

ADMINISTRATIVE AMENDMENT (PD) ADD2004-00102

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 RV Resort Phase 5 to reduce the number of Phases within this planned development from six to five, reduce the number of lots from 647 to 593, and add a 5.1 acre lake for property located at 5551 Lockett Road, described more particularly as:

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 Z-03-057; ZAB-84-1-31; Z-94-025; 95-03-166.13A; Z87-075; AA-PD-95-19; Z-91-088; ADD2002-00111; ZAB-8431; ADD2003-00122); 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 request seeks to reduce the number of Phases in the project from six to five; and

WHEREAS, the request also seeks to reduce the number of lots within the development from 647 to 593; and

WHEREAS, the request seeks approval to add a 5.1 acre lake to the project; 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 subject to the following conditions:**

1. The Development must be in compliance with the amended three-page Master Concept Plan, dated 4-28-04 , last revised 7-7-04, and stamped received JUL 08, 2004. Master Concept Plan for ADD2004-00102 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The terms and conditions of the original zoning resolutions, and as amended by the subsequent actions noted above, remain in full force and effect, except as amended by this action.
3. Prior to local development order approval, the development order plans must delineate the indigenous preserves in substantial compliance with those depicted on the Master Concept Plan stamped received July 8, 2004.

DULY SIGNED this 27th day of July, A.D., 2004.


BY: 
Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBIT A

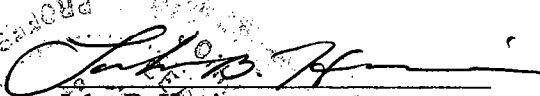
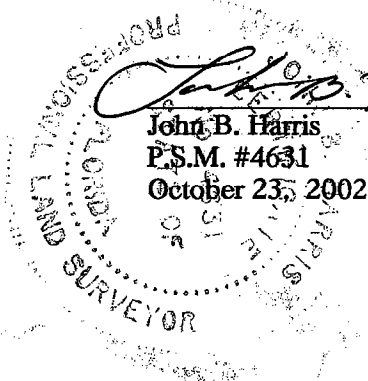
DESCRIPTION:

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 Luckett 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 Luckett Road; thence run S.89°09'05"W along the North line of said Luckett 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 Atty ZIMAYOY

RECEIVED
MAY 14 2004

PERMIT COUNTER

ADD 2004-00102

N 89°01'53"E 20.00
 O.R. BOOK 1350 PAGE 330
 EAST 27 RODS (DEED) 445.50'
 O.R. BOOK 2865 PAGE 766
 O.R. BOOK 2244 PAGE 1944
 O.R. BOOK 1099, PAGE 768
 N 89°01'53"E 2161.66
 NORTH LINE OF THE S.W.1/4 OF SECTION 11-44-25

O.R. BOOK 2353
 PAGE 376

SET 1/2" I.R. CAP 4631
 AT THE N.E. CORNER
 OF THE S.W.1/4 OF
 SECTION 11-44-25

FOUND 3" x 3" C.M. "INK ENG."
 AT THE N.W. CORNER
 OF THE S.W.1/4 OF
 SECTION 11-44-25
 STATE PLAIN CORD.
 N = 845,563.410
 E = 724,114.263

FOUND 3" x 3" C.M. NO ID.
 2.2' SOUTH & 0.45' EAST

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.**
- | | |
|--|--|
| <ul style="list-style-type: none"> • SET FROM P.M. (CAP #4631) ○ FOUND FROM P.M. (CAP #4631) □ CONCRETE MONUMENT (C-M) □ PERMANENT REFERENCE MONUMENT □ PERMANENT CONTROL POINT □ AS PER DEED □ AS MEASURED P.U.E. PUBLIC UTILITY EASEMENT L.M.E. LAKE MAINTENANCE EASEMENT R.M.E. REMEDIAL EASEMENT C.B.S. CONCRETE BLOCK STRUCTURE R.W.B. REINFORCED WATER BOX W.P. WOOD PILE W.M. WATER METER T.W.B. TELEPHONE BOX T.V.-C.B. TV-CABLE BOX I.D. ISSUE OF EASEMENT C.G. CURB/GUTTER F.S. FENCE N.A. & D.W.T. NAIL & DOWEL N.W.T. NAIL & WIRE | <ul style="list-style-type: none"> P.O.B. POINT OF BEGINNING P.O.C. POINT OF CURVATURE D.R. DEED RECORDS BOOK Δ DELTA OF CURVE Δ RADIUS OF CURVE A ANGLE OF CURVE A/C ANGLE OF CHORD A/C ANGLE O/N OVERHEAD POWERLINES P.P. PAVED PAVEMENT W.M. WATER METER U.T.S. UTILITY TAP C.B. CONCRETE BLOCK C.G. CURB/GUTTER R/W RIGHT-OF-WAY D.W. DRAINAGE |
|--|--|

151.559 ACRES ±

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.

ALSO DESCRIBED AS:
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 run 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 the 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"W, 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°40'12"E, along the East line of the Southwest Quarter (S.W.1/4) of said Section 11 for 2026.95 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.

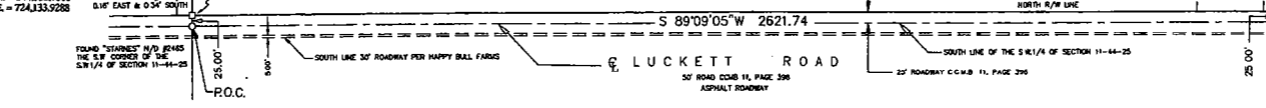
Said tract contains 151.559 acres, more or less and is subject to easements, restrictions and reservations of record.
 Readings are based on the West line of the Southwest Quarter (S.W.1/4) of the aforesaid Section 11 as being N.00°53'18"W.

