

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Mikki J Rozdolski

DATE: 06/23/2014

John Fredyma, Asst County Attorney
DS Reviewer - Tom Sawtell
Rob Price, TIS Reviewer
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Dawn Huff, Lee County School District
Sam Lee, Natural Resources
Chick Jakacki, Zoning
Mike Pavese, Public Works
Pam Houck, Zoning Director

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: BERMUDA LAKES RV RESORT RVPD

CASE #: DCI2014-00010

INFORMATION SUMMARY:

RESUBMITTAL

☐ To update your file
☒ Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 07/08/2014

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 06/24/2014



STUART AND ASSOCIATES
Planning and Design Services

7910 Summerlin Lakes Drive
Fort Myers, FL 33907

C 239-677-6126

Greg@Stuarturbandesign.com

www.Stuarturbandesign.com

June 18, 2014

To: Mikki Rozdolski, Senior Planner

From: Greg Stuart

Re: The 06/03/14 Lee County Bermuda Lakes RVPD Sufficiency Response.

CC: Alan Erp, Sam Marshall, PE, Jim Banks, PE, Kim Schlachta, Theresa Chu

Dear Mikki:

From a review of the Bermuda Lakes Staff request for additional information, please refer to the various Sufficiency Response information provide on page 2 thru 7 of this correspondence, revised Exhibits 15, 18, 19 and 25, the revised MCP, the revised Application for Public Hearing, the revised TIS, a new Exhibit 15 Development Standards table, a revised Title Opinion, and other attendant maps, graphics and information. Please note that additional title work relating to easements is ongoing. Hence the requested revised legal descriptions and surveys will be provided under separate cover. I will call in the immediate future to follow up.

Sincerely yours,

Greg Stuart

gs/projects/13.009/doc/10junc14stuart_SR_responseudraft.pgs

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ITEM #**INFORMATION RESPONSE - DCI2014-00010 BERMUDA LAKES RVPD****ZONING ACTION - LEGAL REQUIREMENT LIST**

- 9 The revised Banks Engineering Legal Description, Sketch and Survey will be submitted under separate cover.
- 9a The revised Banks Engineering Legal Description, Sketch and Survey will be submitted under separate cover.
- 9b The Banks Engineering Sketch & Description for the north site access easement will be submitted under separate cover.
- 10a The revised Banks Engineering Legal Description, Sketch and Survey will be submitted under separate cover.
- 10b The revised Banks Engineering Legal Description, Sketch and Survey will be submitted under separate cover.

LDOT

- 1 Please refer to the revised RVPD Master Concept Plan, with driveway separation registration.

DEVELOPMENT REVIEW PD APPLICATION

- 1.1 The north site access easement has been revised (see new MCP). The approximate 7,235 SF +/- access easement is through property entirely owned by the applicant. The easement slightly cuts through a North Trail RV Center FLUCCS 211 native open space preserve area (see North Trail RV Center Preserve Map enclosure). It then utilizes an existing access easement granted to FDOT by the same property owner as the Applicant. A separate legal description of the easement will be provided under separate cover.

The applicant's MCP is based on common ownership and interest between the North Trail RV Center and the RVPD. The owner applicant states that a significant portion of future RV traffic and turning movements will be from the east adjacent North Trail RV Center and into the RV resort; then from the RV resort back to the North Trail RV Center. These turning movements can be considered as internal to the project. This is due to the various service and sales activities originating from the North Trail RV Center and the associated use of the RVPD for North Trail RV Center use demonstrations, service, sales, leisure and hospitality functions. This fact mandates two access connections onto Lexington with direct proximity to North Trail RV. By having two driveway connections onto Lexington Ave. the RVPD will provide for safe and convenient internal Class A RV vehicle traffic circulation and external access into the North Trail RV Center (see Class A RV picture enclosure). A Tice Street alternative driveway connection is not safe, convenient and functional. It is not safe nor functional to expect Class A RV's to have an internal circulation pattern characterized as south to Tice St., then east a short distance to the Tice/Lexington intersection, then north onto Lexington Ave., then east into the North Trail RV Center. It is not desirable to have one of the two project driveways connect onto Tice St.. This is so due to its close proximity to the I75 flyover and potential east to west traffic safety issues, along with level of service traffic carrying capacity impacts to Tice Street. Finally, a connection onto Tice St. may raise compatibility issues with the large lot single family residences along the north side of Tice St. Therefore the RVPD's access connection plan will rely solely on Lexington Avenue for compliance with LDC 10-291(3), the large project two access connection requirement.

- 1.2 The existing lake has surplus capacity to cope with the RVPD's surface waters. This will be demonstrated at final Development Order stage with the granting of the SFWMD's Environmental Resource Permit. Please refer to the Banks Engineering, Inc. revised RVPD Exhibit 25 Surface Water Management Plan.
- 1.3 Please refer to the revised MCP and its graphic description of the lakes proposed east side bulkhead and boardwalk and the new lake deviations. LDC 10-329(D)(4), including Bank Slope and Setbacks, are not applicable in that the code standards are for "new" lake excavations. As per 10-329(d)(1)(a) and in regard to the northern existing lake area, the 50-ft. setback standard to the RVPD's north property line is not applicable. This is due to the standard specifies "new" lakes and not existing lakes. It is noted that the existing lake is setback from the north property line from 40-ft. to 50-ft.

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| 1.4 | The RV sites are to be rented as a commercial enterprise on common land; they will not be sold. |
| 2 | Please refer to the revised MCP and the new Ex. 19 Deviation Schedule for the corrected key and new deviation requests. |

TRAFFIC IMPACTS

- | | |
|-----|--|
| 1 | Please refer to the revised 06/16/14 TIS and response memo prepared by JMB Transportation Engineering, Inc. |
| 4 | Please refer to the revised 06/16/14 TIS and response memo prepared by JMB Transportation Engineering, Inc. |
| 5.a | Please refer to the revised 06/16/14 TIS and response memo prepared by JMB Transportation Engineering, Inc. |
| 5.b | Staff's "access onto Tice Street" comment is a Staff preference; it is not a sufficiency issue. Staffs "the northern access point cannot be supported" again is a Staff preference; it is not a sufficiency issue. It is important to note that MCP driveway connections meet LDC code requirements and that there is no legitimate and professionally accepted justification for the two afore referenced Staff statements. |

Please refer to Applicant's response to Development Review 1.1 (para.2) for the justification of the two Lexington Ave. driveway connections. The statement that there are "numerous reasons" for their support for the Tice Street second access is questionable. Only one reason that is not a preference is mentioned; i.e., the impacts to a portion of the North Trail RV's indigenous area. The statement that a Tice Street access connection will allow for better circulation and ease of access onto Tice Street is not supported. In regard to this issue, both transportation and land use planning theory and practice almost always call for optimal traffic patterns originating from private development projects to use Local Streets for ingress and egress., as contrasted to using Collectors for direct access connections. This reflects the fact that dumping traffic directly onto a Collector St. will typically lower traffic velocity, and hence traffic carrying capacity. Furthermore, the use of the existing Lexington/Tice St. intersection advances safety considerations due to a local streets (in this case Lexington Ave.) inherently lower designated traffic speed; i.e., dual Lexington access is far superior to a direct Tice Street collector road driveway. Finally, the request to incorporate the old RPD access plan is not relevant nor applicable. This fact reflects the completely different function, intensity, nature and character of a transient, commercial RV resort when compared to the former multi-family residential planned development.

The RVPD's 7,235 SF (+/-) cross access easement is through the North Trail RV Center's FLUCCS 211 Improved Pasture portion of a native open space area set aside. Then it utilizes an existing access easement to tie into Lexington Ave. The cross access easement is de minimis in size and character. Again, it utilizes a non-native FLUCCS 211 area and does not impact the FLUCCS 430 Upland Hardwood preserve area. The subject easement area is small and presents little, if any, functional ecological value. The new access easement is on land owned by the RVPD Applicant. No access connection deviations are need for this access scheme.

No variances and deviations are required for the C-2 zoned North Trail RV Center's native open space requirement. North Trail RV Center will still have above code native open space. The 48.95-acre North Trail RV Center is required to provide 7.34-acres of native open space. From a review of Boylan Environmental's North Trail RV Expansion Preserve Map (DOS2012-00026; 08/10/12), the North Trail expansion project has provided 7.61-acres of preserve area. This figure grants an above code 0.27 acre (11,761 SF) surplus. The proposed access easement will reduce North Trail's native open space preserve's surplus to 4,526 SF. Hence, the North Trail RV Center project will still have above native code native open space. For Staff's convenience I am attaching a copy of the Boylan Preserve Plan.

- | | |
|---|---|
| 6 | Please refer to the revised 06/16/14 TIS and response memo prepared by JMB Transportation Engineering, Inc. |
|---|---|

ENVIRONMENTAL SCIENCES

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| 3 | Page one and two of the Application for Public Hearing is revised to specify the RPD/IPD to RVPD request, and corrected to include the IPD zoning (see revised Application enclosure). |
| 5 | Page three of the Application for Public Hearing is corrected to include the Palm Beach Blvd. Planning Community (see revised Application enclosure). |
| 10b2i | Page 2 thru 4 of the Application for Public Hearing for the corrected land use and Wetland FLUM area calculations. |
| 11g | Please refer to the submitted Boylan Environmental submitted FLUCCS and other maps. |
| 12a | The intent of this information response is in part to correct Ex. 15 Request Statement's referenced statement. The correct response is -- <i>"The Bermuda Lakes RV Resort Master Concept Plan has two access connections onto Lexington; both are owned fee simple by the underlying owners, albeit in two different LLC's. The North Trail RV Center is owned by the Lexington Blvd. LLC by which will be granting access via an existing and a new easement to the Applicant, Exit 21 LLC (see Sunbiz Doc. # L1200002270)".</i> |
| 12b | Please refer to the Applicant's response correspondence, Items 1.1 (Development Review) and 5.b. (TIS). |
| 12c | Please refer to the revised MCP, which identifies the storage area location. |
| 12h | The MCP's preserved west wetland, at 2.10-acres +/-, with a 0.34-ac. +/- 25-ft. upland buffer, creates a 2.44-acre +/--preserve area. The MCP's preserved south wetland, at 2.59-acres +/-, with a 0.60-ac. 25-ft. upland buffer, creates a 2.73-acre +/- preserve area. The MCP's preserved lake wetland, at 2.23-acres +/-, with a 0.50-ac. 25-ft. upland buffer, creates a 2.73-acre +/--preserve area. Total wetland impacts will be equal to 1.91-acres +/- . These impacted wetland areas are excluded from the MCP open space calculation. |
| | There is no Indigenous Management Plan A. |
| | See revised page 4 Indigenous Management Plan (Palm Beach Blvd. Planning Community.) |
| | See revised Ex.15 Request Narrative, which strikes out the large wetland area credit language. |

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- 12j) The pending rule change(s) to 34-939 do not substantially impact the project buffering approach and proposed deviation to the 40-ft. width requirement. The Applicant requests a deviation from 40-ft. to 20-ft. width and to include an 8-ft. tall screening wall with landscaping. It is noted that the proposed rule change deletes the 8-ft. vegetative height standard, keeps the 40-ft. buffer width and adds new landscape planting standards (14-ft. tall trees at installation, 66 shrubs per 100 LF, shrubs maintained at 60 inches, palms @ 3:1 and cluster at 14 to 18 tall). The requested deviation will provide superior 8-ft. solid wall screening with an outside single hedge, grasses and ground covers, and 5 trees per 100 LF as per current code (see D.1 revised Deviation Schedule).

Please refer to the revised MCP to correctly label the east adjoining property as the North Trail RV Center native open space preserve.

Drainage ditches will be transitioned from open, to closed sections; i.e., piped. Hence thru-drainage will still be conveyed and enhanced (effectively eliminates vegetation ditch maintenance issues and in doing improve drainage conditions) in a manner that will not interfere with perimeter buffering. Please see revised Deviation Schedule and revised MCP Cross Section.

The north lake easement is for maintenance access and not for direct and functional drainage conveyance (storm waters are conveyed directly into the lake at the eastern portion of the lake). There are no pipes or formal access roads within the 40-ft. easement. Please refer to the revised MCP for a graphic description of how this area will be buffered and function for lake access maintenance.

LDC 10-421(a)(5) specifies that landscaping planting must be authorized in writing by the party that has beneficial interest in the easement. This code requirement is implemented at the time of Development Order. The applicant will provide the authorization at the time of DO.

Please refer to the revised MCP which deletes cross hatched lines (the graphic symbol in not material). The projects internal roads will be landscaped; no decision has been made at this time in regard to planting types and standards. Deviation One requests no buffer between the east C-2 land areas and the RVPD that have common ownership. Deviation One excludes the vegetated areas that generally correspond with the project's south border areas; these areas will be 40-ft. wide native buffers (see MCP).

- 12K) Please refer to the revised Master Concept Plan. A lesser portion of the existing lakes east side will be filled and bulkheaded, then improved with an optional boardwalk, fishing pier, kayak launch and other similar private group passive recreational amenities. The existing lake slopes vary, albeit with a range of slope, from 2:1 to 3:1. This slope does not conform to the LDC new lake slope standard. No deviations are needed in the LDC requirements pertain to new lakes and new excavations, not an existing lake. A new Deviation Three LDC 10-418(2)(a, b, c, d) Planted Littoral Shelf is being requested (see revised Ex. 19).

Please refer to the revised MCP which deletes cross hatched lines (the graphic symbol in not material). The lake buffer is 20-ft.

- 13) Please refer to the revised Master Concept Plan. Bulkhead linear take-offs are identified, along with the general location for the kayak launch, boardwalk and fishing pier.

The bulkhead is approximately 290 LF, equal to 10% of the existing lakes total shoreline (2,930 LF +/-).

Please refer to the revised Ex. 18 Use Schedule; the SF and MH uses are deleted. Part 6 of the Application For Public Hearing identifies the RV density by right calculated by subtracting total wetland area (8.92-ac.) from the total site area.

- 14) Please refer to the revised Exhibit 19 Deviation Schedule for further justification, along with the revised MCP for buffer cross sections. As per Staff request, the Deviation request excludes the native vegetative areas that are generally along the project's south border. These areas will have a 40-ft. width with existing native vegetation that may be augmented per the new code.

- 16a) Application will be made for a SFWMD Environmental Resource Permit (ERP). The site does not currently have an ERP.

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| 16a2 | The existing on-site lake will serve as water quality and quantity treatment for the on-site improvements. There is excess capacity in the lake which may provide volumetric storage for off-site flow, should it occur. The existing north-south oriented ditch at the western side of the property conveys flows southerly to the Tice Street right-of-way ditches and northerly to the Caloosa-hatchee River. The function of the ditch will be maintained in the proposed site improvements. |
| 16a3 | The central wetland is contiguous to the existing lake and will remain hydraulically connected. The wetland will provide volumetric storm water storage. Runoff will not be routed directly to or through the central wetland. Other wetlands on site will not be incorporated into the water management system. |
| 16a4 | Water table indicators in the wetlands were used to establish control elevation for the adjacent existing lake. It is proposed to maintain the existing water table elevation through construction of a control structure limiting discharge from the existing lake. |
| 17 | Please review the submitted full scale Protected Species, FLUCCS and other maps. |
| 18b1 | Please refer to the revised Exhibit 15 Request Statement's Addendum #1 (pages 9 - 13). |
| 19 | The Applicant proposes to condition approval based on the following - <i>"Prior to local development order approval, development order plans must depict proposed wildlife crossings and construction details where the roadway bisects the wildlife corridor within the preserve areas to include but not limited to signage and speed calm devices"</i> . |
| PUBLIC HEARING CHECKLIST | |
| 2.d | The Application for Public Hearing Request, page 1, has been corrected. |
| 6d | An overall perimeter legal description of the project site is included with the revised Title Certification. |
| 10a & 10b | Any easements described in the Title Certification are depicted on the boundary survey, copy provided. Work within easements has been limited to that which would be allowed by the easements. The perimeter boundary of the site has been described and depicted on the survey. |
| 14 | Please refer to the revised Application for Public Hearing; the identified strap number is correct and the request is for RPD and IPD rezoning to RVPD. |
| 26 & 33 | Please refer to the revised Application for Public Hearing. A community information meeting is scheduled to be held July 22 at the Tice Fire Dept. |
| PUBLIC HEARING PD CHECKLIST | |
| 5 | Please refer to the revised Exhibit 18 Use Schedule; the residential uses are removed from Ex. 18 Use Schedule |
| 101 | Please refer to the revised Exhibit 15 Request Statement's Addendum #1 and #2 (pages 9 - 14). |
| 10i3 | Please refer to the revised Exhibit 15 Request Statement's Addendum #1 and #2 (pages 9 - 14), and accompanying Urban Services Map attached to this information response. |
| 11 & 11a | Please refer to the RVPD Master Concept Plan's revised Legend, easement location and OR/PG information. |
| 11b | Please refer to the revised RVPD Master Concept Plan and the response to TIS 5.b and Development Review 1.1. |

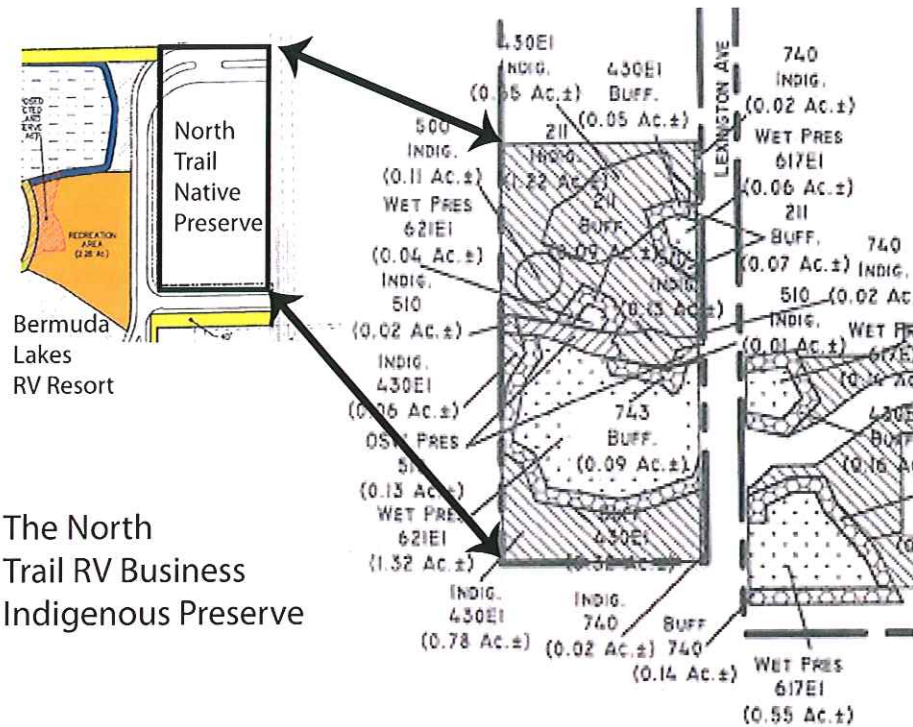
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| 11b1 & c | Please refer to the revised RVPD Master Concept Plan. The MCP illustrates typical RV lots, both "Pull-in" and "Pull-thru". At this point in the process the Applicant does not know whether the internal RV pad width will be 40-ft. 50-ft., 70-ft. or 80-ft. wide. The proposed Development Standards specifies a minimum 40-ft. wide RV pad lot width. A complete copy of the project's requested Development Standards is attached to this correspondence and labeled Exhibit 15 Request Statement Development Standards. |
| 11d | Please refer to the revised RVPD Master Concept Plan and revised Ex. 18 Use Schedule. The MCP identifies the location of the Maintenance, Storage and Operations area along with the Indoor and Outdoor Recreation area. All other development "pod" areas are for RV sites. The revised Use Schedule provides greater location detail. |
| 11g | The proposed 200 unit RV resort will require 12,182 SF (0.28 acres). The depicted Indoor and Outdoor Recreation area consists of 101,800 SF +/- (2.33 acres). |
| 11m | Please refer to the revised RVPD Master Concept Plan and Exhibit 19 Deviation Schedule. |
| 13 | See response to the previous question 11.d. |
| 13a | Please review the comprehensively revised Ex. 18 Use Schedule, which accommodates most, if not all, of Staff questions and concerns. |
| 14 | Please refer to and review the comprehensively revised Ex. 19 Deviation Schedule. |
| Misc | As per SFWMD Environmental Resource Permit requirements, the existing hydraulic capacity and gradient will be preserved within the Tice Ditch #1. The subject ditch conveyance will be a closed system (pipe size to be determined) which will facilitate superior drainage and eliminate buffering conflicts. New drainage easements will be required as appropriate and at the time of final DO permitting. Please refer to the revised MCP Cross Sections. |
| Misc | I provided a brief with Dawn Huff, Planner at the Lee Co. School District. I informed her that the Applicant has included the COP and Food and Beverage Service to grant the project these uses by right. At this stage the Applicant is not sure of the type and scale of food service uses within the clubhouse. I informed Ms. Huff that any COP will be an SRX Permit, which requires consumption on premise only in connection with a restaurant. This will reflect that the character and function of the clubhouse will be similar, if not identical, to residential country clubhouses. I also informed her of the planned 8-ft. solid wall across the project's north boundary, for both security and privacy. Finally, though the Applicant is requesting a 100-ft. spacing deviation, from 500-ft. spacing to 400-ft. (Deviation 9), I pointed out that it is very possible that the entire clubhouse will be outside the 500-ft. setback. |



Typical Class A Recreational Vehicle

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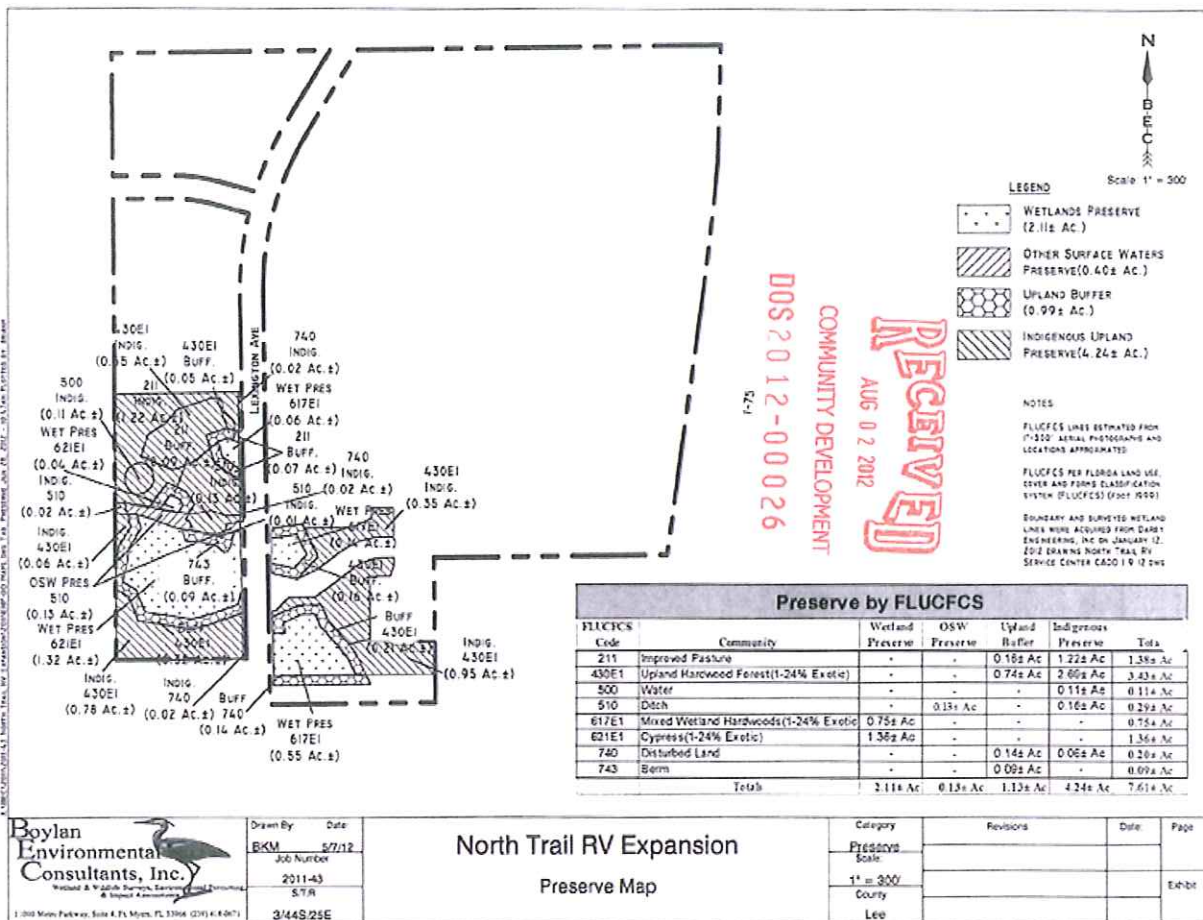


