



John E. Manning
District One

May 8, 2020

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

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*County Hearing
Examiner*

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or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn.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,

Electronically signed on 5/11/2020 by
Brian Roberts, Planner
Lee County Community Development

Brian Roberts, PE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

ALEXIS V CRESPO
Re: CYPRESS WOODS RV RESORT RVPD
May 8, 2020

Zoning

- The applicants justification doesn't address the single family residences zoned AG-2 to the NE which will have an unobstructed view of open storage, pickle ball courts and dog park. Additionally, the lots to the north will also have an unobstructed view. Please address the issue of off-site impacts caused by having no buffer and provide additional justification or measures to mitigate this concern.
- Please clarify deviation #3 call out as it is shown in the ROW in several locations on the MCP. The deviation refers to a turn out radius but is shown in areas where it would not be applicable.
- Staff understands that this will be a substantive issue. Based on the applicants response Staff maintains the position that the casitas are classified as single family residences and cannot support the use as proposed.
- Please provide a fire department letter addressing the proposed 0/5 feet setback for RV and accessory structures. As shown RVs and casitas can be as close as 5 feet.
- The applicant requested a deviation to LDC Section 34-2020(a) to allow a reduction in parking spaces at for the amenity center. Staff has concerns about the health, safety and welfare issues associated with large RVs, trailers, automobiles, golf carts, bicycles and pedestrians sharing a narrow right-of-way with 10' travel lanes. Additional measures will be necessary to protect health, safety and welfare.
- Please change the schedule of uses to say "Recreational Facilities, Private, on-site". The resubmitted document only says "Recreational Facilities".
- INFORMATIONAL: Solid Waste Ordinance 08-10 has been superseded by Ordinance No. 11-27

Environmental

- Please provide a habitat restoration and maintenance plan for the 0.90 acre abatement area located along the northern property line. The correspondence requested by County staff was provided by the applicant and did not take into consideration the zoning amendment. The abatement requirements will be handled through zoning conditions as part of the subject amendment.
- The Tice Fire District letter does not include verification that the alternative wetland setback will provide a safe fire distance. Please provide.
- Revise the MCP to state that a 40-foot buffer around the entire perimeter, excluding perimeter boundaries that abut adjacent RVPD or RV zoned property. Currently, the eastern property line states that a buffer is not required and is not in compliance with LDC 34-939(b)(3).
- Deviation #21 must include a visual screen. LDC 939(b)(3) requires a 40-foot wide buffer around the entire boundary of the property and does not minimize or eliminate the buffer based on the abutting use. County staff will not approve no buffer for the accessory uses proposed along the north and northeast property lines. There must be a visual screen located outside of the FPL easement.
- The indigenous open space credit chart depicts wetland habitat being calculated for credit. LDC 10-415(b) only allows indigenous credit for uplands. Please see applicant's FLUCCS map verses the indigenous credit hatching. Revise indigenous open space credit chart and ensure open space is being met in accordance with Z-11-021.

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Natural Resources

- Please address the offsite conveyance of water through the ditch along the northern property line. The response letter indicates that this was resolved with development of Cypress Trails, DOS2012-000021; however, the north south access road from Cypress Woods into Cypress Trails includes a 24" RCP. The original development order for Cypress Woods, DOS2003-00186 indicates the existing ditch to remain. Please include this in the stormwater analysis narrative as well.