



February 12, 2024

Adam Mendez
Senior Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**RE: CYPRESS WOODS RVPD
DCI2023-00030**

Dear Mr. Mendez:

Enclosed please find responses to Staff's comments dated September 21, 2023. Accordingly, the following items are provided to address Staff's sufficiency review comments:

1. Revised Request Statement and Lee Plan Compliance;
2. Revised Schedule of Deviations and Justification;
3. Exhibit A - Club House Parking Pictures and Aerials;
4. Revised Master Concept Plan;
5. Variance Criteria Narrative;
6. Plat for Unit 4-B and Laguna Caribe, Phase 1 & 2.
7. Revised Legal Description; and
8. Revised Zoning Conditions

Environmental Comments prepared by: Camryn Silverson:

1. The submittal waiver request for the FLUCCS map and Listed Species survey was not granted. Please provide the required documents per LDC 34-373.

RESPONSE: The FLUCCS map, Listed Species survey and required documents per LDC-34-373 has been provided for RV & Boat storage area to be expanded. The PD Amendment request does not impact any other areas that have not already been developed.

2. Please bring in the entirety of the deviations from the previous resolution. Due to the nature of case, all deviations and MCP changes may be updated in strikethrough and underline.

RESPONSE: Please see revised Schedule of Deviations and Justification from previous zoning approvals in strike through and underline format.

The subject property is within the Caloosahatchee Shores Community Planning area. Lee Plan policy 21.1.2 requires any deviation from landscaping, buffering, signage or architectural requirements may not be granted unless the request meets the approval criteria for variances set forth in the LDC. Currently, the requested deviations 27, 28,

29, and 31 will be required to meet the variance criteria. Please demonstrate compliance with the policy within the justification. Additional comments may follow.

RESPONSE: Please see revised Variance Criteria Narrative in this submittal addressing variance criteria outlined in LDC Section 34-145(b)3. Deviation 31 is now Deviation 30 (due to the removal of Deviation changes to existing deviations). This deviation relates to setbacks from indigenous vegetation and trees and does not results in reductions/modifications to landscaping, buffering, signage or architectural requirements therefore, the deviation is not subject to variance criteria requirements.

3. Deviation 31 may affect open space. Please provide an updated open space chart on the MCP.

RESPONSE: Deviation 31, now Deviation 30, would not affect the total open space requirement as calculated MCP. This deviation is particular to setbacks of individual structures within lots 3-9 in Phase 1 and lots 87-99 in Phase 3 which are not used to calculate open space. With the expansion of the storage area there is only a reduction of FPL Easement Open Space has been reflected on the MCP as well as the reduction in Indigenous Open Space. Open space still remains above the 40% required for this site at 43.11% open space.

LeeDOT Comments prepared by: Md Rakibul Alam

1. Please show the distances between the proposed project's entrance and the adjacent streets/driveways on LUCKETT RD in the MCP per LDC §10-285.

RESPONSE: See revised MCP with distances shown.

2. It has been mentioned in the request statement to amend the MCP by removing the temporary emergency access point and secondary potential interconnection identified on MCP (that were not constructed). Please clearly locate the temporary emergency access point and secondary potential interconnection in the MCP that were mentioned in the request statement.

RESPONSE: This request is being removed from the proposed amendment as the potential interconnections' removal on the MCP was already addressed within the approval of Zoning Resolution Z-20-027.

3. Kindly provide a precise count of the total number of access points.

RESPONSE: There will be a total of 4 access points to the development. The first access point along the western most portion of the development and Lockett Road is limited to maintenance area and to maintenance/landscape personnel only. The second access point going east along Lockett Road is the developments main and only access point which is open to the public. The third and last access point located along the eastern most part of the development and Lockett Road is for FPL access only. Finally, a fourth and final access point to the development is located along the northern boundary of the development connecting to the Cypress Trail RV Resort, which is an emergency only access point.

Planning Comments prepared by: Joseph Sarracino

1. Please address Lee Plan Policy 21.1.2.

RESPONSE: Please see revised Request Statement and Lee Plan Compliance Statement.

Legal Description Comments prepared by: Richard Burris

2. Description. - The legal description does not include individual lots in Units 1, 3 and 4 and excludes all areas in Unit 4-B and Laguna Caribe, Phase 2.

RESPONSE: See revised legal description that includes individual lots in Unit 1, 3 and 4 and includes all areas in Unit 4-B and Laguna Caribe Phase 2.

3. Survey. If the subject property consists of one or more undivided lots within a subdivision, then a copy of the subdivision plat may be submitted in lieu of the boundary survey. However, if the dimensions of the subject property differ from those in the original plat, then a boundary survey, including a metes and bounds legal description, will be required; The only plats submitted in lieu of the boundary survey are Cypress Woods RV Resort Unit Four, Cypress Woods RV Resort Unit Three, and Cypress Woods RV Resort Unit One.

RESPONSE: Please see additional plats include area in Unit 4-B and Laguna Caribe, Phase 2.

4. Title Certification. No Title Certification was submitted. The list of STRAPs document, while full of errors, indicates the intent is to include additional areas than those included in the submitted legal description.

RESPONSE: Please see additional plats that include Unit 4-B and Laguna Caribe, Phase 2. It is our understanding that when a site is platted and plats are provided in lieu of a boundary survey, title certification is not required.

Zoning Comments prepared by: Adam Mendez

1. Courtesy Comment: The justification for Deviation 31 references ADD2002-00180.

RESPONSE: See revised Schedule of Deviations and Justification that now references ADD2022-00108.

2. RV & Boat Storage. In terms of area, please define the maximum perimeter buffer area being displaced (reduced from 40 to 30 feet) by the reduction.

RESPONSE: See revised Schedule of Deviations and Justification that identifies the total linear reduction of 70 feet of the buffer area along the eastern property line to be reduced from 40 to 30 feet which equals 7,000 SF of buffer area reduction.

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 Jmedina@RViPlanning.com

Sincerely,

RVi Planning + Landscape Architecture

A handwritten signature in blue ink, appearing to read 'J Medina', with a stylized flourish at the end.

Josephine Medina, AICP
Project Manager



Cypress Woods RV Resort RVPD Amendment Request Statement and Lee Plan Compliance Narrative

Cypress Woods RV Resort Homeowners Association, Inc. ("Applicant") is requesting approval to amend the Cypress Woods RV Resort RVPD, approved per Z-20-027, as consisting of 153.55+/-acres. The amendment request includes the following changes to the current zoning approval:

- 1) Amend the Schedule of Uses, Site Development Regulations and Conditions as follows:
 - Add "Casitas" consistent with LDC §34-1179 and "Maintenance Area" as accessory uses
 - Revisions to Development Regulations to include "Casitas"
 - Revisions to the Indigenous Open Space acreage, Condition # 7
- 2) Amend the Master Concept Plan as follows:
 - Identify landscape maintenance area along Luckett Road, and label "landscape maintenance only" access point to this area from Luckett Road.
 - Identify a maximum 8-foot-tall fence along a portion of the western property line.
 - Expansion of RV & Boat Storage Area for Phases 1-4.
 - Update of preserve acreages within Master Concept Plan to allow expansion of the RV & Boat Storage, while maintaining minimum required preserve and open space acreages.
 - Reduction of Perimeter Buffer Area to from 40 feet to 30 feet on along a portion of the eastern property line to reflect existing conditions.
- 3) Request three (3) new deviations:
 - Relief from 40-foot RVPD perimeter buffer, to allow for a 30-foot buffer where RV & Boat Storage outside of the proposed buffer within Phase 3 of the development.
 - Relief from the requirements to install buffer plantings on the exterior of a residential project wall/fence where the RV Resort abuts the BF Industrial Park to the west.
 - Allow principal and accessory structures to maintain a 20-foot minimum setback from indigenous plant communities instead of a 30-foot minimum setback subject to fire approval.
- 4) Amendment of two (2) deviations:
 - Amendment of deviation 7 to allow a 5-foot setback for side and rear lot line of all recreational vehicle lots similar to Phase 5 subject to condition 12 (10-foot separation between RVs and accessory structures on adjacent lots) applying to all lots within the development.
 - Amendment of deviation 16 to remove the condition requiring lots 85 & 86 to undeveloped as overflow parking areas for the two club houses.

I. Existing Conditions & Property History

The 153.55 +/-acre subject property is located north of Luckett Road and east of Interstate 75 in the northeast corner of the Cypress Woods RV Resort. The Property is zoned Recreational Vehicle Planned Development (RVPD) per Z-20-027, as amended, and is located within the Caloosahatchee Shores Planning Community. The underlying future land use designation is Urban Community and Wetlands. Phases I-IV are built out and Phase V is partially undeveloped.

The Cypress Woods RVPD is permitted for a maximum of 611 units (density of 3.98 du/acre), including 522 RV sites and 89 mobile home sites. Access to the RVPD is provided from the main gated ingress/egress from Luckett Road, with a secondary emergency access at the north end of Brightwood Drive, which provides connection to the internal street network in the Cypress Trails RV Resort. At the southwest corner of the development, along Luckett Road, an access point to the proposed maintenance area for maintenance/landscape personnel only is proposed. Along the southwest corner of the property has an existing access point for FPL personnel only.

II. Surrounding Land Use Pattern

The surrounding land use pattern consists of a mix of RV resorts, agricultural and light industrial uses due to proximity to I-75. An RV development is located to the north known as Cypress Trail RV Resort. To the northwest is undeveloped agricultural property with a pending rezoning application under review for a CPD rezone to allow for warehousing including mini-storage. To the south the RVPD abuts a public right-of-way (Luckett Road); to the east is Duke Farms (a landscape nursery). Table 1 below further defines the surrounding Future Land Use designations, zoning districts and adjacent land uses.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Community	RVPD/AG-2	RV Lots; Undeveloped Agricultural Land (Proposed Warehousing and Ministorage)
SOUTH	Urban Community; Wetlands	AG-2; HLSFD (City of Fort Myers)	Luckett Road ROW; RV Sales; Agriculture; Large Lot Single-Family
EAST	Rural Community Preserve	AG-2	Landscape Nursery
WEST	Industrial Interchange	IL; AG-2 (Proposed CPD)	Undeveloped Agriculture Land (Proposed Warehousing and Ministorage)

The immediate area contains RV Resorts and Mobile Home Parks that provide transition from the more intensive land use pattern along the I-75 frontage, and the rural uses to the east in Buckingham. The site remains an appropriate location for the proposed 611 RV units, and associated uses and the amendment proposes no changes to the character, density or intensity of the existing RVPD approval. The area is well-served by existing public infrastructure.

Potable water and sanitary sewer services are available to the subject property by Lee County Utilities. The surrounding roadway network has adequate capacity as demonstrated in the supportive TIS for the 2011 RVPD rezone. There are also adequate community facilities and services in the immediate vicinity of the project, including Fire, EMS, and park and recreation.

III. Proposed Amendment

The proposed amendment largely consists of housekeeping type requests to reflect current conditions within the development and provide flexible design standards to help modernize the resort to current industry standards.

Through this PD amendment application, the Applicant proposes the addition of two uses to the schedule of uses, the accessory “Casita” (consistent with LDC Section 34-1179) and “Maintenance Area” (Limited to maintenance trucks, maintenance sheds, and other vehicles/equipment needed for the maintenance of the development).

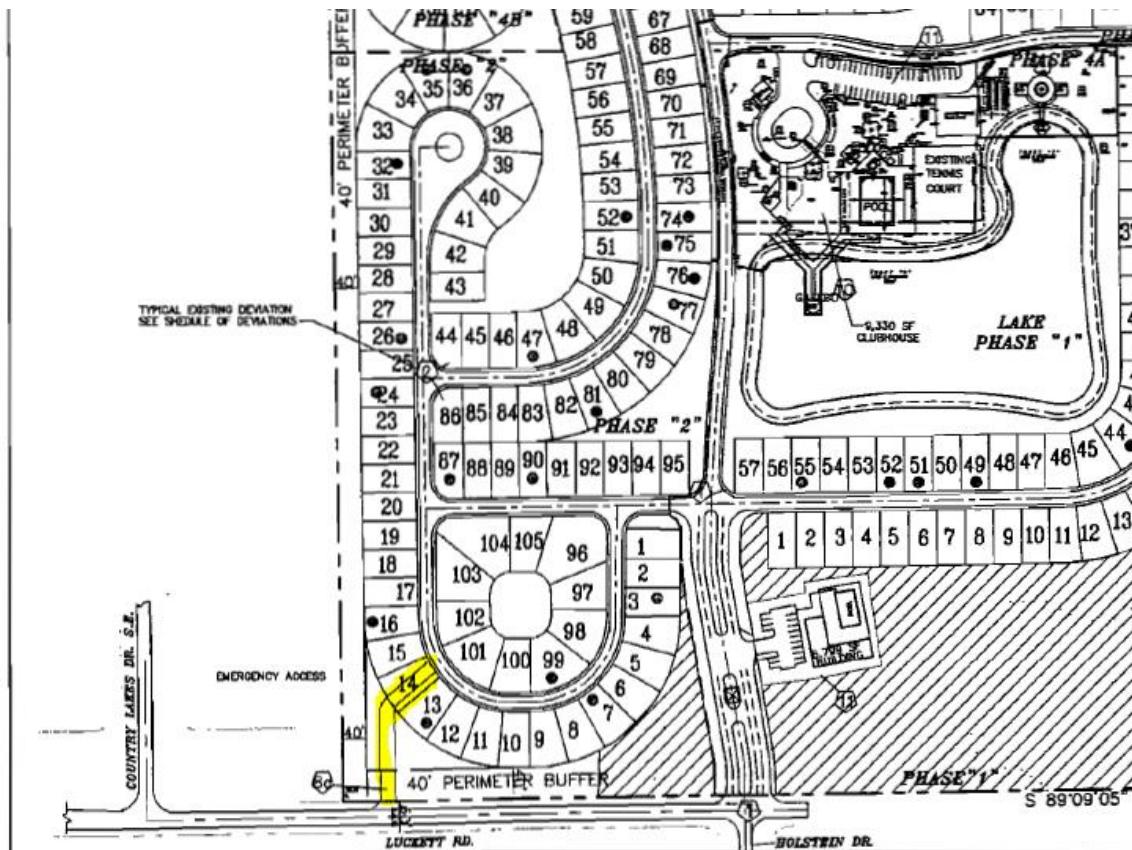
The Recreational Vehicle (RV) industry continues to grow in the U.S. with RV shipments having grown from 400,000 in 2016 to approximately 480,000 in 2019 (a 20% increase). Correspondingly, Florida continues to be a leader in net domestic migration, adding over 1 million residents from other states between 2010-2017, due in large part to our warm climate, lack of state income tax, and general demand by the baby boomer generation relocating upon retirement. With the continued influx of retirees to Florida, and specifically the Fort Myers area, along with the popularity of the RV lifestyle, the industry continues to evolve to capture and retain customers.

A highly demanded RV amenity is for a private accessory structure located on the same lot as the RV to provide additional multi-purpose living area. It is understood Lee County currently permits RV accessory structures known as “Casitas”, which are regulated in the Land Development Code Section 34-1179, per Ordinance 22-12.

Similar to Phase 5 of Cypress Woods aka “Laguna Caribe at Cypress Woods”, property owners within Phases 1-4 have stated a desire to have a multi-purpose, fully enclosed accessory structure on their RV lot to provide space for entertaining, crafts/hobbies, leisure, and cooking. Therefore, the Applicant is seeking through this site-specific PD amendment to allow for the accessory structure referred to herein as a “casita”.

“Casitas” are permanent accessory structures used in long-term occupancy Recreational Vehicle developments to provide additional living space for the single-family occupants of RV lots and their temporary guests. Permitted uses include spaces for overnight sleeping; kitchen and cooking; entertainment; studies or home offices; storage; and garages or car ports for golf carts or motor vehicles. As identified in by the LDC the “Casitas” along with the RV shall be defined and treated collectively as a single residential unit i.e. separate rental of the casita is strictly prohibited to ensure the RV lot retains occupancy as a single dwelling unit.

The Maintenance Area proposed within the area located along the southwest corner of the development is for trucks and storage of maintenance specifically for the Cypress Woods RVPD. This area had previously been the designated temporary access point for the development to Luckett Road. The Applicant proposes what use to be a temporary emergency access point along Luckett Road highlighted in the snippet of Zoning Resolution Z-11-021 MCP to be changed into a maintenance only access point.



The RV lots and Mobile homes are in compliance with the currently approved Property Development Regulations set forth in Z-20-021, providing for 10-foot side yard setbacks for RVs and 5-foot side setbacks for mobile homes. The application seeks to modify the side yard setbacks to allow for "Casitas" with 5-foot setback configuration on lots for RVs, which requires for a 10 feet minimum building separation to be maintained between RVs and accessory structures on adjacent lots. The application is also seeking the ability to locate accessory structures a minimum of 20 feet from the lake, i.e. an 0-foot setback from the rear property line/lake maintenance easement.

The development provides 40-foot buffers along the perimeter of the RV/mobile home lots.

The MCP includes slight modifications to the acreages of the preserve areas, while maintaining excess preserve and open space in the overall RVPD, as shown on the MCP data summary tables and draft revised Conditions to identify Indigenous Open Space acreage requirement changes that still exceed the LDC requirement.

The proposed design will remain compatible with the surrounding development pattern, both internal and external to the Cypress Woods RVPD. Minor corrections to the preserve acreages have been requested based upon built/existing conditions and proposed design modifications. The MCP, including the indigenous preserve tables, demonstrates the RVPD will provide more than the minimum required acreages for both preserve and open space.

The Applicant proposes three (3) new deviations. The 1st and 2nd deviations allows for a maximum 8-foot-tall project fence/wall along the western property line with the required 40-foot-

wide RV perimeter buffer along the interior of the fence/wall and no buffer along the exterior of the fence/wall. The 3rd deviation addresses existing conditions and expansion RV & Boat Storage allowing for RV & Boat Storage outside of the proposed 40-foot buffer within Phase 3 of the development. The Applicant's justification for the requests and meeting of LDC variance criteria where applicable is further elaborated on within the Deviations Justification Narrative provided as part of this submittal.

The Applicant proposes changes to Deviation 7 to allow change the accessory structure setback for side and rear lot line to 5 feet similar to Phase 5 of the development to allow for better use of the lot and allow for "Casita" accessory use. The Applicant proposes the safeguard of requiring a 10-foot separation between RVs and accessory structures on adjacent lots. The Applicant's justification for the requests is further elaborated on within the Deviations Justification Narrative provided as part of this submittal.

The Applicant proposed the removal of Deviation 16's condition of requiring lots 85 and 86 to remain undeveloped to be used as overflow parking for the two clubhouses for the development until the time the last lot within the development is sold. At the time this condition was placed it had not been intended for Phase 5 of the development to have its own recreational amenity and parking. Furthermore, as demonstrated within the Deviations and Justifications and Exhibit A of the submittal there has been no need for overflow parking for the two club houses.

The full details of the proposed development program are provided in the enclosed Master Concept Plan, Schedule of Uses, Property Development Regulations, and proposed Conditions.

IV. Lee Plan Compliance

The following is an analysis of how the proposed amendment is consistent with the goals, policies and objectives of the Lee Plan.

POLICY 1.1.4: The Urban Community future land use category are areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 Future Land Use II-2 January 2023 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

In compliance with this policy, the subject property is located in an urbanized area of the Lee County, as evidenced by the surrounding land use pattern, existing densities/intensities, and available public infrastructure. No density increase is being requested and the proposed development has an approved density of 3.98 du/acre, or 611 units, for the RVPD. Therefore, the density is well below the maximum attainable density in the Urban Community category. The amendment will allow for the continuation of the increased amenities for the existing RV residential development and will allow for more enjoyable long term use of RV lots.

OBJECTIVE 1.5: WETLANDS. Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with § 373.019(27), Fla. Stat. through the use of the unified state delineation methodology described in Fla. Admin. Code R. 62-340, as ratified and amended in § 373.4211, Fla. Stat. (Ord. No. 94-30, 21-09)

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII.

There is no increase in density being requested as part of this proposed amendment and proposed changes to the development indigenous preserve acreage consistent with the conservation easements identified in the SFWMD Permit No. 36-02960-S. The proposed density of 3.98 du/acre for the whole development is consistent with the 1 du/20 acres for 16.5 acres identified by the Future Land Use Map as Wetlands is well below the maximum density allowed by the future land use map.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments.

The proposed amendment will not negatively impact surrounding residential uses or internal uses within Cypress Woods RVPD. The request will not increase the density of the project or reduce adopted minimum lot sizes. The expansive 40-foot-wide buffer between the site and the Cypress Trails RV Resort to the north, Luckett Road to the south and light industrial uses to the west will be retained. Larger lot rural residential uses in Buckingham to the east are well buffered and separate from the development via preserve, a 160-foot-wide FPL easement and a landscape nursery. The proposed amendment will allow changes similar to what has already been approved in Phase 5 of the development and allow for better use of the FPL easement. The additional RV associated uses are complimentary to the surrounding development pattern at a density substantially lower than the future land use map allows.

STANDARD 4.1 & 4.2: WATER & SEWER

The proposed RVPD development is already almost fully built and connected to potable water and sanitary sewer services are available to service to the development.

POLICY 21.1.2: Any deviation from landscaping, buffering, signage or architectural requirements may not be granted unless the request meets the approval criteria for variances set forth in the LDC, Chapter 34.

The proposed amendment via deviation 27, 28 and 29 requests deviations from landscaping and buffering requirements. The location of the existing native vegetation, mature existing canopy trees and FPL Easements creates a hardship that is specific to this site the requested buffer deviations will meet approval variance approval criteria, where necessary as further explained in the Schedule of Deviations and Justification and Variance Criteria submittal documents. No deviations from signage or architectural requirements are requested.

POLICY 21.3.1: Maintain LDC regulations that provide for greater buffering between adjacent commercial and residential uses except for in mixed use developments.

The proposed amendment will provide 40-foot RVPD buffer in line with the LDC requirements including a maximum 8-foot-tall fence/wall along the eastern property boundary allowing for enhanced visual and audio screening for the RVPD development which is adjacent to light industrial uses to the east of the development. The Applicant is proposing a deviation to further screen the residential RVPD use from the eastern property boundary by allowing the landscape buffer to be completely interior of the fence/wall allowing instead of on the exterior of the wall allowing for the softer and aesthetics of the vegetation to be along the residential side of the wall.

POLICY 124.1.1: Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII. Owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, Outlying Suburban, Sub-Outlying Suburban, and Rural future land use categories may transfer dwelling units from preserved freshwater wetlands to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands.

As previously identified there is no change to the density as part of this amendment but the approved density of the development is greatly lower than the maximum density allowed by the future land use map when taking into account the 16.5 acres of Wetland category that make up the 153.5 acre development.

V. LDC Review Criteria

The proposed amendment complies with the LDC review criteria set forth in LDC 34-135(d)(4)(a) as follows:

LDC Section 34-145(d)(4)(a)1 Criteria

a. Complies with the Lee Plan.

The application is consistent with the uses and densities set forth for Urban Community Future Land Use Designation. Additionally, the project will meet or exceed the performance standards set forth in the Land Development Code for planned development zoning districts, except where a deviation is requested for the unique development program for RV resort uses. Refer to the Lee Plan Compliance Section above for a more detailed explanation of the requests compliance with Lee Plan Policies.

b. Meets this Code and other applicable County regulations or qualifies for deviations.

The request will meet or exceed all performance and locational standards set forth for the proposed RVPD, except where a deviation is requested and demonstrates the protection of public health, safety and welfare. In compliance with LDC Section 34-3005 the open storage area shall provide fencing and screening to adjacent residential uses through an 8-foot opaque fence and minimum 6-foot opaque fence when adjacent to the street right-of-way.

c. Is compatible with existing and planned uses in the surrounding area.

The amendment proposed no change to the approved density for the RVPD is at 3.98 dwelling units per acre, which is consistent with allowable density in the Urban Community and Wetland Future Land Use Category. The proposed amendment is compatible with the RV uses to the north in Cypress Trails, the existing uses within the Cypress Woods RV Resort, light industrial uses to the west and agricultural uses to the east. LDC requirements for the accessory casita units will ensure these structures are not used as conventional dwelling units. The development regulations for "Casitas" similar to Phase 5 of the development will serve to assure this accessory use is of appropriate scale and size for the development and surrounding area. In compliance with LDC Section 34-3005 the open storage for the expanded RV & Boat Storage as well as the "Maintenance Area" for the development shall provide fencing and screening to adjacent residential uses through an 8-foot opaque fence and minimum 6-foot opaque fence when adjacent to the street right-of-way.

d. Will provide access sufficient to support the proposed development intensity.

Access will be provided from Brightwood Drive and eventually to Luckett Road. A secondary access point to the north into the Cypress Trails RV Resort will provide emergency access to the development per the 2019 Administrative Amendment. Proposed amendment revises the existing Master Concept Plan to clean up and correctly identify the location of the established permanent emergency access point.

e. The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval.

Approval of the request will not have a significant impact upon the surrounding roadway network. The amendment will not increase the density of the overall project currently approved and additional access is limited to landscape maintenance vehicle will therefore have no impact on trip generation.

- f. Will not adversely affect environmentally critical or sensitive areas and natural resources.**

This request will not adversely affect environmentally critical areas and natural resources. The project will maintain all preserve and restored preserve areas with credits in compliance with the LDC. Open space will also be provided in compliance with LDC Chapters 10 and 34.

- g. Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.**

The Project is served by urban services, as defined in the Lee Plan, as it is located within a Future Urban area category. Public infrastructure and services are currently available to service the development.

LDC Section 34-145(d)(4)(a)2 Criteria

- a. The proposed use or mix of uses is appropriate at the proposed location.**

The proposed RVPD and accessory RVPD uses are appropriate for the proposed location which has the necessary infrastructure and is surrounded by compatible uses. The proposed amendment includes the addition of the accessory use of "Casita" now common accessory uses to RV resort and approved for Phase VI of this development. The proposed amendment also includes the addition of a maintenance area that is limited to the use of maintaining the proposed RVPD development which is again a common use within RV developments and assures the upkeep of the development is kept meeting the desired aesthetic of the interior and exterior of the development.

- b. The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development.**

The proposed amendment does not propose any increase in density or in traffic generation. The existing development already contains safeguards in place to protect the public interest and these will continue to be in place with a 40-foot buffer around the development, 8-foot project wall/fence along the Lockett Road right of way and visual screening in line with LDC requirement for outdoor storage areas.

