



February 14, 2022

Mr. Anthony Rodriguez, AICP
Zoning Manager
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Subject: Cypress Woods RVPD
Administrative Amendment**

Dear Mr. Rodriguez:

On behalf of Laguna Caribe at Cypress Woods, LLC (Applicant), enclosed please find an application for an Administrative Amendment to a Planned Development in regard to Phase 5 of the Cypress Woods RVPD.

The 35.7+/-acre subject property (AKA Laguna Caribe) is located north of Lockett 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 by ADD2021-00158 and is designated within the Urban Community future land use category.

The Applicant is requesting the following changes pursuant to changes in market demand since the PD was adopted, as well as recent County-initiated Land Development Code amendments to allow for accessory structures with cooking and sleeping facilities within RVPD zoning districts.

Specifically, the Applicant is requesting the following changes via this amendment:

- Add the accessory use of “Casitas”;
- Remove the 600 square foot size limitation on “Cabanas”; and
- Exclude RV pads in the calculation lot coverage.

The Applicant is requesting the addition of “Casitas” within RVPD Schedule of Uses as an accessory use as it would allow the occupant of the RV lot the flexibility to enjoy the comfort of an expanded living space in a manner that is complementary to an active lifestyle.

As identified in the staff initiated LDC amendment for “casitas”, currently under consideration, there is an existing market demand for this type of accessory amenity within RV lots and approval of this use is will not create additional dwelling units within this RVPD.

The other changes are necessitated from the supplementary regulations in the LDC amendment that further limit casita size and other site parameters.

The request to remove 600 square foot limitation for “Cabanos” in this RVPD is to allow for greater flexibility in the design of “cabanos” and to be more in line with the proposed LDC amendment for “Casitas” which provides for a maximum of 900 SF. Similar to the casitas, the “cabanos” are restricted by height and setback restrictions and maximum lot coverage restrictions in place within this RVPD. Therefore, further square footage restrictions are unnecessary.

The request to remove RV pads from being calculated towards the maximum lot coverage within this RVPD is to be more in line with how the Lee County LDC defines lot coverage within various districts which is vertical structures and not inclusive of pavement. Within the PUD District, LDC Sec 34-1040(f), lot coverage is identified as the total lot coverage of all building and structures. Furthermore, within the RV zoning district maximum lot coverage is specific to recreational vehicles and appurtenance. Examples provided of appurtenances include only roofed structures such as carports and/or storage shed. Non-vertical paved areas are not included as part of the lot coverage for both districts which most closely apply to the subject RVPD.

The footnote to include the RV pad in the lot coverage calculation was proffered before it was known that Staff would enact a maximum square footage for RV accessory structures.

In accordance with LDC §34-380, this amendment request does not propose an increase to height, density or intensity within the development. Similarly, the amendment will not result in the substantial underutilization of public resources and infrastructure committed to the support of the development, will not reduce required open space, buffering, landscaping and preservation areas, and will not adversely impact surrounding land uses. Therefore, this internal adjustment of development standards can be approved administratively.

Based upon this application’s compliance with all other conditions in Z-20-027, the Lee Plan, and thresholds set forth in §34-380, the Applicant respectfully requests staff approval of the proposed administrative amendment. The Applicant is scheduling the required community meeting per the Caloosahatchee Shores Community Planning Area requirements and will provide Staff with the meeting summary immediately following the meeting.

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

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

Josephine Medina, AICP
Project Manager

Enclosures

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