement 30.00 feet wide (the sidelines of said easement lying 15.00 feet each side of said centerline) through a central angle of 22°37'12" for 39.48 feet to a point of reverse curve concave to the Southwest having a radius of 225.46 feet;
THENCE Southeasterly along said curve and said centerline through a central angle of 34°33'09" for 135.96 feet;
THENCE S13°50'16"E along said centerline for 115.99 feet to the beginning of a curve concave to the Northwest having a radius of 188.00 feet;
THENCE Southwesterly along said curve and said centerline through a central angle of 55°54'11" for 183.43 feet;
THENCE S42°03'55"W along said centerline for 45.37 feet to the beginning of a curve concave to the Southeast having a radius of 204.95 feet;
THENCE Southwesterly along said curve and said centerline through a central

angle of 52°27'30" for 187.65 feet to a point of reverse curve concave to the Northwest having a radius of 204.64 feet;
THENCE Southwesterly along said curve and said centerline through a central angle of 52°31'43" for 187.61 feet;
THENCE S42°08'08"W along said centerline for 53.66 feet to the beginning of a curve concave to the Southeast having a radius of 202.00 feet;
THENCE Southwesterly along said curve and said centerline through a central angle of 52°36'46"W for 185.49 feet to a point of compound curve concave to the Northeast having a radius of 630.22 feet;
THENCE Southeasterly along said curve and said centerline through a central angle of 12°24'37" for 136.51 feet to the South line of said parcel recorded in Official Record Book 1803 at Page 2677;
THENCE S75°45'31"E along said South line for 200.00 feet;
THENCE N67°59'15"E along said South line for 242.00 feet;
THENCE N43°48'47"E along said South line for 265.16 feet;
THENCE East along said South line for 304.29 feet to the Northwest corner of Corkscrew Woodlands - Phase IV as recorded in Plat Book 42 at Pages 10-12 of the Public Records of Lee County, Florida;
THENCE S88°53'36"E along the Northerly line of said subdivision for 192.29 feet;
THENCE S19°26'38"E along said subdivision for 49.05 feet;
THENCE N70°33'22"E along the Northerly line of said subdivision for 469.59 feet to the Westerly right-of-way line of I-75;
THENCE N19°26'38"W along said Westerly right-of-way line for 632.08 feet;
THENCE N21°19'46"W along said Westerly right-of-way line for 209.25 feet;
THENCE N25°06'01"W along said Westerly right-of-way line for 209.26 feet;
THENCE N26°59'09"W along said Westerly right-of-way line for 63.30 feet to the Northeast corner of said parcel described in Official Record Book 1803 at Page 2677;
THENCE West along the Northerly line of said parcel for 492.82 feet;
THENCE S68°30'00"W along said Northerly line for 605.28 feet to the POINT OF BEGINNING.
Containing 34.35 acres, more or less.

WHEREAS, the applicant has indicated the property's current STRAP number is 35-46-25-00-00001.1040; and

WHEREAS, Frederic Trust No. 3, represented by David F. Davis, Trustee owner of the subject parcel, authorized Bean, Whitaker, Lutz & Barnes, Inc. and R. Scott Barker to act as agents to pursue this zoning application; and

WHEREAS, a public hearing was advertised and held on May 21, 1996 before the Lee County Hearing Examiner who gave full consideration of the evidence available; and

WHEREAS, a public hearing was advertised and held on July 15, 1996 before the Lee County Board of County Commissioners who gave full and complete consideration to the

recommendations of staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board **APPROVES** with conditions the requested rezoning from RV-3 to RPD.

SECTION A. CONDITIONS:

The rezoning and Master Concept Plan are subject to the following conditions:

1. The development and use of the subject property is to be in substantial compliance with the approved two-page Master Concept Plan entitled "Master Concept Plan Minor RPD, Corkscrew Woodlands East Parcel" (File No. 35-46-25, Project No. 28992, Page 1 last revised 5-17-96, stamped received May 21, 1996 and Page 2 last revised 3-12-96, stamped received March 19, 1996) prepared by Bean, Whitaker, Lutz & Barnes, Inc., except as may be modified by the conditions herein.
2. This planned development may not exceed 200 dwelling units. The development is entitled to 134 units by right under the existing Lee Plan. The remaining 66 units may be allowed, individually or by combination of the following methods:
 - a. In accordance with the provisions of the Land Development Code, Chapter 34, Article VII., Division 12, Subdivision III (Housing Density Bonus for Provision of Low and Moderate-Income Housing); and/or
 - b. In accordance with any future amendment to the Lee Plan which allows bodies of water to be included as part of the acreage upon which density may be calculated; and/or
 - c. In accordance with any future amendment to the Lee Plan which allows density to be increased in the land use category in which the site is located.