- c. If the application includes deviations pursuant to section 34-373(a)(9), that each requested deviation:**

- 1) Enhances the achievement of the objectives of the planned development; and**
- 2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.**

Please see Schedule of Deviations and Justification addressing how the proposed deviations enhance the objectives of the RVPD and preserves and promotes public health, safety and welfare.

VI. Conclusion

The proposed RVPD amendment will address sound planning principles that are currently of interest to Lee County and Caloosahatchee Shores Planning Community. The Property is adjacent to existing development on all sides, including similar RV development to the north. The site will be well separated from the active agricultural uses to the east via the expansive on-site preserve area and FPL easement. The proposed amendment is requesting to allow uses more in line with those approved for Phase 5 of the development including “Casitas”.

In summary, approval of this request will allow the Cypress Woods to accommodate new market demand for RV resorts in the form of “Casitas” and additional on-site storage by efficiently maximizing use of unused land such as the FPL easement along the eastern portion of the development. The proposed amendment will allow RV residents to enjoy long term use of the resort without having to look outside to fulfill storage and long term housing needs. The proposed changes are consistent with the underlying Future Land Use category and the proposed uses are compatible with the surrounding land use pattern. The proposed rezoning will meet or exceed the standards set forth in the LDC for planned developments, except where a deviation has been requested. For these reasons, the Applicant respectfully requests approval of this amendment as proposed.

Should staff have any questions or require any additional information, please contact me directly at (239) 908-3421 or JMedina@RViPlanning.com.

Sincerely,

RVi Planning + Landscape Architecture



Josephine Medina, AICP
Project Manager



CYPRESS WOODS RVPD PD AMENDMENT

Deviations & Justification

1. Deviation (1) seeks relief from the LDC §14-298(c) requirement to provide for the development of the "TZ" area as indicated on the MCP. This deviation is APPROVED SUBJECT TO the mitigation plan titled "Cypress Woods Monitoring and Maintenance Plan" submitted by Boylan Environmental Consultants, Inc., stamped and dated May 18, 1995. Mitigation must follow the phasing presented in these documents and all monitoring reports must be submitted to the Lee County Division of Environmental Sciences within thirty days of the scheduled monitoring events.
2. Deviation (2) is DENIED.
3. Deviation (3) seeks relief from the LDC §10-714.b requirement to provide a 90 foot turn-out radius to 30 feet. This deviation is APPROVED SUBJECT TO the developer providing a paved/stabilized surface with a minimum radius of 42 feet and, in addition, providing an unobstructed clear zone of 48-foot radius (6 feet clear zone beyond driving range).
4. Deviation (4) seeks relief from the LDC §34-2192(a) requirement to allow a reduction in the street setback from 20 feet to 5 feet on the "side" lot line for corner lots. This deviation is APPROVED SUBJECT TO the terms of Condition 2.
5. Deviation (5) seeks relief from the LDC §§ 10-296(b) and 10-296, Table 3 requirement of a 45-foot right-of-way for a local street with open drainage, to permit a local street with 30 feet of right-of-way and open drainage. This deviation is APPROVED SUBJECT to the condition that the typical lot cross section demonstrates that the drainage performs adequately by showing the slab placement at the time of Development Order stage.
6. Deviation (6) seeks relief from the LDC §34-939(b)(6) requirement of a 5,000 square-foot minimum lot to provide a 4,140 square foot minimum (46 feet x 90 feet). This deviation is APPROVED SUBJECT TO Condition 2.
7. Deviation (7) seeks relief from the LDC §34-939(b)(7)c requirement of a side and rear setback of 10 feet and a street (right-of-way) setback of 25 feet, to permit a side and rear accessory structure setback of 5 feet and a street (right-of-way) setback of 20 feet in the non-transient section of the park. This deviation is APPROVED provided setbacks are in conformance with Condition

2, Condition 12, and all side setbacks apply to all portions of the structure or unit, including overhangs.

JUSTIFICATION: The change to deviation 7 will allow for a 5-foot setback to accommodate the development program of "Casitas" on the RV lots. This request would be in line with the approved deviation for Phase 5 of this development and allow for consistent development standards across the entire RVPD. Additionally, 5-foot setbacks are common to RV, mobile home and conventional single-family residential developments particularly in clustered communities such as the subject property.

The proposed development is a clustered Mobile Home and 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 Resorts.

The design ensures appropriate separation of 10 feet between both principal and accessory structures on adjacent lots per fire code, while allowing structures to be placed on the shared lot line to maximize usable area within each lot. Due to the 10-foot minimum separation between structures on adjacent lots, public health, safety and welfare will not be negatively impacted by this request.

8. Deviation (8) seek relief from the LDC §34-939(b)(3) requirement to permit an access road through the perimeter buffer to the boat storage area. This deviation is APPROVED SUBJECT TO Condition 8.
9. Deviation (9) seeks relief from the LDC §34-736 requirement of a 5,000 square foot minimum lot (50 feet x 100 feet) to provide a 4,140 square foot minimum lot (46 feet x 90 feet). This deviation is APPROVED SUBJECT TO Condition 2.
10. Deviation (10) seeks relief from the LDC §34-7364 requirement of a side setback of 7 feet, to permit a side setback of 5 feet. This deviation is APPROVED SUBJECT TO Condition 2.
11. Deviation (11) seeks relief from the LDC §§ 34-2222(1) and 10-254(b) requirements to allow corner lots to be the same size as the other lots within the development (and not have an additional 15 feet of width). This deviation is APPROVED SUBJECT TO Condition 2.
12. Deviation (12) seeks relief from the LDC §10-295 to eliminate the requirement for street stubs to adjacent properties. This deviation is APPROVED.
13. Deviation (13) seeks relief from the LDC §34-939(b)(3) to eliminate the requirement for a buffer between a recreational vehicle park and adjacent property interior to the site. This deviation is APPROVED for the interior portion of the site only.

14. Deviation (14) seeks relief from the LDC Section §34-935(a)(l) to eliminate the requirement that a new recreational vehicle park be not less than 20 acres in size. This deviation is APPROVED.
15. Deviation (15) seeks relief from the LDC Section §§ 34-2194(b) and (c) requirements of 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. This deviation is APPROVED SUBJECT TO substantial compliance 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 AUG 21, 2003 and subject to the requirement that the water body setback must not adversely impact any open space requirement, wetland vegetation plantings, or other buffering, landscaping, or preservation areas or requirements.
16. Deviation (16) seeks relief from the LDC §34-2020 requirement of 135 parking spaces for the two clubhouse facilities, to allow 44 off-street parking spaces.

~~This deviation is APPROVED, 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, and 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 the 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 depicts these parcels.~~

JUSTIFICATION: The Applicant is requesting removal of the condition reserving Lots 85 and 86 for overflow parking from the deviation approval. 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.

Since the time this condition was approved back in 2011 as part of Resolution Z-11-021, the overflow parking Lots 85 and 86 have never been used or needed for overflow parking. 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. The aerials in Exhibit A attached from January 2021, February 2017 and February 2016 also demonstrate the underutilization of parking spots and heavy use of golf carts by residents.

Moreover, all lots within Phase 1-4 have already been sold. The last phase of the Cypress Woods development, Phase 5, contains its own clubhouse and parking further reducing the parking needs for the two clubhouse facilities in Phase 1-4 of the development.

The removal of the deviation condition will also allow for better utilization of lot 85 & 86 allowing for the development of vacant and unused lots.

17. Deviation (17) seeks relief from the LDC §34-935(a)(1) requirement of a minimum of 5 acres of land necessary to expand an existing recreational vehicle park, to allow an expansion of 2.1 +/- acres. This deviation is APPROVED.

Deviations 18 through 24 apply only to Phase 5:

18. Deviation (18) seeks relief from the LDC § 10-296(b) Table 2 requirement of a 40 foot right-of-way with open drainage for a privately maintained local street to allow for a 30 foot right-of-way with closed drainage. This deviation is APPROVED.
19. Deviation (19) seeks relief from the LDC §10-296(b) Table 8 requirement of planting strips and sidewalks to allow for a privately maintained right-of-way with no planting strip or sidewalk. This deviation is APPROVED.
20. Deviation (20) seeks relief from the LDC §34-2015(1) requirement for all parking spaces to be located on the same premises as the use they serve, to allow 16 golf cart parking spaces within 200 feet of the amenity tract. This deviation is APPROVED SUBJECT TO Condition 11.
21. Deviation (21) seeks relief from the LDC §34-939(b)(7)(c) requirement of a minimum 10 foot set back from each side and rear recreational vehicle lot, to allow a 0 foot setback for the side and rear lot line of all rear recreational vehicle lots. This deviation is APPROVED SUBJECT TO Condition 12.
22. Deviation (22) seeks relief from the LDC §34-939(b)(3) requirement that all recreational vehicle parks have a perimeter buffer area at least 40 feet wide adjacent to and completely around the boundary of the site, to allow accessory uses outside of the proposed buffer. This deviation is APPROVED SUBJECT TO Conditions 13, 14, and 15.
23. Deviation (23) seeks relief from the LDC §10-415(b)(1)(c) requirement of a 20-foot minimum setback from indigenous vegetation and trees and a 30 foot setback for indigenous plant communities subject to fire, to allow a 20 foot

minimum setback from upland preserve 68 through 70, 75 and 76, and 121 through 137. This deviation is APPROVED subject to the following condition.

- a) All buildings located within the 30-foot required setback must be constructed of flame-retardant materials.

24. Deviation (24) WITHDRAWN

25. Deviation 25 from Section 10-421(a)(8), which requires if a wall or fence is proposed, but not required, then the required buffer plantings must be installed on the exterior side (between the wall and the abutting property or street right-of-way) of the wall or fence, to allow required planting material to be located on both sides of the proposed wall along Tract "E" and to allow all required planting material to be located on the interior side of the wall on Tract "D" (see Exhibit "E").

26. Deviation 26 from LDC Section 34-1743(b)(3), which requires optional residential project walls to be landscaped on the exterior side (between the wall and the abutting property or street right-of-way) with a minimum of five trees per 100 linear feet and shrub hedges, within a minimum plantable width of seven and one-half feet located on the exterior side of the wall or fence, to allow no required planting width or material to be located on the exterior of the wall on Tract "D", subject to the following condition:

- a) The code required planted width and planted material must be located on the exterior side of the fence/wall on adjacent Tract "E", with 5 trees per 100 linear feet (15 total trees) and 36-inch-high shrubs at time of installation.
- b) Required trees must be canopy trees, 14-feet in height minimum, and shrubs must be maintained at not less than 60 inches in height within six months of planting on Tract "E" as depicted on the Lockett Road Buffer cross section Exhibit, attached hereto as Exhibit "B".
- c) The exterior of the wall facing Lockett Road must include a textured finish such as stucco.

27. A deviation 27 from the Land Development Code (LDC) §10-421(a)(8) requirement for walls or fences, that are proposed but not required, to have required buffer plantings installed on the exterior side of the wall or fence; to allow the no buffer plantings to be installed on the exterior side of the wall or fence along the western property boundary abutting the BF Industrial Park.

JUSTIFICATION: The intent of the LDC requirement is to provide a vegetative screen to soften the wall/fence abutting external properties. The opaque fence/wall is proposed at a maximum height of 8 feet to screen the Cypress Woods RV subject property from the more intensive industrial uses to the immediate west. The Applicant is proposing to utilize the existing native vegetation to meet the required 40-foot-wide RV perimeter buffer screening.

on the “inside” of the wall. Locating the fence/wall in this location will mitigate the need to remove existing vegetation to install the fence/wall.

Due to the nature of the light industrial uses that abut the western property boundary, providing the buffer along the interior of the wall adjacent to RV lots would not negatively impact the industrial land uses as the intent to screen their views of the resort is met. No reduction to screening is proposed and the deviation will serve to maintain the maximum amount of native vegetation.

The proposed deviation meets the Caloosahatchee Shores Planning Community per Lee Plan Policy 21.1.2 which requires any deviation from landscaping and buffering requirements to meet the approval criteria for variances set forth in LDC Section 34-145(b)3, refer to Variance Criteria submittal document.

28. Deviation 28 seeks relief from the LDC Section 34-1743(b)(3) requirement of project wall/fences to be landscaped on the exterior side with a minimum of five trees per 100 linear feet and shrub hedges within a minimum plantable width of seven and on-half feet with shrubs planted and maintained to form a 36-inch high continuous visual screen within one year after time of planting; to allow no landscaping exterior to the fence/wall, along the western property boundary abutting the BF Industrial Park.

JUSTIFICATION: The intent of the LDC requirement to provide landscaping on the exterior side of the wall is to soften and breakup the planar massing typically associated with walls for the adjacent properties and/or traveling public.

Interior to the proposed fence/wall, the 40-foot RVPD perimeter buffer will contain a minimum of 10 trees per 100 linear feet at a minimum height of 14 feet, and 66 shrubs per 100 linear feet maintained at 60 inches in height and planted at 36 inches. Thus, the view from the industrial park will be a new and aesthetically pleasing fence and substantial native vegetation.

As previously mentioned above in Deviation 27 due to the nature of the light industrial uses that abut the western property boundary of this development providing the buffer along the interior of the wall adjacent to residential uses would be more beneficial to protect the aesthetics of residential neighborhoods.

The proposed landscaping and fence/wall will provide greater visual screening and articulation than required by the LDC. Therefore, the deviation will not negatively impact public health, safety or welfare.

The proposed deviation meets the Caloosahatchee Shores Planning Community per Lee Plan Policy 21.1.2 which requires any deviation from landscaping and buffering requirements to meet the approval criteria for

variances set forth in LDC Section 34-145(b)3, refer to Variance Criteria submittal document.

29. Deviation 29 seeks relief from the LDC Section 34-939(b)(3) requirement of recreational vehicle parks to have a perimeter buffer at least 40 foot wide adjacent to and completely around the property boundary of the site, to allow for a 30-foot-wide buffer along the eastern property line adjacent RV & Boat Storage area.

JUSTIFICATION: The requested deviation proposes a 10-foot reduction from the required 40-foot RV Park perimeter buffer to allow a 30-foot perimeter buffer specifically along the eastern property boundary of the development per the existing conditions. The length of this request is 700 feet which would equate to a maximum of 7,000 square feet of buffer area reduction.

As identified on the MCP, an interior 40-foot vegetative buffer is already provided to the east of the RV/mobile home lots and west of the storage area. Thus, the proposed conditions will include a 40-foot wide buffer, storage area, then an additional 30-foot-wide perimeter buffer, resulting in 70 feet of planted area in between the eastern neighbor and the internal RV lots.

The Applicant is requesting to locate ancillary recreational and accessory facilities in the form of RV & Boat storage to the between the interior 40-foot buffer and 30-foot buffer along the eastern property line. Furthermore, the neighboring use to the east consists of an intensive agricultural operation, C & S landscape nursery and tree farm, which is zoned Agricultural (AG-2). The property will not be negatively impacted by the deviation and is more intensive in nature than the Cypress Woods uses in the abutting area.

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.

The proposed deviation meets the Caloosahatchee Shores Planning Community per Lee Plan Policy 21.1.2 which requires any deviation from landscaping and buffering requirements to meet the approval criteria for variances set forth in LDC Section 34-145(b)3, refer to Variance Criteria submittal document.

30. Deviation 30 seeks relief from the LDC Section 10-415(b)(1)(c) requirement of a 20-foot minimum setback from indigenous vegetation and trees and 30 foot setback for indigenous plant communities subject to fire, to allow a 20-foot minimum setback from upland preserves lots 3-9 in Phase 1 and lots 87-99 in Phase 3.

JUSTIFICATION: Deviation 23 was approved via ADD2022-00108 for several lots in Phase 5. The request is to extend the deviation to specific lots in Phase 1 & 3.

The proposed preserve setback will only relate to accessory structures, not principal structures. The Applicant is not requesting the expand the deviation to apply to principal structures.

It is understood the required upland preserve setback relates to fire protection concerns. From an environmental standpoint, the indigenous restoration areas in question are relatively small and narrow (30-40' wide) with a tree planting schedule consisting of slash pines, live oaks, laurel oaks and dahoon hollies as well as the following shrubs palmetto, wax myrtle, beautyberry, gallberry, muhly grass per the approved restoration plan.

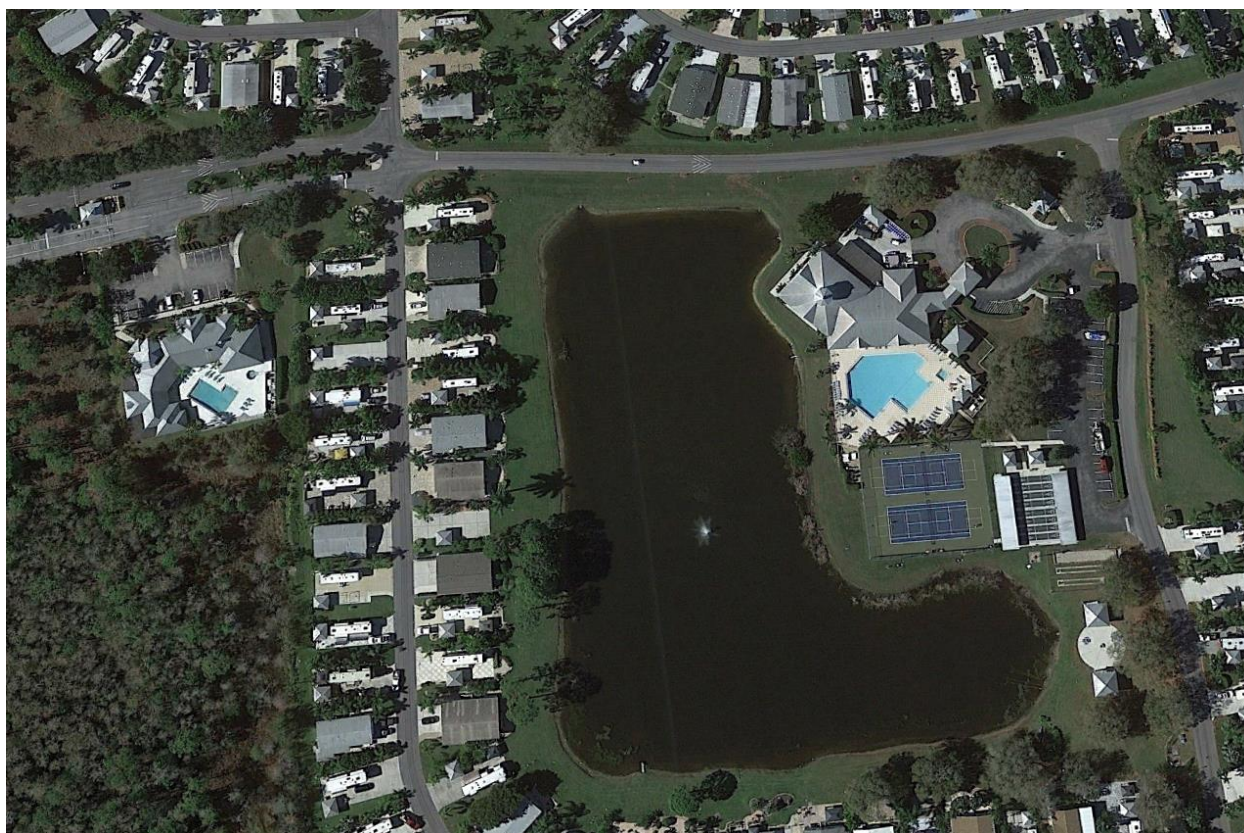
The request to extend the reduction of the upland preserve setback for Phase 5 was previously reviewed and approved by the Tice Fire Department per the attached letter.

Additionally, 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 firewall rating of 2 hours. The Applicant will install sprinklers in the casita structures for those specified lots to fully mitigate any fire hazard associated with the design.

All of the mitigating factors that allowed this deviation to be approved originally remain applicable to this expanded request. Therefore, the deviation will not negatively impact public health, safety or welfare.

EXHIBIT A

January 2021



January 2020



January 2020



January 2020



February 2017



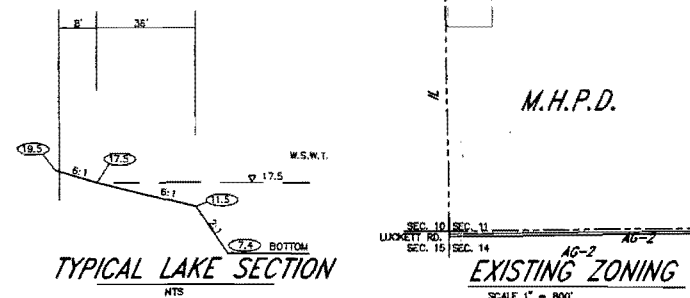
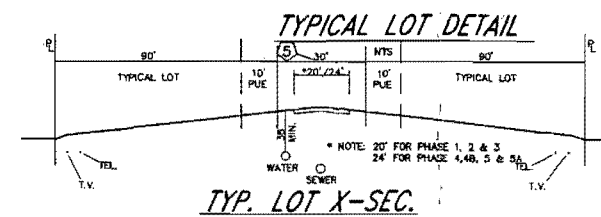
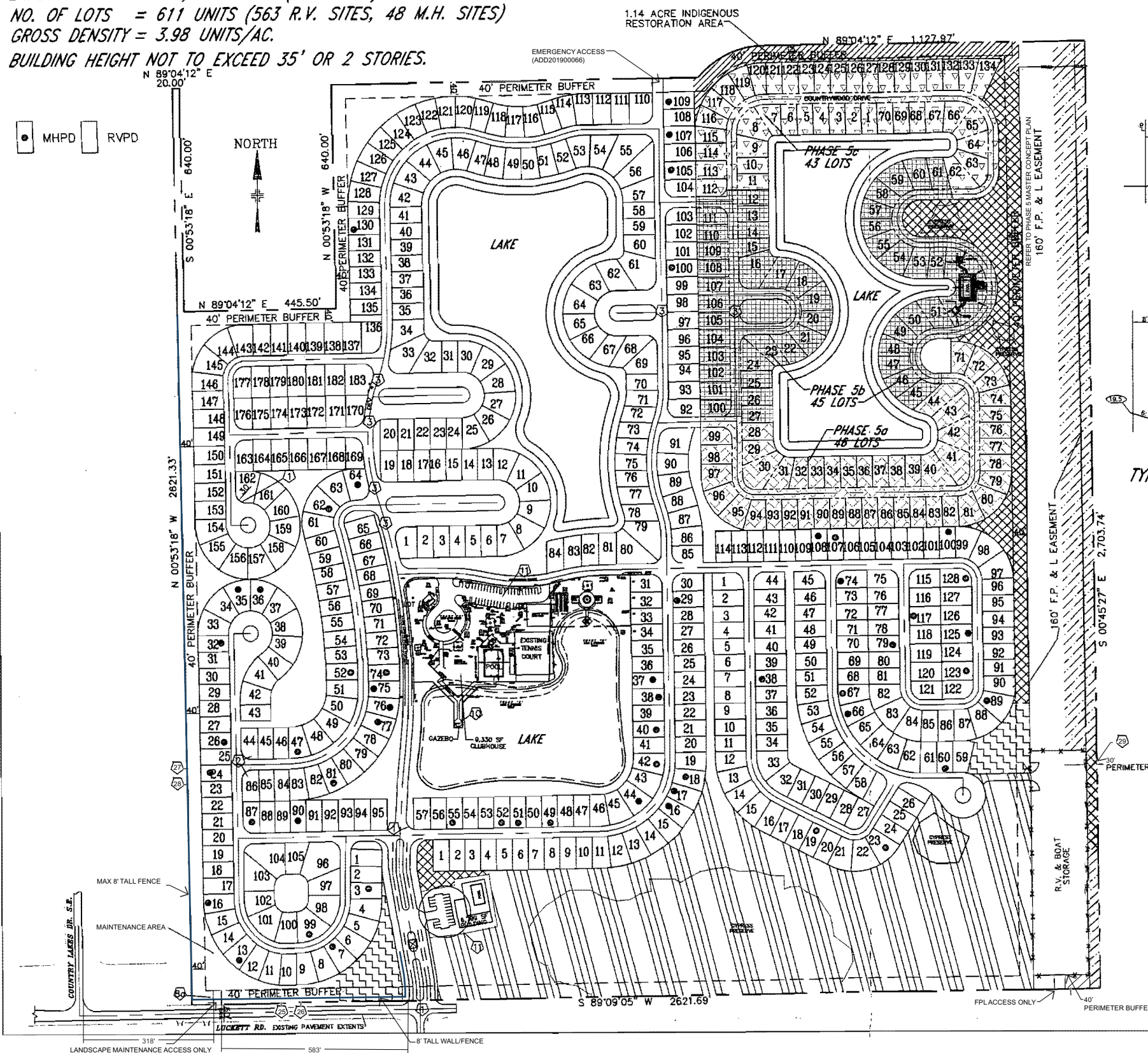
February 2016



"EXHIBIT 3A"

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
 RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
 LOT AREA = 2,850,427.44 S.F. (65.44 AC.)
 LAKES = 726,812.66 S.F. (16.68 AC.)
 NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)
 GROSS DENSITY = 3.98 UNITS/AC.
 BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.



INDIGENOUS OPEN SPACE

TYPES	ACTUAL	CREDITS
100%	4.22 ACRES	4.22 ACRES
110%	1.27 ACRES	1.39 ACRES
125%	3.27 ACRES	4.08 ACRES(1)
150%	16.70 ACRES	25.05 ACRES
TOTAL PROVIDED:	25.46 ACRES	34.74 ACRES
TOTAL REQUIRED:		30.30 ACRES

NOTE:
 1. NO CREDITS WERE TAKEN FOR 1.66 ACRES OF PHASE 5
 INDIGENOUS OPEN SPACE

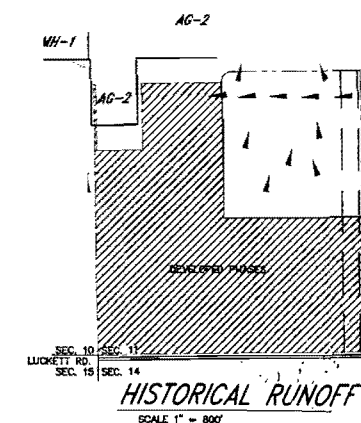
OPEN SPACE

COMMON AREA:	
40 FOOT PERIMETER BUFFER	= 417,978.85 S.F. (9.60 AC.)
30 FOOT AROUND LAKE	= 174,512.73 S.F. (4.00 AC.)
LAKES	= 726,812.66 S.F. (16.68 AC.)
160' FPL EASEMENT	= 388,587 S.F. (8.86 AC.)
WETLAND CREATION (EXISTING)	= 760,122.00 S.F. (17.45 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	= 430,223.79 S.F. (9.87 AC.)

