

From: tross@ticefire.com
To: [Daniel Hartley](#)
Subject: Re: Cypress Woods RVPD - Request for Deviation on behalf of L26 Development
Date: Monday, June 20, 2022 10:47:48 AM
Attachments: [image001.jpg](#)

Dan,

I have reviewed the request for the addition of the restoration area for the deviation. I do not have any objection to adding the adjacent lots as described in this email. If this email is not sufficient and your require a separate letter, please let me know.

Ted Ross
Fire Chief



Tice Fire Protection District
9351 Workmen Way
Ft. Myers, FL 33905
Phone: 239 694-2380
Fax: 239 694-7399
E-Mail: Tross@ticefire.com

Email which is created or received by a Tice Fire Rescue District employee in connection with the transaction of official business of Tice Fire Rescue District is considered public record and is subject to inspection and/or copying in accordance with Chapter 119, Florida Statutes and is subject to applicable state retention laws and regulations, unless exempted by law.

From: Daniel Hartley <DHartley@pen-eng.com>
Date: Wednesday, June 15, 2022 at 10:36 AM
To: Ted Ross <tross@ticefire.com>
Subject: RE: Cypress Woods RVPD - Request for Deviation on behalf of L26 Development

10-4, thank you sir.

PENINSULA ENGINEERING

Daniel C. Hartley, P.E.

VP of Engineering

2600 Golden Gate Parkway
Naples, Florida 34105
Office: 239.403.6713
Cell: 239.250.9408
dhartley@pen-eng.com

Only current, signed, and sealed plans shall be considered valid construction documents. Because of the constantly changing nature of construction documents, it is the recipient's responsibility to request the latest documents from Peninsula Engineering for their particular task.

From: tross [ticefire.com](mailto:tross@ticefire.com) <tross@ticefire.com>
Sent: Wednesday, June 15, 2022 10:33 AM
To: Daniel Hartley <DHartley@pen-eng.com>
Subject: Re: Cypress Woods RVPD - Request for Deviation on behalf of L26 Development

Dan,
I'm out of the office this week. I'll review this first thing Monday morning.

T Ross

Get [Outlook for iOS](#)

From: Daniel Hartley <DHartley@pen-eng.com>
Sent: Wednesday, June 15, 2022 10:28:33 AM
To: tross [ticefire.com](mailto:tross@ticefire.com) <tross@ticefire.com>
Subject: RE: Cypress Woods RVPD - Request for Deviation on behalf of L26 Development

Good Morning Chief Ross, hope you are well sir.

If you recall, as a part of the zoning approval application for Cypress Woods RV Resort (approved as Resolution Z-20-027), we had previously requested and secured deviation approval to reduce the setback between accessory structures and upland areas from 30' to 20'. The Tice Fire support letter for that deviation is attached for reference, and applied only to Lots 68-70 and 75-76 (circled in blue on the attached Master Concept Plan markup).

What was overlooked at that time is that there would be a created/planted indigenous restoration area located north of Lots 121-137, from which setbacks would also presumably apply. Those areas are shown in green and yellow highlight on the attached MCP markup. The size of the restoration area is 40' wide and approximately 0.90 acres total (a portion of which is not directly adjacent to the lots). The approved restoration plan for that area is attached for reference; a planting schedule is included, and generally consists of 110 trees (pine, oak, holly) and 3,466 shrubs (palmetto, wax myrtle, beautyberry, gallberry, muhly grass).

The development team would like to request deviation approval from Lee County LDC Section 10-415(b)(1)(c), which is applicable to indigenous native preservation and 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."*

The requested deviation would be to allow a 20' setback between accessory structures and this indigenous restoration area, and we understand that Lee County would require a letter of no objection from Tice Fire in support of the deviation request.

If you can please consider this information, and advise whether Tice Fire supports this deviation, it would be sincerely appreciated. If so, I believe either a response to the email or a separate letter stating as such would suffice.

If you need any additional information in support of this request, please let me know.

Thank you sir,
Dan

PENINSULA ENGINEERING

Daniel C. Hartley, P.E.

VP of Engineering

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Naples, Florida 34105

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dhartley@pen-eng.com

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From: Ted Ross <tross@ticefire.com>

Sent: Wednesday, September 9, 2020 1:17 PM

To: Daniel Hartley <DHartley@pen-eng.com>

Cc: Alexis Crespo <Alexis.Crespo@waldropengineering.com>

Subject: Re: Cypress Woods RVPD - Request for Deviation on behalf of L26 Development

Dan,

If you need additional information please let me know.

