

June 16, 2020

Mr. Brian Roberts, P.E.
Lee County Department of Community Development
1500 Monroe St, Fort Myers, FL 33901
Fort Myers, FL 33901

**RE: Cypress Woods RV Resort PD
DCI2020-00002**

Dear Mr. Roberts:

Enclosed please find responses to Staff's comments dated May 17, 2020. The following information has been provided to assist in your review of the petition:

1. Three (3) copies of the Comment Response Letter;
2. Three (3) copies of revised Master Concept Plan Series Sheet 4 (11"X17" and 24"X36");
3. Three (3) copies of revised Schedule of Uses;
4. Three (3) copies of the revised Site Development Regulations;
5. Three (3) copies of revised Schedule of Deviations & Justifications;
6. Three (3) copies of the revised Surface Water Management Narrative.

Below please find Staff's comments with the Applicant's responses in **bold**.

ZONING REVIEW by Brian Roberts, P.E.

1. The applicant's 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.

RESPONSE: Please refer to the revised Master Concept Plan attached. A 6' tall double hedge row has been provided on the east side of the FPL easement to provide a visual screen of the proposed recreational uses and storage area. Please note this area will not be used for RV storage. The intent is to store vehicle trailers and similar items. Thus, the 6' tall screen will adequate block views of the items stored.

2. 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.

RESPONSE: Please refer to the revised Master Concept Plan. References to Deviation 3 have been removed.

3. Staff understands that this will be a substantive issue. Based on the applicant's response Staff maintains the position that the casitas are classified as single family residences and cannot support the use as proposed.

RESPONSE: So noted.

4. 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.

RESPONSE: The RV pad is not a vertical improvement. RV's are approximately 14 feet wide when the "tip out" areas are extended. The pad is 20 feet wide. The pad will be marked to ensure the RV is parked 10 feet from any casita. The Site Development Regulations have been revised to reflect this standard.

The Applicant is coordinating with the Tice Fire Department on the proposed site design and casita structure. A letter of no objection will be submitted to Staff prior to public hearings under a separate heading.

5. 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.

RESPONSE: Please refer to the revised Schedule of Deviations and Justifications. Additional justification has been provided for the request to address Staff's concerns based upon the Zoom meeting conducted on May 19th. The deviation no longer seeks a reduction, but rather to locate the required parking in an alternative location, and also allow that parking for golf carts only to be a grassed surface instead of pavement to uphold community aesthetics.

Additionally, a crosswalk has been shown on the MCP to safely connect the overflow golf cart parking to the sidewalk accessing the amenity. Because these spaces are limited to golf carts only, the proposed sod parking surface is appropriate due to low vehicle weight. The grass will also contribute to pervious open space within the site when not in use (which is anticipated to be the predominant condition based upon the function of the existing amenity site within the RVPD).

6. Please change the schedule of uses to say "Recreational Facilities, Private, on-site". The resubmitted document only says "Recreational Facilities".

RESPONSE: Please refer to the revised Schedule of Uses. The revision has been made.

7. INFORMATIONAL: Solid Waste Ordinance 08-10 has been superseded by Ordinance No. 11-27.

RESPONSE: So noted.

ENVIRONMENTAL REVIEW by: Elizabeth Workman

1. 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.

RESPONSE: As confirmed with Staff this item will be addressed via a condition in the pending Administrative Deviation resolution for ADD2020-00049.

- The Tice Fire District letter does not include verification that the alternative wetland setback will provide a safe fire distance. Please provide.

RESPONSE: The Applicant is coordinating with the Tice Fire District and will forward the verification of no objection shortly.

- 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).

RESPONSE: The eastern buffer has been revised to depict the location where the RVPD 40-foot buffer is provided, and where the alternative screening is proposed per Deviation 21.

- 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.

RESPONSE: Please refer to the revised Master Concept Plan attached. A 6' tall double hedge row has been provided on the east side of the FPL easement to provide a visual screen of the proposed recreational uses and storage area. As noted above, this area will not be used for RV storage. The intent is to store vehicle trailers and similar items. Thus, the 6' tall screen will adequately block views of the items stored.

- 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 versus the indigenous credit hatching. Revise indigenous open space credit chart and ensure open space is being met in accordance with Z-11-021.

RESPONSE: The table on MCP Sheet 4 is applicable to the overall RVPD and replicates the credits approved as part of Z-11-021 for Phases 1 through 4. No changes to the preserve acreages and credits for Phases 1-4 is proposed.

The Table has been updated for Phase 5 indigenous acreages only. The table demonstrates the proposed reduction in preserve area within Phase 5 of 1.8 acres of actual preserve. Per footnote 1 under the table, the acreages reflect revisions within the Phase 5 Development boundary, and also corrects calculation errors in the previously approved MCP. Footnote 2 further clarifies that the Applicant is not seeking indigenous credit for any preserve areas in Phase 5.

