



July 28, 2025

Ms. Amanda Rivera, Deputy Hearing Examiner
The Office of the Lee County Hearing Examiner
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901

**RE: Cypress Woods RVPD - DCI2023-00030
48-Hour Letter**

Dear Madame Hearing Examiner:

On behalf of the Applicant for DCI2023-00030, I am pleased to submit the information required in the 48-Hour Notice and Exhibit List. In addition, enclosed is a list of applicant witnesses who we expect to be present and/or testify.

The Applicant is in agreement with the staff conditions and has revised the Master Concept Plans (MCPs) pursuant to the Staff Note under Attachment E, Condition 1, of the Staff Report. The MCPs are attached hereto and dated July 29, 2025.

Thank you for your consideration of the above information. We look forward to presenting the case at the hearing.

Sincerely,

RVI Planning + Landscape Architecture

A handwritten signature in blue ink, appearing to read 'Alexis V. Crespo'.

Alexis V. Crespo, AICP
Vice President of Planning

**Cypress Woods RVPD
DCI2023-00030**

Exhibit List

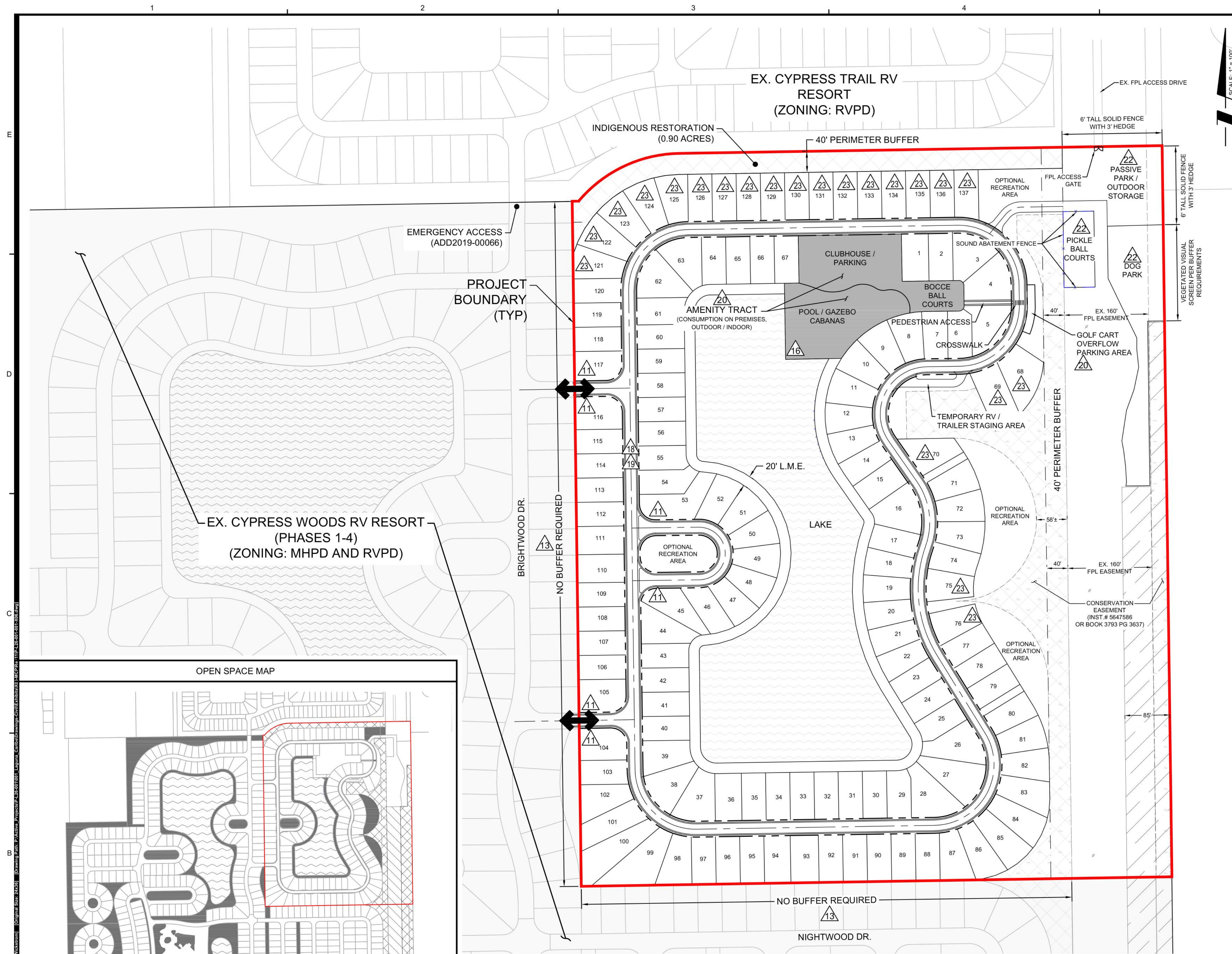
- Applicant's PowerPoint Presentation (to be provided at the hearing)
- Revised 3-Page MCP entitled "Cypress Woods R.V. Resort" prepared by Barbot, Steuart & Associates, Inc. dated July 29, 2025
- Revised 1-Page MCP entitled "Cypress Woods RV Resort Optional Phase 5 MCP" prepared by Peninsula Engineering dated July 29, 2025
- Zoning Staff Report and all attachments (incorporated by reference)

