

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Cypress Woods RV Resort Associates filed an application for administrative approval to a Mobile Home Planned Development and Recreational Vehicle Planned Development on a project known as Cypress Woods RV Resort **to add the following two deviations from the Lee County Land Development Code (LDC) and adjust the Master Concept Plan per Condition 4 of Resolution Z-94-025:**

- 1. A Deviation seeking relief from LDC Section 34-2194(b) and (c) which requires 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.**
- 2. A Deviation seeking relief from LDC Section which requires a total of 135 parking spaces for the two clubhouse facilities; to allow only 44 off-street parking spaces.**

The subject property is located at 5551 Lockett Road, described more particularly as:

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

See Exhibit A

WHEREAS, the property was originally rezoned in case number 94-06-14 DCI-02 (with subsequent amendments in case numbers Z-94-025, Z-87-075, Z-91-088, ZAB-8431, ZAB-84-1-31, 95-03-166.13A, AA-PD-95-19, ADD2002-00111, DOS2003-00073, DOS95-01-116.00D, LDO98-06-045.12L & LDO98-06-074.11L); 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 add the following two deviations from the Lee County Land Development Code (LDC) and adjust the Master Concept Plan per Condition 4 of Resolution Z-94-025:

- 1. A Deviation seeking relief from LDC Section 34-2194(b) and (c) which requires 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.**
- 2. A Deviation seeking relief from LDC Section which requires a total of 135 parking spaces for the two clubhouse facilities; to allow only 44 off-street parking spaces.**

These requests are APPROVED, subject to the following conditions:

- 1. The Development must be in compliance with the amended Master Concept Plan, stamped received AUG 21, 2003. Master Concept Plan for ADD2003-00122 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

Additionally, the approval of Deviation 1 of this Administrative Amendment is subject to substantially complying 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 AUG21, 2003. A reduced copy is attached hereto.

- 2. The terms and conditions of the original zoning resolutions and subsequent amendments remain in full force and effect.**
- 3. The approved density and intensity of this project must remain consistent with ADD2002-00111 which allowed a maximum of 647 units, consisting of not more than 374 R.V. sites and not more than 273 M. H. sites.**


Condition 4 of Resolution Z--94-025 is also hereby amended to read:

The dots on the approved Master Concept Plan designating which lots/parcels can only be occupied by a mobile home may be administratively (not to be confused with the requirement for an administrative amendment) moved from any vacant lot/parcel (donor lot/parcel) to another lot/parcel provided that the donor lot or parcel has never been occupied by a mobile home since the inception of this planned development. Once a lot/parcel is occupied by a mobile home, it can only be replaced with another mobile home.

4. The approval of the deviation from the water body setback must not adversely impact any open space requirement; wetland vegetation plantings; or other buffering, landscaping, or preservation areas or requirements.
5. The approval of the parking deviation is 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. These 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 this 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 depicting these parcels is attached hereto.
6. A development order must be submitted within 90 days of the approval that includes a littoral planting plan which details a created hardwood wetland and marsh area within the lake adjacent to Cypress Woods Resort Drive. The planting must include at a minimum 50 native wetland trees (minimum 6-foot height; 7-gallon container size) and 1000 native herbaceous wetland plants (minimum 4 species; 2-inch liner size) clustered within the area shown on Attachment 1.

DULY SIGNED this 17th day of September, A.D., 2003.

BY: _____


Pam Houck, Director
Division of Zoning
Department of Community Development

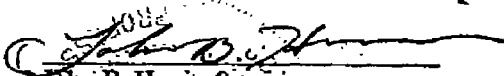
DESCRIPTION:

A parcel or tract of land lying in the Southwest Quarter (S.W.1/4) of Section 11, Township 44 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Southwest corner of the Southwest Quarter (S.W.1/4) of the aforesaid Section 11; thence run N.00°53'18"W. along the West line of the Southwest Quarter (S.W.1/4) of said Section 11 for 25.00 feet to the North line of Lockett Road (50 feet wide) and the point of beginning; thence continue N.00°53'18"W. along the West line of the Southwest Quarter (S.W.1/4) of said Section 11 for 2621.45 feet to Northwest corner of said Southwest Quarter (S.W.1/4); thence run N.89°01'53"E. for 20.00 feet to the Northwest corner of lands described in Official Record Book 1848, Page 3142 of the Public Records of Lee County, Florida; thence run S.00°53'18"E. along the West line of said lands for 640.00 feet; thence run N.89°01'53"E. along the South line of said lands for 445.50 feet; thence run N.00°53'18"W. along the East line of said lands for 640.00 feet to the Northeast corner of said lands and the North line of the Southwest Quarter (S.W.1/4) of the aforesaid Section 11; thence run N.89°01'53"E. along the North line of the Southwest Quarter (S.W.1/4) of said Section 11 for 2161.66 feet to the Northeast corner of the Southwest Quarter (S.W.1/4) of said Section 11; thence run S.00°46'12"E. along the East line of the Southwest Quarter (S.W.1/4) of said Section 11 for 2626.95 feet to the North line of the aforesaid Lockett Road; thence run S.89°09'05"W along the North line of said Lockett Road for 2621.74 feet to the point of beginning.

Said tract contains 151.559 acres, more or less and is subject to easements, restrictions and reservations of record.

Bearings are based on the West line of the Southwest Quarter (S.W.1/4) of the aforesaid Section 11 as being N.00°53'18"W.


John B. Harris
P.S.M. #4634
October 23, 2002
SURVEYOR

Applicant's Legal Checked
by [Signature] 15 JULY 03

RECEIVED
JUL 15 2003
PERMIT COUNTER

DCI 2004-00062

From: Kim Trebatoski
To: Block, Alvin Chip
Date: 9/8/03 5:11PM
Subject: ADD2003-00122



Chip - ES staff recommend the following condition to offset the encroachment of the structures over the lake:

A development order must be submitted within 90 days of the approval that includes a littoral planting plan which details a created hardwood wetland and marsh area within the lake adjacent to Cypress Woods Resort Drive. The planting must include at a minimum 50 native wetland trees (minimum 6-foot height; 7-gallon container size) and 1000 native herbaceous wetland plants (minimum 4 species; 2-inch liner size) clustered within the area shown on Attachment 1.