3. The following uses are permitted:

TEMPORARY CONSTRUCTION OFFICE [Section 34-3044]
MODEL HOMES with real estate sales [Section 34-1954]
SPECULATIVE HOMES [Section 34-1953]
DWELLING UNIT: Conventional Single Family Zero Lot Line
EXCAVATION, Water Retention
SIGNS, in conformance with LDC Chapter 30
RESIDENTIAL ACCESSORY USES [Section 34-622(c)(42)]

RECREATIONAL FACILITIES, Private
ENTRANCE GATE OR GATEHOUSE

4. Development of the RPD will comply with the following Property Development Regulations:

Minimum Lot Area and Dimensions:

Area: 2,200 square feet

Minimum Setbacks:

Street: 20 feet without garage/carport or feet with garage/carport or 15 feet with garage/carport.
Corner Lots: Setbacks along each entrance road may be one foot or nine feet, whichever causes the 10-foot structural separation to be maintained to the adjacent unit.
Side: Nine feet on one side and one foot on opposite side. In no instance may there be less than 10 feet of separation between units.
Rear: Zero feet
Water Body: 18 feet measured from the outside of the building wall to the point where the bank side slope intercepts the control elevation of the water body.

Maximum Building Height: 35 feet

5. This zoning approval does not address the mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions may be required at the time of local Development Order.
6. Prior to the sale of the first lot within this planned development, the Developer must formulate an emergency hurricane preparedness plan subject to the approval of the Division of Emergency Management.
7. Approval of this rezoning does not give the Developer the undeniable right to receive local Development Order approval that exceeds the Year 2010 Overlay use allocation for the applicable district.
8. This development must comply with all of the requirements of the Lee County Land Development Code at the time of local Development Order approval, except as may be granted by deviation as part of this planned development.

SECTION B. DEVIATIONS:

The Master Concept Plan deviates from several Lee County development standards. The proposed deviations are granted as set forth below:

1. Deviation (1) requests relief from LDC Section 34-2194(3)(b) to allow a zero foot setback from a water body. The requested deviation is **APPROVED** with the condition that a fence or other acceptable safety device is provided along the edge of the pool deck in the recreational area.
2. Deviation (2) requests relief from LDC Section 34-935 (c)(2) to allow the internal road or street to be set back five feet from the north and northeast perimeter property line as shown on the Master Concept Plan. The requested deviation is **APPROVED**.
3. Deviation (3) requests relief from LDC Section 34-935(b)(2)(a) to allow a 10-foot structural setback from the southern perimeter property line. The requested deviation is **APPROVED**.

SECTION C. Master Concept Plan:

A two page reduced copy of the Master Concept Plan is attached and incorporated into this resolution by reference.

SECTION D. FINDINGS AND CONCLUSIONS:

The following findings and conclusions were made in conjunction with the approval of the requested RPD rezoning:

1. The applicant has proved entitlement to the RPD rezoning by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested zoning:
 - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b) is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c) is compatible with existing or planned uses in the surrounding area; and
 - d) will not adversely affect environmentally critical areas and natural resources.
3. Approval of the request will not unduly burden existing transportation or planned

infrastructure facilities and the property will be served by streets with the capacity to carry traffic generated by the development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The proposed use or mix of uses is appropriate at the subject location.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
8. The deviations granted:
 - a) enhance the objectives of the planned development; and
 - b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

John E. Manning	AYE
Douglas R. St. Cerny	AYE
Ray Judah	AYE
Andrew W. Coy	AYE
John E. Albion	AYE

DULY PASSED AND ADOPTED this 15th day of July, A.D., 1996.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Rose L. Pierce*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *John E. Manning*
Chairman

FILED

JUL 17 1996

Approved as to form by:

Annaliese Coleman
County Attorney's Office

CLERK CIRCUIT COURT
BY: *Rose L. Pierce* D.C.

CASE NO. 96-02-108.02Z
A:\CRKWDRES.RES

RESOLUTION NO. Z-96-023
Page 6 of 6

Notes:
 Sublots are typical. However, the applicant retains the right to merge the building envelopes on the lot as long as setbacks are met and 10' is maintained between structures.