Ted Ross
Fire Chief



Tice Fire Protection District

9351 Workmen Way

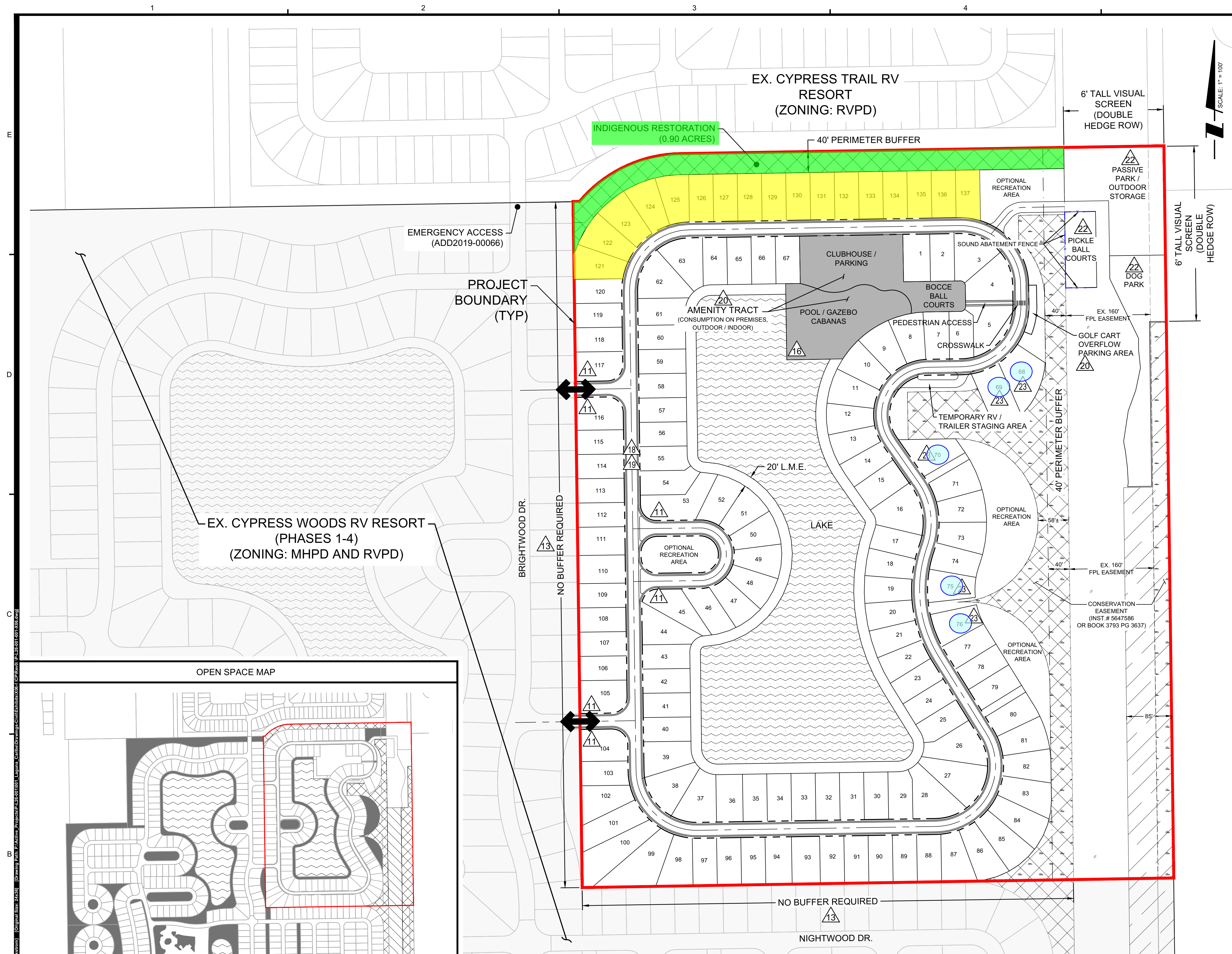
Ft. Myers, FL 33905

Phone: 239 694-2380

Fax: 239 694-7399

E-Mail: Tross@ticefire.com

Email which is created or received by a Tice Fire Rescue District employee in connection with



