

**APPLICATION TO AMEND A PLANNED DEVELOPMENT OR PUD
CYPRESS WOODS RV RESORT HOMEOWNERS ASSOCIATION, INC**

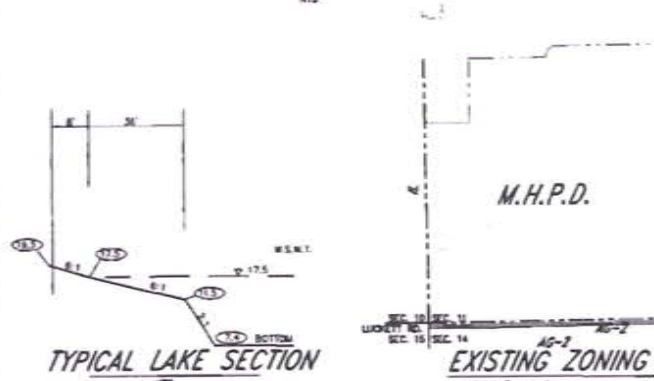
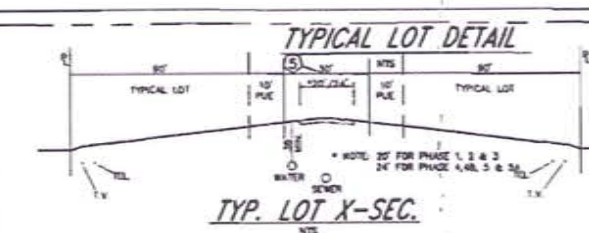
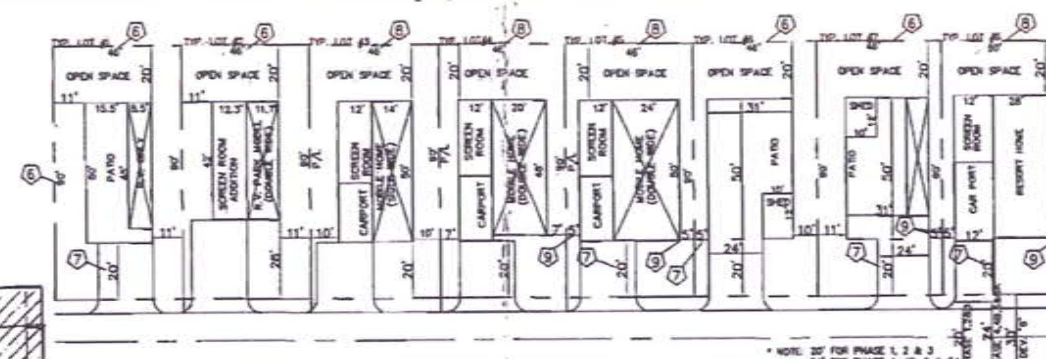
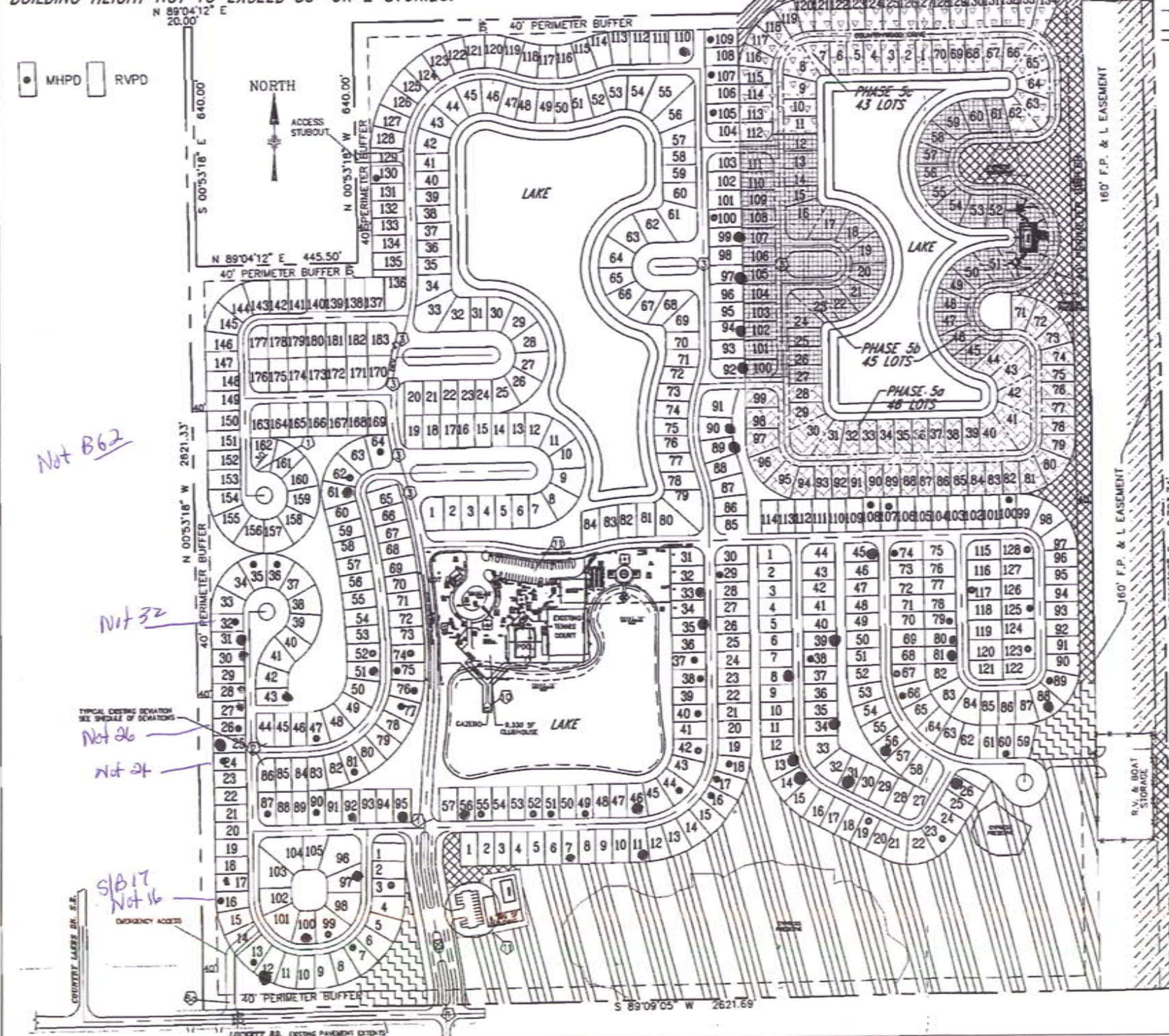
EXHIBIT E (1)