Detail North Trail RV Center West Site FLUCCS Map

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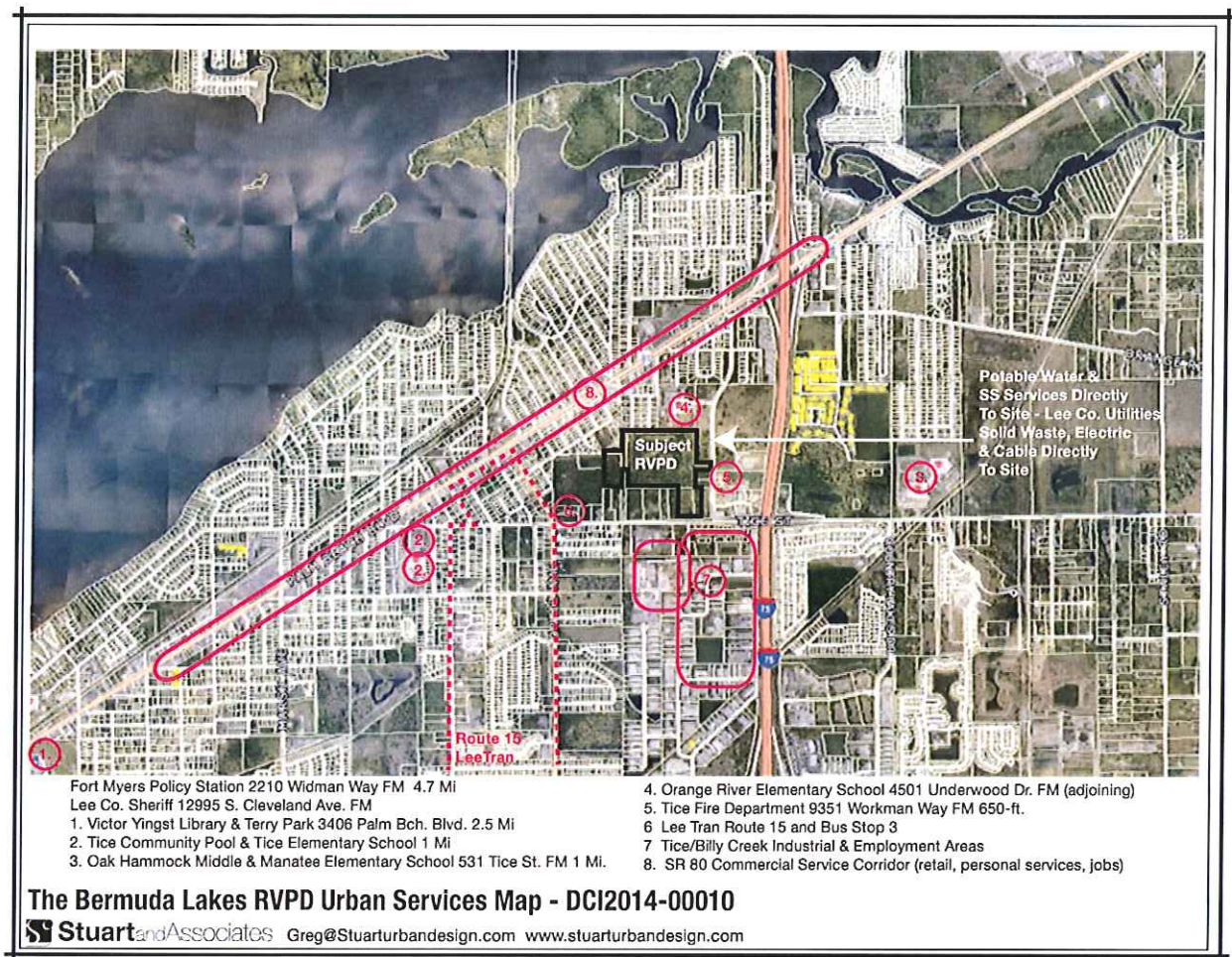
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North Trail RV Center Site Preserve Map

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The Bermuda Lakes Urban Services Map

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OLD REPUBLIC
National Title Insurance Company

4315 Metro Parkway, Suite 500
Fort Myers, FL. 33916
(239) 590-9001
(239) 590-9014 FAX

TITLE CERTIFICATION

Showing information required by F.S. 177.041 prior to platting lands:

File No. 14040371 (updated & revised)

Provided for: Board of County Commissioners of Lee County, Florida
P.O. Box 398
Fort Myers, Florida 33902

Certified up to: May 31, 2014 at 11:00 P.M.

Description of Real Property situated in Lee County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

We hereby certify Record Title to the above described real property is vested in:

Exit 24, LLC, a Florida limited liability company

The following mortgages are all the mortgages of record that have not been satisfied or released of record or otherwise terminated by law:

None

The property is subject to the following easements and rights-of-way of record:

1. Drainage Easement recorded in Official Records Book 2048, Page 478.
2. Perpetual Easement recorded in Official Records Instrument # 2009000074398.
3. Right-of-Way for Tice Street recorded in Official Records Instrument # 2009000108508.

All recording references are to the public records of Lee County, Florida.

NOTE: We do not certify to ownership of any oil, gas and mineral rights or interests.

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This certification is provided pursuant to the requirements of Florida Statute 177.041 for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. The Company's liability hereunder shall not exceed the maximum of \$1,000.00 pursuant to Florida Statute 627.7843.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

By: Kay Johnson 6/19/2014
Authorized Officer or Agent

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Exhibit "A"

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER COMMON TO SAID SECTION 3 AND 4; THENCE N.89°22'11"E. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR 1089.94 FEET; THENCE N.00°58'12"W. PARALLEL WITH THE WEST LINE OF SAID FRACTION FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF TICE STREET (WIDTH VARIES) AND THE **POINT OF BEGINNING**; THENCE CONTINUE N.00°58'12"W. ALONG SAID PARALLEL LINE AND THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 OF THE PUBLIC RECORDS OF SAID LEE COUNTY FOR 630.46 FEET; THENCE S.89°22'11"W. ALONG SAID BOUNDARY PARALLEL WITH THE SOUTH LINE OF SAID FRACTION FOR 989.95 FEET; THENCE N.00°58'12"W. ALONG SAID BOUNDARY FOR 362.53 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4856, AT PAGE 1115 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°10'12"W. ALONG THE SOUTH LINE OF SAID LANDS FOR 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND A INTERSECTION WITH THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE S.00°58'12"E. ALONG THE EAST LINE OF SAID FRACTION FOR 362.00 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.88°53'17"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 331.09 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.00°57'46"W. ALONG THE WEST LINE OF SAID FRACTION FOR 661.52 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N.89°02'25"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 331.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3 AND THE WEST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4856, AT PAGE 1115; THENCE N.00°58'12"W. ALONG SAID WEST LINE FOR 456.32 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE N.89°10'12"E. ALONG THE NORTH LINE OF SAID LANDS FOR 99.99 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND A INTERSECTION WITH THE BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES N.89°10'12"E. FOR 601.79 FEET; THENCE S.00°58'12"E. FOR 8.00 FEET; THENCE N.89°10'12"E. FOR 730.58 FEET TO AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3615, AT PAGE 154 OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES S.00°19'44"E. FOR 682.22 FEET; THENCE N.89°22'11"E. FOR 335.15 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LEXINGTON AVENUE; THENCE S.00°58'12"E. ALONG SAID WEST LINE FOR 119.99 FEET TO THE NORTHEAST CORNER OF LOT 1, LEXINGTON COMMERCE CENTER AS RECORDED IN PLAT BOOK 63, AT PAGE 98 AND 99 OF PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°22'11"W. ALONG THE NORTH LINE OF SAID LOT FOR 336.49 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE S.00°19'44"E. ALONG THE WEST LINE OF LOTS 1 AND 2 OF SAID LEXINGTON COMMERCE CENTER FOR 311.91 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1903, AT PAGE 4558 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N.89°22'11"E. ALONG THE NORTH LINE OF SAID LANDS FOR 164.93 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S.00°38'35"E. ALONG THE EAST LINE OF SAID LANDS FOR 630.45 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF TICE STREET; THENCE S.89°22'11"W. ALONG SAID NORTH LINE FOR 491.32 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAIN 48.78 ACRES, MORE OR LESS

File no. 14040371

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APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

06/16/14 REVISED APPLICATION

Project Name: The Bermuda Lakes RV Resort RVPD

Request: Rezone from: RPD & IPD (034425000000150000) To: RVPD

Type: ☒ Major PD ☐ Minor PD ☐ DRI w/Rezoning ☐ PRFPD
☐ Major PD Amendment ☐ Minor PD Amendment

Summary of Project:

To rezone the existing Bermuda Lakes MF RPD to a 200 pad RVPD in a manner to support the common ownership's North Trail RV business, located across the street at 4601 Lexington Blvd.

**PART 1
APPLICANT/AGENT INFORMATION**

A. Name of Applicant: Exit 24 LLC

Address: 5270 Orange River Blvd.

City, State, Zip: Fort Myers, FL 33905

Phone Number: 239 693 8200

E-mail Address: alan.crp@northtrailrv.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form. Label as Exhibit 1:

☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(b)(1)b. & c.]

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. Company Name: Stuart and Associates Planning & Design Services

Contact Person: Greg Stuart

Address: 7910 Summerlin Lakes Drive

City, State, Zip: Fort Myers, FL 33907

Phone Number: 239 677 6126

Email: Greg@Stuarturbandesign.com

2. **Additional Agent(s):** The names of other agents that the County may contact concerning this application are attached as **Exhibit 2.** [34-202(b)(1)c.]

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**PART 2
PROPERTY OWNERSHIP**

A. Single Ownership (if different than applicant): [34-201(a)(1)a.1.]

Name: NA

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

B. Multiple Ownership (if different than applicant): [34-201(a)(1)].

☐ Disclosure of (Ownership) Interests Form is attached as Exhibit 3. [34-201(b)(2)]

C. Multiple parcels:

☒ Property owners list is attached as Exhibit 4. [34-202(a)(5)]

☒ Property owners map is attached as Exhibit 5. [34-202(a)(5)]

D. Certification of Title and Encumbrances [34-202(a)(3)]

1. Title certification document, no greater than 90 days old, is attached as Exhibit 6. [34-202(a)(3)]

2. Date property was acquired by present owner(s): 03-44-25-00-00013.0000 – 08/2012

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed. Label as Exhibit 7.]

SEE EXHIBIT. 4 & 7

03-44-25-00-00013.0000

B. Street Address of Property: SEE EX. 4 & 7 Lexington Ave. FM 33905

C. Legal Description (Attach as Exhibit A):

☐ See Plat Legal description (on 8½"x11" paper) and sealed sketch of the legal description. [34-202(a)(1)]

D. Boundary Survey (Attach as Exhibit B):

☒ See Plat Boundary survey, tied to the state plane coordinate system. [34-202(a)(2)]

E. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. Label as Exhibit 8. [34-202(a)(6)]

2. ☒ Map of surrounding property owners. Label as Exhibit 9. [34-202(a)(7)]

3. ☒ One set of mailing labels. Label as Exhibit 10. [34-202(a)(6)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

F. Current Zoning of Property: RPD & IPD (03-44-25-00-00015.0000)

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. Label as Exhibit 11. [34-202(a)(8)]

G. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: Vacant

2. Intended uses of property are: An RV Park ancillary to the North Trail RV business

H. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:

Intensive Development (03-44-25-00-00015.0000) 2.5 +/- Acres

_____ % of Total

Intensive Development (03-44-25-00-00016.0000) 3.17 +/- Acres

_____ % of Total

Suburban (03-44-25-00-00016.0000; 00010.0030) 1.54 +/- Acres

_____ % of Total

| | | | | |
|--|-----------------|-------|-------|------------|
| Suburban (03-44-25-00-0013.0000) | <u>29.63+/-</u> | Acres | _____ | % of Total |
| Central Urban (04-44-25-00-00018.0000) | <u>2.97 +/-</u> | Acres | _____ | % of Total |
| Wetland (04-44-25-00-00018.0000) | <u>8.92 +/-</u> | Acres | _____ | % of Total |
| | | Acres | _____ | % of Total |
| Total Intensive Development – 5.67-ac.+/-/11.5% of total | | | | |
| Total Suburban Development – 31.17-ac.+/-/63.9% of total | | | | |
| Central Urban Development – 2.97-ac.+/-/6% of total | | | | |
| Wetland – 8.92-ac.+/-/18.3% of total | | | | |

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I. Property Dimensions [34-202(a)(8)]:

| | | | | |
|---|-------|-----------|----------------|--------|
| 1. Width (average if irregular parcel): | 1100 | Feet | | |
| 2. Depth (average if irregular parcel): | 2097 | Feet | | |
| 3. Total area: | 48.73 | Acres +/- | | |
| 4. Frontage on road or street: | 205 | Feet on | Lexington Ave. | Street |
| 2 nd Frontage on road or street: | 500 | Feet on | Tice Street | Street |

J. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session. Label as **Exhibit 12. [34-202(a)(10)]**

- ☐ Not Applicable
- ☐ Estero Planning Community. [33-54(a)&(b); Lee Plan Policy 19.5.3]
- ☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- ☐ North Captiva Community Plan area. [Lee Plan Policy 25.1.1]
- ☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- ☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- ☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- ☒ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- ☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- ☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- ☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- ☐ North Fort Myers Planning Community. [33-1532(a)&(b)]

K. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. Label as **Exhibit 13. [34-202(a)] NA**

**PART 4
TYPES OF LAND AREA ON PROPERTY**

- A. Gross Acres (total area within described parcel)** 48.73 **Acres**
- | | | | |
|--|------|-------|-------|
| 1. Submerged land subject to tidal influence | | | Acres |
| 2. a. Preserved freshwater wetlands | 7.01 | Acres | |
| b. Impacted wetlands | 1.91 | Acres | |
| c. Preserved saltwater wetlands | | Acres | |
| d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.) | | 8.92 | Acres |
| 3. R-O-W providing access to non-residential uses | | | Acres |
| 4. Non-residential use areas ^{(1) (2)} <u>NA – RV IS A COMMERCIAL USE</u> | | NA | Acres |
- B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).** 8.92 **Acres**
- C. Gross residential acres. (A minus B) ⁽³⁾ NA – RV IS A COMMERCIAL USE** NA **Acres**
- D. Gross residential acres (by Land Use Category) NA – RV IS A COMMERCIAL USE**
SEE PART 6 USE
- | | | |
|--|--|-------|
| 1. a. Intensive Development – upland | | Acres |
| b. Intensive Development – preserved freshwater wetlands | | Acres |
| c. Intensive Development – impacted wetlands | | Acres |
| 2. a. Central Urban – upland | | Acres |
| b. Central Urban – preserved freshwater wetlands | | Acres |
| c. Central Urban – impacted wetlands | | Acres |
| 3. a. Urban Community or Suburban – upland | | Acres |
| b. Urban Community or Suburban – preserved freshwater wetlands | | Acres |
| c. Urban Community or Suburban – impacted wetlands | | Acres |
| 4. a. Suburban – upland | | Acres |
| b. Suburban – preserved freshwater wetlands | | Acres |
| c. Suburban – impacted wetlands | | Acres |

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| | | | | |
|-----|----|--|-------|-------|
| 5. | a. | Outlying Suburban – upland | _____ | Acres |
| | b. | Outlying Suburban – preserved freshwater wetlands | _____ | Acres |
| | c. | Outlying Suburban – impacted wetlands | _____ | Acres |
| 6. | a. | Sub-Outlying Suburban – upland | _____ | Acres |
| | b. | Sub-Outlying Suburban – preserved freshwater wetlands | _____ | Acres |
| | c. | Sub-Outlying Suburban – impacted wetlands | _____ | Acres |
| 7. | a. | Rural, Outer Island, Rural Community Preserve – upland | _____ | Acres |
| | b. | Rural, Outer Island, Rural Community Preserve – wetlands | _____ | Acres |
| 8. | a. | Open Lands – upland | _____ | Acres |
| | b. | Open Lands – wetlands | _____ | Acres |
| 9. | a. | Resource – upland | _____ | Acres |
| | b. | Resource – wetlands | _____ | Acres |
| 10. | a. | Wetlands | _____ | Acres |
| 11. | a. | New Community – upland | _____ | Acres |
| | b. | New Community – wetlands | _____ | Acres |
| 12. | a. | University Community – upland | _____ | Acres |
| | b. | University Community – wetlands | _____ | Acres |
| 13. | a. | Coastal Rural – upland | _____ | Acres |
| | b. | Coastal Rural – wetlands | _____ | Acres |

TOTAL (should equal "C" above) **SEE PART 6**

NA **Acres**

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay (see Note (2) below).
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations (see Lee Plan Objective 4.3).
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5
RESIDENTIAL DEVELOPMENT
PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category. **NA – RV IS A COMMERCIAL USE**
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary. Label as **Exhibit 14**.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: **Intensive Development,
Suburban, Central Urban,
Wetlands**

| | | Lee Plan Table 1(a) | | Units |
|----|--|-----------------------|--------|-------|
| | | Max. standard density | | |
| 1. | Standard Units | | | |
| | a. Total upland acres (from Part 4, D.) | _____ x _____ | equals | NA |
| | b. Total preserved freshwater wetlands acres (from Part 4, D.) | _____ x _____ | equals | _____ |
| | c. Total impacted wetlands acres (from Part 4, D.) | _____ x _____ | equals | _____ |
| | d. Total Allowed Standard Units ⁽¹⁾ | | | _____ |
| 2. | Bonus Units ^{(2) (3)} | | | |
| | a. Low-moderate-housing density | | | _____ |
| | b. TDR units | | | _____ |
| | c. Sub-total | | | _____ |

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NA

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
- (2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.
- (3) In Intensive Development, Central Urban, and Urban Community categories only.

| | | |
|---|---------------|---|
| A. Commercial | Height | Total Floor Area (Square Feet) |
| 1. Medical | | |
| 2. General Office | | |
| 3. Retail | | |
| 4. Other: RV Lots – Density By Right (48.73ac. – 8.92) * 8 units per ac. = 318 RV lots | NA | 200 RV Lots |
| 5. TOTAL FLOOR AREA | | |
| B. Industrial | Height | Total Floor Area (Square Feet) |
| 1. Under Roof | | |
| 2. Not Under Roof | | |
| 3. TOTAL FLOOR AREA | | |
| C. Mining | Depth | Total Acres |
| 1. Area to be excavated | | |
| D. Assisted Living Facilities | Height | Total Beds/Units |
| 1. Dependent Living Units | | |
| 2. Independent Living Units | | |
| 3. TOTAL BEDS/UNITS | | |
| E. Hotels/Motels (Room Size) | Height | Total Rental Units |
| 1. < 425 sq. ft. | | |
| 2. 426-725 sq. ft. | | |
| 3. 725 < sq. ft. | | |
| 4. TOTAL UNITS | | |

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1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. Label as **Exhibit 17. [34-373(a)(6)]**
2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. Label as **Exhibit 18. [34-373(a)(8)]**
3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. Label as **Exhibit 19. [34-373(a)(9)]**

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. Label as **Exhibit 20. [34-373(a)(4)d.iv.]**
See Exhibit 20
-
- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
See Boylan Environmental 3/5/14 FLUCCS Map and Attendant Reports
-
- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
See Boylan 4/4/14 Protected Species plan and Attendant Reports and Maps
-
- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
NA
-
- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. Label as **Exhibit 21. [34-373(a)(4)b.i.]** See Exhibit 21 Boylan 1/9/14 Soils Map
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. Label as **Exhibit 22. [34-373(a)(4)c]** See Boylan Environmental 3/5/14 FLUCCS Map and Attendant Reports
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. Label as **Exhibit 23. [34-373(a)(4)b.iii.]** See Boylan Environmental 4/4/14 Maps and Plans
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. Label as **Exhibit 24. [34-373(a)(4)b.v.]**
See Ex 24

PART 9



SANITARY SEWER & POTABLE WATER FACILITIES

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
NA

- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

NA

2. Quality of the effluent:

NA

3. Expected life of the facility:

NA

4. Who will operate and maintain the internal collection and treatment facilities:

NA

5. Receiving bodies or other means of effluent disposal:

NA

- C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

NA

2. Current water table conditions:

NA

3. Proposed rate of application:

NA

4. Back-up system capacity:

NA

PART 10 ADDITIONAL REQUIREMENTS

- A. **Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). Label as **Exhibit 25. [34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. Label as **Exhibit 26. [34-373(b)(3)]** NA
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. Label as **Exhibit 27. [34-373(b)(2)]** See Boylan Environmental 4/14 Protected Species plan

- B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property owners and label as **Exhibit 28. [34-373(c)]** NA

- C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) Label as **Exhibit 29. [34-373(d)(2)]** NA



D. Private Recreational Facility Planned Developments (PRFPDs): NA

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. Label as **Exhibit 30.** [34-941(g)]
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. Label as **Exhibit 31.** [34-941(d)(3)b.i.1)]
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. Label as **Exhibit 32.** [34-941(d)(3)d.]
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. Label as **Exhibit 33.** [34-941(e)(5)f.iii.]
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. Label as **Exhibit 34.** [34-941(g)(2)]
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. Label as **Exhibit 35.** [34-941(g)(4)]

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service. Label as **Exhibit 36.**) [34-202(b)(8)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met. Label as **Exhibit 36.**) [34-202(b)(8)]

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application and label as **Exhibit 37.** [34-202(b)(7)]
NA

G. Flood Hazard: [34-202(a)(8)]

- ☒ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

H. Excavations/Blasting: [34-202(b)(6)]

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information). Label as **Exhibit 38.**

I. Bonus Density: [34-202(b)(5)]

- ☒ Not Applicable
- ☐ Bonus density will be used. Provide a copy of the Bonus Density application showing calculations. Label as **Exhibit 39.**

J. Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]

- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan. Label as **Exhibit 40.**

K. Mobile Home Park: [34-203(d)]

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995). Label as **Exhibit 41**.

L. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1004]**

☐ Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**

☐ Property is located within Airport Runway Clear Zone: **[34-1006]**

☐ Property is located within Airport School Protection Zone: **[34-1007]**

☐ Property is located within Airport Residential Protection Zone: **[34-1009]**

☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**

☐ A Tall Structures Permit is required. Label as **Exhibit 42. [34-1010]**

| PART 5 SUBMITTAL REQUIREMENTS | | |
|---|---------|--|
| Clearly label your exhibits with the corresponding exhibit number | | |
| Copies Required | Exhibit | SUBMITTAL ITEMS |
| 13 | | Completed application for Public Hearing [34-201(b)] |
| 1 | | Filing Fee - [34-202(a)(9)] |
| SUBMITTAL ITEMS | | |
| 3 | 1 | Notarized Affidavit of Authorization Form [34-202(b)(1)c] |
| 3 | 2 | Additional Agents [34-202(b)(1)c.] |
| 3 | 3 | Disclosure of Interest Form (multiple owners) [34-201(b)(2)a] |
| 3 | 4 | Property Owners list (if applicable) [34-202(a)(5)] |
| 3 | 5 | Property Owners map (if applicable) [34-202(a)(5)] |
| 3 | 6 | Confirmation of Ownership/Title Certification [34-202(a)(3)] |
| 3 | 7 | STRAP Numbers (if additional sheet is required) [34-202(a)(1)] |
| 1 | 8 | List of Surrounding Property Owners [34-202(a)(6)] |
| 1 | 9 | Map of Surrounding Property Owners [34-202(a)(7)] |
| 1 | 10 | Mailing labels [34-202(a)(6)] |
| 13 | 11 | List of Zoning Resolutions and Approvals [34-202(a)(8)] |
| 13 | 12 | Summary of Public Informational Session (if applicable) [34-202(a)(10)] |
| 13 | 13 | Waivers from Application Submission Requirements (if applicable) |
| 13 | 14 | Preliminary Density Calculations (if applicable) |
| 13 | 15 | Request Statement |
| 5 | 16 | Traffic Impact Statement (TIS) (not required for existing development) [34-341(b)(2)d.1.] |
| 13 | 17 | Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)] |
| 13 | 18 | Schedule of Uses [34-373(a)(8)] |
| 13 | 19 | Schedule of Deviations and Written Justification [34-373(a)(9); 34-412(a)] |
| 4 | 20 | Topography (if available) [34-373(a)(4)d.iv.] |
| 4 | 21 | Soils Map [34-373(a)(4)b.v.] |
| 4 | 22 | FLUCCS Map [34-373(a)(4)c.] |
| 4 | 23 | Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.] |

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|----|----|--|
| 4 | 24 | Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.] |
| 4 | 25 | Surface Water Management Plan (if applicable) [34-373(b)(1)] |
| 13 | 26 | Phasing Program (if applicable) [34-373(b)(3)] |
| 4 | 27 | Protected Species Survey (if applicable) [34-373(b)(2)] |
| 13 | 28 | Proof of Notice (if applicable) [34-373(c)] |
| 13 | 29 | Binding Letter from DCA (if applicable) [34-373(d)(2)] |
| 13 | 30 | Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)] |

| | | |
|----|----|---|
| 5 | 31 | Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1]] |
| 5 | 32 | Well Drawdown Information (if applicable) [34-941(d)(3)d.] |
| 5 | 33 | Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.] |
| 5 | 34 | Environmental Assessment (if applicable) [34-941(g)(2)] |
| 13 | 35 | Demonstration of Compatibility (if applicable) [34-941(g)(4)] |
| 4 | 36 | Potable Water & Sanitary Sewer . Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)] |
| 4 | 37 | Existing Agricultural Use Affidavit (if applicable) [34-202(b)(7)] |
| 4 | 38 | Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)] |
| 4 | 39 | Bonus Density Application (if applicable) [34-202(b)(5)] |
| 3 | 40 | Hazardous Materials Emergency Plan (if applicable) [34-202(b)(4)] |
| 3 | 41 | Mobile Home Park Dislocated Owners Information (if applicable) [34-203(d)] |
| 3 | 42 | Tall Structures Permit (if applicable) [34-1001] |
| | | |
| 5 | A | Legal description and sealed sketch of legal description [34-202(a)(1)] |
| 5 | B | Boundary Survey (2 originals required) [34-202(a)(2); 34-373(a)(4)2.] |

Bermuda Lakes RVPD Development Standards

Recreational Vehicle Units:

- Lot Area Min. - 5,000 SF
- Lot Width Min. - 40-ft.
- Lot Depth Min. - 50-ft.
- Internal Street Setbacks – 10-ft.
- Between RV Min. - 10-ft. (5-ft. & 5-ft.)
- From Park Perimeter Boundary Min. - 40-ft.
- Internal Walls and Appurtenance Setback Min. - 10-ft.
- Water Body Min. - 25-ft.
- Side Yard Min. - 10-ft.
- Rear Yard Min. - 10-ft.
- Max Lot Coverage - None
- Tie-downs - LDC 34-762(2)
- RV Storage - LDC 34-762(4)

Group Club House:

- Lot Area Min. – No minimum lot area or dimensions required, provided that the area is of sufficient size to accommodate the proposed use as well as all setbacks, parking, drainage, landscaping and other applicable County code requirements.
- Street Setbacks – 25-ft.
- Side Yard Setbacks – 15-ft.
- Rear Yard/Rear Yard Water Body – 25-ft.
- Max. Height – 35-ft.
- Max. Lot Coverage – 50%

Maintenance Building and Operations/Open Storage Area:

- Lot Area Min. – No minimum lot area or dimensions required, provided that the area is of sufficient size to accommodate the proposed use as well as all setbacks, parking, drainage, landscaping and other applicable County code requirements.
- Street Setbacks – 20-ft.
- Side Yard Setbacks – 10-ft.
- Rear Yard/Rear Yard Water Body – 10-ft.
- Max. Height – 35-ft.
- Max. Lot Coverage – None
- Other – LDC 34-762(4)

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Exhibit 15 Request Statement - The Bermuda Lakes RV Resort RVPD

revised 06/14/14

The 48.73 acre Bermuda Lakes Recreational Vehicle Planned Development project is consists of the former 46.2 acre Bermuda Lakes Residential Planned Development Z-07-077. The submittal RVPD adds strap # 03-44-25-00-00015.0000 (5201 Tice Street FM) to the Bermuda Lakes RPD strap numbers 03-44-25-00-00013.0000, 03-44-25-00-00016.0000, 03-44-25-00-00010.0030 and 04-44-25-00-00018.0000. The Bermuda Lakes (BL) project is bounded to the east by Lexington Ave., and to the south by Tice Str. and seven 2.5 acre to 5 acre AG-2 residential lots. To the north the project adjoins Orange River Elementary School and the Horace Ln. and Underwood Dr. quarter acre lot single family subdivision. To the west BL adjoins the Garcia Ave. quarter acre lot single family subdivision and 22 acres +/- of Lee Co./TIFF lake and conservation lands.

The Bermuda Lakes RPD is permitted for 330 three story multi-family units; equal to a density of 7.1 units per acre. The current request is for 200 recreational vehicle pads at a density of 4.1 units per acre, and other uses, to support a recreational vehicle resort focused on transient users. The 200 RV unit request is 62% of the 8 unit per acres/319 units allowed (48.7 acres minus 8.83 wetland acres @ 8 per ac.). The owner/applicant, Exit 24 LLC has common ownership with the currently expanding North Trail RV Center's Lexington Blvd. LLC ownership. The underlying project goal is to development a first class RV resort directly proximate to the new North Trail RV campus so as to compliment and support North Trail RV business goals, activities and recreational vehicle users.

The requested recreational vehicle resort will generate far less impacts than the approved 330 MF residential project. Rather than permanent residents with associated public facilities and services demands, the RV park use is transient with fewer facility and service demands. Socio-economic impacts are significantly lessened by the RVPD. When compared to MF residential, the project does not generate demand for classrooms, libraries, parks, and social/judicial services. The project's site environmental impacts are far less than the approved 330 unit project. This is because the site will not require as much fill when compared to residential finished floor fill requirements. Furthermore, RV environmental impacts are more limited in that the 4.1 unit per acre RV park is more open compared to MF, with a greater degree of tree preservation construction stake out flexibility. General long term environmental impacts are less in that it is easier for environmental maintenance and site management under a unified commercial project as contrasted to a multiple ownership MF condo project. The RVPD demands less central water and sanitary sewer service

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when compared to the current 330 unit project. The RVPD generates less traffic when compared to MF uses and typical RV traffic is non-peak. When compared to the approved RPD, the RVPD will have reduced County's roadway system impacts.

On 21 April, 2008, the Lee County BOCC found that the 330 unit Bermuda Lakes RPD, DCI2005-00096, met or exceeded performance and location standards, was consistent with the densities and uses as per the Lee Plan, was compatible with existing and planned uses, and will not place undue infrastructure burdens. Therefore, facts and logic dictate that a less intensive use, in this case a RVPD, will have identical findings.

The site is generally comprised of 28.8 acres of altered lands, pine, palm and mixed hardwood forests with varying degrees of exotic infestation, 11.2 acres of lake/other surface waters (OSW) and 8.9 acres of wetlands. BL is required to have 14.6 acres of open space of which a minimum 7.3 acres must be indigenous. The project provides 14.84 acres of total open space, of which 8.3 acres is native. These open space totals exclude any portion of the two plus acre recreation area, the large dry surface water management area located in the south portion of the property and the large native parcel adjoining the east side of the south wetland preserve area. Finally, the 2-ac. +/- recreation area far exceeds 34-939 (b)(5) recreation requirement of 250 SF of recreational facilities per acre; the code required recreational facilities is 12,183 SF.

The site is within the Billy Creek watershed; no flow ways or floodways bisect the site. The site is outside the 100 yr. flood zone. The project has direct access to central water and sewer utilities, is across the street from the Tice Fire Station and is within a neighborhood characterized by its diverse mix of uses (commercial, industrial, interstate commercial, educational, single family and AG single family). The property is well suited and well located for the proposed use.

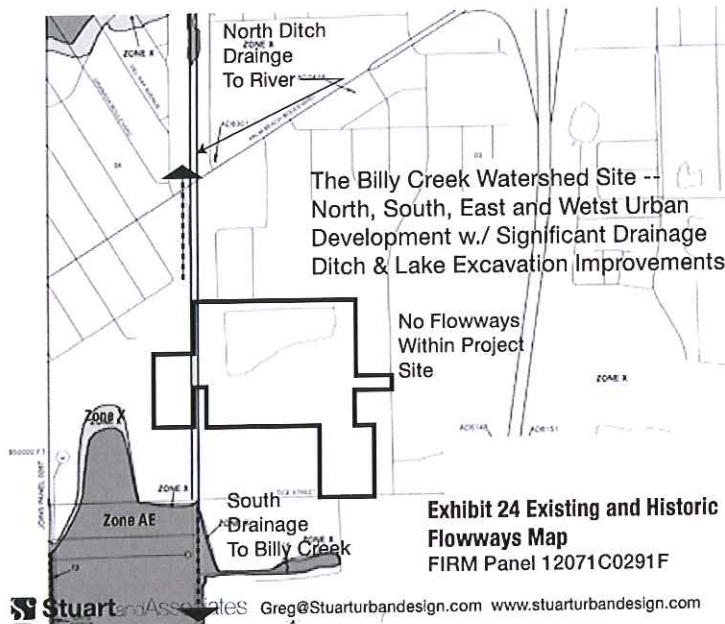
The Bermuda Lakes RV Resort Master Concept Plan has two access connections onto Lexington; both are owned fee simple by the underlying owners, albeit in two different LLC's. The North Trail RV Center is owned by the Lexington Blvd. LLC by which will be granting access via an existing and a new easement to the Applicant, Exit 21 LLC (see Sunbiz Doc. # L1200002270). To advance residential compatibility, no Tice Street access connection is provided. The project will feature large pads for Class A RV's (35-ft. to 70-ft. +), perimeter walks and lake paths, nature preserves, a central recreation area and clubhouse, and an operations and maintenance area.

The 200 RV pad development project meets and/or exceeds Sec. 34-761 and 34-939 RV Park standards and other LDC standards. As per TDC Table 34-792, no recreational vehicle or enclosed appurtenance shall be placed closer than 25 feet to any common use accessory building; the minimum setback is 15-ft. The project is requesting a deviation from Standard Eight (40-ft. perimeter buffer with vegetative screen). The deviation is for a 20-ft. landscape buffer with a solid 8-ft. wall. It will functionally exceed the 40-ft. vegetation standard; solid walls are superior in buffering, sound attenuation and overall privacy. The Bermuda Lakes typical two-way paved street section will be 28-ft., exceeding Standard Nine's 20-ft. dimensional standard. The project will adopt most LDC 34-939 Development Standards.



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The project complies with LDC 34-939(b)(1) and 34-145(d)(3) compatibility requirements. The site plan internalizes the group recreation center to create spatial separation with surrounding residential neighborhoods. This acoustic design approach reduces potential impacts. The plan has direct access onto Lexington Ave while prohibiting access onto Tice St. with it's residential uses. The project utilizes drainage areas and site plan features for additional buffering and separation. For example a drainage basin within the south RVPD area creates additional buffering. The MCP utilizes large wetland systems to the west and south for additional buffering to further compatibility. The MCP maintains west site south to north drainage ditch while improving it's conveyance by new required cleaning/maintenance typically required by the SFWMD. Consequently the MCP advances drainage compatible. Finally, the project incorporates a solid wall for buffering and to improve compatibility; this approach is superior to a 40-ft. wide vegetated screen.

The project meets or exceeds LDC rules, exemplified by, but not limited to, the following:

- * 34-145(d)(3)a; the applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan and the proposed 2035 New Horizon Plan.
- * 34-145(d)(3)c; the request is compatible with existing small lot and AG-2 residential uses, the elementary school and County/State conservation lands in that the RVPD is an open space oriented, transient non-residential uses.
- * 34-145(d)(3)d; approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development. As per the 05/01/14 TIS by JMB Transportation Engineering, Inc. it was determined that Bermuda Lakes RV Resort will not

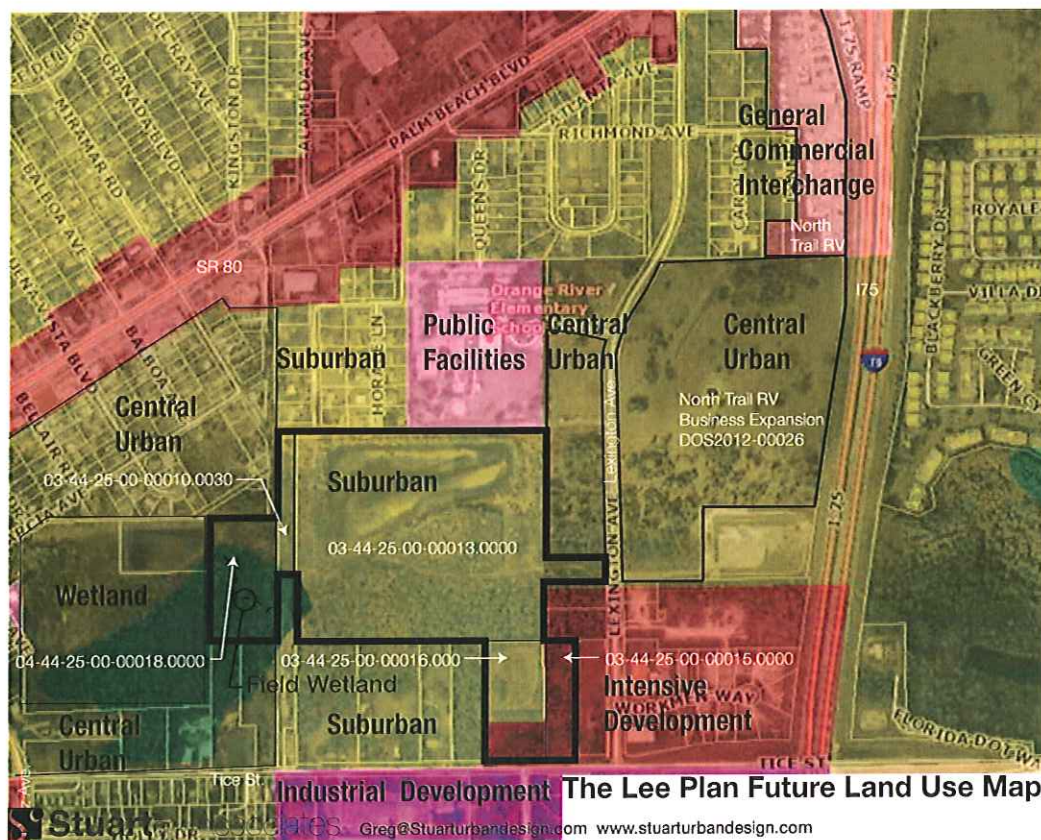
have a significant impact upon the surrounding road network. All roadways within the project's area of influence currently have a surplus of capacity and can accommodate the additional traffic associated with the proposed recreational vehicle resort, and the network will continue to operate at acceptable levels of service for 2016/2017 traffic conditions (Palm Beach Blvd. and Tice St.). The report concludes that the project will not create any transportation deficiencies that need to be mitigated

- * 34-145(d)(3)e; the RVPD request will not adversely affect adjoining environmentally critical areas and natural resources; the project has limited, unavoidable internal roadway wetland impacts at 1.9 acres; the project's impacts are equal to 9.5% total OSW and Wetlands or 21.6% of total Wetland areas. The RVPD features 6.9 acres of preserved wetlands.
- * 34-145(d)(3)i; that the level of access and traffic flow (i.e. median openings, turning movements etc.) is sufficient to support the proposed development intensity with no additional roadway improvements.
- * General Requirements 34-411(c) - *"The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally.* The project site is well separated from the public elementary school by a large lake and proposed solid 8-ft. wall. Residential uses to the south and west are separated by existing forested areas and conserved wetland areas.
- * General Requirement 34-411(f) requires - *"Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants."* The project is located outside of the 100-yr. storm zone and inherently presents a lower degree of impacts when compared to the approved 330 unit RPD MF project.
- * General Requirement 34-411(i) requires - *"Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses."* Relying on contemporary acoustic site planning principles the requested MCP internalizes group gathering and recreation areas and utilizes natural features (lakes, wetlands) to provide for separation and buffering. The proposed 8-ft. solid wall provides for superior sound, light and visual screening to adjoining properties.
- * General Requirement 34-411(k) requires - *"Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential*

density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs." The requested MCP internalizes group gathering and recreation areas and utilizes natural features (lakes, wetlands) to provide for separation and buffering and relies on an 8-ft. solid wall for physical screening.

- * 373(a)(6)(b) and (d); the MCP depicts the general location of the proposed internal street access drive and location, configuration of buildings and parking areas.
- * 373(a)(6)e; the MCP depicts the general location of service and storage areas.
- * 373(a)(6)i; the MCP depicts the location and type of buffers and screening.

The current Lee Plan designates the project as predominantly Suburban, accompanied by Intensive Development and Wetland Conservation land uses. Central Urban and Intensive Development adjoin the project's east boundary, Public Facilities (Orange River Elementary) and Suburban adjoin the project's north boundary, Central Urban land uses adjoin the west boundary, and Suburban land uses to the south. Opposite Tice St. is Industrial Development, and opposite Lexington Ave. is Central Urban, that includes the North Trail RV expansion project (DOS 2012-00026).



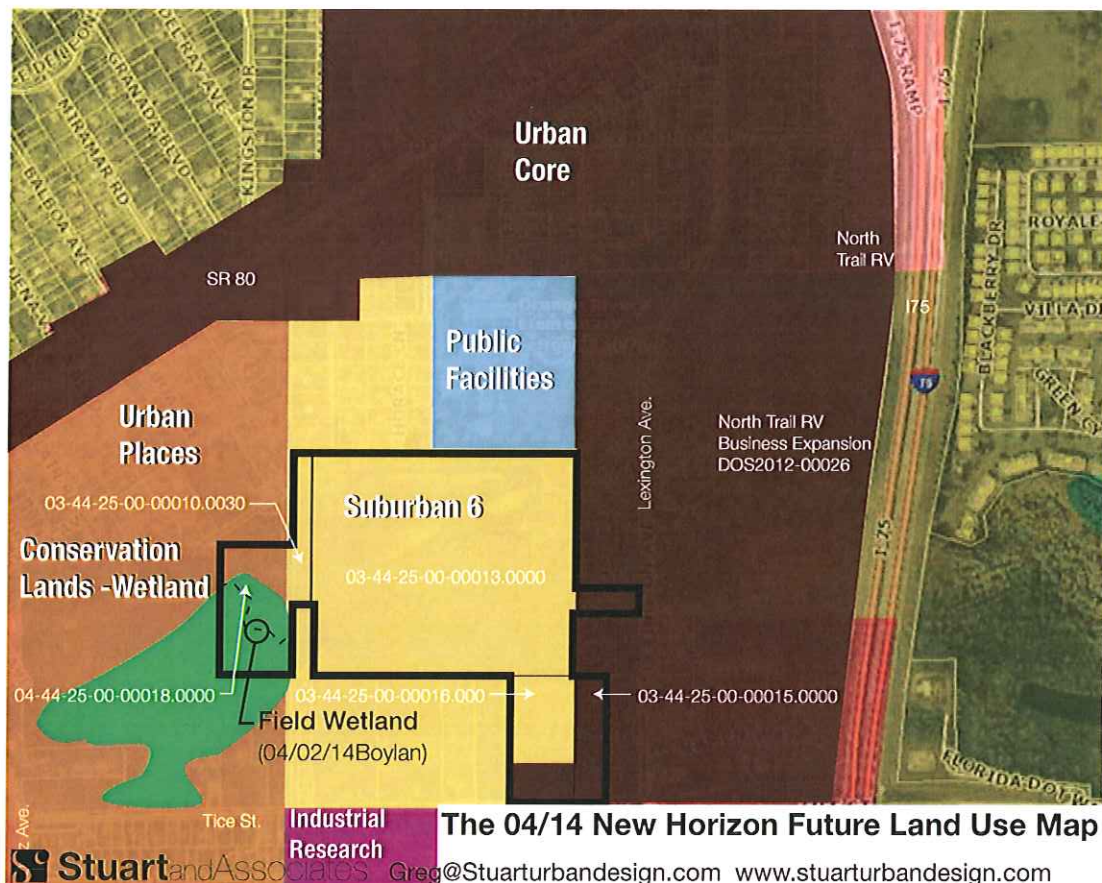
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The Bermuda Lakes RVPD is consistent with key Lee Plan residential compatibility policy requirements, including 5.1.2, 5.1.5, 135.9.5 and 135.9.6., along with other goals, policies and objectives:

- * Lee Plan Policy 2.0 Development Location -The project is located within a highly mixed use commercial, interstate commercial, industrial and residential area. The MCP has been professionally designed based upon accepted planning practices that reflect thoughtful consideration as to impacts, compatibility and integration into the existing urban form and natural environmental.
- * Policy 4.1.1 Integrated and Functional Development -The development design takes into consideration the natural features located on site and surrounding uses. It utilizes lake and conservation areas for screening, separation and buffering.
- * 5.1.5 Staff Report Neighborhood Compatibility - The RVPD project is consistent with 5.1.5 *"Protect existing and future residential areas from an encroachment of uses that are potentially destructive to the character and integrity of the residential environment"*. It protects residential areas by lowering density from 7.1 units per acre to 5 units per acre (39.81 acres), by restricting access onto Lexington Ave., internalizes the group recreation area into the center portion of the site and away from south, north and west residential areas, incorporates a solid 8-ft. buffer wall in lieu of buffer landscape, and uses existing native wetland areas for additional separation.
- * Policy 5.1.2 requires - *"Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly"*. The project is located in an area outside flood zones and flow ways, utilizes altered portions of the site while preserving three wetland systems, features a density and is 62% less than what can be requested for the site (319 RV pads).
- * Policy 135.9.5 requires - *"New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character"*. The project is functionally separated from surrounding residential areas by lakes, drainage conveyance systems, wetlands and land configuration. The RVPD will improve the area's existing character by eliminating an area used for dumping and such. It will improve the community by significantly increasing the lands tax value and base, while demanding very few services and infrastructure.

The project will be consistent with the proposed 2035 New Horizon Plan. The proposed density is at 5 units per acre. This new plan designates the project as a predominant Suburban 6 land

use, accompanied by Urban Core land uses to the east and south, and Urban Places and Conservation Lands to the west. Future 2035 Land Uses that will adjoin the RVPD are Suburban 6 to the north and south, Public Facilities (the elementary school) to the north, Urban Places and Conservation Lands to the west and Urban Core land uses to the east. The new 2035 Future Land Use Plan by policy and design increases densities and intensities, with particular focus on Urban Core, Urban Places and Urban Lands, to further mixed uses, desirable places and efficient urban services. The project's Urban Core area will have a base to standard density of 15 to 25 units per acre. The project's Urban Places area will have a base to standard density of 8 to 18 units per acre. The project's Suburban 6 area(s) will have a base to standard density of 4 to 6 units per acre.



The proposed RVPD will support and implement the new 2035 land use plan. The Bermuda Lakes RVPD is consistent with key 2035 New Horizon Plan compatibility policy requirements, relating to encouraging and supporting infill urban development including but not limited to:

* Policy 1.1.2 - Promote the character of Urban Land Use Areas through planning and development practices that:

a. Identify and enable incentive density and higher intensity within these Urban and Suburban Land Use Categories -- Urban Core, Central Urban Place, Urban Neighborhoods, and

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Suburban Six.

- b. Utilize higher range densities in the Urban Land Use categories to promote transit, walkability, complete streets and the integration of mixed uses;*
- c. Employ good urban design to foster compatibility and diversity of uses between urban, suburban, and rural places;*
- d. Support the development of mixed-use centers within Urban Areas that connect urban and suburban places and support redevelopment of commercial corridors;*
- e. Establish a multi-modal transportation that connect Urban Areas with a variety of walk, bike, transit, and vehicular options;*
- f. Provide for greater levels of public services, infrastructure, and park resources within Urban Areas; and*
- g. Facilitate higher levels of employment and economic activity within the Urban Areas—particularly within mixed-use centers and Urban, Economic Development, and Interstate Highway Land Use Categories.*

The RVPD project is consistent with Subparagraphs (a) thru (g), with particular focus on facilitating higher levels of economic activity via the project's nexus with North Trail RV.

- * Policy 1.1.3 - *"The existence of lower density developments in proximity to proposed projects within the Urban Areas will not be used as the sole reason to lower the proposed project's density and intensity of use."*
- * Policy 1.3.1: Suburban Six - *"The Suburban Six Land Use Category allows the development of moderate density suburban land use areas that are characterized by a mixture of residential neighborhoods, commercial shops and services, civic uses, and park and recreational facilities."*

The RVPD project is consistent with 1.3.1 with particular focus on having moderate density (4.1 unit per acre) and introducing a mixture of different uses that are recreational in character.

- * Policy 1.2.1 Urban Core - *"The development of mixed use centers within Urban Core areas will enable the county to develop a better connected, more diverse land use pattern with a variety of economic, residential, and recreational opportunities."*

The RVPD project is consistent with 1.3.1 with particular focus on creating a more diverse land use pattern with significant economic and recreational opportunities.

- * Policy 1.2.2 Urban Places - *"Areas within Lee County and are intended to have the greatest range and highest level of urban infrastructure. Urban Places include an integrated variety of residential, commercial, retail, office/professional, public and quasi-public, and limited light industrial land uses, civic spaces, and park and recreational resources."*

The RVPD project is consistent with 1.2.2.