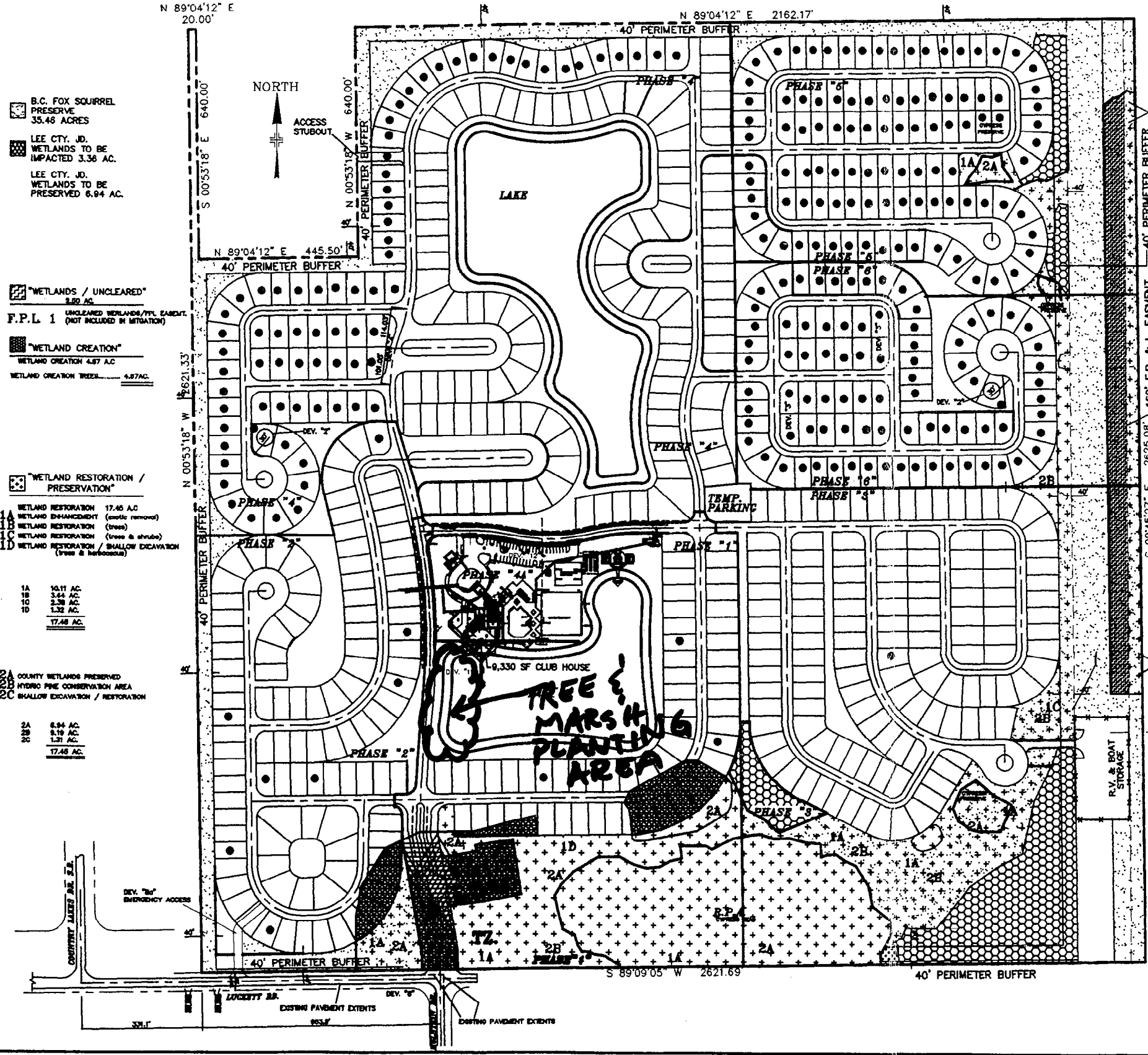
Kim Trebatoski
Principal Environmental Planner
DCD - Planning/Environmental Sciences
trebatkm@leegov.com
239-479-8183
FAX 239-479-8319

"EXHIBIT 3A"

TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.) LAKE = 525,521.97 S.F. (12.064 AC.)
 RIGHT-OF-WAY = 807,098.92 S.F. (18.528 AC.) NO. OF LOTS = 647 UNITS (374 R.V. SITES, 273 M.H. SITES)
 LOT AREA = 2,985,036.10 S.F. (68.27 AC.) GROSS DENSITY = 4.270 UNITS/AC.
 R.P.A. = 266,157.74 S.F. (6.110 A.C.)

CYPRESS WOODS RESORT

MHPD BUILDING HEIGHT NOT TO EXCEED 25'.



B.C. FOX SQUIRREL PRESERVE 35.48 ACRES
 LEE CTY. JD. WETLANDS TO BE IMPACTED 3.36 AC.
 LEE CTY. JD. WETLANDS TO BE PRESERVED 6.94 AC.

"WETLANDS / UNCLEARED" 8.92 AC.
 F.P.L. 1 UNCLEARED WETLANDS/TYP. CANOON (NOT INCLUDED IN MITIGATION)

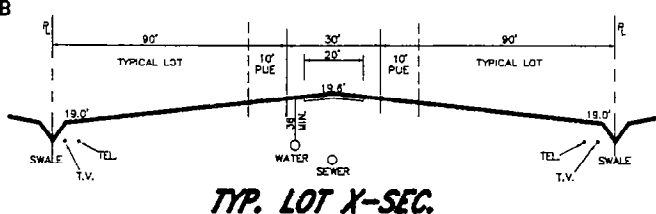
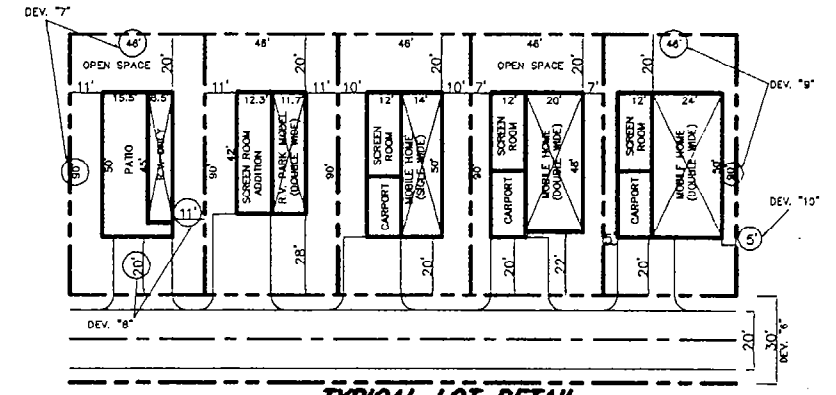
"WETLAND CREATION" 4.87 AC.
 WETLAND CREATION TREES 4,87 AC.

"WETLAND RESTORATION / PRESERVATION"
 1A WETLAND RESTORATION 17.46 AC
 1B WETLAND ENHANCEMENT (cattle removed)
 1C WETLAND RESTORATION (trees)
 1D WETLAND RESTORATION (trees & shrubs)
 1E WETLAND RESTORATION / SHALLOW EXCAVATION (trees & herbaceous)

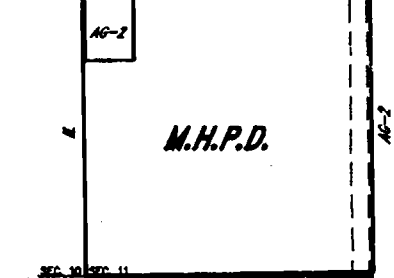
1A 10.11 AC.
 1B 3.84 AC.
 1C 2.38 AC.
 1D 1.32 AC.
 1E 17.46 AC.

2A COUNTY WETLANDS PRESERVED
 2B HYDRO PINE CONSERVATION AREA
 2C SHALLOW EXCAVATION / RESTORATION

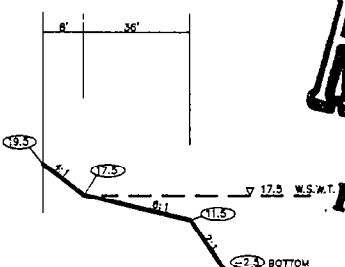
2A 6.94 AC.
 2B 8.19 AC.
 2C 1.21 AC.
 17.46 AC.