The proposed indigenous acreage still exceeds the minimum required preserve acreage for the overall RVPD by 4.79 acres (30.3 acres required vs. 35.09 acres provided).

NATURAL RESOURCES REVIEW by: Becky Sweigert

- 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.

RESPONSE: Please refer to the revised Surface Water Management Narrative.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (239) 850-8525, or Alexis.Crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.



Alexis V. Crespo, AICP
Senior Vice President – Planning
Enclosures

cc: Duane Truitt, Laguna Caribe at Cypress Woods, LLC
Dan Hartley, P.E., Peninsula Engineering

SCHEDULE OF DEVIATIONS

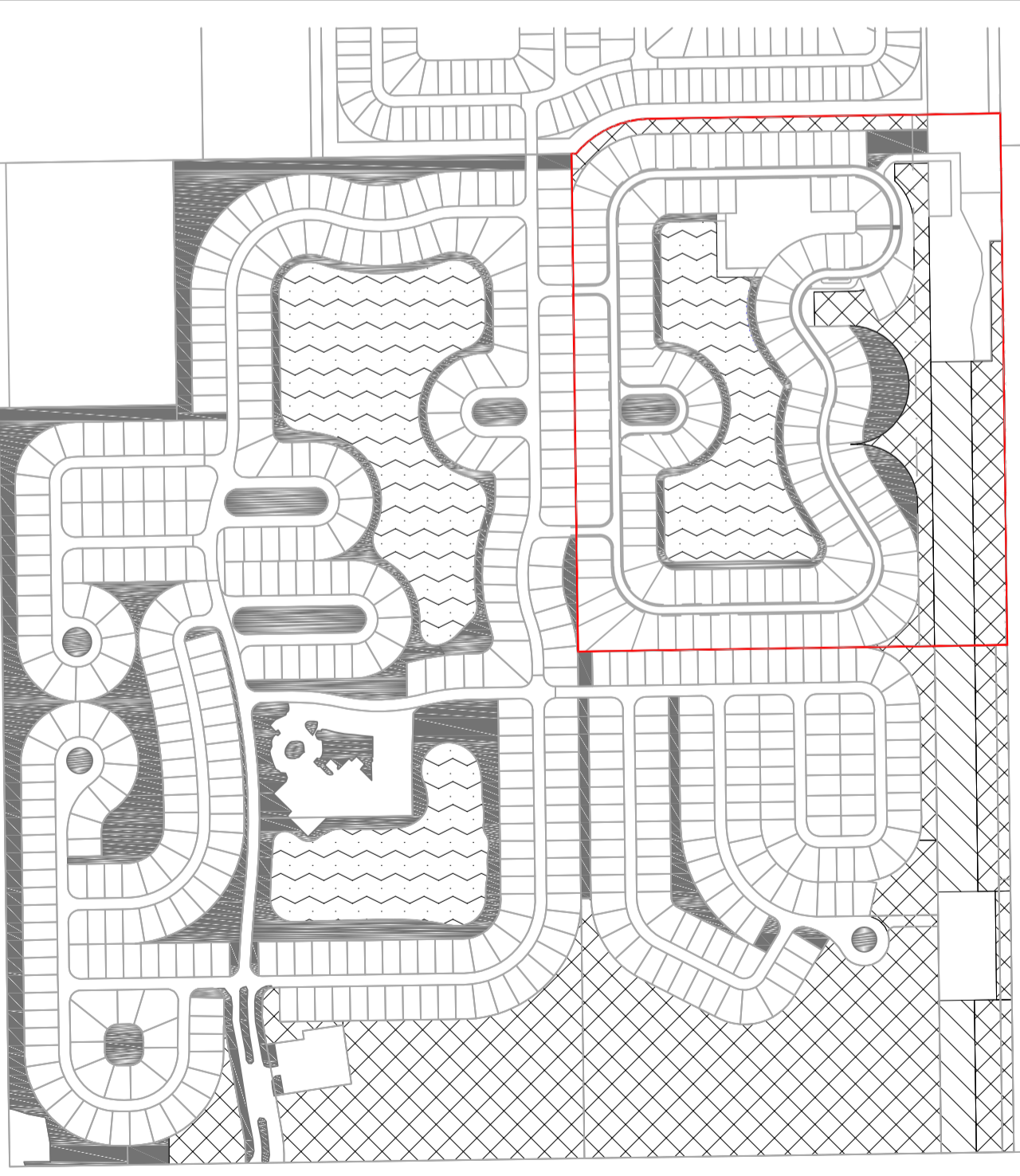
DEVIATIONS APPROVED PER 2-11-021

- Deviation from LDC Section 14-298(c) to provide for the development of the "TZ" areas as shown on Sheet 1 of the MCP.
- DENIED PER 2-03-057
- Deviation from LDC Section 10-714(b) to provide a 42-foot turn out radius.
- Deviation from LDC Section 34-2192(a) to allow for 5-foot "side" lot line setback for corner lots.
- Deviation from LDC Section 10-285 and 10-296(j) to provide 100 feet of intersection separation for Phases 1-4 shown on Sheet 1 of the MCP.
- Deviation from LDC Section 10-291.3 to allow one entrance to the development more than 5 acres.
- Deviation from LDC 10-296(b) and Table 3 to allow for a 30-foot wide right-of-way with open drainage.
- Deviation from LDC Section 34-939(b)(6) to allow for a 4,140 square foot minimum lot size (46 feet X 90 feet).
- Deviation from LDC Section 34-939(b)(7)(c) to allow for a side yard setback of 5 feet and a right-of-way setback of 20 feet in non-transient section of the park; AND Deviation 9.a from 34-939(b)(3) to permit an access through the perimeter buffer to the storage area, for Phases 1-4 shown on Sheet 1 of the MCP.
