

ADMINISTRATIVE AMENDMENT (PD) ADD2022-00108

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Laguna Caribe at Cypress Woods, LLC filed an application for an administrative amendment to a Recreational Vehicle Planned Development (RVPD), on a project known as Cypress Woods RVPD Phase 5, **to amend Deviation 23 of Resolution Z-20-027 to include Lots 121 through 137**, on property described more particularly as:

LEGAL DESCRIPTION: In Section 11, Township 44 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

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

WHEREAS, the property was originally rezoned to RVPD in Resolution Z-94-025 (with subsequent amendments in case number PD-95-019, ADD2002-00111, ADD2003-00122, Resolution Z-03-057, ADD2004-00102, ADD2010-00013, Resolution Z-11-021, ADD2019-00066, Resolution Z-20-027, ADD2020-00049A, ADD2021-00158 and ADD2022-00021); and

WHEREAS, Deviation 23 of Resolution Z-20-027 approved relief from Land Development Code (LDC) Section 10-415(b)(1)(c), which requires a 20-foot minimum setback from indigenous vegetation and trees and a 30-foot setback from indigenous plant communities subject to fire, to allow a 20-foot minimum setback from upland preserve lots 68-70 and 75 and 76 (see Exhibit "F"); and

WHEREAS, LDC Section 10-415(b)(1)(c) establishes ecological separations for preservation and fire prevention; and

WHEREAS, the applicant states that at the time of the original deviation request the lots abutting the northern 0.90-acre indigenous restoration preserve were omitted from the deviation request in error (see Exhibit "C"); and

WHEREAS, furthermore, the applicant's proposed reduction from the required 30-foot setback, to allow a 20-foot setback, will apply to accessory structures, which will be constructed of flame retardant building materials; and

WHEREAS, a Letter of No Objection, concerning the expansion of Deviation 23, has been issued by the Tice Fire and Rescue District (see Exhibit "D"); and

WHEREAS, Lee County Environmental staff have reviewed the request and offered no objection to expanding Deviation 23 to encompass Lots 121 through 137, according to the amended Master Concept Plan (see Exhibit "B"); and

WHEREAS, the applicant conducted a publicly advertised information session within the Caloosahatchee Shores Community Plan area in compliance with LDC Section 33-1482 (see Exhibit “E”); 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, as conditioned, 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 Recreational Vehicle Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **Development within Phase 5 of Cypress Woods RV Resort must be in compliance with the amended 1-Page Master Concept Plan, entitled “Cypress Woods RV Resort Phase 5 Recreational Vehicle Planned Development” dated January of 2016, last revised 06/27/2022, attached hereto as Exhibit “B.” The only change approved to the MCP is inclusion of Deviation #23 on Lots 121 through 137.**
2. **Deviation 23 of Resolution Z-20-027 is hereby amended below in strike-through to identify deleted language and underline to identify new language:**

Deviation (23) seeks relief from the LDC §10-415(b)(1)(c) requirement of a 20 foot minimum setback from indigenous vegetation and trees and a 30 foot setback for indigenous plant communities subject to fire, to allow a 20 foot minimum setback from upland preserve lots ~~68-70 and 75-76~~ 68 through 70, 75 and 76, and 121 through 137. This deviation is APPROVED subject to the following condition.

- a) All buildings located within the 30-foot required setback must be constructed of flame retardant materials.

4. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

5. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 7/26/2022

Anthony R. Rodriguez, AICP, Zoning Manager

Exhibits

Exhibit A: Legal Description

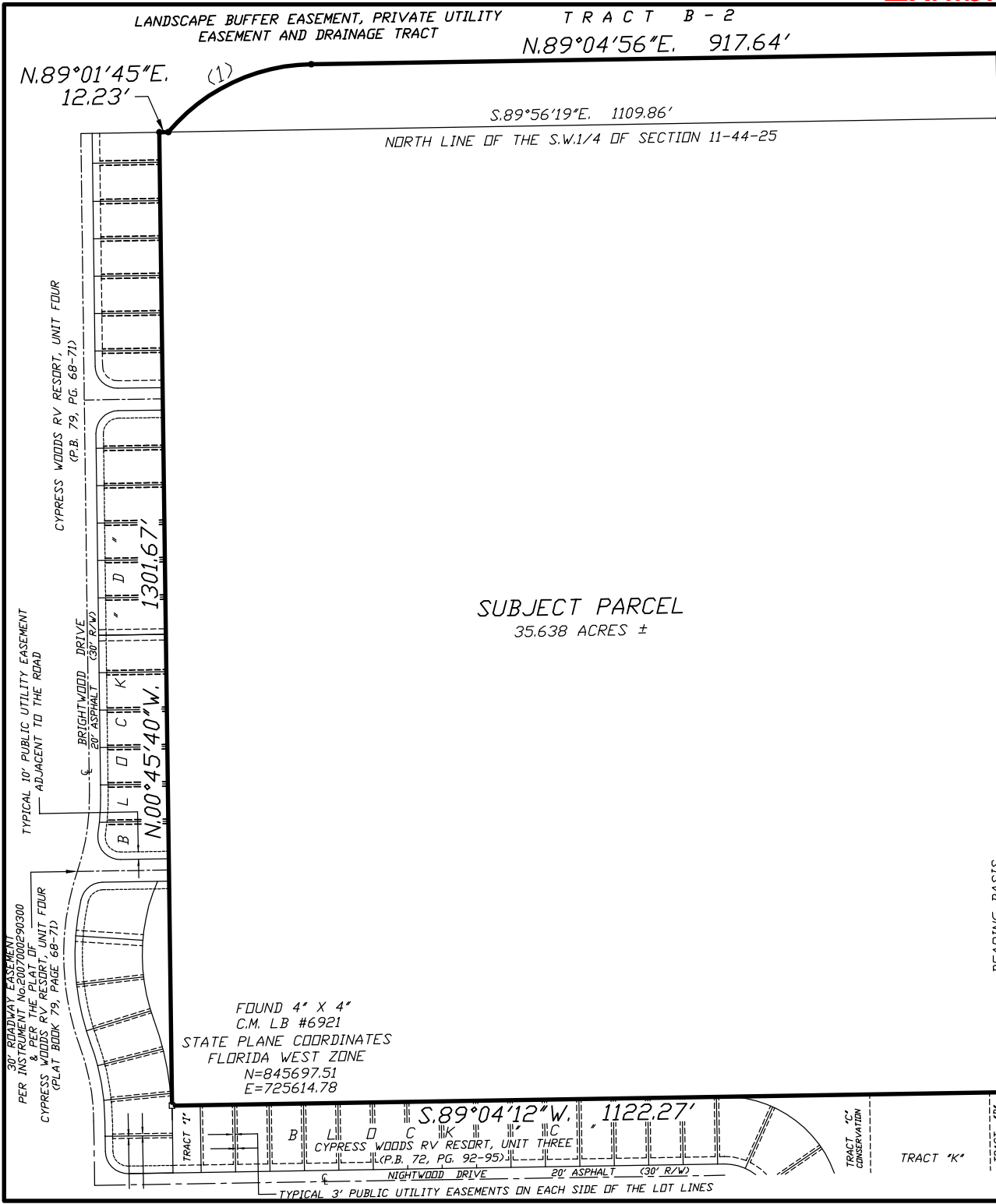
Exhibit B: Phase 5 Amended Master Concept Plan

Exhibit C: Applicant's Request Statement

Exhibit D: Tice Fire District Letter of No Objection

Exhibit E: Public Information Session Summary

Exhibit F: Resolution Z-20-027



SKETCH TO ACCOMPANY DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 11

TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SEE EXHIBIT "A" SHEET 2 OF 2
FOR DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

REVIEWED
ADD2022-00108
Rick Burris, Principal
Planner
Lee County DCD/Planning
7/21/2022

Curve number 1

Radius= 255.00'
Delta= 48°59'28"
Arc= 218.04'
Chord= 211.46'
Chord Brg.= N.64°35'12"E.

SHEET 1 OF 2

HARRIS-JORGENSEN, LLC
3048 DEL PRADO BLVD. S. #100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921

FLORIDA CERTIFICATE OF
AUTHORIZATION # LB6921

POINT OF BEGINNING
SET 1/2" I.R. CAP PLS #4631
AT THE N.E. CORNER OF THE
S.W.1/4 OF SECTION 11-44-25
&
FOUND 3" X 3" C.M. LS #2465
0.11' SOUTH & 1.27' WEST
&
FOUND 3" X 3" C.M. NO ID.
2.2' SOUTH & 0.45' EAST
STATE PLANE COORDINATES
FLORIDA WEST ZONE
N=847018.08
E=726719.40

BEARING BASIS
EAST LINE OF THE S.W.1/4
OF SECTION 11-44-25

FOUND 4" X 4" C.M. LB #6921
AT THE N.E. CORNER OF
CYPRESS WOODS RV RESORT, UNIT THREE
(P.B. 72, PG. 92-95)

D.R. BOOK 2437, PAGE 674

DESCRIPTION TO ACCOMPANY SKETCH
EXHIBIT "A"

DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE AFORESAID SECTION 11; THENCE RUN S.00°46'12"E. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4) FOR 1302.47 FEET TO THE NORTHEAST CORNER OF CYPRESS WOODS RV RESORT, UNIT THREE, AS RECORDED IN PLAT BOOK 72, PAGES 92 THROUGH 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.89°04'12"W. ALONG THE NORTH LINE OF SAID CYPRESS WOODS RV RESORT, UNIT THREE FOR 1122.27 FEET; THENCE RUN N.00°45'40"W. FOR 1301.67 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER (SW1/4); THENCE RUN N.89°01'45"E. ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) FOR 12.23 FEET TO A POINT ON A TANGENT CURVE; THENCE RUN NORTHEASTERLY FOR 218.04 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 255.00 FEET, A DELTA OF 48°59'28", A CHORD BEARING OF N.64°35'12"E. AND A CHORD DISTANCE OF 211.46 FEET TO A POINT OF TANGENCY; THENCE RUN N.89°04'56"E. FOR 917.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE AFORESAID SECTION 11; THENCE RUN S.00°46'12"E. ALONG SAID EAST LINE FOR 86.65 FEET TO THE POINT OF BEGINNING.

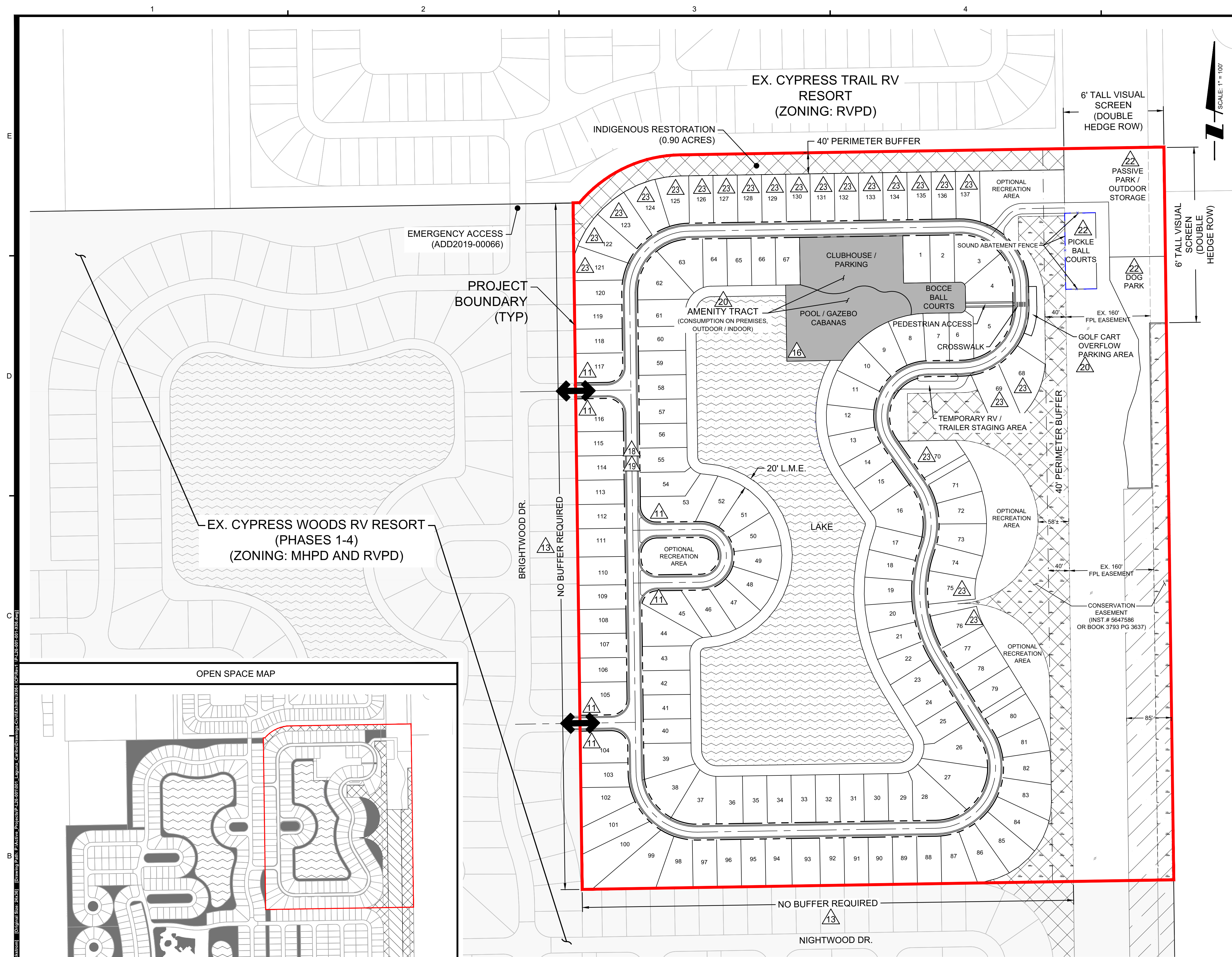
SAID TRACT CONTAINS 35.638 ACRES, MORE OR LESS.

