



August 8, 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 ADD-2020-00049, ADD2021-00158, ADD2022-00021, ADD2022-00108, and is designated within the Urban Community future land use category.

Specifically, the Applicant is requesting to amend the PD to provide clarification of the minimum planting height required for the visual screening (double row hedge) to be generally located along the northeast corner of the PD. No changes to the approved Master Concept Plan (MCP) are proposed. The height of the double row hedge shall be maintained at a minimum 6 feet in height, and no change in the length or general location of the hedge is being proposed on the approved MCP. The Applicant proposes a new zoning condition # 16 to provide clarification to the minimum planting height of the hedge as identified below:

The developer shall provide a visual screen (double hedge row) generally located along the northeast corner of the property which shall be a minimum of 3 feet in height at the time of planting and be maintained to form a 6-foot tall high visual screen within a period of 2 years after the time of planting.

The request is consistent with buffer requirements within the LDC which allow for the reduced minimum hedge height at the time of planting of 36 inches and a 2-year period to reach the minimum height to which the hedge must be maintained. This LDC policy removes the cost-prohibitive requirement of having to install landscaping such as

hedges at the fully required maintained height and allows the vegetation a period to grow to the minimum required maintenance height.

The 6-foot-tall double-row hedge visual screening was identified within the MCP to address staff's concerns regarding the views of the single-family residential parcel to the northeast of the RVPD. However, the minimum planting height was neglected to be identified at that time and the Applicant is now requesting for this to be clarified within this RVPD through this amendment.

As can be seen by Figure 1 below uses surrounding the area where the visual barrier is to be planted includes directly to the north storage area for Cypress Trails RVPD, directly to the east is an AG-2 zoned Plant Nursery and approximately 80 feet of the property line directly to the east abuts the rear yard of a 2-acre AG-2 zoned single-family residential parcel. The uses intended to be screened by the visual barrier would include the pickleball court, dog park, and a passive park/storage area. A sound abatement fence will be installed at the time of construction of the pickle ball court to address any noise impacts and the dog park is located adjacent to the plant nursery area and a distance south of the single-family residential properties.

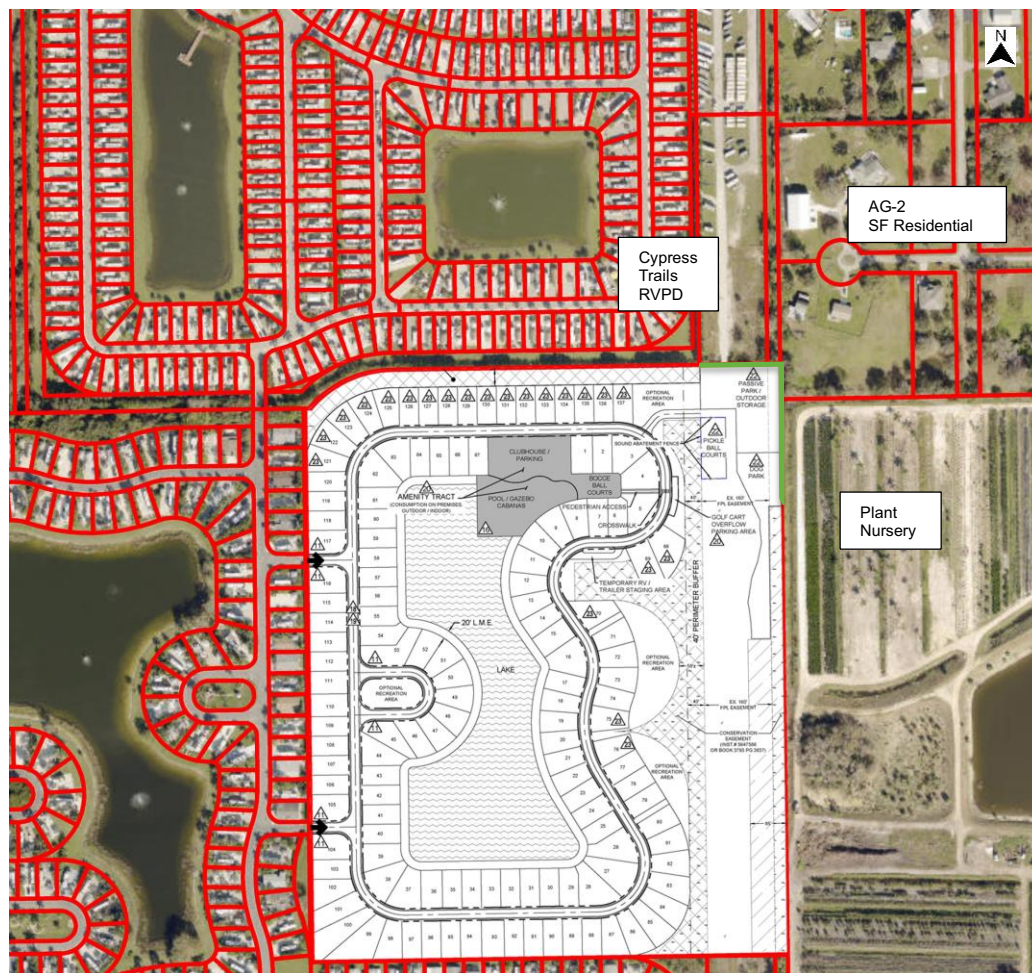


Figure 1 – Aerial of NE Visual Screening Adjacent Uses

Figure 2 below taken in 2022 reflects the view from the NE corner of the RVPD. As evident Figure 2 there is existing vegetation along the single-family residential home that does already provide screening from the subject property, and directly to the north, the Cypress Trails property is being used for storage so allowing the 3-foot high double row hedge to grow for a period of 2 years to form a 6-foot visual screen will not result in a reduction to compatibility with the adjacent uses.



Figure 2 - Northeast Corner of Cypress Trails RVPD (July 2022)

As mentioned above there is no reduction to the visual screening of a 6-foot tall double row hedge being proposed either via height, width, location or length. The request is consistent with other buffer requirements within the LDC. Allowing for a minimum planting height will remove a cost-prohibitive requirement for the developer and will not result in reduced compatibility with adjacent land uses.

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 clarification of the minimum planting height for visual screening 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