- Deviation from LDC Section 34-736 to allow for a 4,140 square foot minimum lot size (46 feet X 90 feet).
- Deviation from LDC Section 34-736 to permit a 5-foot side yard setback.
- Deviation from LDC Section 34-2222(1) and 10-254(b) to allow corner lots to be the same size as other lots.
- Deviation from LDC Section 10-295 to eliminate the requirement for street stubs to adjacent properties.
- Deviation from LDC Section 34-939(b)(1) to eliminate the requirement for a buffer between RV park and adjacent property interior to the site.
- Deviation from LDC Section 34-939(a)(1) to eliminate the requirement that a new RV park be not less than 20 acres in size.
- Deviation from LDC Section 10-295 to eliminate the requirement to eliminate the 34-2194(b) and (c) to allow for a zero-foot setback for the clubhouse, deck, pier and gazebo.
- Deviation from LDC Section 34-2020 to allow for reduced parking at the two clubhouse facilities shown on Sheet 1 of the MCP.

DEVIATIONS FOR PHASE 5:

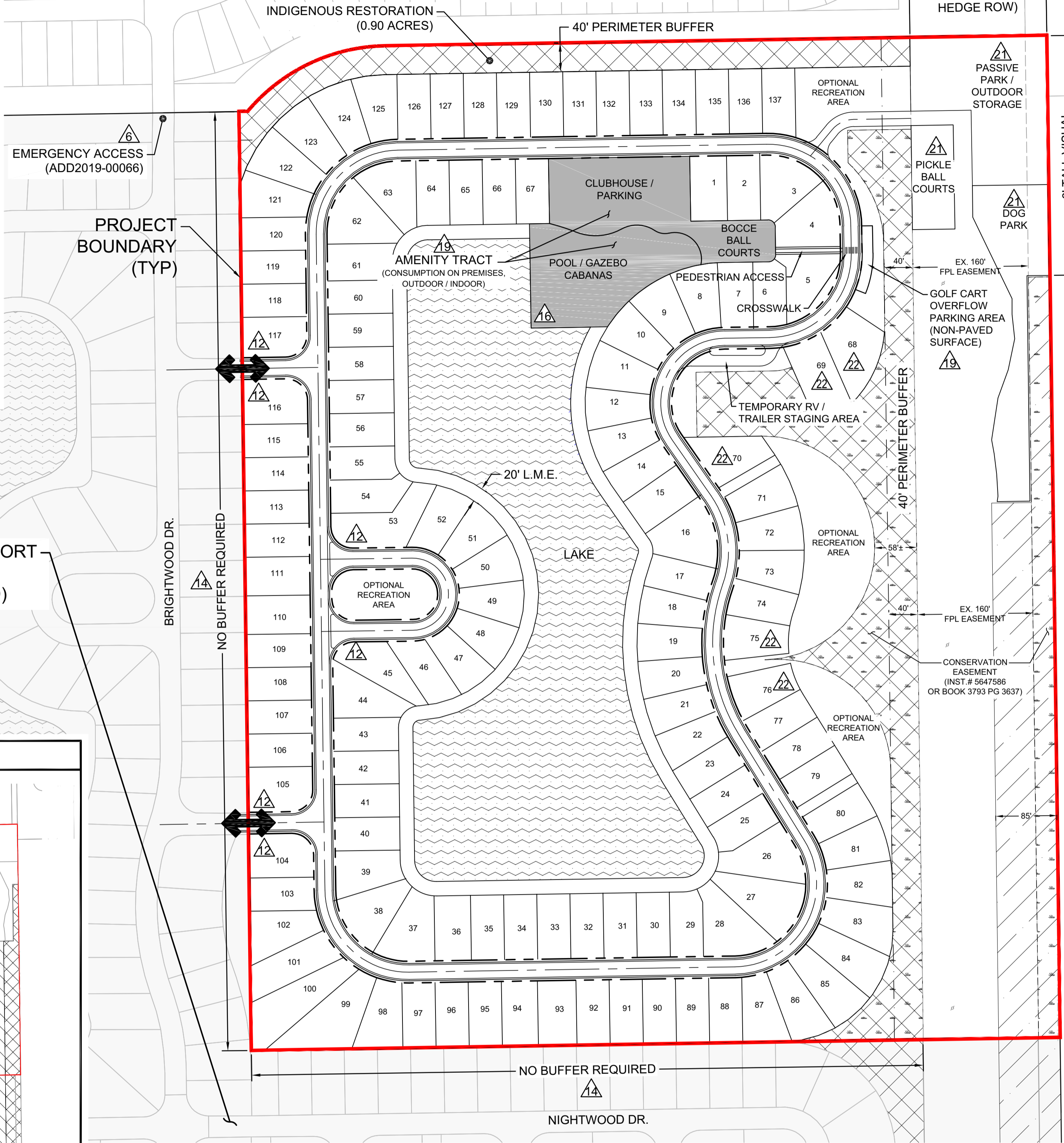
- Deviation from LDC Section 34-935(a)(1) to allow for an expansion of the required recreational vehicle park for 2.1+/- acres.
- Deviation from LDC Section 34-2015(1) to allow for a portion of the required parking spaces for the Phase 5 "Beach Club" Amenity tract to be provided in the overflow golf cart parking area within 200 feet of amenity tract.
- Deviation from LDC Section 34-939(b)(7) which requires a minimum setback of 10 feet from each side and rear RV site lot line, to allow for a 0-foot side lot line setback.
- Deviation from LDC Section 34-939(b)(3) to allow accessory uses to be located outside of the RVPD perimeter buffer.
- Deviation from LDC Section 34-415(b)(1)(c) to allow for reduced wetland and upland preserve setbacks