ADD 2003-00122



EXISTING ZONING
 SCALE 1" = 300'



LAKE SECTION

OPEN SPACE COMMON AREAS

40 FOOT PERIMETER BUFFER	= 307,054.58 S.F. (8.12 AC.)
20 FOOT AROUND LAKE	= 119,896.86 S.F. (2.782 AC.)
LAKE	= 525,521.97 S.F. (12.064 AC.)
1/4" EASTERN 180 FEET	= 461,252.98 S.F. (10.589 AC.)
R.P.A. & WETLAND CREATION	= 780,123.00 S.F. (17.46 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	= 378,798.83 S.F. (8.696 AC.)

INTERNAL AREA:

THE REAR 20 FOOT OF EACH LOT	= 407,200.00 S.F. (9.34 AC.)
FRONT OF EACH LOT	= 263,340.00 S.F. (6.04 AC.)
INTERNAL AREA TOTAL	= 670,540.00 S.F. (15.38 AC.)
% OF SITE	= 53.18%
TOTAL OPEN SPACE AREA	= 3,106,399.30 S.F. (72.438 AC.)
% OF SITE	= 47.21%

HURRICANE SHELTER

REQUIRED HURRICANE SHELTERS = 2 (2)(180)(20)(400)=14,268.00 S.F. PROVIDED = 15,882.00 S.F.

SCHEDULE OF USES (RVPD)

- RECREATIONAL VEHICLES
- PARK TRAILERS
- ADMINISTRATIVE OFFICE
- RECREATIONAL FACILITIES, PERSONAL ENTRANCE GATE OR GATHOUSE
- ESSENTIAL SERVICES FACILITY, GROUP "T"
- EXCAVATION, WATER RETENTION
- MODEL HOME, UNIT, DISPLAY CENTER
- BOYS
- TEXTS
- VEHICLE AND EQUIPMENT DEALERS, GROUP "Y" (RESTRICTED TO RECREATIONAL VEHICLES ONLY)
- ACCESSORY USES
- FOOD STORES - GROUP "Y"
- PERSONAL SERVICES - GROUP "Y"
- CONSUMPTION ON PREMISES
- STORAGE
- INDOOR
- OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS, AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)

SCHEDULE OF USES (MHPD)

- EXCAVATION, WATER RETENTION
- MODEL HOME, UNIT, DISPLAY CENTER
- RECREATIONAL FACILITIES, PERSONAL
- ESSENTIAL SERVICES FACILITIES, GROUP "T"
- ACCESSORY USES
- FOOD STORES - GROUP "Y"
- PERSONAL SERVICES - GROUP "Y"
- CONSUMPTION ON PREMISES
- STORAGE
- INDOOR
- OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS, AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)

GENERAL DEVIATIONS:

1. A DEVIATION FROM SECTION 8.0.3 OF THE DEVELOPMENT STANDARDS ORDINANCE TO ALLOW FOR THE DEVELOPMENT OF THE "TZ" AREA AS INDICATED ON THE MASTER CONCEPT PLAN.
2. A DEVIATION FROM SECTION 8.1.11 OF THE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES A 90 FOOT TURN-OUT RADIUS TO 30 FEET.
3. A DEVIATION FROM SECTION 8.0.2.1 OF THE LEE COUNTY ZONING ORDINANCE AND SECTION 7.0.2 OF THE DEVELOPMENT STANDARDS ORDINANCE 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 10 FT. TO 5 FT. ON THE "SIDE" LOT LINE FOR THESE CORNER LOTS.
4. A DEVIATION FROM SECTION 8.1.10 & TABLE 8-1 OF THE LEE COUNTY ZONING ORDINANCE WHICH REQUIRES 125 FEET OF STREET SETBACK TO 100 FEET.
5. A DEVIATION FROM SECTION 8.1.3 OF THE LEE DEVELOPMENT ORDINANCE TO ALLOW THE USES OF BUSINESS AND EXPRESS FOR A DEVELOPMENT OF MORE THAN 100 LOTS.
6. A DEVIATION FROM SECTION 8.2.2 AND TABLE 8-3 OF THE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES A 450 FOOT RIGHT-OF-WAY FOR LOCAL STREET WITH SWAN DRAINAGE TO PROVIDE A LOCAL STREET WITH 30 FEET OF RIGHT-OF-WAY AND OPEN DRAINAGE.

RVPD DEVIATIONS:

1. A DEVIATION FROM SECTION 441.0.4.1(7) AND (8) OF LEE COUNTY ZONING ORDINANCE WHICH REQUIRES A 5,000 SQUARE FOOT MINIMUM LOT AREA TO PROVIDE A 4,140 SQUARE FOOT MINIMUM (48 FEET X 80 FEET).
2. A DEVIATION FROM SECTION 441.0.4.4(3) WHICH REQUIRES A 5% SETBACK OF 10 FEET AND A STREET (RIGHT-OF-WAY) SETBACK OF 25 FEET TO PROVIDE A 5% SETBACK OF 9 FEET AND A STREET (RIGHT-OF-WAY) SETBACK OF 30 FEET FOR A NON-TRAVEL PARK.
3. A DEVIATION FROM SECTION 480.0.0.2.2 OF THE ZONING ORDINANCE TO PROVIDE AN ACCESS ROAD THROUGH THE PERIMETER BUFFER.

MHPD DEVIATIONS:

1. A DEVIATION FROM SECTION 438.0.0.2 OF LEE COUNTY ZONING ORDINANCE WHICH REQUIRES A 5,000 SQUARE FOOT MINIMUM LOT (50 FEET X 100 FEET) TO PROVIDE A 4,140 SQUARE FOOT MINIMUM LOT (48 FEET X 80 FEET).
2. A DEVIATION FROM SECTION 438.0.0.2 WHICH REQUIRES A 5% SETBACK OF 7 FEET TO PROVIDE A 5% SETBACK OF 9 FEET.

NEW GENERAL DEVIATIONS:

11. A DEVIATION FROM SECTION 34-2194(2)(3) OF THE LDC TO PROVIDE A WATER RELATED USE (I.e. CLUBHOUSE, BOAT, PIER AND GAZEBO) TO ENHANCE ENJOYMENT INTO THE 30' SETBACK AND TO EXTEND 90' INTO AN ARTIFICIAL BODY OF WATER. THIS REQUEST IS MADE PURSUANT TO THE EXCEPTION PROVIDED IN 34-2194(2)(3).
12. DEVIATION FROM SECTION 34-2200(2)(2) WHICH WOULD REQUIRE 135 SPACES FOR THE TWO CLUBHOUSE FACILITIES TO PROVIDE 44 SPACES.

