

ADMINISTRATIVE AMENDMENT (PD) ADD2009-00070

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Sun-N-Fun Mobile Homeowners Association, Inc., filed an application for administrative approval to a Mobile Home Planned Development on a project known as Sun-N-Fun Mobile Home Planned Development (MHPD) to amend the Master Concept Plan (MCP) adopted in Resolution Z-09-007 and the amendments adopted in ADD2009-00049 **to adjust internal lot lines in accordance with historic lot locations and to provide consistency with the adopted 86-36 map**, as follows:

1. **Revise the northern boundary line and revise existing lot lines to provide consistency with the adopted Lee County Ordinance 86-36 map, as amended, of Sun-N-Fun Mobile Home Park; and**
2. **Reduce the total combined area of the open storage area and the private on-site recreational facility from 11.19 acres to 10.81 acres; and**
3. **Reduce the area of Parcel B, the existing private on-site recreational facility, from 8.17 acres to 7.79 acres; and**
4. **Reduce the minimum side setback on the recreational parcel (Parcel B) from 8 feet to 6 feet to legitimize existing conditions of the private on-site recreational facility (bocce ball courts).**

on the property located at 5558 Palm Beach Boulevard, described more particularly as follows:

LEGAL DESCRIPTION: In Section 02, Township 44 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

WHEREAS, the subject property is located within the Fort Myers Shores Planning Community; and the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property was rezoned from AG-2, RS-1, and TFC-2 to MHPD in case number DCI2008-00015 and Resolution number Z-09-007 to legitimize and accommodate open storage and private on-site recreational facilities for the residents of the Sun-N-Fun Mobile Home Park (see Exhibit "B"); and

WHEREAS, an administrative amendment was approved in case number ADD2009-00049 on July 16, 2009, to subdivide the 11.19 acre parcel into two parcels consisting of 3.02 acres for the open storage area and 8.17 acres for the private on-site recreational facility; to

reduce the minimum side setback on the private on-site recreational facilities parcel from 15 feet to 8 feet for the existing bocce ball courts and from 15 feet to 11 feet for the existing shed; and, a deviation from LDC Section 10-291(2) which requires that all development must abut and have access to a public or private street designed, constructed, or improved, to meet the minimum street design and construction standards established in Section 10-296 for a Category "C" road, to permit the existing road to remain in its current condition (see Exhibit "C"); and

WHEREAS, LDO2009-00174 (see Exhibit "D") was approved on July 17, 2009 for the lot split of Sun-N-Fun MHPD zoned parent parcel containing 11.19+/- acres into Parcel A containing 3.02+/- acres and Parcel B containing 8.17+/- acres; and

WHEREAS, Sun-N-Fun mobile home park was included in Lee County Ordinance 86-36, which provided for legitimizing existing conditions of mobile home and recreational vehicle parks located in Lee County on the date of adoption, December 3, 1986; and

WHEREAS, the 86-36 Ordinance required existing mobile home and recreational vehicle parks to submit site plans or maps depicting the existing conditions of each park; and

WHEREAS, Sun-N-Fun mobile home park submitted a site plan for approval on February 2, 1987 which was approved for lot of record status on March 4, 1987, with subsequent amendments on May 11, 1988, January 18, 1989, and July 14, 1997 depicting lot line adjustments (see Exhibit "E"); and

WHEREAS, in accordance with LDC Section 34-3272(3)c.3. each amendment reconfigured lots which increased the lot dimensions; however, reduced the overall density of the mobile home park; and

WHEREAS, the applicant proposes to modify the northern property perimeter of the private-on site recreational facilities parcel (Lot B) consistent with the amended 86-36 park map dated February 2, 1987 (see Exhibit "F"); and

WHEREAS, this modification reduces the area of the private on-site recreational facilities parcel (Lot B) from 8.17 acres to 7.79 acres, a reduction of 0.38 of an acre; and

WHEREAS, the open space approved by Z-09-077 and ADD2009-00049 is not decreased by the proposed amendment and will remain at 1.2 acres on Parcel "A" (open storage area) and 7.03 acres (private on-site recreational facilities) on Parcel "B", for a total of 8.23 acres; and

WHEREAS, the private on-site recreational facilities area and the open storage area are ancillary uses for the exclusive use of the 250 ± residents of Sun-N-Fun mobile home park; and

WHEREAS, the private on-site recreational facilities area and the open storage area will continue to be common elements of the Sun-N-Fun mobile home community maintained by the property owner's association;

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

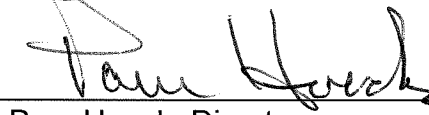
WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation 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 the Sun-N-Fun Mobile Home Planned Development to amend the Master Concept Plan (MCP) is **APPROVED as follows:**

1. **The Development must be in compliance with the amended 2-page Master Concept Plan, stamped received December 9, 2009 and included as Exhibit "G". Master Concept Plan for ADD2009-00070 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
2. **The terms and conditions of the original zoning resolution Z-09-007 and administrative amendment ADD2009-00049 remain in full force and effect, except as amended by this administrative amendment.**
3. **Revision of the northern boundary line to revise existing lot lines to provide consistency with the adopted Lee County Ordinance 86-36 map of Sun-N-Fun Mobile Home Park; and**
4. **Reduction of the total combined area of the outside open storage area and the private on-site recreational facility from 11.19 acres to 10.81 acres; and**
5. **Reduction of the area of Parcel B, the existing private on-site recreational facility, from 8.17 acres to 7.79 acres; and**
6. **Reduction of the minimum side setback on the recreational parcel (Parcel B) from 8 feet to 6 feet to legitimize existing conditions of the private on-site recreational facility (bocce ball courts).**

DULY SIGNED this 15th day of December, 2009.

BY: _____



Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibits:

- A. Legal Description
- B. Copy of Resolution Z-09-007
- C. Copy of ADD2009-00049
- D. Copy of LDO2009-00174
- E. Copy of Sun-N-Fun Mobile Home Park 86-36 approval and revisions
- F. Copy of the modification of the northern property perimeter of the private-on site recreational facilities parcel (Lot B) consistent with the amended 86-36 park map stamped received December 9, 2009
- G. Copy of two-page revised MCP stamped received December 9, 2009

EXHIBIT A

DESCRIPTION DRAWING

IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

RECEIVED
OCT 09 2009

COMMUNITY DEVELOPMENT

REVISED LEGAL DESCRIPTION - PARENT PARCEL (PREPARED BY SURVEYOR)

A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE RUN ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 2, S. 00°43'30" E. A DISTANCE OF 869.22 FEET TO A THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID WEST SECTION LINE S. 00°43'30" E. A DISTANCE OF 429.35 FEET TO AN INTERSECTION WITH THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF ORANGE RIVER BOULEVARD (STATE ROAD 80-A); THENCE RUN EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1170.92 FEET, A DELTA ANGLE OF 6°40'07", A CHORD BEARING OF S. 83°44'47" E., A CHORD LENGTH OF 136.20 FEET FOR AN ARC LENGTH OF 136.28 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY S. 80°24'44" E. A DISTANCE OF 373.99 FEET TO A POINT; THENCE RUN N. 01°03'44" W. A DISTANCE OF 68.05 FEET TO A POINT; THENCE RUN N. 88°51'08" E. A DISTANCE OF 1.00 FEET TO A POINT; THENCE RUN S. 01°03'44" E. A DISTANCE OF 68.24 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE S. 80°24'44" E. A DISTANCE OF 172.06 FEET TO THE SOUTHWEST CORNER OF THE ORANGE RIVER HILLS SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID SUBDIVISION N. 01°03'44" W. A DISTANCE OF 1411.05 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 2; THENCE RUN ALONG SAID NORTH LINE S. 89°27'00" W. A DISTANCE OF 169.11 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN S. 01°03'44" E. A DISTANCE OF 867.73 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 501.12 FEET TO THE POINT OF BEGINNING. CONTAINING WITHIN SAID BOUNDS 10.81 ACRES.

ADD 2009-00070

NOTES:

ORIENTATION BASED ON THE WEST LINE OF SECTION 2 AS BEARING S. 00°43'30" E. AS SHOWN IN THE PARCEL III LEGAL DESCRIPTION IN O.R.B. 1019, PAGE 26 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.


THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND BOTH SHEETS ARE INCLUDED.

THIS IS NOT A SURVEY

Applicant's Legal Checked
by *BF* 10-13-09

PREPARED BY:

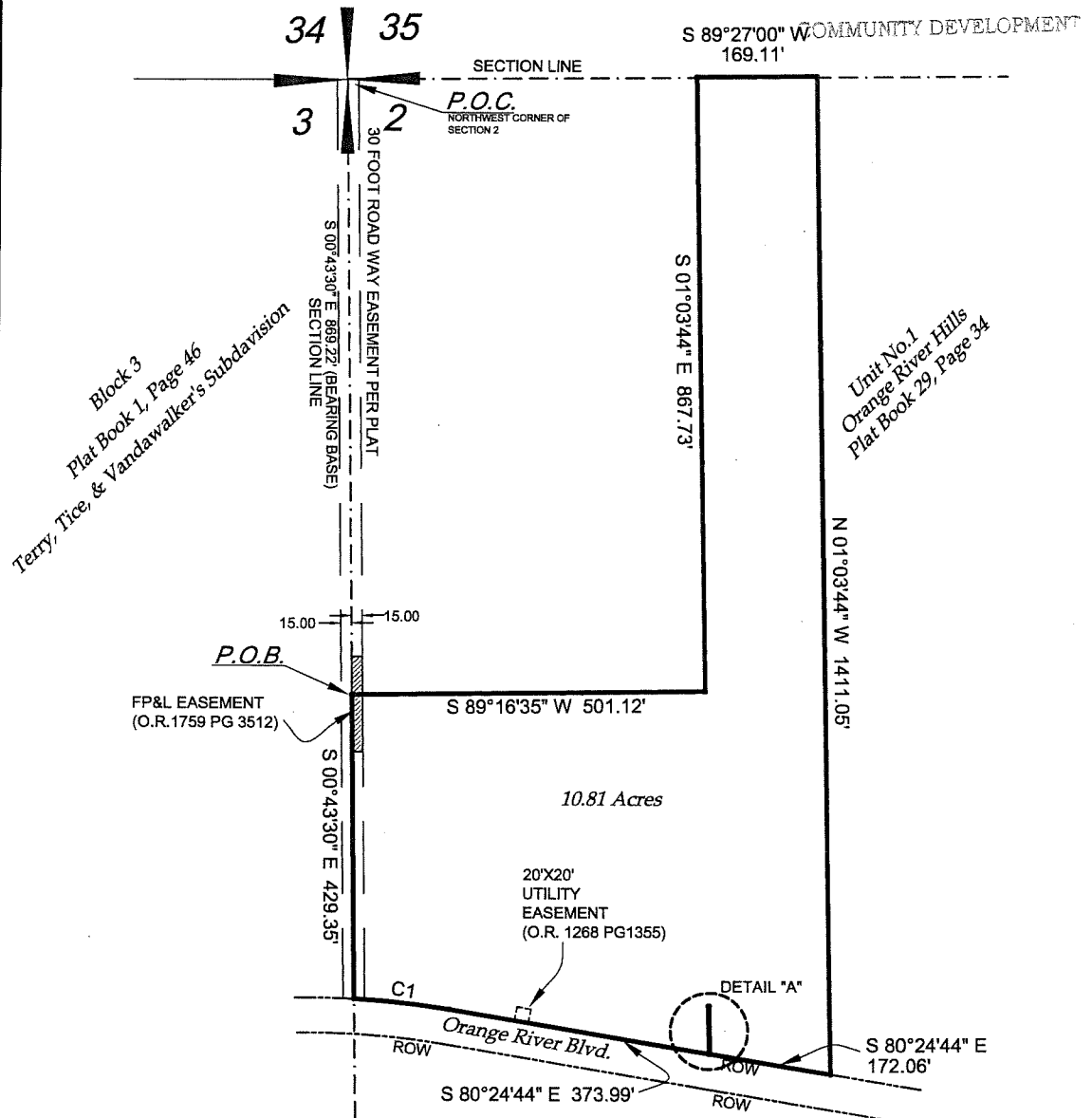
AL 10/6/09
ROBERT L. CARMELIA, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6548

MDA PROJECT: 07117 CHECKED BY: WBN DRAWN BY: BMH DATE: 8-13-08 SHEET: 1 of 2	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA SUN-N-FUN MOBILE HOME Fort Myers, Florida	 MORRIS DEPEU ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL. CA. NO. 6532 / FL. CERT. NO. LB6881 / LC25000330	REVISIONS 11/18/08 REVISED NOTES PER COUNTY REVIEW LETTER 7/8/09 REVISED PER COUNTY REVIEW - RLC 9/11/09 REVISED BOUNDARY - BMH
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DESCRIPTION DRAWING

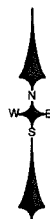
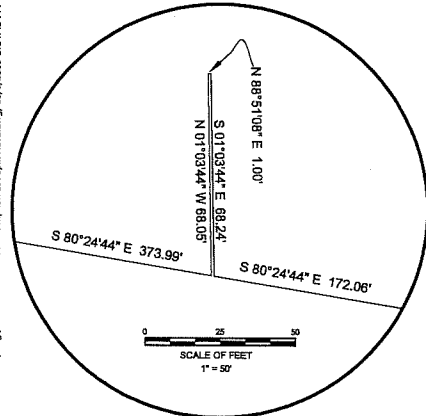
IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

RECEIVED
OCT 09 2009



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1170.92'	06°40'07"	136.28'	136.20'	S 83°44'47" E

DETAIL "A"



SCALE OF FEET
1" = 200'

ADD 2009-00070

LEGEND

O.R. = OFFICIAL RECORDS
P.G. = PAGE
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

Applicant's Legal Checked
by *[Signature]* 10-13-09

MDA PROJECT: 07117		DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA		• Fort Myers • Tallahassee • Gainesville 2814 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3660 Fax: (239) 337-3664 Toll Free: 888-327-7341	
CHECKED BY: WBN	DRAWN BY: BMH	DATE: 8-13-08		REVISIONS 7/8/09 REVISED PER COUNTY REVIEW - RLC 9/11/09 REVISED BOUNDARY - BMH	
SHEET 2 of 2		SUN-N-FUN MOBILE HOME Fort Myers, Florida		ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB8891 / LC28000330	

DESCRIPTION DRAWING
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LEE COUNTY, FLORIDA

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COMMUNITY DEVELOPMENT

REVISED LEGAL DESCRIPTION - PARCEL B (PREPARED BY SURVEYOR)

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FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID WEST SECTION LINE S. 00°43'30" E. A DISTANCE OF 429.35 FEET TO AN INTERSECTION WITH THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF ORANGE RIVER BOULEVARD (STATE ROAD 80-A); THENCE RUN EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1170.92 FEET, A DELTA ANGLE OF 6°40'07", A CHORD BEARING OF S. 83°44'47" E., A CHORD LENGTH OF 136.20 FEET FOR AN ARC LENGTH OF 136.28 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY S. 80°24'44" E. A DISTANCE OF 373.99 FEET TO A POINT; THENCE RUN N. 01°03'44" W. A DISTANCE OF 68.05 FEET TO A POINT; THENCE RUN N. 88°51'08" E. A DISTANCE OF 1.00 FEET TO A POINT; THENCE RUN S. 01°03'44" E. A DISTANCE OF 68.24 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE S. 80°24'44" E. A DISTANCE OF 172.06 FEET TO THE SOUTHWEST CORNER OF THE ORANGE RIVER HILLS SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID SUBDIVISION N. 01°03'44" W. A DISTANCE OF 632.81 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE S. 88°56'16" W. A DISTANCE OF 169.10 FEET TO A POINT; THENCE RUN S. 01°03'44" E. A DISTANCE OF 87.97 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 501.12 FEET TO THE POINT OF BEGINNING.
CONTAINING WITHIN SAID BOUNDS 7.79 ACRES.