**Cypress Woods RVPD
DCI2023-00030**

Witness List

Alexis Crespo, AICP – RVi Planning & Landscape Architecture, Inc., 28100 Bonita Grande Drive, Suite 300, Bonita Springs, FL 34135, acrespo@rviplanning.com

Jeremy Sterk, CEP – Earth Tech Environmental, LLC, 10600 Jolea Avenue, Bonita Springs, FL 34135
jeremys@eteflorida.com



LEGEND

- CONSERVATION EASEMENT
- LAKE
- AMENITY TRACT
- PRESERVE
- RESIDENT INGRESS / EGRESS
- DEVIATION LOCATION

INDIGENOUS OPEN SPACE ⁽¹⁾

TYPES	ACTUAL	CREDITS
100%	PHASES 1 - 4: 1.11 AC PHASE 5: 3.18 AC	1.11 AC 3.18 AC
110%	PHASES 1 - 4: 1.27 AC PHASE 5: 0 AC	1.39 AC 0 AC
125%	PHASES 1 - 4: 2.16 AC PHASE 5: 1.66 AC	2.70 AC 1.66 AC ⁽²⁾
150%	PHASES 1 - 4: 16.70 AC PHASE 5: 0 AC	25.05 AC 0 AC
TOTAL PROVIDED: 26.08 AC		35.09 AC
TOTAL REQUIRED: 26.08 AC		30.30 AC

NOTES:
1. INDIGENOUS OPEN SPACE AREAS WITHIN THE EXISTING PHASES 1-4 REMAIN UNCHANGED. THE UPDATED TABLE SHOWN ABOVE REFLECTS REVISIONS WITHIN THE PHASE 5 DEVELOPMENT BOUNDARY, AND ALSO CORRECTS CALCULATION ERRORS IN THE PREVIOUSLY APPROVED MCP.
2. ALTHOUGH CREDIT WAS GIVEN ON THESE AREAS IN PREVIOUS ZONING APPROVALS, NO CREDIT IS TAKEN FOR AREA WITHIN PHASE 5 UNDER THIS APPLICATION.