Phillip M Mould, Digitally signed by Phillip
M Mould, P.S.M. 6515
State of Florida
Date: 2022.02.14 10:36:43
-05'00'
P.S.M. 6515
State of Florida

PHILLIP M MOULD
LS6515
SEPTEMBER 14, 2020

REVIEWED
ADD2022-00108
Rick Burris, Principal
Planner
Lee County DCD/Planning
7/21/2022

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.



LEGEND	
	CONSERVATION EASEMENT
	LAKE
	AMENITY TRACT
	PRESERVE
	RESIDENT INGRESS / EGRESS
	DEVIATION LOCATION

SITE DATA TABLE	
RV LOTS/DEVELOPMENT TRACTS	14.6 AC. +/-
LAKE TRACT	5.7 AC. +/-
AMENITY TRACT	1.2 AC. +/-
ROADWAY / PAVEMENT	3.1 AC. +/-
OUTDOOR STORAGE / DOG PARK / PICKLE BALL COURTS	2.6 AC. +/-
INDIGENOUS / PRESERVE	4.9 AC. +/-
BUFFERS / OTHER OPEN SPACE	3.5 AC. +/-
TOTAL SITE AREA	35.6 AC.

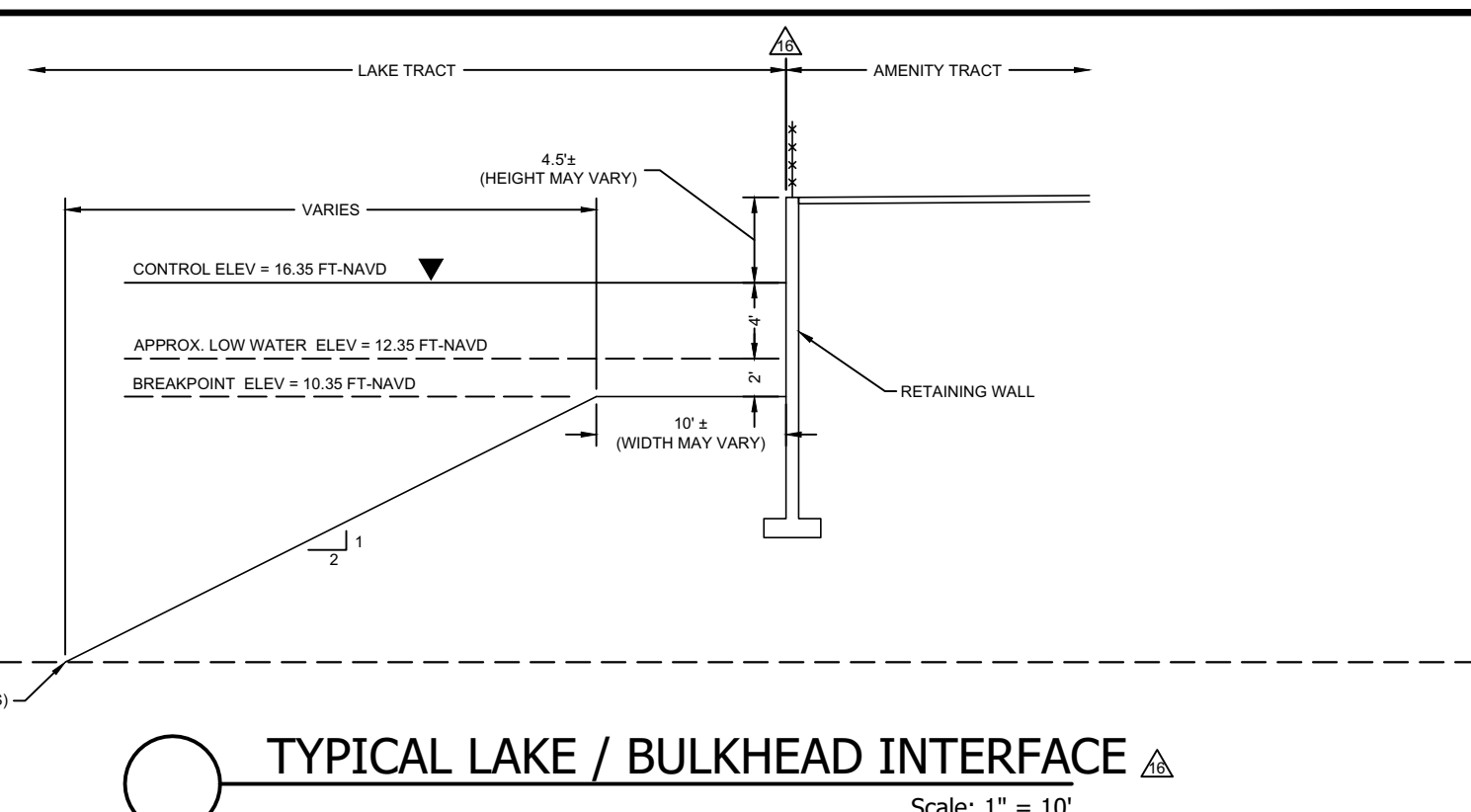
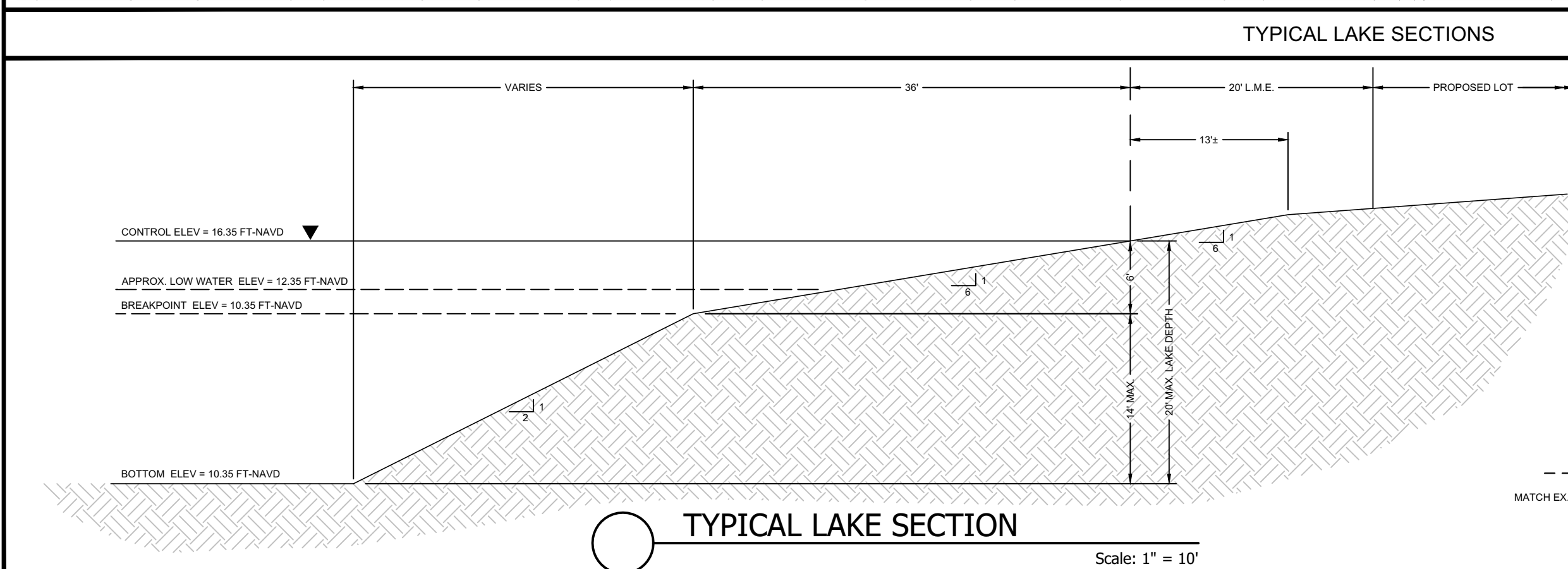
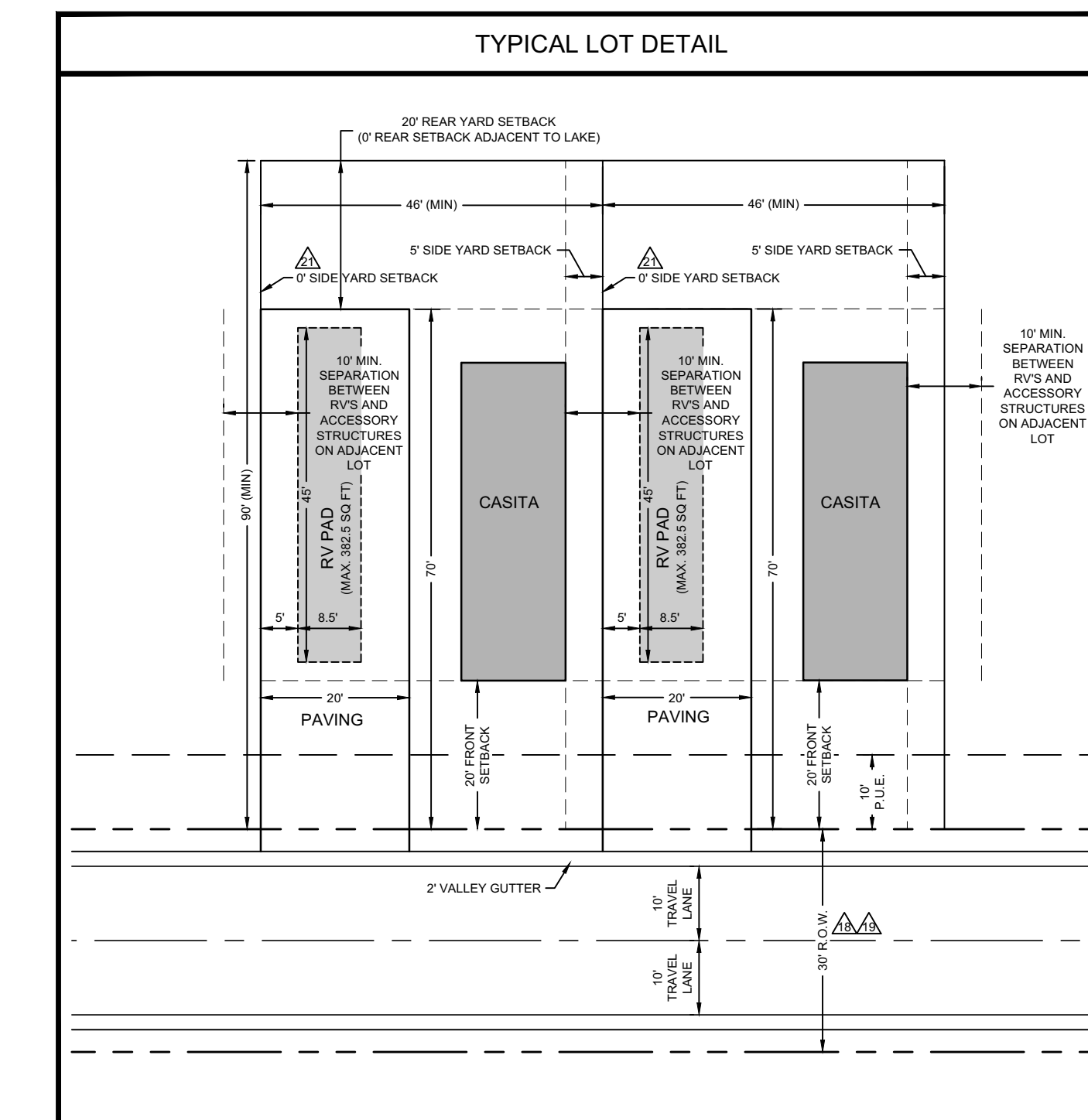
INDIGENOUS OPEN SPACE ⁽¹⁾			
TYPES	ACTUAL	CREDITS	
100%	PHASES 1 - 4: 1.11 AC PHASE 5: 3.18 AC	1.11 AC	1.11 AC
110%	PHASES 1 - 4: 1.27 AC PHASE 5: 0 AC	1.39 AC	0 AC
125%	PHASES 1 - 4: 2.16 AC PHASE 5: 1.66 AC	2.70 AC	1.66 AC ⁽²⁾
150%	PHASES 1 - 4: 16.70 AC PHASE 5: 0 AC	25.05 AC	0 AC
TOTAL PROVIDED:		26.08 AC	35.09 AC
TOTAL REQUIRED:		26.08 AC	30.30 AC

NOTES:
1. INDIGENOUS OPEN SPACE AREAS WITHIN THE EXISTING PHASES 1-4 REMAIN UNCHANGED. THE UPDATED TABLE SHOWN ABOVE REFLECTS REVISIONS WITHIN THE PHASE 5 DEVELOPMENT BOUNDARY, AND ALSO CORRECTS CALCULATION ERRORS IN THE PREVIOUSLY APPROVED MCP.
2. ALTHOUGH CREDIT WAS GIVEN ON THESE AREAS IN PREVIOUS ZONING APPROVALS, NO CREDIT IS TAKEN FOR AREA WITHIN PHASE 5 UNDER THIS APPLICATION.