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

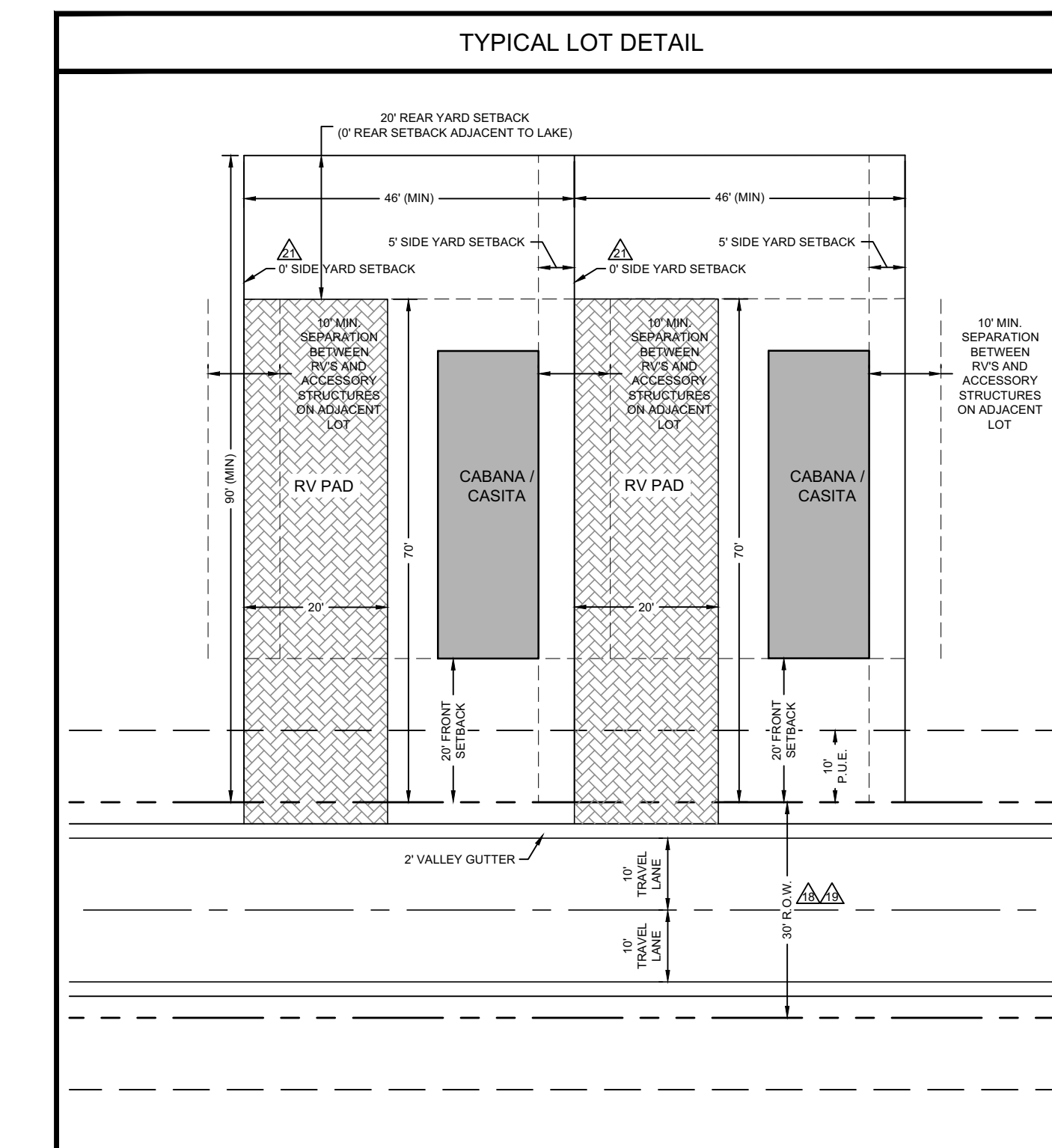
SITE DATA TABLE	
RV LOTS/DEVELOPMENT TRACTS	14.6 AC. +/-
LAKE TRACT	5.7 AC. +/-
AMENITY TRACT	1.2 AC. +/-
ROADWAY / PAVEMENT	3.1 AC. +/-
OUTDOOR STORAGE / DOG PARK / PICKLE BALL COURTS	2.6 AC. +/-
INDIGENOUS / PRESERVE	4.9 AC. +/-
BUFFERS / OTHER OPEN SPACE	3.5 AC. +/-
TOTAL SITE AREA	35.6 AC.