SITE DATA TABLE

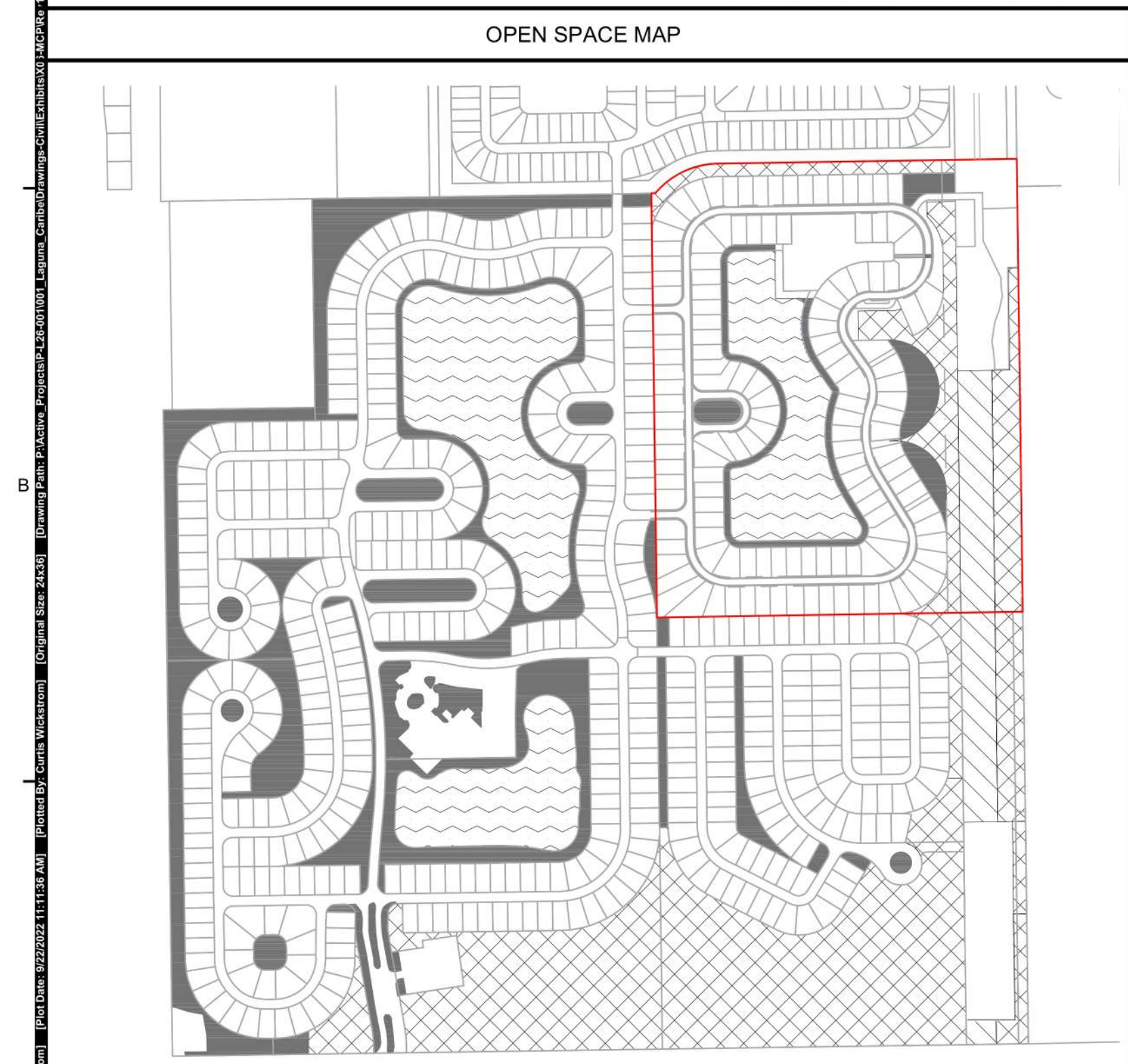
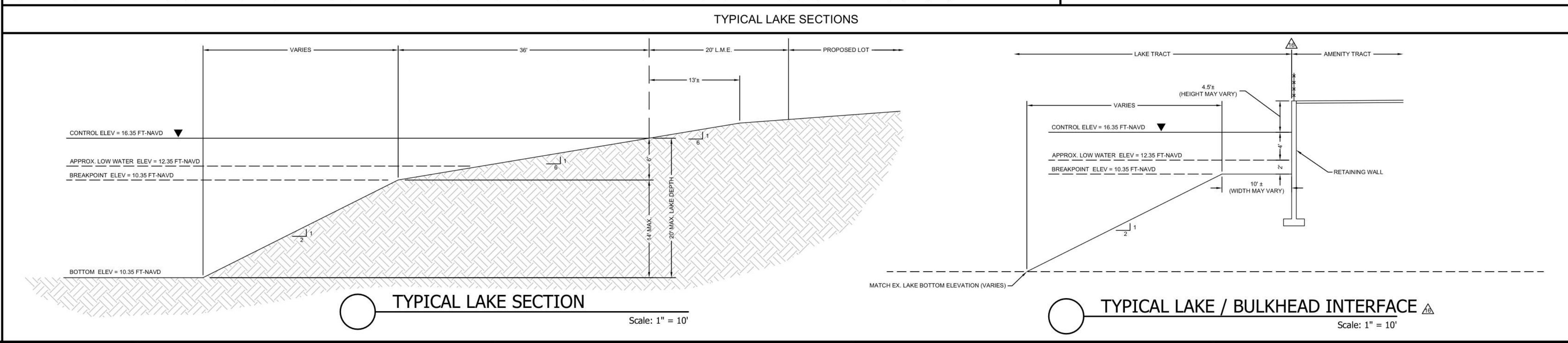
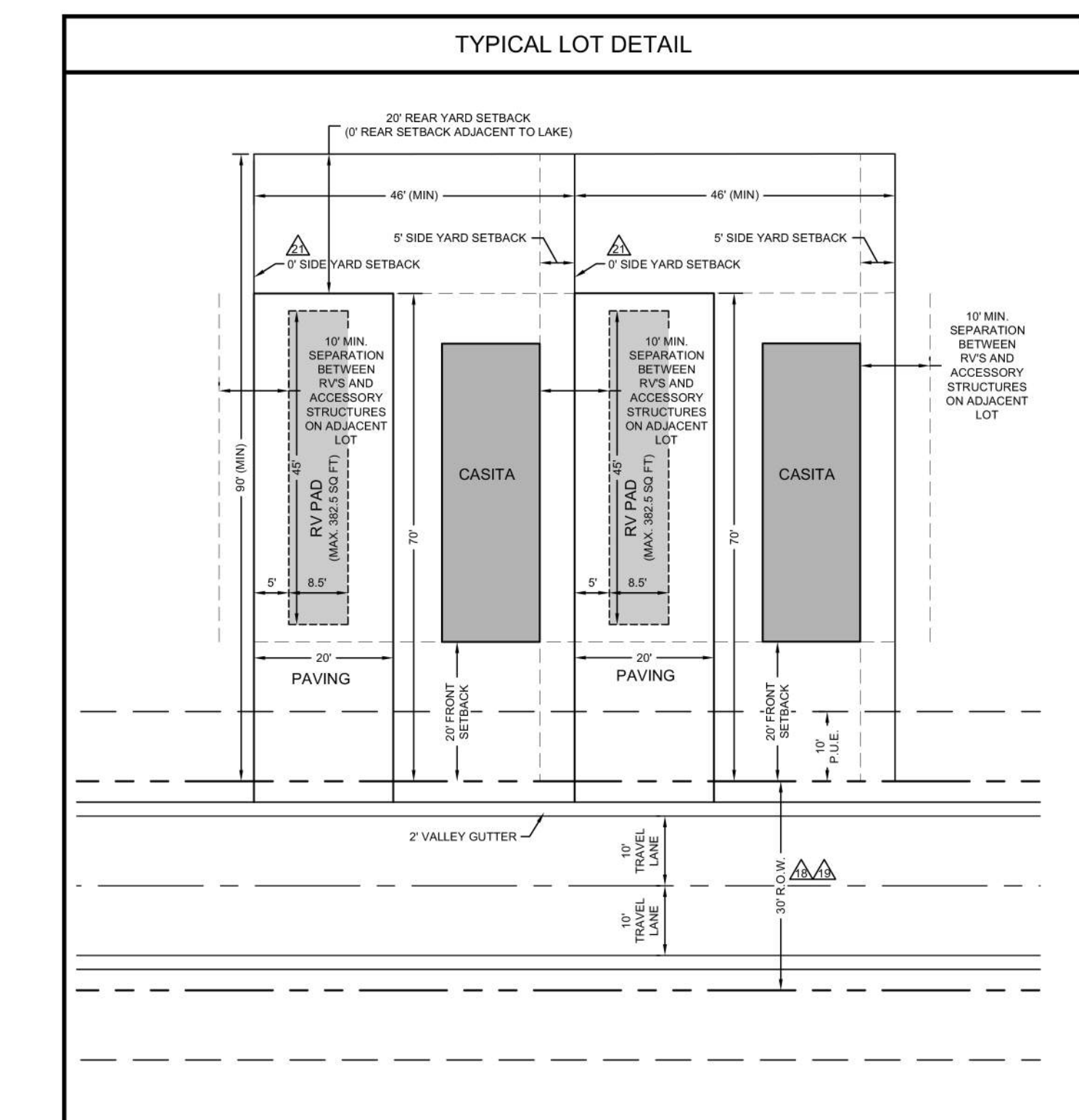
RV LOTS/DEVELOPMENT TRACTS	14.6 AC. +/-
LAKE TRACT	5.7 AC. +/-
AMENITY TRACT	1.2 AC. +/-
ROADWAY / PAVEMENT	3.1 AC. +/-
OUTDOOR STORAGE / DOG PARK / PICKLE BALL COURTS	2.6 AC. +/-
INDIGENOUS / PRESERVE	4.9 AC. +/-
BUFFERS / OTHER OPEN SPACE	3.5 AC. +/-
TOTAL SITE AREA	35.6 AC.

