

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, William Hoffman (owner) filed an application for administrative approval to a Recreational Vehicle Planned Development on a project known as Orange Harbor Mobile Home & RV Park for recombining lots 110 through 134, inclusive, to reduce the number of lots from 25 to 15 and increase the lot size on property located in the Orange Harbor Mobile Home Park, described more particularly as:

LEGAL DESCRIPTION: In Section 35, Township 43 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the property was originally rezoned to a Recreational Vehicle Planned Development (RVPD) in resolution number Z-97-032 (case number 96-10-326.02Z.01.01); 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 applicant is requesting that the 25 lots formerly numbered 110 through 134 inclusive be reconfigured and reduced in number to the 15 lots numbered 1201 through 1215 inclusive as shown on the amended Master Concept Plan at Attachment "A" entitled "Proposed Orange Harbor R.V. Section" stamped "Received Apr 05 2005"; and

WHEREAS, the applicant is requesting a change in the property development regulation in Resolution Z-97-032, Section A, Conditions, Subsection 3 (second subsection 3), to provide for a change in the lot designations and Minimum Lot Area and Dimensions; and

WHEREAS, the applicant is requesting that each of Lots 1201 through 1215 be increased from 30 feet in width to 50 feet in width, and measure 80 feet in depth (no change), for a total area of 4,000 square feet;

WHEREAS, the applicant is requesting an increase in lot size for the purpose of allowing the placement of 1,000 square feet park model homes on the lots; 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 RV Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **Resolution Z-97-032, Section A, Conditions, Subsection 3 (second subsection 3) Property Development Regulations for RVPD is hereby amended by adding language in bold type and underline format, as follows:**

Minimum Lot Area and Dimensions:

Lots 1 through 21, 25 through 40, 50 through 60 and **70 through 109**

Area: 2450 square feet
Width: 35 feet
Depth: 60 feet

Lots 22 through 24, 41 through 49, and 61 through 69

Area: 1685 square feet
Width: 30 feet
Depth: 50 feet

Lots 1201 through 1215

Area: 4000 square feet
Width: 50 feet
Depth: 80 feet

Minimum Setbacks (for all lots)

Street: 10 feet
Side: 5 feet
Rear: 10 feet
Water Body: 10 feet


Maximum Building Height: 15 feet

No other changes have been authorized as part of this amendment.

2. The terms and conditions of the original zoning resolution Z-97-032, except as modified herein, remain in full force and effect.
3. The subject RVPD is limited to 124 lots as shown on the amended Master Concept Plan at Attachment "A" entitled "Proposed Orange Harbor R.V. Section" stamped "Received Apr 05, 2005".
4. The Development must be in compliance with the amended Master Concept Plan, at Attachment "A". Master Concept Plan for ADD2005-00075 is hereby APPROVED and adopted. A reduced copy is attached hereto.
5. Development of the site will be in accordance with Resolution Z-97-032 as amended herein and with the Lee County Land Development Code and other applicable regulations at the time of local development order approval.
6. Within 30 days of the approval date of this action, applicant must submit for Limited Review by Development Services, the recombination of the former Lots 110 through 134 to form new Lots 1201 through 1215.

DULY SIGNED this 10th day of June, A.D., 2005.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