COMMON AREA TOTAL = 2,883,760 S.F. (66.02 AC.)
 % OF SITE = 43.11 %

HURRICANE SHELTER (PER LDC SECTION 10-258)

REQUIRED HURRICANE SHELTERS = (2.25/597)(20)(100)=12,000 S.F.
 PROVIDED = 18,129 S.F.



CYPRESS WOODS R.V. RESORT

ORIGINAL ZONING # Z-94-025

MASTER CONCEPT PLAN

DESIGNED BY:	IKS	CHECKED BY:	IKS
DRAWN BY:	JTA	CHECKED BY:	IKS
DATE:	08/16/10	DATE:	08/14/2007
REVISION	REVISOR	APPROVED	FILE NO.
			3434

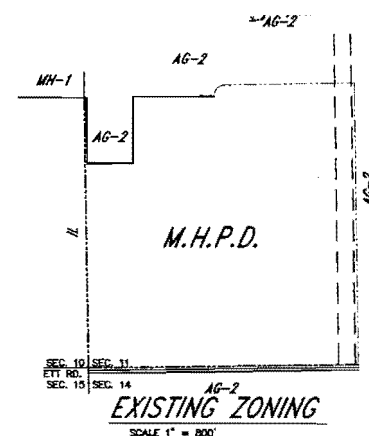
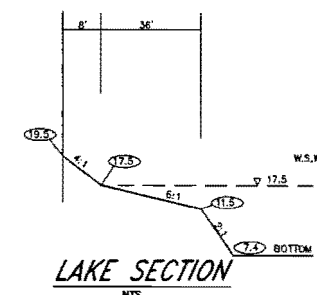
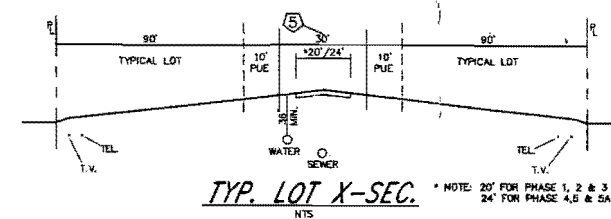
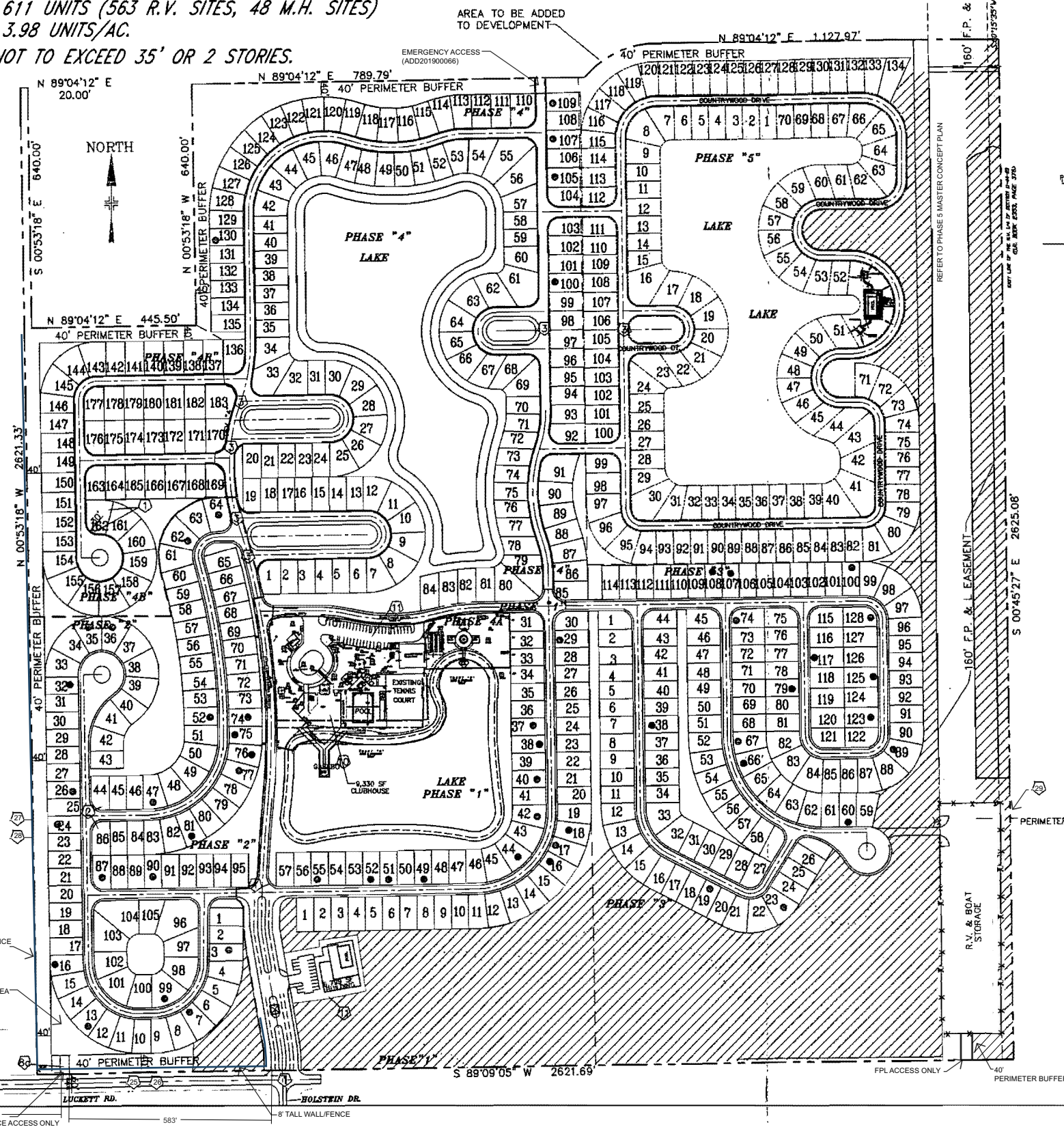
EXHIBIT C

"EXHIBIT 3A"

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
 RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
 LOT AREA = 2,850,427.44 S.F. (65.44 AC.)
 LAKES = 726,812.66 S.F. (16.68 AC.)
 NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)
 GROSS DENSITY = 3.98 UNITS/AC.
 BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

MHPD
 RVPD



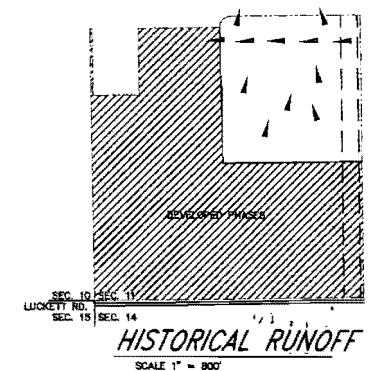
EXISTING PRESERVE

411 - PINE FLATWOODS = 4.55 ACRES
 621 - CYPRESS FOREST = 6.66 ACRES
 624 - PINE - CYPRESS FOREST = 9.13 ACRES
 925 - PINE WET PRAIRIE = 2.52 ACRES
 650/640 - RESTORATION AREA = 2.89 ACRES
 832/310 - POWER LINE EASEMENT/HERBACEOUS = 2.79 ACRES
 832/643 - POWER LINE EASEMENT/WET HERBACEOUS = 3.89 ACRES

B.C. FOX SQUIRREL
 PRESERVE
 25.46 ACRES

OPEN SPACE

COMMON AREA:
 40 FOOT PERIMETER BUFFER = 417,976.95 S.F. (9.60 AC.)
 20 FOOT AROUND LAKE = 174,510.73 S.F. (4.00 AC.)
 LAKE = 726,812.66 S.F. (16.68 AC.)
 160' FPL EASEMENT = 368,587 S.F. (8.46 AC.)
 WETLAND CREATION (EXISTING) = 780,122.00 S.F. (17.45 AC.)
 ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS) = 430,233.79 S.F. (9.87 AC.)
 COMMON AREA TOTAL = 2,883,760 S.F. (66.02 AC.)
 % OF SITE = 43.11%

CYPRESS WOODS
R.V. RESORT

ORIGINAL ZONING # Z-94-025

MASTER CONCEPT PLAN
BIG CYPRESS FOX SQUIRREL PERSEVERE

DESIGNED BY: JKA	CHECKED BY: JKA	FILE NO.
DRAWN BY: JKA	CHECKED BY: JKA	
DATE: 06/16/10	REVISION: REVISED PER 05/24/10 SUFFICIENCY CHECKLIST	
DATE: 04/21/08	REVISION: REVISED PER 01/06/08 SUFFICIENCY CHECKLIST	
DATE:	REVISION:	
APPROVED:	SCALE: 1" = 150' OR AS NOTED	
	DATE: 05/26/2007	
	SHEET 2 OF 3	3434

"EXHIBIT 3A"

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)

RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)

LOT AREA = 2,850,427.44 S.F. (65.44 AC.)

LAKES = 726,812.66 S.F. (16.68 AC.)

NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)

GROSS DENSITY = 3.98 UNITS/AC.

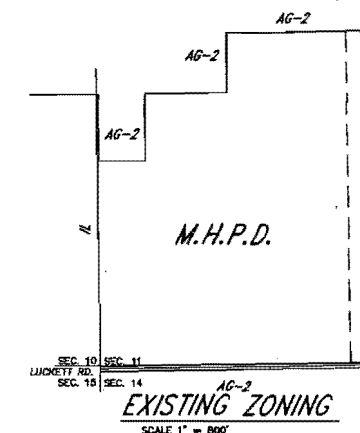
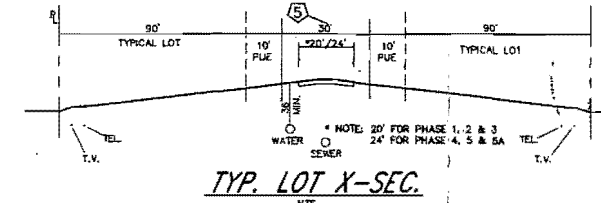
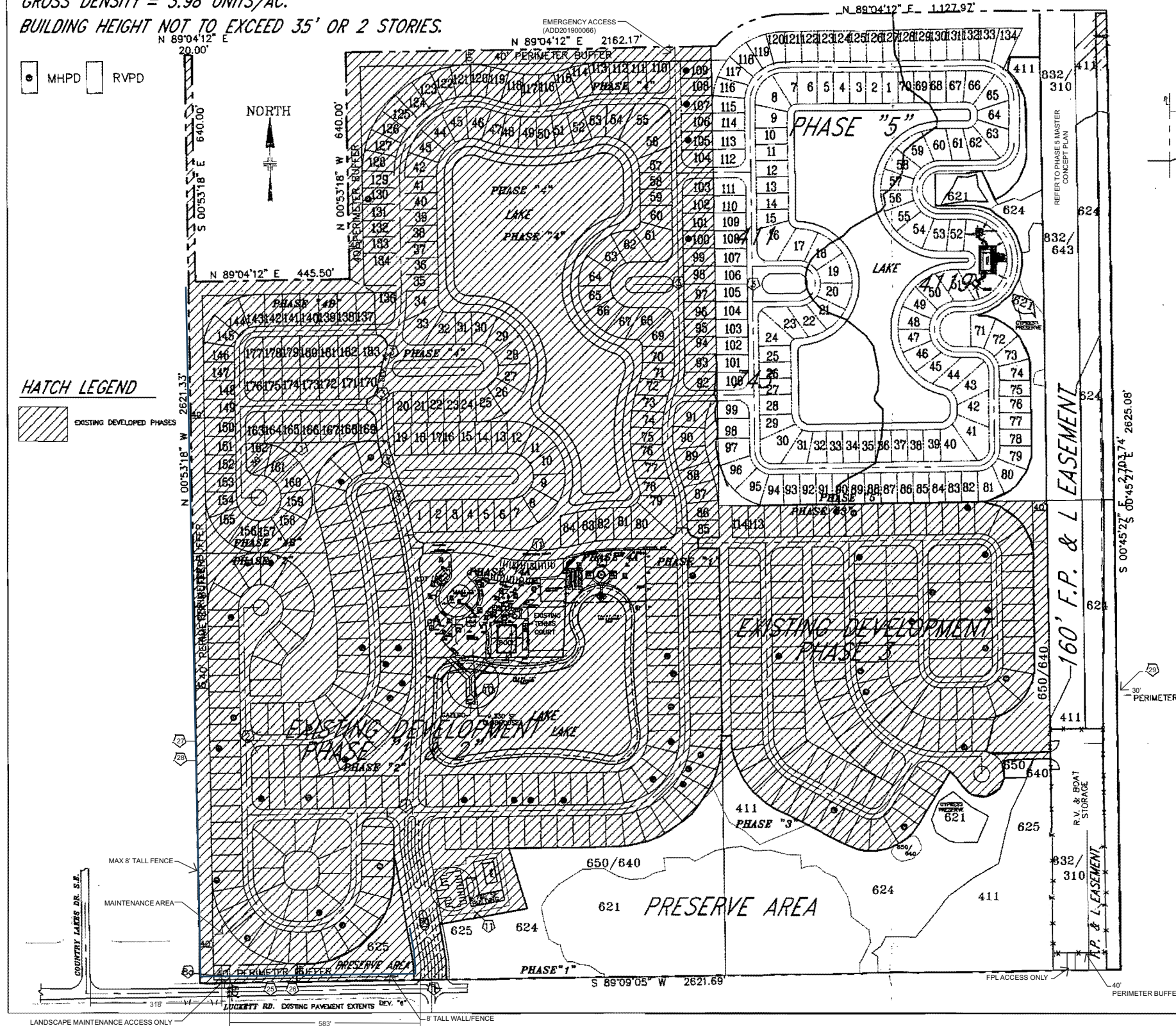
BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

MHPD RVPD

NORTH

HATCH LEGEND

EXISTING DEVELOPED PHASES

EXISTING CONDITIONS
FOR PHASE 4 & 5

CODE	DESCRIPTION	ACRES
191	BAHIA GRASS FIELD	19.93
193	UNDEVELOPED RUDDERAL AREA	19.43
194	UNDEVELOPED LAND/TEMPORARY RV STORAGE	0.81
210	PASTURE LAND	12.28
411	PINE - SAW PALMETTO FOREST	13.34
411B	MELALEUCA - PINE FOREST	11.99
510	DRAINAGE DITCH	8.60
520	LAKE	2.54
740	DISTURBED AREA	1.30
743	SPOILED AREA	1.00
TOTAL:		64.00

FLUCC'S CODE

411 - PINE PLANTWOODS	= 4.55 ACRES
621 - CYPRESS FOREST	= 8.86 ACRES
624 - PINE - CYPRESS FOREST	= 9.13 ACRES
625 - PINE WET PRAIRIE	= 2.52 ACRES
650/640 - RESTORATION AREA	= 2.69 ACRES
832/310 - POWER LINE EASEMENT/HERBACEOUS	= 2.78 ACRES
832/643 - POWER LINE EASEMENT/WET HERBACEOUS	= 3.69 ACRES

OPEN SPACE

COMMON AREA:

40 FOOT PERIMETER BUFFER	= 417,879.85 S.F. (9.50 AC.)
20 FOOT AROUND LAKE	= 174,910.73 S.F. (4.00 AC.)
LAKES	= 732,335.74 S.F. (16.68 AC.)
160' F.P. EASEMENT	= 368,587 S.F. (8.46 AC.)
WETLAND CREATION (EXISTING)	= 769,122.00 S.F. (17.45 AC.)
ADDITIONAL COMMON AREA (AREA BETWEEN BLOCKS)	= 430,223.76 S.F. (9.87 AC.)

COMMON AREA TOTAL	= 2,883,760 S.F. (66.02 AC.)
% OF SITE	= 43.11 %

HURRICANE SHELTER (PER LOC SECTION 10-258)

REQUIRED HURRICANE SHELTERS	= (2.25)(672)(20)(435) = 13,608 S.F.
PROVIDED	= 16,129 S.F.

DESIGNED BY:	IKS	CHECKED BY:	IKS
DRAWN BY:	JTA	CHECKED BY:	IKS
DATE:	08/16/10	DATE:	05/28/2007
REVISION	REVISED PER 05/24/10 SUFFICIENCY CHECKLIST	SCALE:	1" = 150' OR AS NOTED
APPROVED	JTA	SHEET	3 OF 3
FILE No.	3434		



CYPRESS WOODS

Environmental Data for MCP Amendment
SECTION 11, TOWNSHIP 44, RANGE 25 EAST
LEE COUNTY, FLORIDA

Prepared For:



RVi Planning + Landscape Architecture
c/o Duane Truitt
William Schwab
4323 Snowberry Lane
Naples, FL 34119



Prepared By:



Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com



January 2024

TABLE OF CONTENTS

INTRODUCTION	3
PROPERTY LOCATION	3
ENVIRONMENTAL REQUIREMENTS	4

EXHIBITS

Figure 1	Site Location Map
Figure 2	USGS Quadrangle Map
Figure 3	Anticipated Jurisdictional Wetland Map
Figure 4	Existing Conservation Easement Map
Figure 5	NRCS Soils Map
Figure 6	FLUCCS MAP

APPENDICES

Appendix A	Full Size Exhibits
Appendix B	Protected Species Survey

INTRODUCTION

The purpose of this document is to satisfy the Environmental Requirements for Lee County regarding the Master Concept Plan (MCP) Amendment for Cypress Woods (Subject Property).

PROPERTY LOCATION

The Subject Property for this report consists of a portion of a single parcel (Strap # 11-44-25-05-0000K.00CE). The Subject Property is the southern portion of the FPL easement that bisects the Cypress Woods RV Resort development north of Lockett Road and east of I-75 in Lee County, Florida. Based on the boundary linework provided to ETE by the planner the Subject Property totals approximately 2.51 acres. See Figure 1 below for a location map.

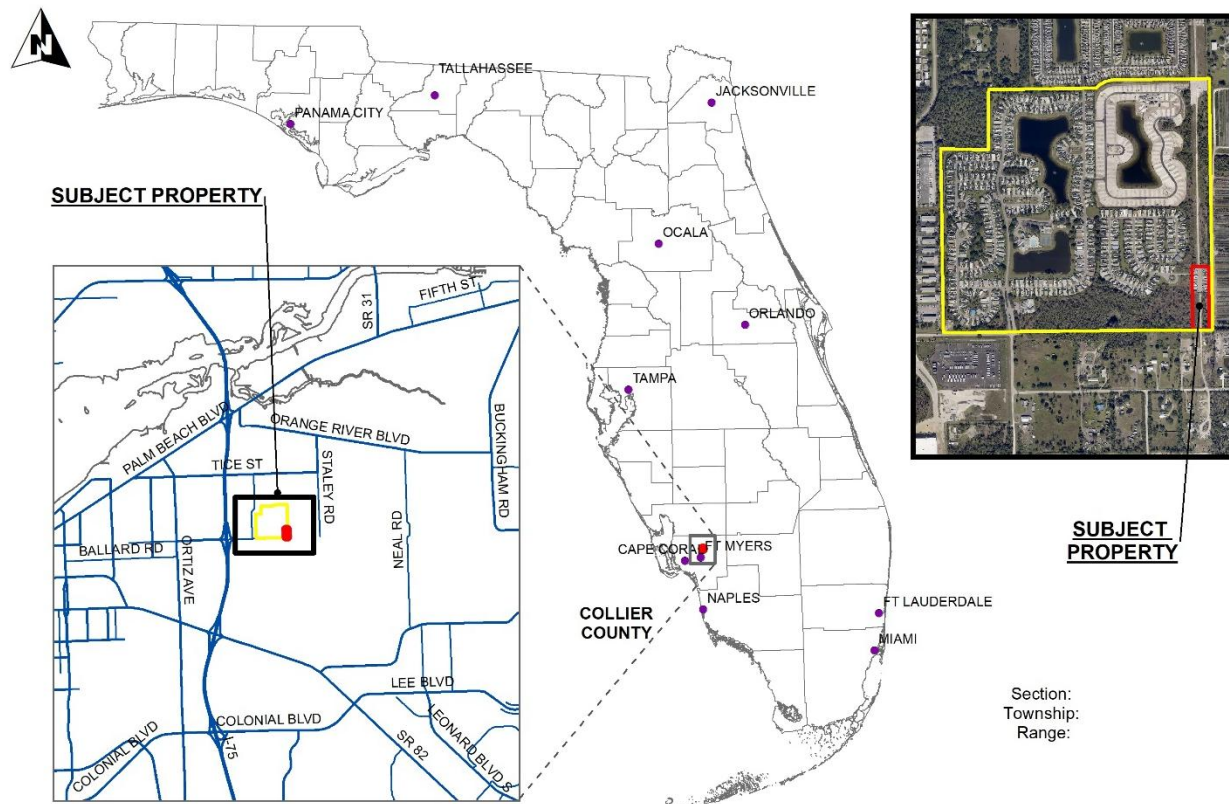


Figure 1. Site Location Map

ENVIRONMENTAL REQUIREMENTS

- A. TOPOGRAPHY:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)b.iv.].

Site elevations range from 19' to 20' NAVD. See Figure 2 below for USGS Quadrangle Map.

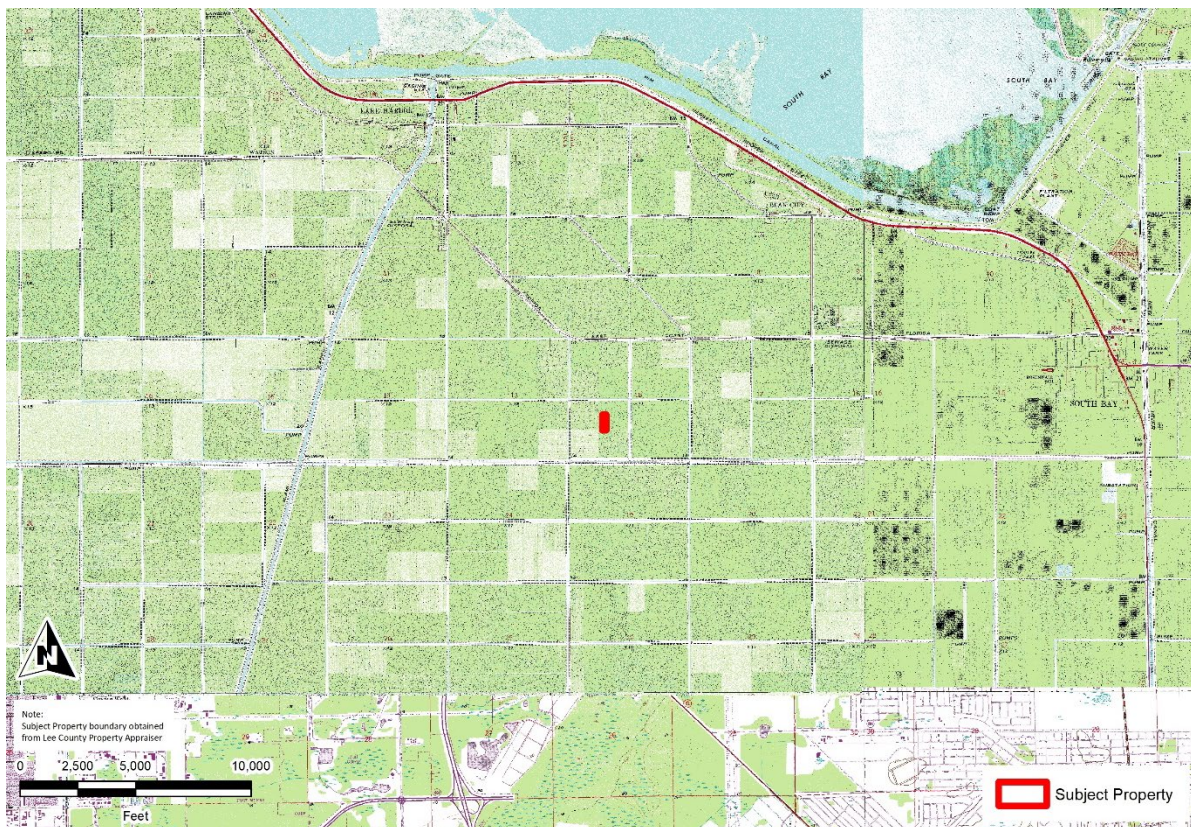


Figure 2. USGS Quadrangle Map

- B. SENSITIVE LANDS:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCDLDC Section 10-473(f)].

See Figure 3 below for the anticipated Jurisdictional Wetland Map. A future site visit with SFWMD will determine the wetland limits. A protected species survey is included in Appendix B.

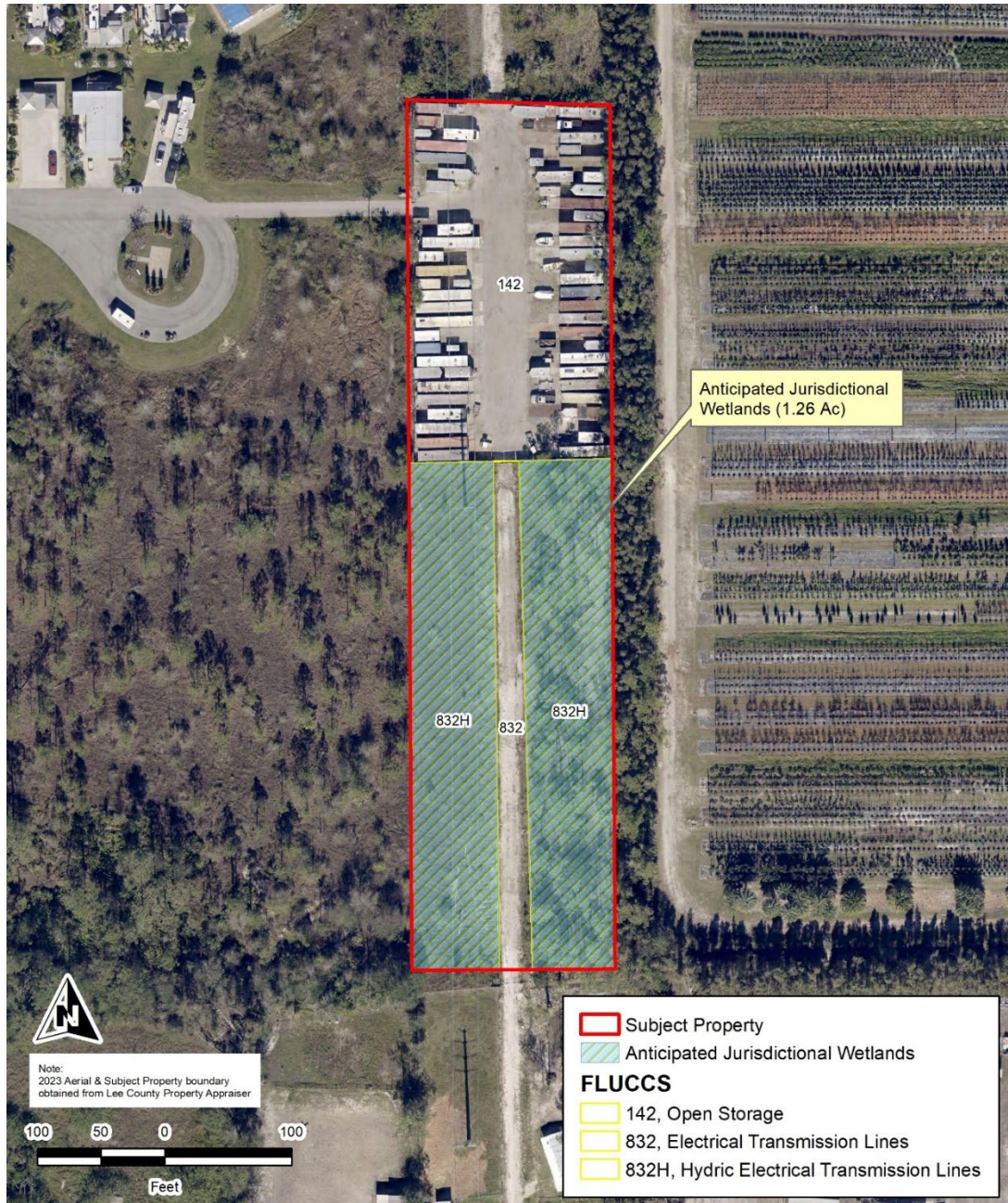


Figure 3. Anticipated Jurisdictional Wetland Map

C. PRESERVATION/CONSERVATION OF NATURAL FEATURES: Describe how the lands listed in PART 6.B. above will be protected by the completed project.