STATE PLAIN CORD.
 N = 844,351.765
 E = 724,333.928

FOUND 3" x 3" C.M. "STARBUCKS"
 N = 845,563.410
 E = 724,114.263

FOUND 3/4" I.R. CAP #4631
 AT THE S.E. CORNER OF THE S.W.1/4 OF SECTION 11-44-25

FOUND 3" x 3" C.M. AT THE S.E. CORNER OF THE S.W.1/4 OF SECTION 11-44-25



RECEIVED
 MAY 28 2004
 PERMIT OFFICE

Applicant's Legal Checked
 BY: [Signature]
 DATE: 05/18/04

SURVEY NOTES:
 1. BASIS OF READINGS SHOWN HEREON TAKEN FROM THE SOUTH LINE OF THE S.W.1/4 OF SECTION 11-44-25, ASSIGNED TO BEAR S 89°09'05" W.
 2. FIELD NOTES OF SECTION 11-44-25.
 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 SURVEY DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND INFORMATION IN THE FIELD.
 6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED IN THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION, DEPTH, OR ELEVATIONS OF ANY UTILITIES OR STRUCTURES.
 7. FLOOD ZONE: "1" ELEVATION N/A H.G.V.D.
 8. COMBINATION # 125124 PAGES # 0256
 9. SURVEY DATE 3/15/04
 THIS SURVEY IS SUBMITTED TO CYPRESS WOODS BY RESORT ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP FORMERLY BAY FAIR, FAIR, ENDRICH, SPIRIT, MADGETT AND CARR, P.A. CHECKED TITLE INSURANCE COMPANY.

REVISION	DESCRIPTION	DATE
1	ISSUED	05/18/04
2	REVISED	05/18/04
3	REVISED	05/18/04

HARRIS-JORGENSEN INC.
 2501 S.E. SANTA BARBARA PLACE
 CORAL GABLES, FLORIDA
 PHONE (305) 772-8939

"EXHIBIT 3A"

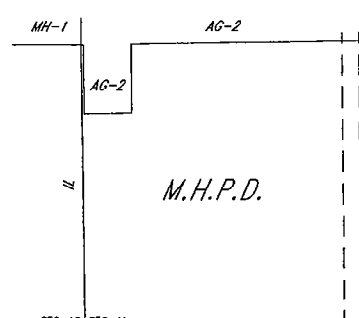
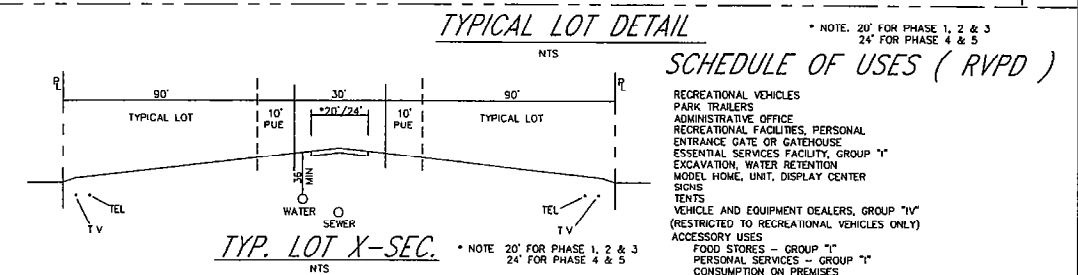
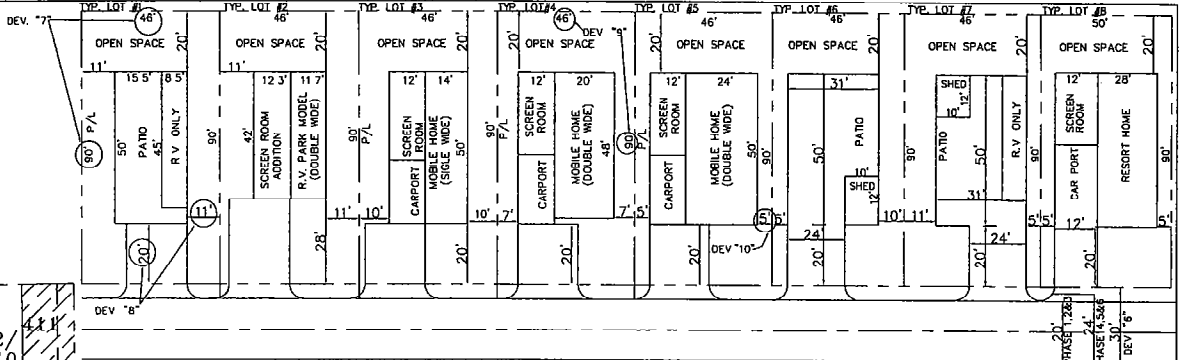
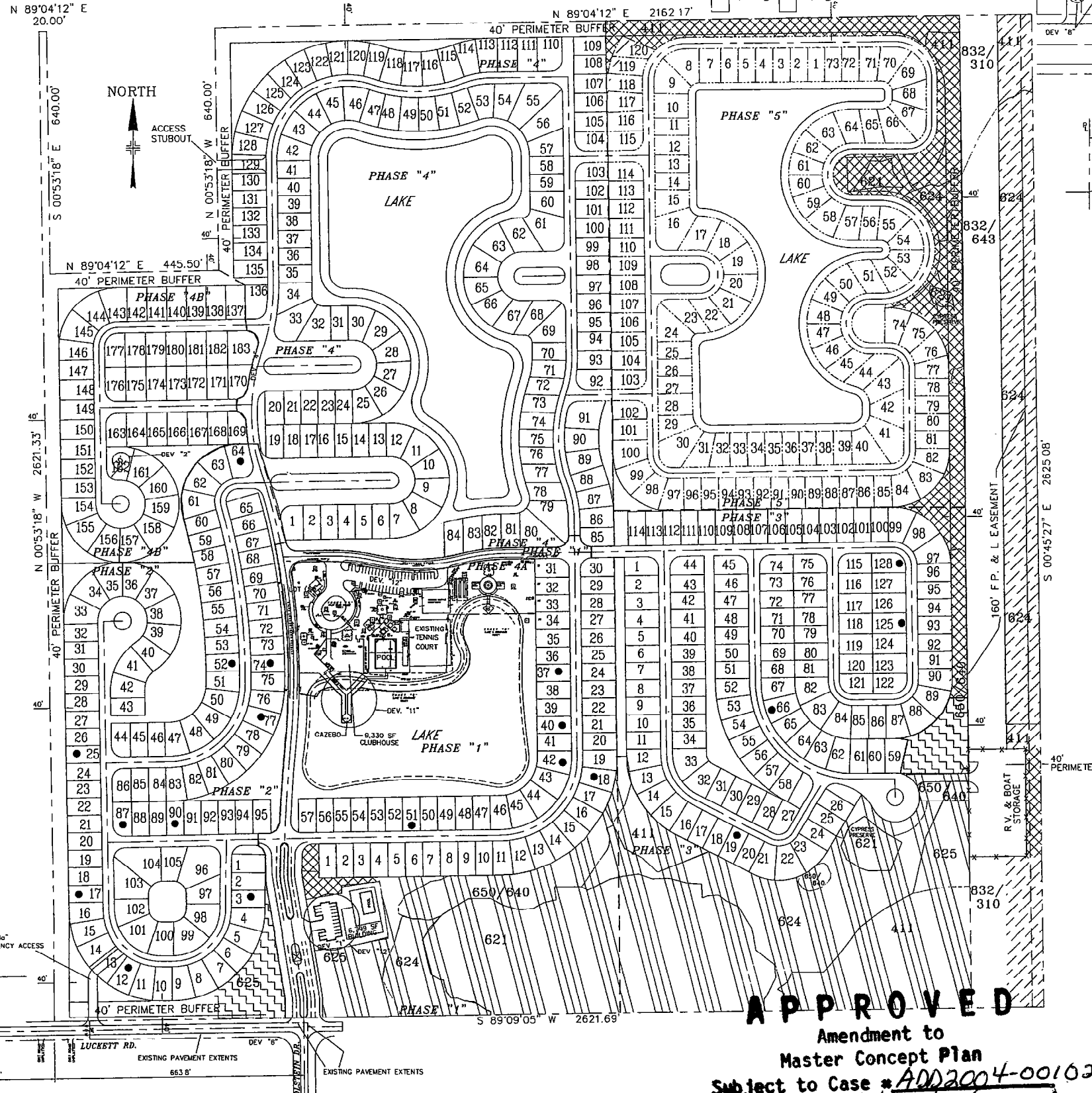
TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.)
 RIGHT-OF-WAY = 780,021.92 S.F. (17.906 AC.)
 LOT AREA = 2,616,201.10 S.F. (60.059 AC.)