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NOTES:

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THIS IS NOT A SURVEY

PREPARED BY:

Robert L. Carmelia DATE 10/6/09
ROBERT L. CARMELIA, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6548

Applicant's Legal Checked
by *CA* 10-13-09

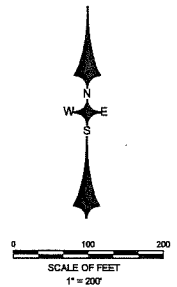
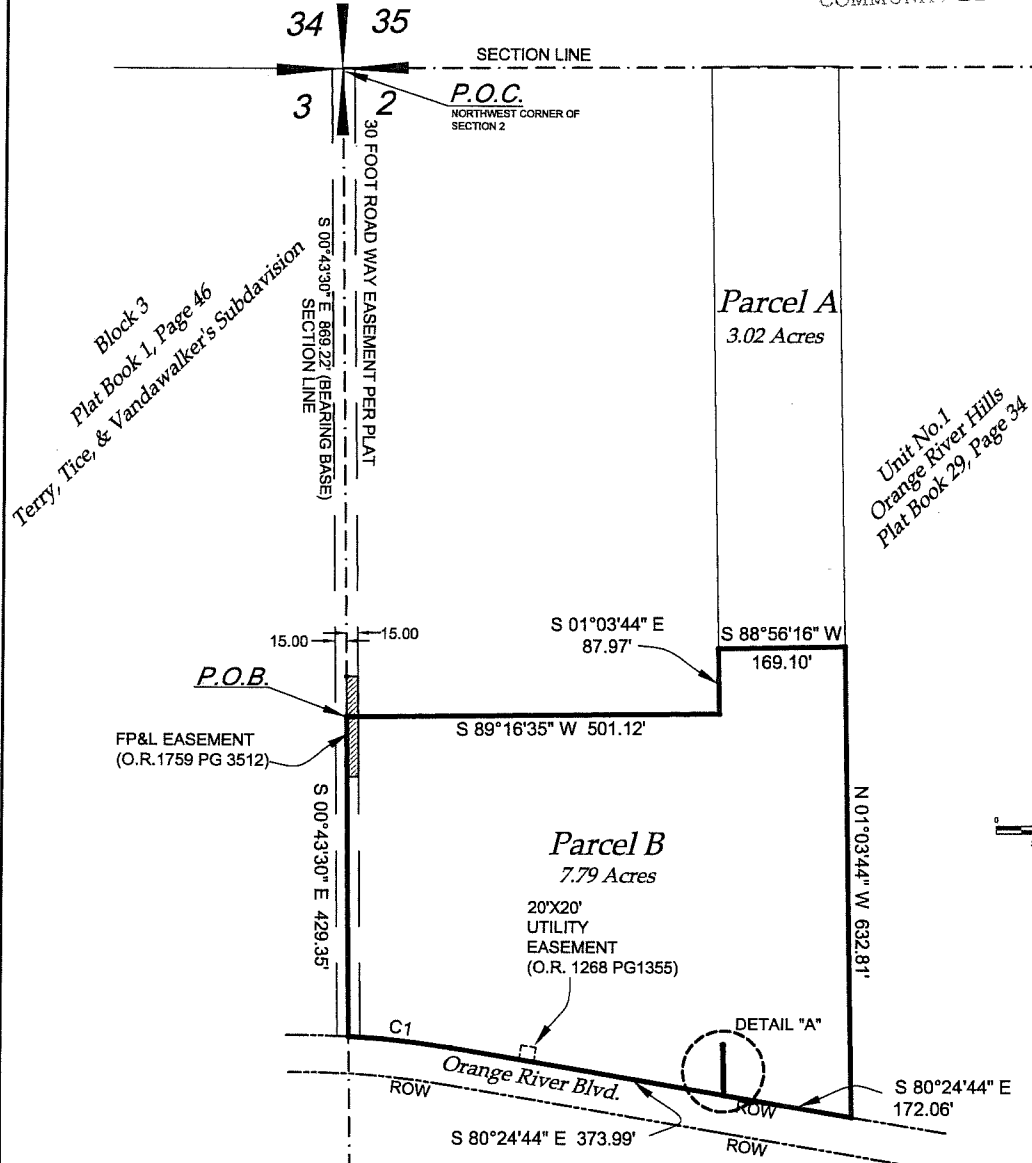
MDA PROJECT: 07117	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB8891 / LC25000330	• Fort Myers • Tallahassee • Gainesville 2014 Colonial Avenue Fort Myers, Florida 33901 (239) 337-3800 Fax: (239) 337-3804 Toll Free: 888-357-7341	REVISIONS 7/6/09 REVISED PER COUNTY REVIEW - RLC 8/11/09 REVISED BOUNDARY - BMH
CHECKED BY: RLC	DATE: 5-29-09			
DRAWN BY: BMH	SHEET 1 of 2			

DESCRIPTION DRAWING

IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

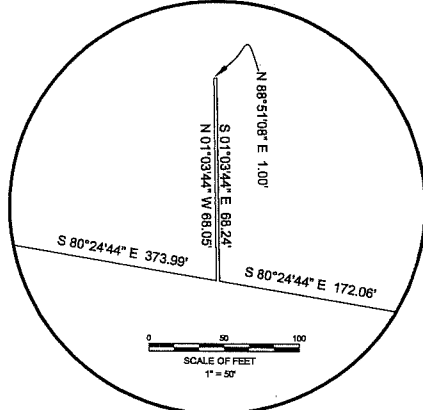
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COMMUNITY DEVELOPMENT



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
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P.O.C. = POINT OF BEGINNING
ROW = RIGHT OF WAY

Applicant's Legal Checked
by CE 10-13-09

MDA PROJECT: 07117 CHECKED BY: RLC DATE: 5-29-09 SHEET: 2 of 2	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA SUN-N-FUN MOBILE HOME Fort Myers, Florida	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6552 / FL CERT NO. LB68891 / LC26000330	REVISIONS 7/6/09 REVISED PER COUNTY REVIEW - RLC 9/11/09 REVISED BOUNDARY - BMH
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EXHIBIT B

RESOLUTION NUMBER Z-09-007

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

WHEREAS, an application was filed by the property owner, Sun-N-Fun Mobile Home Owners Assoc., Inc., to rezone a 11.19± acre parcel from Agricultural (AG-2), Residential Single-Family (RS-1) and Residential Two-Family Conservation (TFC-2) to Mobile Home Planned Development (MHPD) in reference to Sun-N-Fun Mobile Home Park; and

WHEREAS, a public hearing was advertised and held on March 4, 2009 with the record held open for written submission on March 6, 2009, before the Lee County Zoning Hearing Examiner, Richard A. Gescheidt, who gave full consideration to the evidence in the record for Case #DCI2008-00015; and

WHEREAS, a second public hearing was advertised and held on May 4, 2009, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 11.19± acre parcel from AG-2, RS-1 and TFC-2 to MHPD, to allow open storage and private on-site recreational facilities for Sun-N-Fun Mobile Home Park. Potable water and sanitary sewer services are provided by Lee County Utilities. No development blasting is proposed. The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan/Development Parameters: The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Sun-N-Fun, Sun-N-Fun Mobile Homeowners Association," dated August 12, 2008, date-stamped "RECEIVED MAY 12 2009, Community Development," attached hereto as Exhibit C, and except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development.

If changes to the MCP or the Schedule of Uses, as recommended herein, are subsequently pursued, appropriate approvals will be required through the Public Hearing process.

2. Uses and Site Development Regulations

The following Limits apply to the project and uses:

a. Schedule of Uses

Accessory Uses and Structures
Essential Services, Group I only
Excavation, Water Retention Only
Fences, Walls
Recreational Facilities, Private on-site
Signs in Accordance with Chapter 30
Storage, Open, accessory, limited to use by residents of Sun 'n Fun Mobile
Home Park and subject to Condition Number 4
Temporary Uses

b. Site Development Regulations

Minimum Area:	11 acres
Minimum Setbacks from Development Perimeter for all structures, including Items contained in Storage area	15 feet
Minimum Setback from Internal lot lines	15 feet
Minimum Setback from Orange River Boulevard	25 feet
Maximum Height:	35 feet

3. Environmental Conditions

Prior to approval of a local development order, the following conditions must be met:

- a. The development order plans must delineate a minimum of 4.48 acres as common open space in substantial compliance with the approved MCP.
- b. Preservation in place or on-site relocation of all healthy Sabal palms with a minimum eight-foot clear trunk into the proposed landscape buffers. The relocation efforts must be done in a horticulturally correct manner per Lee County Extension Services Brochure LE8/2000A.
- c. Preservation of the existing mature slash pine, located along the west property line between the open storage area and mobile home residential uses.

- d. Preservation of all native trees located within the recreational area.
- e. All required landscaped buffers must be planted with native vegetation.

4. Accessory Open Storage Conditions:

- a. The open storage area is limited to a maximum of 3.02 acres as depicted on the MCP, revised March 5, 2009, Exhibit C hereto.
- b. The open storage area may only be utilized by residents of the Sun-N-Fun Mobile Home Park.
- c. Within 90 days of approval of the rezoning request, a development order must be submitted for installation of the six-foot high solid fence and landscaped buffers, as conditioned in Deviation Numbers 1 and 2. If the applicant fails to submit an application for a development order within the designated time frame the open storage will be in non-compliance with the Zoning Resolution and will be cited as such.
- d. The open storage area must be maintained in a dust-free manner.
- e. The open storage area must be accessed internally through the existing entrance from River Road. Access from Orange River Boulevard is prohibited.
- f. Permanent structures are prohibited in the accessory open storage area.
- g. Maintenance, repairs or other mechanical work is prohibited in the open storage area.
- h. The open storage area is limited to a maximum of 86 spaces, including motor vehicles, limited to passenger cars, pickup trucks, golf carts, campers, boats, trailers and motor homes or recreational vehicles (RV's). Storage of construction or farm equipment or materials, box trucks (rental/moving vehicles), utility/service trucks, tractor-trailer or semi-trailer trucks or any truck and trailer combination are prohibited. Boats sitting on trailers will be considered as one space.
- i. Storage sheds or units ("pods") are prohibited within the open storage area.

5. Vehicular/Pedestrian Impacts: Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

6. Lee County Comprehensive Plan Consistency: Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found

consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.

7. Concurrency: Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee County Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
8. Compliance with Lee County Land Development Code: This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
9. Development Order: A development order must be submitted and approved for the installation of the required landscaped buffers and wall.
10. Waste Management: Prior to any local development order approval for vertical development, the developer must provide facilities in compliance with LDC §10-261 and Solid Waste Ordinance #08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for and specific locations of, these facilities will be reviewed at the time of local development order application.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from LDC §10-416(d)(4), which requires a Type "C" Buffer with an 8-foot-high wall, to not require the wall along the proposed internal lot lines. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. A Type "C" buffer, without a wall, consisting of 5 trees and 18 shrubs per 100 linear feet, must be planted along the 813.51(±) foot (northwestern) internal property line separating the open storage area from the residential dwelling lots.
 - b. A Type "C" buffer, without a wall, consisting of 5 trees and 18 shrubs per 100 linear feet, must be planted along the southern 170-foot internal separation between the open storage area and the recreation area.
2. Deviation (2) seeks relief from LDC §10-416(d)(4) (Note 1), which states that all trees and shrubs required in the buffer must be placed on the residential side of the wall to allow the proposed and existing vegetation, to be planted on the interior side of the existing chain-link fence along the eastern and northern property lines. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. Prior to approval by the Board of County Commissioners, the MCP and Deviation Number 2 must be revised to reflect LDC §10-421(a)(8) to allow

the plantings to be installed on the inside of the existing chain link fence, as conditioned.

- b. A Type "B" buffer, consisting of 5 trees and a double-staggered hedge row per 100 linear feet must be planted on the inside of the existing chain link fence along the southeastern portion of the property for approximately 631 feet.
3. Deviation (3) seeks relief from LDC §10-416(d)(6), which requires a 25-foot-wide Type "C" buffer with an 8-foot-high wall if roads, drives or parking areas are located less than 125 feet from an existing single-family residential subdivision or single-family residential lot, to permit a 6-foot-high solid fence, with a 15-foot-wide Type "C" buffer on the residential side of the fence. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a) The six-foot high solid fence must be installed a minimum length of 780 feet along the eastern property perimeter in conjunction with a Type "C" buffer separating the open storage area and the abutting residential land uses. The plantings must be installed on the residential side of the solid fence and in substantial compliance with the cross-section depicted on the mcp. The plantings cannot be located within the detention area unless plant heights are increased.
 - b) A Type "B" buffer, with 5 trees per 100 linear feet and a double-staggered hedge row must be installed along the remaining 631± feet on the inside of the six-foot high chain link fence along the southeastern property boundary.
4. Deviation (4) seeks relief from LDC §34-1744(b)(2)a and states that a fence or wall located between a street right-of-way or easement and the minimum required street setback line may not exceed three feet in height, except that fences may be a maximum height of four feet so long as the fence is of open mesh screening and does not interfere with vehicle visibility requirements (see § 34-3131) at traffic access points. In this case, the 6-foot-high chain link fence should be located a minimum of 25 feet from the street right-of-way. Therefore, this deviation is required to permit approximately 145 feet of the existing 6-foot-high chain link fence along Orange River Boulevard to remain along the property boundary and the remainder of the fence along Orange River Boulevard to be located 20± feet from the property boundary. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. A Type "D" buffer, consisting of five (5) trees per 100 linear feet and a double-staggered hedge row, must be planted along the frontage of Orange River Boulevard for

approximately 145 feet, along the inside of the fence, where the fence is located on the property line.

- b. A Type "D" buffer, consisting of five (5) trees per 100 linear feet and a double-staggered hedge row, must be planted along the remaining 535+ feet where the existing six-foot high chain link fence is set back 20 feet from the property line, with the exception of the area designated as a 20 x 20 utility easement.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP number for the subject property is: 02-44-25-08-0000B.00CE

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

- c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed 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 approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Mann made a motion to adopt the foregoing resolution, seconded by Commissioner Hall. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 4th day of May 2009.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Kathleen A. Motz
Deputy Clerk

BY: Ray Judah
Ray Judah
Chair



Approved as to form by:

Robert Spickerman
Robert Spickerman
County Attorney's Office

RECEIVED
MINUTES OFFICE
2009 MAY 18 AM 10:00

DESCRIPTION DRAWING

IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION (PREPARED BY SURVEYOR)

A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE RUN ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 2, S. 00°43'30" E. A DISTANCE OF 815.00 FEET TO A THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID WEST SECTION LINE S. 00°43'30" E. A DISTANCE OF 483.57 FEET TO AN INTERSECTION WITH THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF ORANGE RIVER BOULEVARD (STATE ROAD 80-A); THENCE RUN EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1170.92 FEET, A DELTA ANGLE OF 6°40'07", A CHORD BEARING OF S. 83°44'47" E., A CHORD LENGTH OF 136.20 FEET FOR AN ARC LENGTH OF 136.28 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY S. 80°24'44" E. A DISTANCE OF 373.99 FEET TO A POINT; THENCE RUN N. 01°03'44" W. A DISTANCE OF 68.05 FEET TO A POINT; THENCE RUN N. 88°51'08" E. A DISTANCE OF 1.00 FEET TO A POINT; THENCE RUN S. 01°03'44" E. A DISTANCE OF 68.24 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE S. 80°24'44" E. A DISTANCE OF 172.06 FEET TO THE SOUTHWEST CORNER OF THE ORANGE RIVER HILLS SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID SUBDIVISION N. 01°03'44" W. A DISTANCE OF 1411.05 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 2; THENCE RUN ALONG SAID NORTH LINE S. 89°27'00" W. A DISTANCE OF 169.11 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN S. 01°03'44" E. A DISTANCE OF 813.51 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 83.39 FEET TO A POINT; THENCE RUN S. 00°43'25" E. A DISTANCE OF 54.22 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 200.58 FEET TO A POINT; THENCE RUN N. 00°43'25" W. A DISTANCE OF 54.22 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 216.83 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 487,375 SQUARE FEET OR 11.189 ACRES.

RECEIVED
DEC 03 2008

COMMUNITY DEVELOPMENT

DCI 2008-00015

NOTES:

ORIENTATION BASED ON THE WEST LINE OF SECTION 2 AS BEARING S. 00°43'30" E. AS SHOWN IN THE PARCEL III LEGAL DESCRIPTION IN O.R.B. 1019, PAGE 26 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND BOTH SHEETS ARE INCLUDED.

THIS IS NOT A SURVEY.

EXHIBIT A
1 OF 2

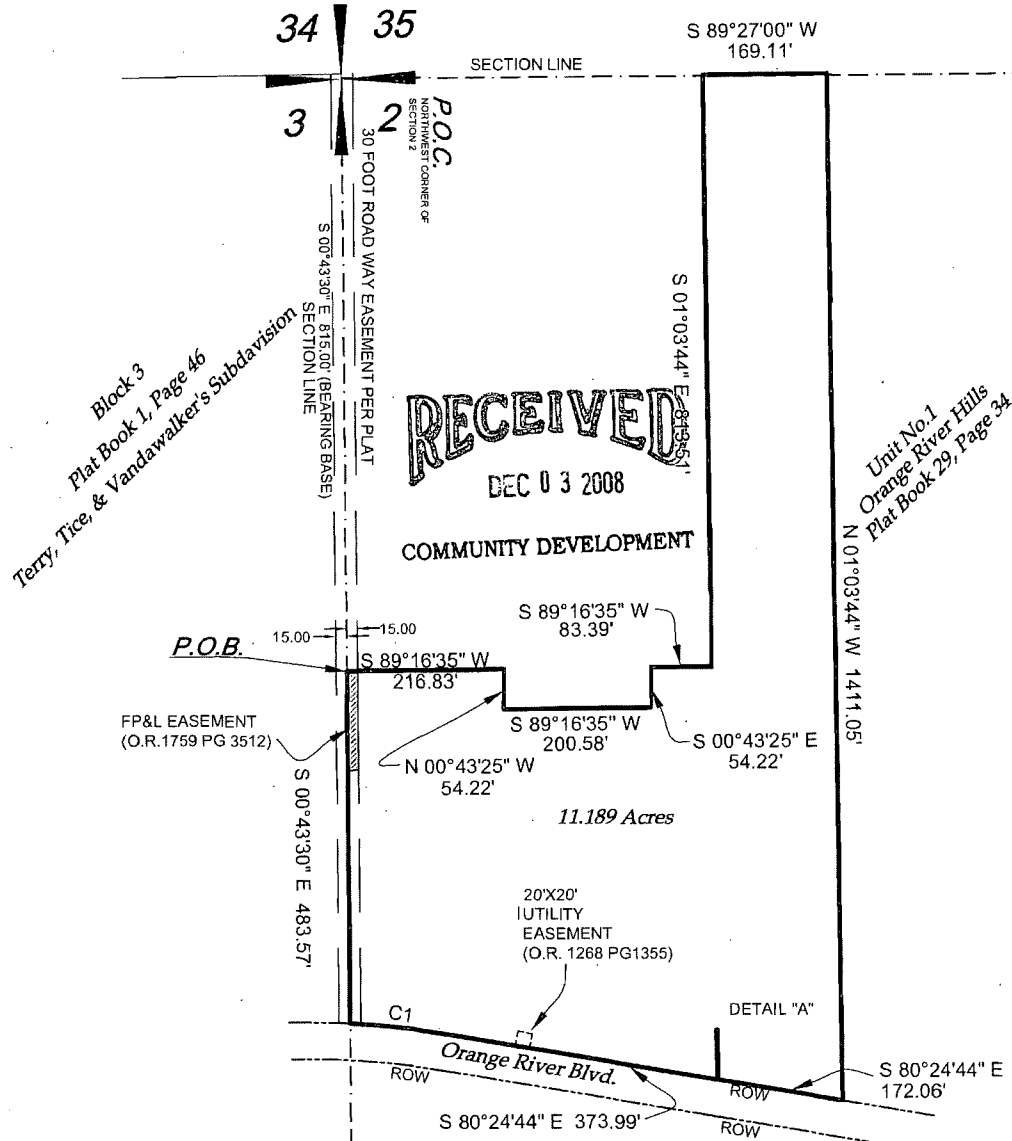
PREPARED BY:

[Signature] 11/20/08
ROBERT L. CARMELIA, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6548

MDA PROJECT: 07117		DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA		MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL. C.A. NO. 6832 / FL. CERT. NO. LB6681 / LC26000330		Fort Myers • Tallahassee • Gainesville 3014 Cleveland Avenue Fort Myers, Florida 33901 (941) 937-0800 Fax: (941) 937-0804 Toll free: 800-927-7541		REVISIONS 11/18/08 REVISED NOTES PER COUNTY REVIEW LETTER	
CHECKED BY: WBN	DRAWN BY: BMH	DATE: 8-13-08		SUN-N-FUN MOBILE HOME Fort Myers, Florida					
SHEET 1 of 2									

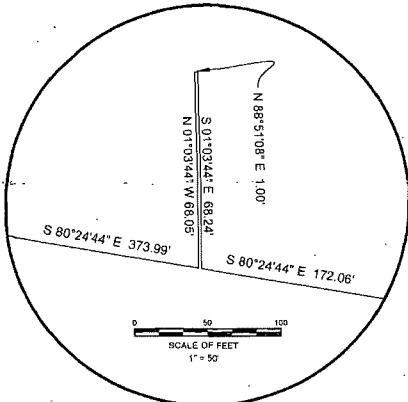
DESCRIPTION DRAWING

IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1170.92'	06°40'07"	136.28'	136.20'	S 83°44'52" E

DETAIL "A"



DCI 2008-00015

LEGEND

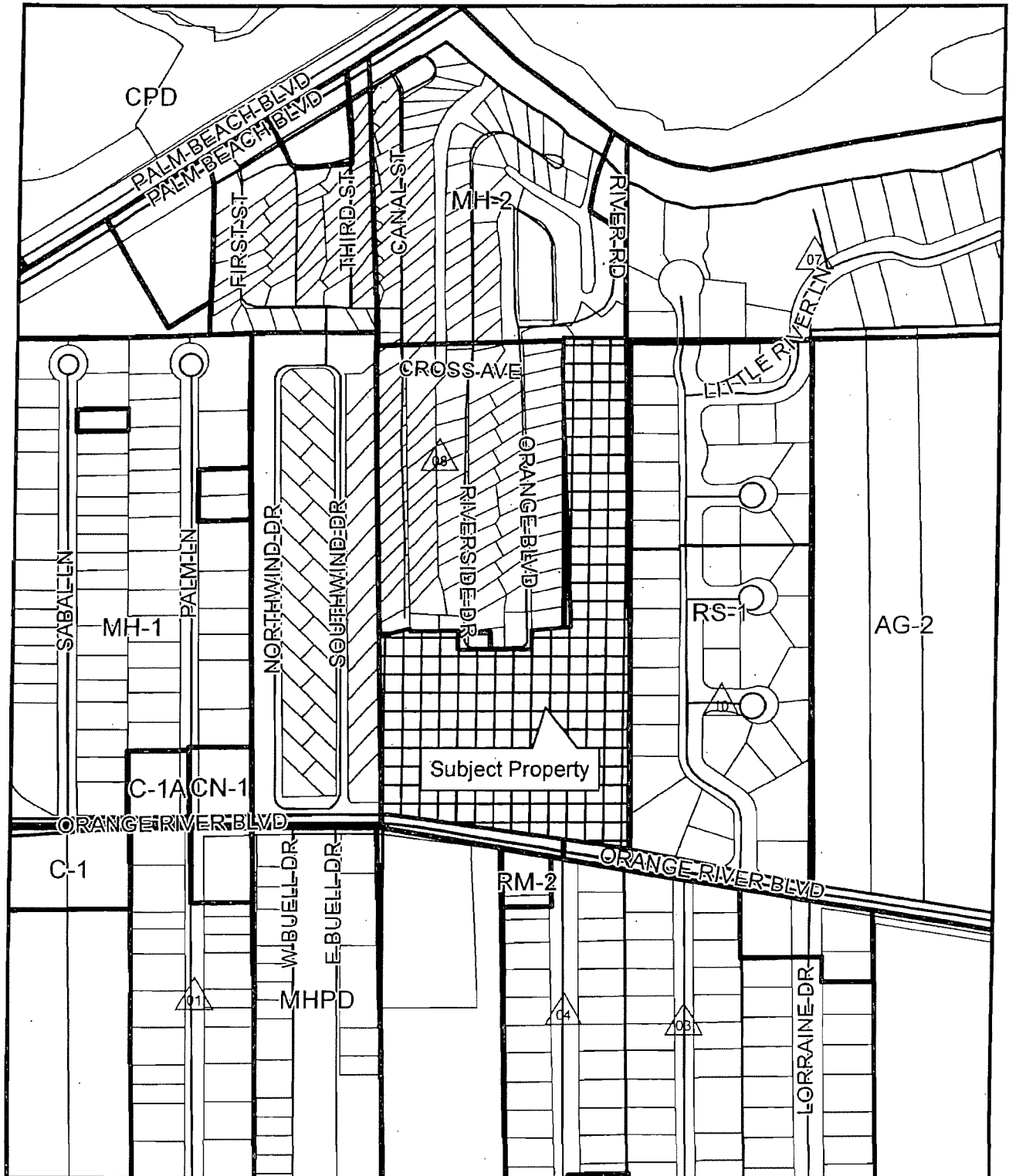
O.R. = OFFICIAL RECORDS
P.G. = PAGE
P.B. = PLAT BOOK
P.O.B. = POINT OF COMMENCEMENT
P.O.C. = POINT OF BEGINNING

EXHIBIT A

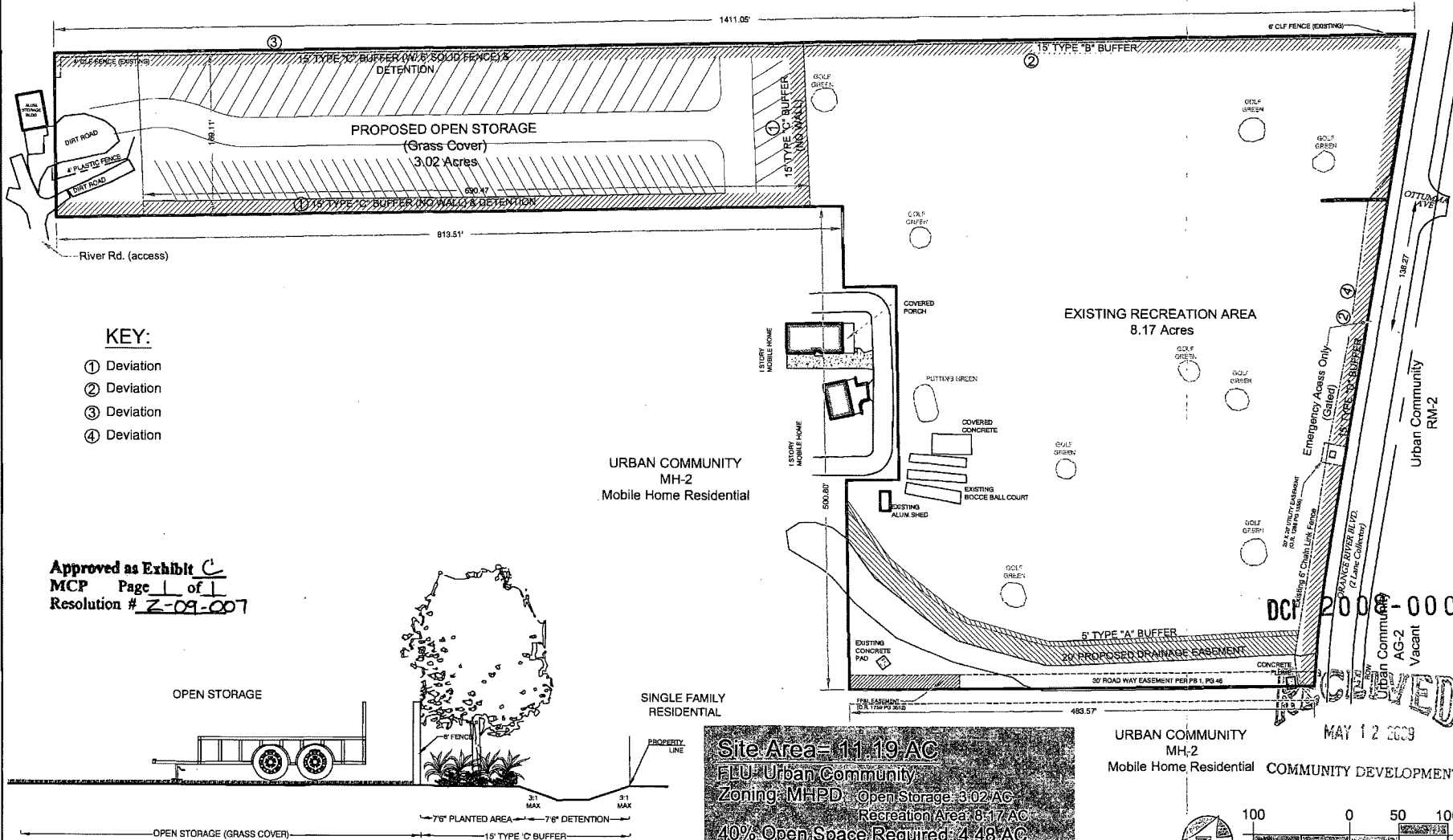
2 OF 2

MDA PROJECT: 07117		DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA		MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB8691 / LC28000330		REVISIONS	
CHECKED BY: WBN	DRAWN BY: BMH	DATE: 8-13-08		2514 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3800 Fax: (239) 337-3804 Toll Free: 888-337-7541			
SHEET 2 of 2		SUN-N-FUN MOBILE HOME Fort Myers, Florida					

Zoning Map



URBAN COMMUNITY
RS-1
Single Family Residential



KEY:

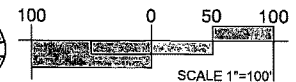
- ① Deviation
- ② Deviation
- ③ Deviation
- ④ Deviation

Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-09-007


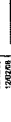



Site Area = 11.19 AC
 Urban Community
 Zoning: MHPD
 Open Storage: 3.02 AC
 Recreation Area: 8.17 AC
 40% Open Space Required: 4.48 AC
 Open Space Provided: 4.48 AC min

URBAN COMMUNITY
MH-2
Mobile Home Residential

COMMUNITY DEVELOPMENT



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5		MASTER CONCEPT PLAN		SUN-N-FUN		SUN-N-FUN Mobile Homeowners Association		Sun County, Florida	
WDA PROJECT: 07117		DESIGNED BY: JJ		DRAWN BY: AN		DATE: 8/12/08		SHEET 1	
									
* Carl Myers * Teleshaw * Chandra		REVISED PER SUFFICIENCY COMMENTS REVISED PER SUFFICIENCY COMMENTS							

SUN-N-FUN Mobile Homeowners Association
1st County, Florida

MASTER CONCEPT PLAN

DCP 2008-00015

MAY 12 2009

RECEIVED

EXHIBIT C

ADMINISTRATIVE AMENDMENT (PD) ADD2009-00049

ADMINISTRATIVE AMENDMENT LEE COUNTY, FLORIDA

WHEREAS, Sun-N-Fun Mobile Homeowners Association, Inc., filed an application for administrative approval to a Mobile Home Planned Development on a project known as Sun-N-Fun MHPD to amend the Master Concept Plan (MCP) as follows:

1. **To subdivide the 11.19 acre parcel into two parcels consisting of 3.02 acres for the open storage area and 8.17 acres for the private on-site recreational facilities;**
2. **To reduce the minimum side setback on the private-on site recreational facilities parcel from 15 feet to 8 feet for the existing bocce ball courts and from 15 feet to 11 feet for the existing storage shed; and,**
3. **A deviation from LDC Section 10-291(2) which requires that all development must abut and have access to a public or private street designed, constructed, or improved, to meet the minimum street design and construction standards established in Section 10-296 for a Category "C" road, to permit the existing road to remain in its current condition on the property located at 5558 Palm Beach Boulevard, described more particularly as:**

LEGAL DESCRIPTION: In Section 02, Township 44 South, Range 25 East, Lee County, Florida:

See Exhibit "A"

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

WHEREAS, the property was originally rezoned from AG-2, RS-1, and TFC-2 to MHPD in case number DCI2008-00015 and Resolution Z-09-007 to accommodate open storage and private on-site recreational facilities for residents of the Sun-N-Fun Mobile Home Park; and

WHEREAS, the open storage area, which is accessed through the mobile home park, is limited to a maximum of 86 spaces, including motor vehicles, limited to passenger cars, pickup trucks, golf carts, campers, boats, trailers, motor homes, or recreational vehicles (RVs) with conditions; and

WHEREAS, the private on-site recreational facilities include existing facilities such as horseshoe pits, bocce ball courts, golfing, a putting green and a picnic pavilion; and

WHEREAS, the open storage area and private on-site recreational facilities are ancillary uses for the exclusive use of the 250± residents of the Sun-N-Fun mobile home community; and

WHEREAS, the Sun-N-Fun Mobile Home Owner's Association has determined it to be in their best interest to subdivide the existing 11.19 acre parcel into two separate parcels for insurance purposes and management of property owner assessment fees; and

WHEREAS, the two parcels will continue to serve as common elements of the mobile home community, with maintenance and operations maintained by the Sun-N-Fun Home Owner's Association; and

WHEREAS, the requested side setback reduction deviations on the private on-site recreational facility parcel are requested to address conditions of the existing structures (bocce ball court and storage shed) and do not constitute a change in current conditions or permit an increase to uses or intensity; and

WHEREAS, the deviation from LDC Section 10-291(2) which requires that all development must abut and have access to a public or private street designed, constructed, or improved, to meet the minimum street design and construction standards in Section 10-296 does not constitute a change in current conditions; and

WHEREAS, the open storage area is adequately accessed by River Road, an internal private road within Sun-N-Fun Mobile Home Park and is exclusively utilized by residents of Sun-N-Fun Mobile Home Park; and

WHEREAS, the MCP demonstrates 1.2 acres of open space in the open storage area and 7.03 acres of open space on the recreational facility parcel; and

WHEREAS, the open storage use was approved in Resolution Z-09-077 with a condition restricting the use to residents of the Sun-N-Fun Mobile Home Park, thereby not generating additional vehicular trips through the development; and

WHEREAS, the required fencing and landscaped buffers approved in Resolution Z-09-007 providing separation between the open storage facility, the adjacent single-family land uses, and between the open storage facility and the recreational uses will remain in full force and effect; and

WHEREAS, the applicant has submitted a request for a commercial lot split in case number LDO2009-00174 subject to approval this administrative amendment; 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, 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 the Sun-N-Fun Mobile Home Planned Development (MHPD) is **APPROVED** to amend the **Master Concept Plan (MCP)** as follows:

1. To subdivide the 11.19 acre parcel into two parcels consisting of 3.02 acres for the open storage area and 8.17 acres for the private on-site recreational facilities;
2. To reduce the minimum side setback on the private-on site recreational facilities parcel from 15 feet to eight feet for the existing bocce ball courts and from 15 feet to 11 feet for the existing storage shed; and,
3. A deviation from LDC Section 10-291(2) which requires that all development must abut and have access to a public or private street designed, constructed, or improved, to meet the minimum street design and construction standards established in Section 10-296 for a Category "C" road, to permit the existing road to remain in its current condition.

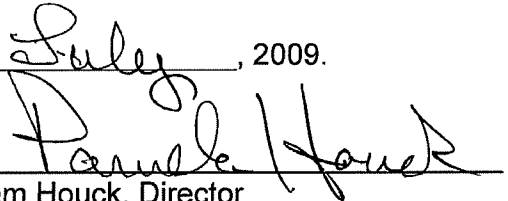
The **APPROVAL** is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, dated July 1, 2009. Master Concept Plan for ADD2009-00049 is hereby **APPROVED** and adopted. A reduced copy is attached hereto as Exhibit "B".
2. The terms and conditions of the original zoning resolution, Z-09-007, remain in full force and effect.
3. Lot A (open storage parcel) must only be utilized for the purposes stated in Resolution Z-09-007, Condition 4 and this resolution. Any redevelopment of said parcel will be required to meet the minimum requirements set forth in LDC Section 10-291(2).
4. Lot B (recreational facilities) must only be used in accord with Resolution Z-09-007, and exclusively by the residents of Sun-N-Fun Mobile Home Park.

5. Case number LDO2009-00174 for a commercial lot split must be approved in accordance with this Administrative Amendment.
6. The parcel consisting of the private on-site recreational facilities must not be developed into individual mobile home lots unless considered through the Public Hearing process.