The previously approved Conservation Easement for the entire site will remain – See Figure 4 below. The CE contains a mix of upland and wetland communities.

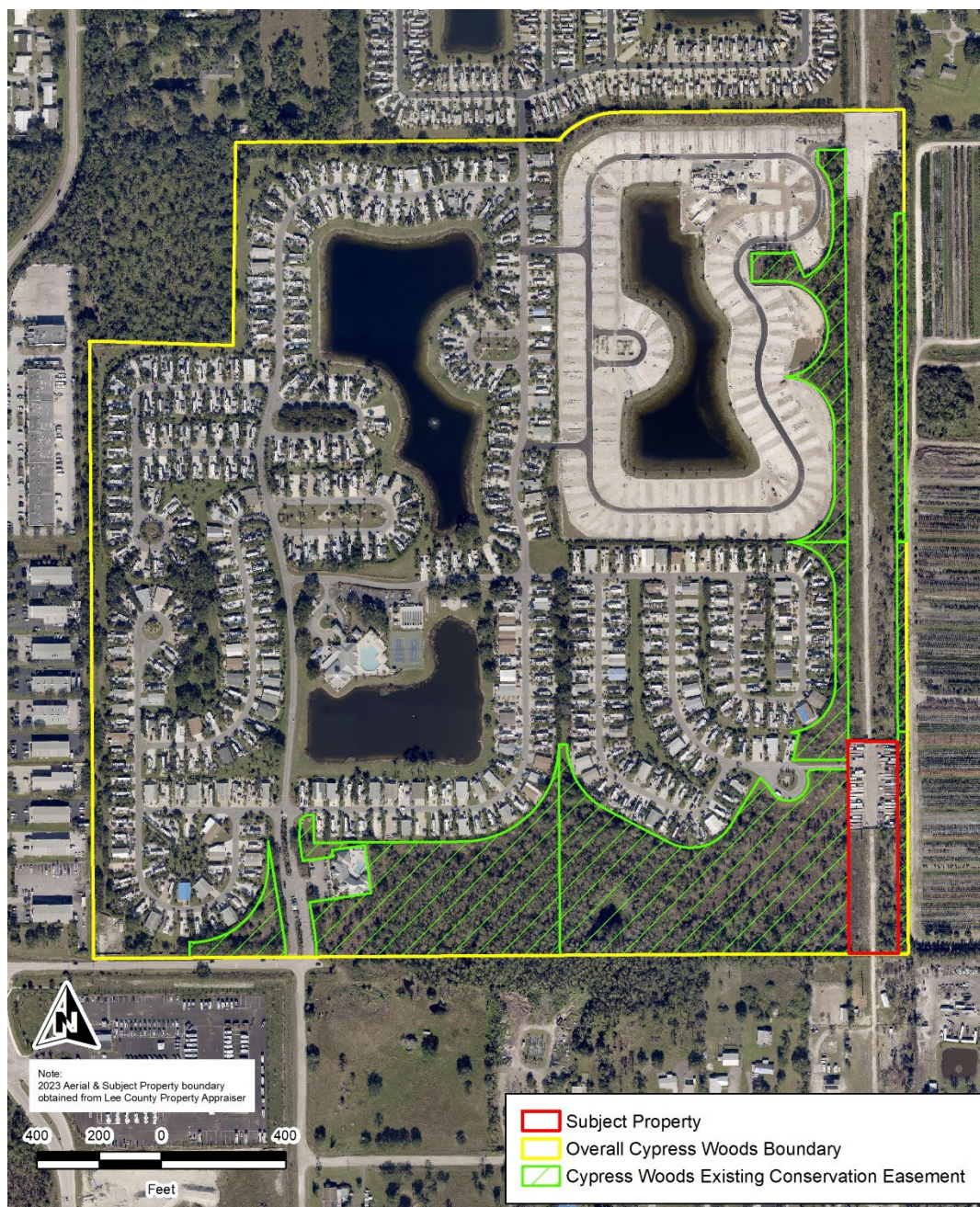


Figure 4. Existing Conservation Easement Map

- D. SHORELINE STABILIZATION:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not applicable.

- E. SOILS MAP:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)b.i.]

See Figure 5 below for NRCS Soils Map.

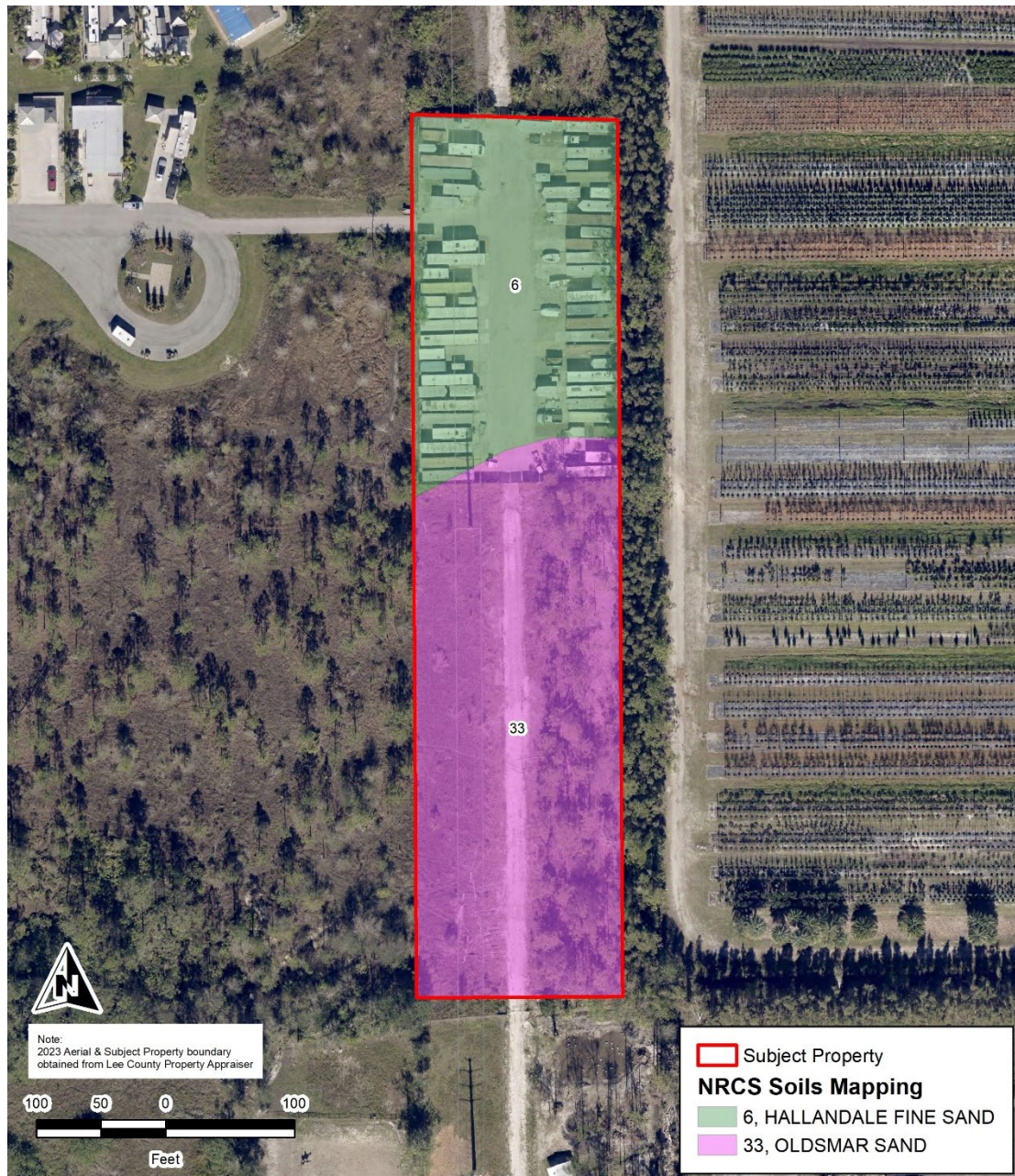


Figure 5. NRCS Soils Map

- F. **FLUCCS MAP:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)b.v.]

See Figure 6 below for FLUCCS Map.

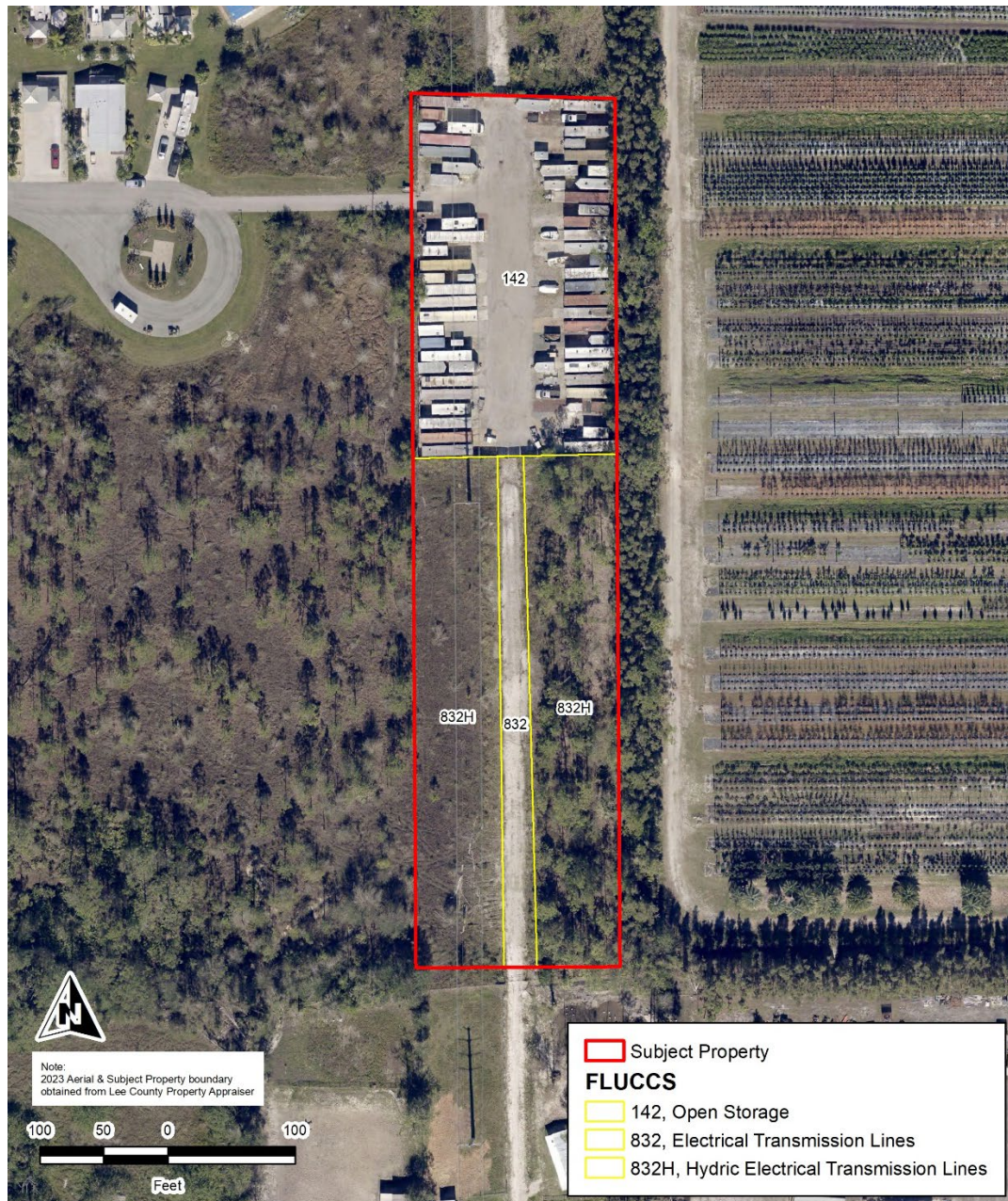


Figure 6. FLUCCS Map

- G. RARE & UNIQUE UPLAND HABITAT MAP:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)b.iii.]

Not applicable.

- H. EXISTING AND HISTORIC FLOW-WAYS MAP:** Map(s) drawn at the same scale as the Master Concept Plan marked or overprinted to show and historic flow-ways. [34-373(a)(4)b.v.]

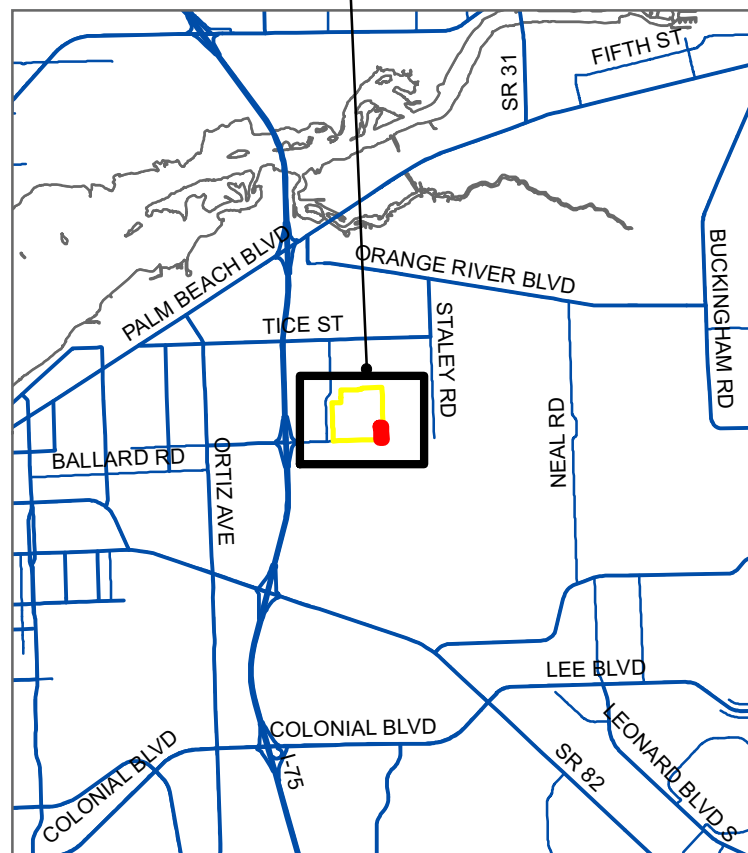
Not applicable.

APPENDIX A

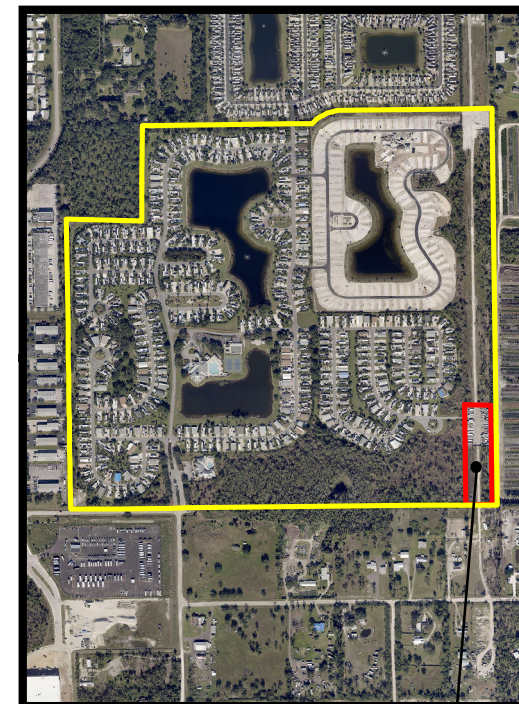
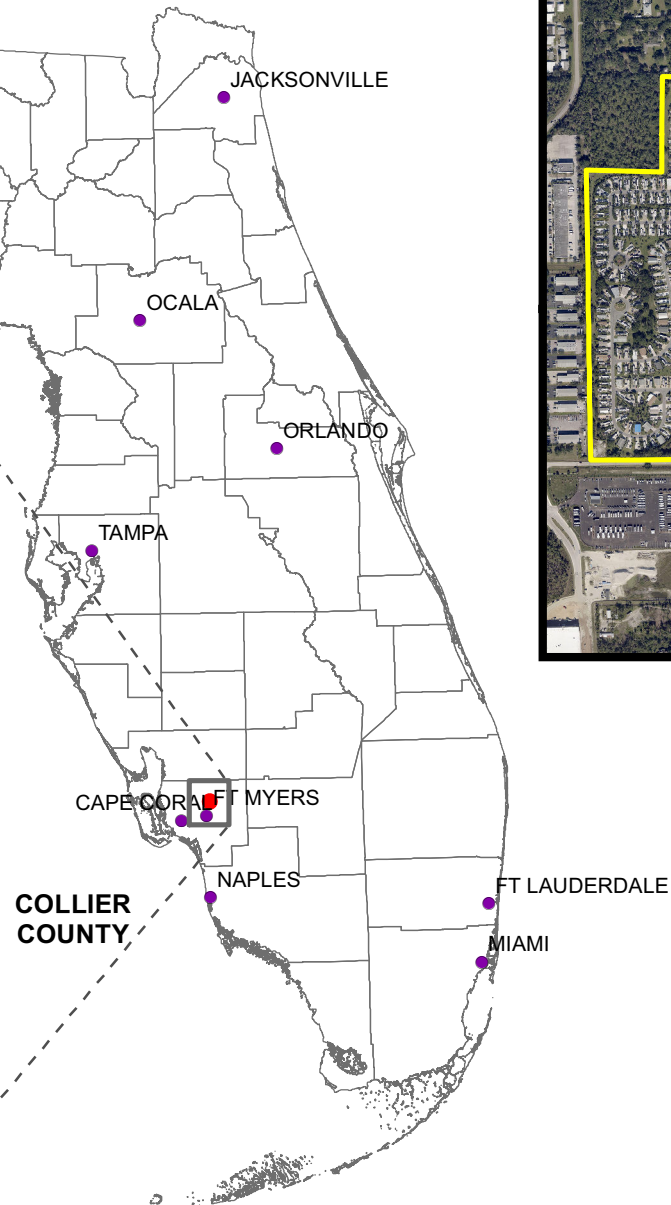
FULL SIZE EXHIBITS



SUBJECT PROPERTY



COLLIER COUNTY



SUBJECT PROPERTY

Section:
Township:
Range:

Project

Cypress Woods
Lee County, Florida

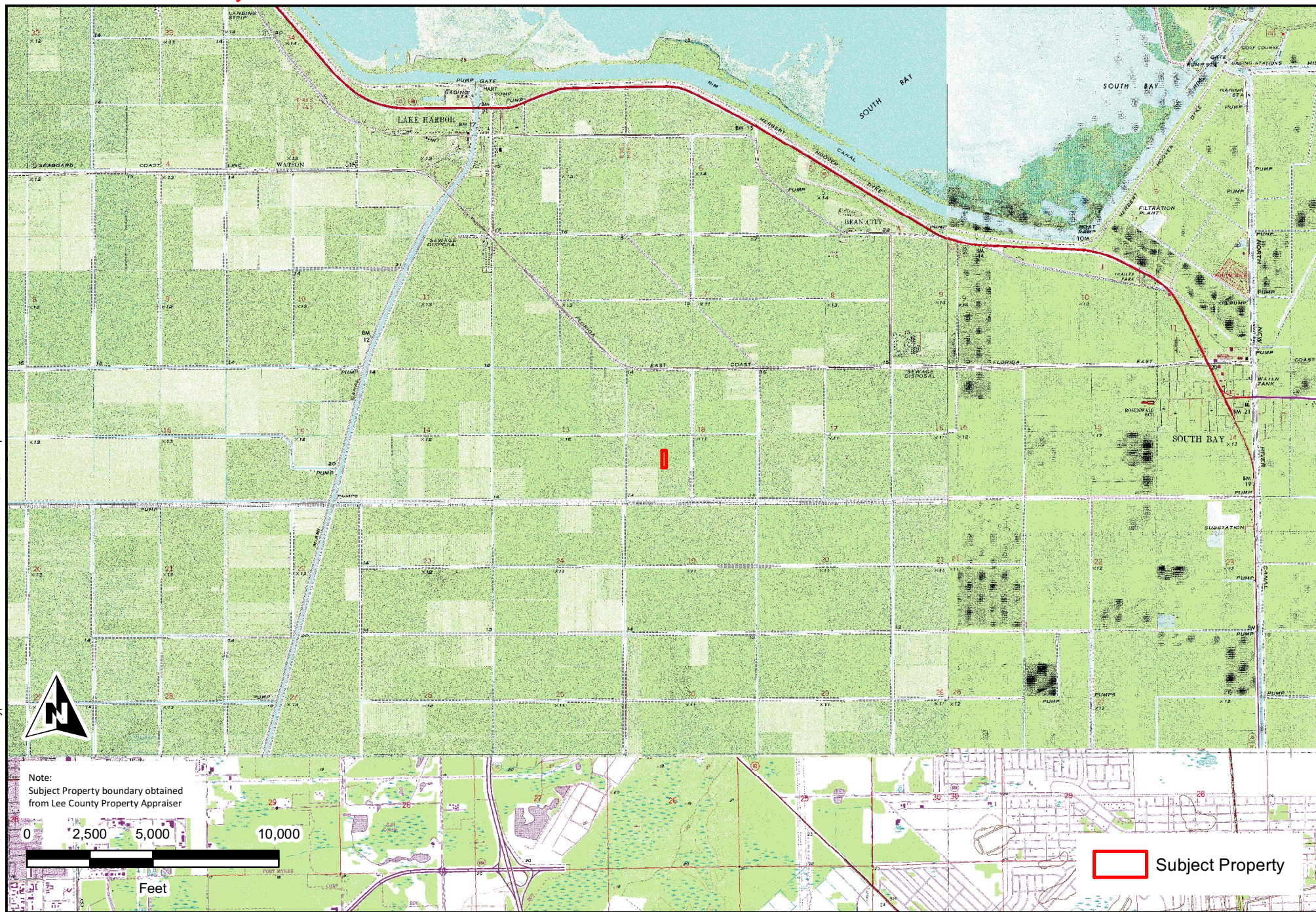
Map Type

Location Map

Date

01/25/24





Project

Cypress Woods
Lee County, Florida

Map Type

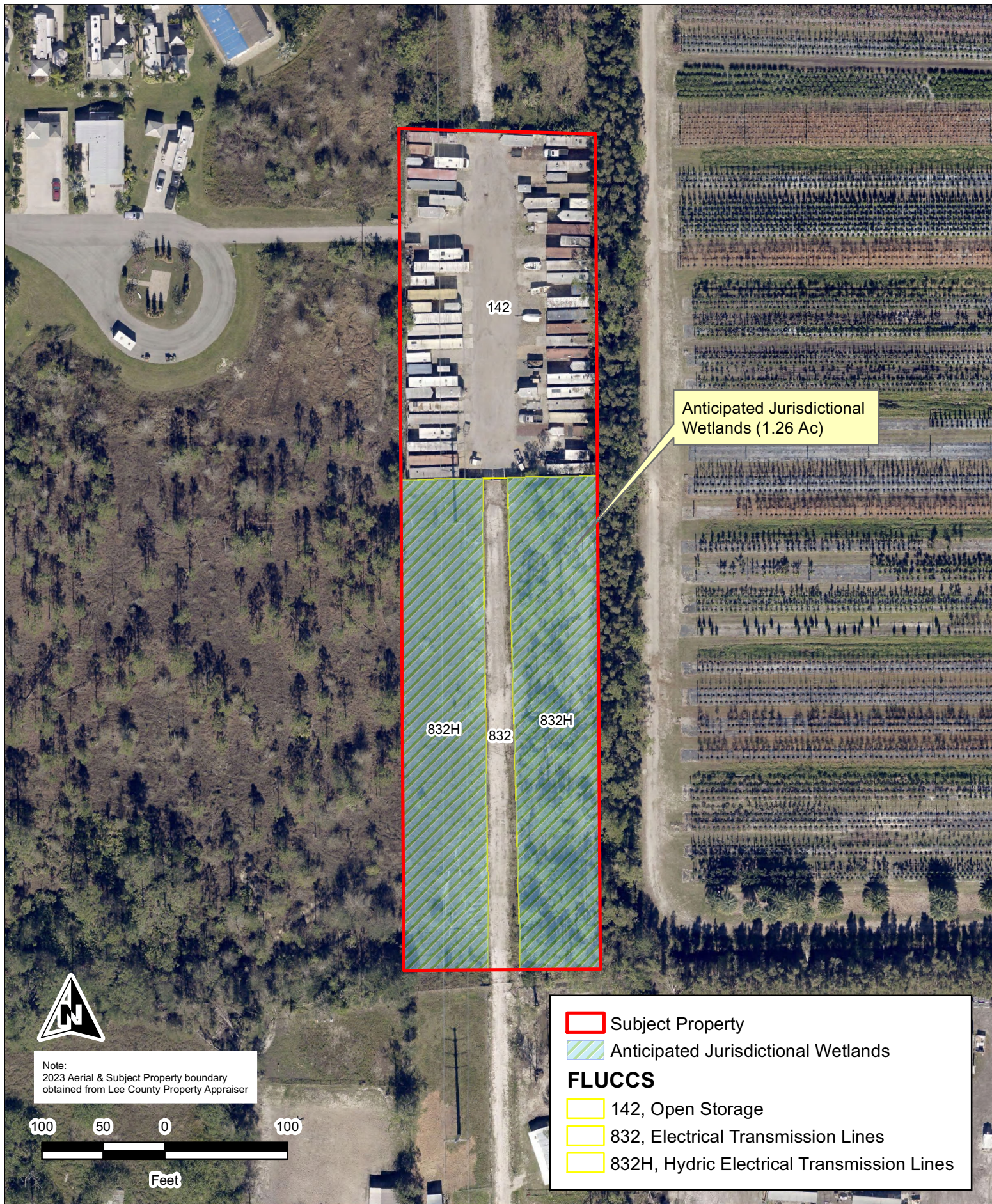
USGS Quad Map

Date

01/25/24



G:\ETEnv Documents\PROJECTS\LEE\cypress Woods Parcel\GIS\2024 ERP Mod\Anticipated Wetlands Map.mxd / 2:10:52 PM