LAKE = 747,681.97 S.F. (17.164 AC.)
 NO. OF LOTS = 593 UNITS (574 R.V. SITES, 19 M.H. SITES)
 GROSS DENSITY = 3.913 UNITS/AC.

BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

CYPRESS WOODS RESORT

MHPD RVPD



SCHEDULE OF USES (RVPD)

- RECREATIONAL VEHICLES
- PARK TRAILERS
- ADMINISTRATIVE OFFICE
- RECREATIONAL FACILITIES, PERSONAL
- ENTRANCE GATE OR GATEHOUSE
- ESSENTIAL SERVICES FACILITY, GROUP "T"
- EXCAVATION, WATER RETENTION
- MODEL HOME, UNIT, DISPLAY CENTER
- SIGNS
- TENTS
- VEHICLE AND EQUIPMENT DEALERS, GROUP "TV" (RESTRICTED TO RECREATIONAL VEHICLES ONLY)
- ACCESSORY USES
- FOOD STORES - GROUP "T"
- PERSONAL SERVICES - GROUP "T"
- 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
- ESSENTIAL SERVICES FACILITIES, GROUP "T"
- ACCESSORY USES
- FOOD STORES - GROUP "T"
- PERSONAL SERVICES - GROUP "T"
- CONSUMPTION ON PREMISES
- STORAGE
- INDOOR
- OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS, AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)

EXISTING GENERAL DEVIATIONS:

- A DEVIATION FROM SECTION 6.03 OF ORDINANCE 88-31 TO ALLOW FOR THE DEVELOPMENT OF THE "TZ" AREA AS INDICATED ON THE MASTER CONCEPT PLAN (NO LONGER APPLICABLE, NO MODERN EQUIVALENT)
- A DEVIATION FROM SECTION 9.P.11.0 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW LDC 10-714) WHICH REQUIRES A 90 FOOT TURN-OUT RADIUS TO 30 FEET.
- A DEVIATION FROM SECTION 202.18.B.2.0 OF THE LEE COUNTY ZONING ORDINANCE (NOW LDC 34-2222 & 34-2192) 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.
- A DEVIATION FROM SECTION 9.E. P.10 & TABLE 9-1 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW TABLE 9 OF LDC 10-285) WHICH REQUIRES 125 FEET OF STREET INTERSECTION SEPARATION TO 100 FEET.
- A DEVIATION FROM SECTION 9.K.3 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW LDC 10-291(3)) TO ALLOW ONLY ONE MEANS OF INGRESS AND EGRESS FOR A DEVELOPMENT OF MORE THAN FIVE ACRES.
- A DEVIATION FROM SECTION 9.P.2 AND TABLE 9-3 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW TABLE 3 OF LDC 10-295) 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.

EXISTING RVPD DEVIATIONS:

- A DEVIATION FROM SECTION 441.C.4(1) AND (2) (NOW LDC 34-939(b)(6)(b)) 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)
- A DEVIATION FROM SECTION 441.C.4.5.(3) (NOW LDC 34-939(b)(7)(b)) 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
- A DEVIATION FROM SECTION 480.05 D.2.C OF THE ZONING ORDINANCE (NOW LDC 34-939(b)(3)) TO PERMIT AN ACCESS ROAD THROUGH THE PERIMETER BUFFER

EXISTING MHPD DEVIATIONS:

- A DEVIATION FROM SECTION 439.02 (NOW LDC TABLE 34-736) OF LEE COUNTY ZONING REGULATIONS 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)
- A DEVIATION FROM SECTION 439.02 B (NOW LDC 34-736) WHICH REQUIRES A SIDE SETBACK OF 7 FEET TO PERMIT A SIDE SETBACK OF 5 FEET.
- A DEVIATION FROM SECTION 34-2194(b)(3) OF THE LDC TO PERMIT A WATER RELATED USE (i.e. CLUBHOUSE, DECK, PIER AND GAZEBO) TO ENCRANCH ENDSIDE INTO THE 25' SETBACK AND TO EXTEND 90' INTO AN ARTIFICIAL BODY OF WATER. THIS REQUEST IS MADE PURSUANT TO THE EXCEPTION PROVIDED IN 34-2194(c)(1).
- DEVIATION FROM SECTION 34-2020(4)2 WHICH WOULD REQUIRE 135 SPACES FOR THE TWO CLUBHOUSE FACILITIES TO PROVIDE 44 SPACES

NEW GENERAL DEVIATIONS:

- A DEVIATION FROM SECTION 34-2194(b)(3) OF THE LDC TO PERMIT A WATER RELATED USE (i.e. CLUBHOUSE, DECK, PIER AND GAZEBO) TO ENCRANCH ENDSIDE INTO THE 25' SETBACK AND TO EXTEND 90' INTO AN ARTIFICIAL BODY OF WATER. THIS REQUEST IS MADE PURSUANT TO THE EXCEPTION PROVIDED IN 34-2194(c)(1).
- DEVIATION FROM SECTION 34-2020(4)2 WHICH WOULD REQUIRE 135 SPACES FOR THE TWO CLUBHOUSE FACILITIES TO PROVIDE 44 SPACES

EXISTING ZONING

SCALE 1" = 800'

EXISTING PRESERVE AREAS

- 411 - PINE FLATWOODS = 4.55 ACRES
- 621 - CYPRESS FOREST = 6.66 ACRES
- 624 - PINE - CYPRESS FOREST = 9.13 ACRES
- 625 - PINE WET PRAIRIE = 2.52 ACRES
- 650/640 - RESTORATION AREA = 2.69 ACRES
- 832/310 - POWERLINE EASEMENT/HERBACEOUS = 3.79 ACRES
- 832/643 - POWERLINE EASEMENT/WET HERBACEOUS = 2.69 ACRES

INDIGENOUS OPEN SPACE

TYPES	ACTUAL	CREDITS
100%	5.04 ACRES	5.04 ACRES
110%	1.27 ACRES	1.39 ACRES
125%	4.86 ACRES	6.08 ACRES
150%	16.70 ACRES	25.05 ACRES
TOTAL PROVIDED:	27.87 ACRES	36.64 ACRES
TOTAL REQUIRED:		30.30 ACRES

OPEN SPACE

COMMON AREA:

40 FOOT PERIMETER BUFFER	= 397,054.38 S.F. (9.12 AC.)
22 FOOT AROUND LAKE	= 283,332.58 S.F. (6.44 AC.)
LAKE	= 747,681.97 S.F. (17.164 AC.)
THE EASTERLY 190 FEET WETLAND CREATION	= 481,210.59 S.F. (10,988 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	= 351,149.15 S.F. (8.0612 AC.)
COMMON AREA TOTAL	= 2,960,350.5 S.F. (68.419 AC.)
% OF SITE	= 45.15 %

HURRICANE SHELTER

(PER LDC SECTION 10-258)
 REQUIRED HURRICANE SHELTERS = (2.25)(593)(20)(45%)=12,008 S.F.
 PROVIDED = 16,129 S.F.

APPROVED
 Amendment to
 Master Concept Plan
 Subject to Case # ADD2004-00102
 Date 7/27/04

