



September 26, 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.

The Applicant is specifically requesting to amend the approved PD Master Concept Plan (MCP) which identifies a 6-foot-tall visual screen in the form of a double hedge row along the northeastern corner of the development. The Applicant instead proposes to replace the double hedge row with a 6-foot-tall solid fence with a 3-foot hedge planted along the exterior of the fence at 66 shrubs per 100 linear feet for the area designated as Passive Park/Outdoor Storage. Along the eastern property boundary in the area designated as a Dog Park in the MCP, the Applicant is proposing the preservation of a minimum of 18 large trees with a hedge planted at 66 shrubs per 100 linear feet, and at a minimum of 3 feet in height.

The amendment also updates the MCP to incorporate the FPL access along the north property line through what is identified as an FPL Access Gate in the proposed MCP. No further changes to the MCP are being requested via this amendment.

To provide clarification of the visual screening requirement being proposed by the Applicant within the MCP a new zoning condition # 16 has been provided below:

The developer shall provide a visual screen generally located along the northeast corner of the property as identified on the MCP.

- a. *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 in height along the exterior of the fence.*
- b. *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 in height with a minimum of 18 large trees.*

The 6-foot-tall double hedge row was originally identified within the approved MCP to address staff's concerns regarding the views of the single-family residential parcels to the northeast of the RVPD. However, the cost-prohibitive nature of planting this specific visual screening at six feet in height was unknown at the time. The Applicant is now requesting to be allowed to provide an alternative equal or better visual screen to the 6-foot double hedge row similar to the RVPD visual screen requirements identified within LDC Sec. 34-939 (b)(3).

In compliance with the review criteria for the Administrative Amendment to a PD per LDC §34-174 the Applicant's proposed alternative to a visual screen will be equivalent to or better than the required double hedge row on the MCP. The solid 6-foot fence will serve to assure a better visual screen along the Passive Park/Outdoor Storage area. Shrubs will be planted 3 feet in height along the exterior of the solid fence. A tree count of the existing vegetation around the Dog Park area was done which resulted in the identification of more than 20 large trees in the area. LDC Sec. 34-939 (b)(3) – RVPD Buffers require the vegetative visual screen to include 10 trees per 100 linear feet which would equate to the requirement of 18 trees for the 180-foot length along the eastern boundary of the Dog Park area. The preservation of the existing native trees in this area will therefore meet and exceed this requirement and will be supplemented by a hedge consistent of 66 shrubs per 100 linear feet, planted at a minimum of 3 feet in height.

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 the RVPD screening requirements within LDC Sec. 34-939. This amendment does not reduce the compatibility with adjacent land uses but will remove a cost-prohibitive requirement for the developer.

The applicant hosted a public informational session in accordance with Section 33-1482 of the Land Development Code on Tuesday, August 30th, 2022. No one from the public attended and a meeting summary has been provided as part of this application.

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.

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