Project

Cypress Woods
Lee County, Florida

Map Type

Anticipated Jurisdictional
Wetlands Map

Date

01/25/24

G:\ETEnv Documents\PROJECTS\LEE\Cypress Woods Parcel\GIS\2024 ERP Mod\Existing CE Map.mxd / 2:33:08 PM



Project

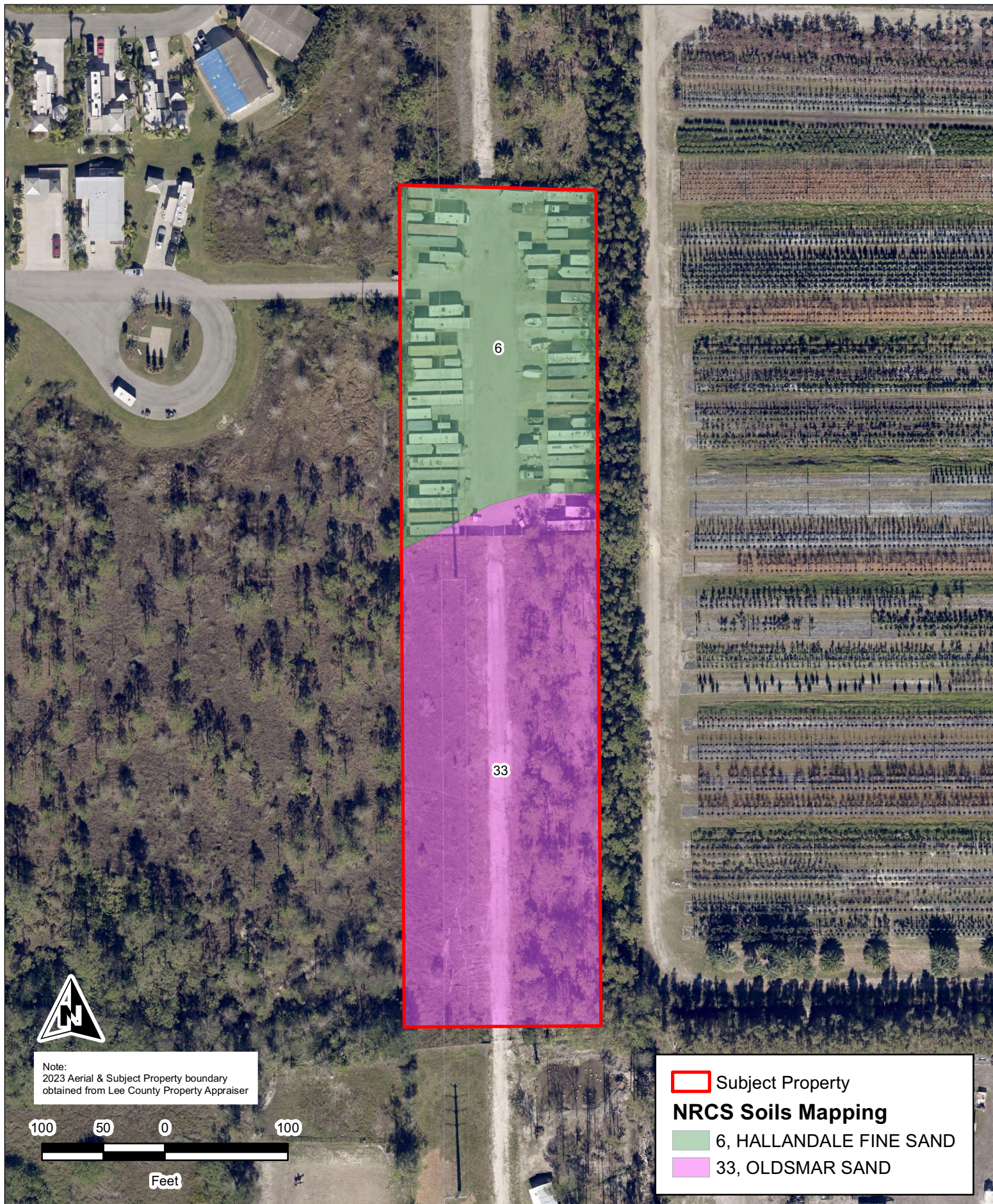
Cypress Woods
Lee County, Florida

Map Type

Existing Conservation
Easement Map

Date

01/25/24



Project

Cypress Woods
Lee County, Florida

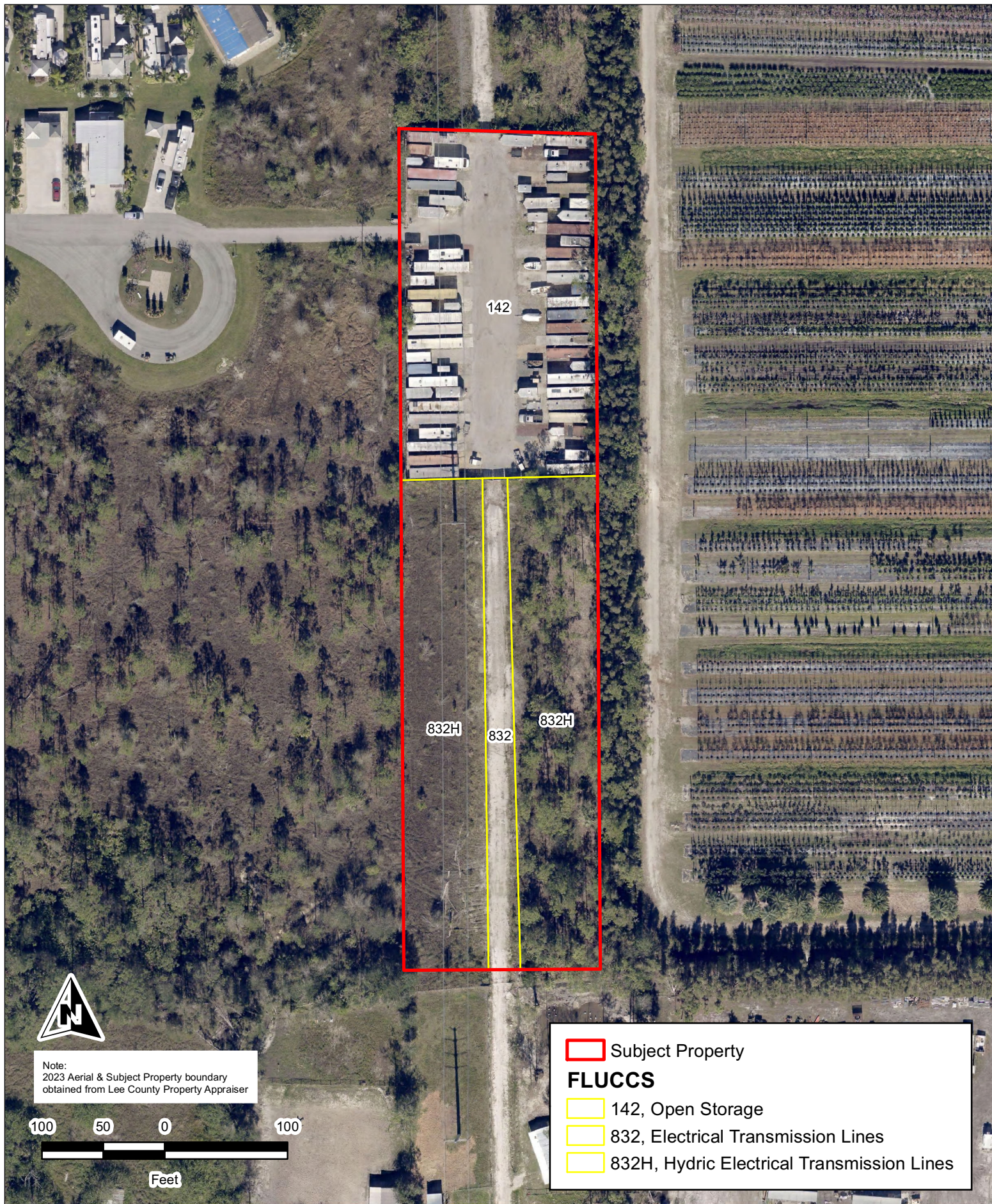
Map Type

NRCS Soils Map

Date

01/25/24

G:\ETEnv Documents\PROJECTS\LEE\Cypress Woods Parcel\GIS\2024 ERP Mod\FLUCCS Map.mxd / 2:18:57 PM



Project

Cypress Woods
Lee County, Florida

Map Type

FLUCCS Map

Date

01/25/24

APPENDIX B

PROTECTED SPECIES SURVEY



CYPRESS WOODS

Protected Species Survey

SECTION 11, TOWNSHIP 44, RANGE 25 EAST
LEE COUNTY, FLORIDA

Prepared For:



RVi Planning + Landscape Architecture
c/o Duane Truitt
William Schwab
4323 Snowberry Lane
Naples, FL 34119

Prepared By:



Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

January 2024

TABLE OF CONTENTS

1.0	INTRODUCTION.....	3
2.0	PROPERTY LOCATION	3
3.0	SPECIES SURVEY MATERIALS AND METHODS	3
4.0	EXISTING SITE CONDITIONS.....	4
5.0	RESULTS	9
6.0	REFERENCES.....	14

EXHIBITS

Figure 1	Site Location Map
Figure 2	Aerial Map
Figure 3	FLUCCS Map with Aerial
Figure 4	FLUCCS Map without Aerial
Figure 5	Transect Map & Field Results
Figure 6	Wood Stork Foraging Information
Figure 7	Bald Eagle Map

1.0 INTRODUCTION

Earth Tech Environmental (ETE) conducted a search for listed species on the property referred to as Cypress Woods (Subject Property). This assessment was conducted by ETE January 23rd, 2024, to evaluate the Subject Property for the potential presence of listed species of concern based on the determined Florida Land Use Cover and Forms Classification System (FLUCCS) vegetation.

2.0 PROPERTY LOCATION

The Subject Property for this report consists of a portion of a single parcel (Strap # 11-44-25-05-0000K.00CE). The Subject Property is the southern portion of the FPL easement that bisects the Cypress Woods RV Resort development north of Lockett Road and east of I-75 in Lee County, Florida. Based on the boundary linework provided to ETE by the planner the Subject Property totals approximately 2.51 acres. See Figure 1 below for a location map.

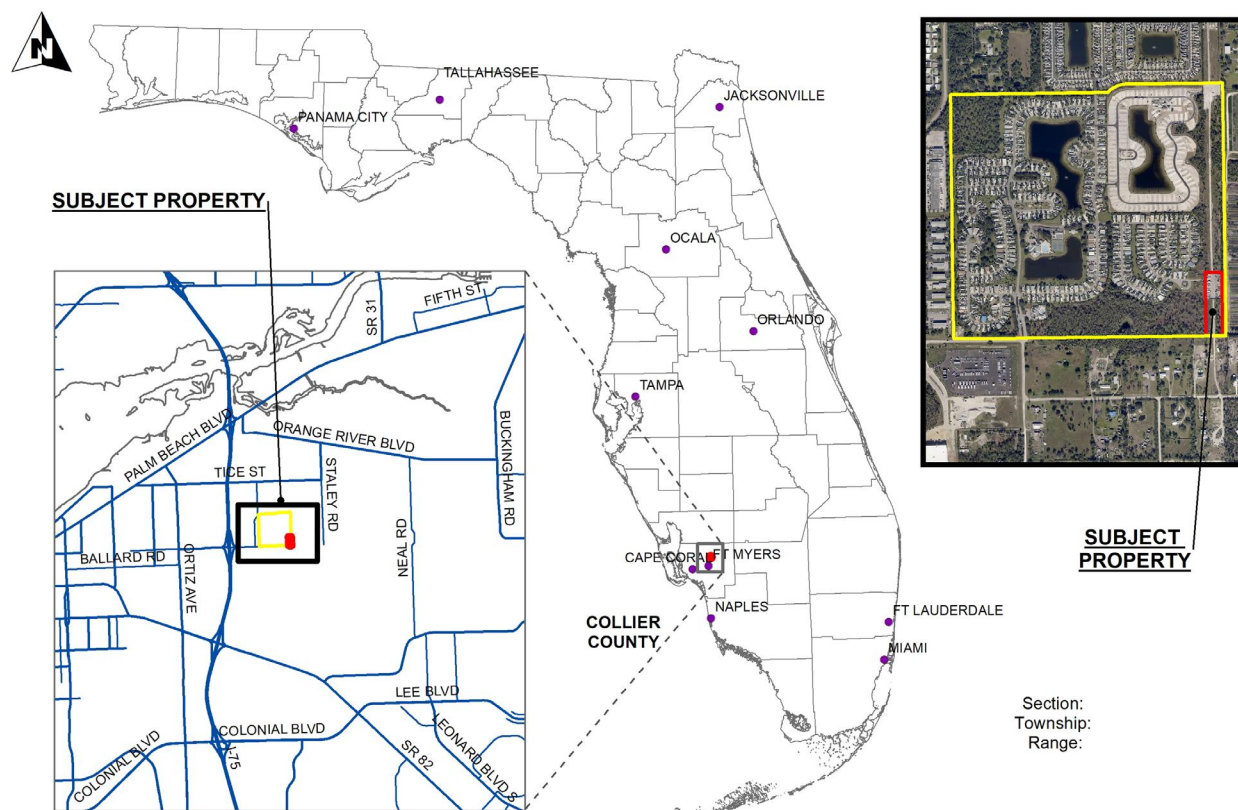


Figure 1. Site Location Map

3.0 SPECIES SURVEY MATERIALS AND METHODS

The species survey was conducted in accordance with the Lee County Administrative Code AC-13-10, specifically using the Endangered Species Survey Methodology (ESSM) as outlined by Southern Biomes and approved by Lee County in accordance with AC-13-10. As outlined in the methodology, existing vegetation communities or land uses on the Subject Property were delineated on the most recent aerial photograph available (Lee County 2023) using the Florida Land Use, Cover and Forms Classification System (FLUCCS). FLUCCS mapping for this property is detailed below in Figures 3 & 4. The resulting FLUCCS codes

were cross-referenced with a list of protected plant and animal species. The lists were obtained from two agency publications:

- ❖ “Florida’s Endangered Species, Threatened Species & Species of Special Concern-Official Lists”, December 2022.
- ❖ “Notes on Florida’s Endangered and Threatened Plants”, Florida Department of Agriculture and Consumer Services, 2010.

In the field, each FLUCCS community is searched for listed species or signs of listed species. This is accomplished using a series of pedestrian transects throughout each vegetation community (see Figure 5). If necessary, transect integrity is maintained using a handheld GPS in track mode. At least 80% of each survey area was covered in this way. Signs or sightings of all species are recorded, and any associated burrows, dens, or cavities are flagged in the field and marked by GPS.

Based on the habitat types found on the Subject Property (see Table 3), particular attention was paid to the presence or absence of Big Cypress fox squirrel, gopher tortoise, and Florida bonneted bat. The presence or absence of listed plant species such as wild pine, twisted air plants, and butterfly orchids were also considered.

Approximately one (1) man-hours were logged on the Subject Property during this species survey (see Table 1).

TABLE 1. FIELD TIME SPENT ON THE SUBJECT PROPERTY					
DATE	START TIME	END TIME	NO. ECOLOGISTS	MAN HOURS	TASK
January 23, 2024	9:00 am	10:00 am	1	1	Species Survey Fieldwork
Total Hours:				1	

4.0 EXISTING SITE CONDITIONS

Temperatures during the fieldwork for this survey were in the mid 70’s with partly cloudy skies.

The Subject Property consists of a utility easement that runs north-south in the southern portion, and an open storage area in the northern portion. Access to the open storage area is from the Cypress Woods RV Resort to the west, and from the north and south along the utility easement. A Conservation Easement (CE) runs north-south just west of the Subject Property in association with (SFWMD Permit #36-02960-S. See Figure 2 for an aerial map. The Subject Property has the following surrounding land uses:

North	Residential
East	Agricultural
South	Residential
West	Residential / Undeveloped

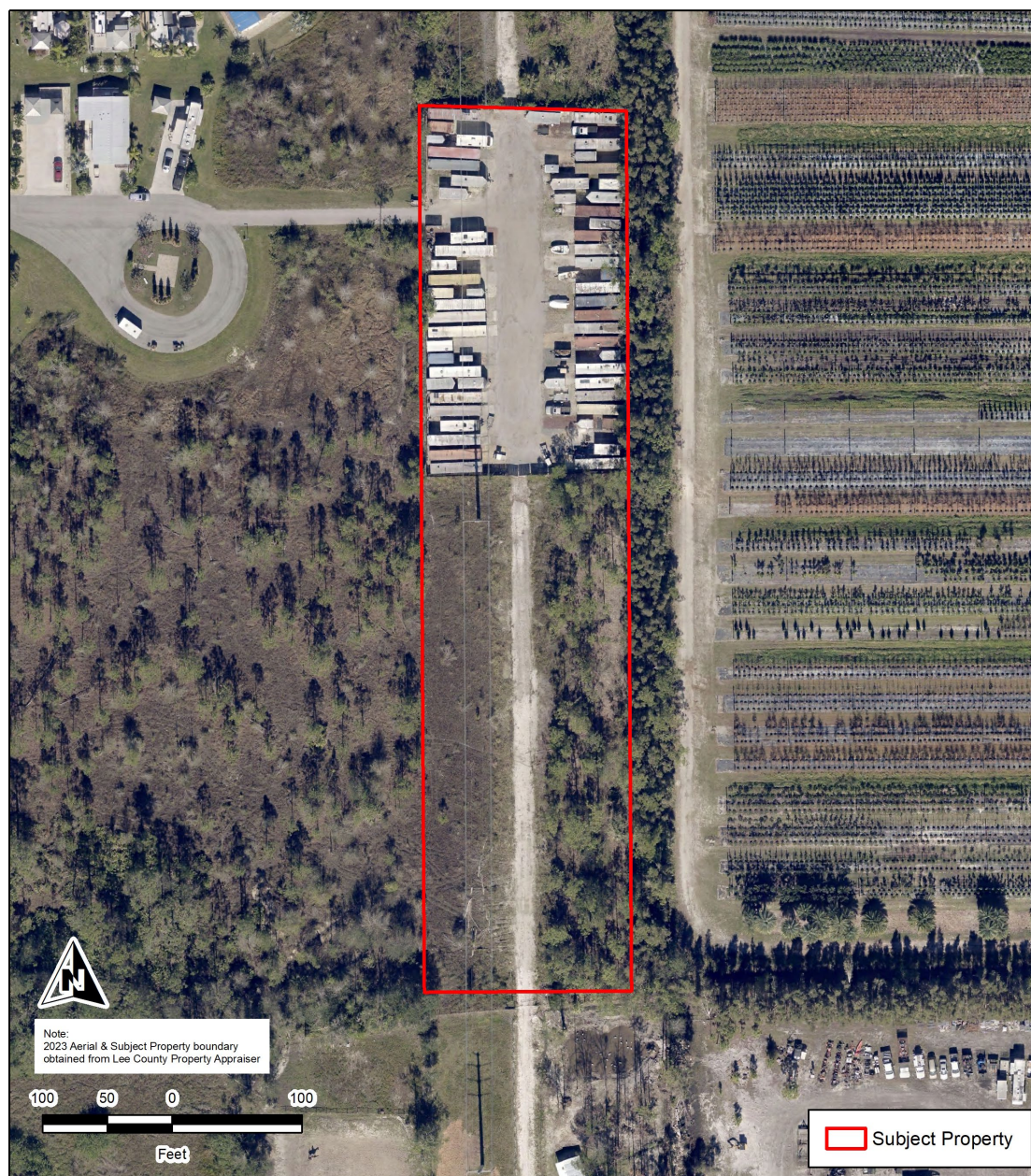


Figure 2. Aerial Map

Listed below are the FLUCCS communities identified on the site. The community descriptions correspond to the mappings on the FLUCCS maps below (Figures 3 and 4). See Florida Land Use, Cover and Forms Classification System (Department of Transportation, Surveying & Mapping Geographic Mapping Section, 1999) for definitions.

The Florida Invasive Species Council's (FISC) list of invasive species contains Category 1 and Category II species that may be found on the Subject Property. Category 1 species are invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives (FISC). Category II species are invasive exotics that are increasing in abundance or frequency but have not yet altered Florida plant communities (FISC). A significant factor in mapping vegetative associations and local habitats is the invasion of these species such as Brazilian

pepper, earleaf acacia, melaleuca, and Caesarweed. Levels of exotic density were mapped by using field observations and photo interpretation as shown in Figure 3. Modifiers, or “E” designators, are appended to the FLUCCS codes to indicate the approximate density of exotics in the canopy and/or sub-canopy.

TABLE 2. ACREAGE PER FLUCCS COMMUNITY		
FLUCCS CODE	DESCRIPTION	ACREAGE
142	Open Storage	1.04
832	Electrical Transmission Lines	0.21
832H	Hydric Electrical Transmission Lines	1.27
	Site Total:	2.52

E1 = Exotics <25% of total cover
E2 = Exotics 26-50% of total cover
E3 = Exotics 51-75% of total cover
E4 = Exotics >75% of total cover

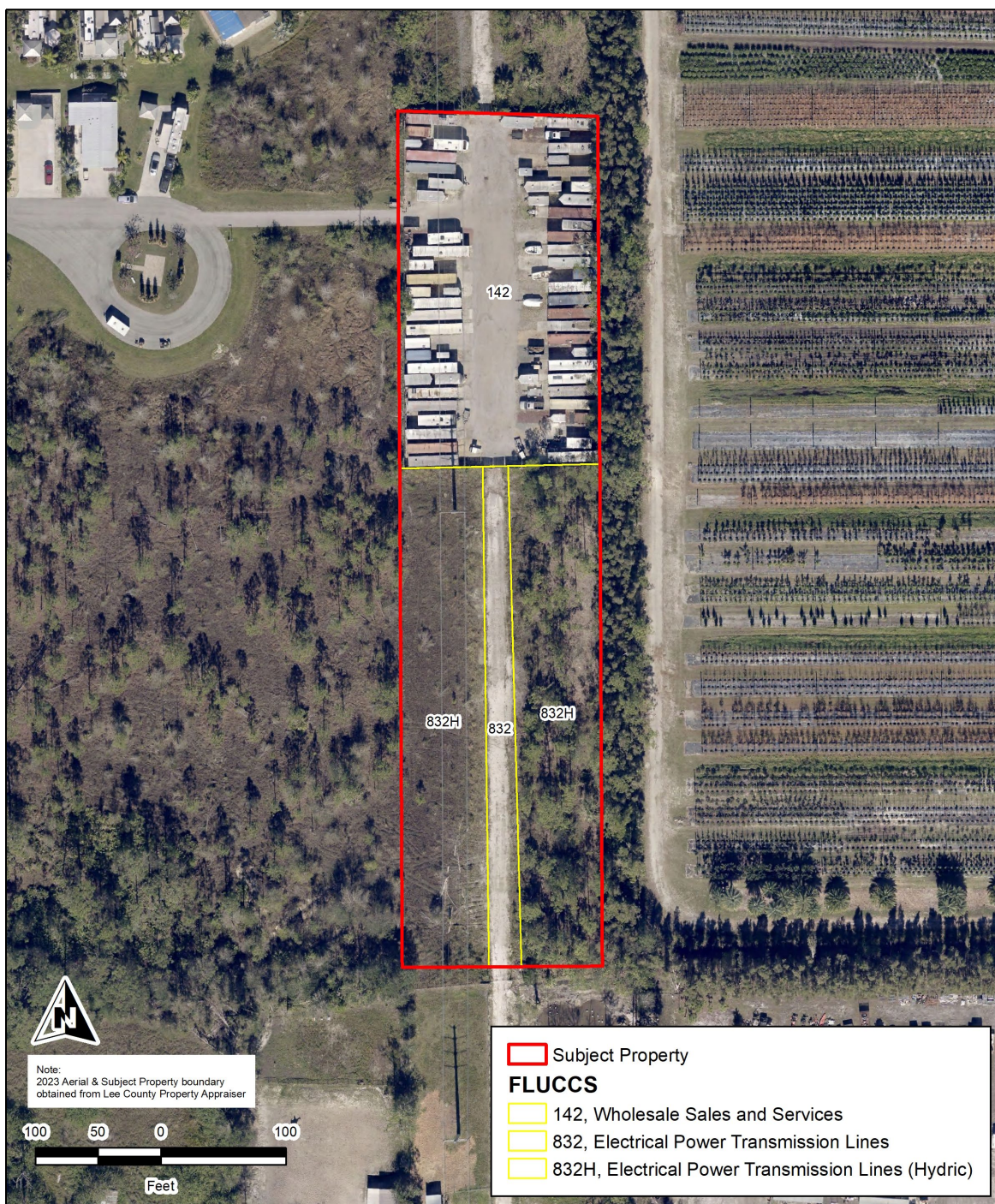


Figure 3. FLUCCS Mapping with Aerial

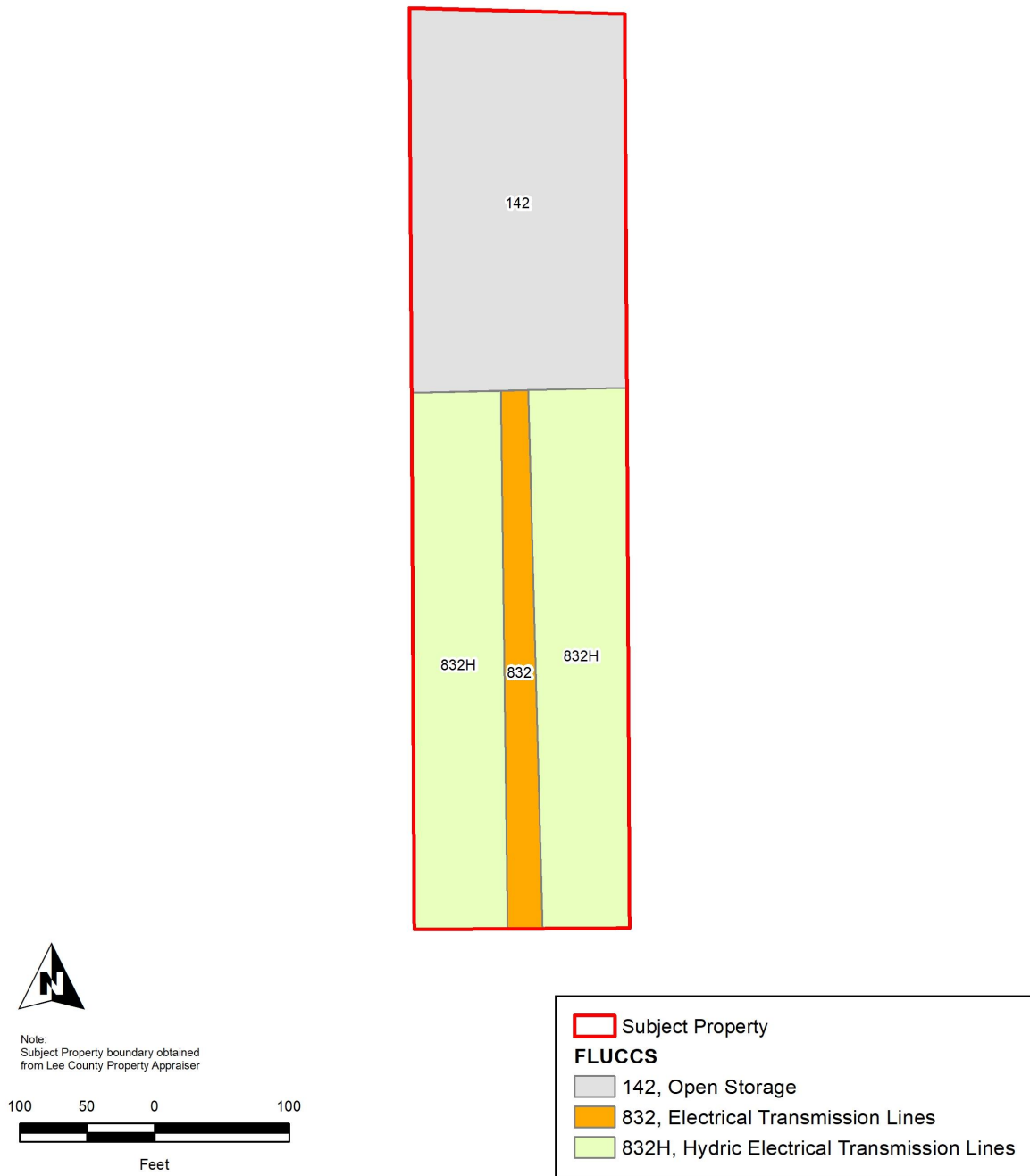


Figure 4. FLUCCS Mapping without Aerial

FLUCCS DESCRIPTIONS

* = exotic species

FLUCCS 142, Open Storage

This community comprises the north portion of the Subject Property and is the current open storage area for the Cypress Woods community. The area contains no existing vegetation.