B.C. FOX SQUIRREL PRESERVE	
B.C. FOX SQUIRREL PRESERVE AREA INCLUDES ALL INDIGENOUS OPEN SPACE AREAS AS INDICATED IN THE TABLE ABOVE (EXCLUDING THE INDIGENOUS RESTORATION AREA)	
INDIGENOUS OPEN SPACE: 26.08 ACRES INDIGENOUS RESTORATION: 0.90 ACRES	
TOTAL B.C. FOX SQUIRREL PRESERVE AREA: 26.08 - 0.90 = 25.18 ACRES	

EX. DUKE FARMS
LANDSCAPE NURSERY
(ZONING: AG-2)

Exhibit B



OPEN SPACE			
	INDIGENOUS OPEN SPACE	1,135,977 SF	26.08 AC
	LAKE	721,431 SF	16.56 AC
	FPL EASEMENT (EXCLUDING TRAILER PARKING)	181,974 SF	4.18 AC
	OTHER OPEN SPACE (LAKE BANK, PERIMETER BUFFER, LANDSCAPE MEDIANS, COURTYARDS, ETC)	758,822 SF	17.42 AC
TOTAL OPEN SPACE		2,798,204 SF	64.24 AC
% OF SITE		41.83 %	

PENINSULA ENGINEERING
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL CONSULTING · LAND PLANNING · SITE PLANNING · CONSTRUCTION MANAGEMENT · OWNER REPRESENTATIVE
2600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #202275
Florida Landscape Certificate of Authorization #LC26000632
PROJECT:

CYPRESS WOODS RV RESORT PHASE 5 RECREATIONAL VEHICLE PLANNED DEVELOPMENT

TITLE:

MASTER CONCEPT PLAN

OWNER/CLIENT/CONSULTANT:

LAGUNA CARIBE AT CYPRESS WOODS, LLC

REVISIONS:

No.	Revision:	Date:
1	REVISED PER COUNTY COMMENTS	3/27/20
2	REVISED PER COUNTY COMMENTS	05/18/20
3	DEVIATION #23 ADDED	07/13/20
4	SCHEDULE OF DEVIATIONS REMOVED PER COUNTY	08/05/20
5	REVISED PER STAFF REPORT	09/01/20
6	REVISED PER HEX CONDITIONS	12/30/20
7	CORRECTED TYPICAL LOT DETAIL	09/22/21
8	ADDED "CASITA" TO TYPICAL LOT DETAIL	02/11/22
9	REVISED TYPICAL LOT DETAIL	06/14/22
10	ADDED DEVIATION #23 TO LOTS 121-137	6/27/22

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: DANIEL C. HARTLEY
FLORIDA LICENSE NUMBER: 73943

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).
Bar Scale: 1" = 100'
0 20 50 100 200 300'

SEC: 11 TWP: 44 RGE: 25E
City: FORT MYERS County: LEE
Designed by: CURTIS WICKSTROM
Drawn by: CURTIS WICKSTROM
Date: JAN. 2016
Horizontal Scale: 1" = 200'
Vertical Scale: N.T.S.
Project Number: P-L26-001-001
File Number: P-L26-002-001-X06

Sheet Number: 4 of 4



Exhibit C

CYPRESS WOODS RVPD PD AMENDMENT

Schedule of Deviations & Justifications

The following deviation modification is requested for Deviation 23 listed in Zoning Resolution Z-20-027.

23. Deviation 23 seeks relief from the LDC Section 10-415(b)(1)(c) requirement of a 20 foot minimum setback from indigenous vegetation and trees and 30 foot setback for indigenous plant communities subject to fire, to allow a 20-foot minimum setback from upland preserves lots 68-70, 75-76, and 121-137.

JUSTIFICATION: Deviation 23 as approved via Z-20-027 pertains only to Lots 68-70 and 75-76. The request is to extend the deviation to lots 121-137. At the time of approval, the required 30-foot setback affecting lots 121-137 with the creation of the northern indigenous preserve was overlooked.

The proposed preserve setback will only relate to accessory structures, not principal structures. The Applicant is not requesting the expand the deviation to apply to principal structures.

It is understood the required upland preserve setback relates to fire protection concerns. From an environmental standpoint, the indigenous restoration area in question is very small and narrow (approximately 0.9 acres and 40' wide) with a tree planting schedule consisting of slash pines, live oaks, laurel oaks and dahoon hollies as well as the following shrubs palmetto, wax myrtle, beautyberry, gallberry, muhly grass per the approved restoration plan.

The request to extend the reduction of the upland preserve setback to lots 121-137 has been reviewed and approved by the Tice Fire District per the attached correspondence.

Additionally, the accessory structures on the lots with the 20-foot upland preserve setback will be constructed with flame retardant roofing and wall materials. Specifically, the roofing material is metal or concrete tile and not straw or other flammable material. The building walls will be constructed of a pre-fabricated composite material that is fire retardant, and Class A firewall rating of 2 hours. The Applicant will install sprinklers in the casita structures to fully mitigate any fire hazard associated with the design.

All of the mitigating factors that allowed this deviation to be approved originally, remain applicable to this expanded request. Therefore the deviation will not negatively impact public health, safety or welfare.

Exhibit D

TICE FIRE & RESCUE DISTRICT

Ted Ross, Jr
Fire Chief
(239) 694-2380
tross@ticefire.com

9351 Workmen Way
Ft. Myers, Fl. 33905
Fax (239) 694-7399
www.ticefire.com

June 28, 2022

PENINSULA ENGINEERING
Daniel C. Hartley, P.E.
2600 Golden Gate Parkway
Naples, Florida 34105

RE: Cypress Woods RVPD - Request for Deviation

Mr. Hartley,

Tice Fire & Rescue District has reviewed the request for deviation from Lee County LDC Section 10-415(b)(1)(c), which states that *"A minimum setback of 20 feet from buildings is required. For indigenous plant communities subject to fire, such as pine flatwoods, palmetto prairie and xeric scrub, a 30-foot setback is required for fire protection."*, to allow a 20' setback between the accessory structures upon Lots 121-137 and the indigenous restoration area north of those lots.

Tice Fire & Rescue District does not object and supports the deviation as requested.

If you have any questions, please contact me at (239) 694-2380.

Respectfully,



Ted A Ross Jr.
Fire Chief /
Fire Marshal



Exhibit E

**Cypress Woods Recreational Vehicle Planned Development
Administrative Amendment
Public Information Session Meeting Summary**

Tuesday, July 12, 9:00 a.m.

Cypress Woods Town Center, 10100 Nightwood Drive, Fort Myers, FL 33905

Laguna Caribe at Cypress Woods, LLC (Applicant) hosted their public informational session in accordance with Section 33-1482 of the Land Development Code on Tuesday, July 12, 2022. The meeting was held at the Cypress Woods Town Center at 9:00 AM.

The meeting was held for the pending Cypress Woods RVPD Administrative Amendment application (ADD2022-00108). The meeting notice was published in the News-Press on June 28, 2022. The Affidavit of Publication is attached as Exhibit "A".

The Applicant was present at the location until 9:15 a.m. No one from the public attended.

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

**WALDROP ENGINEERING
28100 BONITA GRANDE DR
BONITA SPRINGS, FL 34135**

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared

Nicole Jankovics, who on oath says that
he or she is a Legal Assistant of the News-Press, a daily
newspaper published at Fort Myers in Lee County, Florida; that
the attached copy of advertisement, being a Legal Ad in the
matter of

NOTICE OF PUBLIC INFORMATION MEETING DATE:

Tuesday, July 12, 2022 TIME: 9:00 AM ADDRESS: Cypress
Woods Town Center, 10100 Nightwood Drive, Fort Myers, FL
33905

In the Twentieth Judicial Circuit Court was published in said
newspaper editions dated in the issues of or by publication on
the newspaper's website, if authorized, on :

06/28/2022

Affiant further says that the said News-Press is a paper of
general circulation daily in Lee County and published at Fort
Myers, in said Lee County, Florida, and that the said newspaper
has heretofore been continuously published in said Lee County,
Florida each day and has been entered as periodicals matter at
the post office in Fort Myers, in said Lee County, Florida, for a
period of one year next preceding the first publication of the
attached copy of advertisement; and affiant further says that
he or she has never paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for the
purpose of securing this advertisement for publication in said
newspaper editions dated:

Sworn to and Subscribed before me this 28th of June 2022, by
legal clerk who is personally known to me.

Nicole Jankovics
Affiant

Shelly Hora
Notary State of Wisconsin, County of Brown

8-25-23

My commission expires

of Affidavits 1

This is not an invoice

SHELLY HORA
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION
MEETING

DATE: Tuesday, July 12, 2022

TIME: 9:00 AM

ADDRESS: Cypress Woods Town Center,
10100 Nightwood Drive, Fort Myers, FL
33905

In accordance with the Caloosahatchee
Shores Planning Community require-
ments of the Lee County Land Develop-
ment Code, the Applicant, Laguna
Caribe at Cypress Woods, LLC., will be
presenting information to the public
on the following request:

Administrative Amendment to the
Cypress Woods RV Resort Recreational
Vehicle Planned Development (RVPD),
Phase 5, to allow for a deviation to re-
duce accessory structure setbacks from
preserve areas.

The purpose of the meeting is to edu-
cate community members and nearby
landowners about the proposed devel-
opment and to address any questions.

For questions please contact:

Duane Truitt
3001 Tamiami Tr N Suite 206
239-227-3929 OR dtruitt96@yahoo.com
AD # 5316837 June 28, 2022

Exhibit F

RESOLUTION NUMBER Z-20-027

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

WHEREAS, the property owner, Laguna Caribe at Cypress Woods, LLC, filed an application, in reference to Cypress Woods RV Resort Recreational Vehicle and Mobile Home Planned Development (RVPD/MHPD), to amend the following:

- Reconfigure the Master Concept Plan and correct preserve acreages;
- Increase Phase 5 lots from 134 to 137 (no net increase to overall 611 RVPD unit count);
- Allow zero lot lines and reduce waterfront setbacks;
- Add deviations for setbacks, accessory use locations, and parking; and
- Allow residential accessory uses, including “casitas” with cooking facilities.

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on September 10, 2020; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2020-00002 and recommended APPROVAL of the Request with conditions; and

WHEREAS, a second public hearing was advertised and held on December 16, 2020 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners 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 35.64± acre parcel to amend the following:

- Reconfigure the Master Concept Plan (MCP) and correct preserve acreages;
- Increase Phase 5 lots from 134 to 137 (no net increase to overall 611 RVPD unit count);
- Allow zero lot lines and reduce waterfront setbacks;
- Add deviations for setbacks, accessory use locations, and parking; and
- Allow residential accessory uses, including “casitas” with cooking facilities.

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).

This zoning resolution codifies and supersedes Resolution Z-94-025, PD-95-019, ADD2002-00111, ADD2003-00122, Z-03-057, ADD2004-00102, ADD2010-00013, Z-11-021, ADD2019-00066, and ADD2020-00049(A).