CYPRESS WOODS R.V. RESORT
MASTER CONCEPT PLAN EXISTING CONDITION
BARBOT, STUART & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (813) 936-7353

DESIGNED BY: IKS,REC	CHECKED BY: IKS,REC
DRAWN BY: DLS,REC	CHECKED BY: DLS,REC
DATE: 03/13/03	SCALE: 1" = 150'
DATE: 03/13/03	SCALE: 1" = 150'

FILE No. **3434**

03/14/03	ADDED DEVIATION 11 & 12, TEMP. PARKING AND NEW CLUB HOUSE	L.K.S.
03/28/03	RECONFIGURED LOTS IN PHASE V	A.D.S.
04/15/03	REVISED LOTS & CALC. REDUCED BY ONE LOT	L.K.S.
07/10/03	REVISED LOTS & CALC.	D.J.R.
08/18/03	REVISED M.C. / CREATION - RESTORATION	L.K.S.
08/17/03	REVISED MASTER CONCEPT PLAN	D.J.R.
DATE	REVISION	APPROVED

"EXHIBIT 3A"

TOTAL AREA = 6,599,945.82 S.F. (151.514 AC.) **LAKE** = 525,521.97 S.F. (12.064 AC.)
RIGHT-OF-WAY = 807,098.92 S.F. (18.528 AC.) **NO. OF LOTS** = 647 **UNITS** (374 R.V. SITES, 273 M.H. SITES)
LOT AREA = 2,985,036.10 S.F. (68.27 AC.) **GROSS DENSITY** = 4.270 **UNITS/AC.**
R.P.A. = 266,157.74 S.F. (6.110 AC.)

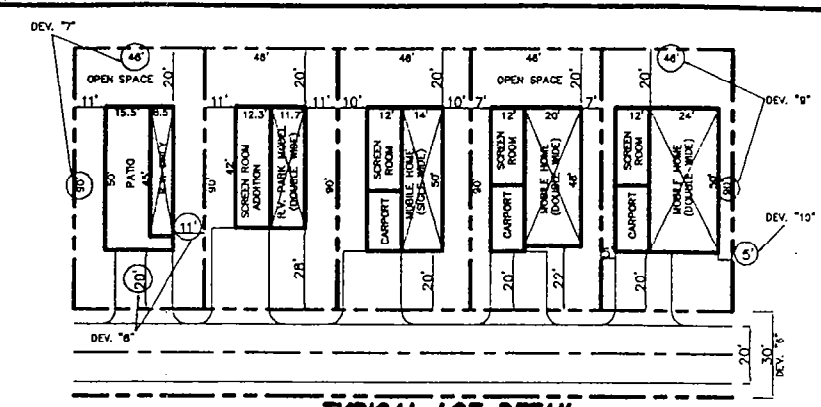
CYPRESS WOODS RESORT

MHPD **BUILDING HEIGHT NOT TO EXCEED 25'**

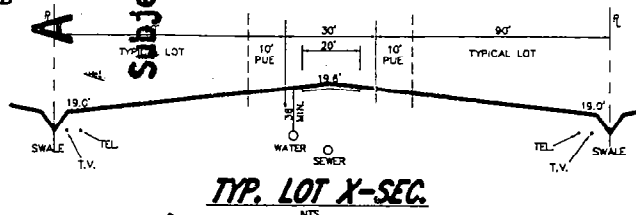
APPROVED

Amended Plan

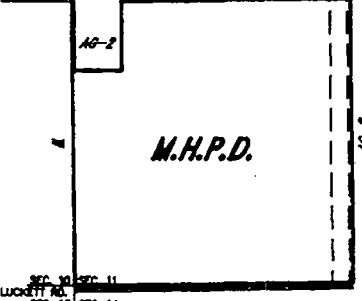
Subject to Case #AD2003-00122
 Date: Sept. 17, 2003



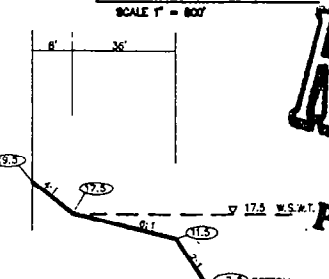
TYPICAL LOT DETAIL
SCALE 1" = 30'



ADD 2003-00122



EXISTING ZONING
SCALE 1" = 800'



LAKE SECTION

OPEN SPACE

COMMON AREA:

40 FOOT PERIMETER BUFFER	= 307,254.38 S.F. (8.12 AC.)
25 FOOT AROUND LAKE	= 119,859.56 S.F. (2.752 AC.)
LAKE	= 525,521.97 S.F. (12.064 AC.)
THE EASTERLY 180 FEET R.P.A. & WETLAND CREATION	= 481,710.98 S.F. (10.988 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	= 790,122.00 S.F. (17.95 AC.)
COMMON AREA TOTAL	= 2,844,668.89 S.F. (65.67 AC.)
% OF SITE	= 43.07%

INTERNAL AREA:

THE REAR 30 FOOT OF EACH LOT	= 907,200.00 S.F. (20.64 AC.)
FRONT OF EACH LOT	= 283,540.00 S.F. (6.54 AC.)
INTERNAL AREA TOTAL	= 1,190,740.00 S.F. (27.18 AC.)
% OF SITE	= 18.19%
TOTAL OPEN SPACE AREA	= 3,145,388.89 S.F. (72.86 AC.)
% OF SITE	= 47.81%

HURRICANE SHELTER

REQUIRED HURRICANE SHELTERS	= (2.4)(880)(200)(400)=14,208.00 S.F. PROVIDED
	= 19,892.00 S.F.

04/14/03	ADDED DEVIATION 11 & 12, TEMP. PARKING AND NEW CLUB HOUSE	L.K.S.
05/28/03	RECONFIGURED LOTS IN PHASE V	A.D.S.
07/14/03	REVISED LOTS, & CALC. REDUCED BY ONE LOT	A.D.S.
07/14/03	REVISED LOTS, & CALC.	G.L.R.
08/14/03	REVISED M.C. / CREATION - RESTORATION	G.L.R.
08/17/03	REVISED MASTER CONCEPT PLAN	G.L.R.
DATE	REVISION	APPROVED

SCHEDULE OF USES (RVPD)

- RECREATIONAL VEHICLES
- PARK TRAILERS
- ADMINISTRATIVE OFFICE
- RECREATIONAL FACILITIES, PERSONAL ENTRANCE GATE OR GATED ACCESS
- ESSENTIAL SERVICES FACILITY, GROUP "Y"
- EDUCATION, WATER RETENTION
- MOBILE HOME, UNIT, DISPLAY CENTER
- SCREEN ROOM
- TEXTS
- VEHICLE AND EQUIPMENT DEALERS, GROUP "Y" (RESTRICTED TO RECREATIONAL VEHICLES ONLY)
- ACCESSORY USES
- FOOD STORES - GROUP "Y"
- PERSONAL SERVICES - GROUP "Y"
- CONSUMPTION ON PREMISES
- STORAGE
- INDOOR
- OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS, AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)

SCHEDULE OF USES (MHPD)

- MOBILE HOME
- EDUCATION, WATER RETENTION
- MOBILE HOME, UNIT, DISPLAY CENTER
- RECREATIONAL FACILITIES, PERSONAL ENTRANCE GATE OR GATED ACCESS
- ESSENTIAL SERVICES FACILITY, GROUP "Y"
- PERSONAL SERVICES - GROUP "Y"
- CONSUMPTION ON PREMISES
- STORAGE
- INDOOR
- OPEN (LIMITED TO RECREATIONAL VEHICLES, TRAILERS, BOATS, AND OTHER VEHICLES AND GOODS BELONGING TO PARK RESIDENTS)

GENERAL DEVIATIONS:

- A DEVIATION FROM SECTION 8.5.5 OF ORDINANCE 89-31 TO ALLOW FOR THE DEVELOPMENT OF THE "TZ" AREA AS INDICATED ON THE MASTER CONCEPT PLAN.
- A DEVIATION FROM SECTION 8.7.1.1 OF THE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES A 90 FOOT TURN-OUT RADIUS TO 30 FEET.
- A DEVIATION FROM SECTION 202.18.2.4 OF THE LEE COUNTY ZONING ORDINANCE AND SECTION 72.2 OF THE DEVELOPMENT STANDARDS ORDINANCE 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 10 FEET TO 5 FEET ON THE "SIDE" LOT LINE FOR THESE CORNER LOTS.
- A DEVIATION FROM SECTION 8.2, 8.3, 8.4 & TABLE 8-1 OF THE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES 125 FEET OF STREET SETBACK TO 100 FEET.
- A DEVIATION FROM SECTION 8.3.3 OF THE LEE COUNTY ZONING ORDINANCE TO ALLOW THE DEVELOPMENT OF PHASES AND BARRIERS FOR A DEVELOPMENT OF MORE THAN ONE PHASE.
- A DEVIATION FROM SECTION 8.3.2 AND TABLE 8-3 OF THE DEVELOPMENT STANDARDS ORDINANCE WHICH REQUIRES A 45 FOOT FRONT-OF-WAY FOR A LOCAL STREET WITH OPEN DRAINAGE TO PERMIT A LOCAL STREET WITH 30 FEET OF FRONT-OF-WAY AND OPEN DRAINAGE.

RVPD DEVIATIONS:

- A DEVIATION FROM SECTION 441.2.4(1) AND (2) OF LEE COUNTY ZONING REGULATIONS WHICH REQUIRES A 3,000 SQUARE FOOT MINIMUM LOT TO PROVIDE A 4,140 SQUARE FOOT MINIMUM LOT (48 FEET X 90 FEET).
- A DEVIATION FROM SECTION 441.2.4(3) WHICH REQUIRES A SIDE SETBACK OF 10 FEET AND A STREET FRONT-OF-WAY SETBACK OF 25 FEET TO PERMIT A SIDE SETBACK OF 5 FEET AND A STREET (FRONT-OF-WAY) SETBACK OF 30 FEET FOR A NON-TRANSIENT PARK.
- A DEVIATION FROM SECTION 441.2.4 OF THE ZONING ORDINANCE TO PERMIT AN ACCESS ROAD THROUGH THE PERIMETER BUFFER.

MHPD DEVIATIONS:

- A DEVIATION FROM SECTION 452.02 OF LEE COUNTY ZONING REGULATIONS WHICH REQUIRES A 3,000 SQUARE FOOT MINIMUM LOT (50 FEET X 100 FEET) TO PROVIDE A 4,140 SQUARE FOOT MINIMUM LOT (48 FEET X 90 FEET).
- A DEVIATION FROM SECTION 452.02 WHICH REQUIRES A SIDE SETBACK OF 10 FEET TO PERMIT A SIDE SETBACK OF 5 FEET.

NEW GENERAL DEVIATIONS:

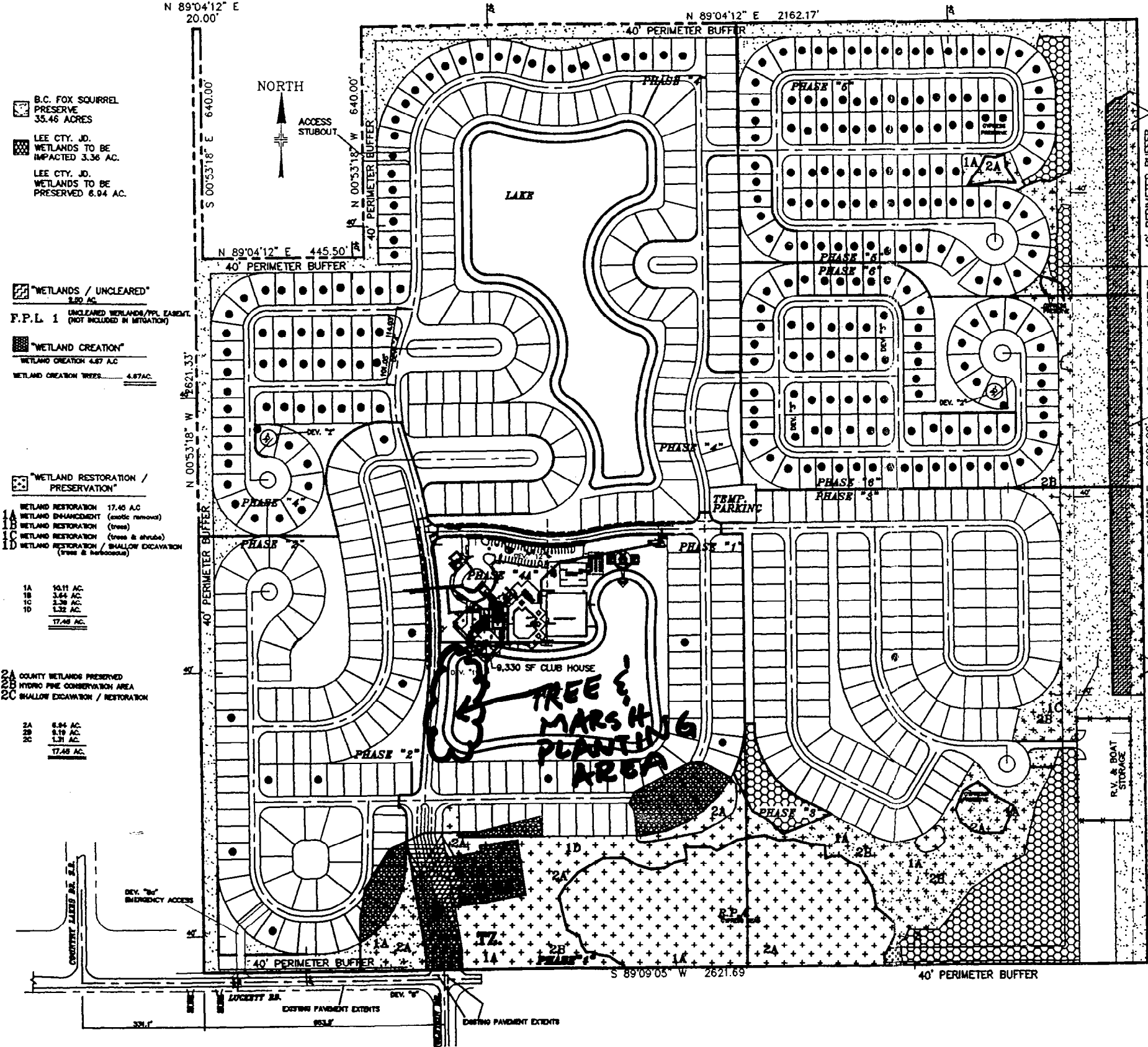
- A DEVIATION FROM SECTION 34-3184(1)(2) OF THE LDC TO PERMIT A WATER RELATED USE (E.G. GOLFING, BOAT, FISH AND GARDEN) TO ENDSURCH THROUGH INTO THE SETBACK AND TO EXTEND 67 INTO AN ARTIFICIAL BODY OF WATER. THIS REQUEST IS MADE PURSUANT TO THE EXCEPTION PROVIDED IN 34-3184(1)(2).
- DEVIATION FROM SECTION 34-2020(1)(2) WHICH WOULD REQUIRE 130 SPACES FOR THE TWO CLUBHOUSE FACILITIES TO PROVIDE 24 SPACES.

