



April 1, 2024

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

**Subject: Cypress Woods RVPD
Administrative Amendment – Narrative of Request**

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, ADD2022-00021, ADD2022-00108, ADD2022-00142, and ADD2023-00099 and is designated within the Urban Community future land use category. The site has a pending Planned Development Amendment, DCI2023-00030, to add “Casitas” to Phase 1-4 and “Maintenance Area” as an accessory use.

The Applicant is requesting the following changes pursuant to changes in market demand since the PD was adopted.

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

- Add the residential accessory use of “Tiki Huts”;
- Add the residential accessory use of “Outdoor Kitchens”;
- Remove the 200 square foot size limitation on “Gazebos”; and
- Add a reduced setback allowance for rear yards abutting option recreation area.

The Applicant is requesting the addition of “Tiki Huts” 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 a covered shade structure in a manner that is complementary to an active lifestyle. The Applicant is also requesting the addition of “Outdoor Kitchens” within RVPD Schedule of Uses as an accessory use to allow for additional space for cooking while activating outdoor space.

As identified in the staff initiated LDC amendment for “Tiki Huts” and “Outdoor Kitchens”, currently under consideration, there is an existing market demand for these types of accessory amenities within RV lots and approval of these uses will not create additional dwelling units within this RVPD.

The request to remove 200 square foot limitation for “Gazebos” in Phase 5 of the RVPD is to allow for greater flexibility in the design of “Gazebos”. The lots within the RVPD are restricted by setbacks and maximum lot coverage. Furthermore, 'Gazebos' must be architecturally compatible in terms of scale and proportion with the principal building; therefore, additional square footage restrictions are unnecessary.

The Applicant is also requesting the addition of a reduced setback allowance for rear yards abutting optional recreation area in Phase 5. The rear yard setback is mandated to create addition space buffers between primary structures; however, lots abutting optional recreation area do not need the additional buffer as there are no primary uses on said recreation areas.

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) 908-3408 or PKulak@RViPlanning.com.

Sincerely,

RVi Planning + Landscape Architecture



Patty Kulak
Project Manager

Enclosures

cc: Duane Truitt, Laguna Caribe at Cypress Woods, LLC