1. Development of this project must be substantially consistent with the 3-page MCP entitled "Cypress Woods R.V. Resort", prepared by Barbot, Steuart & Associates, Inc., date stamped received May 15, 2019, and the 1-page MCP entitled "Cypress Woods RV Resort Phase 5 Recreational Vehicle Planned Development", prepared by Peninsula Engineering, received January 25, 2021, and attached hereto as Exhibit C, except as modified by the conditions below.

Development must comply with all requirements of the LDC and Lee Plan 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, conditions, or deviations are subsequently pursued, appropriate approvals will be necessary.

The overall RVPD is limited to 611 mobile home and RV units. 137 RV lots are permitted in Phase 5.

2. Uses and Site Development Regulations

- a. Schedule of Uses

- Phases 1-5:**

- Accessory Uses

- Consumption on Premises

- Food Stores, Group I

- Gazebos (maximum 200 square feet)(Condition 10)

- Personal Services, Group I

- Administrative Offices

- Entrance Gates or Gatehouse

- Essential Services Facility, Group I

- Excavation, Water Retention

- Mobile Homes

- Model Home, Unit, Display Center

- Park Trailers

- Recreational Facilities, Personal

- Recreational Vehicles

- Signs

- Storage

- Indoor

- Open, Phases 1-4 only (Limited to RVs, trailers, boats, and other vehicles/goods belonging to park residents)

- Tents

- Vehicle and Equipment Dealers, Group "IV" (RVs only)

Phase 5 only:

Accessory Uses and Structures, including:

Cabanas (maximum 600 square feet)¹

Club, Private, On-site with the following accessory uses:

Consumption on Premises, indoor and outdoor

Food and Beverage Services, Limited

Personal services, Group I only

Community Gardens

Essential Services

Fences and Walls

Parking lot, Accessory

Real Estate Sales Office

Recreational Facilities, Private, On-site

Storage, Open (limited to trailers, boats, and other vehicles/goods of RVPD residents; Storage of RVs is not permitted)

b. Site Development Regulations

Phases 1-4:

Minimum Lot Area and Dimensions

Lot Area: 4,140 square feet

Width: 46 feet

Depth: 90 feet

Minimum Setbacks

Street: 20 feet

Side Street: 10 feet (Deviation 4)

Side: 10 feet (for RVs)

5 feet (for Mobile Homes)

Rear: 20 feet

Water Body: 25 feet

Phase 5:

Minimum Lot Area and Dimensions: RV Lots

Lot Area: 4,140 square feet

Width: 46 feet

Depth: 90 feet

Minimum Setbacks: RV Lots

Street: 20 feet

Side Street: 10 feet (see Deviation 4)

Side: 0/5 feet (for RV or accessory structure to the side lot line);
10 feet between parked RVs and accessory structures²

Rear (Principal): 10/20 feet (20 foot rear setback for lots abutting developed RV lots in Phases 1-4)

¹ Consistent with LDC §34-1182.

² RV pads may be within 10 feet of accessory structure consistent with MCP "Typical Lot Detail."

Rear (Accessory): 5 feet (0 feet from lake maintenance easement for waterfront lots)

Waterbody: 20 feet

Maximum Lot Coverage: 50% (RV pad and roofed accessory structures)

Maximum Building Height: 30 feet

Minimum Lot Area and Dimensions: Amenity Tract

Lot Area: 10,000 square feet

Width: 100 feet

Depth: 100 feet

Minimum Setbacks: Amenity Tract

Street: 20 feet

Side (Principal): 10 feet

Side (Accessory): 5 feet

Rear (Principal): 10 feet

Rear (Accessory): 5 feet

Waterbody: 0 feet

Maximum Lot Coverage: 45% (RV pad and roofed accessory structures)

Maximum Building Height: 45 feet

3. Onsite Shelter:

The on-site Hurricane Shelter must be consistent with the commitment on the MCP.

4. Utilities:

Development must connect to a public or private central water system and a public or private sewage disposal system.

5. Fox Squirrel Preserve Area & Northern Buffer:

Development order plans must depict Fox Squirrel Preserve areas consistent with the MCP. Developer must relocate golden polypody found on trees within development areas to preserve areas.

Landscape plans must include a 0.90 acre restoration planting plan in substantial compliance with the Restoration and Maintenance Plan prepared by Southern Biomes dated June 9, 2009 (Exhibit D) along the Phase 5 northern property line prior to issuance of a Phase 5 development order. Developer must submit an indigenous management plan for required indigenous open space and restoration areas.

Developer must complete restoration of the 0.90 acres along the Phase 5 northern property line in compliance with the Restoration and Maintenance Plan prepared by Southern Biomes dated June 9, 2009 (Exhibit D) prior to issuance of a Certificate of Compliance for Phase 5 infrastructure.

6. Open Space:

The overall project must provide 64.24 acres minimum of open space for all phases of the project in substantial compliance with the MCP.

7. Indigenous Open Space:

The project must provide 35.09 acres minimum of indigenous open space with credits for all phases of the project in conceptual compliance with the MCP.

8. Indigenous Maintenance and Management Plan:

Developer must submit a Maintenance and Management Plan for Indigenous Preserve areas for Division of Environmental Sciences approval with Phase 5 development order application.

9. Landscape Plans:

Phase 5 landscape plans must be in substantial compliance with the Habitat Restoration and Maintenance Guidelines and depict:

- a. Planting of slash pines (*Pinus elliotti* var *densa*), dahoon holly (*Ilex cassine*), laurel oak (*Quercus laurifolia*) and live oaks (*Quercus virginiana*), planted an average of 15-feet on center;
- b. 75 percent of planted trees must be 10 feet in height, two inch caliper;
- c. 25 percent of planted trees must be 16 feet in height, three-four-inch caliper;
- d. Shrubs consistent with the restoration plan, planted in scattered clusters one gallon container size, three feet on center; and
- e. A five-year monitoring report to ensure successful habitat restoration.

10. Gazebos:

One gazebo is permitted per RV lot. Gazebos must be unenclosed and cannot exceed 200 square feet (including overhangs).

11. Overflow Golf Cart Parking Area:

Access to the Phase 5 amenity tract from the overflow parking area must include a paved sidewalk, painted crosswalk, and appropriate roadway signage.

12. Accessory Setback:

Phase 5 lots must provide at least 10 feet between principal structures, accessory structures, and RVs parked on site. The RV pad may be within 10 feet consistent with the MCP "Typical Lot Detail."

13. Perimeter Buffer:

Prior to development order approval depicting perimeter buffer plantings with the Florida Power and Light (FPL) easement, developer must submit the FPL Easement Agreement stating buffer plantings may be installed in the easement.

14. Vegetation Removal Permit:

Developer must provide "Notification of FPL Facilities" FPL Form 360 prior to commencement of construction within the easement or to issuance of a vegetation removal permit for Phase 5.

15. Easement Landscape Maintenance:

Developer must replace required vegetation within the easement area. Failure to replace vegetation consistent with this zoning approval will result in a Code violation.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §14-298(c) requirement to provide for the development of the "TZ" area as indicated on the MCP. This deviation is APPROVED SUBJECT TO the mitigation plan titled "Cypress Woods Monitoring and Maintenance Plan" submitted by Boylan Environmental Consultants, Inc., stamped and dated May 18, 1995. Mitigation must follow the phasing presented in these documents and all monitoring reports must be submitted to the Lee County Division of Environmental Sciences within thirty days of the scheduled monitoring events.
2. Deviation (2) is DENIED.
3. Deviation (3) seeks relief from the LDC §10-714.b requirement to provide a 90 foot turn-out radius to 30 feet. This deviation is APPROVED SUBJECT TO the developer providing a paved/stabilized surface with a minimum radius of 42 feet and, in addition, providing an unobstructed clear zone of 48-foot radius (6 feet clear zone beyond driving range).
4. Deviation (4) seeks relief from the LDC §34-2192(a) requirement to allow a reduction in the street setback from 20 feet to 5 feet on the "side" lot line for corner lots. This deviation is APPROVED SUBJECT TO the terms of Condition 2.
5. Deviation (5) seeks relief from the LDC §§ 10-296(b) and 10-296, Table 3 requirement of a 45-foot right-of-way for a local street with open drainage, to permit a local street with 30 feet of right-of-way and open drainage. This deviation is APPROVED SUBJECT to the condition that the typical lot cross section demonstrates that the drainage performs adequately by showing the slab placement at the time of Development Order stage.
6. Deviation (6) seeks relief from the LDC §34-939(b)(6) requirement of a 5,000 square-foot minimum lot to provide a 4,140 square foot minimum (46 feet x 90 feet). This deviation is APPROVED SUBJECT TO Condition 2.
7. Deviation (7) seeks relief from the LDC §34-939(b)(7)c requirement of a side setback of 10 feet and a street (right-of-way) setback of 25 feet, to permit a side setback of 5 feet and a street (right-of-way) setback of 20 feet in the non-transient section of the park. This deviation is APPROVED provided setbacks are in conformance with Condition 2 and all side setbacks apply to all portions of the structure or unit, including overhangs.
8. Deviation (8) seek relief from the LDC §34-939(b)(3) requirement to permit an access road through the perimeter buffer to the boat storage area. This deviation is APPROVED SUBJECT TO Condition 8.

9. Deviation (9) seeks relief from the LDC §34-736 requirement of a 5,000 square foot minimum lot (50 feet x 100 feet) to provide a 4,140 square foot minimum lot (46 feet x 90 feet). This deviation is APPROVED SUBJECT TO Condition 2.
10. Deviation (10) seeks relief from the LDC §34-7361 requirement of a side setback of 7 feet, to permit a side setback of 5 feet. This deviation is APPROVED SUBJECT TO Condition 2.
11. Deviation (11) seeks relief from the LDC §§ 34-2222(1) and 10-254(b) requirements to allow corner lots to be the same size as the other lots within the development (and not have an additional 15 feet of width). This deviation is APPROVED SUBJECT TO Condition 2.
12. Deviation (12) seeks relief from the LDC §10-295 to eliminate the requirement for street stubs to adjacent properties. This deviation is APPROVED.
13. Deviation (13) seeks relief from the LDC §34-939(b)(3) to eliminate the requirement for a buffer between a recreational vehicle park and adjacent property interior to the site. This deviation is APPROVED for the interior portion of the site only.
14. Deviation (14) seeks relief from the LDC Section §34-935(a)(I) to eliminate the requirement that a new recreational vehicle park be not less than 20 acres in size. This deviation is APPROVED.
15. Deviation (15) seeks relief from the LDC Section §§ 34-2194(b) and (c) requirements of a 25 foot water body setback; to allow a zero foot setback in order to permit the construction of a clubhouse, deck, pier, and gazebo 90 feet into the artificial body of water. This deviation is APPROVED SUBJECT TO substantial compliance with the proposed construction of the clubhouse and related facilities on the approved Plan entitled, Cypress Woods, R.V. Resort Clubhouse Area Dev. Order Plans; Drainage, Parking & Site Dim. Plan; dated 04-14-03, stamped received AUG 21, 2003 and subject to the requirement that the water body setback must not adversely impact any open space requirement, wetland vegetation plantings, or other buffering, landscaping, or preservation areas or requirements.
16. Deviation (16) seeks relief from the LDC §34-2020 requirement of 135 parking spaces for the two clubhouse facilities, to allow 44 off-street parking spaces. This deviation is APPROVED, SUBJECT TO the reservation of Lots 85 and 86 (Phase "4") and Tract I (Phase "3", which lies immediately east of Lots 85 and 86, Phase "4") for the use of overflow parking only, and may not be used as a recreational vehicle or mobile home site. Upon the sale of the last lot (site), in the last Phase of the development, if the applicant can adequately demonstrate during the season of the highest occupancy of the development that the overflow parking areas were not needed, the two lots can then be used for recreational vehicle or mobile home sites as provided for in this planned development. A reduced copy of a Plan entitled Cypress Woods R.V. Resort Phase "IV", IVA, & IVB, stamped received SEP 08, 2003 depicts these parcels.
17. Deviation (17) seeks relief from the LDC §34-935(a)(1) requirement of a minimum of 5 acres of land necessary to expand an existing recreational vehicle park, to allow an expansion of 2.1+/- acres. This deviation is APPROVED.