CYPRESS WOODS R.V. RESORT

MASTER CONCEPT PLAN EXISTING CONDITION

BARBO, STUART & ASSOCIATES, INC.
 CONSULTING ENGINEERS

3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (813) 936-7353
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1" = 150'
 DATE: MARCH 13, 1999
 SHEET OF 3494



- B.C. FOX SQUIRREL PRESERVE 35.46 ACRES
- LEE CITY, JO. WETLANDS TO BE IMPACTED 3.36 AC.
- LEE CITY, JO. WETLANDS TO BE PRESERVED 8.94 AC.

- "WETLANDS / UNCLEARED" 3.80 AC.
- F.P.L. 1 UNCLEARED WETLANDS/TPP EASMENT (NOT INCLUDED IN MITIGATION)

- "WETLAND CREATION" WETLAND CREATION 4.87 AC. WETLAND CREATION TREES 4.87 AC.

- "WETLAND RESTORATION / PRESERVATION" WETLAND RESTORATION 17.45 AC. WETLAND ENHANCEMENT (snags removed) WETLAND RESTORATION (trees) WETLAND RESTORATION (trees & shrubs) WETLAND RESTORATION / SHALLOW EXCAVATION (trees & herbaceous)

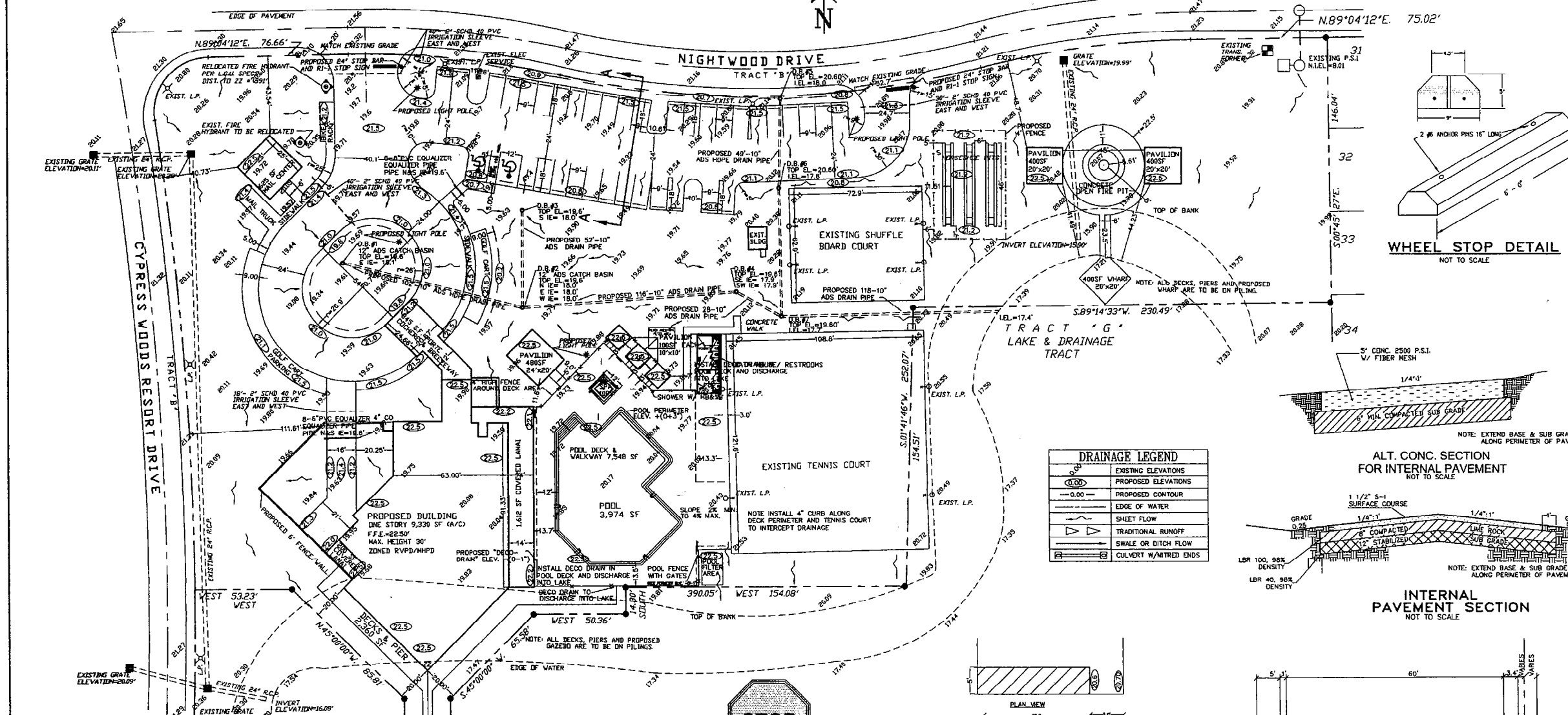
- 1A 16.11 AC.
- 1B 3.44 AC.
- 1C 2.38 AC.
- 1D 1.32 AC.
- 1E 17.48 AC.

- 2A 8.84 AC.
- 2B 8.19 AC.
- 2C 1.31 AC.
- 2D 17.48 AC.

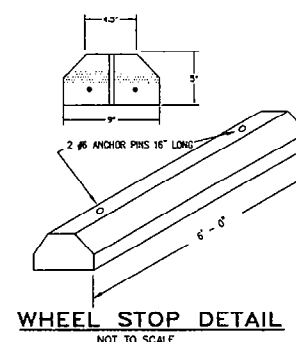
- 2A COUNTY WETLANDS PRESERVED HYDRO PINE CONSERVATION AREA
- 2C SHALLOW EXCAVATION / RESTORATION

2003-00122
 AUG 7 2003
 RECEIVED
 PERMIT COUNTY

APPROVED Plan
 Subject to Case # AD02003-00122
 Date 8/17/2003

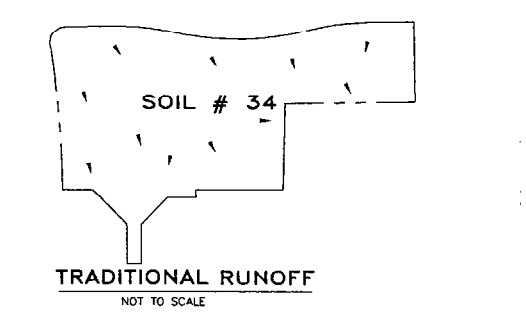
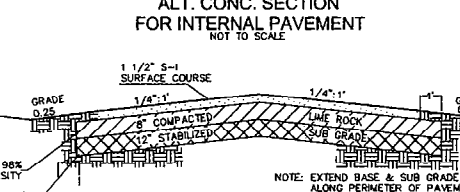
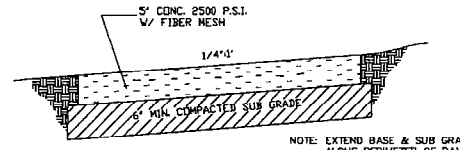


