

RECEIVED
MAY 15 2019
COMMUNITY DEVELOPMENT

"EXHIBIT 3A"

CYPRESS WOODS RESORT

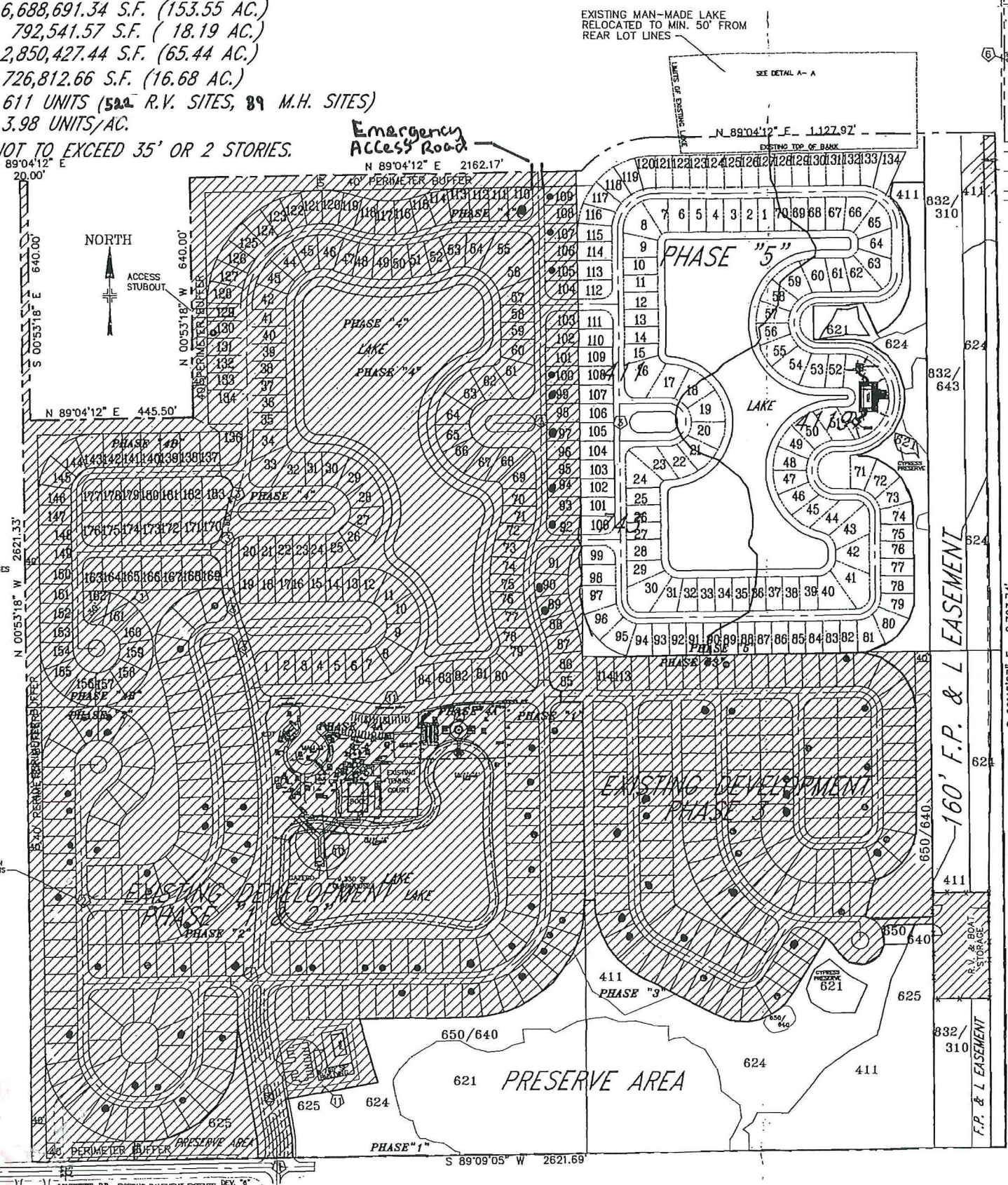
TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
LOT AREA = 2,850,427.44 S.F. (65.44 AC.)
LAKES = 726,812.66 S.F. (16.68 AC.)
NO. OF LOTS = 611 UNITS (522 R.V. SITES, 89 M.H. SITES)
GROSS DENSITY = 3.98 UNITS/AC.
BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