**APPROVED MASTER CONCEPT PLAN (MCP) FROM THE LAST ZONING
RESOLUTION ON THE PROPERTY (Z-11-021) WITH THE NECESSARY
ADJUSTMENTS TO THE RV/MH ALLOCATIONS**

"EXHIBIT 3A"

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
 RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
 LOT AREA = 2,850,427.44 S.F. (65.44 AC.)
 LAKES = 726,812.66 S.F. (16.68 AC.)
 NO. OF LOTS = 611 UNITS (565 R.V. SITES, 46 M.H. SITES)
 GROSS DENSITY = 3.98 UNITS/AC.
 BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.



Approved as Exhibit C
 MCP Page 1 of 3
 Resolution # Z-11-021

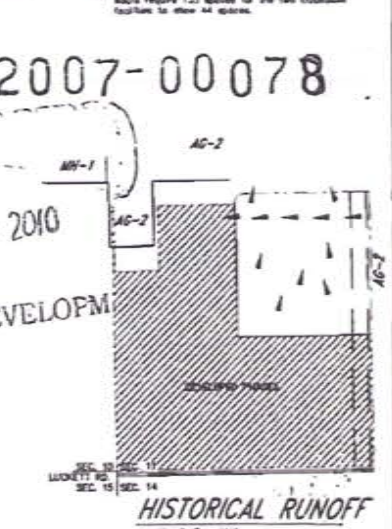
DCI 2007-00078

TYPES	ACTUAL	CREDITS
1002	5.04 ACRES	5.04 ACRES
1106	1.27 ACRES	1.39 ACRES
1224	4.86 ACRES	6.08 ACRES
1305	16.70 ACRES	25.05 ACRES
TOTAL PROVIDED:	27.87 ACRES	36.56 ACRES
TOTAL REQUIRED:		30.30 ACRES

COMMON AREA:	
40 FOOT PERIMETER BUFFER	= 417,876.85 S.F. (9.50 AC.)
30 FOOT AROUND LAKE	= 174,813.73 S.F. (4.00 AC.)
LAKE	= 726,812.66 S.F. (16.68 AC.)
160' F.P. EASEMENT	= 432,887.83 S.F. (9.83 AC.)
WETLAND CREATION (EXISTING)	= 780,132.00 S.F. (17.80 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	= 430,223.79 S.F. (9.87 AC.)
COMMON AREA TOTAL	= 2,847,763.03 S.F. (65.38 AC.)
% OF SITE	= 42.6%

HURRICANE SHELTER (PER LDC SECTION 10-258)
 REQUIRED HURRICANE SHELTERS = (2,330/2,847,763) X 400 = 12.00 S.F.
 PROVIDED = 18,128 S.F.