ADD2005-00075

PROPERTY DESCRIPTION
ORANGE HARBOR MOBILE HOME PARK

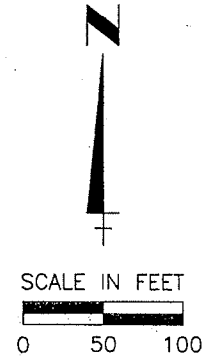
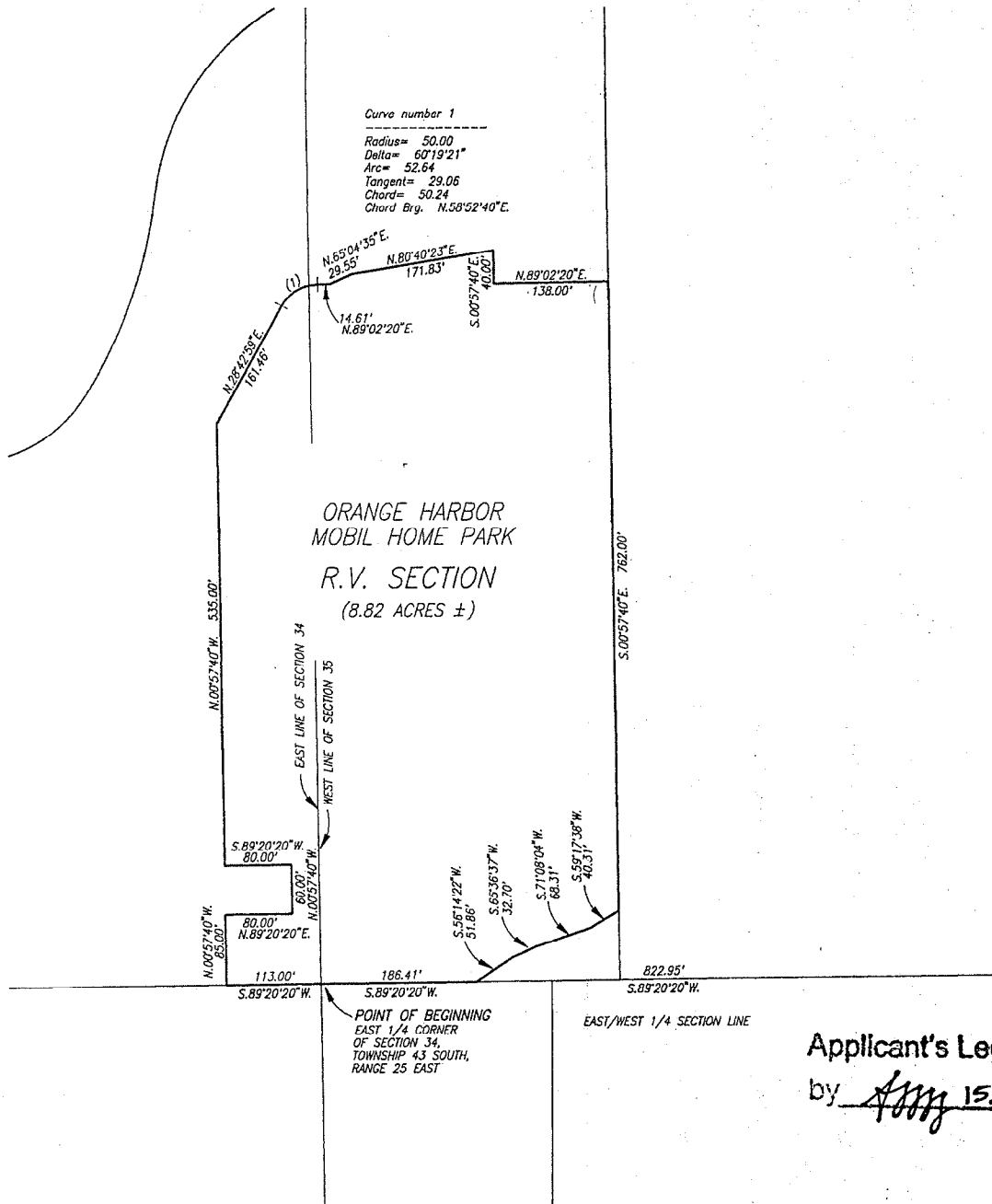
EXHIBIT "A"

IN SECTIONS 34 & 35, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER (E1/4) CORNER OF SECTION 34; THENCE ALONG THE EAST/WEST QUARTER SECTION LINE OF SAID SECTION 34 S.89°20'20"W. A DISTANCE OF 113.00 FEET; THENCE N.00°57'40"W. A DISTANCE OF 85.00 FEET; THENCE N.89°20'20"E. A DISTANCE OF 80.00 FEET; THENCE N.00°57'40"W. A DISTANCE OF 60.00 FEET; THENCE S.89°20'20"W. A DISTANCE OF 80.00 FEET; THENCE N.00°57'40"W. A DISTANCE OF 535.00 FEET; THENCE N.28°42'59"E. A DISTANCE OF 161.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 60°19'21", A CHORD BEARING OF N.58°52'40"E. AND A CHORD LENGTH OF 50.24 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 52.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°02'20"E. A DISTANCE OF 14.61 FEET; THENCE N.65°04'35"E. A DISTANCE OF 29.55 FEET; THENCE N.80°40'23"E. A DISTANCE OF 171.83 FEET; THENCE S.00°57'40"E. A DISTANCE OF 40.00 FEET; THENCE N.89°02'20"E. A DISTANCE OF 138.00 FEET; THENCE S.00°57'40"E. A DISTANCE OF 762.00 FEET; THENCE S.59°17'38"W. A DISTANCE OF 40.31 FEET; THENCE S.71°08'04"W. A DISTANCE OF 68.31 FEET; THENCE S.65°36'37"W. A DISTANCE OF 32.70 FEET; THENCE S.56°14'22"W. A DISTANCE OF 51.86 FEET TO THE EAST/WEST QUARTER SECTION LINE OF SAID SECTION 35; THENCE ALONG SAID QUARTER SECTION S.89°20'20"W. A DISTANCE OF 186.41 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

PARCEL CONTAINS 8.82 ACRES, MORE OR LESS.

