

ADMINISTRATIVE AMENDMENT (PD) ADD2022-00142

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Josephine Medina with RVI Planning + Landscape Architecture filed an application for an administrative amendment on a 35.7-acre property zoned Recreational Vehicle Planned Development (RVPD), for a project known as Cypress Woods Phase 5, to amend Condition 22 of Resolution Z-20-027, which requires a 6-foot double hedge row at the time of installation surrounding the outdoor storage and dog park area, to allow for a 6-foot solid fence with a 3-foot hedge row surrounding the outdoor storage area and to allow for preservation of 18 large trees with a 3-foot hedge row planted external to the chain-link fence surrounding the dog park area; and

WHEREAS, the applicant has indicated the property's current STRAP number is 11-44-25-00-00014.0020 (attached as Exhibit "A"); and

WHEREAS, the property was originally rezoned by Resolution Z-94-025 (with subsequent amendments in case numbers AA-PD-95-19, ADD2002-00111, ADD2003-00122, Resolution Z-03-057, ADD2004-00102, Resolution Z-11-021, ADD2019-00066, ADD2020-00049, Resolution Z-20-027, ADD2021-00158, ADD2022-00021, and ADD2022-00108); and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Cypress Woods Resort has been substantially built, and the applicant intends to complete phase 5 of the development; and

WHEREAS, Resolution Z-20-027 requires the installation of a double hedge row at the time of development surrounding the outdoor storage and dog park area to enhance compatibility between these uses and neighboring residential uses to the east; and

WHEREAS, the applicant has requested to amend the design of the approved buffer to allow for a 6-foot solid fence with a 3-foot hedge row surrounding the outdoor storage area and to allow for preservation of 18 large trees with a 3-foot hedge row planted external to the chain-link fence surrounding the dog park area (see Exhibit "B"); and

WHEREAS, Environmental staff has reviewed the deviation request and has found that the visual screen will be equivalent to or better than the required double hedge row per LDC 34-174; and

WHEREAS, the applicant held a public information meeting at Cypress Woods Town Center on August 30, 2022 per LDC 33-1482 (see Exhibit "C"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Recreational Vehicle Planned Development is **APPROVED subject to the following conditions:**

1. **Development must be consistent with the Master Concept Plan entitled “MCP 9.20.2022” dated 9.20.22 a copy of which is attached hereto as Exhibit “B”.**
2. **The visual screen abutting the area designated as Passive Park/Outdoor Storage shall consist of a 6-foot-tall solid fence with 66 shrubs per 100 linear feet planted at a minimum of 3 feet and maintained at 6 feet in height along the exterior of the fence.**
3. **The visual screen abutting the area designated as a Dog Park shall consist of a minimum of 66 shrubs per 100 linear feet planted at a minimum of 3 feet and maintained at 6 feet in height with a minimum of 18 large trees.**
4. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect, except as amended herein.**
5. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 11/21/2022

Audra Ennis, Regulatory Review Manager

Exhibits:

A – Legal Description

B – MCP 9.20.2022

C – Cypress Woods RVPD PIM

DESCRIPTION TO ACCOMPANY SKETCH
EXHIBIT "A"

DESCRIPTION:

A TRACT OR PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE AFORESAID SECTION 11; THENCE RUN S.00°46'12"E. ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4) FOR 1302.47 FEET TO THE NORTHEAST CORNER OF CYPRESS WOODS RV RESORT, UNIT THREE, AS RECORDED IN PLAT BOOK 72, PAGES 92 THROUGH 95, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.89°04'12"W. ALONG THE NORTH LINE OF SAID CYPRESS WOODS RV RESORT, UNIT THREE FOR 1122.27 FEET; THENCE RUN N.00°45'40"W. FOR 1301.67 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER (SW1/4); THENCE RUN N.89°01'45"E. ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) FOR 12.23 FEET TO A POINT ON A TANGENT CURVE; THENCE RUN NORTHEASTERLY FOR 218.04 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 255.00 FEET, A DELTA OF 48°59'28", A CHORD BEARING OF N.64°35'12"E. AND A CHORD DISTANCE OF 211.46 FEET TO A POINT OF TANGENCY; THENCE RUN N.89°04'56"E. FOR 917.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF THE AFORESAID SECTION 11; THENCE RUN S.00°46'12"E. ALONG SAID EAST LINE FOR 86.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 35.638 ACRES, MORE OR LESS.

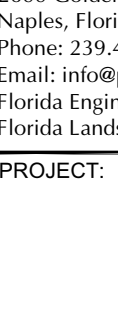
Phillip M Mould, Digitally signed by Phillip
M Mould, P.S.M. 6515
State of Florida
Date: 2022.02.14 10:36:43
-05'00'
P.S.M. 6515
State of Florida

PHILLIP M MOULD
LS6515
SEPTEMBER 14, 2020

THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.