FLUCCS 832, Electrical Transmission Lines

This community is comprised of the access road that runs down the center of the FPL easement. It is a limerock road with little or no vegetation.

FLUCCS 832H, Hydric Electrical Transmission Lines

This community comprises the remainder of the FPL easement, on either side of the central lime rock access road. The western side of the FPL easement has little or no canopy vegetation. Canopy vegetation on the east side the easement consists predominantly of *earleaf acacia (*Acacia auriculiformis*), *melaleuca, (*Melaleuca quinquenervia*), slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*). Mid-story vegetation consists of occasional wax myrtle (*Myrica cerifera*), *earleaf acacia, *Brazilian pepper (*Schinus terebinthifolia*), and *melaleuca. Groundcover on both sides consists of various obligate sedge spp., various obligate grasses, broom sedge (*Andropogon virginicus*), dogfennel (*Eupatorium capillifolium*), and tickseed (*Coreopsis spp.*).

5.0 RESULTS

All relevant species observed on the Subject Property are detailed in Table 3 and any protected species observed are specifically noted. See Figure 5 below for transect and field results.

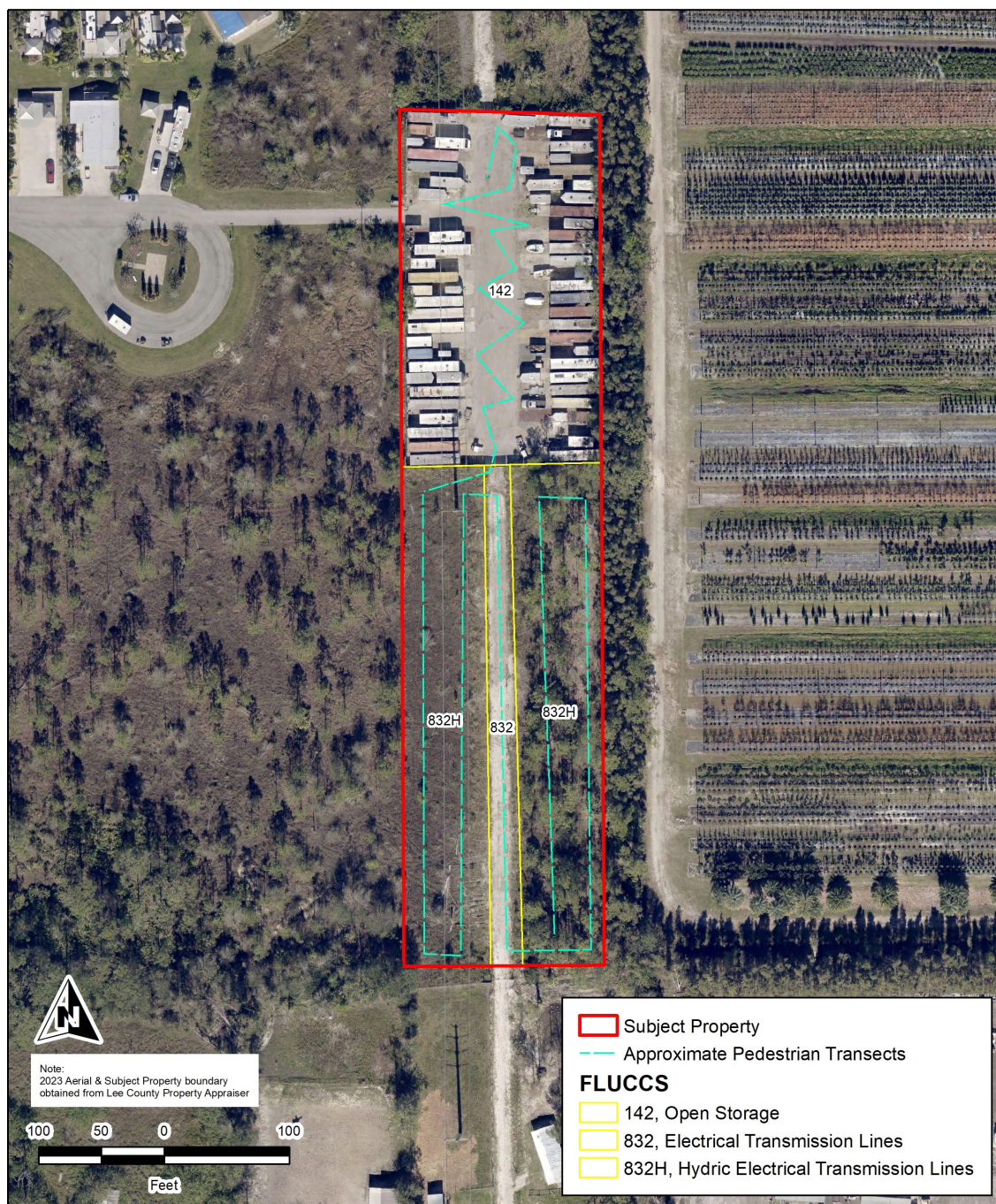


Figure 5. Transect Map & Field Results

TABLE 3. SPECIES OBSERVED ON THE SUBJECT PROPERTY				
COMMON NAME	SCIENTIFIC NAME	OBSERVATIONS	LISTED SPECIES?	STATUS
BIRDS				
Northern Mockingbird	<i>Mimus polyglottos</i>	DV	N	-
Great Egret	<i>Ardea alba</i>	DV	N	-
MAMMALS				
Raccoon	<i>Procyon lotor</i>	OT	N	-
REPTILES				
Black Racer	<i>Coluber constrictor priapus</i>	DV	N	-
Brown Anole	<i>Anolis sagrei</i>	DV	N	-
AMPHIBIANS				
NONE	-	-	-	-

* = protected species

Abbreviations

Observations:

C = Cavity

DB = Day Bed

DV = Direct Visual

HV = Heard Vocalization(s)

MT = Marked Tree

Observations:

N = Nest

OH = Observed Hole/Burrow

OT = Observed Tracks

R = Remains

S = Scat

Status:

CE = Commercially Exploited

FE = Federally Endangered

FT = Federally Threatened

SE = State Endangered

SSC = Species of Special Concern

ST = State Threatened

No listed species or signs of listed species (i.e. cavities, nests, burrows, etc.) utilizing the Subject Property were identified. The Subject Property does have community types in which additional protected species could be utilized for foraging purposes. During permitting, the following protected species concerns may be raised by the agencies:

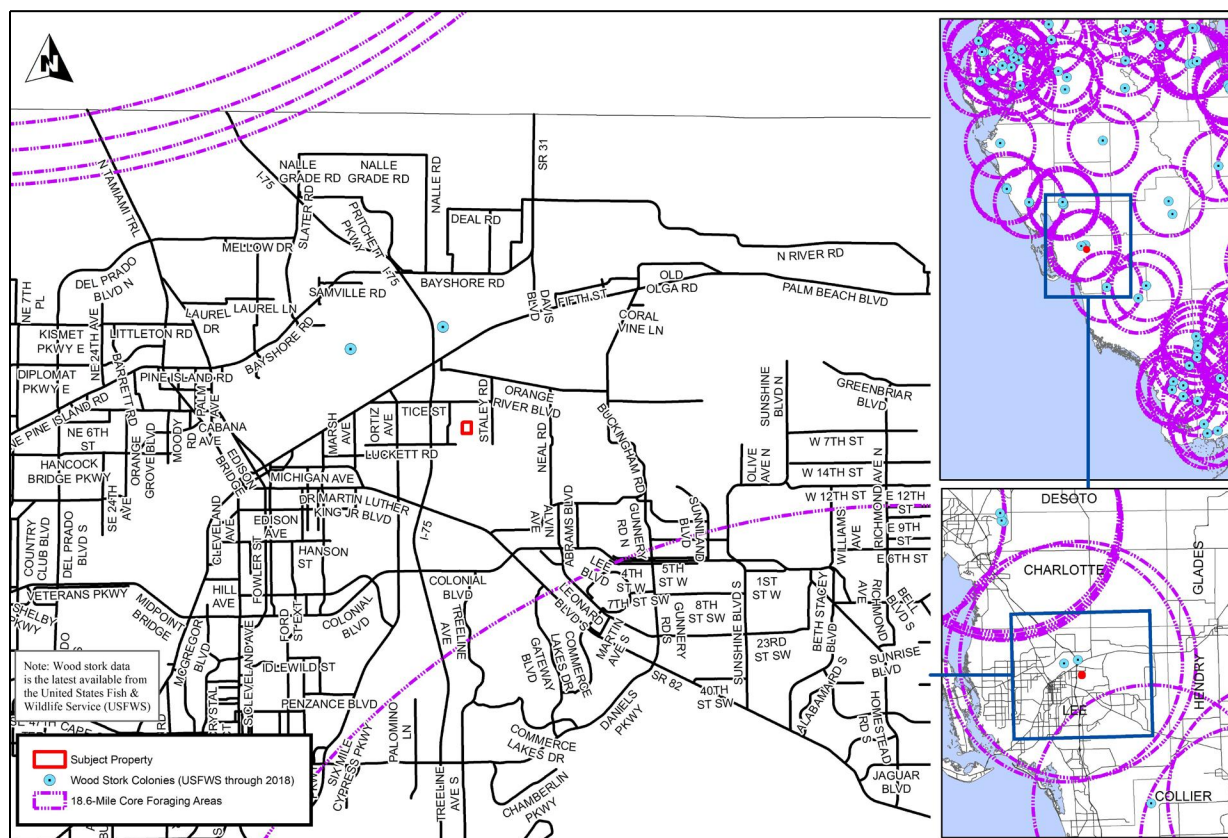


Figure 6. Wood Stork Foraging Information

Wood Stork (*Mycteria americana*)

The Subject Property falls within the core foraging area (estimated at 18.60 miles) of at least two (2) known wood stork colonies in Lee County (see Figure 6). Due to the lack of suitable nesting trees on the property and the proximity to the two known colonies, wood stork nesting is highly unlikely. The property consists of a relatively dense canopy with little to no standing water for extended periods of time for foraging purposes. Technical assistance from USFWS will likely not be required for wood stork.

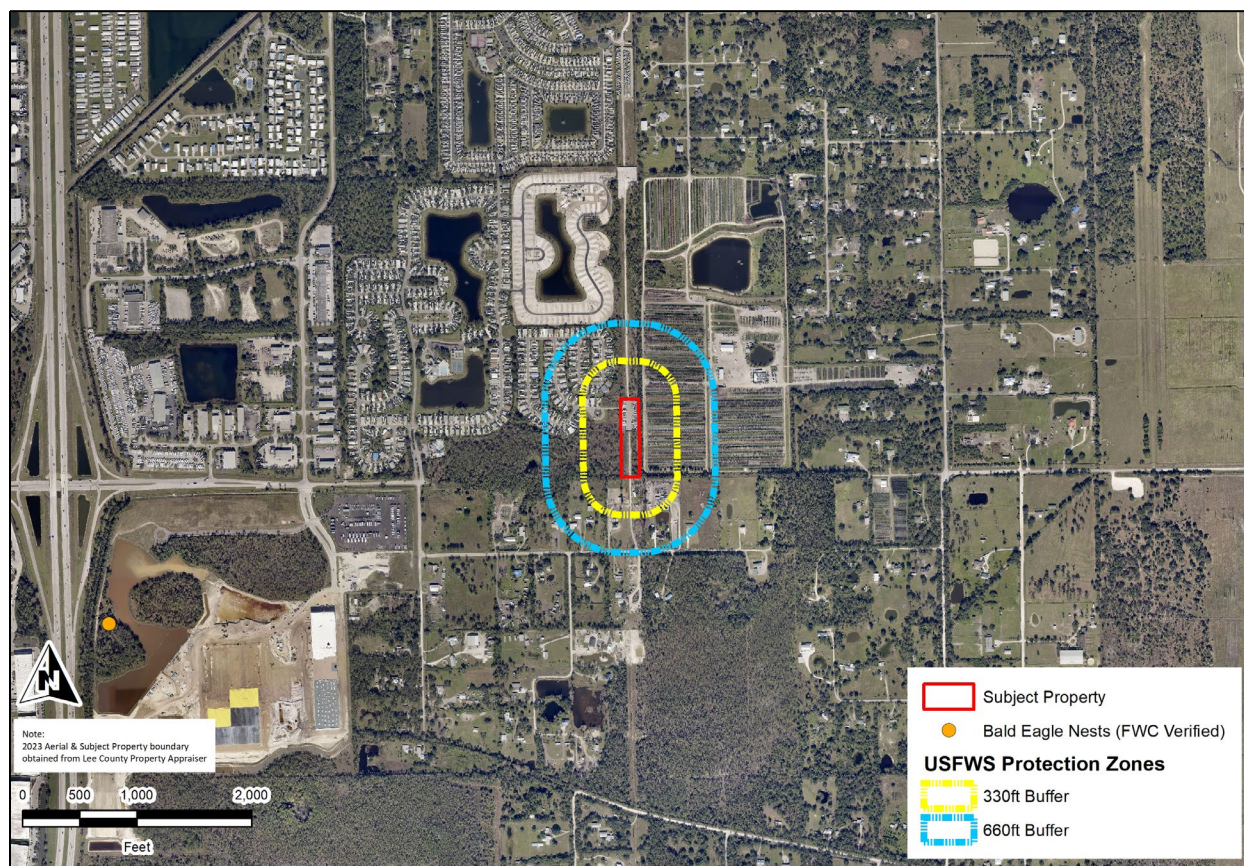


Figure 7. Bald Eagle Map

Bald Eagle (*Haliaeetus leucocephalus*)

The Subject Property does not fall within the 330-foot or 660-foot USFWS Protection Zones of any FWC-documented bald eagle nest (see Figure 7). Technical assistance from USDWS will likely not be necessary for bald eagle.

6.0 REFERENCES

Ashton, Ray E. and Patricia S. "The Natural History and Management for the Gopher Tortoise." Krieger Publishing Company. Malabar, Florida. 2008.

Lee County Property Appraiser. www.leepa.org

Cox, James; Inkley, Douglas; and Kautz, Randy. "Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida." Nongame Wildlife Program Technical Report No. 4. December 1987.
http://www.fwspubs.org/doi/suppl/10.3996/062015-JFWM-055/suppl_file/062015-jfwm-055.s2.pdf?code=ufws-site

Endangered Species Survey Methodology (ESSM) as outlined by Southern Biomes, EIS and approved by Lee County in accordance with AC-13-10.

"Florida's Endangered and Threatened Species"- Official List. Florida Fish and Wildlife Conservation Commission. Updated December 2022.
<http://myfwc.com/media/1515251/threatened-endangered-species.pdf>
<http://myfwc.com/imperiledspecies/>

Florida Invasive Species Council. "2019 FISC List of Invasive Plant Species."
<http://www.floridainvasivespecies.org/plantlist.cfm>

Florida Land Use, Cover and Forms Classification (FLUCCS) Handbook. Florida Department of Transportation. January 1999.
<http://www.fdot.gov/geospatial/documentsandpubs/fluccmanual1999.pdf>
http://www.fdot.gov/geospatial/doc_pubs.shtm

Weaver, Richard E. and Anderson, Patti J. "Notes on Florida's Endangered and Threatened Plants." Bureau of Entomology, Nematology and Plant Pathology – Botany Section. Contribution No. 38, 5th Edition. 2010.
<http://freshfromflorida.s3.amazonaws.com/fl-endangered-plants.pdf>
<http://www.freshfromflorida.com/Divisions-Offices/Plant-Industry/Bureaus-and-Services/Bureau-of-Entomology-Nematology-Plant-Pathology/Botany/Florida-s-Endangered-Plants>



CYPRESS WOODS RVPD PD AMENDMENT

Variance Criteria

For deviations 27, 28, and 29 the Applicant requests deviations from buffer and landscaping requirements. Due to the properties location within the Caloosahatchee Shores Planning Community per Lee Plan Policy 21.1.2 any deviation from landscaping and buffering requirements may not be granted unless the requests meets the approval criteria for variances set forth in LDC Section 34-145(b)3. These proposed deviations are provide below for reference followed by the evaluation criteria justification.

Deviation 27 seeks relief from the Land Development Code (LDC) §10-421(a)(8) requirement for walls or fences, that are proposed but not required, to have required buffer plantings installed on the exterior side of the wall or fence; to allow the no buffer plantings to be installed on the exterior side of the wall or fence along the western property boundary abutting the BF Industrial Park.

Deviation 28 seeks relief from the LDC Section 34-1743(b)(3) requirement of project wall/fences to be landscaped on the exterior side with a minimum of five trees per 100 linear feet and shrub hedges within a minimum plantable width of seven and on-half feet with shrubs planted and maintained to form a 36-inch high continuous visual screen within one year after time of planting; to allow no landscaping exterior to the fence/wall, along the western property boundary abutting the BF Industrial Park.

Deviation 29 seeks relief from the LDC Section 34-939(b)(3) requirement of recreational vehicle parks to have a perimeter buffer at least 40 foot wide adjacent to and completely around the property boundary of the site, to allow for a 30-foot-wide buffer running 1,325 feet north along the eastern property line adjacent to active agricultural development.

Variance Criteria

- a) *The property has inherent exceptional conditions that cause the application of the regulation to create a hardship.*

The phases within Cypress Woods where the proposed deviations are being requested are part of a fully developed RVPD which contains the following current inherit conditions:

- **Existing mature buffer vegetation**
- **FPL easements along the western and eastern properties**

- Limited space due to the location of well-connected and large area existing native vegetation and fox squirrel habitat to remain as preservation.

In reference to deviations 27 & 28, as identified in the MCP there is only a 40-foot distance available to place the proposed wall/fence and required RVPD perimeter buffer vegetation along the western property line. This is further limited to a 30-foot distance due to a 10-foot FPL easement that runs through the western property boundary. The existing 40-foot buffer consist of mature canopy trees and their location within the buffer area creates a situation where the proposed fence/wall would have to meander through these trees or require there removal and replacement of the mature vegetation instead of its preservation. This portion of Cypress Woods is already fully developed therefore there is no possibility to obtain more space to accommodate the proposed wall/fence being placed further east of the existing location of the already mature buffer trees.

As mentioned in the Deviation and Justification submittal the western property boundary abuts an existing Industrial Park. The addition of a wall/fence along this property boundary would provide greater protection and reduce impacts from the adjacent non-residential use to the Cypress Woods residential lots. The requested deviations are only intended to assure the preservation of existing mature trees and assure the logical and aesthetically pleasing placement of a wall/fence.

In reference to deviation 29, Phase 5 of the development was approved for the placement of accessory uses outside of the 40-foot RVPD perimeter buffer. The proposed deviation requests the reduction of the width of the buffer along the eastern property line to 30 feet due to the existing conditions of the location of the existing indigenous vegetation more towards the interior of the site which limit the space being able to be utilized for accessory uses for the RVPD park such as RV & Boat Storage. The area of the proposed accessory use is limited to the areas identified in the MCP. The existing native vegetation more towards the interior of the property adjacent create a natural buffer surrounding the RVPD lots themselves creating the desired screening from the RVPD principal uses. This results in the development providing what can be seen as double the perimeter buffering through the native vegetation and the proposed 30-foot buffer.

It should be noted that the deviations being requested do not proposing a reduction of the required 40-foot buffer plant material required surrounding RVPD park. In fact the eastern property boundary provides mature canopy trees that go beyond the 40-foot vegetated buffer requirement.

- b) *The exceptional conditions are not the result of actions of the property owner taken subsequent to the adoption of the ordinance*

For all three deviations 27,28 & 29, the existing conditions have not been the result of actions taken by the property owner subsequent to the adoption of this ordinance. The conditions include existing mature canopy trees, preservation areas and FPL easements on the site. These existing conditions limit the space within the property that can be used by the Applicant.

The existing conditions along the eastern property boundary include a 160-foot FPL easement that limited the uses available to be placed along the eastern property boundary when this RVPD was created. The existing storage area is limited in size due to the required access from north to south for FPL. The ability to extend the storage area to the westThe existing fox squirrel preserve area to the west of the proposed boat and RV storage area provides a greater area and interconnectivity to the all the preservation areas the Cypress Woods development therefore this area served as the 40-foot buffer for the development and principal uses. Due to the greater ecological benefit of the preserve to the east and it already serving as a buffer area it would be a burden to require the Applicant to provide another full width 40-foot buffer for an accessory use to the Park.

- c) *The variance granted is the minimum variance that will relieve the unreasonable burden caused by the application of the regulation to the property*

The granting of the proposed deviation will relieve the need to remove mature vegetation to place the wall/fence along the western property line per the LDC.

Similarly, along the eastern property line, the deviation will relieve burden on the development when compared to other RV parks. The current usable area within the existing RV & boat storage is limited due to a 160 foot FPL easement, which requires an accessway running north to south through the storage area. Additionally, the location of the interconnected fox squirrel preserves to the west of the FPL easement limits the ability to further expand the RV & boat storage further east. Included in the western preserve area is a 40-foot buffer meets the intent of the LDC by directly buffering the principal RVPD uses. If this deviation where not to be approved the development would be providing two 40-foot buffers on for the interior lots and one for the storage area which is unreasonably burdensome when compared to other RVPD parks. Additionally, the existing vegetation along the eastern property line already provides sufficient vegetation to meet the buffer requirements and the reduction of buffer width is of only 10 feet.

- d) *The granting of the variance will not be injurious to the neighborhood or detrimental to the public welfare.*

Deviations 27 & 28 are improving the existing conditions by providing greater protection from impacts from the adjacent industrial park use and the Cypress Woods residents through the provision of a fence/wall between both properties. No change to the existing required buffer is being proposed.

Deviation 29 does not request a reduction to the required vegetative plant material requirement, only a reduction to the buffer width by 10 feet where adjacent to an existing agricultural operation. Furthermore, in compliance with LDC Section 34-3005 the open storage for the expanded RV & Boat Storage shall provide fencing and screening to adjacent residential uses through an 8-foot opaque fence and minimum 6-foot opaque fence when adjacent to the street right-of-way. The request will provide greater space for storage for the developments residents and accessory use that is common to RVPD Parks. Will allow for greater security and reduced trips to for residents to access RV and Boats within the development.

Granting of the proposed deviation will ensure future compliance and will not be injurious to the neighborhood or negatively impact the public health, safety, and welfare or the aesthetics of the community.

e) *The variance is consistent with the Lee Plan*

The requested deviation complies with Goal 21 Caloosahatchee Shores Community Plan, Objective 21.1 Community Character by still protecting the rural character of the community and creating a visually attractive community.

As mentioned previously, Deviations 27 & 28 will help enhance the rural character of the community by helping to screen Cypress Woods from the adjacent industrial park to the west. Deviation 29 does not reduce the rural character of the community or visual attractiveness as it maintains the current vegetative buffer requirements and with the existing conditions the RVPD park actually provides two perimeter buffers, one for the principal RVPD uses and one for the accessory uses located along the 160-foot FPL easement to the east of the property.

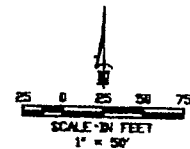
Specifically, the requested deviation complies with Policy 21.1.2 of the Lee Plan by meeting the approval criteria for variances set forth in Chapter 34 of the Land Development Code.

THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, INC.
JOHN R. HARRIS, P.L.S. #4631
CERTIFICATE OF AUTHORIZATION NO. 6921
2706 S.E. SANTA INDIANA PLACE
CAPE CORAL, FLORIDA 33904
(239) 772-9939

CYPRESS WOODS RV RESORT UNIT FOUR-B

A SUBDIVISION LYING IN
SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER **2006-000358211**
SHEET 2 OF 2



SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, AS BEING N40°54'04"V.
2. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET.
3. ALL LOT LINES ADJACENT TO CURVES ARE RADIAL UNLESS NOTED OR A.
4. A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) EXISTS ALONG STREET SIDE OF ALL LOTS AND TRACTS.
5. A 3 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) EXISTS ALONG THE SIDES OF ALL LOTS.

TRACT IDENTIFICATION

TRACT "A" = ROAD RIGHTS-OF-WAY, DRAINAGE, AND PUBLIC UTILITY EASEMENT
TRACT "B" = LANDSCAPE, BUFFER AND DRAINAGE TRACT
TRACT "C" = LANDSCAPE, BUFFER AND DRAINAGE TRACT

LEGEND:

- PERMANENT REFERENCE MONUMENT (P.R.M.)
- 4" X 4" CONCRETE MONUMENT CAP L.S. #6321
- PERMANENT CONTROL POINT (P.C.P.)
- PK. MAIL & DISK L.S. #6321
- CONCRETE MONUMENT (C.M.)
- SET 1/2" BRON. ROD CAP PLS. #4631
- SET PK. MAIL AND BRASS DISK PLS. #4631
- POINT OF COMMENCEMENT
- RIGHT-OF-WAY
- FLORIDA POWER & LIGHT COMPANY EASEMENT
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- ELECTRIC EASEMENT
- POINT OF BEGINNING
- NON-RADIAL
- CURVE NUMBER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- SS SQUARE
- FEET
- C CENTERLINE

LINE TABLE

Line	Bearing	Distance
L1	S00°54'04"E	40.46'
L2	N89°04'12"E	70.29'
L3	S00°55'48"E	120.00'
L4	N89°04'12"E	3.30'
L5	S89°04'12"W	5.29'
L6	S00°55'48"E	30.00'
L7	S89°04'12"W	27.73'

CURVE TABLE

NO.	RADIUS	BEARING	ARC	CHORD	CHORD BEARING
1	30.00'	117°03'31"	58.21'	49.39'	N33°08'03"E
2	52.50'	13°04'02"	117.45'	117.29'	S13°42'01"W
3	30.00'	81°33'21"	42.89'	39.32'	S49°07'25"W
4	30.00'	89°37'05"	46.48'	41.91'	S45°37'24"E
5	52.50'	85°47'00"	68.97'	64.94'	S35°42'20"E
6	155.00'	N0°17'00"	294.82'	294.41'	N7°02'50"W
7	155.00'	84°23'54"	117.89'	117.85'	S13°22'03"E
8	50.00'	89°33'05"	70.47'	70.66'	N44°03'28"E
9	65.00'	89°30'05"	85.86'	91.86'	N44°03'28"E
10	35.00'	89°30'05"	54.93'	49.86'	N44°03'28"E
11	35.00'	89°30'05"	54.93'	49.86'	N44°03'28"E
12	35.00'	89°30'05"	54.93'	49.86'	N44°03'28"E
13	30.00'	87°01'01"	46.70'	43.53'	N47°24'34"W
14	65.00'	273°01'01"	385.73'	83.47'	S42°33'25"W
15	125.00'	176°25'34"	476.62'	385.83'	S69°36'35"W
16	125.00'	80°18'00"	840.47'	219.89'	N45°02'54"W
17	125.00'	89°30'05"	843.25'	219.85'	N44°03'28"E
18	125.00'	88°29'46"	23.90'	22.96'	N03°08'49"E
19	125.00'	31°24'42"	84.99'	83.92'	N29°28'04"E
20	125.00'	31°24'37"	84.99'	83.92'	N29°28'04"E
21	125.00'	29°30'05"	38.30'	38.30'	N79°43'02"E
22	65.00'	18°30'04"	21.85'	21.85'	N54°43'02"E
23	65.00'	31°24'39"	35.62'	35.62'	N29°28'04"E
24	65.00'	31°24'39"	35.62'	35.62'	N29°28'04"E
25	65.00'	89°30'05"	54.93'	54.93'	N44°03'28"E
26	65.00'	89°30'05"	54.93'	54.93'	N44°03'28"E
27	65.00'	31°24'39"	35.62'	35.62'	N29°28'04"E
28	65.00'	31°24'39"	35.62'	35.62'	N29°28'04"E
29	65.00'	31°24'39"	35.62'	35.62'	N29°28'04"E
30	65.00'	31°24'39"	35.62'	35.62'	N29°28'04"E
31	65.00'	31°24'39"	35.62'	35.62'	N29°28'04"E
32	65.00'	31°24'39"	35.62'	35.62'	N29°28'04"E
33	65.00'	31°24'39"	35.62'	35.62'	N29°28'04"E
34	65.00'	17°46'12"	23.16'	23.16'	S85°18'59"E
35	125.00'	11°02'10"	23.86'	23.86'	S81°39'28"E
36	125.00'	33°34'31"	58.83'	58.54'	S59°21'08"E
37	125.00'	33°34'31"	58.83'	58.54'	S59°21'08"E
38	125.00'	33°34'31"	58.83'	58.54'	S59°21'08"E
39	125.00'	33°34'31"	58.83'	58.54'	S59°21'08"E
40	125.00'	33°34'31"	58.83'	58.54'	S59°21'08"E
41	125.00'	33°34'31"	58.83'	58.54'	S59°21'08"E
42	125.00'	33°34'31"	58.83'	58.54'	S59°21'08"E
43	125.00'	33°34'31"	58.83'	58.54'	S59°21'08"E
44	125.00'	33°34'31"	58.83'	58.54'	S59°21'08"E
45	125.00'	33°34'31"	58.83'	58.54'	S59°21'08"E

POINT OF BEGINNING
FOUND 4" X 4" C.M. PLS. #4631
AT THE N.W. CORNER OF
CYPRESS WOODS RV RESORT, UNIT ONE
PLAT BOOK 65, PAGES 85-89
N=4631, S=4631
E=784, L=1213
LAT=85-09-35.1N35
LON=-81-47-34.1W86

3.5' INDUSTRIAL CENTER
(PLAT BOOK 47, PAGE 91)

UNPLATTED

N00°54'04"W, 770.01'

WEST LINE OF THE SURVEY OF SECTION 11-24-25

10' ELECTRIC EASEMENT C.M. BOOK 456, PAGE 34-35

TRACT "B"

TRACT "C"

TRACT "D"

TRACT "E"

TRACT "F"

TRACT "G"

TRACT "H"

TRACT "I"

TRACT "J"

TRACT "K"

TRACT "L"

TRACT "M"

TRACT "N"

TRACT "O"

TRACT "P"

TRACT "Q"

TRACT "R"

TRACT "S"

TRACT "T"

TRACT "U"

TRACT "V"

TRACT "W"

TRACT "X"

TRACT "Y"

TRACT "Z"

TRACT "AA"

TRACT "AB"

TRACT "AC"

TRACT "AD"

TRACT "AE"

TRACT "AF"

TRACT "AG"

TRACT "AH"

TRACT "AI"

TRACT "AJ"

TRACT "AK"

TRACT "AL"

TRACT "AM"

TRACT "AN"

TRACT "AO"

TRACT "AP"

TRACT "AQ"

TRACT "AR"

TRACT "AS"

TRACT "AT"

TRACT "AU"

TRACT "AV"

TRACT "AW"

TRACT "AX"

TRACT "AY"

TRACT "AZ"

TRACT "BA"

TRACT "BB"

TRACT "BC"

TRACT "BD"

TRACT "BE"

TRACT "BF"

TRACT "BG"

TRACT "BH"

TRACT "BI"

TRACT "BJ"

TRACT "BK"

TRACT "BL"

TRACT "BM"

TRACT "BN"

TRACT "BO"

TRACT "BP"

TRACT "BQ"

TRACT "BR"

TRACT "BS"

TRACT "BT"

TRACT "BU"

TRACT "BV"

TRACT "BW"

TRACT "BX"

TRACT "BY"

TRACT "BZ"

TRACT "CA"

TRACT "CB"

TRACT "CC"

TRACT "CD"

TRACT "CE"

TRACT "CF"

TRACT "CG"

TRACT "CH"

TRACT "CI"

TRACT "CJ"

TRACT "CK"

TRACT "CL"

TRACT "CM"

TRACT "CN"

TRACT "CO"

TRACT "CP"

TRACT "CQ"

TRACT "CR"

TRACT "CS"

TRACT "CT"

TRACT "CU"

TRACT "CV"

TRACT "CW"

TRACT "CX"

TRACT "CY"

TRACT "CZ"

TRACT "DA"

TRACT "DB"

TRACT "DC"

TRACT "DD"

TRACT "DE"

TRACT "DF"

TRACT "DG"

TRACT "DH"

TRACT "DI"

TRACT "DJ"

TRACT "DK"

TRACT "DL"

TRACT "DM"

TRACT "DN"

TRACT "DO"

TRACT "DP"

TRACT "DQ"

TRACT "DR"

TRACT "DS"

TRACT "DT"

TRACT "DU"

TRACT "DV"

TRACT "DW"

TRACT "DX"

TRACT "DY"

TRACT "DZ"

TRACT "EA"

TRACT "EB"

TRACT "EC"

TRACT "ED"

TRACT "EE"

TRACT "EF"

TRACT "EG"

TRACT "EH"

TRACT "EI"

TRACT "EJ"

TRACT "EK"

TRACT "EL"

TRACT "EM"

TRACT "EN"

TRACT "EO"

TRACT "EP"

TRACT "EQ"

TRACT "ER"

TRACT "ES"

TRACT "ET"

TRACT "EU"

TRACT "EV"

TRACT "EW"

TRACT "EX"

TRACT "EY"

TRACT "EZ"

TRACT "FA"

TRACT "FB"

TRACT "FC"

TRACT "FD"

TRACT "FE"

TRACT "FF"

TRACT "FG"

TRACT "FH"

TRACT "FI"

TRACT "FJ"

TRACT "FK"

TRACT "FL"

TRACT "FM"

TRACT "FN"

TRACT "FO"

TRACT "FP"

TRACT "FQ"

TRACT "FR"

TRACT "FS"

TRACT "FT"

TRACT "FU"

TRACT "FV"

TRACT "FW"

TRACT "FX"

TRACT "FY"

TRACT "FZ"

TRACT "GA"

TRACT "GB"

TRACT "GC"

TRACT "GD"

TRACT "GE"

TRACT "GF"

TRACT "GG"

TRACT "GH"

TRACT "GI"

TRACT "GJ"

TRACT "GK"

TRACT "GL"

TRACT "GM"

TRACT "GN"

TRACT "GO"

TRACT "GP"

TRACT "GQ"

TRACT "GR"

TRACT "GS"

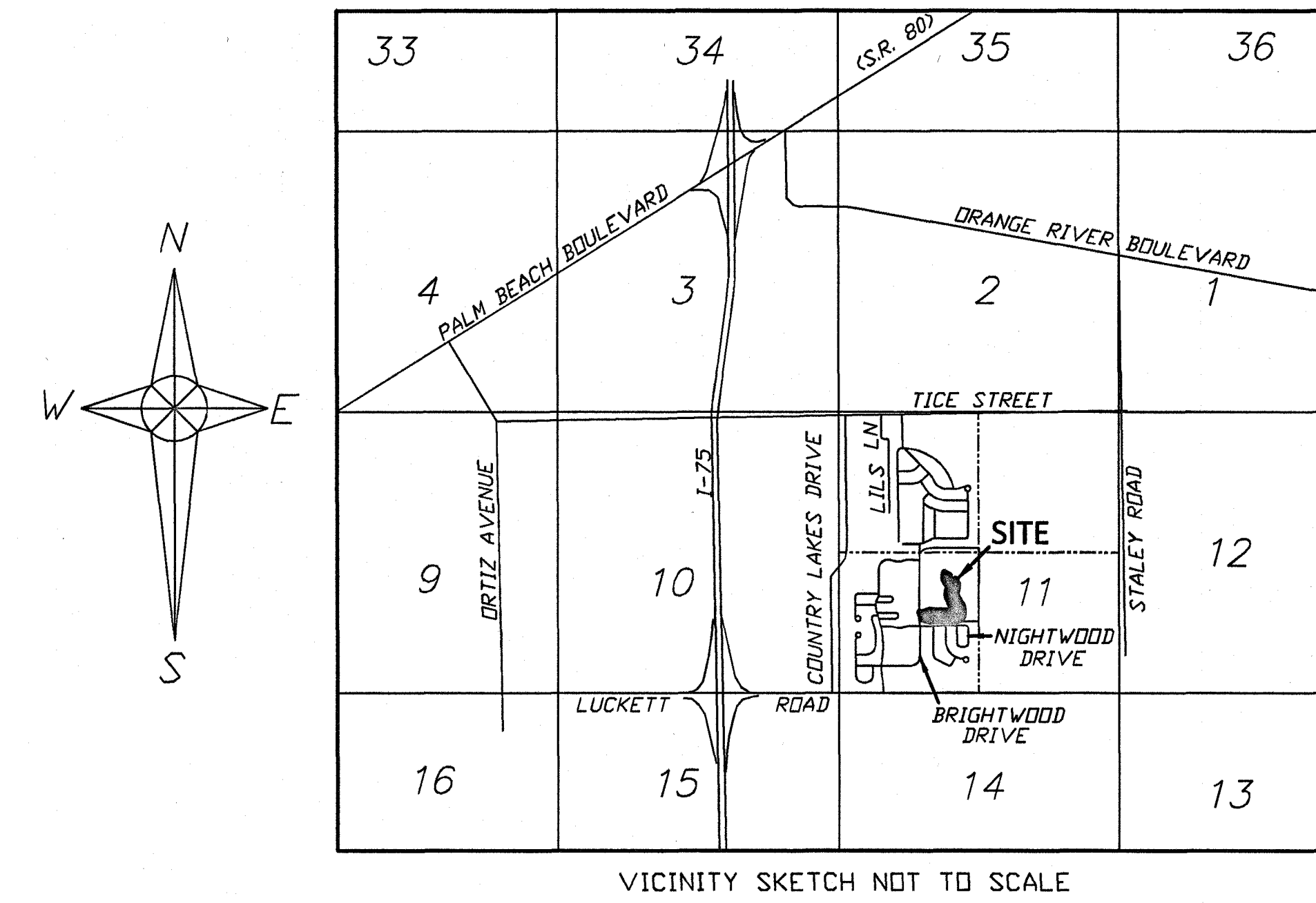
TRACT "GT"</

THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP M. MOULD, LS6515
CERTIFICATE OF AUTHORIZATION No. 6921
3048 DEL PRADO BLVD. S. SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624

INSTRUMENT NUMBER: **2023000160379**
SHEET 1 OF 4

LAGUNA CARIBE, PHASE 2

A SUBDIVISION BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1
AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
AND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



VICINITY SKETCH NOT TO SCALE

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTICE:
"LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES."

DESCRIPTION:
TRACT "F", LAGUNA CARIBE, PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF LAGUNA CARIBE, PHASE 2, BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING A SUBDIVISION LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT. DONE THIS 11 DAY OF AUGUST, 2023.

Phillip M. Mould
PHILLIP M. MOULD, LS6515
PROFESSIONAL LAND SURVEYOR AND MAPPER
HARRIS-JORGENSEN, LLC
3048 DEL PRADO BOULEVARD SOUTH
SUITE 100
CAPE CORAL, FLORIDA 33904

APPROVALS:

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 25th DAY OF AUGUST, 2023.

Brian Hamman
BRIAN HAMMAN
CHAIR OF THE BOARD

David Halverson
DAVID HALVERSON
ASSISTANT COUNTY ATTORNEY

Mikki J. Rozdolski
MIKKI J. ROZDOLSKI
INTERIM DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

Gary W. Rashford
GARY W. RASHFORD, PSM, LS #6305
DEVELOPMENT SERVICES SURVEYOR

Kevin Karnes
KEVIN KARNES
CLERK OF COURT IN AND FOR LEE COUNTY

Ohdet Kleinmann
JESSICA-SULZER, P.E. OHDET KLEINMANN
MANAGER, DEVELOPMENT SERVICES

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LAGUNA CARIBE AT CYPRESS WOODS, LLC, THE OWNERS OF THE HEREIN DESCRIBED LANDS HAVE CAUSED THIS PLAT OF LAGUNA CARIBE, PHASE 2, BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING A SUBDIVISION LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

1. DEDICATE TRACT "A-2" TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR A PRIVATE ROAD RIGHT OF WAY FOR INGRESS AND EGRESS, DRAINAGE EASEMENT, AND PRIVATE AND PUBLIC UTILITY EASEMENT WITH THE RESPONSIBILITY FOR MAINTENANCE.
2. DEDICATE A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES.

ALL PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

EASEMENTS COLLOCATED WITHIN PLATTED PUBLIC UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.

3. DEDICATE ALL DRAINAGE EASEMENTS (D.E.) SHOWN HEREIN TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR DRAINAGE EASEMENTS, WITH THE RESPONSIBILITY FOR MAINTENANCE.
4. DEDICATE ALL LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.) SHOWN HEREIN TO CYPRESS WOODS RV RESORT HOMEOWNERS' ASSOCIATION, INC. FOR CROSS ACCESS, WITHOUT THE RESPONSIBILITY FOR MAINTENANCE.

WITNESS *[Signature]*
DANIEL C. HARTLEY
PRINT NAME
[Signature]
JOHN C. ENGLISH
PRINT NAME

LAGUNA CARIBE AT CYPRESS WOODS, LLC
BY: L26 LAGUNA CARIBE AT CW MANAGER, LLC
[Signature]
JOHN CALLIS
ITS MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION ON THIS 11 DAY OF AUGUST, 2023 BY JOHN CALLIS, MANAGER OF L26 LAGUNA CARIBE AT CW MANAGER, LLC, AS MANAGER OF LAGUNA CARIBE AT CYPRESS WOODS LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DL AS IDENTIFICATION.

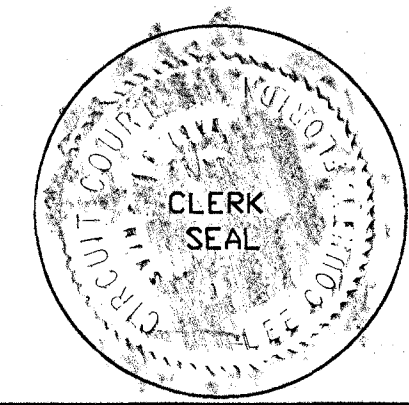
(AFFIX NOTARY SEAL)

Pearl M. Bianchi
SIGNATURE OF NOTARY PUBLIC
Pearl M. Bianchi
PRINTED NAME OF NOTARY PUBLIC
COMMISSION NO: 928304
COMMISSION EXPIRATION DATE: 11-4-23

CLERK OF COURT CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF LAGUNA CARIBE, PHASE 2, BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING A SUBDIVISION LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT 1:49 P.M., THIS 28th DAY OF AUGUST, 2023, AND DULY RECORDED AS INSTRUMENT NUMBER 2023000160379 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

Kevin C. Karnes
KEVIN KARNES
LEE COUNTY CLERK OF COURT



2023000160379 / PLT2022-00033

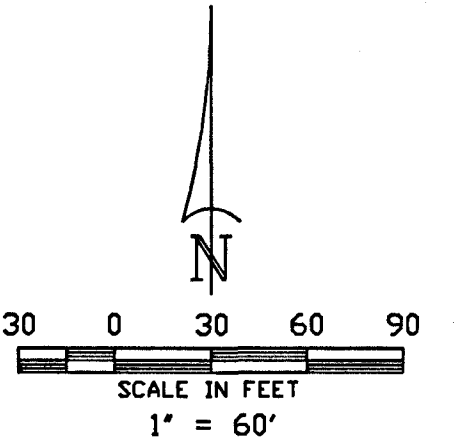
THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP M. MOULD LS6515
CERTIFICATE OF AUTHORIZATION No. 6921
3048 DEL PRADO BLVD. S. SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624

LAGUNA CARIBE, PHASE 2

A SUBDIVISION BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1
AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
AND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: 2023000160379

SHEET 2 OF 4



LEGEND:

P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
● SET NUMBER 5 IRON ROD CAP LB #6921 P.R.M.
○ SET 1/2" IRON ROD CAP LB #6921
○ SET NAIL AND DISK LB #6921 P.C.P.
PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
INST INSTRUMENT
No. NUMBER
OFFICIAL RECORDS BOOK
Pg. PAGE
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
R/W RIGHT-OF-WAY
A.E. ACCESS EASEMENT
I.E. INGRESS-EGRESS
P.U.E. PUBLIC UTILITY EASEMENT
E.B.E. ENTRY BEAUTIFICATION EASEMENT
L.C.U.E. LEE COUNTY UTILITY EASEMENT
L.B.&S.E. LANDSCAPE BEAUTIFICATION & SIGN EASEMENT
(NR) NON-RADIAL
(1) CURVE NUMBER
L1 LINE NUMBER
N NORTH
S SOUTH
E EAST
W WEST
± MORE OR LESS
LLC LIMITED LIABILITY COMPANY
P.E. PROFESSIONAL ENGINEER
SQ. SQUARE
FT. FEET
℄ CENTERLINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S.89°14'20"W.	95.23'
L2	N.61°43'20"E.	30.00'
L3	N.72°54'48"E.	100.19'
L4	S.63°28'50"E.	120.00'
L5	S.34°54'16"E.	5.54'
L6	N.89°02'36"E.	107.55'
L7	S.34°54'16"E.	27.39'
L8	S.60°37'25"W.	90.13'
L9	N.60°37'25"E.	90.00'
L10	S.86°06'09"W.	90.00'
L11	N.77°52'12"E.	90.00'
L12	S.64°38'42"W.	90.36'
L13	S.31°43'46"E.	0.57'
L14	N.64°38'42"E.	90.00'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	190.00'	88°06'33"	292.18'	264.23'	N.46°52'32"W.
2	130.00'	11°01'06"	25.00'	24.96'	N.22°46'07"W.
3	100.00'	19°37'55"	34.26'	34.10'	N.18°27'43"W.
4	50.00'	59°16'29"	51.73'	49.45'	N.61°17'37"W.
5	50.00'	120°47'57"	105.42'	86.95'	S.28°40'13"W.
6	345.00'	51°27'40"	309.87'	299.56'	N.05°59'56"W.
7	30.00'	54°38'10"	28.61'	27.54'	S.07°35'11"E.
8	195.00'	61°25'26"	209.05'	199.18'	N.04°11'33"W.
9	75.00'	61°25'26"	80.40'	76.61'	S.04°11'33"W.
10	155.00'	00°21'01"	0.95'	0.95'	N.89°13'03"E.
11	240.00'	03°08'24"	13.15'	13.15'	S.33°20'04"E.
12	150.00'	03°49'21"	10.01'	10.01'	S.31°17'16"E.
13	240.00'	49°06'29"	205.70'	199.47'	S.04°49'20"E.
14	135.00'	23°37'45"	55.68'	55.28'	N.07°55'02"E.
15	225.00'	08°13'57"	32.33'	32.30'	N.08°00'50"W.
16	135.00'	19°35'57"	46.18'	45.95'	N.21°55'47"W.
17	220.00'	02°27'53"	9.46'	9.46'	S.30°29'49"E.
18	130.00'	06°22'28"	14.46'	14.46'	S.28°32'32"E.
19	220.00'	24°34'14"	94.34'	93.62'	S.13°04'11"E.
20	155.00'	89°51'16"	243.08'	218.92'	S.44°08'34"W.

SURVEYOR'S NOTES:

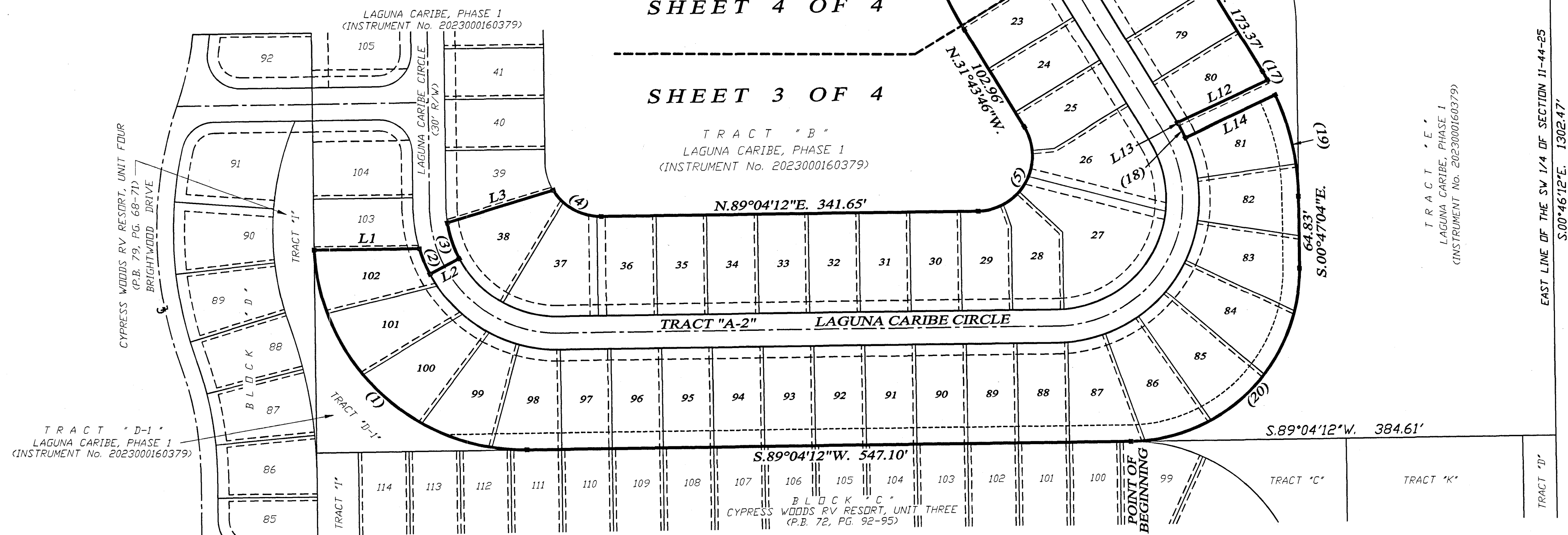
- 1) BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST AS BEING S.00°46'12"E.
- 2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 3) ALL LOT LINES ARE RADIAL UNLESS INDICATED NON-RADIAL (NR).
- 4) CONTAINS 326684.632 SQUARE FEET OR 7.500 ACRES, MORE OR LESS.
- 5) EXISTING EASEMENTS OF RECORD PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ARTICLES OF INCORPORATION OF CYPRESS WOODS RV RESORT, OFFICIAL RECORDS BOOK 3205, PAGE 893, AS AMENDED IS BLANKET IN NATURE AND NOT ABLE TO BE DEPICTED ON THIS PLAT.
- 6) EXISTING EASEMENTS OF RECORD PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ARTICLES OF INCORPORATION OF LAGUNA CARIBE HOMEOWNERS ASSOCIATION, INC., OFFICIAL RECORDS INSTRUMENT NUMBER 2023000160378 IS BLANKET IN NATURE AND NOT ABLE TO BE DEPICTED ON THIS PLAT.