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

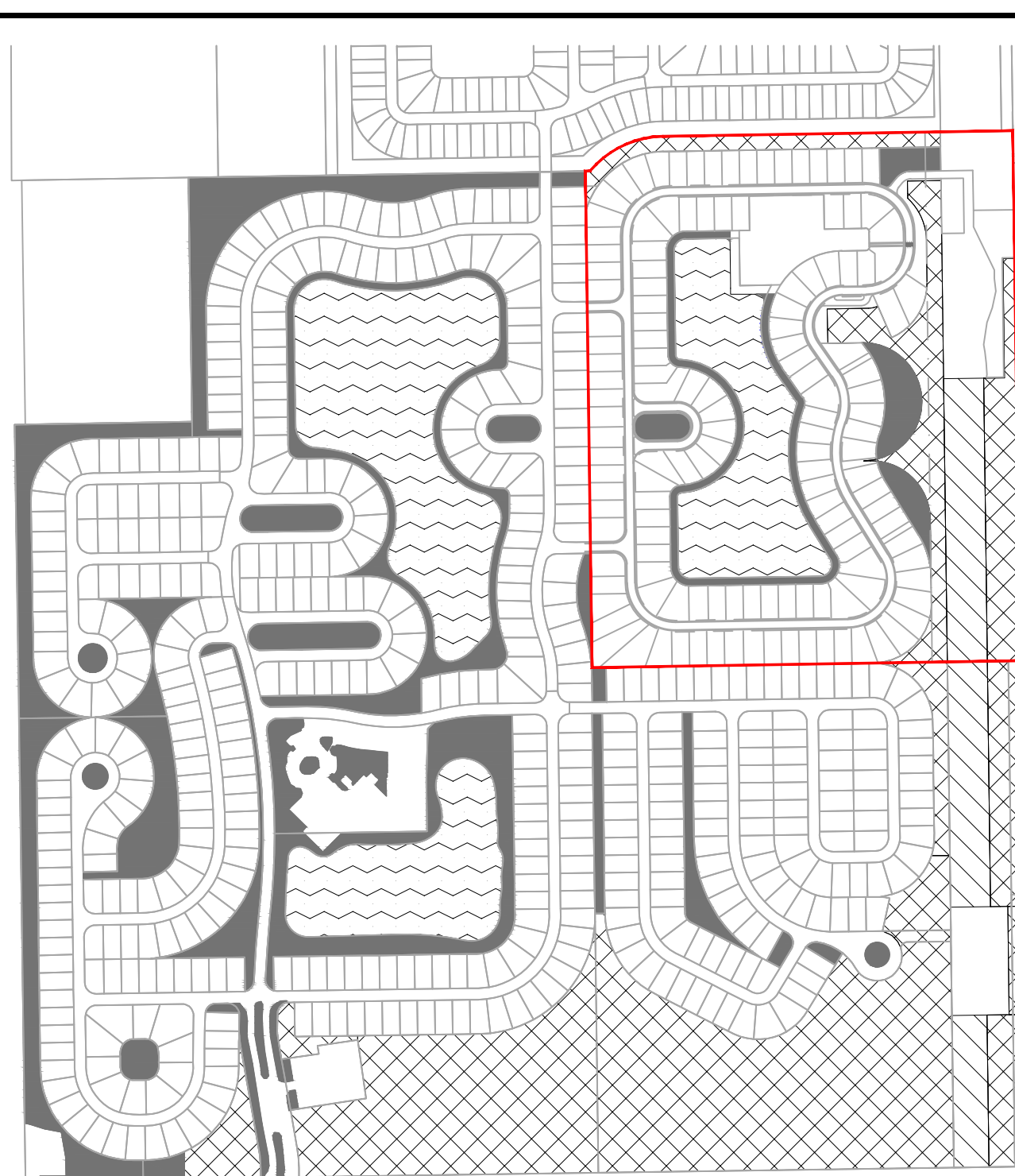
NOTES:
1. INDIGENOUS OPEN SPACE AREAS WITHIN THE EXISTING PHASES 1-4 REMAIN UNCHANGED. THE UPDATED TABLE SHOWN ABOVE REFLECTS REVISIONS WITHIN THE PHASE 5 DEVELOPMENT BOUNDARY, AND ALSO CORRECTS CALCULATION ERRORS IN THE PREVIOUSLY APPROVED MCP.
2. ALTHOUGH CREDIT WAS GIVEN ON THESE AREAS IN PREVIOUS 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)