DULY SIGNED this 16th day of July, 2009.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibits:

- A. Legal Description (6 pages)
- B. Amended Master Concept Plan (MCP) stamped received July 1, 2009
- C. Zoning Resolution Z-09-007

EXHIBIT A

DESCRIPTION DRAWING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

ADD 2009-00049

PARCEL B

LEGAL DESCRIPTION (PREPARED BY SURVEYOR)

A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE RUN ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 2, S. 00°43'30" E. A DISTANCE OF 815.00 FEET TO A THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID WEST SECTION LINE S. 00°43'30" E. A DISTANCE OF 483.67 FEET TO AN INTERSECTION WITH THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF ORANGE RIVER BOULEVARD (STATE ROAD 80-A); THENCE RUN EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1170.92 FEET, A DELTA ANGLE OF 6°40'07", A CHORD BEARING OF S. 83°44'47" E., A CHORD LENGTH OF 136.20 FEET FOR AN ARC LENGTH OF 136.28 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE S. 80°24'44" E. A DISTANCE OF 373.99 FEET TO A POINT; THENCE RUN N. 01°03'44" W. A DISTANCE OF 68.05 FEET TO A POINT; THENCE RUN N. 88°51'08" E. A DISTANCE OF 1.00 FEET TO A POINT; THENCE RUN S. 01°03'44" E. A DISTANCE OF 68.24 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE S. 80°24'44" E. A DISTANCE OF 172.06 FEET TO THE SOUTHWEST CORNER OF THE ORANGE RIVER HILLS SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID SUBDIVISION N. 01°03'44" W. A DISTANCE OF 632.81 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE S. 86°56'16" W. A DISTANCE OF 169.10 FEET TO A POINT; THENCE RUN S. 01°03'44" E. A DISTANCE OF 33.75 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 83.39 FEET TO A POINT; THENCE RUN S. 00°43'25" E. A DISTANCE OF 54.22 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 200.68 FEET TO A POINT; THENCE RUN N. 00°43'25" W. A DISTANCE OF 54.22 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 218.83 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 355,644 SQUARE FEET OR 8.17 ACRES.

Applicant's Legal Checked
by RG 6-15-09

NOTES:

ORIENTATION BASED ON THE WEST LINE OF SECTION 2 AS BEARING S. 00°43'30" E. AS SHOWN IN THE PARCEL III LEGAL DESCRIPTION IN O.R.B. 1019, PAGE 26 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND BOTH SHEETS ARE INCLUDED.

THIS IS NOT A SURVEY

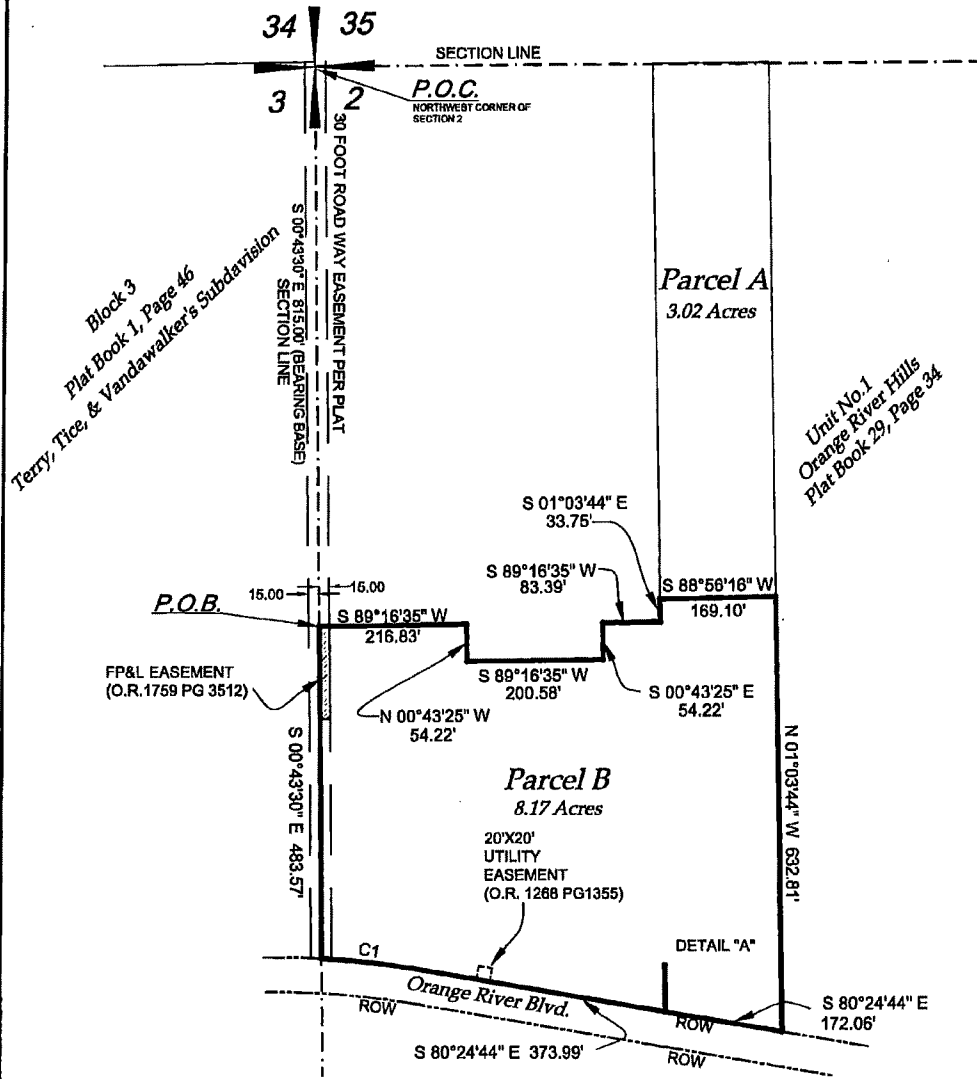
PREPARED BY:

Robert L. Carmelia 6/13/09
ROBERT L. CARMELIA, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6548

MCA PROJECT: 07117		DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA		 ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL. CA. NO. 6632 / FL. CERT. NO. 126081 / LC20000030	 1811 Cleveland Avenue Fort Myers, Florida 33901 (941) 337-1000 Fax: (941) 337-1001 Toll Free: 888-337-7541	REVISIONS
CHECKED BY: RLC	DRAWN BY: BMH	SUN-N-FUN MOBILE HOME Fort Myers, Florida				
DATE: 6-09-09	SHEET: 1 of 2					

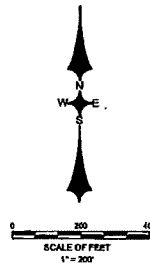
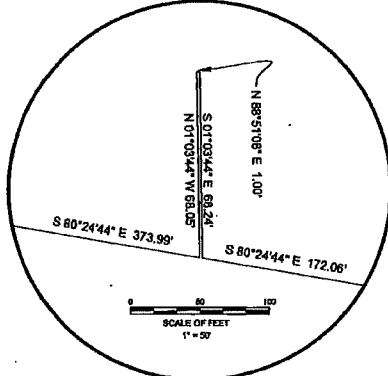
DESCRIPTION DRAWING
IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

ADD 2009-00049



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1170.92'	06°40'07"	136.28'	136.20'	S 83°44'52" E

DETAIL "A"



LEGEND

O.R. = OFFICIAL RECORDS
P.G. = PAGE
P.B. = PLAT BOOK
P.O.B. = POINT OF COMMENCEMENT
P.O.C. = POINT OF BEGINNING
ROW = RIGHT OF WAY

M&A PROJECT: 07117		DESCRIPTION DRAWING		Fort Myers Tallahassee Gainesville		REVISIONS
DESIGNED BY: RLC	DRAWN BY: BMH	PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA		8814 Cleveland Avenue Fort Myers, Florida 33901 (941) 337-3496 Fax: (941) 337-3495 Toll Free: 888-337-3441		
DATE: 6-03-08		SUN-N-FUN MOBILE HOME		ENGINEERS - PLANNERS - SURVEYORS LANDSCAPE ARCHITECTS		
SHEET 2 of 2		Fort Myers, Florida		FL.C.A. NO. 6532 / FL.CERT. NO. 120681 / LC1206202030		

DESCRIPTION DRAWING
IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

ADD 2009-00049

PARCEL A

LEGAL DESCRIPTION (PREPARED BY SURVEYOR)

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COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE RUN ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 2, S. 00°43'30" E. A DISTANCE OF 815.00 FEET; THENCE RUN N. 89°16'35" E. A DISTANCE OF 216.83 FEET TO A POINT; THENCE RUN S. 00°43'25" E. A DISTANCE OF 54.22 FEET TO A POINT; THENCE RUN N. 89°16'35" E. A DISTANCE OF 200.68 FEET TO A POINT; THENCE RUN N. 00°43'25" W. A DISTANCE OF 54.22 FEET TO A POINT; THENCE RUN N. 89°16'35" E. A DISTANCE OF 83.39 FEET TO A POINT; THENCE RUN N. 01°03'44" W. A DISTANCE OF 33.75 FEET TO THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE N. 01°03'44" W. A DISTANCE OF 779.76 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 2; THENCE RUN N. 89°27'00" E. A DISTANCE OF 169.11 FEET TO THE WEST LINE OF THE ORANGE RIVER HILLS SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID SUBDIVISION S. 01°03'44" E. A DISTANCE OF 778.24 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE RUN S. 88°56'16" W. A DISTANCE OF 169.10 FEET TO THE POINT OF BEGINNING.
CONTAINING WITHIN SAID BOUNDS 131,731 SQUARE FEET OR 3.02 ACRES.

NOTES:

ORIENTATION BASED ON THE WEST LINE OF SECTION 2 AS BEARING S. 00°43'30" E. AS SHOWN IN THE PARCEL III LEGAL DESCRIPTION IN O.R.B. 1019, PAGE 26 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.


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THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND BOTH SHEETS ARE INCLUDED.

THIS IS NOT A SURVEY

PREPARED BY:

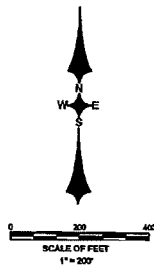
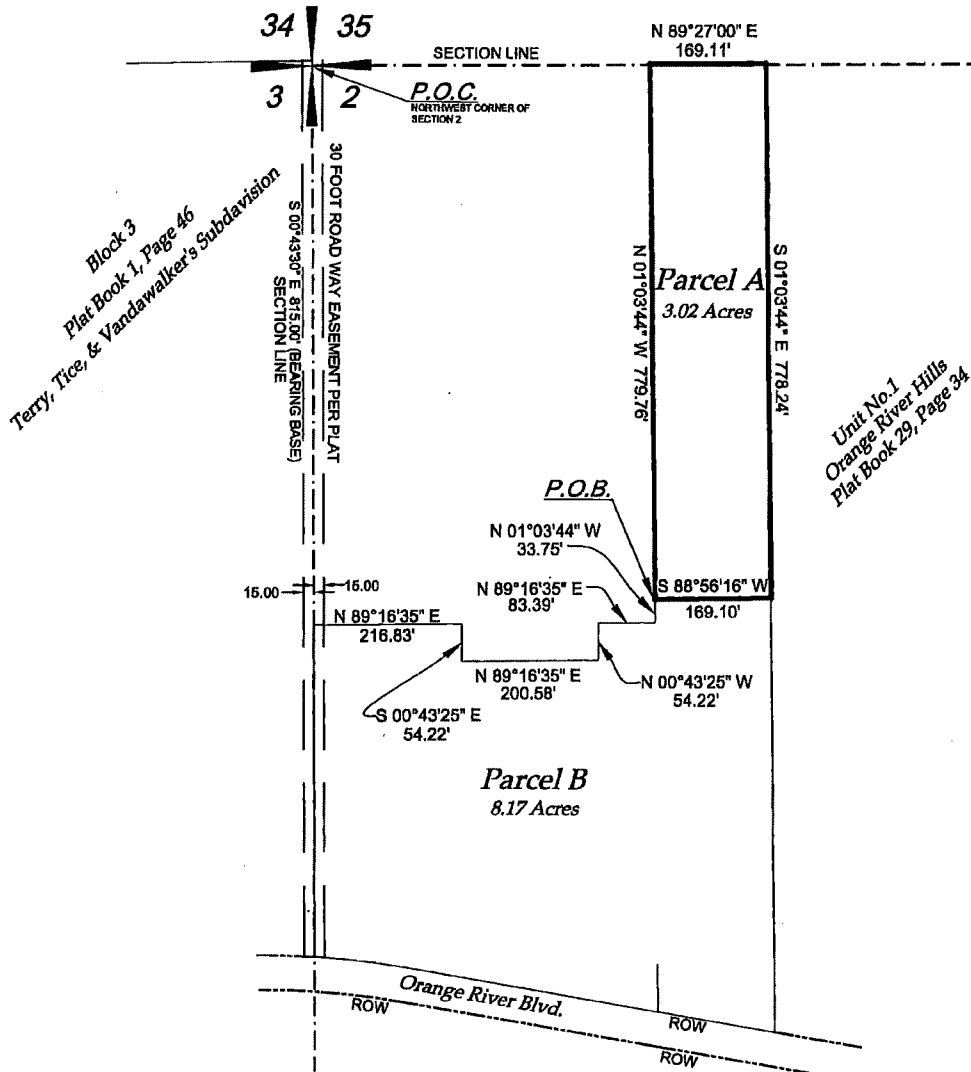
Robert L. Carmelia 6/3/09
ROBERT L. CARMELIA, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6548

ADA PROJECT: 07117	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA	 ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL. CA. NO. 6592 / FL. CERT. NO. 106861 / LC06000230	REVISIONS
CHECKED BY: RLC	DRAWN BY: BNH		
DATE: 6-03-09	SUN-N-FUN MOBILE HOME Fort Myers, Florida		
SHEET 1 of 2			

• Fort Myers
• Tallahassee
• Gainesville
3015 Chandler Avenue
Fort Myers, Florida 33901
(813) 337-5000
Fax: (813) 337-3864
Toll Free: 800-937-7344

DESCRIPTION DRAWING
IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

ADD 2009-00049



LEGEND

O.R. = OFFICIAL RECORDS
P.G. = PAGE
P.B. = PLAT BOOK
P.O.B. = POINT OF COMMENCEMENT
P.O.C. = POINT OF BEGINNING
ROW = RIGHT OF WAY

MOA PROJECT: 07117	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL. CA. NO. 6532 / FL. CERT. NO. L20861 / LC20000030	REVISIONS
CHECKED BY: RLC	DATE: 8-03-09	2 of 2	
DRAWN BY: BMH	SHEET		
	SUN-N-FUN MOBILE HOME Fort Myers, Florida		

DESCRIPTION DRAWING
IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION (PREPARED BY SURVEYOR)

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COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE RUN ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 2, S. 00°43'30" E. A DISTANCE OF 816.00 FEET TO A THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID WEST SECTION LINE S. 00°43'30" E. A DISTANCE OF 483.57 FEET TO AN INTERSECTION WITH THE CURVED NORTHERLY RIGHT-OF-WAY LINE OF ORANGE RIVER BOULEVARD (STATE ROAD 80-A); THENCE RUN EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1170.92 FEET, A DELTA ANGLE OF 6°40'07", A CHORD BEARING OF S. 83°44'47" E., A CHORD LENGTH OF 136.20 FEET FOR AN ARC LENGTH OF 136.28 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY S. 80°24'44" E. A DISTANCE OF 373.99 FEET TO A POINT; THENCE RUN N. 01°03'44" W. A DISTANCE OF 68.05 FEET TO A POINT; THENCE RUN N. 88°51'08" E. A DISTANCE OF 1.00 FEET TO A POINT; THENCE RUN S. 01°03'44" E. A DISTANCE OF 68.24 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE S. 80°24'44" E. A DISTANCE OF 172.08 FEET TO THE SOUTHWEST CORNER OF THE ORANGE RIVER HILLS SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 28, PAGE 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID SUBDIVISION N. 01°03'44" W. A DISTANCE OF 1411.05 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 2; THENCE RUN ALONG SAID NORTH LINE S. 89°27'00" W. A DISTANCE OF 169.11 FEET TO A POINT; THENCE DEPARTING SAID NORTH LINE RUN S. 01°03'44" E. A DISTANCE OF 813.51 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 83.39 FEET TO A POINT; THENCE RUN S. 00°43'25" E. A DISTANCE OF 54.22 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 200.58 FEET TO A POINT; THENCE RUN N. 00°43'25" W. A DISTANCE OF 54.22 FEET TO A POINT; THENCE RUN S. 89°16'35" W. A DISTANCE OF 216.83 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 487,375 SQUARE FEET OR 11.189 ACRES.

