



February 19, 2025

Mr. Adam Mendez
Senior Planner
Lee County Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

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

Dear Mr. Mendez:

Enclosed please find responses to your review comments letter dated February 19, 2025. The following documents have been revised to address staff comments.

1. Revised Legal Description
2. Approved Waiver GEN2025-00056

Legal Comments

1. Description & Sketch. The revised legal description excludes the platted lots that were included on the previous version of the legal description. Please provide a legal description and sketch in accordance with the requirements of Lee County LDC §34-202(a)(5).

RESPONSE: Please see attached, corrected legal description. It is understood the property is consists of one or more undivided lots within a subdivision platted in accordance with F.S. Ch. 177; therefore, a legal description and sketch are not technically required per LDC Section 34-202.

2. Title Certification. The property description (Exhibit A) excludes the platted lots which are subject to this application. Please provide a title certification for the property subject to zoning approval in accordance with the requirements of Lee County LDC §34-202(a)(7).

RESPONSE: Please see attached signed waiver from title certification requirements (GEN2025-00056).

Thank you in advance for your consideration of this additional information. If you have questions, please contact me directly at (239) 850-8525 or acrespo@rviplanning.com.

Thank you,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink that reads 'Acrespo'.

Alexis Crespo, AICP
Vice President of Planning

Enclosures



REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS (indicate the appropriate application type)

- Public Hearing - General Requirements **(34-202)**
- Public Hearing - Mining Excavation Planned Development **(12-110)**
- Public Hearing - Additional Requirements for:
 - Development of Regional Impact **(34-202(b)(1))**
 - Planned Developments **(34-202(b)(2))**
 - Planned Development Amendment **(34-202(b)(2))**
 - Rezoning other than Planned Developments **(34-202(b)(3))**
 - Special Exceptions **(34-202(b)(5))**
 - Variances **(34-202(b)(6))**
 - Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
 - Private Recreational Facilities Planned Development **(34-941(g))**
- Development Order - Submittal Requirements **(10-152)**
 - Application Form and Contents **(10-153)**
 - Additional Required Submittals **(10-154)**
- Limited Review Development Order – Submittal Requirements **(10-152)**
 - Required Submittals **(10-175)**
- Administrative Action Application Requirements **[34-203]**

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: Multiple (See DCI2023-00030)
 Name of Project: Cypress Woods RVPD

Name of Agent: Alexis Crespo, AICP – RVi Planning + Landscape Architecture
 Street Address: 28100 Bonita Grande Drive, Suite 305
 City, State, Zip: Bonita Springs, FL, 34135
 Phone Number: 239.850.8525 Email Address: acrespo@rviplanning.com

Name of Applicant*: Cypress Woods RV Resort Homeowners Association, Inc.
 Street Address: 5551 Lucket Road
 City, State, Zip: Fort Myers, FL 33905
 Phone Number: _____ Email Address: judycwbod@gmail.com

***If applicant is not the owner, a letter of authorization from the owner must be submitted.**

**LEE COUNTY COMMUNITY DEVELOPMENT
 P.O. BOX 398 (1500 MONROE STREET), FORT MYERS, FLORIDA 33902
 PHONE (239) 533-8585**

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

Section Number	Requirement
#1 34-202(a)7.	Certification of title and encumbrances.
#2	
#3	
#4	
#5	
#6	
#7	
#8	
#9	

B. SCOPE OF PROJECT AND REASON(S) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

The Applicant is requesting that the title opinion for all commonly owned parcels in the RVPD suffice for this requirement, which has been provided. The RVPD is largely built out with 400+ individually owned RVPD lots. Obtaining title certification for all individually owned parcels would be cost prohibitive. The Applicant has supplied the County with the Attorney's Opinion confirming the HOA and their designee are legally allowed to file the RVPD application.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

2/10/2025

Signature of Applicant

Date

FOR STAFF USE ONLY

DIRECTOR'S DECISION:

- Request Denied
- Request Approved
- Request Approved Per Attached Comments

Electronically signed on 2/19/2025 by
Anthony R. Rodriguez, AICP, CPM, Zoning Manager
Lee County Department of Community Development

Director Signature

Date



**EXHIBIT A
LEGAL DESCRIPTION**

TRACTS A – J, BLOCK A, LOTS 1-57 & BLOCK B, LOTS 1-105, CYPRESS WOODS RV RESORT UNIT ONE, A SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 65, PAGE 85-89, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACTS A - K & BLOCK C, LOTS 1-128, CYPRESS WOODS RV RESORT UNIT THREE, A SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 72, PAGE 92-95, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACTS A – J & BLOCK D, Lots 1-136, CYPRESS WOODS RV RESORT UNIT FOUR, A SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN PLAT BOOK 79, PAGE 69-71, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACTS A-C & LOTS 139-183, CYPRESS WOODS RV RESORT UNIT FOUR B, A SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON AND RECORDED IN INSTRUMENT NUMBER 2006000358211, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACTS A – E-2 & LOTS 1-10, 39-69 & 103-137, LAGUNA CARIBE PHASE 1, A SUBDIVISION, LOCATED IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN INSTRUMENT NUMBER 2023000160379, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TRACTS A-2, TRACT F, LOTS 11-38 & 71-102, LAGUNA CARIBE PHASE 2, A SUBDIVISION BEING A REPLAT OF TRACT "F", LAGUNA CARIBE, PHASE 1, AS RECORDED IN INSTRUMENT NUMBER 2023000160379, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LYING IN SECTION 11, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. ACCORDING TO THE PLAT THEREOF ON FILE AND RECORDED IN INSTRUMENT NUMBER 2023000286171, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.