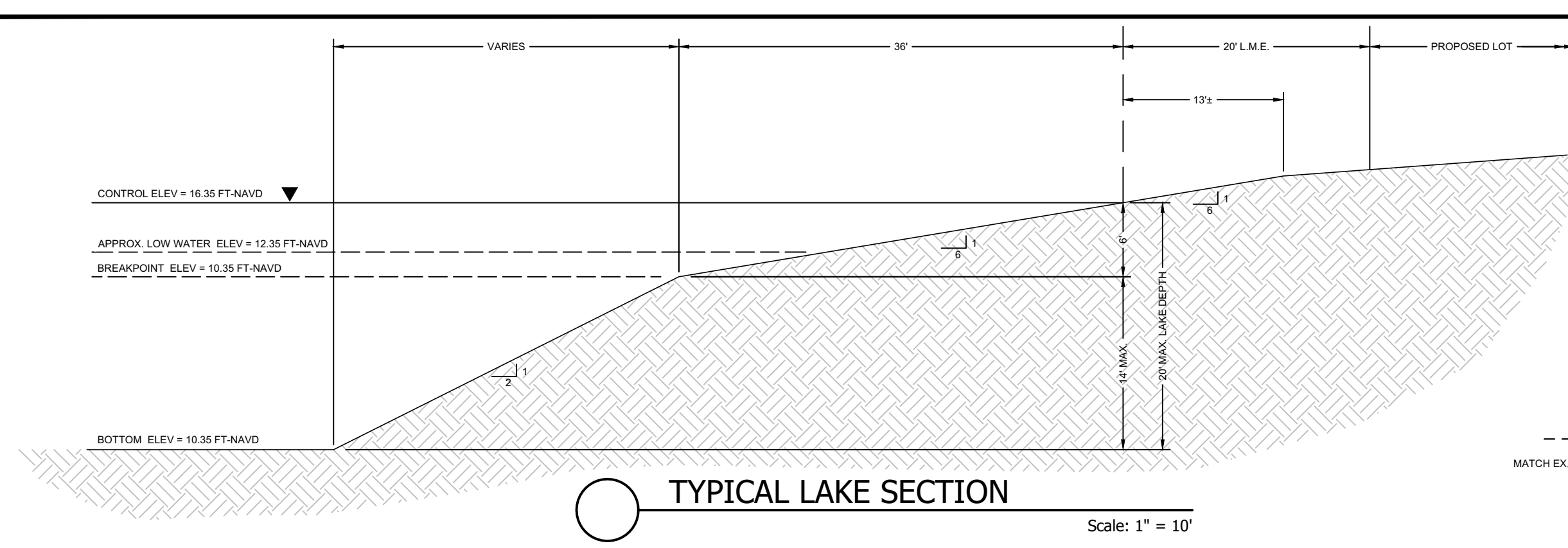


OPEN SPACE MAP



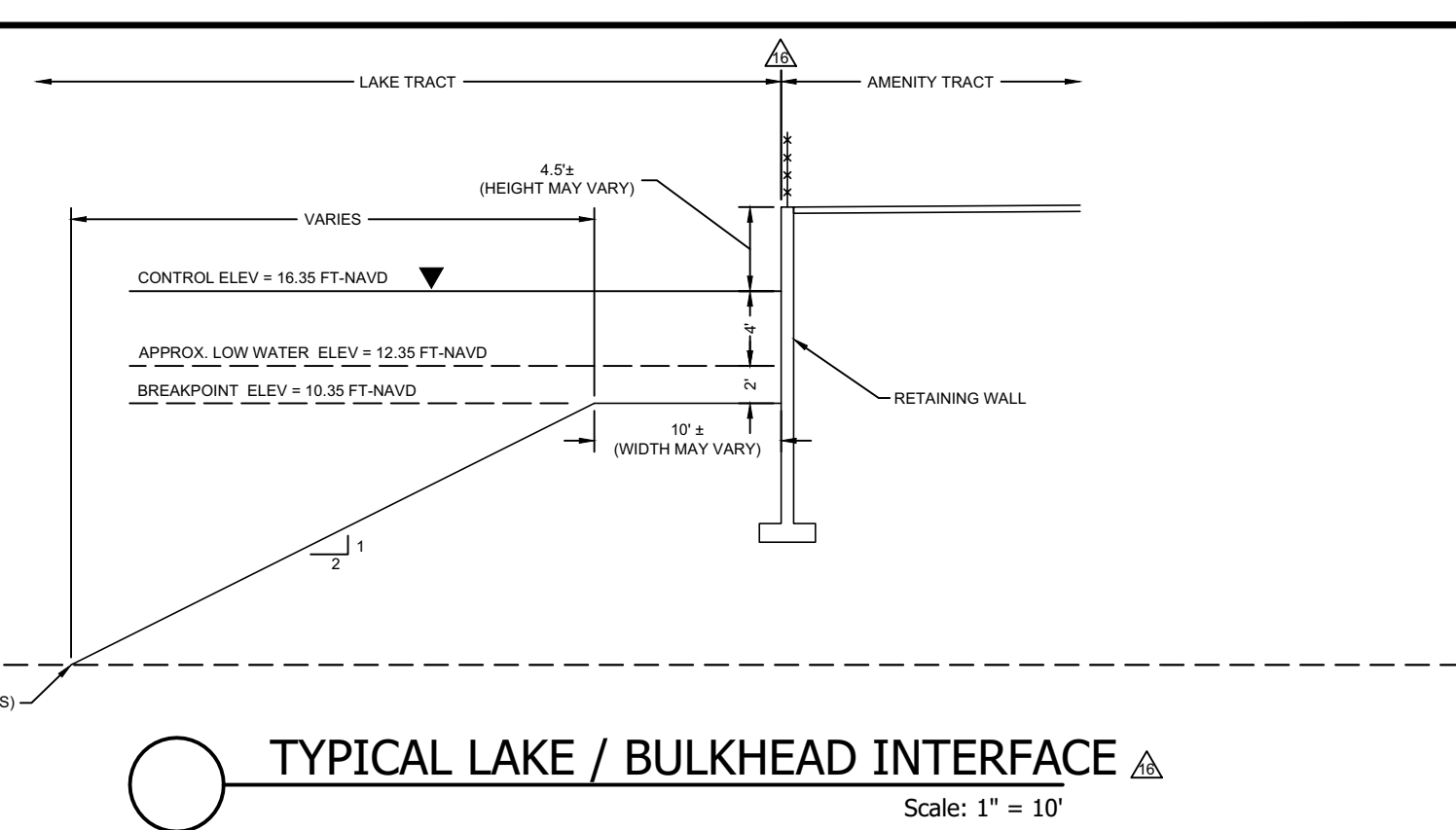
OPEN SPACE		
	INDIGENOUS OPEN SPACE	1,135,977 SF 26.08 AC
	LAKE	721,431 SF 16.56 AC
	FPL EASEMENT (EXCLUDING TRAILER PARKING)	181,974 SF 4.18 AC
	OTHER OPEN SPACE (LAKE BANK, PERIMETER BUFFER, LANDSCAPE MEDIANS, COURTYARDS, ETC)	758,822 SF 17.42 AC
	TOTAL OPEN SPACE	2,798,204 SF 64.24 AC
	% OF SITE	41.83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

TYPICAL LAKE SECTIONS



TYPICAL LAKE SECTION

Scale: 1" = 10'



TYPICAL LAKE / BULKHEAD INTERFACE

Scale: 1" = 10'

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

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

Habitat Restoration and Maintenance Guidelines

for the

Cypress Woods RV Resort Phase V

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

March 27, 2008

Revised: Dec. 4, 2008

June 9, 2009

Prepared for:

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

APPROVED
JUN 09 2009
Environmental Sciences

conducted by

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

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Habitat Restoration & Management Guidelines - Cypress Woods RV Resort Phase V - Luckett Road
Section 11, T44E, R25S, Lee County, Florida 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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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 elliottii*) 10' w/min 2" dbh
 - 22 slash pine (*Pinus elliottii*) 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 cassine*) 10' w/min 2" dbh
 - 2 dahoon holly (*Ilex cassine*) 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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Habitat Restoration & Management Guidelines
Section 11, T44E, R25S, Lee County, Florida

- Cypress Woods RV Resort Phase V

- Lockett 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 75% 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, caesarweed, 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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Habitat Restoration & Management Guidelines, Cypress Woods RV Resort Phase V, Lockett Road,
Section 11, T44E, R25S, Lee County, Florida

Revised: June 9, 2009

Preserve Area Sign Sample

Preserve Area

No Dumping

No Cutting

No Disturbing

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.