ADD 2009-00049

Applicant's Legal Checked
by B. J. 6-15-07

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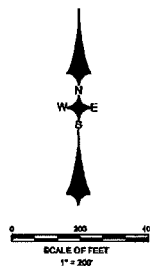
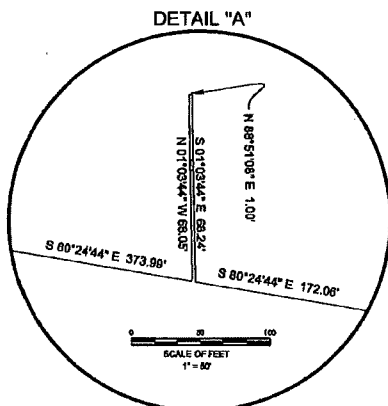
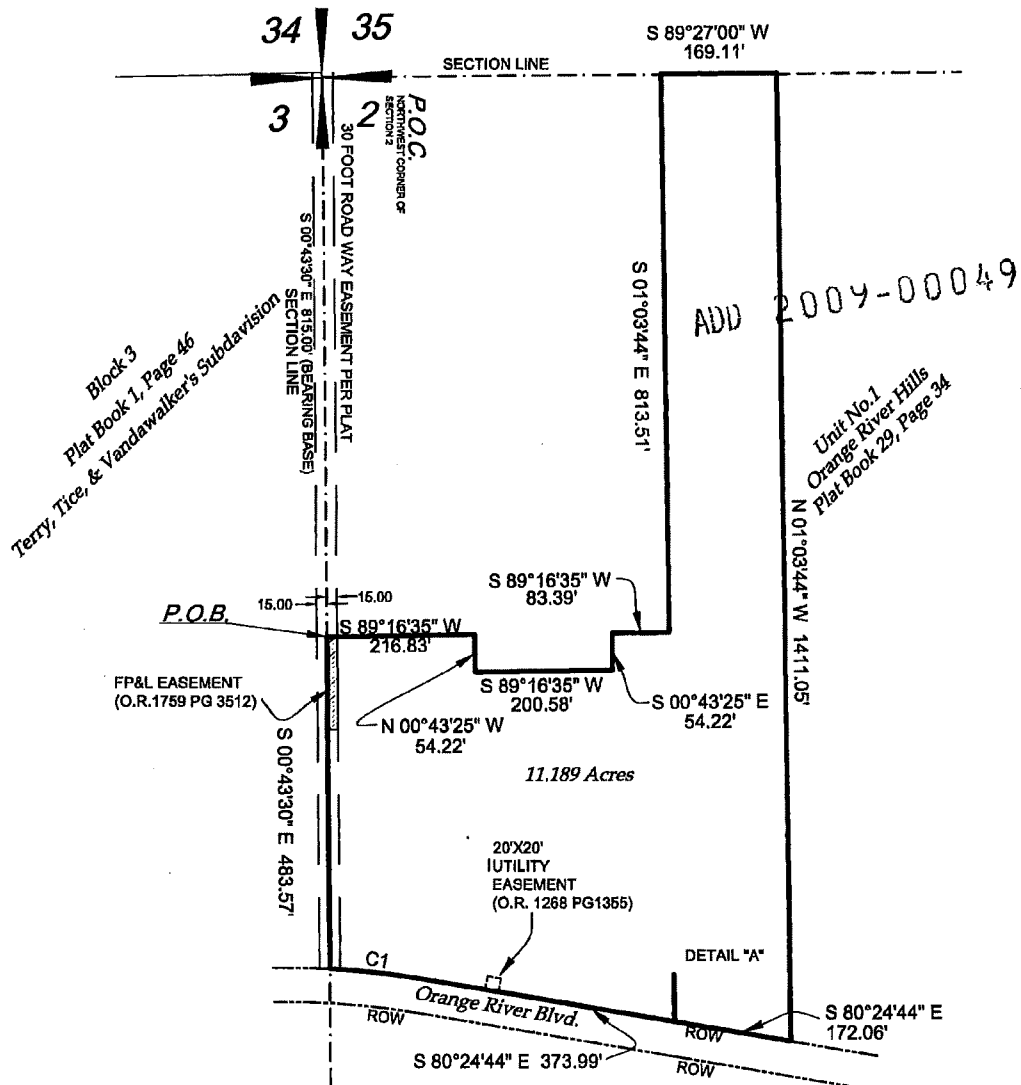
PREPARED BY:

Robert L. Carmelia 6/13/09
ROBERT L. CARMELIA, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6548

MDA PROJECT: 07117		DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA		 ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 2814 Cleveland Avenue Fort Myers, Florida 33901 Phone 941-937-5883 Fax 941-937-5884 Toll free 888-327-1241	REVISIONS 11/18/08 REVISED NOTES PER COUNTY REVIEW LETTER
CHECKED BY: WBN	DRAWN BY: BMH	DATE: 8-13-08	SHEET: SUN-N-FUN MOBILE HOME FOR Myers Florida		

107117 - Sun-N-Fun Mobile Home Park (2007) 11-18-08 REV 2.dwg, 5/11/09 11:58:22 AM A NO. 6292 / FL CERT NO. 108861 / LC28000030

DESCRIPTION DRAWING
IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LEGEND

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MDA PROJECT: 07117 CHECKED BY: WBN DATE: 8-13-08 SHEET 1	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA SUN-N-FUN MOBILE HOME Fort Myers, Florida	MORRIS DEPEW ENGINEERS - PLANNERS - SURVEYORS LANDSCAPE ARCHITECTS 3011 Cleveland Avenue Fort Myers, Florida 33901 Phone: 941-337-2899 Fax: 941-337-2894 Toll Free: 888-337-7341	REVISIONS
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URBAN COMMUNITY
RS-1
Single Family Residential

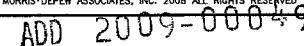


EXHIBIT C

ADD 2009-00049

RESOLUTION NUMBER Z-09-007

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

WHEREAS, an application was filed by the property owner, Sun-N-Fun Mobile Home Owners Assoc., Inc., to rezone a 11.19± acre parcel from Agricultural (AG-2), Residential Single-Family (RS-1) and Residential Two-Family Conservation (TFC-2) to Mobile Home Planned Development (MHPD) in reference to Sun-N-Fun Mobile Home Park; and

WHEREAS, a public hearing was advertised and held on March 4, 2009 with the record held open for written submission on March 6, 2009, before the Lee County Zoning Hearing Examiner, Richard A. Gescheidt, who gave full consideration to the evidence in the record for Case #DCI2008-00015; and

WHEREAS, a second public hearing was advertised and held on May 4, 2009, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 11.19± acre parcel from AG-2, RS-1 and TFC-2 to MHPD, to allow open storage and private on-site recreational facilities for Sun-N-Fun Mobile Home Park. Potable water and sanitary sewer services are provided by Lee County Utilities. No development blasting is proposed. The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan/Development Parameters: The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Sun-N-Fun, Sun-N-Fun Mobile Homeowners Association," dated August 12, 2008, date-stamped "RECEIVED MAY 12 2009, Community Development," attached hereto as Exhibit C, and except as modified by the conditions below. This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development.

If changes to the MCP or the Schedule of Uses, as recommended herein, are subsequently pursued, appropriate approvals will be required through the Public Hearing process.

CASE NO: DCI2008-00015

050409Z

Z-09-007

Page 1 of 7

2. Uses and Site Development Regulations

The following Limits apply to the project and uses:

a. Schedule of Uses

Accessory Uses and Structures
Essential Services, Group I only
Excavation, Water Retention Only
Fences, Walls
Recreational Facilities, Private on-site
Signs in Accordance with Chapter 30
Storage, Open, accessory, limited to use by residents of Sun 'n Fun Mobile
Home Park and subject to Condition Number 4
Temporary Uses

b. Site Development Regulations

Minimum Area: 11 acres

Minimum Setbacks from Development
Perimeter for all structures, including
Items contained in Storage area 15 feet

Minimum Setback from Internal
lot lines 15 feet

Minimum Setback from Orange River
Boulevard 25 feet

Maximum Height: 35 feet

3. Environmental Conditions

Prior to approval of a local development order, the following conditions must be met:

- a. The development order plans must delineate a minimum of 4.48 acres as common open space in substantial compliance with the approved MCP.
- b. Preservation in place or on-site relocation of all healthy Sabal palms with a minimum eight-foot clear trunk into the proposed landscape buffers. The relocation efforts must be done in a horticulturally correct manner per Lee County Extension Services Brochure LE8/2000A.
- c. Preservation of the existing mature slash pine, located along the west property line between the open storage area and mobile home residential uses.

- d. Preservation of all native trees located within the recreational area.
- e. All required landscaped buffers must be planted with native vegetation.

4. Accessory Open Storage Conditions:

- a. The open storage area is limited to a maximum of 3.02 acres as depicted on the MCP, revised March 5, 2009, Exhibit C hereto.
- b. The open storage area may only be utilized by residents of the Sun-N-Fun Mobile Home Park.
- c. Within 90 days of approval of the rezoning request, a development order must be submitted for installation of the six-foot high solid fence and landscaped buffers, as conditioned in Deviation Numbers 1 and 2. If the applicant fails to submit an application for a development order within the designated time frame the open storage will be in non-compliance with the Zoning Resolution and will be cited as such.
- d. The open storage area must be maintained in a dust-free manner.
- e. The open storage area must be accessed internally through the existing entrance from River Road. Access from Orange River Boulevard is prohibited.
- f. Permanent structures are prohibited in the accessory open storage area.
- g. Maintenance, repairs or other mechanical work is prohibited in the open storage area.
- h. The open storage area is limited to a maximum of 86 spaces, including motor vehicles, limited to passenger cars, pickup trucks, golf carts, campers, boats, trailers and motor homes or recreational vehicles (RV's). Storage of construction or farm equipment or materials, box trucks (rental/moving vehicles), utility/service trucks, tractor-trailer or semi-trailer trucks or any truck and trailer combination are prohibited. Boats sitting on trailers will be considered as one space.
- i. Storage sheds or units ("pods") are prohibited within the open storage area.

- 5. Vehicular/Pedestrian Impacts: Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.
- 6. Lee County Comprehensive Plan Consistency: Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found

consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.

7. Concurrency: Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee County Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
8. Compliance with Lee County Land Development Code: This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
9. Development Order: A development order must be submitted and approved for the installation of the required landscaped buffers and wall.
10. Waste Management: Prior to any local development order approval for vertical development, the developer must provide facilities in compliance with LDC §10-261 and Solid Waste Ordinance #08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for and specific locations of, these facilities will be reviewed at the time of local development order application.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from LDC §10-416(d)(4), which requires a Type "C" Buffer with an 8-foot-high wall, to not require the wall along the proposed internal lot lines. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. A Type "C" buffer, without a wall, consisting of 5 trees and 18 shrubs per 100 linear feet, must be planted along the 813.51(±) foot (northwestern) internal property line separating the open storage area from the residential dwelling lots.
 - b. A Type "C" buffer, without a wall, consisting of 5 trees and 18 shrubs per 100 linear feet, must be planted along the southern 170-foot internal separation between the open storage area and the recreation area.
2. Deviation (2) seeks relief from LDC §10-416(d)(4) (Note 1), which states that all trees and shrubs required in the buffer must be placed on the residential side of the wall to allow the proposed and existing vegetation, to be planted on the interior side of the existing chain-link fence along the eastern and northern property lines. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. Prior to approval by the Board of County Commissioners, the MCP and Deviation Number 2 must be revised to reflect LDC §10-421(a)(8) to allow

the plantings to be installed on the inside of the existing chain link fence, as conditioned.

- b. A Type "B" buffer, consisting of 5 trees and a double-staggered hedge row per 100 linear feet must be planted on the inside of the existing chain link fence along the southeastern portion of the property for approximately 631 feet.
3. Deviation (3) seeks relief from LDC §10-416(d)(6), which requires a 25-foot-wide Type "C" buffer with an 8-foot-high wall if roads, drives or parking areas are located less than 125 feet from an existing single-family residential subdivision or single-family residential lot, to permit a 6-foot-high solid fence, with a 15-foot-wide Type "C" buffer on the residential side of the fence. This deviation is APPROVED, SUBJECT TO the following conditions:
- a) The six-foot high solid fence must be installed a minimum length of 780 feet along the eastern property perimeter in conjunction with a Type "C" buffer separating the open storage area and the abutting residential land uses. The plantings must be installed on the residential side of the solid fence and in substantial compliance with the cross-section depicted on the mcp. The plantings cannot be located within the detention area unless plant heights are increased.
 - b) A Type "B" buffer, with 5 trees per 100 linear feet and a double-staggered hedge row must be installed along the remaining 631± feet on the inside of the six-foot high chain link fence along the southeastern property boundary.
4. Deviation (4) seeks relief from LDC §34-1744(b)(2)a and states that a fence or wall located between a street right-of-way or easement and the minimum required street setback line may not exceed three feet in height, except that fences may be a maximum height of four feet so long as the fence is of open mesh screening and does not interfere with vehicle visibility requirements (see § 34-3131) at traffic access points. In this case, the 6-foot-high chain link fence should be located a minimum of 25 feet from the street right-of-way. Therefore, this deviation is required to permit approximately 145 feet of the existing 6-foot-high chain link fence along Orange River Boulevard to remain along the property boundary and the remainder of the fence along Orange River Boulevard to be located 20± feet from the property boundary. This deviation is APPROVED, SUBJECT TO the following conditions:
- a. A Type "D" buffer, consisting of five (5) trees per 100 linear feet and a double-staggered hedge row, must be planted along the frontage of Orange River Boulevard for

approximately 145 feet, along the inside of the fence, where the fence is located on the property line.

- b. A Type "D" buffer, consisting of five (5) trees per 100 linear feet and a double-staggered hedge row, must be planted along the remaining 535+ feet where the existing six-foot high chain link fence is set back 20 feet from the property line, with the exception of the area designated as a 20 x 20 utility easement.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP number for the subject property is: 02-44-25-08-0000B.00CE

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

- c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed 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 approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Mann made a motion to adopt the foregoing resolution, seconded by Commissioner Hall. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 4th day of May 2009.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Charlie Green*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Ray Judah*
Ray Judah
Chair



Approved as to form by:

Robert Spickerman
Robert Spickerman
County Attorney's Office

RECEIVED
MINUTES OFFICE
2009 MAY 18 AM 10:00

DESCRIPTION DRAWING
IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

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RECEIVED
DEC 13 2008

COMMUNITY DEVELOPMENT

DCI 2008-00015

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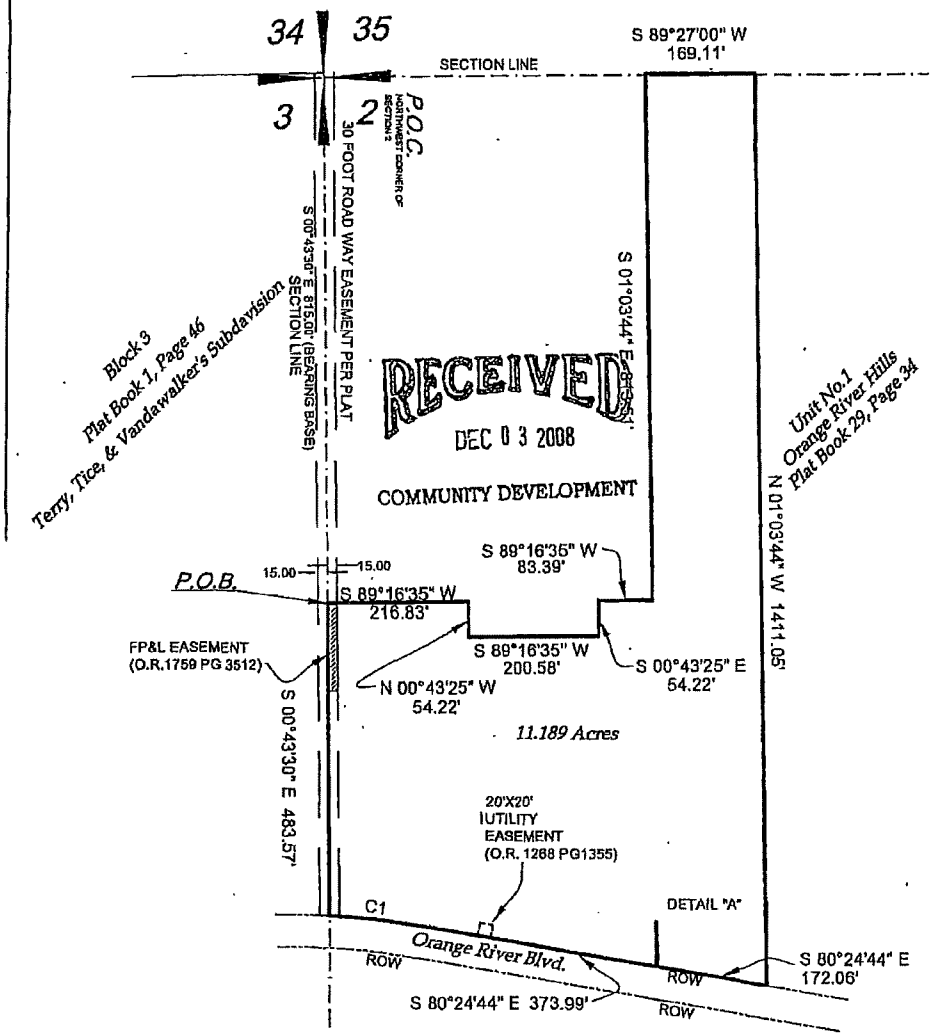
EXHIBIT A
1 OF 2

PREPARED BY:

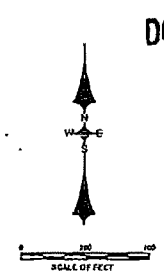
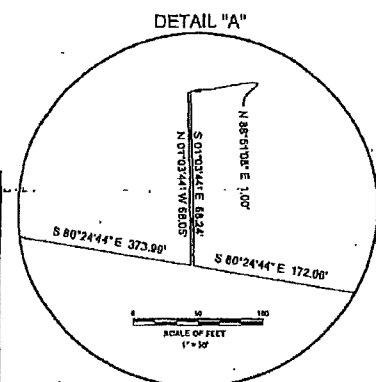
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CHECKED BY: YBNW DATE: 8-13-08 BY: 1012	DATE: 8-13-08 BY: 1012	FOR THE CLIENT: SUN-N-FUN MOBILE HOME Fort Myers, Florida	