B.C. FOX SQUIRREL PRESERVE

B.C. FOX SQUIRREL PRESERVE AREA INCLUDES ALL INDIGENOUS OPEN SPACE AREAS AS INDICATED IN THE TABLE ABOVE (EXCLUDING THE INDIGENOUS RESTORATION AREA)

INDIGENOUS OPEN SPACE: 26.08 ACRES
INDIGENOUS RESTORATION: 0.90 ACRES
TOTAL B.C. FOX SQUIRREL PRESERVE AREA: 26.08 - 0.90 = 25.18 ACRES

EX. DUKE FARMS
LANDSCAPE NURSERY
(ZONING: AG-2)



OPEN SPACE			
INDIGENOUS OPEN SPACE	1,135,977 SF	26.08 AC	
LAKE	721,431 SF	16.56 AC	
FPL EASEMENT (EXCLUDING TRAILER PARKING)	181,974 SF	4.18 AC	
OTHER OPEN SPACE (LAKE BANK, PERIMETER BUFFER, LANDSCAPE MEDIANS, COURTYARDS, ETC)	758,822 SF	17.42 AC	
TOTAL OPEN SPACE	2,798,204 SF	64.24 AC	
% OF SITE		41.83 %	

PENINSULA ENGINEERING

CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL CONSULTING · LAND PLANNING · SITE PLANNING · CONSTRUCTION MANAGEMENT · OWNER REPRESENTATIVE

2600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #26275
Florida Landscape Certificate of Authorization #LC26000632

PROJECT:

CYPRESS WOODS RV RESORT PHASE 5 RECREATIONAL VEHICLE PLANNED DEVELOPMENT

TITLE:

**PHASE V
OPTIONAL
MASTER CONCEPT
PLAN**

OWNER/CLIENT/CONSULTANT:

**LAGUNA CARIBE AT
CYPRESS WOODS, LLC**

REVISIONS:

No.	Revision	Date
1	REVISED PER COUNTY COMMENTS	5/27/20
2	REVISED PER COUNTY COMMENTS	05/18/20
3	DEVIATION #23 ADDED	07/13/20
4	SCHEDULE OF DEVIATIONS REMOVED PER COUNTY	08/05/20
5	REVISED PER STAFF REPORT	09/01/20
6	REVISED PER HEX CONDITIONS	12/30/20
7	CORRECTED TYPICAL LOT DETAIL	09/22/21
8	ADDED "CASITA" TO TYPICAL LOT DETAIL	02/11/22
9	REVISED TYPICAL LOT DETAIL	06/14/22
10	ADDED DEVIATION #23 TO LOTS 121-137	6/27/22
11	REVISED VISUAL SCREEN AT NE CORNER OF PROPERTY	9/20/22
12	REVISED PER STAFF REPORT	07/28/23

NOTES:

PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: DANIEL C. HARTLEY
FLORIDA LICENSE NUMBER: 73943

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

Bar Scale: 1" = 100'

