



Board of County Commissioners

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March 13, 2024

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

**RE: Cypress Woods RVPD
DCI2023-00030**

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 (30) 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 This application may be considered withdrawn if no response is received within this timeframe.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 or (239) 533-8325 if you have any questions.

Environmental Sciences

1. There are hydric FLUCCS located in the areas proposed for expansion. Please indicate how the applicant intends to protect environmental critical areas onsite.
2. The LDC requires written statement from the entity holding the beneficial interest in the easement, specifying the entity has no objection to the improvements and, improvements will not interfere with the long-term maintenance of the infrastructure within easement area. Please indicate if the expansion of the storage area will impact the FPL easement and if a written statement has been obtained.

Legal

1. Description & Sketch. Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5) Cypress Woods RV Resort Unit 4-B is missing "-B" in the legal description. Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).
2. Title Certification. A title certification is required per LDC §34-202(a)(7) and must meet the following criteria:
 - a. Form. The certification of title must be in one of the following forms:
 - i. Title certificate or title opinion, no greater than 90 days old at the time of the initial development order submittal. Or, ii. Title insurance policy with appropriate schedules, no greater than five years old at the time of the initial zoning case submittal and an affidavit of no change covering the period of time between issuance of the policy and the application date.
 - b. Content. The certification of title must include, at a minimum, the following:
 - i. The name of the owner of the fee title.
 - ii. All mortgages secured by the property;
 - iii. All easements encumbering the property;
 - iv. The legal description of the property; and
 - v. The certification of title documentation must be unequivocal.

Zoning

1. The Environmental Data report provided includes two erroneous USGS Quad Maps of Lake Harbor, Florida [Pages 4 and 12].
2. Please clarify what appears to be a Deviation enumeration "80" on the revised MCP adjacent to the landscape maintenance area access on Luckett Road.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 03/13/2024 by
Adam Mendez,
Senior Planner