Deviations 18 through 24 apply only to Phase 5:

18. Deviation (18) seeks relief from the LDC §10-296(b) Table 2 requirement of a 40 foot right-of-way with open drainage for a privately maintained local street to allow for a 30 foot right-of-way with closed drainage. This deviation is APPROVED.
19. Deviation (19) seeks relief from the LDC §10-296(b) Table 8 requirement of planting strips and sidewalks to allow for a privately maintained right-of-way with no planting strip or sidewalk. This deviation is APPROVED.
20. Deviation (20) seeks relief from the LDC §34-2015(1) requirement for all parking spaces to be located on the same premises as the use they serve, to allow 16 golf cart parking spaces within 200 feet of the amenity tract. This deviation is APPROVED SUBJECT TO Condition 11.
21. Deviation (21) seeks relief from the LDC §34-939(b)(7)(c) requirement of a minimum 10 foot set back from each side and rear recreational vehicle lot, to allow a 0 foot setback for the side and rear lot line of all rear recreational vehicle lots. This deviation is APPROVED SUBJECT TO Condition 12.
22. Deviation (22) seeks relief from the LDC §34-939(b)(3) requirement that all recreational vehicle parks have a perimeter buffer area at least 40 feet wide adjacent to and completely around the boundary of the site, to allow accessory uses outside of the proposed buffer. This deviation is APPROVED SUBJECT TO Conditions 13, 14, and 15.
23. Deviation (23) seeks relief from the LDC §10-415(b)(1)(c) requirement of a 20 foot minimum setback from indigenous vegetation and trees and 30 foot setback for indigenous plant communities subject to fire, to allow a 20 foot minimum setback from upland preserve lots 68-70 and 75-76. This deviation is APPROVED.
24. Deviation (24) is WITHDRAWN.

SECTION D. EXHIBITS:

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
- Exhibit D: Habitat Restoration and Maintenance Guidelines

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. *As conditioned herein*, the proposed rezoning to RVPD:
 - a. Complies with the Lee Plan. See, Lee Plan Vision Statement Paragraph 4 (Fort Myers Shores Planning Community), Lee Plan Goals 2, 4, 5, 21, 39,

- Objectives 2.2, and Policies 1.1.4, 5.1.5, 61.3.6, 135.1.3, 135.1.9, 158.1.9, 158.1.10; Lee Plan Maps 1, 16.
- b. Complies with the LDC and other County regulations. *See*, LDC Chapters 10 and 34; LDC §33-1480 *et. seq.*
 - c. Is compatible with existing and planned uses in the area. *See*, Lee Plan Policies 1.1.4, 2.1.1, 2.1.2, 2.2.1, 5.1.5, 135.1.9; LDC §§ 34-411(c), (i), and (j).
 - d. Will not adversely affect environmentally critical areas and natural resources. *See*, Lee Plan Goal 77, Objectives 4.1, 77.1, and LDC §34-411(h).
 - e. Will be served by urban services. *See*, Lee Plan Glossary, Maps 6, 7, Goal 2; Objectives 2.1, 2.2, 4.1, 53.1, 56.1; Policies 2.2.1, 5.1.3, 135.9.7 and Standards 4.1.1 and 4.1.2; LDC §34-411(d).
2. The MCP reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. *See*, Lee Plan Goal 39, Objective 39.1; LDC §34-411(d).
 3. The proposed mix of uses is appropriate at the proposed location. *See*, Lee Plan Policies 1.1.4, 2.1.1, 5.1.3, 5.1.5, and 135.1.9.
 4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. *See*, Lee Plan Policies 5.1.5, 135.9.6; *See also*, LDC Chapters 10, 33 and 34.
 5. As conditioned herein, the deviations:
 - a. Enhance the objectives of the planned development; and
 - b. Promote the intent of the LDC to protect the public health, safety, and welfare. *See*, LDC §34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

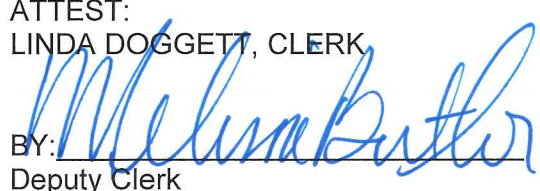
Commissioner Hamman made a motion to adopt the foregoing resolution, seconded by Commissioner Pendergrass. The vote was as follows:

Adopted by unanimous consent.

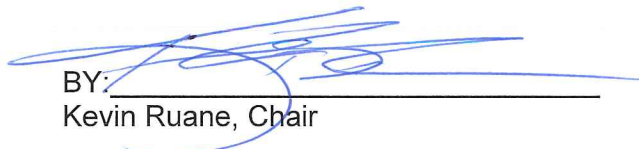
Kevin Ruane	Absent
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 16th day of December 2020.

ATTEST:
LINDA DOGGETT, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

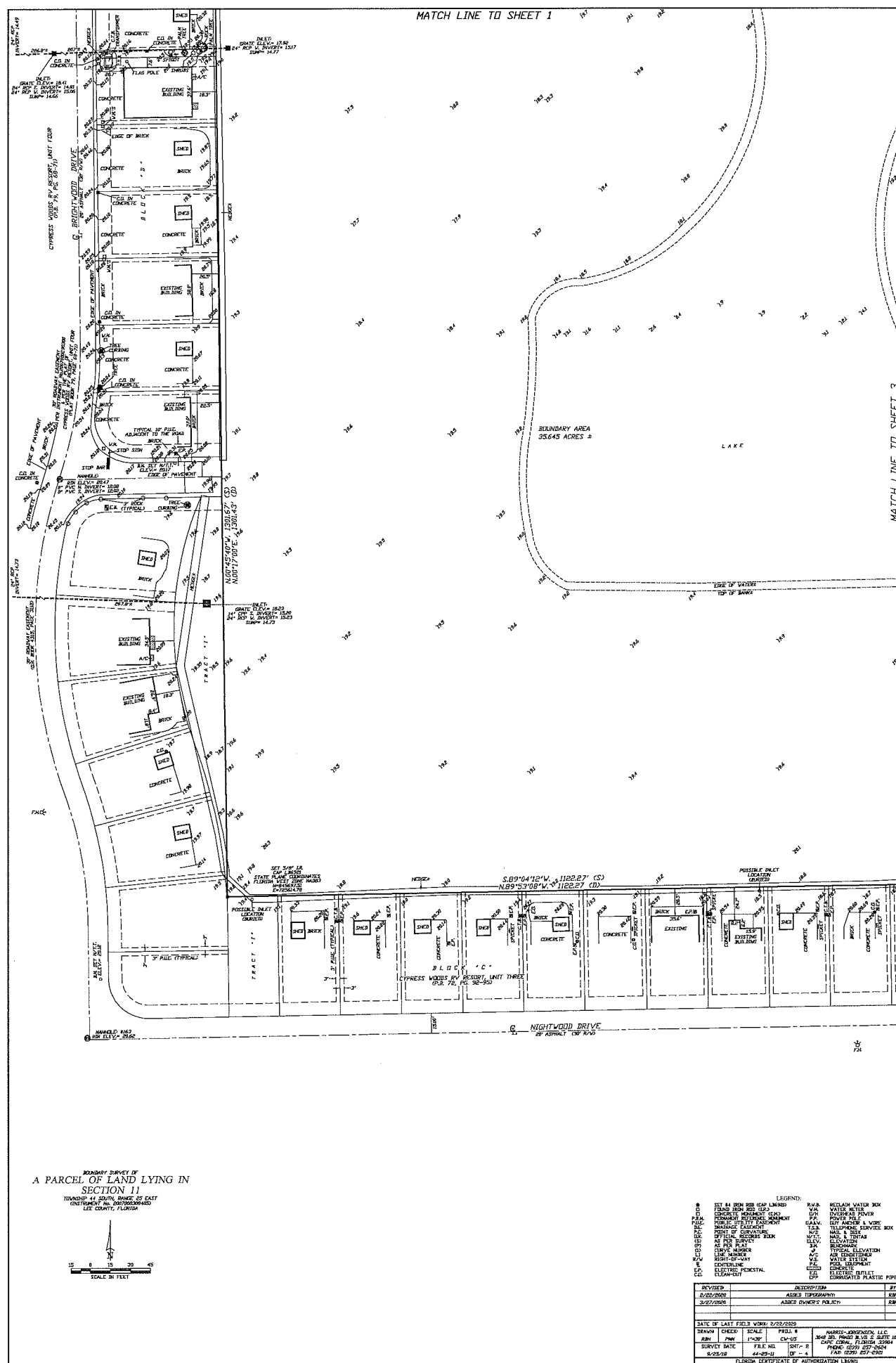
BY: 
Kevin Ruane, Chair

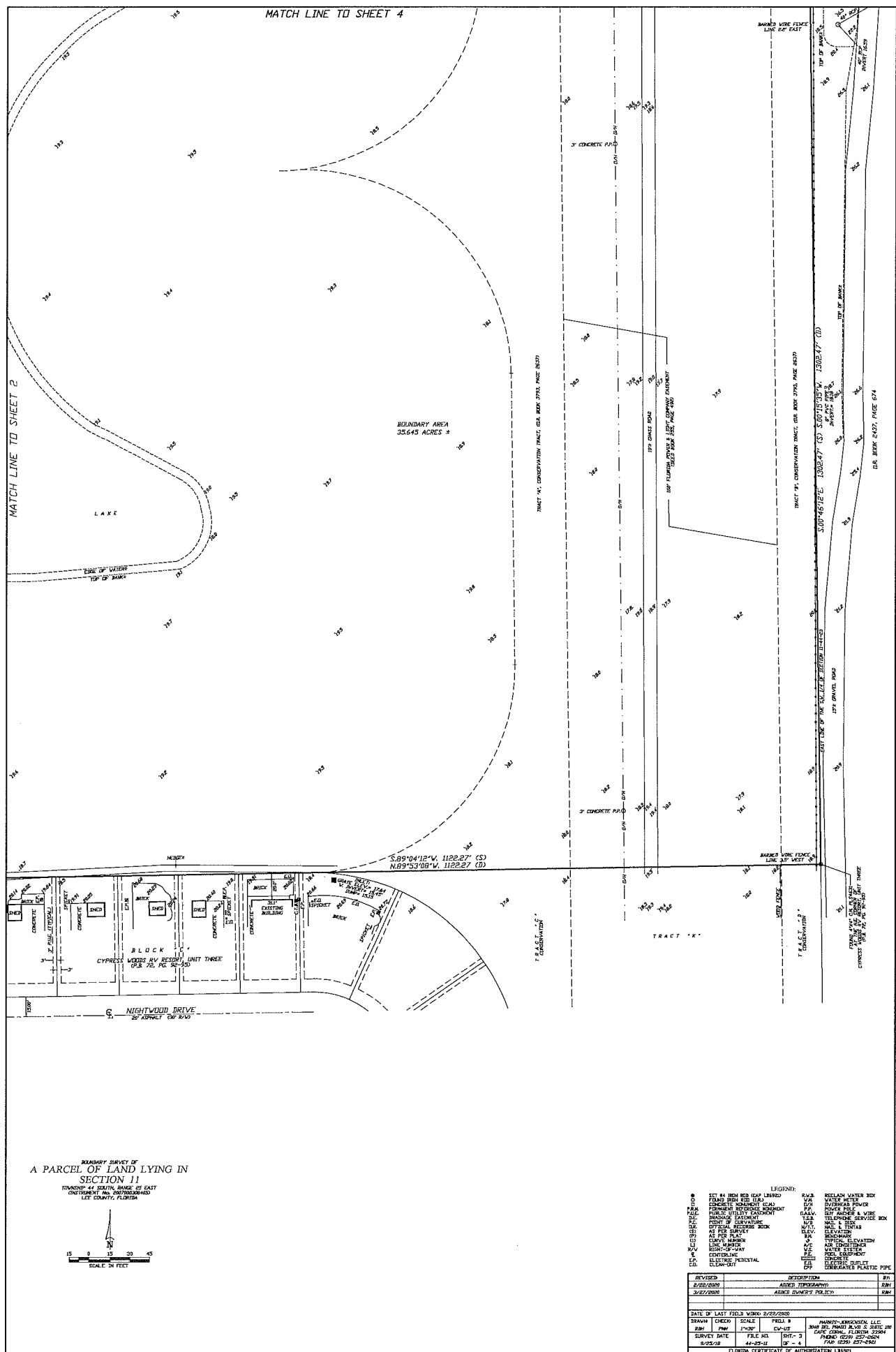


APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


Joseph A. Adams
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
NRS
2021 FEB -1 PM 2:47





BOUNDARY SURVEY OF
A PARCEL OF LAND LYING IN
SECTION 11
TOWNSHIP 44 SOUTH, RANGE 25 EAST
CONSTRUMENT NO. 2007000364040
LEE COUNTY, FLORIDA