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LEE COUNTY, FLORIDA



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
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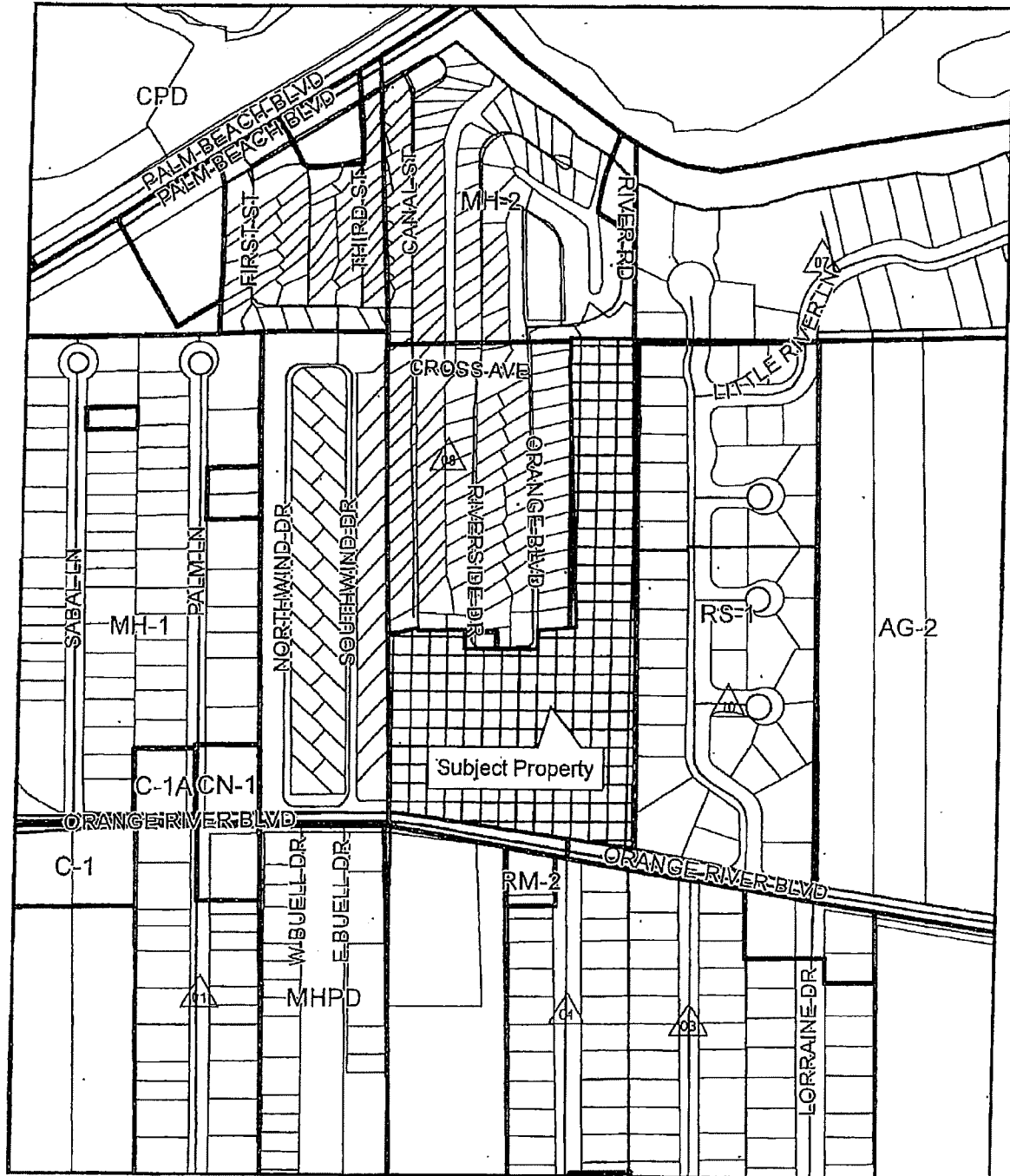


DCI 2008-000,15

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EXHIBIT A
2 OF 2

DCA PROJECT 07117 CHECKED BY WBN DATE 8-13-08 SHEET 2 of 2	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA SUN-N-FUN MOBILE HOME Fort Myers, Florida	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 1111 GANDY ROAD, SUITE 100, FORT MYERS, FL 33901 TEL: 941-933-1111 FAX: 941-933-1112	REVISIONS
---	---	--	-----------





KEY:

- ① Deviation
- ② Deviation
- ③ Deviation
- ④ Deviation

PROPOSED OPEN STORAGE (Grass Cover) 3.02 Acres

EXISTING RECREATION AREA 8.17 Acres

URBAN COMMUNITY MH-2 Mobile Home Residential

SINGLE FAMILY RESIDENTIAL

URBAN COMMUNITY AG-2 Vacant

Site Area= 11.19 AC

FLU: Urban Community

Zoning: MHPD

Open Storage: 3.02 AC

Recreation Area: 8.17 AC

APPROVED Master Submittal Plan

① Deviation
② Deviation
③ Deviation
④ Devlation

OPEN STORAGE

URBAN COMMUNITY
MH-2
Mobile Home Residential

**SINGLE FAMILY
RESIDENTIAL**

EXISTING RECREATION AREA
8.17 Acres

URBAN COMMUNITY
MH-2
Mobile Home Residential

Site Area= 11.19 AC

FLU: Urban Community

Zoning: MHPD Open Storage: 3.02 AC

Recreation Area: 8.17 Acres
40% Open Space Required: 4.48 Acres

Open Space Provided: 4.48 AC min.

15' TYPE "C" BUFFER W/ FENCE

NOT TO SCALE

DCI 2008-00015

APPROVED
Minister Cabinet Plan
File # 2-09-007
Subject to non disclosure in accordance
with
Case # DC12008-0

— **ANALYSTS: 22/23/04/05**

MASTER CONCEPT PLAN

SUN-N-FUN

SUN-N-FUN
Sun-N-Fun Mobile Homeowners Association
Lees County, Florida

07117	
CHANGED ON JJ	NOV A
FILED 8/12/06	
MAILED 07117	

[illegible]

MORRIS
DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

Fort Myers
Tallahassee
Gainesville

1814 Cleveland Avenue
Fort Myers, Florida 33901
CEN 252-2580
FAX 889-3371
Tel. Home 889-3371



LEE COUNTY
SOUTHWEST FLORIDA

EXHIBIT D

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 479-8587

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

July 17, 2009

MORRIS DEPEW ASSOCIATES
2914 CLEVELAND AVE
FORT MYERS, FL 33901

RE: SUN 'N FUN
LDO2009-00174 - TYPE 05 Limited Review (commercial lot split)
LP1 Appl (paperwrk LDO resub)A

Dear MORRIS DEPEW ASSOCIATES :

Your application for a Land Development Code TYPE 05 Limited Review (commercial lot split) Resubmittal has been approved for a Development Order for a commercial lot split for the following:

Approved for a lot split of a MHPD zoned parent parcel containing 11.19+/- acres into Parcel A containing 3.02+/- acres and Parcel B containing 8.17+/- acres.

NOTE: Development Services Lot Split verifies that the lot complies with applicable Zoning and Development Standards as outlined in the Lee County Land Development Codes.


It is the responsibility of the property owner to record deeds in the public records of Lee County to properly execute the subdivision (splitting) of land approved by the LDC Limited Review Development Order within six (6) years from the date of this approval.

This approval does not relieve the development from the responsibility to obtain all necessary Federal, State and local permits.

If you have any questions concerning this matter, please contact this office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division


Peter J. Eckenrode
Development Services Director

PJE / RSM

Attachments: Four sets of sketches/descriptions

DESCRIPTION DRAWING
IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

PARCEL A

LEGAL DESCRIPTION (PREPARED BY SURVEYOR)

A TRACT OR PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE RUN ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 2, S. 00°43'30" E. A DISTANCE OF 815.00 FEET; THENCE RUN N. 89°16'35" E. A DISTANCE OF 216.83 FEET TO A POINT; THENCE RUN S. 00°43'25" E. A DISTANCE OF 54.22 FEET TO A POINT; THENCE RUN N. 89°16'35" E. A DISTANCE OF 200.58 FEET TO A POINT; THENCE RUN N. 00°43'25" W. A DISTANCE OF 54.22 FEET TO A POINT; THENCE RUN N. 89°16'35" E. A DISTANCE OF 83.39 FEET TO A POINT; THENCE RUN N. 01°03'44" W. A DISTANCE OF 33.75 FEET TO THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE N. 01°03'44" W. A DISTANCE OF 779.76 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 2; THENCE RUN N. 89°27'00" E. A DISTANCE OF 169.11 FEET TO THE WEST LINE OF THE ORANGE RIVER HILLS SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 29, PAGE 34, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID SUBDIVISION S. 01°03'44" E. A DISTANCE OF 778.24 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE RUN S. 88°56'16" W. A DISTANCE OF 169.10 FEET TO THE POINT OF BEGINNING.
CONTAINING WITHIN SAID BOUNDS 131,731 SQUARE FEET OR 3.02 ACRES.

Division of Development Services
Limited Review Development Order

APPROVED

By RSM Date 7-17-09

For COMMERCIAL
LOT SPLIT

DO # LDO2009-00174

Review Type LOS

Zoning MHPD F.E.M.A.

Approval based on site information
supplied by applicant.

NOTES:

ORIENTATION BASED ON THE WEST LINE OF SECTION 2 AS BEARING S. 00°43'30" E. AS SHOWN IN THE PARCEL III LEGAL DESCRIPTION IN O.R.B. 1019, PAGE 26 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND BOTH SHEETS ARE INCLUDED.

THIS IS NOT A SURVEY

RECEIVED
JUL 08 2009
COMMUNITY DEVELOPMENT

PREPARED BY:

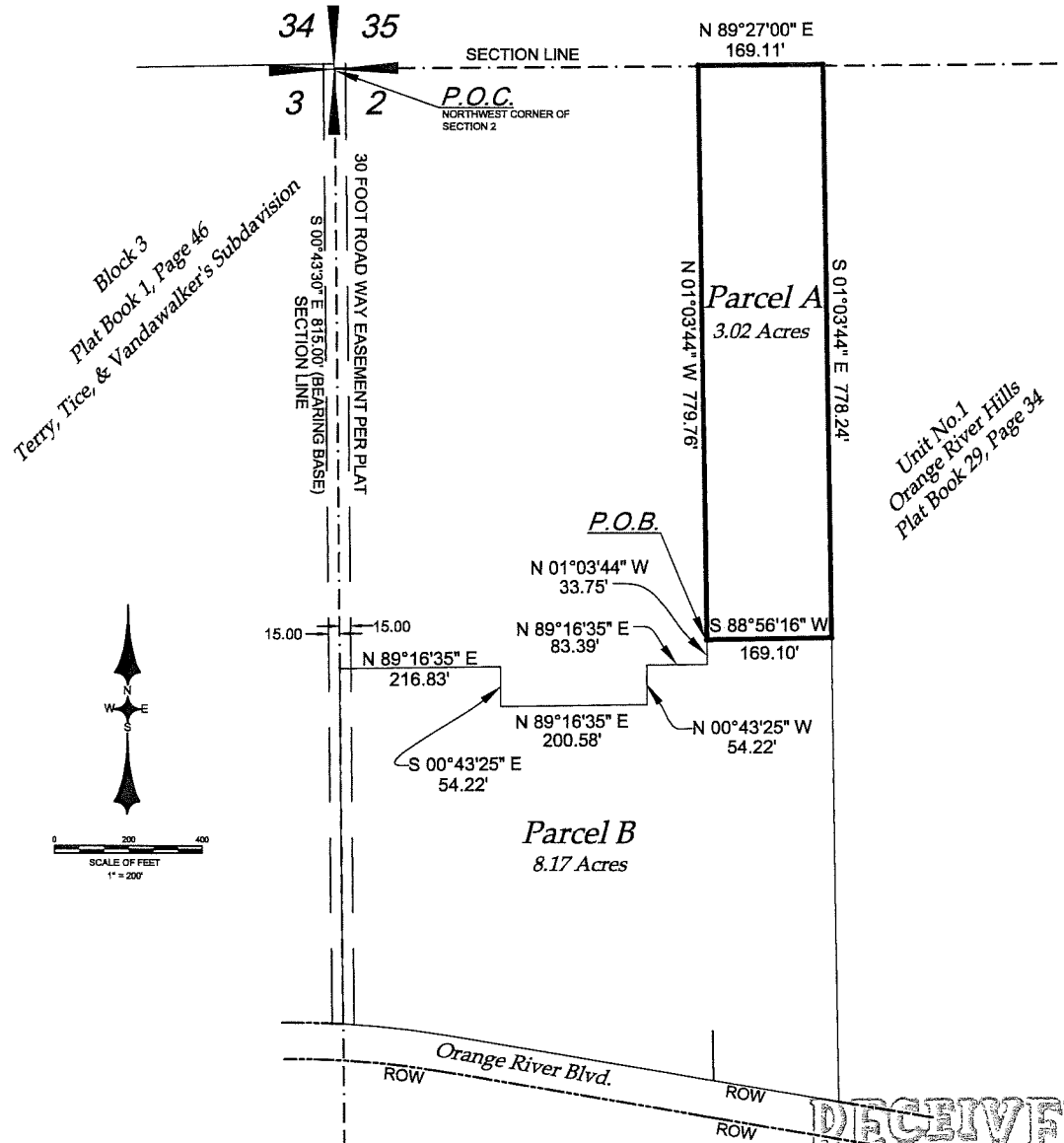
RLC 7/6/09

ROBERT L. CARMELIA, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6548

MDA PROJECT: 07117	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 8532 / FL CERT NO. L96881 / LC26000330	• Fort Myers • Tallahassee • Gainesville 2914 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3600 Fax: (239) 337-3604 Toll free: 888-337-7341	REVISIONS 7/8/09 REVISED PER COUNTY REVIEW - RLC
CHECKED BY: RLC DATE: 5-29-09 SHEET: 1 of 2	DRAWN BY: BMH SUN-N-FUN MOBILE HOME Fort Myers, Florida			

DESCRIPTION DRAWING

IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



RECEIVED
JUL 08 2009

COMMUNITY DEVELOPMENT

LDC
JUL 17 2009
APPROVED

LEGEND

- O.R. = OFFICIAL RECORDS
- P.G. = PAGE
- P.B. = PLAT BOOK
- P.O.B. = POINT OF COMMENCEMENT
- P.O.C. = POINT OF BEGINNING
- ROW = RIGHT OF WAY

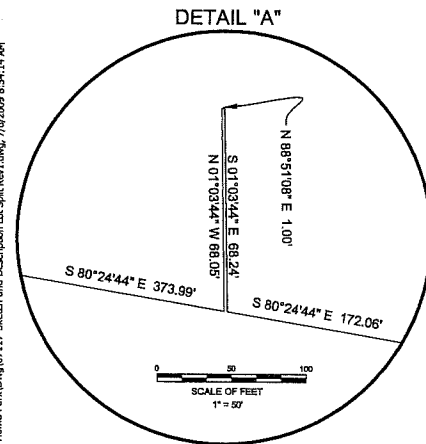
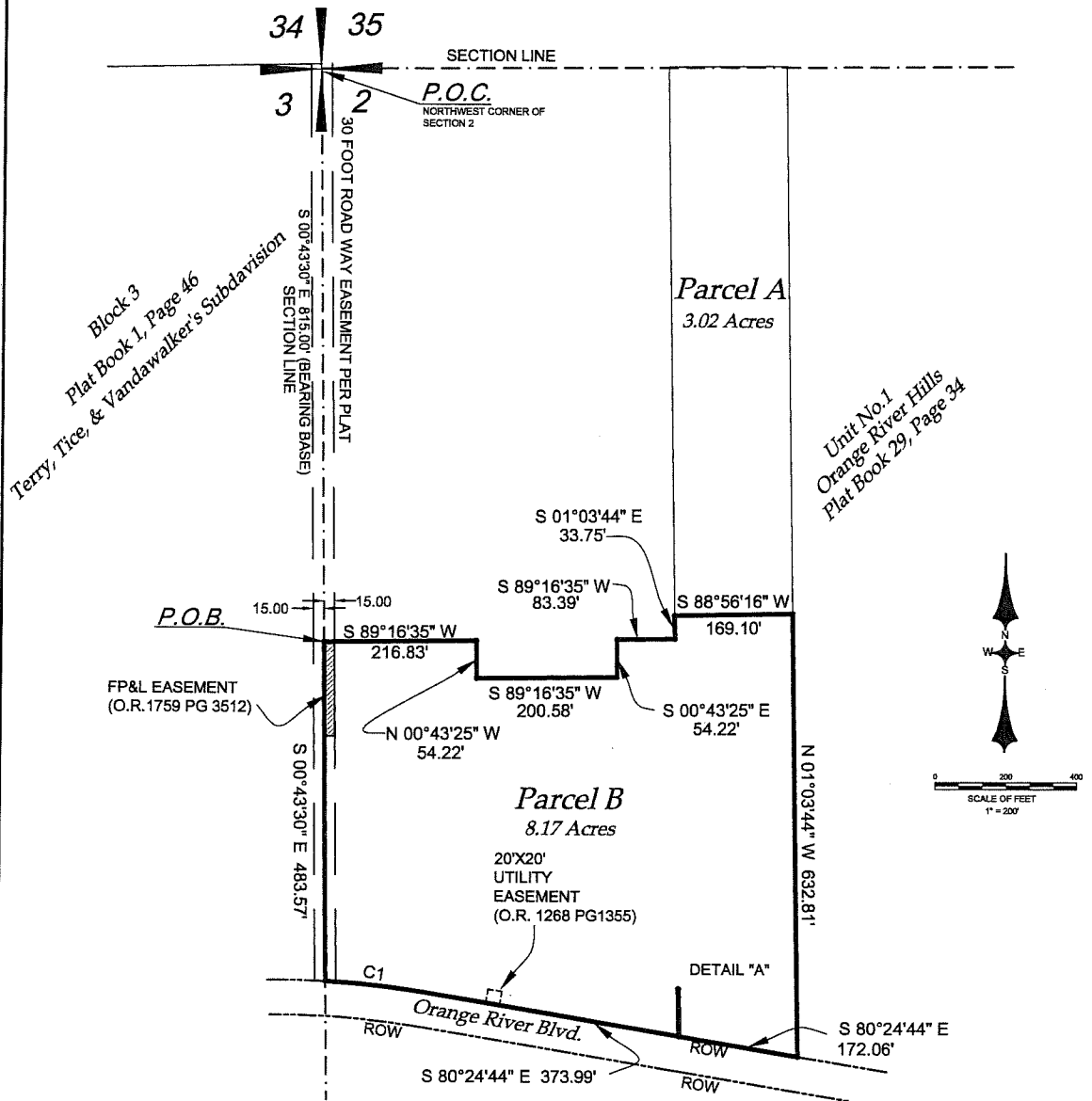
MDA PROJECT: 07117 CHECKED BY: RLC DATE: 5-29-09 SHEET: 2 of 2	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA SUN-N-FUN MOBILE HOME Fort Myers, Florida	MORRIS DEPEW ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS FL CA NO. 6532 / FL CERT NO. LB6891 / LC28000330 • Fort Myers • Tallahassee • Gainesville 3814 Cleveland Avenue Fort Myers, Florida 33901 (239) 337-3800 Fax: (239) 337-3804 Toll free: 888-337-7341	REVISIONS 7/6/09 REVISED PER COUNTY REVIEW - RLC
---	---	---	---

IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

CONTAINING WITHIN SAID BOUNDS 355.644 SQUARE FEET OR 8.17 ACRES.