MHPD RVPD

HATCH LEGEND

EXISTING DEVELOPED PHASES

TYPICAL EXISTING DEVIATION
SEE SCHEDULE OF DEVIATIONS



EXISTING MAN-MADE LAKE
RELOCATED TO MIN. 50' FROM
REAR LOT LINES

Emergency
Access Road

SEE DETAIL A-A

PHASE "5"

LAKE

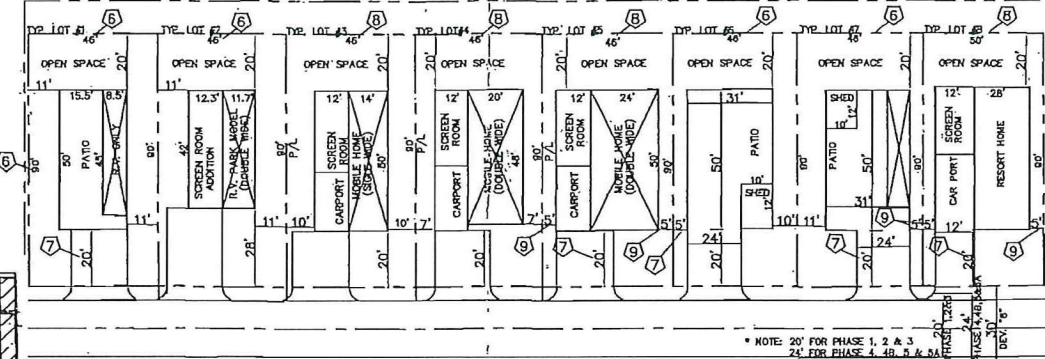
EXISTING DEVELOPMENT
PHASE "3"

621 PRESERVE AREA

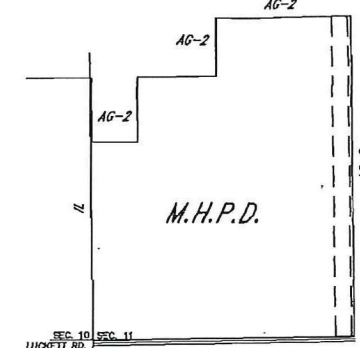
160' F.P. & L EASEMENT

40' PERIMETER

F.P. & L EASEMENT



TYP. LOT X-SEC.



EXISTING ZONING

EXISTING CONDITIONS FOR PHASE 4 & 5

CODE	DESCRIPTION	ACRES
191	BALIA GRASS FIELD	.93
193	UNDEVELOPED RURAL AREA	19.43
194	UNDEVELOPED LAND/TEMPORARY RV STORAGE	0.81
210	PASTURE LAND	12.26
411	PINE - SAW PALMETTO FOREST	13.34
411B	MELALEUCA - PINE FOREST	11.99
510	DRAINAGE DITCH	.60
520	LAKE	2.54
740	DISTURBED AREA	1.30
743	SPOILED AREA	1.00
TOTAL		64.00

FLUCC'S CODE

411 - PINE FLATWOODS = 4.55 ACRES
621 - CYPRESS FOREST = 6.86 ACRES
624 - PINE - CYPRESS FOREST = 9.13 ACRES
625 - PINE WET PRAIRIE = 2.52 ACRES
650/640 - RESTORATION AREA = 2.69 ACRES
832/310 - POWER LINE EASEMENT/HERBACEOUS = 2.78 ACRES
832/643 - POWER LINE EASEMENT/HERBACEOUS = 3.69 ACRES