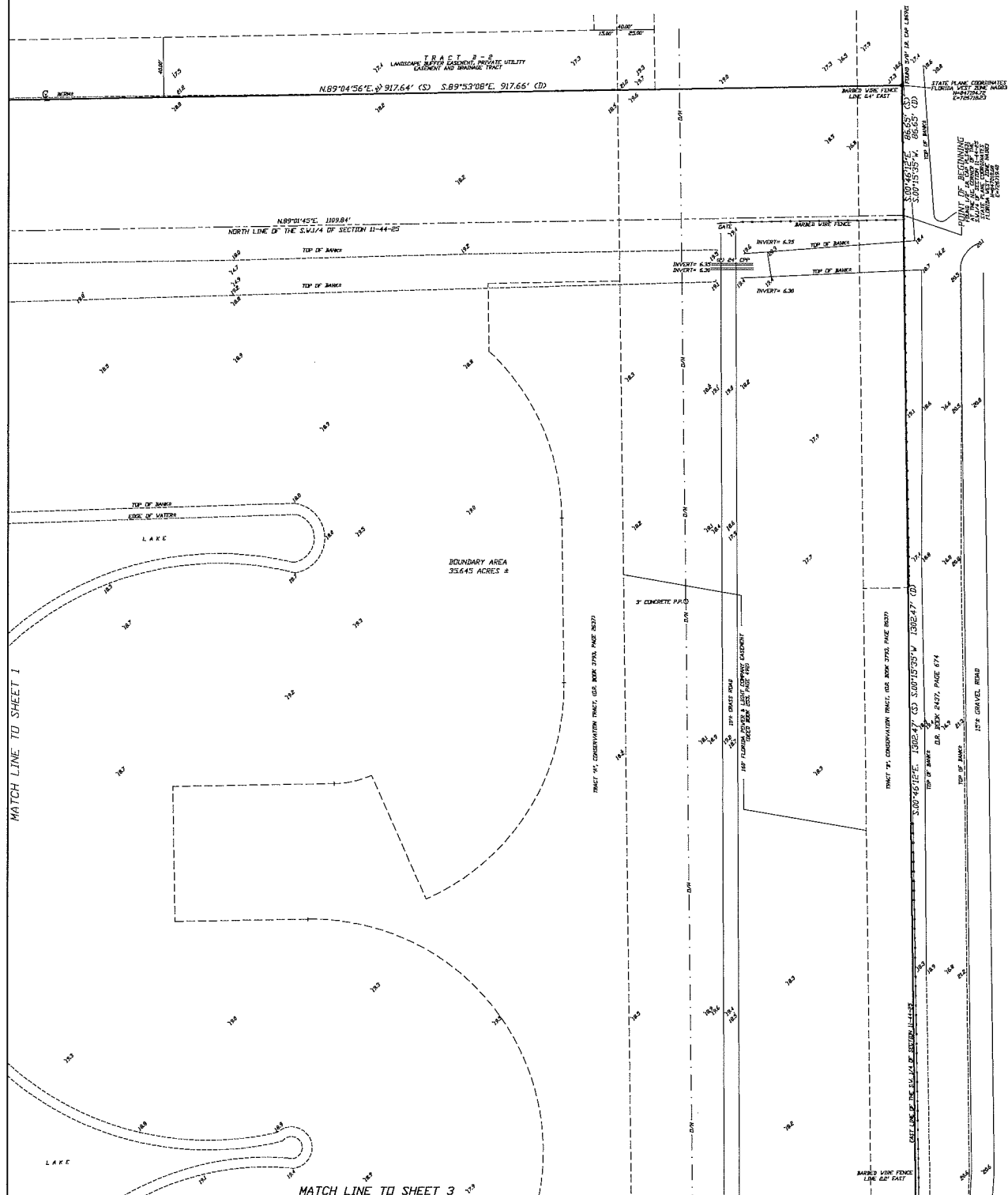
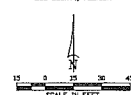


EXHIBIT B



DCI2020-00002 Zoning

Legend

 Subject Parcel



0 500
Feet



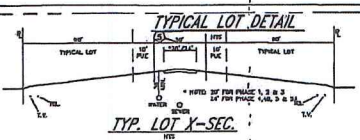
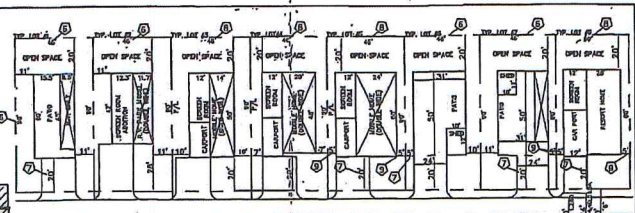
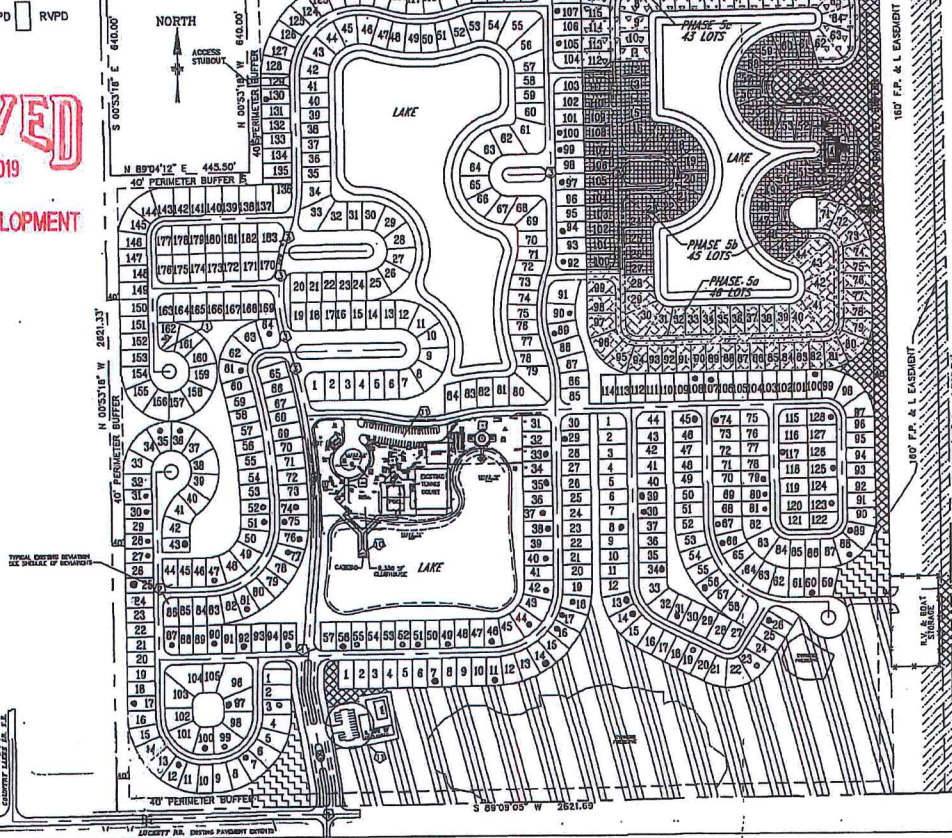
EXHIBIT 3A CYPRESS WOODS RESORT

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.)
LAKE = 726,812.66 S.F. (16.68 AC.)
NO. OF LOTS = 611 UNITS (533 R.V. SITES, 88 M.H. SITES)
GROSS DENSITY = 3.98 UNITS/AC.
BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

EXISTING MAN-MADE LAKE
RELOCATED TO MIN. 30' FROM
REAR LOT LINES

Emergency
Access Road

1.14 ACRE INDIGENOUS
RESTORATION AREA



- ### SCHEDULE OF DEVIATIONS
- Existing Zoning Ordinance
- 1. A deviation from Section 10-101 of the Lee County Zoning Ordinance to allow a 10' lot width to be less than 10'.
 - 2. A deviation from Section 10-102 of the Lee County Zoning Ordinance to allow a 10' lot depth to be less than 10'.
 - 3. A deviation from Section 10-103 of the Lee County Zoning Ordinance to allow a 10' lot area to be less than 10'.
 - 4. A deviation from Section 10-104 of the Lee County Zoning Ordinance to allow a 10' lot perimeter to be less than 10'.
 - 5. A deviation from Section 10-105 of the Lee County Zoning Ordinance to allow a 10' lot setback to be less than 10'.
 - 6. A deviation from Section 10-106 of the Lee County Zoning Ordinance to allow a 10' lot front setback to be less than 10'.
 - 7. A deviation from Section 10-107 of the Lee County Zoning Ordinance to allow a 10' lot side setback to be less than 10'.
 - 8. A deviation from Section 10-108 of the Lee County Zoning Ordinance to allow a 10' lot rear setback to be less than 10'.
 - 9. A deviation from Section 10-109 of the Lee County Zoning Ordinance to allow a 10' lot corner setback to be less than 10'.
 - 10. A deviation from Section 10-110 of the Lee County Zoning Ordinance to allow a 10' lot corner setback to be less than 10'.
- Existing MHPD Ordinance
- 1. A deviation from Section 10-111 of the Lee County Zoning Ordinance to allow a 10' lot width to be less than 10'.
 - 2. A deviation from Section 10-112 of the Lee County Zoning Ordinance to allow a 10' lot depth to be less than 10'.
 - 3. A deviation from Section 10-113 of the Lee County Zoning Ordinance to allow a 10' lot area to be less than 10'.
 - 4. A deviation from Section 10-114 of the Lee County Zoning Ordinance to allow a 10' lot perimeter to be less than 10'.
 - 5. A deviation from Section 10-115 of the Lee County Zoning Ordinance to allow a 10' lot setback to be less than 10'.
 - 6. A deviation from Section 10-116 of the Lee County Zoning Ordinance to allow a 10' lot front setback to be less than 10'.
 - 7. A deviation from Section 10-117 of the Lee County Zoning Ordinance to allow a 10' lot side setback to be less than 10'.
 - 8. A deviation from Section 10-118 of the Lee County Zoning Ordinance to allow a 10' lot rear setback to be less than 10'.
 - 9. A deviation from Section 10-119 of the Lee County Zoning Ordinance to allow a 10' lot corner setback to be less than 10'.
 - 10. A deviation from Section 10-120 of the Lee County Zoning Ordinance to allow a 10' lot corner setback to be less than 10'.
- Existing M.H.P.D. Ordinance
- 1. A deviation from Section 10-121 of the Lee County Zoning Ordinance to allow a 10' lot width to be less than 10'.
 - 2. A deviation from Section 10-122 of the Lee County Zoning Ordinance to allow a 10' lot depth to be less than 10'.
 - 3. A deviation from Section 10-123 of the Lee County Zoning Ordinance to allow a 10' lot area to be less than 10'.
 - 4. A deviation from Section 10-124 of the Lee County Zoning Ordinance to allow a 10' lot perimeter to be less than 10'.
 - 5. A deviation from Section 10-125 of the Lee County Zoning Ordinance to allow a 10' lot setback to be less than 10'.
 - 6. A deviation from Section 10-126 of the Lee County Zoning Ordinance to allow a 10' lot front setback to be less than 10'.
 - 7. A deviation from Section 10-127 of the Lee County Zoning Ordinance to allow a 10' lot side setback to be less than 10'.
 - 8. A deviation from Section 10-128 of the Lee County Zoning Ordinance to allow a 10' lot rear setback to be less than 10'.
 - 9. A deviation from Section 10-129 of the Lee County Zoning Ordinance to allow a 10' lot corner setback to be less than 10'.
 - 10. A deviation from Section 10-130 of the Lee County Zoning Ordinance to allow a 10' lot corner setback to be less than 10'.