CYPRESS WOODS R.V. RESORT
 ADMINISTRATIVE AMENDMENT
 ORIGINAL ZONING # Z-94-025

MASTER CONCEPT PLAN

BARBOT, STEUART & ASSOCIATES, INC.
 CONSULTING ENGINEERS

3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH (239) 936-7353

DESIGNED BY: DDS, BEQ, IKS
 CHECKED BY: IKS, BEQ

DRAWN BY: BEQ, DLR, DDS
 CHECKED BY: IKS, BEQ, DDS

SCALE: 1" = 150' OR AS NOTED
 DATE: 4-28-04

FILE No. 3434
 SHEET 1 OF 3

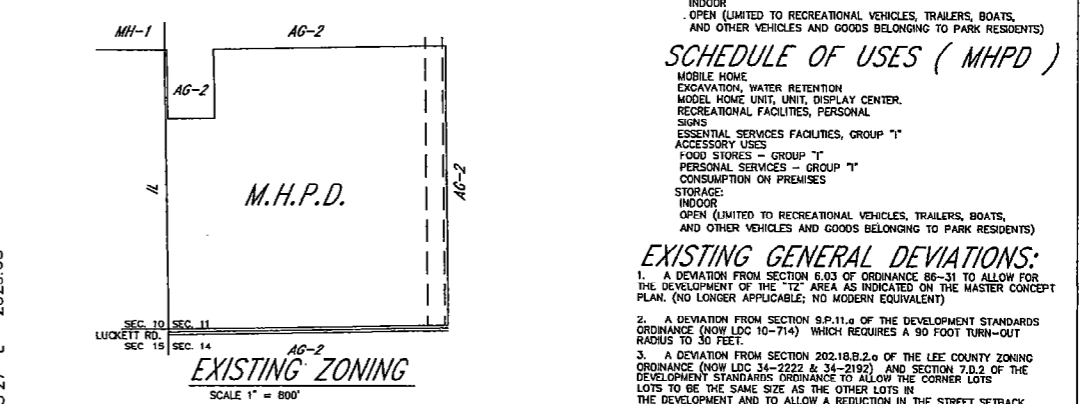
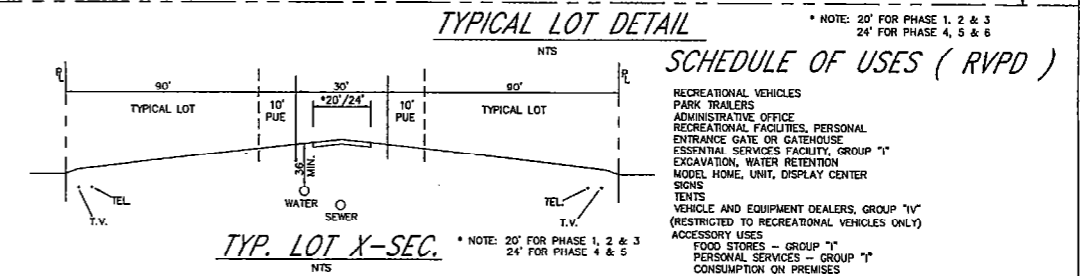
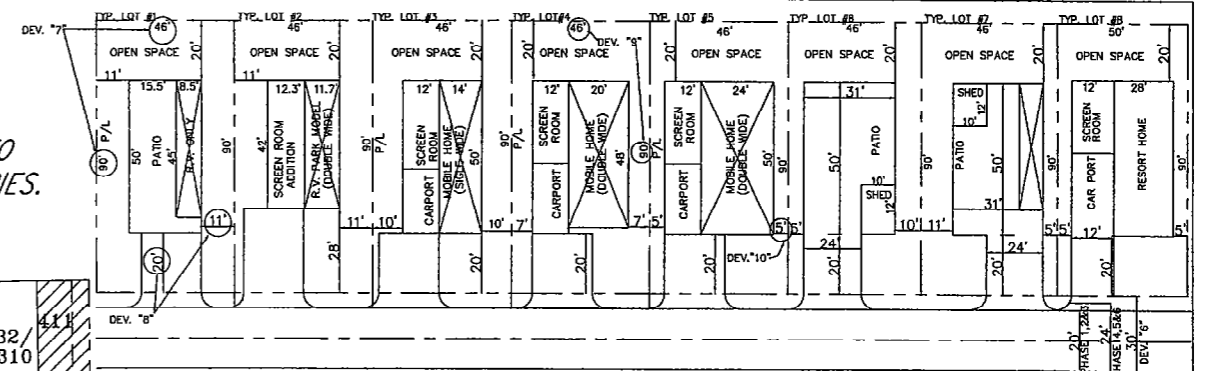
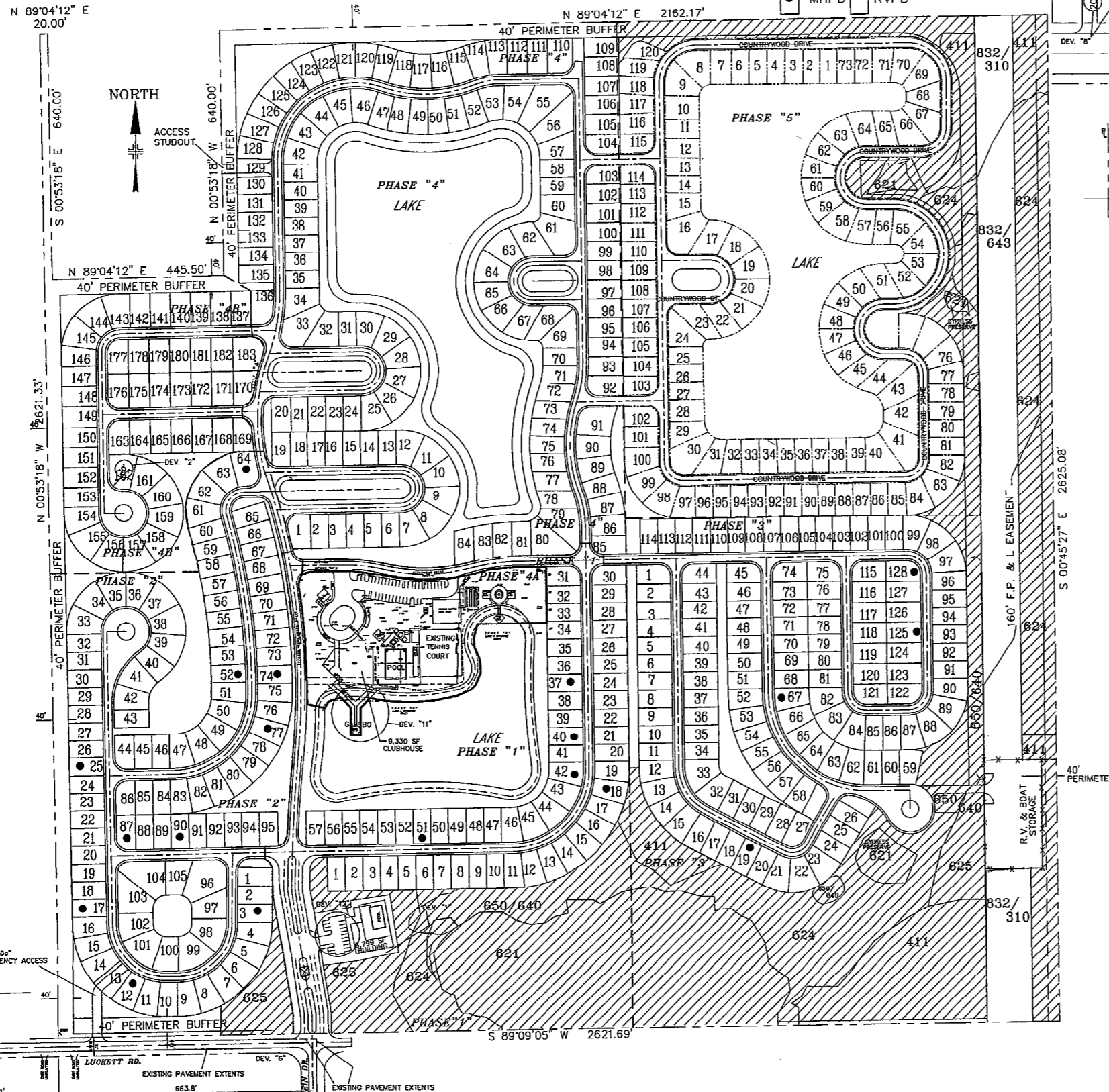
DATE	REVISION	APPROVED
7-7-04	ADDED OPEN SPACE MATCHING	JTA IKS

ADD 2004-00102

"EXHIBIT 3A"

TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.) LAKE = 747,681.97 S.F. (17.164 AC.)
 RIGHT-OF-WAY = 780,021.92 S.F. (17.906 AC.) NO. OF LOTS = 593 UNITS (574 R.V. SITES, 19 M.H. SITES)
 LOT AREA = 2,616,201.10 S.F. (60.059 AC.) GROSS DENSITY = 3.913 UNITS/AC. BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

CYPRESS WOODS RESORT



EXISTING ZONING
 SCALE 1" = 800'

EXISTING PRESERVE

- 411 - PINE FLATWOODS = 4.55 ACRES
- 621 - CYPRESS FOREST = 8.66 ACRES
- 624 - PINE - CYPRESS FOREST = 9.13 ACRES
- 625 - PINE WET PRAIRIE = 2.52 ACRES
- 650/640 - RESTORATION AREA = 2.69 ACRES
- 832/310 - POWERLINE EASEMENT/HERBACEOUS = 2.79 ACRES
- 832/643 - POWERLINE EASEMENT/WET HERBACEOUS = 3.69 ACRES

OPEN SPACE COMMON AREA:

- 40 FOOT PERIMETER BUFFER = 397,054.38 S.F. (9.12 AC.)
- 22 FOOT AROUND LAKE = 283,132.58 S.F. (6.040 AC.)
- LAKE = 747,681.97 S.F. (17.164 AC.)
- THE EASTERLY 180 FEET WETLAND CREATION = 461,210.59 S.F. (10.588 AC.)
- ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS) = 780,122.00 S.F. (17.48 AC.)
- 351,149.15 S.F. (8.0612 AC.)