Request Statement Addendum #1 The Lee Plan

The Bermuda Lakes RVPD is consistent with the Lee Plan's Goals, Objectives and Policies in the following manner:

- * Policy 1.7.6 Planning Communities Acreage Allocation requires that, in this case, the Fort Myers Shores Planning Community has adequate acreage to accommodate the project. The RVPD is a commercial, not a residential project. When evaluating the Fort Myers Shores area there exists 400 acres for 2030 commercial land uses. Total Lee County commercial land use allocation is 12,793 acres. Consequently the 48.7 acre project is not limited by area allocations and is consistent with 1.7.6.
- * Lee Plan's Goal Policy 1.5.1 Wetlands states that permitted land uses in wetlands will consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. The RVPD is a recreational use; the Development Order and District ERP will insure no adverse significant ecological impacts.
- * Objective 2.1 requires the promotion of contiguous and compact growth patterns; the project is located immediately west of I-75 between SR 80 and Tice Street. It's surrounding community is heavily urbanized and thus the project is infill by nature. The the more intense Bermuda Lakes RPD was found to be consistent with 2.1. The amended RPD to a new and less intensive RVPD is consistent with 2.1.
- * Objective 2.2 Development Timing directs new growth to urban areas with adequate and concurrent public facilities. The project currently has available and concurrent urban services to support the project (see TIS and Utility Service Availability Exhibits). The the more intense Bermuda Lakes RPD was found to be consistent with 2.2. The amended RPD to a new and less intensive RVPD is consistent with 2.2.
- * Policy 2.1.1 Development Location and Urban Services requires that most commercial development is expected to occur within designated Future Urban Areas. The RVPD is within the Suburban and Intensive Development Future Urban Areas.
- * Policy 2.2.2 Development Timing and Urban Services requires the following. First, whether a project will further burden an overwhelmed public facility. In this case and referring to the revised Traffic Impact Statement, Ex. 36 Utility Service Letter and Ex. 15's accompanying



Urban Services Map, the project has more than adequate services and public facilities to support the project and that roads and utilities are not currently nor projected to be overwhelmed. Second, whether the project is located beyond existing development patterns in a manner that does not encourage compact growth. In this case the RVPD presents itself as an urban infill project. Third, whether there exists acreage allocations to support the project as per Lee Plan's Table 1(b). The RVPD is a commercial, not a residential project. When evaluating the Fort Myers Shores area there exists 400 acres for 2030 commercial land uses. Total Lee County commercial land use allocation is 12,793 acres. Consequently the 48.7 acre project is not limited by area allocations. From this assessment, the project is consistent with 2.2.2.

- * Traffic Policy 11.3 requires the submittal and review of a Traffic Impact Statement for the RVPD. A revised TIS is being submitted. It demonstrates that the project exceeds the established traffic thresholds and will not negatively impact the surrounding traffic network based on Lee County standards.
- * Goal 23 and Objective 23.1 are primarily oriented towards the interface of commercial and residential uses around and along the SR 80 corridor in a manner the promotes redevelopment. The purpose of the redevelopment is to generate a more vibrant urban community, both functionally and visually. Though the RVPD is not located around the SR 80 corridor and that the community plan is absent any specific language pertaining to the project, the RVPD is consistent with the plans overall objectives and policies. This is primarily based on the fact that the project serves to redevelop a significant portion of the Lexington Ave. corridor; it will do so in a first class manner. Again, though not located along or around the Palm Beach Blvd. corridor, the RV resort serves to create a more vibrant quasi-commercial area. It does so in that the use itself is inherently oriented towards enhanced landscaping, open space and pedestrian facilities. As it is now, the subject property is used for illegal dumping, vagrancy and the homeless.
- * Policy 39.1.1 Development Regulations and Impacts requires have adequate on-site parking, have public road access and fund off-site work and mitigate all project related impacts. The RVPD will not request any parking space standard deviations and thus will provide code required on-site parking. The project will have two required public road connections, in this

case onto Lexington Ave. The project will fund all off-site road improvements required by the project. Hence the RVPD will be consistent with 39.1.1.

- * Goal 23 The Palm Beach Corridor Plan and Objective 23.2 requires commercial areas to have a pleasing aesthetic quality in landscaping, architecture, lighting and signage, while advancing employment opportunities. From a review of Goal 23, the LDC's Chapter 33, and the Palm Beach Corridor Community Plan (Vanasse Daylor) there are no specific rules policies, rules and/or standards that pertain to RV developments. It appears that this type of use was not envisioned both for the Lee Plan's Goal 23 and the LDC Ch.33. Objectives 23.2 Commercial Land Uses, 23.3 Residential Land Uses and 23.6 Community Facilities, are not relevant to the PD request. It is noted that the inherent open space and recreational character will provide for a pleasing visual environment, and that this type of use practically mandates that the developer have quality landscaping, architecture and lighting for the proposed resort. It is further noted that the project will create jobs for the community. Hence the project is consistent with Goal 23 and 23.2. The Applicant will meet in July with the Palm Beach Blvd. Planning Council. In so doing the project will comply with Policy 23.5.2.
- * Goal 77 Development Design (Open Space) requires development projects to provide for adequate open space for various aesthetic, visual relief, buffering, and environmental quality(s) and projection. The inherent function and character of an RV resort is primarily a leisure oriented open space facility with both passive and active recreational facilities and uses. The RVPD will provide more than ample open space while advancing tree and plant community preservation. When factoring in the total lake area (10.2 acres), the Indoor and Outdoor Recreation Area (2.3 acres) and Dry Detention Drainage Area (1 acre), combined with 8.36 acres of native open space, 2.79 acres of site perimeter buffering and 1.16 acres of lake buffer, the project incorporates a true 25.81 acres of open space, equal to 53% of the total site area. Furthermore, unlike residential or commercial projects that typically require more fill and site work, an RV resort does not require as much fill and can be field staked in a more flexible manner to advance tree and plant community preservation. Consequently the project is consistent with Goal 77.
- * Policy 77.3.1 encourages development projects to have one-half it's required open space as native indigenous vegetation. The project provides 8.36 acres native within a regulatory consistent 14.63-acre requirement; it is consistent with Policy 77.3.1. The project is consistent with Policy 77.3.2 through the preservation of three large but differently sized and

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located wetland systems. In so doing the project will also be consistent with Policy 77.3.3 and 77.3.4. The project's proposed open space plan is the submitted MCP, with it's very specific and delineated open space areas and numeric take-offs.

- * Goal 107 and it's Policies 107.1 through 107.12 instructs Staff to undertake specific actions, be they research, inventory, acquisition, plan development and/or plan implementation. Goal 107 does not instruct the private sector and/or applicant. Goal 107 is not specifically relevant for policy consistency assessment. However, from a review of the Boylan Environmental FLUCCS maps and Protected Species Survey, approximately one-half of the RV development footprint will be within the Cropland and Pasture Areas (210E1 @ 12.49 acres). Less than one-half of the development footprint will be within the Pines Flatwoods area, which is the second largest non-lake FLUCCS community (411E2 @ 7.19 acres). Both FLUCCS 210 and 411 are not environmentally significant as a matter of policy. The 8.92 acres of onsite wetlands will be slightly, and unavoidably impacted by the project's internal access road. Wetland impacts are not very significant, at 1.9 acres +/- . From these facts the project is generally consistent with Goal 107 and it's policies 107.1, 107.2 Plant Communities (over one half the required regulated open space is native), 107.3 Wildlife (over one half the required regulated open space is native; including the lake area the project will contain over 25 out of 48 total acres as open space and preserve area), 107.6 Southern Bald Eagles (none on site), 107.8 Gopher Tortoises (none on site), 107.9 Red-Cockaded Woodpecker (none on site) and 107.11 FL Panther and Black Bear (non-on site).

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Request Statement Addendum #2 The LDC

The Bermuda Lakes RVPD is consistent with the Land Development Code in the following manner:

- * LDC 34-411(d) requires that a development project has access to existing roads with sufficient existing traffic carrying capacity based upon Lee County concurrency standards as per Exhibit 16 the Traffic Impact Statement (JMB Transportation Engineering, Inc.) the project's adjoining Lexington Ave. and adjacent Tice Street have adequate traffic carrying capacity compliant with Lee County LOS standards.
- * LDC 34-935 requires the RVPD's be a minimum 20 acres in size, that setbacks will be provided as per Chapter 10 (for RVPD perimeter buffer code is 40-ft.; the project is requesting a deviation to 20-ft.) and other Code requirements. The project is 48.78 acres and meets the specified PD requirements with the exception of the 40-ft. buffer and 34-935(b)(2) Internal Road setbacks. The Applicant is requesting deviations from these two standards (D.1 and D. 10).
- * LDC 34-939 RVPD requires a non-barrier island or CHHZ location, surrounding property compatibility, central utility availability, buffers (40-ft.), street width (2-way ROW @ 50-ft.), recreational facilities (250 SF per acre), density (max. 8 per site), RV unit size (min. 5,000 SF), separation of structures (40-ft. perimeter and 25-ft. from RV site and 10-ft. RV separation. The project is designed to insure compatibility (see Ex. 15 Request Statement page 7, Policies 5.1.2, 5.1.5 and 135.9.5.). Utilities are available (see Ex. 36 Service Availability Letter). Density is at 5 units per acre (200/39.81 acres), and unit size is a min. 5,000 SF (see Development Standards. Deviations are being requested for the 40-ft. buffer and road buffer proximity. The pending rule change(s) to 34-939 do not substantially impact the project buffering approach and proposed deviation to the 40-ft. width requirement. The Applicant requests a deviation from 40-ft. to 20-ft. width and to include an 8-ft. tall screening wall with landscaping. It is noted that the proposed rule change deletes the 8-ft. vegetative height standard, keeps the 40-ft. buffer width and adds new landscape planting standards (14-ft. tall trees at installation, 66 shrubs per 100 LF, shrubs maintained at 60 inches, palms @ 3:1 and cluster at 14 to 18 tall). The requested deviation will provide superior 8-ft. solid wall screening with an outside single hedge, grasses and ground covers, and 5 trees per 100 LF as per current code (see D.1 revised Deviation Schedule).



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Ex. 18 - Bermuda Lakes RV Resort Use Schedule

Revised 06/14/14

Accessory uses, buildings, and structures --

- ATM - limited to the Indoor & Outdoor Recreation area
- Docks, seawalls
- Non-roofed accessory structures - limited to recreation decks, recreation group gathering areas and similar passive recreational uses
- Storage, open
- Storage facility for unoccupied RVs
- Storage Sheds - limited to the Maintenance and Operations area

Administrative offices

ATM

Business Services, Group 1 - limited to the Indoor & Outdoor Recreation area

Boat ramps - limited to one located at or within the Indoor & Outdoor Recreation area

Boats: Boat rental; Boat Ramp and Dockage

Camping cabins

Clubs, Country Club; Private

Caretaker residence - location undetermined

Community gardens

Consumption on premises - limited to Indoor & Outdoor Recreation area

Commercial uses - all limited to the Indoor and Outdoor Recreation Area:

- Day care center, adult or child - - limited to the RV park users
- Food Store Group 1 - limited to the RV park users
- Sale or rental of recreational vehicle units
- Laundry or Dry Cleaning Group 1 - limited to the RV park users
- Personal Services, Group 1 - limited to the RV park users
- Store for the sale of convenience items for park residents, including groceries, tobacco products, novelties, sundries, and parts and supplies for recreational vehicles - limited to the RV park users
- Vehicle and Equipment Dealers Group IV - limited to Recreational Vehicles

Entrance gates, gatehouses

Essential services

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Essential service facilities Group 1

Excavation: Water Retention

Fishing Piers - limited to one

Food and Beverage Service, limited - limited to Indoor & Outdoor Recreation area

Food Stores, Group 1 - limited to Indoor & Outdoor Recreation area

Fences and Walls

Gatehouses

Parking Lot, Accessory

Parks, group 1

Park Trailers

Recreation facilities:

- Personal
- Private—On-site limited to the Indoor & Outdoor Recreation area

Recreational Vehicles

Signs in compliance with Chapter 30

Storage and Open Storage - limited to the Maintenance and Operations area

Temporary uses - limited to Construction Trailers and Contractor Storage Units

Tents, transient

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Exhibit 19 Bermuda Lakes RVPD Deviation Schedule

Revised 06/14/14

1 Deviation One LDC Property Development Regulations Table 34-792 Note 8, and 34-939(b)(3), that RV parks shall provide an open space perimeter buffer area completely around the boundary, with exceptions, shall provide a vegetative visual screen within a minimum height of eight feet within the 40-foot buffer, and that prohibits roads within the 40-ft. buffer open space area; to have the option to permit a 20-ft. landscape buffer with 8-ft., solid screening wall throughout the project and a 20-ft. roadway perimeter setback, with the exception of the following two areas:

- The south site boundary line that adjoins the 3.19 acre +/- South Wetland and Buffer area (see MCP).
- The east site boundary line that adjoins the North Trail RV Center property.

The 8-ft. buffer wall's outside face (towards the adjoining neighboring properties) will have a minimum single native landscape hedge, along with grasses, ground covers and 5 trees per 100 LF; 75% of new trees will be native. Code required trees must be #1 or better in quality, be a min. 10-ft. in height with 2-inch caliper at the time of installation; palms must have a min. 10-ft. of clear trunk at planting. Code required shrubs must be #1 or better in quality, a minimum height of 2-ft. at planting, a minimum 3-ft. from 1 year after planting, and maintained a minimum 3-ft.

The basis of the request is that the proposed 20-ft./8-ft. wall standard is functionally superior to the the 40-ft. vegetation standard. Solid walls are superior when compared to vegetative screening for visual buffering, sound attenuation, and general security and privacy concerns. The project will benefit from reduced light, noise and sound impacts and phenomena originating from the Orange River Elementary School. The north and northwest residential neighborhoods will be better served by a screening wall in a 20-ft. buffer area. The requested standard is greater than a B Buffer, (Recreation to SF 15-ft. buffer). Not only do solid walls perform better in nuisance prevention, but they eliminate the initial ineffectiveness of vegetative barriers brought about due to the time needed for plantings to growth and development. The project will also benefit by obtaining a slightly greater use of the land. Given the specific site location and configuration, exemplified by the limited number of single family home sites adjoining the northwest and north border areas, a 20-ft. buffer and wall will provide above code buffering.

The deviation request to selectively eliminate buffer requirements for the project's east boundary that adjoins the North Trail RV Center's native open space tract. The adjoining North Trail RV Center property ownership is identical to the Bermuda

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Lakes RVPD ownership. Based on the functional relationship between the two uses, combined with common ownership interests, the deviation is warranted. The project will benefit by obtaining a slightly greater use of the land and avoiding unnecessary buffering costs. The deviation request excludes the south boundary areas of the RVPD associated with the 3.19 acre wetland and buffer. Adjoining properties are very well buffered by these natural systems.

2. Deviation Two LDC 34-939(c) Accessory Structures and Additions, that individual accessory structures, additions or freestanding storage sheds shall be permitted only in non-transient parks, and only when in compliance with the regulations set forth in sections 34-784 through 34-790; to permit freestanding storage sheds and accessory structures within the designated Maintenance, Operations and Open Storage area.

The deviation is to permit accessory structures and/or freestanding storage sheds within the designated Maintenance, Operations Area and Open Storage Area. These structures are needed for proper RV resort operations, are internal to the project, and will be buffered around the site perimeter. The deviation will not cause a deleterious affect on the one adjoining property and the 40-ft. drainage easement.

3. Deviation Three LDC 10-418(2)(a, b, c, d) Planted Littoral Shelf, that requires 25% of total lake shoreline to include planted littoral shelves with concentrated planting schemes and 20-ft shelves, to permit a non-specified percentage based upon professionally accepted civil engineering practices.

With the exception of the east lake bulkhead, the deviation rests on no existing lake slope grading, regrading and/or lake shoreline earthwork activities. Thus there will be no external impacts based on current conditions. The existing lake will not fundamentally change; the deviation will grant the Applicant significant landscape development cost savings. Areas identified for potential lake erosion will incorporate planting schemes as determined by the civil engineer and landscape architect.

4. Deviation Four LDC 10-418(1), Shoreline Configuration, that requires a surface water management lake to have a sinuous shoreline; to not require the existing lake to have a sinuous shoreline.

As with Deviation Three, with the exception of the east lake bulkhead, the deviation rests on no existing lake slope grading, regrading and/or lake shoreline earthwork activities. Recognizing the fact that the existing lake will be used for surface water management in a manner that does not require any reconfiguration, it is unnecessary and unwarranted to force the applicant to reconfigure the existing lake. The rule's focus is on new drainage lakes, not existing lakes. Hence, the deviation will grant the Applicant significant land development cost savings. The

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existing lake will fundamentally not change. Thus there will be no external impacts based on current conditions.

5. Deviation Five LDC 34-939(4) and LDC 10-296 Table Two RVPD Street Widths, and Illustration 10-710, that requires a minimum local street 50-ft. ROW and 20-ft. Paved Section; to allow for One-way Streets with a minimum 16-ft. wide Paved Section within a minimum 36-ft. ROW inclusive of one sidewalk.

One-way streets are a typical RV resort circulation design feature. Referring to the MCP, the project features two internal road loops that are one-way. These two loops will generally act like private commercial access ways, with RV sites adjoining the street(s). The deviation is needed in that the LDC does not include one-way road standards. A 16-ft. paved section, with accompanying 2-ft. valley curb, will provide for a total 20-ft. street width. This new standard is wide enough to allow for adequate RV site access and emergency access. The project will benefit from the deviation by incorporating a more function and cost effective internal circulation pattern. This internal road standard will not lead to external impacts.

6. Deviation Six LDC 10-258 Emergency Shelters, that requires recreational vehicle developments to provide for the construction of a shelter based on # units by 2.4 times 20 square feet; to not provide for the construction of an on-site emergency shelter.

The requirement to provide for a 9,600 SF emergency shelter is not warranted. The project is a commercial transient RV resort. Located outside of the 100-yr. flood zone and the Coastal High Hazard Zone, the transient RV park will not be subject to storm surge. For heavy weather, hurricane events, one can logically expect that park users will leave prior to a storm hitting. It is not feasible to expect the Applicant to allow local residents to use their facilities. The deviation will grant the Applicant significant vertical development cost savings. The developer will initiate an educational program in conjunction with Lee Co. Emergency Management pertaining to hurricane awareness and the like. The developer will formulate an emergency evacuation plan for the project, which will be subject to review and approval by Lee Co. Emergency Management.

7. Deviation Seven LDC 10-296(u) Street Design Roundabouts, that require roundabout designs for project entrance roads; to require only the south Lexington Ave. entrance road to include a roundabout in it's design.

Referring to the MCP, the project features two Lexington Ave. entrance roads, with the south road being the primary access. The deviation is needed in that the project will be adequately served by having one internal roundabout. The project will benefit from the deviation by incorporating a more function and cost effective internal circulation pattern. This internal road standard will not lead to external impacts.

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8. Deviation Eight LDC 34-1264(b)(1)(a), that requires an on-site COP use to be located 500-ft. from a public school; to permit a 400-ft. COP use setback from the project's north property line.

Referring to the MCP the Orange River Elementary School adjoins the projects northeast border. The decrease of 100-ft., from 500-ft. to 400-ft. is warranted. The Applicant has included the COP and Food and Beverage Service to grant the project these uses by right for the project's private clubhouse. At this stage the Applicant is not sure of the type and scale of food service uses within the clubhouse but it is determined that the clubhouse COP will solely be for the benefit of the users of the RVPD. No commercial restaurants are requested for the project. Hence any COP will be based on an SRX Permit, which requires consumption on premise only in connection with a restaurant. This will reflect that the character and function of the clubhouse, similar, if not identical, to residential country clubhouses. The planned 8-ft. solid wall and landscaping across the project's north boundary will provide for more than adequate screening and protection. The wall will guarantee no external impacts to the school. The project will benefit from the Deviation by providing a typical use that will support the project's envisioned Food and Beverage Services in a manner that grants clubhouse building design and placement flexibility.

9. Deviation Nine LDC 10-416(d)(6), that requires a 25-ft. buffer with an 8-ft. wall and landscaping for roads located within 125-ft. of a SF neighborhood, to permit a 20-ft. landscape buffer and 8-ft. screening wall, with Deviation One Landscape Standards.

The Deviation pertains to the west portion of the loop road located within the northwest portion of the site. Approximately three SF homesite adjoin the project consistent with the 125-ft. standard. The very limited number of adjoining homesite form the basis of this request. The project will benefit by obtaining a slightly greater use of the land. The buffer and wall will serve to prevent deleterious impacts. to the three homesites.

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Ex. 25 - Bermuda Lakes RVPD Surface Water Management Plan

Revised 06/14/14 (Banks Engineering, Inc.)

The project's Surface Water Management Plan is as follows:

The existing site runoff characteristics reflect the degree and character of the site's surrounding urbanized land uses. Previous grading activities such as excavation for highway fill, ditching for community drainage and berming have all occurred on site. The existing 10 +/- acre lake on the north side of the site is the predominant existing drainage feature. There is also a north-south oriented ditch located within the project's western portion. This conveys waters from the site and adjacent properties southward to the Tice Street drainage ditches and northward to the Caloosahatchee River.

In general terms, the project's drainage concept is based upon attenuation for a 25 year/3 day storm event. The primary hydrological concern for the site will be the management and storage of its surface waters as determined by FAC 17-3, 17-40, 17-301 and 40E-4. An Environmental Resource Permit (ERP) from the South Florida Water Management District will be sought. The ERP permit will adhere to the criteria that there will not be a net increase in storm water run off quantity nor diminished water quality, as measured from existing, pre-development conditions.

The project will feature perimeter site berming and the large 10 acre lake will be utilized for surface water attenuation and water quality treatment. A detention area located within the south east portion of the site will also be used for water quality treatment and attenuation with discharge into the existing lake. The existing north-south oriented ditch will be maintained as a drainage conveyance with a portion being piped and a portion remaining as an open ditch. The necessary flow capacity will be preserved. The project is located outside the 100-year flood plain. The project's surface water management system also considers the three existing wetland systems on site which will be predominately conserved and surrounded with upland or structural buffers. The central wetland will be used for attenuation as it is immediately adjacent to the existing 10 acre lake. The two wetlands along the perimeter of the site are not included in the site water management system as they extend to and possibly beyond the property and berming them would be an impact. They will continue to function as they do today, and no development drainage will be directly routed to them.

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JMB TRANSPORTATION ENGINEERING, INC.
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

June 16, 2014

Bermuda Lakes RV Resort
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Response to Lee County review comments, dated June 3, 2014

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LC ZTIS Checklist (Ord 12-01)

Staff's Comment 1.

Staff is not in agreement with the land use.Mobile Home Park has the most data, and it seems most similar as what will be constructed.

***Response:** Representatives of the proposed RV Park have confirmed that the site will not be developed as a mobile home park and the site will be developed only for RV use. The units will not permanent or require hurricane strapping's as required for mobile homes and all sites will be occupied only by RV that will be readily drivable or towable. The reference to a mobile home park was incorrectly referenced on the MCP, which has been removed. No revisions to the TIS are necessary.*

Staff's Comment 4.

Typically, a rezoning TIS should look at a five year planning window. The proposed build-out year seems too aggressive. .

***Response:** Representatives of the proposed RV Park have confirmed that the project will be complete no later than 2016/2017. The site development will consist of only utility hook ups, driveways, concrete RV pads and miscellaneous site amenities. No revisions to the TIS are necessary.*

Staff's Comment 5.a.

Staff is not in agreement with the directional splits.....The most direct route to the City of Fort Myers is Tice.

***Response:** JMB agrees and revised the Tables 2A & 2B and Figure 1 to reflect a heavier use of Tice Street vs. Palm Beach Boulevard. See revised TIS, dated June 16, 2014.*

Staff's Comment 5.b.

The northern access cannot be supported.....

***Response:** Others will respond to this comment.*

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Staff's Comment 6.

Is Lexington Avenue significantly impacted.....A LOS analysis needs to be performed for this roadway.

JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

For

Bermuda Lakes RV Resort
(Lexington Avenue, Fort Myers, Florida)

May 1, 2014
Revised June 16, 2014

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.

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CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 140415)

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JAMES M. BANKS, P.E.
FLORIDA REG. NO. 43860

6-16-2014
DATE

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Conclusions

Road Impact Mitigation Requirements

Based upon the findings and conclusions of this report, it was determined that Bermuda Lakes RV Resort will not have a significant impact upon the surrounding road network. It was verified that all roadways, within the project's area of influence, currently have a surplus of capacity and can accommodate the additional traffic associated with the proposed recreational vehicle resort, and the network will continue to operate at acceptable levels of service for 2016/2017 traffic conditions. Furthermore, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

Site-Related Roadway Improvements

Turn Lanes - It was determined that ingress turn lanes at the site's accesses on Lexington Avenue are not warranted.

Signal Warrants - A cursory review of signal warrants for the site accesses was performed by the report. It was determined that the approach volumes that can be expected for 2016/2017 traffic conditions will be substantially below the thresholds that would satisfy signal warrants as set forth by the Manual of Uniform Traffic Control Devices. Therefore, the need for signal control at the site's accesses on Lexington Avenue is not warranted.