- GENERAL NOTES:**
- ALL SWALES ARE GRADES AT 0.2% MINIMUM.
 - ALL ADJACENT AREAS DISTURBED DURING CONSTRUCTION MUST RECEIVE GROUND COVER SUCH AS SOIL AND OR SEED AND MULCH.
 - THIS SITE HAS A POSITIVE OUTFALL FOR ALL RETENTION AREAS AND ALL RUNOFF IS DIRECTED TO THESE RETENTION AREAS.
 - A F.D.O.T. DRIVEWAY PERMIT IS NOT REQUIRED.
 - ALL ELEVATIONS BASED ON N.G.V.D. (1929).
 - THE PROPERTY LINES AT STREET INTERSECTIONS SHALL BE ROUNDED WITH A MINIMUM RADIUS OF THIRTY FEET (30').
 - ALL SIGNS MUST BE SET BACK A MINIMUM OF 15' FROM ALL PROPERTY LINES.
 - NO NEGATIVE IMPACT ON GROUND AND SURFACE WATER.
 - COMPLEX TRADITIONAL RUNOFF FLOWS: SEE DIAGRAM DEPICTING THE SURFACE HYDROLOGY OF THE SITE.
 - THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES WITHOUT UNDOE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS.
 - PROJECT DOESN'T IMPACT ANY FLOOD PLAINS OR RAVINE AREAS.
 - 48 HRS. PRIOR TO ANY CONSTRUCTION, THE NOTICE OF INTENT MUST BE FILED WITH EPA AND THE DIVISION OF DEVELOPMENT SERVICES (IF OVER 1.0 AC.)
 - NOTE: ALL STORAGE/CONTAINERS MUST BE ADEQUATELY SHIELDED BY A LANDSCAPED SCREEN OF FENCING ALONG AT LEAST 3 SIDES. A MIN. OF 22' OF OVERHEAD IS REQUIRED. SEE SHEET 3 OF 4 FOR REFUSE DETAIL.
 - A MINIMUM OVERHEAD CLEARANCE OF TWENTY-TWO FEET IS REQUIRED. ALL STORAGE AREAS/CONTAINERS MUST BE SHIELDED BY A LANDSCAPED SCREEN OR FENCING AT LEAST SIX (6) FEET IN HEIGHT ALONG ALL SIDES.
 - 6C) IF THE PARKING LOT IS TO BE USED AT NIGHT, ADEQUATE LIGHTING MUST BE PROVIDED FOR THE DRIVEWAYS, INGRESS AND EGRESS POINTS, AND PARKING AREAS OF ANY COMMERCIAL AND INDUSTRIAL AREAS. SUCH LIGHTING MUST BE SO ARRANGED AND DIRECTED AS TO ELIMINATE GLARE ON ANY OTHER USE. (34-2015(2)B).



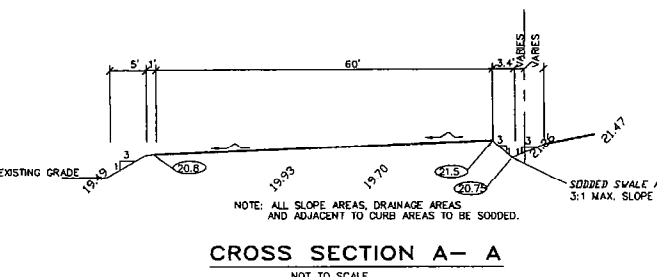
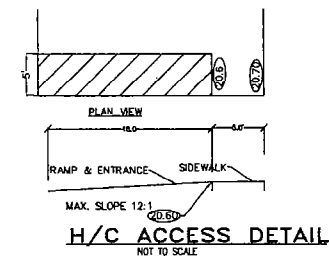
TRAFFIC IMPACT STATEMENT:

THIS CLUBHOUSE WILL BE FOR THE EXCLUSIVE USE OF THE RESIDENTS OF THE CYPRESS WOODS RESORT. THERE WILL BE NO ADDITIONAL INCREASE IN TRAFFIC TO AND FROM THE SITE DUE TO THIS ADDITION. NO LEVEL OF SERVICE REQUIRED PER PHONE CONVERSATION WITH MIKE CARROLL.

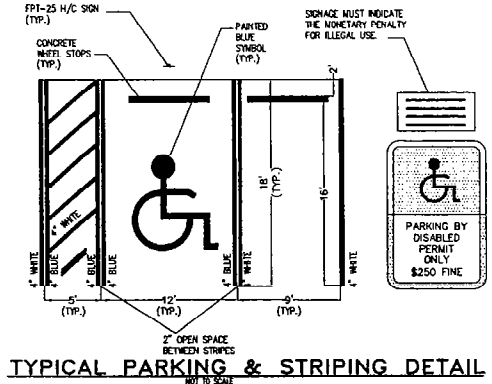
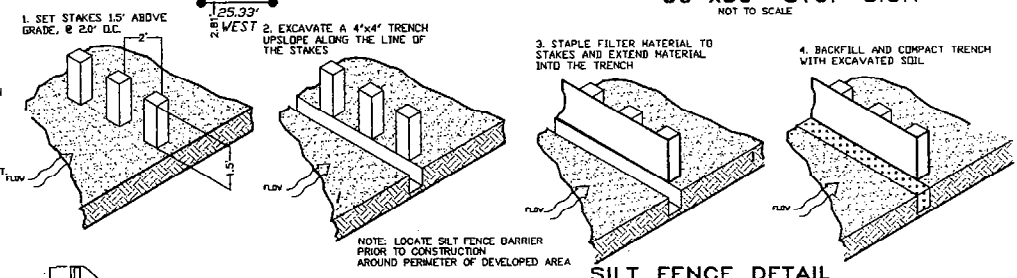


DRAINAGE LEGEND

EXISTING ELEVATIONS	PROPOSED ELEVATIONS
PROPOSED CONTOUR	EDGE OF WATER
SHEET FLOW	TRADITIONAL RUNOFF
SWALE OR DITCH FLOW	CULVERT W/ MITRED ENDS



TYPICAL R1-1 30"X30" STOP SIGN
 NOT TO SCALE



PARKING CALCS:
 PROPERTY ZONED MHPD/RVP
 1 P.S. PER 100 SF. OF CLUBHOUSE
 9,333 SF./100 = 94 P.S.
 TOTAL PARKING REQUIRED = 94
 TOTAL PARKING PROVIDED = 98

DO NOT SCALE DRAWINGS.
 USE GIVEN DIMENSIONS.
 REPORT ANY DISCREPANCIES OF DIMENSIONS TO THE DESIGNER OR CONSTRUCTION SUPERINTENDENT BEFORE PROCEEDING WITH WORK.

BARBOT, STEUART, & ASSOCIATES INC.
 HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, PLANS AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT THE EXPRESS WRITTEN CONSENT OF B.S.A. INC. THE CONTRACTOR / OWNER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN IN THESE PLANS.

CERTIFICATION NOTES:
 ALL MATERIALS SHALL COMPLY WITH A.S.T.M. STANDARDS FOR CONSTRUCTION AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE 2001 FLORIDA BUILDING CODE, NATIONAL ELECTRICAL CODE #7201 FLORIDA PLUMBING CODE AND ANY AND ALL OTHER STATE AND LOCAL CODES AND PRACTICES.