TYPICAL LAKE SECTION

EXISTING ZONING

Approved as Exhibit C
MCP Page 1 of 3
Resolution # 2-11-021

DCI 2007-00078

INDIGENOUS OPEN SPACE

TYPE	ACTUAL	CREATED
100'	0.04 ACRES	0.04 ACRES
110'	1.27 ACRES	1.38 ACRES
125'	4.88 ACRES	6.08 ACRES
150'	16.70 ACRES	15.58 ACRES
TOTAL PROVIDED	22.87 ACRES	28.84 ACRES
TOTAL REQUIRED		30.30 ACRES

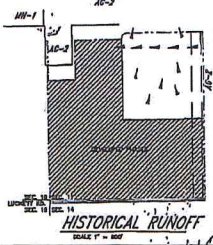
OPEN SPACE

COMMON AREA:

- 40' PERIMETER BUFFER = 11,748.00 S.F. (0.27 AC.)
- 40' PERIMETER BUFFER = 11,748.00 S.F. (0.27 AC.)
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HURRICANE SHELTER (PER 100 PERSONS):

- 100 PERSONS = 1,125 S.F.
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CYPRESS WOODS R.V. RESORT	
ORIGINAL ZONING # 2-11-021	
MASTER CONCEPT PLAN	
BARBOT, STEWART & ASSOCIATES, INC.	
3378 EVANS AVENUE, FORT MYERS, FLORIDA 33909, PH. (813) 938-7333	
DESIGNED BY	CHECKED BY
DATE	DATE
APPROVED BY	DATE
DATE	DATE

RECEIVED
MAY 15 2019
COMMUNITY DEVELOPMENT

EXHIBIT C

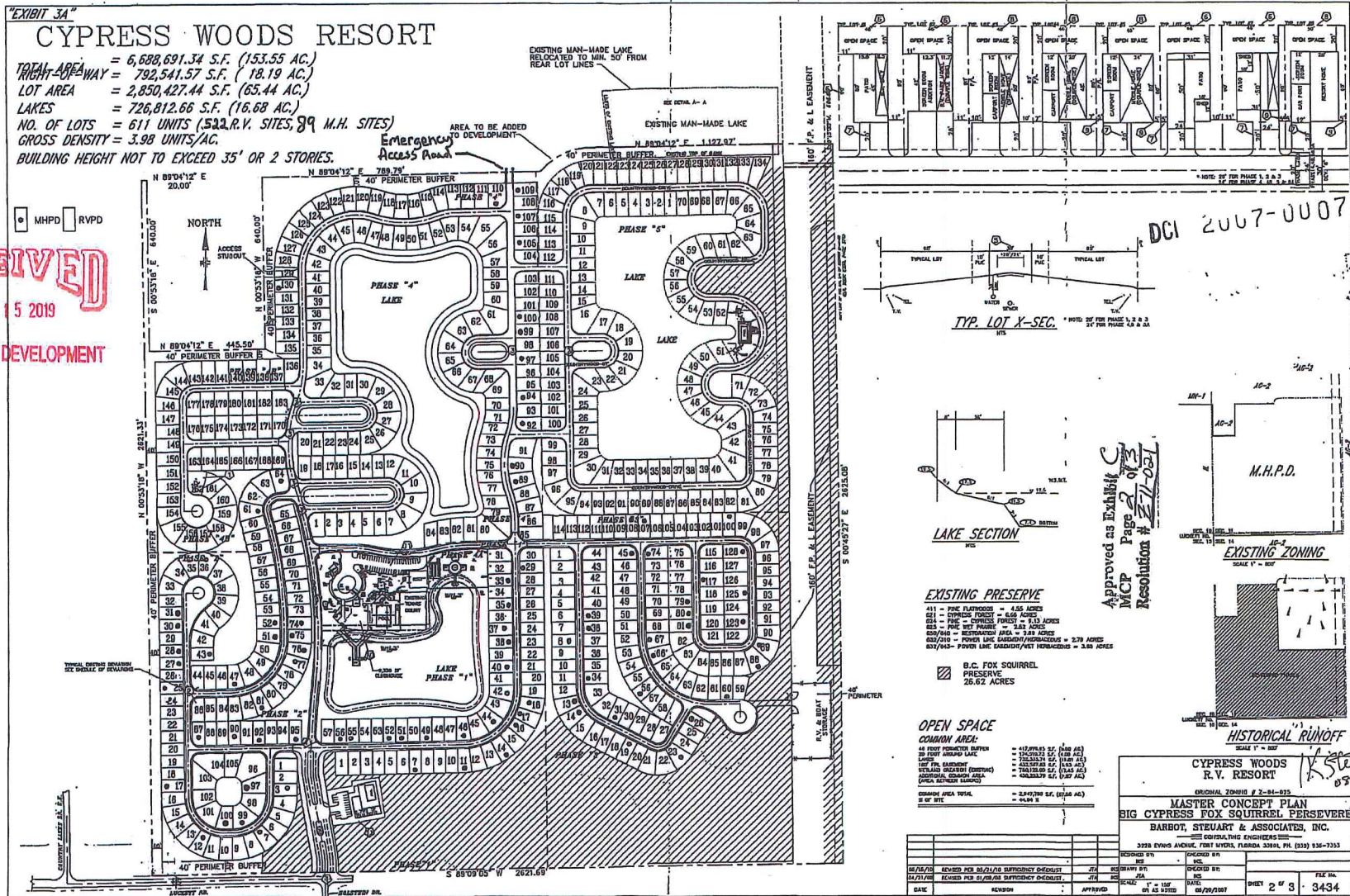
EXHIBIT C

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.



DCI 2007-00078

Approved as Exhibit C
MCP Page 2 of 3
Resolution # 27-051

EXISTING ZONING

HISTORICAL RUNOFF

CYPRESS WOODS
R.V. RESORT

ORIGINAL ZONING # 2-84-015

MASTER CONCEPT PLAN
BIG CYPRESS FOX SQUIRREL PERSEVERE
BARBOT, STEUART & ASSOCIATES, INC.

3720 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (833) 936-7333

REVISIONS

NO.	DATE	REVISION	BY	CHKD.
1	04/27/18	REVISION FOR SUBMITTAL	JJA	JJA
2	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
3	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
4	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
5	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
6	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
7	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
8	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
9	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
10	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
11	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
12	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
13	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
14	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
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16	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
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19	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
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36	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
37	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
38	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
39	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
40	05/01/18	REVISION FOR SUBMITTAL	JJA	JJA
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03-13-10

"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 (52A R.V. SITES, 89 M.H. SITES)
GROSS DENSITY = 3.98 UNITS/AC.
BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

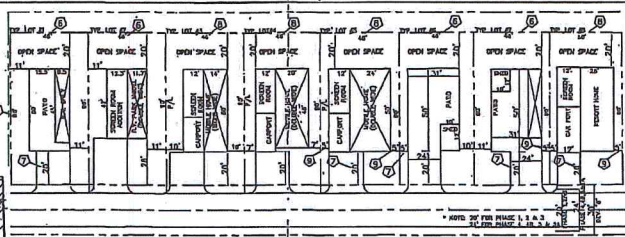
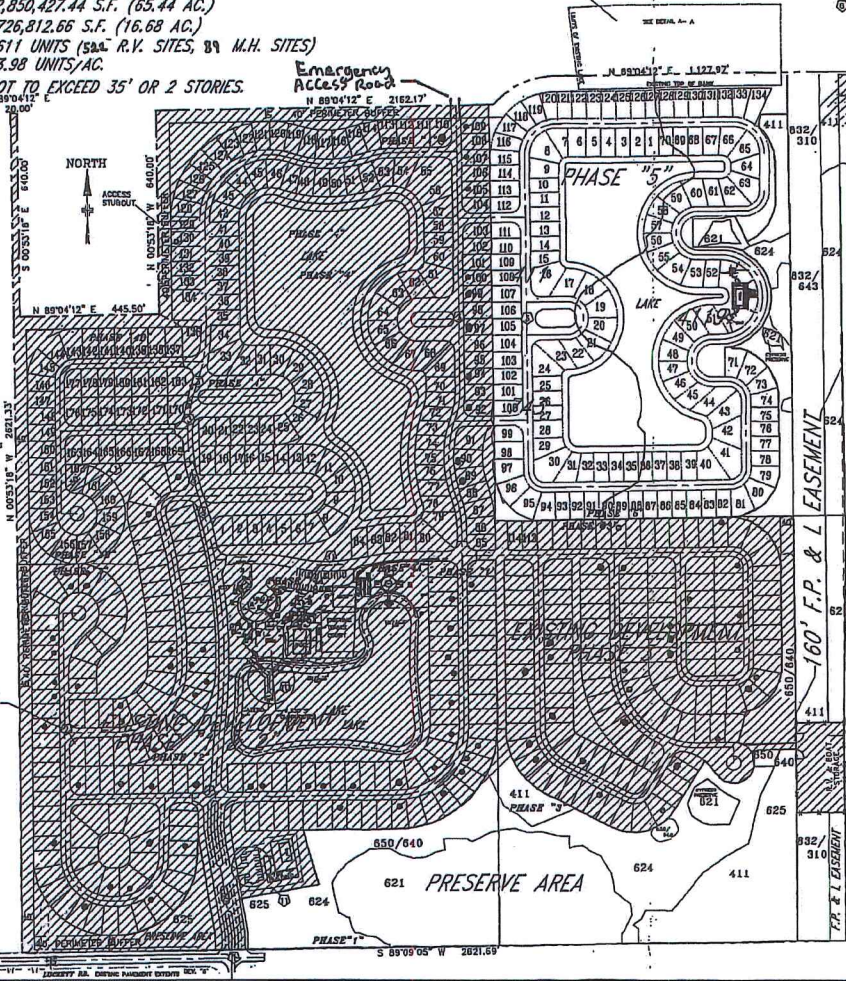
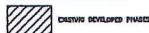
Emergency
Access Road

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

RECEIVED
MAY 15 2019

COMMUNITY DEVELOPMENT

HATCH LEGEND



SCHEDULE OF DEVIATIONS

- 1. A deviation from LDC Section 15-11(1) which requires a lot area of 10,000 sq. ft. for a single-family detached lot to 12,000 sq. ft. for a single-family detached lot.
- 2. A deviation from LDC Section 15-11(2) which requires a lot area of 10,000 sq. ft. for a single-family detached lot to 12,000 sq. ft. for a single-family detached lot.
- 3. A deviation from LDC Section 15-11(3) which requires a lot area of 10,000 sq. ft. for a single-family detached lot to 12,000 sq. ft. for a single-family detached lot.
- 4. A deviation from LDC Section 15-11(4) which requires a lot area of 10,000 sq. ft. for a single-family detached lot to 12,000 sq. ft. for a single-family detached lot.
- 5. A deviation from LDC Section 15-11(5) which requires a lot area of 10,000 sq. ft. for a single-family detached lot to 12,000 sq. ft. for a single-family detached lot.
- 6. A deviation from LDC Section 15-11(6) which requires a lot area of 10,000 sq. ft. for a single-family detached lot to 12,000 sq. ft. for a single-family detached lot.
- 7. A deviation from LDC Section 15-11(7) which requires a lot area of 10,000 sq. ft. for a single-family detached lot to 12,000 sq. ft. for a single-family detached lot.
- 8. A deviation from LDC Section 15-11(8) which requires a lot area of 10,000 sq. ft. for a single-family detached lot to 12,000 sq. ft. for a single-family detached lot.
- 9. A deviation from LDC Section 15-11(9) which requires a lot area of 10,000 sq. ft. for a single-family detached lot to 12,000 sq. ft. for a single-family detached lot.
- 10. A deviation from LDC Section 15-11(10) which requires a lot area of 10,000 sq. ft. for a single-family detached lot to 12,000 sq. ft. for a single-family detached lot.

EXISTING CONDITIONS FOR PHASE 4 & 5

CODE	DESCRIPTION	ACRES
101	BARBOT CHASE FIELD	2.3
102	UNDEVELOPED REGIONAL AREA	10.3
103	UNDEVELOPED SAVY/TEMPORARY RV STORAGE	6.41
210	POTENTIAL LAND	12.28
411	POW - 50% FARMERS FOREST	13.34
412	WILDERNESS - FINE FOREST	13.49
510	DRIVEWAY DRIVE	2.0
520	LAKE	1.80
743	SPURVED AREA	1.80
TOTAL		64.24

FLUCC'S CODE

411	- FINE FOREST	= 1.80 ACRES
412	- WILDERNESS FOREST	= 1.80 ACRES
413	- FINE FOREST	= 1.80 ACRES
414	- FINE FOREST	= 1.80 ACRES
415	- FINE FOREST	= 1.80 ACRES
416	- FINE FOREST	= 1.80 ACRES
417	- FINE FOREST	= 1.80 ACRES
418	- FINE FOREST	= 1.80 ACRES
419	- FINE FOREST	= 1.80 ACRES
420	- FINE FOREST	= 1.80 ACRES