MDA PROJECT: 07117 CHECKED BY: RLC DATE: 5-29-09 SHEET 1 of 2	DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA SUN-N-FUN MOBILE HOME Fort Myers, Florida	<ul style="list-style-type: none"> • Fort Myers • Tallahassee • Gainesville <p>3914 Crawford Avenue Fort Myers, Florida, 33901 (202) 337-3963 Fax: (202) 337-3964 Toll free: 800-532-7341</p> <p>FL CA NO. 6532 / FL CERT NO. LB6891 / LC269003330</p>	REVISIONS 7/8/09 REVISED PER COUNTY REVIEW - RLC
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DESCRIPTION DRAWING
IN SECTION 2,
TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



LDC
JUL 17 2009
APPROVED

RECEIVED
JUL 08 2009

COMMUNITY DEVELOPMENT

LEGEND

- O.R. = OFFICIAL RECORDS
- P.G. = PAGE
- P.B. = PLAT BOOK
- P.O.B. = POINT OF COMMENCEMENT
- P.O.C. = POINT OF BEGINNING
- ROW = RIGHT OF WAY

MDA PROJECT: 07117 CHECKED BY: RLC DATE: 5-29-09 SHEET: 2 of 2		DESCRIPTION DRAWING PARCEL OF LAND IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA SUN-N-FUN MOBILE HOME Fort Myers, Florida		MORRIS DEPEW ENGINEERS & PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 2914 Cleveland Avenue Fort Myers, Florida 33901 (941) 337-3883 Fax: (941) 337-3884 Toll Free: 888-337-7341 FL CA NO. 6532 / FL CERT NO. LB8801 / LC26000330		REVISIONS 7/6/09 REVISED PER COUNTY REVIEW - RLC	
--	--	--	--	---	--	--	--

EXHIBIT E

LEE COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

1. WORDING FOR AGENDA:

Request Board approve site plans pursuant to Section 62.01.4 of the Lee County Zoning Regulations for the following: Sun N Fun, Jamaica Bay West, Fishermans Park, (less lots 16, 22, 27, 28, 29 and 37), Oak Park, Windmill Village and Citrus Park.

2. SUBJECT CATEGORY:

Strategic Planning and Growth Management

5-D

3. MEETING DATE:

3/4/87
~~February 25, 1987~~

4. AGENDA:

☒ CONSENT
☐ ADMINISTRATIVE
☐ PUBLIC

TIME REQUIRED:
(Public Only)

5. REQUIREMENT/PURPOSE:

(Specify)

☐ STATUTE
☐ ORDINANCE
☐ ADMIN. CODE
☒ OTHER

6. REQUESTOR OF INFORMATION:

A. (ALL REQUESTS)

NAME Michael Kloehn, Director
DEPT. Zoning & Dev. Review Div

B. (PUBLIC ONLY)

CITIZEN NAME
CITIZEN PHONE

7. BACKGROUND:

On December 3, 1986, the Board of County Commissioners adopted an amendment to the Lee County Zoning Ordinance Section 602.01. This Section defines a lot of record so as to enable Mobile Home Parks and Recreational Vehicles Parks to continue to develop according to the regulations under which they were originally approved.

The amendment includes a process whereby the Director shall recommend site plans for Board of County Commission approval. Upon receiving Board of County Commission approval, permits may be issued in compliance with Section 602.03. The Director has reviewed and recommends approval of site plans for the following Developments:

Sun N Fun
Jamaica Bay West
Fishermans Park (less lots 16, 22, 27, 28, 29 and 37)
Oak Park
Windmill Village
Citrus Park

Upon Board of County Commission approval, these site plans will be placed in a file in the Department of Community Development for review of building permits.

RECEIVED

8. RECOMMENDED ACTION:

Staff recommends that the Board of County Commissioners approve the six site plans pursuant to Section 602.01. of the Lee County Zoning Ordinance. MAR 5 1987

ZONING & DEVELOPMENT
REVIEW DIVISION

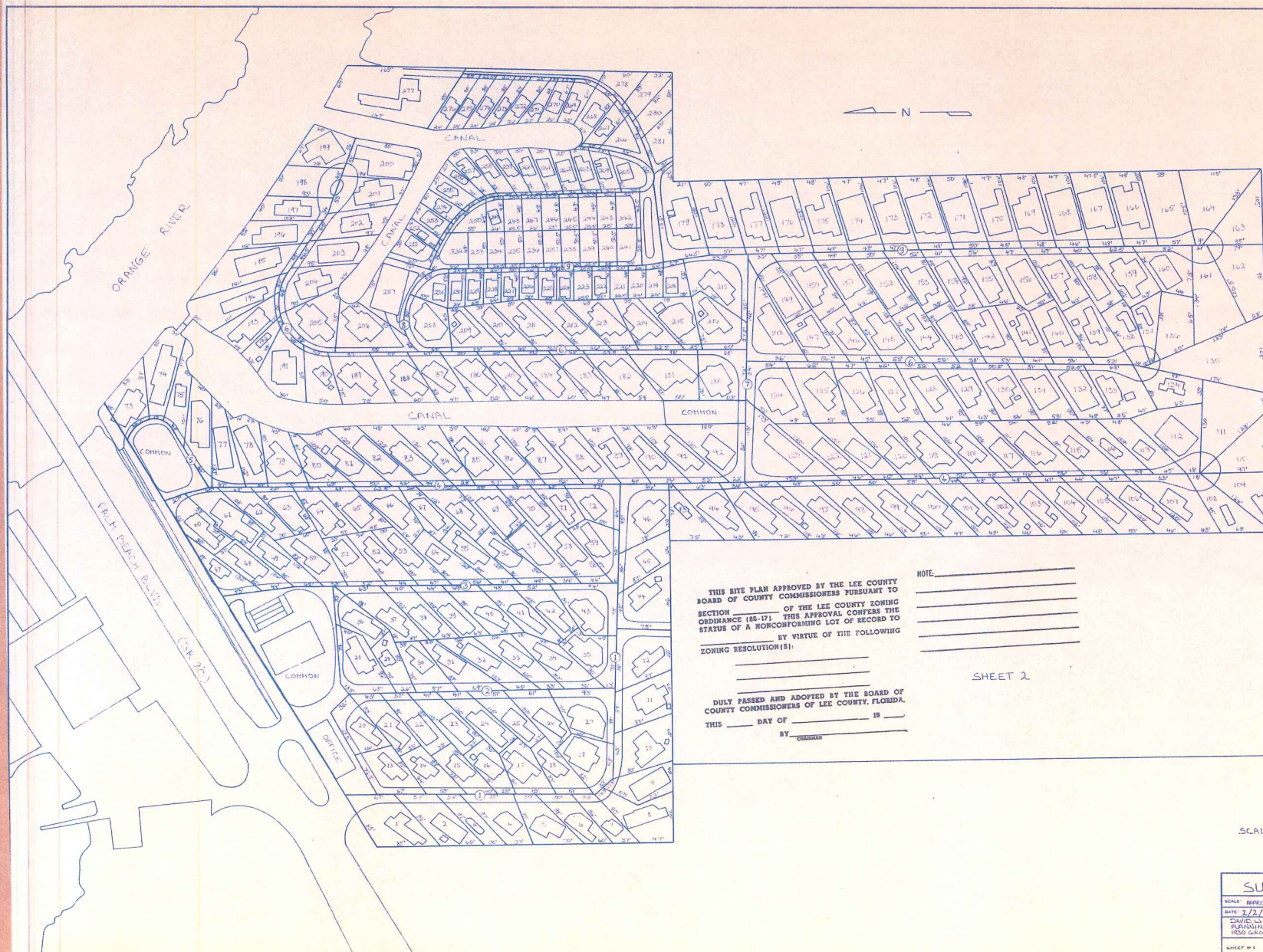
RECOMMENDED APPROVAL

DEPARTMENT DIRECTOR <i>[Signature]</i>	ADMINISTRATIVE SERVICES N/A	O M B N/A	COUNTY ADMINISTRATOR <i>[Signature]</i>	COUNTY ATTORNEY <i>[Signature]</i>
--	---------------------------------------	------------------	---	--

10. COMMISSION ACTION:

☒ APPROVED
☐ DENIED
☐ DEFERRED
☐ OTHER

REC'D.
by CO. ATTY
2-17-87
10:30 AM



STREET INDEX:

- ① FIRST ST
- ② SECOND ST
- ③ THIRD ST
- ④ CANAL ST
- ⑤ SHOCK CIRCLE
- ⑥ RIVERSIDE DR
- ⑦ CROSS AVE
- ⑧ EDGEWATER DR
- ⑨ ORANGE BLVD

THIS SITE PLAN APPROVED BY THE LEE COUNTY BOARD OF COUNTY COMMISSIONERS PURSUANT TO SECTION _____ OF THE LEE COUNTY ZONING ORDINANCE (88-17). THIS APPROVAL CONFERS THE STATUS OF A NONCONFORMING LOT OF RECORD TO BY VIRTUE OF THE FOLLOWING ZONING RESOLUTION(S):

NOTE: _____

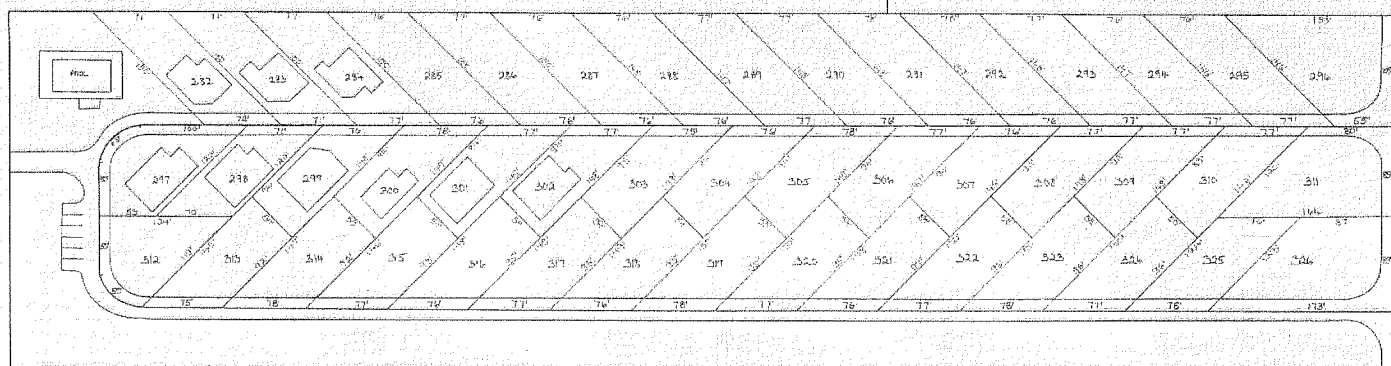
SHEET 2

DULY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THIS _____ DAY OF _____ 19____ BY _____

SCALE: 1" = 20'

SUN-N-FUN TRAILER PARK			
SCALE: 1"=20'	APPROVED BY:	DESIGNED BY:	REVIEWED:
DATE: 3/2/87			
EDWIN'S TRAILER PARK		1850 GROVE AVE. FT. MYERS, FL. 33901	
SHEET #1		DRAWING NUMBER	





Note: See attached Dwg. No. 5001
w. P.D. # 9-47-53 and amendment
for lot line adjustment.
Use Dwg. No. 5001 for numbering
1/18/57
B.L.

SUN-H-FUN TRAILER PARK		
SCALE: 1"=50'	APPROVED BY:	DATE: 2/2/57
DRAWN BY: DORIS L. BEECH		CHECKED BY: J.E.E.
DESIGNED BY: J.E.E.		DATE: 1/18/57
SHEET NO. 1		TOTAL SHEETS: 1



BOARD OF COUNTY COMMISSIONERS

P.O. Box 398
Fort Myers, Florida 33902-0398
(941) 335-2111

479-8363

Writer's Direct Dial Number

John E. Manning
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

July 14, 1997

Mr. Roger Schumacher
Sun-N-Fun Mobile Home Owners
5558 Palm Beach Blvd.
Fort Myers, FL 33905

RE: SUN-IN-FUN MOBILE HOME PARK
STRAP #35-43-25-08-00000.2030
Case No. 97-05-015.11A

Dear Mr. Schumacher:

Section 34-3272(3), of the Lee County Land Development Code provides for the development of lots of record. However, sites or lots within a park may not be reconfigured or reduced in dimension so as to increase the density for which the park was originally created.

The above noted park was approved for lot of record status on 03/04/87. This approval established lot of record status and the approved site plans for Sun-in-Fun Mobile Home Park are on file with the Lee County Department of Community Development. Although your correspondence makes reference to lots in accordance with the park addresses, staff will reference the lots as shown on the approved site plan.

Staff have reviewed the reconfiguration of lots 197, 198, and 199 (address numbers 203, 202, and 201). The reconfiguration will create two lots, which will increase the lot dimensions and reduce the overall density of the park. Therefore, staff have no objection to the reconfigured lots as shown on the attached site plan.

Further, it is my understanding that certain lots within the park will no longer be for mobile home use and the proposed change was approved by the Sun-In-Fun Mobile Homeowners Association. The designated lots will be used for open space (common ground), thereby reducing the overall density and intensity of use within the park. Staff have no concern with converting designated sites from mobile home use to open space use (common ground). Therefore, it is my understanding that the following lots (as shown on the approved site plan) will now be used for open space (common ground) purposes, as follows:

Lots 232 - 250
Lot 266
Lots 278 - 281
Lot 93

H:\CASES\1997\0501511A\SUNFUN.ZVL

SUN-IN-FUN MOBILE HOME PARK
STRAP #02-44-25-08-00000.1080
Case No. 97-05-015.11A
Page 2

Lot 72
Lot 47
Lot 20
Lot 13

Staff have reviewed the proposed reconfiguration of lots 108, 109, 110, 111, 135, 136, 161, 162, 163, 164, and 165 resulting from the proposed street extensions. The reconfiguration will not increase the density or intensity of use. However, prior to the use and development of the reconfigured lots and the extension of Riverside Drive, Canal Street, and Orange Boulevard, an application for a limited review must be submitted to and approved by the Development Services Division.

