



John E. Manning  
*District One*

March 17, 2020

Writer's Direct Dial Number: 239-533-8313

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ALEXIS V CRESPO  
WALDROP ENGINEERING PA  
28100 BONITA GRANDE DR  
BONITA SPRINGS, FL 34135

Re: CYPRESS WOODS RV RESORT RVPD  
DCI2020-00002- Amendment

Dear ALEXIS V CRESPO:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Roberts".

Brian Roberts, PE  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Section

ALEXIS V CRESPO  
Re: CYPRESS WOODS RV RESORT RVPD  
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### Zoning

- The Master Concept Plan submitted does not match the MCP approved in ADD2019-00066. The MCP approved in ADD2019-00066 shows a relocated emergency access road and elimination of the access road through lot 14 from Lockett Rd.
- The sheet number for the MCP is not consistent. It show 1-3 of 4 but there is no sheet 4. The new MCP for Phase V is numbered X06 1 of 1. Please confirm that sheet X06 1 of 1 is intended to be sheet 4.
- Sheet X06, 1 of 1 shows trailer parking, dog park and pickle ball courts outside of the 40' perimeter berm inside an existing FPL easement. This has the effect of allowing open storage and other uses without the required buffering. Please clarify.
- The Schedule of Deviations on sheet 1 of 4 does not match the deviations approved in Section C of Z-11-021. Please revise the Schedule of Deviations to match Z-11-021. Also revise the provided MCP for Phase V to include the correct deviation call outs.
- What is the purpose/reason for the driveway opposite lots 6-9 on the MCP.
- The MCP provided for Phase V shows a 30' ROW with 10' travel lanes and valley gutter. Deviation #7 in Z-11-021 allows for a 30 foot right-of-way with open drainage. Please clarify whether there will be open or closed drainage. Additionally, sheet 1 of 4 of the MCP show 12' paved travel lanes for Phase V in the typical lot detail. Sheet X06, 1 of 1 shows 10' paved travel lanes. Please clarify.
- Please provide site calculation for Phase V on the MCP
- Please provide a lake cross section on the MCP for Phase V
- Please clarify the lines shown on the Phase V MCP between lots 3 and 4
- Please provide a written description of the proposed surface water management system.
- In the proposed schedule of uses you list Outdoor Storage (limited to storage of RVs associated with the development). The MCP submitted shows trailer storage. Please clarify.
- As presented by the applicant the casita concept would be considered a single family dwelling unit and is subject to density requirements of the Land Development Code. Additionally, the current uses do not permit single family dwelling units nor does the applicant request the use in the application. Please clarify.
- The proposed property development regulations do not include a maximum height. Please clarify.
- The proposed property development regulations show a 0/5 feet for a RV or accessory structure where a minimum separation of 10 feet between RVs and accessory structures. Please clarify how that 10' separation is maintained. Based on the typical lot drawings an RV could be parked as close as 5 feet from a casita.
- The applicant proposes a 0 foot setback from the lake maintenance easement. The Land Development Code does not measure waterbody setbacks based on the lake maintenance easement. Please revise your request.
- Please clarify why a separate deviation from Chapter 10 was filed concerning the sidewalk. The request could be included in this application.

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- The applicant requested a deviation to LDC Section 34-2020(a) to allow a reduction in parking spaces at for the amenity center. For justification the applicant contends that it is a private onsite amenity center for the residents and that it is easy accessible by pedestrians and bicyclists. However, the plan provides no sidewalk, bike path or shared use path requiring the residents to walk or ride bicycles in the street. Please clarify.
- Locker Room is not a defined use in the Land Development Code.
- Please revise "Food and beverage service" to read "Food and beverage service, limited" per the Land Development Code
- Personal Services, Group II is not a permitted use in RVPD or MHPD zoning.
- Please clarify how your request for commercial uses (Restaurants Groups I and II, Specialty Retail I and II ect) complies with the requirements of Sec 34-937 for commercial uses within an MHPD as this property is zoned MHPD/RVPD without zoning district boundaries.
- Swimming Pools and Sports Courts are not defined uses in the Land Development Code.
- Community Gardens are not a permitted use in RVPD zoning
- Please clarify the Recreational Facilities use as requested. All recreational facilities are not permitted in MHPD or RVPD zoning districts.
- Please modify your requested use of "Signs" to read "Signs, in accordance w/Chpt 30".
- Clarify how the use of Open Storage is considered an accessory use and how it will be used within the proposed development.
- Please remove the uses under "Accessory uses and structures" as this is defined in the Land Development Code.

### **Environmental**

- Provide an indigenous/ abatement restoration map showing the areas proposed to be impacted by the additional lots and the change in lot layout.
- This project has a compliance agreement as part of the ENV2009-00068 & VIO2015-15736 (compliance agreement instrument number 2013000224129). Currently, Cypress Woods is not in compliance with this agreement due to the lack of a Certificate of Compliance for the restoration in Phase 1 by October 1, 2016. Please provide documentation of correspondence with code enforcement regarding the compliance agreement and accrued daily fines.
- LDC 10-415 requires proposed structures to be setback 20-feet from wetland habitats and 30-feet from upland habitats in accordance with the State of Florida Fire Codes. The typical lot diagram provided does indicate structure setback information for those lots that abut an indigenous preserve. Please comply with code or provide a letter from the District Fire Marshall approving the alternative setback. A deviation will be required from this section of the code.

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- The MCP provided includes various hatching patterns that in the legend that are not depicted on the MCP. Staff cannot review the indigenous credits or the open space without this information.
- Please label the width of each indigenous preservation area that is receiving indigenous credits and ensure that each of the indigenous preserve credited area are uplands to comply with LDC 10-415(b)(3).

### **Planning**

- Please provide greater clarification concerning the calculated density for the subject parcel.

### **Natural Resources**

- Per 34-373(b)(1), please provide a written description of the surface water management plan. Please address conveyance ditch in phase 5 and how this will not be impacted with the proposed project.

### **Development Services**

- Sec. 34-373. Application. - (9) Deviations. A schedule of deviations and a written justification for each deviation requested as part of the master concept plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be indicated on the master concept plan.
- The MCP indicates the new amenity area will utilize the reduced water body setback. Is this reduced setback limited to this area? Please provide a sample drawing illustrating the request and showing the required lake maintenance area.

### **Legal**

- Sec. 34-202(a)(6) Boundary survey. Please update note 4 to reflect the current title insurance policy. The survey must be tied to the state plane coordinate system for the Florida West Zone (the most current adjustment is required) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. Please certify the survey to Lee County