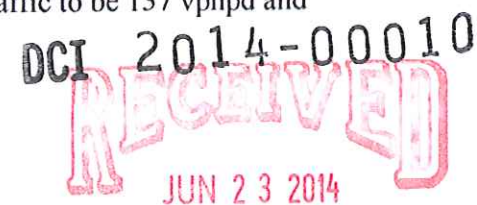
Concurrency Review

There were two roadways that were evaluated for concurrency compliance, which were: Palm Beach Boulevard (State Road 80) and Tice Street.

Palm Beach Boulevard is classified as a six-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service capacity of 3,000 vph for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Palm Beach Boulevard will have a 2017 project build-out traffic demand of 1,330 vphpd and a v/c ratio of 0.44.

Tice Street is a two-lane collector having an adopted performance standard of LOS E and a service capacity of 870 vphpd for the 100th highest hour. As concluded, Tice Street will have a 2017 project build-out traffic demand of 626vphpd and a v/c ratio of 0.72.

Lexington Avenue was determined not to be significantly impacted. This road is not on the County's functional classification list, and therefore, it is considered a local road. Also, Lexington Avenue is not being monitored for its level of service by LDOT. Lexington Avenue was included in the report's evaluation in response to the County's request to do so. Due to the road not being monitored or classified by the County, JMB used the LOS thresholds per LDOT's published generalized LOS table for a collector. LDOT performed two-way traffic counts during the month of March in 2005 and it was found that the two peak hour was 166 vph. Estimating a maximum D factor of 65/35 yields a peak hour peak direction of 108 vphpd. JMB then applied a conservative annual growth rate of 2% and determined that the 2017 background traffic to be 137 vphpd and



with project traffic it will be 152vphpd and a v/c ratio of 0.18. Table 2B provides the results of the LOS determinations.

As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Lee County Government. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of developing Bermuda Lakes RV Resort.

Scope of Project

Bermuda Lakes RV Resort is a proposed recreational vehicle resort that will consist of 200 RV sites and a 10,000 s.f. clubhouse. The site is located on the northwest corner of Tice Street & Lexington Avenue, within Lee County Florida. The project will have two points of access on Lexington Avenue.

For further details, refer to the site development plans prepared by Banks Engineering, Inc.

TABLE A
Proposed Site Development

| | |
|-----------|-------------------|
| | Proposed RV Sites |
| RV Resort | 200 Sites |

Project Generated Traffic

Traffic which can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that Land Use Code "Campground/RV Park" (LUC 416) was the most appropriate use for estimating the project traffic.

Table 1 of this report provides a detail of the calculations that were performed in estimating the trip generations, which have been summarized below in Table B.

TABLE B
(Summation of Table 1)

| Daily Trips Generated (ADT) | New AM Peak Hour Trips Generated (vph) | New PM Peak Hour Trips Generated (vph) |
|--------------------------------|--|--|
| 338 | 35 | 41 |

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The report finds that the project will generate less than 300 trip ends during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the Lee County Traffic Impact Statement Guidelines for developments generating "Less Than 300 Trips".

Existing + Committed Roadway Conditions

Lexington Avenue is a local road that extends north/south between Orange River Boulevard West and Tice Street. Orange River Boulevard will provide the site with full access to S.R. 80, and Lexington Avenue will provide the site full access to Tice Street. Both Orange River Boulevard @ S.R. 80 and Lexington @ Tice are non-signalized full median opening intersections.

Palm Beach Boulevard is classified as a six-lane divided arterial having an adopted performance standard of level of service LOS E having a maximum service capacity of 3,000 vph for the 100th highest peak hour peak direction.

Tice Street is a two-lane collector having a performance standard of LOS E and service capacity of 870 vphpd.

There are no near-term committed or planned roadway improvement projects within the project's area of impact.

Project Generated Traffic Distribution

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, and proximity of supporting land uses, such as business, retail and medical uses. Table 2A provides a detail of the resultant traffic distributions based on a percentage basis and traffic volume. Figure 1 depicts the turning movement volumes that will occur at the site's accesses on Lexington Avenue.

Area of Significant Impact

The area of significant impact was determined based upon Lee County's 10% criteria (i.e., if the project's traffic is 10% or more of a roadway's adopted level of service LOS C capacity, then the project has a significant impact upon that link). Table 2A describes the project traffic distributions and the level of impact on the surrounding roadways. As shown, no roadways were found to be impacted by 10% or greater than its adopted level of service capacity. However, State Road 80 and Tice Street were considered to be impacted by the project because they are the two closest primary roads that will provide access to the site. Also, per the County's request, the report evaluates the traffic condition on Lexington Avenue..

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2016/2017 Project Build-Out Conditions

In order to establish project build-out traffic conditions, the project traffic was added to the background traffic volumes that were established by the Lee County Concurrency Report for the road links under review. Table 2B provides a detail of the background traffic conditions and the background plus project traffic conditions. Traffic volumes are based upon the 100th highest hour peak direction demand for both Palm Beach Boulevard and Tice Street, as well as the roads' level of service. As determined, Palm Beach Boulevard, Tice Street and Lexington Avenue will continue to operate at acceptable levels of service at project build-out conditions.

Site Access Analysis

The following turn lane warrant analysis was performed for the project's accesses on Lexington Avenue pursuant to the guidelines set forth by the Lee County Turn Lane Policy. It was determined that traffic on Lexington Avenue is less than 500 vph per each direction. This conclusion was based upon a field observation that JMB performed during a weekday in the spring of 2012. JMB observed that the total peak direction volume (during the mid-morning) was less than 15 vehicles over a period of one hour. In support of this finding, LDOT provided a copy of traffic counts that were performed on March 10, 2005, which supports the claim that the traffic demand is substantially less than 500 vph per peak direction. A copy of the traffic counts are included in the appendix.

Site Access @ Lexington Avenue

Decel/Left Turn Lane Warrants for a Two Lane Local Road

| | | <u>Yes</u> | <u>No</u> |
|-----------|---|------------|-----------|
| IV.C.1. | Posted speed warrant is 30 MPH or greater & left turn is 60 vph or more | X | |
| IV.C.2.b. | Left turn volume exceeds 60 vph and the opposing volume exceeds 500 vph (<i>Opposing volume is less than 500 vph & left turn volume is less than 60 vph</i>) | | X |
| IV.C.3. | Available Sight Distance (<i>There are no sight distance constraints</i>) | | X |

Left Turn Lane Warrant Satisfied: **NO**

Site Access @ Lexington Avenue

Decel/Right Turn Lane Warrants for a Two Lane Local Road

| | | <u>Yes</u> | <u>No</u> |
|--------|--|------------|-----------|
| V.C.1. | Posted speed warrant is 30 MPH or greater | X | |
| V.C.2. | Right Turn Volume equal or greater than 60 vph (<i>right turn volume is less than 60 vph</i>) | | X |

V.C.3. Available Sight Distance
(There are no sight distance constraints) X

Right Turn Lane Warrant Satisfied: NO

Concurrency Review

There were two roadways that were evaluated for concurrency compliance, which were: Palm Beach Boulevard (S.R. 80) and Tice Street.

Palm Beach Boulevard is classified as a six-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service capacity of 3,000 vph for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Palm Beach Boulevard will have a 2017 project build-out traffic demand of 1,330 vphpd and a v/c ratio of 0.44.

Tice Street is a two-lane collector having an adopted performance standard of LOS E and a service capacity of 870 vphpd for the 100th highest hour. As concluded, Tice Street will have a 2017 project build-out traffic demand of 626vphpd and a v/c ratio of 0.73.

Lexington Avenue was determined not to be significantly impacted. This road is not on the County's functional classification list, and therefore, it is considered a local road. Also, Lexington Avenue is not being monitored for its level of service by LDOT. Lexington Avenue was included in the report's evaluation in response to the County's request to do so. Due to the road not being monitored or classified by the County, JMB used the LOS thresholds per LDOT's published generalized LOS table for a collector. LDOT performed two-way traffic counts during the month of March in 2005 and it was found that the two peak hour was 166 vph. Estimating a maximum D factor of 65/35 yields a peak hour peak direction of 108 vphpd. JMB then applied a conservative annual growth rate of 2% and determined that the 2017 background traffic to be 137 vphpd and with project traffic it will be 152vphpd and a v/c ratio of 0.18.

As such, this project will be consistent with the criteria of the Concurrency Management Policy.

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APPENDIX

SITE PLAN

TABLES 1 thru 2B

FIGURE 1

SUPPORT DOCUMENTS

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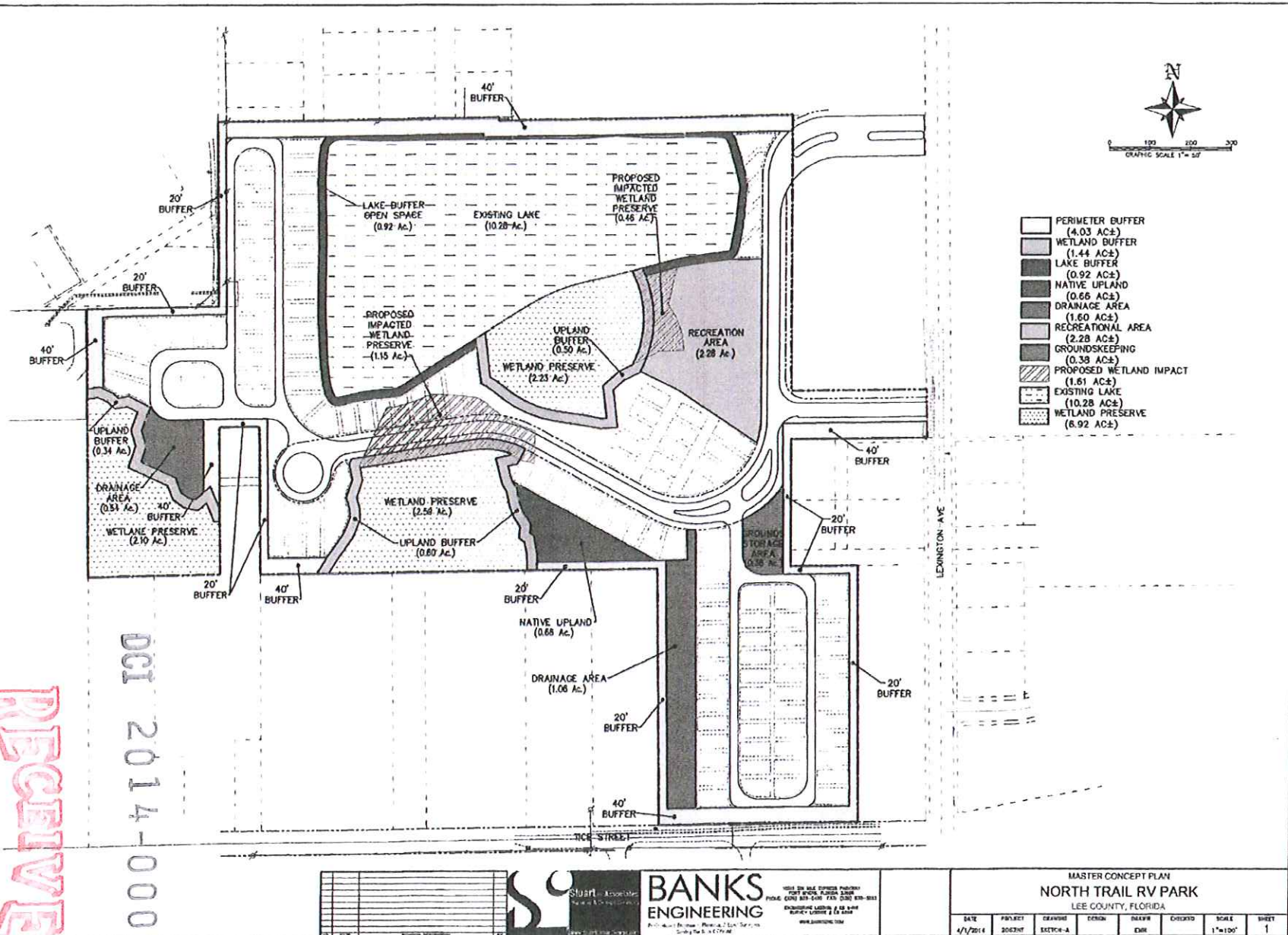
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| NO. | REV. | DESCRIPTION | DATE |
|-----|------|-----------------------|----------|
| 1 | 1 | ISSUED FOR PERMITTING | 4/1/2014 |



BANKS ENGINEERING
10000 SW 11TH AVENUE, SUITE 100
FORT MYERS, FLORIDA 33907
PHONE: (888) 878-0000 FAX: (888) 878-0001
WWW.BANKSENGINEERING.COM

MASTER CONCEPT PLAN
NORTH TRAIL RV PARK
LEE COUNTY, FLORIDA

| DATE | PROJECT | DRAWING | DESIGN | DRAWN | CHECKED | SCALE | SHEET |
|----------|---------|-----------|--------|-------|---------|---------|-------|
| 4/1/2014 | 200247 | SECTION-A | | EMR | | 1"=150' | 1 |

TABLE 1
TRIP GENERATION COMPUTATIONS
Bermuda Lakes RV Resort

| Land Use | | Build Schedule | | |
|----------------|-----------------------------|---|----------------|------------------|
| <u>Code</u> | <u>Land Use Description</u> | | | |
| 416 | Campground/RV Park | 200 Occupied Sites | | |
| Land Use | | Trip Generation Equation | Total Trips | Trips Enter/Exit |
| <u>Code</u> | <u>Trip Period</u> | <u>(Based upon Sites)</u> | | |
| LUC 416 | Daily Traffic (ADT) = | T = Peak Hour/12% = | 338 ADT | |
| | AM Peak Hour (vph) = | T = 0.16(X) + 2.93 = 36% Enter/ 64% Exit = | 35 vph | 13 / 22 vph |
| | PM Peak Hour (vph) = | Ln(T) = 0.71Ln(X)-0.06 = 65% Enter/ 35% Exit = | 41 vph | 27 / 14 vph |

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**TABLE 2A
PROJECT'S AREA OF IMPACT**

| Project Traffic Peak Hour Peak Direction (vphpd) = | | 27 | | | | | | |
|--|------------------------------|-------------------|---------------------------------------|--|--|------------------------------------|---------------------------|--|
| | | <u>Road Class</u> | <u>Project Traffic % Distribution</u> | <u>Project Traffic PK Direction Volume (vph)</u> | <u>LOS "C" Service Volume Pk Direction (vphpd)</u> | <u>Project's Percentage Impact</u> | <u>Significant Impact</u> | <u>Adopted Service Volume Pk Direction (vphpd)</u> |
| State Road 80 | Ortiz Ave to Orange River W. | 6LD | 15% | 4 | 2500 | 0.16% | NO | 3000 |
| | Orange River W. to I-75 | 6LD | 30% | 8 | 2500 | 0.32% | NO | 3000 |
| Tice Street | E. of Ortiz Ave | 2LU | 55% | 15 | 670 | 2.22% | NO | 860 |
| Lexinton Avenue | N. of Site | 2LC | 45% | 12 | 550 | 2.21% | NO | 860 |
| | S. of Site | 2LC | 55% | 15 | 550 | 2.70% | NO | 860 |

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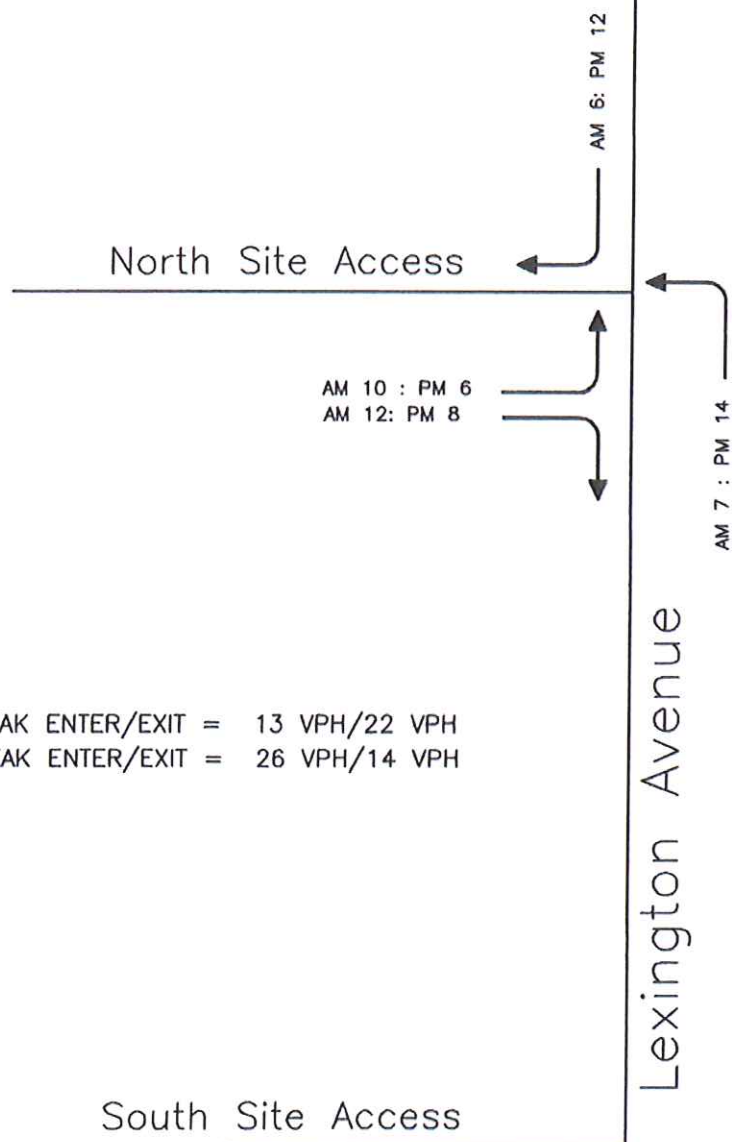
**TABLE 2B
ROADWAY LINK VOLUME & CAPACITY ANALYSIS**

| | | 2013 Peak Hour PK Direction <u>(vphpd)</u> | 2013 Peak Hour PK Direction <u>LOS</u> | Future Background Peak Hour PK Direction <u>(vphpd)</u> | Future Peak Hour PK Direction <u>LOS</u> | Project Peak Hour PK Direction <u>(vphpd)</u> | Future Build-Out Peak Hour PK Direction <u>(vphpd)</u> | LOS E Service Vol. Peak Hour PK Direction <u>(vphpd)</u> | v/c <u>Ratio</u> | Future Build-Out Peak Hour PK Direction <u>LOS</u> |
|---------------|------------------------------|---|---|---|---|--|--|--|---------------------|--|
| State Road 80 | Ortiz Ave to Orange River W. | 1262 | C | 1322 | C | 4 | 1326 | 3000 | 0.44 | C |
| | Orange River W. to I-75 | 1262 | C | 1322 | C | 8 | 1330 | 3000 | 0.44 | C |
| Tice Street | E. of Ortiz Ave | 130 | B | 611 | D | 15 | 626 | 860 | 0.73 | D |

A-4

| | | 2005 Peak Hour PK Direction <u>(vphpd)</u> | 2005 Peak Hour PK Direction <u>LOS</u> | Future Background Peak Hour PK Direction <u>(vphpd)</u> | Future Peak Hour PK Direction <u>LOS</u> | Project Peak Hour PK Direction <u>(vphpd)</u> | Future Build-Out Peak Hour PK Direction <u>(vphpd)</u> | LOS E Service Vol. Peak Hour PK Direction <u>(vphpd)</u> | v/c <u>Ratio</u> | Future Build-Out Peak Hour PK Direction <u>LOS</u> |
|-----------------|------------|---|---|---|---|--|--|--|---------------------|--|
| Lexinton Avenue | N. of Site | 108 | C | 137 | C | 12 | 149 | 860 | 0.17 | C |
| | S. of Site | 108 | C | 137 | C | 15 | 152 | 860 | 0.18 | C |

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TOTAL AM PEAK ENTER/EXIT = 13 VPH/22 VPH
TOTAL PM PEAK ENTER/EXIT = 26 VPH/14 VPH

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Bermuda Lakes RV Resort

June 16, 2014

PROJECT-GENERATED
TRAFFIC DISTRIBUTION

FIGURE 1

A-5

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A-5(a)

| ROADWAY LINK NAME | FROM | TO | ROAD TYPE | PERFORMANCE STANDARD | | 2012 100th HIGHEST HR | | EST 2013 100th HIGHEST HR | | FORECAST FUTURE VOL | | NOTES* | LINK NO. |
|------------------------|-----------------------|-----------------------|-----------|----------------------|----------|-----------------------|--------|---------------------------|--------|---------------------|--------|---|----------|
| | | | | LOS | CAPACITY | LOS | VOLUME | LOS | VOLUME | LOS | VOLUME | | |
| OLGA RD* | SR 80 W | SR 80 E | 2LU | E | 860 | B | 81 | B | 82 | B | 82 | | 18900 |
| ORANGE GROVE BL* | BIRKDALE AVE | INLET DR | 2LU | E | 860 | B | 458 | B | 458 | B | 458 | | 19000 |
| ORANGE GROVE BL* | INLET DR | HANCOCK BR PKWY | 4LD | E | 1,830 | B | 458 | B | 459 | B | 580 | | 19100 |
| ORANGE GROVE BL* | HANCOCK BR PKWY | PONDELLA RD | 4LD | E | 1,830 | B | 578 | B | 578 | B | 586 | | 19200 |
| ORANGE RIVER BL | PALM BEACH BL | STALEY RD | 2LU | E | 970 | C | 404 | C | 404 | C | 414 | | 19300 |
| ORANGE RIVER BL* | STALEY RD | BUCKINGHAM RD | 2LU | E | 970 | B | 347 | B | 349 | C | 402 | | 19400 |
| ORIOLE RD* | SAN CARLOS BL | ALICO RD | 2LU | E | 860 | B | 92 | B | 93 | B | 93 | | 19500 |
| ORTIZ AVE* | COLONIAL BL | DR ML KING BL (SR 82) | 2LN | E | 900 | C | 696 | C | 696 | C | 696 | | 19600 |
| ORTIZ AVE* | DR ML KING BL (SR 82) | LUCKETT RD | 2LN | E | 900 | C | 788 | C | 788 | C | 799 | 4 Ln design & ROW acquisition underway | 19700 |
| ORTIZ AVE | LUCKETT RD | PALM BEACH BL (SR 80) | 2LN | E | 900 | C | 322 | C | 328 | C | 347 | 4 Ln design & ROW acquisition underway | 19800 |
| PALM BEACH BL (SR 80) | PROSPECT AVE | ORTIZ AVE | 4LD | E | 1,980 | C | 1,206 | C | 1,206 | C | 1,213 | | 19900 |
| PALM BEACH BL (SR 80) | ORTIZ AVE | I-75 | 6LD | E | 3,000 | C | 1,206 | C | 1,262 | C | 1,322 | | 20000 |
| PALM BEACH BL (SR 80) | I-75 | SR 31 | 6LD | D | 2,940 | B | 1,419 | B | 1,430 | B | 1,775 | | 20100 |
| PALM BEACH BL (SR 80) | SR 31 | BUCKINGHAM RD | 4LD | D | 1,960 | B | 1,491 | B | 1,493 | B | 1,714 | | 20200 |
| PALM BEACH BL (SR 80) | BUCKINGHAM RD | WERNER DR | 4LD | D | 3,020 | A | 761 | A | 783 | B | 1,619 | | 20300 |
| PALM BEACH BL (SR 80) | WERNER DR | JOEL BL | 4LD | C | 2,350 | A | 583 | A | 583 | A | 649 | | 20330 |
| PALM BEACH BL (SR 80) | JOEL BLVD | HENDRY COUNTY LINE | 4LD | C | 2,350 | A | 583 | A | 584 | A | 720 | | 20400 |
| PALOMINO RD* | DANIELS PKWY | PENZANCE BL | 2LU | E | 860 | B | 208 | B | 209 | B | 228 | | 20500 |
| PARK MEADOW DR* | SUMMERLIN RD | US 41 | 2LU | E | 860 | B | 133 | B | 133 | B | 135 | | 20600 |
| PENZANCE BL* | RANCHETTE RD | SIX MILE CYPRESS PKWY | 2LU | E | 860 | B | 130 | B | 130 | B | 165 | | 20800 |
| PINE ISLAND RD | STRINGFELLOW BL | BURNT STORE RD | 2LN | E | 950 | D | 573 | D | 574 | D | 663 | Constrained in part w/c = 0.60; Bridge construction ongoing | 20900 |
| PINE ISLAND RD (SR 78) | BURNT STORE RD | CHIQUITA BL | 2LN | C | 940 | B | 616 | B | 621 | B | 626 | | 21000 |
| PINE ISLAND RD (SR 78) | CHIQUITA BL | SANTA BARBARA BL | 4LD | C | 2,020 | C | 1,737 | C | 1,737 | C | 1,737 | | 21100 |
| PINE ISLAND RD (SR 78) | SANTA BARBARA BL | DEL PRADO BL | 4LD | C | 2,020 | C | 2,000 | C | 2,001 | C | 2,004 | | 21200 |
| PINE ISLAND RD (SR 78) | DEL PRADO BL | BARRETT RD | 4LD | E | 2,020 | B | 1,194 | B | 1,195 | B | 1,195 | | 21300 |
| PINE ISLAND RD (SR 78) | BARRETT RD | US 41 | 4LD | E | 2,020 | B | 1,262 | B | 1,262 | B | 1,361 | | 21400 |
| PINE ISLAND RD (SR 78) | US 41 | BUSINESS 41 | 4LD | E | 1,520 | D | 1,254 | D | 1,254 | D | 1,255 | | 21500 |
| PINE RIDGE RD* | SAN CARLOS BL | SUMMERLIN RD | 2LU | E | 860 | B | 458 | B | 458 | C | 568 | | 21600 |
| PINE RIDGE RD* | SUMMERLIN RD | GLADIOLUS BL | 2LU | E | 860 | B | 207 | B | 207 | B | 411 | | 21700 |