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 %

EX. CYPRESS TRAIL RV RESORT (ZONING: RVPD)



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 3.18 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:	30.30 AC

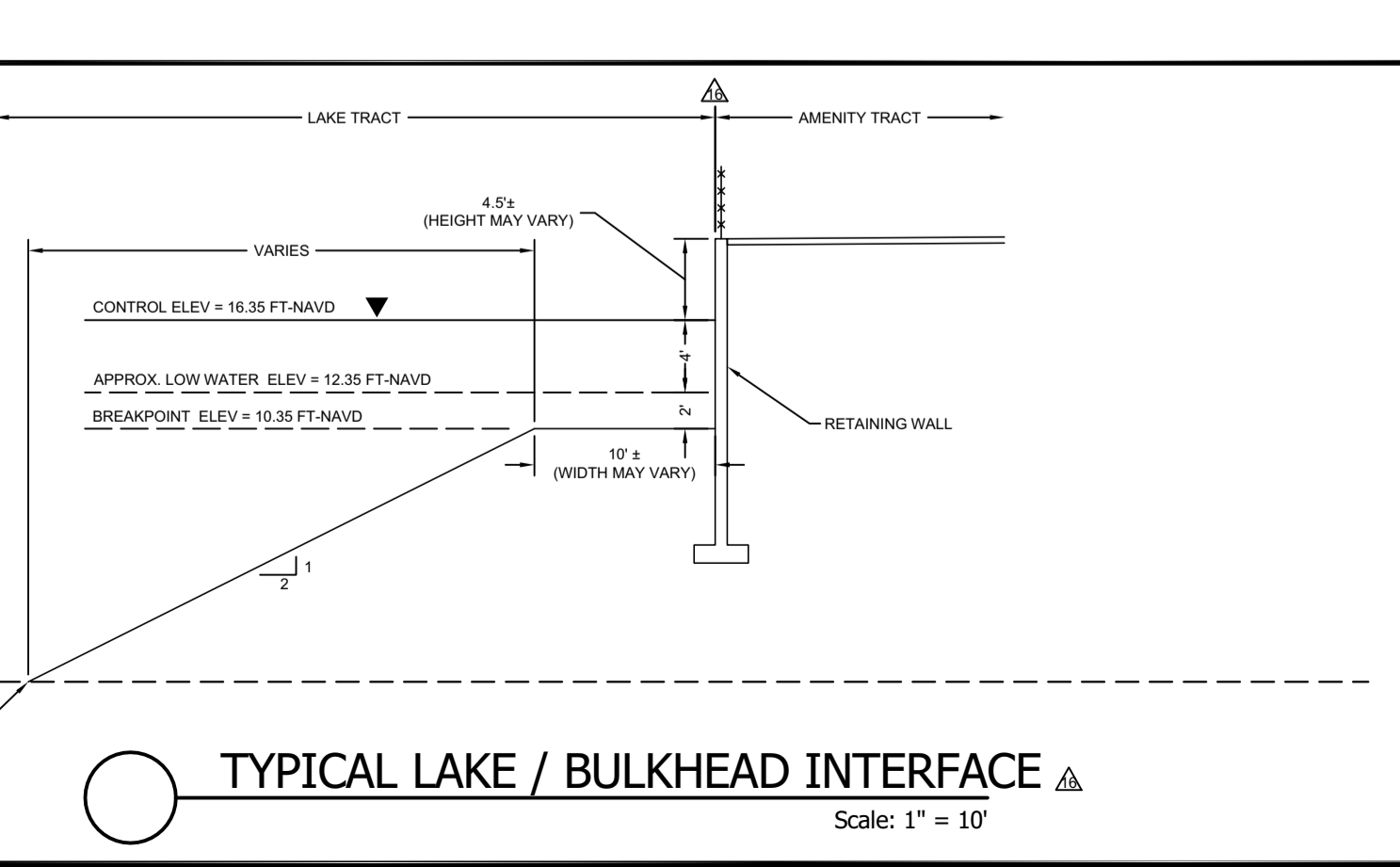
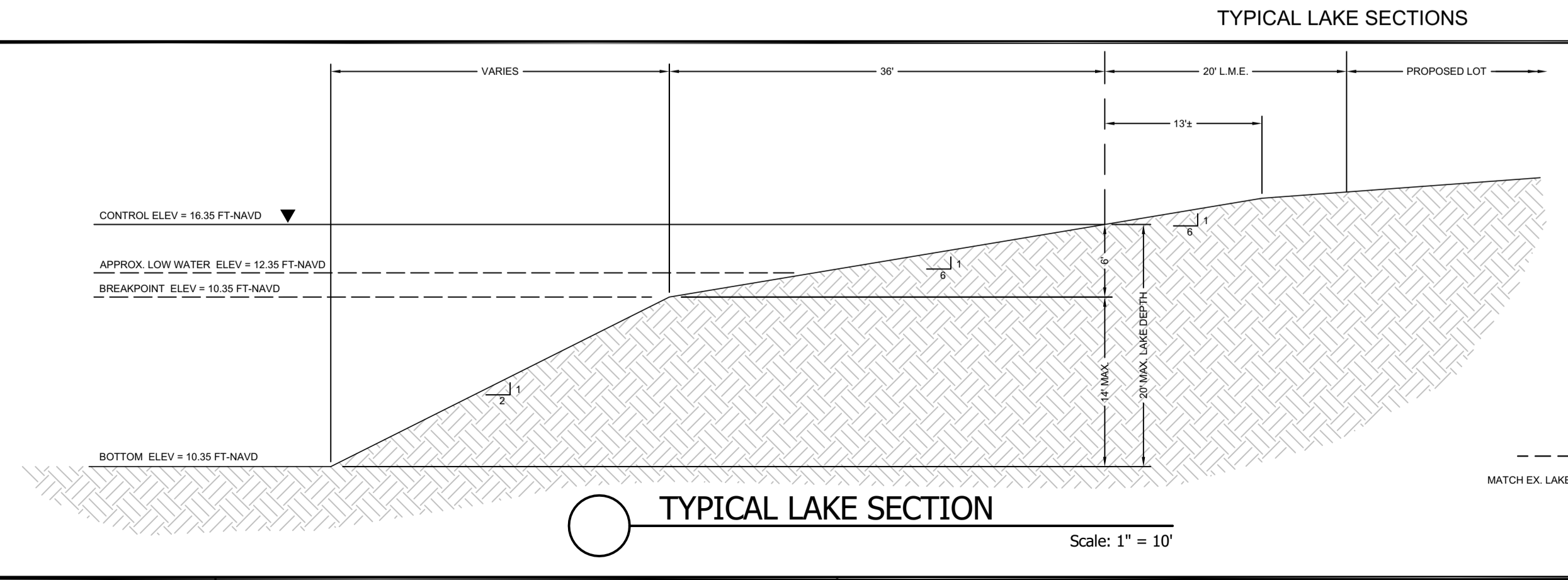
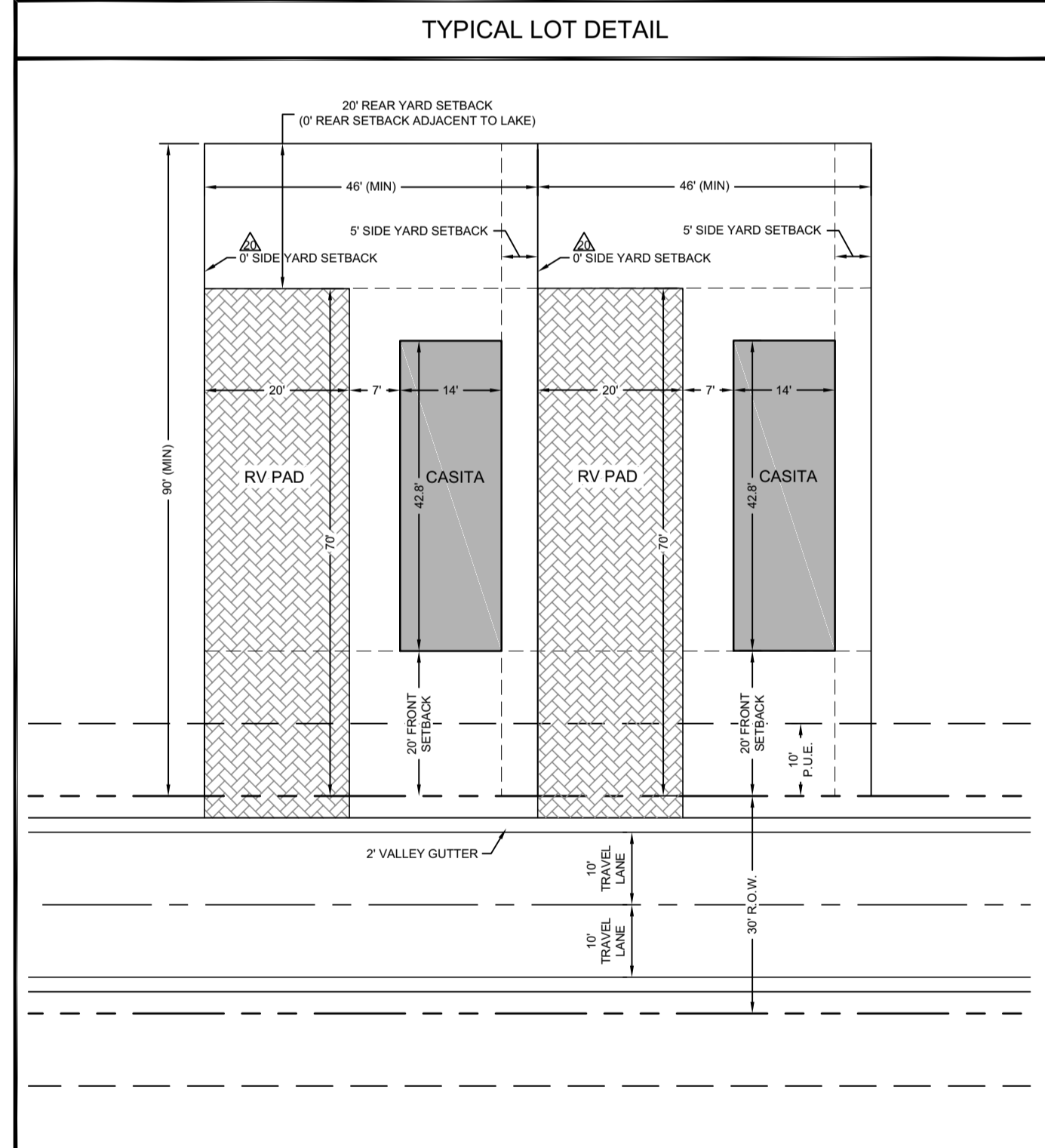
NOTES:

- 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.
- 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)



PENINSULA ENGINEERING

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

7600 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 #22275
Florida Landscape Certificate of Authorization #LC26000632

CYPRESS WOODS RV RESORT PHASE 5 RECREATIONAL VEHICLE PLANNED DEVELOPMENT

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	5/19/20

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

CYPRESS WOODS RVPD PD AMENDMENT

Schedule of Deviations & Justifications

REVISED JUNE 2020

The following deviations are requested in addition to the 18 deviations listed in Zoning Resolution Z-11-021.

Please note the Applicant has filed a Chapter 10 Administrative Deviation sidewalk cross section deviation

19. Deviation from LDC Section 34-2015(1) to allow for a portion of the required parking spaces for the Phase 5 "Beach Club" Amenity tract to be provided in the overflow golf cart parking area within 200 feet of the amenity tract as shown on the MCP.

JUSTIFICATION: The applicant is seeking permission to locate up to 16 golf cart spaces outside of the amenity tract in order to provide the required number of parking spaces for the Phase 5 Beach Club Amenity. The deviation will allow the developer to maximize the usable area for recreational amenities and usable open space within the amenity site, while ensuring adequate parking is provided in very close proximity to the clubhouse.

The proposed parking plan is detailed in the following table:

USE	PARKING SPACE REQUIREMENT	SF/INTENSITY	SPACES REQUIRED
Residential Clubhouse (Private)	4 spaces/1,000 SF	6,000 SF	24 spaces
TOTAL SPACES REQUIRED			24 spaces
TOTAL SPACES PROVIDED			24 spaces
			[10 standard spaces]
			[28 golf cart spaces at 2:1 golf cart to standard space ratio = 14 spaces]

***Includes 16 overflow golf cart parking spaces within 200+/-feet of the Amenity Tract.**

The deviation is requested due to physical constraints of the site, including the existing lake in the center of the property; the 160' wide FPL easement along the eastern edge of the site; and the preserve areas under permanent conservation easement located immediately west of the FPL easement. In sum, these areas significantly limit developable areas within this infill property.