CONTRACTOR RESPONSIBILITIES:
 IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL WITHIN 10 DAYS AFTER RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION NOTIFY THE DESIGNER IN WRITING OF SUCH ERRORS OR OMISSIONS OR BE HELD RESPONSIBLE FOR THE RESULTS AND COSTS OF RECTIFYING THE SAME.

WHEEL STOP DETAIL
 NOT TO SCALE

SITE DATA
 AREA: 3.932 AC. 183,847 SF.

	PERVIOUS	IMPERVIOUS	CONCRETE	PAVEMENT	POOL SPA	BLDG.
EXISTING	137,001 SF 3.445 AC.	16,848 SF 0.387 AC.	16,709 SF 0.384 AC.	0.0 SF 0.0 AC.	0.0 SF 0.0 AC.	137 SF 0.003 AC.
PROPOSED	70,000 SF 1.678 AC.	80,847 SF 1.856 AC.	25,039 SF 0.600 AC.	36,576 SF 0.830 AC.	2,790 SF 0.063 AC.	15,560 SF 0.353 AC.

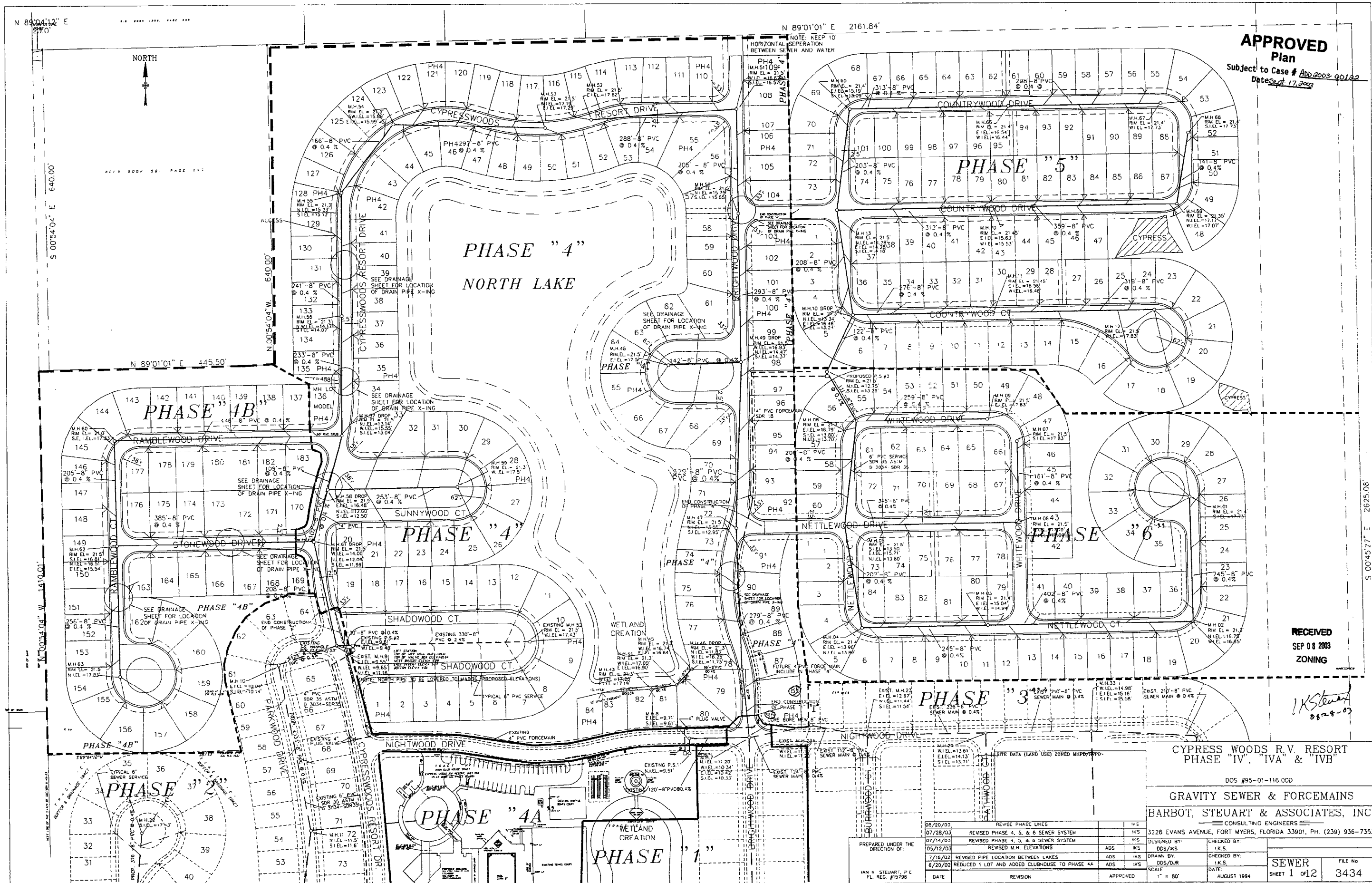
CYPRESS WOODS R.V. RESORT CLUBHOUSE AREA DEV. ORDER PLANS
 ADDRESS: 3551 LUCKETT ROAD
 STRAP #11-44-25-00-00014.0000

DRAINAGE, PARKING & SITE DIM. PLAN

PLEASE DIRECT ALL QUESTIONS TO PROJECT ENGINEER: DON SLUSER
BARBOT, STEUART & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901

DESIGNED BY: D.D.S.	CHECKED BY: I.K. STEUART	PHONE (239) 936-7353
DRAWN BY: J.T.A.	CHECKED BY: I.K. STEUART	FAX (239) 936-5823
SCALE: 1" = 30'	DATE: 04-14-03	FILE NO.
DATE	REVISION	APPROVED

SHEET 2 OF 3 **3434A**



APPROVED
Plan
 Subject to Case # Abd.2003-90122
 Date of 17.2003

RECEIVED
 SEP 08 2003
 ZONING

JK Stewart
 8/24-03

CYPRESS WOODS R.V. RESORT
 PHASE "IV", "IVA" & "IVB"

DOS #95-01-116.000
 GRAVITY SEWER & FORCEMAINS
 BARBOT, STEUART & ASSOCIATES, INC.
 CONSULTING ENGINEERS

3228 EVANS AVENUE, FORT MYERS, FLORIDA 33901, PH. (239) 936-7353
 DESIGNED BY: [Signature] CHECKED BY: I.K.S.
 DRAWN BY: D.DS/DJR. DRAWN BY: I.K.S.
 DATE: 8/20/02 DATE: AUGUST 1994

DATE	REVISION	APPROVED
06/20/03	REVISE PHASE LINES	[Signature]
07/28/03	REVISED PHASE 4, 5, & 6 SEWER SYSTEM	[Signature]
07/14/03	REVISED PHASE 4, 5, & 6 SEWER SYSTEM	[Signature]
05/12/03	REVISED M.H. ELEVATIONS	[Signature]
7/16/02	REVISED PIPE LOCATION BETWEEN LAKES	[Signature]
6/20/02	REDUCED 1 LOT AND ADDED CLUBHOUSE TO PHASE 4A	[Signature]

PREPARED UNDER THE
 DIRECTION OF:
 JAN K. STEUART, P.E.
 FL. REG. #15796

SEWER SHEET 1 of 12 FILE No 3434