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A-6 (6)

| ROADWAY LINK NAME | FROM | TO | ROAD TYPE | PERFORMANCE STANDARD | | 2012 100th HIGHEST HR | | EST 2013 100th HIGHEST HR | | FORECAST FUTURE VOL | | NOTES* | LINK NO. |
|--------------------|------------------------|------------------------|-----------|----------------------|----------|-----------------------|--------|---------------------------|--------|---------------------|--------|-------------------------------------|----------|
| | | | | LOS | CAPACITY | LOS | VOLUME | LOS | VOLUME | LOS | VOLUME | | |
| SUMMERLIN RD | McGREGOR BL | KELLY COVE RD | 4LD | E | 2,060 | B | 1,147 | B | 1,147 | B | 1,230 | | 24900 |
| SUMMERLIN RD* | KELLY COVE RD | SAN CARLOS BL | 4LD | E | 2,060 | B | 1,055 | B | 1,055 | B | 1,055 | | 25000 |
| SUMMERLIN RD* | SAN CARLOS BL | PINE RIDGE RD | 6LD | E | 3,100 | A | 1,000 | A | 1,000 | A | 1,115 | | 25100 |
| SUMMERLIN RD | PINE RIDGE RD | BASS RD | 6LD | E | 3,100 | B | 1,504 | B | 1,504 | B | 1,792 | | 25200 |
| SUMMERLIN RD | BASS RD | GLADIOLUS DR | 6LD | E | 3,100 | B | 1,504 | B | 1,504 | B | 1,629 | | 25300 |
| SUMMERLIN RD | GLADIOLUS DR | CYPRESS LAKE DR | 4LD | E | 2,060 | B | 1,295 | B | 1,299 | B | 1,424 | | 25400 |
| SUMMERLIN RD | CYPRESS LAKE DR | COLLEGE PKWY | 6LD | E | 3,080 | B | 1,190 | B | 1,190 | B | 1,190 | | 25500 |
| SUMMERLIN RD | COLLEGE PKWY | MAPLE DR | 6LD | E | 3,080 | B | 1,497 | B | 1,497 | B | 1,516 | | 25600 |
| SUMMERLIN RD | MAPLE DR | BOY SCOUT DR | 6LD | E | 3,080 | B | 1,497 | B | 1,497 | B | 1,497 | | 25700 |
| SUMMERLIN RD | BOY SCOUT DR | MATTHEWS DR | 4LD | E | 1,760 | D | 906 | D | 906 | D | 906 | | 25800 |
| SUMMERLIN RD | MATTHEWS DR | COLONIAL BL | 4LD | E | 1,760 | D | 906 | D | 906 | D | 906 | | 25900 |
| SUNRISE BL* | ALEX BELL BL | COLUMBUS AVE | 2LU | E | 860 | B | 42 | B | 44 | B | 63 | | 26000 |
| SUNSHINE BL | IMMOKALEE RD (SR82) | SW 23rd ST | 2LN | E | 1,030 | B | 319 | B | 326 | B | 334 | | 26100 |
| SUNSHINE BL | SW 23rd ST | LEE BL | 2LN | E | 1,030 | B | 319 | B | 320 | B | 320 | | 26150 |
| SUNSHINE BL | LEE BL | W 12th ST | 2LN | E | 1,030 | C | 543 | C | 547 | C | 572 | | 26200 |
| SUNSHINE BL* | W 12th ST | W 75th ST | 2LN | E | 1,030 | B | 248 | B | 250 | B | 344 | | 26300 |
| SW 23rd ST | GUNNERY RD | SUNSHINE BL | 2LU | E | 860 | C | 538 | C | 542 | C | 749 | | 26400 |
| TERMINAL ACCESS RD | TREELINE AVE | AIRPORT ENT | 4LD | E | 1,830 | C | 1,501 | C | 1,501 | C | 1,501 | I-75 Connector construction 2012/13 | 26450 |
| THREE OAKS PKWY | COCONUT RD | CORKSCREW RD | 4LD | E | 1,940 | B | 861 | B | 861 | B | 1,035 | | 26500 |
| THREE OAKS PKWY | CORKSCREW RD | SAN CARLOS BL | 4LD | E | 1,940 | B | 930 | B | 932 | B | 1,228 | | 26600 |
| THREE OAKS PKWY | SAN CARLOS BL | ALICO RD | 4LD | E | 1,940 | B | 585 | B | 585 | B | 757 | | 26700 |
| TICE ST* | PALM BEACH BL (SR 80) | ORTIZ AVE | 2LU | E | 860 | B | 83 | B | 83 | B | 88 | | 26800 |
| TICE ST* | ORTIZ AVE | STALEY RD | 2LU | E | 860 | B | 130 | B | 130 | C | 611 | | 26900 |
| TREELINE AVE | TERMINAL ACCESS RD | DANIELS PKWY | 4LD | E | 2,020 | B | 1,284 | B | 1,293 | B | 1,473 | I-75 Connector construction 2012/13 | 27000 |
| TREELINE AVE | DANIELS PKWY | ARBORWOOD RD | 4LD | E | 2,020 | A | 487 | A | 487 | A | 490 | | 27030 |
| TREELINE AVE | ARBORWOOD RD | COLONIAL BL | 4LD | E | 2,020 | A | 442 | A | 442 | A | 442 | | 27070 |
| VETERANS MEM PKWY | SR78 | SURFSIDE BL | 4LD | D | 2,140 | A | 664 | A | 664 | A | 664 | | 27200 |
| VETERANS MEM PKWY | SURFSIDE BL | CHIUQUITA BL | 4LD | E | 2,140 | A | 664 | A | 664 | A | 664 | | 27250 |
| VETERANS MEM PKWY* | CHIUQUITA BL | SKYLINE DR | 4LD | D | 2,140 | B | 1,810 | B | 1,810 | B | 1,810 | | 27300 |
| VETERANS MEM PKWY | SKYLINE DR | SANTA BARBARA BL | 6LD | D | 3,220 | B | 1,726 | B | 1,726 | B | 1,756 | | 27400 |
| VETERANS MEM PKWY | SANTA BARBARA | COUNTRY CLUB BL | 6LD | D | 3,220 | B | 2,586 | B | 2,586 | B | 2,586 | | 27500 |
| VETERANS MEM PKWY | COUNTRY CLUB BL | MIDPOINT BR TOLL PLAZA | 6LD | D | 3,610 | C | 2,583 | C | 2,583 | C | 2,583 | | 27600 |
| VETERANS MEM PKWY | MIDPOINT BR TOLL PLAZA | McGREGOR BL | 4LB | D | 3,610 | C | 2,712 | C | 2,712 | C | 2,712 | | 27700 |
| VIA COCONUT PT* | SOUTH END | CORKSCREW RD | 4LD | E | 1,830 | B | 249 | B | 249 | B | 249 | | 27720 |
| WHISKEY CREEK | COLLEGE PKWY | SAUTERN DR | 2LD | E | 910 | B | 320 | B | 320 | B | 333 | | 27900 |
| WHISKEY CREEK | SAUTERN DR | McGREGOR BL | 2LD | E | 910 | B | 320 | B | 320 | B | 320 | | 28000 |

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PERIODIC COUNT STATION DATA

| STREET | LOCATION | Station # | M A P | Daily Traffic Volume (AADT) | | | | | | | | | | 2013 | 2014 | Area |
|-------------------------|--------------------------|-----------|-------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|------|
| | | | | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | | | | |
| OLGA RD | N OF PALM BEACH BLVD | 484 | D | 2900 | 1600 | 4200 | 1700 | 2100 | 1700 | | | | | 11 | 5 | |
| ORANGE GROVE BLVD | S OF HANCOCK BR. PKWY | 351 | C | 9700 | 9700 | 9400 | 8700 | 7700 | 7600 | | | | | 34 | 2 | |
| | S OF PONDELLA RD | 350 | C | 10700 | 10900 | 11100 | 10700 | 9500 | 9600 | | | | | 34 | 2 | |
| ORANGE RIVER BLVD | S OF PALM BEACH BLVD | 353 | D | 7400 | 8100 | 8900 | 8700 | 7800 | 7300 | 8000 | 7700 | 8000 | 7300 | 11 | 5 | |
| | E OF STALEY RD | 352 | D | 5900 | 7100 | 8300 | 7800 | 7700 | 6400 | 7300 | | | | 11 | 5 | |
| ORIOLE RD | S OF ALICO RD | 462 | H | 2300 | 2400 | 2800 | 2500 | 2500 | 2600 | 2000 | | | | 25 | 4 | |
| ORTIZ AVE | N OF COLONIAL BLVD | 354 | E | 18100 | 18300 | 17600 | 16000 | 12600 | 14200 | 12900 | | | 16400 | 18 | 3 | |
| | N OF M.L.K. BLVD (SR 82) | 355 | A | 15100 | 17000 | 17900 | 16800 | 17700 | 11900 | 14600 | | | 10400 | 18 | 3 | |
| | N OF TICE ST | 356 | A | 9200 | 9500 | 10100 | 8600 | 8900 | 6200 | 6900 | 5900 | 6400 | 6400 | 5 | | |
| PALM BEACH BLVD (SR 80) | W OF TICE STREET | 452 | A | 27800 | 29100 | 30100 | 31400 | 20600 | 17900 | 20600 | | | | 5 | 3 | |
| | E OF ORTIZ BLVD | 359 | A | 27000 | 26000 | 28400 | 26800 | 22400 | 19500 | 21700 | | | | 5 | 3 | |
| | W OF SR 31 | 5 | D | 25800 | 23900 | 28100 | U/C | 27100 | 25900 | 26900 | 21400 | 26300 | 26400 | | 3 | |
| | E OF SR 31 | 360 | D | 29400 | 31700 | 35200 | 34400 | 34200 | 30400 | | | | | 5 | 5 | |
| | E OF BUCKINGHAM RD | 362 | D | 18900 | 21900 | 25700 | 22900 | 16400 | 20900 | | | | | 5 | 5 | |
| | W OF HENDRY CO LINE | 358 | D | | 15700 | 17500 | 15100 | 16000 | 12300 | | | | | 5 | 5 | |

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PERIODIC COUNT STATION DATA

| STREET | LOCATION | Sta- tion # | M A P | Daily Traffic Volume (AADT) | | | | | | | | | | 2013 | 2014 | Area |
|---------------|----------------------------|-------------------|-------------|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|------|
| | | | | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | | | |
| TICE ST | W OF ORTIZ AV | 417 | A | 3700 | 4200 | 3500 | 3400 | 2900 | 2500 | 2600 | | | | 20 | 3 | |
| | W OF I 75 | 416 | E | 2400 | 2800 | 3100 | 3400 | 2600 | 2200 | 2400 | | | | 20 | 3 | |
| TREELINE AVE | S OF COLONIAL BLVD | 453 | | | | 5800 | 7100 | | 8800 | 7300 | | | | 61 | 3 | |
| | S OF PELICAN COLONY BLVD | 62 | | | | | | 5600 | 6900 | 6600 | 7300 | 8200 | 8900 | | | 3 |
| | N OF DANIELS PKWY | 454 | | | | 7200 | 5100 | 5600 | 4500 | 5400 | | | | 61 | 3 | |
| | S OF DANIELS PKWY | 502 | E | | 10400 | 28700 | 27600 | 23500 | 25900 | 22100 | | | | 61 | 4 | |
| | N OF AIRPORT TERMINAL | 61 | E | | 16200 | 27100 | 27700 | 25500 | 25100 | 24000 | 23600 | 23800 | 24500 | | | 4 |
| 12 ST W | E OF GUNNERY RD | 472 | F | 3000 | 4100 | 5500 | 5100 | 3100 | 3200 | 3400 | | | | 22 | 5 | |
| 23RD ST SW | E OF GUNNERY RD | 469 | F | 7800 | 8400 | U/C | 10000 | 8700 | 9400 | 10100 | | | 10200 | 22 | 5 | |
| US 41 (SR 45) | N OF COLLIER CO LINE | 23 | H | U/C | U/C | U/C | 36400 | 35100 | 34400 | 33900 | 32000 | 32700 | 33000 | | | 6 |
| | N OF BONITA BEACH RD | 437 | H | U/C | U/C | 42400 | 47400 | 49000 | 40400 | 40800 | | | | 23 | 6 | |
| | N OF WEST TERRY ST | 433 | H | U/C | U/C | U/C | 42400 | 36500 | 35900 | 34200 | | | | 23 | 6 | |
| | N OF OLD 41 | 436 | H | U/C | 45300 | 53300 | 53600 | 50100 | 46100 | 42000 | | | | 25 | 6 | |
| | S OF HICKORY DR | 25 | H | 40800 | 41500 | 43300 | 41300 | 41200 | 40200 | 38600 | 42000 | | 36600 | | | |
| | N OF SANIBEL BLVD | 424 | H | 42500 | 42600 | 45300 | 41700 | 37000 | 37200 | 33400 | | | | 25 | 4 | |
| | N OF ALICO RD | 420 | G | 58700 | 56100 | 57900 | 55700 | 57800 | 54600 | 53400 | | | | 25 | 4 | |
| | N OF ISLAND PARK RD | 434 | G | 55900 | 56500 | 56200 | 57200 | 58200 | 51000 | 44000 | | | | 25 | 4 | |
| | N OF JAMAICA BAY WEST | 435 | G | 66800 | 66900 | 65300 | 63400 | 58800 | 54700 | 51200 | | | | 25 | 4 | |
| | N OF SIX MILE CYPRESS PKWY | 418 | G | 47100 | 47500 | 52400 | 49400 | 43100 | 38100 | 42200 | | | | 9 | 4 | |
| | N OF CYPRESS LAKE DR | 426 | G | 60100 | 58800 | 61200 | 56000 | 53200 | 54600 | 49400 | | | | 9 | 3 | |
| | N OF BRANTLEY RD | 9 | B | 62100 | 62400 | 61000 | 58000 | 50400 | 53300 | 53800 | 52400 | 50700 | 49100 | | | 3 |
| | N OF SOUTH RD | 422 | B | 61200 | 60700 | 60800 | 52500 | 52100 | 49800 | 49900 | | | | 9 | 3 | |

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PCS 5 - Palm Beach Blvd west of SR 31

2013 AADT = 26,500 VPD

| Hour | EB | WB | Total |
|------|-------|-------|-------|
| 1 | 0.87% | 0.35% | 0.66% |
| 2 | 0.71% | 0.36% | 0.53% |
| 3 | 0.43% | 0.41% | 0.39% |
| 4 | 0.32% | 0.80% | 0.37% |
| 5 | 0.49% | 2.37% | 0.65% |
| 6 | 1.16% | 6.37% | 1.76% |
| 7 | 2.45% | 8.06% | 4.41% |
| 8 | 3.42% | 7.25% | 5.74% |
| 9 | 4.46% | 6.68% | 5.85% |
| 10 | 4.72% | 6.91% | 5.70% |
| 11 | 5.24% | 6.77% | 6.07% |
| 12 | 5.84% | 6.85% | 6.30% |
| 13 | 6.49% | 6.63% | 6.67% |
| 14 | 6.64% | 6.47% | 6.63% |
| 15 | 7.21% | 6.29% | 6.84% |
| 16 | 7.95% | 6.21% | 7.12% |
| 17 | 8.89% | 5.93% | 7.55% |
| 18 | 9.64% | 4.89% | 7.79% |
| 19 | 6.79% | 3.43% | 5.84% |
| 20 | 4.91% | 2.53% | 4.17% |
| 21 | 4.04% | 1.90% | 3.28% |
| 22 | 3.38% | 1.30% | 2.64% |
| 23 | 2.31% | 0.77% | 1.81% |
| 24 | 1.66% | 1.27% | 1.22% |

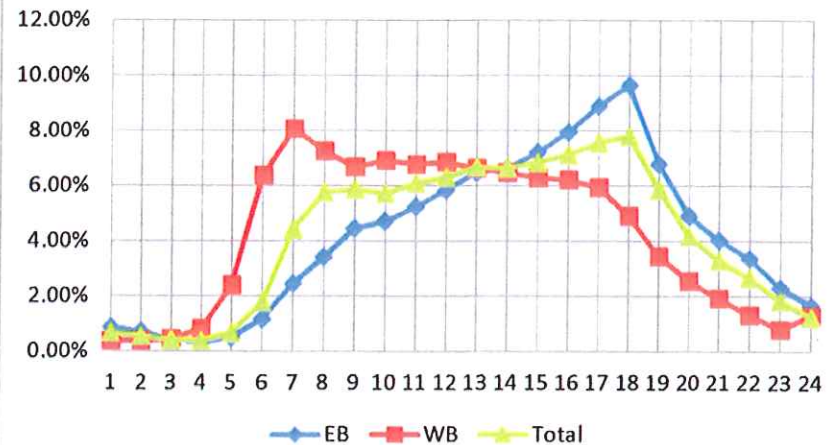
| Month of Year | Fraction |
|---------------|----------|
| January | 1.11 |
| February | 1.17 |
| March | 1.14 |
| April | 1.03 |
| May | 0.99 |
| June | 0.89 |
| July | 0.79 |
| August | 0.94 |
| September | 0.9 |
| October | 0.98 |
| November | 1.01 |
| December | 1.03 |

| Directional Factor | | |
|--------------------|------|----|
| AM | 0.77 | WB |
| PM | 0.60 | EB |

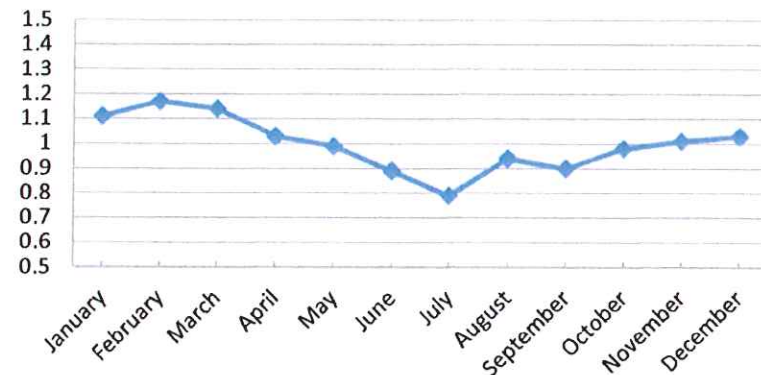
| Day of Week | Fraction |
|-------------|----------|
| Sunday | 0.78 |
| Monday | 1 |
| Tuesday | 1.02 |
| Wednesday | 1.05 |
| Thursday | 1.06 |
| Friday | 1.16 |
| Saturday | 0.94 |

| Design Hour Volume | | |
|--------------------|--------|--------|
| # | Volume | Factor |
| 1 | 5244 | 0.198 |
| 8 | 3492 | 0.132 |
| 30 | 2679 | 0.101 |
| 50 | 2590 | 0.098 |
| 100 | 2488 | 0.094 |
| 150 | 2404 | 0.091 |
| 200 | 2361 | 0.089 |
| 250 | 2319 | 0.088 |

Hour of Day



Month of Year



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PCS 20 - Dr. Martin Luther King Blvd (SR 82) west of I-75
2013 AADT = 32,100 VPD

A-10

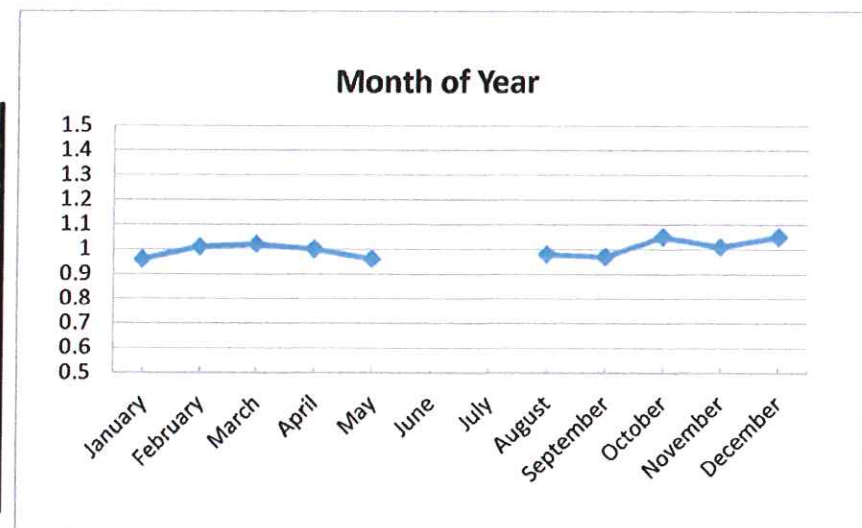
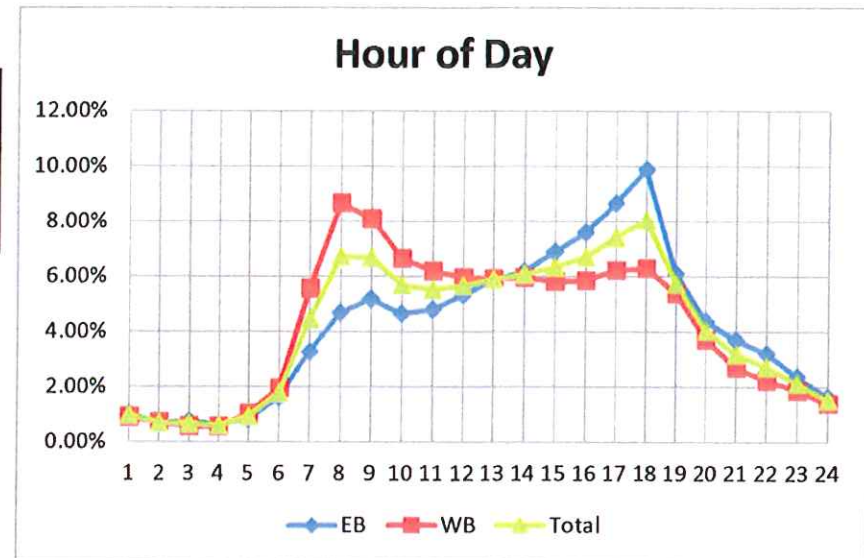
| Hour | EB | WB | Total |
|------|-------|-------|-------|
| 1 | 1.01% | 0.89% | 0.95% |
| 2 | 0.68% | 0.69% | 0.68% |
| 3 | 0.76% | 0.55% | 0.65% |
| 4 | 0.62% | 0.54% | 0.58% |
| 5 | 0.82% | 1.01% | 0.92% |
| 6 | 1.63% | 1.93% | 1.78% |
| 7 | 3.27% | 5.56% | 4.44% |
| 8 | 4.69% | 8.67% | 6.72% |
| 9 | 5.18% | 8.09% | 6.67% |
| 10 | 4.66% | 6.65% | 5.68% |
| 11 | 4.81% | 6.19% | 5.52% |
| 12 | 5.33% | 5.97% | 5.66% |
| 13 | 5.87% | 5.92% | 5.89% |
| 14 | 6.19% | 5.97% | 6.08% |
| 15 | 6.90% | 5.81% | 6.34% |
| 16 | 7.60% | 5.86% | 6.71% |
| 17 | 8.66% | 6.23% | 7.42% |
| 18 | 9.88% | 6.30% | 8.05% |
| 19 | 6.12% | 5.37% | 5.74% |
| 20 | 4.39% | 3.70% | 4.04% |
| 21 | 3.70% | 2.67% | 3.17% |
| 22 | 3.22% | 2.21% | 2.71% |
| 23 | 2.37% | 1.84% | 2.10% |
| 24 | 1.62% | 1.38% | 1.50% |

| Month of Year | Fraction |
|---------------|----------|
| January | 0.96 |
| February | 1.01 |
| March | 1.02 |
| April | 1 |
| May | 0.96 |
| June | |
| July | |
| August | 0.98 |
| September | 0.97 |
| October | 1.05 |
| November | 1.01 |
| December | 1.05 |

| Directional Factor | | |
|--------------------|------|----|
| AM | 0.65 | WB |
| PM | 0.58 | EB |

| Day of Week | Fraction |
|-------------|----------|
| Sunday | 0.72 |
| Monday | 1.01 |
| Tuesday | 1.08 |
| Wednesday | 1.09 |
| Thursday | 1.08 |
| Friday | 1.18 |
| Saturday | 0.86 |

| Design Hour Volume | | |
|--------------------|--------|--------|
| # | Volume | Factor |
| 1 | 3562 | 0.111 |
| 8 | 3403 | 0.106 |
| 30 | 3303 | 0.103 |
| 50 | 3242 | 0.101 |
| 100 | 3123 | 0.097 |
| 150 | 3023 | 0.094 |
| 200 | 2930 | 0.091 |
| 250 | 2865 | 0.089 |