COMMON AREA TOTAL = 2,980,350.5 S.F. (68.418 AC.)
 % OF SITE = 45.15 %

HURRICANE SHELTER (PER LDC SECTION 10-258)

REQUIRED HURRICANE SHELTERS = (2.25)(593)(20)(450) = 12,008 S.F. PROVIDED = 16,129 S.F.

EXISTING GENERAL DEVIATIONS:

- 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. (NO LONGER APPLICABLE; NO MODERN EQUIVALENT)
- A DEVIATION FROM SECTION 9.P.11.1 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW LDC 10-714) WHICH REQUIRES A 90 FOOT TURN-OUT RADIUS TO 30 FEET.
- A DEVIATION FROM SECTION 202.18.B.2 OF THE LEE COUNTY ZONING ORDINANCE (NOW LDC 34-2222 & 34-2192) 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.
- A DEVIATION FROM SECTION 9.E., 9.P.10. & TABLE 9-1 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW TABLE 1 OF LDC 10-285) WHICH REQUIRES 125 FEET OF STREET INTERSECTION SEPARATION TO 100 FEET.
- A DEVIATION FROM SECTION 9.K.3 OF THE LEE DEVELOPMENT ORDINANCE (NOW LDC 10-291(3)) TO ALLOW ONLY ONE MEANS OF INGRESS AND EGRESS FOR A DEVELOPMENT OF MORE THAN FIVE ACRES.
- A DEVIATION FROM SECTION 9.P.2 AND TABLE 9-3 OF THE DEVELOPMENT STANDARDS ORDINANCE (NOW TABLE 3 OF LDC 10-291) 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.

EXISTING RVPD DEVIATIONS:

- A DEVIATION FROM SECTION 441.C.4.1(1) AND (2) (NOW LDC 34-939(b)(6)(b)) 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).
- A DEVIATION FROM SECTION 441.C.4.2(3) (NOW LDC 34-939(b)(7)(b)) 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.
- A DEVIATION FROM SECTION 480.03.0.2 OF THE ZONING ORDINANCE (NOW LDC 34-939(b)(3)) TO PERMIT AN ACCESS ROAD THROUGH THE PERIMETER BUFFER.

EXISTING MHPD DEVIATIONS:

- A DEVIATION FROM SECTION 439.02 (NOW LDC TABLE 34-756) 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).
- A DEVIATION FROM SECTION 439.02.B (NOW LDC 34-756) WHICH REQUIRES A SIDE SETBACK OF 7 FEET TO PERMIT A SIDE SETBACK OF 5 FEET.

NEW GENERAL DEVIATIONS:

- A DEVIATION FROM SECTION 34-2194(a)(3) OF THE LDC TO PERMIT A WATER RELATED USE (I.E. CLUBHOUSE, DECK, PIER AND GAZEBO) TO ENDOACH ENDOACH INTO THE 25' SETBACK AND TO EXTEND 90' INTO AN ARTIFICIAL BODY OF WATER. REQUEST IS MADE PURSUANT TO THE EXCEPTION PROVIDED IN 34-2194(c)(1).
- DEVIATION FROM SECTION 34-2020(4)a.2 WHICH WOULD REQUIRE 135' SPACES FOR THE TWO CLUBHOUSE FACILITIES TO PROVIDE 44 SPACES.

CYPRESS WOODS R.V. RESORT
 ADMINISTRATIVE AMENDMENT
 ORIGINAL ZONING # Z-94-025
 07-01-09

MASTER CONCEPT PLAN
BIG CYPRESS FOX SQUIRREL PERSEVERE
 BARBOT, STEUART & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (813) 936-7353