OPEN SPACE

COMMON AREA:	
40 FOOT PERIMETER BUFFER	= 417,979.65 S.F. (9.50 AC.)
20 FOOT AROUND LAKE	= 174,510.73 S.F. (4.00 AC.)
LAKES	= 732,335.74 S.F. (16.81 AC.)
160' F.P. EASEMENT	= 432,587.83 S.F. (9.93 AC.)
WETLAND CREATION (EXISTING)	= 700,122.00 S.F. (16.03 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	= 430,223.78 S.F. (9.87 AC.)
COMMON AREA TOTAL	= 2,847,760 S.F. (65.56 AC.)
% OF SITE	= 44.04 %

HURRICANE SHELTER (PER LDC SECTION 10-258)

REQUIRED HURRICANE SHELTERS = (2.25/672)(20)(155) = 13,608 S.F.
PROVIDED = 16,122 S.F.

08/16/10	REVISED PER 05/24/10 SUFFICIENCY CHECKLIST	JTA	D
DATE	REVISION	APPROVED	

DCI 2007-00078

SCHEDULE OF DEVIATIONS

- Existing General Deviations:
- 1. A deviation from LDC Section 10-714 which requires a 90 foot turn-out radius to allow 30 feet.
 - 2. A deviation from LDC Sections 34-2222 & 34-2182 to allow the corner lots to be the same size as the other lots in the development and to allow a reduction in the street setback from 20 ft. to 5 ft. on the "side" lot line for these corner lots.
 - 3. A deviation from Table 1 of LDC 10-256 which requires 125 feet of street intersection separation to allow 100 feet.
 - 4. A deviation from LDC Section 10-291(3) to allow only one means of ingress and egress for a development of more than five acres.
 - 5. A deviation from Table 3 of LDC 10-296 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:
- 6. A deviation from LDC Section 34-233(b)(6)(b) which requires a 5,000 square foot minimum lot to allow a 4,140 square foot minimum (46 feet x 90 feet).
 - 7. A deviation from LDC Section 34-362(b)(7)(c) which requires side setbacks of 10 feet and a street (right-of-way) setback of 25 feet to permit a side setback of 5 feet and a street (right-of-way) setback of 20 feet for a non-transit park.
 - 8. A deviation from LDC Section 34-233(b)(3) to permit an access road through the perimeter buffer.
- Existing MHPD Deviations:
- 9. A deviation from Section 439.02 of the Lee County Zoning Ordinance (Now LDC 34-736) which requires a 5,000 square foot minimum lot (50 feet x 100 feet) to allow a 4,140 square foot minimum lot (46 feet x 90 feet).
 - 10. A deviation from Section 439.02.B of the Lee County Zoning Ordinance (Now 34-736) which requires a side setback of 7 feet to permit a side setback of 5 feet.
 - 11. A deviation from Section 34-2184(b)(3) of the Lee County Land Development Code to permit a well related use (i.e. clubhouse, deck, pier, and gazebo) to encroach into the 25' setback and to extend 90 feet into an artificial body of water. This request is made pursuant to the exception provided in LDC 34-2184(c)(1)(i).
 - 12. A deviation from Section 34-20224(c)(2) which would require 133 spaces for the two clubhouse facilities to allow 44 spaces.

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

CYPRESS WOODS
R.V. RESORT
ADMINISTRATIVE AMENDMENT
ORIGINAL ZONING # Z-94-D25

MASTER CONCEPT PLAN, EXHIBIT III-A-1

BARBOT, STEUART & ASSOCIATES, INC., CONSULTING ENGINEERS

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

DESIGNED BY:	CHECKED BY:	FILE NO.
IKS	IKS	3434
DRAWN BY:	CHECKED BY:	
JTA	IKS	
DATE:	DATE:	
08/16/10	05/29/2007	
REVISION	APPROVED	