The MCP provides for 16 golf cart parking spaces directly east of the amenity parcel within very short walking distance of both the bocce courts and the pickleball courts. It is also pertinent to this request that amenities have been dispersed throughout the site to provide for recreational opportunities that are pedestrian accessible, such as those facilities proposed in the FPL easement. The overflow golf cart parking provides easy access to both amenity areas. A crosswalk connecting this parking area to the sidewalk accessing the Amenity Tract has been shown on the revised MCP.

It is known based upon the function of the main amenity campus in Cypress Woods (AKA the Town Center) that standard vehicle spaces are not demanded in this community as highly as a typical clubhouse, due to the unique RV Resort nature of the community, and the known propensity for patrons to walk or use their golf cart to access the clubhouse and associated facilities.

Z-11-021 permitted a substantial parking deviation for the Cypress Woods Town Center, allowing for 44 parking spaces to be provided, instead of the 135 parking spaces required by the LDC – a 68% reduction to the required parking. This requested deviation, represents a significantly lesser request than what is approved for the existing amenity in the project, as the Applicant will fully comply with the number of required spaces, but is seeking to locate them in close proximity to the amenity tract instead of directly on the amenity tract.

The photographs in Exhibit A attached demonstrate the lack of parking lot usage at peak mid-day periods during the January 2020 season. This is the time of year when the project is most heavily populated by seasonal residents. The photos demonstrate that the standard parking spaces are underutilized, even with this substantial deviation in place.

All units within Phase 5 will be less than a quarter mile from the clubhouse facility, which is generally considered easy walking distance, and further supports this request.

The deviation will also allow for the reduction of impervious/paved surface parking on the amenity site and provides additional land area for recreational amenities ideally located on the waterfront. The deviation will serve to enhance impact public health, safety and welfare.

20. Deviation from LDC Section 34-939(b)(7) which requires a minimum setback of 10 feet from each side and rear RV site lot line, to allow for a 0-foot side lot line setback.

JUSTIFICATION: The proposed deviation will allow for a zero-lot line development program on the RV lots, which is common to RV, mobile home and conventional single-family residential developments. The design ensures appropriate separation of 10 feet between both principal and accessory structures, while allowing structures to be placed on the shared lot line to maximize usable area within each lot.

The proposed development is a clustered RV resort community with relatively small lots and internal setbacks to accommodate large preserve areas and recreational amenity space within the site, and also foster a community feel that is common to the RV developments.

Based upon the 10-foot minimum separation between structures, public health, safety and welfare will not be negatively impacted by this request.

21. Deviation from LDC Section 34-939(b)(3) to allow accessory uses to be located outside of the RVPD perimeter buffer.

JUSTIFICATION: The MCP provides for the 40' vegetative buffer to screen the RV lots from the lands to the west. The Applicant is requesting to locate ancillary recreational and accessory facilities east of this buffer to maximize use of the FPL easement that runs along the eastern property line. The neighboring use to the west is an intensive agricultural operation, C & S landscape nursery and tree farm, which zoned Agricultural (AG-2), which does not necessitate a buffer for compatibility purposes. The proposed design provides an appropriate transition from the RV/residential uses in the interior of the site to the more intensive uses to the east, and will not negatively impact public health, safety or welfare.

22. Deviation from LDC Section 10-415(b)(1)(c) to allow accessory structures to be setback a minimum of 15 feet from wetland preserve areas and a minimum of 20 feet from upland preserves for Lots 68-70 and 75-76 only.

JUSTIFICATION: The request is relating to a minor number of lots in the overall project and only relates to accessory structures, not principal structures.

The proposed wetland setback is offset by a structural buffer, comprised of an earthen berm with plantings permitted by the ACOE and SFWMD. The proposed design will protect against resident intrusion into the preserve areas/maintain integrity of the conservation easement and is approved by the both the ACOE and SFWMD.

It is understood the required upland preserve setback relates to fire protection concerns. From an environmental standpoint, the pine flatwoods area in question is very small (about ½ acre). This area is very narrow and has excellent access from the FPL easement immediately to the east for fire protection access and also mitigation of a potential fire starting. The FPL easement alone acts as a very large fire break.

The upland buffer setback has been reviewed and approved by the Tice Fire District per the attached correspondence. The Applicant offers the following zoning condition enforceable by Lee County that 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 fire wall rating of 2 hours.

Additionally, the Applicant will install sprinklers in the casita structures to fully mitigate any fire hazard associated with the design.

**CYPRESS WOODS RVPD
PD AMENDMENT****Schedule of Uses****REVISED JUNE 2020**

The following uses are permitted for Cypress Woods Phase 5:

Accessory uses and structures:

- Casitas (maximum 600 square feet, see Condition 15)
- Administrative offices
- Club, Private, On-Site
 - Consumption on premises, indoor and outdoor
 - Food and beverage service, limited
 - Personal services (Groups 1 only)
 - Community gardens
- Essential Services
- Essential Service Facilities, Group I
- Excavation, Water Retention
- Fences and Walls
- Parking lot, accessory
- Real Estate Sales Office
- Recreational Facilities, private, on-site
- Recreational Vehicles (maximum 137 RV Lots)
- Signs, in accordance with Chapter 30
- Storage, open (limited to trailers, boats, and other vehicles and goods belonging to park residents – no storage of Recreation Vehicles is permitted).