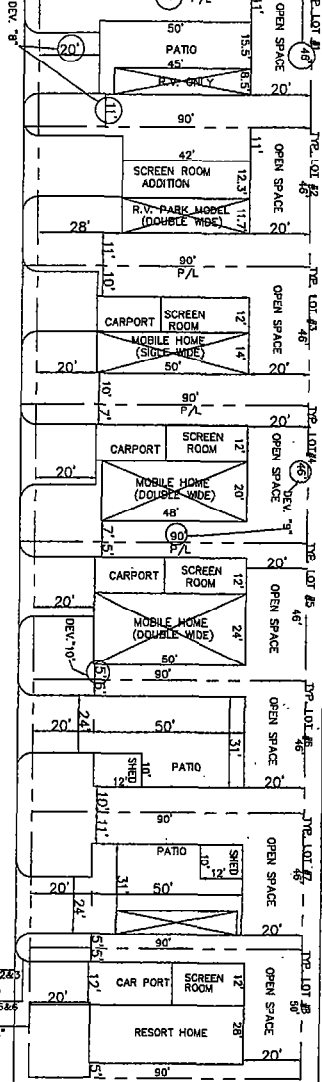
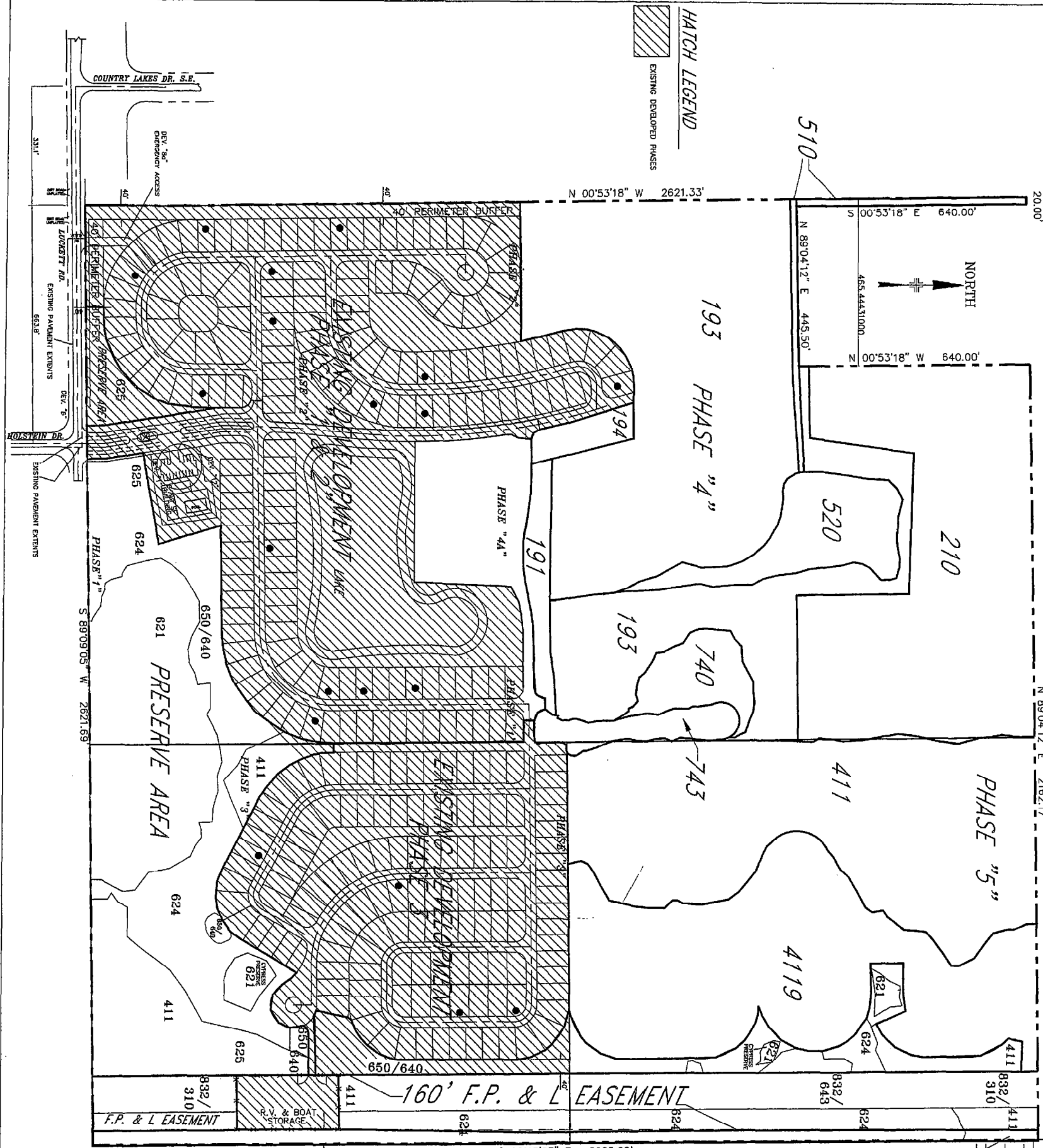
DESIGNED BY:	DDS:IKS	CHECKED BY:	IKS
DRAWN BY:	B.E.O.	CHECKED BY:	IKS,DDS
DATE:		DATE:	4-23-04
REVISION:		APPROVED:	

SCALE:	1" = 150' OR AS NOTED
SHEET:	2 OF 3
PERMIT NUMBER:	3434

"EXHIBIT 3-A-1"

TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.) LAKE = 747,681.97 S.F. (17.164 AC.)
 RIGHT-OF-WAY = 780,021.92 S.F. (17,906 AC.) NO. OF LOTS = 593 UNITS (574 R.V. SITES, 19 M.H. SITES)
 LOT AREA = 2,616,201.10 S.F. (60,059 AC.) GROSS DENSITY = 3.913 UNITS/AC.
 BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

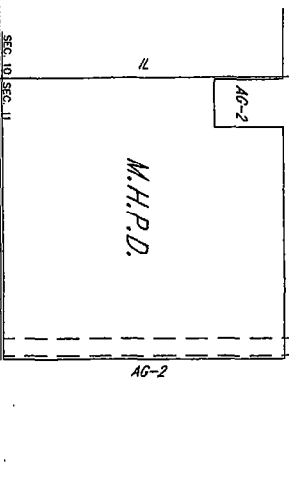
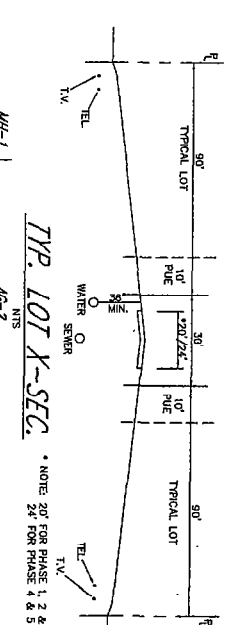
CYPRESS WOODS RESORT



PRESERVE AREA

TYPICAL LOT DETAIL

SCHEDULE OF USES (RVPD)



EXISTING CONDITIONS FOR PHASE 4 & 5

CODE	DESCRIPTION	ACRES
191	BALM GRASS FIELD	9.2
193	UNDEVELOPED RURAL AREA	19.43
210	PASTURE LAND AND/OR FEEDSTOCK STORAGE	0.51
411	RESTORATION AREA	11.34
419	RESTORATION AREA	13.34
419	RESTORATION AREA	11.99
520	LAKE	2.90
740	DISTURBED AREA	1.30
743	SHOULDER AREA	1.00
TOTAL:		64.40

FLUCC'S CODE

411 - PINE PLUMBOONS = 4.55 ACRES
 621 - CYPRESS FOREST = 6.66 ACRES
 625 - PINE WET PRESS FOREST = 91.3 ACRES
 650/640 - RESTORATION AREA = 2.89 ACRES
 652/310 - POWER LINE EASEMENT/HERBACEOUS = 2.79 ACRES
 652/640 - POWERLINE EASEMENT/HERBACEOUS = 3.69 ACRES

OPEN SPACE

COMMON AREA:
 40 FOOT PERIMETER BUFFER = 397,054.38 SF. (9.12 AC.)
 22 FOOT AROUND LAKE = 283,132.88 SF. (6.44 AC.)
 40 FOOT AROUND LAKE = 467,901.99 SF. (10.64 AC.)
 THE EXISTING 180 FEET WETLAND CREATION = 1,601,222.00 SF. (36.67 AC.)
 WETLAND CREATION (DEVELOPMENT COMMON AREA) = 351,149.15 SF. (8.01 AC.)
 COMMON AREA TOTAL = 1,580,360.33 SF. (36.41 AC.)
 2 OF SITE = 451.5 AC.