- ### SCHEDULE OF DEVIATIONS
- Existing General Deviations:
- A deviation from LDC Section 10-214 which requires a 40 foot turn-out radius to allow 30 feet.
 - A deviation from LDC Section 34-2222 to 34-2122 to allow the corner lots to be the same size as the other lots in the development and to allow a reduction in the street setback from 20 ft. to 5 ft. on the "y" lot line for these corner lots.
 - A deviation from Table 1 of LDC 10-258 which requires 133 feet of street intersection to allow 100 feet.
 - A deviation from LDC Section 10-214(3) to allow only one means of ingress and egress for a development of more than 100 acres.
 - A deviation from Table 2 of LDC 10-258 which requires a 45 foot right-of-way for a local street with open drainage to permit a local street with 30 foot right-of-way and open drainage.
- Existing RVPD Deviations:
- A deviation from LDC Section 34-630(a)(1)(A) which requires a 5,000 square foot minimum lot to allow a 2,140 square foot minimum (48 feet x 85 feet).
 - A deviation from LDC Section 34-283(a)(7)(C) which requires side setbacks of 15 feet and a street (right-of-way) setback of 25 feet to permit a side setback of 5 feet and a street (right-of-way) setback of 20 feet for a non-voluntary park.
 - A deviation from LDC Section 34-330(a)(3)(i) to permit an access road through the perimeter buffer.
- Existing MHPD Deviations:
- A deviation from Section 430.02 of the Lee County Zoning Ordinance (Now LDC 34-730) which requires a 5,000 square foot minimum lot (50 feet x 100 feet) to allow a 4,140 square foot minimum lot (48 feet x 85 feet).
 - A deviation from Section 430.02.B of the Lee County Zoning Ordinance (Now 34-730) which requires a side setback of 7 feet to permit a side setback of 5 feet.
 - A deviation from Section 34-214(a)(3)(i) of the Lee County Land Development Code to permit a water-related use (i.e. clubhouse, deck, pier and gazebo) to encroach into the 25' setback and to extend 80 feet into an artificial body of water. This request is made pursuant to the exception provided in LDC 34-214(a)(3)(i).
 - A deviation from Section 34-3222(a)(2) which would require 133 squares for the turn-out radius to allow 44 spaces.



CYPRESS WOODS
 R.V. RESORT
 ORIGINAL ZONING # Z-94-025
 MASTER CONCEPT PLAN
 BARBOT, STEUART & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 636-7353

DATE	REVISION	APPROVED	CHECKED BY	DATE	FILE NO.
08/18/10	REVISED FOR 03/24/10 SUFFICIENCY CHECKLIST	JTA	MS	08/18/10	3434
04/21/08	REVISED FOR 01/08/08 SUFFICIENCY CHECKLIST	JTA	MS	04/21/08	

EXHIBIT C

**APPLICATION TO AMEND A PLANNED DEVELOPMENT OR PUD
CYPRESS WOODS RV RESORT HOMEOWNERS ASSOCIATION, INC**

EXHIBIT E (2)

**CYPRESS WOODS RV RESORT SITE MAP (USED WITH PROSPECTIVE BUYERS &
OWNER'S PACKETS) WITH THE NECESSARY ADJUSTMENTS TO THE RV/MH
ALLOCATIONS**

A-19
B-26
2A
12
824



Cypress Woods RV Resort of Ft Myers

Your Home Away From Home!

5551 Lockett Road
Fort Myers, FL 33905
Lee County
(239) 208-7613

www.CypressWoodsRV.net
info@cypresswoodsrv.net



Future Development



Town Center

Activities Director - Office

Lobby-Events/Activities	Information
Community Room	Omni Room
Great Room	Kitchen
Pool and Spa	Showers
Recycling & Dumpster	Mail Boxes



Welcome Center

Cypress Room	Spa
Pool	Library
Laundry	Ping Pong
Mail Room	Exercise Equipment
Cypress Waters Day Spa	
Property Manager's Office	

Wetland Conservation Area

In-House Sales: Mr. Jan Snider (239) 333-3240
jsnider@cypresswoodsrv.com



Count 2/25/2018