SHEET 4 OF 4

SHEET 3 OF 4

TRACT "B"
LAGUNA CARIBE, PHASE 1
(INSTRUMENT No. 2023000160379)

TRACT "A-2" LAGUNA CARIBE CIRCLE



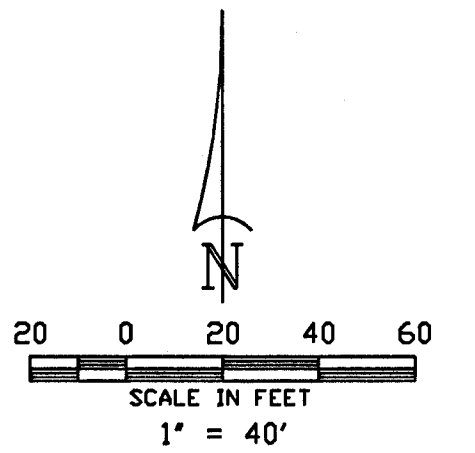
THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP M. MOULD LS6515
CERTIFICATE OF AUTHORIZATION No. 6921
3048 DEL PRADO BLVD. S. SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624

LAGUNA CARIBE, PHASE 2

A SUBDIVISION BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1
AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
AND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER: 2023000286171

SHEET 3 OF 4



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	190.00'	89°06'33"	292.18'	264.23'	N46°52'32"W
2	130.00'	11°01'06"	25.00'	24.96'	N22°46'07"W
3	100.00'	19°37'55"	34.26'	34.10'	N18°27'43"W
4	50.00'	59°16'29"	51.73'	49.45'	N61°17'37"W
5	50.00'	120°47'57"	105.42'	86.95'	S28°40'13"W
6	345.00'	51°12'40"	309.87'	299.56'	N05°59'56"W
15	225.00'	08°13'57"	32.33'	32.30'	N08°00'50"W
16	135.00'	19°35'57"	46.18'	45.95'	N21°55'47"W
17	220.00'	02°27'53"	9.46'	9.46'	S30°29'49"E
18	130.00'	06°22'28"	14.46'	14.46'	S28°32'32"E
19	220.00'	24°34'14"	94.34'	93.62'	S19°04'11"E
20	155.00'	09°51'16"	243.08'	218.92'	S44°08'34"W
21	130.00'	62°39'08"	142.15'	135.18'	N59°36'14"W
22	115.00'	62°39'08"	125.75'	119.58'	N59°36'14"W
23	100.00'	62°39'08"	109.35'	103.98'	N59°36'14"W
24	100.00'	32°46'33"	57.20'	56.43'	N44°39'57"W
25	100.00'	29°52'35"	52.14'	51.56'	N75°59'31"W
26	130.00'	05°32'43"	12.58'	12.58'	N31°03'01"W
27	130.00'	15°12'27"	34.50'	34.40'	N41°25'36"W
28	130.00'	13°02'39"	29.60'	29.53'	N55°33'09"W
29	130.00'	12°58'05"	29.42'	29.36'	N68°33'31"W
30	130.00'	15°53'15"	36.05'	35.93'	N02°59'11"W
31	130.00'	114°25'30"	259.62'	218.58'	S31°51'27"W
32	115.00'	120°47'57"	242.46'	199.98'	S28°40'13"W
33	100.00'	120°47'57"	210.83'	173.90'	S28°40'13"W
34	100.00'	03°09'55"	5.52'	5.52'	S87°29'14"W
35	100.00'	79°46'00"	139.25'	128.25'	S46°01'18"W
36	100.00'	37°52'02"	66.09'	64.89'	S12°47'45"E
37	130.00'	03°57'24"	8.98'	8.98'	S87°05'30"W
38	130.00'	15°28'25"	35.11'	35.00'	S77°22'35"W

CURVE TABLE

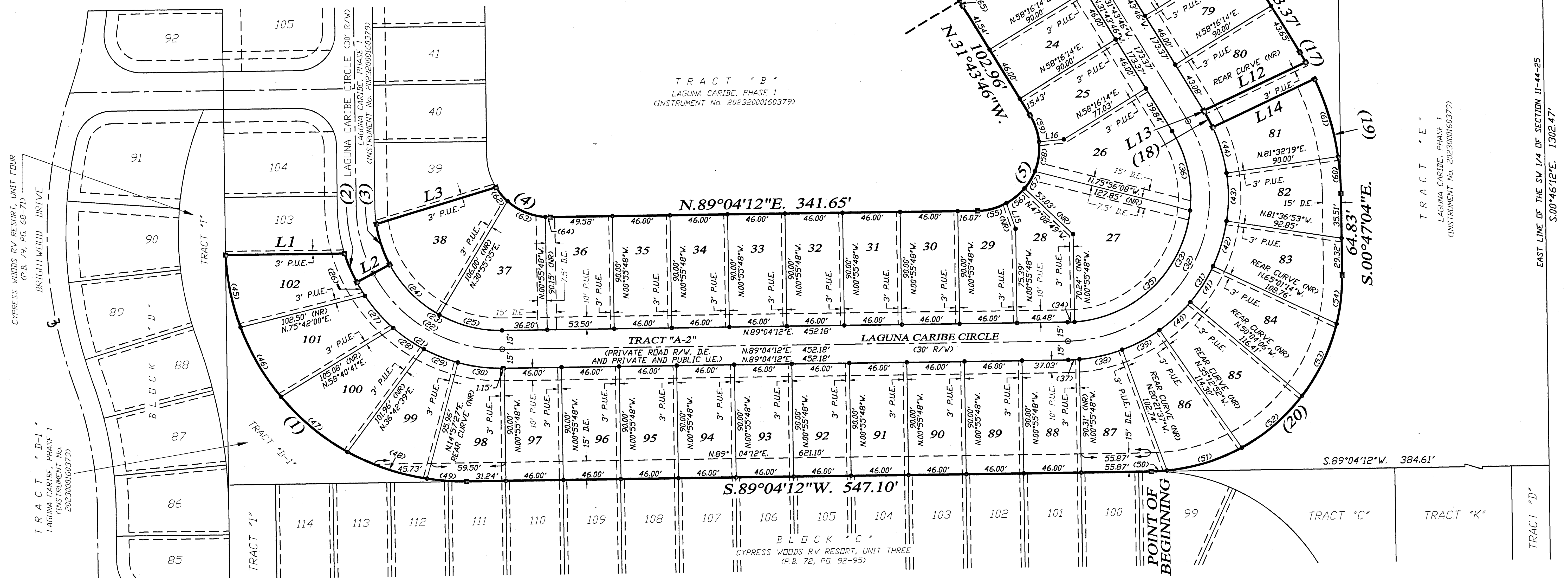
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
39	130.00'	14°51'15"	33.70'	33.61'	S62°12'45"W
40	130.00'	14°51'15"	33.70'	33.61'	S47°21'31"W
41	130.00'	16°35'39"	37.65'	37.52'	S32°27'20"W
42	130.00'	16°35'39"	37.65'	37.52'	S16°40'57"W
43	130.00'	16°50'48"	38.22'	38.09'	S00°02'17"E
44	130.00'	16°53'37"	38.33'	38.19'	S16°54'30"E
45	190.00'	17°53'23"	59.32'	59.08'	N11°45'57"W
46	190.00'	19°21'23"	64.19'	63.88'	N30°23'20"W
47	190.00'	20°53'32"	69.28'	68.90'	N50°30'48"W
48	190.00'	20°20'45"	67.47'	67.12'	N71°07'57"W
49	190.00'	09°37'29"	31.92'	31.88'	N86°07'04"W
50	155.00'	04°39'32"	12.60'	12.60'	S86°44'26"W
51	155.00'	23°20'43"	63.16'	62.72'	S72°44'18"W
52	155.00'	23°37'37"	63.92'	63.47'	S49°15'08"W
53	155.00'	23°40'14"	64.04'	63.58'	S25°36'12"W
54	155.00'	14°53'09"	39.37'	39.26'	S06°29'31"W
55	50.00'	27°18'29"	23.97'	23.75'	S75°20'00"W
56	50.00'	21°22'06"	18.65'	18.54'	S50°54'46"W
57	50.00'	18°32'37"	16.18'	16.11'	S30°57'24"W
58	50.00'	27°31'01"	24.01'	23.78'	S07°55'35"W
59	50.00'	25°53'59"	22.60'	22.41'	S18°46'51"E
60	220.00'	07°40'37"	29.48'	29.46'	S04°37'29"E
61	220.00'	16°53'37"	64.87'	64.63'	S16°54'30"E
62	50.00'	16°27'16"	14.36'	14.31'	N39°53'01"W
63	50.00'	38°19'35"	33.45'	32.83'	N67°16'27"W
64	50.00'	04°29'37"	3.92'	3.92'	N88°41'03"W
65	345.00'	00°44'29"	4.46'	4.46'	N31°21'31"W
66	255.00'	01°00'11"	4.46'	4.46'	N31°13'40"W
67	255.00'	03°03'38"	12.02'	12.02'	N30°11'57"W
68	135.00'	03°03'38"	7.21'	7.21'	N30°11'57"W

LEGEND:

- P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
SET NUMBER 5 IRON ROD
CAP LB #6921 P.R.M.
SET 1/2" IRON ROD CAP LB #6921
SET NAIL AND DISK LB #6921 P.C.P.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSED BUSINESS
- INSTRUMENT NUMBER
- NO. NUMBER
- D.R. OFFICIAL RECORDS BOOK
- P.G. PAGE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- R/V RIGHT-OF-WAY
- A/E ACCESS EASEMENT
- I.E. INGRESS-EGRESS
- P.U.E. PUBLIC UTILITY EASEMENT
- E.B.E. ENTRY BEAUTIFICATION EASEMENT
- L.C.U.E. LEE COUNTY UTILITY EASEMENT
- L.B.&S.E. LANDSCAPE BEAUTIFICATION & SIGN EASEMENT
- (NR) NON-RADIAL
- (C) CURVE NUMBER
- L1 LINE NUMBER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- DR OR LESS
- SQ SQUARE
- FT. FEET
- C CENTERLINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°14'20"W	95.23'
L2	N61°43'20"E	30.00'
L3	N72°54'48"E	100.19'
L10	S86°06'09"W	90.00'
L11	N77°52'12"E	90.00'
L12	S64°38'48"W	90.36'
L13	S31°43'46"E	0.57'
L14	N64°38'42"E	90.00'
L15	N19°39'45"W	21.38'
L16	N84°10'04"E	20.00'



NORTH LINE SE 1/4
OF SECTION 11-44-25

POINT OF COMMENCEMENT
FOUND 1/2" I.R. CAP PLUG #631
AT THE N.E. CORNER OF THE
SW 1/4 OF SECTION 11-44-25

TRACT 'E'
LAGUNA CARIBE, PHASE 1
(INSTRUMENT No. 2023000160379)

EAST LINE OF THE SW 1/4 OF SECTION 11-44-25
S.00°46'12"E. 1302.47'

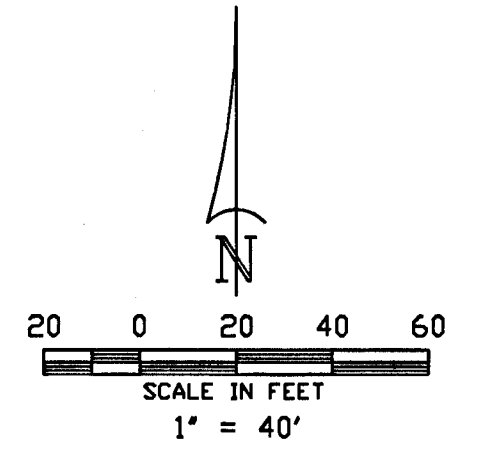
THIS INSTRUMENT PREPARED BY
HARRIS-JORGENSEN, LLC
PHILLIP M. MOULD, LS6515
CERTIFICATE OF AUTHORIZATION No. 6921
3048 DEL PRADO BLVD. S. SUITE 100
CAPE CORAL, FLORIDA 33904
(239) 257-2624

INSTRUMENT NUMBER: **2023000160379**

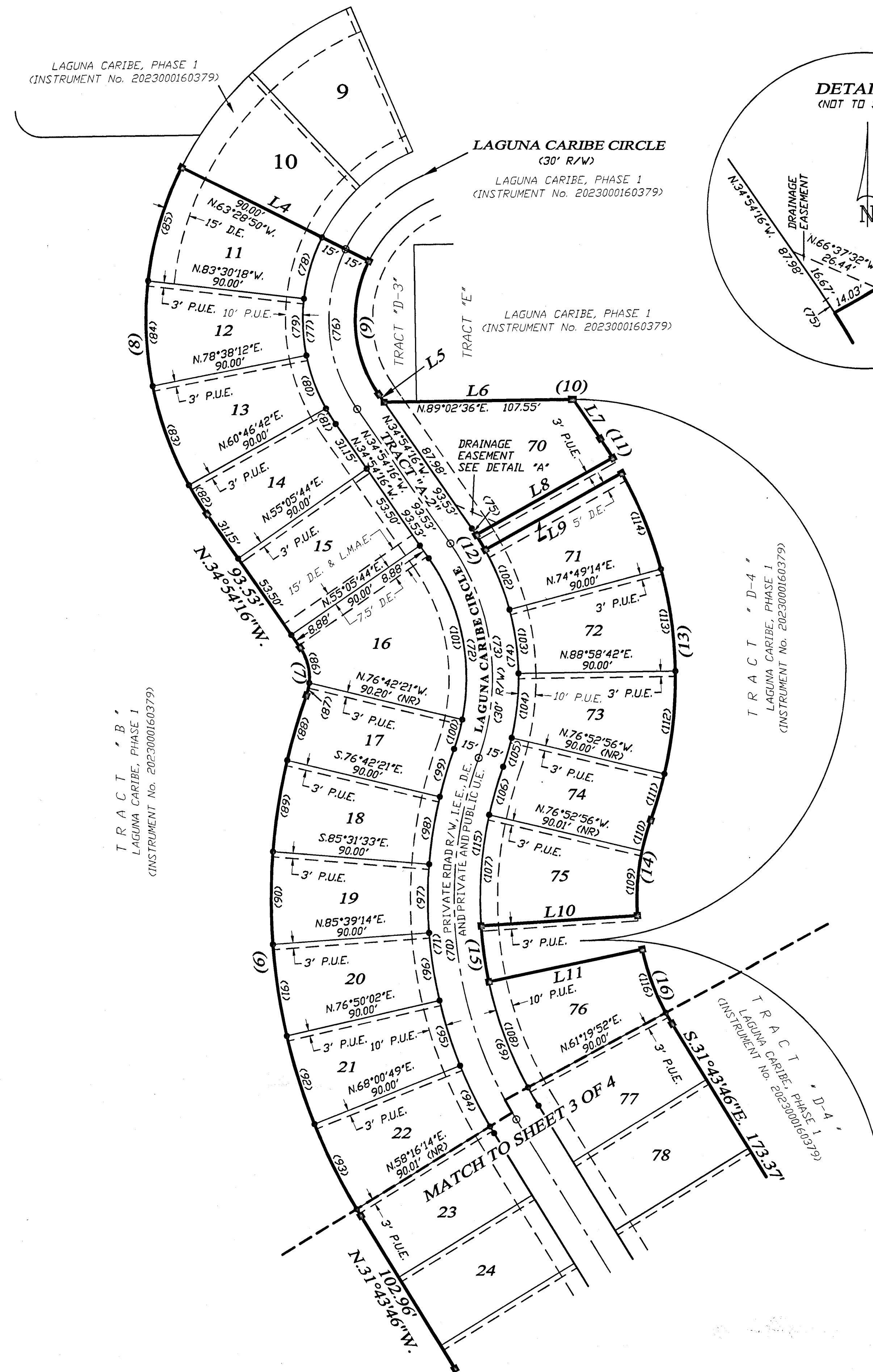
SHEET 4 OF 4

LAGUNA CARIBE, PHASE 2

A SUBDIVISION BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1
AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA
AND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA



- LEGEND:**
- PRM. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - SET NUMBER 5 IRON ROD
 - CAP LB #6921 P.R.M.
 - SET 1/2" IRON ROD CAP LB #6921
 - SET NAIL AND DISK LB #6921 P.C.P.
 - PROFESSIONAL SURVEYOR AND MAPPER
 - LICENSED BUSINESS
 - INSTRUMENT
 - NUMBER
 - NO. OFFICIAL RECORDS BOOK
 - PAGE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - R/W RIGHT-OF-WAY
 - A.E. ACCESS EASEMENT
 - I.E. INGRESS-EGRESS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E.B.E. ENTRY BEAUTIFICATION EASEMENT
 - L.C.U.E. LEE COUNTY UTILITY EASEMENT
 - L.B.&S.E. LANDSCAPE BEAUTIFICATION & SIGN EASEMENT
 - L.M.A.E. LAKE MAINTENANCE ACCESS EASEMENT
 - (NR) NON-RADIAL
 - (C) CURVE NUMBER
 - L1 LINE NUMBER
 - N NORTH
 - S SOUTH
 - E EAST
 - W WEST
 - ± MORE OR LESS
 - SQ. SQUARE
 - FT. FEET
 - CENTERLINE



LINE TABLE

LINE	BEARING	DISTANCE
L4	S.63°28'50"E.	120.00'
L5	S.34°54'16"E.	5.54'
L6	N.89°02'36"E.	107.55'
L7	S.34°54'16"E.	27.39'
L8	S.60°37'25"W.	90.13'
L9	N.60°37'25"W.	90.00'
L10	S.86°06'09"W.	90.00'
L11	N.77°52'12"E.	90.00'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
6	345.00'	51°27'40"	309.87'	299.56'	N.05°59'56"W.
7	30.00'	54°38'10"	28.61'	27.54'	S.07°35'11"E.
8	195.00'	61°25'26"	209.05'	199.18'	N.04°11'33"W.
9	75.00'	61°25'26"	80.40'	76.61'	S.04°11'33"W.
10	155.00'	00°21'01"	0.95'	0.95'	N.89°13'03"E.
11	240.00'	03°08'24"	13.15'	13.15'	S.33°20'04"E.
12	150.00'	03°49'21"	10.01'	10.01'	S.31°17'16"E.
13	240.00'	49°06'29"	205.70'	199.47'	S.04°49'20"E.
14	135.00'	23°37'45"	55.68'	55.28'	N.07°55'02"E.
15	225.00'	08°13'57"	32.33'	32.30'	N.08°00'50"W.
69	225.00'	19°35'57"	76.97'	76.59'	N.21°55'47"W.
70	240.00'	51°27'40"	215.56'	208.39'	N.05°59'56"W.
71	255.00'	51°27'40"	229.03'	221.41'	N.05°59'56"W.
72	120.00'	54°38'11"	114.43'	110.14'	S.07°35'11"E.
73	135.00'	54°38'10"	128.73'	123.91'	S.07°35'11"E.
74	150.00'	49°06'29"	128.56'	124.67'	S.04°49'20"E.
75	150.00'	01°42'20"	4.46'	4.46'	S.34°03'06"E.
76	90.00'	61°25'26"	91.93'	91.93'	N.04°11'33"W.
77	105.00'	61°25'26"	112.57'	107.25'	N.04°11'33"W.
78	105.00'	20°01'28"	36.70'	36.51'	N.16°30'26"E.
79	105.00'	17°51'30"	32.73'	32.60'	N.02°26'03"W.
80	105.00'	17°51'30"	32.73'	32.60'	N.20°17'33"W.
81	105.00'	05°40'58"	10.41'	10.41'	N.32°03'47"W.
82	195.00'	05°40'58"	19.34'	19.33'	N.32°03'47"W.
83	195.00'	17°51'30"	60.78'	60.53'	N.20°17'33"W.
84	195.00'	17°51'30"	60.78'	60.53'	N.02°26'03"W.
85	195.00'	20°01'28"	68.15'	67.80'	N.16°30'26"E.
86	30.00'	40°37'23"	21.27'	20.83'	S.14°35'35"E.
87	30.00'	14°00'48"	7.34'	7.32'	S.12°43'30"W.
88	345.00'	06°26'15"	38.76'	38.74'	N.16°30'47"E.
89	345.00'	08°49'13"	53.11'	53.06'	N.08°53'03"E.
90	345.00'	08°49'13"	53.11'	53.06'	N.00°03'50"E.
91	345.00'	08°49'13"	53.11'	53.06'	N.08°45'22"W.
92	345.00'	08°49'13"	53.11'	53.06'	N.17°34'35"W.
93	345.00'	09°00'06"	54.20'	54.15'	N.26°29'14"W.
94	255.00'	08°44'23"	38.90'	38.86'	N.26°21'23"W.
95	255.00'	08°49'13"	39.25'	39.22'	N.11°34'35"W.
96	255.00'	08°49'13"	39.25'	39.22'	N.08°45'22"W.
97	255.00'	08°49'13"	39.25'	39.22'	N.00°03'50"E.
98	255.00'	08°49'13"	39.25'	39.22'	N.08°53'03"E.
99	255.00'	06°26'15"	28.65'	28.64'	N.16°30'47"E.
100	120.00'	54°38'11"	114.43'	110.14'	S.07°35'11"E.
101	120.00'	46°18'36"	96.99'	94.37'	S.11°44'59"E.
102	150.00'	14°11'49"	37.17'	37.07'	S.22°16'41"E.
103	150.00'	14°09'29"	37.07'	36.97'	S.08°06'02"E.
104	150.00'	14°06'22"	37.02'	36.92'	S.06°02'53"E.
105	150.00'	07°36'50"	17.32'	17.31'	S.16°25'29"W.
106	225.00'	07°19'44"	28.78'	28.76'	N.16°04'02"E.
107	225.00'	16°18'01"	64.01'	63.80'	N.04°15'09"E.
108	225.00'	16°32'20"	64.95'	64.72'	N.20°23'58"W.
109	135.00'	15°49'25"	37.28'	37.17'	N.04°00'51"E.
110	135.00'	07°48'20"	18.39'	18.39'	N.15°49'44"E.
111	240.00'	06°36'50"	27.70'	27.69'	S.16°25'29"W.
112	240.00'	14°08'22"	59.23'	59.08'	S.06°02'53"W.
113	240.00'	14°09'29"	59.30'	59.15'	S.08°06'02"E.
114	240.00'	14°11'49"	59.47'	59.32'	S.22°16'41"E.
115	225.00'	23°37'45"	38.79'	38.74'	N.07°55'02"E.
116	135.00'	16°32'20"	38.97'	38.83'	N.20°23'58"W.



**EXHIBIT A
LEGAL DESCRIPTION**

TRACTS A – J, BLOCK A, LOTS 1-57 & BLOCK B, LOTS 1-105, CYPRESS WOODS RV RESORT UNIT ONE, A SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 65, PAGE 85-89, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACTS A - K & BLOCK C, LOTS 1-128, CYPRESS WOODS RV RESORT UNIT THREE, A SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 72, PAGE 92-95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACTS A – J & BLOCK D, Lots 1-136, CYPRESS WOODS RV RESORT UNIT FOUR, A SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 79, PAGE 69-71, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACTS A-C & LOTS 139-183, CYPRESS WOODS RV RESORT UNIT FOUR, A SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON AND RECORDED IN INSTRUMENT NUMBER 2006000358211, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACTS A – E-2 & LOTS 1-10, 39-69 & 103-137, LAGUNA CARIBE PHASE 1, A SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN INSTRUMENT NUMBER 2023000160379, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACTS A-2, TRACT F, LOTS 11-38 & 71-102, LAGUNA CARIBE PHASE 2, A SUBDIVISION BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN INSTRUMENT NUMBER 2023000286171, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SECTION B. CONDITIONS

1. No Change

2.

a. Schedule of Uses

Phases 1-5:

Accessory uses

Casitas (Consistent with LDC §34-1179)

Consumption on Premise

Food Stores, Group 1

Gazebos (maximum 2000 square feet)

Maintenance Area (Limited to maintenance trucks, maintenance sheds, and other vehicles/equipment needed for the maintenance of the development)

Personal Services, Group I

Administrative Offices

Entrance Gates or Gatehouse Essential Services Facility, Group I Excavation, Water

Retention Mobile Homes

Model Home, Unit, Display Center Park Trailers

Recreational Facilities, Personal Recreational Vehicles

Signs

Storage

Indoor

Open, Phases 1-4 only (Limited to RVs, Trailers, boats, and other vehicles/goods belonging to park residents)

Phases 5 only: No Change

b. Site Development Regulations

Phases 1-4:

Minimum Lot Area and Dimensions

Lot Area: 4,140 square feet

Width: 46 feet

Depth: 90 feet

Minimum Setbacks

Street: 20 feet

Side Street: 10 feet (Deviation 4)

Side: 0 feet for RV pad to the side lot line,
and 5 feet for RV or accessory structures to the
side lot line;

10 feet (for RVs)

5 feet (for Mobile Homes)

10 feet between parked RVs and accessory
structures on adjacent lots¹

Rear (Principal): 20 feet

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

Water Body: 25 feet

¹RV Pads may be within 10 feet of accessory structures

Phase 5: No Changes

3. No Change

4. No Change

5. No Change

6. No Change

7. Indigenous Open Space:

The project must provide ~~35.09~~ 34.74 acres minimum of indigenous open space with credits for all phases of the project in conceptual compliance with the MCP.

8. No Change

9. No Change

10. No Change

11. No Change

12. Accessory Setback:

~~Phase 5 lots~~ Lots must provide at least 10 feet between RVs and accessory structures on the adjacent lot. The RV pad may be within 10 feet consistent with the MCP "Typical Lot Detail".

13. No Change

14. No Change

15. No Change