MIN 10' SETBACK OF 2' FROM ADJACENT LANE

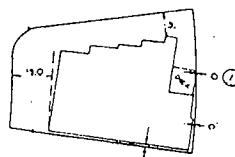
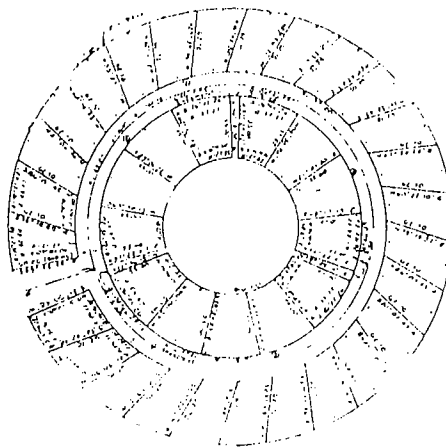
Rule:
 Lot areas and dimensions are minimums

(C)

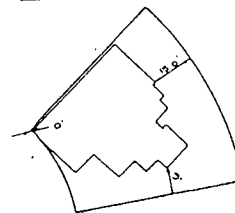
EXISTING LANE 10' WIDE (AS REQUIRED) IN ACCORDANCE WITH U.S. ARMY CORP OF ENGINEERS PROJECT 199700V42

**ALTERNATIVE #4
 (RECTANGULAR LOT LAYOUT)
 (40 LOT COMMUNITY)**

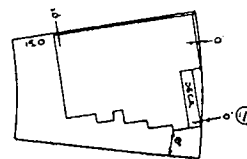
EXISTING PLATTED COMMUNITY



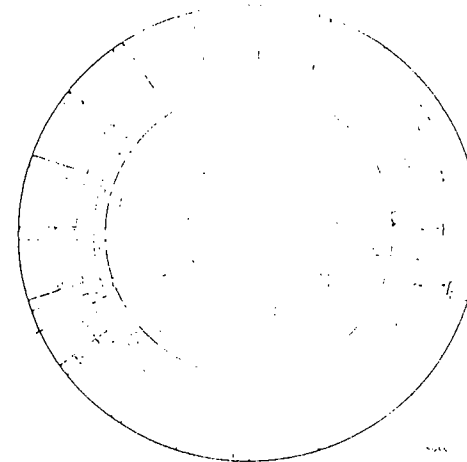
TYPICAL CORNER LOT



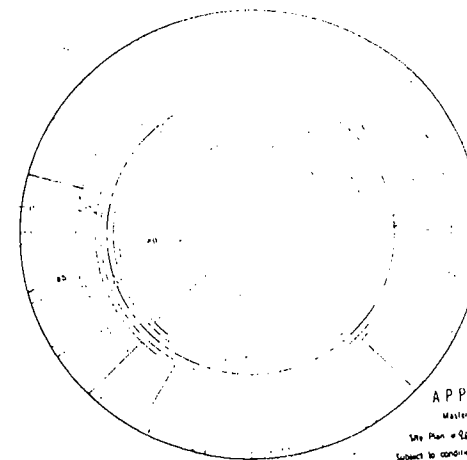
TYPICAL INTERIOR LOT



TYPICAL EXTERIOR LOT



Notes:
 Sublots are typical. However, the applicant retains the right to merge the building envelopes on the lot as long as setbacks are met and 10' is maintained between structures.



APPROVED
 Master Concept Plan

Site Plan # 96-222, Page 2 of 2
 Subject to conditions in Resolution # 96-222
 Zoning Code # 96-222, 02.2

PROJECT # 96-02-08-02
PROJECT TYPE 13

RECEIVED
 MAR 15 1996
 ZONING COUNTY

**ALTERNATIVE LOT LAYOUTS
 CORKSCREW WOODLANDS EAST PARCEL**

Benn, Whitaker, Lutz & Barnes, Inc.
 CIVIL ENGINEERS AND SURVEYORS

Project # 96-02-08-02, 02.2, 02.3, 02.4, 02.5, 02.6, 02.7, 02.8, 02.9, 03.0, 03.1, 03.2, 03.3, 03.4, 03.5, 03.6, 03.7, 03.8, 03.9, 04.0, 04.1, 04.2, 04.3, 04.4, 04.5, 04.6, 04.7, 04.8, 04.9, 05.0, 05.1, 05.2, 05.3, 05.4, 05.5, 05.6, 05.7, 05.8, 05.9, 06.0, 06.1, 06.2, 06.3, 06.4, 06.5, 06.6, 06.7, 06.8, 06.9, 07.0, 07.1, 07.2, 07.3, 07.4, 07.5, 07.6, 07.7, 07.8, 07.9, 08.0, 08.1, 08.2, 08.3, 08.4, 08.5, 08.6, 08.7, 08.8, 08.9, 09.0, 09.1, 09.2, 09.3, 09.4, 09.5, 09.6, 09.7, 09.8, 09.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 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