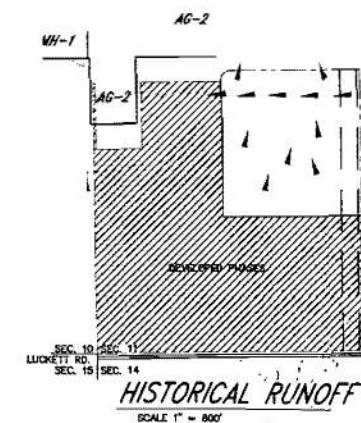
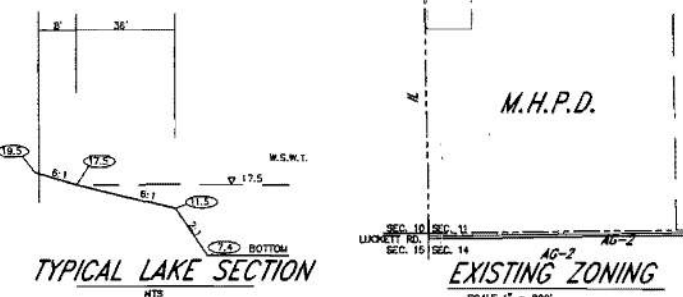
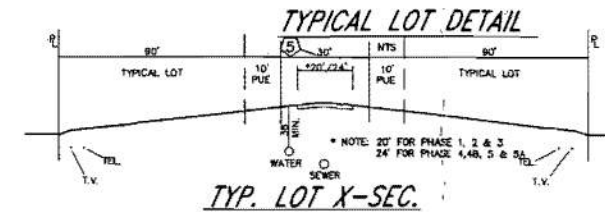
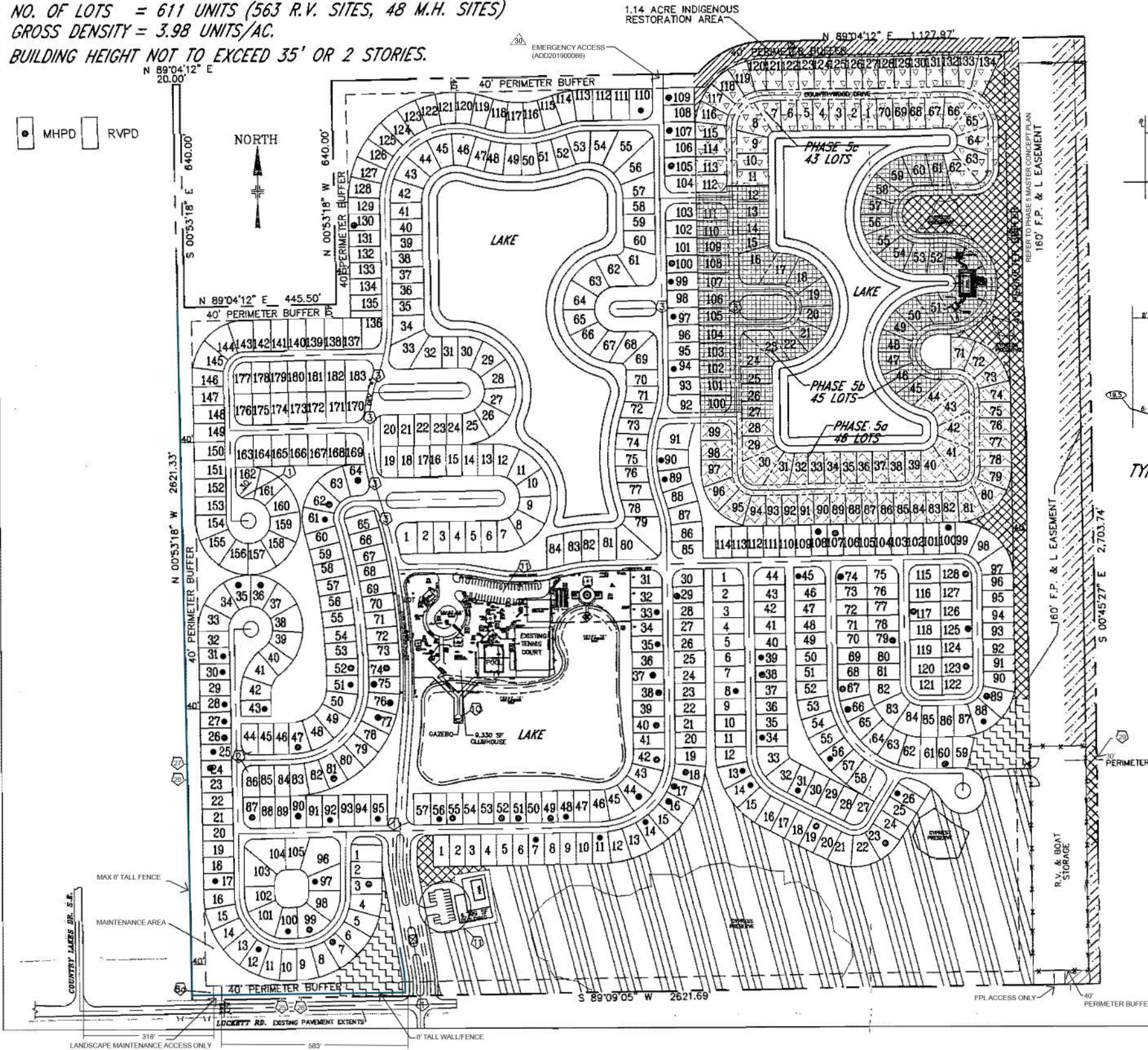
SEC: 11 TWP: 44 RGE: 25E
City: FORT MYERS County: LEE
Designed by: CURTIS WICKSTROM
Drawn by: CURTIS WICKSTROM
Date: JAN. 2016
Horizontal Scale: 1" = 200'
Vertical Scale: N.T.S.
Project Number: P-L26-001-001
File Number: P-L26-002-001-X06

Sheet Number: 4 of 4

"EXHIBIT 3A"

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
 RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
 LOT AREA = 2,850,427.44 S.F. (65.44 AC.)
 LAKES = 726,812.66 S.F. (16.68 AC.)
 NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)
 GROSS DENSITY = 3.98 UNITS/AC.
 BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.



HURRICANE SHELTER (PER LDC SECTION 10-250)
 REQUIRED HURRICANE SHELTERS = (2.25)(597)(20)(100) = 12,000 S.F.
 PROVIDED = 16,120 S.F.