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COMMUNITY DEVELOPMENT

Date/Time/Volume/Average Speed/Temperature Report

| LEXINGTON AVE BET TICE ST & RICHMOND AVE | | | | |
|--|------------------------|----------------------|---------------------|-------------------------|
| Hi-Star ID: 3297 | Begin: Mar/10/05 11:00 | End: Mar/11/05 11:00 | | |
| Street: | Lane: Both | Hours: 24.00 | | |
| State: FL | Oper: CVP | Period: 15 | | |
| City: FORT MYERS | Posted: 35 | Raw Count: 1908 | | |
| County: LEE | AADT Factor: 1 | AADT Count: 1,908 | | |
| Date And Time Range | Period Volume | Average Speed | Roadway Temperature | Roadway Surface Wet/Dry |

Thu, Mar/10/05

| | | | | |
|---------------|----|--------|-------|-----|
| [11:00-11:15] | 26 | 47 MPH | 93 F | Dry |
| [11:15-11:30] | 24 | 48 MPH | 95 F | Dry |
| [11:30-11:45] | 20 | 46 MPH | 97 F | Dry |
| [11:45-12:00] | 24 | 46 MPH | 97 F | Dry |
| [12:00-12:15] | 32 | 47 MPH | 99 F | Dry |
| [12:15-12:30] | 22 | 47 MPH | 101 F | Dry |
| [12:30-12:45] | 35 | 46 MPH | 101 F | Dry |
| [12:45-13:00] | 49 | 45 MPH | 101 F | Dry |
| [13:00-13:15] | 33 | 46 MPH | 101 F | Dry |
| [13:15-13:30] | 28 | 47 MPH | 103 F | Dry |
| [13:30-13:45] | 22 | 48 MPH | 101 F | Dry |
| [13:45-14:00] | 26 | 46 MPH | 105 F | Dry |
| [14:00-14:15] | 23 | 45 MPH | 103 F | Dry |
| [14:15-14:30] | 35 | 46 MPH | 103 F | Dry |
| [14:30-14:45] | 49 | 44 MPH | 103 F | Dry |
| [14:45-15:00] | 37 | 45 MPH | 101 F | Dry |
| [15:00-15:15] | 56 | 45 MPH | 101 F | Dry |
| [15:15-15:30] | 44 | 47 MPH | 101 F | Dry |
| [15:30-15:45] | 29 | 46 MPH | 93 F | Dry |
| [15:45-16:00] | 42 | 45 MPH | 87 F | Dry |
| [16:00-16:15] | 35 | 49 MPH | 83 F | Dry |
| [16:15-16:30] | 27 | 47 MPH | 83 F | Dry |
| [16:30-16:45] | 42 | 44 MPH | 82 F | Dry |
| [16:45-17:00] | 55 | 44 MPH | 80 F | Dry |
| [17:00-17:15] | 42 | 48 MPH | 78 F | Dry |
| [17:15-17:30] | 34 | 44 MPH | 76 F | Dry |
| [17:30-17:45] | 59 | 45 MPH | 76 F | Dry |
| [17:45-18:00] | 31 | 47 MPH | 76 F | Dry |
| [18:00-18:15] | 29 | 47 MPH | 74 F | Dry |
| [18:15-18:30] | 34 | 47 MPH | 72 F | Dry |
| [18:30-18:45] | 25 | 46 MPH | 70 F | Dry |
| [18:45-19:00] | 20 | 46 MPH | 70 F | Dry |
| [19:00-19:15] | 23 | 44 MPH | 68 F | Dry |
| [19:15-19:30] | 32 | 41 MPH | 68 F | Dry |
| [19:30-19:45] | 18 | 43 MPH | 68 F | Dry |
| [19:45-20:00] | 15 | 45 MPH | 66 F | Dry |

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COMMUNITY DEVELOPMENT

Sep/13/12 11:10

Page: 1

Two-way = 166 VPH
AT 65/35 SPLIT = 108 VPH PD
AT 2% GROWTH = $(1.02)^{12} (108) = 137$ VPH PD
A-11

Date/Time/Volume/Average Speed/Temperature Report

| LEXINGTON AVE BET TICE ST & RICHMOND AVE | | | | |
|--|------------------------|----------------------|---------------------|-------------------------|
| HI-Star ID: 3297 | Begin: Mar/10/05 11:00 | End: Mar/11/05 11:00 | | |
| Street: | Lane: Both | Hours: 24.00 | | |
| State: FL | Oper: CVP | Period: 15 | | |
| City: FORT MYERS | Posted: 35 | Raw Count: 1908 | | |
| County: LEE | AADT Factor: 1 | AADT Count: 1,908 | | |
| Date And Time Range | Period Volume | Average Speed | Roadway Temperature | Roadway Surface Wet/Dry |

| | | | | |
|----------------|------|--------|------|-----|
| Thu, Mar/10/05 | | | | |
| [20:00-20:15] | 8 | 44 MPH | 66 F | Dry |
| [20:15-20:30] | 10 | 46 MPH | 64 F | Dry |
| [20:30-20:45] | 8 | 42 MPH | 64 F | Dry |
| [20:45-21:00] | 15 | 45 MPH | 64 F | Dry |
| [21:00-21:15] | 13 | 41 MPH | 64 F | Dry |
| [21:15-21:30] | 14 | 44 MPH | 62 F | Dry |
| [21:30-21:45] | 13 | 48 MPH | 62 F | Dry |
| [21:45-22:00] | 10 | 47 MPH | 62 F | Dry |
| [22:00-22:15] | 8 | 42 MPH | 62 F | Dry |
| [22:15-22:30] | 5 | 50 MPH | 60 F | Dry |
| [22:30-22:45] | 5 | 46 MPH | 60 F | Dry |
| [22:45-23:00] | 5 | 50 MPH | 60 F | Dry |
| [23:00-23:15] | 3 | 44 MPH | 60 F | Dry |
| [23:15-23:30] | 3 | 46 MPH | 58 F | Dry |
| [23:30-23:45] | 3 | 53 MPH | 58 F | Dry |
| [23:45-00:00] | 3 | 53 MPH | 58 F | Dry |
| Thu, Mar/10/05 | 1303 | 46 MPH | 80 F | |
| Fri, Mar/11/05 | | | | |
| [00:00-00:15] | 5 | 52 MPH | 58 F | Dry |
| [00:15-00:30] | 5 | 43 MPH | 58 F | Dry |
| [00:30-00:45] | 3 | 58 MPH | 58 F | Dry |
| [00:45-01:00] | 4 | 40 MPH | 56 F | Dry |
| [01:00-01:15] | 2 | 45 MPH | 56 F | Dry |
| [01:15-01:30] | 1 | 48 MPH | 56 F | Dry |
| [01:30-01:45] | 2 | 45 MPH | 56 F | Dry |
| [01:45-02:00] | 3 | 43 MPH | 56 F | Dry |
| [02:00-02:15] | 0 | 0 MPH | 56 F | Dry |
| [02:15-02:30] | 1 | 38 MPH | 56 F | Dry |
| [02:30-02:45] | 1 | 48 MPH | 56 F | Dry |
| [02:45-03:00] | 2 | 33 MPH | 56 F | Dry |
| [03:00-03:15] | 2 | 45 MPH | 56 F | Dry |
| [03:15-03:30] | 0 | 0 MPH | 54 F | Dry |
| [03:30-03:45] | 2 | 45 MPH | 54 F | Dry |
| [03:45-04:00] | 1 | 48 MPH | 56 F | Dry |
| [04:00-04:15] | 1 | 48 MPH | 56 F | Dry |
| [04:15-04:30] | 1 | 48 MPH | 56 F | Dry |

Sep/13/12 11:10

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COMMUNITY DEVELOPMENT A-12

Date/Time/Volume/Average Speed/Temperature Report

| LEXINGTON AVE BET TICE ST & RICHMOND AVE | | | | | |
|--|------------------------|----------------------|------------------------|-------------------------------|--|
| HI-Star ID: 3297 | Begin: Mar/10/05 11:00 | End: Mar/11/05 11:00 | | | |
| Street: | Lane: Both | Hours: 24.00 | | | |
| State: FL | Oper: CVP | Period: 15 | | | |
| City: FORT MYERS | Posted: 35 | Raw Count: 1908 | | | |
| County: LEE | AADT Factor: 1 | AADT Count: 1,908 | | | |
| Date And Time Range | Period Volume | Average Speed | Roadway Temperature | Roadway Surface Wet/Dry | |
| Fri, Mar/11/05 | | | | | |
| [04:30-04:45] | 2 | 47 MPH | 54 F | Dry | |
| [04:45-05:00] | 1 | 42 MPH | 54 F | Dry | |
| [05:00-05:15] | 2 | 48 MPH | 54 F | Dry | |
| [05:15-05:30] | 0 | 0 MPH | 54 F | Dry | |
| [05:30-05:45] | 1 | 52 MPH | 54 F | Dry | |
| [05:45-06:00] | 6 | 47 MPH | 54 F | Dry | |
| [06:00-06:15] | 10 | 43 MPH | 56 F | Dry | |
| [06:15-06:30] | 24 | 48 MPH | 56 F | Dry | |
| [06:30-06:45] | 36 | 49 MPH | 56 F | Dry | |
| [06:45-07:00] | 34 | 48 MPH | 56 F | Dry | |
| [07:00-07:15] | 26 | 50 MPH | 58 F | Dry | |
| [07:15-07:30] | 32 | 46 MPH | 58 F | Dry | |
| [07:30-07:45] | 39 | 46 MPH | 58 F | Dry | |
| [07:45-08:00] | 29 | 48 MPH | 62 F | Dry | |
| [08:00-08:15] | 29 | 48 MPH | 68 F | Dry | |
| [08:15-08:30] | 29 | 42 MPH | 72 F | Dry | |
| [08:30-08:45] | 47 | 45 MPH | 72 F | Dry | |
| [08:45-09:00] | 35 | 45 MPH | 72 F | Dry | |
| [09:00-09:15] | 29 | 45 MPH | 74 F | Dry | |
| [09:15-09:30] | 26 | 44 MPH | 72 F | Dry | |
| [09:30-09:45] | 19 | 44 MPH | 80 F | Dry | |
| [09:45-10:00] | 25 | 44 MPH | 78 F | Dry | |
| [10:00-10:15] | 21 | 45 MPH | 78 F | Dry | |
| [10:15-10:30] | 26 | 46 MPH | 78 F | Dry | |
| [10:30-10:45] | 20 | 45 MPH | 80 F | Dry | |
| [10:45-11:00] | 21 | 45 MPH | 80 F | Dry | |
| Fri, Mar/11/05 | 605 | 45 MPH | 61 F | | |
| Mar/10/05 11:00 | | | | | |
| Mar/11/05 11:00 | 1908 | 46 MPH | 71 F | | |

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COMMUNITY DEVELOPMENT

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ SARASOTA ♦ PORT CHARLOTTE

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

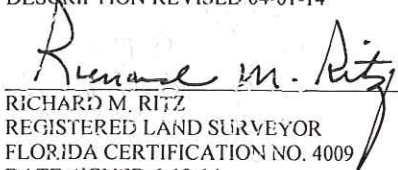
COMMENCING AT THE SOUTHERLY CORNER COMMON TO SAID SECTION 3 AND 4; THENCE N.89°22'11"E. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR 1089.94 FEET; THENCE N.00°58'12"W. PARALLEL WITH THE WEST LINE OF SAID FRACTION FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF TICE STREET (WIDTH VARIES) AND THE **POINT OF BEGINNING**; THENCE CONTINUE N.00°58'12"W. ALONG SAID PARALLEL LINE AND THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 OF THE PUBLIC RECORDS OF SAID LEE COUNTY FOR 630.46 FEET; THENCE S.89°22'11"W. ALONG SAID BOUNDARY PARALLEL WITH THE SOUTH LINE OF SAID FRACTION FOR 989.95 FEET; THENCE N.00°58'12"W. ALONG SAID BOUNDARY FOR 362.53 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4856, AT PAGE 1115 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°10'12"W. ALONG THE SOUTH LINE OF SAID LANDS FOR 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND A INTERSECTION WITH THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE S.00°58'12"E. ALONG THE EAST LINE OF SAID FRACTION FOR 362.00 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.88°53'17"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 331.09 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.00°57'46"W. ALONG THE WEST LINE OF SAID FRACTION FOR 661.52 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N.89°02'25"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 331.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3 AND THE WEST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4856, AT PAGE 1115; THENCE N.00°58'12"W. ALONG SAID WEST LINE FOR 456.32 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE N.89°10'12"E. ALONG THE NORTH LINE OF SAID LANDS FOR 99.99 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND A INTERSECTION WITH THE BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES N.89°10'12"E. FOR 601.79 FEET; THENCE S.00°58'12"E. FOR 8.00 FEET; THENCE N.89°10'12"E. FOR 730.58 FEET TO AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3615, AT PAGE 154 OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES S.00°19'44"E. FOR 682.22 FEET; THENCE N.89°22'11"E. FOR 335.15 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LEXINGTON AVENUE; THENCE S.00°58'12"E. ALONG SAID WEST LINE FOR 119.99 FEET TO THE NORTHEAST CORNER OF LOT 1, LEXINGTON COMMERCE CENTER AS RECORDED IN PLAT BOOK 63, AT PAGE 98 AND 99 OF PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°22'11"W. ALONG THE NORTH LINE OF SAID LOT FOR 336.49 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE S.00°19'44"E. ALONG THE WEST LINE OF LOTS 1 AND 2 OF SAID LEXINGTON COMMERCE CENTER FOR 311.91 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1903, AT PAGE 4558 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE N.89°22'11"E. ALONG THE NORTH LINE OF SAID LANDS FOR 164.93 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S.00°38'35"E. ALONG THE EAST LINE OF SAID LANDS FOR 630.45 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF TICE STREET; THENCE S.89°22'11"W. ALONG SAID NORTH LINE FOR 491.32 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAIN 48.78 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA BEARS N.89° 22' 25"E. THE AVERAGE SCALE FACTOR IS 0.999946104.

DESCRIPTION PREPARED 09-15-05
DESCRIPTION REVISED 04-01-14


RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED 6-19-14

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JUN 23 2014

S:\Jobs\20xx\2062\SURVEYING\DESCRIPTIONS\2062_BOUNDARY_SKI_REV_4-1-2014.doc
S:\Jobs\20xx\2062\SURVEYING\DESCRIPTIONS\2062_BOUNDARY_SKI_REV_4-1-2014.dwg

COMMUNITY DEVELOPMENT

Banka Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 3 AND 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DCI 2014-00010



1" = 300'

LEGEND:

PG. INDICATES PAGE
PGS. INDICATES PAGES
P.B. INDICATES PLAT BOOK
P.I. INDICATES POINT OF INTERSECTION
O.R. INDICATES OFFICIAL RECORDS BOOK

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JUN 23 2014
COMMUNITY DEVELOPMENT

SEE SHEET 1 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

Richard M. Ritz
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

- DATE SIGNED: 06-19-14
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:

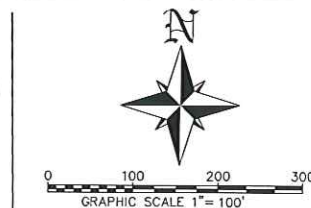
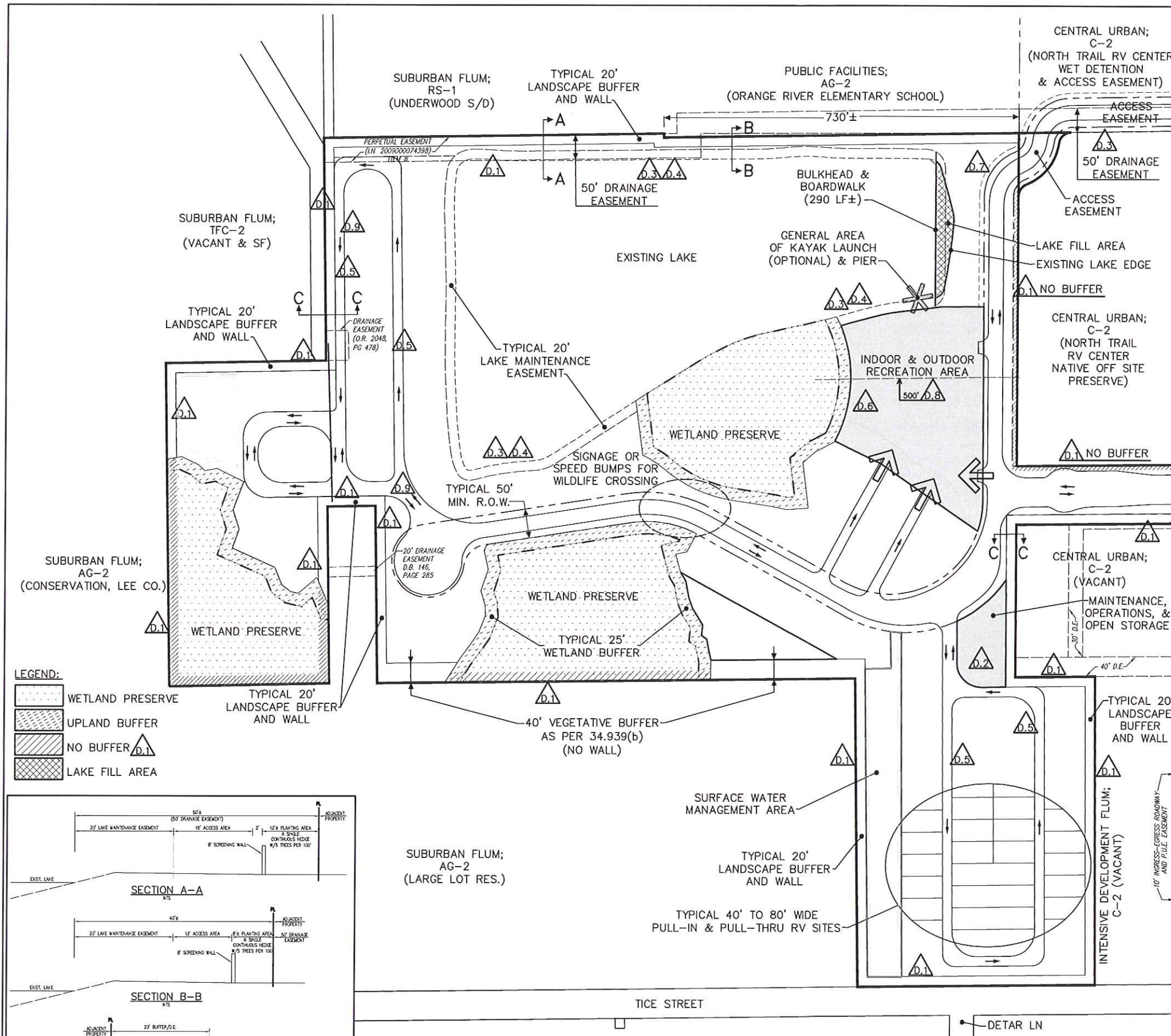
- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARING, DISTANCES AND COORDINATES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA BEARS N 89°22'25" E

S:\Jobs\20xx\2062\SURVEYING\DESCRIPTIONS\2062_BOUNDARY_SKT_REV_4-1-2014.doc
S:\Jobs\20xx\2062\SURVEYING\DESCRIPTIONS\2062_BOUNDARY_SKT_REV_4-1-2014.dwg

PREPARED 09-15-05

REVISED 04-01-14

SHEET 2 OF 2



BERMUDA LAKES RV RESORT
PROJECT DATA
 PROPOSED ZONING: RVPD
 NUMBER OF PADS: 200
 UTILITIES: LEE CO. UTILITIES
 PLANNING COMMUNITY: FORT MYERS SHORES
 WATERSHED: BILLY CREEK
 FLOOD ZONE: X

TOTAL SITE AREA 48.78 AC±
30% OPEN SPACE REQUIRED 14.63 AC±
TOTAL INDIGENOUS OPEN SPACE 7.13 AC±
PROVIDED INDIGENOUS OPEN SPACE 8.36 AC±

PROVIDED OTHER OPEN SPACE 6.48 AC±

TOTAL PROJECT OPEN SPACE 14.84 AC±

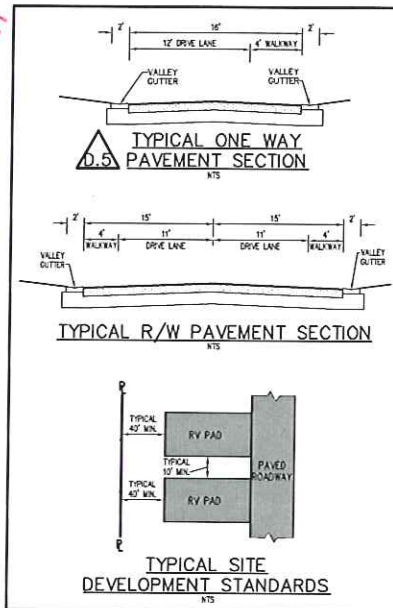
MIN. COMMON OUTDOOR RECREATION: 12,183 SF±

BERMUDA LAKES RVPD DEVELOPMENT STANDARDS

Recreational Vehicle Units:
 Lot Area Min. - 5,000 SF
 Lot Width Min. - 40-ft.
 Lot Depth Min. - 50-ft.
 Internal Street Setbacks - 10-ft.
 Between RV Min. - 10-ft. (5-ft. & 5-ft.)
 From Park Perimeter Boundary Min. - 40-ft.
 Internal Walls and Appurtenance Setback Min. - 10-ft.
 Water Body Min. - 25-ft.
 Side Yard Min. - 10-ft.
 Rear Yard Min. - 10-ft.
 Max Lot Coverage - None
 Tie-downs - LDC 34-762(2)
 RV Storage - LDC 34-762(4)

Group Club House:
 Lot Area Min. - No minimum lot area or dimensions required, provided that the area is of sufficient size to accommodate the proposed use as well as all setbacks, parking, drainage, landscaping and other applicable County code requirements.
 Street Setbacks - 25-ft.
 Side Yard Setbacks - 15-ft.
 Rear Yard/Rear Yard Water Body - 25-ft.
 Max. Height - 35-ft.
 Max. Lot Coverage - 50%

Maintenance Building and Operations/Open Storage Area:
 Lot Area Min. - No minimum lot area or dimensions required, provided that the area is of sufficient size to accommodate the proposed use as well as all setbacks, parking, drainage, landscaping and other applicable County code requirements.
 Street Setbacks - 20-ft.
 Side Yard Setbacks - 10-ft.
 Rear Yard/Rear Yard Water Body - 10-ft.
 Max. Height - 35-ft.
 Max. Lot Coverage - None
 Other - LDC 34-762(4)