FLORIDA CERTIFICATE OF
AUTHORIZATION # LB6921

Scale: 1" = 10'

 PENINSULA ENGINEERING CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL CONSULTING · LAND PLANNING · SITE PLANNING · CONSTRUCTION MANAGEMENT · OWNER REPRESENTATIVE		
2600 Golden Gate Parkway Naples, Florida 34105 Phone: 239.403.6700 Fax: 239.261.1797 Email: info@pen-eng.com Website: www.pen-eng.com Florida Engineering Certificate of Authorization #28275 Florida Landscape Certificate of Authorization #LC26000632		
PROJECT:		
CYPRESS WOODS RV RESORT PHASE 5 RECREATIONAL VEHICLE PLANNED DEVELOPMENT		
TITLE:		
MASTER CONCEPT PLAN		
OWNER/CLIENT/CONSULTANT:		
LAGUNA CARIBE AT CYPRESS WOODS, LLC		
REVISIONS:		
No.	Revision:	Date:
1	REVISED PER COUNTY COMMENTS	3/27/20
2	REVISED PER COUNTY COMMENTS	05/18/20
3	DEVIATION #23 ADDED	07/13/20
4	SCHEDULE OF DEVIATIONS REMOVED PER COUNTY	08/05/20
5	REVISED PER STAFF REPORT	09/01/20
6	REVISED PER HEX CONDITIONS	12/30/20
7	CORRECTED TYPICAL LOT DETAIL	09/22/21
8	ADDED "CASITA" TO TYPICAL LOT DETAIL	02/11/22
9	REVISED TYPICAL LOT DETAIL	06/14/22
10	ADDED DEVIATION #23 TO LOTS 121-137	6/27/22
11	REVISED VISUAL SCREEN AT NE CORNER OF PROPERTY	9/20/22
NOTES:		
PROFESSIONAL SEALS:		
PROFESSIONAL ENGINEER:	DANIEL C. HARTLEY	
FLORIDA LICENSE NUMBER:	73943	
DATUM NOTE: ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).		
Bar Scale: 1" = 100'		
		
SEC.: 11	TWP.: 44	RGE.: 25E
City: FORT MYERS	County:	LEE
Designed by:	CURTIS WICKSTROM	
Drawn by:	CURTIS WICKSTROM	
Date:	JAN. 2016	
Horizontal Scale:	1" = 200'	
Vertical Scale:	N.T.S.	
Project Number:	P-L26-001-001	
File Number:	P-L26-002-001-X06	
Sheet Number: 4 of 4		



**Cypress Woods Recreational Vehicle Planned Development
Administrative Amendment
Public Information Session Meeting Summary**

Tuesday, August 30, 9:00 a.m.

Cypress Woods Town Center, 10100 Nightwood Drive, Fort Myers, FL 33905

Laguna Caribe at Cypress Woods, LLC (Applicant) hosted their public informational session in accordance with Section 33-1482 of the Land Development Code on Tuesday, August 30, 2022. The meeting was held at the Cypress Woods Town Center at 9:00 AM.

The meeting was held for the pending Cypress Woods RVPD Administrative Amendment application (ADD2022-00142). The meeting notice was published in the News-Press on August 9, 2022. The Affidavit of Publication is attached as Exhibit "A".

The Applicant was present at the location until 9:10 a.m. No one from the public attended.

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

**WALDROP ENGINEERING
28100 BONITA GRANDE DR
BONITA SPRINGS, FL 34135**

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared

Nicole Jacobs, who on oath says that
he or she is a Legal Assistant of the News-Press, a daily
newspaper published at Fort Myers in Lee County, Florida; that
the attached copy of advertisement, being a Legal Ad in the
matter of

NOTICE OF PUBLIC INFORMATION MEETING DATE:

Tuesday, August 30, 2022 TIME: 9:00 AM ADDRESS: Cypress
Woods Town Center, 10100 Nightwood Drive, Fort Myers, FL
339

In the Twentieth Judicial Circuit Court was published in said
newspaper editions dated in the issues of or by publication on
the newspaper's website, if authorized, on :

08/09/2022

Affiant further says that the said News-Press is a paper of
general circulation daily in Lee County and published at Fort
Myers, in said Lee County, Florida, and that the said newspaper
has heretofore been continuously published in said Lee County,
Florida each day and has been entered as periodicals matter at
the post office in Fort Myers, in said Lee County, Florida, for a
period of one year next preceding the first publication of the
attached copy of advertisement; and affiant further says that
he or she has never paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for the
purpose of securing this advertisement for publication in said
newspaper editions dated:

Sworn to and Subscribed before me this 9th of August 2022,
by legal clerk who is personally known to me.

Affiant

Nicole Jacobs

Notary State of Wisconsin, County of Brown

Shelly Hora

8-25-23

My commission expires

of Affidavits 1

This is not an invoice

SHELLY HORA
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION
MEETING

DATE: Tuesday, August 30, 2022

TIME: 9:00 AM

ADDRESS: Cypress Woods Town Center,
10100 Nightwood Drive, Fort Myers, FL
33905

In accordance with the Caloosahatchee
Shores Planning Community require-
ments of the Lee County Land Develop-
ment Code, the Applicant, Laguna
Caribe at Cypress Woods, LLC, will be
presenting information to the public
on the following request:

Administrative Amendment to the
Cypress Woods RV Resort Recreational
Vehicle Planned Development (RVPD),
Phase 5, to clarify visual screen plant-
ing requirements.

The purpose of the meeting is to edu-
cate community members and nearby
landowners about the proposed devel-
opment and to address any questions.

For questions please contact:

Duane Truitt

3001 Tamiami Tr N Suite 206
239-227-3929 OR dtruitt96@yahoo.com
#5367065 8/9/2022