



May 15, 2024

Adam Mendez
Senior Planner
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**RE: Cypress Woods RVPD
ADD2024-00063**

Dear Mr. Mendez:

Enclosed please find responses to Staff's comments received May 10, 2024. Accordingly, the following items are provided to address Staff's sufficiency review comments:

1. Council Letter of Opinion, dated May 13, 2024
2. Homeowners Association Letter, dated May 13, 2024

Zoning Comments prepared by: Adam Mendez

1. Where the property is a homeowners' association as defined and regulated in F.S. chs. 718, 720, and 721, respectively, an application or petition applicable to association property including but not limited to common elements, common area, or future development, may be initiated by the association's president, manager or equivalent when authorized by a resolution of the association's governing body or by previously recorded association documents. Please provide a letter from the governing HOA with respect to initiation of this application. LDC Section 34-201(a)(1)e.

RESPONSE: Please see the provided Homeowners Association Letter from the President of Laguna Caribe Homeowners Associations, Inc. dated May 13, 2024.

2. In addition to the authorization required under subsection e. [above] applications that include property that is individually owned by homeowners association must be accompanied by a letter of opinion from a licensed Florida attorney, who must attest that he has examined the declaration of condominium, the bylaws of the condominium or homeowners' association documents, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the County violates none of the provisions therein, or any federal or state law regulating condominiums, timeshare plans, or homeowners associations, or the rights of any of the unit/homeowners owners, as derived from such documents and laws, and that approval of the requested act by the County would violate no such rights. Please provide a letter of opinion from a licensed Florida attorney in accordance with LDC Section 34-201(a)(1)f.

RESPONSE: Please see the provided Council Letter of Opinion from Molly A. Maggiano, Esq. dated May 13, 2024 in accordance to LDC Section 34-201(a)(1)f.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (239) 908-3408, or PKulak@RViPlanning.com

Sincerely,

RVi Planning + Landscape Architecture



Patty A. Kulak
Project Manager