DCI 2014-00010

FLYOVER RAMP

MASTER CONCEPT PLAN
THE BERMUDA LAKES RV RESORT PLANNED DEVELOPMENT
 LEE COUNTY, FLORIDA

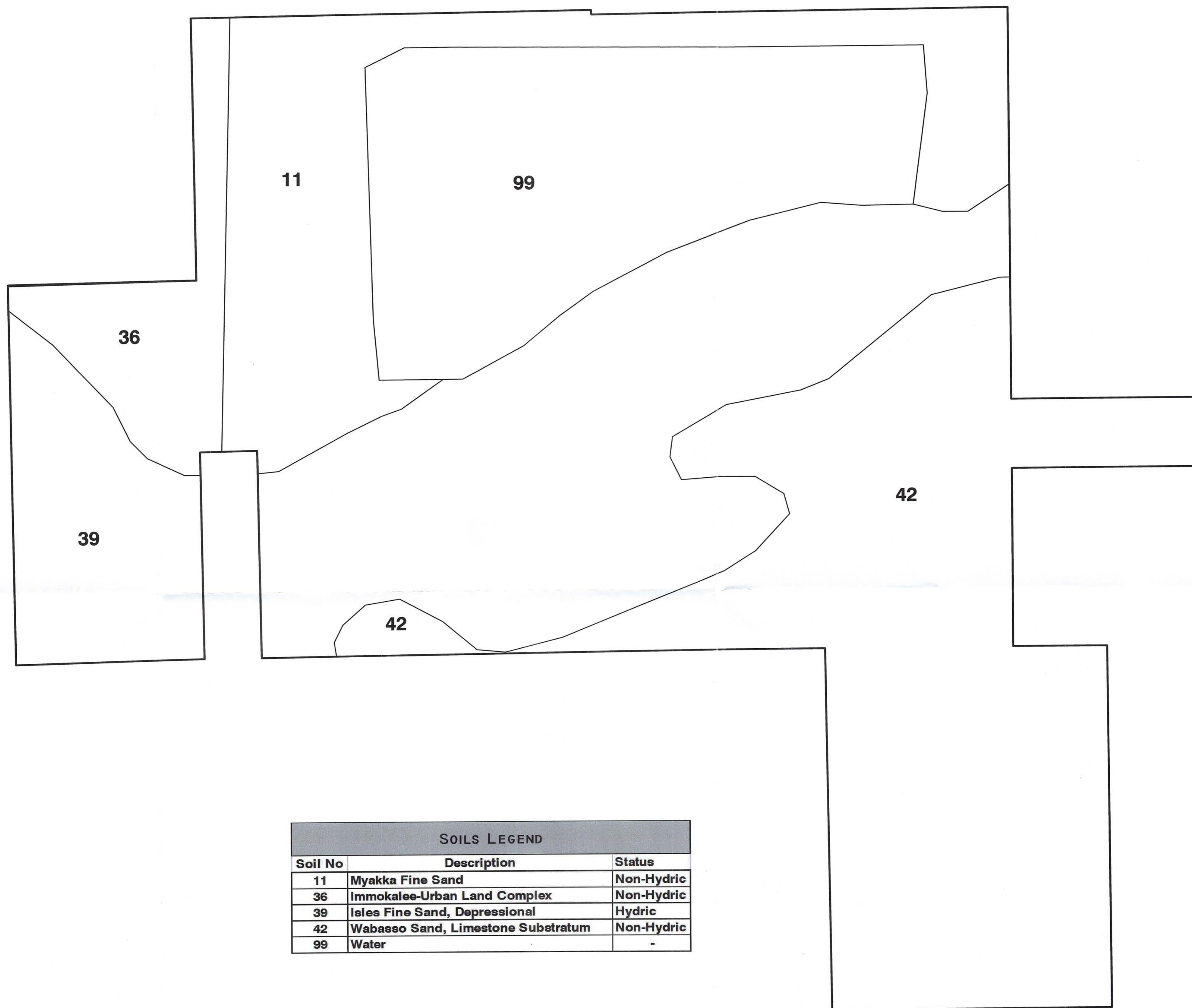
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|-----------|---------|---------|--------|-------|---------|---------|-------|
| 5/12/2014 | 2062NT | MCP | | EMH | | 1"=100' | 1 |

| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|-----------|-------------------------------|-----|
| 1 | 6/18/2014 | MASTER CONCEPT PLAN REVISIONS | EMH |

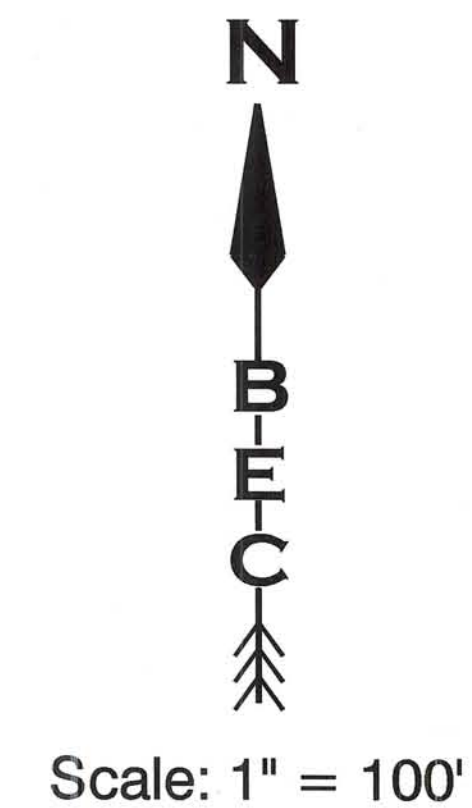
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 Planning & Design Services
 www.StuartAssociates.com

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C:\Users\Brianm\appdata\local\temp\AcPublish_8936\Bermuda Lakes Base Maps.dwg Tab: Soils Map 24 x 36 Jun 20, 2014 - 10:44am Plotted by: Brianm



| SOILS LEGEND | | |
|--------------|------------------------------------|------------|
| Soil No | Description | Status |
| 11 | Myakka Fine Sand | Non-Hydric |
| 36 | Immokalee-Urban Land Complex | Non-Hydric |
| 39 | Isles Fine Sand, Depressional | Hydric |
| 42 | Wabasso Sand, Limestone Substratum | Non-Hydric |
| 99 | Water | - |



NOTES:
Soils were acquired from the
FGDL and are from the NRCS
Soils Maps.
Boundary was acquired from Banks
Engineering, Inc on April 9, 2013
Drawing 2257A.dwg.

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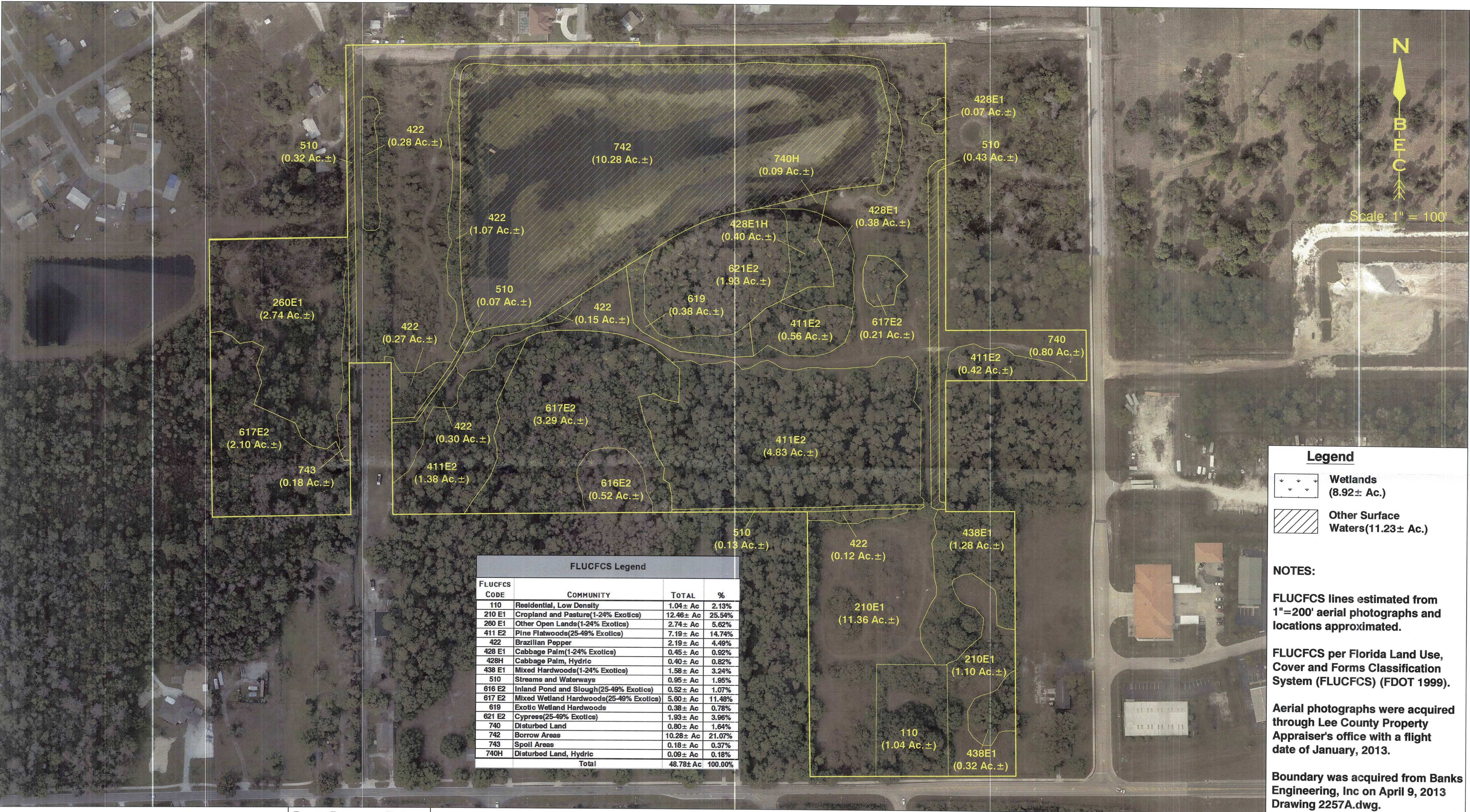
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| Drawn By: | Date: |
| BKM | 5/7/14 |
| Job Number | |
| 2014-3 | |
| S/T/R | |
| 4/44S/25E | |

Bermuda Lakes

Soils Map

| Category | Revisions | Date: | Page |
|-----------|-----------|-------|---------|
| Soils | | | |
| Scale: | | | |
| 1" = 100' | | | Exhibit |
| County | | | |
| Lee | | | |

C:\Users\Brianm\appdata\local\temp\AcPublish 8936\Bermuda Lakes Base Maps.dwg Tab: Aer FLUCFCS Map 24 x 36 Jun 20, 2014 - 10:49am Plotted by: Brianm



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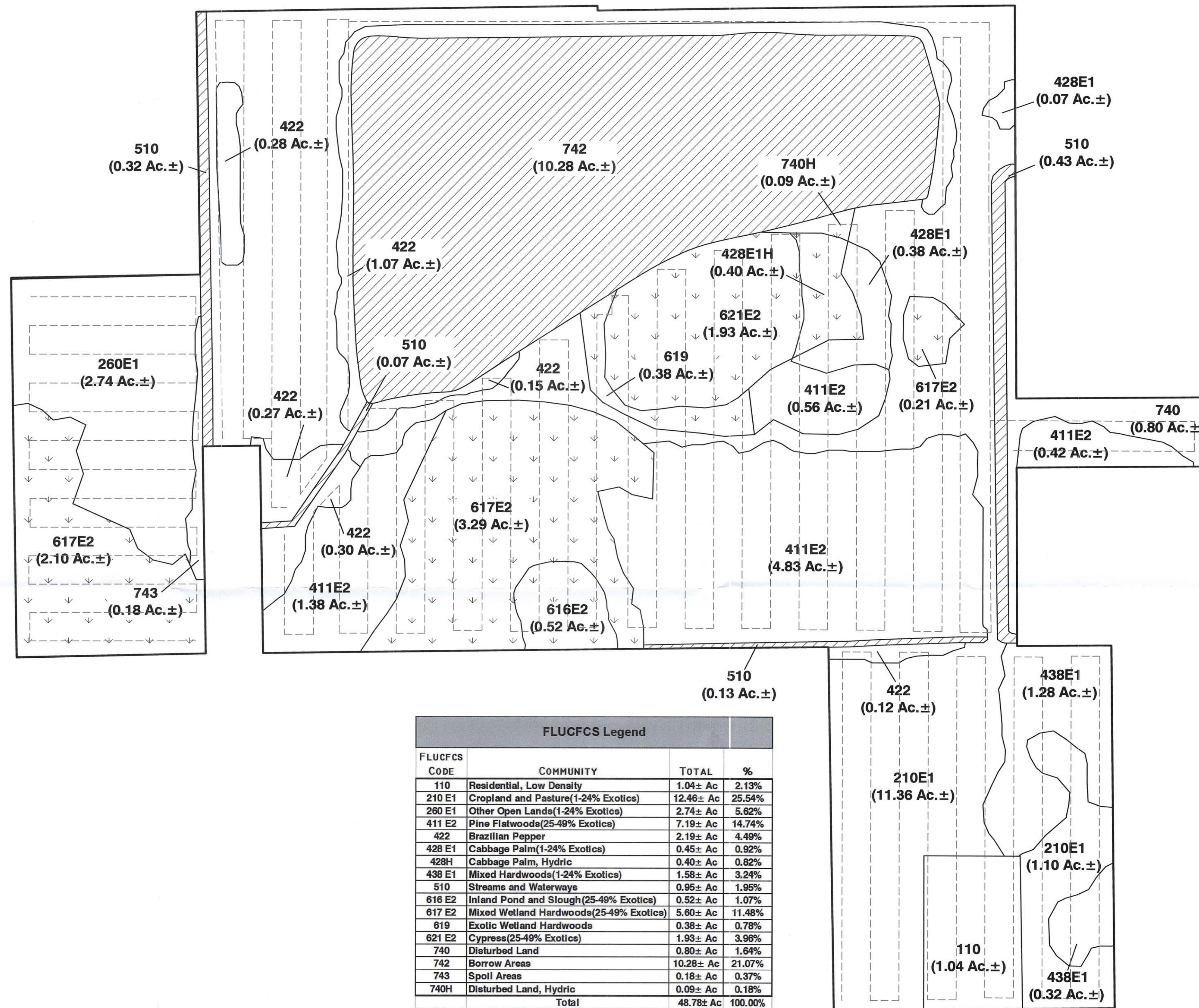
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| Drawn By: | Date: |
| BKM | 5/7/14 |
| Job Number | |
| 2014-3 | |
| S/T/R | |
| 4/44S/25E | |

Bermuda Lakes

Aerial FLUCFCS Map

| | | | |
|-----------|-----------|-------|---------|
| Category | Revisions | Date: | Page |
| FLUCFCS | | | |
| Scale: | | | |
| 1" = 100' | | | Exhibit |
| County | | | |
| Lee | | | |

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Drawn By: BKM Date: 5/7/14
Job Number
2014-3
S/T/R
4/44S/25E

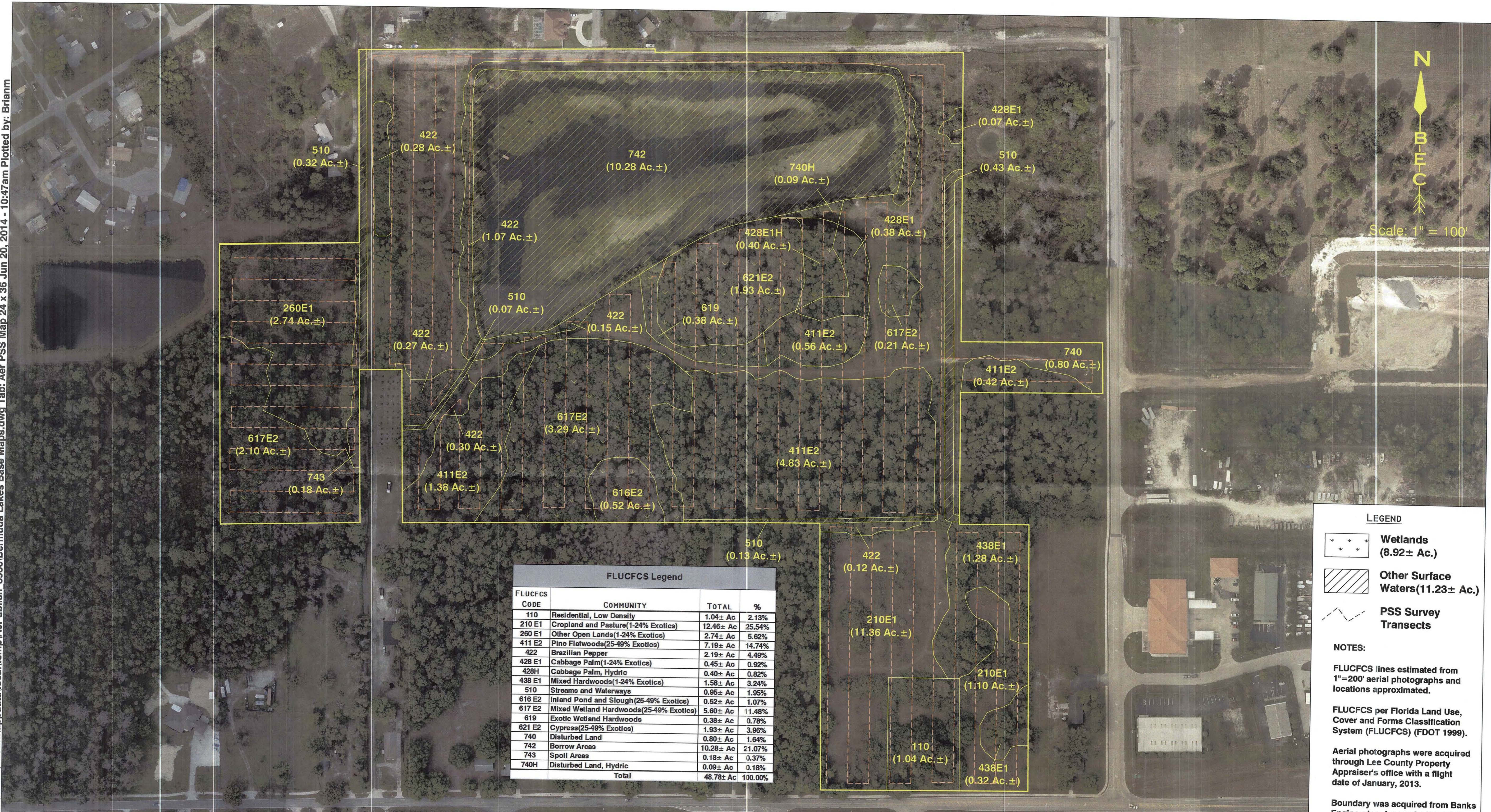
Bermuda Lakes Protected Species Survey Map

| Category | Revisions | Date: | Page |
|-----------|-----------|-------|---------|
| PSS | | | |
| Scale: | | | |
| 1" = 100' | | | Exhibit |
| County | | | |
| Lee | | | |

DCI 2014-00010

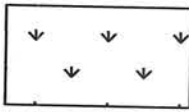
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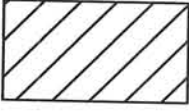
C:\Users\Brianm\appdata\local\temp\AcPublish 8936\Bermuda Lakes Base Maps.dwg Tab: Aer PSS Map 24 x 36 Jun 20, 2014 - 10:47am Plotted by: Brianm




| FLUCFCS Legend | | | |
|----------------|---|-----------|---------|
| FLUCFCS CODE | COMMUNITY | TOTAL | % |
| 110 | Residential, Low Density | 1.04± Ac | 2.13% |
| 210 E1 | Cropland and Pasture(1-24% Exotics) | 12.46± Ac | 25.54% |
| 280 E1 | Other Open Lands(1-24% Exotics) | 2.74± Ac | 5.62% |
| 411 E2 | Pine Flatwoods(25-49% Exotics) | 7.19± Ac | 14.74% |
| 422 | Brazilian Pepper | 2.19± Ac | 4.49% |
| 428 E1 | Cabbage Palm(1-24% Exotics) | 0.45± Ac | 0.92% |
| 428H | Cabbage Palm, Hydric | 0.40± Ac | 0.82% |
| 438 E1 | Mixed Hardwoods(1-24% Exotics) | 1.58± Ac | 3.24% |
| 510 | Streams and Waterways | 0.95± Ac | 1.95% |
| 616 E2 | Inland Pond and Slough(25-49% Exotics) | 0.52± Ac | 1.07% |
| 617 E2 | Mixed Wetland Hardwoods(25-49% Exotics) | 5.60± Ac | 11.48% |
| 619 | Exotic Wetland Hardwoods | 0.38± Ac | 0.78% |
| 621 E2 | Cypress(25-49% Exotics) | 1.93± Ac | 3.96% |
| 740 | Disturbed Land | 0.80± Ac | 1.64% |
| 742 | Borrow Areas | 10.28± Ac | 21.07% |
| 743 | Spill Areas | 0.18± Ac | 0.37% |
| 740H | Disturbed Land, Hydric | 0.09± Ac | 0.18% |
| Total | | 48.78± Ac | 100.00% |

LEGEND

 **Wetlands**
(8.92± Ac.)

 **Other Surface Waters**(11.23± Ac.)

 **PSS Survey Transects**

NOTES:

FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.

FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).


Aerial photographs were acquired through Lee County Property Appraiser's office with a flight date of January, 2013.

Boundary was acquired from Banks Engineering, Inc on April 9, 2013 Drawing 2257A.dwg.

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Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments

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| | |
|------------|--------|
| Drawn By: | Date: |
| BKM | 5/7/14 |
| Job Number | |
| 2014-3 | |
| S/T/R | |
| 4/44S/25E | |

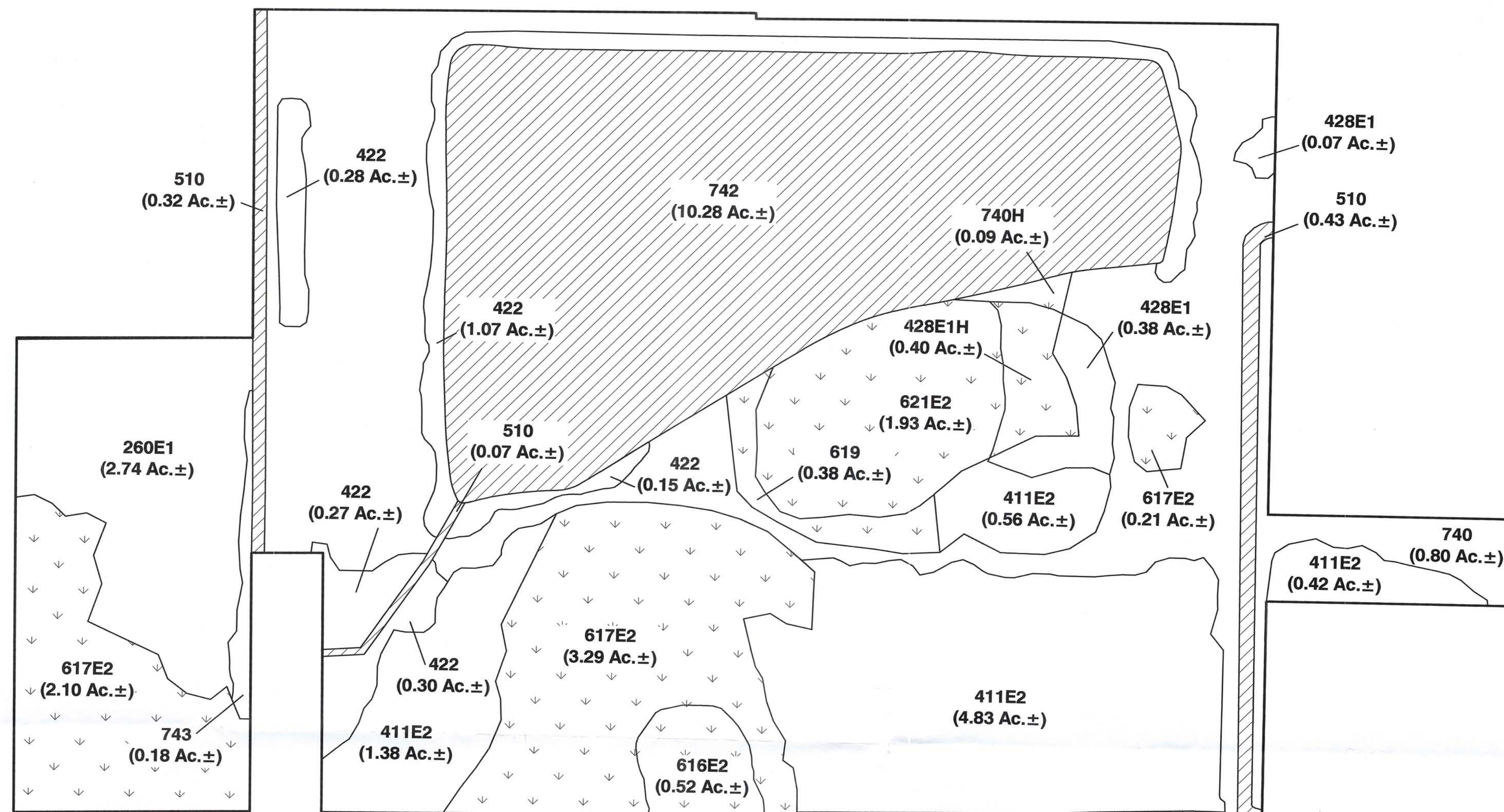
Bermuda Lakes

Aerial Protected Species Ssurvey Map

| Category | Revisions | Date: | Page |
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| PSS | | | |
| Scale: | | | |
| 1" = 100' | | | |
| County | | | Exhibit |
| Lee | | | |

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N
B
E
C
Scale: 1" = 100'

| FLUCFCS Legend | | | |
|----------------|---|-----------|---------|
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Legend
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(8.92± Ac.)
 Other Surface Waters
(11.23± Ac.)

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Drawn By: BKM
Date: 5/7/14
Job Number: 2014-3
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4/44S/25E

Bermuda Lakes FLUCFCS Map

| Category | Revisions | Date: | Page |
|-----------|-----------|-------|---------|
| FLUCFCS | | | |
| Scale: | | | |
| 1" = 100' | | | |
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| Lee | | | |



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