Please be advised that the information provided herein is based on current regulations and may be subject to change as ordinances are enacted or amended.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

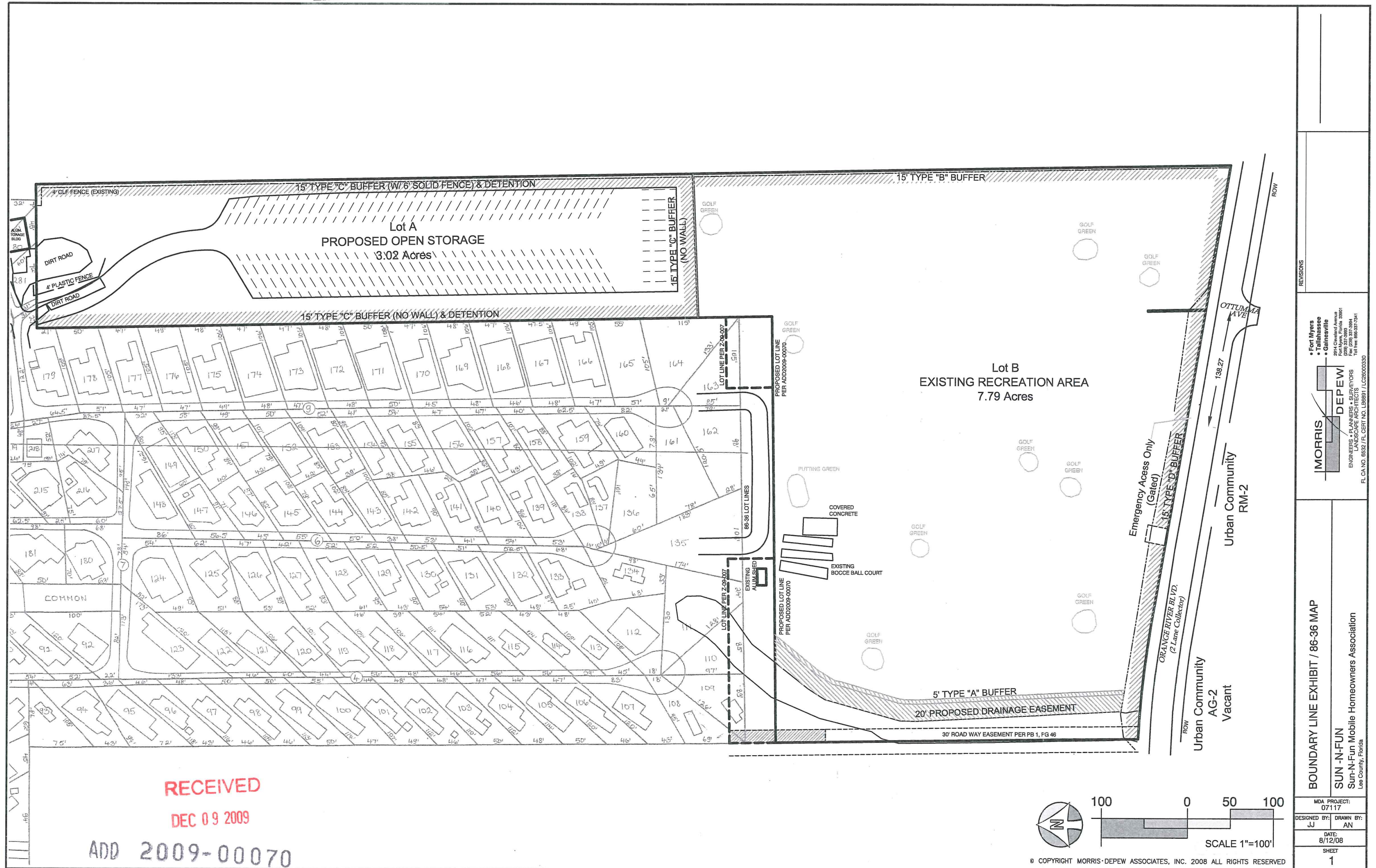
DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division


Bryan J. Kelner
Zoning Manager

BJK/dmd

cc: June Donnely

EXHIBIT F



REVISIONS

MORRIS
• Fort Myers
• Tallahassee
• Gainesville
2914 Cleveland Avenue
Fort Myers, FL 33901
(239) 337-3993
Fax: (239) 337-3994
Toll Free: 866-337-7341
FL CA NO. 6552 / PL CERT NO. LB8891 / LC26000390

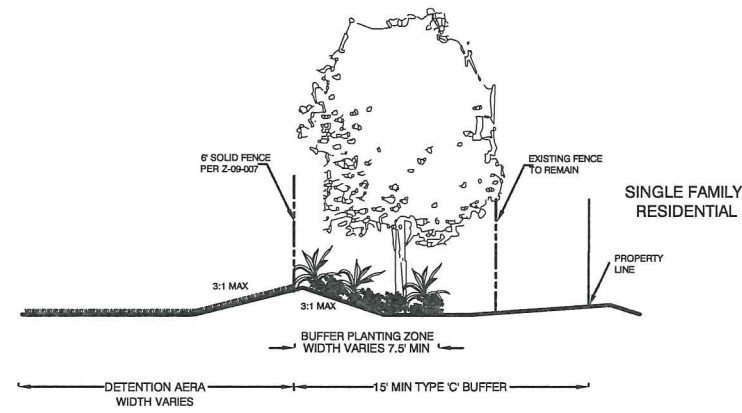
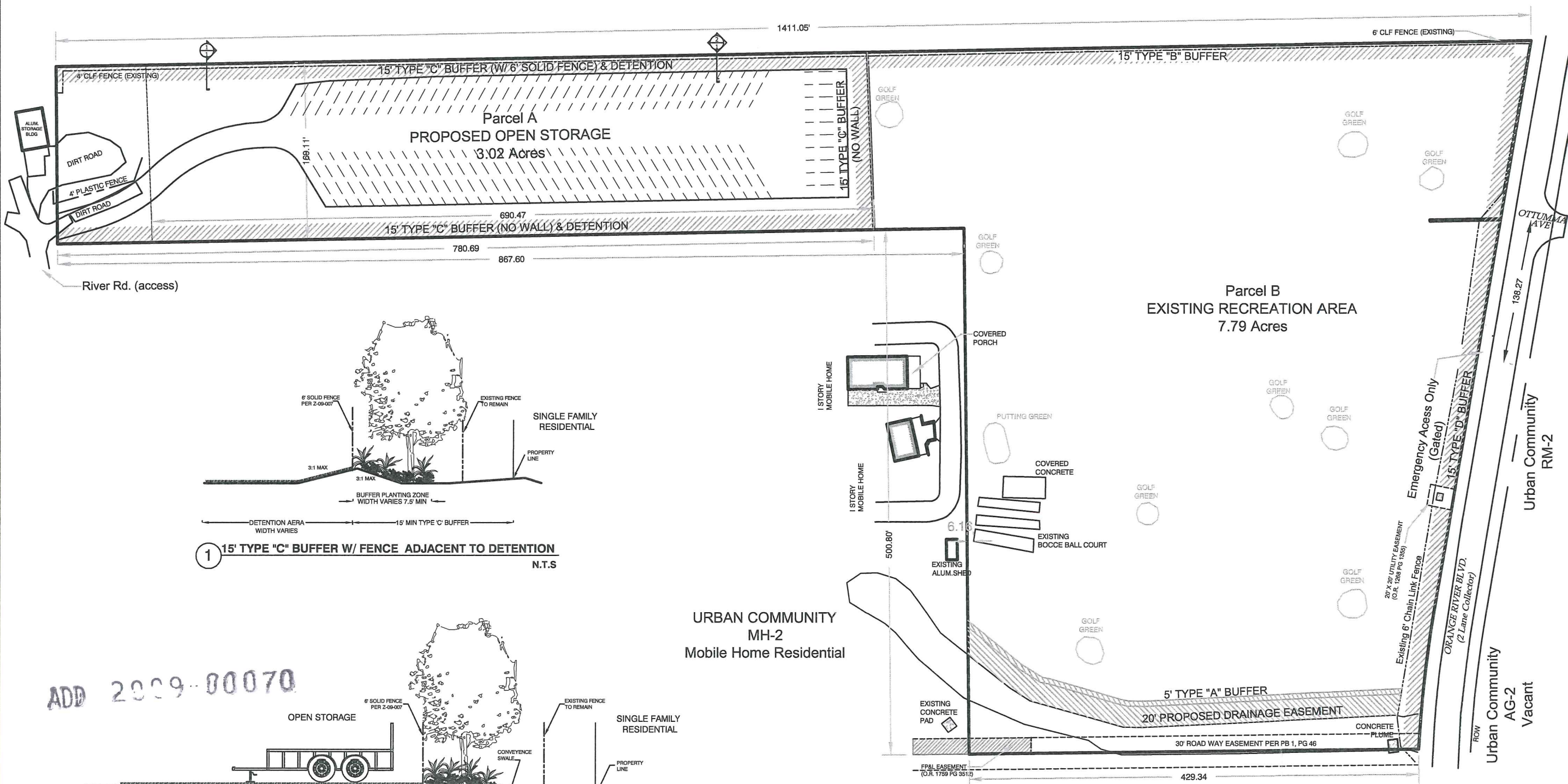
DEPEW
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LANDSCAPE ARCHITECTS

BOUNDARY LINE EXHIBIT / 86-36 MAP

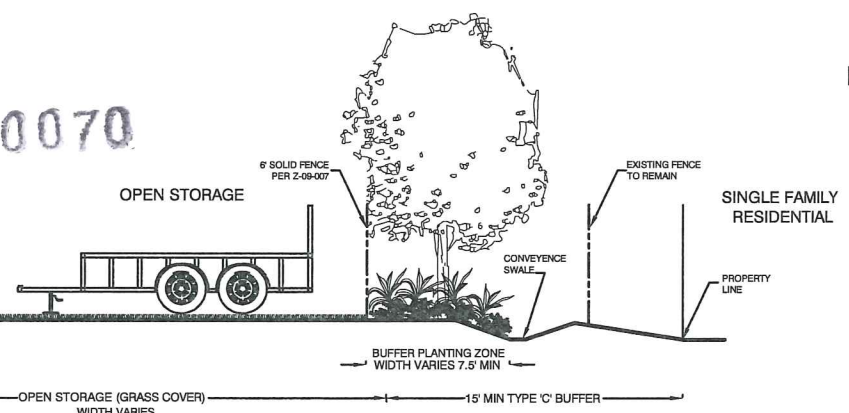
SUN-N-FUN
Sun-N-Fun Mobile Homeowners Association
Lee County, Florida

MDA PROJECT:
07117
DESIGNED BY:
JJ
DRAWN BY:
AN
DATE:
8/12/08
SHEET
1

URBAN COMMUNITY
RS-1
Single Family Residential



1 15' TYPE "C" BUFFER W/ FENCE ADJACENT TO DETENTION
N.T.S

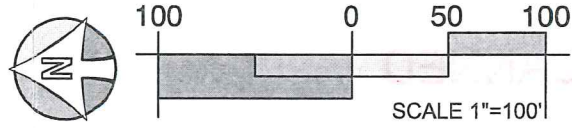


2 15' TYPE "C" BUFFER W/ FENCE ADJACENT TO OPEN STORAGE
N.T.S

Open Storage Area= 3.02 AC
FLU: Urban Community
Zoning: MHPD
40% Open Space Required: 1.2 AC
Open Space Provided: 1.2 AC

Recreation Area= 7.79 AC
FLU: Urban Community
Zoning: MHPD
40% Open Space Required: 3.12 AC
Open Space Provided: 7.03 AC

URBAN COMMUNITY
MH-2
Mobile Home Residential



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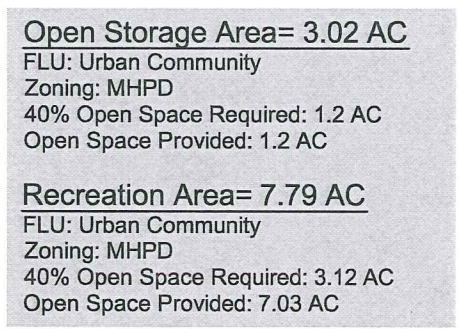
REVISIONS	REVISED	REVISIONS
10/08/09	11/10/09	

• Fort Myers
• Tallahassee
• Gainesville
• DEPEW
ENGINEERS • PLANNERS • SURVEYORS
2811 Cleveland Avenue, Suite 100
Fort Myers, FL 33901
Tel: (888) 357-2894
Tel: (941) 666-3741
FL CA NO. 6532 / FL CERT NO. LB5867 / LC26000330

MASTER CONCEPT PLAN
SUN-N-FUN
Sun-N-Fun Mobile Homeowners Association
Lee County, Florida

MDA PROJECT:	07117
DESIGNED BY:	JJ
DRAWN BY:	AN
DATE:	8/12/08
SHEET	1

URBAN COMMUNITY
RS-1
Single Family Residential



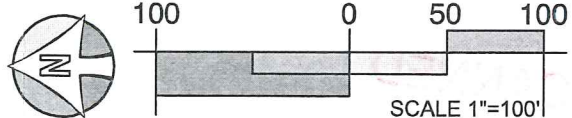
=OPEN SPACE

URBAN COMMUNITY
MH-2
Mobile Home Residential

ADD 2009-00070

RECEIVED
DEC 09 2009

APPROVED
Amendment to
Master Concept Plan, Pg 2
Subject to Case # ADD2009-00070
Date 12/15/2009



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REVISIONS

MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2814 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7878

• Fort Myers
• Tallahassee
• Gainesville

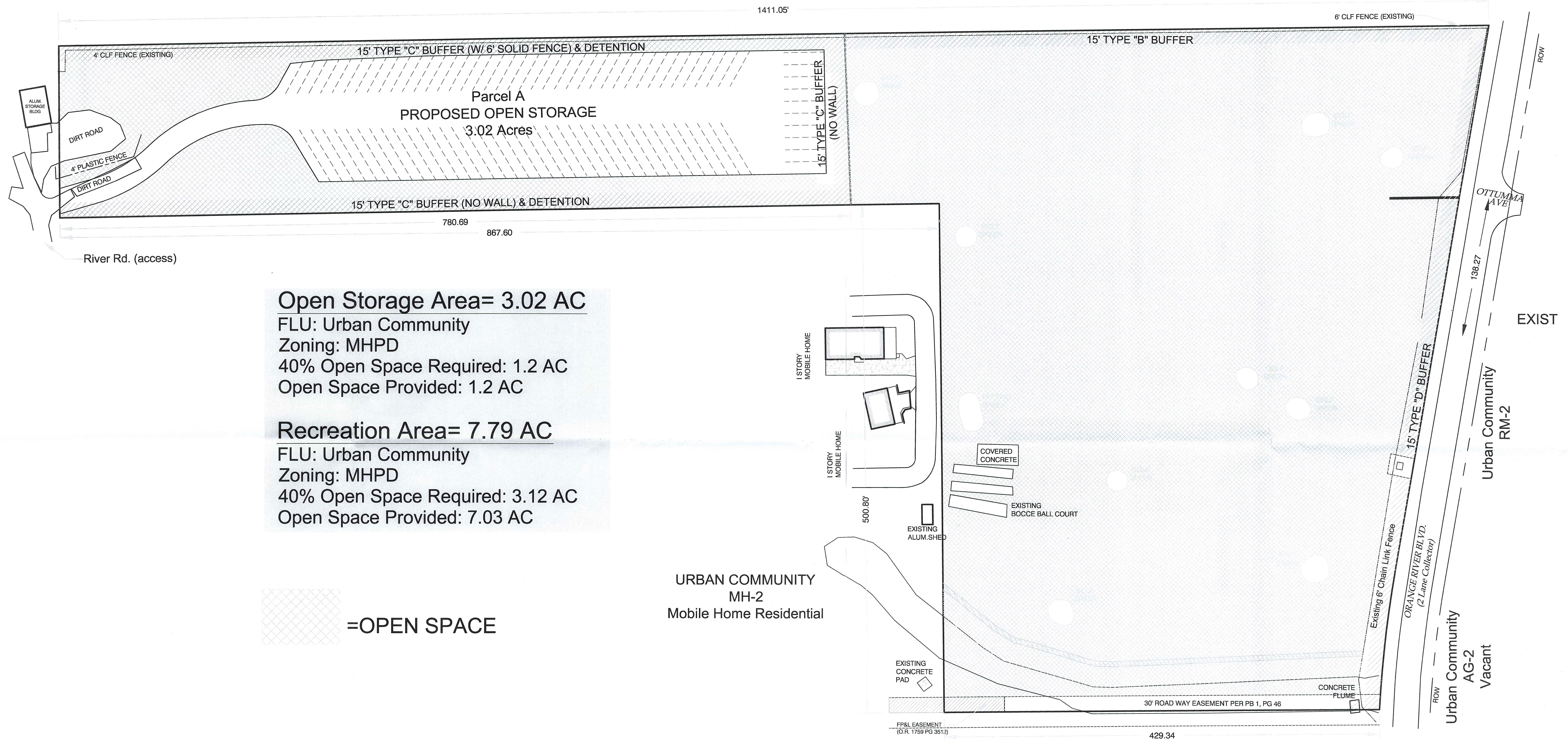
FLA. CO. 6532 / FL. CERT. NO. LB6861 / LC26000330

OPEN SPACE EXHIBIT

SUN -N-FUN
Sun-N-Fun Mobile Homeowners Association
Lee County, Florida

MDA PROJECT: 07117	
DESIGNED BY: JJ	DRAWN BY: AN
DATE: 12/13/09	
SHEET 1	

URBAN COMMUNITY
RS-1
Single Family Residential



Open Storage Area= 3.02 AC
 FLU: Urban Community
 Zoning: MHPD
 40% Open Space Required: 1.2 AC
 Open Space Provided: 1.2 AC

Recreation Area= 7.79 AC
FLU: Urban Community
 Zoning: MHPD
 40% Open Space Required: 3.12 AC
 Open Space Provided: 7.03 AC

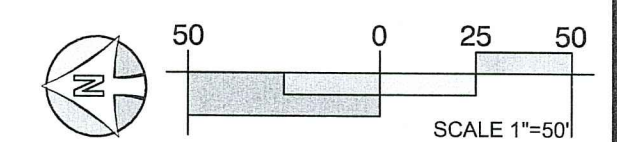
=OPEN SPACE

URBAN COMMUNITY
MH-2
Mobile Home Residential

20' PROPOSED DRAINAGE EASEMENT
5' TYPE "A" BUFFER URBAN COMMUNITY
MH-2
Mobile Home Residential

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2009-00070
Date 12/15/2009

RECEIVED
DEC 9 2009
COMMUNITY DEVELOPMENT
REC'D SECOND FLOOR



OPEN SPACE EXHIBIT

SUN-N-FUN
Sun-N-Fun Mobile Homeowners Association
Lee County, Florida

MORRIS

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● Tallahassee

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Toll free: 866-337-7341

FL CA NO. 6632 / FL CERT NO. LB6891 / LC28000330

CA101C1A7Y1

PROJECT:	
07117	
BY:	DRAWN BY:
	AN
DATE:	
2/13/09	
SHEET	
07117	

ADD 2009-00070