Applicant's Legal Checked
by *Amj* 15 APR 10 S



BEARINGS ARE BASED ON THE EAST/WEST 1/4 SECTION LINE OF SECTION 34 BEING S.89°20'20\"

DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

INFORMATION USED TO PREPARE THIS SKETCH AND DESCRIPTION:

1. BOUNDARY SURVEY PREPARED BY DUANE HALL OF JOHNSON-HALL & ASSOCIATES, INC. (FEB., 1965)
2. SKETCH OF R.V. SECTION PREPARED BY BILL HOFFMAN OF ORANGE HARBOR MOBIL HOME PARK (JOB NO. O.H. #102, SEPT. 5, 1998)

ADD 2005-00075

RECEIVED

APR 14 2005

ZONING

Applicant's Legal Checked

by ISAPPELOS

* NOT A SURVEY *

WILSON, MILLER, BARTON & PEEK, INC. ENGINEERS • SURVEYORS • PLANNERS • ENVIRONMENTAL CONSULTANTS LANDSCAPE ARCHITECTS • CONSTRUCTION MANAGERS 4571 Colonial Boulevard Fort Myers, Florida 33912 (813) 939-1020 Fax (813) 939-7479										DATE: 11-13-98 HORIZONTAL SCALE: 1"=100' VERTICAL SCALE: SEC. TWP. RSE: FIELD BOOK:		CLIENT: ORANGE HARBOR MOBIL HOME PARK - WILLIAM HOFFMAN 5749 PALM BEACH BOULEVARD, FORT MYERS, FL TITLE: SKETCH OF LEGAL DESCRIPTION OF PART OF SECTIONS 34 & 35, T-43-S, R-25-E, LEE COUNTY, FLORIDA	
PROJECT: ORANGE HARBOR MOBIL HOME PARK R.V. SECTION										WORK ORDER NO.: 5035 PROJECT NO.: 2809 SHEET NUMBER: 1 of 1 FILE NO.: C-2809-01			

Δ REV. NO.	REVISION	DATE	DRAWN BY	EMP. NO.	CHECKED BY	EMP. NO.
1	DESIGNED BY: EFG	170				
2	DRAWN BY: EFG					
3	CHECKED BY:					

ADD 2005-00075

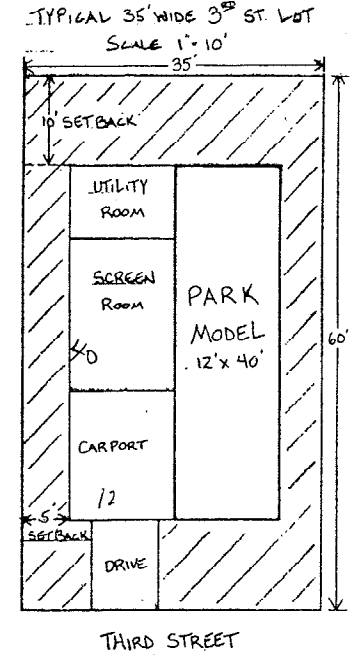
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APR 05 2005

- PROPOSED - ORANGE HARBOR R.V. SECTION

MOBILE HOME SECTION MH-2 w/in 375'

TEMPLE DRIVE

SHORELAND DRIVE



REVISIONS	BY
1ST STREET	BH

ORANGE HARBOR MOBILE HOME & R.V. PARK
5749 PALM BEACH BLVD., FT. MYERS, FLORIDA

DATE	1996
SCALE	1" = 40'
JOHN	Q.A. #102
SHEET	
PLEASE NOTE ALL DIMENSIONS ARE CLOSE APPROXIMATIONS OF SHEETS	

MOBILE HOME SECTION MH-2
w/in 375'

MOBILE HOME SECTION MH-2 w/in 375'

APPROVED
Amendment to
Master Concept Plan
Subject to Case #ADD2005-00075
Date 6/10/2005
* HIGHLIGHTED AMENDMENT CHANGES