CYPRESS WOODS
 R.V. RESORT

ORIGINAL ZONING # Z-94-025

MASTER CONCEPT PLAN

DATE	REVISION	APPROVED	DESIGNED BY	CHECKED BY	DRAWN BY	CHECKED BY	DATE	SHEET	FILE NO.
07/29/25	REVISED PER STAFF REPORT		IKS	IKS				1 OF 3	3434
08/16/10	REVISED PER 05/24/10 SUFFICIENCY CHECKLIST	JTA	IKS	IKS	JTA	IKS			
04/21/08	REVISED PER 01/08/08 SUFFICIENCY CHECKLIST	JTA	IKS	IKS	JTA	IKS			
							09/14/2007		

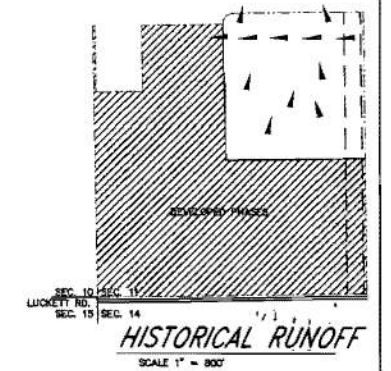
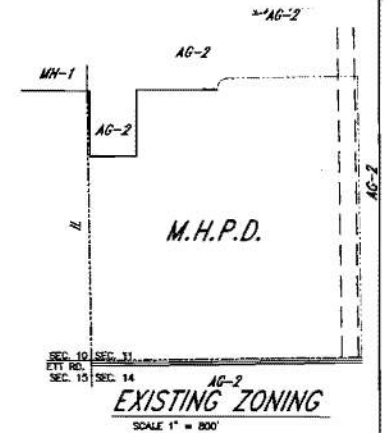
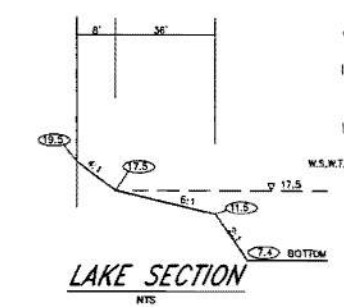
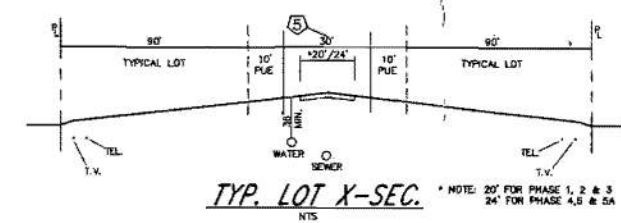
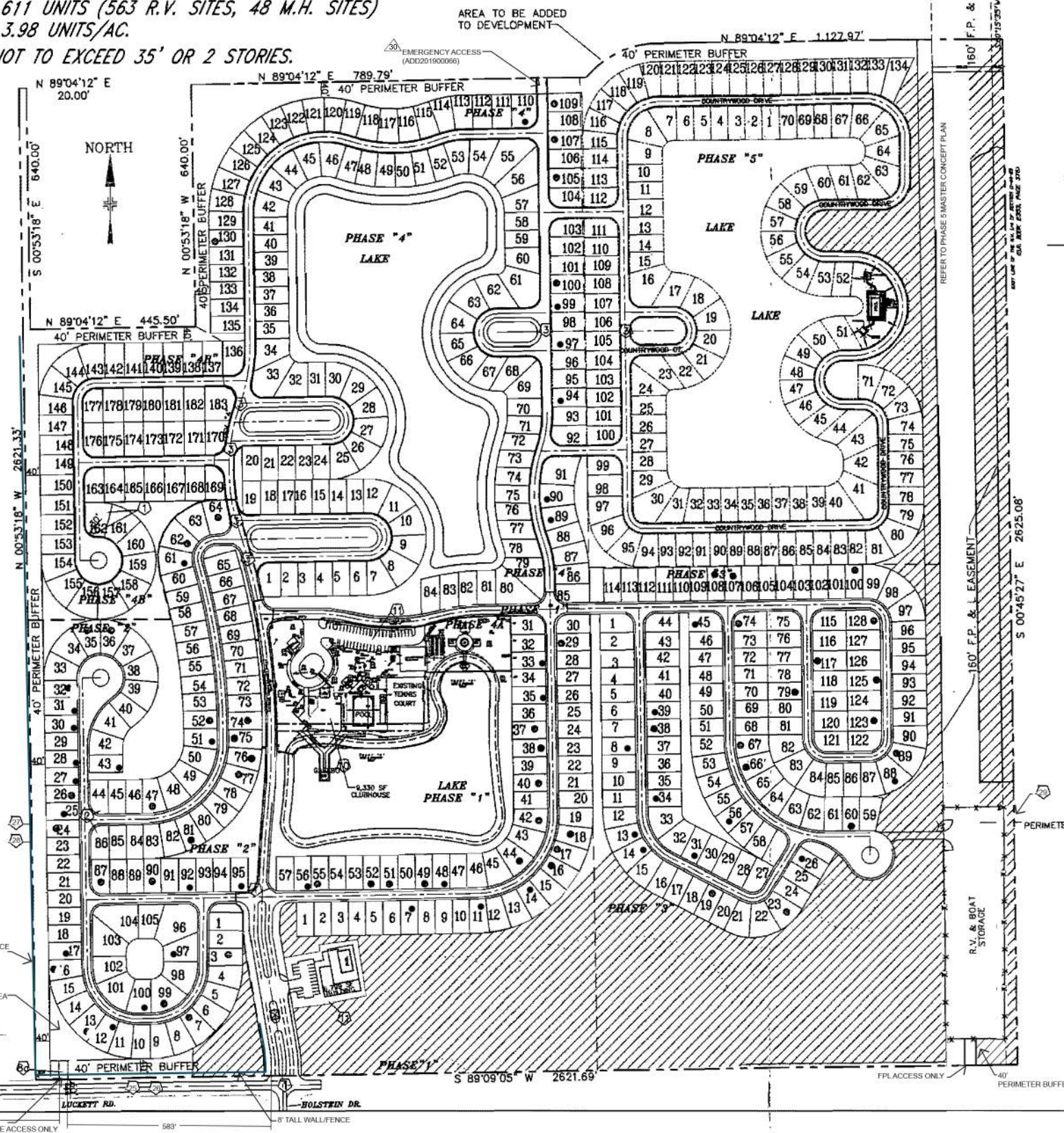
EXHIBIT C