OPEN SPACE

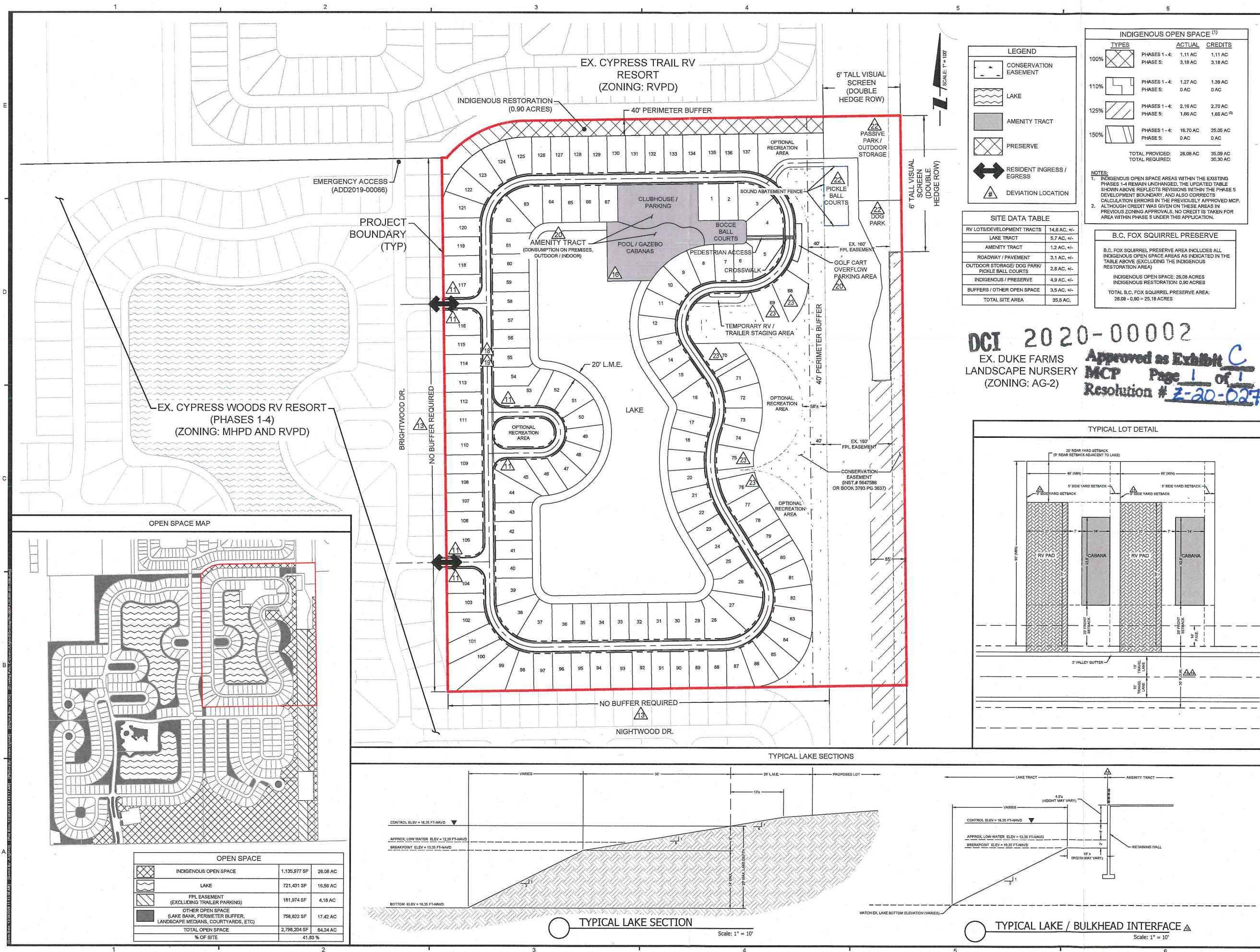
COMMON AREA:	
40 FINE FOREST BUFFER	= 0.75 ACRES
20 FINE FOREST BUFFER	= 0.75 ACRES
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20 FINE FOREST BUFFER	= 0.75 ACRES

HURRICANE SHELTER (FOR USE IN SECTION 10-20)

REQUIRE MINIMUM SHELTER	= 1.80 ACRES
TOTAL	= 1.80 ACRES

Approved as Exhibit 3
MCP Page 3 of 3
Resolution # 27-021

CYPRESS WOODS R.V. RESORT	
ADMINISTRATIVE AUTHORITY	
ORIGINAL ZONING # 2-24-025	
MASTER CONCEPT PLAN	
EXHIBIT III-A-1	
BARBOT, STEWART & ASSOCIATES, INC.	
3333 EVANS AVENUE, FORT WORTH, TEXAS 76101, PH. (817) 834-7353	
DESIGNED BY	UNDESIGNED BY
DATE	DATE
SCALE	DATE
1" = 100'	10/24/2007
DATE	10/24/2007
FILE NO.	3434



PENINSULA ENGINEERING

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
ENVIRONMENTAL CONSULTING - LAND PLANNING
SITE PLANNING - CONSTRUCTION MANAGEMENT - OWNER REPRESENTATIVE

2600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

CYPRESS WOODS RV RESORT PHASE 5 RECREATIONAL VEHICLE PLANNED DEVELOPMENT

TITLE:

MASTER CONCEPT PLAN

OWNER/CLIENT/CONSULTANT:

LAGUNA CARIBE AT CYPRESS WOODS, LLC

REVISIONS:

No.	Revision	Date
1	REVISED PER COUNTY COMMENTS	3/27/20
2	REVISED PER COUNTY COMMENTS	05/18/20
3	DEVIATION #22 ADDED	07/13/20
4	SCHEDULE OF DEVIATIONS REMOVED PER COUNTY	08/05/20
5	REVISED PER STAFF REPORT	09/01/20
6	REVISED PER HIX CONDITIONS	12/30/20

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: DANIEL C. HARTLEY
FLORIDA LICENSE NUMBER: 73943

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).
Bar Scale: 1" = 100'

SEC: 11 TWP: 44 RGE: 25E
City: FORT MYERS County: LEE
Designed by: CURTIS WICKSTROM
Drawn by: CURTIS WICKSTROM
Date: JAN. 2016
Horizontal Scale: 1" = 200'
Vertical Scale: N.T.S.
Project Number: P-L26-001-001
File Number: P-L26-002-001-X06

Sheet Number: 4 of 4

ZVL2019-00095 Lee County ePlan

Habitat Restoration and Maintenance Guidelines

for the

Cypress Woods RV Resort Phase V

Sections 11, T44S, R25E, Luckett Road, Lee County, Florida

March 27, 2008
Revised: Dec. 4, 2008
June 9, 2009

Prepared for:

Cypress Woods RV Resort
5551 Luckett Road.
Fort Myers, FL 33905
(239) 694-2191
FAX: (239) 691-4969

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AUG 23 2010

COMMUNITY DEVELOPMENT

conducted by

DCI 2007-00078

Southern Biomes, Inc.

1602 Woodford Ave., Fort Myers, FL 33901 - mail to: P.O. Box 50640, Fort Myers, FL 33994
Ph.: (239) 334-6766 - Geza Wass de Czege, President - Fax: (239) 337-5028

ZVL2019-00095 Lee County ePlan

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Habitat Restoration & Management Guidelines
Section 11, T44E, R25S, Lee County, Florida

Cypress Woods RV Resort Phase V

Lockett Road
Revised: June 9, 2009**A. FOX SQUIRREL HABITAT RESTORATION GUIDELINES**

1. **RESTORATION SITE DESCRIPTION:** The subject restoration site is a forty foot wide buffer area located in the northeastern portion of the development, extending for approximately 800 feet east to the pine flatwoods buffer adjacent to the powerline easement. The previously existing forested buffer was unintentionally cleared and will be restored to meet Lee County Code, Sec. 14-384: Restoration standards, and the Sec. 10-420 Plant materials standards. The plantings will be according to Lee County's Department of Community Development, Division of Environmental Sciences indigenous habitat restoration area planting guidelines.

2. **HABITAT RESTORATION EXECUTIVE SUMMARY:** To help restore the habitat, slash pines and scattered live oaks will be planted an average of 15' on center, with 75% of the trees being a minimum 10' tall with two-inch caliper at 12 inches above ground, and the remaining 25% a minimum 16' tall with a 3-4 inch caliper, to provide more diversity sizes. Trees will be planted in random order so as not to appear as growing in rows. Shrubs will be limited to scattered clusters of saw palmetto, wax myrtle, beautyberry, gallberry and muhly grass, planted around selected tree clusters. Shrubs and groundcover vegetation must be in minimum one-gallon container, and clustered at an average of three feet (3') on center, to mimic pine flatwoods savanna habitat.

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COMMUNITY DEVELOPMENT

DCI 2007-00078

ZVL2019-00095 Lee County ePlan

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Habitat Restoration & Management Guidelines, Cypress Woods RV Resort Phase V, Lockett Road,
Section 11, T44E, R25S, Lee County, Florida

Revised: June 9, 2009

Habitat Restoration Plant List

- One hundred ten (110) trees, of which no more than 75% are to be 10' tall, minimum 2 inch caliper trees, and at least 25% are >16' tall, minimum 3 inch caliper trees. All trees are to be planted in random order on average 15' centers:
 - 68 slash pine (*Pinus elliotii*) 10' w/min 2" dbh
 - 22 slash pine (*Pinus elliotii*) 16' w/min 3" dbh
 - 6 live oak (*Quercus virginiana*) 10' w/min 2" dbh
 - 2 live oak (*Quercus virginiana*) 16' w/min 3" dbh
 - 4 laurel oak (*Quercus laurifolia*) 10' w/min 2" dbh
 - 2 laurel oak (*Quercus laurifolia*) 16' w/min 3" dbh
 - 4 dahoon holly (*Ilex cassina*) 10' w/min 2" dbh
 - 2 dahoon holly (*Ilex cassina*) 16' w/min 3" dbh
- Three thousand four hundred sixty six (3,466) in 1 gallon containerized shrubs & herbaceous species, randomly clustered within tree clusters, on 3' center:
 - 1000 saw palmetto (*Serenoa repens*)
 - 500 wax myrtle (*Myrica sp.*)
 - 500 beautyberry (*Callicarpa americana*)
 - 466 gallberry (*Ilex glabra*)
 - 1000 muhly grass (*Muhlenbergia sp.*)

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COMMUNITY DEVELOPMENT

DCX 2007-00078

ZVL-2019-00095 Lee County ePlan

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Ph: (239) 334-6766 - Geri Weiss de Czege, President - Fax: (239) 337-5028

Habitat Restoration & Management Guidelines
Section 11, T44E, R25S, Lee County, FloridaCypress Woods RV Resort Phase V - Luckett Road
Revised: June 9, 2009**RESTORATION AREA SITE PREPARATION, MAINTENANCE AND MONITORING
GUIDELINES:**

1. Restoration areas are to be graded to natural elevations of adjacent pine flatwoods uplands, and harrowed to remove all ruts from the planting areas.
2. Eradicate any torpedograss, primrose willow, or any other exotic or nuisance vegetation prior to replanting, with an approved systemic herbicide, and establish an annual eradication program to maintain the area free of exotic species, and the nuisance species to less than 2% coverage.
3. Replant restoration areas with plant species and quantities as designated in the plant list provided in the Habitat Restoration Plant List (approx. 31,200 sq. ft.).
 - One hundred ten (110) trees, with no more than 76% at least 10' tall, 2 inch caliper and the remaining trees >16' tall, with minimum 3 inch caliper, planted in clusters of 3-5, on average 15' centers.
 - Three thousand four hundred sixty six (3,466) 1 gallon containerized shrubs, cluster 3' o.c.
4. Maintain a semi-annual exotic plant control the first year, and an annual control thereafter, in perpetuity, to treat the exotic vegetation resprouting with an approved herbicide, and manually remove any seedlings. Conduct activities during the winter and spring dry season.
5. Signage shall be placed at each end of the indigenous preserve area to identify and protect the preserve during and after construction. The signs shall be no closer than ten feet from adjacent property lines; be limited to a maximum height of four feet and a maximum size of two square feet, stating: "Preserve Area" (in large letters), "Please do not cut or damage any plants unless authorization by permit, or obtained in writing by Lee County Community Development" (in small letters). See example attached with these guidelines.
6. Provide Lee County with an annual monitoring report, for 5 years, including plant survival data and qualitative narrative describing the vegetative changes within the mitigation area. Include the following:
 - a. Provide three fixed point photo station panoramic photograph analyses at selected locations.
 - c. Narrative report of exotics invasion and removal success.
 - d. Plant survival data and revegetation success data, including quantitative data, natural recruitment success, exotic invasion, general condition, and recommendations.
7. Mitigation success criteria are as follows:
 - a. The area is maintained free of exotic plants, as defined by the Florida Exotic Pest Plant Council, with no more than 2% coverage at any one time (including but not limited to melaleuca, Brazilian pepper, Australian pine, etc.), and the number of exotic plants eradicated each year has been greatly reduced.
 - b. All nuisance plant species (torpedograss, primrose willow, caeserweed, dog fennel, etc.) constitute no more than 5% of the total plant coverage.
 - c. There is an 80% survival rate of the planted vegetation and at least 80% coverage of the planted area by indigenous native vegetation at the end of the third year of monitoring.
 - d. There is a continual increase in indigenous plant species composition throughout the five year monitoring period.

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ZVL2019-00095 Lee County ePlan

Southern Biomes, Inc.

1601 Woodford Ave., Fort Myers, FL 33901 - mail to: P.O. Box 50640, Fort Myers, FL 33994

Ph: (239) 334-6766 - Geza Wass de Czege, President - Fax: (239) 337-5028

Habitat Restoration & Management Guidelines, Cypress Woods RV Resort Phase V, Luckett Road,
Section 11, T44E, R25S, Lee County, Florida

Revised: June 9, 2009

Preserve Area Sign Sample

Preserve Area

No Dumping

No Cutting

No Disturbing

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AUG 23 2010

COMMUNITY DEVELOPMENT

Please do not cut or damage any
plants unless authorization by permit,
or obtained in writing by Lee County
Community Development.

Please Help Keep it Natural!!

NOTE: Typical sign dimensions may range from 9" x 12" to 12" x 18" (vertical or horizontal), but should not exceed 288 sq. inches.

DCI 2007-00078