HURRICANE SHELTER (PER LDC SECTION 10-250)
 REQUIRED HURRICANE SHELTERS = (229)(500)(450)(12.008 SF. PROVIDED) = 16,129 SF.

DATE	REVISION	APPROVED

EXISTING GENERAL DEVIATIONS

1. A DEVIATION FROM SECTION 6.03 OF ORDINANCE 66-31 TO ALLOW FOR THE GRADIENT OF THE "T" AREA AS INDICATED ON THE MASTER CONCEPT PLAN (SEE EXHIBIT 3-B) (NO HORIZONTAL EQUIVALENT)
 2. A DEVIATION FROM SECTION 9.2.1.1 OF THE REDEVELOPMENT STANDARDS MANUAL TO 8.5 FEET. (10'-0" REQUIRES A 50 FOOT TURN-OUT)
 3. A DEVIATION FROM SECTION 202.18.2.2 OF THE LDC COUNTY ZONING DEVELOPMENT STANDARDS MANUAL TO ALLOW FOR SECTION 10.2 OF THE LDC TO BE THE SAME SIZE AS THE OTHER LOTS IN THE STREET SECTION FROM 20 FT TO 5 FT ON THE SIDE LOT LINE FOR THE STREET SECTION.
 4. A DEVIATION FROM SECTION 9.2.1.1 & TABLE 2-1 OF THE LDC WHICH REQUIRES 125 FEET OF STREET IMPERVIOUSNESS FOR LOTS 10-200 FEET.
 5. A DEVIATION FROM SECTION 9.4.3 OF THE LDC DEVELOPMENT STANDARDS MANUAL TO ALLOW ONLY ONE MEANS OF INGRESS AND EGRESS FROM A LOT TO ADJACENT LOTS.
 6. A DEVIATION OF 5 FEET FROM THE 10 FEET REQUIREMENT FOR STANDBY SIGNAGE FROM THE 2' OF LDC 2-3.3 OF THE DEVELOPMENT STANDARDS MANUAL TO PROVIDE A LOCAL STREET WITH OPEN DRAINAGE TO A LOCAL STREET WITH 30 FEET OF RIGHT-OF-WAY AND OPEN DRAINAGE.
 7. A DEVIATION FROM SECTION 4.4.3.1 (NEW LDC 3.4-2004(10)(B)) OF LDC COUNTY ZONING REGULATIONS TO PROVIDE A 4,140 SQUARE FOOT MINIMUM (46 FEET X 90 FEET) MINIMUM LOT TO PROVIDE A 4,140 SQUARE FOOT MINIMUM (46 FEET X 90 FEET).

EXISTING RVPD DEVIATIONS

1. A DEVIATION FROM SECTION 4.4.3.1 (NEW LDC 3.4-2004(10)(B)) OF LDC COUNTY ZONING REGULATIONS TO PROVIDE A 4,140 SQUARE FOOT MINIMUM (46 FEET X 90 FEET) MINIMUM LOT TO PROVIDE A 4,140 SQUARE FOOT MINIMUM (46 FEET X 90 FEET).
 2. A DEVIATION FROM SECTION 4.4.3.1 (NEW LDC 3.4-2004(10)(B)) WHICH REQUIRES A 50 FEET SETBACK OF 5 FEET AND A STREET RIGHT-OF-WAY SETBACK OF 20 FEET FOR A NON-TRANSPARENT PARK.
 3. A DEVIATION FROM SECTION 4.4.3.1 (NEW LDC 3.4-2004(10)(B)) WHICH REQUIRES A 50 FEET SETBACK OF 7 FEET TO PERMIT A 50 FEET SETBACK OF 7 FEET.

EXISTING MHPD DEVIATIONS

1. A DEVIATION FROM SECTION 3.4-219(4)(C) OF THE LDC TO PERMIT A WATER RELATED USE (I.E. CLUBHOUSE, DECK, PERGOLA AND GAZEBO) TO ENVELOPE BODY OF WATER.
 2. A DEVIATION FROM SECTION 3.4-219(4)(C) OF THE LDC TO PERMIT A WATER RELATED USE (I.E. CLUBHOUSE, DECK, PERGOLA AND GAZEBO) TO ENVELOPE BODY OF WATER.
 3. A DEVIATION FROM SECTION 3.4-219(4)(C) OF THE LDC TO PERMIT A WATER RELATED USE (I.E. CLUBHOUSE, DECK, PERGOLA AND GAZEBO) TO ENVELOPE BODY OF WATER.
 4. A DEVIATION FROM SECTION 3.4-219(4)(C) OF THE LDC TO PERMIT A WATER RELATED USE (I.E. CLUBHOUSE, DECK, PERGOLA AND GAZEBO) TO ENVELOPE BODY OF WATER.

NEW GENERAL DEVIATIONS

1. A DEVIATION FROM SECTION 3.4-219(4)(C) OF THE LDC TO PERMIT A WATER RELATED USE (I.E. CLUBHOUSE, DECK, PERGOLA AND GAZEBO) TO ENVELOPE BODY OF WATER.
 2. A DEVIATION FROM SECTION 3.4-219(4)(C) OF THE LDC TO PERMIT A WATER RELATED USE (I.E. CLUBHOUSE, DECK, PERGOLA AND GAZEBO) TO ENVELOPE BODY OF WATER.
 3. A DEVIATION FROM SECTION 3.4-219(4)(C) OF THE LDC TO PERMIT A WATER RELATED USE (I.E. CLUBHOUSE, DECK, PERGOLA AND GAZEBO) TO ENVELOPE BODY OF WATER.
 4. A DEVIATION FROM SECTION 3.4-219(4)(C) OF THE LDC TO PERMIT A WATER RELATED USE (I.E. CLUBHOUSE, DECK, PERGOLA AND GAZEBO) TO ENVELOPE BODY OF WATER.

CYPRESS WOODS R.V. RESORT
 ADMINISTRATIVE AMENDMENT
 ORIGINAL ZONING # Z-94-025
 MASTER CONCEPT PLAN
 EXHIBIT III-A-1

BARBOT, STEUART & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3208 EVANS AVENUE, FORT WORTH, TEXAS 76107
 PHONE: (817) 338-7333
 FAX: (817) 338-7333
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 DATE: 4-28-04
 SCALE: AS NOTED
 SHEET 3 OF 3
 3434