



June 27, 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.

Specifically, the Applicant is requesting the expansion of deviation 23 to include 17 Lots 121-137. The existing deviation allows for a reduction of the required 30-foot setback from indigenous plant communities to a 20-foot setback for accessory structures, however, the deviation is currently limited to lots 68-70 and 75-76. At the time of the deviation request, it was overlooked that with the creation of the northern 0.90-acre indigenous restoration preserve lots 121-137 would be subject to the 30-foot setback requirement. Similar to the existing approval the request is only for accessory structures.

Understanding that the setback requirement from indigenous plant communities relates to fire protection concerns the request was provided to the Tice Fire Chief for review and the received correspondence indicating no objection from the Fire District to the request has been provided as supplemental documentation to this administrative amendment request.

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