



## Board of County Commissioners

Kevin Ruane  
District One

September 21, 2023

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District Two

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District Three

Brian Hamman  
District Four

Mike Greenwell  
District Five

Dave Harner  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
Chief County Hearing  
Examiner

Josephine Medina  
RVI Planning and Landscape Architecture.  
28100 Bonita Grade Drive, Suite 305  
Fort Myers, FL 34135

### **RE: Cypress Woods RVPD DCI2022-00030**

Dear Ms. Medina:

The Zoning Section has reviewed the information provided for the above-referenced application. The Lee County Land Development Code (LDC) requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklist. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

Please respond to the sufficiency review comments contained within thirty (60) calendar days of the date of this letter. This application may be considered withdrawn if no response is received within this timeframe. Please feel free to contact me at [Amendez@leegov.com](mailto:Amendez@leegov.com) or (239) 533-8325 if you have any questions.

### **Environmental Sciences**

1. The submittal waiver request for the FLUCCS map and Listed Species survey was not granted. Please provide the required documents per LDC 34-373.
2. Please bring in the entirety of the deviations from the previous resolution. Due to the nature of case, all deviations and MCP changes may be updated in strike through and underline.
3. The subject property is within the Caloosahatchee Shores Community Planning area. Lee Plan policy 21.1.2 requires any deviation from landscaping, buffering, signage or architectural requirements may not be granted unless the request meets the approval criteria for variances set forth in the LDC. Currently, the requested deviations 27, 28, 29, and 31 will be required to meet the variance criteria. Please demonstrate compliance with the policy within the justification. Additional comments may follow.

4. Deviation 31 may affect open space. Please provide an updated open space chart on the MCP.

### **DOT**

1. Please show the distances between the proposed project's entrance and the adjacent streets/driveways on LUCKETT RD in the MCP per LDC §10-285.
2. It has been mentioned in the request statement to amend the MCP by removing the temporary emergency access point and secondary potential interconnection identified on MCP (that were not constructed). Please clearly locate the temporary emergency access point and secondary potential interconnection in the MCP that were mention in the request statement.
3. Kindly provide a precise count of the total number of access points.

### **Planning**

1. Please address Lee Plan Policy 21.1.2.

### **Legal**

1. Description. - The legal description does not include individual lots in Units 1, 3 and 4 and excludes all areas in Unit 4-B and Laguna Caribe, Phase 2
2. Survey. If the subject property consists of one or more undivided lots within a subdivision, then a copy of the subdivision plat may be submitted in lieu of the boundary survey. However, if the dimensions of the subject property differ from those in the original plat, then a boundary survey, including a metes and bounds legal description, will be required;

The only plats submitted in lieu of the boundary survey are Cypress Woods RV Resort Unit Four, Cypress Woods RV Resort Unit Three, and Cypress Woods RV Resort Unit One.

3. Title Certification. No Title Certification was submitted. The list of STRAPs document, while full of errors, indicates the intent is to include additional areas than those included in the submitted legal description.

### **Zoning**

1. Courtesy comment. The justification for Deviation 31 references ADD2002-00180.
2. RV & Boat Storage. In terms of area, please define the maximum perimeter buffer area being displaced (reduced from 40 to 30 feet) by the reduction.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Zoning Section

Electronically signed on 9/21/2023 by  
Adam Mendez,  
Senior Planner