"EXHIBIT 3A"

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)
 RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)
 LOT AREA = 2,850,427.44 S.F. (65.44 AC.)
 LAKES = 726,812.66 S.F. (16.68 AC.)
 NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)
 GROSS DENSITY = 3.98 UNITS/AC.
 BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

● MHPD □ RVPD



CYPRESS WOODS
 R.V. RESORT
 ORIGINAL ZONING # Z-84-025
MASTER CONCEPT PLAN
 BIG CYPRESS FOX SQUIRREL PERSEVERE

DESIGNED BY: BKS	CHECKED BY: BKS	DATE: 05/29/2007	FILE NO. 3434
REVISOR BY: JTA	CHECKED BY: JTA	DATE: 05/29/2007	
DATE: 08/16/10	REVISION: REVISED PER 05/24/10 SUFFICIENCY CHECKLIST	APPROVED:	
DATE: 04/2/08	REVISION: REVISED PER 04/08/08 SUFFICIENCY CHECKLIST	APPROVED:	

CYPRESS WOODS RESORT

TOTAL AREA = 6,688,691.34 S.F. (153.55 AC.)

RIGHT-OF-WAY = 792,541.57 S.F. (18.19 AC.)

LOT AREA = 2,850,427.44 S.F. (65.44 AC.)

LAKES = 726,812.66 S.F. (16.68 AC.)

NO. OF LOTS = 611 UNITS (563 R.V. SITES, 48 M.H. SITES)

GROSS DENSITY = 3.98 UNITS/AC.

BUILDING HEIGHT NOT TO EXCEED 35' OR 2 STORIES.

☒ MHPD ☐ RVPD

NORTH

HATCH LEGEND

EXISTING DEVELOPED PHASES

EXISTING DEVELOPMENT
• PHASE I

PRESERVE AREA

TYP. LOT X-SEC.

M.H.P.D.

SEC. 14 AG-2
EXISTING ZONING

HURRICANE SHELTER (PER LDC/SECTION 10-258)

REQUIRED HURRICANE SHELTERS
PROVIDED

PROVIDED

CYPRESS WOODS

CYPRESS WOOD
RV RESORT

R. V. RESORT ADMINISTRATIVE AMENDMENT

ADMINISTRATIVE AMENDMENT
ORIGINAL ZONING # Z-94-025

MASTER CONCEPT PLAN
EXHIBIT III-A-1

EXHIBIT III-A-1

DESIGNED BY:

KS

DRAWN BY: JTA

SCALE: 1" =

OR AS

CHECKED BY:

IKS.	
------	--

CHECKED BY:
JRS

DATE: _____

--	--

SHEET 2 OF 2

3	
---	--