CYPRESS WOODS RVPD PD AMENDMENT

Property Development Regulations

REVISED JUNE 2020

The proposed property development regulations are shown in ~~strikethrough~~/underline format as listed in Zoning Resolution Z-11-021.

Minimum RV Lot Area and Dimensions:

Area: 4,140 square feet

Width: 46 feet

Depth: 90 feet

Minimum Setbacks:

Street: 20 feet

Side Street: 10 feet [Deviation (4)]

Side: ~~10-0/5~~ feet (for a recreational vehicle pad or accessory structure) where a minimum separation of 5 feet between recreational vehicle pads and accessory structures is provided. Recreational vehicles will be located on the RV pad to ensure a minimum of 10 feet separation between structures.

5 feet (for mobile home)

Rear (Principal): ~~20~~ 10 feet*

*Minimum 20-foot rear principal and accessory setback provided for lots that abut existing developed RV lots in Phases 1-4.

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

Waterbody: ~~25~~ 20 feet (0 feet from lake maintenance easement/rear lot line)

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

Maximum Building Height: 30 feet

Minimum Amenity Lot Area and Dimensions:

Area: 10,000 square feet

Width: 100 feet

Depth: 100 feet

Minimum Setbacks:

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%

Maximum Building Height: 45 feet



LAGUNA CARIBE AT CYPRESS WOODS RV RESORT SURFACE WATER MANAGEMENT PLAN (FOR RVPD AMENDMENT)

Project Site Description:

The subject property is undeveloped, and comprises the final phase of development of the Cypress Woods RV Resort. The project property is approximately 35.65 acres in size, and is located northeast of the intersection of Nightwood Drive and Brightwood Drive. The parcel is bounded by existing phases of the Cypress Woods RV Resort on the west and south, by the existing Cypress Trail RV Resort on the north, and by an existing agricultural operation to the east.

Existing Conditions:

The property is currently undeveloped and generally flat with site elevations ranging from 17.9 to 19.9 ft-NAVD. The existing property has a previously excavated lake which was intended for the previously permitted development within this property. Surface water flow within the existing site tends to collect in low areas and sheet flow toward the existing lake.

Proposed Water Management System:

The proposed water management system will be designed to convey all stormwater runoff to the Master Surface Water Management System (SWMS) within the Cypress Woods RV Resort via a catchment system of overland flow, swales, drainage inlets and stormwater pipes. The existing onsite water management lake (as modified) will be interconnected to the existing lakes with the Cypress Woods RV Resort, which provide the required water quality treatment and attenuation for the entire master system. The existing control structure within the Cypress Woods RV Resort will limit the peak discharge to the maximum allowable discharge rate. Flows from the Cypress Woods RV Resort discharges to the Country Lakes Drive Swale, as previously permitted and constructed.

The Cypress Woods RV Resort Home Owner's Association, Inc. (it's successors or assigns) is responsible for the perpetual maintenance of the Master SWMS, including that within the Laguna Caribe at Cypress Woods project boundary.

Existing Conveyance Ditch:

There is an existing conveyance ditch located in the northern portion of the subject property which will be filled/removed with the proposed project. Prior to development of the Cypress Trail RV Resort to the north of Cypress Woods RV Resort, this swale historically provided conveyance for offsite properties to the east of Cypress Woods to flow westward, through Cypress Woods RV Resort. However, the offsite conveyance route was revised along with Cypress Trail RV Resort under Lee County Development Order DOS2012-00021 and SFWMD ERP Permit 36-07870-P, under which a new conveyance ditch was



constructed along the eastern boundary of Cypress Trail RV Resort, providing for conveyance of stormwater flows from those offsite properties which historically had been conveyed through the drainage ditch within the Laguna Caribe at Cypress Woods project boundary.

Accordingly, said existing drainage ditch within the Laguna Caribe at Cypress Woods project boundary is no longer required for the conveyance of offsite stormwater flows, and will be removed/filled with the proposed project.

The portions of the existing conveyance ditch within the Cypress Woods RV Resort, but outside of the Laguna Caribe property boundary, may remain existing. Although those portions of the existing ditch are no longer needed for conveyance of offsite flows (the re-routing of offsite flows via Cypress Trail RV Resort was made after development of those existing portions of Cypress Woods RV Resort), there is no detriment to them remaining in place.

FEMA Panel:

According to Firm Panel 12071C0291F dated August 27, 2008, the subject property is located in Flood Zone X "Area of Minimal Flood Hazard", with no base flood elevations.